



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee

**Date:** August 15, 2014

**From:** Wayne Craig  
Director of Development

**File:** RZ 14-662753

**Re:** **Application by Ajit Thaliwal for Rezoning at 4800 Princeton Avenue from Land Use Contract 009 to Single Detached (RS1/B)**

### Staff Recommendation:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:

- for the rezoning of 4800 Princeton Avenue from “Land Use Contract 009” to the “Single Detached (RS1/B)” zone; and
- to authorize the termination, release and discharge of “Land Use Contract 009” entered into pursuant to “Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973”, as it affects 4800 Princeton Avenue;

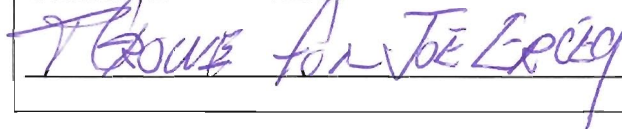
be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:mp  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone the property at 4800 Princeton Avenue from “Land Use Contract (LUC009)” to “Single Detached (RS1/B)” to allow the construction of a new single detached dwelling. The provisions of LUC009 allow single detached dwellings on this block of Princeton Avenue to be developed with a zero side yard setback on one side only and require all other aspects of the development to comply with the Zoning Bylaw 1430 which was applicable at the time of the development in the mid 1970s. The applicant wishes to discharge the LUC and construct a new house that would comply with the current RS1/B zone regulations.

### Discharging Land Use Contract 009

Staff recommend that Council approve the discharge of “Land Use Contract 009” registered on title of 4800 Princeton Avenue to allow the property to be rezoned to RS1/B for the proposal.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

### Surrounding Development

The subject site is located in an established residential neighbourhood consisting of a mix of single detached dwellings, townhouses and apartments which are all regulated under the same Land Use Contract (LUC009). Immediately to the north, east and west are zero lot line dwellings, and immediately to the south are single family dwellings that front onto Pembroke Place. The surrounding area has not undergone significant change since its development in the mid 1970s.

### Related Policies & Studies

#### 2041 Official Community Plan (OCP)

The OCP land use designation for this property is “Neighbourhood Residential (NRES)”. The proposed rezoning is consistent with the designation.

#### Affordable Housing Strategy

The Richmond Affordable Housing Strategy does not apply to this application since no new lot is being created.

### Public Input

The rezoning sign was installed on the property on June 23, 2014. There have been no comments received from the public about the development proposal in response to the placement of the rezoning sign.

## Staff Comments

### Background

The subject site is located on the south side of Princeton Avenue between Geal Road and Palmer Road. The surrounding area is regulated under LUC009 which was adopted in 1973 and registered on title in 1974. Most of the existing single detached houses developed under the LUC are single-storey buildings with a floor area of less than 167 m<sup>2</sup> (1,800 ft<sup>2</sup>). If the site is rezoned to “Single Detached (RS1/B)”, it would allow the construction of a house with 1.2 m (3.9 ft) side yard setbacks, a maximum floor area of approximately 245 m<sup>2</sup> (2,640 ft<sup>2</sup>), a height of up to two and a half (2 ½) storeys and a secondary suite.

### Trees & Landscaping

A tree survey and a Certified Arborist’s Report have been submitted as part of the rezoning application. The survey and report identify two (2) bylaw-sized trees on the subject property and one (1) bylaw-sized tree in the boulevard on Princeton Avenue. The Arborist’s Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention Plan is shown in Attachment 3.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted an on-site visual assessment, and concurs with the Arborist’s recommendations. The recommendations are:

- Remove the Walnut tree (Tag #409) from the rear yard due to its poor condition;
- Relocate the on-site Palm tree (Tag #408) to the west side of the subject property due to conflict with the building envelope; and
- Relocate the Japanese Maple (Tag #407) located on City-owned property to the west to enable the replacement of the existing driveway.

One on-site tree (Tag #409) has been identified for removal. Based on the 2:1 tree replacement ratio goal stated in the OCP, two replacement trees are required. Suitable tree species for replacement trees, as recommended by the Project Arborist, include: Paperbark Maple (*Acer Griseum*) and Japanese Snowbell (*Styrax Japonicus*). Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, the proposed replacement trees must have a minimum calliper of 6 cm. The applicant is required to submit a Landscaping Security to the city in the amount of \$1,000 (\$500/tree) prior to final adoption of the rezoning bylaw to ensure that the replacement trees are planted and maintained.

Parks Operations staff have assessed the condition and location of the Japanese Maple (Tag #407) in the boulevard and have agreed to the proposed relocation of the tree, with special measures taken at future development stage.

The Project Arborist has provided a letter of undertaking to direct the relocation of the Japanese Maple (Tag #407) and the on-site Palm tree (Tag #408); the digging, handling, planning, guying, establishment maintenance and protection of the trees will be undertaken under the direction of the Project Arborist. Prior to adoption of the rezoning bylaw, the applicant is required to submit a contract between the applicant and a Certified Arborist for supervision of relocation of the City-owned Japanese Maple (Tag #407) and the Palm tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. 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.

To ensure successful relocation of the two trees to be relocated, the applicant is required to provide Tree Survival Securities in the amount of \$1,200 for the Palm tree (Tag #408) and \$1,300 for the Japanese Maple (Tag #407).

#### Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of the road adjacent to the subject site (approximately 1.37m GSC).

#### Site Servicing & Vehicle Access

There are no servicing upgrades required with rezoning. The driveway crossing will remain in the same location.

#### Building Permit Stage

At Building Permit stage, the applicant must complete the following service connection works:

- **Storm Sewer Works:** the applicant is to reuse the existing inspection chamber and connection near the northeast corner of the property. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
- **Water Works:** 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 Operations staff are to disconnect the existing 20 mm diameter connection and install a new 25 mm diameter connection complete with a meter box at the property line. The meter box must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.
- **Sanitary Sewer Works:** The applicant is to reuse the existing inspection chamber and connection near the southeast corner of the property.

#### **Analysis**

The rezoning of the site to RS1/B will allow future construction to occur within the parameters of the current standard single detached zoning regulations. The proposed redevelopment of the lot is not expected to significantly alter the existing single family character of the neighbourhood.

Staff recommend that Council approve the termination and discharge of “Land Use Contract 009” registered on title to 4800 Princeton Avenue (Registration Number K31033) along with the rezoning of the site to “Single Detached (RS1/B)”.

Rezoning the subject property to RS1/B will ensure that the new house is consistent with typical single family homes in Richmond in terms of height, siting and density that are subject to the City's standard zoning requirements.

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

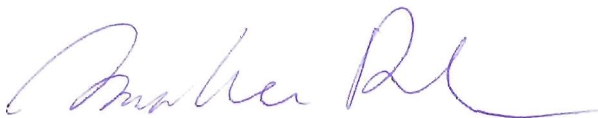
**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application is consistent with the land use designation contained in the OCP and the discharge of the LUC and proposal to rezone the site to RS1/B will make the site subject to the typical single family zoning provisions.

Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, be introduced and given first reading.



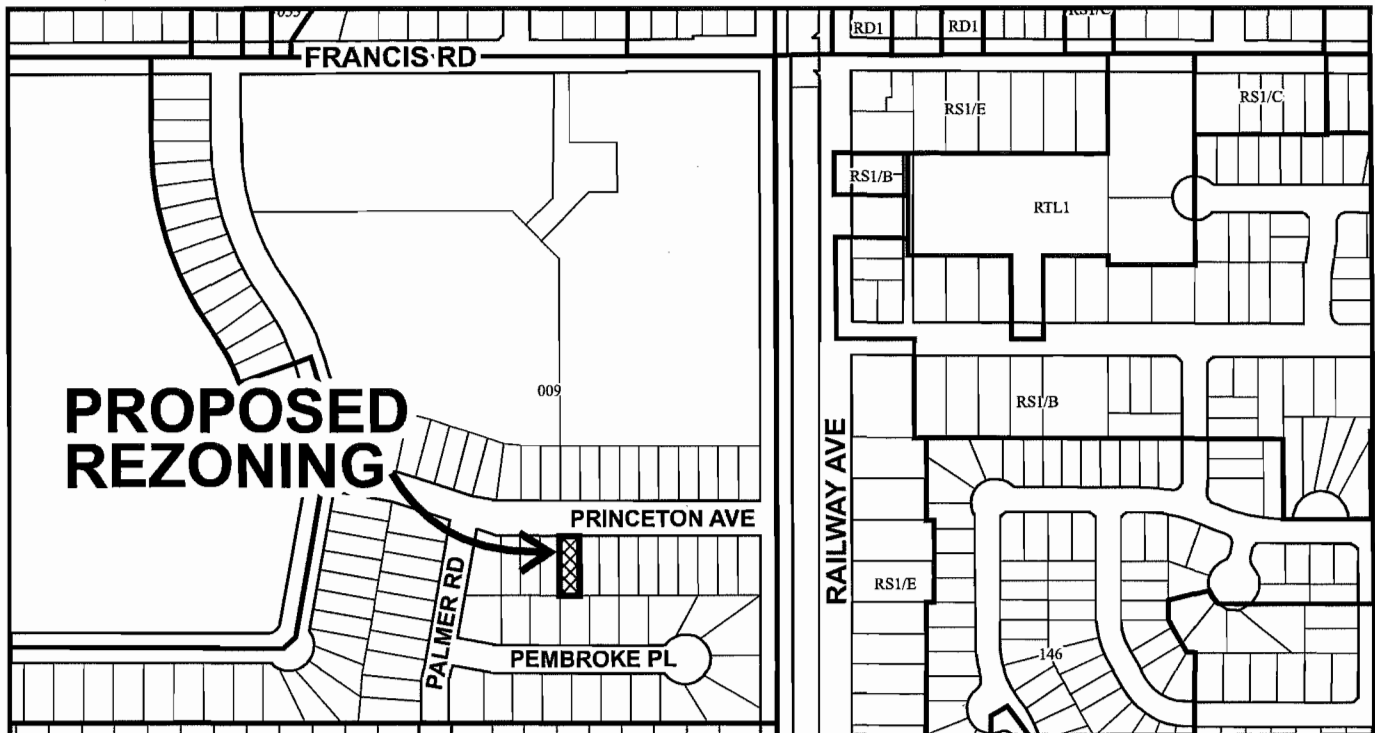
Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Tree Retention Plan
- Attachment 4: Rezoning Considerations



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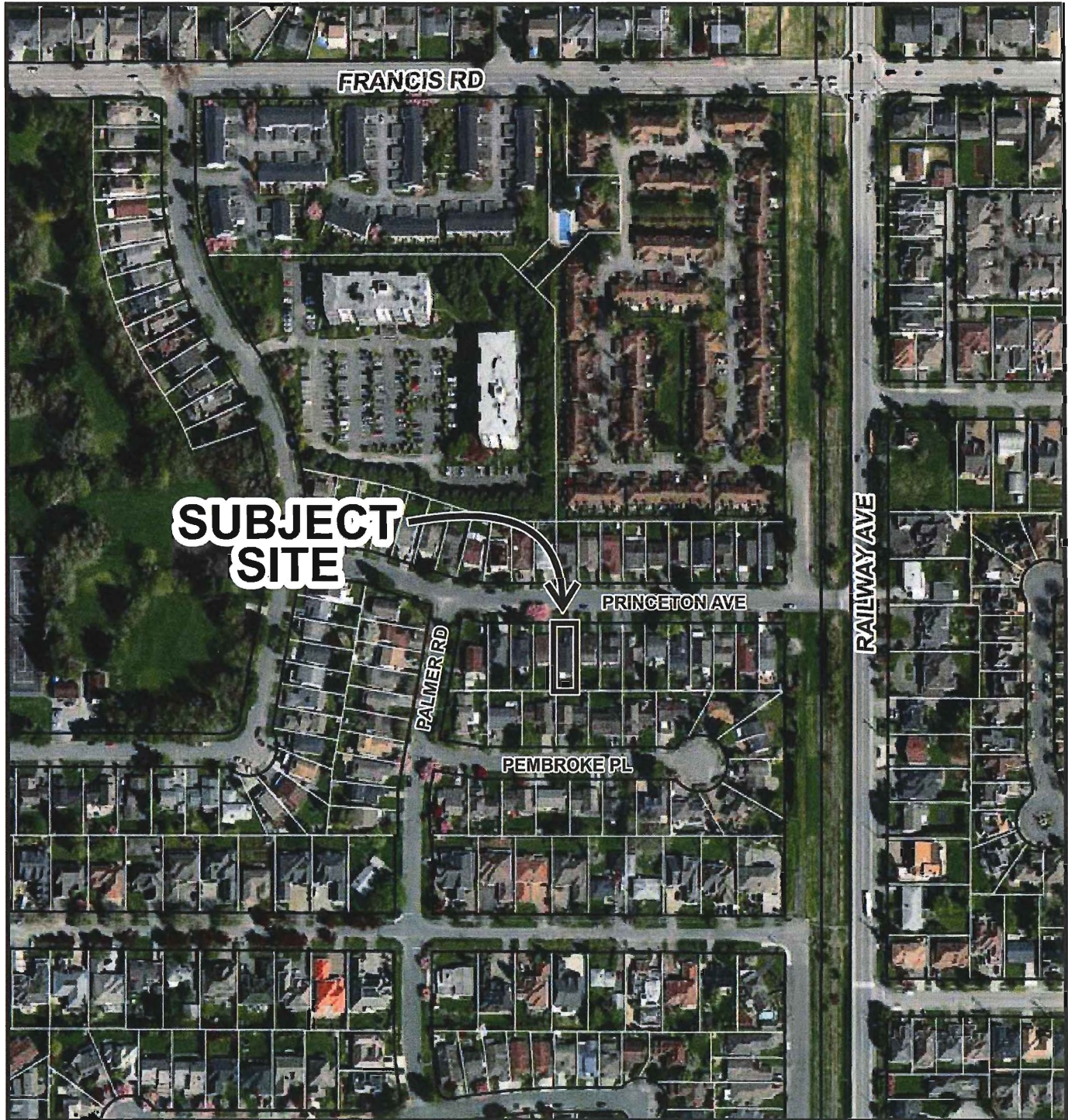


4751 15.03	4751 15.57	4771 12.19	4791 12.19	4811 12.19	4831 12.19	4851 12.19	4871 12.19	4891 12.19	4911 12.19	4931 12.19	4951 12.19
<b>PRINCETON AVE</b>											
9440	12.19 4740	12.19 4760	12.19 4780	12.19 4800	12.19 4820	12.19 4840	12.19 4860	12.19 4880	12.19 4900	12.19 4920	12.19 4940
	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58
	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
	18.29	18.29	18.29	18.29	18.29	18.29	18.29	30.48	18.29		

	<b>RZ 14-662753</b>	Original Date: 05/21/14 Revision Date: Note: Dimensions are in METRES
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# City of Richmond



RZ 14-662753

Original Date: 05/22/14

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond

Development Application Data Sheet  
Development Applications Division

**RZ 14-662753**

**Attachment 2**

Address: 4800 Princeton Avenue

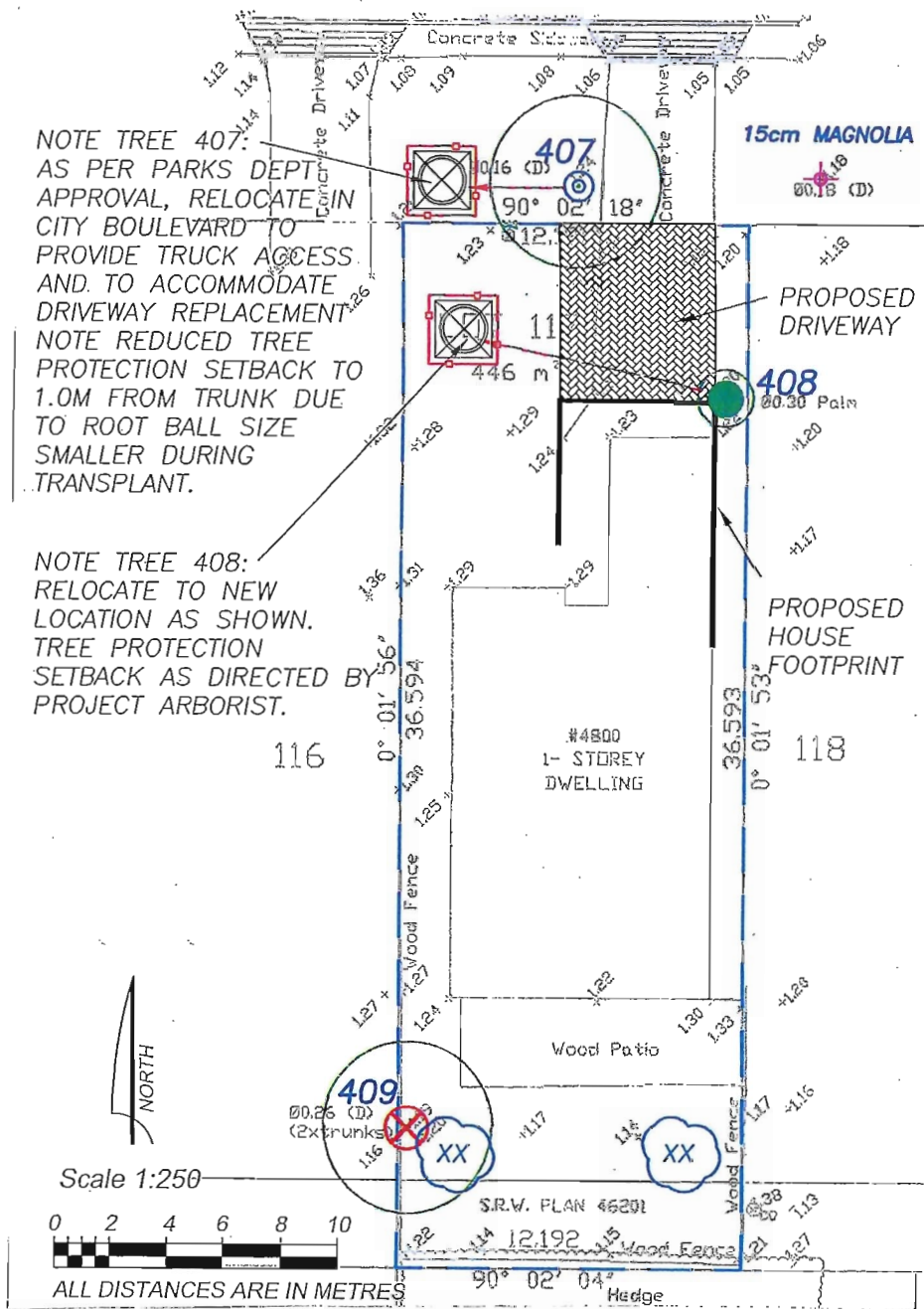
Applicant: Ajit Thaliwal

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Leonidas Sdrakas & Vasiliki Sdrakas	TBD
<b>Site Size (m<sup>2</sup>):</b>	446 m <sup>2</sup> (4,800.7 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single detached dwelling	No Change
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Land Use Contract 009	Single Detached (RS1/B)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	446 m <sup>2</sup>	none
Lot Width (min. dimension):	12 m	12.2 m	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	none
Height (m):	Max. 2 ½ storey	Max. 2 ½ storey	none





**LEGEND:**

- ⊗ denotes tree TAG NUMBER or ID REFERENCE.
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes the trunk location of tree proposed to be RETAINED.
- ⊗ denotes the trunk location of tree proposed to be REMOVED.
- ⊕ denotes trunk location of HIGH RISK tree for owner to obtain per REMOVE as soon as possible.
- ⊙ denotes trunk location of OFF-SITE tree to be protected (unless owner/municipal approvals for removal are obtained).
- + denotes NON-BY-LAW undersize tree (measured by project arborist).
- denotes TREE LIMITS.
- denotes TREE PROTECTION ZONE setback alignment.
- ⊗ denotes conceptual location of REPLACEMENT TREE to be planted (see suggested plant list for species code details).

**TREE INVENTORY AND ASSESSMENT LIST:**

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Ht and Spr denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes Unsuitable, M denotes Marginal, S denotes Suitable. See report for details.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
407	4	3	8+7+8	Japonesse maple	S	Multiple stems attach at base with bark inclusion.	Relocate
408	4	1	26	Windmill palm	S	Characteristic form	Relocate
409	4	3	14+13	Walnut	U	Historically fopped at 4m. Large historic pruning wounds. Replacement leaders carry entire crown.	Remove

**REPLACEMENT TREES: SUGGESTED PLANT LIST**

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.  
PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.  
PLANTING LOCATIONS MUST MEET ARBOROCULTURAL BEST MANAGEMENT PRACTICES AND BC SLA/BC LNA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

QTY	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
<b>SMALL MATURE SIZE:</b>				
1	AG	6cm CAL	ACER GRISEUM	PAPERBARK MAPLE
1	SJ	6cm CAL	STYRAX JAPONICUS	JAPANESE SNOWBELL



# City of Richmond

## Rezoning Considerations

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

**Address:** 4800 Princeton Avenue

**File No.:** RZ 14-662753

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for the Japanese Maple (Tag #407) located on City boulevard to ensure successful transplanting.
3. Submission of a Tree Survival Security to the City in the amount of \$1,200 for the on-site Palm tree (Tag #408) to ensure successful transplanting.
4. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of relocation of the Japanese Maple (Tag #407) and the Palm-tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. 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.
5. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) to ensure planting and maintenance of two (2) replacement trees with the following minimum sizes:

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

6. Installation of appropriate tree protection fencing around all trees to be relocated 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. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
2. 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.
3. 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:**

- 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,

Initial: \_\_\_\_\_

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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9167 (RZ 14-662753)
4800 Princeton Avenue

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 land use contract designation of the following area and by designating it "SINGLE DETACHED (RS1/B)".

P.I.D 004-088-069
Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

- 2. That:

- a) "Land Use Contract 009", entered into pursuant to "Imperial Venture Ltd. Land Use Contract By-law No.2981, 1973", be terminated, released and discharged in relation to the following area:

P.I.D 004-088-069
Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

- b) the Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 009" from the above area.

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9167".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER