



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

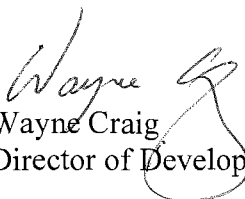
Date: February 10, 2015

File: RZ 14-665297

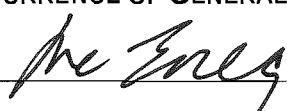
Re: Application by 0825215 B.C. Ltd. for Rezoning at 8231 Ryan Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9214, for the rezoning of 8231 Ryan Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:mp
Att.

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

Staff Report

Origin

0825215 B.C. Ltd. has applied to the City of Richmond to rezone the property at 8231 Ryan Road from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two lots fronting Ryan Road. A duplex that previously occupied the site has been demolished. A location map and an aerial photograph are included in Attachment 1 and a preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

To the North: Apartment residential on a property zoned “Low Density Low Rise Apartments (RAL1)” at 8011 Ryan Road.

To the East: Single-family residential lots zoned “Single Detached (RS1/E)” fronting Leonard Road.

To the South: Directly across Ryan Road are single-family residential lots zoned “Single Detached (RS1/B)”. To the southwest is apartment residential on a property zoned “Medium Density Low Rise Apartment (RAM1)” at 8020 Ryan Road.

To the West: Directly to the west is a hooked parcel that is physically separated by Ryan Road from its main portion of the site at 8020 Ryan Road. The parcel is currently used as a parking lot of the apartment complex at 8020 Ryan Road.

Related Policies & Studies

2041 Official Community Plan (OCP)

The 2041 OCP designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed redevelopment complies with the OCP land use designation.

Single-Family Lot Size Policy 5469

The subject site is located within the area governed by Lot Size Policy 5469, which was adopted by Council on February 19, 2001 (see Attachment 4). The Policy permits subdivision of the properties along Ryan Road in accordance with the “Single Detached (RS2/B)” zone. The proposed development complies with Lot Size Policy 5469.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. City staff have not received any concerns or comments from the public regarding the proposed development.

Analysis

Existing Legal Encumbrances

A covenant (document no. BF297708) which is currently registered on title of the subject site restricts the use of the property to a two-family dwelling. Discharge of this covenant is a requirement of adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning. Servicing and frontage upgrades will be required as described in the "Subdivision Stage" section below.

Vehicle driveway access is to be from Ryan Road.

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey identifies two trees located on City property and a total of 12 trees located on the adjacent properties to the north and east. There are no trees on the subject site.

As per the Arborist's Report recommendations, Parks Department staff have authorized the removal of two (2) spruce trees located on City property near the frontage of the subject site, as both trees are currently in marginal condition and will be significantly impacted by future construction activity. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contribution in the amount of \$2,600 (\$650 per tree) to the City's Tree Compensation Fund.

Nine (9) trees are located on the adjacent property to the north at 8011 Ryan Road near the north property line of the subject site and three (3) trees located on the adjacent property to the east at 10231 Leonard Road near the northeast corner of the subject site. Tree protection fencing must be installed to City standards to protect these trees prior to any construction activity occurring on-site and must remain in place until construction and landscaping on the future lots is completed. The applicant is also required to submit a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zones.

Consistent with Council Policy 5032 – Tree Planting (Universal), the applicant is required to plant and maintain two (2) trees on each lot proposed (minimum 6 cm deciduous calliper or 3.5m high conifer). To ensure the two trees are planted and maintained on the proposed lots, the applicant is required submit a security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide two legal secondary suites in the dwellings on both proposed lots. To ensure at least one secondary suite is built to the satisfaction of the City 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 the legal agreement is required prior to final adoption of the rezoning bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total buildable area of the single detached dwellings to be constructed (i.e., \$6,538).

Subdivision Stage

At subdivision stage, the developer will be required to pay service connection costs for the required engineering servicing upgrades outlined in Attachment 5. Works will include water upgrades, storm sewer works and sanitary sewer works.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and Lot Size Policy 5469.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 5.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9214 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Minhee Park', written in a cursive style.

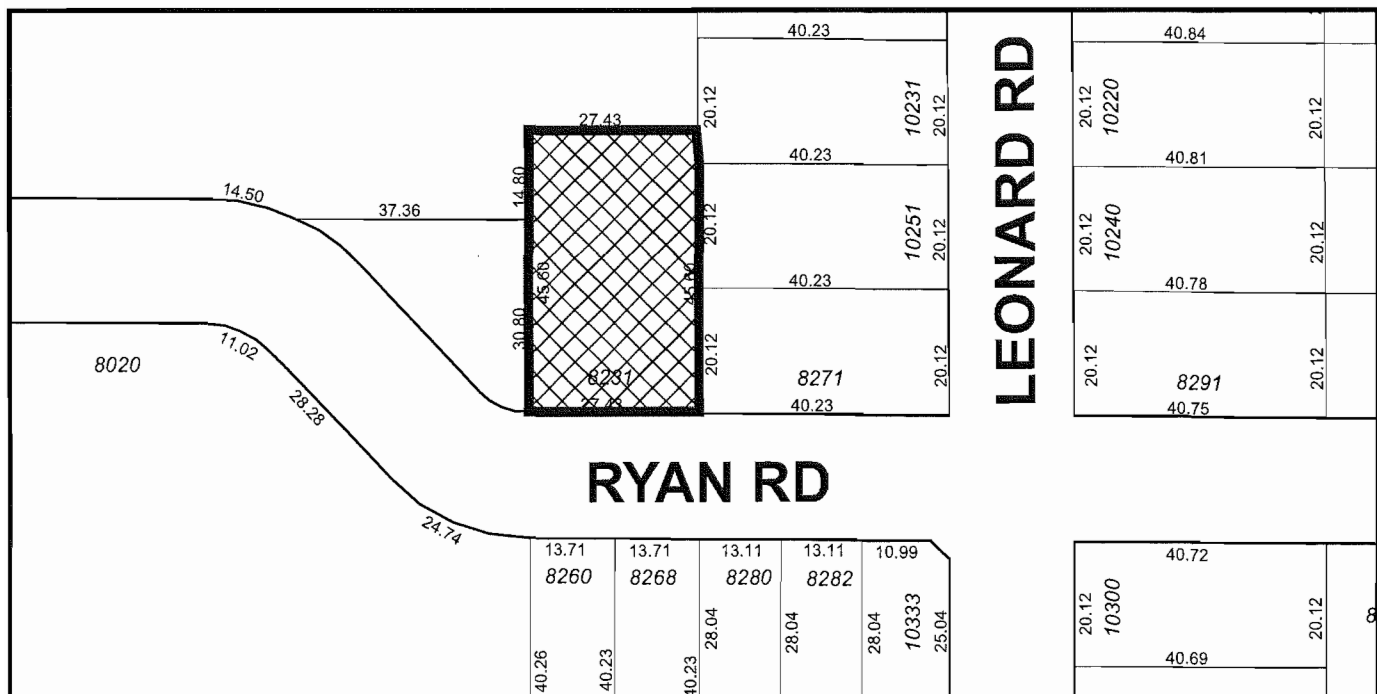
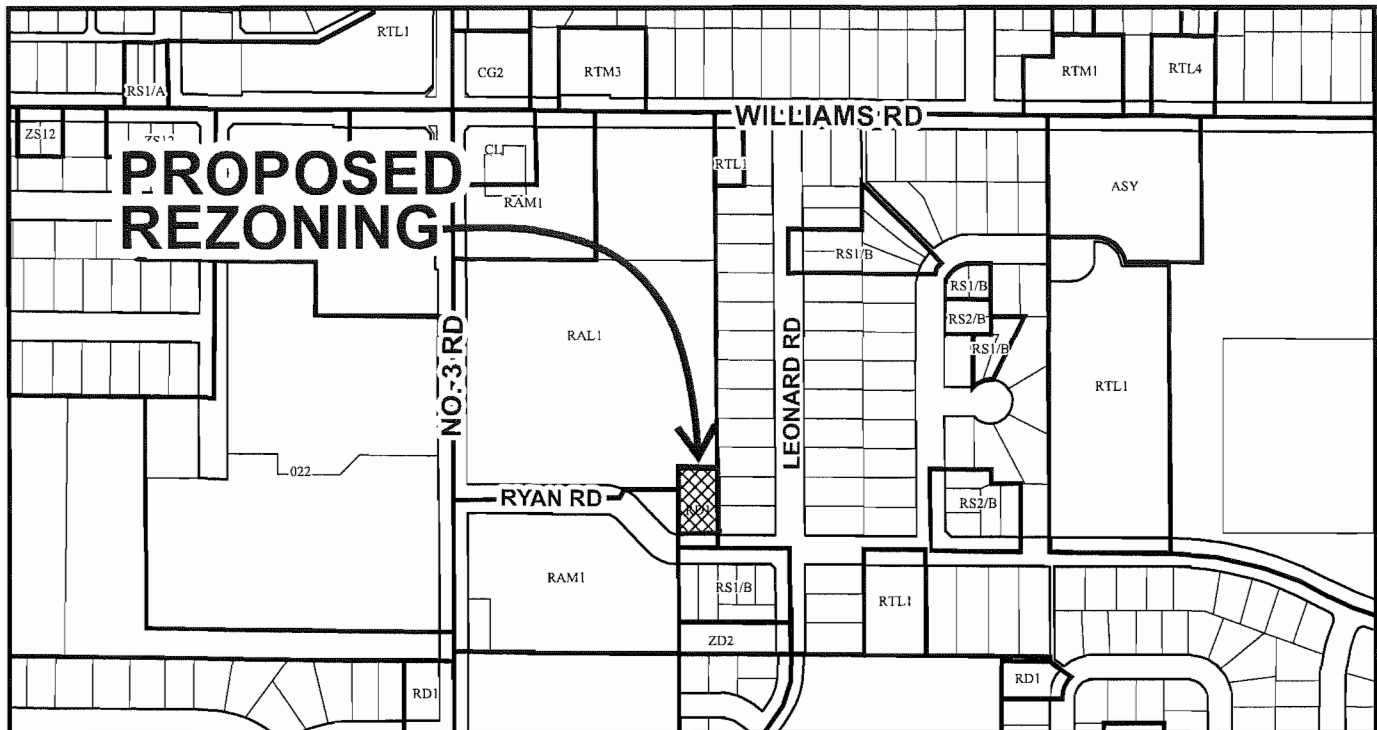
Minhee Park
Planner 1

MP:cas

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single Family Lot Size Policy 5469
Attachment 5: Rezoning Considerations



City of
Richmond



RZ 14-665297

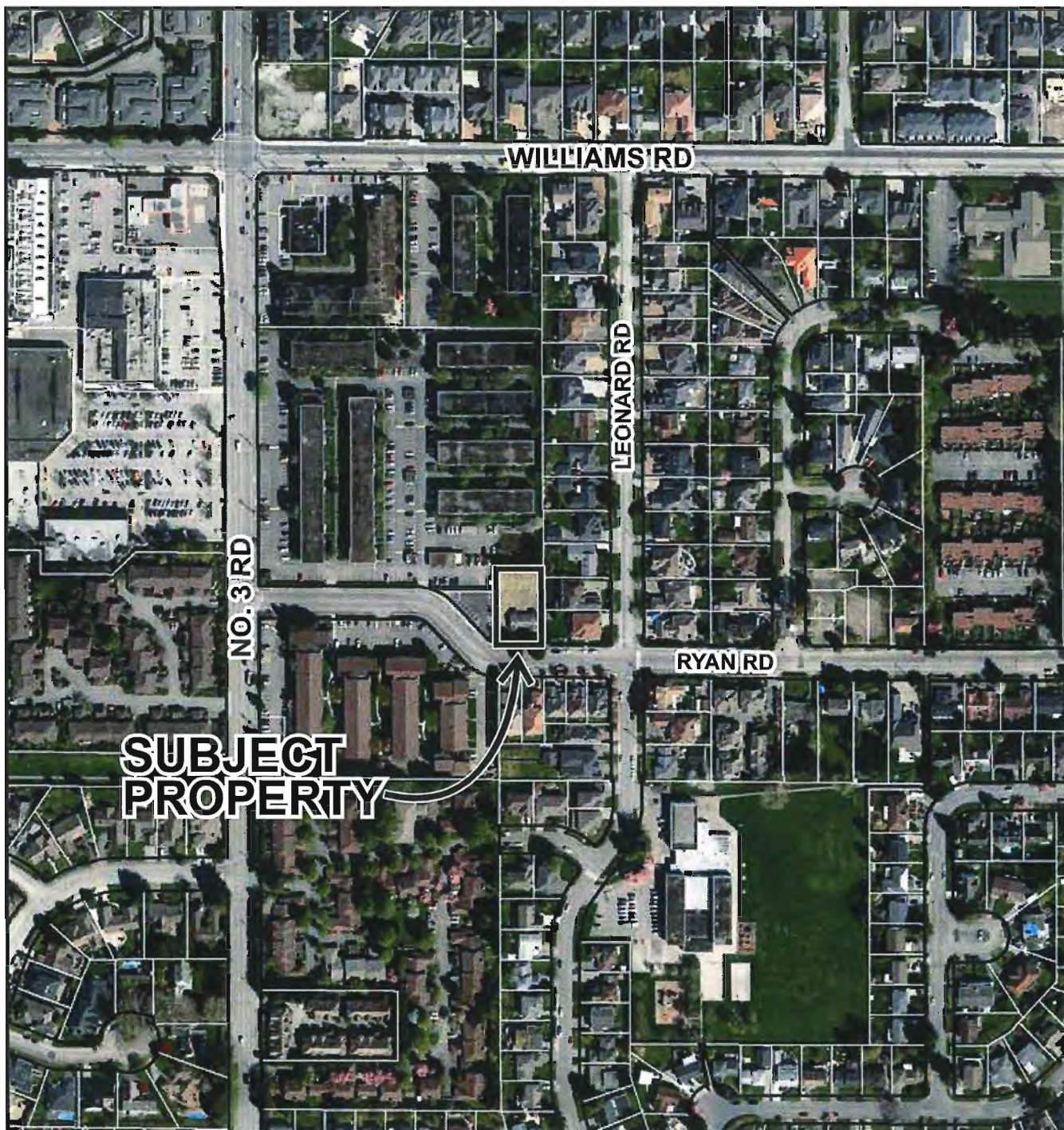
Original Date: 06/17/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-665297

Original Date: 04/17/14

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 24 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 15569

R-13-17443-TPG

PARCEL IDENTIFIER (PID): 004-925-637

CIVIC ADDRESS:#8231 RYAN ROAD
RICHMOND, B.C.

SCALE 1:300

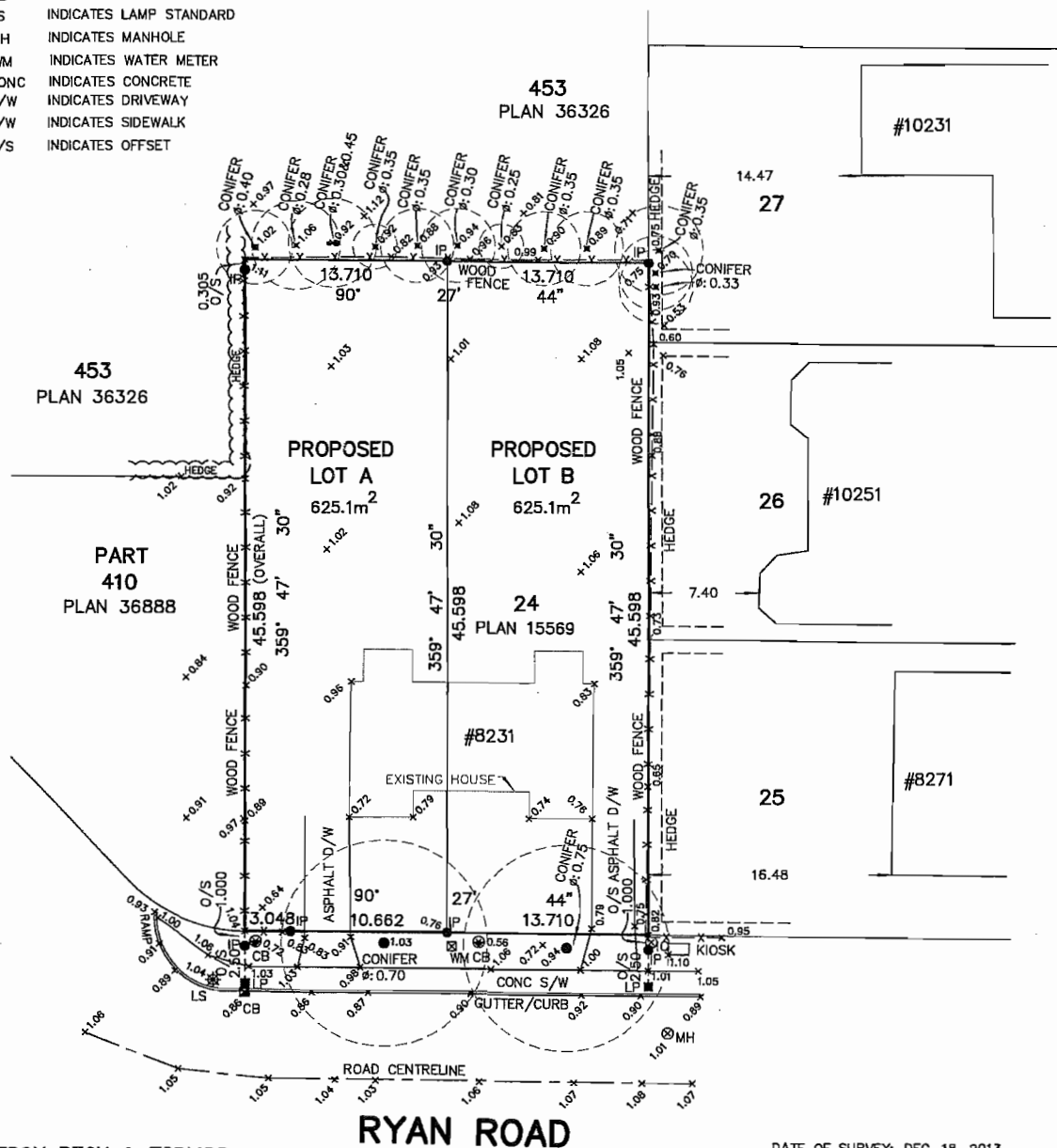
5 0 5 10

ALL DISTANCES ARE IN METRES

**NOTES:**

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- GEODETIC ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #204 (02H2452) - ELEVATION=1.559 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.

- *1.06 INDICATES SPOT ELEVATION
 IP INDICATES STANDARD IRON POST
 LP INDICATES LEAD PLUG
 CB INDICATES CATCH BASIN
 LS INDICATES LAMP STANDARD
 MH INDICATES MANHOLE
 WM INDICATES WATER METER
 CONC INDICATES CONCRETE
 D/W INDICATES DRIVEWAY
 S/W INDICATES SIDEWALK
 O/S INDICATES OFFSET





RZ 14-665297

Attachment 3

Address: 8231 Ryan Road

Applicant: 0825215 B.C. Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	0825215 BC Ltd.	TBD
Site Size (m²):	1,250.2 m ²	Proposed east lot: 625.1 m ² Proposed west lot: 625.1 m ²
Land Uses:	Two-family residential	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Lot Size Policy 5469	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single-Detached (RS2/B)
Number of Lots	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Proposed east lot: 625.1m ² Proposed west lot: 625.1m ²	none
Lot Width	12 m	Proposed east lot: 13.7 m Proposed west lot: 13.7 m	none
Lot Depth	24 m	45.6 m	none
Lot Frontage	6 m	Proposed east lot: 13.7 m Proposed west lot: 13.7 m	none
Setback – Front and Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

POLICY 5469

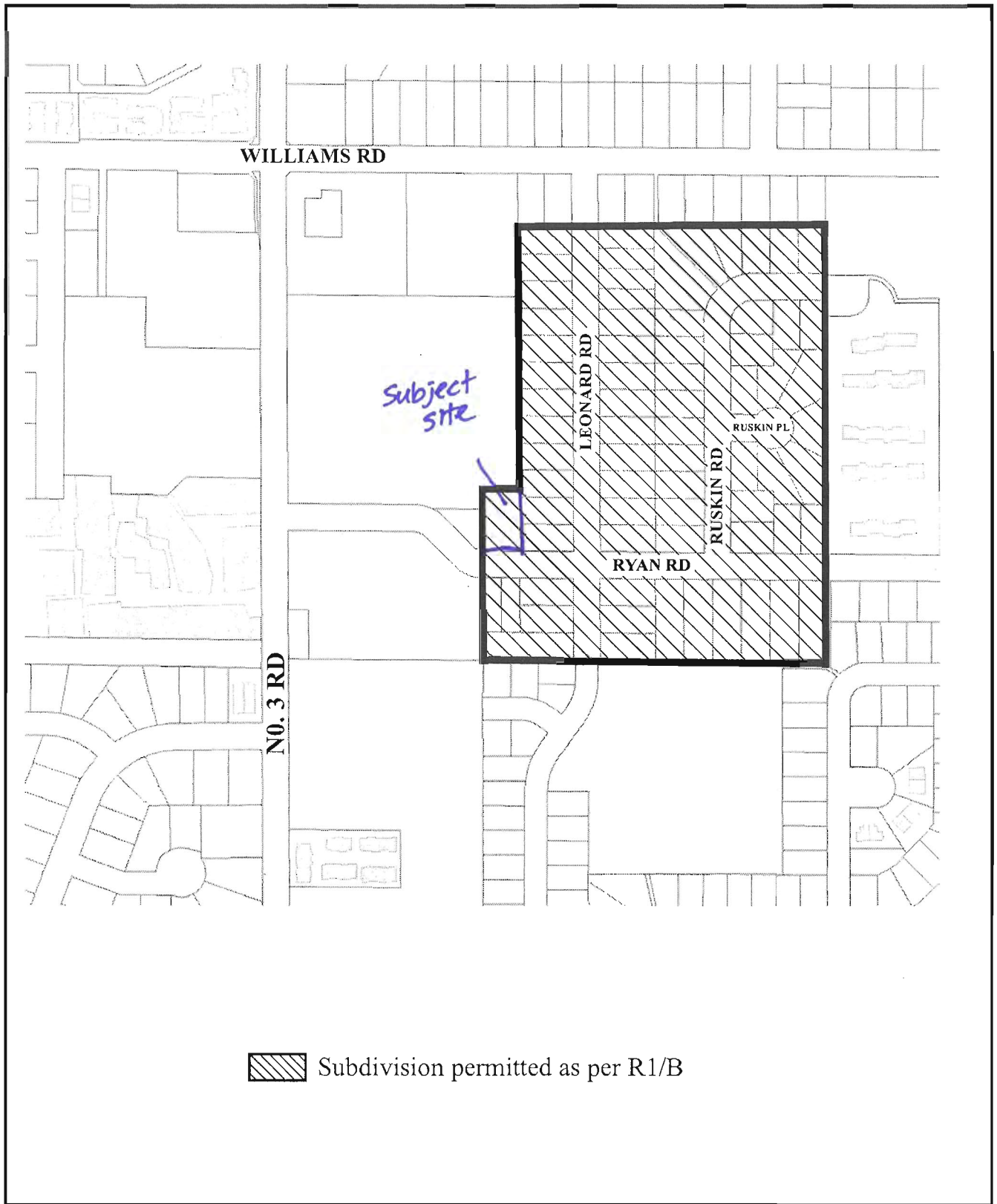
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6

POLICY 5469:

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



POLICY 5469
SECTION 33,4-6

Adopted Date: 02/19/01
Amended Date:



City of
Richmond

Rezoning Considerations

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

Address: 8231 Ryan Road

File No.: RZ 14-665297

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9214, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$ 2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that two (2) trees are planted and maintained on each of the proposed lots (minimum 6 cm deciduous caliper or 3.5m high conifer). Suitable tree species include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
3. 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 nine (9) trees on the adjacent properties at 8011 Ryan Road and three (3) trees at 10231 Leonard Road 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.
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 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. \$6,538) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

6. Discharge of Restrictive Covenant Registration No. BF297708 from title of the subject property.

At Demolition stage, the developer must complete the following requirements:

Installation of appropriate tree protection fencing around all trees to be retained on the adjacent properties prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* stage, the developer must complete the following requirements:

1. Pay service connection costs for works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 242 L/s of water available at a 20 psi residual at the Ryan Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- City to install a new 25mm diameter water connection complete with a new meter box at the property line for the west lot. East lot is to reuse the existing 25mm diameter connection and the existing meter box near the common property line.

Storm Sewer Works:

- West lot to reuse the existing storm service connection and IC in the southwest property corner. East lot to reuse the existing storm service connection and IC near the common property line.

- Site drainage must be directed towards the existing ICs fronting Ryan Rd to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to install a new sanitary IC and service connection at the southwest property corner to service the west lot. East lot to reuse the existing service connection and IC at the southeast property corner

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

1. 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.
2. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9214 (RZ14-665297)
8231 Ryan Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 004-925-637

Lot 24 Section 33 Block 4 North Range 6 West New Westminster District Plan 15569

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9214"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 09 2015

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

MAYOR

CORPORATE OFFICER