



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Amar Sandhu for Rezoning at 8640 and 8660 Railway Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

To Council - Oct 23, 2006
To Planning - Oct 17, 2006

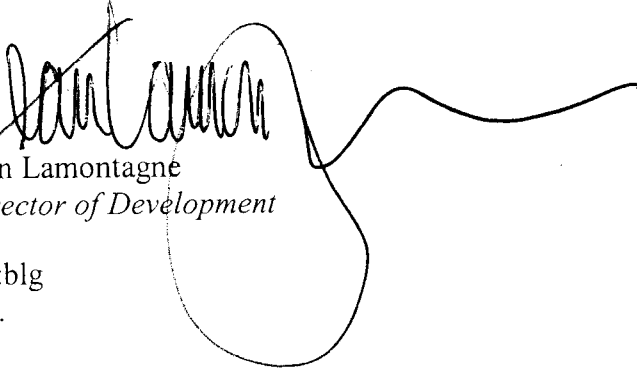
Date: September 28, 2006

RZ 06-339315

File: 12-8060-20-8137

Staff Recommendation

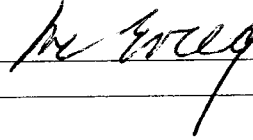
That Bylaw No. 8137, for the rezoning of 8640 and 8660 Railway Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Mr. Amar Sandhu has applied to the City of Richmond for permission to rezone 8640 and 8660 Railway Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the properties to be subdivided into four (4) single-family lots with access from a lane along the north and east property lines.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North: An older single-family dwelling on a large lot with similar redevelopment potential as the subject site.

To the East: An existing strata titled duplex. Older single-family dwellings within the existing residential neighbourhood

To the South: A church, and then a three-storey apartment complex.

To the West: Canadian Pacific Railway's property on the opposite side of Railway Avenue.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy which encourages single-family development with lane access along arterial roads.

Staff Comments

Landscaping

A tree survey is submitted (**Attachment 3**) and 14 bylaw-sized trees were noted on site. The applicant is proposing to remove all of the trees on site. An Arborist Report (**Attachment 4**) was submitted in support of the tree removal.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of the replacement tree requirement of the Tree Protection Bylaw #8057, 28 replacement trees are required (18 at 6 cm calliper, eight (8) at 8 cm calliper, and two (2) at 9 cm calliper). Due to the configuration of the future lots and building footprints, the applicant is proposing to plant and maintain 14 replacement trees on site (two (2) at 9 cm calliper, eight (8) at 8 cm calliper, and four (4) at 6 cm calliper and contribute \$7,000 towards the Park Improvement Fund in-lieu of the balance of the replacement trees.

In order to ensure that the replacement trees will be planted and that the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a

landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.

There are two (2) trees located on the City's boulevard in front of the subject site. The applicant has agreed to preserve these trees and tree protection barriers around these trees will be installed prior to final adoption of the rezoning bylaw or demolition of the existing structures on site, and will remain on site until the construction of the future dwellings are completed.

Site Servicing

It is important that an access into the lane system be established with the development of the subject site. However, staff have reviewed the subdivision potential of the subject properties and the adjacent property to the north and confirmed that it is not necessary to have the 6 m lane wholly contained on the subject site. Staff recommend a 4 m lane along the subject site to be joined in the future with 2 m from the lot to the north. This arrangement will enable the two (2) sites be developed at their maximum development potential.

Prior to final adoption of the rezoning bylaw, the developer shall dedicate 6 m of property across the entire east edge of the site, 4 m along the north property line for the construction of a lane, and a 3 m x 3 m corner cut where the lanes intersect. Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is also required.

With future subdivision, the developer is to enter into the City's standard Servicing Agreement to design and construct a 6 m lane along the east property line and a 4 m lane along the north property line at their sole cost. The 6 m lane to include storm sewer, sand and gravel base, asphalt pavement, roll concrete curb and gutter on both sides, and lane lighting. The 4 m lane along the north property line will only require roll curb and gutter along the south side (north side will be done in future when property to the north develops). The design should also include water, storm, and sanitary sewer connections for each lot.

The developer will also be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.

Analysis

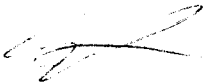
This is a relatively straight-forward redevelopment proposal. The future lots will have vehicle access to the laneway with no access being permitted onto Railway Avenue. All the relevant technical issues appear to be addressable and it is noted that the application conforms to Lane Establishment and Arterial Road Redevelopment Policies, as the proposal is a single-family residential development on an arterial road where a municipal lane can be started and made operational by connecting to an existing arterial road.

Financial Impact or Economic Impact

None.

Conclusion

Staff have reviewed the technical merits of the application for rezoning of 8640 and 8660 Railway Avenue. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP). On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

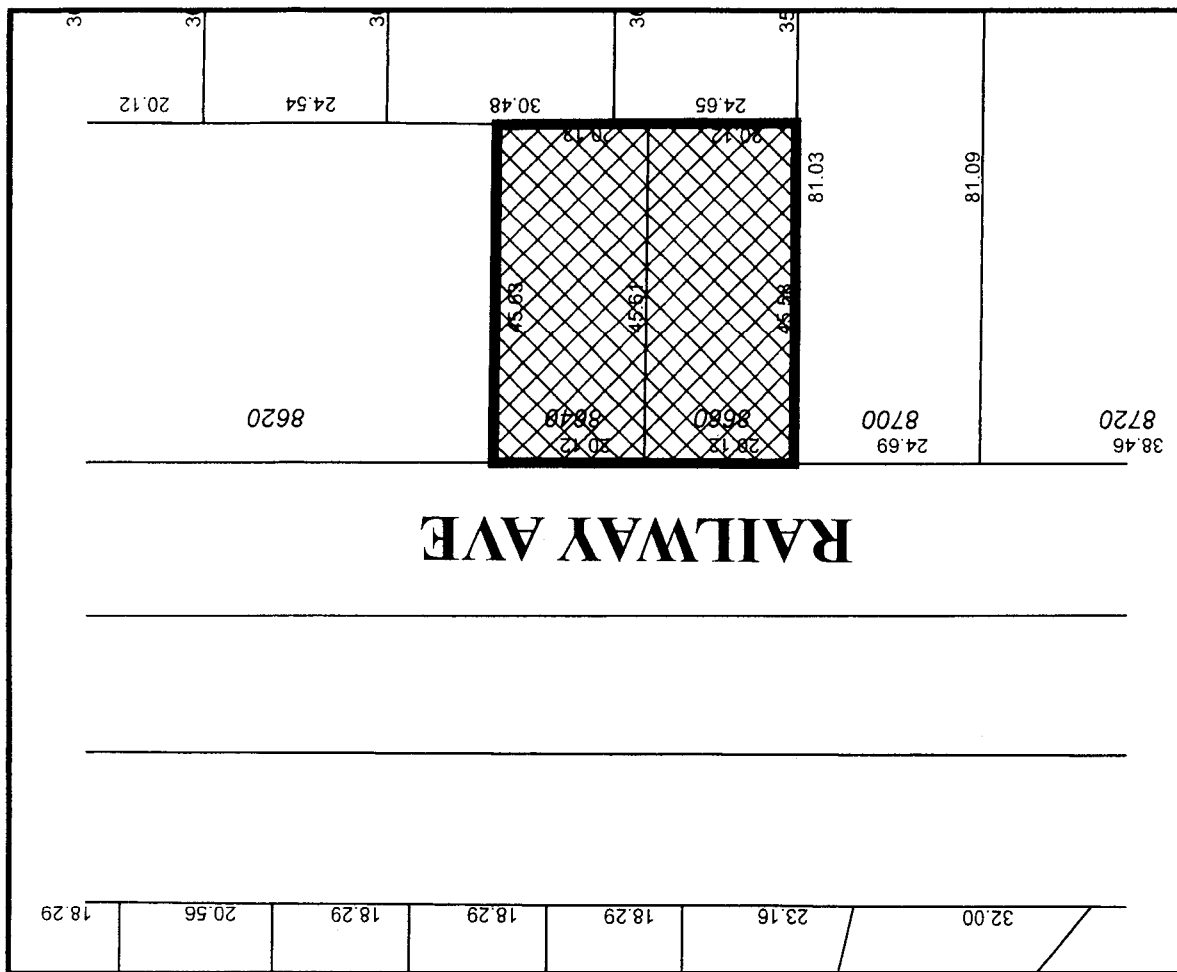
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey/Proposed Subdivision Plan
- Attachment 4: Arborist Report

The following must be completed prior to final adoption of the rezoning bylaw:

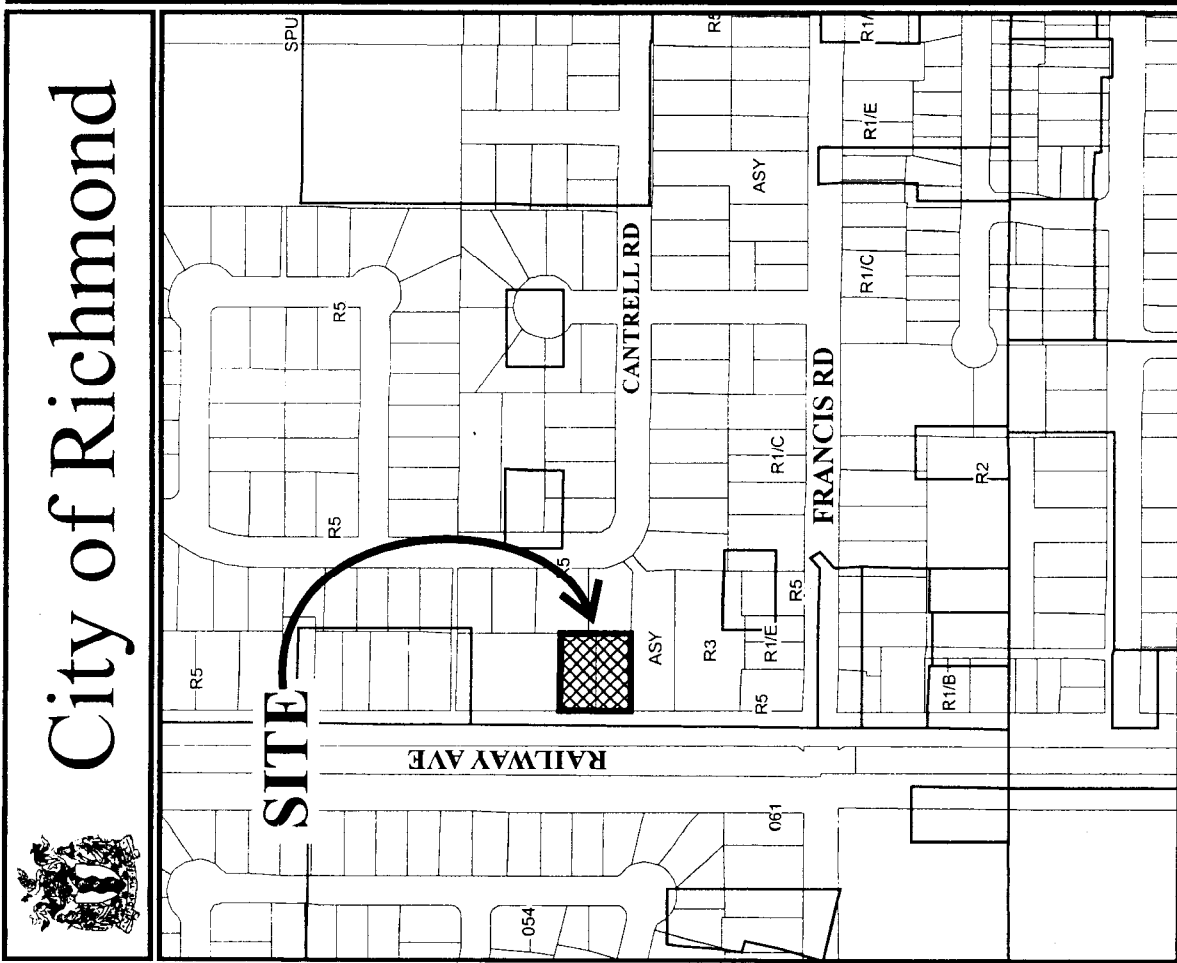
- Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan and landscaping security should include 14 replacement trees (two (2) 9 cm calliper, eight (8) 8 cm calliper, and four (4) 6 cm calliper). If replacement trees cannot be accommodated, on-site cash-in-lieu for off-site planting is required;
- Contribution of \$7,000 in-lieu of 14 replacement trees to go to the Park Improvement Fund;
- Installation of tree protection barriers around the two (2) protected trees on City's boulevard in front of the subject site prior to final adoption or demolition of the existing structures on site. Tree protection barriers are required prior to whichever of these activities occurs first;
- Dedication a 6 m wide lane along the entire east property line, a 4 m lane along the entire north property line, and a 3 m x 3 m corner cut at where the lanes intersect; and
- Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

- Enter into a Servicing Agreement for the design and construction of a 6 m lane along the east property line and a 4 m lane along the north property line of the subject site. The 6 m lane to include storm sewer, sand and gravel base, asphalt pavement, roll concrete curb and gutter on both sides, and lane lighting. The 4 m lane along the north property line will only require roll curb and gutter along the south side (north side will be done in future when property to the north develops). The design should also include water, storm, and sanitary sewer connections for each lot.



RAILWAY AVE



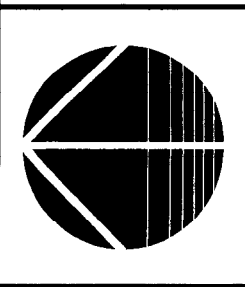
City of Richmond

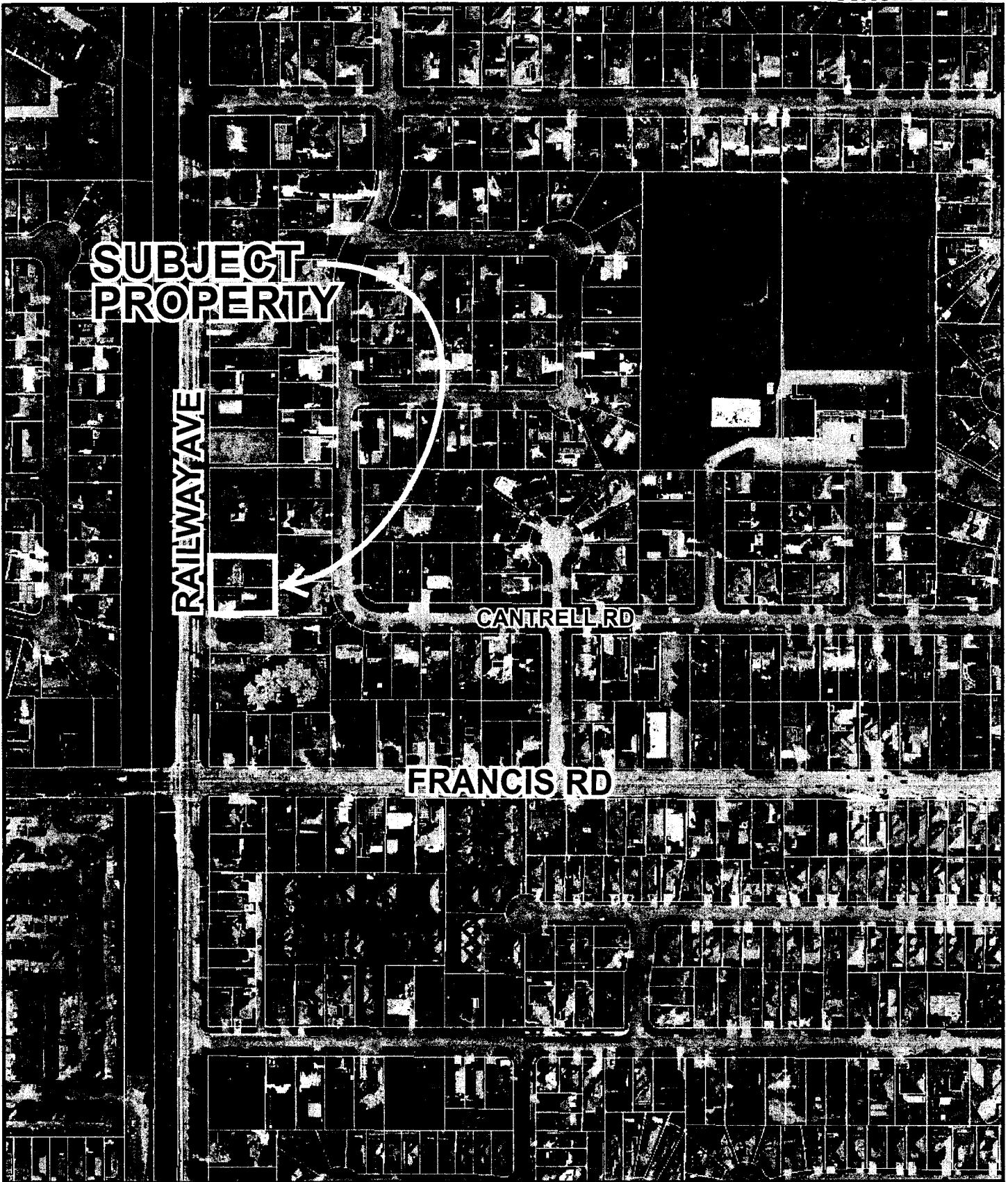


SITE

Original Date: 06/14/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-339315





**SUBJECT
PROPERTY**

RAILWAY AVE

CANTRELL RD

FRANCIS RD



RZ 06-339315

Original Date: 06/15/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

RZ 06-339315

Attachment 2

Address: 8640 & 8660 Railway Avenue

Applicant: Amar Sandhu

	Existing	Proposed
Owner:	Ronald Karl Maichin	To be determined
Site Size (m²):	1,834 m ² (19,741 ft ²)	413 m ² (4,445 ft ²) each
Land Uses:	Single-Family Residential Dwelling	4 Single Family Residential Dwellings
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	2 single-family detached	4 lots – 1 single-family dwelling per lot

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	270 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2.5 storeys	2.5 storeys	none

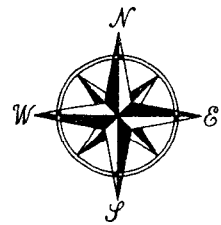
Other: Tree replacement compensation required for loss of significant trees in good health.

PLAN OF TREE SURVEY ON LOTS:

1) 16 EXCEPT: FIRSTLY: PLAN 21100 AND SECONDLY: PART LYING NORTH OF LOT 27 PLAN 21100 PLAN 3285

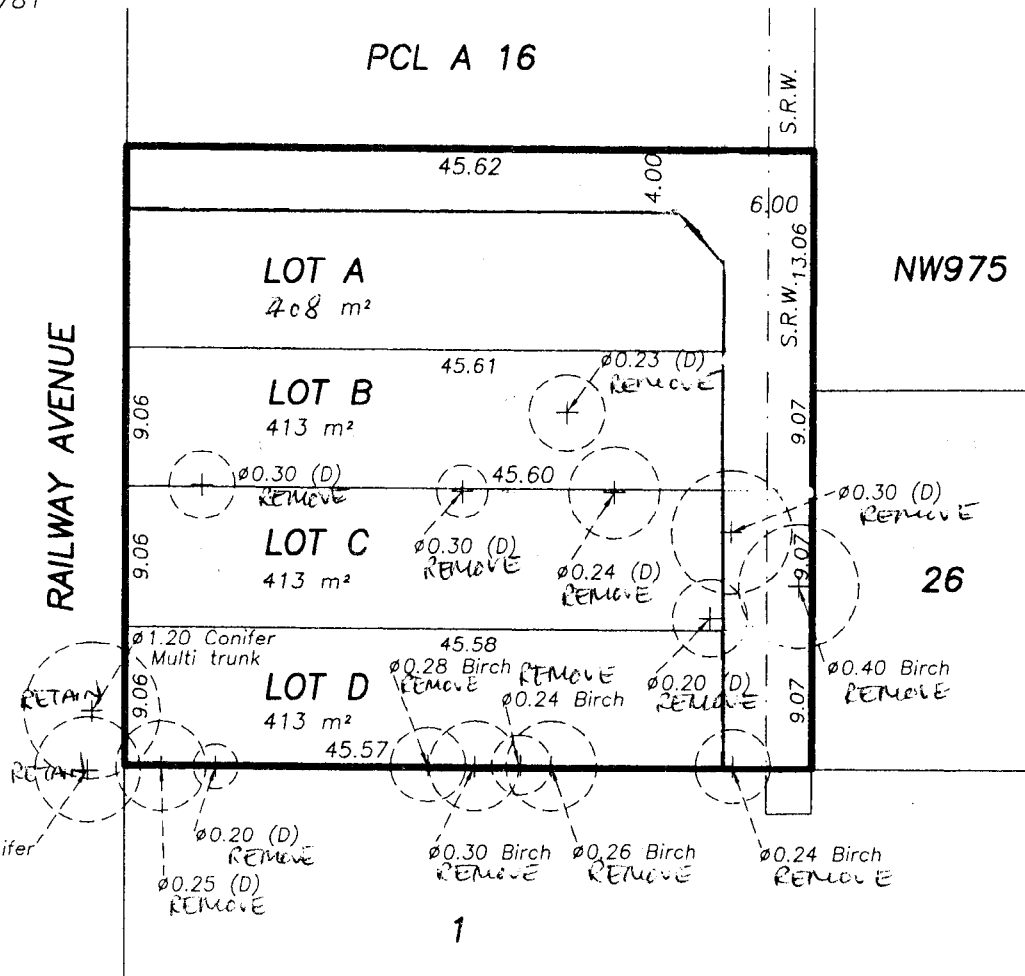
2) 27 PLAN 21100

BOTH OF SECTION 24 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT



SCALE: 1:500

RICHMOND, B.C.
#8640-8660 RAILWAY AVENUE
P.I.D. 001-751-310
P.I.D. 004-110-781



© 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: jctam@telus.net
Job No. 3036
FB-79 P70-71, FB-80 P4-5
Drawn By: GB

LEGEND:

(D) denotes deciduous tree.

DWG No. 3036-TREE

Survey completed on June 5th, 2006.



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5H4H4
Telephone: 604-721-6007 Fax: 604-437-0970

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1

July 24, 2006

Re: 8640 & 8660 Railway Avenue, Richmond BC

Tree Protection Report

Please find enclosed my **Tree Protection Report**. I am also attaching as appendices to the Report, a **Tree Inventory** and a **Tree Protection Plan** drawing for reference purposes.

TREE PRESERVATION SUMMARY

16 On-site trees affected by this development. 2 City trees affected by this development. 16 Trees proposed for removal. 2 City Trees proposed for retention

INTRODUCTION

The purpose of this report is two-fold: firstly, to describe the existing tree resource growing on site; secondly, to set forth measures to protect some or all of this resource; or, in the absence of any opportunities for meaningful tree retention, to explain why it is not feasible.

The report will document the following:

1. the extent, character and condition of all surveyed on-site and off-site trees that may be potentially impacted by the development;
2. trees proposed for removal and retention;
3. measures proposed to minimize tree loss and maximize successful tree conservation;

I have been provided with the following resources:

1. a tree survey of the existing properties and adjacent lands;
2. a proposed site layout drawing.

I have visited the site and assessed the surveyed trees located on the two lots and on lands immediately adjacent. All surveyed trees have been tagged, inventoried and evaluated for health and structure.

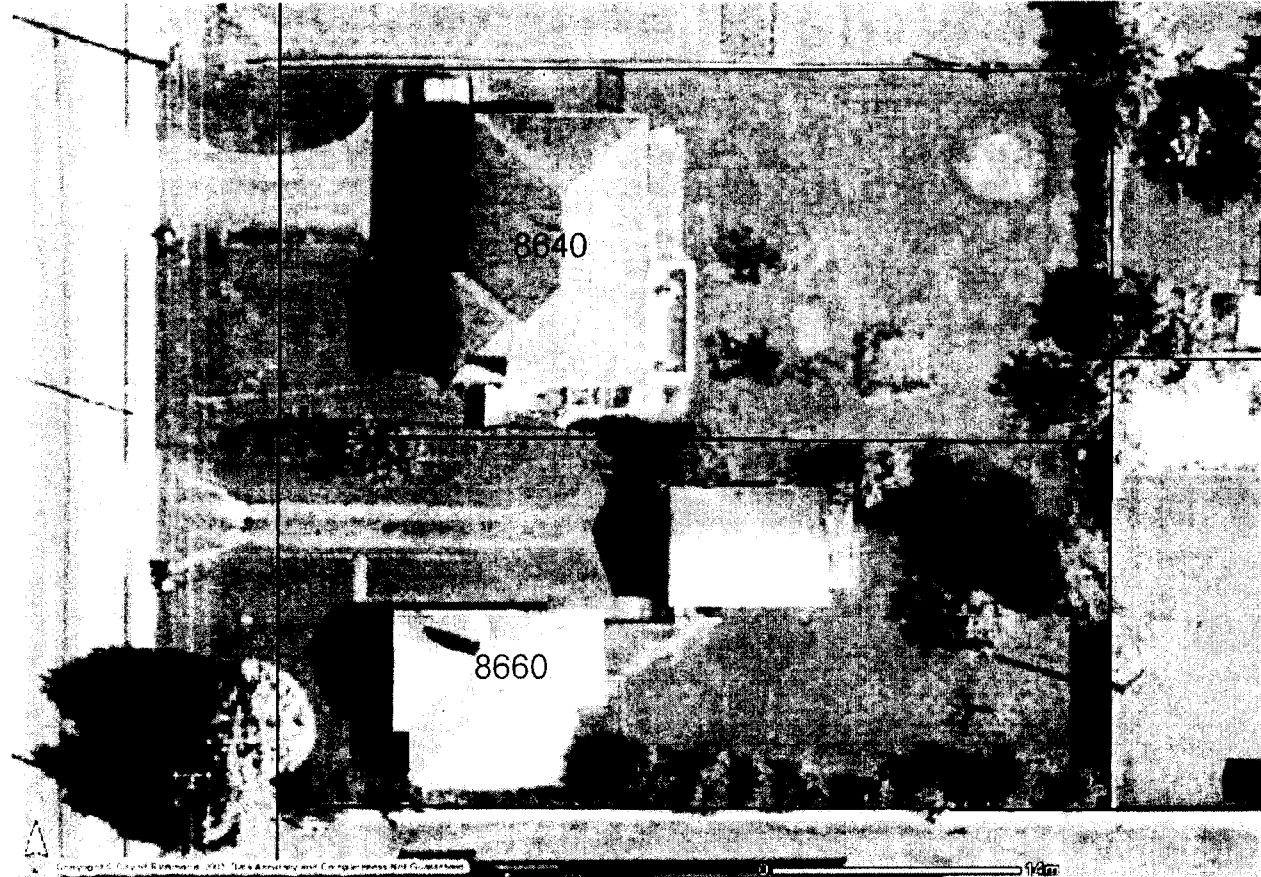


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

OBSERVATIONS

Current Site Conditions

The site is a large flat poorly drained lot. Most of the trees are located around the perimeter of the site. The ground cover is grass.

Proposed Development Plans

The proposed development will sub-divide the two lots into four lots. It will also create a roadway that travels up the north part of the property and down the back.

Tree Resource

18 trees are surveyed and inventoried in total. 16 of them are on-site and 2 of them are located on City property. All of the onsite trees have not been managed well, they have been topped and are mostly either in poor health or dead. The only healthy trees are on the City property. The table below shows the species composition of the tree resource.

Type	Number
Paper Birch	6
Cherry	5
Apple	1
Purple Plum	1
Blue Spruce	1
Zabrina Cedar	1
Fruiting Plum	1
White Poplar	1
Pear	1
Total	18

Details of this tree inventory are provided in the table attached as Appendix—1.

DISCUSSION

Tree Removals

16 Trees are proposed for removal (see Appendix-3). These removals are categorized as follows:

- 9 Trees - located very close to building envelopes and will be critically impacted by the construction: 2 trees
- 4 Trees located in the middle of the road dedication
- 1 Tree - located within envelopes
- 1 Tree – is dead
- 1 Tree – is in poor condition

Tree Retention

There are no on-site trees recommended for retention. The trees are either in very poor condition or are located in the wrong place.

Off-site Trees

There are no trees that are encroaching into the subject property from the neighbouring properties.

City Trees

There are two City trees located on the boulevard that are being retained.

City trees are not considered in the statistical calculations.

Drawings

One drawing is included in this report.

A **Tree Protection and Replacement Plan** drawing, which plots all on and off-site trees in relation to the proposed development layout is attached as **Appendix—3**.

Replacement Trees

The landscape architect will be including the replacement trees in his drawing.

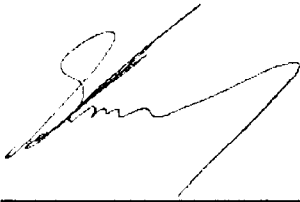
Tree Protection Fencing

All retained trees will be surrounded by Tree Protection Fencing as laid out in the **Tree Protection Plan** drawing Appendix 3. All fencing must be constructed to a robust standard and clearly signed: "TREE PROTECTION AREA – KEEP OUT" See Appendix 2 for construction details.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.



Dated: July 24, 2006

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.

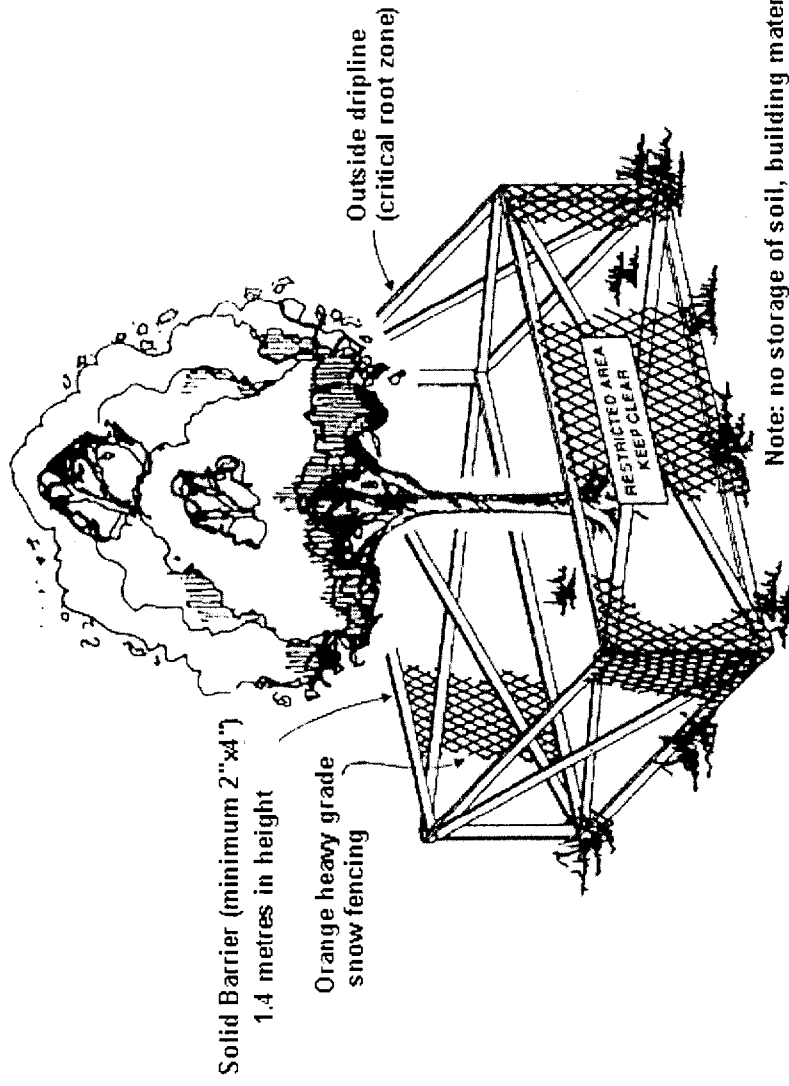
Appendix-1
Tree Inventory Table

#	Action	Reason	Type	dbh cm	Ht m	Crown Radius m	Health	Structural Condition
251	Retain		Zabrina Western Red Cedar	34/20/20	12	5	Good	No apparent defects
252	Retain		Blue Spruce	34	12	3	Good	No apparent defects
253	Remove	Poor condition	Cherry	27	4	3	Poor	Poor, topped heavily
254	Remove	Dead	Cherry	20	3	0	Dead	Poor, topped heavily
255	Remove	Will be critically impacted by the construction	Cherry	24	4	2	Poor	Poor, topped heavily
256	Remove	Will be critically impacted by the construction	Apple	32	4	3	Fair	Topped
257	Remove	Will be critically impacted by the construction	Cherry	20	5	2	Poor	No apparent defects
258	Remove	Will be critically impacted by the construction	Paper Birch	25	6	3	Poor	Poor, topped heavily
259	Remove	Will be critically impacted by the construction	Paper Birch	26	6	3	Poor	Poor, topped heavily
260	Remove	Will be critically impacted by the construction	Paper Birch	22	5	2	Poor	Poor, topped heavily
261	Remove	Will be critically impacted by the construction	Paper Birch	28	5	3	Poor	Poor, topped heavily

#	Action	Reason	Type	dbh cm	Ht m	Crown Radius m	Health	Structural Condition
262	Remove	In the middle of the road dedication	Paper Birch	24	50	3	Poor	Poor, topped heavily
263	Remove	In the middle of the road dedication	Paper Birch	39	6	4	Fair	Poor, topped heavily
264	Remove	In the middle of the road dedication	Purple Plum	22	6	4	Poor	Poor, major decay in trunk
265	Remove	Will be critically impacted by the construction	Fruiting Plum	24	6	2	Fair	Topped
266	Remove	Will be critically impacted by the construction	Pear	20	4	2	Poor	Topped
267	Remove	Located inside building envelope	Cherry	20	4	2	Poor	Poor, major decay in trunk
268	Remove	In the middle of the road dedication	White Poplar	16	8	3	Good	No apparent defects

Appendix 2

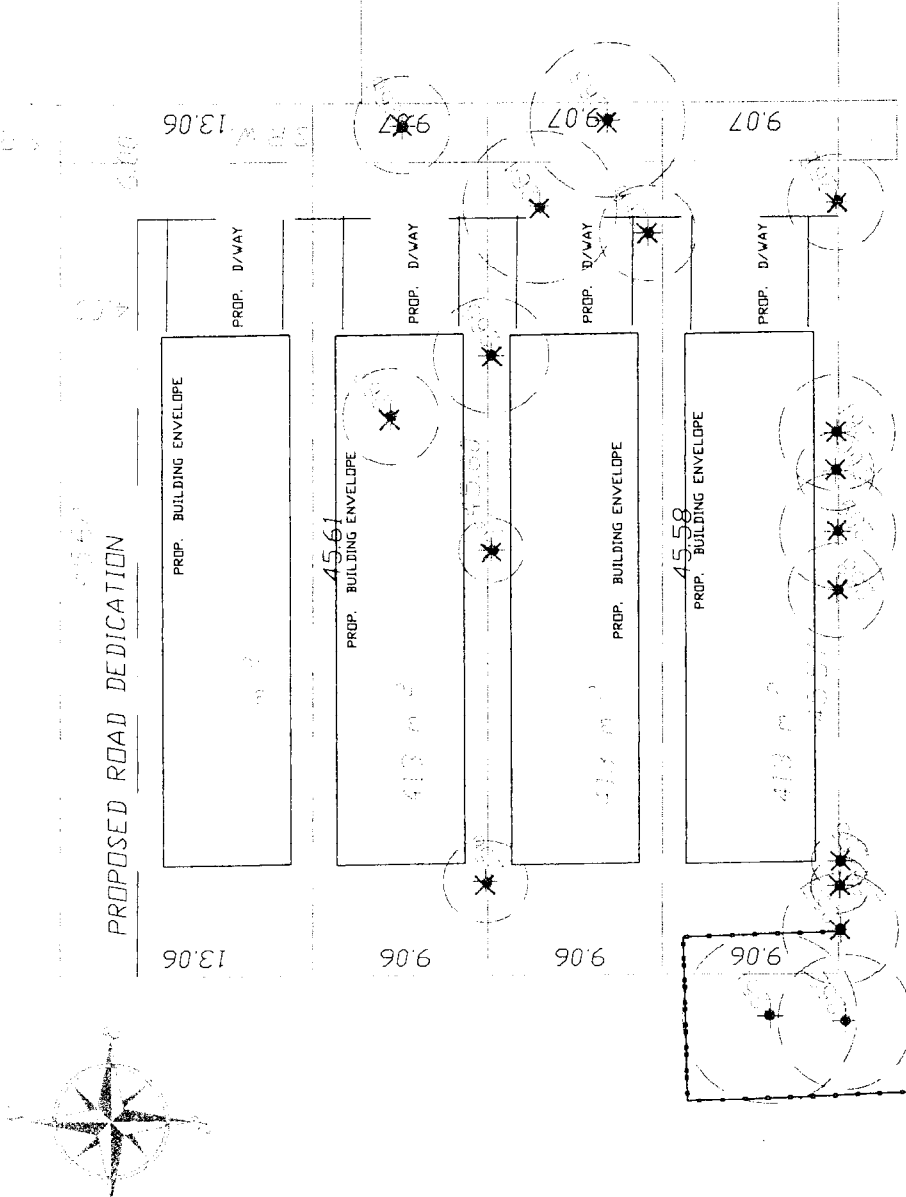
Tree Protection Fencing Detail



APPENDIX 3
TREE PROTECTION PLAN DRAWING

0 10 20
ALL DISTANCES AND ELEVATIONS ARE IN METRES

#	Action	Reason	Type	dbh cm	Crown Radius m
251	Retain		Zabrina Western Red Cedar	34/20/20	5
252	Retain		Blue Spruce		3
253	Remove	Poor condition	Cherry	27	3
254	Remove	Dead	Cherry	20	0
255	Remove	Will be critically impacted by the construction	Cherry	24	2
256	Remove	Will be critically impacted by the construction	Apple	32	3
257	Remove	Will be critically impacted by the construction	Cherry	20	2
258	Remove	Will be critically impacted by the construction	Pa per Birch	25	3
259	Remove	Will be critically impacted by the construction	Pa per Birch	26	3
260	Remove	Will be critically impacted by the construction	Pa per Birch	22	2
261	Remove	Will be critically impacted by the construction	Pa per Birch	28	3
262	Remove	In the middle of the road dedication	Pa per Birch	24	3
263	Remove	In the middle of the road dedication	Pa per Birch	39	4
264	Remove	In the middle of the road dedication	Purple Plum	22	4
265	Remove	Will be critically impacted by the construction	Fruiting Plum	24	2
266	Remove	Will be critically impacted by the construction	Pear	20	2
267	Remove	Located inside building envelope	Cherry	20	2
268	Remove	In the middle of the road dedication	White Poplar	16	3



LEGEND

- TREE PROPOSED FOR RETENTION
- TREE PROPOSED FOR REMOVAL
- REPLACEMENT TREES
- TREE DRIPLINE
- TRUNK
- TREE NUMBER
- TREE PROTECTION FENCING

1. NOTES:
 - 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER K. JAM AND ASSOCIATES BC LAND SURVEYORS.
 - 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - 3. PROPOSED TREE REMOVAL AND REPLACEMENT REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 - 4. ALL MEASUREMENTS ARE METRIC.

Richmond Property
8660 # 8660 BAYVIEW AVENUE, RICHMOND BC
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone 604-771-6002 Fax 604-437-0970
Froggers Creek Tree Consultants Ltd
DATE: JAN 14, 2006
DRAWN BY: [Name]
TREE PROTECTION PLAN DRAWING
Showing All Trees Proposed For Retention, Removal and Protection Fencing



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8137 (RZ 06-339315)
8640 & 8660 RAILWAY AVENUE**

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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 004-110-781

Lot 27 Section 24 Block 4 North Range 7 West New Westminster District Plan 21100

P.I.D. 001-751-310

Lot 16 Except: Firstly: Plan 21100 and Secondly: Part lying north of Lot 27 Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District Plan 3285

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8137”**.

FIRST READING

OCT 23 2006

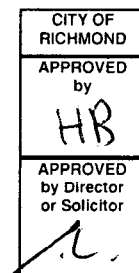
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER