



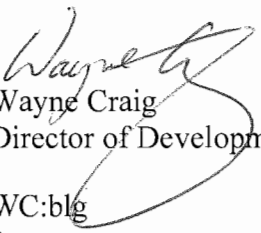
City of Richmond


Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development
Date: April 21, 2015
File: RZ 14-664658
Re: Application by Amrik S. Sanghera for Rezoning at 7331 Williams Road from
Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9206, for the rezoning of 7331 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development
WC:blg
Att.

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

Staff Report

Origin

Amrik S. Sanghera has applied to the City of Richmond to rezone the property at 7331 Williams Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone to permit subdivision into two (2) lots with vehicle access to and from the existing rear lane. An existing dwelling situated on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. 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

The subject site is located in the Broadmoor Planning Area in a primarily single-family residential neighbourhood. The existing development immediately surrounding the subject site is as follows:

- To the north, directly across the existing rear lane, are single-family residential lots zoned "Single Detached (RS1/E)".
- To the east, are compact single-family residential lots zoned "Compact Single Detached (RC1)", with access to and from the existing rear lane.
- To the south, directly across Williams Road, are single-family residential lots zoned "Single Detached (RS1/E)".
- To the west, are single-family residential lots zoned "Single Detached (RS1/E)".

Related Policies & Studies

2041 Official Community Plan (OCP) and Broadmoor Area Central West Sub-Area Plan

The Official Community Plan (OCP) designation of the subject site is "Neighbourhood Residential (NRES)". The Broadmoor Area Central West Sub-Area Plan designation of the subject site is "Low Density Residential". The proposed redevelopment complies with the OCP and Central West Sub-Area Plan land use designations.

Arterial Road Policy

The Arterial Road Policy supports densification along the City's arterial roads. The proposed redevelopment complies with the Arterial Road Development Map in the OCP Bylaw 9000, which identifies the subject site for future Arterial Road compact single-family residential lot development.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. A flood indemnity covenant must be registered on Title of the subject property prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. Staff have not been notified of any concerns expressed by the public regarding the proposed rezoning.

Analysis

Site Servicing and Vehicle Access

There are no site servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots is to be from the existing rear lane only, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. At Subdivision stage, the developer will be required to enter into a Servicing Agreement for works including the removal of existing vehicle access to the subject property along Williams Road, restoration of the sidewalk and boulevard along the Williams Road frontage, and upgrades to the existing rear lane.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan were submitted by the applicant. The report identifies two (2) trees located on-site and one (1) tree located on City property proposed for retention, and five (5) trees located on-site proposed for removal. A copy of the proposed Tree Retention Plan is provided in Attachment 4.

The City's Tree Preservation Coordinator has reviewed the Arborist's report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's recommendations as follows:

- Two (2) trees located on-site (Tag#'s 3026 and 3032) are in good condition and should be retained and protected at a minimum of 2.5 m out from the base of the trees.
- Five (5) trees located on-site (Tag#'s 3027-3031) are dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed.

Parks Department Staff have reviewed the Arborist's Report and concur with the Arborist's recommendations as follows:

- One (1) European Birch tree located on City property (Tag C1) is in good condition and should be retained and protected.

Tree protection fencing is to be installed around the drip lines of the two (2) trees located on-site and the one (1) tree located on City property. Tree fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings, and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of these trees, the applicant is required to complete the following:

- Submit a Tree Survival Security in the amount of \$3,000.
- Enter into a contract between the applicant and a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zone of the three (3) trees to be retained. Pending the survival of the trees, the Tree Survival Security will not be released until a post-construction impact assessment report is reviewed to the satisfaction of City Staff.

Consistent with the 2:1 tree replacement ratio in the Official Community Plan (OCP), the applicant is required to provide 10 replacement trees. The applicant has agreed to plant six (6) replacement trees on-site (three [3] on each future subdivided lot) and pay a contribution in the amount of \$2,000 (\$500/tree) towards the Tree Compensation Fund in lieu of replanting the four (4) required replacement trees that cannot be accommodated on-site.

To address the arterial road frontages of the proposed subdivided lots along Williams Road, the applicant is required to submit a final landscape plan prior to final adoption of the rezoning bylaw, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including the six (6) replacement trees to be planted on-site, fencing, hard surfaces, landscaping materials and installation costs).

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 a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City 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 a 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. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

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 building area of the single detached dwellings to be constructed (i.e., \$4,594).

Subdivision Stage

At subdivision stage, the applicant will be required to enter into a Servicing Agreement for the design and construction of engineering servicing, rear lane and frontage upgrades as outlined in Attachment 5. The developer is also required to pay applicable Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of the subject site into two (2) lots zoned "Compact Single Detached (RC2)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and the Broadmoor Area Central West Sub-Area Plan.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9206 be introduced and given first reading.

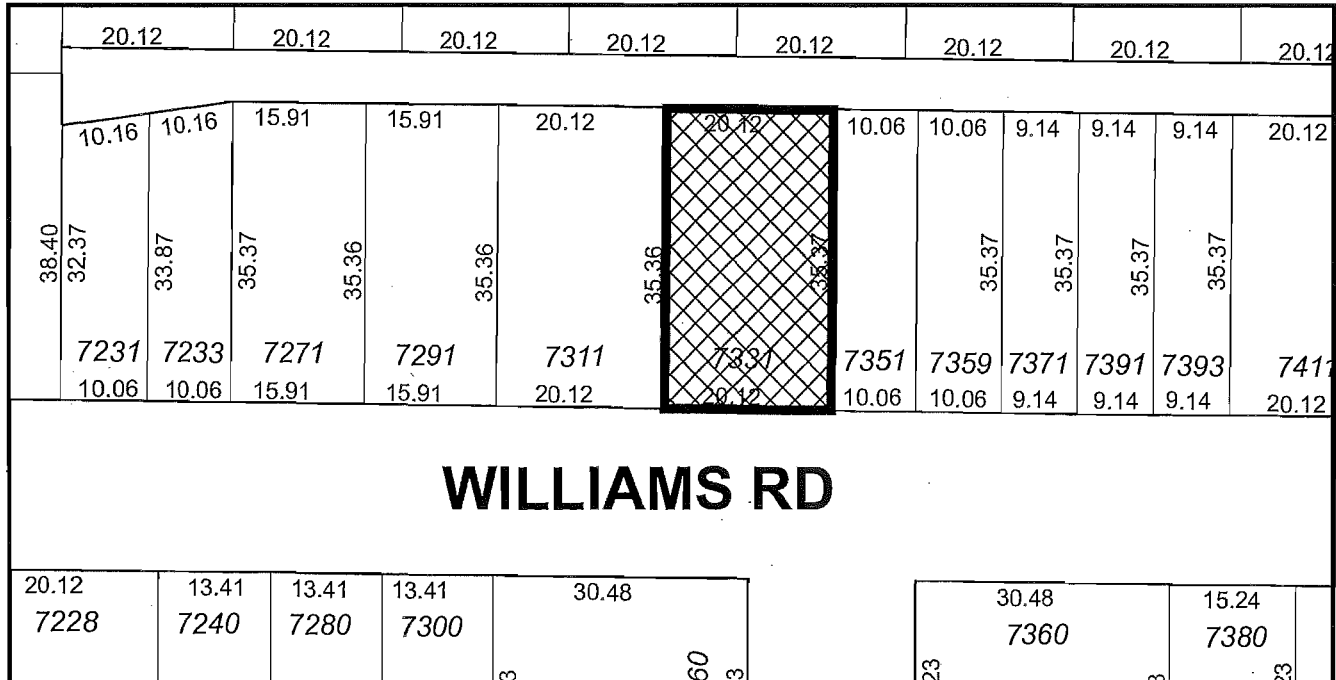
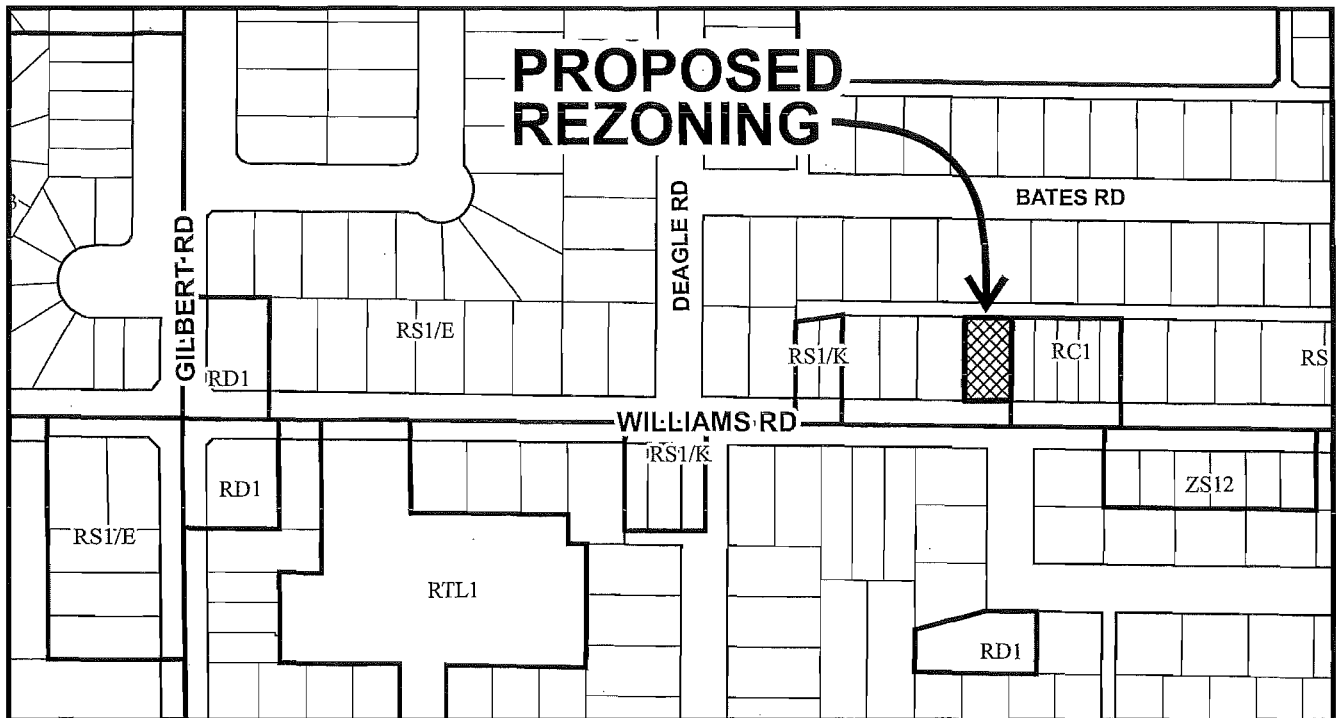


Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Proposed Tree Retention Plan
Attachment 5: Rezoning Considerations

PROPOSED REZONING -

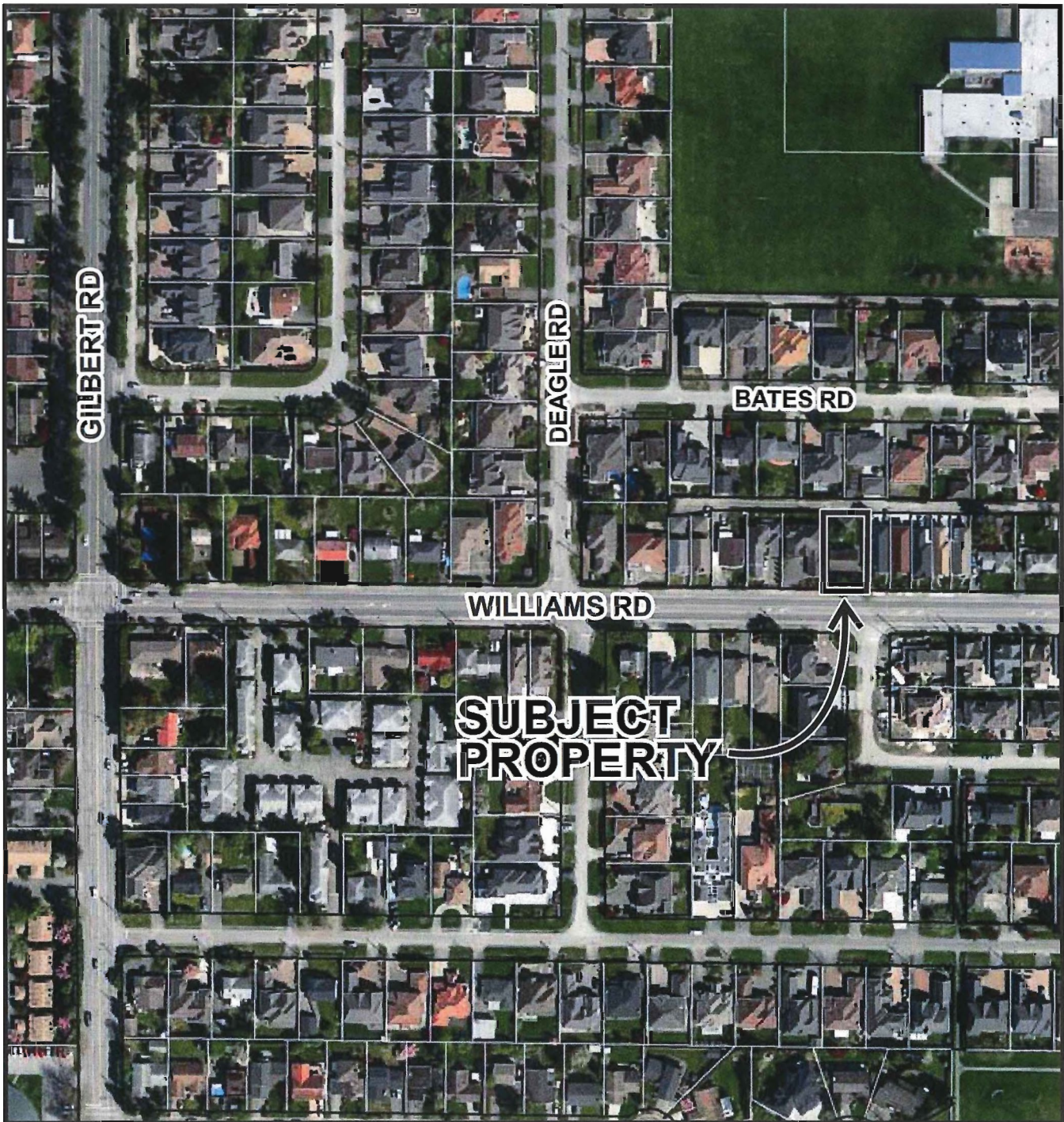


RZ 14-664658

Note: Dimensions are in METRES



City of
Richmond



RZ 14-664658

Original Date: 05/30/14

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 2 SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 17789

ATTACHMENT 2

FOR SUBDIVISION APPLICATION

PARCEL IDENTIFIER (PID): 004-312-121

CIVIC ADDRESS

#7331 WILLIAMS ROAD
RICHMOND, B.C.

LEGEND

SCALE 1:200

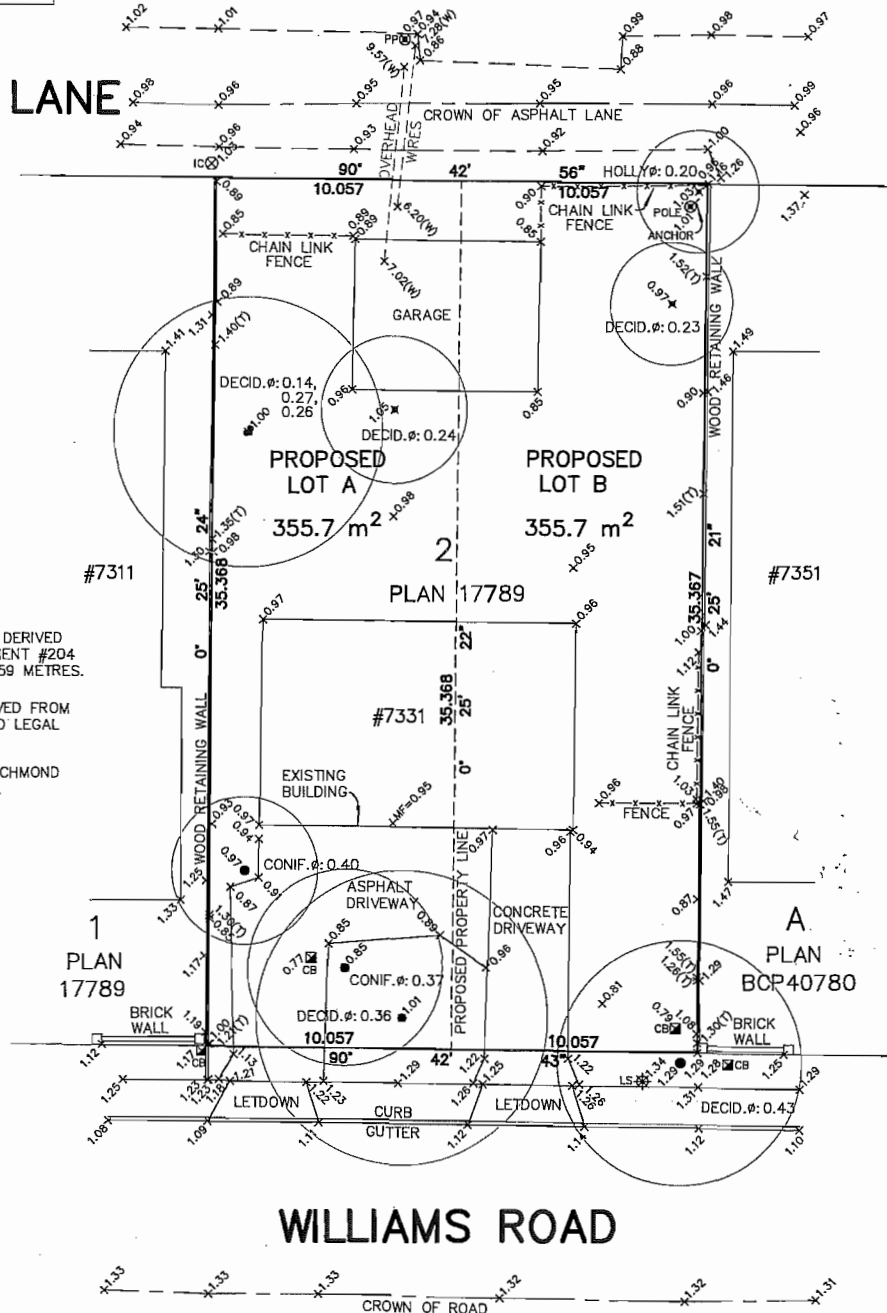


ALL DISTANCES ARE IN METRES.

- +1.12 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- *LS INDICATES LAMP STANDARD
- ⊙ PP INDICATES POWER POLE
- MF INDICATES MAIN FLOOR ELEVATION
- (T) INDICATES TOP OF WALL
- (W) INDICATES WIRE ELEVATION



LANE



NOTES:

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

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17398-001-TPG-000.DWG

CERTIFIED CORRECT
THIS 10TH DAY OF OCTOBER, 2013

[Signature]
B.C.L.S.

R-13-17398-TPG

CLIENT REF: PACIFIC PORT DEVELOPMENT GROUP

DATE OF SURVEY: OCTOBER 4, 2013



RZ 14-664658

Attachment 3

Address: 7331 Williams Road

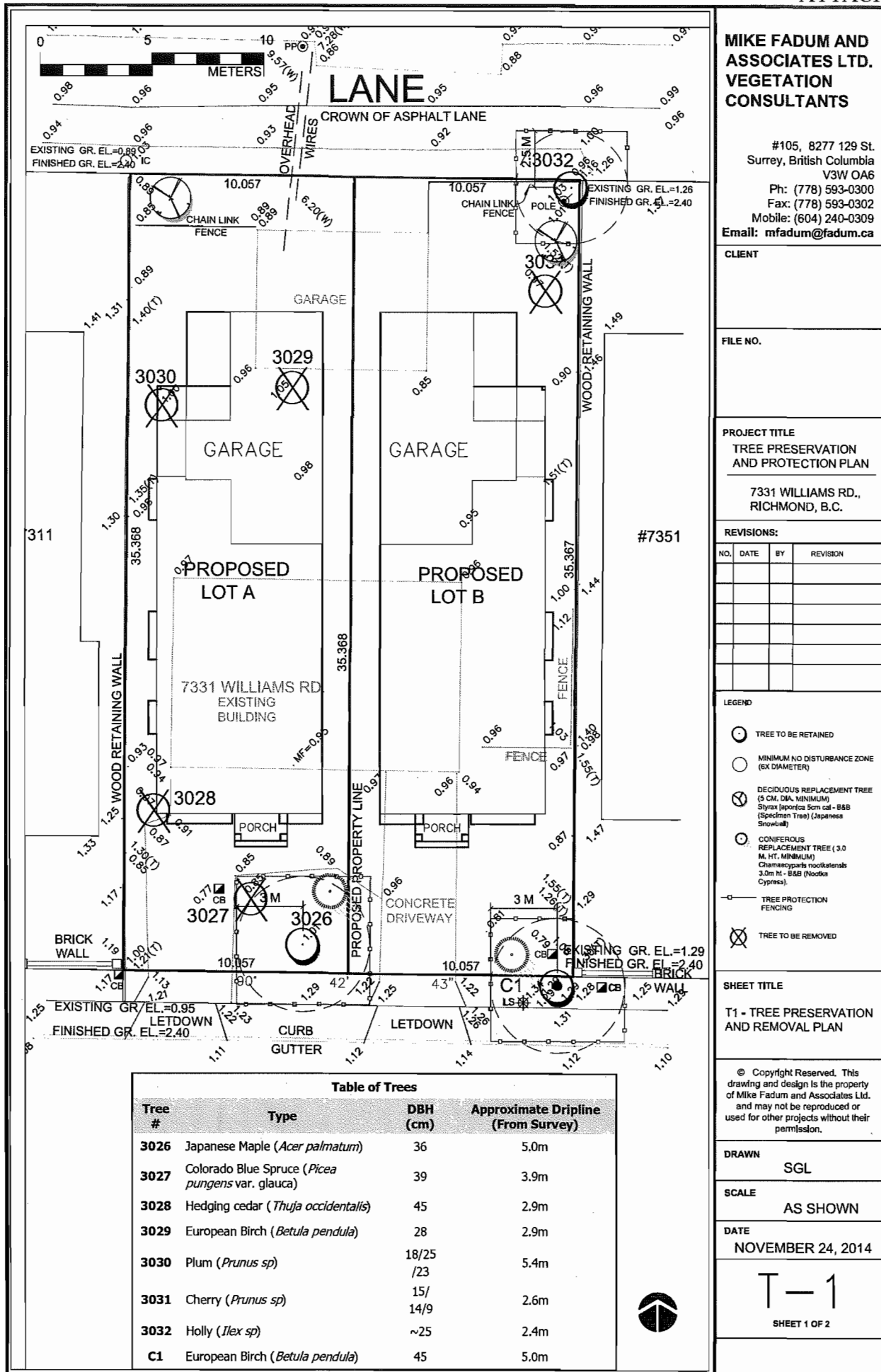
Applicant: Amrik S. Sanghera

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Amrik Singh Sanghera Jatinder Kaur Gosal	TBD
Site Size (m²):	711.4 m ²	Proposed west lot: 355.7 m ² Proposed east lot: 355.7 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Low Density Residential	Complies
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Lots:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 270 m ²	Proposed west lot: 355.7 m ² Proposed east lot: 355.7 m ²	none
Lot Width (m):	Min. 9.0 m	Proposed west lot: 10.1 m Proposed east lot: 10.1 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 35.4 m Proposed east lot: 35.4 m	none
Lot Frontage (m):	Min. 9.0 m	Proposed west lot: 10.1 m Proposed east lot: 10.1 m	none

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



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

7331 WILLIAMS RD.,
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER)
- ⊗ DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
Styrax japonica 5cm cal - BAB
(Specimen Tree) (Japanese Snowball)
- ⊙ CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
Chamaecyparis nootkatensis
3.0m ht. - BAB (Nootka Cypress)
- TREE PROTECTION FENCING
- ⊗ TREE TO BE REMOVED

SHEET TITLE

T1 - TREE PRESERVATION
AND REMOVAL PLAN

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DRAWN

SGL

SCALE

AS SHOWN

DATE

NOVEMBER 24, 2014

T-1

SHEET 1 OF 2



Rezoning Considerations

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

Address: 7331 Williams Road

File No.: RZ 14-664658

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9206, the developer is required to complete the following:

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 installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees;
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - Include the six (6) required replacement trees (three [3] on each subdivided lot) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
6	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, for the four (4) required replacement trees that cannot be accommodated on-site.
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 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.
4. Submission of a Tree Survival Security to the City in the amount of \$3,000 for the two (2) trees located on-site (Tag#s 3026 and 3032) and the one (1) tree on City property (Tag C1) to be retained. Pending tree survival, the Tree Survival Security will not be released until a post-construction assessment report is submitted and reviewed to the satisfaction of City Staff.
5. Registration of a flood indemnity covenant on title.
6. 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. \$4,594) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition Permit* Stage, the developer must complete the following requirements:

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

Initial: _____

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

1. Pay applicable Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 344 L/s of water available at a 20 psi residual at the Williams Road 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 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 disconnect the existing 20 mm water connection and install two (2) new 25 mm diameter water connections complete with meter boxes at the property line fronting Williams Road.

Storm Sewer Works:

- City to cap the existing storm connection at the IC near the southwest property corner, and pull back the two (2) existing storm ICs and service connections inside the property out onto City boulevard and reconnect services for the subdivided lots.
- Site drainage must be directed towards the existing or new ICs fronting Williams Road to prevent storm water from ponding on the boulevard, road and driveways.
- Laneway drainage upgrade is required. See *Frontage Improvements* section for detail.

Sanitary Sewer Works:

- City to cut and cap the existing sanitary connection at the IC in the northwest property corner, and install a new IC and two (2) service connections at the common property line in the rear lane.

Frontage Improvements:

- Upgrade back lane to include full width pavement, roll-over curb and gutter on both sides, 20 m-300Ø storm sewer with caps on both ends, and conduits for future lane lights. Details to be finalized in the Servicing Agreement designs.
- Vehicle access to Williams Road to be removed. The developer is required to pay costs for restoration of the sidewalk and boulevard along the Williams Road frontage.
- Proposed driveway locations must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

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:

Initial: _____

- * 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9206 (RZ 14-664658)
7331 Williams 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 **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 004-312-121

Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9206"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER