



**To:** Planning Committee

**Date:** March 24, 2016

**From:** Wayne Craig  
Director, Development

**File:** RZ 15-700202

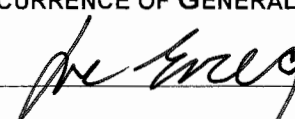
**Re:** Application by Jan W. Knap for Rezoning at 10420/10440 Odlin Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 for the rezoning of 10420/10440 Odlin Road from "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:jr  
Att.

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

## Staff Report

### Origin

Jan W. Knap has applied to the City of Richmond for permission to rezone 10420/10440 Odlin Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit a subdivision to create two (2) single family lots (Attachment 1). The property is currently occupied by a strata-titled duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the site is as follows:

- To the North, South, and East are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West is a church on a lot zoned “Assembly (ASY)”, beyond which are dwellings on lots zoned “Single Detached (RS1/B)”.

### Related Policies & Studies

#### Official Community Plan/West Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential.” The proposed rezoning and subdivision are compliant with this designation.

The subject property is located in the Odlinwood Neighbourhood of the West Cambie Area Plan (Attachment 4). The Area Plan land use designation for the subject property is “Residential (Single-Family only)” (Attachment 5). The proposed rezoning and subdivision are compliant with this designation.

The Odlinwood Neighbourhood was primarily developed during the 1990’s and into the early 2000’s, and includes both multi-family and single-family housing at a range of densities and lot sizes. The Area Plan provides for infill residential development that is compatible with the character of existing development in the neighbourhood. This proposal to rezone the subject property to the “Single Detached (RS2/B)” zone is consistent with the policies and land use designation contained in the Area Plan.

### Zoning Bylaw

This rezoning application is also consistent with the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be

considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. Each lot proposed at the subject site will be approximately 12.8 m (42 ft) wide and approximately 437 m<sup>2</sup> (4,703 ft<sup>2</sup>) in area.

### **Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Area 2. In accordance with the Aircraft Noise Sensitive Development Policy (ANSD) in the OCP, applications involving rezoning from one (1) single-family sub-zone to another may be considered in this aircraft noise sensitive area.

There are existing covenants registered on title of the strata lots to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction (BW234193 and BW234194).

### **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.

### **Ministry of Transportation and Infrastructure Approval**

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one (1) year. Formal approval from MOTI 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 this application advance to a Public Hearing, any interested parties will have the opportunity to address council directly.

### **Analysis**

#### **Site Access**

Vehicle access to the proposed lots is to be from Odlin Road via separate driveway crossings.

Prior to rezoning, the applicant is required to register a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

### **Tree Retention and Replacement**

Consistent with Council Policy 5032, the applicant has agreed to plant two (2) trees on each lot proposed [for a total of four (4) trees]. Prior to final adoption of the rezoning bylaw, the applicant must submit a landscaping security in the amount of \$2,000 (\$500/tree) to ensure that the trees are planted and maintained.

### **Existing Legal Encumbrances**

There is an existing covenant (registered on title of each of the two strata lots) that restrict the property to a duplex (charge numbers BW227812 and BW227813). These covenants must be discharged from title prior to subdivision approval.

There is an existing 6.0 m wide statutory right-of-way registered on title for the sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the right-of-way is not permitted.

### **Affordable Housing Strategy**

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City and in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered 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 the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. 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**

At future development stage, the applicant must complete the required servicing works as described in Attachment 6.

The applicant is also required to complete the following road improvements along Odlin Road:

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;

- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

### **Financial Impact**

This rezoning proposal 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 rezoning application is to rezone 10420/10440 Odlin Rd from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit a subdivision to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the West Cambie Area Plan.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9540 be introduced and given first reading.



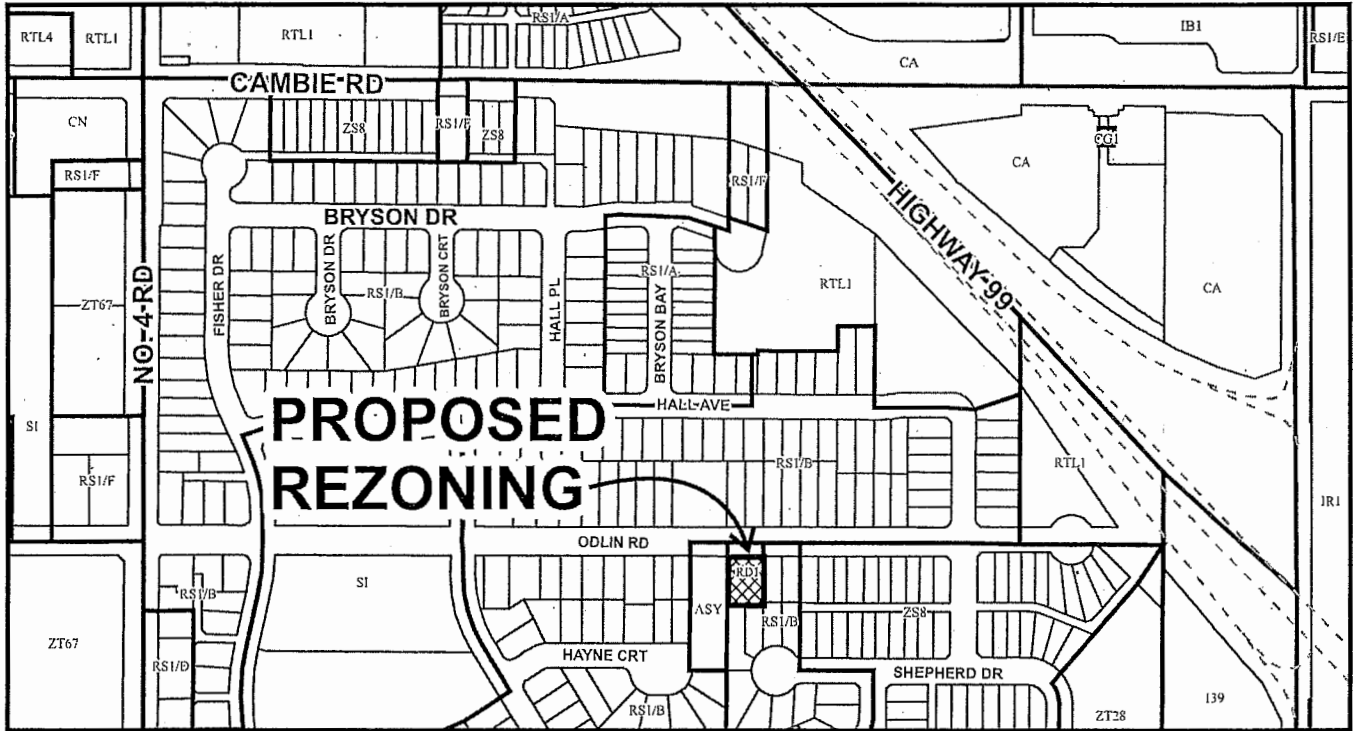
Jordan Rockerbie  
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Neighbourhood Map
- Attachment 5: West Cambie Land Use Map
- Attachment 6: Rezoning Considerations



City of  
Richmond



10377	10391	10411	10431	10451	10455	10471	10491	10511	10520
12.84	38.53	12.87	12.87	12.85	12.85	13.00	12.70	12.85	12.85

**ODLIN RD**

12.87	12.87	25.72	25.73	12.87	12.87	13.00	11.00	9.00	12.00
10360	10366	10380	10440	10462	10468	10482	10488	10500	10520
30.00	30.00		34.00	31.48	31.48	31.48	32.07	32.07	32.07
12.87	12.87		12.87	12.87	12.87	13.00	11.00	9.00	12.00
0.00	0.00	78.68	12.87	12.87		12.00	11.00	11.00	10.00



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SITE PLAN OF PROPOSED SUBDIVISION OF STRATA PLAN NWS782, EXCEPT PLAN BCP25965 AND PART DEDICATED ROAD SECTION PLAN LMP44303 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NWD**

19420 & 10440 Odlin Road, Richmond  
 EDB-001-522-442 & 001-522-451

SCALE 1:250  
 0 5 10  
 ALL DISTANCES ARE IN METRES

The indicated site size of this plan is 500m in width and 435m in height (c.s.s.) as stipulated at a scale of 1:250.

**LEGEND**

- DENOTES LEAD PIGS FOUND
- DENOTES STANDARD GUY POST FOUND
- DENOTES SQUARE METRES
- DENOTES CATCH BASIN - ROUND
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- DENOTES SWAMP
- DENOTES TOP OF WALL ELEVATION
- RL DENOTES RETAINING WALL

**AS/B/ ZONING**  
 R1200 - Residential Single-Dwelling  
 Minimum 4.0m minimum  
 Maximum 10.0m maximum  
 \*Setbacks are subject to approval by City of Richmond

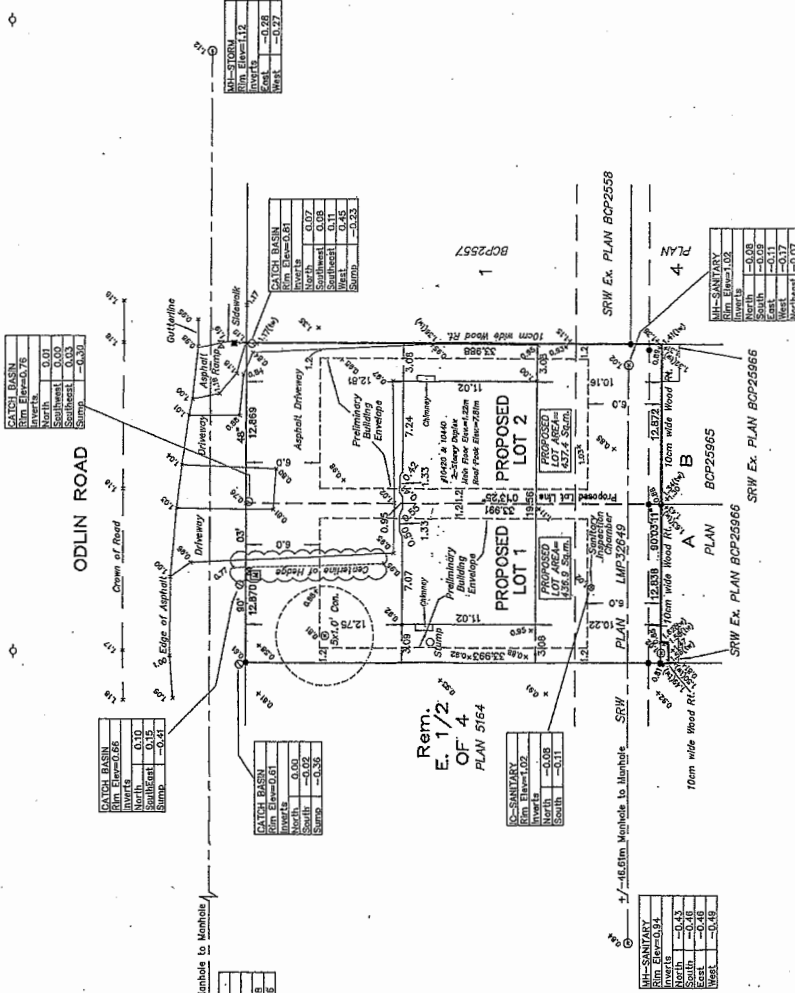
**NOTES:**

- Lot dimensions are defined from Reference Plan EP950807.
- Measurements shown are to the exterior siding of building.
- Elevations are Grades (0020 0000-2000 - IN METERS)
- Locations of the intersection of Brown Road and Brown Circle Elevation = 1.93m.
- Level elevations and slope of catches from property lines are defined from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.
- Spacelimitous utility curb are taken in grid.
- If this plan is issued in digital form, Target Land Surveying (TMS) Ltd. will only assume responsibility for information, content and accuracy of the plan.
- This plan was prepared for architectural design and all services, dimensions and locations are for information only. The contractor is responsible for verifying all dimensions and locations on the ground prior to construction.

Target Land Surveying (TMS) Ltd. 411-4th Avenue Suite 101  
 Richmond, BC V6X 1A1  
 Tel: 604-273-8888  
 Fax: 604-273-8889  
 www.targetlandsurveying.com

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 SIGNED OFFERS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RECONSTRUCT PROPERTY UNLESS AS SHOWN





**RZ 15-700202**

**Attachment 3**

Address: 10420/10440 Odlin Rd

Applicant: Jan W. Knap

Planning Area(s): West Cambie (Odlinwood Neighbourhood)

	Existing	Proposed
<b>Owner:</b>	Jan Wladyslaw Knap Krystyna Jadwiga Dittmer-Knap Rafal Peter Knap	To be determined
<b>Site Size (m<sup>2</sup>):</b>	875 m <sup>2</sup> (9,418 ft <sup>2</sup> )	Two (2) lots, each approximately 437 m <sup>2</sup> (4,703 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) duplex	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Single Family Only)	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	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 – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	Each approx. 437 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2 ½ Storeys	2 ½ Storeys	none

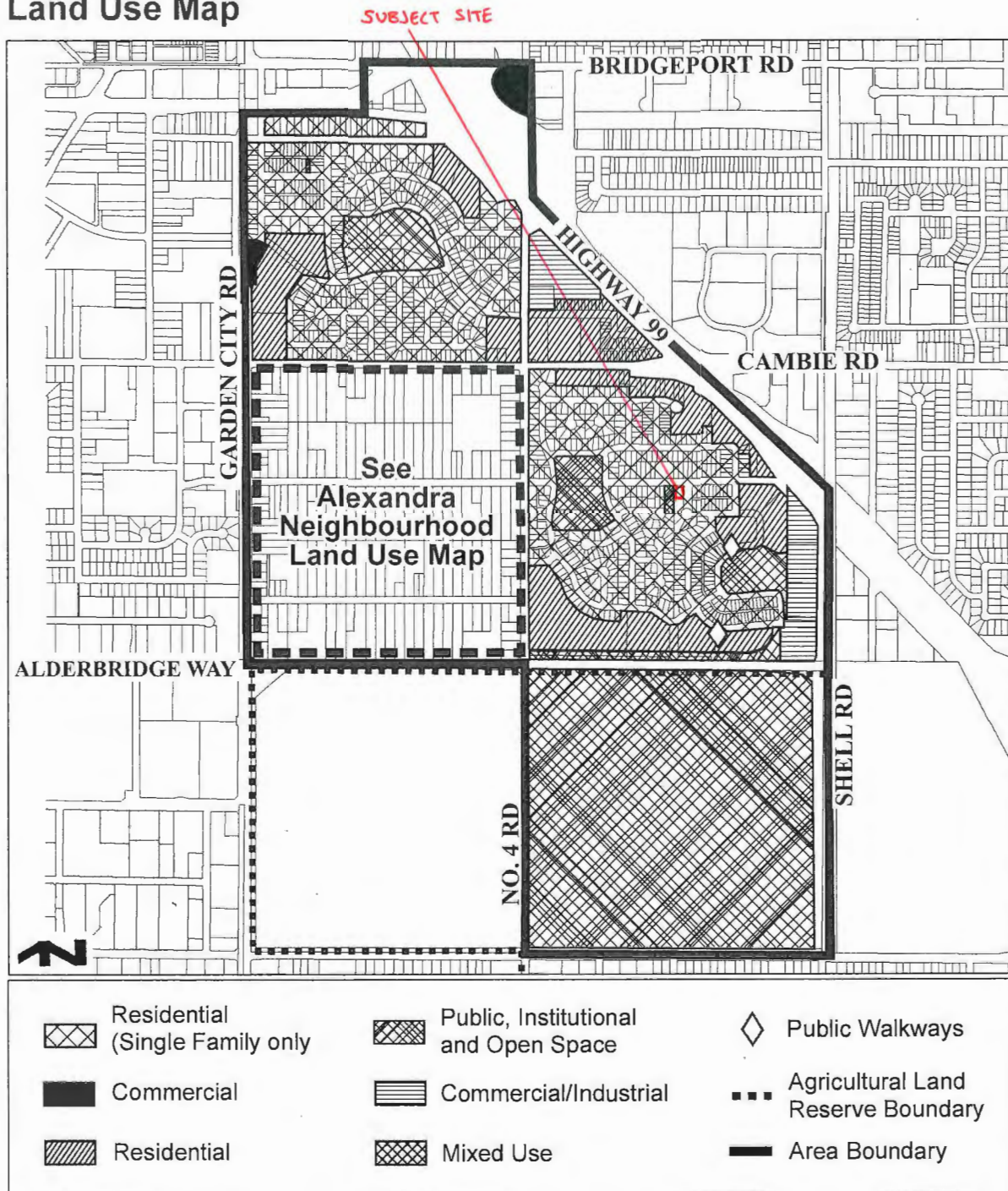
Other: Tree replacement compensation required for loss of bylaw-sized trees.

# West Cambie Neighbourhood Map



City of Richmond

Land Use Map





**Address:** 10420/10440 Odlin Rd

**File No.:** RZ 15-700202

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9540, the applicant is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$2,000.00 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed [for a total of four (4) trees; minimum 6 cm deciduous caliper or 3 m high conifers].
3. Registration of a flood indemnity covenant on title.
4. 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.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

**At Subdivision\* and Building Permit\* stage, the following items must be completed:**

- Discharge of covenants BW227812 and BW227813 from the title of the Strata Lots, which restrict the subject site to a duplex.
- The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

*Water Works:*

- Using the OCP Model, there is 306.0 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at Building Permit stage 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 developer's cost, the City is to:
  - Cut and cap the existing water service connection at the watermain, along the Odlin Rd frontage.
  - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Odlin Rd frontage away from proposed driveways.

*Storm Sewer Works:*

- The developer is required to retain the existing storm service connection located at the mid-point of the subject site's Odlin Rd frontage.
- At the developer's cost, the City is to:



- Determine if the existing storm service connections and inspection chambers at the northeast and northwest corners of the subject site are active. If so, remove and cap service. If not, cap the site's service connection.
- Relocate as required and, if necessary, upgrade the existing inspection chamber to the adjoining property line of the proposed lots.
- Remove the inspection chamber and cap the service connection located in the centre of the north property line of proposed Lot 1.

*Sanitary Sewer Works:*

- The developer is required to retain the existing sanitary service connection to service the proposed west lot (Lot 1).
- At the developer's cost, the City is to:
  - Install a new sanitary service connection and inspection chamber, located within the statutory right-of-way along the south property line of the subject site to service the proposed east lot. Tie-in service connection to the existing sanitary manhole (SMH7182).

*Frontage Improvements:*

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;
- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

Note: to maximize opportunities for on-street parking, the two (2) driveway crossings to the proposed lots (each 4 m wide) should be located either next to each other or at opposite ends of the lots.

*General Items:*

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground proposed hydro service lines;
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- The developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). 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 for any construction hoarding. If construction 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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(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.

**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 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 9540 (RZ 15-700202)
10420/10440 Odlin 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. 001-522-442

Strata Lot 1 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

P.I.D. 001-522-451

Strata Lot 2 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9540".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER