



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: November 5, 2014

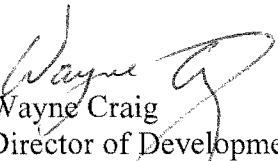
From: Wayne Craig
Director of Development

File: RZ 14-663343

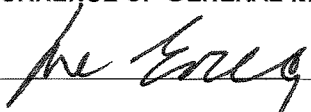
Re: Application by Li Qin Chen for Rezoning at 10726 Hollybank Drive from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, for the rezoning of 10726 Hollybank Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Li Qin Chen has applied to the City of Richmond for permission to rezone the property at 10726 Hollybank Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to allow subdivision of the property into two (2) lots; each approximately 16 m wide and 526 m² in area. An existing two-storey dwelling will 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 provided in Attachment 3.

Surrounding Development

- To the north, are lots zoned “Single Detached (RS1/E)” fronting Lassam Road. Northwest of the subject site is James McKinney School and Park.
- To the east, is a lot zoned “Single Detached (RS1/B)”. Originally part of the subject site, this lot was rezoned and subdivided into a separate property in 2004-2005. A development variance was approved to modify the required side yard setback of the existing house on the lot from 2 m to 1.7 m to accommodate the subdivision.
- To the south, directly across Hollybank Drive, are lots zoned “Single Detached (RS1/E)”.
- To the west, are lots under Land Use Contract No. 101 fronting Hollybank Drive.

Related Policies & Studies

2041 Official Community Plan (OCP) and Steveston Area Plan

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

Single-Family Lot Size Policy 5420

The subject site is located in an area bounded by Lot Size Policy 5420, which was adopted by Council on October 16, 1989 and amended on August 17, 1992. A separate portion of the Lot Size Policy pertaining to properties fronting both sides of Lassam Road was adopted by Council on August 21, 1995 (see Attachment 4). The policy covers the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along

No. 2 Road. The proposed redevelopment is consistent with Lot Size Policy 5420, as it permits the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

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 contribution of \$1.00 per buildable square foot of the single-detached dwellings (i.e., \$5,897) to the City’s Affordable Housing Reserve Fund in-lieu of providing a legal secondary suite in a dwelling on one (1) of the two (2) lots proposed at the subject site. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning 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 proposal to build a secondary suite on one (1) of the two (2) future lots on the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no 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.

Public Input

City staff have not been notified of any concerns from the public regarding the proposed redevelopment in response to the rezoning information sign installation on the subject site.

Staff Comments

Background

The subject site is located on the north side of Hollybank Drive, in between Hollymount Drive and Lassam Road, in a primarily residential area in the Steveston neighbourhood. The site was involved in a redevelopment process in 2004-2005, in which the corner lot at Lassam Road and Hollybank Drive was rezoned to the “Single Detached (RS1/B)” zone and subdivided from the subject site. A Development Variance Permit was granted to modify the required side yard setback of the existing house on the corner lot from 2.0 m to 1.7 m in order to accommodate the redevelopment.

The area surrounding the subject site consists mainly of single detached dwellings and has undergone limited redevelopment in the recent past through rezoning and subdivision.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The report identifies one (1) bylaw-sized tree on-site recommended for removal and six (6) bylaw-sized trees (one (1) located on-site and five (5) located on neighbouring property) recommended for retention. A proposed Tree Retention Plan is provided 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) Norway spruce tree (28 cm DBH) located on-site along the north property line (Tag# 475) is in good condition and should be retained and protected.
- One (1) Cherry tree (29 cm DBH) located on-site at the northeast corner (Tag# 476) has been previously topped and is in poor condition. This tree is not a good candidate for retention and should be removed and replaced.
- The following five (5) trees located on neighbouring property near the west property line of the subject site (Tag#'s A, B, C, D and E) are to be protected as per the City of Richmond Bulletin TREE-03.
 - Tag A: One (1) Norway maple tree (41 cm DBH)
 - Tag B: One (1) Norway spruce tree (approximately 33 cm DBH)
 - Tag C: One (1) European birch tree (approximately 24+24+24 cm DBH)
 - Tag D & E: Two (2) Cherry trees (28 cm and 43 cm DBH)

Tree protection fencing is to be installed to City standard around the drip lines of Tree Tag# 475 located on-site and Tree Tag# A located on neighbouring property. 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.

According to the Arborist's Report, Trees Tag# B, C, D and E will not require on-site protection measures as a concrete footing located at the west property line of the subject site restricts tree root growth within the neighbouring property. However, if the concrete retaining wall is to be removed during future development stages, the project Arborist will be required to provide on-site supervision and direction to protect the trees, as noted in the proposed Tree Retention Plan in Attachment 5.

A contract must be entered into between the applicants and a Certified Arborist for the supervision of any works conducted within close proximity to the tree protection zones. The contract must 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 impact assessment to the City for review.

To ensure the protection of Tree Tag# 475 located on-site, the applicant must submit a security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. Following completion of

construction and landscaping activities on-site, the security will not be released until the applicant has submitted the post-construction impact assessment for review.

Consistent with the 2:1 tree replacement ratio specified in the OCP, as well as Council Policy 5032 – Tree Planting (Universal), the applicant has agreed to plant three (3) new trees on the subdivided properties (two (2) on the proposed west lot, one (1) on the proposed east 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 Purple Giant Filbert (*Corylus maxima var. Pupurea*). Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that the three (3) replacement trees are planted and maintained on-site.

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 Hollybank Drive.

Existing Utility Right-of-Ways (ROW)

An existing 3 m-wide utility right-of-way (ROW) runs north-south along the west property line of the subject site (Plan No. 55150). A second existing 3.5 m-wide utility ROW runs west-east along the south property line of the subject site (Plan No. BCP20578). Both existing utility ROW's will remain.

Site Servicing and Vehicle Access

There are no site servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots will be from Hollybank Drive. New driveway locations and any paved driveways and walkways must not conflict with proposed servicing connections or the existing BC Hydro pole located at the southeast corner of the subject site.

Subdivision and Future Development Stage

At Subdivision stage, the applicant will be required to pay servicing costs.

At Building Permit Stage, the applicant will be required to complete the following service connection works through a work order:

Water Works:

- Using the OCP Model, there is 166 L/s of water available at 20 psi residual at the Hollybank Drive frontage. Based on the proposed rezoning, the 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 install a new meter on the existing 25 mm diameter water connection near the southeast property corner for the east lot, and install a new 25 mm diameter connection complete with a meter box near the property line within the sanitary ROW for the west lot. New meter box must be placed on the grass boulevard outside of the private fence at a minimum of 1 m away from driveways and paved walkways.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the inspection chamber (IC) near the southwest property corner, and install two (2) new service connections with a new IC at the common property line and tie-in to the existing storm sewer along Hollybank Drive.

Sanitary Sewer Works:

- City to remove the existing sanitary IC at the southwest corner of 10611 Lassam Road, and install a new IC and a new service connection for the east lot of the proposed subdivision, and reconnect service for 10611 Lassam Road to the new IC.

Analysis

The proposed rezoning and subdivision would comply with the OCP and Steveston Area Plan land use designations. It is also consistent with the single-family character of the surrounding neighbourhood and the provisions of Lot Size Policy 5420, which allow the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

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.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9196 be introduced and given first reading.



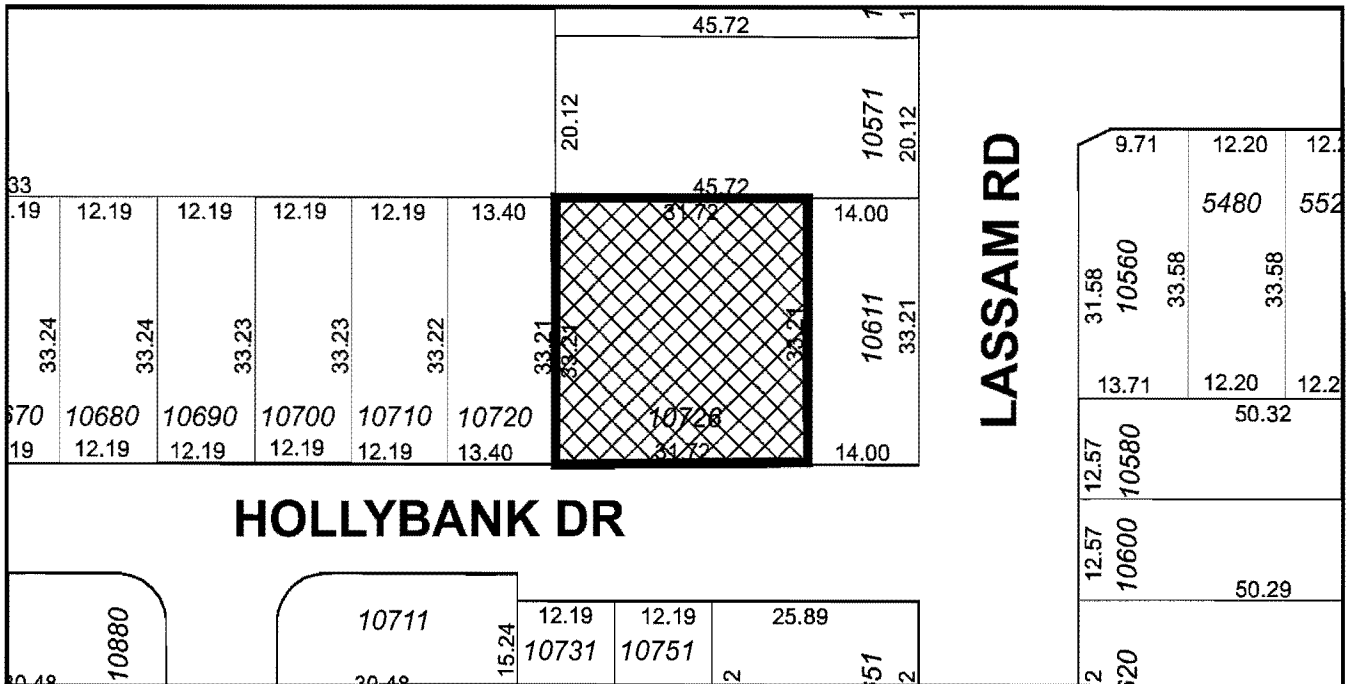
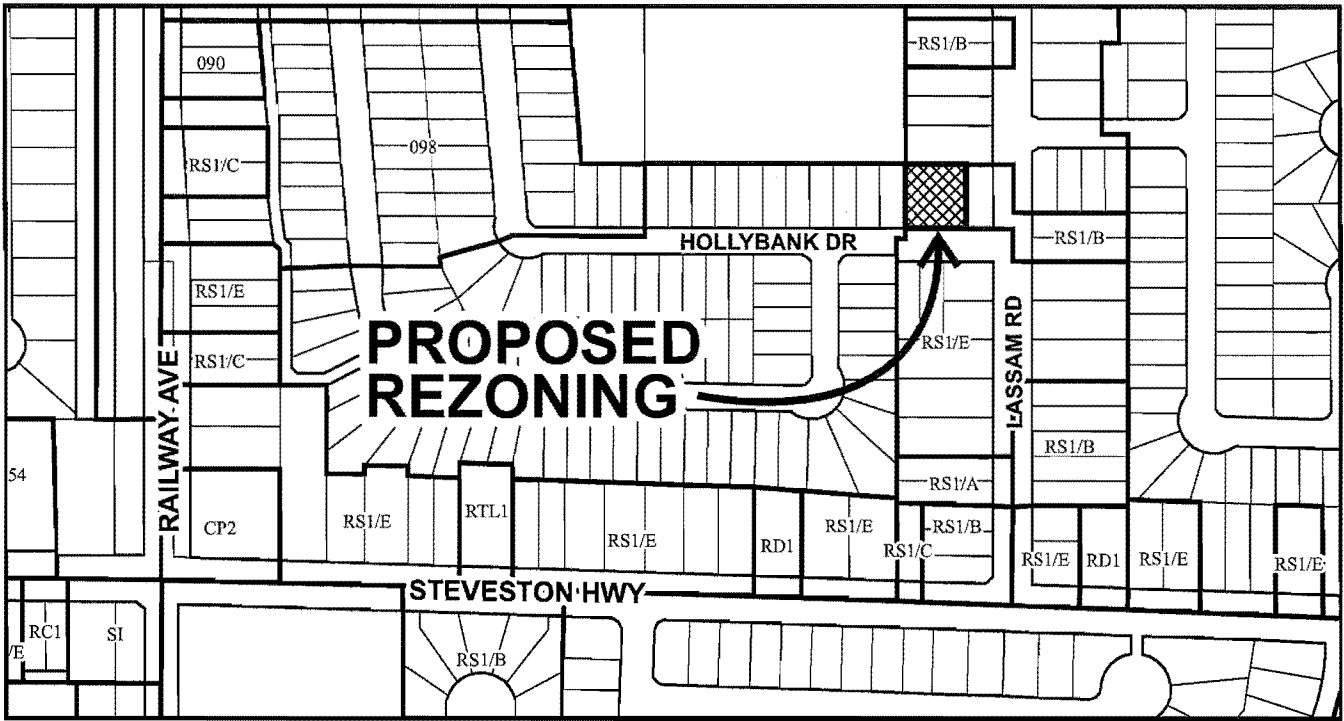
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

- Attachment 1: Location Map and Aerial Photograph
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single Family Lot Size Policy 5420
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



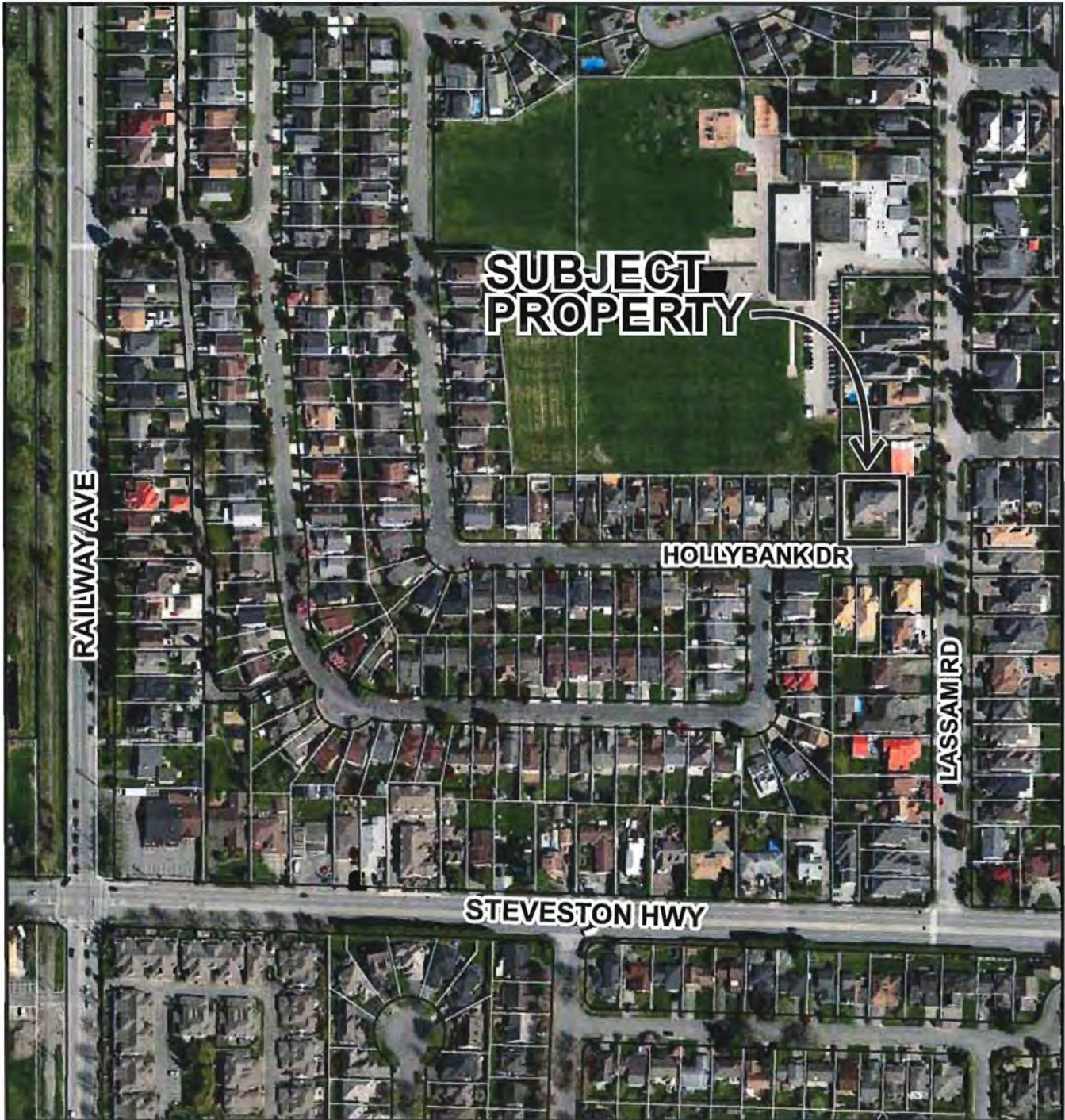
City of
Richmond



	RZ 14-663343	Original Date: 05/22/14
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 14-663343

Original Date: 05/27/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 1 SECTION 36
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP20577**

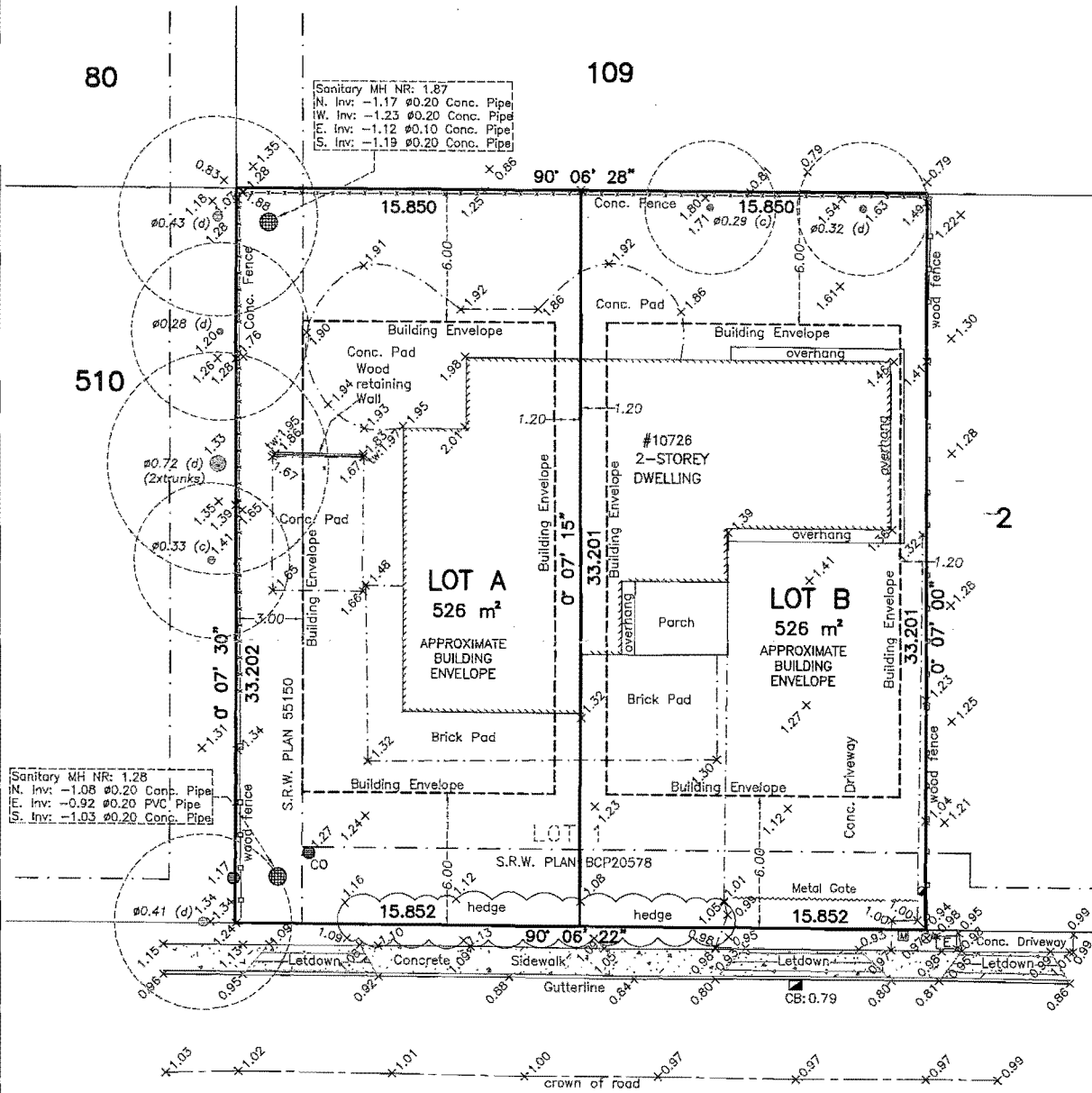
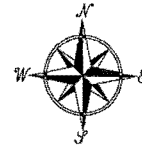
ATTACHMENT 2

#10726 HOLLYBANK DRIVE,
RICHMOND, B.C.
P.I.D 026-487-667

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



HOLLYBANK DRIVE

NOTE:

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

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
APRIL 9th, 2014.

© copyright
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. 5492
FB-251 P66-67, 74-76
Drawn By: MY

LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- denotes power pole
- ⊙ denotes round catch basin
- ⊕ denotes manhole
- ⊞ denotes Telus electrical box
- ⊚ denotes water meter
- ⊗ denotes BCH inspection chamber
- CO denotes cleanout
- CB denotes catch basin
- tw denotes top of wall
- NR denotes north rim

PH - 74

DWG No. 5492-TOPO



RZ 14-663343

Attachment 3

Address: 10726 Hollybank Drive

Applicant: Li Qin Chen

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Dai En Lin/Li Qin Chen	TBD
Site Size (m²):	1,052 m ²	Proposed west lot: 526 m ² Proposed east lot: 526 m ²
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Single-Family	Single-Family
702 Policy Designation:	Lot Size Policy 5420	Complies with Lot Size Policy 5420
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:	Min. 25%	Min. 25%	none
Setback – Front and Rear Yards:	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height:	2½ storeys	2½ storeys	none
Lot Size:	Min. 360 m ²	Proposed west lot: 526 m ² Proposed east lot: 526 m ²	none
Lot Width:	Min. 12 m	Proposed west lot: 15.9 m Proposed east lot: 15.9 m	none
Lot Depth:	Min. 24 m	Proposed west lot: 33.2 m Proposed east lot: 33.2 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

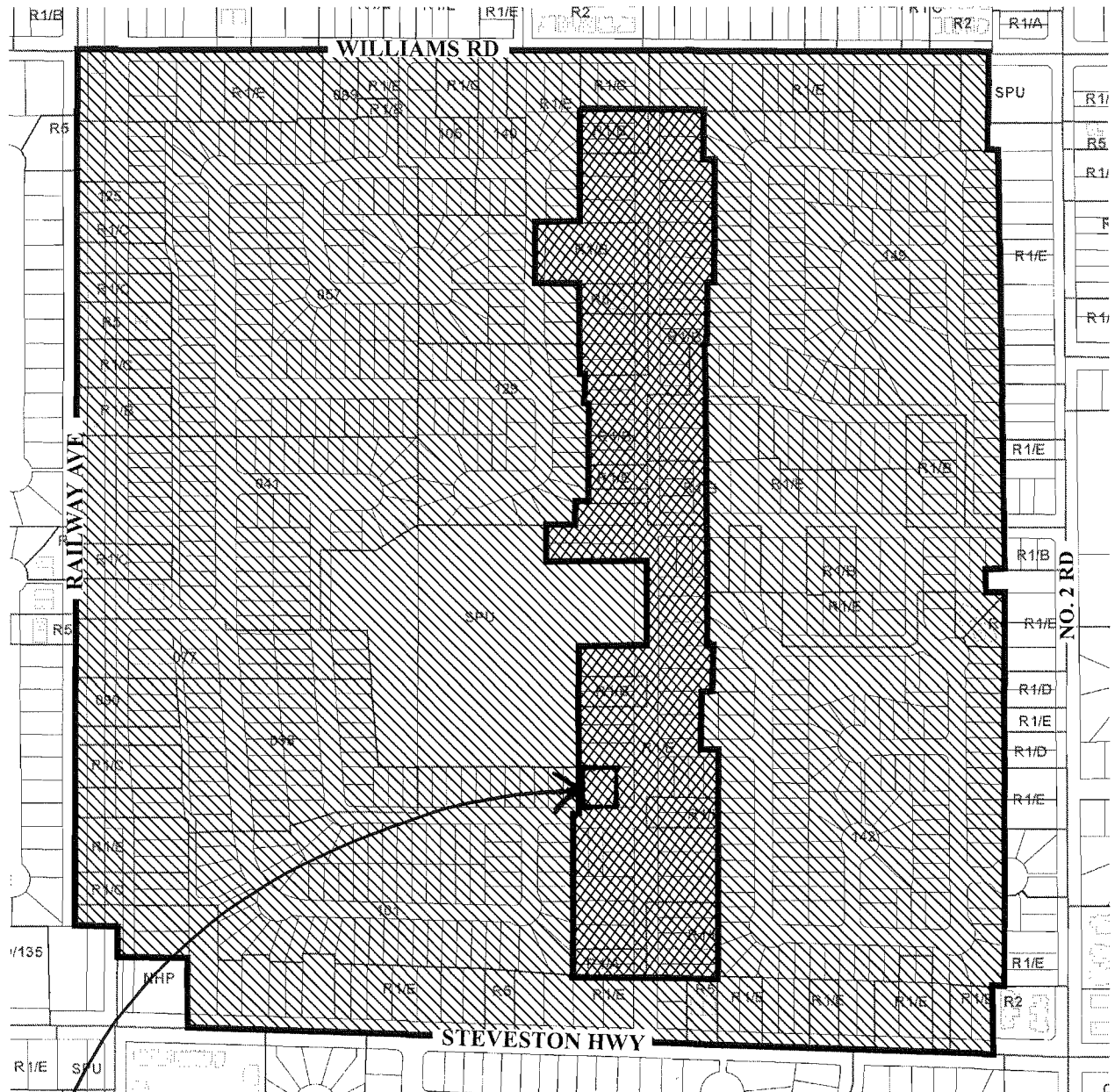
That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:



- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

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: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

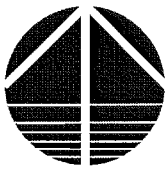
Note: There are two adoption dates for two separate portions of Policy 5420.



-  Subdivision permitted as per R1/B (date of adoption 08/21/95).
-  Subdivision permitted as per R1/B (date of adoption 10/16/89).

SUBJECT SITE

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420 Section 36-4-7

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES



City of Richmond

Rezoning Considerations

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

Address: 10726 Hollybank Drive

File No.: RZ 14-663343

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, the developer is required to complete the following:

1. 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.
2. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) tree to be retained on-site. Following completion of construction and landscaping activities on-site, the security will not be released until the applicant has submitted a post-construction impact assessment from a Certified Arborist for review by City staff.
3. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that three (3) trees are planted on the proposed lots (two [2] on proposed west lot, one [1] on proposed east lot, with a minimum size of 6 cm deciduous caliper or 3.5 m high conifer).
4. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,897) to the City's Affordable Housing Reserve Fund.

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 proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, 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.

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.

At Subdivision* and Building Permit* stage, the developer must complete the following requirements:

1. Payment of Servicing costs.
2. 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.
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.
4. Complete the following service connection works:

Water Works:

- Using the OCP Model, there is 166 L/s of water available at 20 psi residual at the Hollybank Drive frontage. Based on the proposed rezoning, the 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 install a new meter on the existing 25 mm diameter water connection near the southeast property corner for the east lot, and install a new 25 mm diameter connection complete with a meter box near the property line within the sanitary ROW for the west lot. New meter box must be placed on the grass boulevard outside of the private fence at a minimum of 1 m away from driveways and paved walkways.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the IC near the southwest property corner, and install two (2) new service connections with a new IC at the common property line and tie-in to the existing storm sewer along Hollybank Drive.

Sanitary Sewer Works:

- City to remove the existing sanitary IC at the southwest corner of 10611 Lassam Road, and install a new IC and a new service connection for the east lot of the proposed subdivision, and reconnect service for 10611 Lassam Road to the new IC.

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 9196 (RZ 14-663343)
10726 Hollybank Drive

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. 026-487-667

Lot 1 Section 36 Block 4 North Range 7 West New Westminster District Plan BCP20577

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9196".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 24 2014



MAYOR

CORPORATE OFFICER