



To: Planning Committee

Date: September 30, 2013

From: Wayne Craig
Director of Development

File: RZ 13-639817

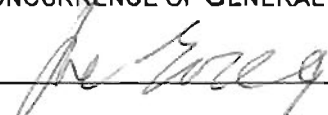
Re: Application by Rav Bains for Rezoning at 6580 Francis Road from Single Detached (RS1/E) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9061, for the rezoning of 6580 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", 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 | Rav Bains | |
| Location | 6580 Francis Road (Attachment 1) | |
| Development Application Data Sheet | See Attachment 2 . | |
| Zoning | Existing: Single Detached (RS1/E) | |
| | Proposed: Single Detached (RS2/C) | |
| OCP Designation | Neighbourhood Residential | Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| Lot Size Policy | Lot Size Policy 5428 (adopted by Council in 1989; amended in 2008), permits rezoning and subdivision of properties fronting Francis Road within the subject area in accordance with the "Single Detached (RS2/C)" 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 a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots. | 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: Directly across Francis Road, are older homes on lots zoned "Single Detached (RS1/E)". | |
| | South: Facing Magnolia Drive, are newer homes on lots zoned "Single Detached (RS1/D)". | |
| | East: An older home on a lot zoned "Single Detached (RS1/E)". | |
| | West: A newer home on a lot zoned "Single Detached (RS1/E)". | |
| Rezoning Considerations | See Attachment 5 | |

Staff Comments

Background

This proposal is to enable the creation of two (2) smaller lots from an existing large lot on the south side of Francis Road, between No. 2 Road and Gilbert Road. Each new lot proposed would be approximately 13.6 m wide and 568 m² in area. The south side of this block of Francis Road has seen some redevelopment through rezoning and subdivision in recent years, consistent with Lot Size Policy 5428. The subject application is consistent with the Lot Size Policy and with the pattern of redevelopment already begun on the block. Potential exists for other lots on the south side of this block of Francis Road to redevelop in the same manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations for the 11 bylaw-sized trees on-site, four (4) bylaw-sized trees on adjacent properties, and three (3) undersized trees within the concrete boulevard on City-owned property. A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 4**).

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

- Retain and protect Trees # 155 and 156 located in the rear yard of the subject site, which are in good condition.
- Retain and protect Tree # 04 located on the adjacent property to the south (6611 Magnolia Drive).
- Remove a total of eight (8) trees from the subject site for the following reasons:
 - Trees # 147 and # 154 are in poor condition due to previous topping and major decay in the trunk.
 - Trees # 148-#150 are in fair to poor condition, two (2) of which are declining due to foliage removal or the top of the tree dying, and all of which are located in conflict with the building envelopes of the proposed dwellings.
 - Trees # 151, 152, and # 157 are in good condition, but are located within the building envelope on the proposed east lot and are not recommended for retention.
 - Tree # 153 is in good condition, but is in conflict with future construction within the building envelope on the proposed the east lot. The amount of excavation required would encroach into the critical root zone and canopy area, compromising the survival of the tree. Consideration was given to relocating the tree or modifying the building envelope, however, this is not recommended for this species of tree.

The City's Tree Preservation Official also recommends removal of Trees # 01, 02, 03 on the adjacent property to the east (6600 Francis Road), which are in fair condition with poor structures due to some topping. Written authorization has been obtained from the adjacent property owner(s) for removal and replacement on their site (on file). Application for and issuance of a Tree Removal Permit for these trees is required at development stage. The applicant is required to submit a landscaping security in the amount of \$1,500 prior to final adoption of the rezoning bylaw to ensure that the replacement trees are planted on the neighbouring site (reflects the 1:1 replacement ratio in the amount of \$500/tree consistent with the tree removal permit process).

The City's Parks department Arborist also reviewed the report, conducted a Visual Tree Assessment, and concurs with the recommendations to retain and protect undersized Trees # 05 and # 07 located within the concrete boulevard on City-owned property along Francis Road. However, it was noted that undersized Tree # 06 within the concrete boulevard must be removed to accommodate the proposed shared driveway centered on the common property line of the proposed lots. Relocation of the tree within the boulevard was considered as an alternative to

tree removal, however, it was not recommended due to the presence of existing utilities and the lack of space available within the boulevard to relocate the tree. The applicant has agreed to provide a voluntary contribution to the City's Tree Compensation Fund in the amount of \$1,300 for the planting of replacement trees on City-owned property elsewhere in the city. The applicant must contact the Parks department four (4) business days prior to tree removal to enable proper signage to be posted.

The Tree Retention Plan is provided in **Attachment 4**.

To ensure protection and survival of retained trees, the following is required prior to rezoning:

- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within Tree Protection Zones.
- Submission of a Security in the amount of \$4,000 (\$500/tree).

Tree protection fencing must be installed to City standard around all trees to be retained. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Based on the 2:1 tree replacement ratio required in the Official Community Plan (OCP), a total of 18 replacement trees are required for the nine (9) trees proposed to be removed from the site (see Rezoning Considerations in **Attachment 5** for minimum replacement tree sizes). The applicant proposes to plant four (4) replacement trees on the future lots and to provide a voluntary contribution in the amount of \$7,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning, in-lieu of planting the balance of replacement trees on-site.

To ensure that the replacement trees are planted, and that the front yards of the proposed lots are enhanced, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including fencing, surface materials, and installation costs). The Landscape Plan must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb) centered on the proposed shared property line.
- The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.

Subdivision

At future Subdivision stage, the developer will be required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
(Note: the required service connections for the proposed two (2) lots must be located and designed to ensure protection of Trees # 155, 156, 04, 05, and 07 on-site and off-site).
- Register a cross-access easement over the shared driveway (6 m wide at the front lot line and 9 m long, centered on the proposed shared property line).

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 5428, which allows rezoning and subdivision of properties on this block of Francis Road in accordance with the "Single Detached (RS2/C)" zone.

The list of rezoning considerations is included in **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

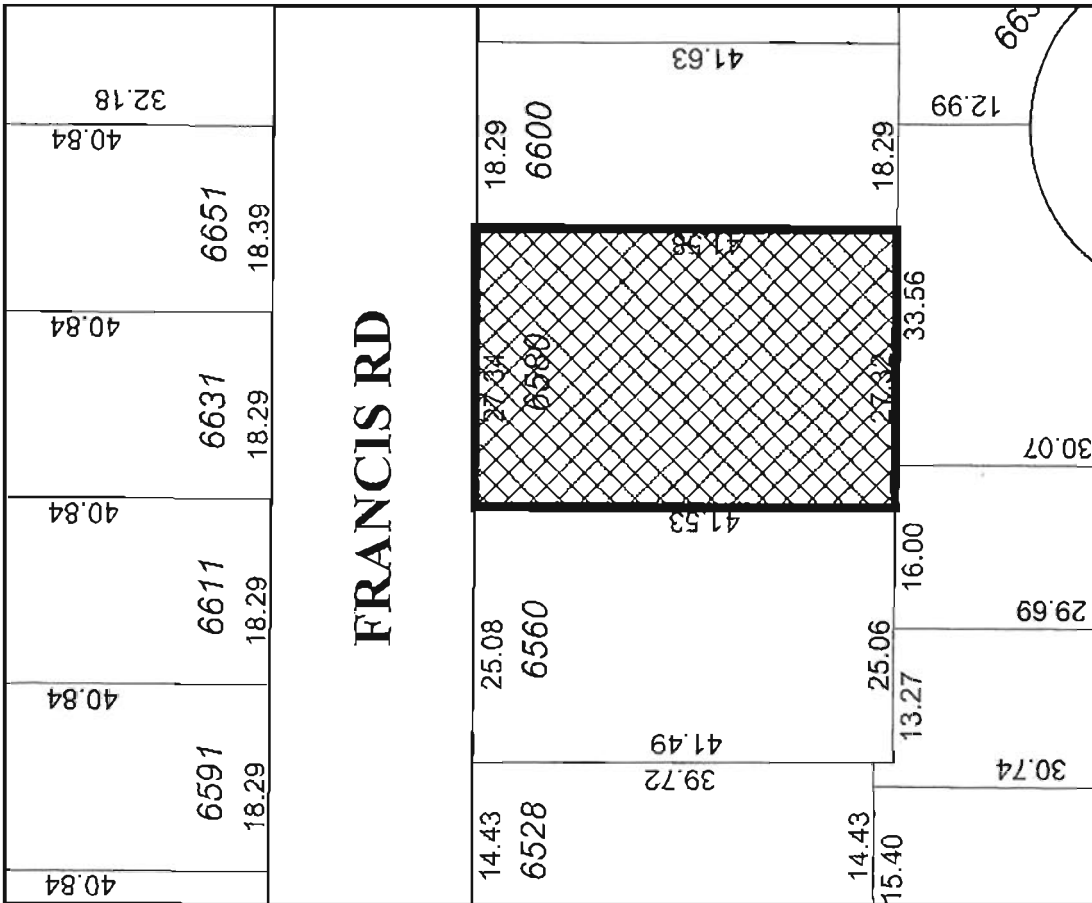
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9061 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5428
Attachment 4: Tree Retention Plan
Attachment 5: Rezoning Considerations



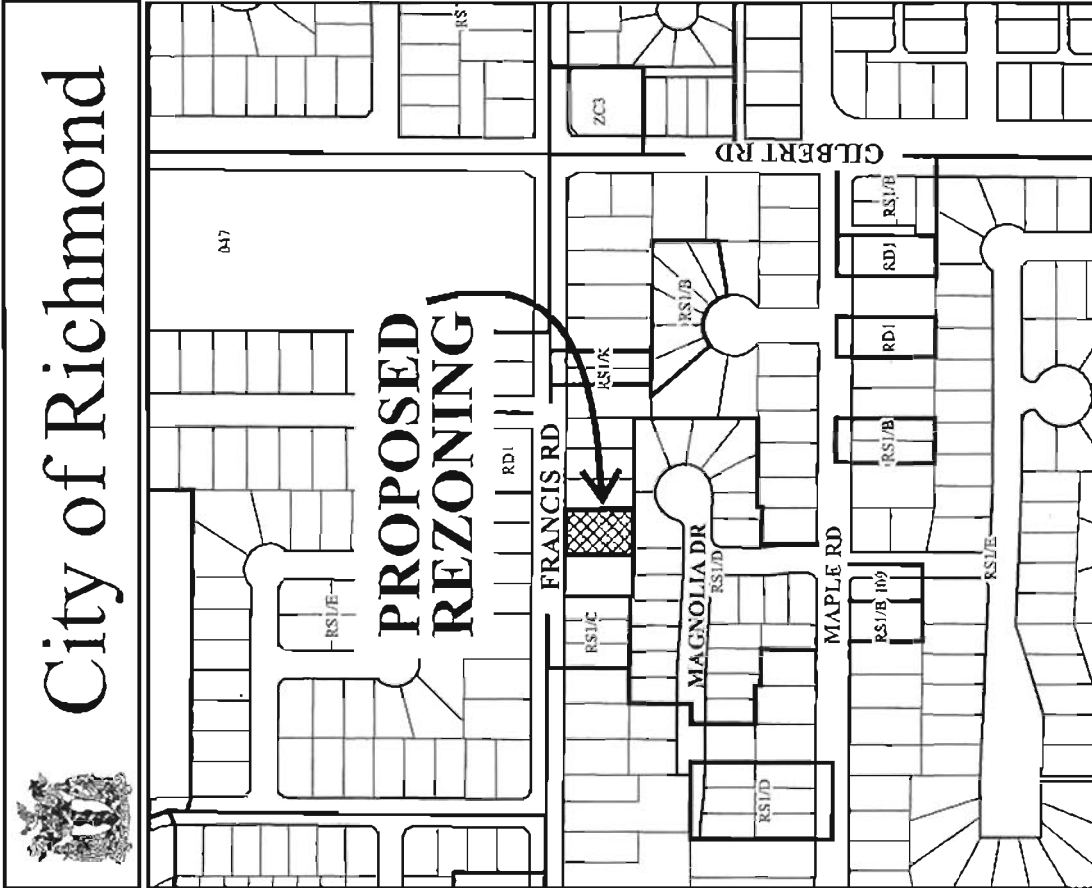


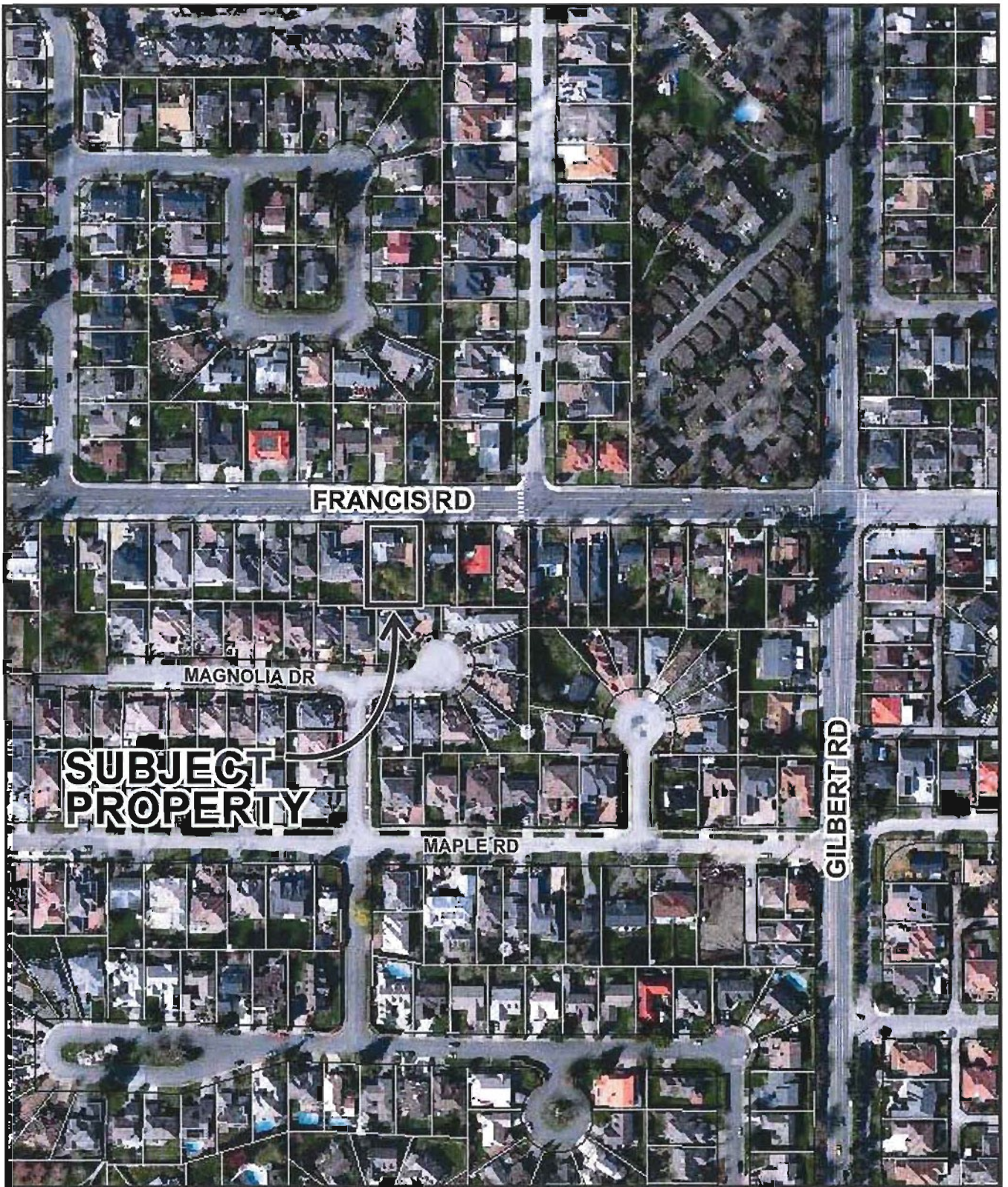
RZ 13-639817

Original Date: 07/02/13

Revision Date:

Note: Dimensions are in METRES





RZ 13-639817

Original Date: 07/02/13

Amended Date:

Note: Dimensions are in METRES



RZ 13-639817

Attachment 2

Address: 6580 Francis Road

Applicant: Rav Bains

Planning Area(s): Blundell

Date Received: June 26, 2013

Fast Track Compliance: August 23, 2013

| | Existing | Proposed |
|-----------------------------|--|--|
| Owner | Gurchetan S. Aujla Iqbal K. Aujla | To be determined |
| Site Size (m ²) | 1,136 m ² (12,228 ft ²) | Two (2) lots – each approximately 568 m ² (6,114 ft ²) |
| Land Uses | One (1) single detached dwelling | Two (2) single detached lots |
| Zoning | Single Detached (RS1/E) | Single Detached (RS2/C) |

| 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 – Buildings, structures, and non-porous surfaces | Max. 70% | Max. 70% | none |
| Lot Coverage - Landscaping | Min. 25% | Min. 25% | none |
| Setback – Front Yard (m) | Min. 9 m | Min. 9 m | none |
| Setback – Rear Yard (m) | Min. 6 m | Min. 6 m | none |
| Setback – Side Yard (m) | Min. 1.2 m | Min. 1.2 m | none |
| Height (m) | 2.5 storeys | 2.5 storeys | none |
| Minimum Lot Size | 360 m ² | 568 m ² | none |
| Minimum Lot Width | 13.5 | 13.6 | none |

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989
 Amended by Council: December 15, 2008

POLICY 5428

File Ref: 4430-00

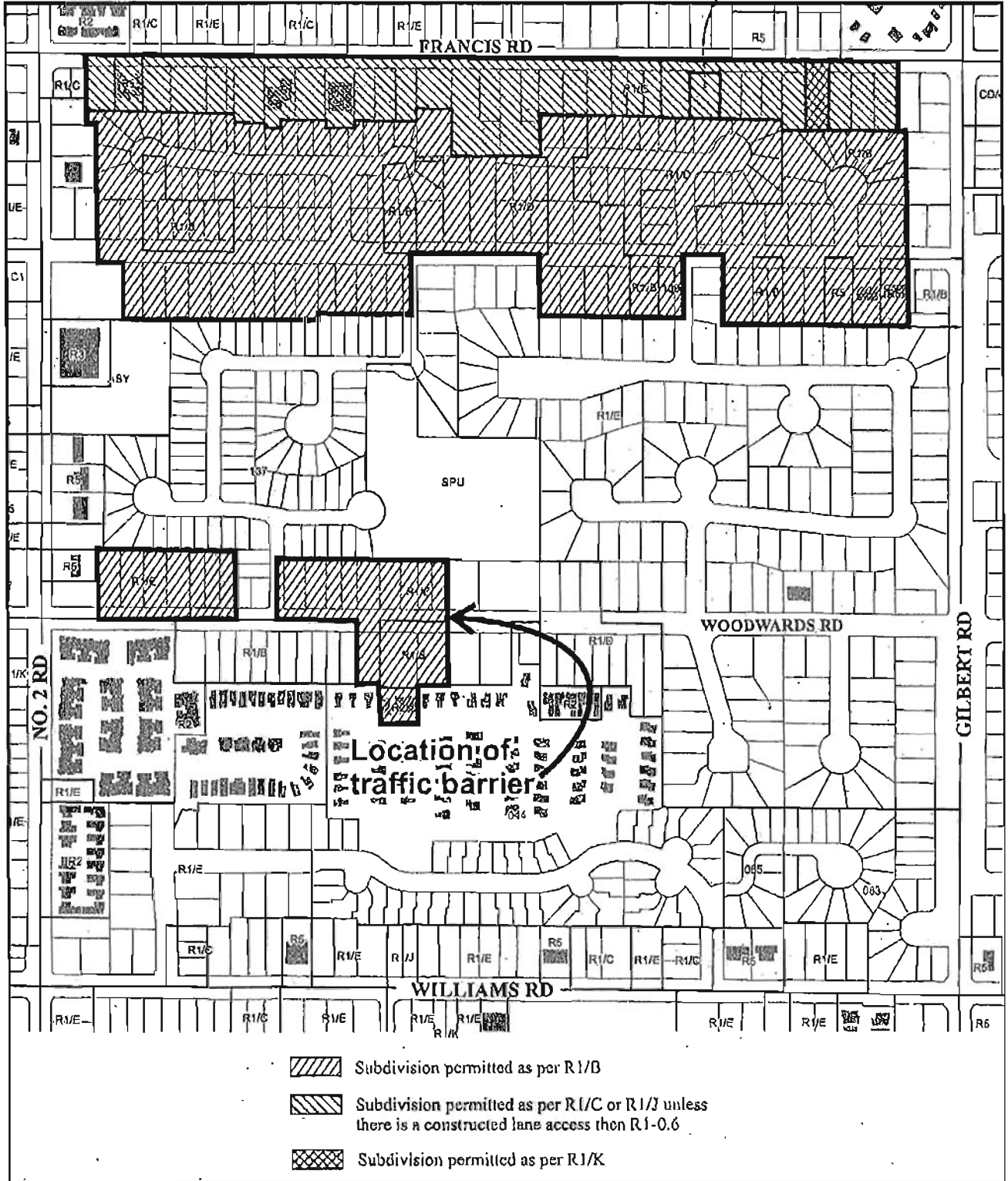
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 30-4-6




POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Subject Site



-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/C or R1/J unless there is a constructed lane access then R1-0.6
-  Subdivision permitted as per R1/K



Policy 5428
Section 30-4-6

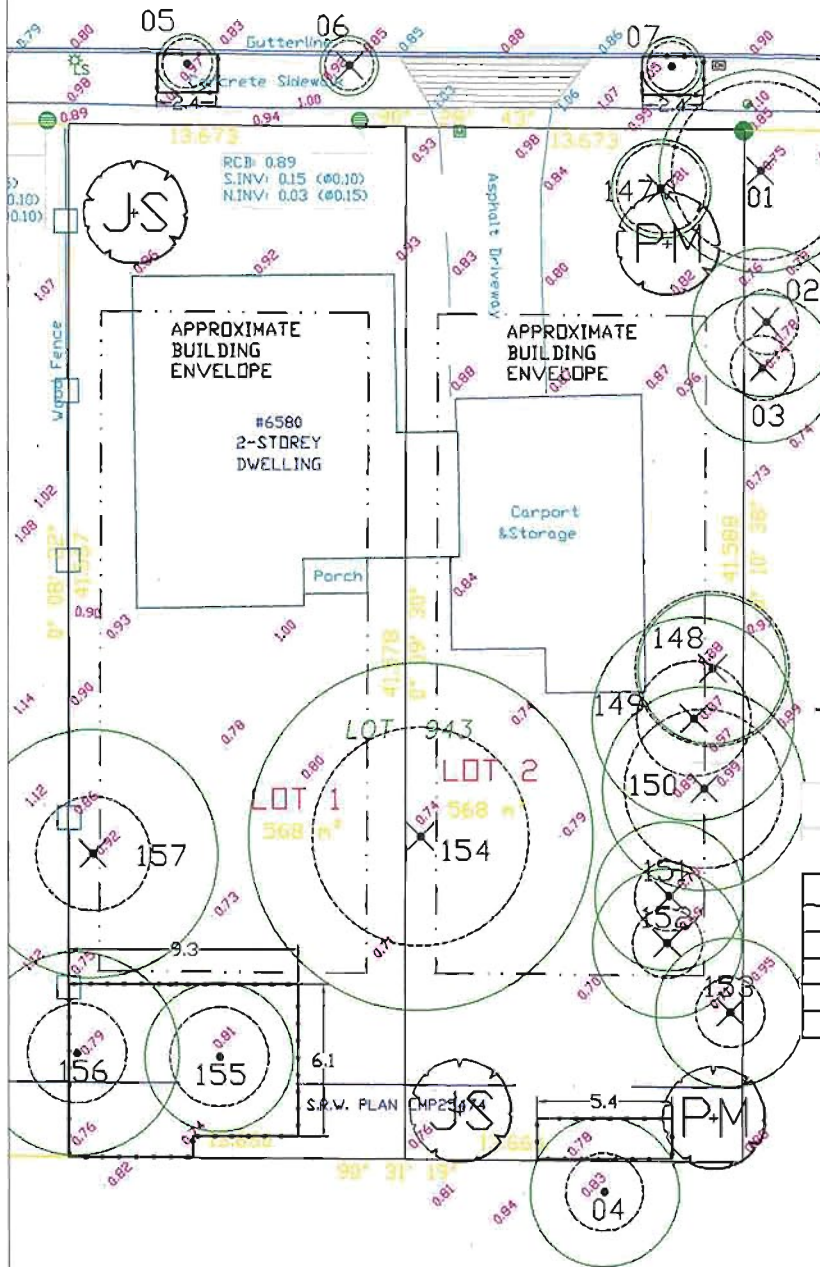
Adopted Date: 12/18/89
Amended Date: 12/15/08
Note: Dimensions are in METRES

APPENDIX 3
TREE PROTECTION PLAN

FRANCIS ROAD

TREE INVENTORY

| # | Type | Action | DBH | MPZ |
|-----|----------|--------|------------|------|
| 1 | Birch | Remove | 60cm | 3.6m |
| 2 | Cherry | Remove | 21cm | 1.3m |
| 3 | Cherry | Remove | 14/10/10 | 1.2m |
| 4 | Locust | Retain | 20cm | 1.2m |
| 5 | Beech | Retain | 14cm | 0.8m |
| 6 | Beech | Remove | 13cm | 0.8m |
| 7 | Beech | Retain | 11cm | 0.7m |
| 147 | Cherry | Remove | 30cm | 1.8m |
| 148 | Cypress | Remove | 40/24cm | 3.0m |
| 149 | Birch | Remove | 38cm | 2.3m |
| 150 | Cherry | Remove | 45/35cm | 3.2m |
| 151 | Hazelnut | Remove | 10/7/7cm | 1.2m |
| 152 | Hazelnut | Remove | 12/10/10cm | 1.4m |
| 153 | Hazelnut | Remove | 7/8/7cm | 1.2m |
| 154 | Willow | Remove | 74cm | 4.4m |
| 155 | D. Fir | Retain | 33cm | 2.0m |
| 156 | Birch | Retain | 34cm | 2.0m |
| 157 | Cherry | Remove | 39cm | 2.3m |



TREE PROTECTION FENCING

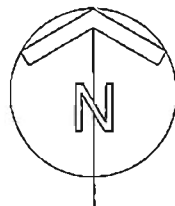
Minimum Radial Distance from trunk

| # | Type | DBH | Metres | Feet |
|-----|--------|------|--------|--------|
| 4 | Locust | 20cm | 3.0m | 9.8ft |
| 5 | Beech | 14cm | 1.0m | 3.3ft |
| 7 | Beech | 11cm | 1.0m | 3.3ft |
| 155 | D. Fir | 33cm | 3.0m | 9.8ft |
| 156 | Birch | 34cm | 4.0m | 13.1ft |

Replacement Trees

| QTY | Type | Size |
|-----|-------------------|------|
| 2 | Japanese Snowbell | 6cm |
| 2 | Paperbark Maple | 6cm |

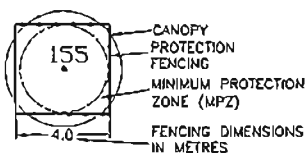
SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

TREE PROPOSED FOR RETENTION



LEGEND

TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

PLN - 63

Froggers Creek
Tree Consultants Ltd
7781 McDougall Avenue Burnaby BC V5J 4H4
Telephone: 604-771-8002 Fax: 604-437-0970
8580 FRANCIS ROAD, RICHMOND
TREE PROTECTION DRAWING
THIS DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO THE APPROXIMATE BUILDING ENVELOPES.
October 8, 2013



City of Richmond

Rezoning Considerations

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

Address: 6580 Francis Road

File No.: RZ 13-639817

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9061, the following is required to be completed:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including fencing, paving, and installation costs. The Landscape Plan should:
 - comply with the development requirements of the Arterial Road Policy in the 2041 OCP;
 - include the dimensions of required tree protection fencing;
 - include a variety of suitable native and non-native replacement trees, ensuring a rich urban environment and diverse habitat for urban wildlife; and
 - include the four (4) replacement trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 2 | 11 cm | | 6 m |
| 2 | 9 cm | | 5 m |

2. The City's acceptance of the developer's voluntary contribution in the amount of \$7,000 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. The City's acceptance of the developer's voluntary contribution in the amount of \$1,300 to the City's Tree Compensation Fund for removal of Tree # 06 from the boulevard in front of the subject site, for the planting of replacement trees on City-owned property elsewhere in the city.
4. 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 (Trees # 155, 156, 04, 05, 07). 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.
5. Submission of a Tree Survival Security to the City in the amount of \$4,000 for the four (4) trees to be retained on the subject site and on City-owned property. The City will release 90% of the security after construction and landscaping on the proposed lots is completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later, subject to inspection.
6. Submission of a Landscaping Security in the amount of \$1,500 to ensure replacement trees are planted on the adjacent property to the east at 6600 Francis Road, to compensate for the removal of Trees # 01, 02, 03 with the required tree removal permit at development stage

7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the principal dwelling 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.
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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,168) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
8. Registration of a flood indemnity covenant on Title.
9. Registration of a restrictive covenant on title to ensure that:
 - a) Vehicle access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb) centered on the proposed shared property line.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Francis Road.

Prior to removal of Trees # 01, 02, 03 from the neighbouring property at 6600 Francis Road:

- The applicant must apply for and be issued the required tree removal permit*.

Prior to removal of Tree # 06 from the boulevard on City-owned property in front of the subject site:

- The applicant must contact the Parks department (604-244-1208 x 1342) four (4) business days prior to tree removal to enable proper signage to be posted.

At Demolition* stage, the following is required to be completed:

- Installation of tree protection fencing around Trees # 155, 156, 04, 05, 07 on-site and off-site. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following is required to be completed:

- Payment of Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
(Note: the required service connections for the proposed two (2) lots must be located and designed to ensure protection of Trees # 155, 156, 04, 05, and 07 on-site and off-site).
- Registration of a cross-access easement over the shared driveway (6 m wide at the front lot line and 9 m long, centered on the proposed shared property line).

At Building Permit* stage, the following is required to be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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 _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 9061 (RZ 13-639817)
6580 Francis 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/C)".

P.I.D. 002-682-711
Lot 943 Section 30 Block 4 North Range 6 West
New Westminster District Plan 61043

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9061".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER