



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

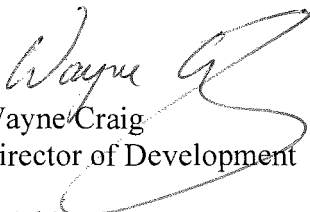
Date: December 4, 2014

File: RZ 14-667490

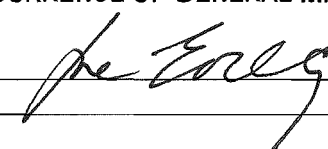
Re: Application by Jhujar Construction Ltd. for Rezoning at 3920 Lockhart Road
from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, for the rezoning of 3920 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", 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	☒	

Staff Report

Origin

Jhujar Construction Ltd. has applied to the City of Richmond for permission to rezone the property at 3920 Lockhart Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two (2) smaller lots fronting Lockhart Road. An existing dwelling which currently exists on the lot is to be demolished to accommodate two (2) single detached dwellings. 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

To the north, directly across Lockhart Road, are single-family residential lots zoned “Single-Detached (RS1/E)” and “Single Detached (RS1/B)”.

To the east, are residential lots zoned “Single-Detached (RS1/E)”, “Single Detached (RS1/B)” and “Two-Unit Dwellings (RD1)”.

To the south, are single-family residential lots facing Thormanby Crescent, zoned “Single-Detached (RS1/E)”.

To the west, are single-family residential lots facing Lockhart Road zoned “Single-Detached (RS1/B)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed rezoning and subdivision is consistent with the OCP land use designation.

Single-Family Lot Size Policy 5447

The subject site is located within the area governed by Single-Family Lot Size Policy 5447, which was adopted by Council on September 16, 1991 and subsequently amended on July 20, 1998 and October 20, 2003 (see Attachment 4). The Lot Size Policy permits the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone. Many other properties in the area have undergone redevelopment in the past through subdivision and rezoning in accordance with Lot Size Policy 5447. This redevelopment proposal complies with Lot Size Policy 5447, as the subject site is permitted to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

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 been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Site Servicing and Vehicle Access

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from Lockhart Road.

Trees and Landscaping

A Certified Arborist's report and proposed Tree Retention Plan have been submitted by the applicant. The report identifies one (1) on-site Cedar hedge, consisting of four (4) bylaw-sized tree stems proposed for removal, one (1) on-site Pear tree proposed for removal, and one (1) Cedar hedge on City property proposed for retention and protection. A copy of the Tree Retention Plan is included in Attachment 5.

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:

- One (1) bylaw-sized Pear tree (Tag# 929) at 20 cm DBH located on-site is in very poor condition. The tree is not a good candidate for retention and should be replaced.
- One (1) Cedar hedge (Tag# 928) located on-site has no landscape value and should be removed.

Tree protection fencing is to be installed to City standard around the drip line of the Cedar hedge located on City property (Tree ID – A). Tree fencing is to 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.

Consistent with the 2:1 tree replacement ratio specified in the OCP, as well as Council Policy 5032 – Tree Planting (Universal), the applicant is required to plant four (4) new trees on the subdivided properties (two (2) on each subdivided lot). The replacement trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer. Suitable replacement tree species include the Paperbark Maple (*Acer Griseum*), Kousa Dogwood (*Cornus kousa*) and Serbian spruce (*Picea omorika*). Prior to final adoption of the rezoning bylaw, the applicant

must submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that the four (4) replacement trees are planted and maintained on-site.

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 two (2) of the two (2) lots proposed at the subject site. To ensure that at least one (1) 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., \$5,987).

Subdivision & Future Development Stage

At subdivision and future development stage, the developer will be required to complete engineering servicing and frontage works as outlined in Attachment 6. Works include water service upgrades, storm sewer works and sanitary sewer works. Frontage improvements along Lockhart Road will be done by the City through the Capital Program. The developer is required to provide cash-in-lieu for the design and construction costs for frontage works including road pavement, curb, gutter, sidewalk, and street lighting.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application to permit subdivision of an existing lot into two (2) smaller lots zoned “Single Detached (RS2/B)” is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw No. 8500.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9184 be introduced and given first reading.



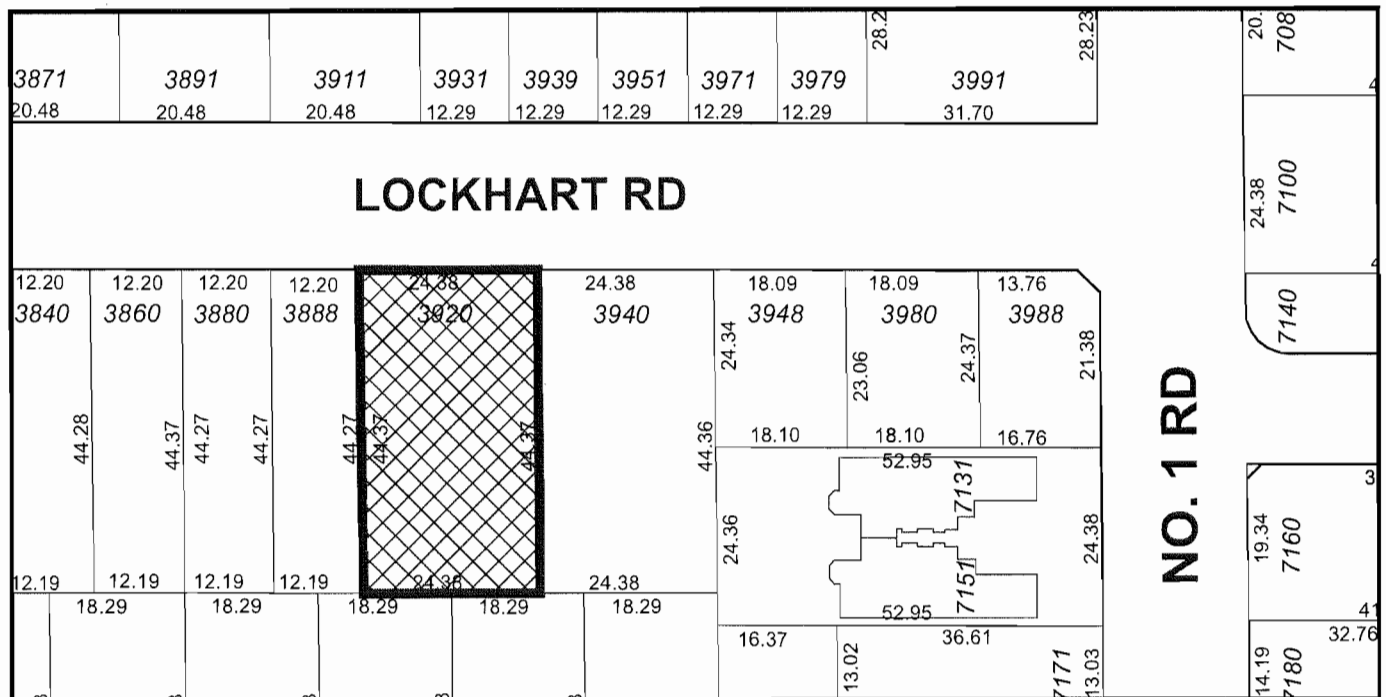
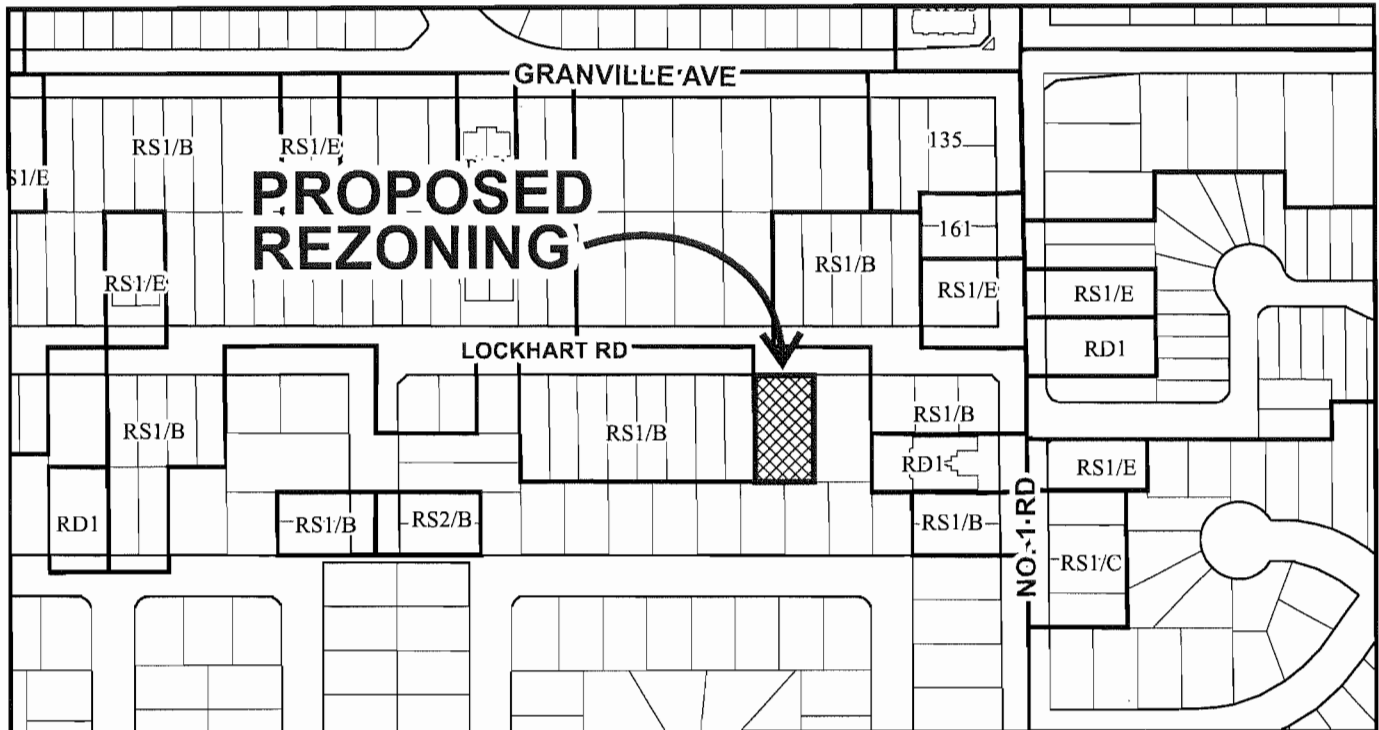
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map & Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single-Family Lot Size Policy 5447
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 14-667490

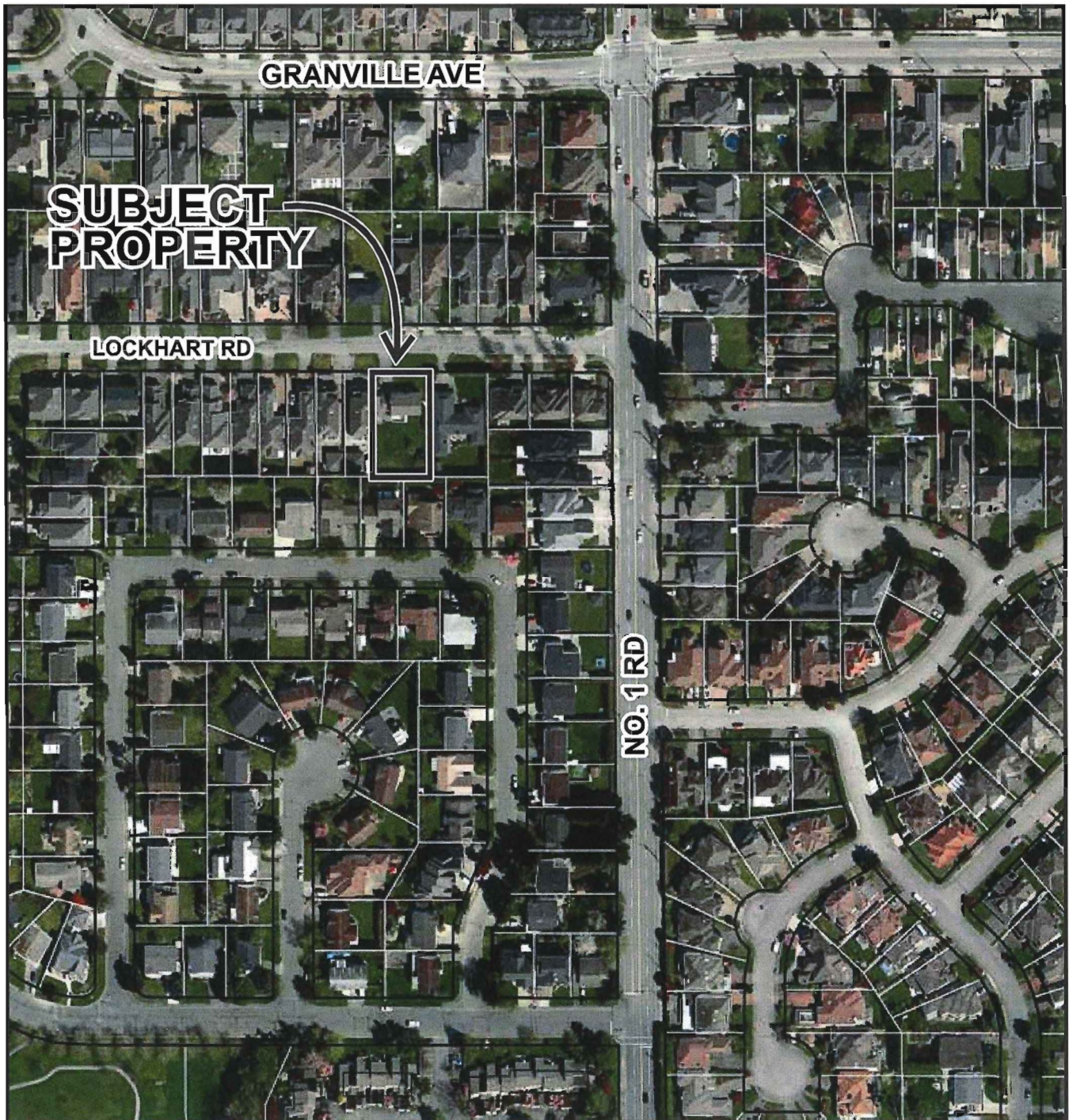
Original Date: 07/11/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-667490

Original Date: 07/11/14

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

(d) denotes deciduous
(c) denotes conifer
⊖ denotes round catch basin
⊠ denotes water meter
CO denotes cleanout

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234,
Control Monument 77H4891
Located at CL Gibbons Dr
& Gamba Dr, E side of
grass median
Elevation = 1.125 metres



FIELD SURVEY.



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

July 4th, 2014.

PH - 270

DWG No. 5615-TOP0



RZ 14-667490

Attachment 3

Address: 3920 Lockhart Road

Applicant: Jhujar Construction Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Jhujar Construction Ltd.	TBD
Site Size (m²):	1,080 m ²	Proposed west lot: 540 m ² Proposed east lot: 540 m ²
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
702 Policy Designation:	Lot Size Policy 5447	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	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 Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed west lot: 540 m ² Proposed east lot: 540 m ²	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.19 m Proposed east lot: 12.19 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 44.32 m Proposed east lot: 44.33 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003**POLICY 5447**

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

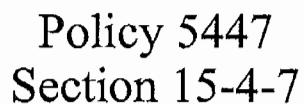
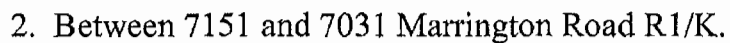
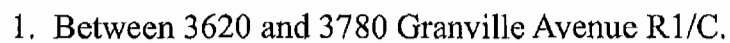
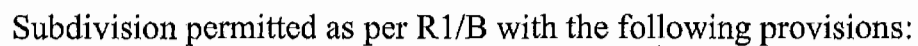
POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.



Note: Dimensions are in METRES



Rezoning Considerations

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

Address: 3920 Lockhart Road

File No.: RZ 14-667490

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that the four (4) replacement trees are planted and maintained on-site (two (2) on each subdivided lot). The four (4) replacement trees must be a minimum size of 6 cm deciduous calliper or 3.5 m high conifer. 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. Registration of a flood indemnity covenant on Title.
3. 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. \$5,987) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition* 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.

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. Complete the following engineering servicing upgrades, to be done at the developer's sole cost via City Work Order:

Water Works:

- Using the OCP Model, there is 97 L/s of water available at 20 psi residual at the Lockhart Road frontage. Based on your proposed development, your 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 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.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the IC near the northeast and northwest property corners, and install a new IC and two (2) service connections at the common property line.
- Site drainage must be directed towards the existing or new IC fronting Lockhart Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to install a new sanitary IC and two (2) service connections at the southeast corner of the property, and cap the connection to 3940 Lockhart Road for the future. The west lot is to re-use the existing IC and service connection in the southwest corner.
 - The required sanitary sewer works outlined above must be completed prior to the issuance of a Building Permit to prevent the developer's building foundation work from jeopardizing the City's ability to access the rear yard with heavy equipment.
3. Frontage improvements along Lockhart Road will be done by the City through the Capital Program. The developer is required to provide cash-in-lieu for the design and construction costs for the frontage works including road pavement, curb, gutter, sidewalk, and street lighting.
4. 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9184 (RZ 14-667490)
3920 Lockhart 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. 010-118-454

Lot 37 Except: Part Subdivided by Plan 48377, Section 15 Block 4 North Range 7 West
New Westminster District Plan 15447

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9184"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 17 2014

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

MAYOR

CORPORATE OFFICER