



To: Planning Committee **Date:** June 22, 2009

From: Brian J. Jackson, MCIP **File:** RZ 09-465180
Director of Development

Re: **Application by Biz Management Ltd. for Rezoning at 4900 Garry Street from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

That Bylaw No. 8509, for the rezoning of 4900 Garry Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	

Staff Report

Origin

Biz Management Ltd. has applied to the City of Richmond for permission to rezone 4900 Garry Street from "Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)" to permit the property to be subdivided into two (2) single-family residential lots (**Attachment 1**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject site is located on the south side of Garry Street, just west of Railway Avenue. The surrounding area is an established residential neighbourhood consisting predominantly of newer single-family dwellings on small lots created through subdivision, with a few remaining older single-family dwellings on large lots. Other land uses also exist further west in the neighbourhood (i.e. institutional, multi-family, public open space).

To the north, directly across Garry Street, is a complex of 16 single detached townhomes on a lot zoned "Comprehensive Development District (CD/46)";

To the east, are five (5) new single-family dwellings on lots zoned "Single-Family Housing District, Subdivision Area A (R1/A)";

To the south, is an older single-family dwelling fronting Dunfell Road on a lot zoned "Single-Family Housing District, Subdivision Area A (R1/A)", which is the subject of an active subdivision application (SD 07-400271); and

To the west, is an older single-family dwelling on a lot zoned "Single-Family Housing District, Subdivision Area E (R1/E)", with subdivision potential under the existing lot size policy for the area.

Related Policies & Studies

Official Community Plan

The Steveston Area Plan's land use designation for the subject site is "Single-Family". This redevelopment proposal is consistent with this designation.

Lot Size Policy 5471

The subject site is located within the area covered by Lot Size Policy 5471 (adopted by Council July 29, 2002)(**Attachment 3**). This Policy permits rezoning and subdivision of lots on this section of Garry Street in accordance with "Single-Family Housing District, Subdivision Area A (R1/A)". This redevelopment proposal would enable the property to be subdivided into two (2) lots, each approximately 9.75 m (32 ft.) wide and 386.5 m² (4,160 ft²) in area.

Staff Comments

Background

Since the adoption of the Lot Size Policy in 2002, much of this area has undergone redevelopment to smaller lot sizes or townhouses in accordance with the Policy. Currently, there is one (1) other active rezoning application for similar redevelopment in this area (RZ 09-461562 at 4311 Garry Street).

Tree Preservation & Landscaping

A Survey submitted by the applicant shows the location of bylaw-sized trees, as well as proposed building envelopes and finished floor elevations (**Attachment 4**).

A Certified Arborist’s Report, submitted by the applicant, identifies tree species, assesses tree health and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses 15 bylaw-sized trees on the subject site and one (1) undersized tree on City property in the boulevard along Garry Street. The Report recommends retention of the tree on City property, and removal of all 15 trees from the subject site based on poor condition and conflict with proposed development. The City’s Tree Preservation Coordinator has reviewed the Arborist Report and concurs with these recommendations.

Tree protection fencing must be installed around the undersized tree on City property in the boulevard along Garry Street (identified as Tree # 16 in the Arborist Report prepared by Woodpro Tree Services Ltd.) at a minimum of 1.25 m from the base of the tree. Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed.

Based on the Official Community Plan’s (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City’s Tree Protection Bylaw, a total of 30 replacement trees are required to be planted, with the following minimum calliper sizes:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	20-30 cm	2	6 cm		3.5 m
3	31-40 cm	6	8 cm		4 m
10	41-50 cm	20	9 cm		5 m
1	51-60 cm	2	10 cm		5.5 m

The applicant has agreed to plant and maintain a total of 10 replacement trees on future lots [five (5) trees per lot] and provide a contribution of \$10,000 to the City’s Tree Compensation Fund in-lieu of planting the 20 remaining replacement trees on-site (\$500/tree).

To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$5,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing

City Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This Interim Strategy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved. The Interim Strategy requires a suite on 50% of new lots or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve.

In accordance with the Interim Strategy, the applicant has agreed to provide a voluntary contribution towards the Affordable Housing Reserve Fund based on \$1.00 per ft² of total building area of the single-family developments (i.e. \$4,570).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to the site at future development stage will be from Garry Street.

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future Subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This development proposal is consistent with Lot Size Policy 5471 and is located within an established residential neighbourhood that has a strong presence of small lots zoned Single-Family Housing District, Subdivision Area A (R1/A), created from larger lots. Several remaining lots zoned Single-Family Housing District, Subdivision Area E (R1/E) along Garry Street have the potential to rezone and subdivide.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with Lot Size Policy 5471, all applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment in the surrounding area.

The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

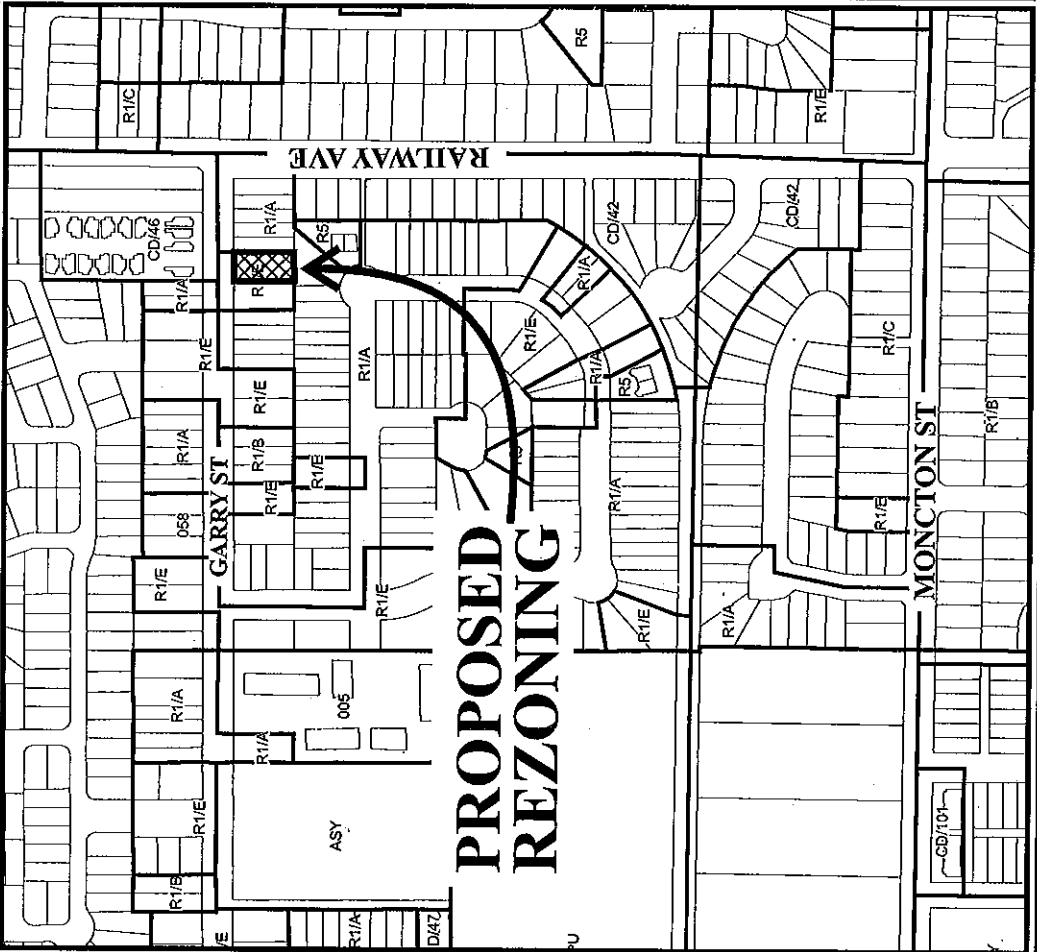
On this basis, staff recommend support of the application.



Cynthia Lussier
Planning Assistant
(604-276-4108)

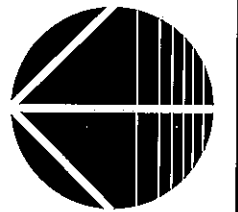
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5471
- Attachment 4: Tree Survey/Retention Plan
- Attachment 5: Rezoning Considerations



4751	4753	499
0.06	10.06	15.24
45.38		

GARRY ST			
19.51	9.75	9.75	9.14
4880	4920	4922	4940
	39.62	39.61	9.14
19.51	9.75	9.75	9.14
10.67	38.27	14.54	27.9
36			27.9



RZ 09-465180

Original Date: 04/15/09
 Revision Date:
 Note: Dimensions are in METRES

**SUBJECT
PROPERTY**

GARRY ST

RAILWAY AVE

MONCTON ST



RZ 09-465180

Original Date: 04/16/09

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 09-465180

Attachment 2

Address: 4900 Garry Street

Applicant: Biz Management Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Yoko Morishita-Houghton & Mieko Morishita	To be determined
Site Size (m²):	Approx 773 m ² (8,320 ft ²)	Two lots – each approximately 386.5 m ² (4,160 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Policy 5471 permits subdivision to "Single-Family Housing District, Subdivision Area A (R1/A)" along this section of Garry Street.	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area A (R1/A)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	270 m ²	386 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

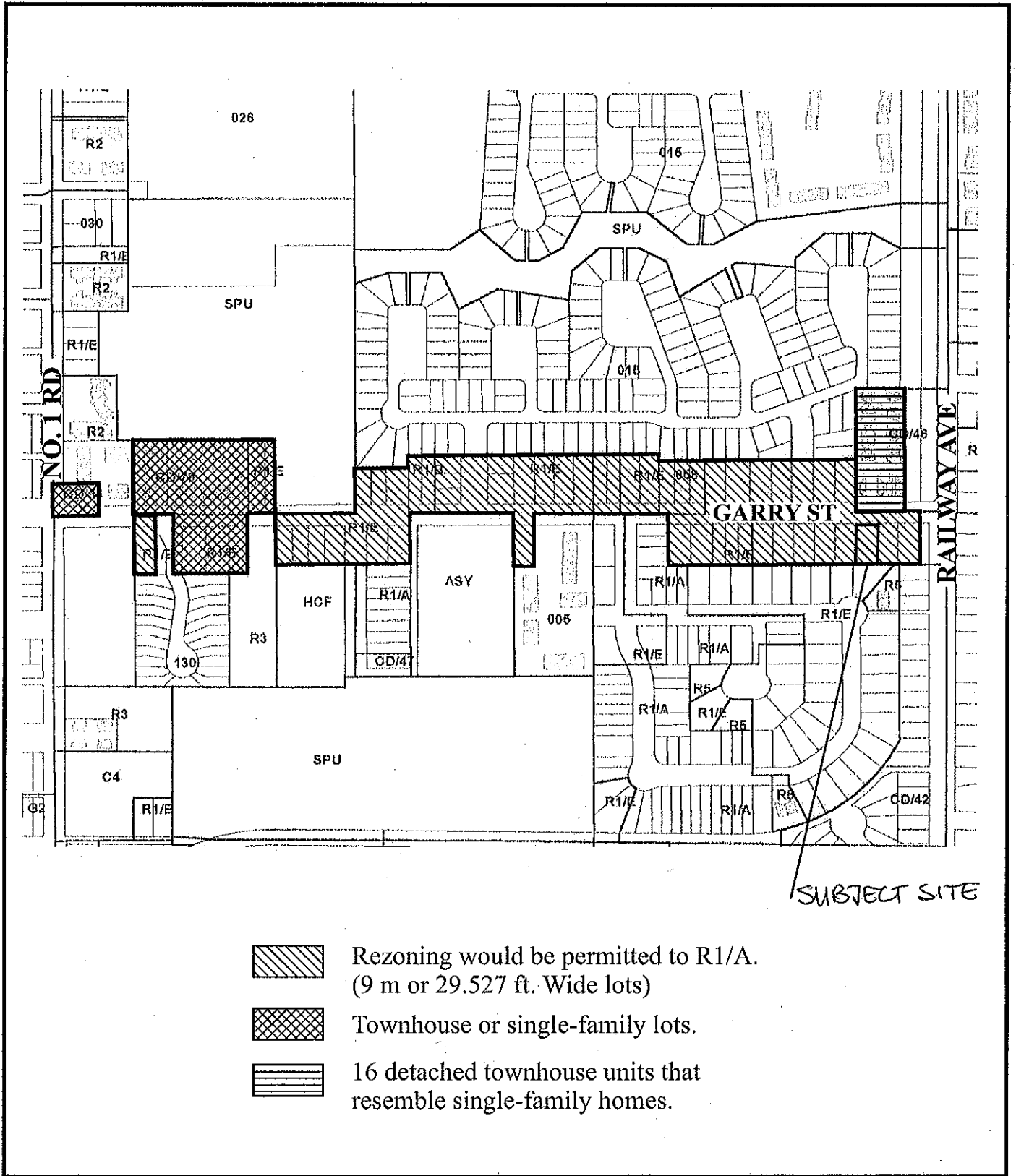
POLICY 5471:



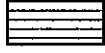
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471
Section 02-3-7

Original Date: 07/29/02

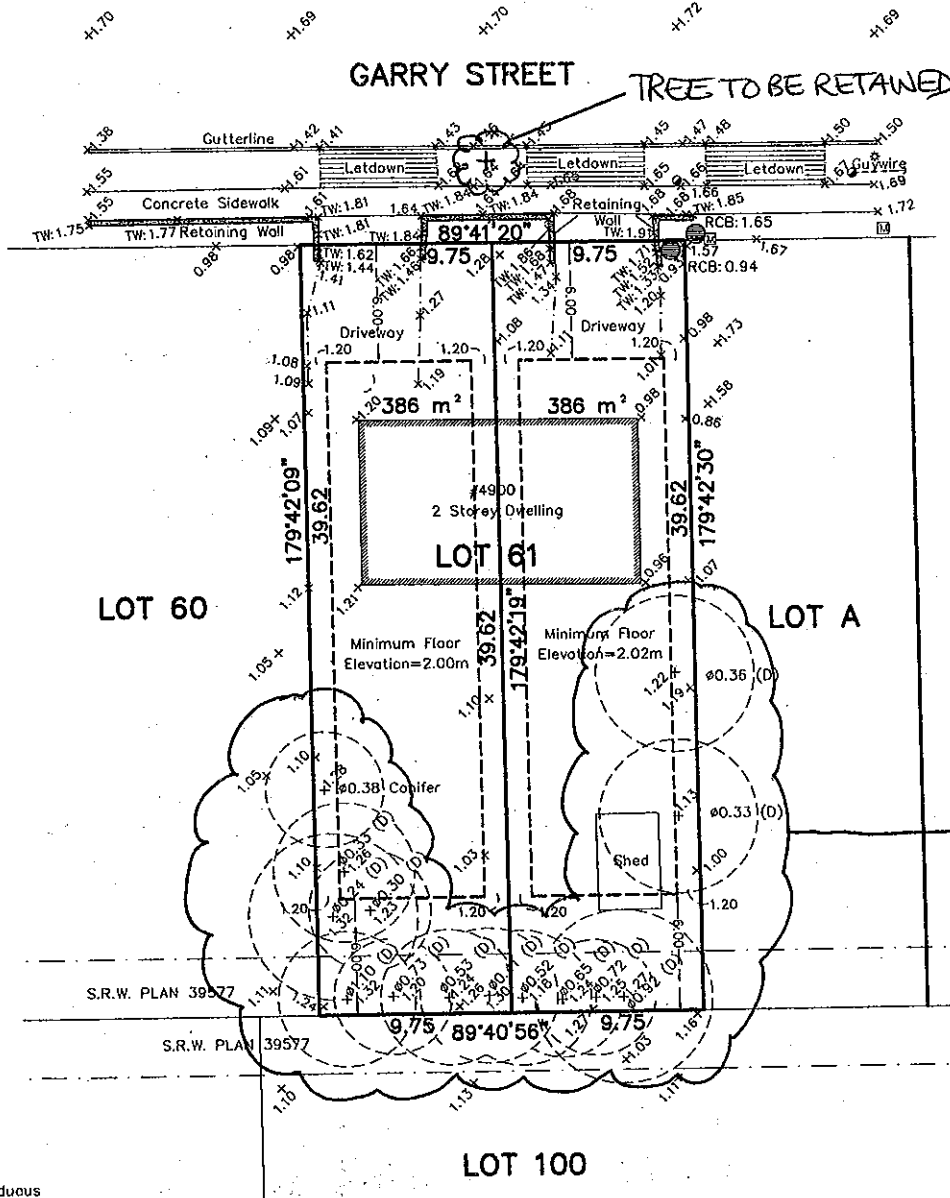
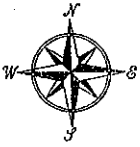
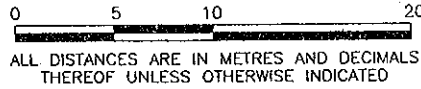
Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 61 SECTION 2
BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 31520**

#4900 GARRY STREET,
RICHMOND, B.C.
P.I.D 003-644-251

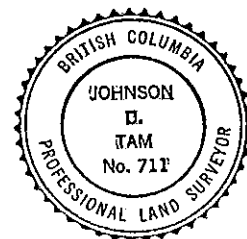
SCALE: 1:250



- LEGEND:**
- (D) denotes deciduous
 - ⊙ denotes power pole
 - ⊙ denotes round catch basin
 - ⊙ denotes lamp standards
 - ⊙ denotes water meter
 - denotes anchor wire
 - TW denotes top of wall

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 3620
FB-135 P81-85
Drawn By: TH

NOTE:
Elevations shown are based on City of Richmond
HPN Benchmark network.
Benchmark: HPN #205, Control Monument 77H4827
Located at CL Railway Avenue & Garry Street
Elevation = 1.044 metres



Survey completed on March 2nd, 2009

DWG No. 3620-TOPO

PLN - 68

Rezoning Considerations

4900 Garry Street

RZ 09-465180

Prior to final adoption of Zoning Amendment Bylaw 8509, the following items are to be addressed:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$5,000 (\$500/tree) for the planting and maintenance of 10 replacement trees [five (5) per future lot, minimum 6 cm calliper (deciduous, small species)]
2. The City's acceptance of a voluntary contribution in the amount of \$10,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees.
3. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,570) to the City's Affordable Housing Reserve Fund.
4. Registration of a Flood Indemnity Covenant on title.

Prior to demolition stage, the following item is to be addressed:

1. Installation of Tree Protection Fencing around the undersized tree on City property in the boulevard along Garry Street (identified as Tree # 16 in the Arborist Report prepared by Woodpro Tree Services Ltd.) at a minimum of 1.25 m from the base of the tree. Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8509 (RZ 09-465180)
4900 GARRY STREET**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **“SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)”**.

P.I.D. 003-471-055

Lot 61 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8509”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER