



City of Richmond

Report to Committee Planning and Development Division

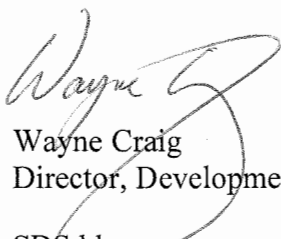
To: Planning Committee
From: Wayne Craig
Director, Development

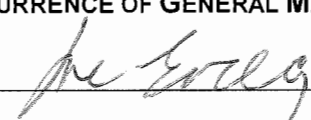
Date: January 23, 2017
File: RZ 16-741547

Re: Application by Sansaar Investments Ltd. for Rezoning at 11660/
11680 Montego Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director, Development
SDS:blg
Att. 6

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

Staff Report

Origin

Sansaar Investments Ltd. has applied to the City of Richmond for permission to rezone the property at 11660/11680 Montego Street from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Montego Street (Attachment 1). The site is currently occupied by a duplex, 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 site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)” fronting Montego Street.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Deerfield Crescent.
- To the East & West: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Montego Street.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

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

Single-Family Lot Size Policy 5454/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5454 (adopted by Council on May 16, 1994 and last amended in 2003) (Attachment 4). The Policy permits properties with duplexes to be rezoned and subdivided into a maximum of two (2) lots. The proposed lots will be approximately 14 m (46 ft.) wide and 570 m² (6,135 ft²) in area. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/C)” zone and Single-Family Lot Size Policy 5454.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

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 restrictive covenant registered on Title; restricting the use of the subject property to a duplex (Document No. BF305981). The covenant must be discharged from Title as a condition of rezoning.

Site Access

Vehicle access to the proposed lots is to be from Montego 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 six (6) bylaw-sized trees located on the subject site, two (2) trees located on the neighbouring property and two (2) City-owned trees.

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 to:

- Remove and replace all six (6) trees (tag# 1201, 1202, 1203, 1206, 1207 & 1208) located on the subject site in poor condition due to Bronze Birch Borer infestation (20, 47, 87, 43, 25, 28 cm dbh).
- Remove and replace two (2) trees (tag# OS1204 & OS1205) located on the neighbouring property to the south due to poor condition. Prior to removal, the applicant is required to obtain written permission from the property owner and obtain a valid tree removal permit. If permission to remove the trees is not granted, the trees must be protected as per Tree Protection Information Bulletin Tree-03.
- Remove and replace two (2) City-owned Lombardy Poplar trees (tag# C1 & C2) located in front of the subject site (both 100 cm dbh). The City’s Parks Arborist has assessed the trees and agreed to the removal, due to poor condition and conflict with the proposed driveway. The applicant has received approval from the Parks Department and must contact the department four (4) days prior to removal. Compensation of \$2,600 is required for removal of the trees; in order for the Parks Department to plant four (4) trees at or near the subject property.

Tree Replacement

For the removal of the six (6) trees on-site, the OCP tree replacement ratio goal of 2:1 requires 12 replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain three (3) replacement trees on each lot; for a total of six (6) replacement trees.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 25, 28, 43, 47, 87 cm dbh), replacement 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	9 cm		5 m
2	11 cm		6 m

To ensure that six (6) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$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.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (six (6) trees).

Affordable Housing Strategy

The City's Affordable Housing Strategy 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/ft² 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 if secondary suites cannot be accommodated.

The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are 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 suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to complete the following:

- Payment of current year's taxes and the costs associated with the completion of the required servicing works as described in Attachment 6.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades; including storm sewer upgrades, new concrete curb and gutter, concrete sidewalk, pavement widening, roadway lighting and boulevard landscape/trees.

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 11660/11680 Montego Street from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” 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 for the subject site.

The list of rezoning considerations is included in Attachment 6, 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 9673 be introduced and given first reading.



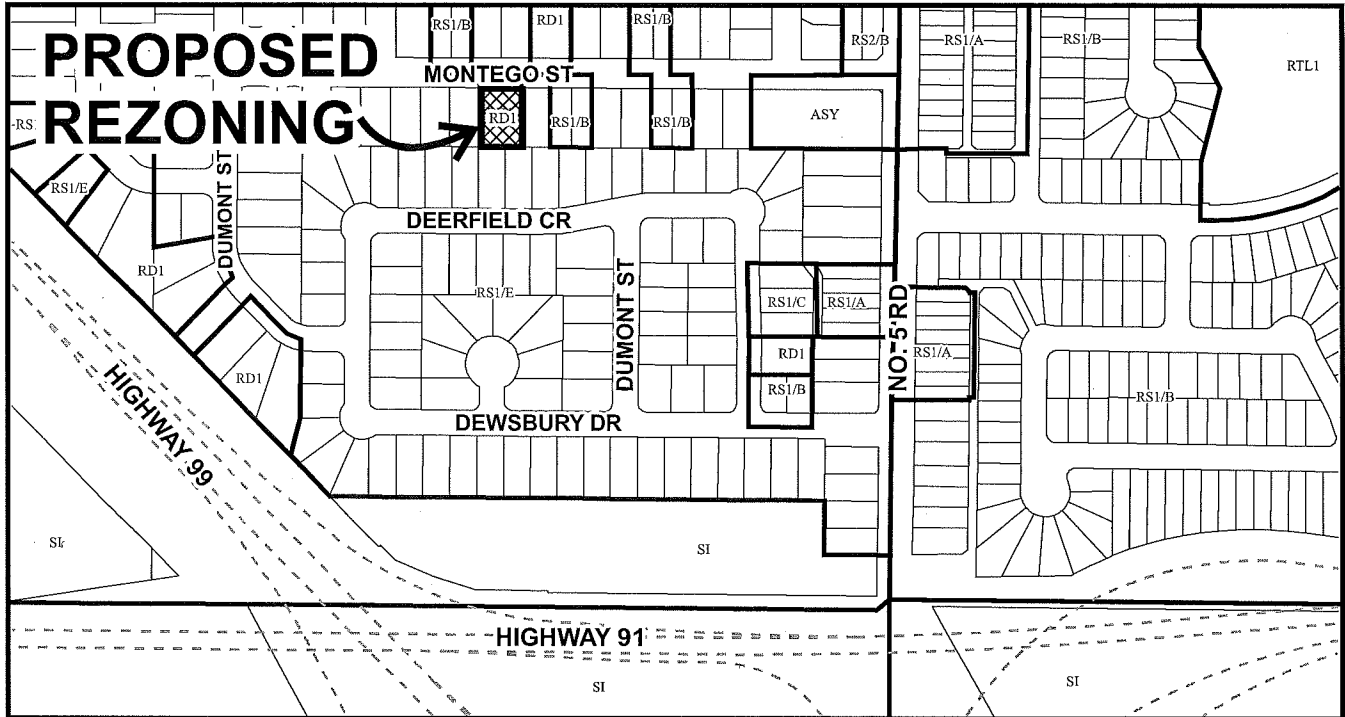
Steven De Sousa
Planning Technician – Design
(604-276-8529)

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 5454
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



11571	11591	11611	11631	11651	11671	11691	11731	11751
23.03	22.21	23.76	13.87	13.87	20.12	20.12	27.74	20.12

MONTEGO ST

2	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	14.17	14.17
40	11560	11580	11600	11620	11640	11660	11680	11700	11720	11728
	40.23	40.23	40.23	40.23	40.23	40.23	40.23	40.23	39.93	40.23
2	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	14.17	14.17
	26.82	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29
	42.55	17.9	17.9	17.9	17.9	17.9	17.9	17.9	17.9	17.9



RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 22 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST**

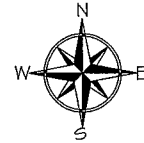
NEW WESTMINSTER DISTRICT PLAN 17398

SCALE: 1:200

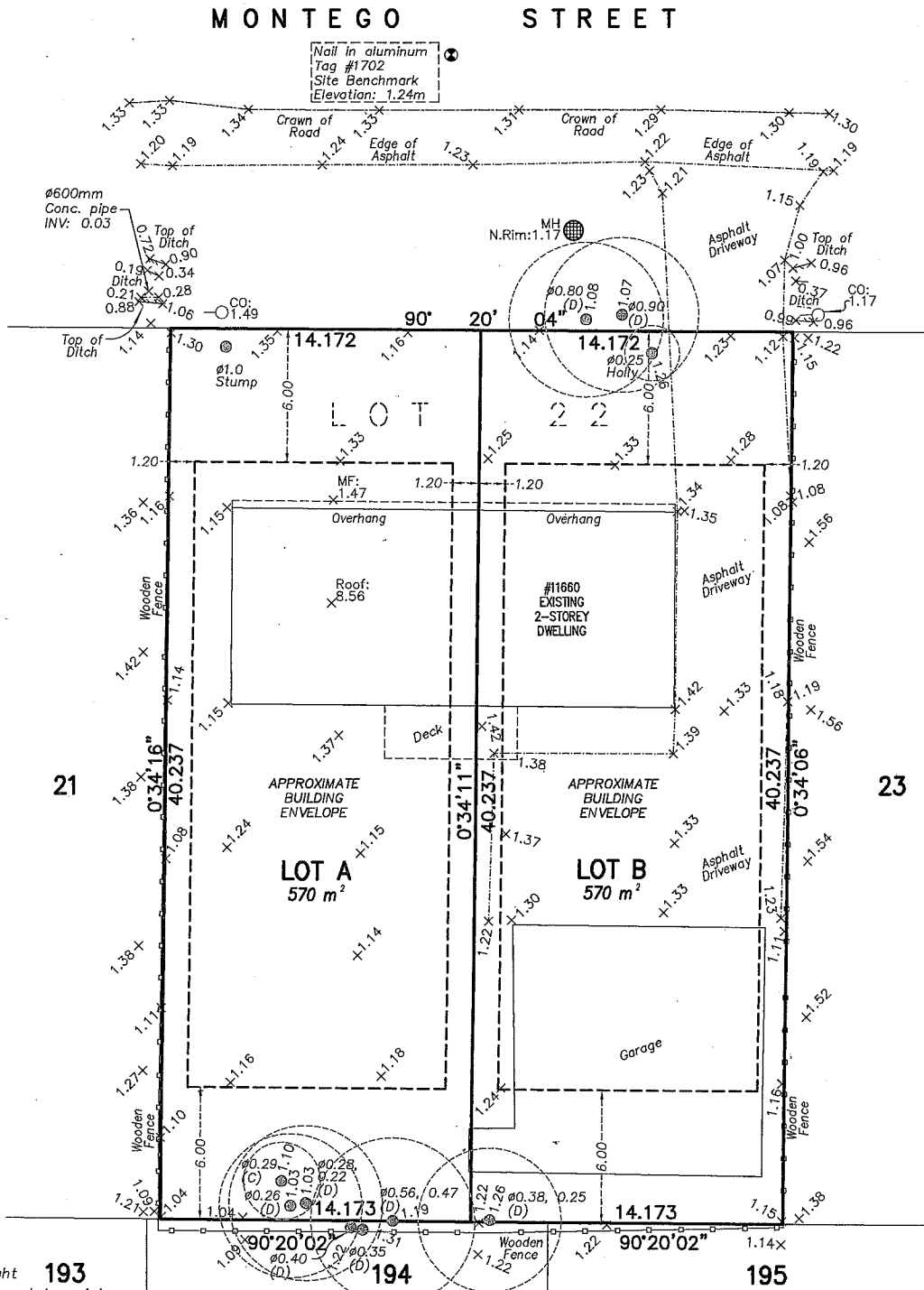
#11660 MONTEGO STREET,
RICHMOND, B.C.
P.I.D. 004-243-455



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



ATTACHMENT 2



© copyright 193
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. 6557
FB-316 P1-2
Drawn By: IO

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #202
Control Monument 77H4623
Elevation: 1.452m

NOTE:
Use site Benchmark
Tag #1702 for construction
elevation control.
LEGEND:
(c) denotes conifer
(d) denotes deciduous
⊙ denotes manhole
⊙ denotes flag post
MF denotes main floor
INV. denotes invert

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
JUNE 28th, 2016.

PLAN 143

DWG No. 6557-Topo



RZ 16-741547

Attachment 3

Address: 11660/11680 Montego Street

Applicant: Sansaar Investments Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	A. Hownam-Meek	To be determined
Site Size:	1,140 m ² (12,270 ft ²)	Lot A: 570 m ² (6,135 ft ²) Lot B: 570 m ² (6,135 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-Family Only)	Complies
Lot Size Policy Designation:	Properties with duplexes into a maximum of two (2) lots	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Max. 287 m ² (3,090 ft ²)	Max. 287 m ² (3,090 ft ²)	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 360.0 m ²	570 m ²	None
Lot Dimensions:	Width: Min. 13.5 m Depth: Min. 24.0 m	Width: 14 m Depth: 40 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height:	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.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 16, 1994
 Amended by Council: February 19, 2001 *
 Amended: November 17, 2003

POLICY 5454

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

POLICY 5454:

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the **area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.**

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

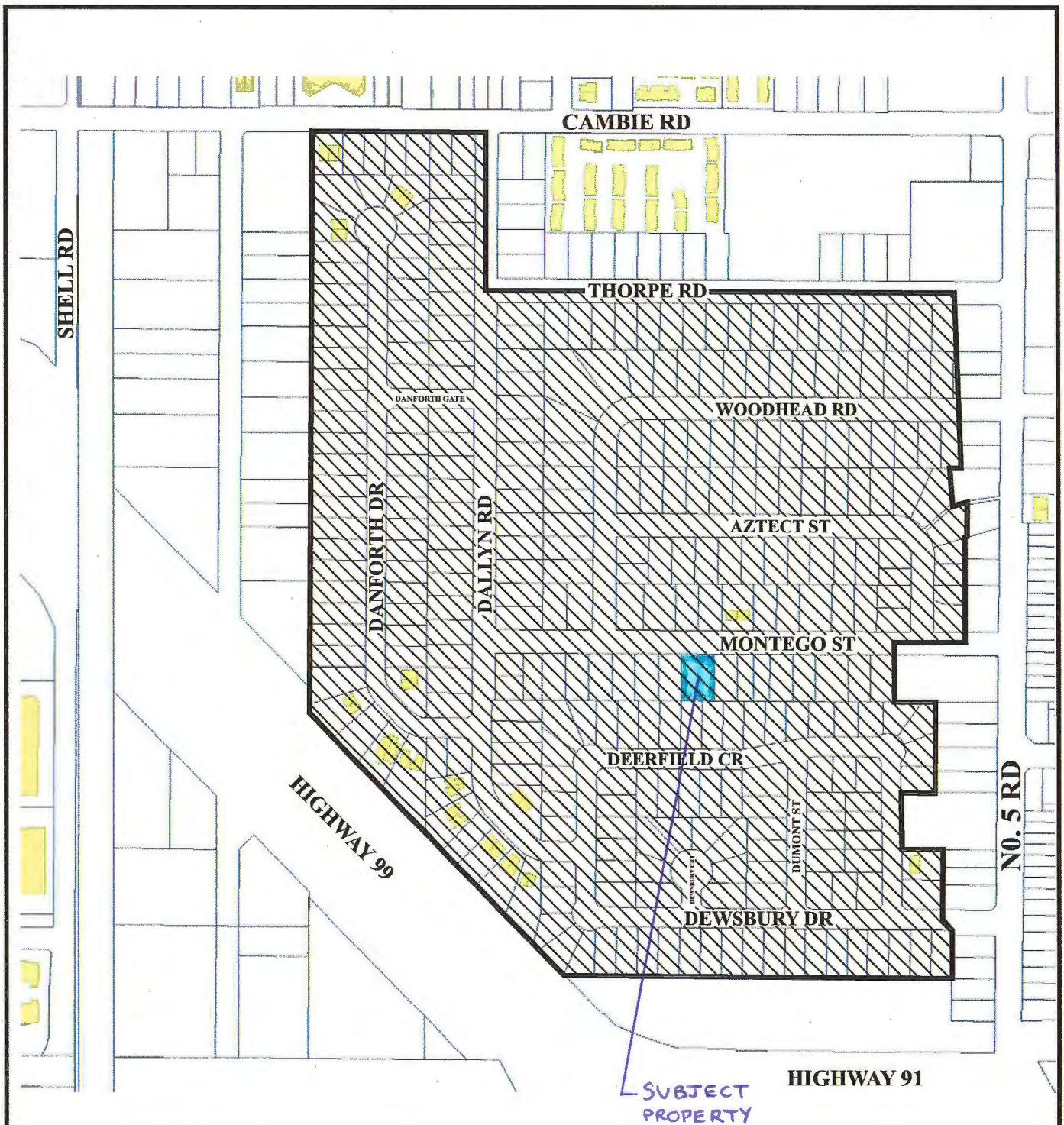
Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future 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 5300.

* Original Adoption Date In Effect

280602

PLN - 145

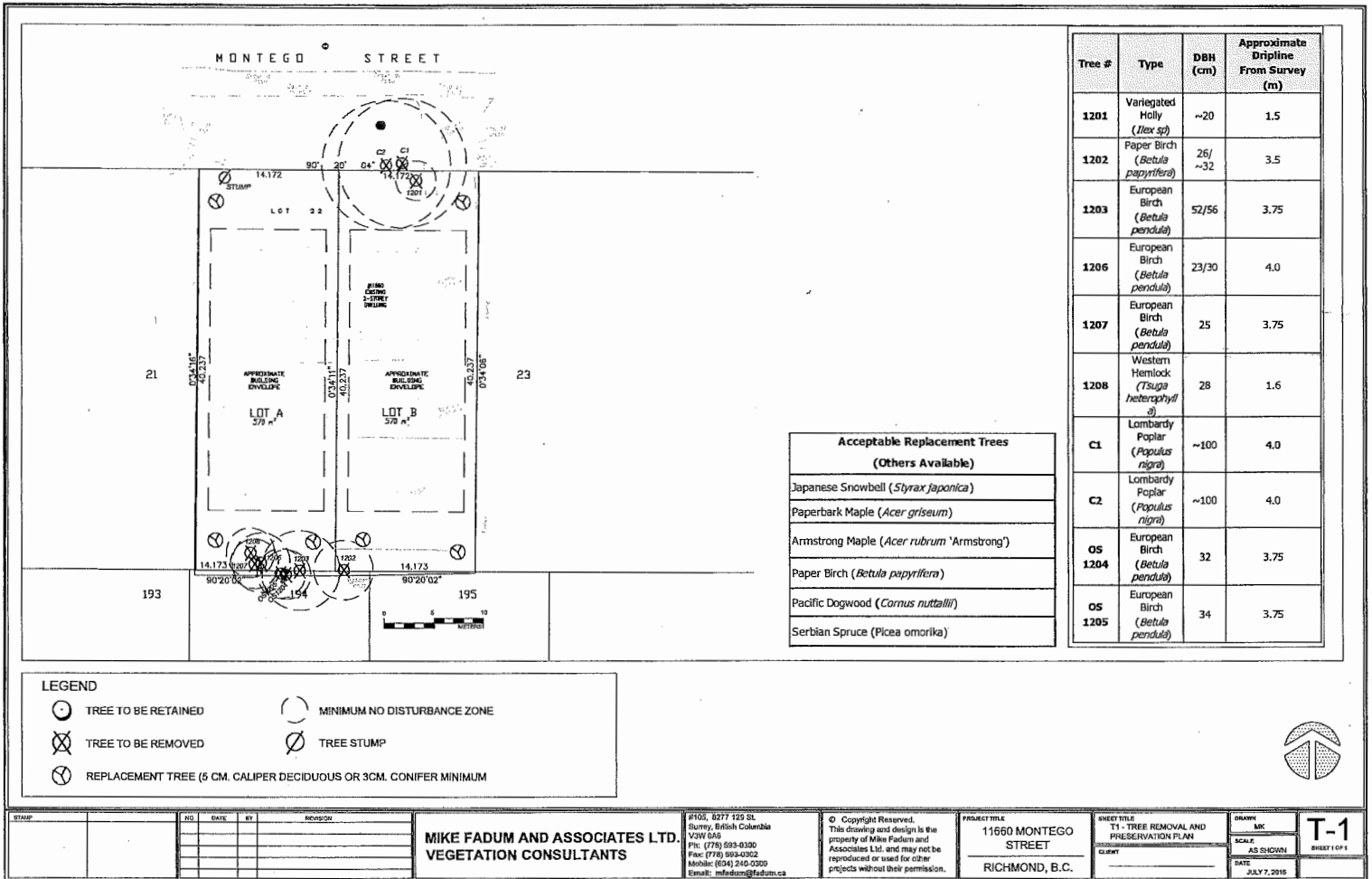


Subdivision Permitted as per R1/E except:
 a) Subdivision of duplexes into a maximum of two lots.
 (Zoning to be determined at rezoning)



Policy 5454
Section 36-5-6
 PLN - 146

Adopted Date: 05/16/94
 Amended Date: 11/17/03





Address: 11660/11680 Montego Street

File No.: RZ 16-741547

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of six (6) replacement trees (three (3) in 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	9 cm		5 m
2	11 cm		6 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.

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. City's acceptance of the applicant's voluntary contribution of \$2,600 for the removal of the two (2) City-owned trees; in order for the City to plant four (4) trees at or near the developments site.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a flood indemnity covenant on Title.
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 two (2) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. BF305981); which restricts the use of the subject property to a duplex.

At Demolition Permit* stage, the developer must complete the following requirements:

1. Obtain written authorization from the neighbouring property owners at 4471 Deerfield Crescent to remove trees (tag# OS1204 & OS1205) located on the neighbouring property. If written authorization is not obtained by the applicant, these trees must be retained and protected 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.
2. Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the City-owned trees (tag# C1 & C2).

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

1. Payment of current year's taxes and the costs 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 a City cost estimate for the City to manage the design and construction of the works:

Water Works:

- Using the OCP Model, there is 164 L/s of water available at a 20 psi residual at the Montego 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Install two (2) new 25 mm water service connections complete with meter and meter box off of the 150 mm AC watermain along Montego Street.
 - Cut and cap at main, the existing 20 mm water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 600 mm concrete storm sewer fronting the subject site.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 200 mm PVC sanitary sewer fronting the subject site.
 - Cut and cap the existing sanitary service connection and remove existing inspection chamber at the northwest 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 on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

• Storm Sewer (EP.0640)	\$34,008.00
• Concrete Curb and Gutter (EP.0641)	\$5,668.00
• Concrete Sidewalk (EP.0642)	\$8,218.60
• Pavement Widening (EP.0643)	\$9,919.00
• Roadway Lighting (EP.0644)	\$3,117.40
• Boulevard Landscape/Trees (EP.0647)	\$8,218.60
 - Complete other frontage improvements as per Transportation's requirements.

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

Initial: _____

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 9673 (RZ 16-741547)
11660/11680 Montego 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/C)".

P.I.D. 004-243-455

Lot 22 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9673".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

Series of horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER