



City of Richmond

Report to Committee Planning and Development Division

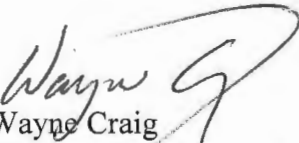
To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 26, 2016
File: RZ 16-737903

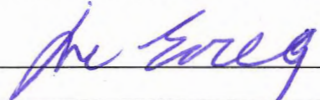
Re: Application by Architect 57 Inc. for Rezoning at 4780 Steveston Highway from Single Detached (RS1/E) to Compact Lot Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9635, for the rezoning of 4780 Steveston Highway from "Single Detached (RS1/E)" to "Compact Lot Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:acr
Att. 6

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

Staff Report

Origin

Architect 57 Inc. has submitted a rezoning application to the City of Richmond for permission to rezone the property at 4780 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Compact Lot Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access from the rear lane (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 shown in Attachment 3.

Surrounding Development

The subject property is located on the south side of Steveston Highway, west of Railway Avenue and is surrounded by the following land uses:

To the North: Across Steveston Highway to the north is a townhouse development zoned “Town Housing (ZT54) - Steveston Highway”

To the South: Townhouse development that is within Land Use Contract (15).

To the East: Single detached dwellings on narrow lots zoned “Compact Single Detached (RC1)”

To the West: Single detached dwellings on narrow lots zoned “Single Detached (RS1/K)”

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The OCP designation of the property is “Neighbourhood Residential”, where principal uses are single family, two-family and multiple family housing (specifically townhouses). The proposal is consistent with the OCP land use designation.

The subject property is located within the Steveston Area Plan and is designated for “Single-Family”. The proposal is consistent with the area plan land use designation (Attachment 4).

Arterial Road Policy

The City permits densification along its arterial roads including compact lots with a rear lane to locate development where there is transit service and to direct it away from the internal single family neighbourhoods. The subject property is located on Steveston Highway, which is within the *Arterial Road Policy* as shown on the Arterial Road Map. The proposal for the creation of two compact lots is consistent with the policy as the subject property is located outside a Single

Family Lot Size Policy, and the applicant has proposed to dedicate and construct a fully operational municipal lane.

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 1st 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

A Statutory Right-of-Way (SRW) #RD19849 that is registered on title of the subject property pertains to a location just south of the site. The Right-of-Way was once part of a plan that included the subject property. This SRW is no longer required for the subject property and must be discharged by the owner prior to rezoning approval.

Transportation and Site Access

The applicant is required to dedicate a 6 m wide lane from the southern portion of the site, which will connect to the existing lane to the west of the subject site. No driveway access to Steveston Highway is permitted as per Residential Lot (Vehicular) Access Regulation Bylaw 7222 (2001). The developer is required to close the existing driveway to Steveston Highway.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site 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 eight (8) bylaw-sized trees on the subject property and 13 street trees on City property.

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

- Remove eight (8) trees (# 14-21) located on site, all within the required lane dedication, to allow for construction of the lane.

- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City of Richmond’s Parks department agrees that the 13 city trees located along the front of the property should be retained. The developer is required to submit a report detailing any work that will encroach into the Tree Protection Zone.

Tree Replacement

The applicant wishes to remove eight (8) on-site trees (Trees # 14- 21). The proposed trees to be removed are located at the rear of the property within the proposed lane dedication. The 2:1 replacement ratio would require a total of 16 replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) 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.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
2	10 cm	5.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000.00 to the City’s Tree Compensation Fund in lieu of the remaining 12 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5).

The City Trees (# 1-13) are required to be retained and protected. The arborist report recommends the installation of Tree Protection Zone fencing spanning 1 m from the west side of the stem of Tree #1, 4 m from the south side of Trees #1-13, 1 m from the east side of Tree #13 and adjacent to the City sidewalk on the north side of Tree #1-13. There is also a flat rock retaining wall along the south side of these trees, which must be removed manually. A Tree Survival Security in the amount of \$5,000.00 to ensure the survival of the 13 city trees to be retained is required, as per Parks requirements.

To ensure that the trees identified for retention are 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.

Landscape Plan

As a condition of rezoning of the subject property to a compact lot, the applicant is required to provide a landscape plan, prepared by a registered landscape architect to the satisfaction of the City prior to final rezoning approval. The applicant is also required to provide a deposit of a Landscaping Security based on the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the Official Community Plan's Arterial Road Policy and should not include hedges along the front property line, include a mix of coniferous and deciduous trees, include all required replacement trees, and include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, a secondary suite on 50% of the new lots created and a cash-in-lieu contribution of \$2.00/ft² on the remaining lots, or 100% cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund if the lots are too small to accommodate a secondary suite.

The applicant proposes to provide a secondary suite in the house on each of the new lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future subdivision, the applicant is required to complete the payment of the current year's taxes, Address Assignment Fees, and the costs associated with completion of the required servicing works described in Attachment 6.

The applicant is also required to provide a new 6 m-wide lane along the entire south property at the developer's cost through a servicing agreement. The construction of the rear lane of the subject site will include the construction of the rear lane of the adjacent properties to the east at 4868 and 4888 Steveston Highway. Lane dedication and cash in lieu of the construction of the lane south of these properties were secured through RZ 03-225719, but the lane was not constructed.

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 proposed rezoning would enable the subdivision of the subject property into two lots zoned Compact Lot Detached (RC2). This rezoning application complies with the land use designations and applicable policies contained in the OCP.

As such, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9635 be introduced and given first reading.



Ada Chan Russell
Planner 1

ACR:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 16-737903

Original Date: 08/05/16

Revision Date:

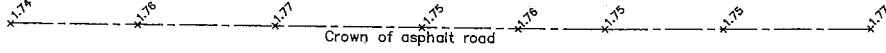
Note: Dimensions are in METRES

TOPOGRAPHIC PLAN OF LOT 63 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 46667, SECONDLY: PART SHOWN ROAD ON PLAN 49421, SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 32358

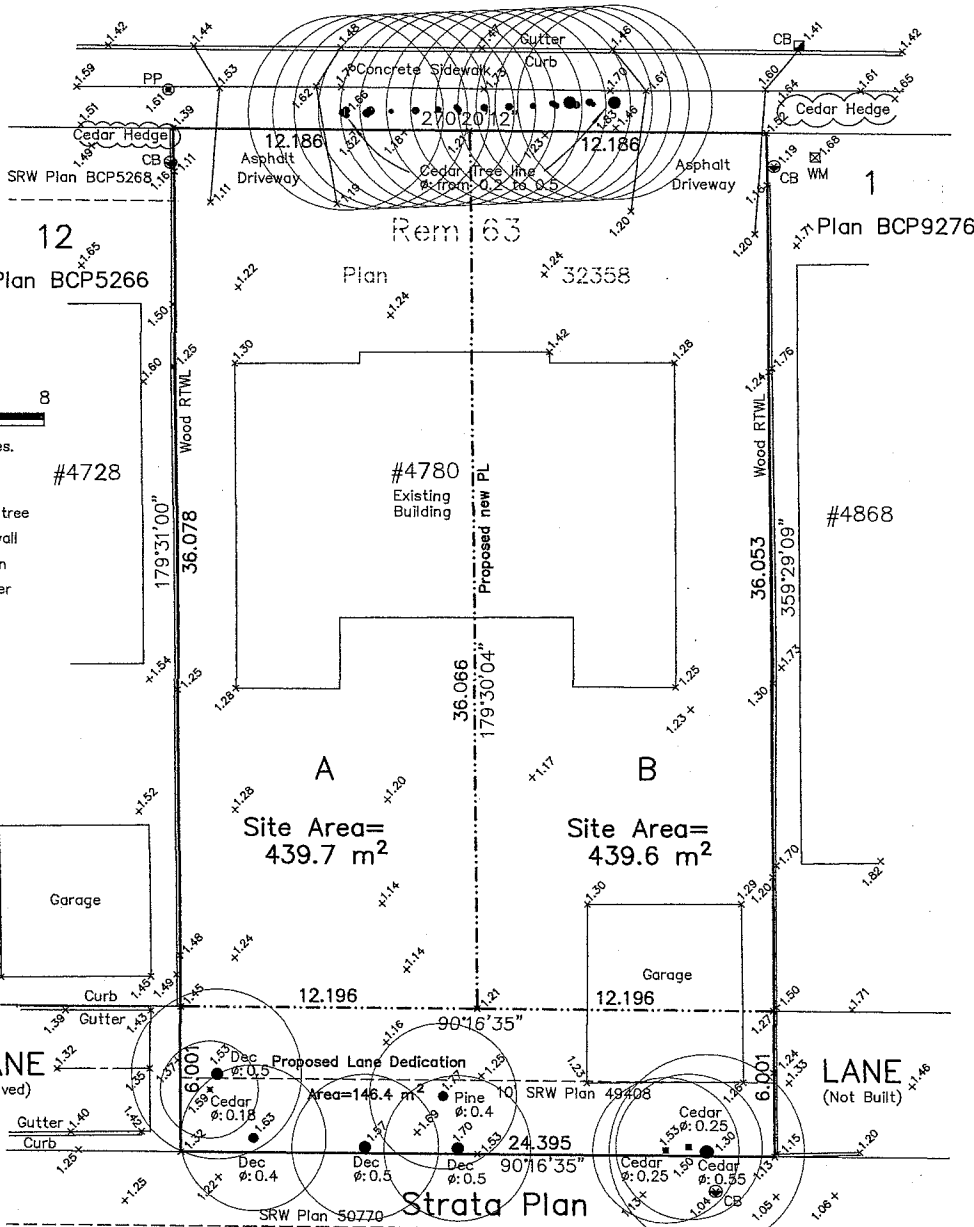
FOR SUBDIVISION APPLICATION PURPOSES

Parcel Identifier (PID): 004-260-333

#4780 Steveston HWY
Richmond, B.C.



STEVESTON HWY



LEGEND
Scale 1:200



- All distances are in metres.
- ⊙ PP denotes power pole
 - Dec denotes deciduous tree
 - RTWL denotes retaining wall
 - CB denotes catch basin
 - ⊠ WM denotes water meter

Notes:

- Elevations are in metres and derived from City of Richmond HPN Monument #205 (77H4827), elevation = 1.044 metres.
- Property line dimensions are based on field survey and Land Title Office records.
- All trees and stumps have been plotted as required by the City of Richmond Bylaw No. 8057.

NWS1186

Certified Correct:
May 24, 2016

[Signature]
B. C. L. S.

Not valid unless originally signed and sealed

© Copyright
Provision Land Surveying Ltd.
BC Land Surveyors
#108-5568 Barker Avenue
Burnaby, B.C. V5H 2N9
Ph: 604-910-1784
Email: awang@ProvisionSurvey.com
File: 402-Topo.dwg

PLN - 225



RZ 16-737903

Attachment 3

Address: 4780 Steveston Highway

Applicant: Architect 57 Inc.

Planning Area(s): Steveston Area

	Existing	Proposed
Owner:	Yu-Hua Chen & King Chen Group Ltd.	No Change
Site Size (m²):	1025.7 m ² (11,040.5 ft ²)	Lot A = 439.7 m ² (4,732.9 ft ²) Lot B = 439.6 m ² (4,731.8 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Steveston Area	Steveston Area
Zoning:	Single Detached (RS1/E)	Compact Lot Detached (RC2)
Number of Units:	1	2

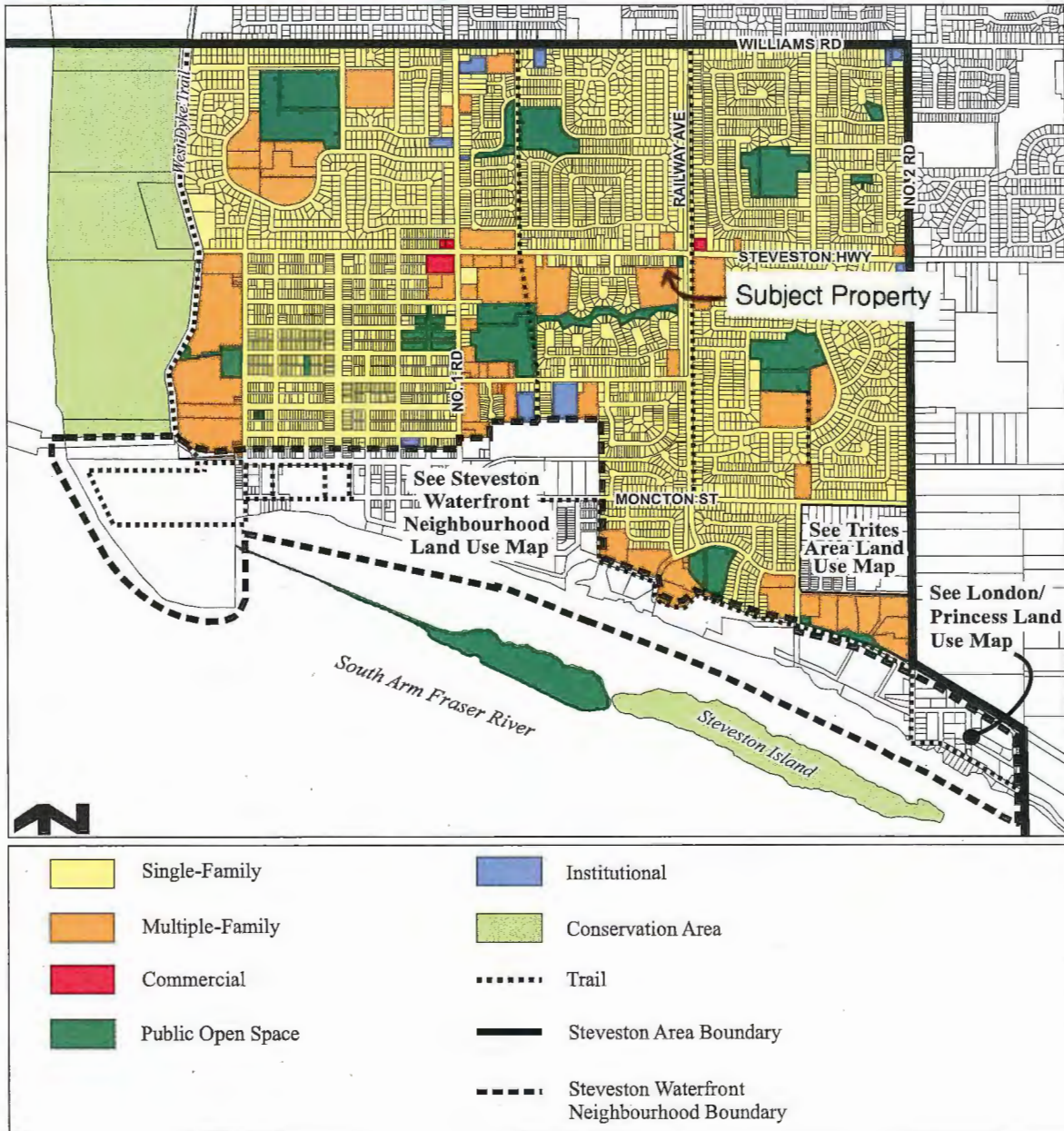
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m²):*	Lot A: Max. 263.8 m ² (2,839.5 ft ²) Lot B: Max. 263.8 m ² (2,839 ft ²)	Lot A: Max. 263.8 m ² (2,839.5 ft ²) Lot B: Max. 263.8 m ² (2,839 ft ²)	none permitted
Lot Coverage:	Buildings: Max. 50% Non-Porous: Max. 20% Total: Max. 70%	Buildings: Max. 50% Non-Porous: Max. 20% Total: Max. 70%	none
Lot Size:	Min. 270 m ²	Lot A: 439.7 m ² Lot B: 439.6 m ²	none
Lot Dimensions:	Width: Min. 9 m Depth: Min. 24 m	Lots A and B Width: 12.2 m Depth: 36.1 m	none
Setbacks:	Front: Min. 6 m Interior Side: Min. 1.2 m Rear: Min. 6 m	Front: Min. 6 m Interior Side: Min. 1.2 m Rear: Min. 6 m	none
Height (m):	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	none

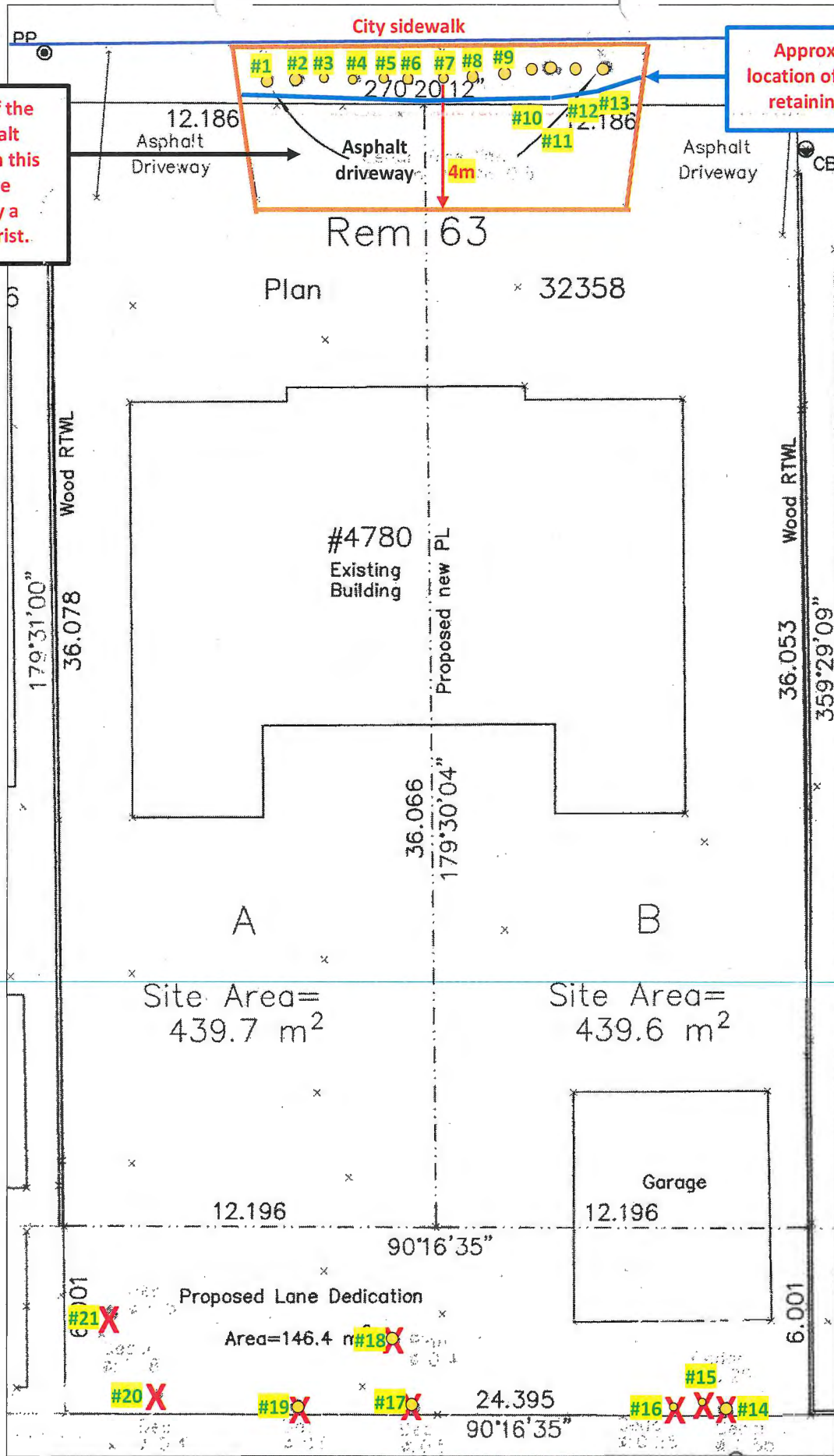
Other: Tree replacement compensation required for loss of significant trees.

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

City of Richmond

Steveston Area Land Use Map Bylaw 9252
2016/06/27





The removal of the existing asphalt driveway within this Zone must be supervised by a Certified Arborist.

Approximate location of flat rock retaining wall.

Tree Management Plan, Scale 1/16" = 1'

PLN - 228



Address: 4780 Steveston Highway

File No.: RZ 16-737903

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9635, the developer is required to complete the following:

1. 6 m lane dedication along the entire 4780 Steveston Highway south property line.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	11 cm		6 m
2	10.5 cm		5.5 m

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

3. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the 13 city trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security of a one-year maintenance period.
6. 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.
7. Registration of a flood indemnity covenant on title.
8. 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 proposed future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Discharge of existing Statutory Right-of Way registered on Title of the subject property (i.e. RD19849).

At Demolition Permit* stage, the developer is required to complete the following:

1. 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 must remain in place until construction and landscaping on-site is completed.

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 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.
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. Current years property taxes to be paid in full prior to subdivision being granted
2. Servicing works and off-site improvements may be completed through a Servicing Agreement entered into by the applicant to design and construct the works for the development site at the Developer's cost, and to design and construct the lane along the south property line of adjacent properties at 4868 and 4888 Steveston Highway, which shall be funded by the City subject to funding approval, to the satisfaction of the Director of Engineering.
3. Pay servicing costs associated with the following water, storm, and sanitary works:

Water Works

- a) Using the OCP Model, there is 712 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) 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 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 is to cut and cap, at main, existing water service connection at the Steveston Hwy frontage and install two new water service connections off of the existing 350 mm AC water main along the Steveston Hwy frontage, complete with meter and meter box.

Storm Sewer Works

- a) The Developer is required to:
 - Provide, at no cost to the City, an additional 3.0 m wide utility service right-of-way at the northeast corner of the lot, extending from the property line to 1.0 m past the existing inspection chamber.
 - Check the existing storm service connections at the northwest corner of the development site and confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection are 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.
- b) At Developer's cost the City is to:
 - Cut and cap, at the property line of the adjacent lot, the existing storm service connections at the northwest corner of the development site.
 - Install a new storm service connection, complete with inspection chamber, off of the existing main along the Steveston Highway frontage.
 - If the existing storm service connection is deemed unacceptable by the City, cut and cap, at the property line of the adjacent lot, the existing storm service connections at the northwest corner of the development site and install a new storm service connection, complete with inspection chamber.

Sanitary Sewer Works:

- a) The Developer is required to not start onsite foundation construction prior to completion of rear yard sanitary works by City crews.
- b) At Developer's cost, the City is to:
 - Install new sanitary service connection at the adjoining property line of the 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 southeast corner of the subject site.

PLN - 230

Frontage Improvements:

The Developer is required to:

- a) Coordinate with BC Hydro, Telus, and other private communication service providers for undergrounding of overhead service lines along the Steveston Hwy frontage.
- b) 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.
- c) Provide a new 6.0 m-wide lane along the entire south property line, approximately 25 m, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
- d) Complete other frontage improvements as per Transportation's requirements.

General Items:

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.

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 concurrence on file) _____
Signed

_____ Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9635 (RZ 16-737903)
4780 Steveston Highway

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 "COMPACT LOT DETACHED (RC2)".

P.I.D. 004-260-333

Lot 63 Except: Firstly: Part Subdivided by Plan 46667, Secondly: Part Shown Road on Plan 49421, Section 2 Block 3 North Range 7 West New Westminster District Plan 32358

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9635".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER