



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development


Date: November 12, 2013

File: RZ 13-645313

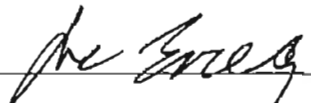
Re: Application by 0868256 BC Ltd for Rezoning at 7491 Lindsay Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9082, for the rezoning of 7491 Lindsay Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details	
Applicant	0868256 BC Ltd.	
Location	7491 Lindsay Road (Attachment 1)	
Development Application Data Sheet	See Attachment 2 .	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/B)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5463 (adopted by Council in 1996), permits rezoning and subdivision of properties on this portion of Lindsay Road in accordance with the "Single Detached (RS2/B)" zone (Attachment 3).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$1.00 per square foot of total building area of the single detached dwellings (i.e., \$4,500.00)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North: Two (2) dwellings on lots zoned "Single Detached (RS1/B)", created through subdivision in 1997.	
	South: Three (3) dwellings on lots zoned "Single Detached (RS1/H)", created through subdivision in 1995.	
	East: Directly across Lindsay Road, are two (2) new dwellings on large lots zoned "Single Detached (RS1/E)".	
	West: An older dwelling on a large lot zoned "Single Detached (RS1/E)", fronting Railway Avenue.	
Rezoning Considerations	See Attachment 4 .	

Staff CommentsBackground

This redevelopment proposal is to enable the creation of two (2) smaller lots from an existing large lot on the west side of Lindsay Road in the Blundell Planning Area. Each new lot proposed would be approximately 12.5 m wide and 380 m² in area. The proposed subdivision plan is shown in **Attachment 5**.

This portion of Lindsay Road has seen some redevelopment through rezoning and subdivision in recent years, consistent with Lot Size Policy 5463. The subject application is consistent with the Lot Size Policy and with the pattern of redevelopment already begun in the neighbourhood. Potential exists for other lots on Lindsay Road to redevelop in the same manner.

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 redevelopment proposal. The report identifies and assesses six (6) bylaw-sized trees on-site (Trees # 1-6) and five (5) bylaw-sized trees off-site on the adjacent property to the west at 7520 Railway Avenue (Trees # 7-11). A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 6**).

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

- Remove all trees on-site due to their poor condition (Trees # 1-6). The trees have been historically topped, and as a result, the trees exhibit significant structural defects such as previous stem failure, cavities at the secondary stem and main branch unions (below previous topping cuts), and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
- Protect all trees on the adjacent property to the west at 7520 Railway Avenue (Trees # 7-11). Tree protection fencing must be installed in accordance with the minimum protection area required in the City's tree protection information Bulletin TREE-03. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on the subject site and must remain in place until construction and landscaping on the proposed lots is completed.

The Tree Retention Plan is provided in **Attachment 6**.

To ensure protection of off-site trees (Trees # 7-11), the applicant is required to submit a contract with a Certified Arborist for supervision of any works conducted within the Tree Protection Zone. No works are permitted to be undertaken within the tree protection zone, including changes to lot grade and installation of perimeter drainage. The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Based on the 2:1 tree replacement ratio required in the Official Community Plan (OCP), a total of 12 replacement trees are required. The applicant has agreed to plant and maintain eight (8) replacement trees on the proposed lots and to provide a voluntary contribution in the amount of \$2,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning, in-lieu of planting the balance of required replacement trees on-site.

To ensure that the replacement trees are planted on the proposed lots, the applicant must submit a Landscaping Security in the amount of \$4,000 (\$500/tree) prior to rezoning.

Site Servicing & Vehicle Access

There are no upgrades to the sanitary sewer system required with rezoning.

The City's records indicate that there is an existing sanitary sewer connection along the west side of the subject site that is protected by a statutory right-of-way (SRW), which also provides service to 7473 and 7471 Lindsay Road and to 7508 and 7488 Railway Avenue. Sanitary sewer connections for the proposed lots are not permitted to tie into this system. The existing connection along the west side of the site must be abandoned/removed and new sanitary sewer connections for the proposed lots will be required to the existing sanitary sewer on Lindsay Road.

The existing statutory right-of-way (SRW) for the sanitary sewer along the west side of the subject site must be retained to maintain sanitary service to 7473 and 7471 Lindsay Road, and 7508 and 7488 Railway Avenue.

There are existing underground hydro, telephone, and cable utilities to the south of the site. These utilities will be extended to service the proposed development. The private utility companies may require additional rights-of-way to accommodate their equipment. At subdivision stage, the applicant is to contact the private utility companies to determine their requirements.

Vehicle access to the proposed lots is to be to/from Lindsay Road.

Frontage Improvements

Prior to rezoning, the applicant must complete the following:

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements on Lindsay Road. Improvements are to include, but are not limited to:
 - Installation of 600 mm storm sewer, from the south property line of the subject site to 1.5 m north of the north property line, complete with manholes at both ends to connect the 600 mm storm sewer to existing culvert crossings at 7473 and 7531 Lindsay Road.
 - Installation of concrete curb and gutter, pavement widening (complete with transition to existing), grass boulevard, and street lighting along the entire frontage.

Note: The design is to include water, storm and sanitary connections for both lots.

Subdivision

At future subdivision stage, the applicant will be required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges (for future concrete sidewalk), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
- provide underground hydro, telephone, and cable connections for each lot proposed.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with Lot Size Policy 5463, which allows rezoning and subdivision of properties on this portion of Lindsay Road in accordance with the "Single Detached (RS2/B)" zone.

The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9061 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5463
- Attachment 4: Rezoning Considerations
- Attachment 5: Proposed Subdivision Plan
- Attachment 6: Tree Retention Plan

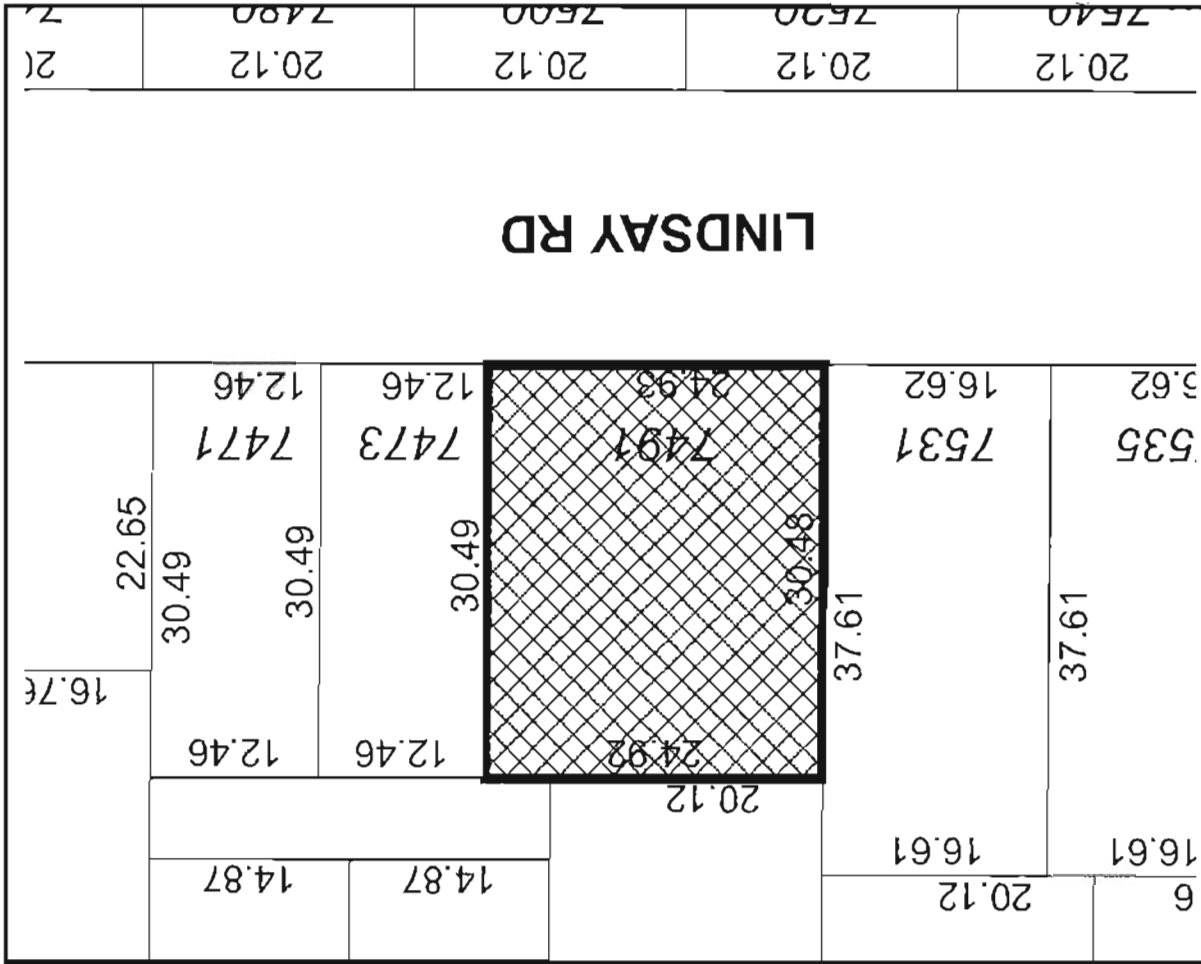
PROPOSED REZONING

**PROPOSED
REZONING**

RAILWAY AVE
LANSING RD
BLUNDELL RD
LINDSAY RD

RS1/H
RS1/B
RS1/E
RS1/C
CN
SI

PLN - 29

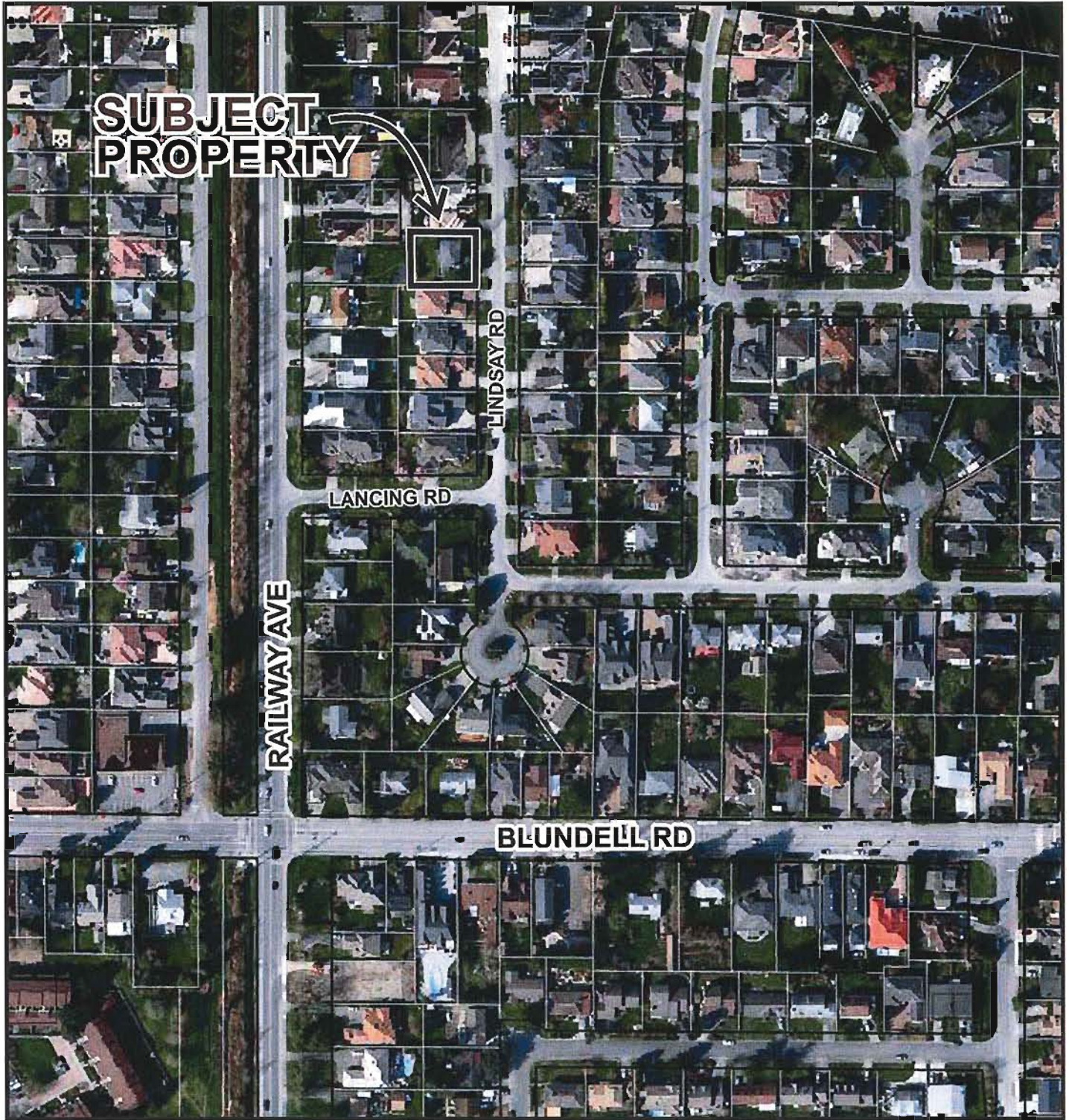


RZ 13-645313

Note: Dimensions are in METRES



City of
Richmond



RZ 13-645313

PLN - 30

Original Date: 09/10/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-645313

Attachment 2

Address: 7491 Lindsay Road

Applicant: 0868256 BC Ltd.

Date Received: September 5, 2013 Fast Track Compliance: October 11, 2013

	Existing	Proposed
Owner	<ul style="list-style-type: none"> • Luxor Homes & Developments Ltd. • 0780012 BC Ltd. 	To be determined
Site Size (m²)	760 m ² (8,180 ft ²)	Two (2) lots, each 380 m ² (4,090 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 360 m ²	Min. 380 m ²	none
Lot Width	Min. 12 m	Min. 12.46 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

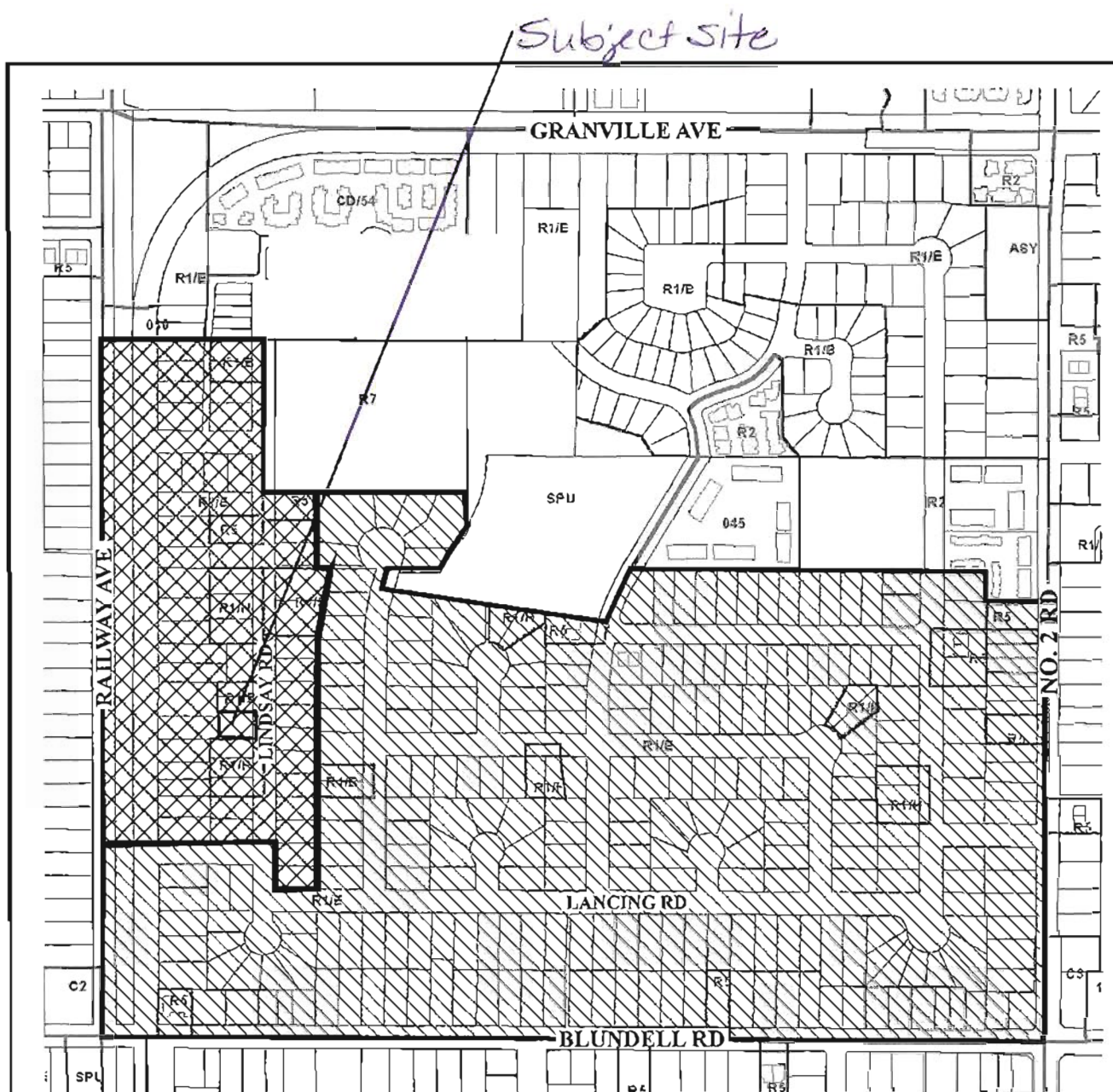
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



**City of
Richmond**

Rezoning Considerations

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

Address: 7491 Lindsay Road

File No.: RZ 13-645313

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9082, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$4,000 (\$500/tree) to ensure the planting and maintenance of the eight (8) required replacement trees on the proposed lots, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 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.

2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting the balance of required replacement trees on-site.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted in close proximity to trees to be retained (i.e., Trees # 1-7 at 7520 Railway Avenue). No works are permitted to be undertaken within the tree protection zone, including changes to lot grade and installation of perimeter drainage. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.

4. City acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,500) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

5. Registration of a flood indemnity covenant on Title.

6. Entrance into a standard Servicing Agreement for the design and construction of frontage improvements on Lindsay Road. Improvements are to include, but are not limited to:
- Installation of 600 mm storm sewer, from the south property line of the subject site to 1.5 m north of the north property line, complete with manholes at both ends to connect the 600 mm storm sewer to existing culvert crossings at 7473 and 7531 Lindsay Road;
 - Installation of concrete curb and gutter, pavement widening (complete with transition to existing), grass boulevard, and street lighting along the entire frontage.

Note: The design is to include water, storm and sanitary connections for both lots.

At Demolition* stage, the following is required:

- Installation of tree protection fencing on-site around off-site Trees # 1-7 at 7520 Railway Avenue, whose drip lines encroach into the subject site. Tree protection fencing must be installed in accordance with the minimum protection area required in the City's tree protection information Bulletin TREE-03. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on the subject site and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following is required:

- Payment of Development Cost Charges (City and GVS&DD), Engineering Improvement Charges (for future concrete sidewalk), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
- Provide underground hydro, telephone, and cable connections for each lot proposed.

At Building Permit* stage, the following is required:

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

Note:

* This requires a separate application.

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

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

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

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 14 SECTION 13
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 20458**

#7491 LINDSAY ROAD,
RICHMOND, B.C.
P.L.D. 004-160-398



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:

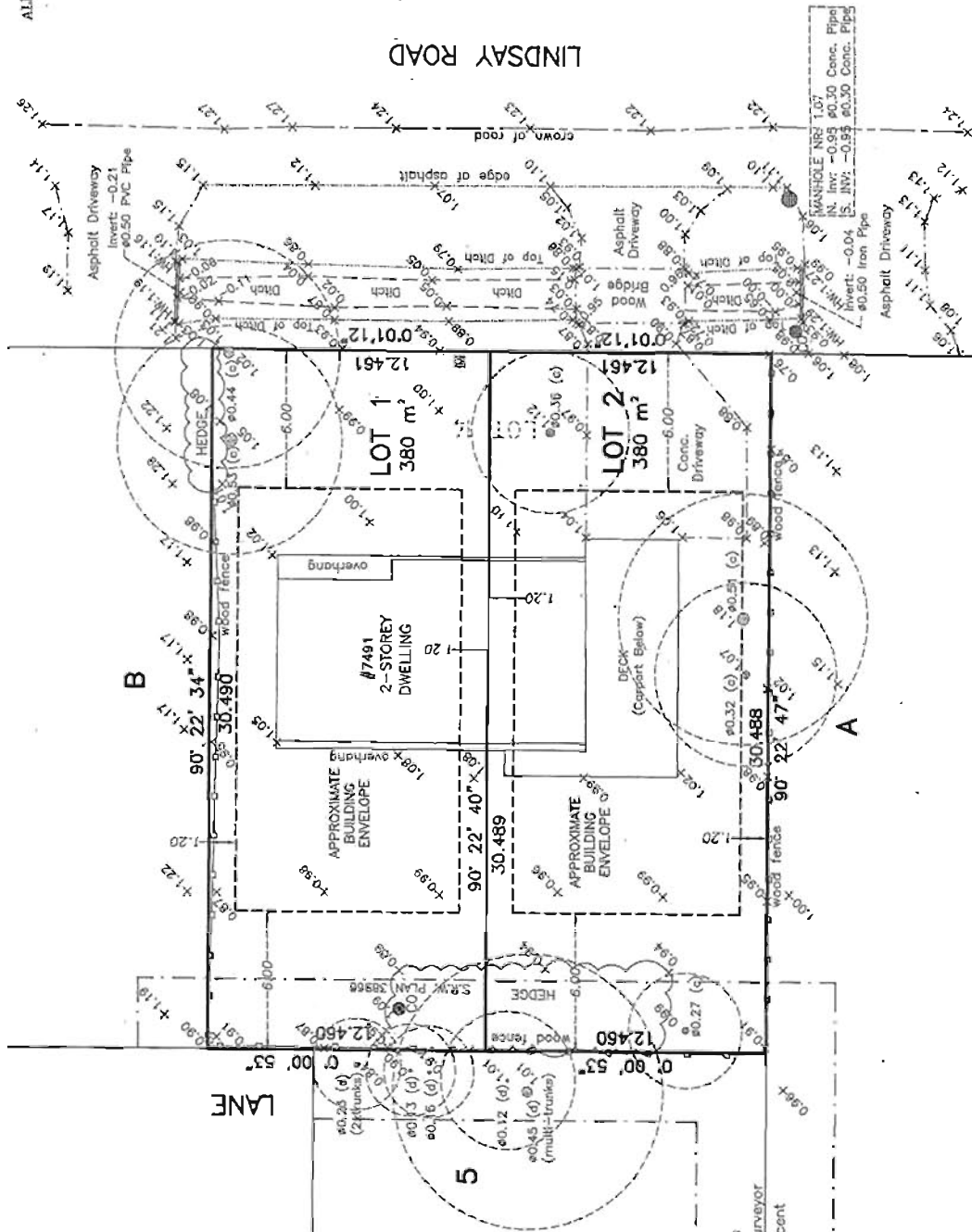
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #234,
Control Monument 7744891
Located at CL Gibbons Dr & Gamba
Dr, E side of
grass median
Elevation = 1.125 metres

LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- m denotes water meter
- CO denotes cleanout
- MW denotes wood head wall
- NR denotes north rim

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHANSON C. TAM, B.C.L.S.
AUGUST 23rd, 2013.



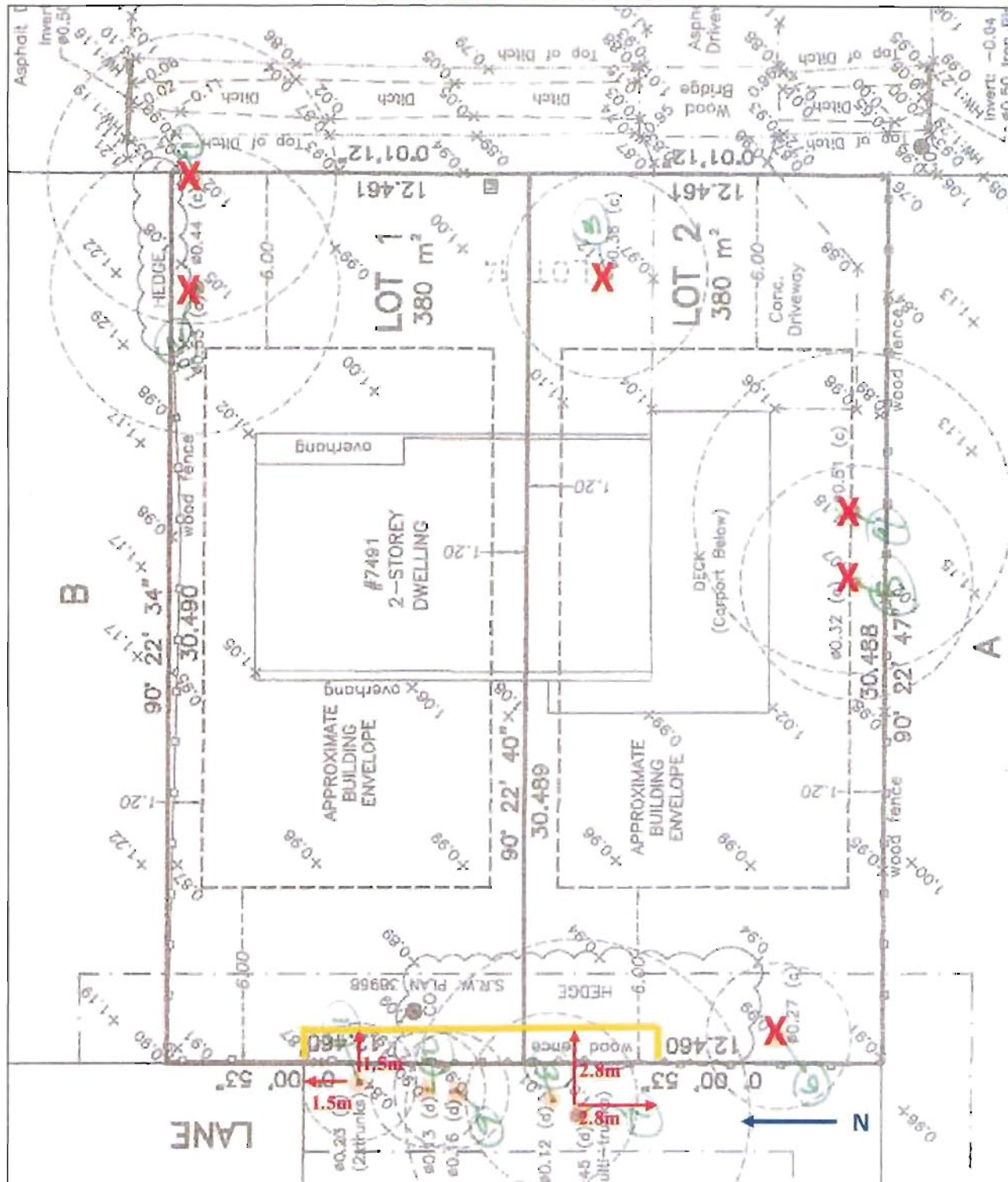
PLN - 37

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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. 5274
FB-238 P25-27
Drawn By: MY

DWG No. 5274-TOP0

NTS

Tree Retention Plan, Scale 1:200



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Hemlock (<i>Tsuga heterophylla</i>)	42	4
2	Hemlock (<i>Tsuga heterophylla</i>)	55	4
3	Spruce (<i>Picea</i> sp.)	37	3
4	Douglas fir (<i>Pseudotsuga menziesii</i>)	51	5
5	Hemlock (<i>Tsuga heterophylla</i>)	31	3
6	Cedar (<i>Thuja</i> sp.)	28	1.5

PLN - 38

SUITABLE REPLACEMENT TREES (Botanical name)
Dik's Weeping Cypress <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping'
Vanderwolf pine <i>Pinus flexilis</i> 'Vanderwolf'
Purple Fountain European Beech <i>Fagus sylvatica</i> 'Purple Fountain'
Japanese Tree Lilac 'Ivory Silk' <i>Syringa reticulata</i> 'Ivory Silk'
Service berry 'Autumn Brilliance' <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9082 (RZ 13-645313)
7491 Lindsay 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. 004-160-398

Lot 14 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9082**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER