



City of Richmond

Report to Committee Planning and Development Division

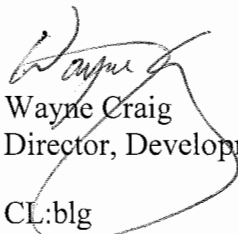
To: Planning Committee
From: Wayne Craig
Director, Development

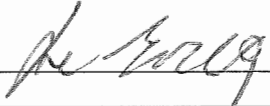
Date: September 12, 2016
File: RZ 15-712653

Re: Application by Rick Bowal for Rezoning at 7511 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9600, for the rezoning of 7511 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att. 5

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

Staff Report

Origin

Rick Bowal has applied to the City of Richmond for permission to rezone the property at 7511 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from the rear lane (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a single detached dwelling, which will be demolished at future development stage.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across the rear lane, are two (2) lots zoned “Single Detached (RS1/E)”, fronting Bates Road (7460 and 7480 Bates Road). There is an existing single detached dwelling at 7460 Bates Road, and there is currently a new dwelling under construction at 7480 Bates Road.
- To the south, immediately across Williams Road, are lots zoned “Coach House (ZS12) – Broadmoor” (7442 and 7446 Williams Road); both of which contain new dwellings under construction.
- To the east, is a dwelling on a lot zoned “Single Detached (RS1/E)” at 7531 Williams Road, which is the subject of a rezoning application to the “Compact Single Detached (RC2)” zone (RZ 15-712649).
- To the west, is an existing non-conforming duplex on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan/Broadmoor Area Central West Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The land use designation for the subject site in the Broadmoor Area Central West Sub-Area Plan is “Low Density Residential”.

This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lot or coach house lots, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Site Access

Vehicle access to the proposed lots is to be from the rear lane. Vehicle access to the proposed lots from Williams Road is not permitted, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The existing driveway crossing on Williams Road must be closed and the boulevard restored to match the current condition to the east and west.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses eight (9) bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- One (1) Austrian Pine (Tree # 383) located in the northeast corner of the subject site is in good condition and should be retained and protected as it is not in conflict with the proposed development. The tree must be retained and protected a per City of Richmond Tree Protection Information Bulletin TREE-03; with a minimum tree protection zone of 5.0 m out from the base of the tree to the west, 4.0 m out from the base of the tree to the south, 2.0 m out from the base of the tree to the north, and from the base of the tree to 3.0 m east of the property line at 7531 Williams Road.

- Eight (8) trees; specifically Trees # 377, 378, 379, 380, 381, 382, 384, 385, are either dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Tree Protection

The applicant has submitted a tree retention plan showing Tree # 383 to be retained and the tree protection zone required to protect the tree during development stage (Attachment 4). To ensure that Tree # 383 is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree protection zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment report to the City for review.
 - A survival security in the amount of \$10,000. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained as shown on the Tree Retention Plan. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove eight (8) on-site trees (Trees # 377, 378, 379, 380, 381, 382, 384, 385). The 2:1 replacement ratio would require a total of 16 replacement trees. Due to the compact size of the future lots and the effort required by the applicant to retain Tree # 383 in the rear yard, staff recommend that only 12 replacement trees be required. The applicant has agreed to plant and maintain two (2) trees on each lot proposed; for a total of four (4) trees, and to provide a contribution in the amount of \$4,000 to the City’s Tree Compensation Fund in-lieu of planting the remaining eight (8) required replacement trees on-site. The required replacement trees are to be of the following minimum sizes; based on the size of the trees being removed as per Tree Protection Bylaw No. 8057:

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

Consistent with the Landscape Plan guidelines in the Arterial Road Policy, and to ensure that the front yards of the proposed lots are enhanced, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. 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 identified in the Tree Retention Plan attached to this report.
- A Landscaping Security based on 100% of the cost estimate for the landscape works, prepared by the Registered Landscape Architect (including all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires:
a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes a secondary suite on one (1) of the two (2) lots proposed and a cash-in-lieu contribution of \$4,203 to the City's Affordable Housing Reserve Fund for the remaining lot. Prior to rezoning, the applicant is required to register a legal agreement 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 Richmond Zoning Bylaw 8500. 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.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fees and Servicing Costs for the scope of works described in Attachment 5.
- Submit a cash-in-lieu contribution in the amount of \$31,990.80 for the design and construction of lane improvements, in accordance with the Subdivision and Development Bylaw No. 8751.

At future Building Permit stage, the applicant is required to complete the servicing requirements described in Attachment 5.

Financial Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals).

Conclusion

The purpose of this application is to rezone the property at 7511 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject sites that are 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).

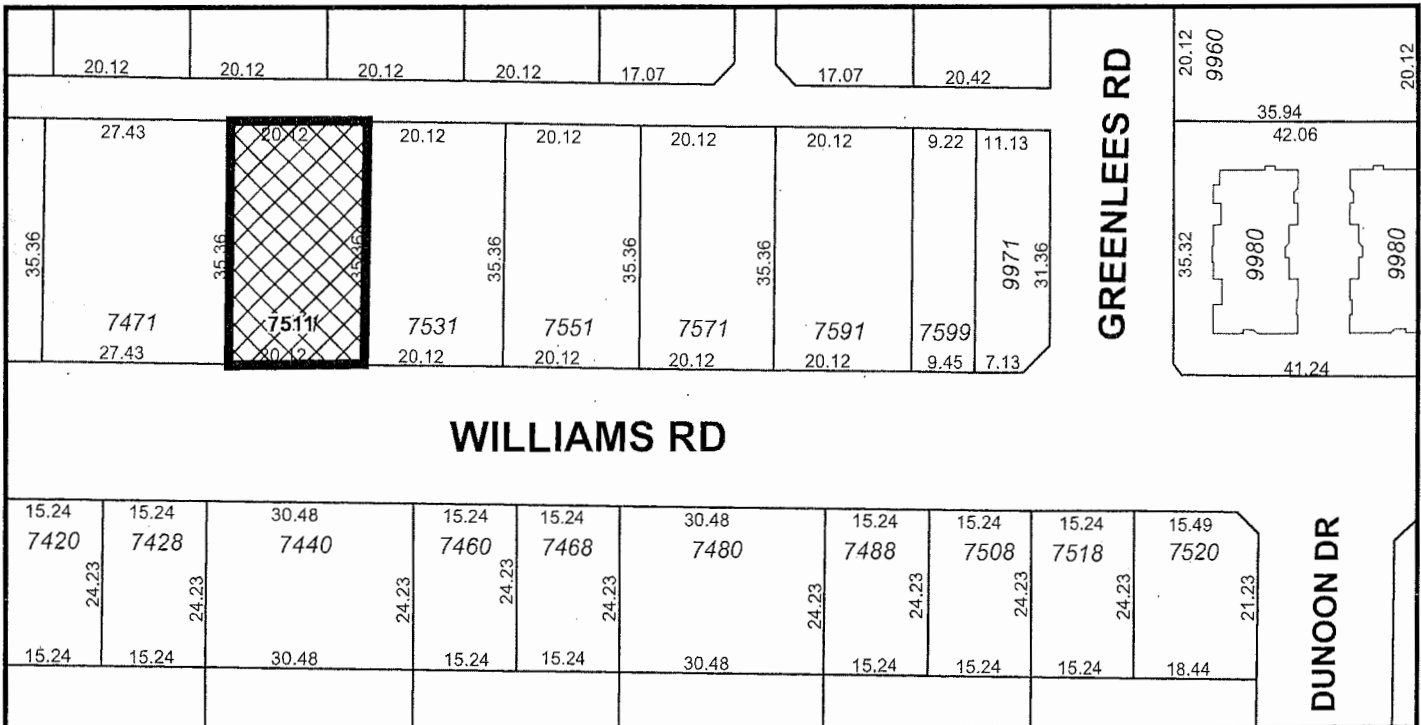
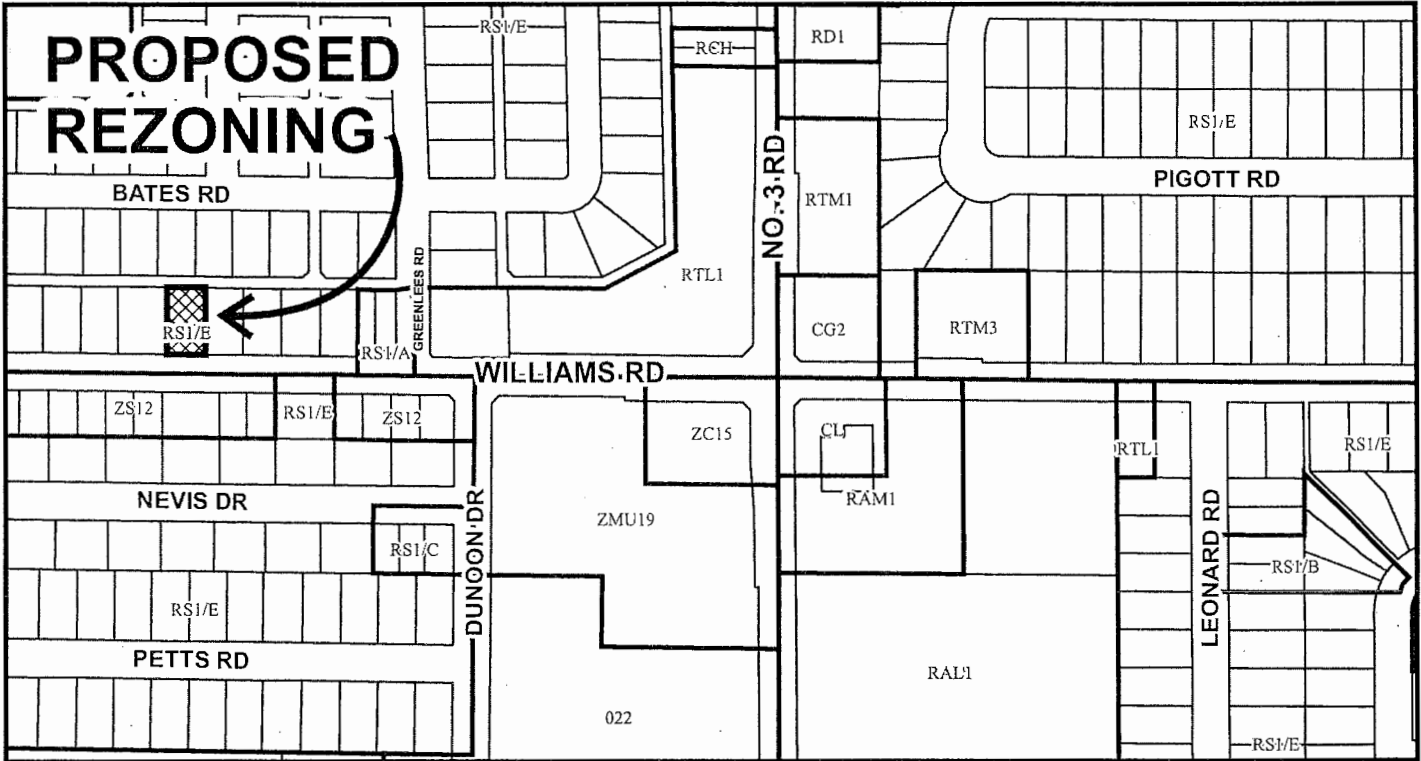
It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9600 be introduced and given first reading.



Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Proposed Tree Retention Plan
- Attachment 5: Rezoning Considerations



	<h1>RZ 15-712653</h1>	<p>Original Date: 12/14/15</p>
		<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



RZ 15-712653

Original Date: 12/14/15

Revision Date:

Note: Dimensions are in METRES

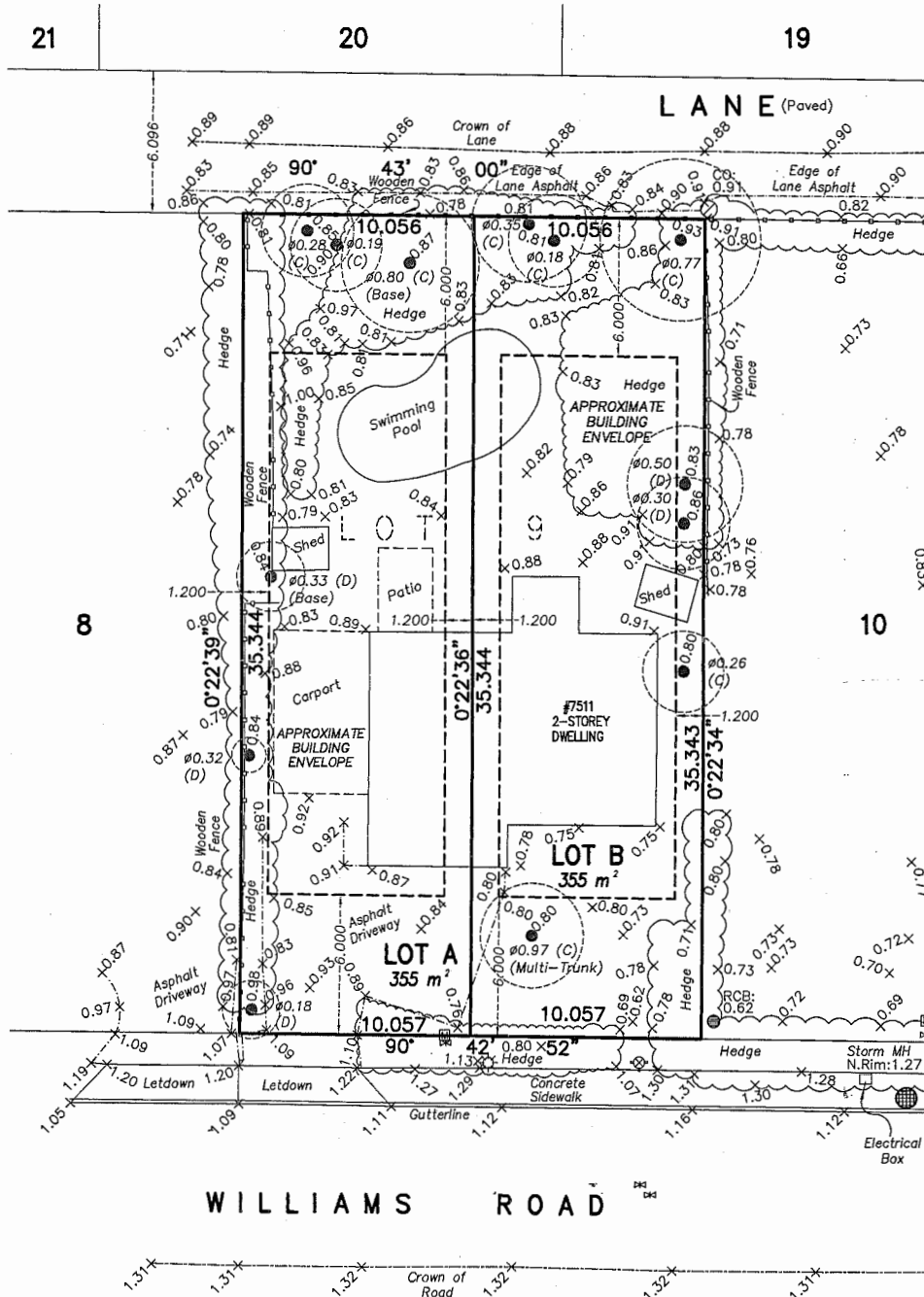
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 9
SECTION 29 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17789**

#7511 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 010-320-911

SCALE: 1:200



0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© 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. 6204
FB-287 P125-130
Drawn By: IO

NOTE:
Use site Benchmark Tag #450 for construction elevation control.

- LEGEND:**
- (c) denotes conifer
 - (d) denotes deciduous
 - denotes round catch basin
 - ⊕ denotes water valve
 - ⊗ denotes water meter
 - ⊙ denotes manhole
 - ⊘ denotes cleanout
 - ⊚ denotes lamp standard
 - ⊛ denotes fire hydrant

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #202
Control Monument 77H4623
Elevation: 1.452m
Benchmark: HPN #204
Control Monument 02H2452
Elevation: 1.559m

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
SEPTEMBER 16th, 2015.



RZ 15-712653

Attachment 3

Address: 7511 Williams Road

Applicant: Rick Bowal

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Heritage Lane Homes Ltd.	To be determined
Site Size (m²):	710 m ² (7,642.38 ft ²)	Two (2) lots – each 355 m ² (3,821.19 ft ²)
Land Uses:	Single-family dwelling	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for lot area in excess of 454.5 m ²	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for lot area in excess of 454.5 m ²	none permitted
Buildable Floor Area (m ²):*	Each lot - Max. 195.25 m ² (2,101.65 ft ²)	Each lot - Max. 195.25 m ² (2,101.65 ft ²)	none permitted
Lot Coverage (% of lot area):	Buildings, Structures, & Non-porous surfaces: Max. 70%; Live plant material: Min. 20%.	Buildings, Structures, & Non-porous surfaces: Max. 70%; Live plant material: Min. 20%.	none
Lot Size (m ²):	Min. 270 m ²	Each lot - 355 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Each lot Width: 10.06 m Depth: 35.34 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys (9 m; peaked); Max. 2 storeys (7.5 m; flat)	Max. 2 ½ storeys (9 m; peaked); Max. 2 storeys (7.5 m; flat)	none
On-Site Parking Spaces:	Principal dwelling: Min. 2 spaces Secondary suite: Min. 1 space	Principal dwelling: Min. 2 spaces Secondary suite: Min. 1 space	none
Private Outdoor Space:	Min. 20 m ²	Min. 20 m ²	none

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Address: 7511 Williams Road

File No.: RZ 15-712653

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9600, the developer is required to complete the following:

1. 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 trees, soft and hard materials, fencing, installation costs, and a 10% contingency). 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include a mix of coniferous and deciduous trees with the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057:

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

2. The City’s acceptance of the applicant’s voluntary contribution in the amount of \$4,000 to the City’s Tree Compensation Fund in-lieu of planting the remaining required eight (8) replacement trees.
3. 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 Tree # 383 to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000 for Tree # 383. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
5. Registration of a flood indemnity covenant on Title.
6. 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.
7. The City’s acceptance of the applicant’s voluntary contribution to the City’s Affordable Housing Reserve Fund of \$2.00 per buildable square foot on the remaining lot proposed (i.e. \$4,203).

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

- Installation of tree protection fencing around Tree # 383, which is to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed. Tree protection fencing must be installed at a minimum of 5.0 m out from the base of the tree to the west, 4.0 m out from the base of the tree to the south, 2.0 m out from the base of the tree to the north, and from the base of the tree to 3.0 m east of the property line at 7531 Williams Road.

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

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs for the scope of works described below (including but not limited to):

Water Works

- a) Using the OCP Model, there is 442 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 120 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- b) At the developer's cost, the City is to:
 - Cut and cap the existing water service connection along the Williams Road frontage.
 - Install two (2) new water service connections with meters and meter boxes.

Storm Sewer Works

- a) The developer is required to:
 - Utilize the existing storm service connections at both the southwest and southeast property lines and upgrade inspection chambers as required.
 - Pay cash-in-lieu for lane drainage upgrades; see "Frontage Improvements" (below).
- b) At the developer's cost, the City is to cut and cap one (1) existing storm sewer connection and remove the inspection chamber along the Williams Road frontage.

Sanitary Sewer Works

- a) At the developer's cost, the City is to install a new sanitary service connection, complete with inspection chamber and dual service leads, at the adjoining property line of the newly subdivided lots.

Frontage Improvements

- a) The developer is required to pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$31,990.80 cash-in-lieu contribution for the design and construction of lane upgrades (asphalt paving, drainage, concrete curb/gutter, lane lighting).
- b) At the developer's cost, the City is to close the existing driveway crossing within the Williams Road frontage and restore the sidewalk and boulevard to match the condition to the east and west of the subject site.
- c) The developer is required to Coordinate with BC Hydro, Telus and other private service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

- a) The developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Subdivision, Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering, 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.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
- 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 Department 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9600 (RZ 15-712653)
7511 Williams 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 010-320-911

Lot 9 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9600".

FIRST READING

SEP 26 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER