



To: Planning Committee **Date:** February 9, 2010
From: Brian J. Jackson, MCIP **File:** RZ 09-490643
 Director of Development
Re: **Application by Rav Bains for Rezoning at 9395 Dixon Avenue from Single Detached (RS1/E) to Single Detached (RS2/A)**

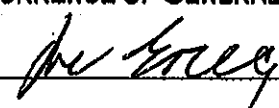
Staff Recommendation

That Bylaw No. 8585, for the rezoning of 9395 Dixon Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/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 |
| Affordable Housing | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |  |

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 9395 Dixon Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/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 property is located on the northwest corner of Dixon Avenue and Ash Street in the Broadmoor Planning Area. The surrounding area contains a variety of land uses and lot sizes, consisting of both older and newer character single-detached dwellings, townhouses, as well as commercial and assembly uses further west.

- To the north, is a townhouse complex constructed in the early 1990's on a lot zoned "Low Density Townhouses (RTL1)";
- To the east, directly across Ash Street, are three (3) single-family dwellings constructed in 1990, with a large vacant lot further south, all zoned "Single Detached (RS1/B)";
- To the south, directly across Dixon Avenue, are two (2) new single-family dwellings on lots zoned "Single Detached (RS1/K)"; and
- To the west, is a single-family dwelling constructed in 1990 on a lot zoned "Single Detached (RS1/B)", as well as a portion of the townhouse complex that extends from the north.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located in the Broadmoor Planning Area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is "Neighbourhood Residential". The Ash Street Sub-Area Plan's land use designation for this property is "Low-Density Residential". This redevelopment proposal is consistent with these designations.

Lot Size Policy

There is no Single-Family Lot Size Policy for this area.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

In recent years, this neighbourhood has undergone some redevelopment through rezoning and subdivision to smaller lot sizes, consistent with the Sub-Area Plan. Currently, there are two (2) other active development applications further south fronting Ash Street in this neighbourhood to create smaller lots.

Tree Preservation

A Tree Survey submitted by the applicant shows the location of five (5) bylaw-sized trees on-site, one (1) Cedar hedge on the adjacent townhouse site to the west (8051 Ash St), and one (1) Cedar hedge adjacent to the east property line of the subject site on City-owned property (**Attachment 3**).

A Certified Arborist's Report has been submitted by the Applicant in support of tree removal. The Arborist's Report identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report recommends removal of all five (5) bylaw-sized trees on-site on the basis of poor condition and conflict with proposed development.

The Report indicates that the Cedar hedge on the adjacent townhouse site to the west (8051 Ash St) is adequately protected from proposed construction on the subject site by the existing fence along the west property line. The Report indicates that the Cedar hedge adjacent to the east property line of the subject site on City-owned property is well-maintained and provides formal landscaped screening to the subject site, but conflicts with proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and concurs with these recommendations.

The City's Parks Department has no objection to removal of the Cedar hedge adjacent to the east property line of the subject site on City-owned property. As a condition of rezoning, the applicant is required to submit \$2,000 to the City's Tree Compensation Fund for removal of the Cedar hedge from City-owned property. At future development stage, the applicant must obtain formal written authorization from the City's Parks Department at least one (1) week prior to proposed hedge removal, to enable tree removal signage to be posted.

The Tree Survey submitted by the applicant has been annotated to reflect the final outcome of tree removal (**Attachment 3**).

Based on the Official Community Plan (OCP) tree replacement goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 10 replacement trees are required to be planted and maintained on the future lots, with the following minimum calliper sizes/heights:

| # Replacement Trees | Min. Calliper of Deciduous Tree | | Min. Height of Coniferous Tree |
|---------------------|---------------------------------|----|--------------------------------|
| 6 | 8 cm | or | 3 m |
| 2 | 9 cm | | 3.5 m |
| 2 | 10 cm | | 4 m |

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. If all of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City's Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate a 4 m x 4 m corner cut for future road improvements.

At future development stage, vehicular access to the west future lot will be from Dixon Avenue and access to the east future lot will either be from Dixon Avenue or Ash Street in accordance with Bylaw 7222.

Affordable Housing

The Richmond Affordable Housing 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 Fund for single-family rezoning applications.

In order to help meet the City's targets for rental housing, the applicant is proposing to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached developments (i.e. \$5,257).

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 applicant will be required to do the following:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs; and
- Grant a 3 m Sanitary Sewer Right of Way along Dixon Avenue as required.

Analysis

This development proposal is consistent with the Area Plan's land use designation for the subject site, which is located within an established residential neighbourhood that has seen redevelopment to smaller lot sizes in recent years.

Financial Impact

None.

Conclusion

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

The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



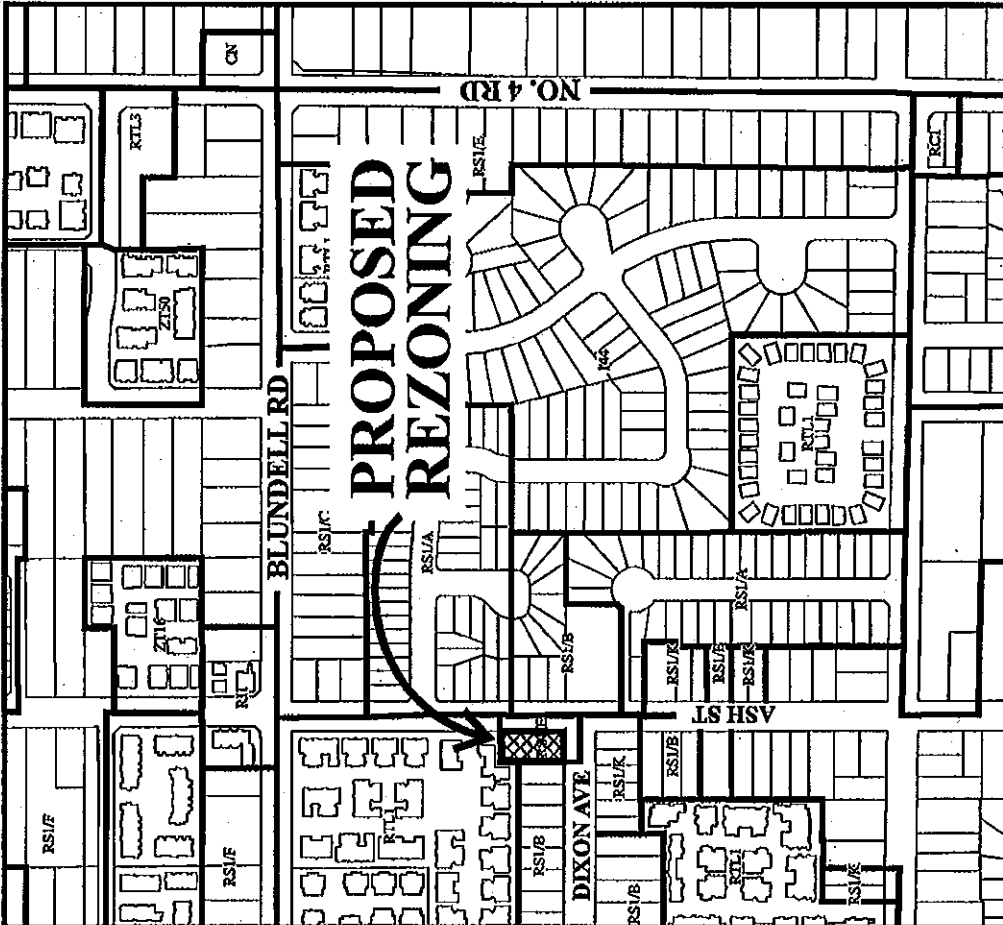
Cynthia Lussier
Planning Technician

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Rezoning Considerations Concurrence



City of Richmond



PROPOSED REZONING

| | | | | | |
|-------|-------|-------|-------|-------|-------|
| 8051 | | 8051 | | 8060 | |
| 14.13 | 14.13 | 14.13 | 14.13 | 12.03 | 12.03 |
| 30.49 | 30.48 | 30.49 | 30.48 | 8138 | 8120 |
| 9371 | 9391 | 9371 | 9391 | 8160 | 36.07 |
| 14.13 | 14.13 | 14.13 | 14.13 | 8180 | |
| 11.34 | 11.34 | 11.34 | 10.63 | | |
| 9388 | 9408 | 9420 | 12.00 | | |
| 0 | 2 | 3 | | | |

ASH ST

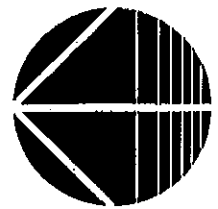
DIXON AVE

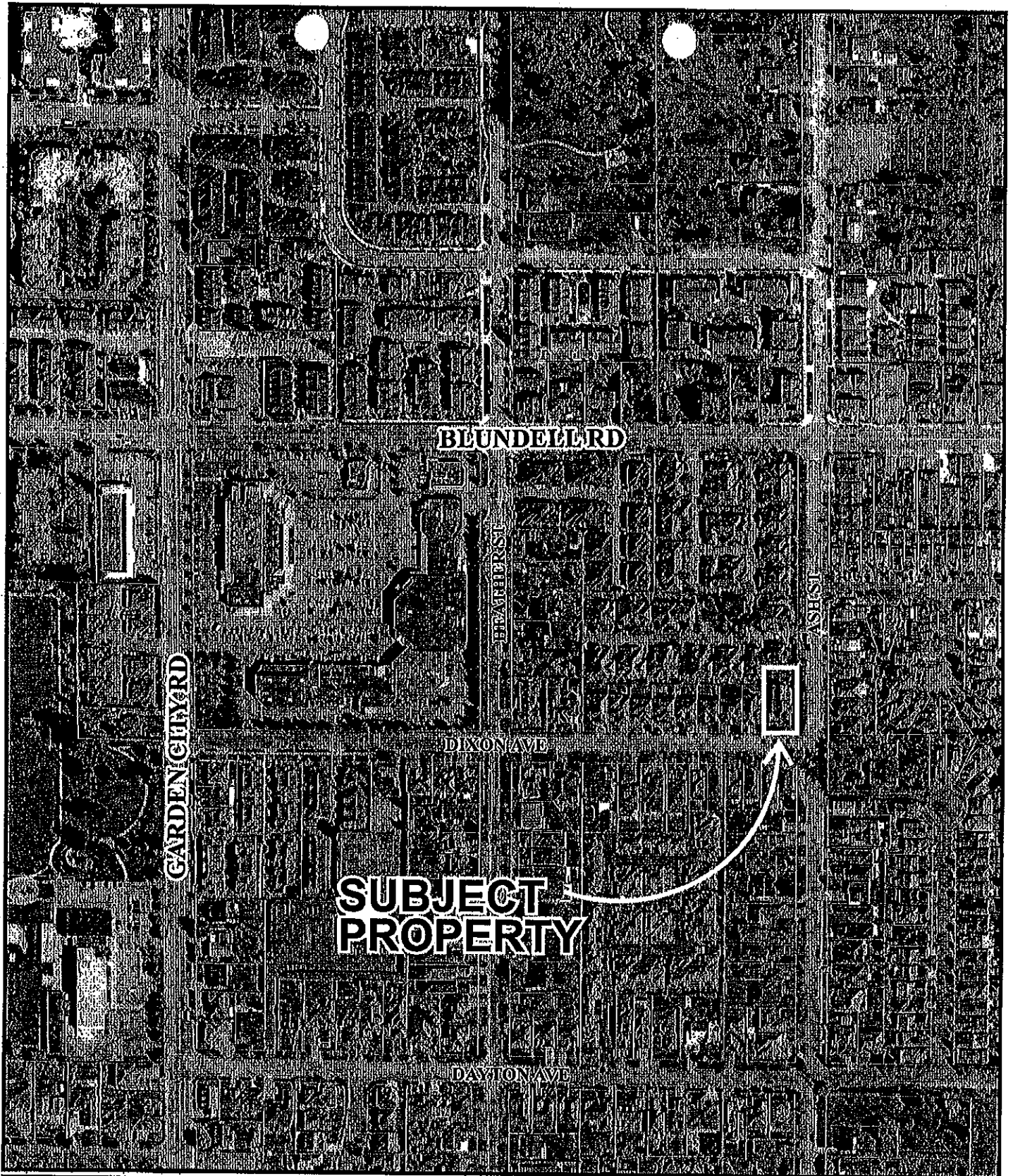
Original Date: 09/23/09

Revision Date: 02/09/10

Note: Dimensions are in METRES

RZ 09-490643





**SUBJECT
PROPERTY**



RZ 09-490643

Original Date: 09/23/09

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 09-490643 **Attachment 2**

Address: 9395 Dixon Avenue

Applicant: Rav Bains

Planning Area(s): Broadmoor (Ash Street Sub-Area)

| | Existing | Proposed |
|-----------------------------------|---|--|
| Owner: | 0864567 BC Ltd | To be determined |
| Site Size (m²): | 890 m ² (9,580 ft ²) | West Lot – 421m ² (4,531ft ²) East Lot – 469 m ² (5,048 ft ²) |
| Land Uses: | One (1) single detached dwelling | Two (2) single detached dwellings |
| OCP Designation: | Generalized Land Use Map – Neighbourhood Residential | No change |
| Area Plan Designation: | Low Density Residential | No change |
| 702 Policy Designation: | N/A | No change |
| Zoning: | Single Detached (RS1/E) | Single Detached (RS2/A) |
| Number of Units: | 1 | 2 |

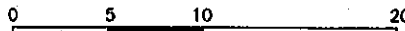
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|--|--|----------------|
| Floor Area Ratio: | Max. 0.55 | Max. 0.55 | none permitted |
| Lot Coverage – Building: | Max. 45% | Max. 45% | none |
| Lot Size (min. dimensions): | 270 m ² | 421 m ² & 469 m ² | none |
| Setback – Front & Rear Yards (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side Yard (m): | Interior – Min. 1.2 m Exterior – Min. 3 m | Interior – Min. 1.2 m Exterior – Min. 3 m | none |
| Height (m): | 2.5 storeys | 2.5 storeys | none |

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT "A" SECTION 22,
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 58384**

#9395 DIXON AVENUE
RICHMOND, B.C.
P.I.D 004-066-669

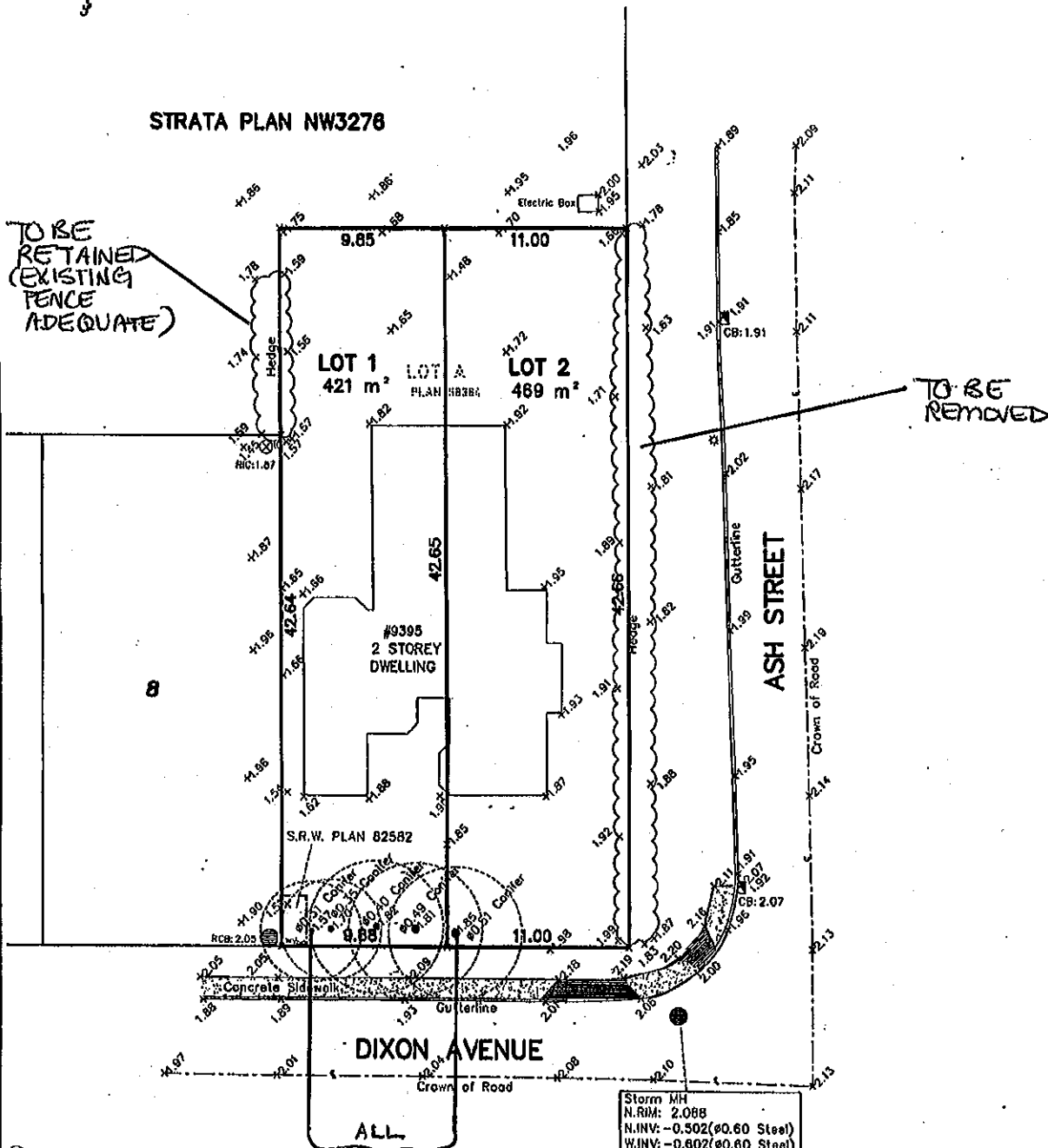
SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



STRATA PLAN NW3276



TO BE
RETAINED
(EXISTING
FENCE
ADEQUATE)

TO BE
REMOVED

TO BE REMOVED

© copyright
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. 3746
FB111 P35-37
Drawn By: DW

- LEGEND:**
- denotes tree
 - denotes round catch basin
 - denotes manhole
 - denotes dentoe catch basin
 - denotes inspection chamber
 - denotes water valve

NOTE:
Elevations shown are based on City of Richmond
HPN Benchmark network.
Bench Mark: Road side nut on hydrant
located on the East side of
No. 4 Road at house #7560.
B.M. elevation = 3.054 metres.
(Supplied by City of Richmond)

CERTIFIED CORRECT:

JOHNSON C. TAM, B.C.L.S.

Rezoning Considerations
9395 Dixon Avenue
RZ 09-490643

Prior to final adoption of Zoning Amendment Bylaw 8585, the applicant is required to complete the following:

1. Submission of a Landscaping Security in the amount of \$5,000 (\$500/tree) for the planting and maintenance of 10 replacement trees with the following minimum calliper sizes/heights:

| # Replacement Trees | Min. Calliper of Deciduous Tree | | Min. Height of Coniferous Tree |
|---------------------|---------------------------------|----|--------------------------------|
| 6 | 8 cm | or | 3 m |
| 2 | 9 cm | | 3.5 m |
| 2 | 10 cm | | 4 m |

If all of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City's Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.

2. Submission of \$2,000 to the City's Tree Compensation Fund for removal of the Cedar hedge located on City-owned property.
3. Dedication of a 4 m x 4 m road corner cut at Dixon Avenue and Ash Street.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) new lots created, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,257) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

5. Registration of a Flood Indemnity Covenant on Title.

Prior to removal of the Cedar hedge adjacent to the east property line on City-owned property, the applicant must:

- Obtain formal written authorization from the City's Parks Department [one (1) week prior], to enable tree removal signage to be posted at least 48 hours prior to removal.

At future Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs; and,
- Grant a 3 m Sanitary Sewer Right-of-Way along Dixon Avenue as required.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8585 (RZ 09-490643)
9395 DIXON AVENUE**

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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-DETACHED (RS2/A)**.

P.I.D. 004-066-669

Lot "A" Section 22 Block 4 North Range 6 West New Westminster District Plan 58384

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8585**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|-----------------------------------|
| CITY OF RICHMOND |
| APPROVED by |
| <i>al</i> |
| APPROVED by Director or Solicitor |
| <i>[Signature]</i> |

MAYOR

CORPORATE OFFICER

