



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 6, 2016
File: RZ 16-734207


Re: Application by New Horizon Developments Ltd. for Rezoning at
7340/7360 Langton Road from Single Detached (RS1/E) to Single Detached
(RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9609, for the rezoning of 7340/7360 Langton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:jr
Att. 6

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

Staff Report

Origin

New Horizon Developments Ltd. has applied to the City of Richmond for permission to rezone 7340/7360 Langton Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Langton Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north: A duplex on a lot zoned “Single Detached (RS1/E)” fronting Langton Road.
- To the south: A duplex on a lot zoned “Two-Unit Dwellings (RD1)” fronting Langton Road.
- To the east: A duplex on a lot zoned “Two-Unit Dwellings (RD1)” fronting No. 2 Road.
- To the west, across Langton Road: A single-family home on a lot zoned “Single Detached (RS2/B)” fronting Langtree Avenue.

Related Policies & Studies

Official Community Plan

The subject property is located in the Blundell planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

Zoning Bylaw 8500/Single-Family Lot Size Policy 5463

The subject property is located within the area governed by Single-Family Lot Size Policy 5463, adopted by Council on February 19, 1996, and subsequently amended on November 16, 2015 (Attachment 5). This Single-Family Lot Size Policy permits properties with an existing duplex to be subdivided consistent with the requirements of the “Single Detached (RS2/B)” zoning bylaw. The proposed rezoning and subdivision are compliant with this Policy.

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 by 3.0 m statutory right-of-way (SRW) on the northeast corner of the subject site for the sanitary sewer. This SRW will be extended approximately 10.0 m south along the east property line to accommodate an extension of the sanitary sewer to service the proposed south lot. The applicant is aware of the required extension, and that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be from Langton Road via separate driveway crossings to each new lot.

Tree Retention and Replacement

Staff have determined that there are no living bylaw-sized trees on the subject property, and no trees on adjacent properties requiring tree protection measures. The applicant must plant two (2) trees on each new lot; for a total of four (4) trees, consistent with Council Policy No. 5032. One (1) new tree must be planted within 3.0 m of the front lot line of each lot, consistent with Richmond Zoning Bylaw 8500. Prior to adoption of the rezoning bylaw, the applicant must submit a landscape security in the amount of \$2,000 to ensure that the four (4) trees are planted.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or couch house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution of \$2.00/ft² of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The applicant proposes to contribute \$11,077.13 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft² of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Policy.

Site Servicing and Frontage Improvements

At future development stage, the applicant must complete the required servicing works as described in Attachment 6.

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 application is to rezone 7340/7360 Langton Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots.

This rezoning application complies with the land use designation and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9609 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

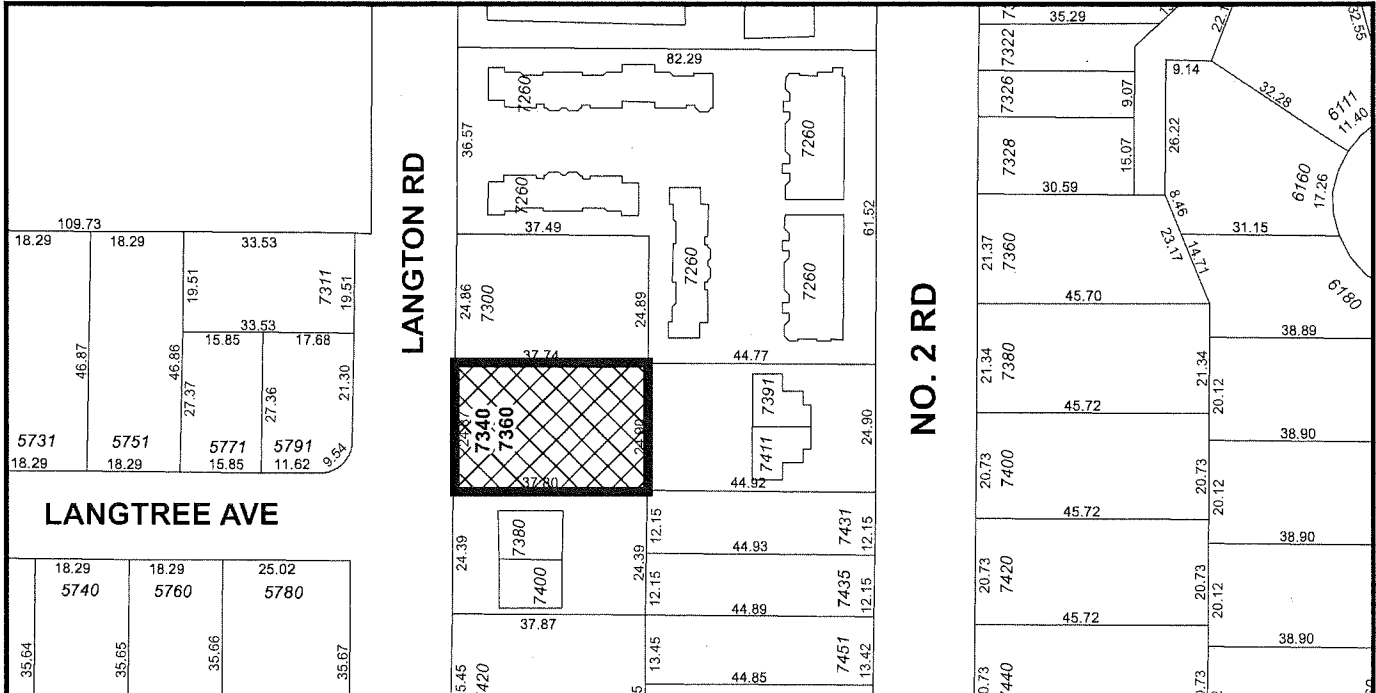
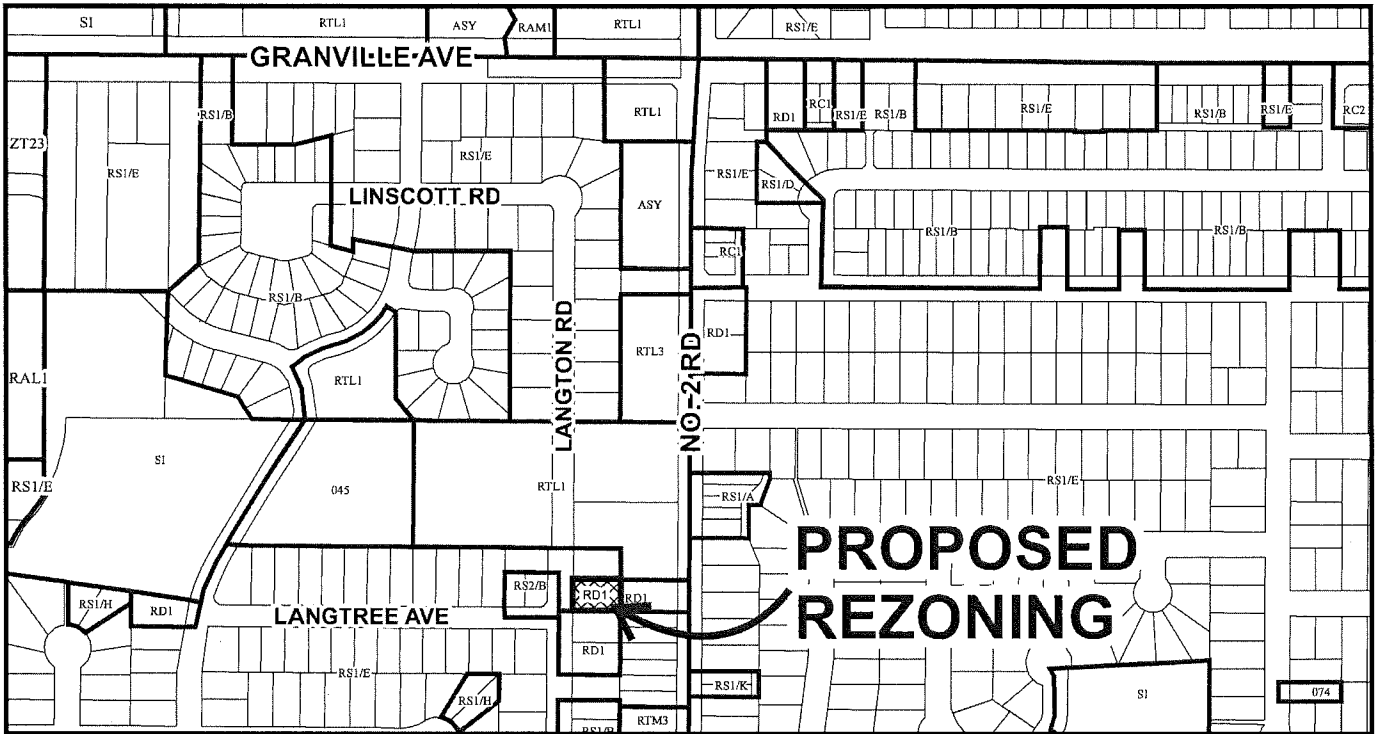
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Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Blundell Area Land Use Map
- Attachment 5: Lot Size Policy 5463
- Attachment 6: Rezoning Considerations



City of Richmond

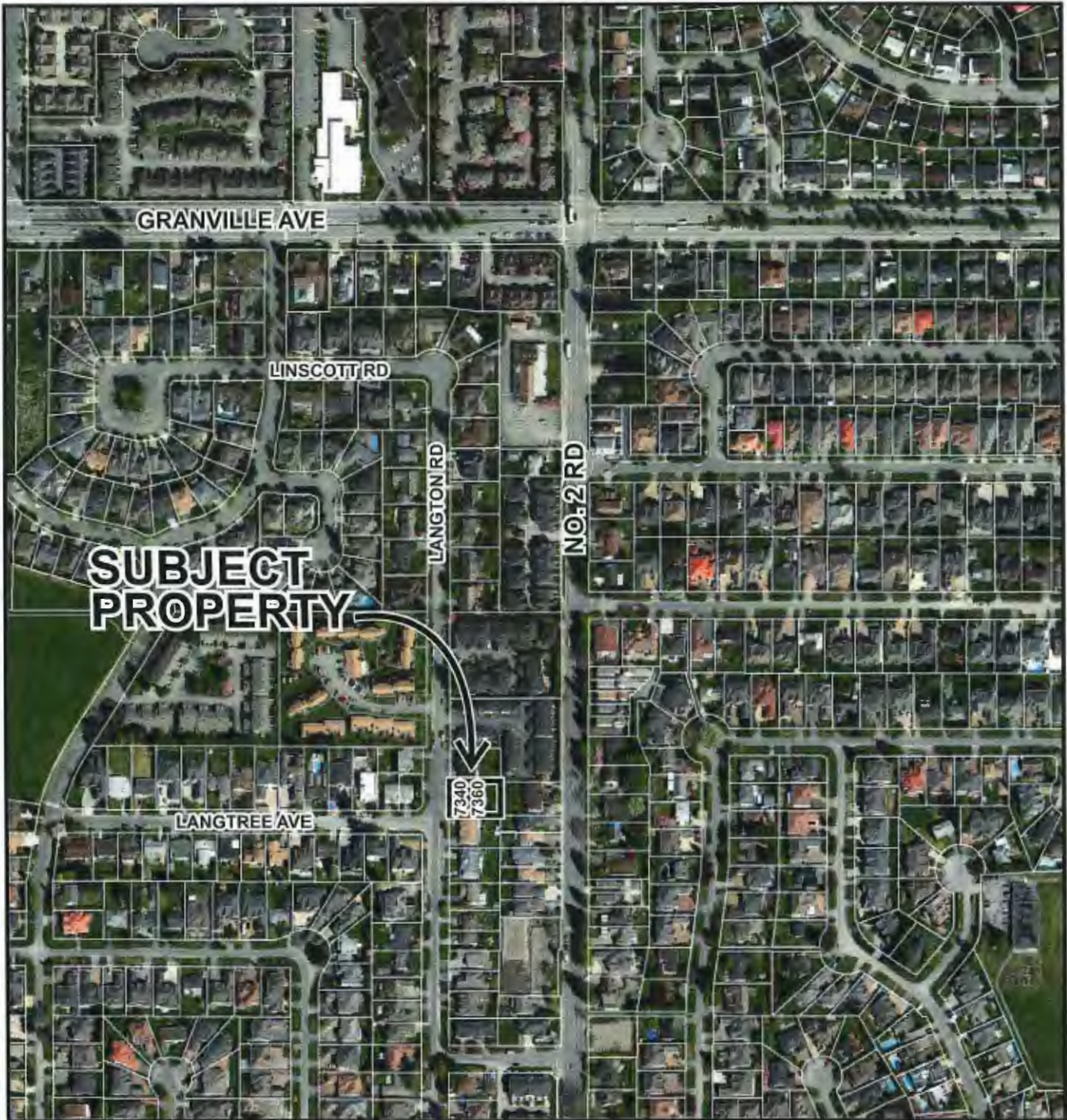


RZ 16-734207

Original Date: 07/05/16
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



RZ 16-734207

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 278 SECTION 13
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 46525**

#7340 & 7360 LANGTON ROAD,
RICHMOND, B.C.
P.I.D 003-880-818



- LEGEND:**
- (d) denotes deciduous
 - ☉ denotes round catch basin
 - MH denotes manhole
 - ⊕ denotes water valve
 - ⊕ denotes water meter
 - CO denotes cleanout
 - NR denotes north rim
 - IC denotes inspection chamber

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234, Control Monument 77H4891
Elevation = 1.125 metres
(Benchmark: HPN #202, Control Monument 77H4623
Elevation = 1.452 metres)

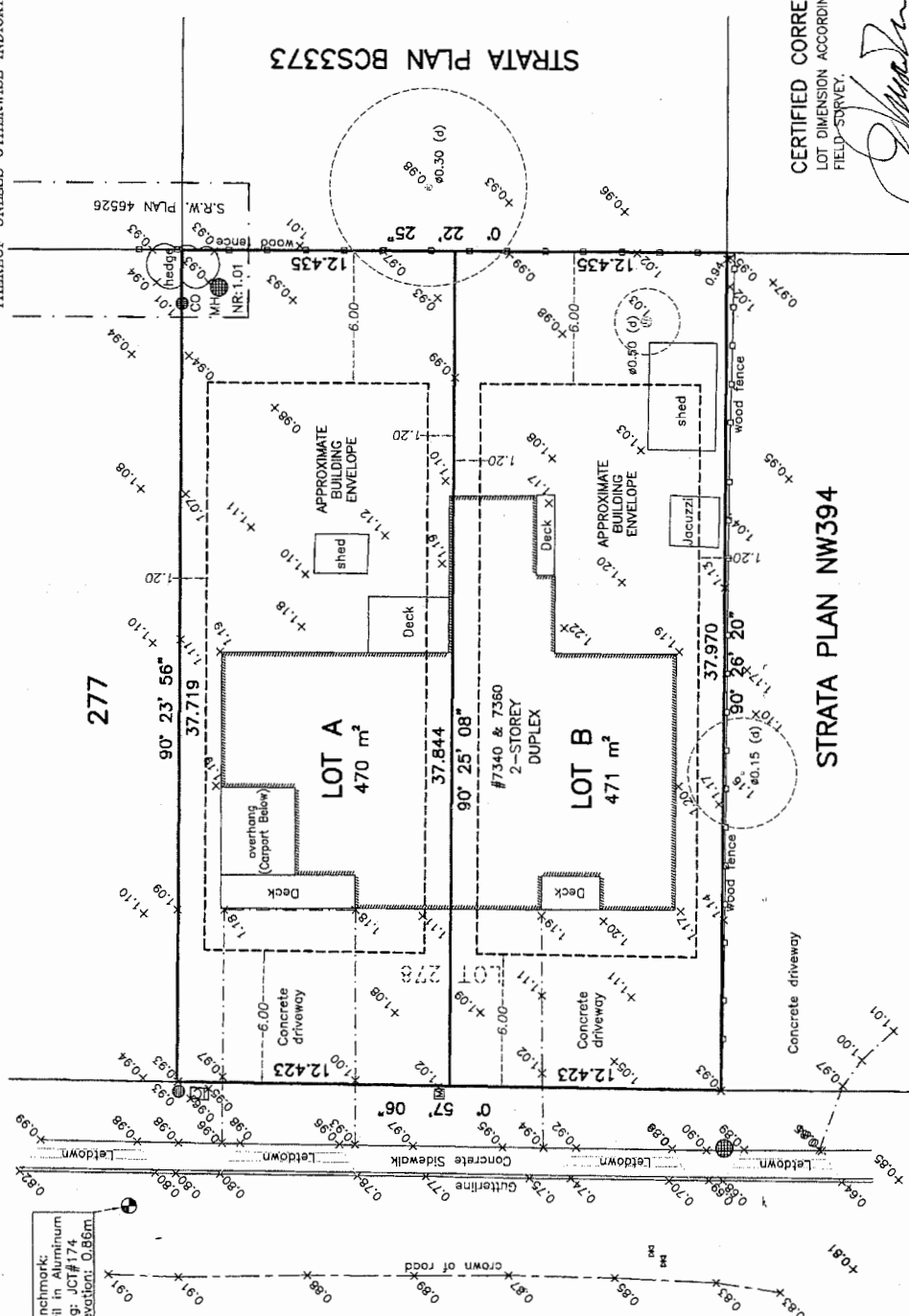
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6568
FB-309 P33-35
Drawn By: MY

DWG No. 6568-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

J. C. Tam
JOHNSON C. TAM, B.C.L.S.

MAY 24th, 2016.



RZ 16-734207

Attachment 3

Address: 7340/7360 Langton Road

Applicant: New Horizon Developments Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Lorie Ruth Nickel	To be determined
Site Size (m²):	941 m ²	Lot A: 470 m ² Lot B: 471 m ²
Land Uses:	One (1) duplex	Two (2) single-family homes
OCP Designation:	Neighbourhood residential	No change
Area Plan Designation:	Neighbourhood residential	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.30 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.30 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area*	Lot A: Max. 257.125 m ² (2,768 ft ²) Lot B: Max. 257.425 m ² (2,771 ft ²)	Lot A: Max. 257.125 m ² (2,768 ft ²) Lot B: Max. 257.425 m ² (2,771 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 360 m ²	Lot A: 470 m ² Lot B: 471 m ²	None
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 12.42 m Depth: 37.84 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	None
Height (m):	Max. 9.0 m	Max. 9.0 m	None

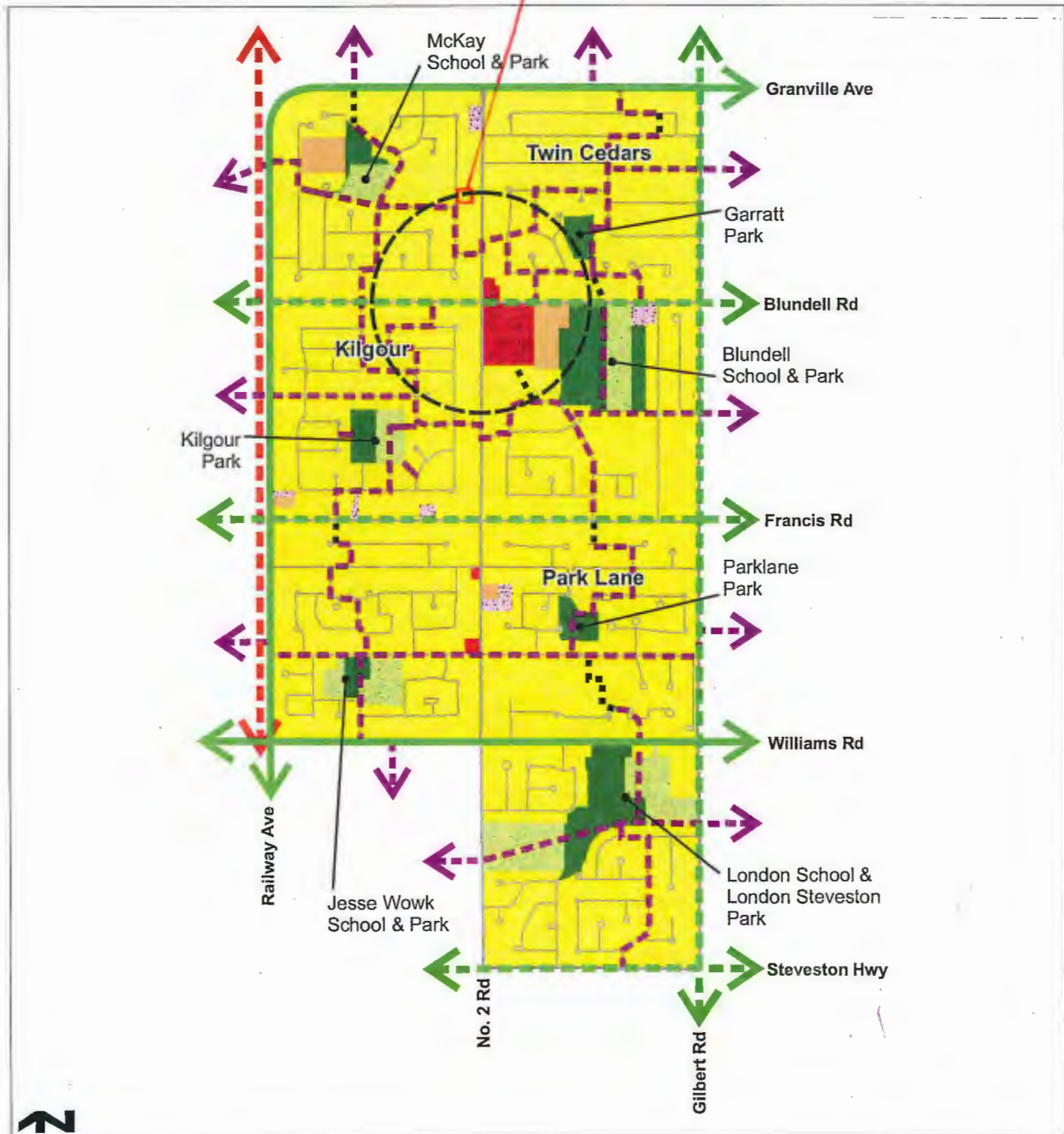
Other: Tree replacement compensation required for loss of significant trees.

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



5. Blundell

SUBJECT PROPERTY



Apartment Residential	Blundell Neighbourhood Centre (future)
Commercial	Existing Major Street Bike Route
Community Institutional	Future Major Street Bike Route
Neighbourhood Residential	Future Greenway/Trail
Neighbourhood Service Centre	Existing Neighbourhood Link - enhanced
Park	Future Neighbourhood Link - unenhanced
School	Future Neighbourhood Link

PLN - 283



Page 1 of 2	Adopted by Council: February 19, 1996 Amended by Council: November 16, 2015	POLICY 5463
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7	

POLICY 5463:

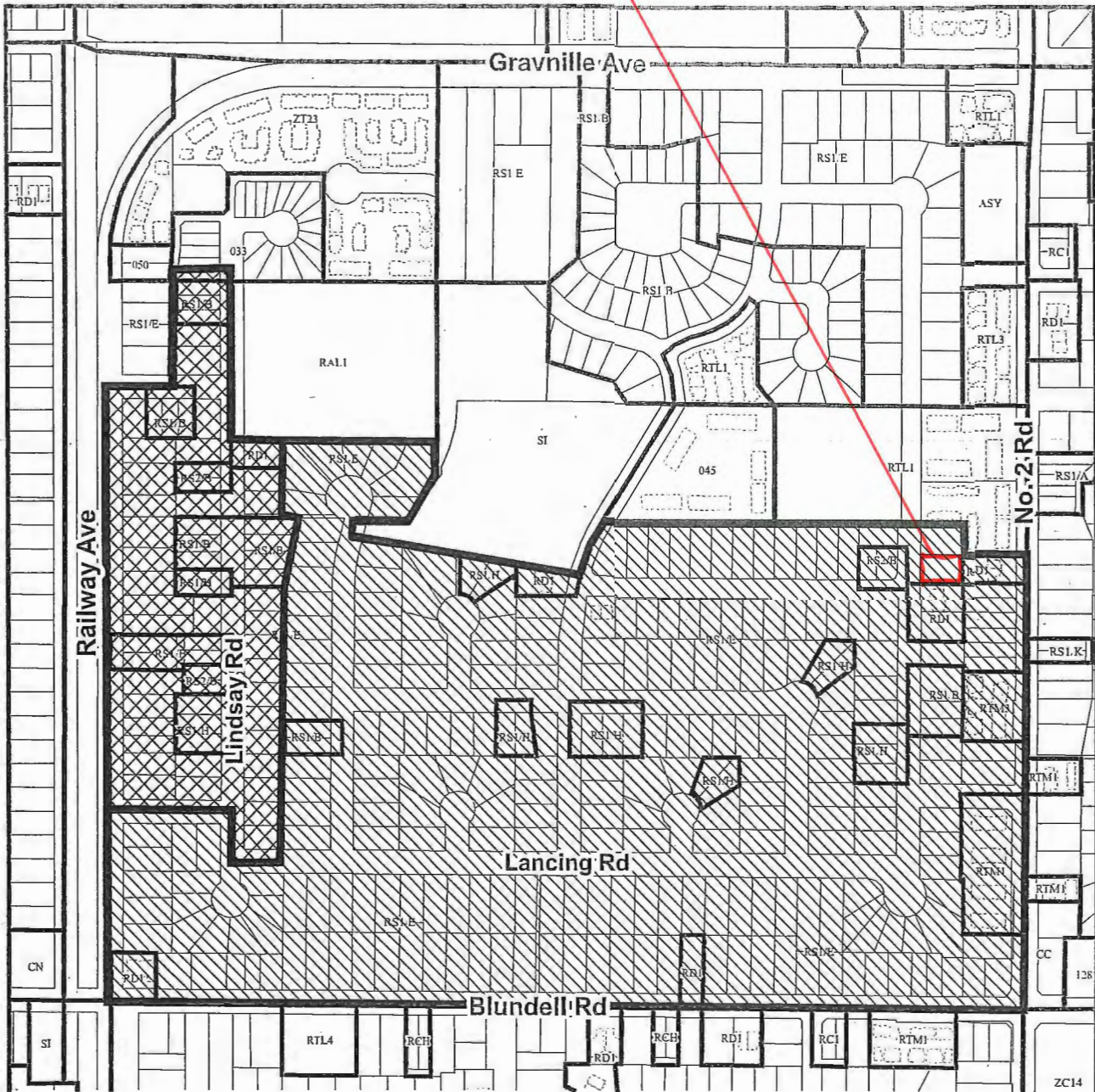
The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/H)" zone in Richmond Zoning Bylaw 8500, with the exception that:

1. The "Single Detached (RS2/E)" zone applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. The "Single Detached (RS2/B)" zone applies to properties with duplexes on them with the exception that the "Single Detached (RS2/E)" zone applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. The "Single Detached (RS2/B)" zone applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy 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 amended according to Richmond Zoning Bylaw 8500.

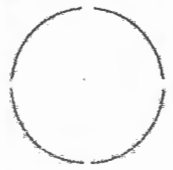
SUBJECT PROPERTY



Subdivision permitted as per **RS2/H** with the exception that **RS2/B** applies to existing duplexes and **RS2/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **RS2/B** with the exception that **RS2/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



Policy 5463
Section 13, 4-7

Adopted Date: 02/19/96
Amended Date: 11/16/15



Address: 7340/7360 Langton Road

File No.: RZ 16-734207

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9609, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of two (2) trees are planted and maintained on each lot proposed (for a total of four (4) trees); minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. Registration of a flood indemnity covenant on Title.
3. The granting of a 3.0 m by 13.0 m extension of the existing statutory right-of-way along the east property line for the municipal sanitary sewer.
4. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$11,077.13) 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 each 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 Subdivision* stage, the developer must complete the following requirements:

1. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement* or a City work order.

Water Works:

- Using the OCP Model, there is 311 L/second of water available at a 20 psi residual at the Langton Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/second.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculation to confirm the development has adequate fire flow for onsite fire protection. Calculation must be signed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developer's cost, the City is to:
 - Install two (2) new water service connections off of the existing 200 mm PVC watermain on Langton Road, complete with meter and meter box.
 - Cut and cap, at main, the existing water service connection at the Langton Road frontage.

Storm Sewer Works

- At Developer's cost, the City is to:
 - Install a new storm service connection off of the existing manhole STMH2842, complete with inspection chamber and dual service leads.
 - Cut and cap the existing storm service connection currently servicing the subject site.

Sanitary Sewer Works

- The Developer is required to:
 - Not start on-site building construction prior to completion of rear yard sanitary works.
- At Developer's cost, the City is to:
 - Extend south approximately 10.0 m the existing 150 mm sanitary sewer along the east property line.
 - Relocate the existing manhole SMH2764 to the south extent of the newly constructed sewer.
 - Install dual service leads to the newly relocated manhole to service both the subdivided lots. The manhole will serve as the inspection chamber.
 - Cut and cap the existing sanitary lead at the northeast corner of the development site.

Frontage Improvements

- The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - When relocating or modifying any of the existing poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (E.g. Vista, LPT, Shaw cabinets, Telus kiosks, etc.). These should be located on-site.
- All removal and relocation of sidewalk panels and curb letdowns to be done at Developer's cost.

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.

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.

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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9609 (RZ 16-734207)
7340/7360 Langton Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 003-880-818

Lot 278 Section 13 Block 4 North Range 7 West New Westminster District Plan 46525

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9609".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER