



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To Council - Apr 23 2013
To Planning - April 16 2013

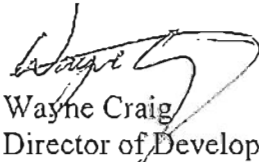
To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 13, 2013
File: RZ 13-628402
12-9060-20-9009

Re: Application by Gurmej Bains for Rezoning at 3311 Garden City Road from Single Detached (RS1/E) to Single Detached (RS2/B)

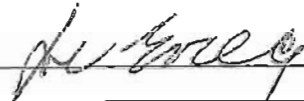
Staff Recommendation

That Bylaw 9009, for the rezoning of 3311 Garden City Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



Wayne Craig
Director of Development

ES:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Item	Details	
Applicant	Gurmej Bains	
Location	3311 Garden City Road (Attachment 1)	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/B)	
OCP Designation	Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	West Cambie Area Plan Land Use Map – “Residential (Single Family Only)”.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5468 (adopted by Council in 1999) – permits subdivision of properties in accordance with the provisions of “Single Detached (RS2/B)” (Attachment 3).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	Aircraft Noise Sensitive Development Policy – The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation (Area 3) that permits all Aircraft Noise Sensitive Land Use Types. As a condition of rezoning, the applicant is required to register a restrictive covenant on Title to address aircraft noise mitigation and public awareness.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to rezoning adoption.	
Surrounding Development	North: A single detached dwelling zoned “Single Detached (RS1/E)”. This lot has no subdivision potential under the existing Lot Size Policy.	
	South: A single detached dwelling zoned “Single Detached (RS1/E)”. This lot has subdivision potential under the existing Lot Size Policy.	
	East: Across Garden City Road are single detached dwellings zoned “Single Detached (RS1/E)”	
	West: Facing Sexsmith Road is a parcel zoned “School & Institutional Use (SI)” and an undeveloped site zoned High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10)	
Rezoning Considerations	See Attachment 4	

Staff CommentsTrees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- One (1) bylaw-sized tree located on the front (east) property line (joint ownership with the City of Richmond); and
- One (1) mature cedar hedge located along the back (west) property line.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendation to:

- Remove and replace the bylaw-sized tree on the front property line (Tree #1) due to its poor condition (e.g. historical topping and signs of root rot).
- Retain and protect the mature Cedar hedge located along the back property line as it is a significant landscape feature that provides privacy along the Garden City road frontage. Tree Protection Fencing must be installed to City standard 6 ft. from the base of the stems on the east side (adjacent to the edge of the hedge) for the entire length of the hedge prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed.

The final Tree Retention Plan is included in **Attachment 5**.

Based on the 2:1 replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of two (2) replacement trees (minimum 9 cm deciduous calliper/5 m coniferous height) are required to be planted and maintained on the future lots.

In addition, Council Policy 5032 (**Attachment 6**) encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain two (2) additional trees (minimum 6 cm deciduous calliper/2.5 m coniferous height).

To ensure the new trees are planted and maintained and that the existing Cedar hedge is protected, the applicant is required to submit a landscaping security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the Garden City Road arterial is not permitted in accordance with Bylaw No. 7222. Vehicle access to the site at development stage will be from the internal road only.

As the site is within 800 m of an intersection of a Provincial Limited Access Highway and a City road, Ministry of Transportation and Infrastructure approval is required. Preliminary approval for the rezoning has been granted for one year.

Subdivision

At future Subdivision stage, the applicant will be required to pay DCC's (City & GVS & DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with Lot Size Policy 5468, which allows rezoning and subdivision to "Single Detached (RS2/B)". While the lot to the north does not have subdivision potential under the existing Lot Size Policy, the lot to the south does have subdivision potential under the existing Lot Size Policy and the majority of other lots along this block are already zoned "Single Detached RS1/B" (with a min 12 m width) or have the potential to be rezoned and subdivided in accordance with the existing Lot Size Policy. As such, this rezoning application is consistent with the established pattern of redevelopment in the neighbourhood.

The applicant has agreed to the list of rezoning conditions included in **Attachment 4** (signed concurrence on file).

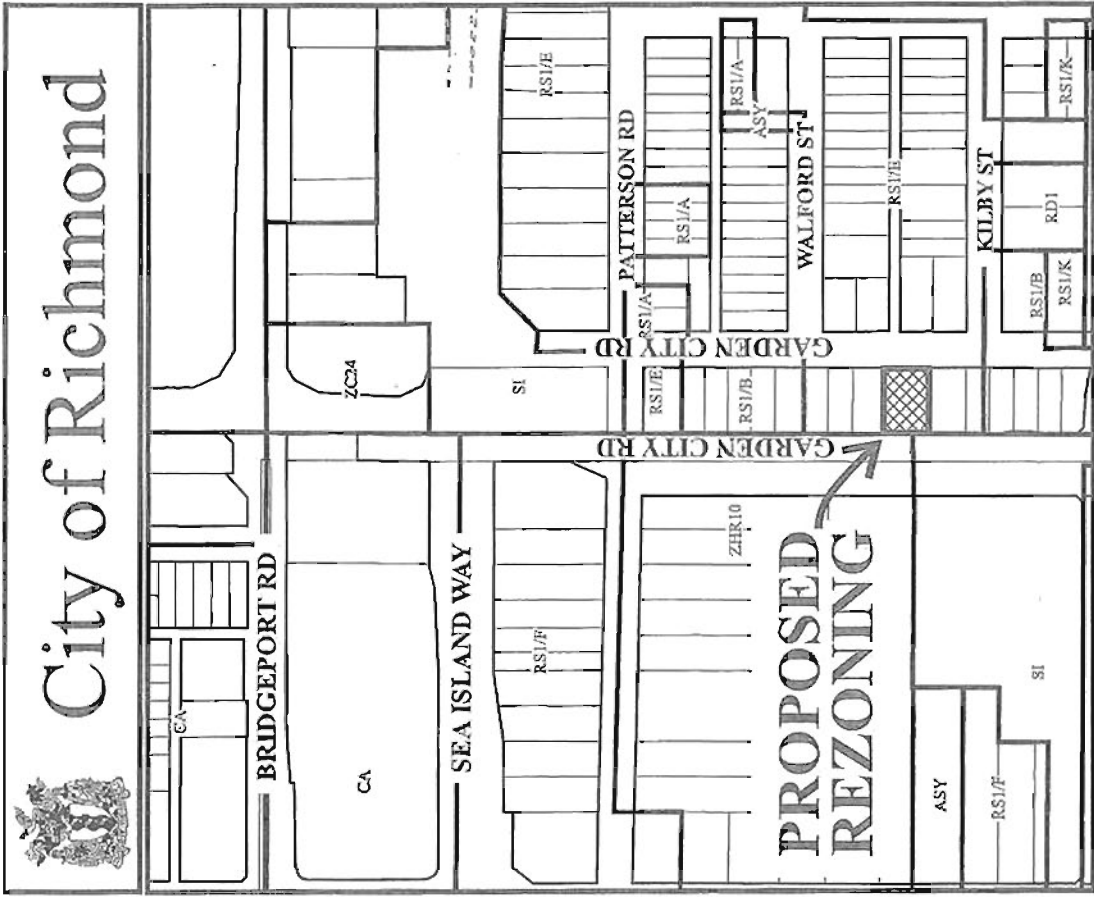
On this basis, staff support the application.



Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

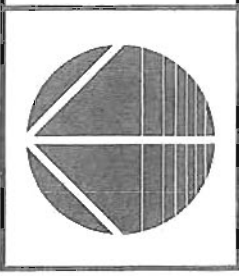
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5468
- Attachment 4: Rezoning Considerations
- Attachment 5: Proposed Subdivision Plan/Tree Retention Plan
- Attachment 6: Council Policy 5032



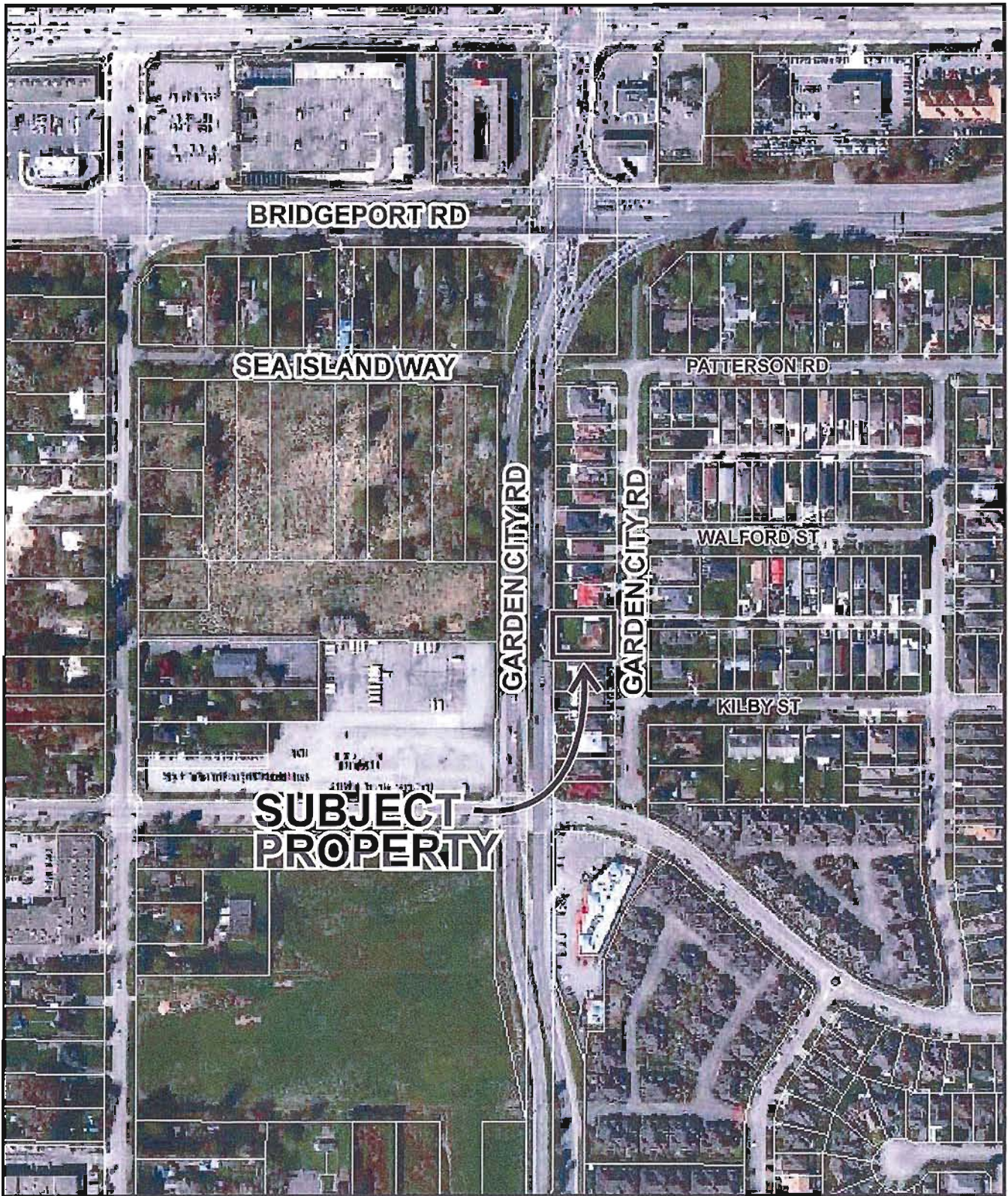
91.99		48.12		GARDEN CITY RD	
13.50	37.19	13.50	3271	13.50	37.19
13.50	37.19	13.50	3255	13.50	37.19
13.50	37.19	18.00	3291	18.00	37.19
20.12	37.19	20.12	3351	20.12	37.19
13.50	37.19	25.11	3371	25.11	37.19
13.50	37.19	25.11	3371	25.11	37.19
13.50	37.19	20.12	3320	18.59	3340
18.61	3300	18.61	3300	18.61	3300

Original Date: 01/25/13
 Revision Date: 03/18/13
 Note: Dimensions are in METRES

RZ 13-628402



City of Richmond



RZ 13-628402

Original Date: 01/25/13

Amended Date: 03/12/13

Note: Dimensions are in METRES



RZ 13-628402

Attachment 2

Address: 3311 Garden City Road

Applicant: Gurmej Bains

Date Received: January 22, 2013

Fast Track Compliance: February 18, 2013

	Existing	Proposed
Owner	Henry and Susie Schroeder	To be determined
Site Size (m ²)	945 m ² (10,169 ft ²)	472 m ² (5,084 ft ²)
Land Uses	One (1) two-unit dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units	One (1)	Two (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 Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m)	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	360 m ²	Lot A- approx. 472 m ² Lot B- approx. 472 m ²	none
Lot Width	Min. 12.0 m	Min. 12.701 m	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

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Adopted by Council: June 21, 1999

POLICY 5468

File Ref: 4430-00

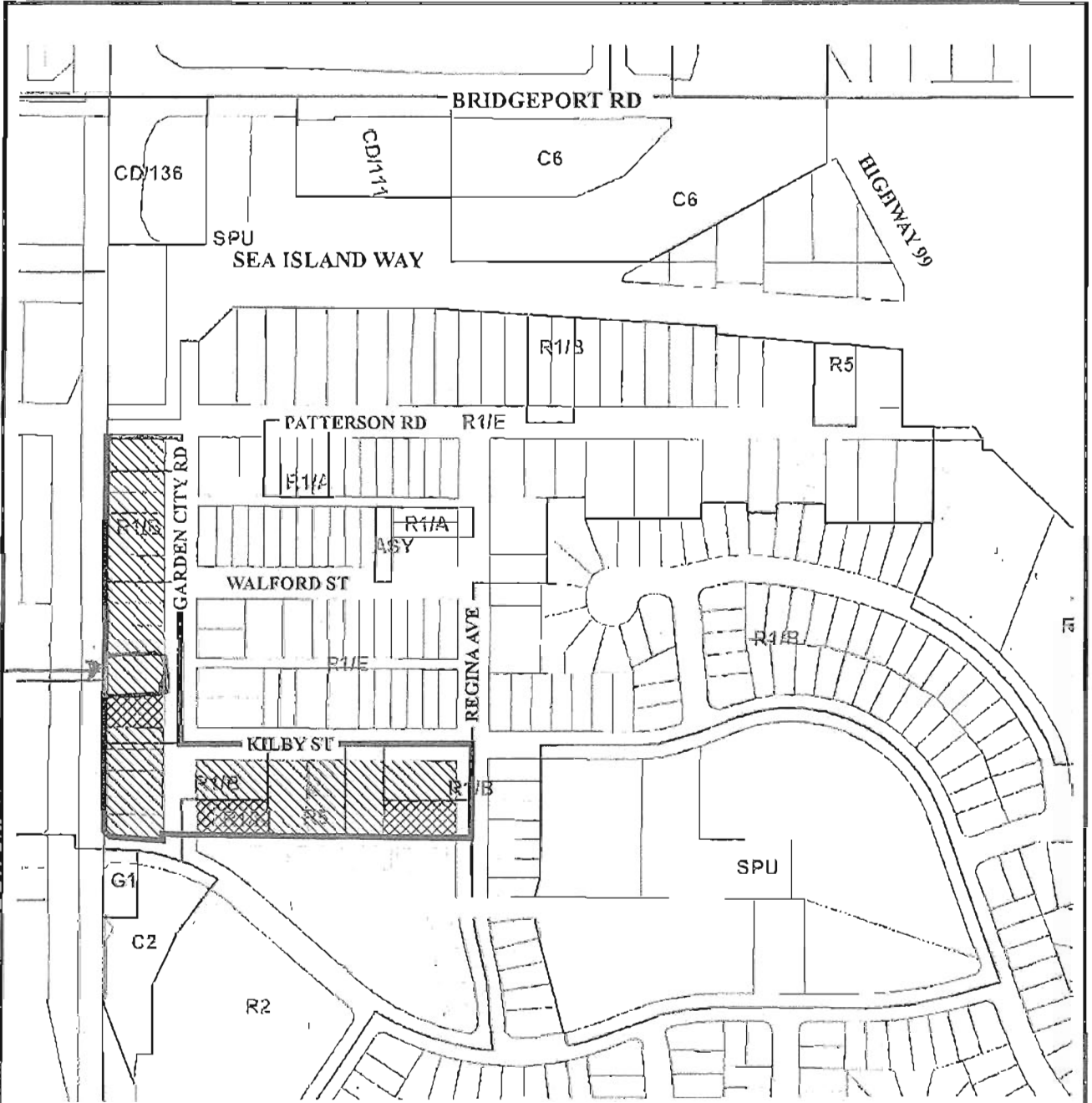
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6

POLICY 5468:



The following policy establishes lot sizes in a portion of Section 27-5-6, generally along the west side of the 3000 block of Garden City Road and the south side of Kilby Street:

That properties generally along the west side of the 3000 block of Garden City Road and the south side of Kilby Street in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception that the three lots, as shown on the accompanying plan, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw 5300.

That this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.



SUBJECT
PROPERTY

-  Subdivision permitted as per R1/A
-  Subdivision permitted as per R1/B



POLICY 5468
SECTION 27, 5-6

Adopted Date: 06/21/99
Amended Date:



City of Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 3311 Garden City Road

File No.: RZ 13-628402

Prior to final adoption of Zoning Amendment Bylaw 9009, the developer is required to complete the following:

1. Provincial Ministry of Transportation and Infrastructure approval.
2. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) for the maintenance of the cedar hedge along the west property line as well as the planting and maintenance of four (4) replacement trees with the following minimum calliper sizes/heights:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	6 cm		2.5 m
2	9 cm		5 m

3. 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) future lots, 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. \$5,548.4) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

4. Registration of a flood indemnity covenant on Title.
5. Registration of an aircraft noise sensitive use covenant on Title.

At subdivision stage*, the applicant must complete the following requirements:

- Pay DCC's (City & GVS & DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Install Tree Protection Fencing, to City standard, 6 ft. from the base of the stems on the east side (adjacent to the edge of the hedge) for the entire length of the on-site Cedar hedge located along the west property line of the subject site. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed original on file]

Signed

Date

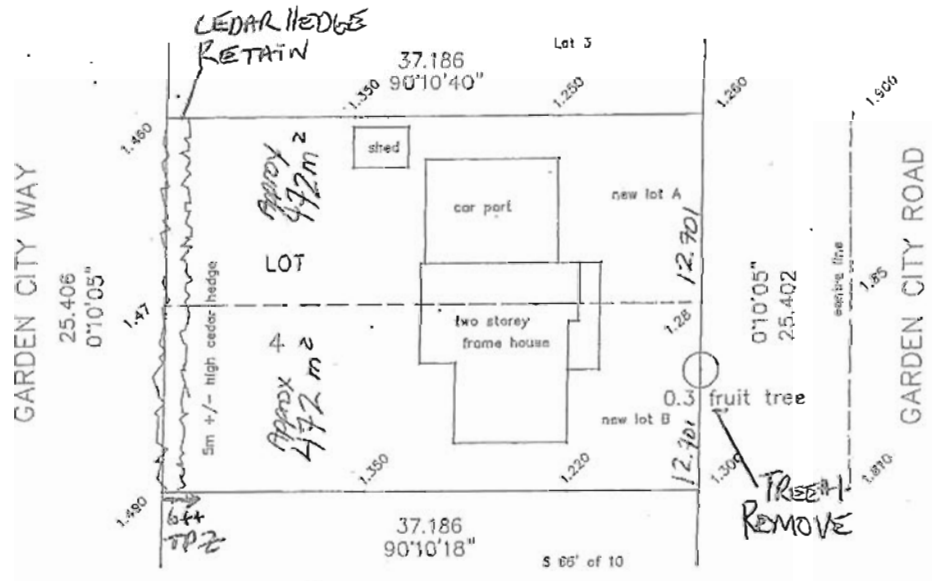
not to be used to define boundaries

scale 1:400 METRES

Survey Certificate for

TREE AND ELEVATION PLAN OF PROPOSED SUBDIVISION OF LOT 4 SECTION 27 Blk.5N Rge.6W NWD PLAN 69758

civic address 3311 Garden City Road Richmond



Lot dimensions, from Plan 69758, may vary slightly with final survey

Elevations to HPN datum

© C. James B.C.L.S. 2013

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

certified correct
B.C.L.S.
this 22 day of JANUARY 2013

this document is not valid unless originally signed and sealed

file 9049



City of Richmond

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Adopted by Council: July 10/95

POLICY 5032

File Ref: 6550-00

TREE PLANTING (UNIVERSAL)

POLICY 5032:

It is Council policy that:

In recognition of the many benefits derived from urban trees, including cleaning the air, enhancing our neighbourhoods and beautifying our community, Council encourages all owners of property in Richmond to plant and maintain at least two trees on every lot.

(Urban Development Division)



Richmond Zoning Bylaw 8500
Amendment Bylaw 9009 (RZ 13-628402)
3311 Garden City Road

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/B).
P.I.D. 001-847-686
Lot 4 Section 27 Block 5 North Range 6 West
New Westminster District Plan 69758
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9009".

FIRST READING APR 22 2013
A PUBLIC HEARING WAS HELD ON
SECOND READING
THIRD READING
OTHER REQUIREMENTS SATISFIED
ADOPTED

CITY OF RICHMOND
APPROVED by UB
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER