



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** December 12, 2016


**From:** Wayne Craig  
Director, Development

**File:** RZ 16-736824

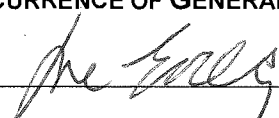
**Re:** Application by Simon Wong for Rezoning at 4560 Garry Street from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9645, for the rezoning of 4560 Garry Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

SDS:blg  
Att. 5

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

## **Staff Report**

### **Origin**

Simon Wong has applied to the City of Richmond for permission to rezone the property at 4560 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Garry Street (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/A)” and “Single Detached (RS1/C)” fronting Garry Street.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/A)” fronting Dunfell Road.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Garry Street.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/A)” fronting Garry Street.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The Steveston Area Plan land use designation for the subject property is “Single-Family”. The proposed rezoning and subdivision would comply with these designations.

#### **Single-Family Lot Size Policy 5471/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5471 (adopted by Council July 29, 2002) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/A)” zone. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/A)” zone and Single-Family Lot Size Policy 5471.

## **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 first reading to the rezoning bylaw, the bylaw will be forwarded to a 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 an existing 3.0 m wide statutory right-of-way (SRW) registered on Title for utilities (sanitary sewer) along the south property line, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

### **Site Access**

Vehicle access to the proposed lots is to be from Garry Street via separate driveway crossings.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one (1) City-owned tree.

The City's Parks Arborist has reviewed the Arborist's Report and has the following comments:

- Remove one (1) City-owned Plum tree located in front of the subject property due to poor condition and conflict with the proposed driveway letdown (16 cm dbh). The applicant has received approval from the Parks Department and must contact the department four days prior to removal. Compensation of \$1,300 is required in order for the Parks Department to plant two (2) trees at or near the subject property.

### *Tree Planting*

Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has proposed to plant and maintain a minimum of two (2) trees on each lot

(one (1) in the front yard and one (1) in the rear yard); for a total of four (4) trees. Trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	6 cm		3.5 m

To ensure that four (4) trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

**Affordable Housing Strategy**

The City’s current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City’s Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area (i.e. \$9,590.64) in-lieu of providing secondary suites; consistent with the Affordable Housing Strategy. The applicant has indicated that due to the relatively small size of the proposed lots, accommodating a secondary suite on the main floor would not be preferred. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

**Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3 m wide utility statutory right-of-way extending from the north property line to 1 m past the existing inspection chamber for storm sewer utility service. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Construction of driveway crossings to City design standards and associated works; such as restoration of existing sidewalk and boulevard.
- Payment of current year’s taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 5.

**Financial Impact or Economic Impact**

The 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 rezoning application is to rezone the property at 4560 Garry Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) single-family lots

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Steveston Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9645 be introduced and given first reading.



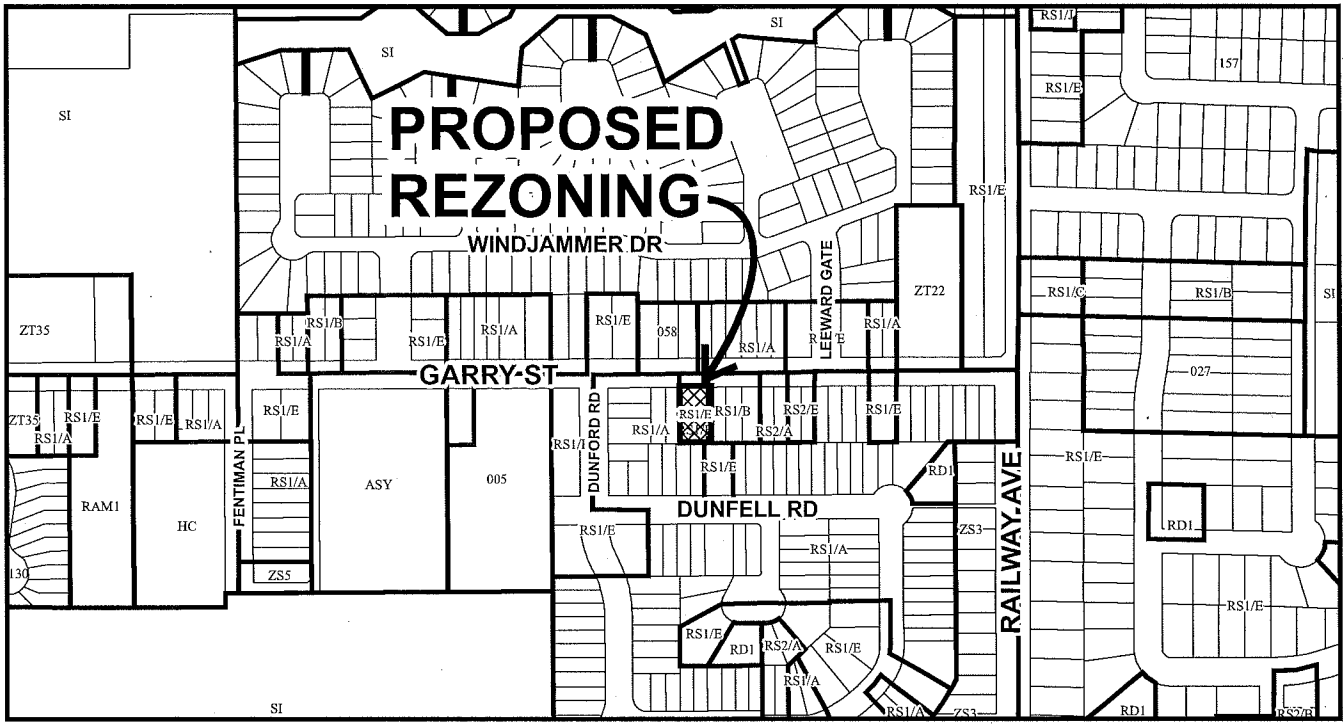
Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5471
- Attachment 5: Rezoning Considerations



City of  
Richmond



4511	4531	4551	4571	4591	4593	4595	4599	4611	4631	4633	4651	4671
12.80	12.62	18.29	18.29	14.22	14.23	14.23	9.66	9.66	11.48	11.48	10.06	10.06

<b>GARRY ST</b>												
<b>DUNFORD RD</b>	20.12 4488	11.24 30.47 4520	10.21 4540	10.21 4546	20.42 4560	12.09 4600	12.09 4620	13.00 4640	9.75 4800	9.75 4808	9.75	9.75
	39.62	10.10 11720	10.10 11740	10.10 11740	39.66	39.66	39.66	39.63	39.63	39.63	39.63	39.63
	20.12	18.29 30.48	18.29 30.48	18.29 30.48	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29
	12.19 11780	12.19 28.03	12.19 28.03	12.19 28.03	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
	14.01	14.02	14.01	14.02	14.01	14.02	14.01	14.02	14.01	14.02	14.01	14.02

	<b>RZ 16-736824</b>	Original Date: 07/14/16 Revision Date: 08/03/16 Note: Dimensions are in METRES
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City of  
Richmond



RZ 16-736824

Original Date: 07/14/16

Revision Date:

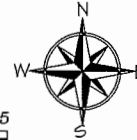
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 2 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 21419**

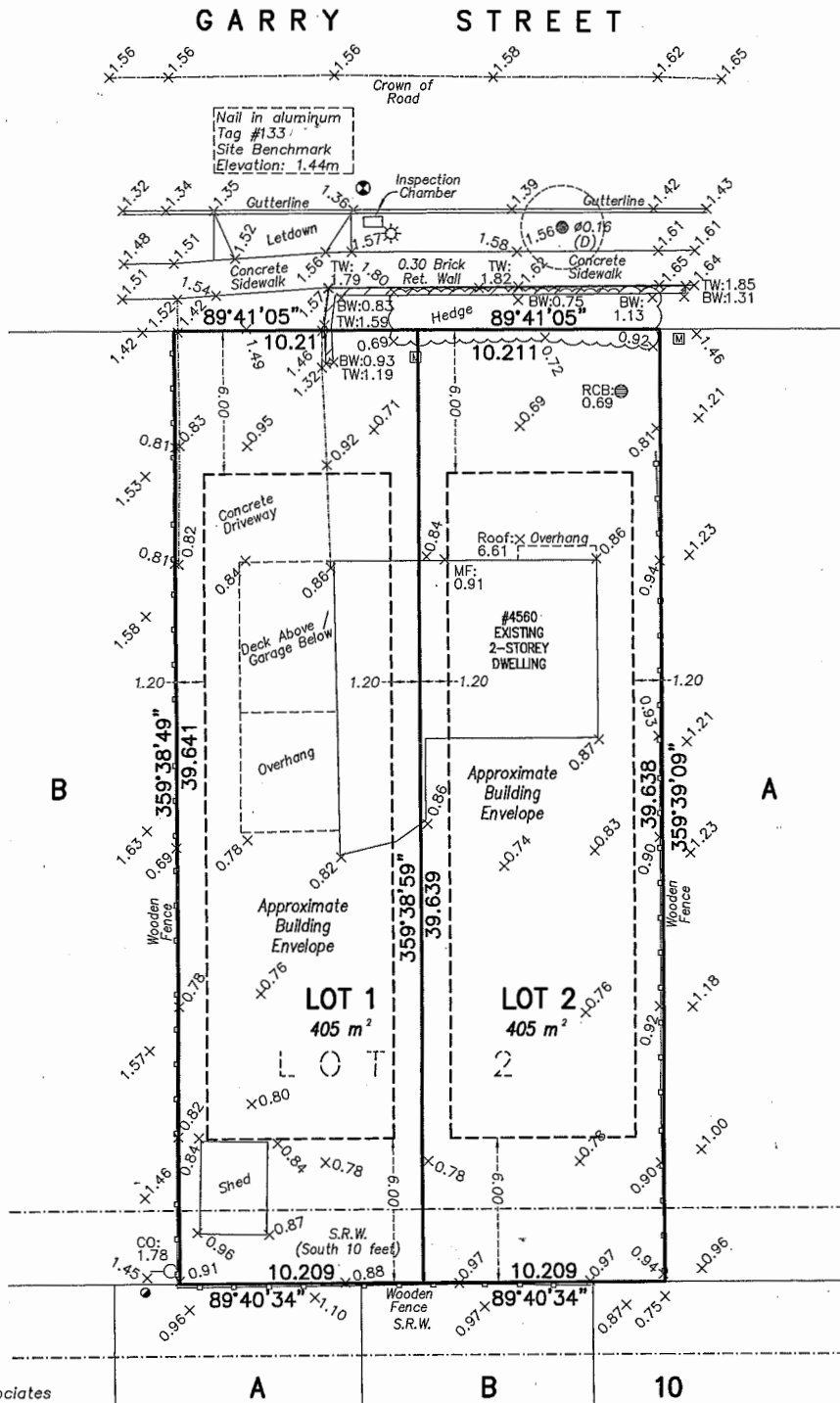
ATTACHMENT 2

#4560 GARRY STREET,  
RICHMOND, B.C.  
P.I.D. 003-766-870

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© 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. 6593  
FB-312 P59-61  
Drawn By: IO

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #205  
Control Monument 77H4827  
Elevation: 1.044m

**NOTE:**  
Use site Benchmark Tag #133 for  
construction elevation control.

**LEGEND:**  
(D) denotes deciduous  
⊙ denotes round catch basin  
⊖ denotes water meter  
⊖ denotes cleanout  
⊙ denotes lamp standard  
⊙ denotes power post  
MF denotes main floor  
BW. denotes bottom of retaining wall  
TW. denotes top of retaining wall

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

JUNE 7th, 2016.

DWG No. 6593-Topo

PLN 89





**RZ 16-736824**

**Attachment 3**

Address: 4560 Garry Street

Applicant: Simon Wong

Planning Area(s): Steveston

	Existing	Proposed
Owner:	E. G & M Wong	To be determined
Site Size:	810 m <sup>2</sup> (8,718 ft <sup>2</sup> )	Lot 1: 405 m <sup>2</sup> (4,359 ft <sup>2</sup> ) Lot 2: 405 m <sup>2</sup> (4,359 ft <sup>2</sup> )
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Single-Family	Complies
Lot Size Policy Designation:	Single Detached (RS2/A)	Single Detached (RS2/A)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	None Permitted
Buildable Floor Area:*	Lot 1: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> ) Lot 2: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> )	Lot 1: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> ) Lot 2: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> )	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 20%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 20%	None
Lot Size:	Min. 270.0 m <sup>2</sup>	Lot 1: 405 m <sup>2</sup> Lot 2: 405 m <sup>2</sup>	None
Lot Dimensions:	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.2 m Depth: 39.6 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council – July 29, 2002

**POLICY 5471**

File Ref: 4045-00

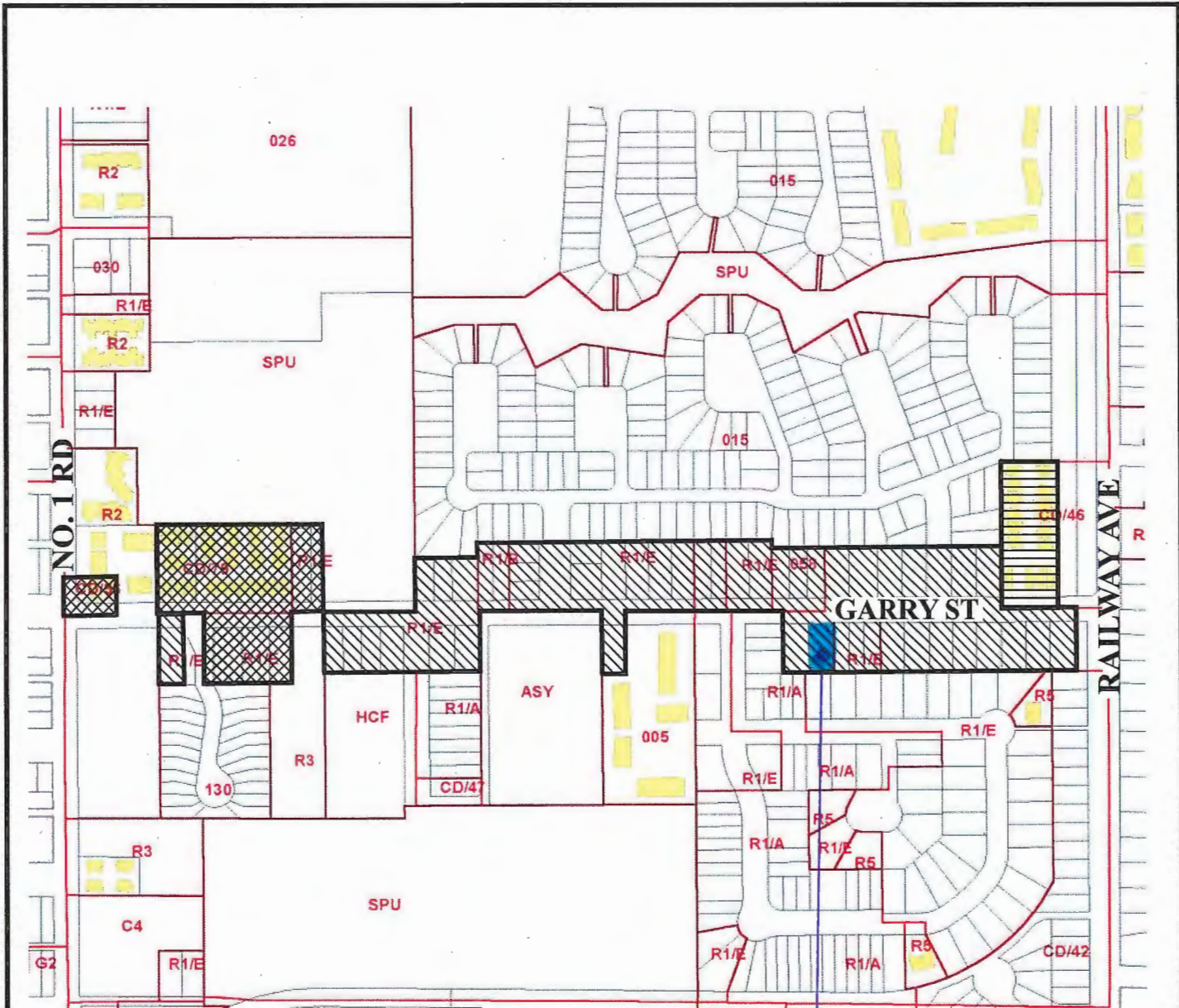
**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7****POLICY 5471:**

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):


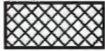

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse 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.



SUBJECT PROPERTY

-  Rezoning would be permitted to R1/A.  
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



**Policy 5471**  
**Section 02-3-7**  
**PLN - 92**

Original Date: 07/29/02  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond

## Rezoning Considerations

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

**Address:** 4560 Garry Street

**File No.:** RZ 16-736824

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9645, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) trees (one (1) in the front yard and one (1) in the rear yard of each lot) are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	6 cm		3.5 m

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

2. City's acceptance of the applicant's voluntary contribution of \$1,300 for the removal of the one (1) City-owned tree, in order for the City to plant two (2) trees at or near the development site.
3. The registration of a 3 m wide statutory right-of-way extending from the north property line to 1 m past the existing inspection chamber for storm sewer utility service.
4. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$9,590.64) to the City's Affordable Housing Reserve Fund.

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- Using the OCP Model, there is 350 L/s of water available at a 20 psi residual at the Garry Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Retain existing 25 mm water service connection at north end of lot.
- At Developer's cost, the City is to:
  - Install a new water service connection parallel to the existing service connection at the adjoining property line of the two (2) newly subdivided lots, complete with meter and meter box.

*Storm Sewer Works:*

- The Developer is required to:

- Check the existing storm service connection at the northeast corner and confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below. In either case, a 3.0 m wide utility service right-of-way extending from the property line to 1.0 m past the inspection chamber must be added.
- At Developer's cost, the City is to:
  - Replace existing storm service connection as required, retaining existing inspection chamber.
  - Cut and cap, at the property line of the adjacent lot, the existing storm service connection at the northwest corner.
  - Install a new storm service connection at the northwest corner of the subject site, complete with inspection chamber.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start on-site foundation construction prior to completion of rear yard sanitary works by City crews.
- At Developer's cost, the City is to:
  - Install new sanitary service connection at the adjoining property line of the two (2) newly created lots, complete with inspection chamber and service laterals, off of the existing main along the south property line.
  - Cut, cap, and remove existing sanitary service connection and inspection chamber at southwest corner of the subject site.

*Frontage Improvements:*

- 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 and/or guy wires within the property frontages.
      - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
    - Relocate the existing street light pole if there is a conflict with the proposed driveways.
    - Complete other frontage improvements as per Transportation's requirements
    - Construction of driveway crossings to City design standards and associated works; such as restoration of existing sidewalk and boulevard.
3. If applicable, submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
  4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
  5. 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.

**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]

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9645 (RZ 16-736824)
4560 Garry Street

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. 003-766-870

Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9645".

FIRST READING

DEC 21 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp box containing 'CITY OF RICHMOND', 'APPROVED by BK', and 'APPROVED by Director or Solicitor' with a signature.

MAYOR

CORPORATE OFFICER