



# City of Richmond

## Report to Committee Planning and Development Division

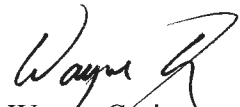
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** September 20, 2017  
**File:** RZ 17-772629

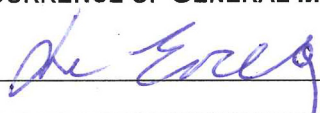
**Re:** Application by KNS Enterprises Ltd. for Rezoning at 9600/9620 Glenacres Drive from "Single Detached (RS1/E)" Zone to "Single Detached (RS2/C)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, for the rezoning of 9600/9620 Glenacres Drive from "Single Detached (RS1/E)" zone to "Single Detached (RS2/C)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
(604-247-4625)

JR:blg  
Att. 5

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

## Staff Report

### Origin

KNS Enterprises Ltd. has applied to the City of Richmond for permission to rezone 9600/9620 Glenacres Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Glenacres Drive (Attachment 1). The proposed subdivision is shown in Attachment 2. There is an existing duplex on the property, which will 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 property is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenacres Drive.
- To the South: Walter Lee Elementary School and sports fields on a lot zoned “School & Institutional Use (SI),” and townhouses on a lot zoned “Low Density Townhouses (RTL1).”
- To the East: A duplex on a lot zoned “Two-Unit Dwellings (RD1),” fronting Glenacres Drive.
- To the West: A legal non-conforming duplex on a lot zoned “Single Detached (RS1/E),” fronting Glenacres Drive.

### Related Policies & Studies

#### Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area, and is designated Neighbourhood Residential in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

#### Single-Family Lot Size Policy

The subject property is not located in an area governed by a Single-Family Lot Size Policy. Amendment procedures in Section 2.3 of Richmond Zoning Bylaw 8500 allow staff to consider a rezoning application to allow a property containing an existing duplex to subdivide into no more than two lots. The proposed rezoning and subdivision are consistent with this policy.

#### 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**

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear portion of the property for municipal utilities, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW area is not permitted.

### **Transportation and Site Access**

Vehicle access is proposed via separate driveway crossings to each new lot from Glenacres Drive.

### **Tree Retention and Replacement**

There are no bylaw-sized trees on the property. The applicant has agreed to plant a minimum of two trees on each of the proposed new lots; for a total of four new trees. Prior to final adoption of the rezoning bylaw, the applicant must submit a \$2,000 Landscape Security (\$500/tree) to ensure that the new trees are planted. New trees must be minimum 6 cm caliper deciduous trees or 3.5 m high conifers, in accordance with Tree Protection Bylaw 8057.

The existing landscaping in the City-owned boulevard, consisting of shrubs and two trees that are not bylaw-sized, is proposed to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### **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 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 \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the development.

The applicant has proposed to provide secondary suites in the dwellings to be constructed on each new lot. This proposal is consistent with the Affordable Housing Strategy.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed in each single-family dwelling, 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, and the costs associated with the completion of the servicing works as described in Attachment 5.

Frontage improvements include, but may not be limited to:

- Removal and replacement of existing concrete curbs and driveway letdowns, as required.
- Payment of a \$9,120 cash-in-lieu contribution, in keeping with the Subdivision and Development Bylaw No. 8751, for the design and construction of future sidewalk and boulevard improvements. The works will be completed at the time that the neighbouring property to the west at 9560 Glenacres Drive redevelops.

### **Financial Impact**

The 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 9600/9620 Glenacres Drive from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Glenacres Drive.

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 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9765 be introduced and given first reading.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

Attachments:

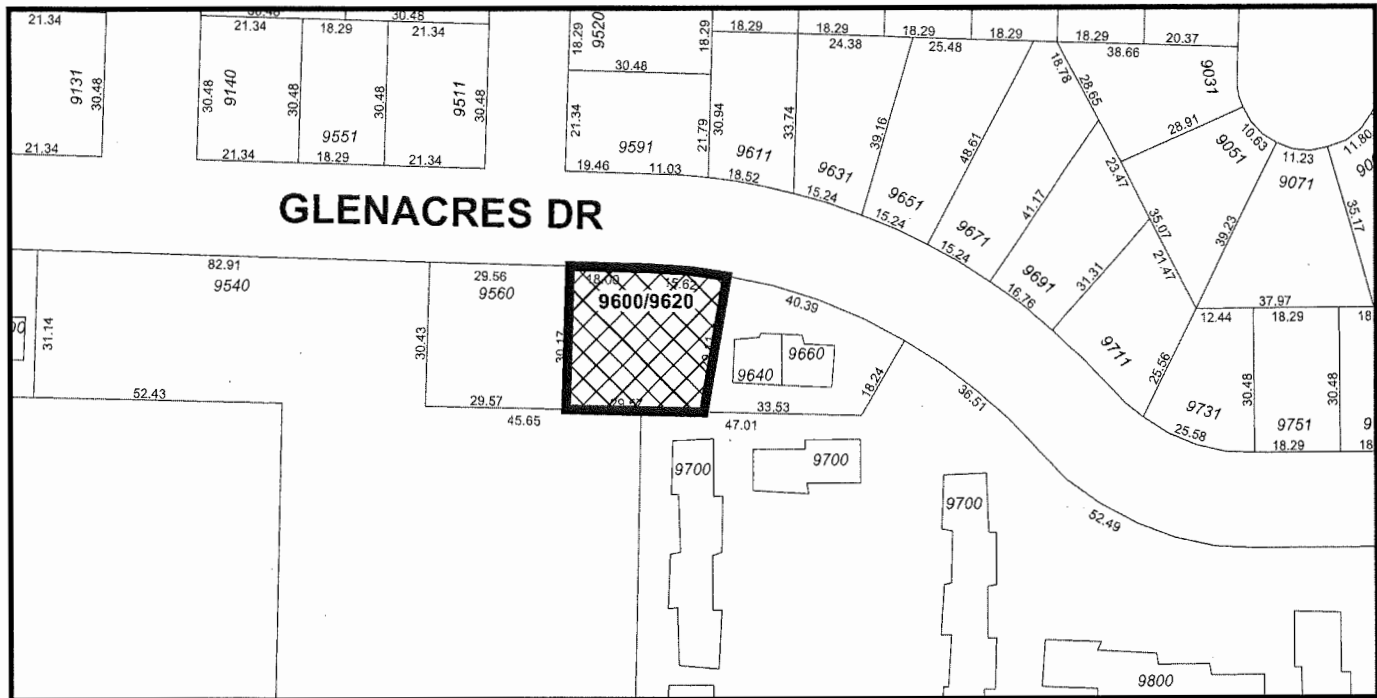
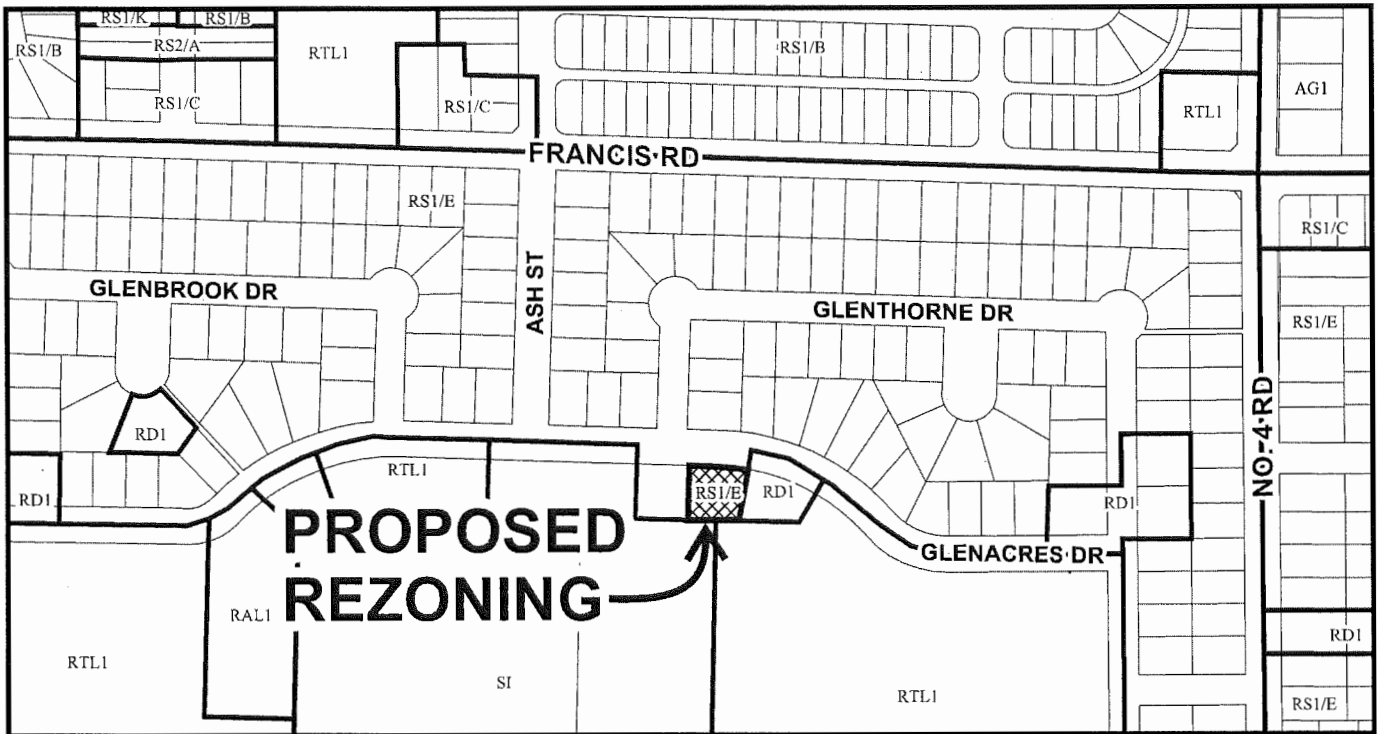
Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Broadmoor Area OCP Land Use Map

Attachment 5: Rezoning Considerations



RZ 17-772629

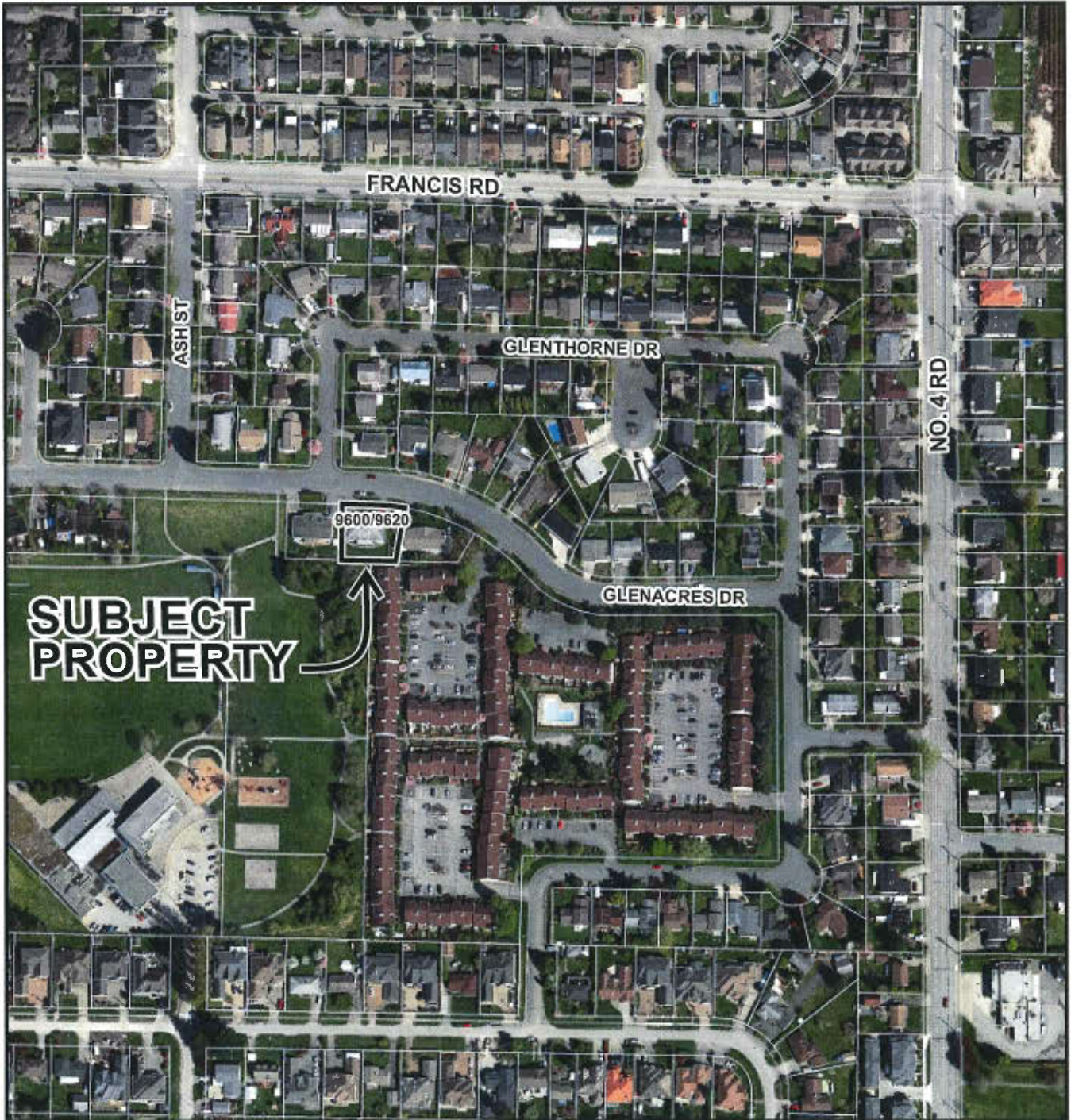
Original Date: 06/12/17

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 17-772629

Original Date: 06/12/17

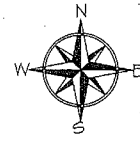
Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 185 SECTION 27 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 34103**

ATTACHMENT 2

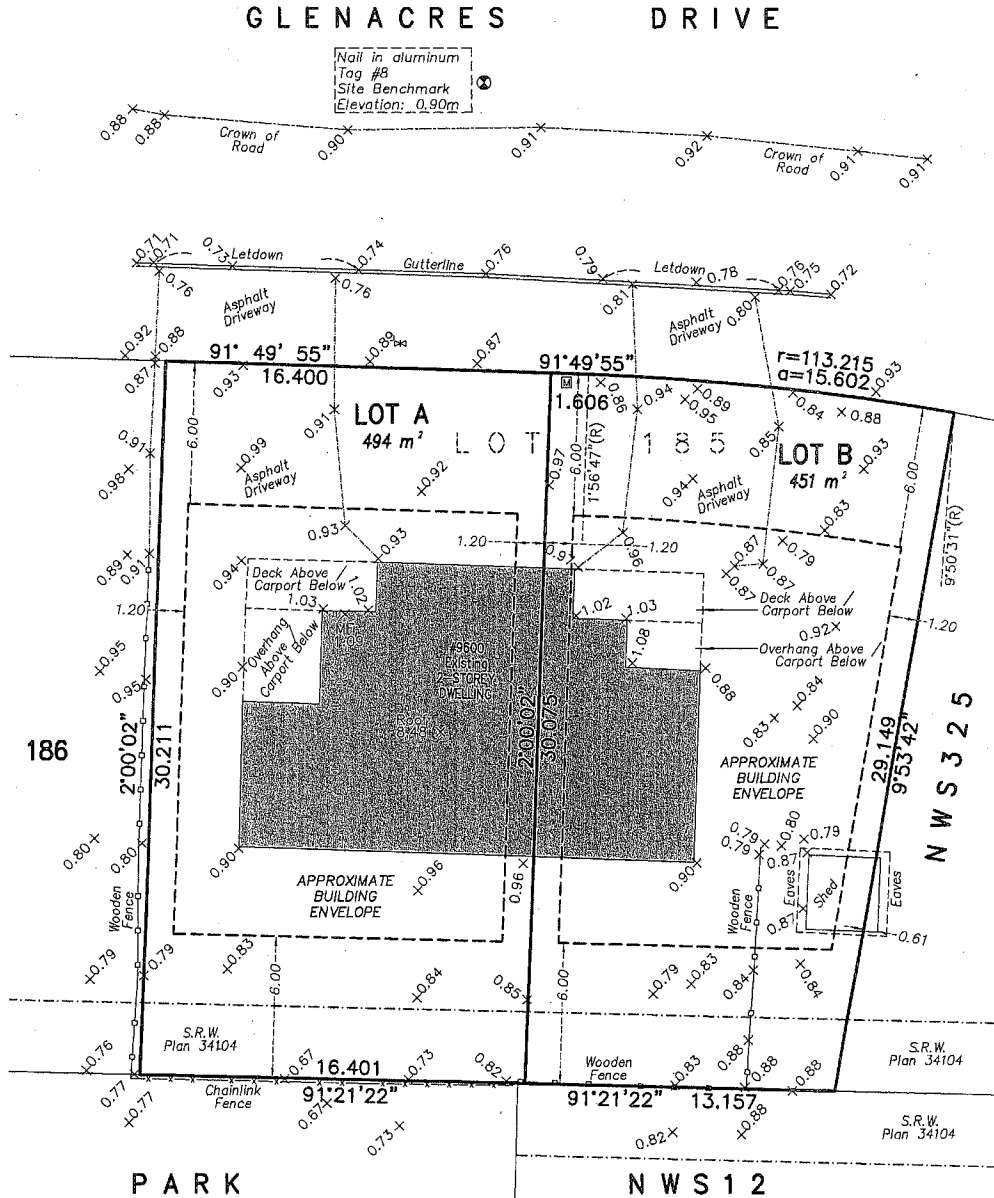
#9600 GLENACRES DRIVE,  
RICHMOND, B.C.  
P.I.D. 003-946-258



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6919  
FB-333 P48; FB-335 P20-22  
Drawn By: 10

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #190  
Control Monument 94H1624  
Elevation: 2.353m  
Benchmark: HPN #191  
Control Monument 02H2453  
Elevation: 1.664m

**NOTE:**  
Use site Benchmark Tag #8 for  
construction elevation control.

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

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

JUNE 16th, 2017.

- LEGEND:**
- ☒ denotes water valve
  - ⊠ denotes water meter
  - MF denotes main floor
  - (R) denotes radial bearing
  - TW denotes top of retaining wall

DWG No. 6919-Topo-01





**RZ 17-772629**

**Attachment 3**

Address: 9600/9620 Glenacres Drive

Applicant: KNS Enterprises Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner(s)	Susan Ann Rose Sobeiski Paul Sobeiski	To be determined
Site Size (m <sup>2</sup> )	945 m <sup>2</sup>	Lot A: 494 m <sup>2</sup> Lot B: 451 m <sup>2</sup>
Land Uses	One duplex	Two single-family dwellings
OCP Designation	Neighbourhood Residential	No change
Zoning	Single Detached (RS1/E)	Single Detached (RS2/C)

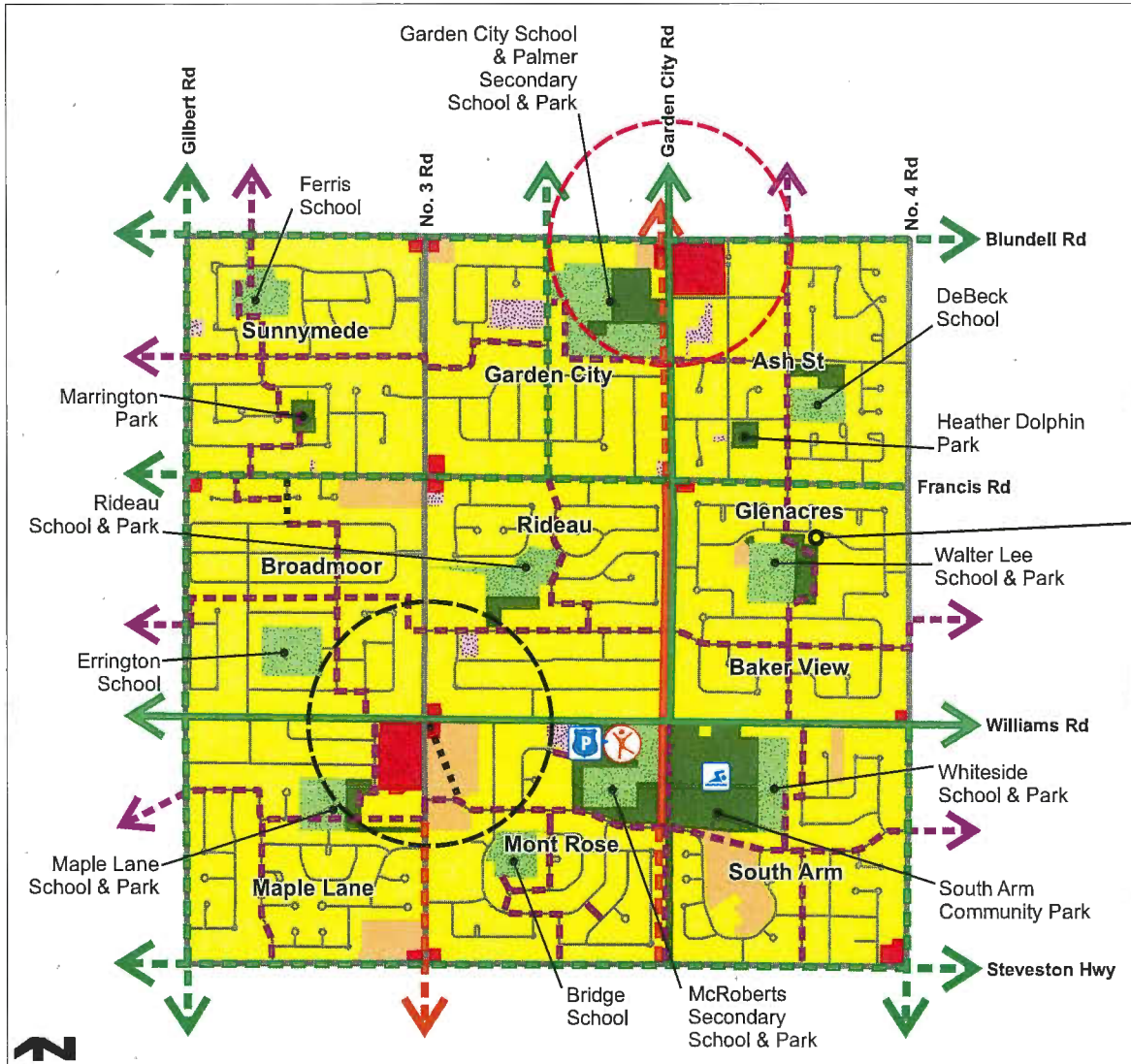
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for the balance of the lot area	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for the balance of the lot area	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 264.33 m <sup>2</sup> (2,845.22 ft <sup>2</sup> ) Lot B: Max. 248.05 m <sup>2</sup> (2,669.99 ft <sup>2</sup> )	Lot A: Max. 264.33 m <sup>2</sup> (2,845.22 ft <sup>2</sup> ) Lot B: Max. 248.05 m <sup>2</sup> (2,669.99 ft <sup>2</sup> )	none
Lot Coverage:	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size (m <sup>2</sup> ):	Min. 360.0 m <sup>2</sup>	Lot A: 494 m <sup>2</sup> Lot B: 451 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 13.5 m Depth: 24.0 m	Lot A Width: 16.4 m Lot A Depth: 30.2 m Lot B Width: 14.4 m Lot B Depth: 29.6	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. 6.0 m for up to 60% of principal dwelling, 7.5 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



## 6. Broadmoor



Apartment Residential	Broadmoor Neighbourhood Centre (future)	Existing Major Street Bike Route
Commercial	Garden City Neighbourhood Centre (future)	Future Major Street Bike Route
Community Institutional	Police South Arm Community Station	Existing Greenway/Trail
Neighbourhood Residential	South Arm Community Centre	Future Greenway/Trail
Neighbourhood Service Centre	South Arm Pool	Existing Neighbourhood Link - enhanced
Park		Future Neighbourhood Link - unenhanced
School		Future Neighbourhood Link



# City of Richmond

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

**Address:** 9600/9620 Glenacres Drive

**File No.:** RZ 17-772629

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, 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 Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
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 each 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 Demolition Permit\* issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all boulevard landscaping to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**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. Complete the required site servicing works and off-site improvements through a City work order or Servicing Agreement\*. Works include, but may not be limited to, the following:

*Water Works:*

- Using the OCP Model, there is 211.0 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 9600 Glenacres Drive. 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.

- Retain existing 25 mm water service connection at the north east corner of the lot.
- At the Developer's cost, the City will:
  - Install a water service connection off of the existing 200 mm PVC watermain on Glenacres Drive, complete with water meter.

*Storm Sewer Works:*

- At the Developer's cost, the City will:
  - Cut, cap, and remove the existing storm service connection at the northeast corner of the subject site .The existing inspection chamber (STIC41013) shall be retained to serve 9640 Glenacres Drive.
  - Install a new storm service connection at the adjoining property line of the 2 newly created lots, complete with inspection chamber, off of the existing storm sewer along Glenacres Drive.

*Sanitary Sewer Works:*

- At the Developer's cost, the Developer is required to:
  - Not start on-site foundation construction prior to completion of rear yard sanitary works by City crews.
- At the Developer's cost, the City will:
  - Cut, cap, and remove the existing sanitary service connection at the southeast corner of the subject site (SCON10492). The existing sanitary inspection chamber (SIC12195) shall be retained to serve 9640 Glenacres Drive.
  - Install a new sanitary service connection at the adjoining property line of the two newly created lots, complete with inspection chamber, off of the existing sanitary main along the south property line.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - o 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 on-site.
  - Remove and replace the concrete curb, gutter, and driveway let downs, as required.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$9,120 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

o Concrete Sidewalk (EP.0642)	\$6,400.00
o Boulevard Landscape/Trees (EP.0647)	\$2,720.00

*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.

- Not encroach into the existing SRW with proposed trees, non-removable fencing, or other non-removable structures.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9765 (RZ 17-772629)  
9600/9620 Glenacres Drive**

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. 003-946-258

Lot 185 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9765”**.

FIRST READING

**OCT 10 2017**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED <i>[Signature]</i>
APPROVED by Director or Solicitor <i>BK</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER