



# City of Richmond

## Report to Committee Planning and Development Department

To: Planning Committee

From: Wayne Craig  
Director of Development

Re: Application by Gursher S. Randhawa for Rezoning at 8651/8671 No. 2 Road from  
Single Detached (RS1/E) to Two-Unit Dwellings (RD1)

TO PLN - MARCH 19, 2013  
TO CNCL - MAR 25, 2013

Date: February 26, 2013

File: RZ 12-623032

### Staff Recommendation

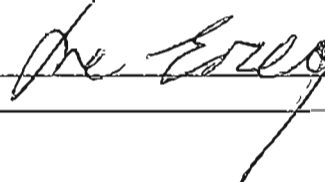
That Bylaw 8997, for the rezoning of 8651/8671 No. 2 Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Gursler S. Randhawa has applied to the City of Richmond for permission to rezone 8651/8671 No. 2 Road from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”, to legitimize an existing non-conforming duplex at the subject site and to permit the construction of a new duplex on the property (**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 west side of No. 2 Road, between Colville Road and Francis Road, in an established residential neighbourhood consisting of a mix of old and new single detached dwellings on varying lot sizes. Development immediately surrounding the subject property is as follows:

- To the north, are two (2) dwellings on medium-sized lots zoned “Single Detached (RS1/E)”, which were created through subdivision in the late 1980’s. Further north, is a brand new dwelling on a large lot zoned “Single Detached (RS1/E)”, followed by a newer duplex on a lot zoned “Two-Unit Dwellings (RD2)”, along with a series of new dwellings on compact lots recently created through rezoning and subdivision.
- To the east, across No. 2 Road, are primarily older-character single detached dwellings on medium to large-sized lots zoned “Single Detached (RS1/E)”;
- To the south, are four (4) dwellings on medium-sized lots zoned “Single Detached (RS1/E)”, created through subdivision in the late 1980’s; and
- To the west, fronting Cantley Road, are older-character dwellings on large lots zoned “Single Detached (RS1/E)”.

### Related Policies & Studies

#### 2041 Official Community Plan (OCP) Designation

The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Arterial Road Policy

This section of No. 2 Road is classified as a Major Arterial Road under the OCP’s Arterial Road Policy and Map. The subject site is not designated for either compact lots or townhouses on the OCP’s Arterial Road Development Map, therefore this redevelopment proposal is being considered based on its own merit and on the context of the surrounding area.

Consistent with the Arterial Road Policy, the applicant for the subject proposal is required to dedicate 6 m of property along the entire west property line prior to rezoning adoption, to enable future development of a rear lane to connect to the existing lane already established to the north.

#### Lot Size Policy

The subject site is not governed by a Lot Size Policy.

#### Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

#### **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**

#### Trees & 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 assesses 10 bylaw-sized trees on the subject site and one (1) bylaw-sized tree on the neighbouring property to the west at 8700 Cantley Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a visual tree assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to:

- Protect Tree A at 8700 Cantley Road with a minimum tree protection zone of 3.6 m from the base of the tree, into the subject site;
- Retain Trees # 787 and 788 (Portugal Laurel) located on the subject property in the rear yard, with a minimum tree protection zone of 3 m from the base of the trees and the existing lot grade maintained within the zone. Despite future construction of a lane along the entire west property line at the rear of the subject site (with potential redevelopment of the lots to the north), the interim benefits provided by trees warrant their retention at this time.
- Remove Trees # 789, 790, 791, 792, 793, 794, 795, 796, which are all in poor condition. These trees are either dead, dying (sparse canopy foliage), have been previously topped, exhibit structural defects such as cavities at the main branch union, co-dominant stems with inclusions, or have unbalanced canopies from excessive pruning. These trees are not good candidates for retention and should be removed and replaced.

The final Tree Retention Plan is reflected in **Attachment 3**.

Tree Protection Fencing for Tree A and Trees # 787, 788 must be installed to City standard prior to demolition of the existing duplex and must remain in place until construction and landscaping on the site is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Contract with a Certified Arborist to supervise tree protection at all stages of construction. The Contract must include the proposed number of monitoring inspections and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and
- A security in the amount of \$2000 to ensure survival of Trees # 787 and 788 (reflects the 2:1 replacement tree ratio at \$500/tree). The City will release 90% of the security after construction and landscaping on the site is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the trees have survived.

Based on the 2:1 tree replacement ratio goal in the OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 16 replacement trees are required. Due to the effort to be taken by the applicant to protect the trees in the rear yard and the limited available space remaining to accommodate replacement trees, staff recommend that the required tree replacement be reduced to 10 trees. The applicant has agreed to planting and maintaining four (4) large replacement trees within the front yard of the site at development stage (i.e. 11 cm deciduous or 6 m high conifer), and contributing \$3000 to the City's Tree Compensation Fund prior to rezoning, in-lieu of planting the balance of replacement trees on-site (6 x \$500/tree).

Prior to final adoption of the rezoning bylaw, the applicant must submit a Site Plan for the proposed new duplex and a Landscape Plan prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be consistent with the design guidelines of the Arterial Road Policy, must include cross-section details for the rear yard landscape treatment, and must include the required four (4) replacement trees. The Landscape Security is required to ensure that the replacement trees will be planted and maintained, and the front yard of the site will be enhanced.

#### Conceptual Building Elevation Plan

A conceptual plan of the proposed east elevation of the new duplex (along No. 2 Road) was submitted by the applicant and is attached (**Attachment 4**). The proposed concept is consistent with other new-character dwellings being constructed across the city. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations.

#### Limitation to Two-unit Dwelling

To address concerns about the potential for the duplex to be converted to include illegal suites, the registration of a restrictive covenant on Title, limiting the property to a maximum of two (2) dwelling units will be required prior to rezoning.

### Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Dedicate 6 m of property along the entire west property line of the subject site, for future extension of the rear lane established further north;
- Pay Engineering Improvement Charge of \$838 per linear metre of total lot width (\$838 x 24.97 m = \$20,924.86), in lieu of lane construction;
- Register a restrictive covenant on Title that would require a minimum 9 m front yard to enable on-site vehicle turnaround capability; and
- Register a restrictive covenant on Title that would require, upon redevelopment of the site with a new building, the existing two (2) driveway crossings to be removed and replaced with a single driveway crossing, to be located in the middle of the No. 2 Road frontage. The Landscape Plan required prior to rezoning will ensure that the front yard is enhanced and that the amount of paved surface is limited.

At Building Permit stage, the applicant is required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division, and will also be responsible for completing the necessary service connection requirements identified by the City's Engineering Department. In addition, the removal of the existing two (2) driveway crossings and installation of the new single driveway crossing is to be done through a Work Order. The new single driveway crossing design must be approved by the City's Transportation Division and must be built as per City Engineering Specifications.

### **Analysis**

This rezoning application has been reviewed on its own merit and in the context of the surrounding area. The following conditions make consideration of duplex zoning at this site supportable:

- There exists a mix of large, medium, and compact single detached dwellings in the immediate surrounding area, along with a newer duplex with a rear lane dedication further north.
- This rezoning application to duplex zoning eliminates the non-conforming status on the site and legitimizes the land use.
- The subject property is on a major arterial road, within walking distance of a Neighbourhood Service Centre at Blundell Centre (approximately 500 m away).

- Introduction of the rear lane in this area is a long term objective of the City. There is an operational lane that has been established to the north within this block of No. 2 Road. Prior to the lane extending south to the subject site, it would require the redevelopment of adjacent lots to the north. There are newer homes on these lots and the redevelopment potential of some of these lots is limited due to existing lot geometry. This will delay the completion of an operational lane within this block of No. 2 Road. However, by securing the rear lane dedication at the subject site prior to rezoning, it will assist with achieving the City's long term objective of an operational lane within this block in the future.
- Given the anticipated timeframe for the rear lane in this area to become fully operational, staff do not believe that requiring the proposed new duplex to be designed with rear-facing garages and a temporary driveway crossing to No. 2 Road is beneficial due to the amount of paved surface that would be required to accommodate the on-site vehicle circulation. Any new construction that would occur on-site after the rear lane is constructed would require vehicle access off the lane as per Bylaw 7222.

#### Financial Impact

None.

#### Conclusion

This rezoning application to legitimize an existing non-conforming land use and permit the development of a duplex on No. 2 Road complies with all applicable policies and land use designations contained within the OCP.

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

On this basis, staff recommends support for the application.

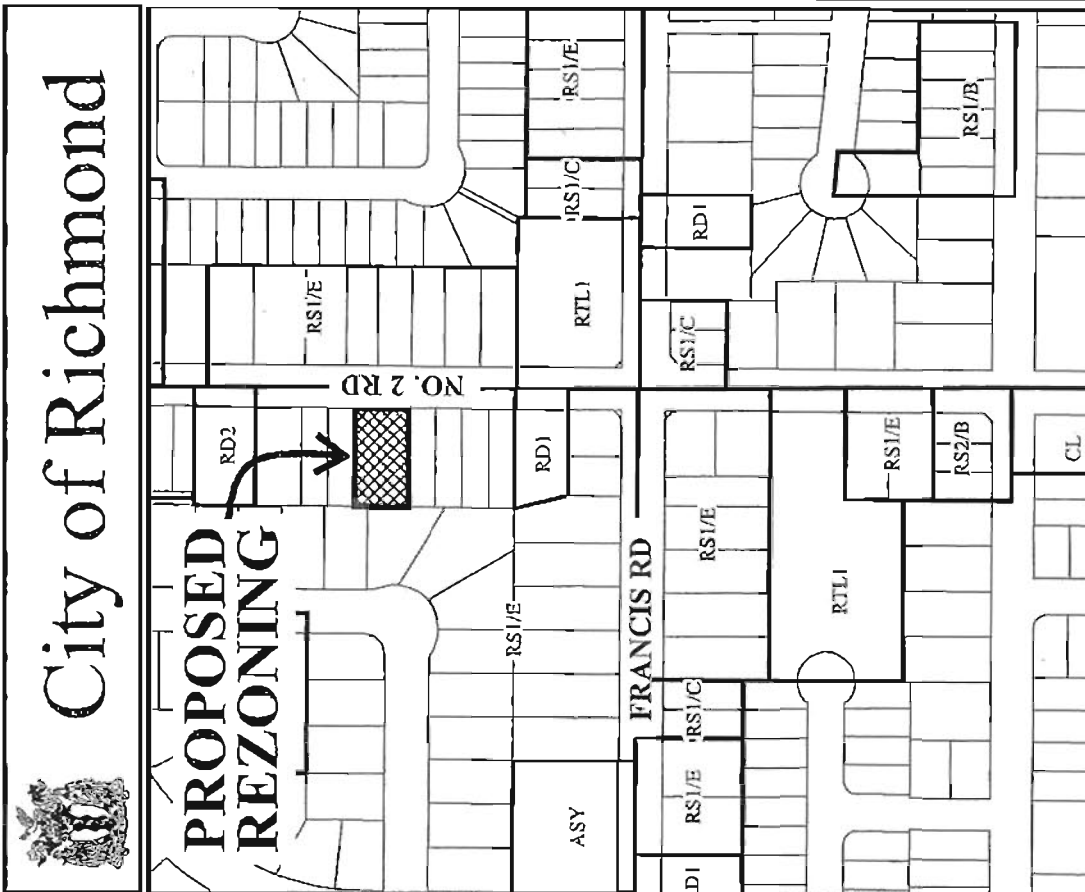


Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

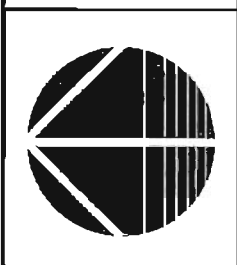
Attachment 1: Location Map/Aerial Photo  
Attachment 2: Development Application Data Sheet  
Attachment 3: Tree Retention Plan  
Attachment 4: Conceptual Building Elevation Plan  
Attachment 5: Rezoning Considerations Concurrence

8600	8620	8628	8640	8680	8700
16.76	15.24	15.24	15.24	15.24	16.76
<b>NO. 2 RD</b>					
8617	8631	8635	8657	8691	8695
12.49	12.49	12.49	24.97	12.50	12.48
45.73	45.74	45.74	45.74	45.73	45.74
20.12	20.12	20.12	35.97	12.51	12.50



**City of Richmond**

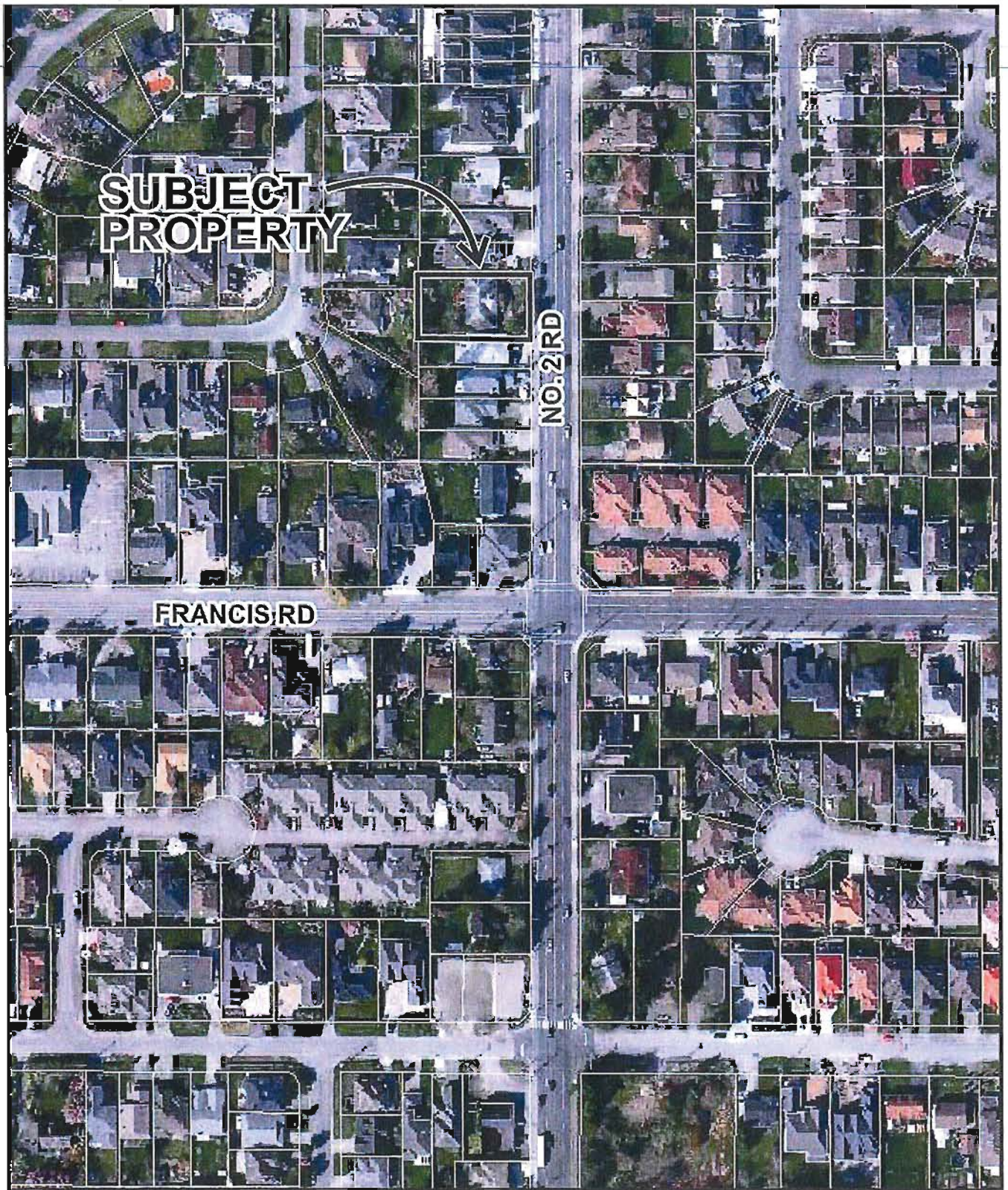
**PROPOSED REZONING**



**RZ 12-623032**

Original Date: 10/31/12  
 Revision Date:  
 Note: Dimensions are in METRES





RZ 12-623032

Original Date: 10/31/12

Amended Date:

Note: Dimensions are in METRES





**RZ 12-623032**

**Attachment 2**

Address: 8651/8671 No. 2 Road

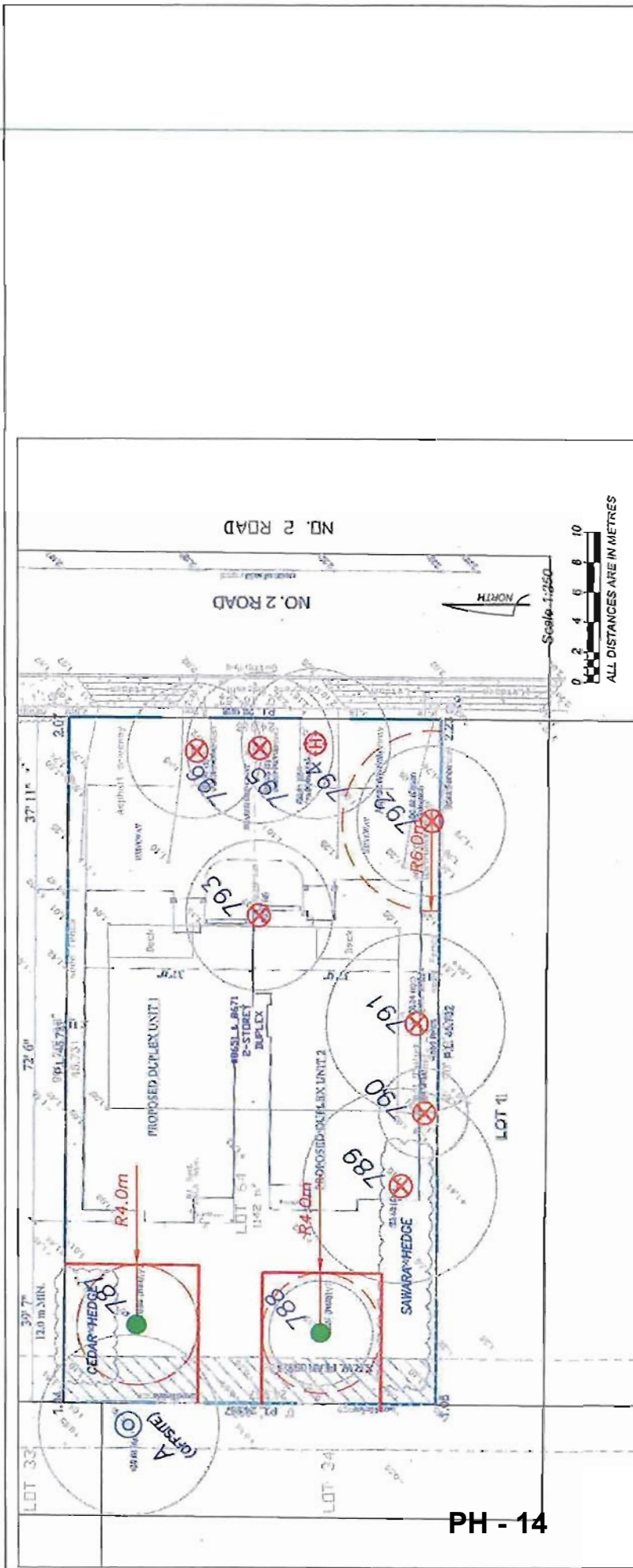
Applicant: Gursher S. Randhawa

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Kuldip Singh Sandhu Sohan Singh Kang Palwinder Kaur Randhawa	To be determined
Site Size (m <sup>2</sup> ):	1142 m <sup>2</sup> (12,292 ft <sup>2</sup> )	After rear lane dedication (1142 m <sup>2</sup> - 150 m <sup>2</sup> ) = approx. 992 m <sup>2</sup> (10,678 ft <sup>2</sup> )
Land Uses:	Existing non-conforming duplex	New duplex
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwellings (RD1)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 - up to 929 m <sup>2</sup> ; plus 0.30 - balance of lot area.	Max. 0.55 x 929 m <sup>2</sup> = 510.95 m <sup>2</sup> Plus 0.30 x 213 m <sup>2</sup> = 63.9 m <sup>2</sup> Total: 575 m <sup>2</sup>	none permitted
Lot Coverage:	Max. 45% - buildings Max. 70 % - buildings, structures and non-porous areas Min. 30% - live plant material	Max. 45% - buildings Max. 70 % - buildings, structures and non-porous areas Min. 30% - live plant material	None
Lot Area:	864 m <sup>2</sup>	Approx 992 m <sup>2</sup>	None
Setback – Front Yard (m):	Min. 9 m	Min. 9 m (with restrictive covenant)	None
Setback – Side Yard (m):	Min. 2 m	Min. 1.2 m	None
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	None
Height:	2 ½ storeys	2 ½ storeys	None

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



**LEGEND**

- DENOTES SITE LIMITS
- DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- ⊗ DENOTES TREE TO BE REMOVED
- ⊕ DENOTES TREE TO BE MITIGATED FOR MITIGATION OF HIGH RISK (CIR4)
- ⊖ DENOTES UNDERSIZE TREE PER MUNICIPAL BYLAW, SPECIES AND SIZE AS NOTED
- ⊕ DENOTES OFFSITE TREE, REFER TO REPORT FOR RECOMMENDED TREATMENT, OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- ⊙ DENOTES TREE PROTECTION ZONE (TPZ) ALUMINUM FENCE TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS, SEE TREE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

**PLAN NOTES:**

- THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED BRUSH-COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (P. ENG). THIS PLAN IS PROVIDED FOR CONCEPT ONLY, AND IS NOT DRAWING AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR MORE PURPOSES.

oclgroupp.ca

**ARBORTECH CONSULTING**

1000 WEST HANCOCK STREET, SUITE 200, 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3  
 FRASER VALLEY OFFICE: SUITE 109-1528 MCCALLUM ROAD, ABOTTSFORD, BC CANADA V2S 8A3



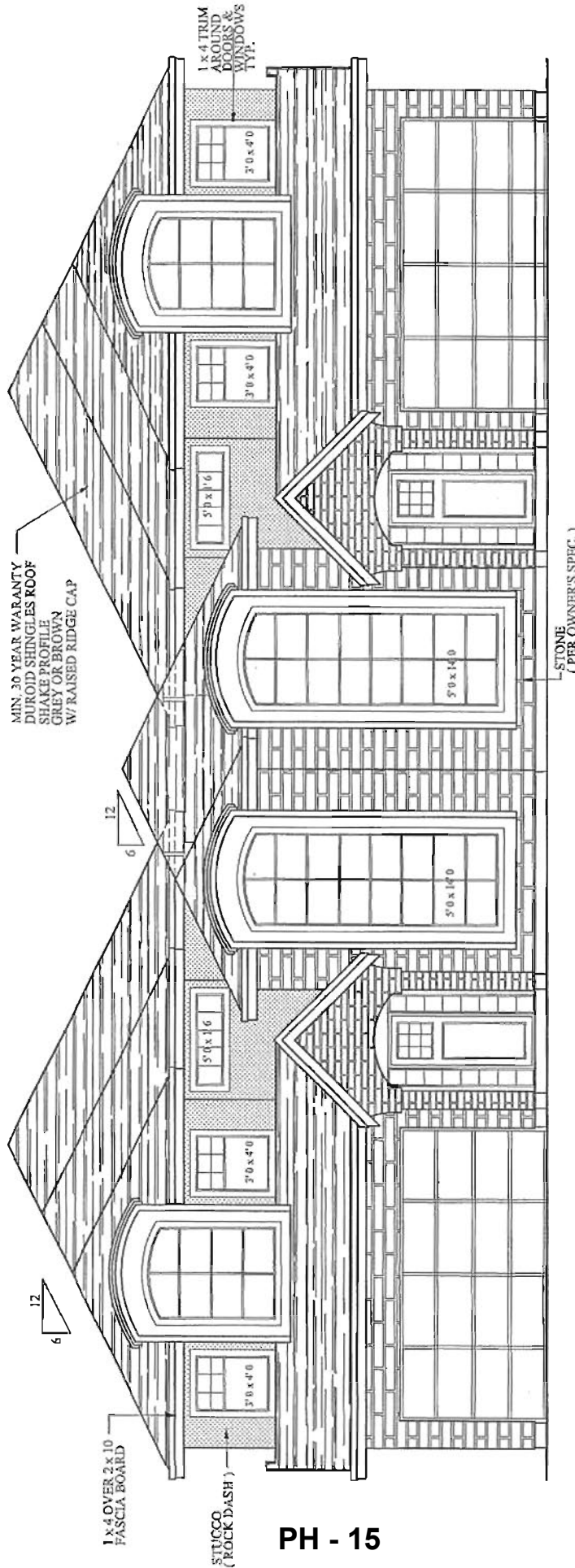
**TREE MANAGEMENT DRAWING**

PROJECT: DUPLEX REDEVELOPMENT  
 ADDRESS: 8657/8671 NO 2 ROAD RICHMOND BC  
 CLIENT: STOKERHOLM CONSTRUCTION GROUP  
 ACL FILE: 17284

REV #	DATE	COMMENTS
1	FEB. 25 2013	3RD PLAN REVISION, 2 TREES RETAINED
0	FEB. 19 2013	100% SUBMISSION

# Conceptual Plan

At future Building Permit stage, all plans to comply with City regulations.



## FRONT ELEVATION

Feb 22



**Address:** 8651/8671 No. 2 Road

**File No.:** RZ 12-623032

**Prior to final adoption of Zoning Amendment Bylaw 8997, the following must be completed:**

1. Dedication of 6 m of property along the entire west property line of the subject property.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
  - include cross-section details for the rear yard landscape treatment; and
  - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m

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

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the two (2) trees to be retained (Trees # 787 and 788). The City will release 90% of the security after construction and landscaping on the site is completed, inspections area approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.
6. Registration of a flood indemnity covenant on title.
7. Registration of a restrictive covenant on title that would require the existing two (2) driveway crossings to be removed and replaced with a single driveway crossing, to be located in the middle of the No. 2 Road frontage, should the site be redeveloped with a new building;
8. Registration of a restrictive covenant on title that would require a minimum 9 m front yard to enable on-site vehicle turnaround capability;
9. Payment of \$838 per linear metre of total lot width ( $\$838 \times 24.97 \text{ m} = \$20,924.86$ ) for Engineering Improvement Charges, in lieu of lane construction.

**Prior to Demolition Permit\* issuance, the following is required to be completed:**

- Installation of appropriate tree protection fencing to City standard around all trees to be retained as part of the development (Trees # 787, 788 on-site, and Tree A off-site). Tree protection fencing must remain in place until construction and landscaping on the site is completed.

**Prior to Building Permit\* Issuance, the following is required to be completed:**

- Submission of a Construction Parking and Traffic Management Plan to the City's Transportation Division. The 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.
- Completion of the necessary service connection requirements identified by the City's Engineering Department.
- Removal of the existing two (2) driveway crossings and installation of the new single driveway crossing through a Work Order. The new single driveway crossing design must be approved by the City's Transportation Division and must be built as per City Engineering Specifications.
- Obtain a Building Permit 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





Richmond Zoning Bylaw 8500
Amendment Bylaw 8997 (RZ 12-623032)
8651/8671 No. 2 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 TWO-UNIT DWELLINGS (RD1).

P.I.D. 006-717-853

Lot 64 Section 24 Block 4 North Range 7 West New Westminster District Plan 32284

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8997".

FIRST READING

MAR 25 2013

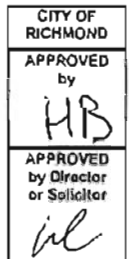
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER