



To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 6, 2016
File: RZ 16-731886

Re: Application by 0906559 B.C. Ltd. for Rezoning at 4720/4740 Larkspur Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9608, for the rezoning of 4720/4740 Larkspur Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

Wayne Craig
Wayne Craig
Director, Development

WC:jf
Att. 7

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

Staff Report

Origin

0906559 B.C. Ltd. has applied to the City of Richmond for permission to rezone 4720/4740 Larkspur Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) single-family lots, each with driveway access to Larkspur Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

Development immediately surrounding the subject property is as follows:

- To the north, across Larkspur Avenue: one (1) home on a lot zoned “Single Detached (RS1/E),” fronting Larkspur Avenue.
- To the south: McCallan Park, an open park with play structures on a lot zoned “School and Institutional Use (SI).”
- To the east: one (1) home on a lot zoned “Single Detached (RS1/E),” fronting Larkspur Avenue.
- To the west: one (1) duplex on a lot zoned “Single Detached (RS1/E),” fronting Larkspur Avenue.

Related Policies & Studies

Official Community Plan/Thompson Area Plan

The subject property is located in the Thompson planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this application.

Zoning Bylaw 8500/Single-Family Lot Size Policy 5473

The subject property is located within the area governed by Single-Family Lot Size Policy 5473, adopted by Council on July 18, 2005 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the “Single Detached (RS2/E)” zoning bylaw.

Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate that Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex, and are intended to be subdivided into no more than two (2) single-family lots. The proposed rezoning and subdivision are compliant with this policy.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Area 4. In accordance with the Aircraft Noise Sensitive Development Policy (ANSD) contained in the OCP, applications involving rezoning from one single-family sub-zone to another may be considered in this aircraft noise sensitive area. Registration of an aircraft sensitive noise use covenant on Title is required prior to final adoption of the rezoning bylaw.

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 grant 1st 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**Existing Legal Encumbrances**

There is an existing statutory right-of-way (SRW) agreement registered on Title for the municipal sanitary sewer. The SRW is 3.0 m wide along the entire west and south property lines. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be from Larkspur Avenue via separate driveway crossings to each new lot.

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 one (1) bylaw-sized tree on the subject property, one (1) tree on a neighbouring property, and three (3) City-owned Western red cedars.

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

- One (1) 41 cm dbh Western red cedar on the development site (Tag # 8) is in good condition and recommended for retention. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) 36 cm dbh Japanese maple on a neighbouring property (Tag # 4) is in good condition and recommended for retention. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) City-owned 58 cm dbh Western red cedar in the road right-of-way (Tag # 3) is in good condition and recommended for retention. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Two (2) City-owned Western red cedars in the road right-of-way (Tag # 1 and 2) forming a hedge are in good condition, but in conflict with the proposed driveway location. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Protection

One (1) tree on the subject property, one (1) tree on a neighbouring property, and one (1) City-owned tree (Tag # 3, 4, and 8) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are 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 tree protection zones. 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 to the City for review.
- Prior to final adoption of the rezoning bylaw, the City's acceptance of a survival security in the amount of \$10,000 for the one (1) tree to be retained on-site, and \$18,400 for the one (1) City-owned tree, for a total security of \$28,400.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees 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 remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove two (2) City-owned Western red cedars (Tag # 1 and 2) that form part of a hedge. The City Parks Department has determined that no compensation is required for the removal of hedges.

Consistent with Council Policy No. 5032, the applicant must provide and maintain two (2) trees on each lot. The applicant has agreed to plant one (1) tree on proposed Lot A and two (2) trees on proposed Lot B to comply with this Policy. Prior to adoption of the rezoning bylaw, the applicant must submit a landscape security in the amount of \$1,500 to ensure that the three (3) trees are planted.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, or a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots.

To comply with the Affordable Housing Strategy, the applicant proposes to construct a secondary suite on one (1) of the two (2) future lots and provide a cash-in-lieu contribution of \$5,761.38 to the City's Affordable Housing Reserve Fund for the second lot. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection will be 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.

Site Servicing and Frontage Improvements

At a future development stage, the applicant must complete the required servicing works as described in Attachment 8.

Financial Impact or Economic Impact

This 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

0906559 B.C. Ltd. has applied to the City of Richmond for permission to rezone 4720/4740 Larkspur Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots, each with driveways access to Larkspur Avenue.

This rezoning application complies with the land use designation and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9608 be introduced and given first reading.



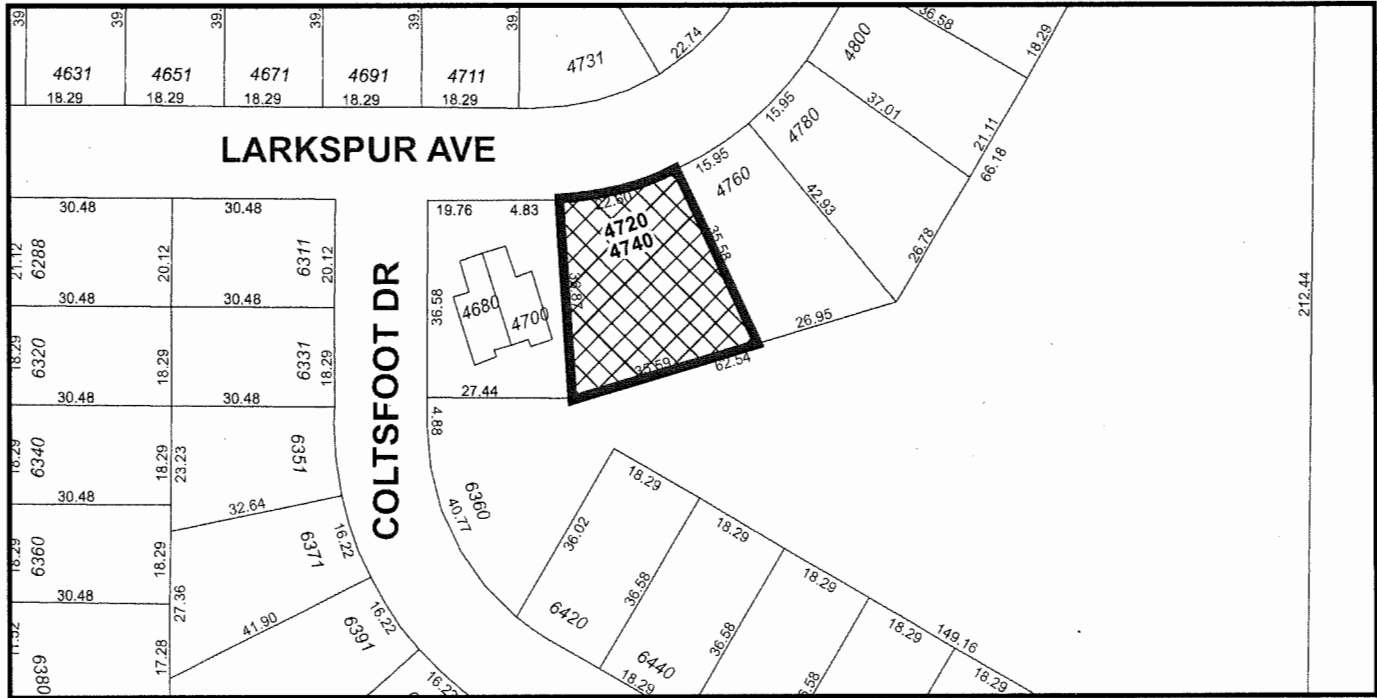
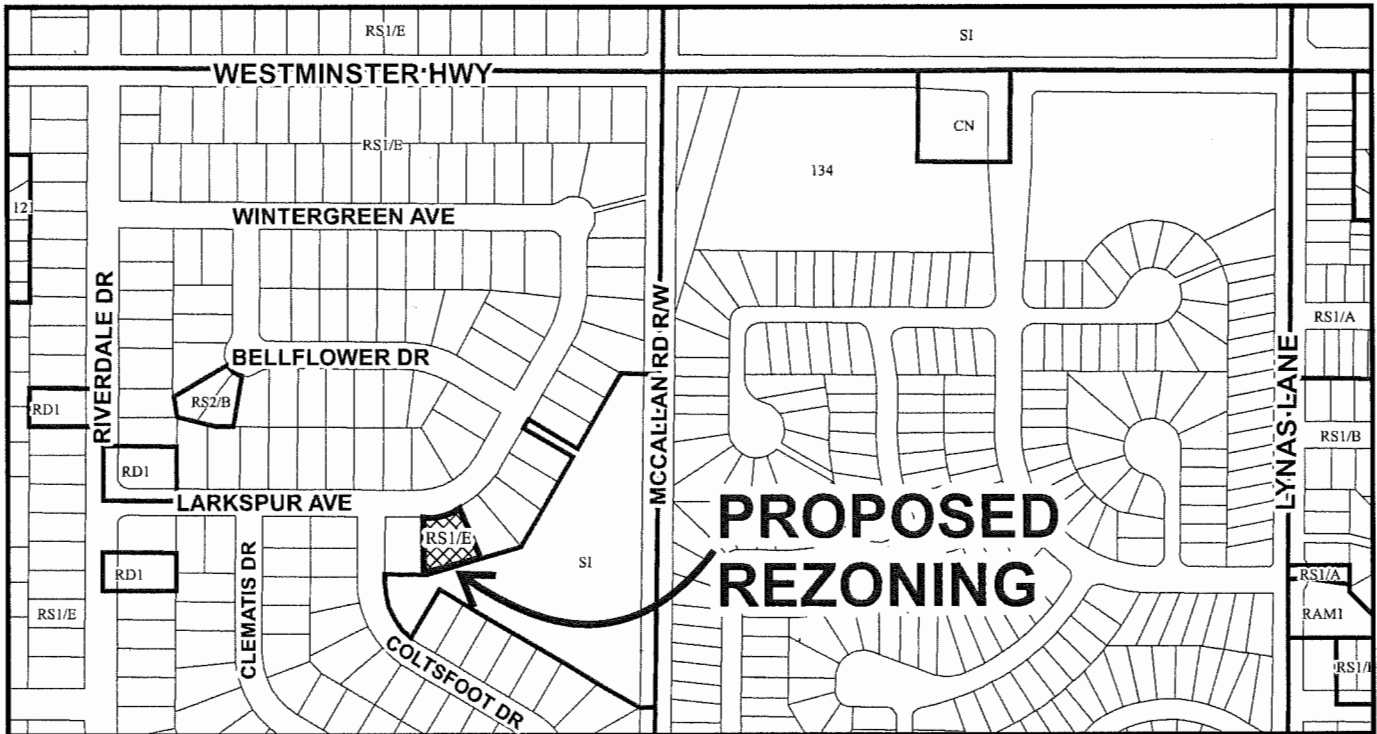
Jordan Rockerbie
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Thompson Area Plan Land Use Map
- Attachment 5: Lot Size Policy 5473
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



	<h1>RZ 16-731886</h1>	<p>Original Date: 05/25/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



RZ 16-731886

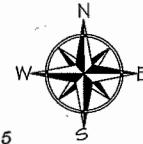
Original Date: 05/25/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 465 SECTION 11 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 42623**

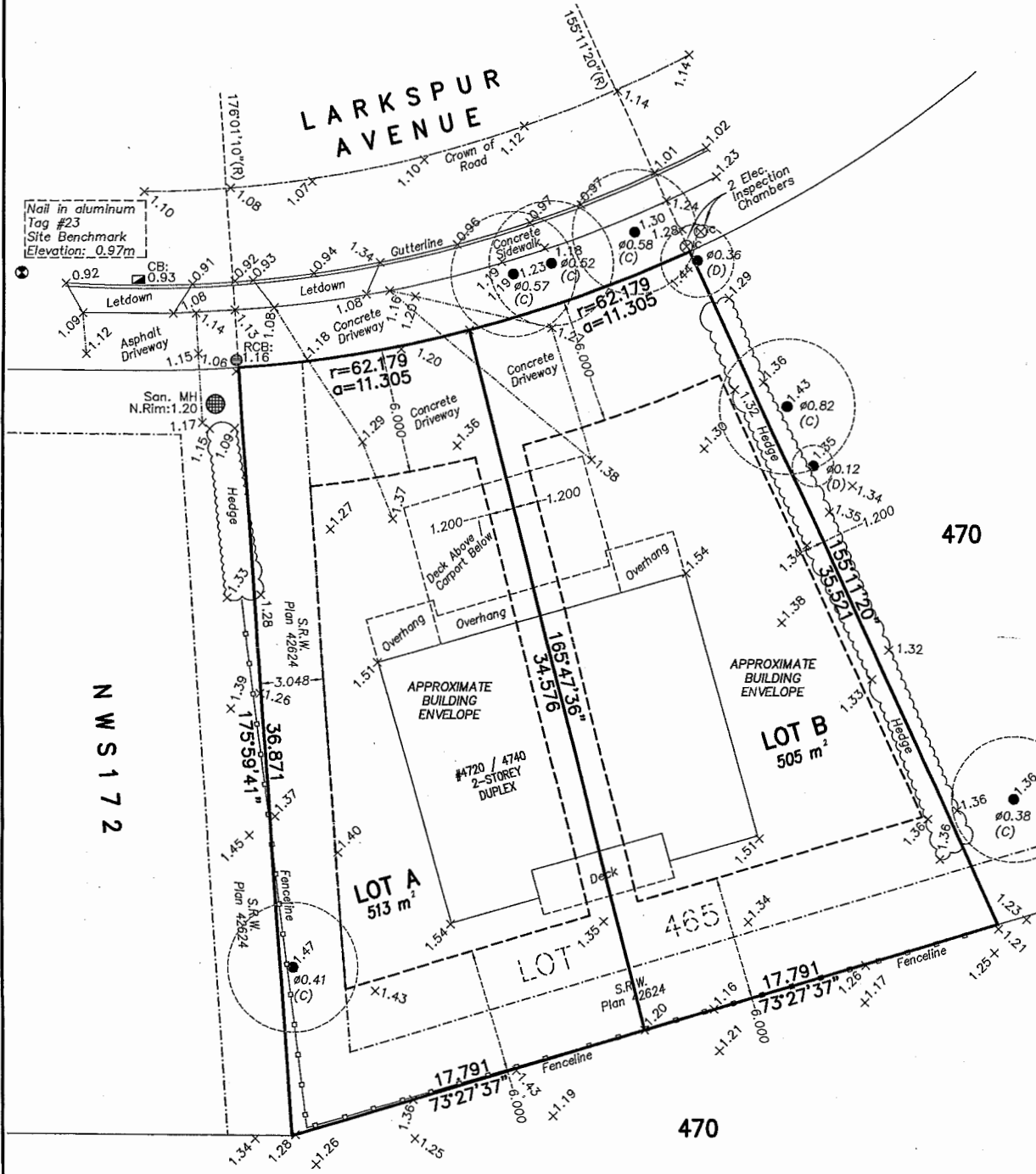
#4720 - 4740 LARKSPUR AVENUE,
RICHMOND, B.C.
P.I.D. 002-468-182



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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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. 6559
FB-300 P134-135
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #196
Control Monument 77H4970
Elevation: 1.793m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m

NOTE:
Use site Benchmark Tag #23 for
construction elevation control.

LEGEND:
(c) denotes conifer
(D) denotes deciduous
▣ denotes catch basin
● denotes round catch basin
⊙ denotes manhole
⊗ denotes electrical
inspection chamber
(R) denotes radial bearing

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
APRIL 7th, 2016.



RZ 16-731886

Attachment 3

Address: 4720/4740 Larkspur Avenue

Applicant: 0906559 B.C. Ltd.

Planning Area(s): Thompson

	Existing	Proposed
Owner:	Yingchen Huang	To be determined
Site Size (m²):	1,018 m ²	Lot A: 513 m ² Lot B: 505 m ²
Land Uses:	One (1) duplex	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/E) (duplexes exempt)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

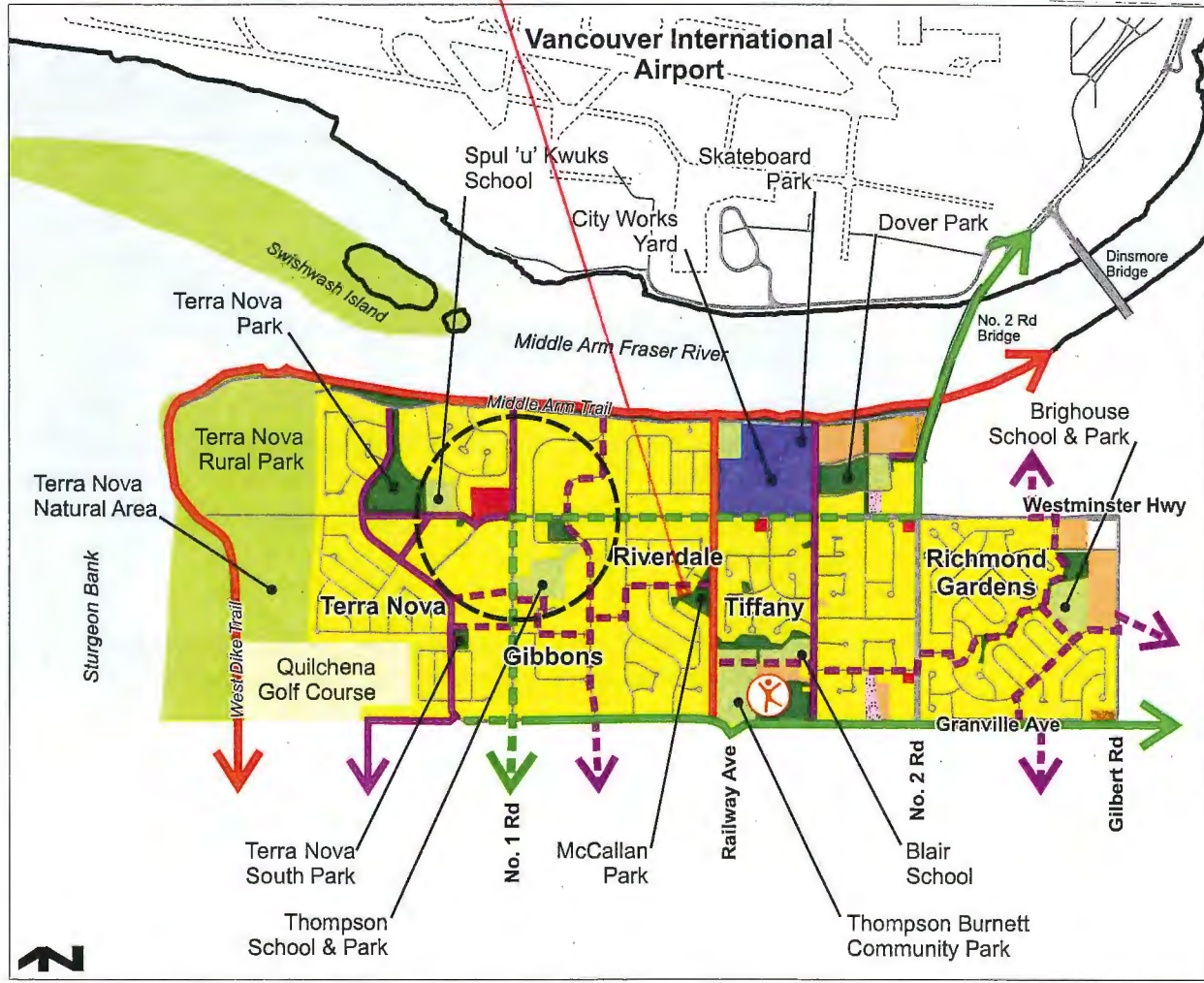
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.30 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.30 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area*	Lot A: Max. 270.025 m ² (2,906.522 ft ²) Lot B: Max. 267.625 m ² (2,880.689 ft ²)	Lot A: Max. 270.025 m ² (2,906.522 ft ²) Lot B: Max. 267.625 m ² (2,880.689 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 360 m ²	Lot A: 513 m ² Lot B: 505 m ²	None
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 14.55 m Depth: 34.58 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. 9.0 m	Max. 9.0 m	None

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

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

2. Thompson

SUBJECT PROPERTY



Agricultural	Terra Nova Neighbourhood Centre (future)
Apartment Residential	Thompson Community Centre
Commercial	Existing Major Street Bike Route
Community Institutional	Future Major Street Bike Route
Conservation	Existing Greenway/Trail
Industrial	Future Greenway/Trail
Limited Mixed Use	Existing Neighbourhood Link - enhanced
Mixed Use	Future Neighbourhood Link - unenhanced
Neighbourhood Residential	
Neighbourhood Service Centre	
Park	
School	



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: July 18th, 2005

POLICY 5473

File Ref: 4045-00

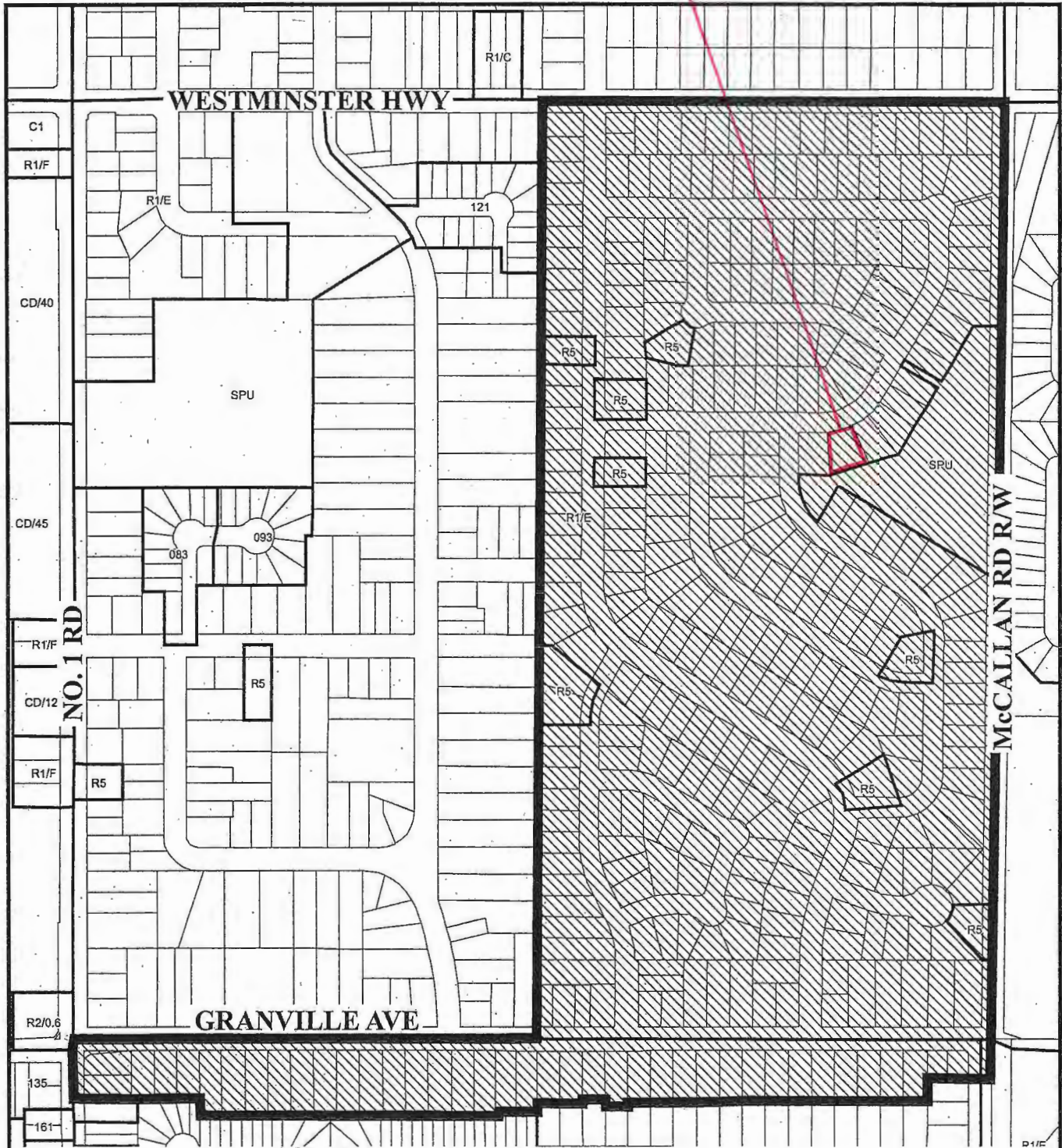
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-4-7 AND 14-4-7

POLICY 5473:

The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by **Granville Avenue, Westminster Highway, the McCallan Road Right-of-Way, and the property line to the rear of the properties on the west side of Mayflower and Riverdale Drive, and for the lots abutting Granville Avenue between Railway Avenue and No. 1 Road** in a portion of Section 14-4-7:

1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.
2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Property boundaries are outlined on the accompanying plan.
4. Multiple-family residential development shall not be permitted.

SUBJECT PROPERTY



Subdivision permitted as per R1/E

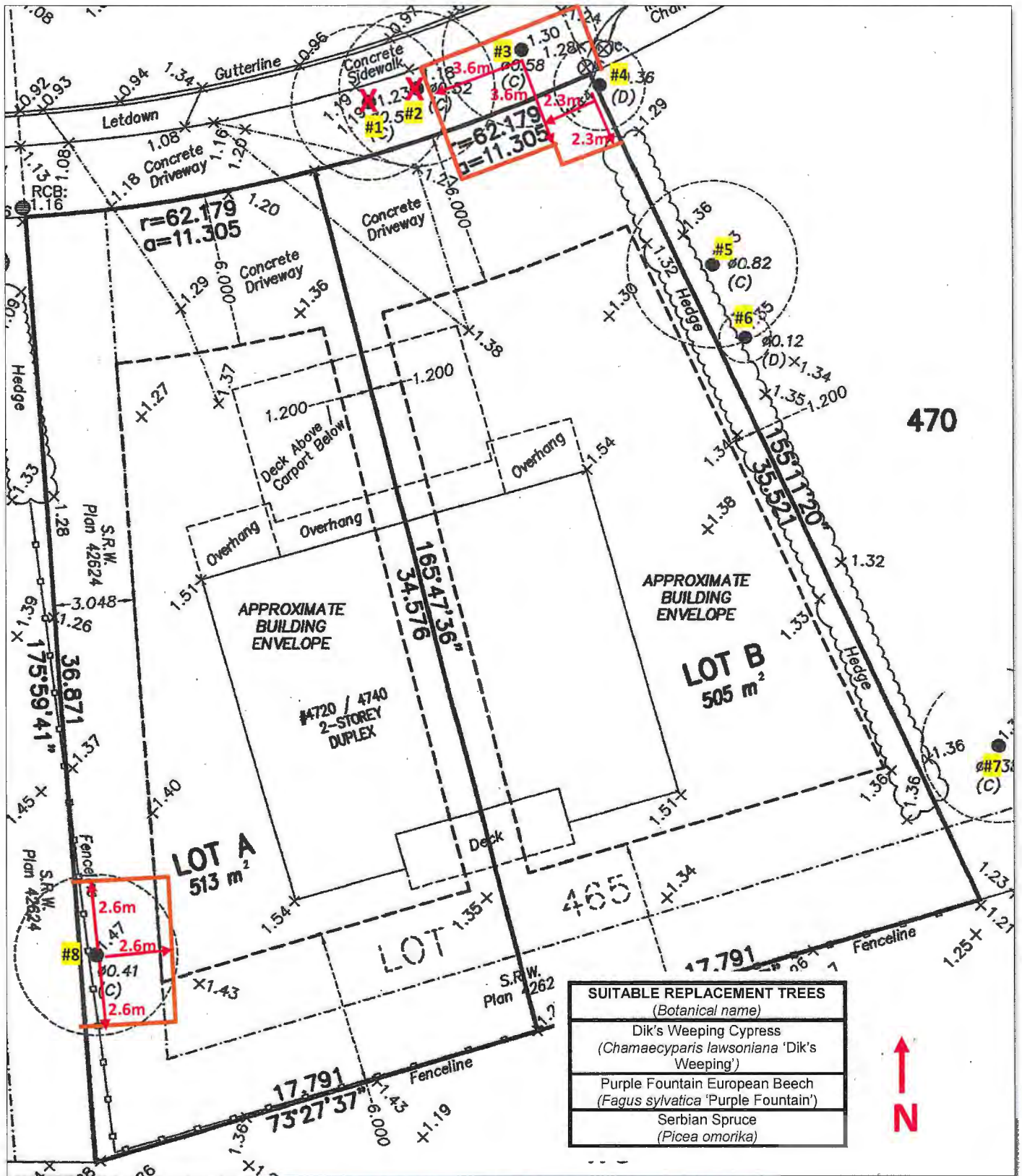


Policy 5473
Section 11-4-7 and 14-4-7

Adopted Date: 07/18/05

Amended Date:

Note: Dimensions are in METRES



Preliminary Tree Retention & Removal Plan, Scale 1:200

<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (m) est.
1	Western red cedar (<i>Thuja plicata</i>)	100 combined (54+46)	3.1
2	Western red cedar (<i>Thuja plicata</i>)	63	3.1
3	Western red cedar (<i>Thuja plicata</i>)	58 per survey	3.1
4	Japanese maple (<i>Acer japonica</i>)	36 per survey	1.5
5	No tree	-	-
6	No tree	-	-
7	No tree	-	-
8	Douglas fir (<i>Pseudotsuga menziesii</i>)	41 per survey	3



Address: 4720/4740 Larkspur Avenue

File No.: RZ 16-731886

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9608, the applicant is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,500 (\$500/tree) to ensure that one (1) tree is planted on proposed Lot A and two (2) trees are planted on proposed Lot B, for a total of three (3) trees; minimum 6 cm deciduous caliper or 3.5 m high conifers.
2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one (1) tree to be retained on-site, and \$18,400 for the one (1) City-owned tree, for a total security of \$28,400.
4. Registration of an aircraft noise sensitive use covenant on title.
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 of \$2.00 per buildable square foot of the single-family development on proposed Lot B (i.e. \$ 5,761.38) to the City's Affordable Housing Reserve Fund.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. 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.

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

1. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement* or a City work order.

Water Works:

- Using the OCP Model, there is 164 L/s of water available at a 20 psi residual at the Larkspur Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

Initial: _____

- 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to:
 - Cut & cap at main the existing water service connection along the Larkspur Avenue frontage.
 - Install two new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Larkspur Avenue.

Storm Sewer Works:

- At the Developer's cost, the City is to:
 - Cut and cap the existing storm service lead at the inspection chamber at the northwest corner of the subject site.
 - Install a new storm service connection complete with inspection chamber and dual service lead off of the existing 300mm storm sewer on Larkspur Avenue.

Sanitary Sewer Works:

- At the Developers 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 two newly created lots.
 - Cut and cap the existing sanitary service lead at the southeast corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - 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).
- All removal and relocation of sidewalk panels and curb letdowns to be done at Developer's cost.

General Items:

- The Developer is required to:
 - Enter into, if required, 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, 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.

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

Initial: _____

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

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9608 (RZ 16-731886)
4720/4740 Larkspur 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/B)”**.

P.I.D. 002-468-182

Lot 465 Section 11 Block 4 North Range 7 West New Westminster District Plan 42623

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9608”**.

FIRST READING

SEP 26 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ul</i>

MAYOR

CORPORATE OFFICER