



City of Richmond

Report to Committee Fast Track Application Planning and Development Department *TO PHN - Jan 21, 2014*

To: Planning Committee
From: Wayne Craig
Director of Development

Date: January 8, 2014

File: RZ 13-647241

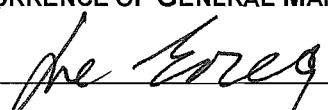
Re: Application by Raman Kooner and Robbie Sharda for Rezoning at 5771/5791
Langtree Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9096, for the rezoning of 5771/5791 Langtree Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:kt
Att.

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

Staff Report

Item	Details	
Applicants	Raman Kooner & Robbie Sharda	
Location	5771/5791 Langtree Ave (Attachment 1)	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/B)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5463 (Attachment 3)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicants propose to include a legal secondary suite in the principal dwelling on one (1) of the two (2) lots proposed.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw	
Surrounding Development	North: One (1) dwelling on a large lot zoned "Single Detached (RS1/E)", fronting Langton Road.	
	East: An existing non-conforming duplex on a large lot zoned "Single Detached (RS1/E)", fronting Langton Road.	
	South: One (1) new dwelling on a large lot zoned "Single Detached (RS1/E)", across Langtree Avenue.	
	West: One (1) new dwelling on a large lot zoned "Single Detached (RS1/E)".	
Rezoning Considerations	See Attachment 4	

Staff CommentsBackground

The proposed rezoning would enable a subdivision to create two (2) smaller lots from an existing large lot containing a duplex on the north side of Langtree Avenue in the Blundell Planning Area. The proposed subdivision plan is provided in **Attachment 5**.

The subject site is located in an established residential area consisting of single detached dwellings, townhouses, as well as McKay School and Neighbourhood Park.

The neighbourhood has seen limited redevelopment through rezoning and subdivision in recent years. There is potential for other lots in the neighbourhood to apply to rezone and subdivide in accordance with Lot Size Policy 5463.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicants, which identifies tree species on the site and within close proximity to the site, assesses the condition of these trees, and provides recommendations on tree retention and removal relative to the development proposal. A list of

tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 6**).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the following recommendations in the report:

- To retain and protect the Mountain Ash (Tree #1) located on City-owned property within the boulevard on Langtree Avenue.
- To retain and protect an undersized Japanese snowbell tree and an undersized Cherry tree located on City-owned property within the boulevard on Langton Road.
- To remove the three (3) Cherry trees (Trees #2, 3 and 5), one (1) Mountain Ash (Tree #4), and one (1) Deodar cedar (Tree #6) from the subject site due to their poor condition. All of these trees are either dying or have been historically topped, and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts), co-dominant stems with inclusions and bacterial Canker infection.

The proposed Tree Retention Plan is shown in **Attachment 6**.

Prior to demolition of the existing dwelling on the subject site, tree protection fencing must be installed around the Mountain Ash (Tree #1), the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard. Tree protection fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03, and must remain in place until construction and landscaping on the proposed lots is completed.

To ensure protection of trees to be retained, the following items are required to be completed prior to rezoning bylaw adoption:

- Submission of a contract with a Certified Arborist for supervision of any works conducted within close proximity to the tree protection zones of the trees to be retained. The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a security to the City in the amount of \$3,000 to ensure the survival of the trees to be retained. Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.

Based on the 2:1 tree replacement ratio required in the OCP, a total of 10 replacement trees are required (five [5] per future lot), with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	11 cm		6 m
2	8 cm		4 m
6	6 cm		3.5 m

To ensure that the five (5) replacement trees are planted and maintained on the proposed west lot, the applicants must submit a Landscaping Security in the amount of \$2,500 (\$500/tree) prior to rezoning. Further information on the Landscaping Security for the replacement trees to be planted and maintained on the proposed corner lot is described below.

If the 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.

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface will be treated, the applicants have submitted preliminary architectural plans of the proposed building elevations (**Attachment 8**). Prior to rezoning, the applicant is required to register a legal agreement on title to ensure that the building design is generally consistent with the attached building design. At future development stage, Building Permit plans must comply with all City regulations, including zoning, and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design..

To illustrate how the front yard and exterior side yard of the proposed corner lot along the Langtree Avenue and Langton Road boulevard will be treated, the applicants have submitted a preliminary Landscape Plan (**Attachment 7**). Prior to rezoning bylaw adoption, the applicants are required to submit a final Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including the five [5] replacement trees, fencing, paving, and installation costs).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed west lot will be to/from Langtree Avenue. Vehicle access to the proposed corner lot (east lot) must be located to meet the minimum distance to the intersection of Langtree Avenue and Langton Road, as required in the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 (e.g. 12 m - 15 m).

Subdivision

At subdivision stage, the applicant will be required to:

- Pay servicing costs;
- Pre-pay the current year's property taxes; and
- Register a 6.0 m wide utility right-of-way (ROW) along the entire north property line of the subject site.

Conclusion

This rezoning application to enable subdivision of an existing large lot into two (2) smaller lots complies with Lot Size Policy 5463 and applicable policies and land use designations contained within the OCP.

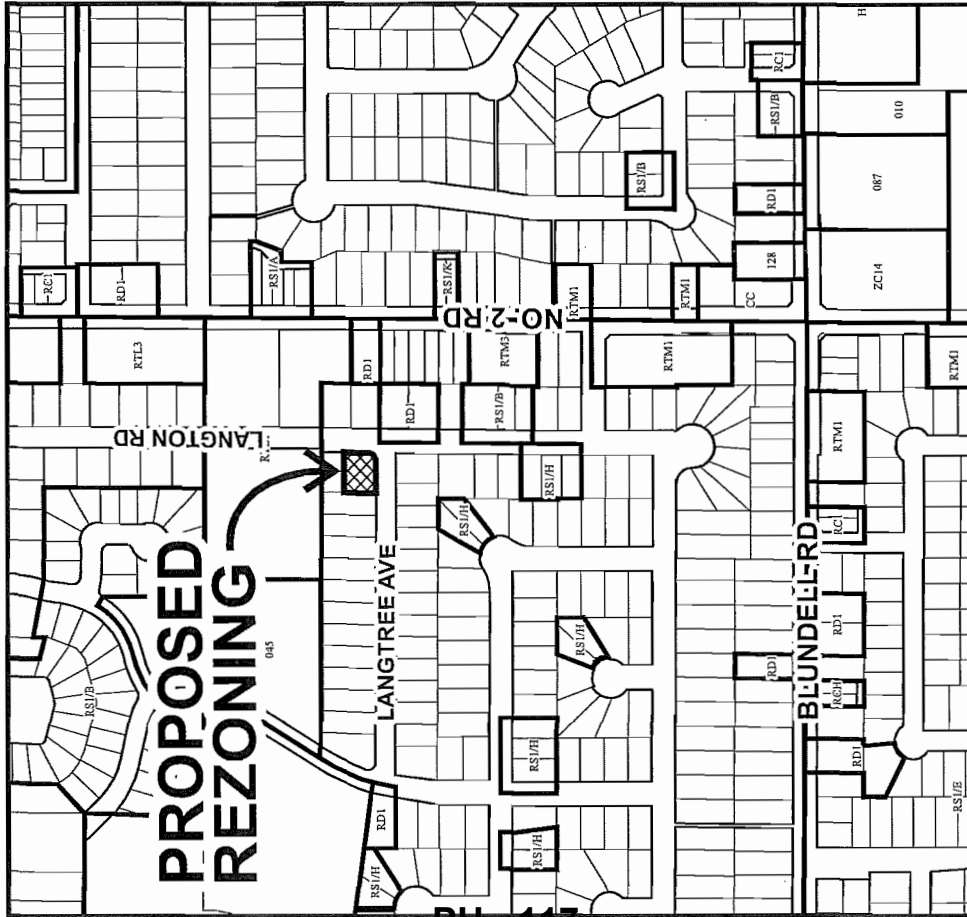
The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 be introduced and given first reading.

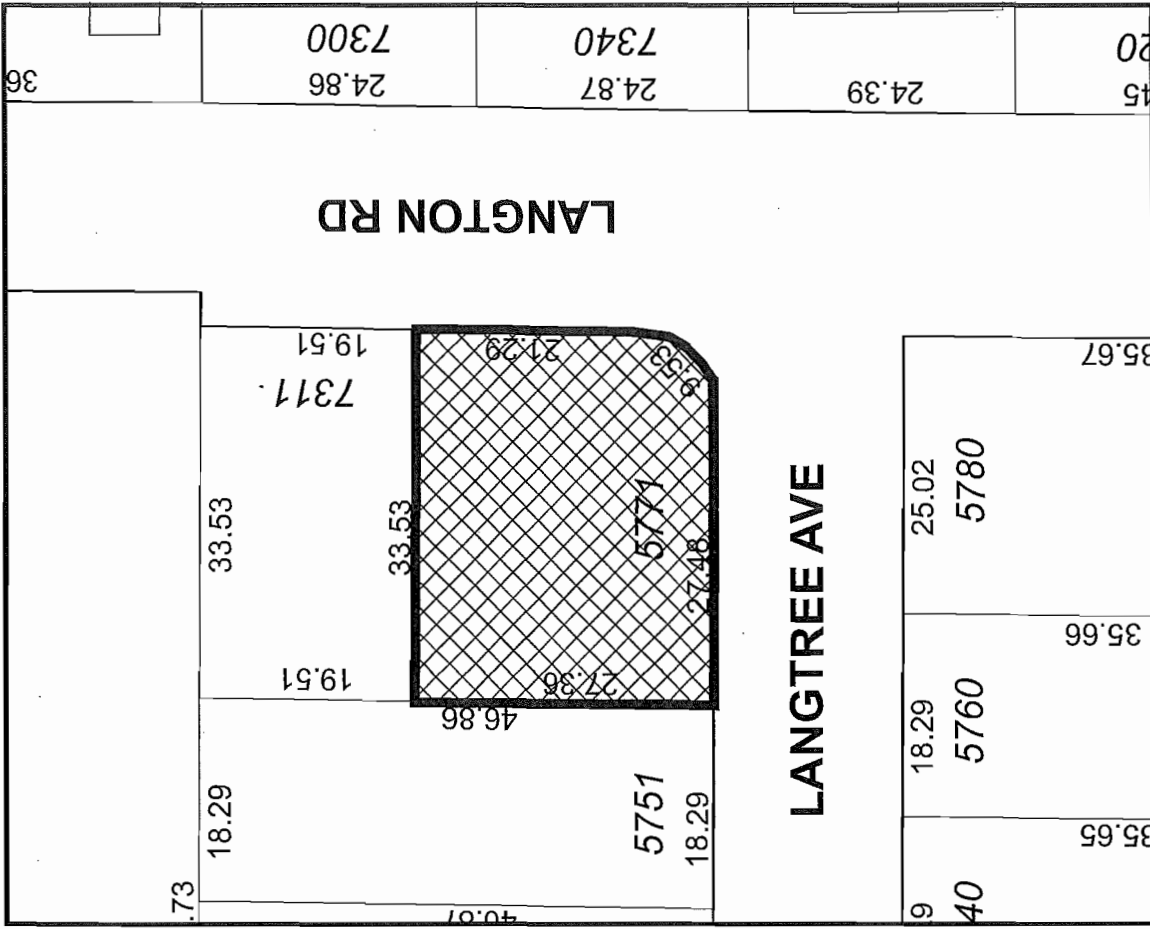


Cynthia Lussier
Planning Technician
CL:kt

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5463
- Attachment 4: Rezoning Considerations
- Attachment 5: Proposed Subdivision Plan
- Attachment 6: Tree Retention Plan
- Attachment 7: Preliminary Landscape Plan – proposed corner lot
- Attachment 8: Preliminary Building Elevation Plans – proposed corner lot



PH - 117



Original Date: 10/04/13

Revision Date:

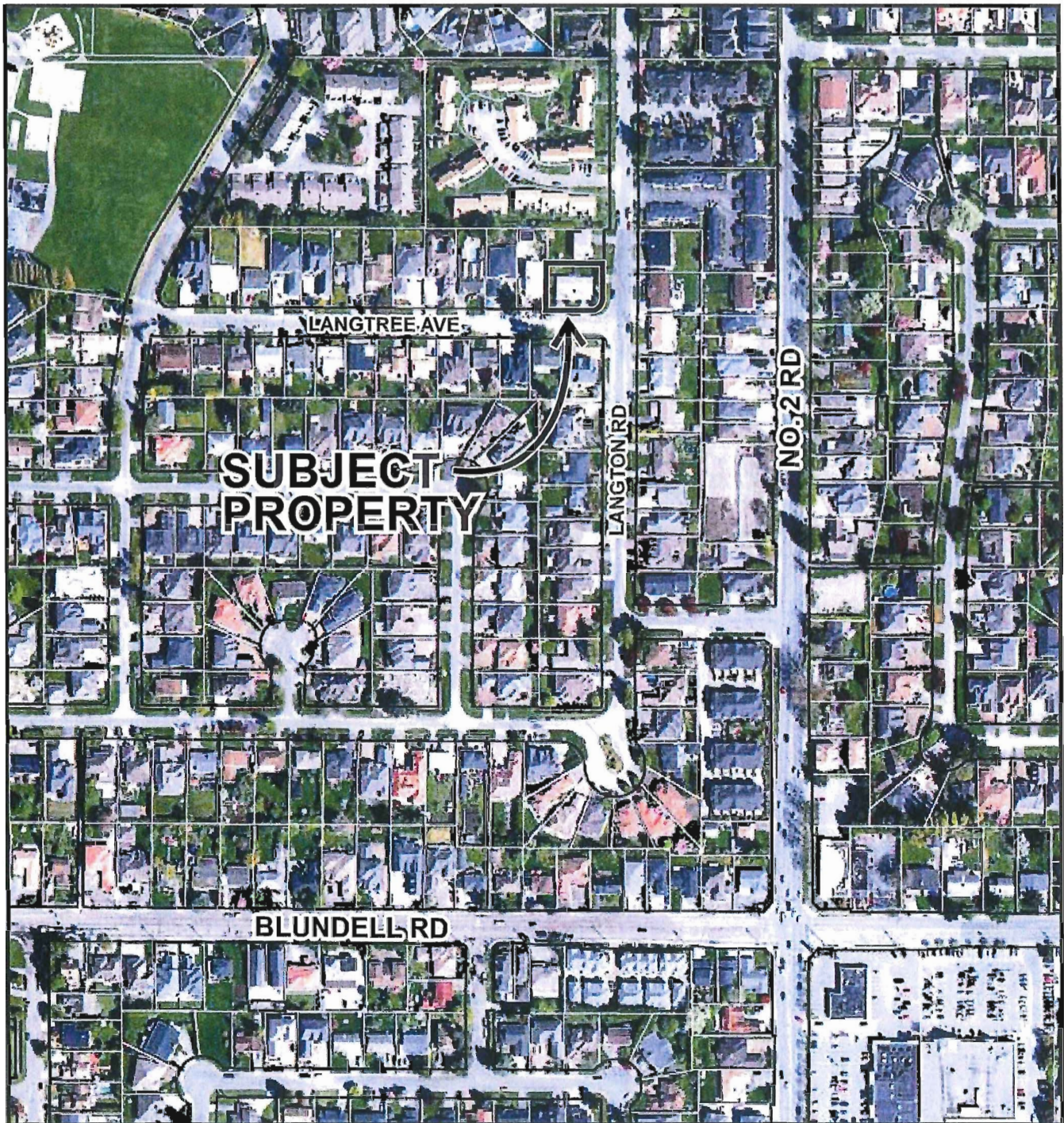
Note: Dimensions are in METRES

RZ 13-647241





City of
Richmond



RZ 13-647241

Original Date: 10/04/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-647241

Attachment 2

Address: 5771/5791 Langtree Avenue

Applicant: Raman Kooner and Robbie Sharda

Date Received: October 2, 2013 Fast Track Compliance: November 15, 2013

	Existing	Proposed
Owner	Shivdesh Kumar Sharda Vijay Sharda Robbie Amit Sharda Harroop Kaur Kooner	To be determined
Site Size (m ²)	910 m ² (9,795 ft ²)	Proposed west lot - 434 m ² (1,423 ft ²) Proposed east lot - 476 m ² (1561 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)

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, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m)	Min. 3 m	Min. 3 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 360 m ²	Proposed west lot - 434 m ² Proposed east lot - 476 m ²	none
Lot Width	Min. 12 m	Proposed west lot - 15.86 m Proposed east lot – approx 17 m	none

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 15, 1993 Amended by Council: January 15, 2001 * October 20 th , 2003	POLICY 5453
File Réf: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7	

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

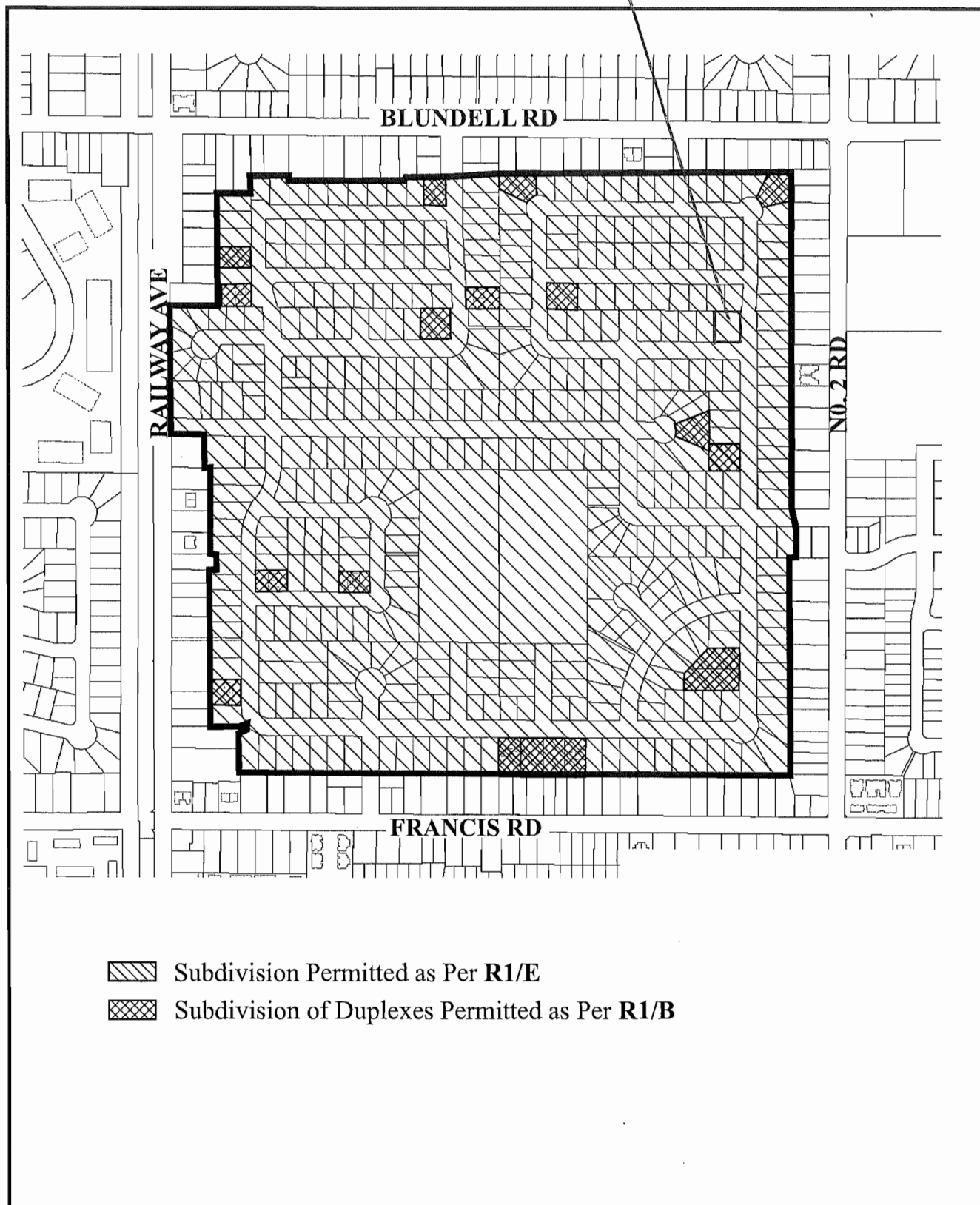
- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and



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, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

1081046

SUBJECT SITE



-  Subdivision Permitted as Per **R1/E**
 Subdivision of Duplexes Permitted as Per **R1/B**



Policy 5453
Section 24-4-7

Adopted Date: 11/15/93
Amended Date: 10/20/03



City of Richmond

Rezoning Considerations

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

Address: 5771/5791 Langtree Avenue

File No.: RZ 13-647241

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9096, the following items are required to be completed:

1. Submission of a contract entered into between the applicants and a Certified Arborist for supervision of any works conducted in close proximity to the trees to be retained (i.e. the Mountain Ash [Tree # 1], the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard). The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. Submission of a security to the City in the amount of \$3,000 to ensure the survival of the trees to be retained (i.e. the Mountain Ash [Tree # 1], the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.
3. Submission of a Landscaping Security in the amount of \$2,500 (\$500/tree) to ensure the planting and maintenance of five (5) replacement trees on the proposed west lot, with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	11 cm		6 m
1	8 cm		4 m
3	6 cm		3.5 m

If the five (5) replacement trees cannot be accommodated on the proposed west lot, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

4. Submission of a final Landscape Plan for the proposed corner lot, 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 fencing, paving, and installation costs). The Landscape Plan must:
 - Include a variety of suitable native and non-native replacement trees and vegetation, ensuring a rich urban environment and diverse habitat for urban wildlife; and
 - Include five (5) replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	11 cm		6 m
1	8 cm		4 m
3	6 cm		3.5 m

If the five (5) replacement trees cannot be accommodated on the proposed corner lot, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

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. \$5,357) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on title to secure a secondary suite.

6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to ensure that the building design on the proposed corner lot at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 8 to this report.

At Demolition* stage, the following is required:

- Installation of tree protection fencing on-site around the Mountain Ash (Tree #1), the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard. Tree protection fencing must be installed to City standard and in accordance with the minimum protection area required in the City's Bulletin TREE-03, and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following is required:

- Payment of servicing costs;
- Pre-payment of the current year's property taxes; and
- Registration of a 6.0 m wide utility right-of-way (ROW) along the entire north property line of the subject site.

At Building Permit* stage, the following is required:

- 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.
- 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 original on file]

Signed

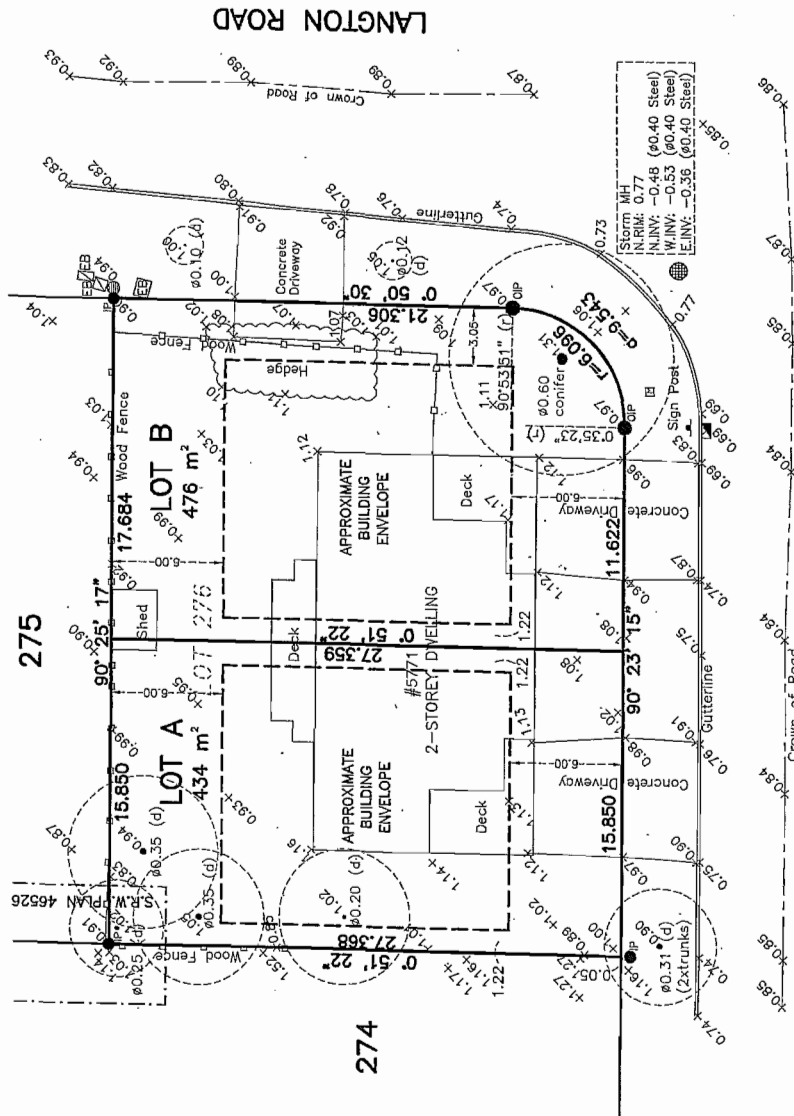
Date

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 276 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 46525

#5771 LANGTREE AVENUE,
RICHMOND, B.C.
P.L.D. 003-867-846

LEGEND:

- denotes tree
- (d) denotes deciduous
- IP denotes iron post set
- OIP denotes iron post found
- denotes round catch basin
- EB denotes electrical box
- denotes water meter
- denotes catch basin



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:

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

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

JOHNSON C. TAM, B.C.L.S.
SEPTEMBER 6TH, 2013

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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. 5285
FB-239 P60-64
Drawn By: TH

DWG No. 5285-TOPO

PH - 125

NTS

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

24" (min) WOOD POST

PLASTIC SNOW FENCE FABRIC AFFIXED TO WOOD POST

WOOD POST & BOTTOM RAILS

24" CROSS RAILS

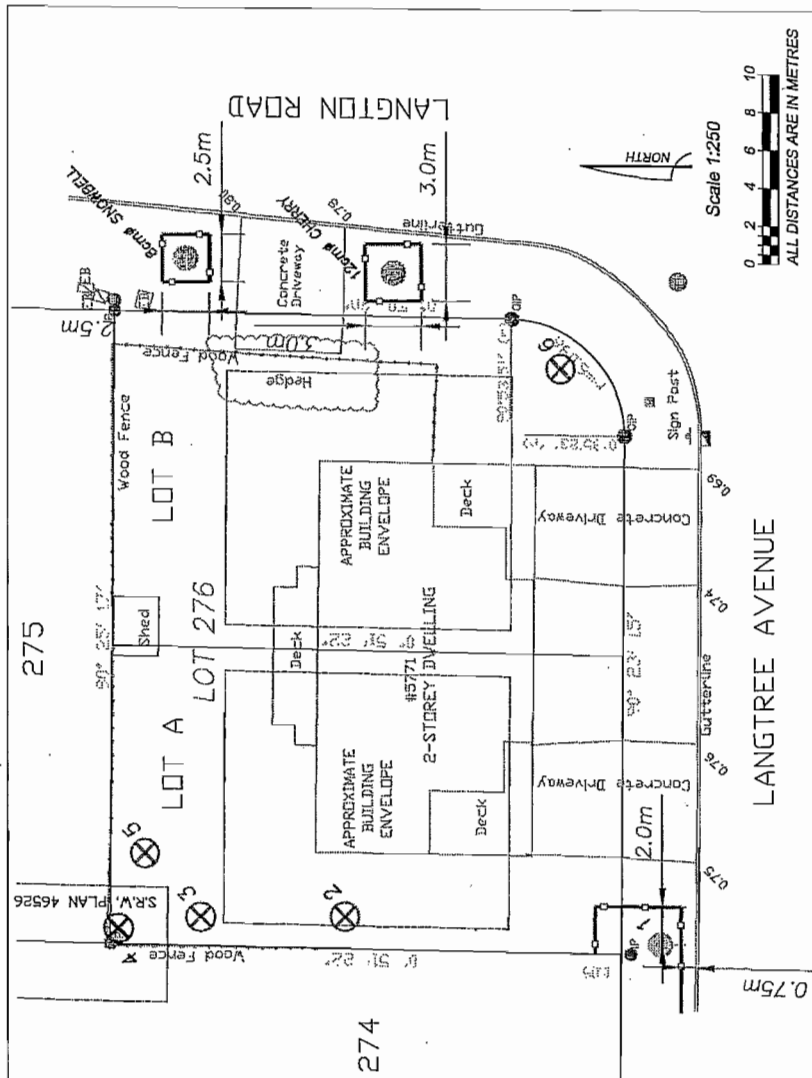
120" MINIMUM

POSTS 2.5m O.C. (MAX 3.0m)

PROJECT:	PROPOSED 2 LOT SUBDIVISION		
ADDRESS:	5771, 5791 LANGTREE AVE, RICHMOND		
CLIENT:	RAMAN KOONER		
ACL FILE:	13224	SHEET:	1 OF 1




ACE GROUP
 V7E 223 p 604.275.3484
 DA V2S BA3 p 604.755.7132



Scale 1-250

ALL DISTANCES ARE IN METRES

UNESCO /

- DENOTES SITE LIMITS**
DENOTES TREE NUMBER. REFER TO TREE INVENTORY FOR TYPE,
SIZE AND CONDITION DATA.
DENOTES TREE TO BE RETAINED
DENOTES TREE TO BE REMOVED
DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)
DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET
APPLICABLE MUNICIPAL STANDARDS. SEE TREE PROTECTION NOTES FOR RESTRICTIONS
ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

Tree Tag #	DBH	Species
1		Mountain Ash
2		Cherry
3		Cherry
4		Mountain Ash
5		Cherry
6		Deodar Cedar
Untagged		Japanese snowbell
Untagged		Cherry

REVISIONARY

PLAN NOTES

1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNERS' REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNERS' ENGINEER (P ENG) AND/OR DESIGN CONSULTANTS.
2. THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

0	7 OCT 2013	FIRST SUBMISSION
REV #	DATE	COMMENTS

aclgroup.ca

**ARBORTECH
CONSULTING**

add

V7E 2Z3	p 604.275.3484
DA V2S 8A3	p 604.755.7132





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9096 (RZ 13-647241)
5771/5791 Langtree Ave**

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. 003-867-846

Lot 276 Section 13 Block 4 North Range 7 West New Westminster District Plan 46525

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9096”**.

FIRST READING

JAN 27 2014

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER