



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 29, 2017
File: RZ 17-784715

Re: Application by Rav Bains for Rezoning at 9071 Dayton Avenue from the "Single Detached (RS1/B)" Zone to the "Single Detached (RS2/K)" Zone

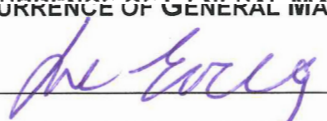
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9790, for the rezoning of 9071 Dayton Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, be introduced and given first reading.



Wayne Craig
Director, Development

JR:blg
Att. 7

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

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 9071 Dayton Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Dayton Avenue (Attachment 1). The proposed subdivision is shown in Attachment 2. There is an existing single-family dwelling 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 site is as follows:

- To the North and West: Townhouse dwellings on a lot zoned “Low Density Townhouses (RTL2)”, with vehicle access from Dayton Avenue and Dixon Avenue.
- To the South, across Dayton Avenue: A single-family dwelling on a lot zoned “Single Detached (RS1/B)”, with vehicle access from Myron Court.
- To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/B)”, with vehicle access from Dayton Avenue.

Related Policies & Studies

Official Community Plan/Ash Street Sub-Area Plan

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

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential.” The Ash Street Sub-Area Plan permits the development of lands that are not located within one of 10 designated infill sites shown on the Land Use Map (Attachment 5) to be reviewed by the City’s normal development application process. The City has considered a number of applications in this manner, which have resulted in a number of single-family lots between 9 m and 10 m wide. The proposed rezoning would permit a subdivision to create two 10.1 m wide lots. The proposed rezoning and subdivision are consistent with the land use designation and policies contained in the Ash Street Sub-Area Plan.

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 first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Transportation and Site Access

Vehicle access is proposed via separate driveways to each new lot from Dayton Avenue.

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. There are no trees located on the subject property, but the Report assesses one street tree on City property (Attachment 6).

The City Parks Department has reviewed the Arborist's Report and assessed the City-owned tree in the boulevard, and provided the following comments:

- One Plum tree (Tag # ci1) is in poor health and should be removed. A \$650 contribution to the City's Tree Compensation Fund is required for replanting.
- One Laurel shrub is in poor health and should be removed. No compensation is required for shrubs.

Tree Replacement

There are no bylaw-sized trees on the subject property. The applicant has agreed to plant a minimum of two trees on each lot proposed, for a total of four trees. The required new trees must meet the minimum standard for replacement trees in Richmond Tree Protection Bylaw No. 8057 (i.e. min. 6 cm caliper deciduous tree or 3.5 m tall conifer). Prior to final adoption of the rezoning bylaw, the applicant must provide a \$2,000 Landscaping Security to ensure that the agreed upon trees are planted.

One Cedar hedgerow on a neighbouring property, 9091 Dayton Avenue, is in poor condition and will be removed. The property owner has given verbal support for replacement of the hedge. Written authorization is required prior to removal of the existing hedge. The replacement hedge will be minimum 2.0 m tall hedging Cedars, to match the existing hedge along the front lot line. Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan and Landscape Security for the replacement hedge.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a secondary suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where a secondary suite cannot be accommodated in the development, a cash-in-lieu contribution to the Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. 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 is granted until a secondary suite is constructed on both of the two 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 Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the servicing works as described in Attachment 7.

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

The purpose of this application is to rezone 9071 Dayton Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Dayton Avenue.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9790 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

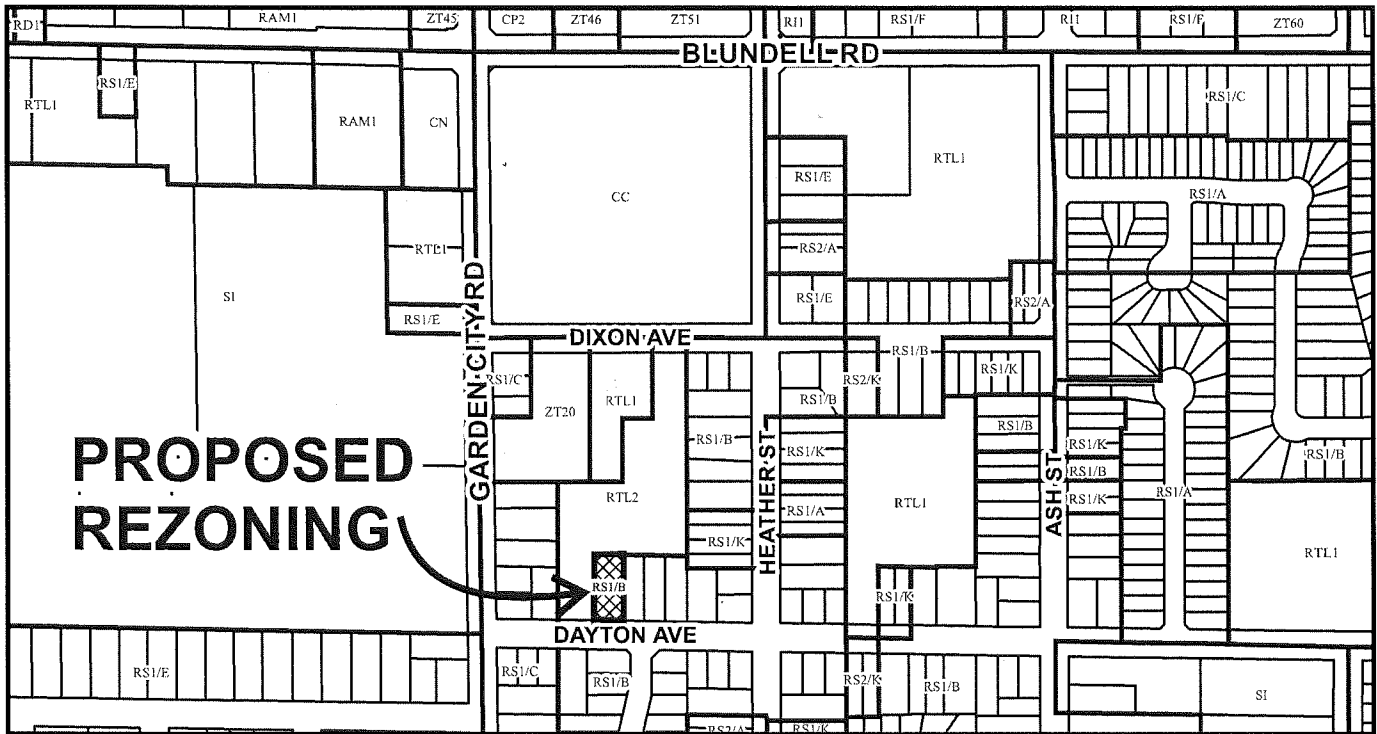
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Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area OCP Land Use Map
- Attachment 5: Ash Street Sub-Area Plan Land Use Map
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



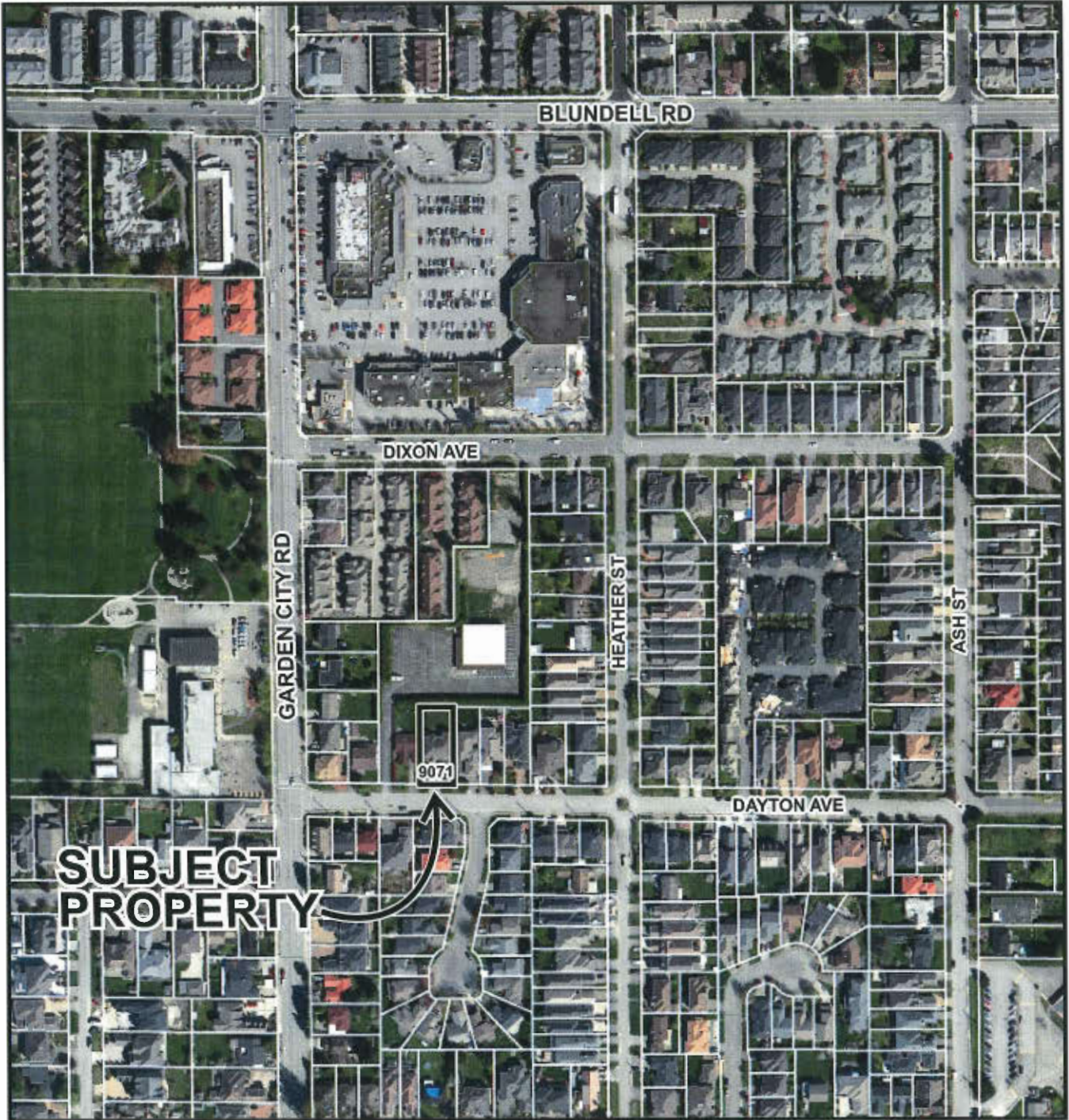
City of
Richmond



	<h1 style="margin: 0;">RZ 17-784715</h1>	<p>Original Date: 09/28/17</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



**SUBJECT
PROPERTY**



RZ 17-784715

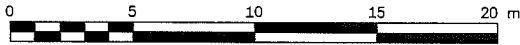
Original Date: 09/28/17

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 269 SEC.22 BLK 4 N. RGE 6 W N.W.D. PLAN 51918

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF

CIVIC ADDRESS:

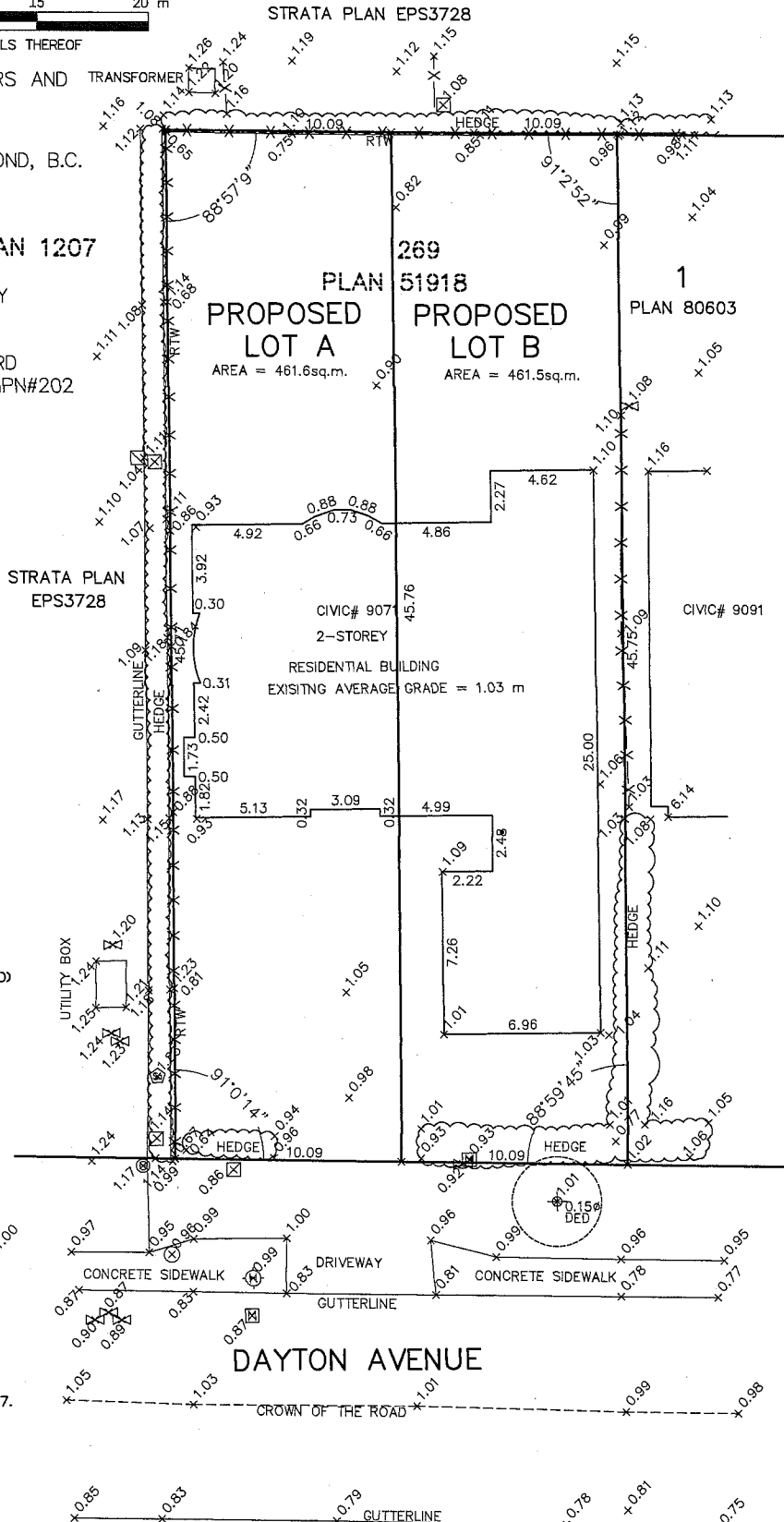
9071 DAYTON AVENUE, RICHMOND, B.C.

PID: 003-332-993

BENCHMARK

AN 1207

ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #478
ELEVATION = 1.459 METRE
GEODETIC DATUM = CVD28GVRD
DERIVED FROM HPN#190 TO HPN#202



LEGEND:

- +12.34 GROUND ELEVATION
 - (Symbol: tree with dripline) TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
 - (Symbol: dot) LEGAL IRON PIN
 - (Symbol: x-x) FENCE
 - (Symbol: square with x) CATCH BASIN
 - (Symbol: triangle with x) WATER VALVE
 - (Symbol: circle with x) WATER METER
 - (Symbol: circle with x) GAS VALVE
 - (Symbol: circle with x) SIGN POST
 - (Symbol: circle with x) FIRE HYDRANT
 - (Symbol: circle) MANHOLE
 - RTW RETAINING WALL
 - DED DECIDUOUS
- PROPERTY LINE DIMENSIONS BASED ON FIELD SURVEY.

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 24TH DAY OF AUGUST, 2017.

Richard Fu
RICHARD S. FU B.C.L.S.



3817 McKAY PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1707-017

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSE AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATURE AND CAPTION ABOVE THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATURE AND CAPTION ABOVE THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATURE AND CAPTION ABOVE THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATURE AND CAPTION ABOVE THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.



RZ 17-784715

Attachment 3

Address: 9071 Dayton Avenue

Applicant: Rav Bains

Planning Area(s): Broadmoor – Ash Street Sub-Area Plan

	Existing	Proposed
Owner:	Paramjit Singh Khalon	To be determined
Site Size (m²):	923.2 m ²	Two lots, 461.6 m ² each
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)

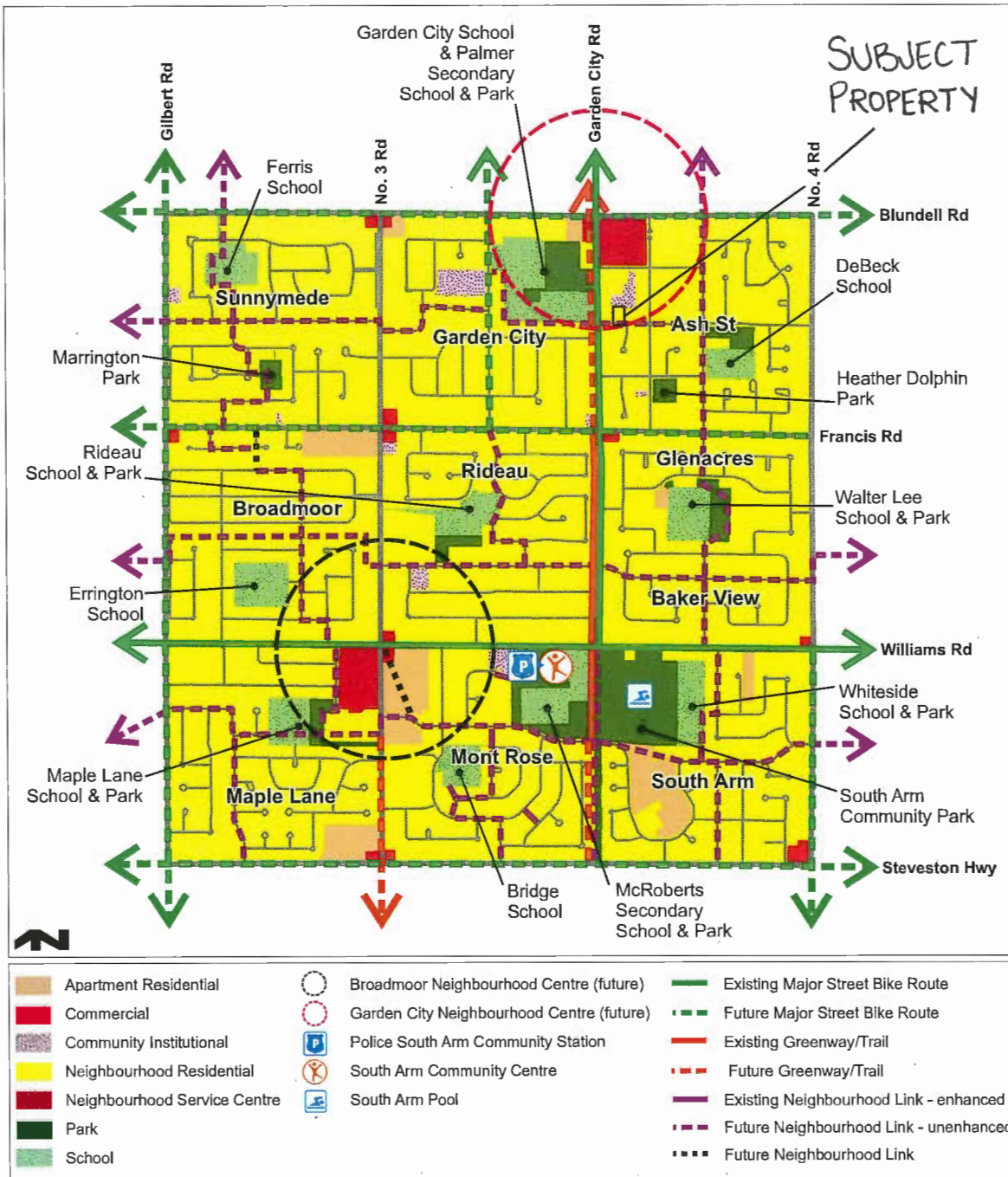
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 253.83 m ² (2,732.15 ft ²)	Max. 253.83 m ² (2,732.15 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	none
Lot Size:	Min. 315.0 m ²	461.6 m ²	none
Lot Dimensions (m):	Width: Min. 10.0 m Depth: Min. 24.0 m	Width: 10.09 m Depth: 45.75 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 9.15 for up to 60% of principal dwelling, 10.7m for remainder	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.



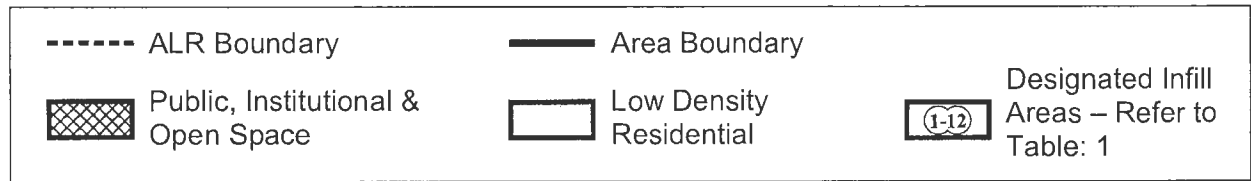
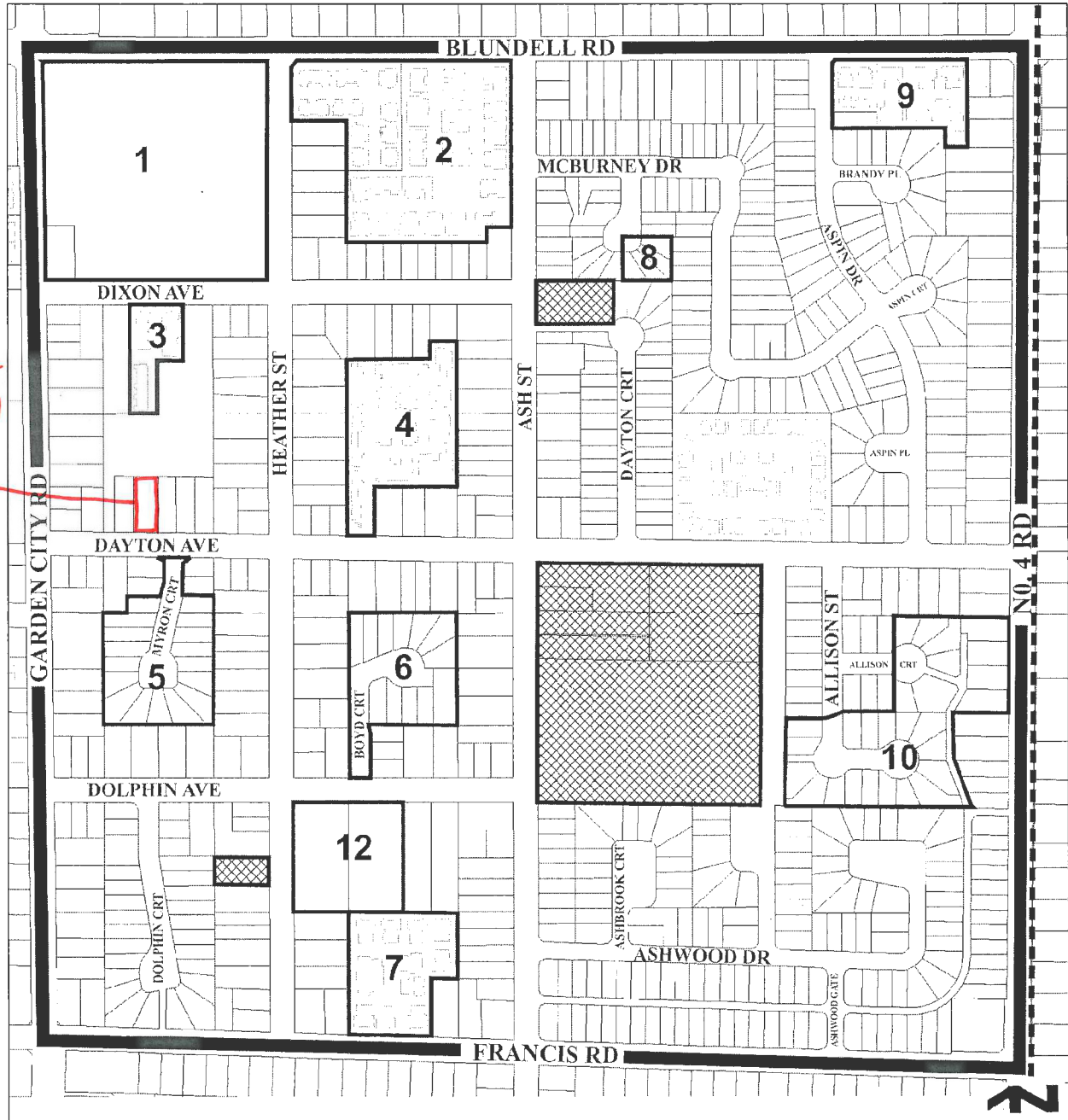
6. Broadmoor

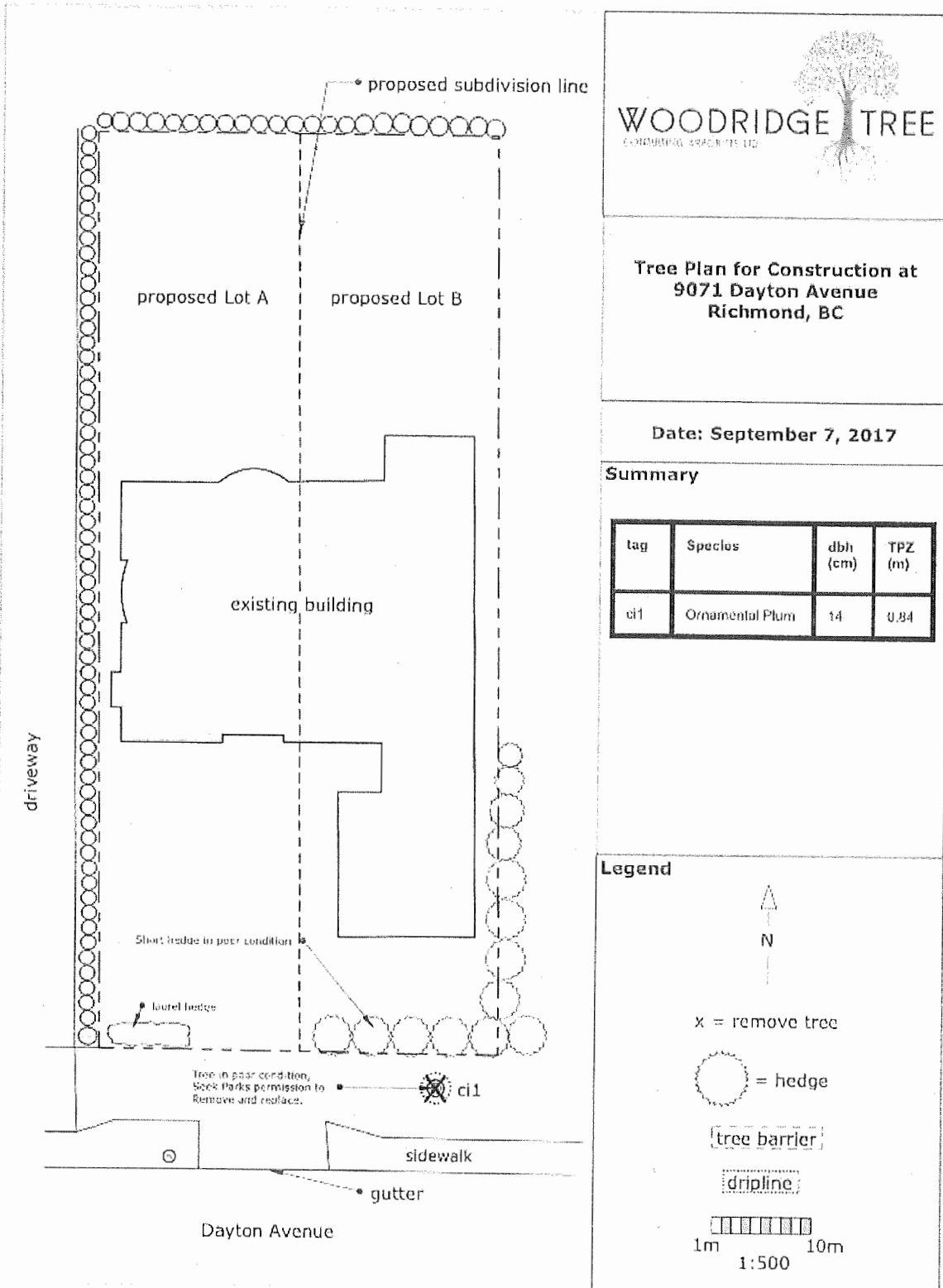


City of Richmond

Land Use Map Bylaw 9489
2016/07/18

SUBJECT
PROPERTY







Address: 9071 Dayton Avenue

File No.: RZ 17-784715

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9790, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of two new trees are planted and maintained on each lot proposed (for a total of four trees); minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, showing the proposed replacement hedge between 9071 and 9091 Dayton Avenue. The Landscape Plan must include a cost estimate for the works plus a 10% contingency, which will be used to determine the required Landscape Security. The replacement hedge is to be minimum 2.0 m tall hedging Cedars, to match the existing hedge on the front lot line of 9091 Dayton Avenue.
3. City acceptance of the developer's offer to voluntarily contribute \$650 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. 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* stage, the developer must complete the following requirements:

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. 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 167.0 L/s of water available at 20 psi residual at the hydrant located at the frontage of Dayton Avenue. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, 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 designs at Building Permit stage.
- At the Developer's cost, the City will:
 - Replace the existing water service connection and meter to service the newly created east lot.
 - Install a new water service connection, complete with meter, to service the west lot.

- Relocate the existing fire hydrant if required by the proposed driveway location.

Storm Sewer Works:

- At the Developer's cost, the City will:
 - Cut, cap, and remove all of the existing storm service connections along the property frontage.
 - Install a new storm service connection, complete with inspection chamber and dual service leads, at the adjoining property line of the newly created lots.

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Check the existing sanitary service connection serving the subject site (SCON3118.). Confirm the material and condition of the pipes. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Install two new sanitary service connections, complete with inspection chambers, to service the newly created lots if the condition of the existing sanitary service connection SCON3118 is not satisfactory.
 - Cut and cap the existing sanitary service connection SCON3188 if the condition of the pipes is not satisfactory.
 - Install only one new service connection and inspection chamber to service the east lot, if SCON3118 may be retained to service the west lot.

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.). These should be located onsite.

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 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 9790 (RZ 17-784715)
9071 Dayton 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/K)".

P.I.D. 003-332-993
Lot 269 Section 22 Block 4 North Range 6 West New Westminster District Plan 51918

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9790".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER