



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** March 31, 2016

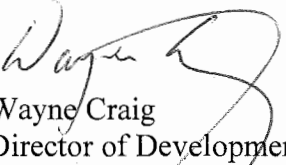
**From:** Wayne Craig  
Director of Development

**File:** RZ 15-710997


**Re:** **Application by Casa Mia Projects Ltd. to rezone the properties at 10231 and 10251 Ruskin Road from Single Detached (RS1/E) to Single Detached (RS2/B)**

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned.
2. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 for the rezoning of the properties at 10231 and 10251 Ruskin Road from Single Family Detached (RS1/E) to Single Detached (RS2/B) be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC: hc  
Att.

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

## Staff Report

### Origin

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to rezone the properties at 10231 and 10251 Ruskin Road (Attachment 1) in order to construct three (3) single family dwellings from the “Single-Detached (RS1/E)” Zone to the “Single Detached (RS2/B)” Zone (Attachment 2).

### Background

Prior to this application, Council considered an earlier proposal (RZ 11-591786) and Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 (Attachment 3) was introduced and given first, second and third reading. As the applicant has withdrawn RZ 11-591786, the current rezoning application includes abandonment of Richmond Zoning Bylaw 8500 Amendment Bylaw 8871.

### Findings of Fact

A Development Application Data Sheet, providing the technical details of the proposed development, is attached (Attachment 4).

### Surrounding Development

Development that immediately surrounds the subject property includes:

- To the north and south along Ruskin Road, parcels are zoned “Single Detached (RS1/E)”.
- To the east along Ruskin Road, parcels are zoned “Single Detached (RS1/E) Zone”, “Single Detached (RS1/B)” and “Single Detached (RS2/B)”.
- To the west along Leonard Road, parcels are zoned “Single Detached (RS1/E)”.

### Related Policies and Studies

#### Official Community Plan

The Official Community Plan land use designation for the subject properties is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Single Family Lot Size Policy 5469

The subject site is located within Single Family Lot Size Policy Area 5469 that Council adopted on February 19, 2001 (Attachment 5). The Single Family Lot Size Policy permits those properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place to rezone to the Single Detached (R1/B) Zone. However, the Single Detached (R1/B) Zone was subsequently replaced with the Single Detached (RS2/B) Zone, as per Richmond Zoning Bylaw 8500 Section 2.3.8, where the minimum lot size is 360 m<sup>2</sup> and minimum lot width is 12 m. Given the proposed subdivision is three lots of 491 m<sup>2</sup> with lot width of 13.41m, this rezoning complies with RS2/B zoning standards and Single Family Lot Size Policy 5469.

### Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration on property title of a restrictive covenant for the purpose of flood indemnity is required prior to the adoption of the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### **Public Consultation**

A rezoning sign is installed on the subject properties. To date the City has not received any comments from the public about the proposal. Should Council introduce and give first reading to the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519, this application would then proceed to a Public Hearing.

### **Analysis**

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report, which identifies on-site and off-site tree species, assesses their condition and provides recommendations on tree retention and removal in relation to the proposed development. Specifically, the Report assesses five (5) trees on the subject parcels and two (2) trees near the east property line that are sited within the City Right-of-Way along Ruskin Road.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist Report, conducted visual tree assessments and provide the following comments, which are consistent with the Arborist Report submitted:

- Two (2) trees (tags #1 and #2) in City Right-of-Way should be removed.
- Three (3) trees (tags #3, #4 and #5) located on the development site should be removed.
- One (1) tree (tag #6) 90cm caliper Pine to be retained and protected.
- One (1) tree (tag #7) 18m caliper Holly to be retained and protected.

#### *Tree Retention*

Two (2) trees (tags #6 and #7) are required to be retained and protected as identified in the Tree Retention and Removal Plan (Attachment 6).

To ensure the protection of these trees, the applicant must complete the following items prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and specific measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for Review.
- Submit a Survival Security in the amount of \$2,000.

Prior to demolition of the existing buildings on the subject site, the applicant is required to install tree protection fencing around the Pine and Holly trees at a minimum radius of 3 m from the base of these trees. Tree protection fencing must be installed to City standards 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 the construction and on-site landscaping works are completed.

### *Tree Replacement*

A total of three (3) trees are recommended for removal from the subject site. The OCP tree replacement ratio of 2:1 requires that six (6) replacement trees be planted and retained on-site. Two (2) trees are also recommended to be removed from the City Right-of-Way.

To ensure that the required replacement trees are planted at construction stage and maintained, the applicant is required to submit a Landscape Security of \$500 per tree, or \$3,000 total, for the trees on the subject site. To cover the costs associated with the removal and replacement, the Parks Department requires the applicant to contribute to the City's Tree Compensation Fund in the total amount of \$2,600. Both the Landscape Security and the City Tree Fund contributions must be secured prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### Affordable Housing Strategy

The City's Affordable Housing Strategy policy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$2/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to construct a legal secondary suite in 2 (two) single family dwellings. To ensure that the secondary suites are built to the satisfaction of the City, in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement to be registered on title stating that no final Building Permit inspection will be granted until 2 (two) secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the Zoning Bylaw. Registration of this legal agreement is required prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### Site Servicing and Frontage Improvements

Prior to approval of subdivision, the applicant is required to secure the design and construction of off-site improvements along Ruskin Road through a Work Order or a Servicing Agreement, as stated in Attachment 7.

### **Financial Impact**

This rezoning would result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure, such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and/or traffic signals.

**Conclusion**

The proposal to rezone is consistent with the OCP land use designation and Single-Family Lot Size Policy 5469 and the applicant has consented to all Rezoning Considerations. It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned and that Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 be introduced and given first reading.

*Helen Cain*

Helen Cain  
Planner 2

HC:cas

- Attachment 1: Location Map/Aerial Map
- Attachment 2: Land Survey of Proposed Subdivision
- Attachment 3: Richmond Zoning Bylaw 8500 Amendment Bylaw 8871
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Area Policy 5469
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Rezoning Considerations





City of  
Richmond



RZ 15-710997

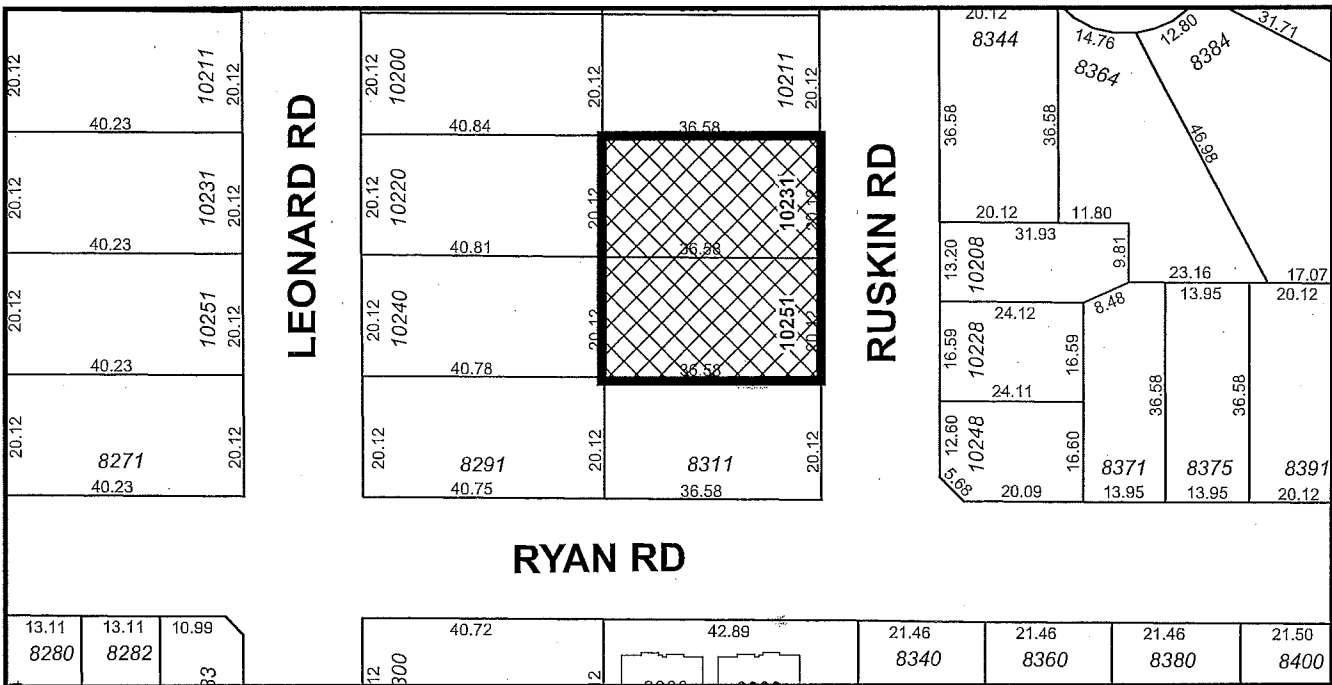
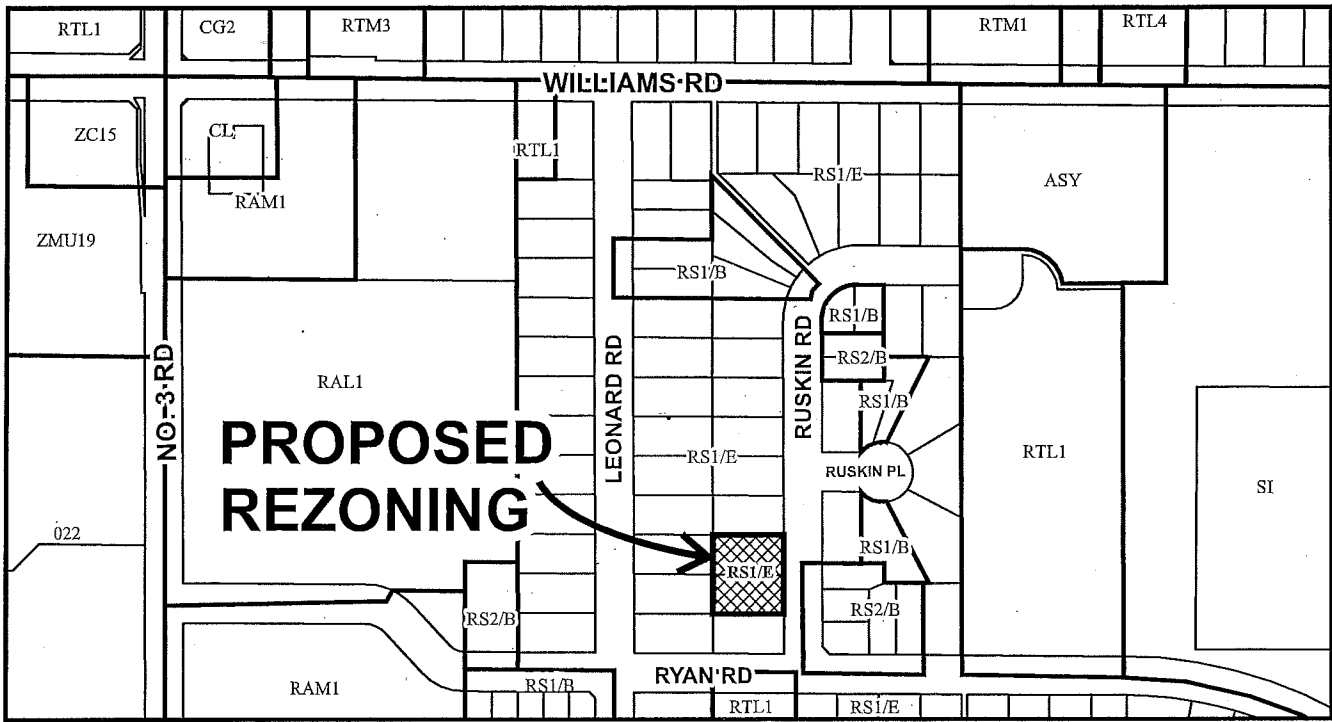
Original Date: 10/05/15

Revision Date: 03/24/16

Note: Dimensions are in METRES



# City of Richmond

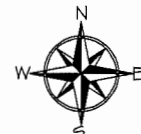


	<b>RZ 15-710997</b>	Original Date: 10/05/15 Revision Date: 03/24/16 Note: Dimensions are in METRES
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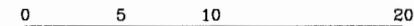
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19  
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)  
RICHMOND, B.C.  
P.I.D 010-379-801

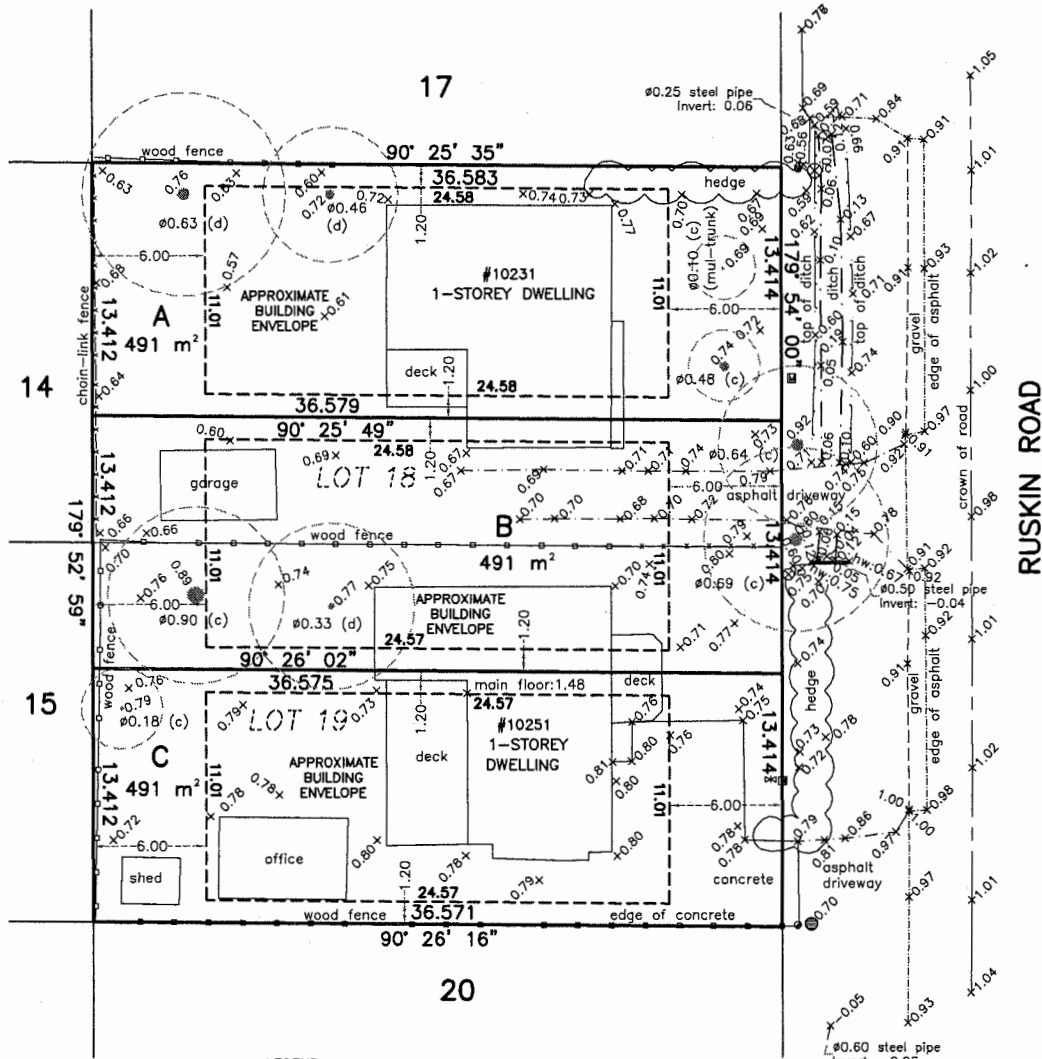
#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (c) denotes coniferous
  - (d) denotes deciduous
  - ⊙ denotes power pole
  - ⊙ denotes round catch basin
  - ⊗ denotes inspection chamber
  - ⊠ denotes water meter
  - ⊠ denotes water valve
  - HW denotes headwall

**NOTE:**  
Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #204, Control Monument 02H2452 Located at In grassy area @ SW corner No.3 Road & Steveston Highway  
Elevation = 1.559 metres

© 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. 4592  
FB-188 P124-126  
Drawn By: TH/10

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

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

AUGUST 11th, 2015.

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

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

AUGUST 31st, 2011





City of Richmond

Bylaw 8871

Richmond Zoning Bylaw 8500  
Amendment Bylaw 8871 (RZ 11-591786)  
10231 AND 10251 RUSKIN 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. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

- 2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8871”**.

FIRST READING

MAR 26 2012

A PUBLIC HEARING WAS HELD ON

APR 16 2012

SECOND READING

APR 16 2012

THIRD READING

APR 16 2012

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**RZ 15-710997**

**Attachment 4**

Address: 10231 and 10251 Ruskin Road

Applicant: CASA MIA PROJECTS LTD

Planning Area(s): Broadmoor

	Existing	Proposed	
<b>Owner:</b>	Casa Mia Projects Ltd. Inc. No. BC0795203	N/A	
<b>Site Size (m<sup>2</sup>):</b>	10231 Ruskin Road – 735 m <sup>2</sup> 10251 Ruskin Road – 735 m <sup>2</sup> Entire site – 1470 m <sup>2</sup>	Lots 1, 2 and 3 – 490m <sup>2</sup> Entire site – 1470m <sup>2</sup>	
<b>Land Uses:</b>	Single Family Dwelling	Single Family Dwelling	
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential	
<b>Area Plan Designation:</b>	None	None	
<b>702 Policy Designation:</b>	5469	5469	
<b>Zoning:</b>	RS1/E	RS2/B	
<b>Number of Units:</b>	2 single family dwellings	3 single family dwellings and 3 secondary suites	
<b>Other Designations:</b>	None	None	
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Density (units/lot):	One principal dwelling	One principal dwelling	none permitted
Floor Area Ratio:	0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	491 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m (side) Min. 6.0 m (rear)	Min. 1.2 m (side) Min. 6.0 m (rear)	none
Height (m):	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R)	2 (R)	none
Off-street Parking Spaces – Total:	2	2	none
Tandem Parking Spaces:	permitted	permitted	none
Amenity Space – Indoor:	N/A	N/A	none



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

**POLICY 5469**

File Ref: 4045-00

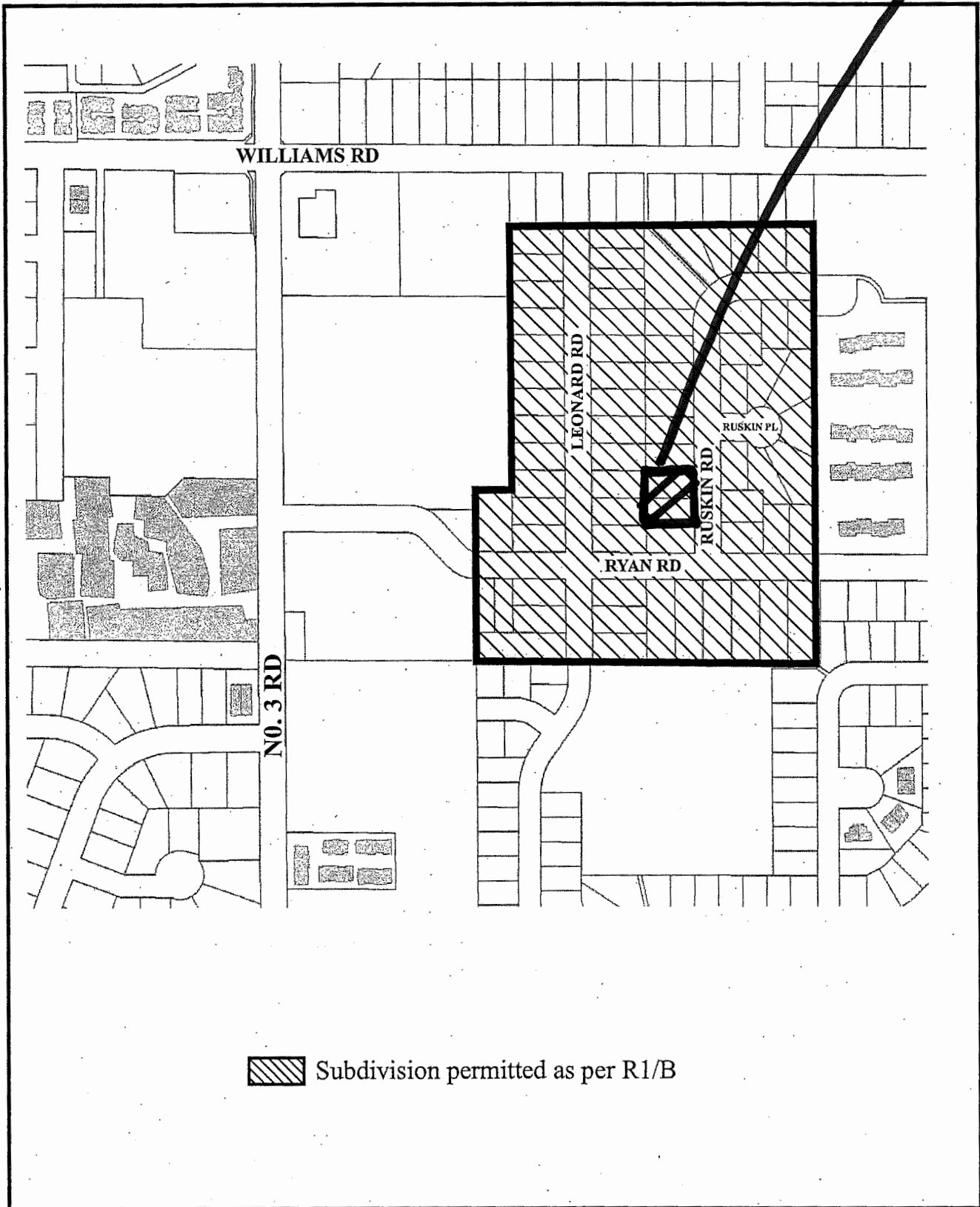
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6


## **POLICY 5469:**

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning 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.

**SUBJECT  
PROPERTIES**



 Subdivision permitted as per R1/B



**POLICY 5469**  
**SECTION 33,4-6**

Adopted Date: 02/19/01  
Amended Date:

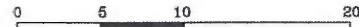
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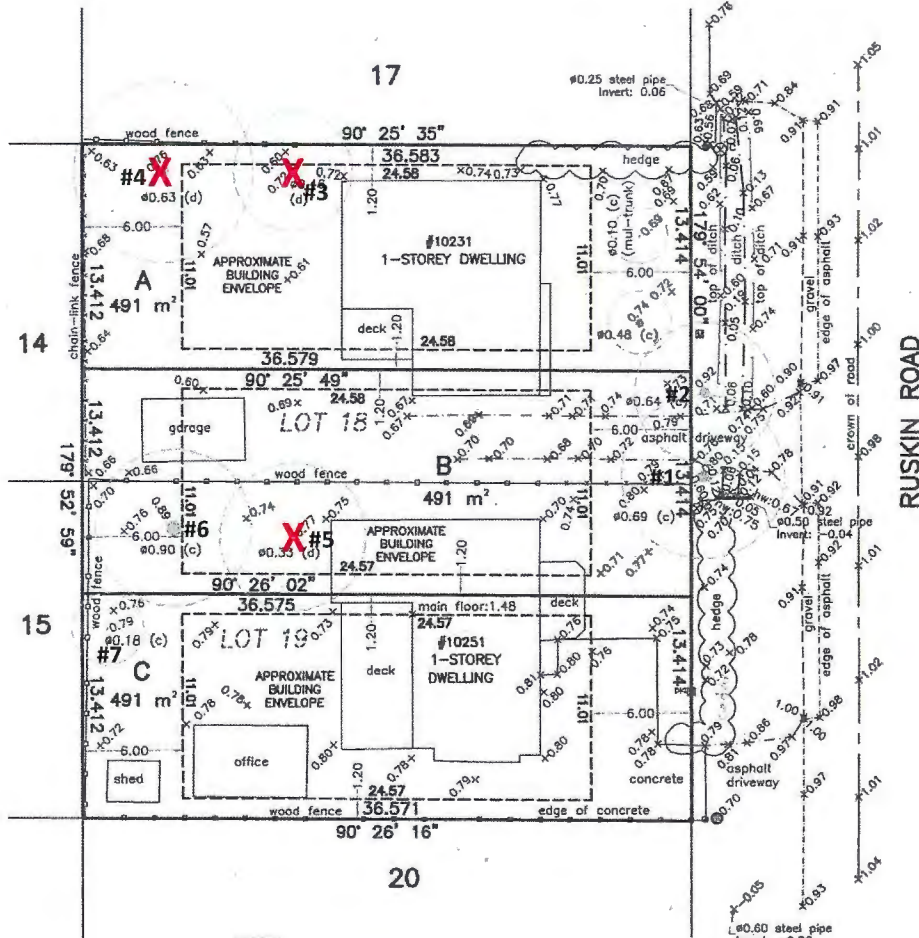
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P.I.D 003-554-988



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (c) denotes coniferous
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Benchmark: HPN #204, Control Monument 02H2452 Located at In grassy area @ SW corner No.3 Road & Steveston Highway  
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Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4592  
FB-188 P124-126  
Drawn By: TH/IO

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

AUGUST 31st, 2011

DWG No. 4592--TOPO--02

Site Survey - Not to Scale



# City of Richmond

**Rezoning Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 10231/10251 Ruskin Road

**File No.:** RZ 15-710997

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9519, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$3,000 for the planting and maintenance of a total of six (6) replacement trees on the subject site. 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.
2. City acceptance of the developer's offer to voluntarily contribute \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
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 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.
4. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the two trees to be retained.
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 two (2) of the three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Subdivision approval, the developer must complete the following requirements:**

- The applicant must identify and commit to design and/or provision of the following required water, storm and sanitary sewer connections, and utility works, as secured through a Work Order or a Servicing Agreement:

*Water Works:*

- Using the OCP Model, there is 123 L/s of water available at a 20 psi residual at No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- 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 and Building designs.
- At Developer's cost, the City will (a) cut and cap at main the existing water service connections along the Ruskin Road frontage; and (b) install three (3) new water service connections complete with meters and meter boxes along the Ruskin Rod frontage.

*Storm Sewer Works:*

- A ditch infill may be required to facilitate future driveway construction. This may require a watercourse crossing permit.
- At Developer's cost, the City will (a) install one new storm service connection complete with IC located at the sites north property line fronting Ruskin Road; and (b) install one new storm service connection complete with IC and dual connections located at the adjoining property line of two southern lots along the Ruskin Road frontage.

*Sanitary Sewer Works:*

- The Developer is required to retain two existing sanitary service connections along Ruskin Road frontage.
- At Developers cost, the City will install a new sanitary IC service connection located at the southeast corner of the newly subdivided property.



*Utility Works:*

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers in order to (a) underground Hydro service lines; (b) relocate or modify any existing power poles and/or guy wires within the property frontages and (c) to determine if above ground structures are required and coordinate locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- 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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9519 (RZ 15-710997)
10231 and 10251 Ruskin 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 areas and by designating them "SINGLE DETACHED (RS2/B)".

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Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

and

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9519".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for recording readings and public hearing details.

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

MAYOR

CORPORATE OFFICER