



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 14, 2016

File: RZ 15-710083


Re: Application by 0870068 BC Ltd. for Rezoning at 9351 No. 1 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9577, for the rezoning of 9351 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development

JR:blg
Att.

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

Staff Report

Origin

00870068 BC Ltd. has applied to the City of Richmond for permission to rezone 9351 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access from the rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The property currently contains a single-family home, 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 site is as follows:

- To the North: One (1) single-family home on a narrow lot in the “Single Detached (RS1/K)” zone, fronting No. 1 Road and with vehicle access from the rear lane.
- To the South: One (1) single-family home on a lot in the “Single Detached (RS1/E)” zone, fronting No. 1 Road and with vehicle access from the rear lane.
- To the East, across No. 1 Road: The sports fields for Hugh Boyd Secondary School, which are in the “School & Institutional Use (SI)” zone.
- To the West, across the rear lane: One (1) single-family home on a lot in the “Single Detached (RS1/E)” zone, fronting Desmond Road.

Related Policies & Studies

Official Community Plan/Seafair Area Plan

The subject property is located in the Seafair Neighbourhood Centre of the Seafair planning area (Attachment 4). The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential.” The area plan for Seafair allows for compact single-family residential lots along No. 1 Road where there is an existing lane. The proposed rezoning is compliant with this designation.

Arterial Road Policy

The subject property is located on a designated arterial road in the existing Arterial Road Policy contained in the OCP (Attachment 5). The subject property is designated “Arterial Road Compact Lot Coach House.” The proposed rezoning is compliant with this designation.

The Arterial Road Policy requires the applicant to submit a Landscape Plan prepared by a Registered Landscape Architect prior to rezoning approval. The Landscape Plan must comply with the guidelines established in Section 3 of the Official Community Plan (OCP) for compact lots.

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.

Analysis

Transportation and Site Access

Vehicle access is proposed to be from the rear lane via separate driveway crossings for each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) bylaw-sized trees on the subject property and one (1) tree on a neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Two (2) trees (Tree # 882 and 883) located on the development site are dead and should be removed and replaced.
- One (1) tree (Tree # B) located on a neighbouring property to be retained and protected.

Tree Replacement

The applicant wishes to remove two (2) on-site trees (Trees # 882 and 883). The 2:1 replacement ratio would require a total of four (4) replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m
2	11 cm	6 m

Tree Protection

One (1) tree (Tree # B) on a neighbouring property is to be retained and protected. In addition, a hedge on the south property line is to be retained and protected (Hedge A). The applicant has submitted a Tree Retention Plan showing the trees to be protected and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to the final adoption of the rezoning bylaw, the Applicant must submit 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 must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, the Applicant must install tree protection fencing around all trees 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

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a secondary suite 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 and 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 this legal agreement is required prior to final adoption of the zoning 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.

Site Servicing and Frontage Improvements

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through either a Servicing Agreement or a City work order.

The applicant is also required to complete the following road improvements:

- On No. 1 Road, installation of a 2.0 m-wide concrete sidewalk at the property line and a minimum 1.5 m-wide grass boulevard.
- Payment to the City of \$16,858.05 to recover lane improvement construction costs associated with work and services that have been constructed and financed by the City.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact 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 rezoning application is to rezone 9351 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designation and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9577 be introduced and given first reading.



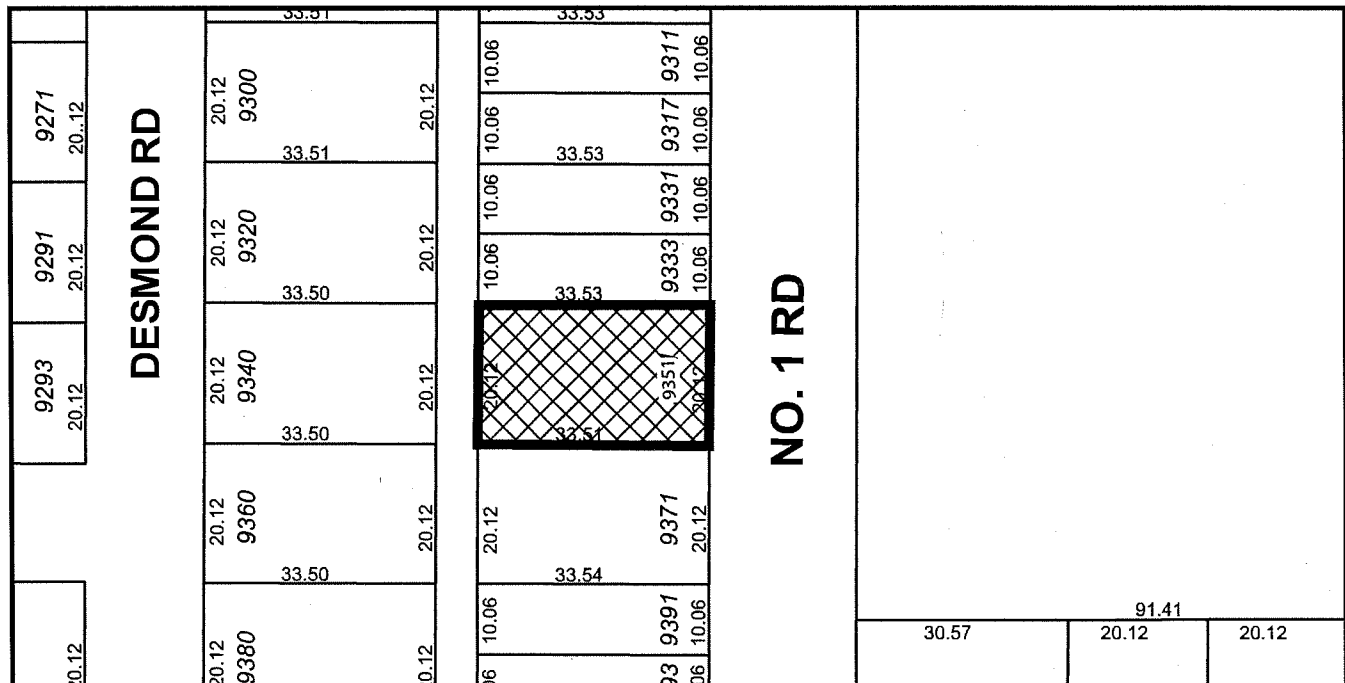
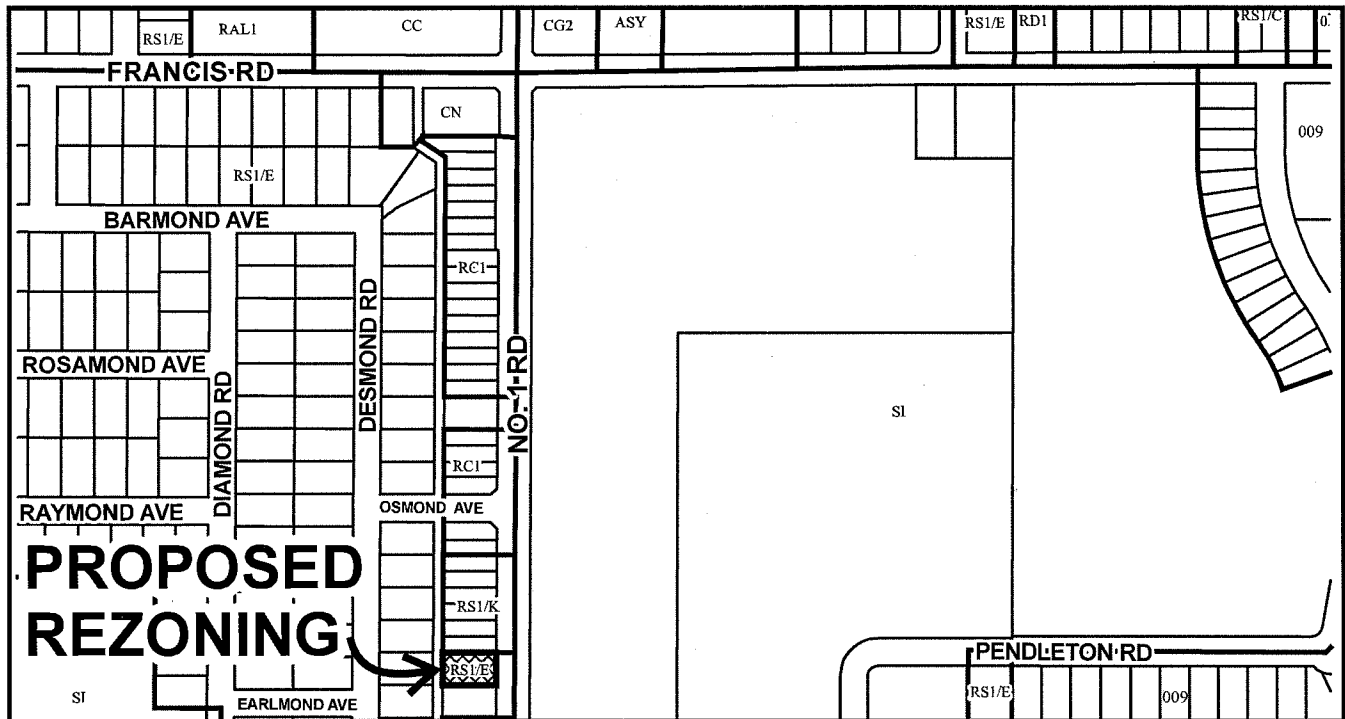
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Conceptual Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Seafair Planning Area Land Use Map
Attachment 5: Arterial Road Policy Map
Attachment 6: Tree Retention Plan
Attachment 7: Rezoning Considerations



City of Richmond



RZ 15-710083

Original Date: 10/02/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-710083

Original Date: 10/02/15

Revision Date:

Note: Dimensions are in METRES

PLN - 71

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 12, SECTION 27, BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19282

#9351 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D 003-849-015



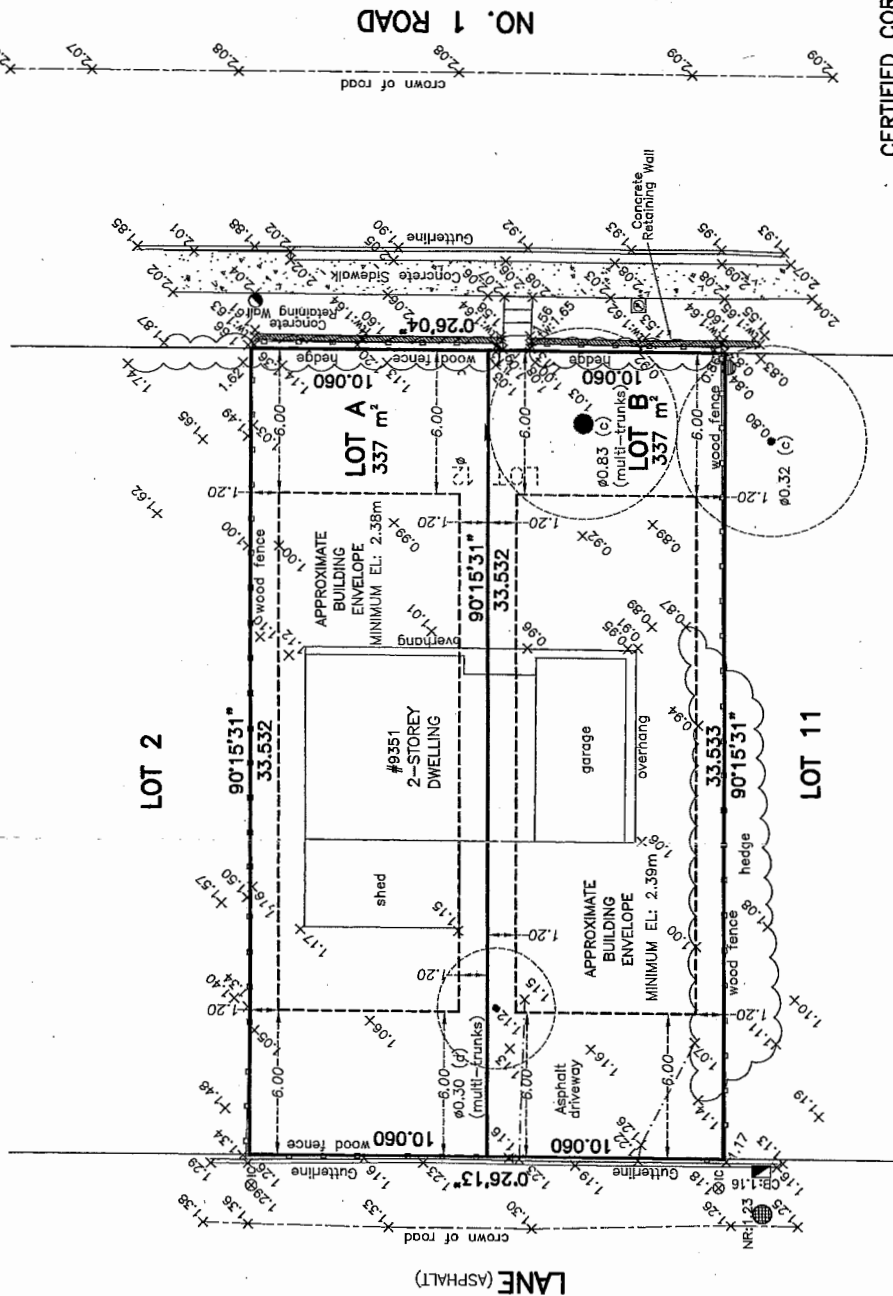
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

- LEGEND:
- (c) denotes conifer
 - (d) denotes deciduous
 - CB denotes catch basin
 - denotes power pole
 - denotes round catch basin
 - denotes manhole
 - denotes inspection chamber
 - denotes "NO PARKING" sign
 - lw denotes top of wall
 - NR denotes north rim

PLN - 72



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
OCTOBER 27th, 2011.

NOTE:
Elevations shown are based on City of Richmond
HPN Benchmark network.
Benchmark: HPN #205, Control Monument
77H4827 Located at CL Railway Ave & Garry St
Elevation = 1.044 metres

DWG No. 4662-TOPO

ATTACHMENT 2



RZ 15-710083

Attachment 3

Address: 9351 No. 1 Road

Applicant: 0870068 BC Ltd.

Planning Area(s): Seafair

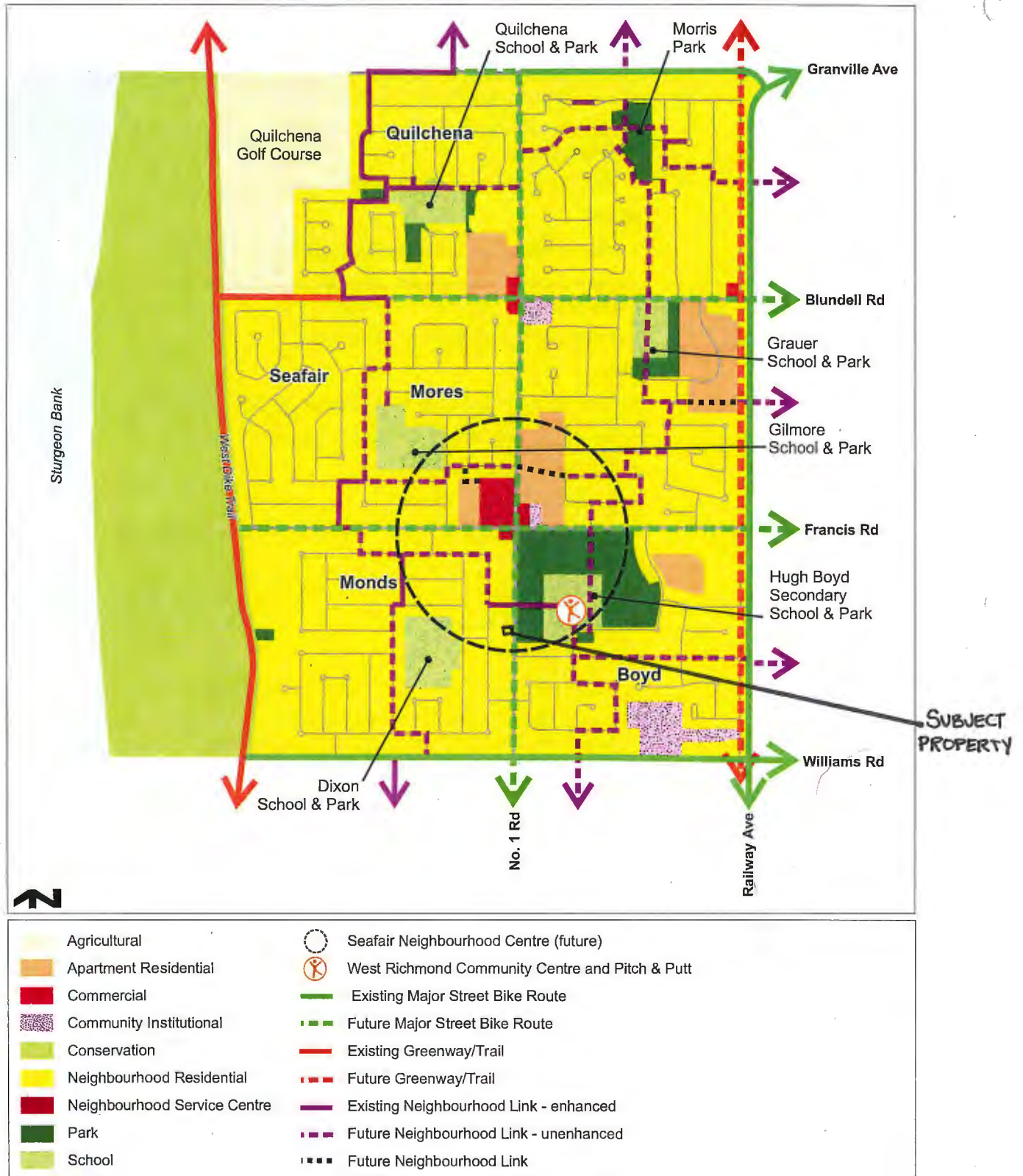
	Existing	Proposed
Owner:	0870068 BC Ltd.	To be determined
Site Size (m²):	674 m ²	Lot A: 337 m ² Lot B: 337 m ²
Land Uses:	One (1) single-family home	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Arterial Road Policy Designation:	Compact Lot Coach House	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Buildable Floor Area*:	Max. 202.2 m ² (2,176 ft ²)	Max. 202.2 m ² (2,176 ft ²)	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270.0 m ²	Lot A: 337.0 m ² Lot B: 337.0 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2 ½ Storeys	Max. 2 ½ Storeys	none

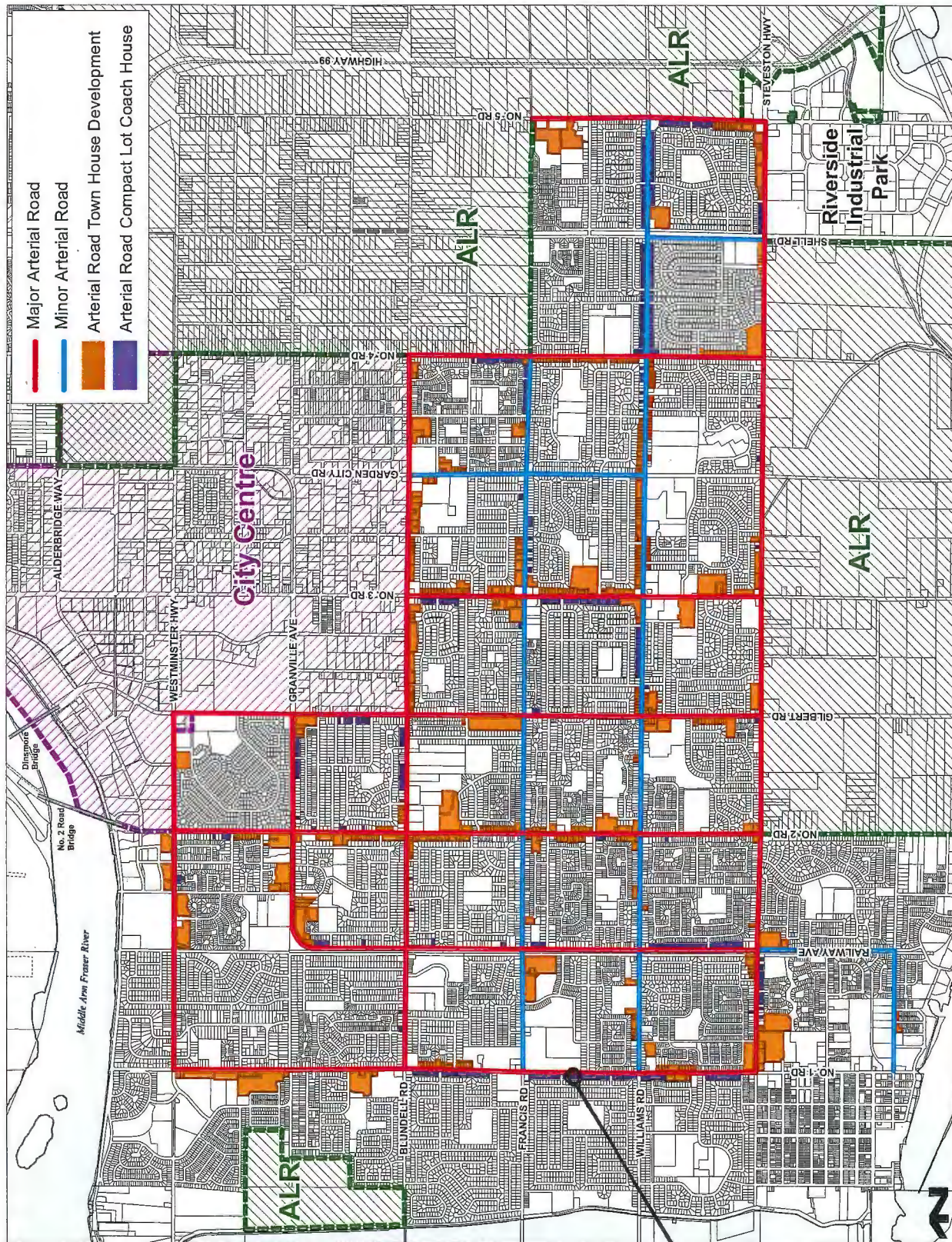
Other: Tree replacement compensation required for loss of significant trees.

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

3. Seafair



Arterial Road Development Map



SUBJECT PROPERTY

PLN - 75



City of Richmond

Rezoning Considerations

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

Address: 9351 No. 1 Road

File No.: RZ 15-710083

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9577, the applicant is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000.00 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed, for a total of four (4) trees.
2. 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.
 - Include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m
2	11 cm	6 m

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. 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.

Prior to Demolition* stage, the applicant 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.

At Building Permit* stage, the applicant must complete the following requirements:

1. Pay to the City, in keeping with the Cost Recovery Bylaw No. 8752, Schedule 1, a \$16,858.05 fee to recover lane improvement construction costs associated with work and services that have been constructed and financed by the City.
2. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement* for the design and construction of infrastructure improvements, or a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works, to be determined at a later development stage.

Water Works

- Using the OCP Model, there is 571 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- 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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developers cost, the City is to:
 - Cut and cap the existing water service connections along the No. 1 Road frontage.
 - Install two (2) new water service connections complete with meters and meter boxes along the No. 1 Road frontage.

Storm Sewer Works

- At Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the southeast corner of the development site.
 - Install one (1) new storm service connection complete with inspection chamber and dual connections located at the adjoining property line of the newly subdivided along the No. 1 Road frontage.

Sanitary Sewer Works

- The Developer is required to:
 - Retain the existing sanitary service connections located at northwest and southwest corners of the development site.

Frontage Improvements

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete the following frontage improvements on No. 1 Road:
 - Installation of a 2.0 m-wide concrete sidewalk at the property line, and a minimum 1.5 m-wide grass boulevard.

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.

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. 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 Department 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 9577 (RZ 15-710083)
9351 No. 1 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. 003-849-015

Lot 12 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9577"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>AL</i>

MAYOR

CORPORATE OFFICER