



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, May 8, 2012
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, April 17, 2012.*



NEXT COMMITTEE MEETING DATE

Wednesday, May 23, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY XI CHEN (CHEN DESIGN STUDIO) FOR REZONING AT 6471 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**
(File Ref. No. 12-8060-20-8893, **RZ 12-600991**) (REDMS No. 3504576)

PLN-7

See Page **PLN-7** for full report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8893, for the rezoning of 6471 Blundell Road from “Single Detached (RS1/E)” to “Coach Houses (RCH)”, be introduced and given first reading.



2. **APPLICATION BY KHALID HASAN FOR REZONING AT 11340 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-8895, **RZ 10-522194**) (REDMS No. 3508396)

PLN-21

See Page PLN-21 for full report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8895, for the rezoning of 11340 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.



3. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, April 17, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Acting Chair
Councillor Chak Au
Mayor Malcolm Brodie

Absent: Councillor Bill McNulty
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

Call to Order: The Acting Chair called the meeting to order at 4:00 p.m.

The Acting Chair stated that Item 6 – “Application By Townline Construction Inc., For A Temporary Commercial Use Permit At 9020 Bridgeport Road” has been withdrawn at the request of the applicant.

It was moved and seconded

That Item No. 6 – Application By Townline Construction Inc., For A Temporary Commercial Use Permit At 9020 Bridgeport Road be deleted from the Planning Committee agenda.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, April 3, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, May 8, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee

Tuesday, April 17, 2012

COMMUNITY SERVICES DEPARTMENT

1. **AMENDMENTS TO SECTION 2.10 OF THE OFFICIAL COMMUNITY PLAN BYLAW 7100 (CITY CENTRE AREA PLAN), TO INCLUDE THE CITY CENTRE PUBLIC ART PLAN**
(File Ref. No. 11-7000-09-20 12-8060-20-8889) (REDMS No. 3498880)

It was moved and seconded

That Bylaw No. 8889 proposing amendments to Section 2.10 of the Official Community Plan (Bylaw 7100), to include the endorsed City Centre Public Art Plan, be introduced and given first reading.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **PARKLAND DEVELOPMENTS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7091 AND 7111 BRIDGE STREET FROM "SINGLE DETACHED (RS1/F)" TO "SINGLE DETACHED (ZS14)-SOUTH MCLENNAN (CITY CENTRE)" IN ORDER TO CREATE 8 NEW SINGLE FAMILY LOTS**
(File Ref. No. 12-8060-20-8886, RZ 12-596719) (REDMS No. 3479168)

It was moved and seconded

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 6471, 6491 AND 6511 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-8890, RZ 11-586782) (REDMS No. 3497834)

It was moved and seconded

That Bylaw No. 8890, for the rezoning of 6471, 6491 and 6511 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY TOWNLINE GARDENS INC. FOR A ZONING TEXT AMENDMENT TO THE COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONING DISTRICT AT 10880, 10820 AND 10780 NO. 5 ROAD AND 12733 STEVESTON HIGHWAY (THE GARDENS DEVELOPMENT LANDS)**
(File Ref. No. 12-8060-20-8891, ZT 11-593771) (REDMS No. 3499608)

Brian J. Jackson, Director of Development, provided background information.

Planning Committee

Tuesday, April 17, 2012

In reply to a query from Committee, Mr. Jackson stated that the proposed text amendments (i) maintain the existing 20 metres maximum height; (ii) maintain existing Floor Area Ratio of 1.43 FAR for the entire project; and (iii) add a provision to establish maximum floor areas for commercial use at 9,000 square metres. Mr. Jackson stated that the proposed amendments provide greater design flexibility.

It was moved and seconded

That Bylaw No. 8891, to amend the "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" zoning district, be introduced and given first reading.

CARRIED

5. **APPLICATION BY ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP. FOR THE REZONING OF 7731 AND 7771 ALDERBRIDGE WAY FROM INDUSTRIAL RETAIL (IR1) TO HIGH DENSITY LOW RISE APARTMENTS (RAH2)**

(File Ref. No. 12-8060-20-8884, RZ 11-585209) (REDMS No. 3498893 v. 5)

Mr. Jackson provided background information and stated that the proposed project consists of a 660-unit development in four, six-storey wood frame buildings. He commented on the various proposed road improvements, noting that the area will see significant urbanization.

Mr. Jackson highlighted that the Applicant has met all the conditions of the City Centre Area Plan, in addition to provisions of the Affordable Housing Strategy and Public Art Program. Also, the Applicant has agreed to commit to connecting to the proposed City Centre District Energy Utility.

It was moved and seconded

That Bylaw No. 8884, which makes minor amendments to the RAH2 zone specific to 7731 and 7771 Alderbridge Way and rezones these subject properties from "Industrial Retail (IR1)" to the amended "High Density Low Rise Apartments (RAH2)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY TOWNLINE CONSTRUCTION INC., FOR A TEMPORARY COMMERCIAL USE PERMIT AT 9020 BRIDGEPORT ROAD**

(File Ref. No. TU 12-603672) (REDMS No. 3497591)

Please see Page 1 for action on this matter.

7. **MANAGER'S REPORT**

None.

Planning Committee

Tuesday, April 17, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:09 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 17, 2012.

Councillor Evelina Halsey-Brandt
Acting Chair

Hanieh Berg
Committee Clerk



City of Richmond

Report to Committee Fast Track Application

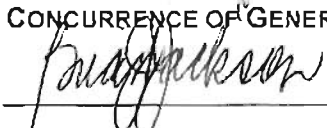
To: Planning Committee
From: Brian J. Jackson, MCIP
Acting General Manager, Planning and Development
Date: April 11, 2012
File: RZ 12-600991
Re: Application by Xi Chen (Chen Design Studio) for Rezoning at 6471 Blundell Road from Single Detached (RS1/E) to Coach Houses (RCH)

Staff Recommendation

That Bylaw No. 8893, for the rezoning of 6471 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

Brian J. Jackson, MCIP
Acting General Manager, Planning and Development

BJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	 <i>ACTING</i>

Staff Report

Item	Details	
Applicant	Xi Chen (Chen Design Studio)	
Location	6471 Blundell Road See Attachment 1	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Coach Houses (RCH) See Attachment 3	
OCP Designation	Generalized Land Use Map – Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	N/A	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Policy 5408 – permits Compact Single Detached or Coach House lots See Attachment 4	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	Lane Establishment and Arterial Road Redevelopment Policy – permits Compact Single Detached or Coach House lots with lane access	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Two (2) coach house units	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Surrounding Development	North: Single Detached (RS1/E)	
	South: Across Blundell Road, Blundell Elementary School	
	East: Non-conforming Single Detached (RS1/E) – 13.5m wide	
	West: Six (6) recently created Coach House (RCH) Lots	
Rezoning Considerations	See Attachment 5	

Staff CommentsTree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; six (6) on-site trees and seven (7) off-site trees were identified and assessed. The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove six (6) bylaw-sized trees on site due to poor condition and conflict with lane construction (**Attachment 6**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting the remaining four (4) replacement trees.

In order to ensure that the proposed 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, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw.

Seven (7) trees located on the neighbouring property to the north and east are identified to be retained and protected. Tree protection fencing is proposed on site (see Tree Retention Plan in **Attachment 7**). As a condition to rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones.

Site Servicing/Subdivision

No servicing concerns. As a condition of rezoning, the developer is required to dedicate a 6 m lane along the entire north property line of the site for proposed lane extension.

Prior to Approval of the Subdivision, the developer is required to enter into a standard Servicing Agreement for the design & construction of a lane along the entire north property line of the site (see **Attachment 5** for details).

The developer will also be required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, and Address assignment Fee at future Subdivision stage.

Vehicle Access

Direct vehicular access from the subject site to Blundell Road will not be permitted in accordance with Residential Lot (Vehicular) Access Regulation (Bylaw No. 7222). Vehicle access is to be from the proposed rear lane only. Removal of the existing driveway letdowns to the site along Blundell Road and reinstatement of the sidewalk will be addressed as part of the Servicing Agreement application.

Conclusion

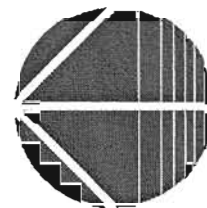
This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP). The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff recommends support of the application



Edwin Lee
Planner I
(4121)

EL:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Subdivision Plan
- Attachment 4: Lot Size Policy No. 5408
- Attachment 5: Rezoning Considerations
- Attachment 6: Arborist Report Review
- Attachment 7: Tree Retention Plan



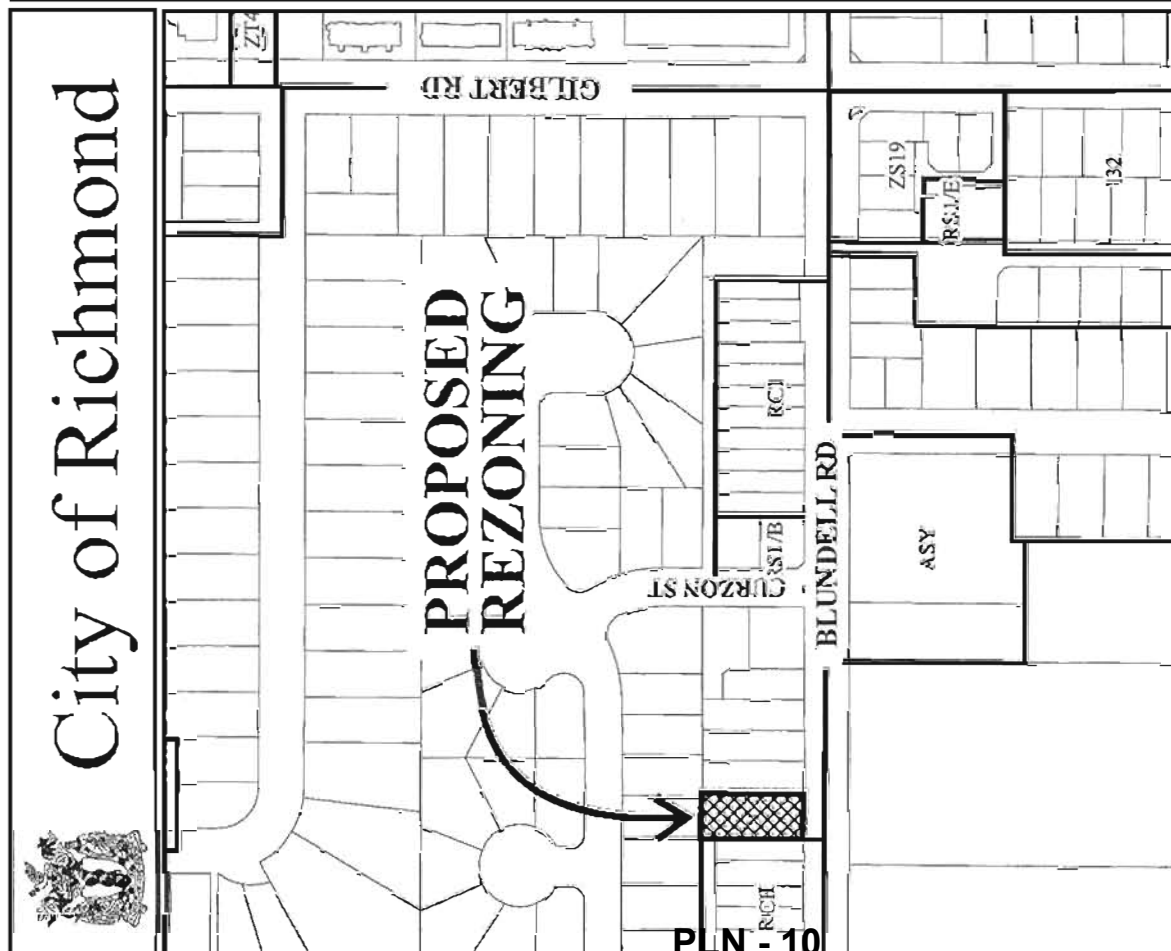
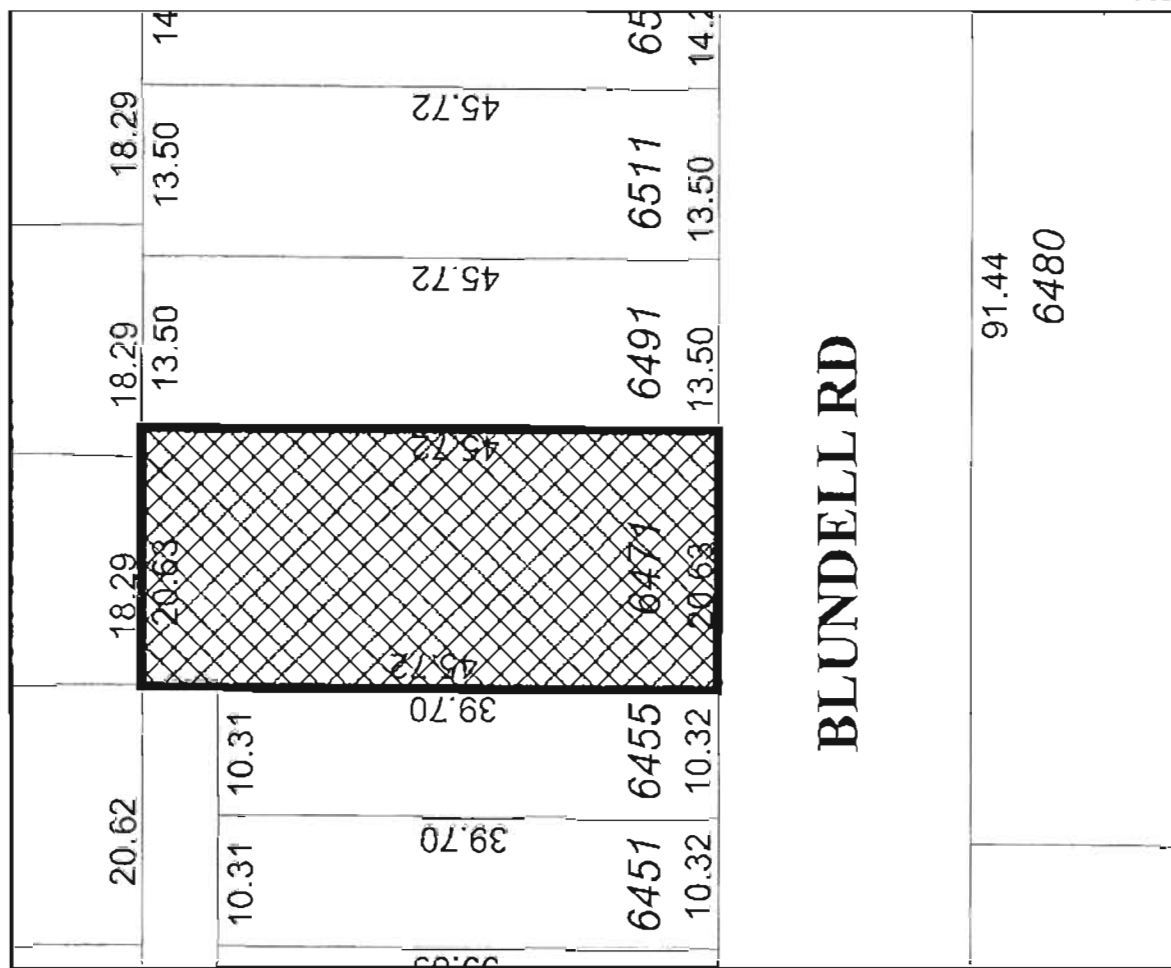
RZ 12-600991

Original Date: 02/24/12

Revision Date:

Note: Dimensions are in METRES.

ATTACHMENT 1





RZ 12-600991

PLN - 11

Original Date: 02/24/12

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 12-600991**Attachment 2**Address: 6471 Blundell RoadApplicant: Xi Chen (Chen Design Studio)Date Received: February 14, 2012 Fast Track Compliance: March 20, 2012

	Existing	Proposed
Owner	John-Wayne Yao, Wen Su, Pat Yun Erwing Yao	To be determined
Site Size (m ²)	941 m ² (10,129 ft ²)	409.5 m ² (4408 ft ²) each
Land Uses	One (1) single-family residential	two (2) single-family residential dwellings with one (1) coach house per lot
Zoning	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Units	One (1)	Four (4)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	70% Max.	none
Lot Coverage – Landscaping	Min. 20%	20% Min.	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m ²	409.5 m ²	none
Lot Width	Min. 9 m	10.31 m	none

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

BC LAND SURVEYORS
PROPOSED SUBDIVISION AND
TOPOGRAPHICAL SURVEY PLAN OF
THE EAST HALF LOT 2 EXCEPT:
PART SUBDIVIDED BY PLAN 43029,
SECTION 18 BLOCK 4
NORTH RANGE 6 WEST
NWD PLAN 13379

PID : 003-491-226

CIVIC ADDRESS :

6471 - BLUNDELL ROAD
RICHMOND, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE ACQUISITIVE DERIVED FROM
THE CITY OF RICHMOND CONTROL MONUMENT
No. 1774623 (HWD 202) ELEVATION=1.432m
DATA: NAD83 (CNS) 2005

Let dimensions and dimensions according to
Field Survey.

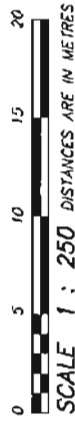
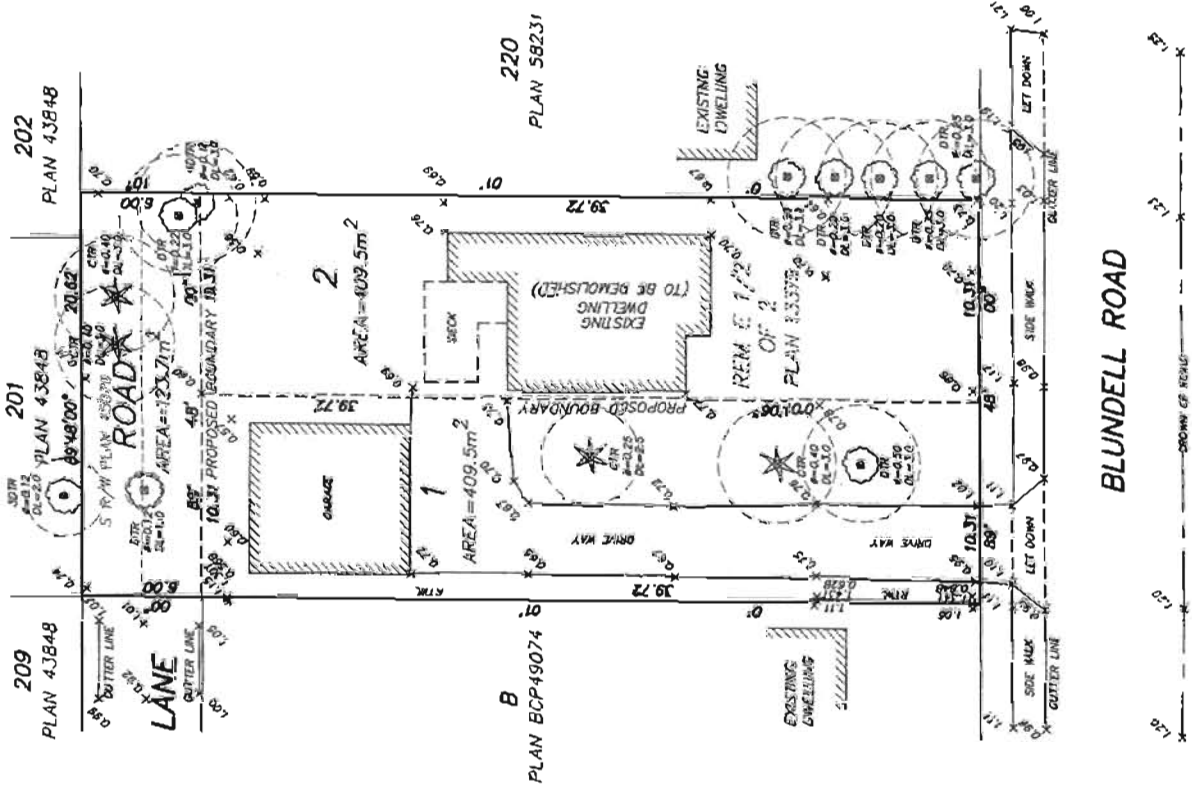
This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICES
AND IS CERTIFIED CORRECT THIS 11TH DAY OF JANUARY, 2012.

B.C.L.S.

LAWSON S. GREWAL



NOTE:
Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

LEGEND :

- DL DENOTES DRAIN LINE'S RADII
- DTM DENOTES DECIDUOUS TREE
- CTR DENOTES CONIFEROUS TREE

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
5825-128th STREET
SURREY, B.C. V3R 4K4
TEL: 604-597-8563
FAX: 604-597-8563
FILE : 1201-006
DWG : 1201-006 TT



Page 1 of 2

Adopted by Council: April 10, 1989

Policy 5408

Amended by Council: January 15, 2001*

Amended by Council: May 15, 2006 *

File Ref: 4045-00

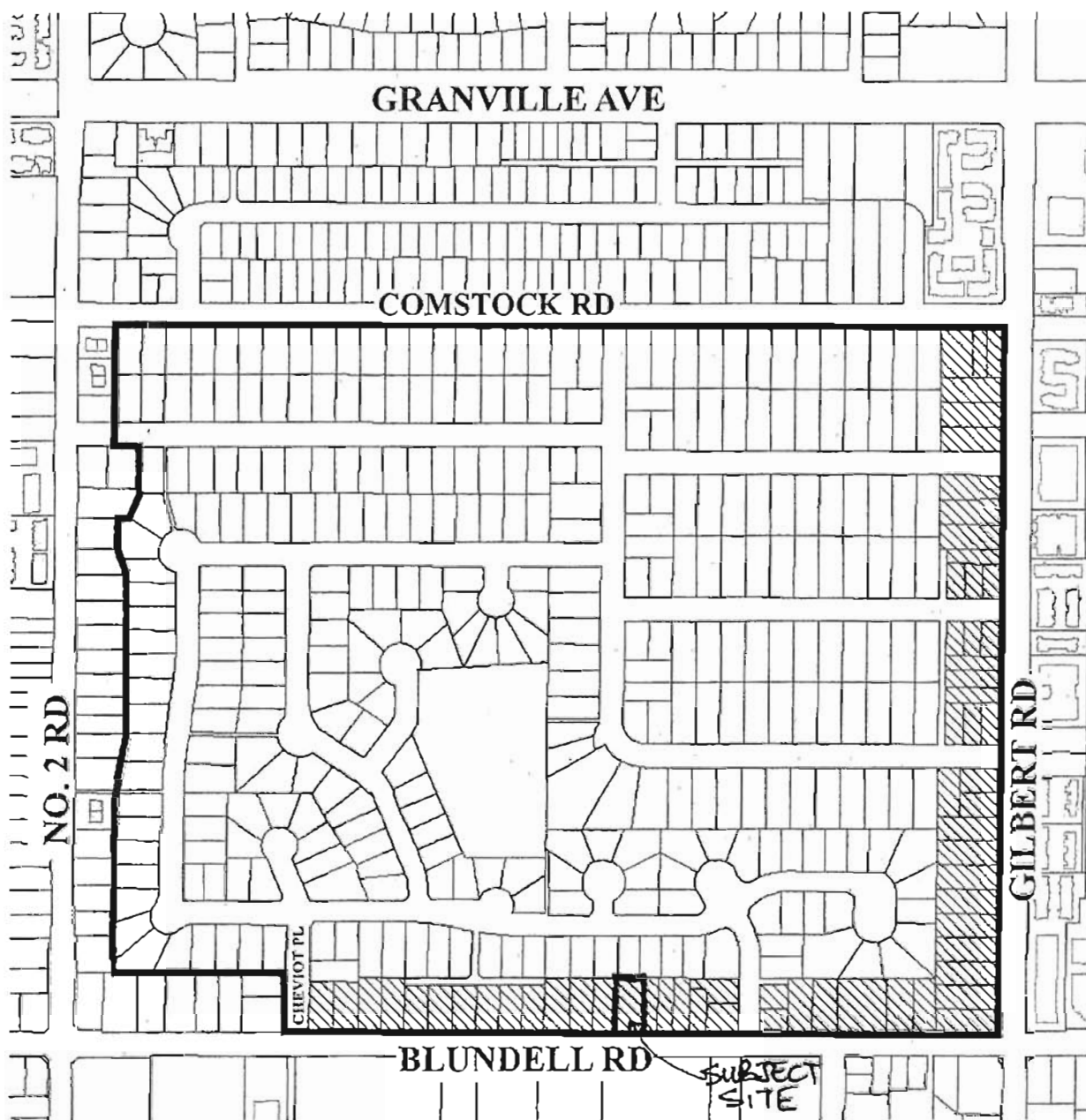
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6


Policy 5408:


The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by Comstock Road, Blundell Road, Gilbert Road and No. 2 Road as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date in Effect



 Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.

 Subdivision Permitted as Per R1/E



Policy 5408 Section 18-4-6

Adopted Date: 04/10/89

Amended Date: 05/15/06



City of Richmond

Rezoning Considerations

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

Address: 6471 Blundell Road

File No.: RZ 12-600991

Prior to final adoption of Zoning Amendment Bylaw 8893, the developer is required to complete the following:

1. 6m lane dedication along the entire north 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 Lane Establishment and Arterial Road Redevelopment Policies 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 eight (8) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	9 cm		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 \$2,000 to the City's Tree Compensation Fund for the planting of four (4) 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 on the neighbouring properties to the north and east. 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. Registration of a flood indemnity covenant on title.

Prior to Approval of Subdivision, the developer is required to:

1. Enter into a Servicing Agreement* for the design and construction of a lane along the entire north property line. Works include, but may not be limited to, storm sewer, sand/gravel base, roll curb & gutter (both sides), asphalt pavement, and lane lighting. Design to include water, storm & sanitary connections for both lots, and the removal of the existing driveway crossing on Blundell Road.
2. Pay Dcc's (City & GVS&DD), School site acquisition charge, and Address assignment fee.

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.

[Signed original on file]

Signed

Date

Arborist Report review – G. Jaggs**6471 Blundell Rd****RZ 12-600991****Mar 29, 2012****Att: Edwin Lee****cc: Conor Sheridan**

I have reviewed the Arborist report dated February 22, 2012 and provide the following commentary:

Tree Inventory Summary

4 trees located on site

2 trees located in the lane ROW

7 trees located on neighbouring property

Staff commentary

4 trees (tag# 258, 259, 260 and 263) located on site are all in poor condition - either dead, dying (sparse canopy foliage) or have been previously topped or exhibit structural defects such as cavities at the main branch union. As a result, these trees are not good candidates for retention and should be replaced.

2 trees (tag# 261 and 262) located in the lane ROW have been previously topped, exhibit co-dominant stems with inclusions and sparse canopy foliage indicative of decline. These two trees will also be in conflict with new lane construction. As a result, these trees are not good candidates for retention and should be replaced.

7 trees located on neighbouring property are to be protected as per the Arborist report recommendations and as per City of Richmond Tree Protection Information Bulletin Tree-03.

Replacement trees should be specified at 2:1 ratio as per the O.C.P.

Summary

4 trees (tag# 258, 259, 260 and 263) located on site to be removed and replaced.

2 trees (tag# 261 and 262) located in the lane ROW to be removed and replaced.

7 trees located on neighbouring property are to be protected.

Replacement trees should be specified at 2:1 ratio as per the O.C.P.

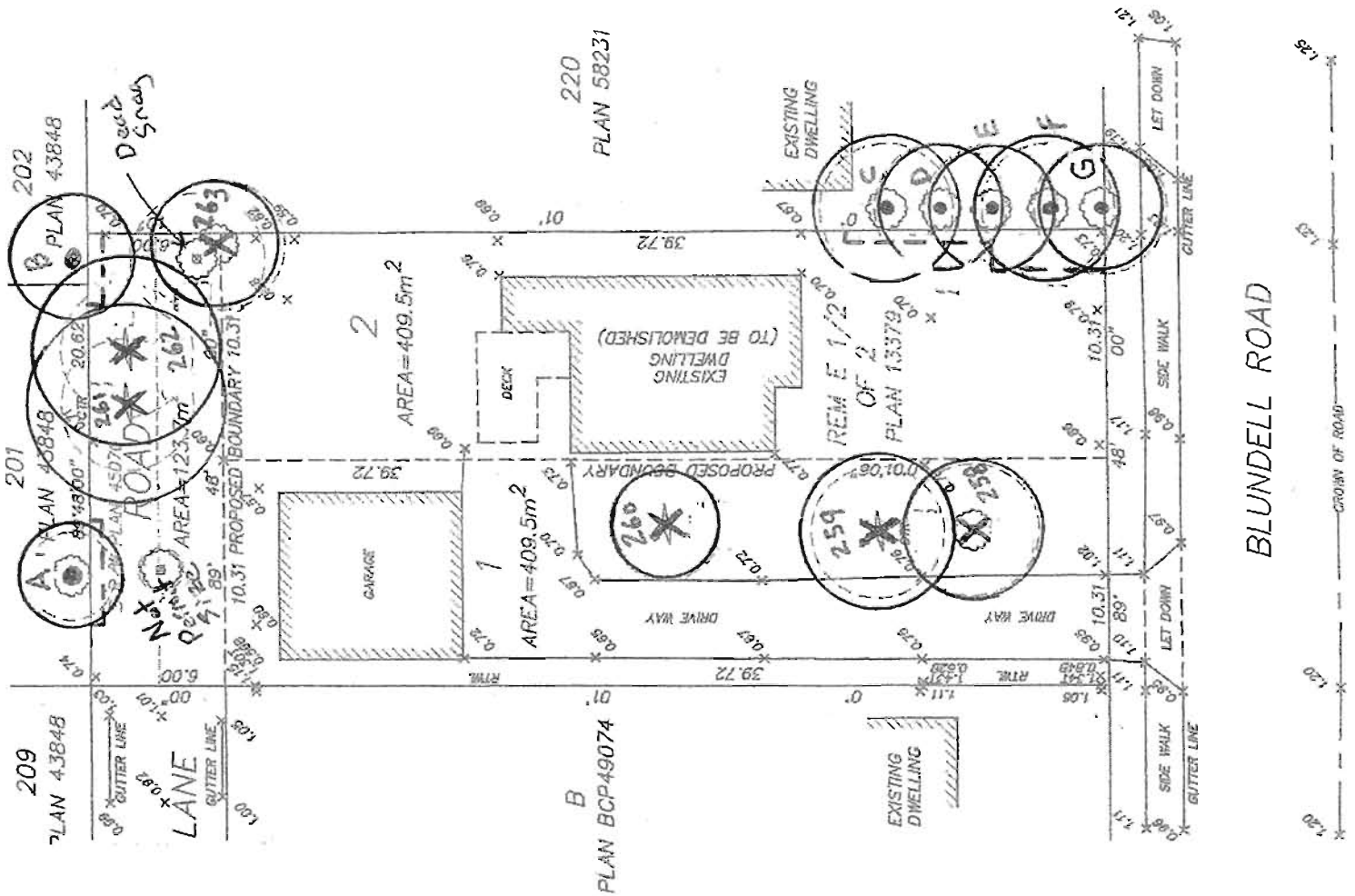
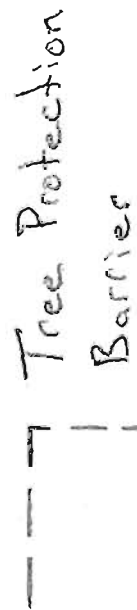
Tree Location & Protection Plan

Scale 0 2 4 6 8 10 (m)

- 100 ● Recommend Retain Tree
- 101 X Recommend Remove Tree



PLN - 19





Richmond Zoning Bylaw 8500
Amendment Bylaw 8893 (RZ 12-600991)
6471 BLUNDELL 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 **COACH HOUSES (RCH)**.

P.I.D. 003-491-226

East half Lot 2 Except: Part subdivided by Plan 43029, Section 18 Block 4 North Range
6 West New Westminster District Plan 13379

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8893**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** April 11, 2012
From: Brian J. Jackson, MCIP **File:** RZ 10-522194
Acting General Manager of Development
Re: Application by Khalid Hasan for Rezoning at 11340 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Bylaw No. 8895, for the rezoning of 11340 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Acting General Manager of Development

BJJ:el
Atl.

FOR ORIGINATING DEPARTMENT USE ONLY <i>ACTING</i>		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 11340 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Compact Single Detached (RC2) in order to permit the property to be subdivided into two (2) single family lots with vehicle access from an existing rear lane (**Attachment 2**).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Williams Road, between Shell Road and Seacote Road, in an established residential neighbourhood consisting of a mix of older single detached dwellings on larger lots and new single detached dwellings on compact lots.

Related Policies & Studies

Lot Size Policy 5434

The subject property is located within the Single-Family Lot Size Policy No. 5434 (adopted by Council February 19, 1990/amended October 16, 2006) (**Attachment 4**). This Policy permits development of compact lots (minimum 9 m or 29.5 ft. wide) along Williams Road, providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; each approximately 10.06 m wide, with vehicle access from an existing rear lane, which is in conformance with the policy.

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 compact single-family development with lane access along arterial roads.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant is proposing to provide a legal secondary suite on at least one (1) of the two (2) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to 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. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the one (1) lot where a secondary

suite is not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$4,353).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Tree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; six (6) trees were identified and assessed:

- two (2) bylaw-sized trees on the subject property;
- one (1) bylaw-sized tree on the adjacent property to the west (11320 Williams Road); and
- three (3) street trees on city's property along the site frontage.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove all bylaw-sized trees on the subject site:

- a 20 cm caliper Cherry tree on-site is recommended for removal due to its existing poor condition (as a result of previous topping); and
- a 28 cm caliper Cherry tree on-site is recommended for removal due to its existing poor condition (as a result of previous topping) and the conflict with new construction. Since this tree is located on the west property line, a written permission from the adjacent property owner to the west (at 11320 Williams Road) to remove the tree has been obtained.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, four (4) replacement trees each at 6 cm calliper or 3.5 m in height are required.

In order to ensure that the proposed 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, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan

should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and include four (4) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is also proposing to remove a bylaw-sized Babylon Willow tree located on the neighbouring property to the west (at 11320 Williams Road) due to its conflict with new construction. The City's Tree Preservation Coordinator agrees with the Arborist that this tree is in very poor condition (old topping wounds have formed large decay pockets that are prone to branch failure) and recommends removal. A consent letter from the property owners of 11320 Williams Road is on file. A separate Tree Cutting Permit is required prior to Building Permit issuance.

Three (3) street trees located on City property are all in good condition and should be retained. Since all three (3) trees are located in a concrete sidewalk, tree protection barriers are not required.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222.

Subdivision

At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, Servicing costs and cash-in-lieu for future lane improvements.

Analysis

The rezoning application complies with Lot Size Policy 5434 and the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) compact lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planner I

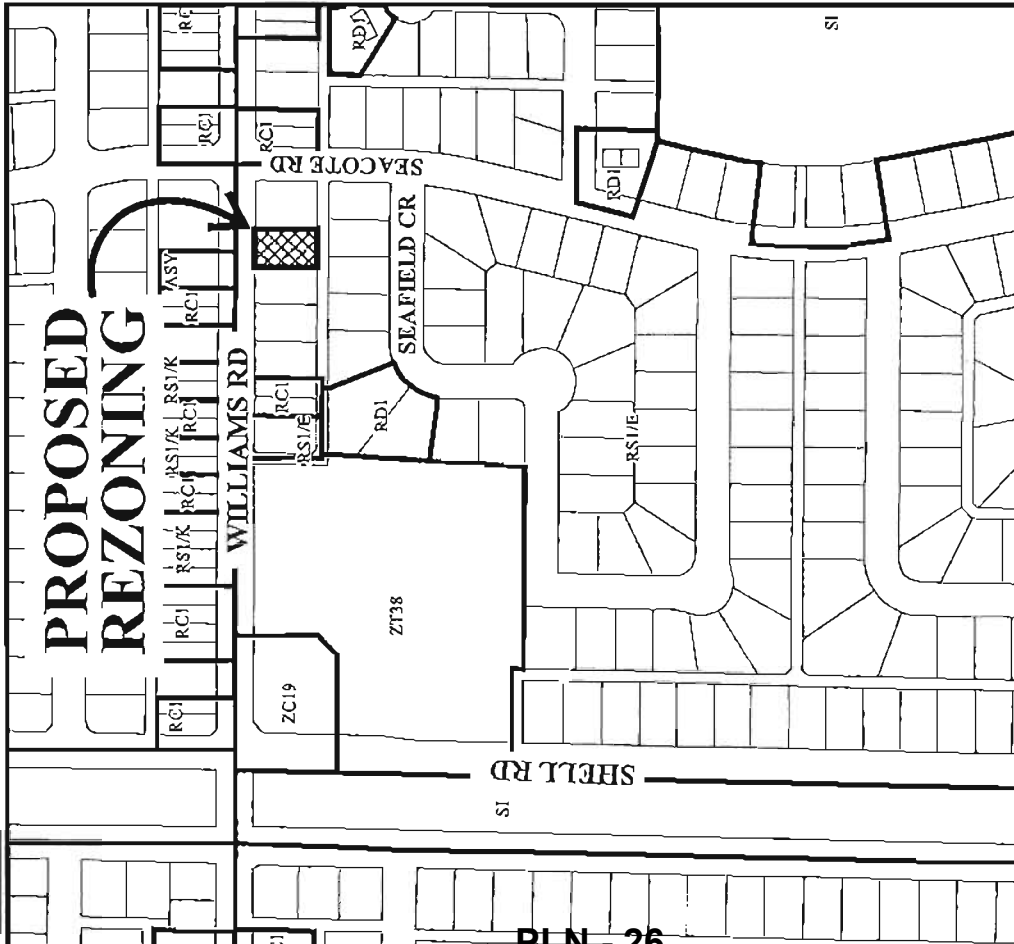
EL:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING



PLN - 26

SEACOTE RD

WILLIAMS RD

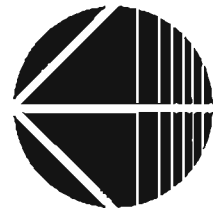
ATTACHMENT 1

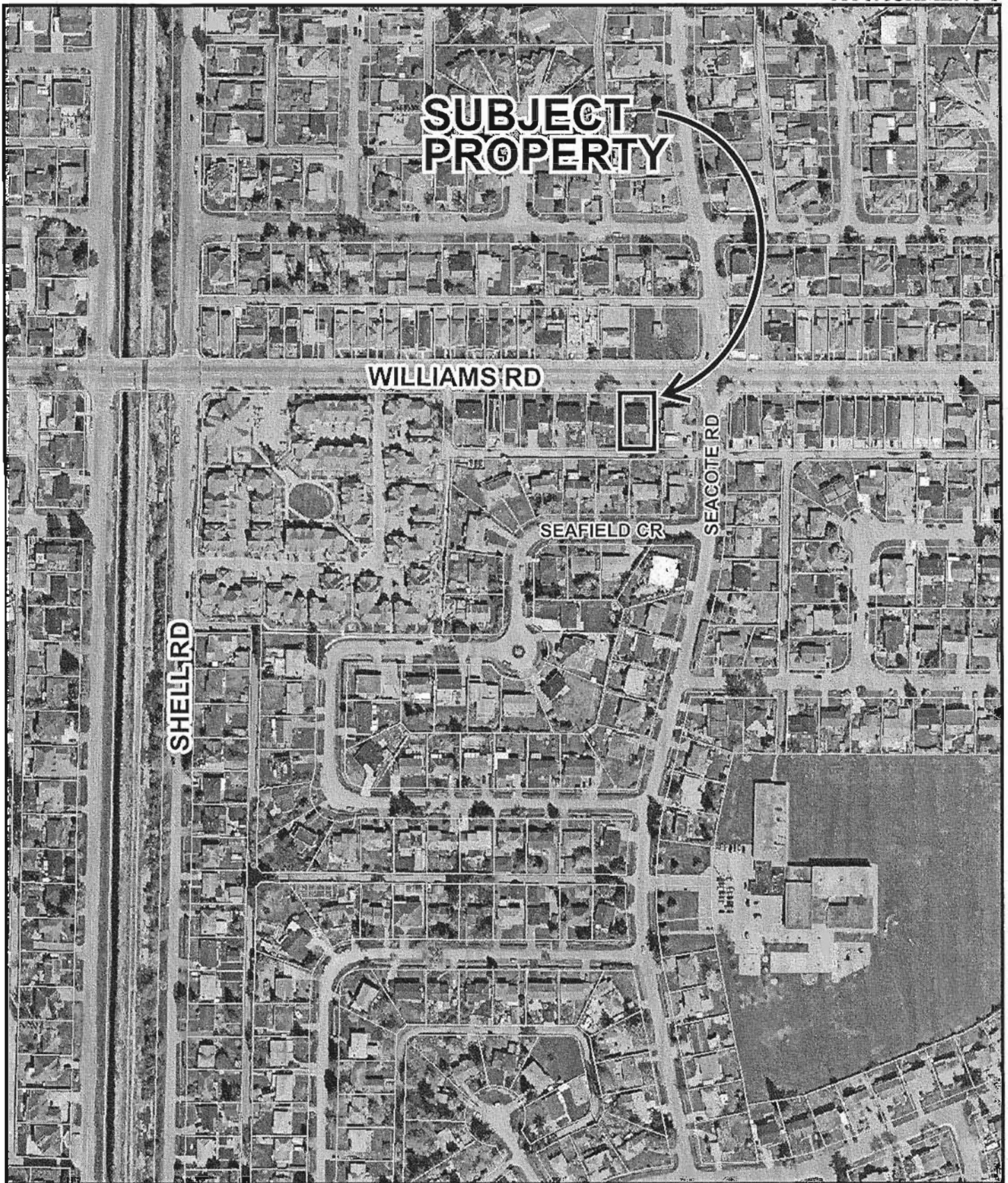
Original Date: 03/31/10

Revision Date:

Note: Dimensions are in METRES

RZ 10-522194





RZ 10-522194

PLN - 27

Original Date: 03/31/10

Amended Date:

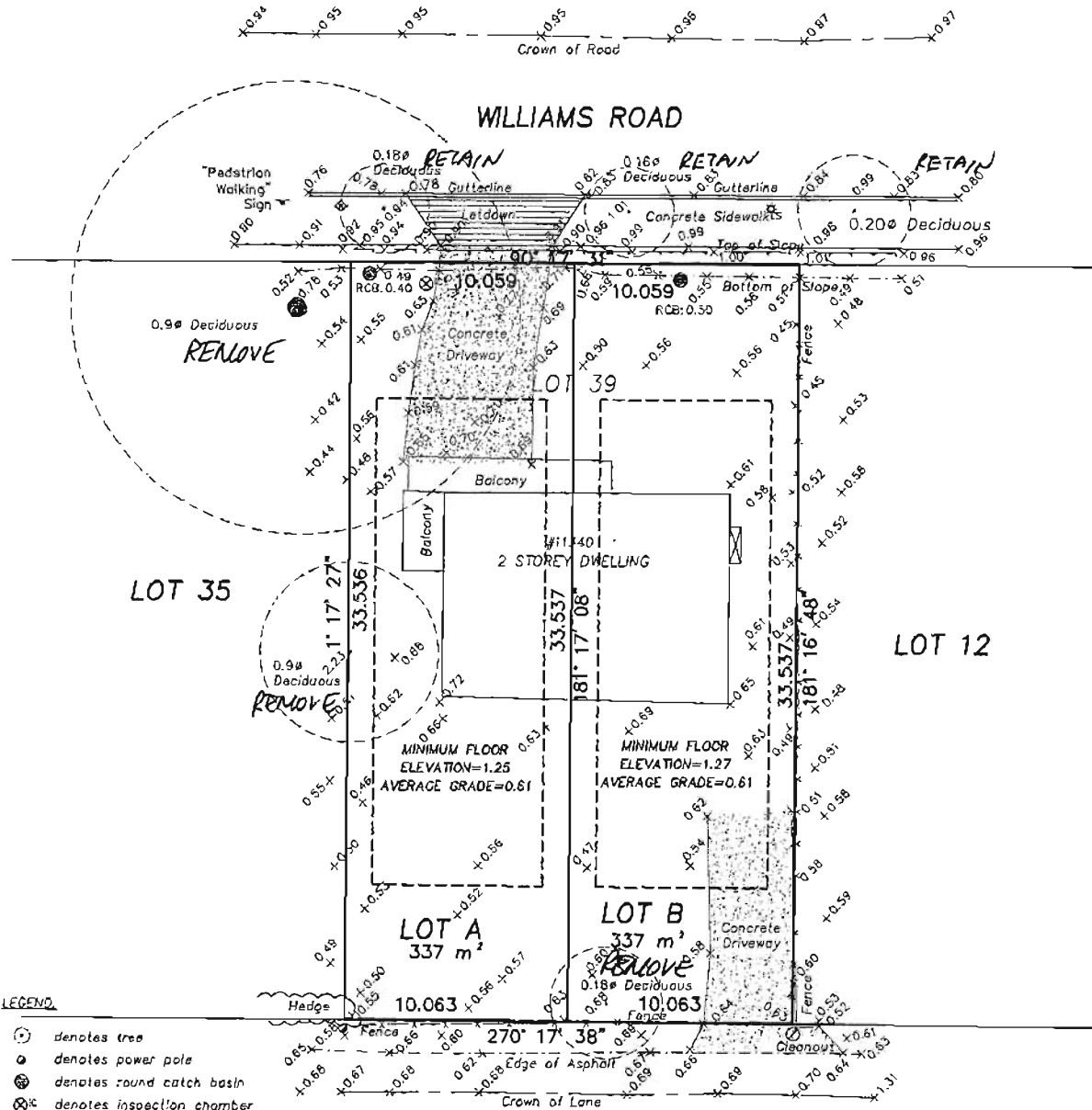
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 39 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 25908

#11340 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D 004-255-275

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND

- denotes tree
- denotes power pole
- ⊙ denotes round catch basin
- ⊗ denotes inspection chamber
- ▼ denotes road sign
- ★ denotes lamp standard
- ⊕ denotes fire hydrant

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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. 3924
FB-134 P166-167
Drawn By TH

NOTE:

Elevations shown are based on City of Richmond
HPN Benchmark network.
Benchmark: HPN #191, Control Monument 02H2453
Located at S edge traffic island
@ Riverside Dr & Featherstone Way
Elevation = 1.664 metres

PLN - 28

CERTIFIED CORRECT:

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

FEBRUARY 23rd, 2010

DWG No. 3924-TOPO

ATTACHMENT 2



RZ 10-522194

Attachment 3

Address: 11340 Williams Road

Applicant: Khalid Hasan

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Urban Era Builders & Developers Limited.	No Change
Site Size (m ²):	674 m ² (7,255 ft ²)	Two (2) lots – each approximately 337 m ² (3,627.5 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5434 permits rezoning and subdivision to Compact Single Detached (RC2) or Coach Houses (RCH).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 50%	50% Max.	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	70% Max.	none
Lot Coverage – Landscaping	Min. 20%	20% Min.	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Rear Yard (m):	Min. 1.2 m	1.2 m Min.	
Setback – Side Yards (m):	Min. 1.2 m	1.2 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m ²	337 m ²	none
Lot Width	Min. 9 m	10.06 m	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

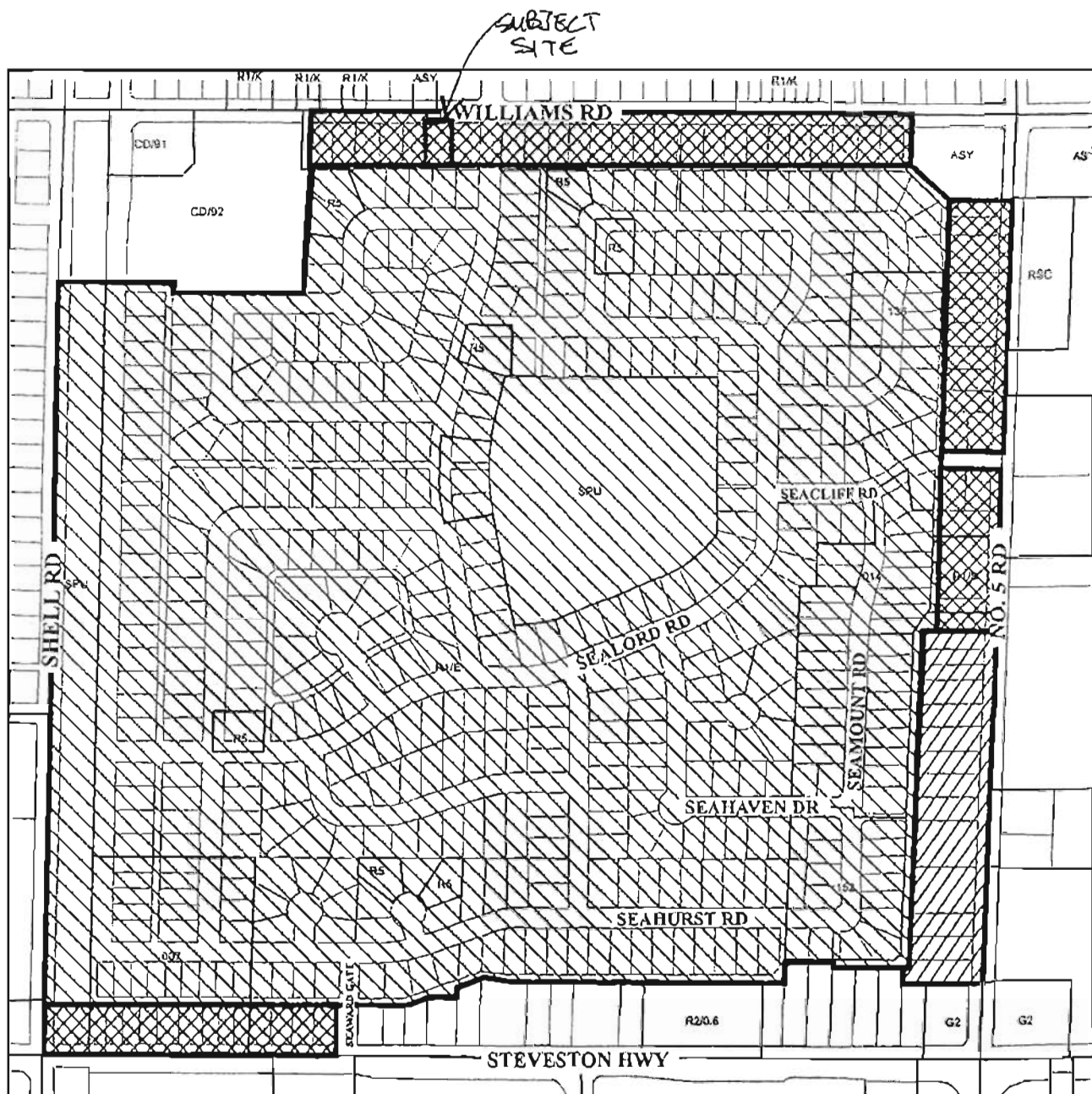
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
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by Steveston Highway, Shell Road, No. 5 Road, and Williams Road:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to 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.



-  Subdivision permitted as per R1/E (18 m wide lots)
-  Subdivision permitted as per R1-0.6 or R/9
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per R1/B



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006



City of Richmond

Rezoning Considerations

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

Address: 11340 Williams Road

File No.: RZ 10-522194

Prior to final adoption of Zoning Amendment Bylaw 8895, the developer is required to complete the following:

1. 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 Lane Establishment and Arterial Road Redevelopment Policies 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
4	6 cm		3.5 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.

2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) 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.

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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,353) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Prior to Approval of Subdivision, the developer is required to:

1. Pay Development Cost Charges (City & GVS&DD), School site acquisition charge, Address assignment fee, Servicing costs, and cash-in-lieu for future lane improvements.

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.

[Signed original on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 8895 (RZ 10-522194)
11340 WILLIAMS 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 **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 004-255-275

Lot 39 Section 36 Block 4 North Range 6 West New Westminster District Plan 25908

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8895**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

