



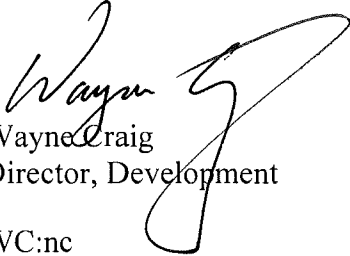
To: Planning Committee  
From: Wayne Craig  
Director, Development

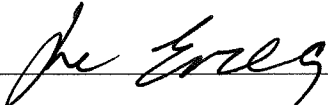
Date: February 8, 2019  
File: RZ 18-827880

Re: **Application by Penta Builders Group for Rezoning at 7671 Acheson Road from Single Detached (RS1/E) to Single Detached (RS2/A)**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9946, for the rezoning of 7671 Acheson Road from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:nc  
Att. 5

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

## Staff Report

### Origin

Penta Builders Group has applied to the City of Richmond for permission to rezone 7671 Acheson Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two single family lots, each with a secondary suite and vehicle access from a rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

#### Subject Site Existing Housing Profile

There is an existing single family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented and does not contain a secondary suite.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single family dwelling on a lot zoned “Infill Residential (RI1),” with vehicle access from Bennett Road.

To the South: Two front-to-back duplexes on lots zoned “Infill Residential (RI1),” with vehicle access from Acheson Road.

To the East: A single family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from Acheson Road.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/A),” with vehicle access from Acheson Road.

### Related Policies & Studies

#### Official Community Plan/City Centre Area – Acheson-Bennett Sub-Area Plan

The subject property is located in the Acheson-Bennett Sub-Area of the City Centre. It is designated “Neighbourhood Residential” in the Official Community Plan (OCP) and “Residential (Mixed Single-Family & Small Scale Multi-Family)” in the Acheson-Bennett Sub-Area Plan. The proposed rezoning and subdivision are consistent with these designations.

### 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 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Existing Legal Encumbrances

There is also an existing 3.0 m wide Statutory Right-of-Way (SRW) on Title for lane dedication across the entire rear property line (# RD16556). Following dedication of the rear lane, the SRW would not apply to the property and should be discharged from Title prior to final adoption of the rezoning bylaw.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on- 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 three bylaw-sized trees on the subject property and one street tree on City property.

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

- Two trees located on site, one Douglas-fir (Tag # 825; 60" dia.) and one honey locust (Tag # 826; 42" dia.), are in fair condition but are in conflict with the proposed development – remove and replace.
- One pear tree (Tag # 827; 39" dia.) located on site is in good condition but is in conflict with the required rear lane – remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.
- One hedge located on site along the north and west property lines is in conflict with the proposed lane and development, and will need to be removed.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One flowering cherry tree (Tag # 001; 65” dia.) located on City property is in fair health and condition and is to be retained. Provide Tree Protection Fencing and a \$2,000 Survival Security prior to any works on site.
- One hedge located at the southwest corner of the site is of low value but is in good health and condition. It is in conflict with the proposed development and the applicant will apply for removal.

*Tree Replacement*

The 2:1 replacement ratio would require a total of six replacement trees. The applicant has agreed to plant three trees on each lot proposed, for a total of six 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. Prior to final adoption of the rezoning bylaw, a Landscape Security in the amount of \$3,000 (\$500/tree) will be required to ensure that the replacement trees will be planted and maintained.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m
2	11 cm	6 m

*Tree Protection*

One tree (Tag # 001) on City property is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 4). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. 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, installation of 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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal

agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The applicant has indicated that each suite is proposed to be approximately 440 ft<sup>2</sup> with one bedroom.

#### Site Access, Site Servicing and Frontage Improvements

Vehicle access is proposed from the rear lane. Construction of a rear lane in conjunction with this development will connect the existing lane constructed to the east of the site with the existing lane constructed west of the site. The property to the north, 7880 Bennett Road, was rezoned in 2000 to allow the site to be subdivided to create two single-family lots, and required registration of a 6.0m-wide statutory right-of-way (SRW) property right-of-passage (PROP) along its southern edge as a condition of rezoning. The SRW registered on the 7880 Bennett Road property permits the construction of a public lane by the developer of the subject site. The City collected cash-in-lieu for this future lane construction. Prior to the construction of the lane adjacent to both properties, the owner of the 7880 Bennett Road property will be notified and provided necessary information.

An approximately 3.0m-wide road dedication along the full north property line of the subject site is required to allow this extension of the lane to service the two proposed new lots. Prior to final adoption of the rezoning bylaw, the applicant must enter into a legal agreement to ensure that vehicle access to the proposed new lots will be from the rear lane only, with no vehicle access to Acheson Road permitted.

At Subdivision stage, the applicant must enter into a Servicing Agreement for the site servicing and off-site improvements listed in Attachment 5. These include, but may not be limited to:

- Construction of a 6m-wide rear lane to connect to the east and west portions of the lane complete with curb, lane drainage, and street lighting along the full frontage, within the new road dedication and existing statutory right-of-way (SRW). The City will contribute funds collected from property to the north (7880 Bennett Road) towards the construction of the lane.
- Removal of the existing driveway crossing, replaced with concrete curb and gutter, landscaped boulevard, and sidewalk through a cash-in-lieu contribution.

At Subdivision stage, the applicant is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charges, Address Assignment fees, and the costs associated with the completion of the required site servicing works as described in Attachment 5.

#### **Financial Impact or Economic Impact**

This rezoning application results in an insignificant Operational Budget Impact (OBI) 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 application is to rezone 7671 Acheson road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two single family lots, each with a secondary suite and vehicle access from a lane.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Acheson-Bennett Sub-Area Plan.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9946 be introduced and given first reading.



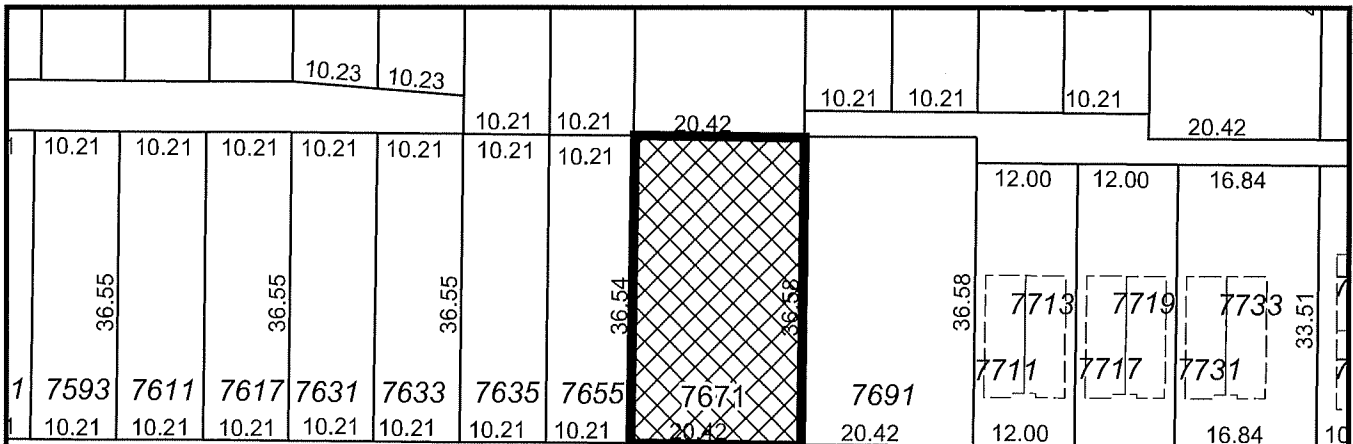
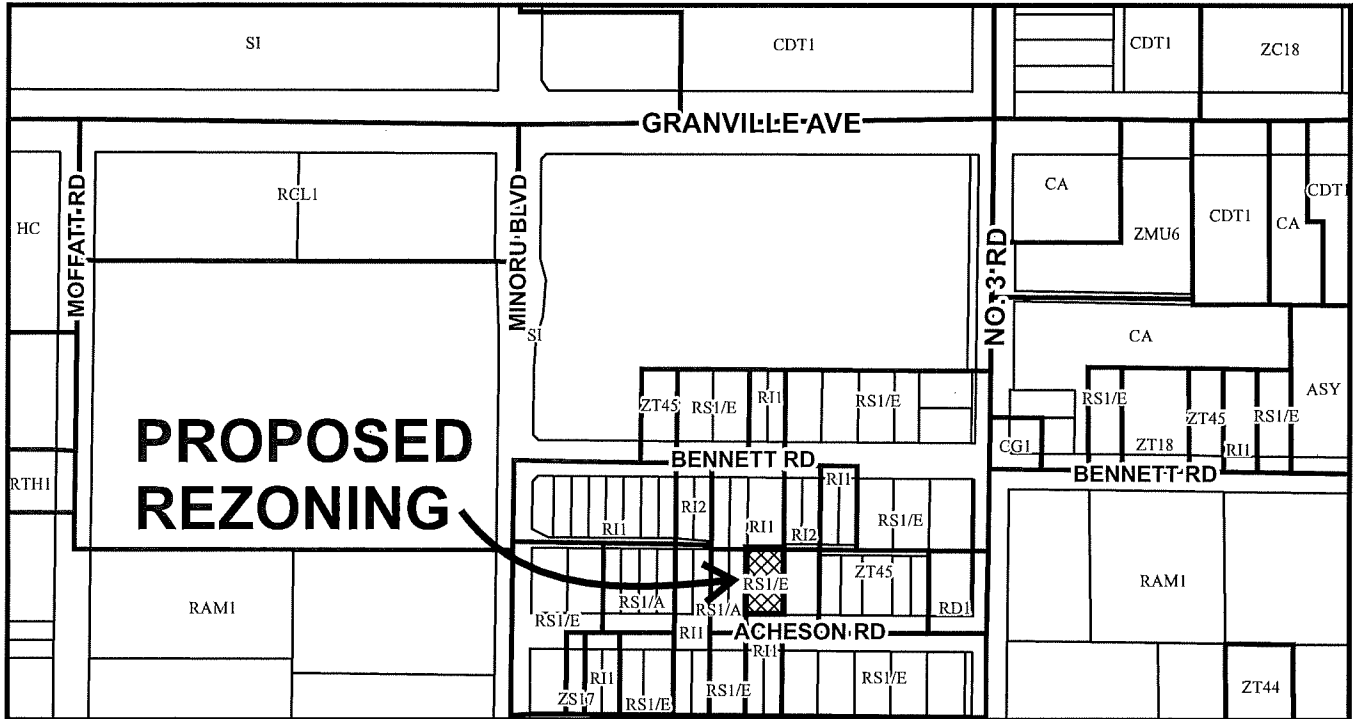
Natalie Cho  
Planning Technician - Design

NC:rg

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



# City of Richmond



## ACHESON RD



# RZ 18-827880

Original Date: 08/08/18

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 18-827880**

Original Date: 08/08/18

Revision Date:

Note: Dimensions are in METRES

**PLN - 60**



**SURVEY PLAN OF LOT 7 SECTION 17  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 10313**

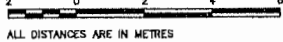
FOR CITY OF RICHMOND PERMIT APPLICATIONS

PARCEL IDENTIFIER (PID): 001-990-411

**CIVIC ADDRESS**  
#7671 ACHESON ROAD  
RICHMOND, B.C.

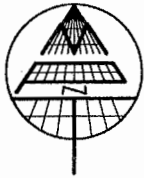
**LEGEND**

SCALE 1:100



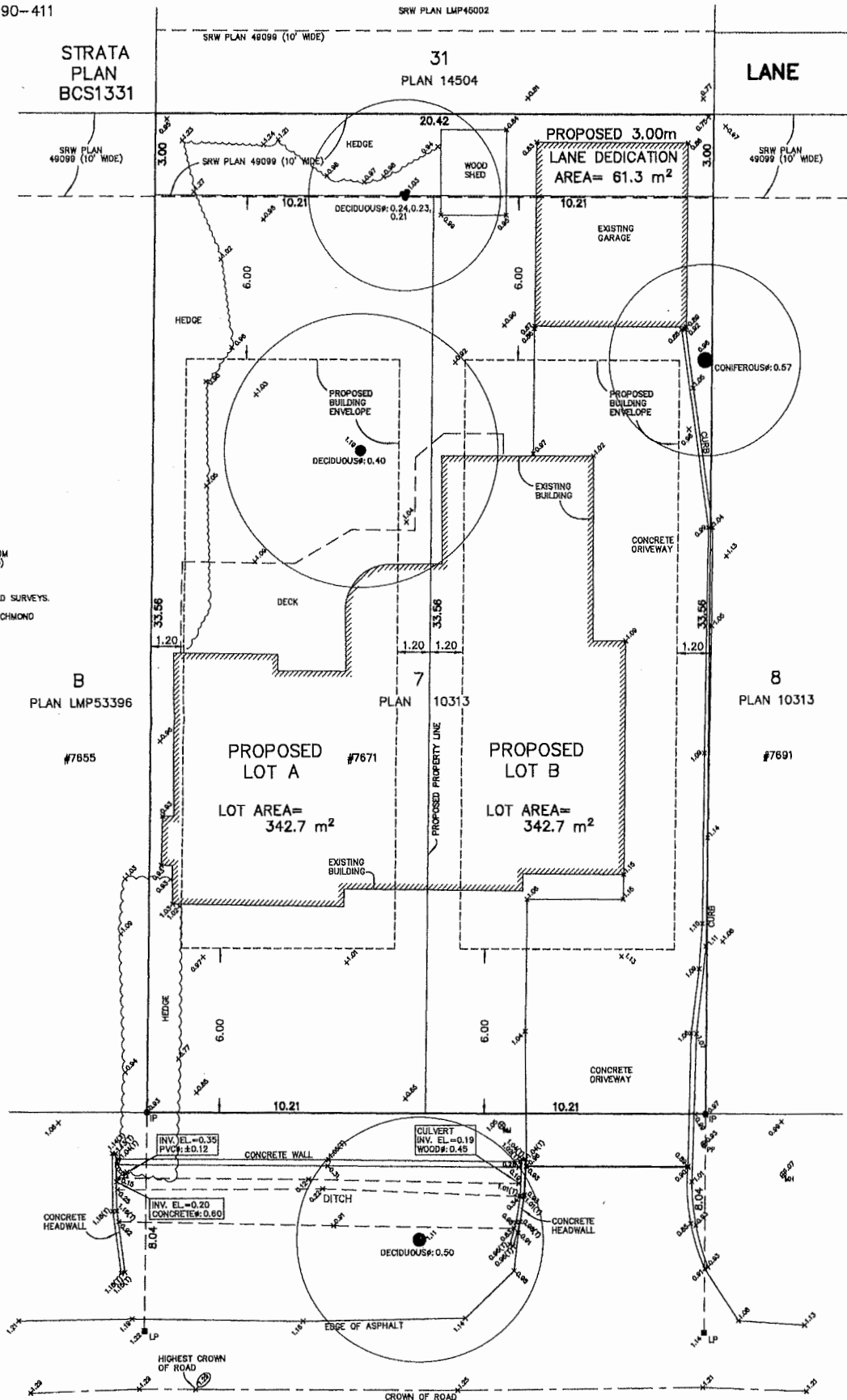
ALL DISTANCES ARE IN METRES

- x 1.10 INDICATES SPOT ELEVATION
- MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- WM INDICATES WATER METER
- (T) INDICATES TOP OF WALL
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG



**NOTES:**

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #199 (7714970) WITH AN ELEVATION OF 1.793 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BY LAW NO. 8057, ARE SHOWN HEREON.



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**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 804-270-9331  
FAX: 804-270-4137  
CADFILE: 18736-001-TPG-000.DWG

**ACHESON ROAD**  
**PLN - 61**

*St. Paulsen*  
B.C.L.S.

DATE OF SURVEY: MAY 11, 2018



**RZ 18-827880**

**Attachment 3**

Address: 7671 Acheson Road

Applicant: Penta Builders Group

Planning Area(s): City Centre – Acheson-Bennett

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Perry Hoogveld	To be determined
<b>Site Size (m<sup>2</sup>):</b>	746.6 m <sup>2</sup> (8,036.3 ft <sup>2</sup> )	Lot A: 342.7 m <sup>2</sup> (3,688.8 ft <sup>2</sup> ) Lot B: 342.7 m <sup>2</sup> (3,688.8 ft <sup>2</sup> )
<b>Land Uses:</b>	Single Family	No change
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Mixed Single-Family and Small Scale Multi-Family)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)
<b>Number of Units:</b>	One single-family dwelling	Two single-family dwellings, each with a secondary suite

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 188.49 m <sup>2</sup> (2,028.83 ft <sup>2</sup> )	Max. 188.49 m <sup>2</sup> (2,028.83 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270.0 m <sup>2</sup>	342.7 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.21 m Depth: 33.56 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	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.





**Address:** 7671 Acheson Road

**File No.:** RZ 18-827880

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9946, the developer is required to complete the following:**

1. 3.0 m lane dedication along the entire north property line.
2. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	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. Submission of a Tree Survival Security to the City in the amount of \$2,000 for one tree to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access is to the proposed back lane and that there be no access to Acheson Road.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of SRW RD16556, which will no longer apply to the subject site following dedication of the rear lane.

**Prior to Demolition Permit\* Issuance, 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. 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.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. Enter into a Servicing Agreement (SA)\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. Works include, but may not be limited to:

*Water Works:*

- a. Using the OCP Model, there is 192.0 L/s of water available at a 20 psi residual at the Acheson Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c. At Developer's cost, the City will:
  - Install 2 new 25mm water service connections to serve each of the two newly subdivided lots at the proposed development, complete with meters and meter boxes.
  - Cut and cap, at main, the existing water service connection serving the development site.

*Storm Sewer Works:*

- a. At Developer's cost, the Developer is required to:
  - Install approximately 22m of storm sewer for lane drainage in the proposed lane north of the property line, c/w appropriately spaced catch basins and manholes.
  - If ditch infill is desired on Acheson Road frontage, apply for a water course crossing permit in order to infill the ditch.
  - Install a new storm service lateral complete with inspection chamber and a dual service connection at the adjoining property line of the newly subdivided lots.
- b. At Developer's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

- a. At Developer's cost, the City will:
  - Install a new sanitary service lateral complete with inspection chamber and a dual service connection at the adjoining property line of the newly subdivided lots.
  - Cut, cap, and remove the existing sanitary connection.

*Frontage Improvements:*

- a. At Developer's cost, the Developer is required to:
  - Coordinate with BC Hydro, TELUS and other private communication service providers:
    - When relocating/modifying any of the existing power poles, guy wires and above ground structures within the property frontages.
    - To determine if additional above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$20,317.90 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
    - Concrete Curb and Gutter (EP.0641) \$4,288
    - Concrete Sidewalk (EP.0642) \$4,288
    - Pavement Widening (EP.0643) \$7,147

- Roadway Lighting (EP.0644) \$2,757
- Boulevard Landscape/Trees (EP.0647) \$1,838
- Construct a 6m wide rear lane to connect the east and west lanes, complete with curb, lane drainage, and street lighting. The City will contribute funds collected from property to the north (7880 Bennett Road) towards the construction of the lane.

*General Items:*

- a. At Developer's cost, 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.
  - Not encroach into the rear yard sanitary SRW with proposed trees, retaining walls, non-removable fences, or other non-removable structures.

**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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9946 (RZ 18-827880)
7671 Acheson 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/A)".

P.I.D. 001-990-411

Lot 7 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9946".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER