



Planning Committee

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

**Wednesday, September 7, 2016
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on July 19, 2016.*



NEXT COMMITTEE MEETING DATE

September 20, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY VOLODYMYR ROSTOTSKYY AND MAUNG HLA WIN FOR REZONING AT 8300/8320 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009566; RZ 15-702268) (REDMS No. 5006224)

PLN-11

See Page PLN-11 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9566, for the rezoning of 8300/8320 St. Albans Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



2. **APPLICATION BY JAGTAR SIHOTA FOR REZONING AT 10760/10780 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009576; RZ 12-600638) (REDMS No. 4803966)

PLN-29

[See Page PLN-29 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9576, for the rezoning of 10760/10780 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



3. **APPLICATION BY MTM DEVELOPMENTS LTD. FOR REZONING AT 2280 MCLENNAN AVENUE FROM THE "SINGLE DETACHED (RS1/D)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. 12-8060-20-009578; RZ 15-706060) (REDMS No. 5121692)

PLN-53

[See Page PLN-53 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, for the rezoning of 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.



4. **APPLICATION BY DOD CONSTRUCTION LTD. FOR REZONING AT 3360/3380 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009579; RZ 15-710447) (REDMS No. 5009419)

PLN-73

[See Page PLN-73 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, for the rezoning of 3360/3380 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



5. **APPLICATION BY RAV BAINS FOR REZONING AT 9131 DOLPHIN AVE FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS2/K)**

(File Ref. No. 12-8060-20-009595; RZ 16-730029) (REDMS No. 5062414)

PLN-90

[See Page PLN-90 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9595, for the rezoning of 9131 Dolphin Avenue from “Single Detached (RS1/B)” to “Single Detached (RS2/K)”, be introduced and given first reading.



6. **APPLICATION BY 1075501 BC LTD. FOR REZONING AT 11600 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009596; RZ 16-734087) (REDMS No. 5101934)

PLN-107

[See Page PLN-107 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, for the rezoning of 11600 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.



7. **APPLICATION BY KANWAR SODHI FOR REZONING AT 7200 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009598; RZ 15-710175) (REDMS No. 5121136)

PLN-124

[See Page PLN-124 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9598, for the rezoning of 7200 Railway Avenue from “Single Detached (RS1/E)” to “Coach Houses (RCH1)”, be introduced and given first reading.

☐

8. **APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 7341 AND 7351 NO. 5 ROAD**

(File Ref. No. AG 16-732022) (REDMS No. 5093413 v. 2)

PLN-142

[See Page PLN-142 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That authorization for Dagneault Planning Consultants Ltd. to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 7341 and 7351 No. 5 Road be granted.

☐

9. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, July 19, 2016

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 5, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 7, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. REQUEST FROM HABITAT FOR HUMANITY FOR DEVELOPMENT COST CHARGE GRANT FROM THE AFFORDABLE HOUSING RESERVE FUND

(File Ref. No. 08-4057-01) (REDMS No. 5029734 v. 15)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the request from Habitat for Humanity, noting that (i) the six units will be provided to Richmond residents, (ii) owners will pay no more than 30% of their income towards to the mortgage, (iii) mortgage payments will be returned to the owners when they decide to sell the property, (iv) other models for affordable home ownership involve price ceilings for homes, and (v) the Co-op housing model differs from Habitat for Humanity in that Co-op residents own a share in the Co-op.

In reply to queries from Committee, Dennis Kouttes, CEO, Habitat for Humanity, noted that (i) there are no down payments required and mortgage payments are based on the owner's income, (ii) the units are returned to Habitat for Humanity when owners decide to move, (iii) most families put the returned mortgage payments towards home ownership, (iv) potential owners are required to log at least 500 hours in "sweat equity" towards the home, (v) owners will be charged for any damage to the home, and (vi) Habitat for Humanity ReStore outlet sells donated building materials and the revenue is put towards the operating costs of the organization.

Discussion ensued with regard to the sustainability of the Habitat for Humanity affordable housing model.

It was moved and seconded

- (1) *That \$134,538 be paid to the Habitat for Humanity Society of Greater Vancouver towards development cost charges associated with the six (6) affordable homeownership units and six (6) affordable secondary rental suites located at 8180 Ash Street; and***
- (2) *That the 5-Year Financial Plan (2016-2020) be amended to include an additional \$134,538 from the Affordable Housing Capital Reserve Fund for the City's grant towards the development.***

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. APPLICATION BY FARZANA AND TRILOCHAN KHOKHAR FOR REZONING AT 10644 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO LARGE LOT ARTERIAL ROAD COACH HOUSE (RCH2)

(File Ref. No. 12-8060-20-009498; RZ 14-662864) (REDMS No. 4768168)

Wayne Craig, Director, Development, reviewed the application, noting that should the application proceed, notification will be sent prior to the Public Hearing and that Council direction would be required to expand the notification area to include properties that back onto the lane and are more than 50 metres from the subject site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9498, to create the "Large Lot Arterial Road Coach House (RCH2)" zone, and to rezone 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Large Lot Arterial Road Coach House (RCH2)" zone, be introduced and given first reading.

CARRIED

3. APPLICATION BY GBL ARCHITECTS, ON BEHALF OF TRANS-PACIFIC BUSINESS CORPORATION, INC. NO. 33797 FOR REZONING AT 7260 WESTMINSTER HIGHWAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO MID-RISE CONGREGATE HOUSING AND COMMERCIAL USE (ZR11) – BRIGHOUSE VILLAGE (CITY CENTRE)

(File Ref. No. 12-8060-20-009547; RZ 14-676714) (REDMS No. 5055504 v. 2)

Mr. Craig and Diana Nikolic, Senior Planner/Urban Design, briefed Committee on the proposed development, noting that (i) the proposed development will include commercial, congregate care and residential uses, (ii) the proposed building height is consistent with the City Centre Area Plan, (iii) the congregate care units will be for-profit and the applicant will provide a cash contribution for affordable housing for the residential portion of the development, (iv) the lot approximately 80 metres west of the subject site is owned by the Richmond Hospital Foundation, and (v) the indoor amenity area is proposed on the third floor.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9547 to create the “Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighthouse Village (City Centre)” zone, and to rezone 7260 Westminster Highway from “Auto-Oriented Commercial (CA)” to “Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighthouse Village (City Centre)”, be introduced and given first reading.

CARRIED

4. APPLICATION BY 1037533 BC LTD. FOR REZONING AT 8620 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT80) – RAILWAY AVENUE

(File Ref. No. 12-8060-20-009563; RZ 15-709884) (REDMS No. 5045918)

Mr. Craig reviewed the application, highlighting that three affordable housing units, subject to the City’s Housing Agreement, are proposed for the development.

Discussion ensued with regard to encouraging more development of affordable housing units.

In reply to queries from Committee, Cynthia Lussier, Planner 1, noted that one affordable housing unit is provided at ground level and the other two affordable units will be built on top. She added that vehicle parking will include a mix of side-by-side and tandem configurations.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9563, to create the “Town Housing (ZT80) – Railway Avenue” zone, and to rezone 8620 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Town Housing (ZT80) – Railway Avenue” zone, be introduced and given first reading.

CARRIED

5. APPLICATION BY TRENDSETTER HOMES LTD. FOR REZONING AT 11920/11940 DUNAVON PLACE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/A)

(File Ref. No. 12-8060-20-009571; RZ 15-704505) (REDMS No. 5013082 v. 2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, for the rezoning of 11920/11940 Dunavon Place from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/A)”, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, July 19, 2016

6. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 6700/6720 NO. 1 ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**
(File Ref. No. 12-8060-20-009583; RZ 15-705932) (REDMS No. 4964928)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9583, for the rezoning of 6700/6720 No. 1 Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/C)”, be introduced and given first reading.

CARRIED

7. **APPLICATION BY 8572534 CANADA LTD. FOR REZONING AT 5960 NO. 6 ROAD TO ALLOW A LICENSED HEALTH CANADA MEDICAL MARIHUANA PRODUCTION FACILITY**
(File Ref. No. 12-8060-20-9109/9592; RZ 14-665028) (REDMS No. 5069273)

Mr. Craig reviewed the application, noting that (i) staff are recommending that Bylaw 9109 be abandoned since the company that submitted the application did not fulfill the rezoning considerations and has ceased operations, (ii) license approval by Health Canada for medical marihuana production is pending and the City must receive confirmation of Federal licensing prior to rezoning bylaw adoption, and (iii) there will be on-going consultation with Richmond Fire-Rescue and the Richmond RCMP regarding security and fire safety.

In reply to queries from Committee, Zack Ross, representing the applicant, noted that (i) security requirements are regulated by Health Canada, (ii) the proposed facility will be smaller and utilize a different business model compared to the previous applicant, (iii) the site will be rented from a family member, (iv) the proposed facility will not displace adjacent businesses, (v) the facility will have not have direct patient transactions on-site and product deliveries will occur via postal services, and (vi) Health Canada has adjusted regulations to allow commercial production of medicinal marihuana and uphold quality standards.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the “Licensed Health Canada Pharmaceutical Production (ZI11)” zoning district and rezone 11320 Horseshoe Way (RZ 13-639815) to “Licensed Health Canada Pharmaceutical Production (ZI11)”, be abandoned; and*

Planning Committee
Tuesday, July 19, 2016

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9592, for the rezoning of 5960 No. 6 Road to allow a licensed Health Canada medical marihuana production facility and supporting uses on a site-specific basis in the "Light Industrial (IL)" zoning district, be introduced and given first reading.*

CARRIED

8. MANAGER'S REPORT

Landsdowne Mall Development

Mr. Craig briefed Committee on the proposed development for the Landsdowne Mall, noting that the master plan for the mall is in the preliminary stages and that staff will bring forward a report on the matter later this year with the intent of having Planning Committee and Council endorse the master plan for public consultation.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that the City Centre Area Plan has provisions for affordable housing and community amenity contributions. He added that any requirements directed by Council may be applied to site at the time of rezoning and that significant park land development is required according to the City Centre Area Plan.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:48 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, July 19, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 22, 2016

File: RZ 15-702268

Re: Application by Volodymyr Rostotskyy and Maung Hla Win for Rezoning at 8300/8320 St. Albans Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9566, for the rezoning of 8300/8320 St. Albans Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>T. ROWE for Joe Bracey</i>

Staff Report

Origin

Volodymyr Rostotskyy and Maung Hla Win have applied to the City of Richmond for permission to rezone 8300/8320 St. Albans Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to the property to be subdivided to create two (2) lots (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 and South: single-family homes on lots in the “Single Detached (RS1/E)” zone fronting St. Albans Road.
- To the East: the sports fields for Palmer Secondary School; which are in the “School & Institutional Use (SI)” zone.
- To the West, across St. Albans Road: one (1) single-family home fronting Lunen Road and one (1) single-family home fronting St. Albans Road; both in the “Single Detached (RS1/E)” zone.

Related Policies & Studies

Official Community Plan

The subject property is located in the Garden City neighbourhood of the Broadmoor planning area (Attachment 4). The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential.” The proposed rezoning and subdivision are compliant with this designation.

Single-Family Lot Size Policy 5423

The subject property is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989 and subsequently amended in 2003 and 2004 (Attachment 5). This Single-Family Lot Size Policy permits subdivision of properties containing an existing duplex into no more than two (2) equal lots consistent with 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 covenant registered on title that restricts the property use to a duplex only (registration number RD44048). This covenant must be discharged prior to subdivision approval.

Cancellation of the existing strata plan (NW850) is required prior to subdivision approval.

Proposed Site Access

Vehicle access is proposed to be from St. Albans Road via separate driveway crossings to each new lot. The location of the driveway crossings will be established as a part of site servicing.

Richmond School District No. 38 has requested that there be no site access from the rear of the property during demolition or construction stages, and to be notified of work prior to demolition stage. Staff will notify the School District of the rezoning approval, and advise the applicant to contact the School District before demolition begins.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses eight (8) bylaw-sized trees on the subject site (Tag # 2-9), one (1) tree on a neighbouring property (Tag # 10), and one (1) City-owned tree (Tag # 1).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a visual tree assessment, and provides the following comments:

- Three (3) trees (Tag # 2, 3 and 4) located on the development site along the front property line are in good condition and should be retained and protected. Install tree protection fencing a minimum of 3 m out from the base of the tree.
- Two (2) trees (tag # 7 and 9) located on the development site in the rear yard are in good or moderate condition, and should be retained and protected. Install tree protection fencing as per Arborist's Report recommendations.

- Two (2) Birch trees (Tag # 6 and 8) are not good candidates for retention, and should be removed and replaced.
- One (1) neighbouring tree (Tag # 10) is to be retained and protected.
- One (1) City-owned tree (Tag # 1) is to be retained and protected.

Tree Protection

Five (5) bylaw-sized trees on the subject property, one (1) tree on a neighbouring property, and one (1) City-owned tree are to be retained and protected (Tag # 2, 3, 4, 7, and 9). In order to retain the three (3) trees in the front yard (Tag # 2, 3, and 4), the existing driveway crossings must be used to provide access to the property. Work on the driveway within the tree protection zone requires supervision by a Certified Arborist. A Tree Protection Plan showing the location of the retained trees and the necessary tree protection fencing is contained in Attachment 6. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, registration of a legal agreement on title specifying that the driveway crossings for each lot must correspond with the existing driveway crossings.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, the City's acceptance of a survival security in the amount of \$10,000, for the five (5) trees to be retained on the subject property and \$1,300 for the one (1) City-owned tree; for a total survival security of \$11,300.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

Three (3) trees are recommended for removal (Tag # 5, 6, and 8). The 2:1 replacement ratio would require a total of six (6) replacement trees. Given that five (5) trees are recommended for retention and the resulting limited available planting area for new trees, staff recommends that only two (2) replacement trees be required on each proposed lot, for a total of four (4) replacement trees. Based on the size of the trees being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057. Prior to rezoning approval, the applicant is required to submit a landscaping security in the amount of \$2,000 (\$500 per tree) to ensure these trees are planted.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots created, or a cash-in-lieu contribution of \$1.00 per square foot of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to make a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,355.55) to the City's Affordable Housing Reserve Fund.

Site Servicing and Frontage Improvements

At future development stage, the applicant must complete the required servicing works as described in Attachment 7.

Financial Impact or Economic Impact

This rezoning proposal results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone 8300/8320 St. Albans 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) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicants (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9566 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Site Survey showing proposed subdivision plan

Attachment 3: Development Application Data Sheet

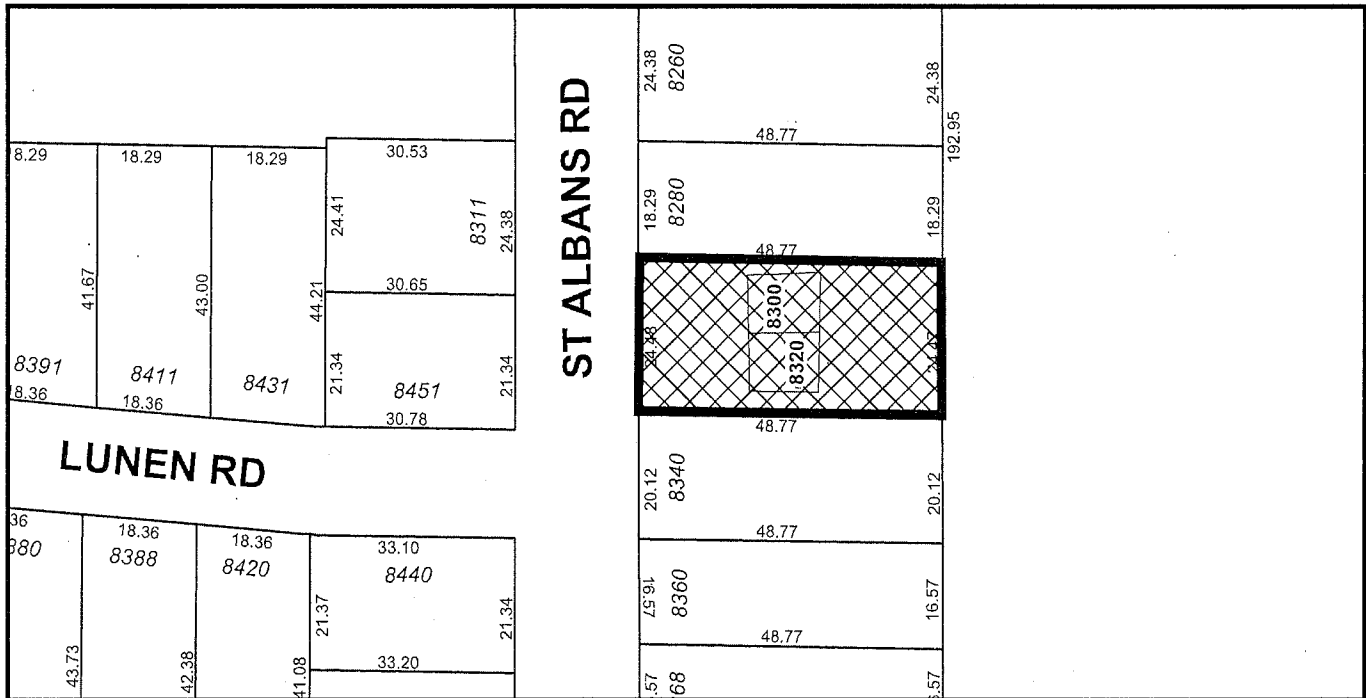
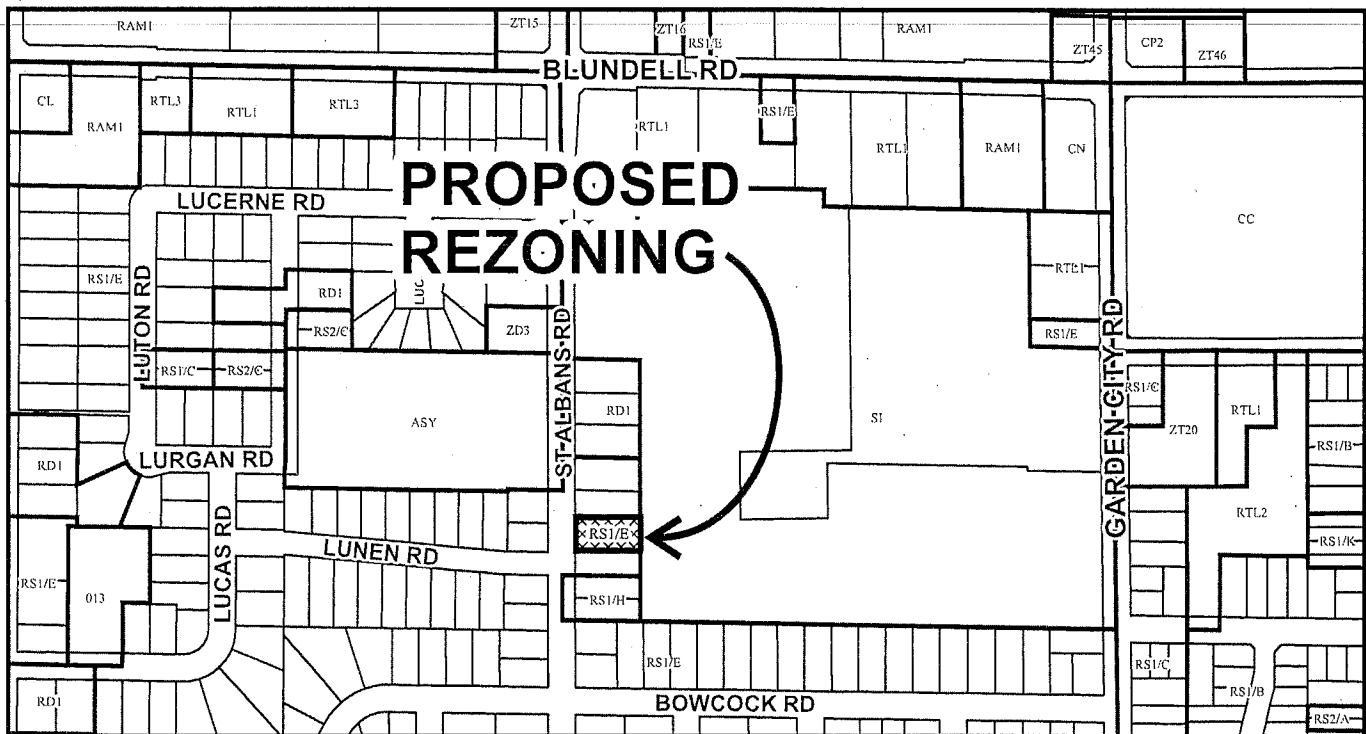
Attachment 4: Broadmoor Planning Area Land Use Map

Attachment 5: Single-Family Lot Size Policy 5423

Attachment 6: Proposed Tree Retention Plan

Attachment 7: Rezoning Considerations

City of
Richmond



RZ 15-702268

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-702268

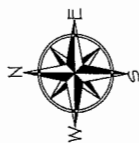
Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW850 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

#8300 ST. ALBANS ROAD,
RICHMOND, B.C.
P.I.D 001-541-960



LEGEND:

- denotes tree
- denotes round catch basin
- ⊗ denotes water meter
- ⊕ denotes water valve
- ⊖ denotes cleanout
- ⊙ denotes electrical box
- (d) denotes deciduous
- (c) denotes conifer
- ⊙ denotes lamp standard
- ⊙ denotes power pole
- ⊙ denotes iron post set
- ⊙ denotes lead plug set
- ⊙ denotes LP Witness

PLN - 19

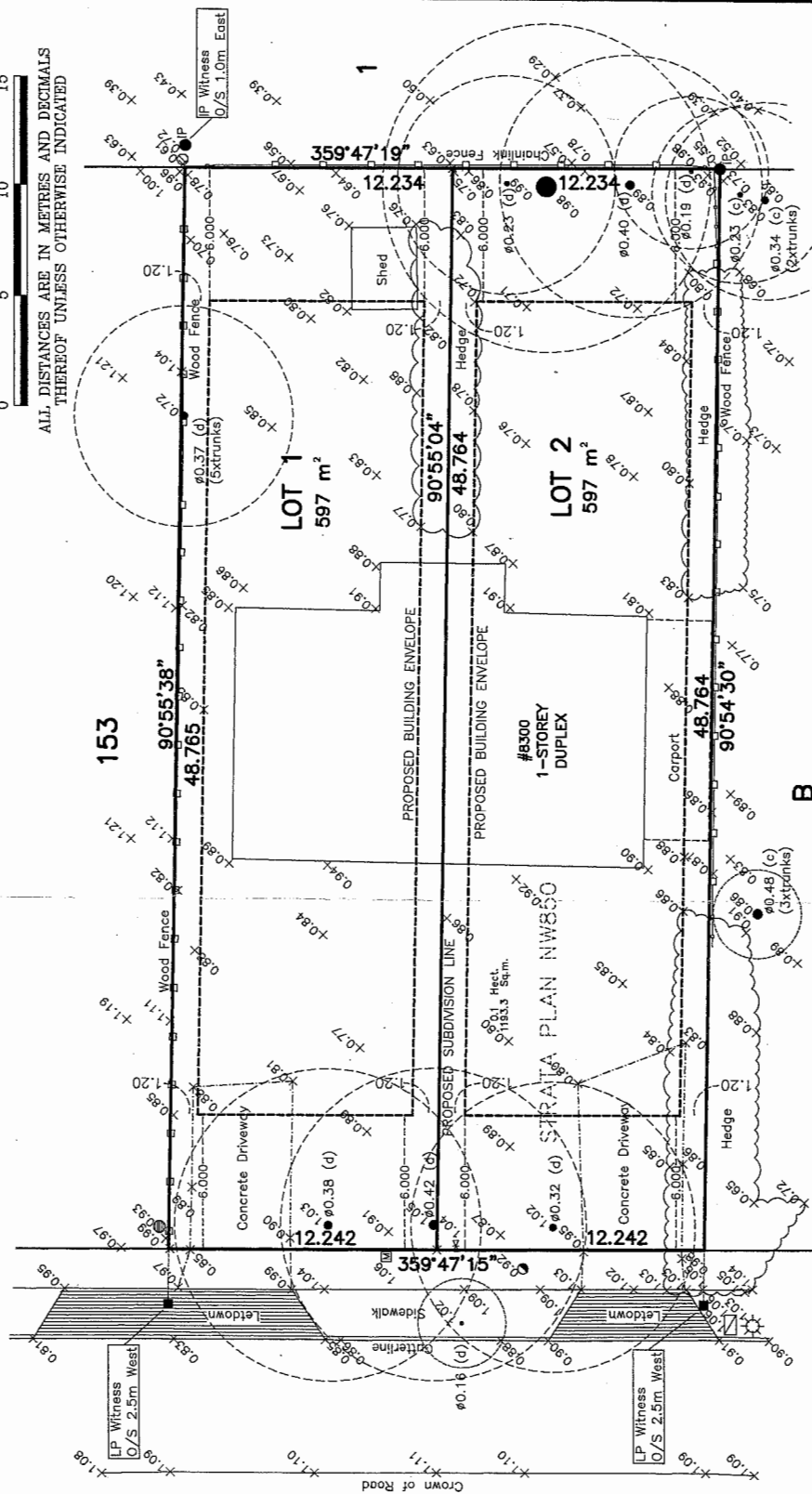
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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5880
FB-273 P52-56
Drawn By: WK

DWG No. 5880-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL South bound left turn
lane @ No. 3 Road and Bennett Road.
Elevation = 1.452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
FEBRUARY 13th, 2015



RZ 15-702268

Attachment 3

Address: 8300/8320 St. Albans Road

Applicant: Volodymyr Rostotskyy and Maung Hla Win

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Maung Hla Win Volodymyr Rostotskyy	To be determined
Site Size (m²):	1,194 m ²	Two lots, each 597 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
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 applied to 464.5 m ² of the lot area together with 0.30 applied to the balance	Max. 0.55 applied to 464.5 m ² of the lot area together with 0.30 applied to the balance	none permitted
Buildable Floor Area*:	Max. 295.225 m ² (3,177.78 ft ²)	Max. 295.225 m ² (3,177.78 ft ²)	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 25%	Min. 25%	none
Lot Size (min. dimensions):	360.0 m ²	597 m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

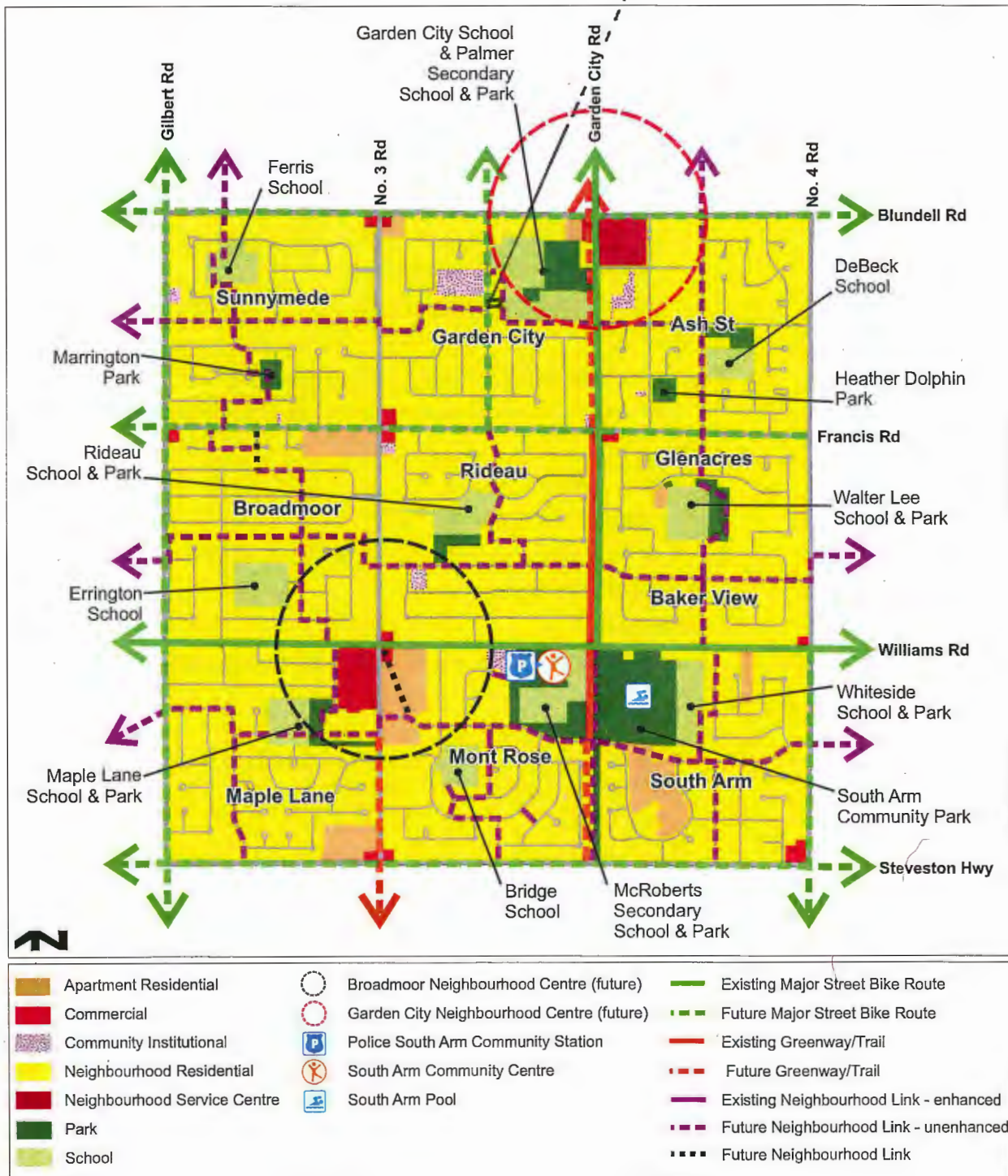
Other: Tree replacement compensation required for loss of bylaw-sized trees.

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



6. Broadmoor

SUBJECT PROPERTY





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

Amended by Council: November 17th, 2003Amended by Council: March 15th, 2004**POLICY 5423**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, 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 exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

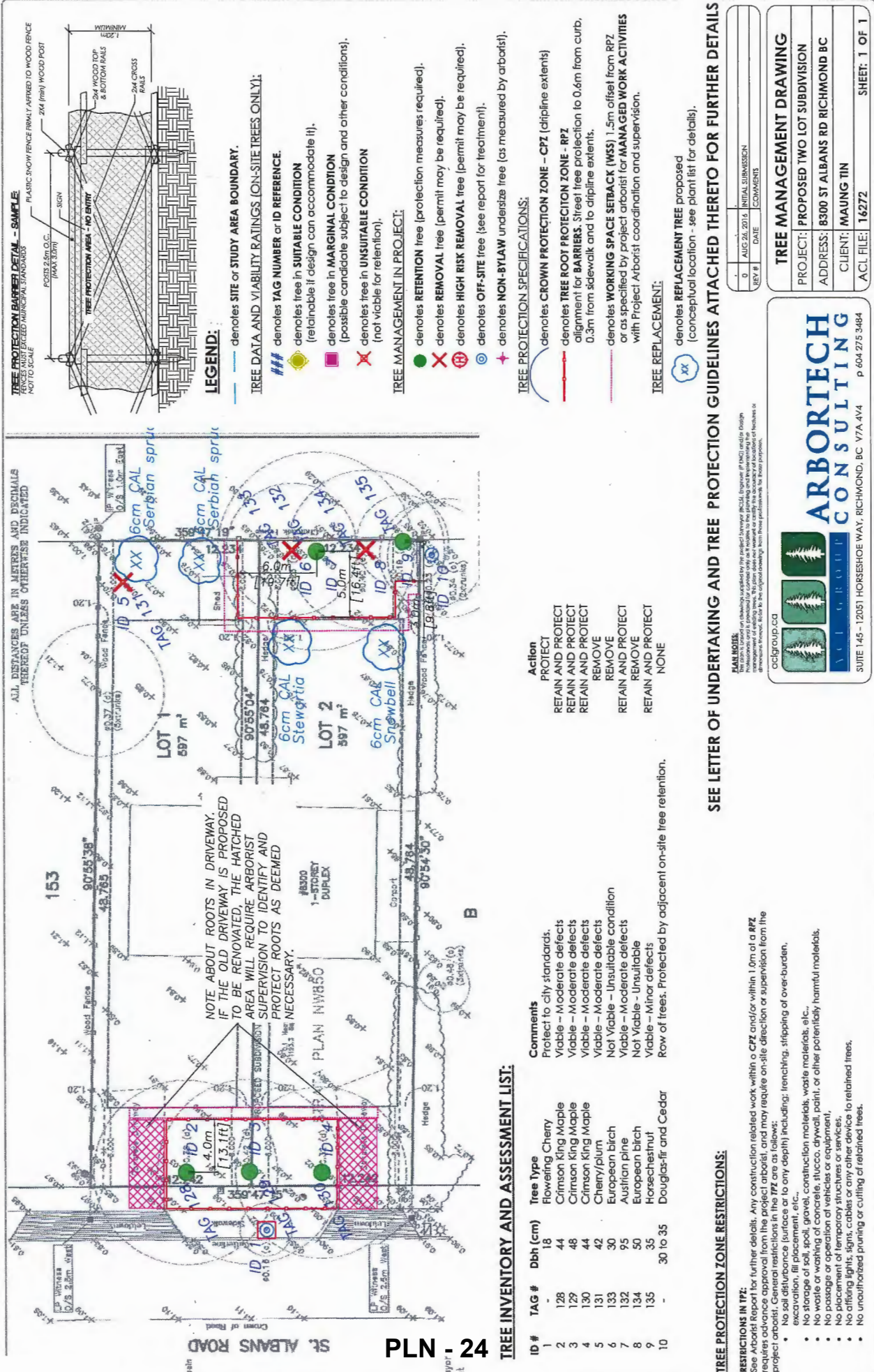
This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw..

[illegible]

Policy 5423
Section 21, 4-6

Adopted Date: 11/20/89

Amended Date: 03/15/04





Address: 8300/8320 St. Albans Road

File No.: RZ 15-702268

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9566, the developer is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$11,300 for the five (5) on-site trees and one (1) City-owned tree to be retained.
3. Submission of a Landscape Security to the City in the amount of \$2,000 to ensure that a total of four (4) replacement trees are planted on the new lots.
4. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,355.55) 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 one (1) 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 applicant must complete the following requirements:

1. Discharge of covenant RD44048 from the title of the strata lots, which restricts the property to a duplex.
2. Cancellation of the existing strata plan (NW850).

At Demolition* stage, the applicant must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Send notification to Richmond School District No. 38 of on-site demolition works.

At Building Permit* stage, the applicant must complete the following requirements:

1. Submit 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.
3. The following servicing works and off-site improvements to be designed by the City at Building Permit stage and constructed by City crews via a work order:

Water Works:

- Using the OCP Model, there is 755.0 L/s of water available at a 20 psi residual at the St. Albans Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The Developer is required to:
 - Retain the existing water service connections.
 - 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 and Building designs.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Cut and cap the existing storm service connection and remove the existing inspection chamber along the St. Albans Road frontage.
 - Install a new storm service connection and inspection chamber complete with dual connections at the adjoining property line of the newly subdivided lots along the St. Albans Road frontage. Additional right-of-way will be required to accommodate the new inspection chamber.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection at the northeast corner of the development site.
 - Install one (1) new sanitary service connection complete with new inspection chamber at the adjoining property line of the newly subdivided lots along the east property line within the existing statutory right-of-way. All sanitary works to be completed prior to any on-site building construction.

Frontage Improvements:

- Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - 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.).
- 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 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.

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 9566 (RZ 15-702268)
8300/8320 St. Albans 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. 001-541-960

Strata Lot 1 Section 21 Block 4 North Range 6 West New Westminster District Strata Plan NW850 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-541-978

Strata Lot 2 Section 21 Block 4 North Range 6 West New Westminster District Strata Plan NW850 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9566”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

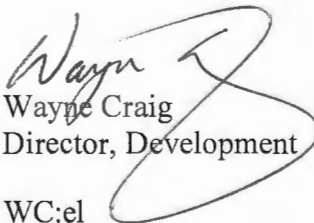
Date: August 22, 2016

File: RZ 12-600638

Re: Application by Jagtar Sihota for Rezoning at 10760/10780 Bird Road from Single Detached (RS1/E) to Single Detached (RS2/B)

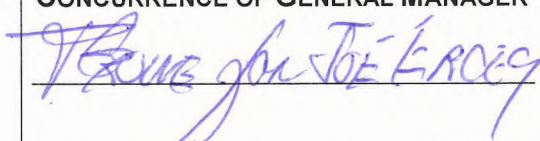
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9576, for the rezoning of 10760/10780 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el

Att.8

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

Staff Report

Origin

Jagtar Sihota has applied to the City of Richmond to rezone the properties at 10760/10780 Bird Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone in order to permit the properties to be subdivided into three (3) single-family lots fronting Shell Road with a shared driveway from Bird Road (see Attachment 2). The site is occupied by an existing duplex, which will be demolished.

Findings of Fact

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

Surrounding Development

The subject property is a large lot located at the southwest corner of Bird Road and Shell Road, in an existing residential neighbourhood that has experienced on-going redevelopment to smaller lots through rezoning and subdivision applications in recent years.

To the North: Directly across Bird Road, large single-family residential lots zoned “Single Detached (RS1/E)”.

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/E)” fronting Caithcart Road.

To the East: Across Shell Road, a railway corridor, and then large single-family residential lots zoned “Single Detached (RS1/D)” and “Single Detached (RS1/E)”.

To the West: A non-conforming duplexes on a lot zoned “Single Detached (RS1/E)”, and small single-family residential lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is located in the East Cambie Planning Area. The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)”. This redevelopment proposal is consistent with these designations.

Single Family Lot Size Policy 5424

The subject site is located within the area covered by Single Family Lot Size Policy 5424, adopted by City Council on November 20, 1989 (Attachment 4). This Policy permits rezoning and subdivision of properties on Bird Road in accordance with the “Single Detached (RS2/B)” zone.

This redevelopment proposal would permit a subdivision to create three (3) lots fronting Shell Road, each approximately 14.32 m wide and 371 m² in area, consistent with Single Family Lot Size Policy 5424.

Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applies to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Registration of an Aircraft Noise Sensitive Use Covenant on Title will be 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 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Built Form and Architectural Character

The applicant has submitted conceptual development plans showing:

- The proposed architectural elevations of the dwelling to be located on the corner lot at Bird Road and Shell Road (Attachment 5); and
- The proposed landscaping in the front and exterior side yards as well as landscaping along the shared driveway (Attachment 6).

The proposed elevations and landscape plans respond to the City’s urban design objectives by providing an articulated and visually interesting façade along both road frontages, and by enhancing the front and exterior side yard of the lot with a mix of coniferous and deciduous trees and a variety of evergreen shrubs.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a restrictive covenant on title specifying that the Building Permit application and ensuing development at the subject site must be generally consistent with the plans included in Attachment 5. Plans submitted at Building Permit application stage must comply with all City regulations. The

Building Permit application process includes coordination between Building Approvals and Planning staff to ensure that the covenant is adhered to.

In order to ensure that this landscaping work is undertaken, the applicant is required to submit a final landscape plan along with a landscape security based on 100% of the cost estimates, including installation cost, provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title of the lot for utilities along the south property line. Staff from the Engineering Department advised that the extent of this SRW may be reduced subject to the Servicing Agreement design. As part of the Servicing Agreement, the applicant may propose to replace the existing SRW with a new SRW that is 3.0 m wide (measured from the south property line) and extend 3.0 m east of the centre of the existing sanitary manhole onsite. The exact dimensions of the SRW are to be confirmed by a field survey, to the satisfactory of the Director of Engineering. In case the existing SRW cannot be reduced, the building envelope of the proposed Lot 3 (southern lot) will be reduced correspondingly.

Transportation and Site Access

The Transportation Division has stipulated that no direct vehicular access is permitted to Shell Road; vehicular access to the new lots is to be only from a new 6.0 m wide shared driveway secured by an access easement along the west property line of the subject site. Registration of a legal agreement on Title ensuring that vehicle access is limited to Bird Road only, at the west property line of the site, will be required prior to final adoption of the rezoning bylaw. This agreement will also include language that no subdivision of the property is permitted until such time that the abovementioned 6 m wide cross-access easement is registered.

An additional 1.0 m setback to the building will be required from the easement to facilitate vehicular turning. The southern parcel will be required to have its garage situated at the north edge of the site (subject to the minimum side yard setback requirement under the RS2/B zone). Registration of a restrictive covenant to reflect the above access arrangement and additional setbacks will be required prior to subdivision approval.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on August 4, 2016 for a period of one (1) year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted as part of the application. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and has provided the following comments:

- Three (3) trees located on site, including a 21 cm cal Douglas Fir tree (tag# 474), a 31 cm cal Portuguese Laurel tree (tag#476), and a 23 cm cal Japanese Maple tree (tag# 477), have been historically topped and are in direct conflict with the proposed development; these trees cannot be retained.
- Six (6) bylaw-sized White Cedar trees (tag #475) located at the northeast corner of the development site are in poor condition due to historical topping and should be removed.
- Five (5) trees (tag# A, B, C, D & E) located on neighbouring property to the west along the common property line must be protected as per the Arborist's recommendations.
- A 38 cm cal Red Maple tree (tag# 473) located on the city boulevard along the Bird Road frontage of the subject site is in good condition and matches the rest of the street planting; this tree must be retained at its current location.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 18 replacement trees in a mix of minimum 6 cm to 8 cm calliper deciduous trees and minimum 3.5 m to 4.0 m high coniferous trees are required to compensate for the removal of the nine (9) trees listed above.

According to the Preliminary Landscape Plan provided (Attachment 6), the developer is proposing to plant a minimum of nine (9) new trees on-site. The total number of new trees to be planted on site and the size of replacement trees will be reviewed in detail after the functional plan for future frontage works is completed, prior to final adoption of the rezoning bylaw. The applicant has agreed to provide a voluntary cash contribution in the amount of \$500/tree to the City's Tree Compensation Fund if required replacement trees cannot be accommodated on-site.

Tree Protection

A Tree Management Plan (Attachment 7) has been submitted as part of this application. Tree protection fencing is required to be installed prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For single-family development proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total buildable area of the single-family developments (i.e. \$6,552.64) in-lieu of providing a secondary suite on 50% of the new lots.

Site Servicing and Frontage Improvements

Prior to final adoption, the developer is required to dedicate a 4 m x 4 m corner cut at the northeast corner of the site and provide a statutory right-of-way (SRW) along the Shell Road frontage to accommodate future frontage improvements (see Attachment 8 for details). A functional plan of the SRW and frontage works design is required prior to final adoption to determine the exact dimension of the SRW.

Prior to approval of the Subdivision, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of the shared driveway along the west property line. The design must include new storm and sanitary sewers within the proposed shared driveway, as well as water, storm and sanitary connections for all three (3) proposed lots (see Attachment 8 for details).

Prior to approval of the Subdivision, the developer is also required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, and Address assignment fee.

Kinder Morgan Canada Inc. (KMC) - Jet Fuel Line – Not Affected

The jet fuel line to YVR is located in close proximity to the proposed development site along Shell Road. No frontage improvement works is required along the Shell Road frontage of the property. As such, a Pipeline Proximity Installation Permit from Kinder Morgan is not required.

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

This rezoning application to permit the subdivision of the subject site into three (3) lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5424.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 8.

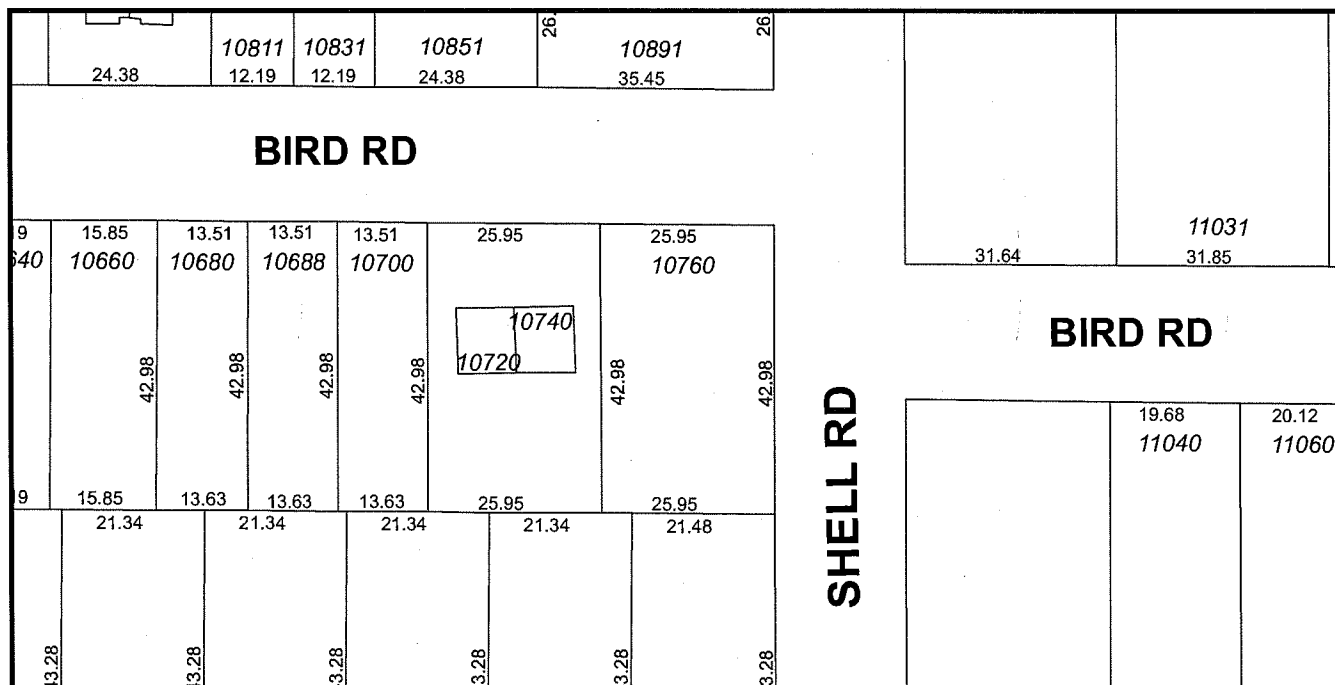
It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9576 be introduced and given first reading.



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 5424
Attachment 5: Proposed Building Elevations
Attachment 6: Preliminary Landscape Plan
Attachment 7: Tree Management Plan
Attachment 8: Rezoning Considerations



RZ 12-600638

Note: Dimensions are in METRES

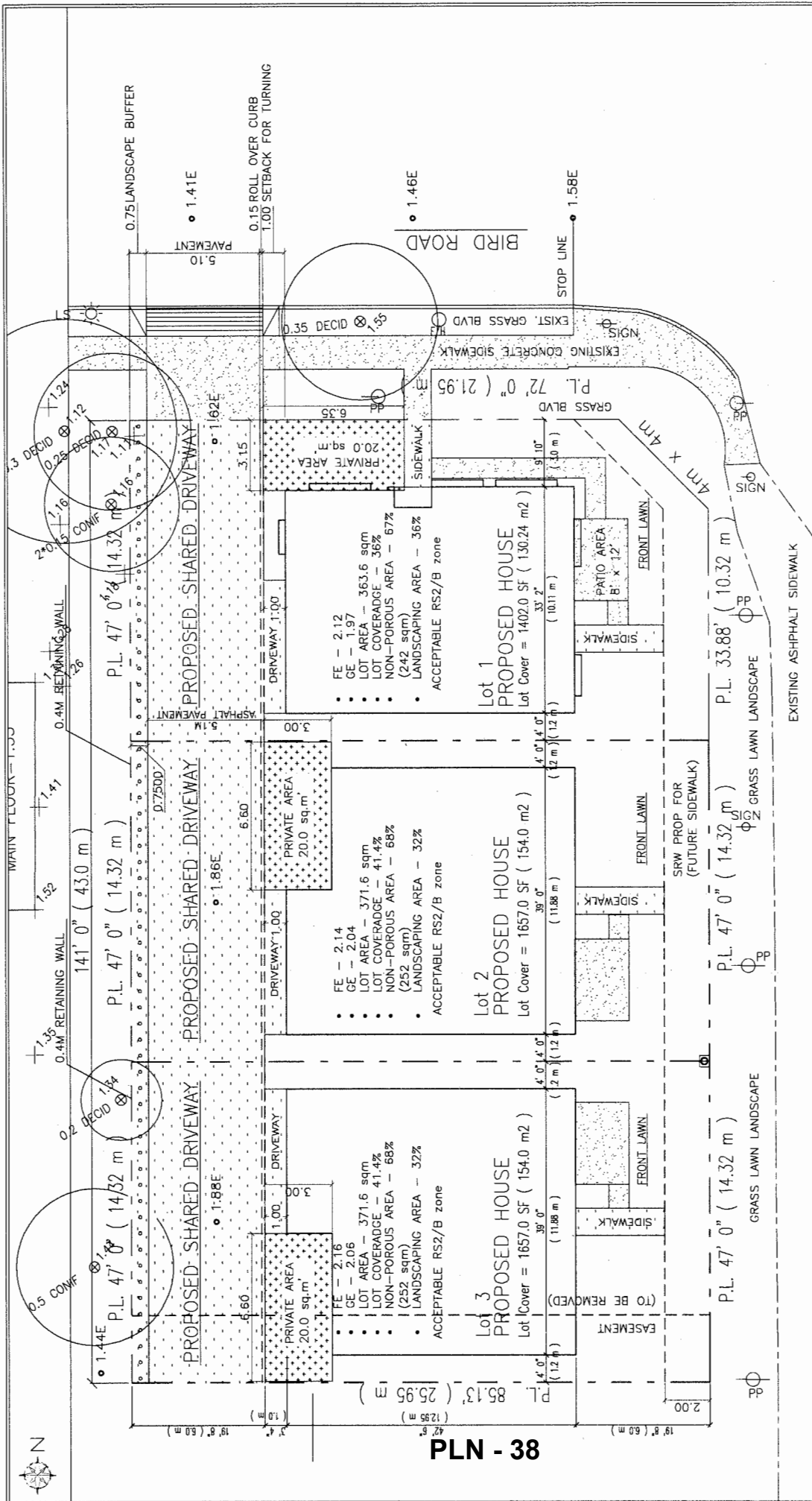


RZ 12-600638

Original Date: 02/24/12

Revision Date: 06/07/16

Note: Dimensions are in METRES



PLN - 38

REV	ISS	CHK	DATE DD/MM/YY	DESCRIPTION OF ISSUE	REV	ISS	CHK	DATE DD/MM/YY	DESCRIPTION OF ISSUE
B	GS	JS	08/03/16	ISSUED FOR REVIEW					
A	GS	JS	26/12/16	ISSUED FOR REVIEW					

JAGTAR SIHOTA

JAGTAR SIHOTA

10760 BIRD ROAD, RICHMOND, BC

REZONING – SUBDIVISION TO 3--LOTS

SITE PLAN

GENERAL ARRANGEMENT

DESIGNER/CHECKER

AG

GS

2016--AR--0001

DD	MM	YY
20	02	16
26	02	16



RZ 12-600638

Attachment 3

Address: 10760/10780 Bird Road

Applicant: Jagtar Sihota

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Jagtar Singh Sihota, Baldish Kaur Sihota, Gurpreet Singh Sihota	To be determined
Site Size (m²):	1,115 m ²	Approx. 371.6 m ² each
Land Uses:	One (1) non-conforming duplex	Three (3) single-family lots
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-Family Only)	Complies
702 Policy Designation:	Lot Size Policy 5424	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	2 units (duplex)	3 single family lots
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360m ²	Approx. 371.6 m ² each	none
Lot Width (m):	Min. 12 m	14.32 m	none
Lot Depth (m):	Min. 24 m	Approx. 25.95 m	none
Lot Frontage (m):	Min. 6.0 m	14.32 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road** and **Caithcart Avenue**:

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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.



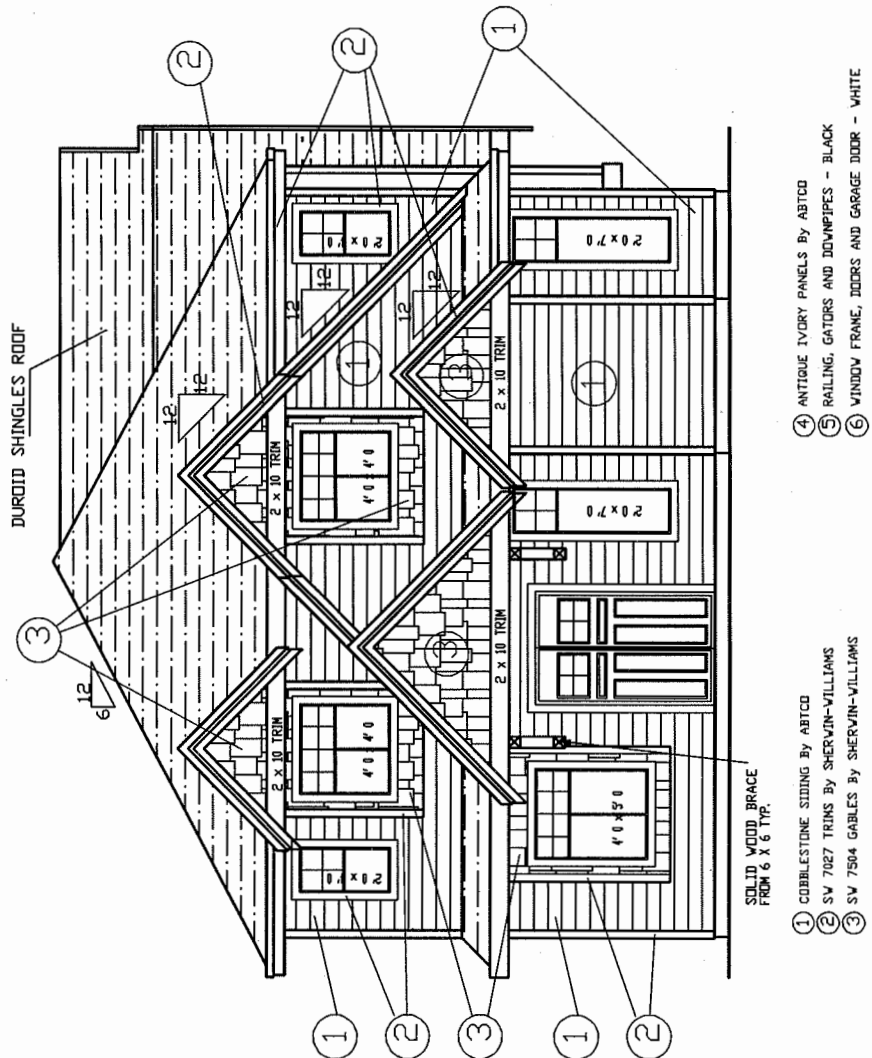
POLICY 5424
SECTION 26, 5-6

Adopted Date: 11/20/89

Amended Date:

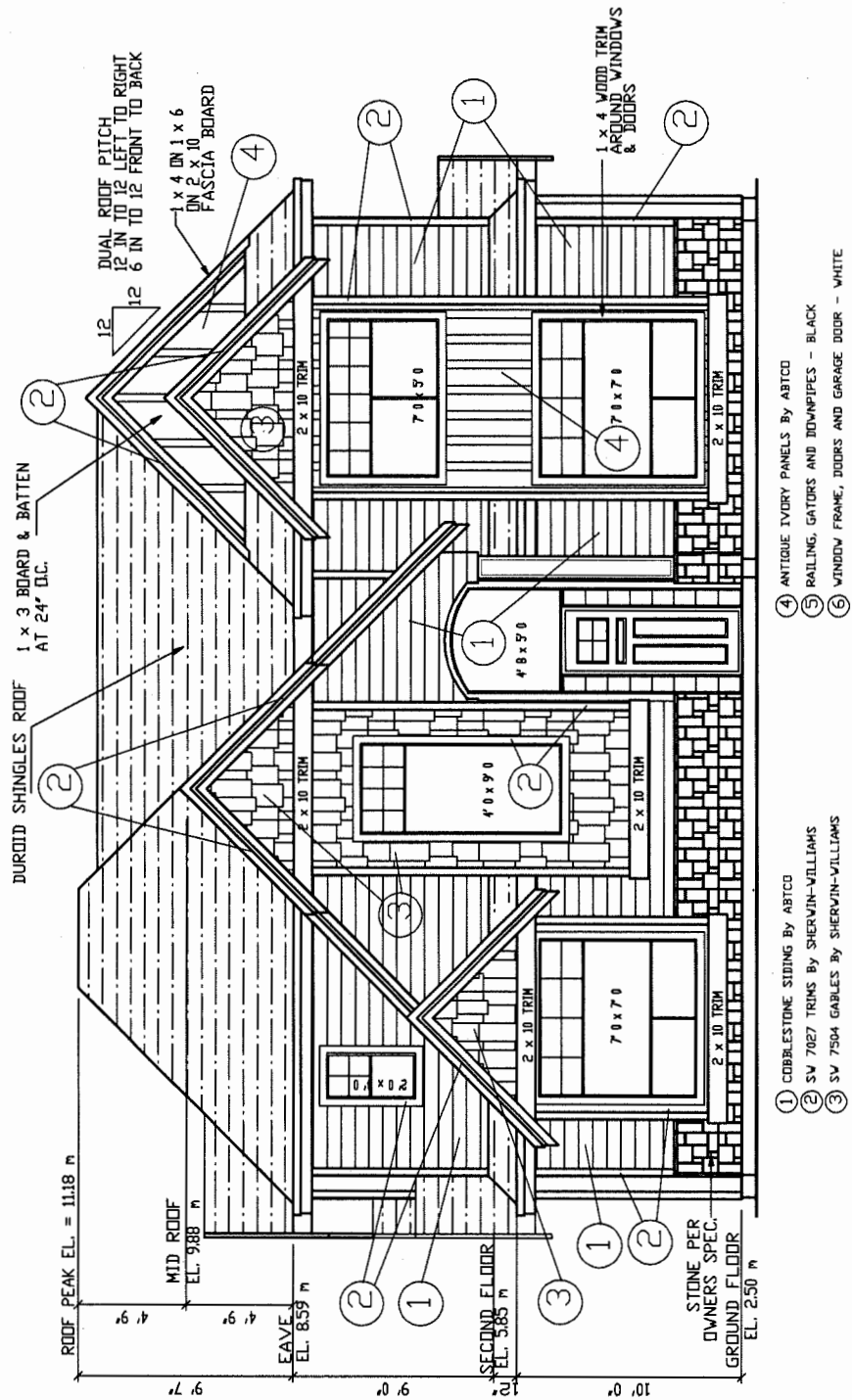
SHELL 2.44

LEFT SIDE ELEVATION



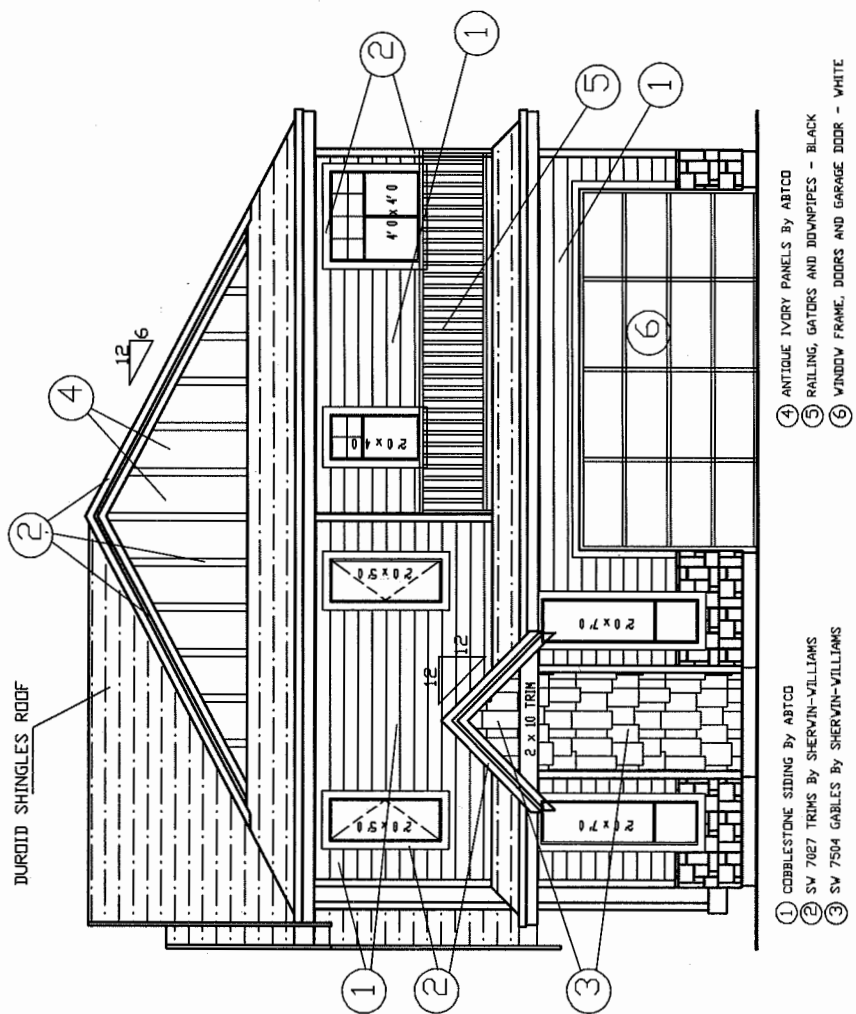
BIRD ROAD

FRONT ELEVATION

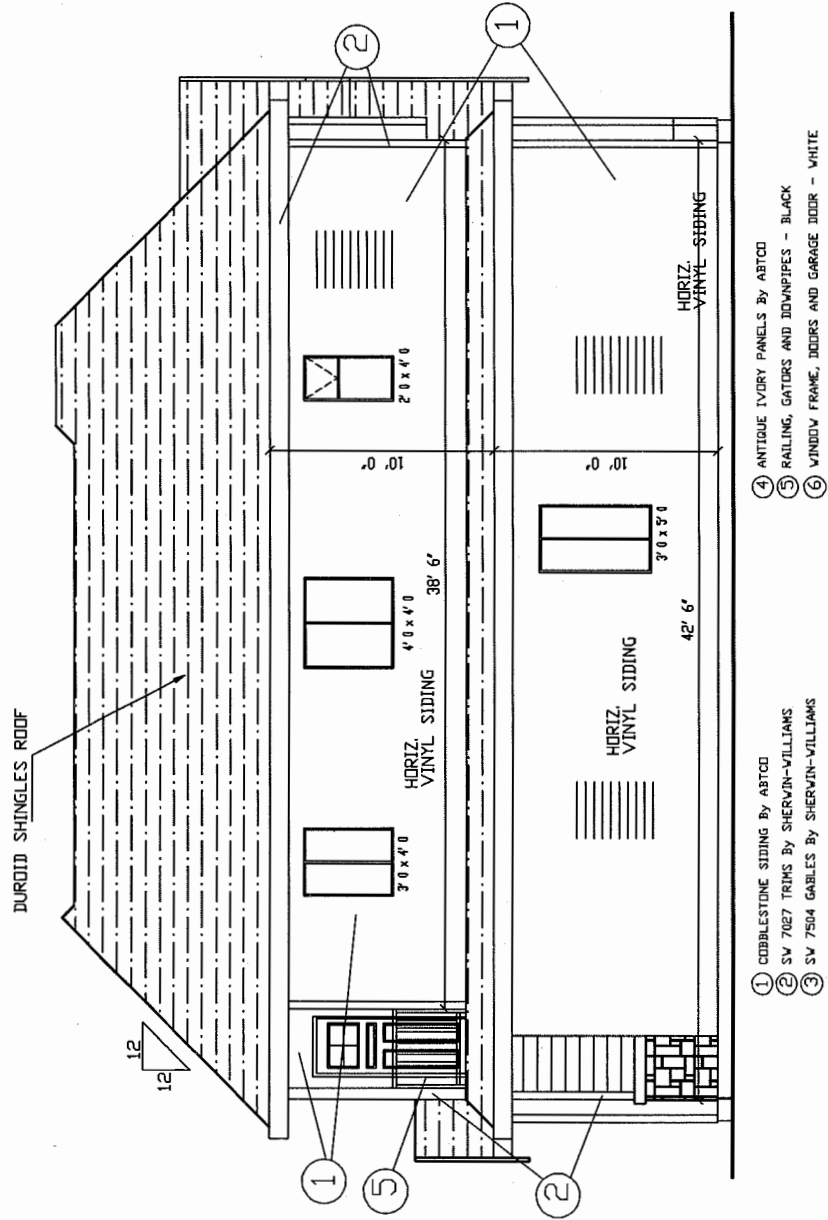


SHARED DRIVEWAY

RIGHT SIDE ELEVATION



REAR ELEVATION



PLANT LIST				Project No: 140B13.AST Updated 6/2016-09-xx	
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	
1	4	ACER PALMARIUM VAR.	Japonese Maple var.	11B 40in cal 3.0m Ht.	
2	2	SLUDITHIA T. SHADENMASTER	Shadenmaster Honey Locust	11B 40in cal 3.0m Ht.	
3	2	MANGSLIA SOLLANKIANA VILCAN	Shadenmaster Honey Locust	11B 40in cal 3.0m Ht.	
4	2	PIEA CHOROKA	Shadenmaster Honey Locust	11B 40in cal 3.0m Ht.	
5	7	ASIA EDWARD GORCHER	Shadenmaster Honey Locust	11B 40in cal 3.0m Ht.	
6	1	HYRANSEA ASPERA	Shadenmaster Honey Locust	11B 40in cal 3.0m Ht.	
7	1	LAURUS LORBER	Shadenmaster Honey Locust	11B 40in cal 3.0m Ht.	
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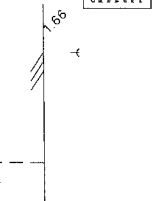
NOTE: 1. All plants materials shall meet or exceed BSA's Quality Standard.
2. All grass areas shall be seeded with a mixture of 50% Ryegrass and 50% Fescue.
3. All trees shall be planted in the LOM (3.287) strip.
4. All trees shall be planted in the LOM (3.287) strip.
5. All trees shall be planted in the LOM (3.287) strip.

ASTONISH DESIGN
Cell: 604.128.0384
Email: naves@astonish.com

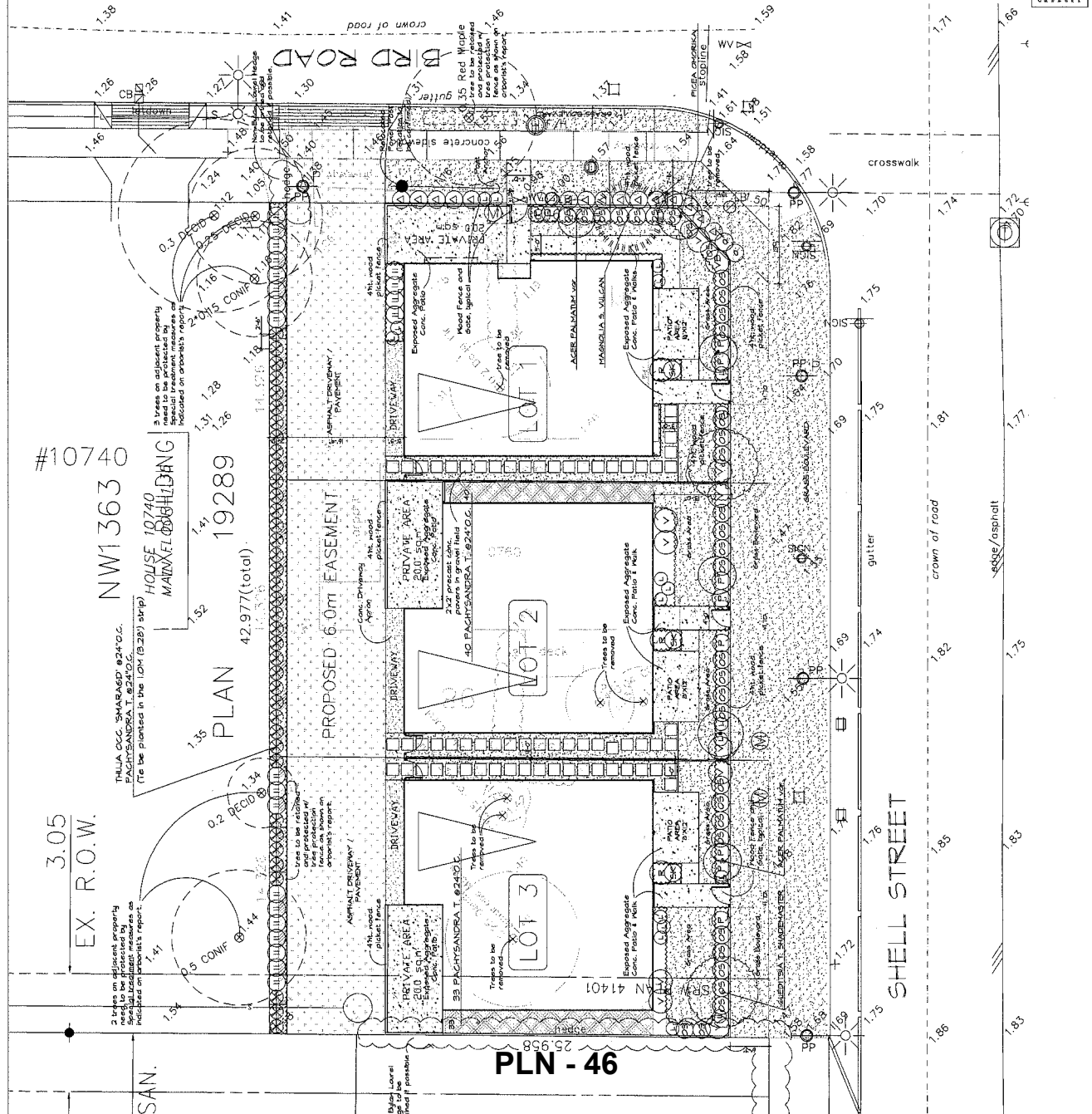
DESIGN RATIONALE:
1. To the best of our knowledge, the proposed landscape plan is a complete and accurate representation of the site and the proposed improvements.
2. The proposed landscape plan is based on the information provided by the client and the site visit.
3. The proposed landscape plan is based on the information provided by the client and the site visit.
4. The proposed landscape plan is based on the information provided by the client and the site visit.
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3 SINGLE-FAMILY SUBDIVISION
10750 & 10780 Bird Road
Richmond, B.C.

LANDSCAPE SITE /
PLANTING PLAN
REVISION #6
DRAWING #1105



FRED LIU & ASSOCIATES, INC.
B.C.S.A. C.S.A. A.S.L.A.
2080 Sutherland Ave., Vancouver B.C. V6P 3L3
TEL: 604.327.1541





Address: 10760/10780 Bird Road

File No.: RZ 12-600638

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9576, the developer is required to complete the following:

1. A 4 m x 4 m corner cut dedication at the southwest corner of the intersection between Bird Road and Shell Road.
2. Submission of a functional design to accommodate the future frontage works including but not limited to: a new 2.0 m concrete sidewalk at east property line, with the remaining space to existing curb set by sidewalk at the southwest corner of Bird Road/Shell Road intersection to be landscaped boulevard, curb and gutter and pavement widening. A 9m corner radius is required for the new curb at the southwest corner of the intersection. A 30:1 transition from new curb to existing extruded curb /walkway on Shell Road is required.
3. The granting of a statutory public-rights-of-passage right-of-way along the entire east property line (Shell Road frontage) for future frontage works (exact dimension to be confirmed via Owners' BCLS and as per the functional design).
4. Registration of an aircraft noise sensitive use covenant on title.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title to ensure that, at the Building Permit stage, the proposed development at the subject site is generally consistent with the plans included in Attachment 5. Minor modifications to the plans at the Building Permit application stage are acceptable and may be required to ensure compliance with all City regulations.
7. Registration of a legal agreement on Title ensuring that:
 - a) the only means of vehicle access is to Bird Road, at the west property line of the site; and that there be no access to Shell Road;
 - b) upon subdivision of the property, registration of a cross-access easement, restrictive covenant, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development; language must be included in the legal documents to ensure that:
 - (1) vehicular access to all new lots to be from a new 6.0 m wide access easement along the west property line of the subject site. The cross section for the 6.0 m shared driveway from east to west will be: 0.15m rollover curb, 5.1m pavement width and 0.75m landscaped buffer;
 - (2) all buildings to be set back 1.0 m from the eastern boundary of the access easement to facilitate vehicular turning;
 - (3) any garages on the southern parcel to be situated at the north edge of the site (subject to minimum side yard setback requirement under the RS2/B zone); and
 - (4) the easement must not be modified or discharged without City Consent.
8. Submission of a Landscape Plan for the front yards along Shell Road and the exterior side yard of the proposed corner lot, 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:
 - not include hedges along property lines abutting the street;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 7; and
 - include six (6) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree
16	6 cm
2	

PLN - 48

or	Minimum Height of Coniferous Tree
	3.5 m
	4.0 m

Initial: _____

Note: the security 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 1-year maintenance period.

9. City acceptance of the developer's offer to voluntarily contribute \$500/tree to the City's Tree Compensation Fund for off-site planting if required replacement trees cannot be accommodated on-site as per the final landscape plan.
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within or near the tree protection zones of the protected trees on the adjacent properties and on city boulevard. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection (e.g. pruning etc.), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
11. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,552.64) to the City's Affordable Housing Reserve Fund.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 188 L/s of water available at a 20 psi residual at the Bird Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c) At the Developers cost, the City is to:
 - Cut and cap the existing water service connection along the Bird Rd frontage.
 - Install 3 new water service connections complete with meters and meter boxes, 1 on the Bird Road frontage and 2 on Shell Road frontage, locations to maximize the distance away from the existing jet fuel line (minimum distance 8m). The Shell Rd meters should be located within the property line, SRW required.

Storm Sewer Works:

- d) The Developer is required to install a rear lane storm sewer tying into the Bird Rd drainage system via a new manhole. An additional manhole is required at the new mains south end.
- e) At the Developers cost, the City is to:
 - Cut and cap existing storm service connections located at the sites northwest corner and 15m east of property 10740 Bird Rd.
 - Along the Shell Rd frontage, install one new storm service connection complete with IC and dual connections located at the adjoining property line of the two most southern newly subdivided Lots. The IC should be within the property line, SRW required.

Sanitary Sewer Works:

- f) The Developer is required to construct a new sanitary sewer within the proposed lane complete with two new ICs (one to have dual connections). A new manhole may be required to tie the new sewer into the existing sewer.
- g) At the Developers cost, the City is to cut, cap and remove the existing sanitary service connection.
- h) The developer may propose to replace the existing SRW along the south property line with a new SRW that is 3.0 m wide (measured from the south property line) and extend 3.0 m east of the centre of the existing sanitary manhole onsite. Exact dimensions of the SRW to be confirm by a field survey.

Frontage Improvements:

i) The Developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines and to locate an LPT within the most northern lot along the Bird Road frontage.
 - 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Install a new lane complete with drainage, asphalt, rollover curbs and street lighting ducts (to facilitate future light installation).
- Review street lighting levels along Bird Road and upgrade lighting as required.
- Relocate or underground existing utility poles. The landscape plan shows the poles in the sidewalk are too close to the curb at the corner, which is not acceptable.
- No City infrastructure shall be installed within 7.5m of the Kinder Morgan jet fuel line.

General Items:

j) The Developer is required to:

- Enter into a servicing agreement.
 - Provide a 6m utility and public right of passage SRW along the properties entire west property line.
 - 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.
2. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs. Servicing costs will be determined via the Servicing Agreement.
 3. Registration of a cross-access easement, restrictive covenant, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, on Title ensuring that:
 - a) vehicular access to all new lots to be from a new 6.0 m wide access easement along the west property line of the subject site. The cross section for the 6.0 m shared driveway from east to west will be: 0.15m rollover curb, 5.1m pavement width and 0.75m landscaped buffer;
 - b) all buildings to be set back 1.0 m from the eastern boundary of the access easement to facilitate vehicular turning;
 - c) any garages on the southern parcel to be situated at the north edge of the site (subject to minimum side yard setback requirement under the RS2/B zone); and
 - d) the easement must not be modified or discharged without City Consent.

At Demolition Permit Stage, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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. Incorporation of accessibility measures in Building ~~Permit~~ **PLAN (50)** plans as determined via the Rezoning.

Initial: _____

3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. 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 9576 (RZ 12-600638)
10760/10780 Bird 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. 002-981-815

Lot 98 Section 26 Block 5 North Range 6 West New Westminster District Plan 19289

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9576"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>al</i>



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

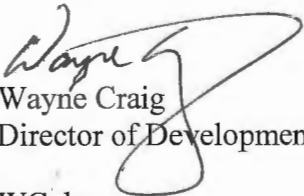
Date: August 29, 2016

File: RZ 15-706060

Re: Application by MTM Developments Ltd. for Rezoning at 2280 McLennan Avenue from the "Single Detached (RS1/D)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, for the rezoning of 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director of Development

WC: hc
Att. 8

REPORT CONCURRENCE

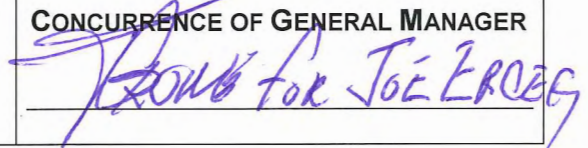
ROUTED TO:

Affordable Housing

CONCURRENCE



CONCURRENCE OF GENERAL MANAGER


Done for Joe Erceg

Staff Report

Origin

MTM Developments Ltd. has applied to the City of Richmond for permission to rezone the property at 2280 McLennan Avenue (Attachment 1) from “Single-Detached (RS1/D)” to “Single Detached (RS2/B)” in order to subdivide with three (3) single family lots (Attachment 2). This site currently contains a single family dwelling which will be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject property includes:

- To the north along Finlayson Drive and McLennan Avenue, single family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/D)”.
- To the south is the Bridgeport Trail.
- To the east along Baydala Court, single family dwellings on lots zoned “Single Detached (RS1/D)”.
- To the west along McLennan Avenue, single family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/D)”.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

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

Single-Family Lot Size Policy 5448/Zoning Bylaw 8500

The subject site is located within the area for Lot Size Policy 5448 that Council adopted on September 16, 1991 and amended on February 20, 2012 (Attachment 4). The Policy permits properties within the area to be rezoned and subdivided in accordance with the regulations in the “Single Detached (RS1/B)”. However, “Single Detached (R1/B)” has been replaced with “Single Detached (RS2/B)”, as per Zoning Bylaw Section 2.3.8, where minimum lot size is 450 m² and minimum lot width is 12 m. Given the proposed subdivision is three lots of 613 m² with lot width of 12.19 m, the proposed subdivision complies with zone standards and Lot Size Policy 5448.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Within Area 2, this policy allows rezoning from one (1) Single-Family Housing District (RS1) to another Subdivision Area (A-H, J-K, or RS2), subject to compliance with the applicable policies. The development proposal complies with the ANSD Policy. Registration of an aircraft noise sensitive use covenant on Title is required prior to the final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, to address public awareness and ensure that aircraft noise mitigation is incorporated into the dwelling design and construction.

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 the final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received one (1) piece of correspondence from the public (Attachment 5) about the rezoning application in response to the placement of the rezoning sign on the property. The member of the public is supportive of a rezoning for single family but would prefer to see two (2) not three (3) houses to retain more green space and to mitigate a perceived impact on traffic circulation. Staff have responded with an acknowledgement letter.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, it 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**Transportation and Site Access**

Vehicle access to the proposed lots is from McLennan via three (3) driveway crossings (Attachment 6) arranged to maximize the availability of street parking along McLennan Avenue. The location of the driveways will be secured at subdivision stage via the Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses a total of 14 bylaw-sized trees on the subject property, and seven (7) street trees on City property along the Bridgeport Trail.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report and have the following comments:

- 13 trees (tags #808, #809, #811, #812, #813, #814, #815, #816, #817, #818, #820, #821, #829) located on the development site should be removed due to poor condition.
- One (1) tree (tag #810), a multi-branched English Holly must be retained and protected.
- Seven (7) trees (tags #A-G) in the City Right-of-Way along Bridgeport Trail should be removed due to poor condition.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 13 on-site trees (Trees #808, #809, #811, #812, #813, #814, #815, #816, #817, #818, #820, #821 and #829). The 2:1 replacement ratio would require a total of 26 replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed for a total of nine (9) trees. All required replacement trees must comply with the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	11 cm	6 m
3	10 cm	5.5 m
3	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,500 to the City's Tree Compensation Fund in lieu of the remaining 17 replacement trees that cannot be accommodated on the subject property after redevelopment.

Additionally, seven (7) trees on City land along the Bridgeport Trail will be removed due to poor health. The applicant will contribute \$9,100 to the City's Tree Compensation to facilitate replacement planting by the Parks Department.

Tree Protection

The applicant has submitted a tree protection plan showing the one (1) tree to be retained on-site and the measures taken to protect it during development stage (Attachment 8). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy policy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to construct a legal secondary suite on two (2) of three (3) lots proposed for the subject site. To ensure that the secondary suites are built to the satisfaction of the City, in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement to be registered on title stating that no final Building Permit inspection will be granted until 2 (two) secondary suites are constructed in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578.

Site Servicing and Frontage Improvements

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9578, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements along the McLennan Avenue frontage, as detailed in Attachment 8.

Financial Impact or Economic Impact

This rezoning would result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure, such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and/or traffic signals.

Conclusion

The purpose of this rezoning application is to rezone 2280 McLennan Avenue from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three (3) lots.

The rezoning application complies with the land use designations and other policies in the OCP, Bridgeport Area Plan and Lot Size Policy 5448 which are applicable to the subject site.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9578 be introduced and given first reading.

Helen Cain

Helen Cain
Planner 2

HC: cas

Attachment 1: Location Map/Aerial Map
Attachment 2: Land Survey of Proposed Subdivision
Attachment 3: Development Application Data Sheet
Attachment 4: Lot Size Policy 5448
Attachment 5: Public Comments on Rezoning Application
Attachment 6: Sketch Plan with Driveway Locations
Attachment 7: Tree Retention and Removal Plan
Attachment 8: Rezoning Considerations



City of
Richmond



RZ 15-706060

Original Date: 08/06/15

Revision Date:

Note: Dimensions are in METRES

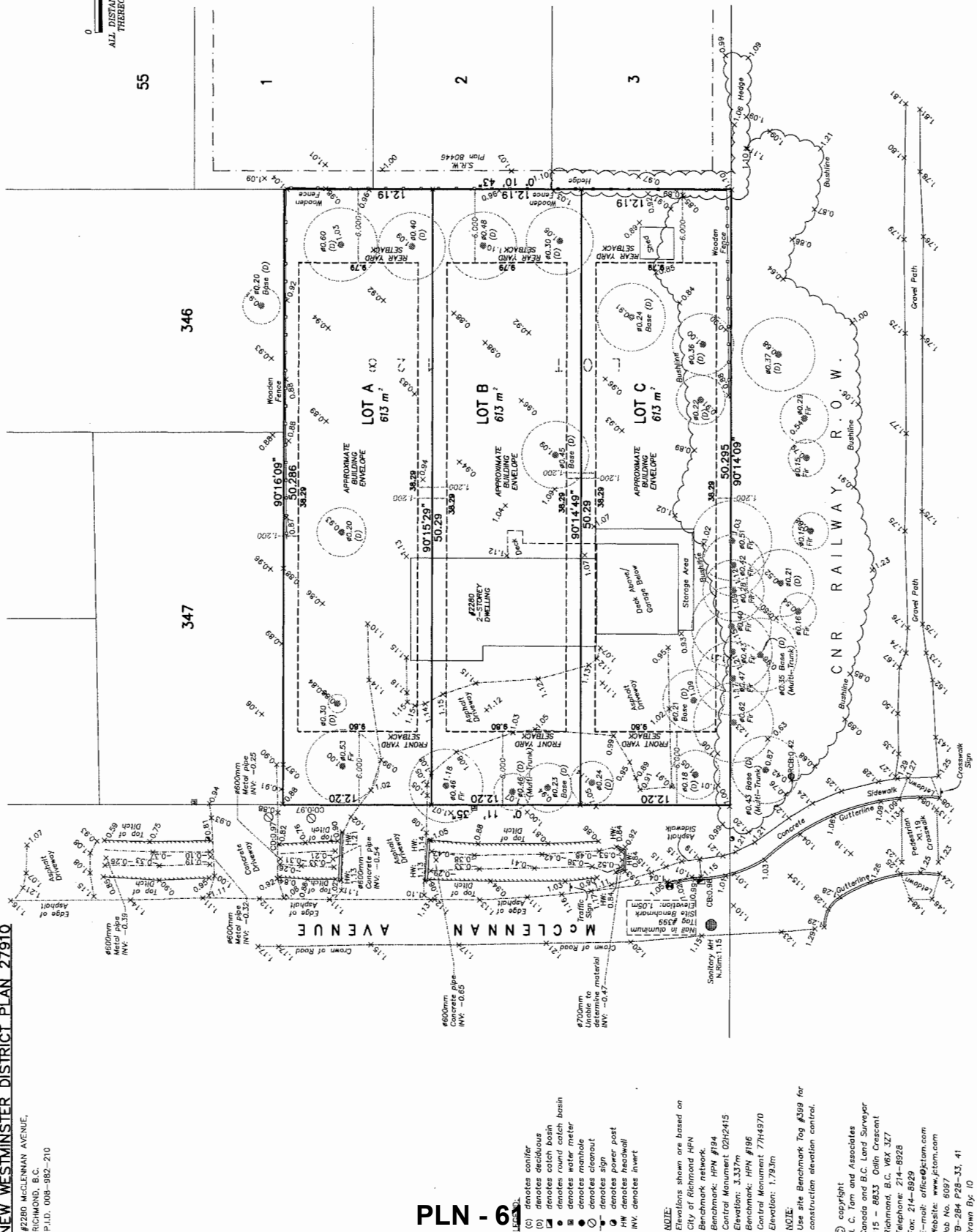
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 128
FRACTIONAL SECTION 23 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 27910**

#2280 MCLENNAN AVENUE,
RICHMOND, B.C.
P.L.D. 008-982-210



SCALE: 1:200

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



PLN - 61

- LEGEND:**
- (C) denotes center
 - (D) denotes deciduous
 - (S) denotes catch basin
 - (W) denotes water meter
 - (N) denotes manhole
 - (O) denotes denatured
 - (P) denotes sign
 - (H) denotes power post
 - (F) denotes fence
 - (I) denotes invert

NOTE:
Elevations shown are based on
City of Richmond HEN
Benchmarks: HEN #194
Control Monument 0212415
Elevation: 3.337m
Benchmarks: HEN #196
Control Monument 7749370
Elevation: 1.793m

NOTE:
Use site Benchmark Tag #399 for
construction elevation control.

© 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. 6097
FB-284 P28-33, 41
Drawn By: IO

DWG No. 6097-Topo-01

CERTIFIED CORRECT:
LET OR PERSON ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
JULY 2nd, 2015.



RZ 15-706060

Attachment 3

Address: 2280 McLennan Avenue

Applicant: MTM Developments Ltd.

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	MTM Developments Ltd.	N/A
Site Size (m²):	1,839 m ²	Lots 1, 2 and 3 – 613 m ²
Land Uses:	Single Family Dwelling	Single Family Dwelling
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential (Single Family)	Residential (Single Family)
702 Policy Designation:	5448	5448
Zoning:	RS1/D	RS2/B
Number of Units:	1 single family dwelling	3 single family dwellings and 2 secondary suites
Other Designations:	Aircraft Noise Sensitive Area 2	Aircraft Noise Sensitive Area 2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	One principal dwelling	One principal dwelling	none permitted
Floor Area Ratio:	Max. 0.55	0.55 (with a suite)	none permitted
Buildable Floor Area*	Lot A: Max. 500 m ² (5,382 ft ²) Lot B: Max. 500 m ² (5,382 ft ²) Lot C: Max. 408 m ² (4,392 ft ²)	Lot A: Max. 500 m ² (5,382 ft ²) Lot B: Max. 500 m ² (5,382 ft ²) Lot C: Max. 408 m ² (4,392 ft ²)	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	450 m ²	613 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m (side) Min. 6.0 m (rear)	Min. 1.2 m (side) Min. 6.0 m (rear)	none
Height (m):	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) per unit	2 (R) per unit	none
Off-street Parking Spaces – Total:	2	2	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	permitted	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	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: September 16, 1991

POLICY 5448

Amended By Council: February 20, 2012

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

POLICY 5448:

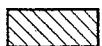
The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.

**SUBJECT
PROPERTY**



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.



Policy 5448 Section 23, 5-6 PLN - 65

Adopted Date: 09/16/91
Amended Date: 02/20/12

August 25, 2015.

re: RZ 15-706060-2280 McMannan Cove.

We would like to see re-zoned for
2 houses instead of 3.

Reason:

More traffic: it is on a school.

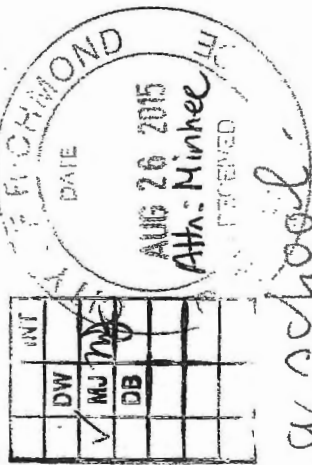
Route: TAIT school.

PLN - 66

Cross of fresh air: greenery gone.
no space between the new
houses.

We like the new houses but 2-
not 3. Thank you for your attention.

2311 McMannan Ave. *T. Minke*
V6X 2H6



2280 MCLENNAN AVENUE

CITY FILE: SD15-XXXXXX

No.: Ob-XXX

CHECKED: JTY	SCALE: 1 : 250	DATE: 2016/01/04
ENGINEER: JTY	SEC. Nº: 23-5-8	SHT. Nº: 1 OF 1


TITLE:

REVISIONS

REFERENCE DRAWINGS

PROPERTY ACQUISITION
SURVEY PLAN & PROFILE
ROAD CONSTRUCTION
STORM SEWER INSTALLATION
WATERMAIN INSTALLATION
ORNAMENTAL STREET LIGHTS
TRAFFIC SIGNALS
SANITARY SEWER INSTALLATION

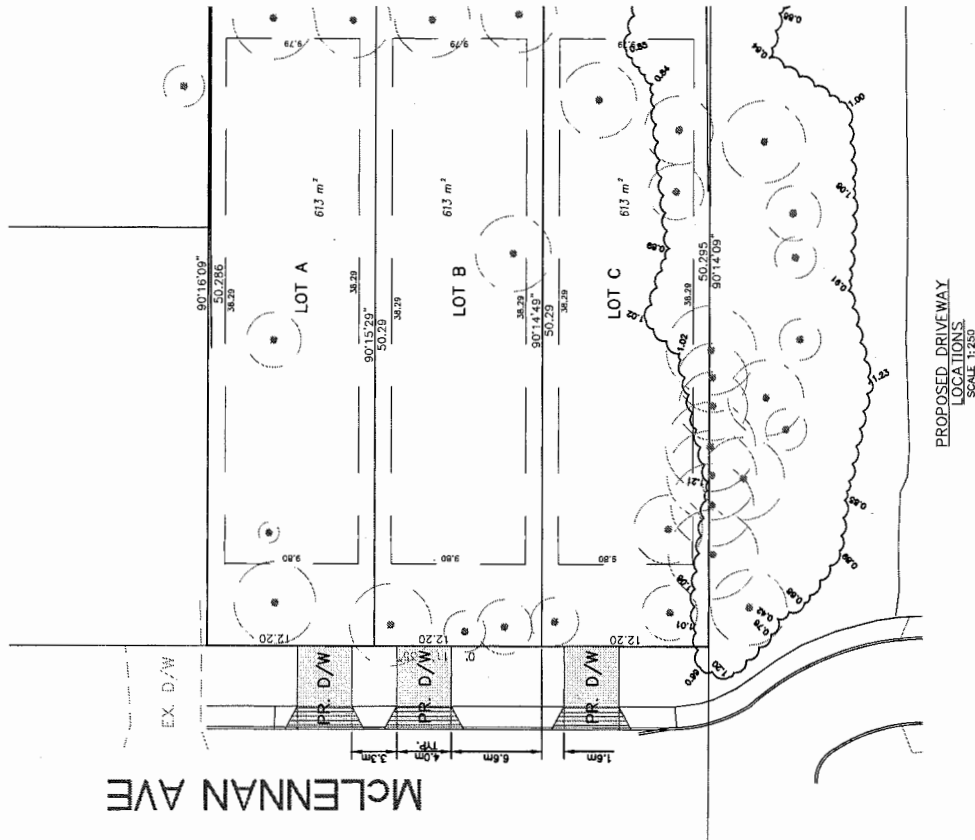
NOTE - PROVE LOCATION OF ALL UTILITIES / SERVICES BEFORE STARTING CONSTRUCTION.



EFINITY
Engineering Consulting

Property Development consultancy
Permit drawing/ Civil Engineering design

EMAIL: efinityconsulting@gmail.com



PLN - 67



City of Richmond

Rezoning Considerations

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

Address: 2280 McLennan Avenue

File No.: RZ 15-706060

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9578, the developer is required to complete the following:

- Submission of a Landscape Security in the amount of \$4,500 (\$500/tree) to ensure that a total of three (3) replacement trees are planted and maintained on each lot proposed (for a total of nine (9) trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees as referenced below:**

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	11 cm		6 m
3	10 cm		5.5 m
3	9 cm		5 m

- In lieu of the on-site planting of a total of 17 replacement trees, City acceptance of the developer's offer to voluntarily contribute \$8,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- City acceptance of the developer's offer to voluntarily contribute \$9,100 to the City's Tree Compensation Fund for the planting of replacement trees on City property.
- 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 one (1) tree to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) tree to be retained.
- Installation of appropriate tree protection fencing around the one (1) tree to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- Registration of a flood indemnity covenant on Title.
 - 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 three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

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

- Enter into a Servicing Agreement* or Work Order for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 235.0 L/s of water available at a 20 psi residual at the McLennan Avenue 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 and Building designs.
- At Developer's cost, the City will (a) cut and cap at main the existing water service connections along the McLennan Avenue frontage; and (b) install three (3) new water service connections complete with meters and meter boxes along the McLennan Avenue frontage.

Storm Sewer Works:

- The Developer is required to (a) extend the existing 600mm storm sewer north approximately 33m along the McLennan Avenue frontage complete with outlet structure as required; and (b) install two (2) new storm service connections complete with a new IC located at the proposed northern subdivided lot and a new IC complete with dual connections located at the adjoining property line of the middle and southern subdivided lots.

Sanitary Sewer Works:

- At Developer's cost, the City will (a) cut and cap the existing sanitary service connection and remove the existing IC located at the northwest corner of the development site; and (b) install two (2) new sanitary service connections complete with a new IC located at the proposed northern subdivided lot and a new IC complete with dual connections located at adjoining property line of the proposed middle and southern subdivided lots.

Frontage Improvements:

- The Developer is required to:
 - Ensure that the design and construction of road and infrastructure works along the McLennan Avenue frontage are matched to those approved for Park Riviera (per SA- 10-542184).
 - Transportation-related works include but are not limited to (a) pavement widening; (b) curb and gutter; and (c) minimum 1.5 m width of new concrete sidewalk at the curb.
 - The cross slope of driveways must not exceed 2%. Transition and tapers must tie into the existing roadway, as per the TAC Manual and Engineering Design Specifications.
 - Reinstate the existing driveway fronting Lot 2260 due to the extent of new storm sewer works.
 - Secure the location of the three (3) driveways identified in the site plan for the rezoning.
 - Review street lighting levels along the entire McLennan Avenue frontage of the development site for any additional street lighting requirements and / or upgrade(s).
 - Coordinate with BC Hydro, Telus and other private communication service providers in order to (a) underground Hydro service lines; (b) relocate or modify any existing power poles and/or guy wires within the property frontages; and (c) to determine if above ground structures are required and coordinate locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

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. The Traffic Management Plan shall include: location(s) for parking for services, deliveries, workers and 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 **PLN-70** of the Land Title Act.

Initial: _____

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



City of Richmond

Bylaw 9578

Richmond Zoning Bylaw 8500 Amendment Bylaw 9578 (RZ 15-706060) 2280 McLennan 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 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. 008-982-210

Lot 128 Fractional Section 23 Block 5 North Range 6 West New Westminster District Plan 27910

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9578"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: August 22, 2016

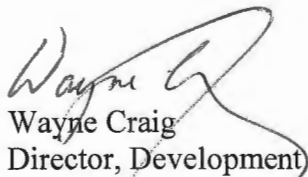
From: Wayne Craig
Director, Development

File: RZ 15-710447

Re: Application by Dod Construction Ltd. for Rezoning at 3360/3380 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, for the rezoning of 3360/3380 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>Done for Joe Erceg</i>

Staff Report

Origin

Dod Construction Ltd. has applied to the City of Richmond for permission to rezone the property at 3360/3380 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Blundell Road (Attachment 1). The site is currently occupied by a stratified 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 subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Blundell Road.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Dalemore Road.
- To the East: Duplex dwellings on lots zoned “Two-Unit Dwellings (RD1)” fronting Blundell Road.
- To the West: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Dalemore Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

Single-Family Lot Size Policy 5474/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5474 (adopted by Council on May 20, 2008) (Attachment 4). The Policy permits properties with existing duplexes to be rezoned and subdivided into no more than two (2) equal single-family lots. Each lot proposed at the subject site will be approximately 12 m (39 ft.) wide and approximately 446 m² (4,800 ft²) in area. The proposed subdivision would comply with these requirements, and the minimum lot dimensions and size of the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading of 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 wide statutory right-of-way registered on Title for utilities in the rear yard of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

There is also an existing restrictive covenant registered on the Title of each strata lot, restricting the use of the subject property to a duplex (Document No. AE26583 and AE26584). These covenants must be discharged from Title as a condition of rezoning.

Site Access

Vehicle access to the proposed lots will be from Blundell Road 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 related to the proposed development. The report assesses three (3) trees on the subject property, two (2) trees on neighbouring properties, and one (1) tree on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain and protect one (1) Cedar tree (tag# 19) located on-site due to its good condition (46 cm dbh). The City's Tree Preservation Coordinator recommends that the applicant install tree protection fencing a minimum 3.0 m from the base of the tree.

- Retain and protect one (1) City-owned Douglas fir tree (tag# 18) located in front of the subject property due to its good condition (23 cm dbh). The tree has been identified by Parks Arboriculture staff for retention.
- Retain and protect one (1) Katsura tree (tag# 17) and one (1) Silver maple tree (tag# A) located on neighbouring properties due to their good condition (23 cm & 150 cm dbh).
- Remove one (1) Cedar tree (tag# 16) and one (1) Apple tree (tag# 20) located on-site due to either being dead, dying, infected, or exhibiting structural defects (35 cm & 22 cm dbh).

Tree Protection

The proposed Tree Management Drawing is shown in Attachment 5, which outlines the protection of one (1) tree on-site and three (3) trees off-site, including one (1) City tree.

To ensure the protection of the four (4) trees (tag# 17, 18, 19, & A), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a Survival Security in the amount of \$2,280 for the one (1) City tree. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.
- Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) on-site tree to be retained.

Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all on and off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any works being conducted on-site, and must remain in place until construction and landscaping works are completed.

Tree Replacement

For the removal of the two (2) trees, the OCP tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant a minimum of two (2) trees on each lot for a total of four (4) replacement trees on-site.

As per Tree Protection Bylaw No. 8057, based on the size of the trees being removed (35 cm & 22 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
2		6 cm		3.5 m
2		8 cm		4.0 m

To ensure that the four (4) replacement trees are planted on-site at development stage, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works, prior to final adoption of the rezoning bylaw. A portion of the security will be released after construction and landscaping of the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total buildable area of the single-family developments (i.e. \$5,280.77) in-lieu of providing a secondary suite on 50% of the new lots. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future construction stage, the applicant is required to complete frontage improvements, which include, but are not limited to, the following:

- A minimum 1.5 m wide grass and treed boulevard along Blundell Road (width of the boulevard is exclusive of the 0.15 m wide top of curb) and a 1.5 m wide concrete sidewalk behind the boulevard. A second boulevard is to be provided between the sidewalk and the property line.
- Driveways constructed to City design standards. If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described above.

At future subdivision and Building Permit stage, the applicant is required to pay the current year's taxes in full and complete the required service connection works as described in Attachment 6.

Prior to subdivision, the applicant must cancel the existing Strata Plan (NW112) from the Title of the subject property.

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).

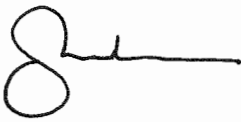
Conclusion

The purpose of this rezoning application is to rezone the property at 3360/3380 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create two (2) 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 9579 be introduced and given first reading.



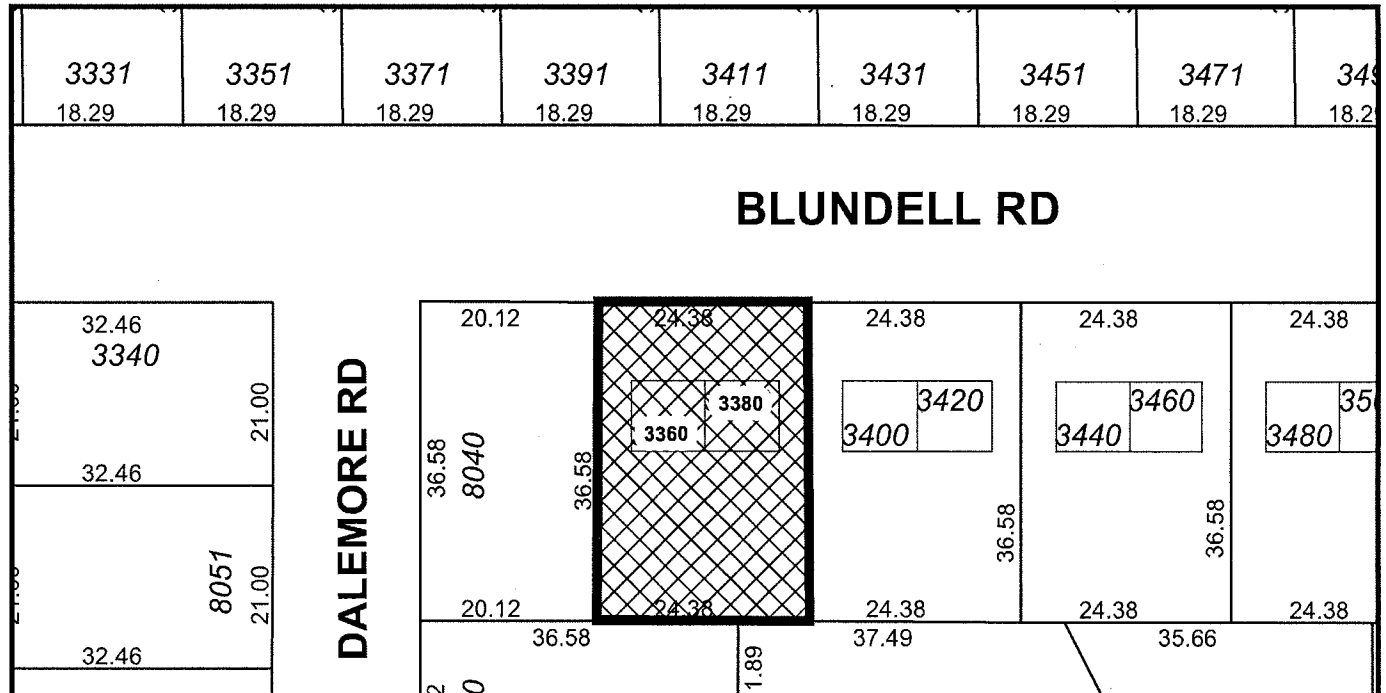
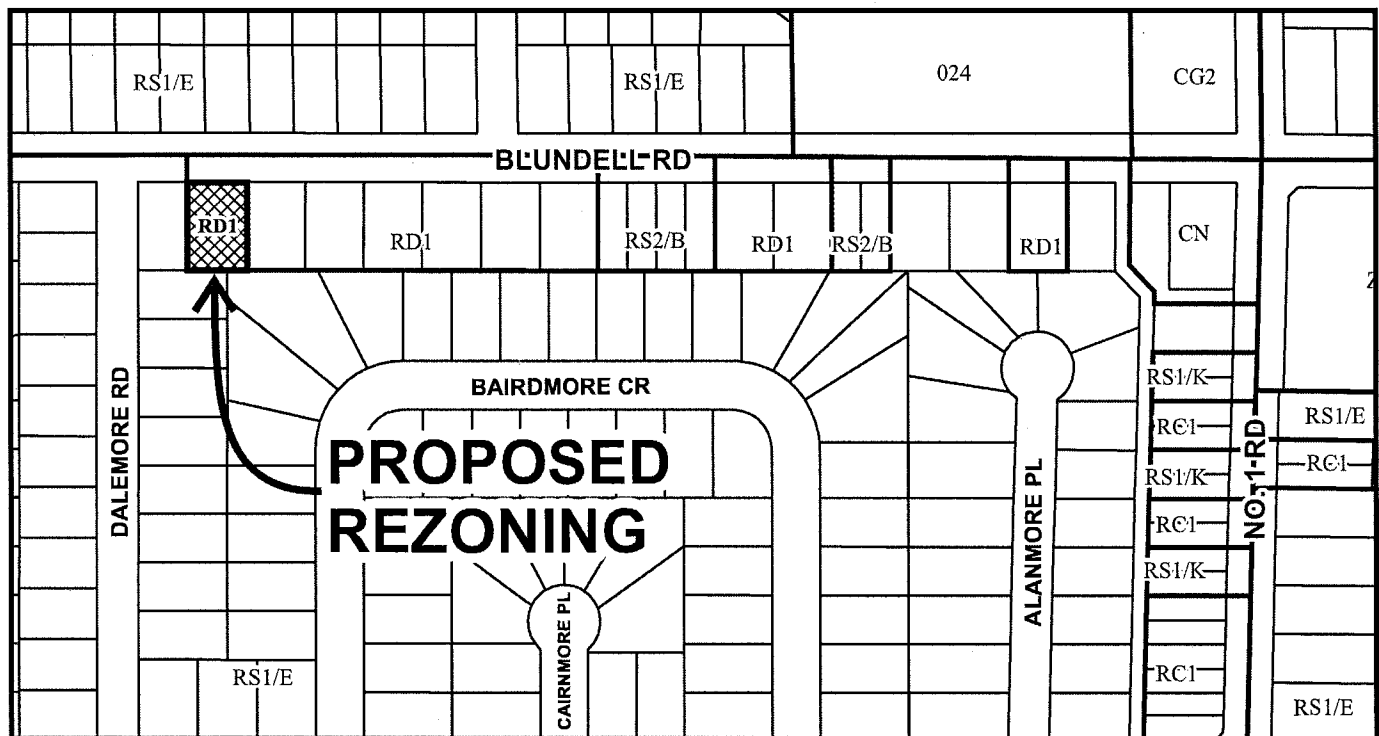
Steven De Sousa
Planning Technician – Design

SDS:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 15-710447

Original Date: 10/07/15

Revision Date: 08/19/16

Note: Dimensions are in METRES



City of Richmond



RZ 15-710447

Original Date: 10/08/15

Revision Date:

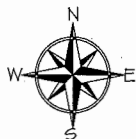
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW112 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

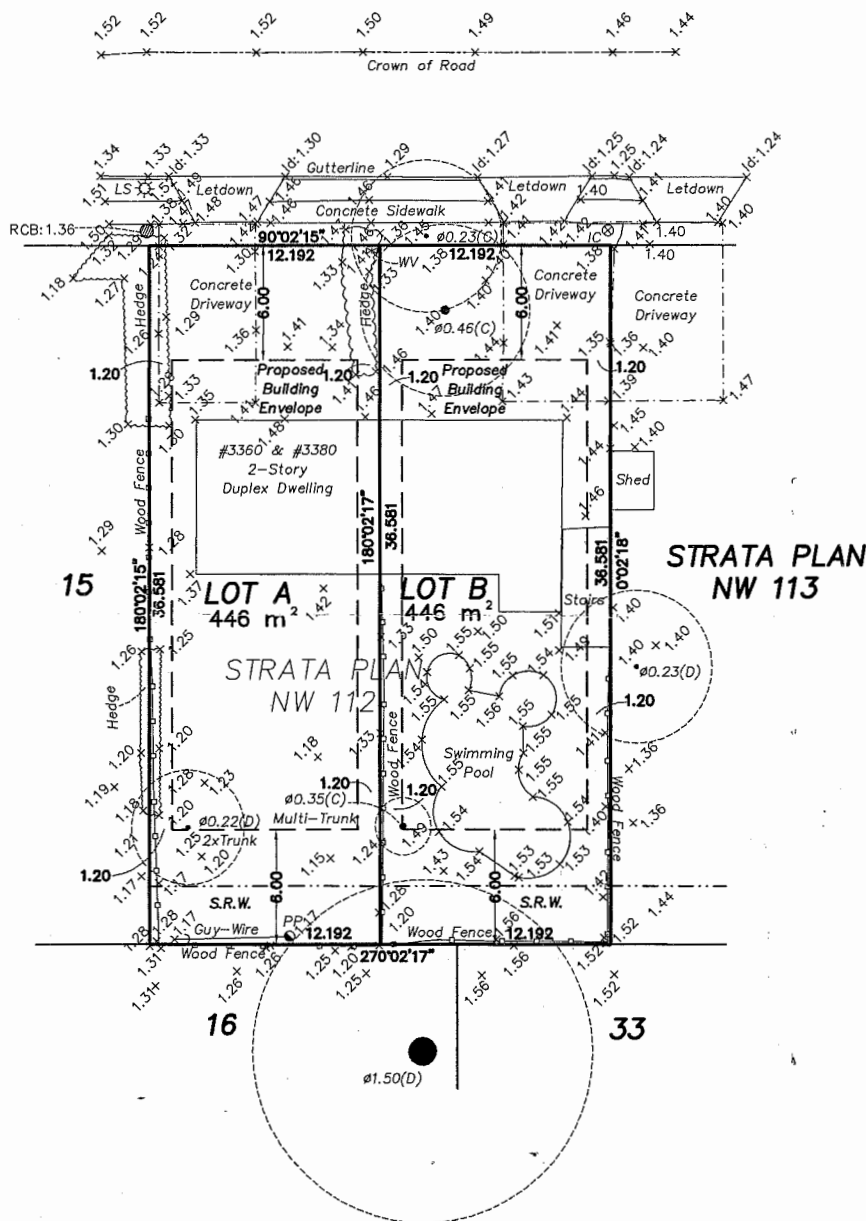
#3360 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-124-056
#3380 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-124-064

SCALE: 1:250

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



BLUNDELL ROAD



LEGEND:

- IP ● denotes iron post set
- LP ● denotes lead plug set
- WT ● denotes witness
- ⊙ denotes tree
- PP ● denotes power pole
- RCB ● denotes round catch basin
- WV ● denotes water valve
- (D) denotes deciduous
- (C) denotes conifer
- IC ⊙ denotes inspection chamber
- denotes anchor
- ld denotes letdown

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network. Benchmark: HPN #234, Control Monument 77H4891, Located at CL Gibbons Dr & Gamba Dr, E side of grass median

Elevation = 1.125 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

OCTOBER 10th, 2014

PLN - 81

© 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. 5766
FB-268 P6-9
Drawn By: VC

DWG No. 5766-TOPO



RZ 15-710447

Attachment 3

Address: 3360/3380 Blundell Road

Applicant: Dod Construction Ltd.

Planning Area(s): Seafair

	Existing	Proposed	
Owner:	3360 Blundell Rd: Dod Construction Ltd. 3380 Blundell Rd: B. Matta	To be determined	
Site Size:	Approx. 892 m ² (9,600 ft ²)	Lot A: 446 m ² (4,800 ft ²) Lot B: 446 m ² (4,800 ft ²)	
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings	
Designations: OCP Lot Size Policy 5474	Neighbourhood Residential Existing duplex into two (2) equal halves	No change No change	
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)	
Units:	2	2	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	None permitted
Buildable Floor Area*:	Lot A: Max. 245 m ² (2,640 ft ²) Lot B: Max. 245 m ² (2,640 ft ²)	Lot A: Max. 245 m ² (2,640 ft ²) Lot B: Max. 245 m ² (2,640 ft ²)	None permitted
Lot Coverage: Buildings Non-Porous Landscaping	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	None
Lot Size: Frontage Width Depth Area	Min. 6.0 m Min. 12.0 m Min. 24.0 m Min. 360 m ²	12 m 12 m 36 m 446 m ²	None
Setbacks: Front Yard Side Yard Rear Yard	Min. 6 m Min. 1.2 m Min. 6 m	Min. 6 m Min. 1.2 m Min. 6 m	None
Height:	Max. 2 ½ storeys & within Residential Vertical Lot Envelopes	Max. 2 ½ storeys & within Residential Vertical Lot Envelopes	None

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

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

**Policy 5474:**

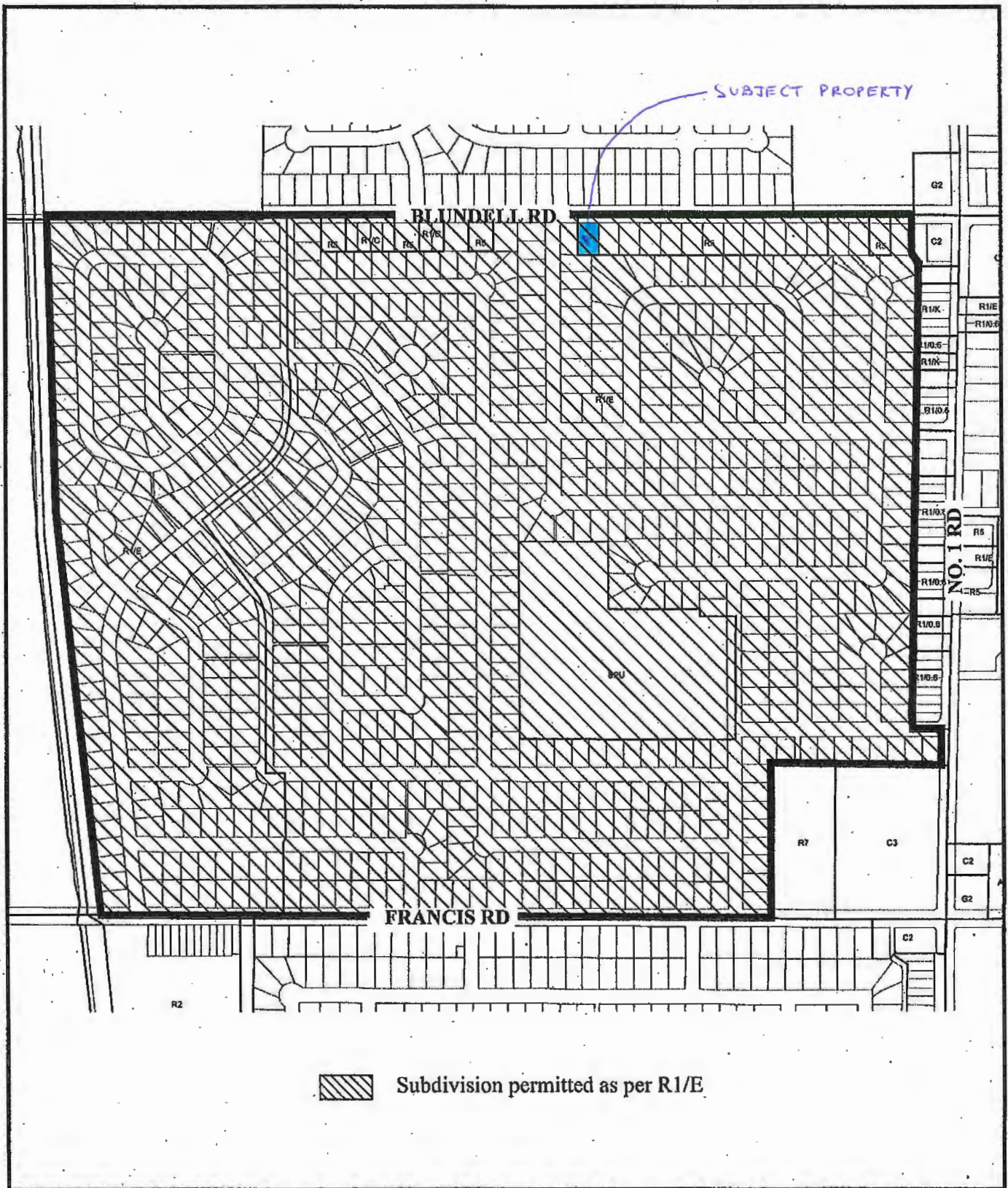
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, 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 No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

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 Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474
21-4-7 & 22-4-7

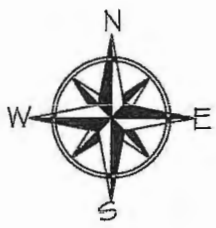
Original Date: 02/29/08

Amended Date: 05/20/08

Note: Dimensions are in METRES

PLN - 84

BLUNDELL ROAD



Tree #20
Apple
22cm DBH

Tree #19
Cedar
46cm DBH

Tree #18
Douglas Fir
23cm DBH

1.5 meters
or 5' radial

3 meters
or 10' radial

1.5 meters
or 5' radial

**STRATA PLAN
NW 113**

Tree #17
Katsura
23cm DBH

Tree #16
Cedar
35cm DBH

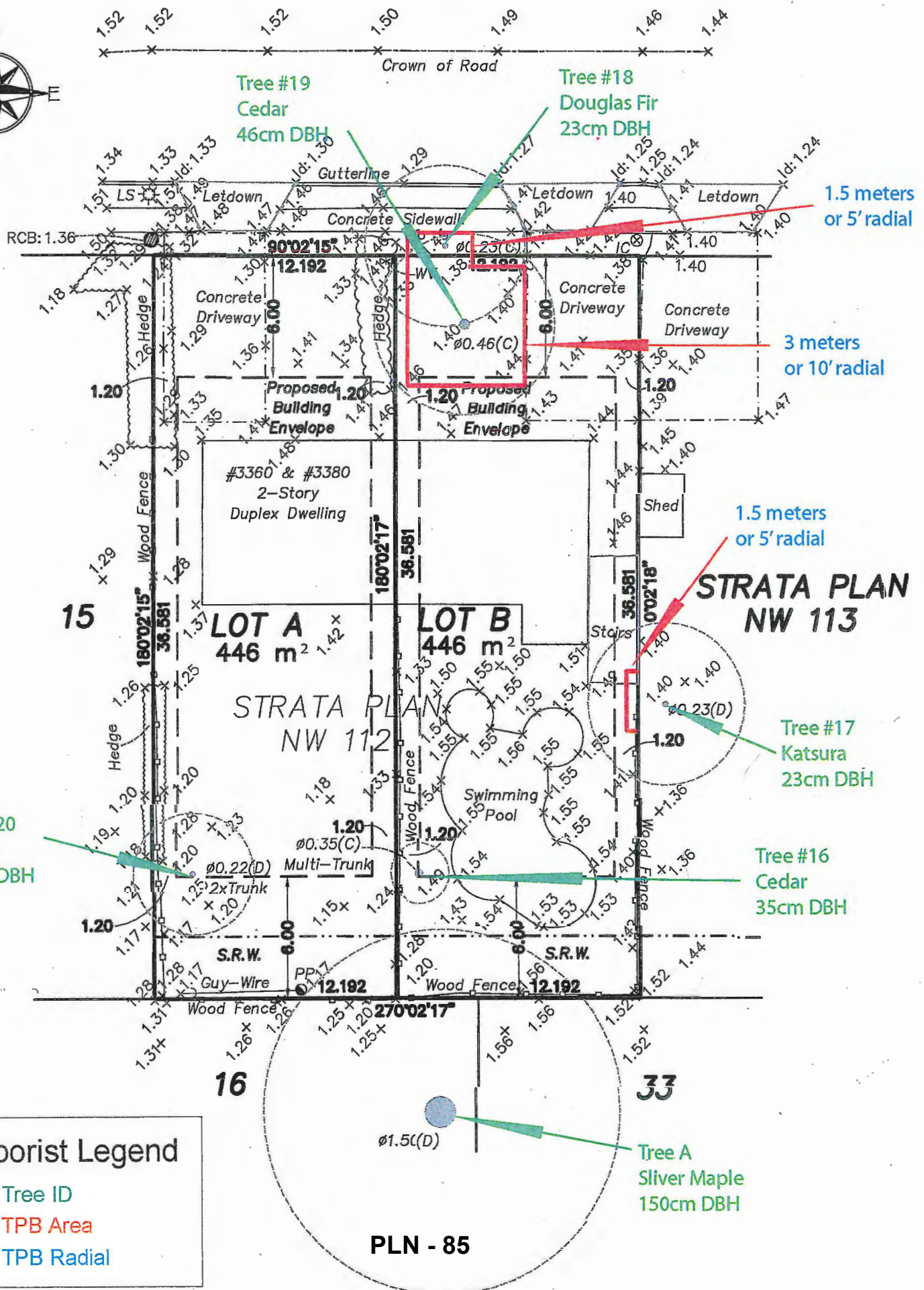
Arborist Legend

- Tree ID

□ TPB Area

- TPB Radial

PLN - 85





City of Richmond

Rezoning Considerations

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

Address: 3360/3380 Blundell Road

File No.: RZ 15-710447

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9579, 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 Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include low fencing outside of the rear yard (max 1.2 m);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4.0 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. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) on-site tree to be retained.
4. Submission of a Tree Survival Security to the City in the amount of \$2,280 for the one (1) City tree to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.
5. Registration of a flood indemnity covenant on title.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,280.77) to the City's Affordable Housing Reserve Fund.
7. Discharge of the existing covenants registered on Title of the subject property (i.e. AE26583 and AE26584); which restrict the use of the subject property to a duplex.

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

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Cancellation of existing Strata Plan (NW112).
2. Payment of current year's taxes and the cost associated with the completion of the required servicing works and frontage improvements.
3. 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 the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- a) Using the OCP Model, there is 157.0 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:
 - Cut and cap the existing water service connection along the Blundell Rd frontage.
 - Install 2 new water service connections complete with meters and meter boxes along the Blundell Rd frontage.

Storm Sewer Works:

- d) At Developers cost, the City is to:
 - If required, upgrade the existing storm inspection chamber and lead at the northwest corner of the lot. The existing connection to the box culvert on the north side of Blundell Rd may be utilized, granted on terms that the condition of it is okay, to the satisfaction of City crews.
 - Install a new storm service connection complete with IC located at the north east corner of the lot.

Sanitary Sewer Works:

- e) At Developers cost, the City is to:
 - If required, upgrade the existing sanitary inspection chamber and lead at the northeast corner of the lot. The existing connection to the 200mm AC sewer on Blundell Rd may be utilized, granted on terms that the condition of it is okay, to the satisfaction of City crews.
 - Install a new sanitary service connection complete with IC located at the northwest corner of the lot.

Frontage Improvements:

- f) The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Complete other frontage improvements as per Transportation's requirements.
- g) Transportation's frontage improvements requirements, include but are not limited to:
 - Construct a minimum 1.5 m wide grass/treed boulevard along Blundell Road (width of the boulevard is exclusive of the 0.15 m wide top of curb); and a 1.5 m wide concrete sidewalk behind the boulevard. A second boulevard is to be provided between the sidewalk and the property line.
 - Driveways are to be constructed to City design standards (4.0 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described above.
 - Adjust sidewalk alignment for tree protection purposes and submit a new frontage improvement plan to show the new sidewalk alignment for staff approval.

General Items:

- a) 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.
- 4. 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.
- 5. 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 **PLAN 87** part thereof, additional City approvals and associated

Initial: _____

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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9579 (RZ 15-710447)
3360/3380 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 **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 001-124-056

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW112 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-124-064

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW112 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9579"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

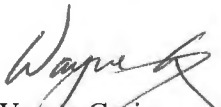
To: Planning Committee
From: Wayne Craig
Director, Development

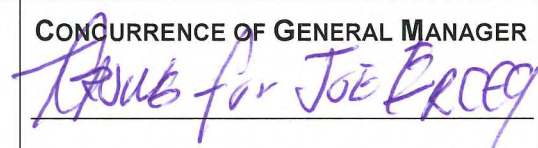
Date: August 22, 2016
File: RZ 16-730029

Re: Application by Rav Bains for Rezoning at 9131 Dolphin Ave from Single Detached (RS1/B) to Single Detached (RS2/K)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9595, for the rezoning of 9131 Dolphin Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:jr
Att. 7

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

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 9131 Dolphin Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access to Dolphin Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home 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, two (2) homes on lots zoned “Single Detached (RS1/B),” fronting Myron Court.
- To the South, across Dolphin Avenue, one (1) home on a lot zoned “Single Detached (RS1/B),” fronting Dolphin Court.
- To the East, one (1) home on a lot zoned “Single Detached (RS1/B),” fronting Dolphin Avenue.
- To the West, one (1) home on a lot zoned “Single Detached (RS1/B),” fronting Dolphin Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

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

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential” (Attachment 5). The proposed rezoning is consistent with this designation.

The Ash Street Sub-Area Plan permits the development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City’s normal development application process (Attachment 5). Lots fronting Dolphin Avenue on this block range from widths of 10.06 metres to 22.71 metres. The proposed rezoning and subdivision would result in lots 11.31 metres wide, which is generally consistent with other redeveloped properties in the area. One (1) property immediately to the west and the three (3) properties to the east have similar subdivision potential.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis**Existing Legal Encumbrances**

There is an existing 3.0 metre-wide Statutory Right-of-Way (SRW) for the municipal sewer along the north and east property lines (registration number X112484). The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be provided from Dolphin Avenue via separate driveway crossings to each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses eight (8) bylaw-sized trees on the subject property, nine (9) trees on neighbouring properties, and one (1) tree on City property.

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

- Five (5) trees located on the development site (Tag # 16, 17, 19, 20, and 21) are to be retained and protected as per the Arborist's Report.
- Four (4) trees on neighbouring properties (Tag # OS1, OS2, OS5, and OS6) are to be retained and protected as per the Arborist's Report.

- One (1) City tree (Tag # CI) is to be retained and protected. Install tree protection barrier 2 m from base of tree.
- Three (3) trees located in the side yard of the development site (Tag # 15, 22, and 23) are in fair to poor condition. These trees are in conflict with the anticipated building footprint and should be removed and replaced.
- Five (5) trees on a neighbouring property (Tag # OS3, OS7, OS8, OS9, and OS10) forming a Cedar hedge will be impacted by site grading and require written permission from the adjacent property owner for removal. Retain and protect as per City of Richmond Tree Protection Information Bulletin TREE-03. The applicant must obtain written permission from the adjacent property owner and obtain a valid tree removal permit before removing these trees.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Protection

Five (5) trees on the subject property, four (4) trees on neighbouring properties, and one (1) City-owned tree are to be retained and protected (Tag # 16, 17, 19, 20, 21, OS1 OS2, OS5, OS6, and CI). Five (5) trees forming a cedar hedge (Tag # OS3, OS7, OS8, OS9, and OS10) on a neighbouring property are recommended for removal, but are to be retained and protected if permission from the neighbour is not granted. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$10,000.00 for the five (5) on-site trees and \$7,400 for the one (1) City-owned tree to be retained, for a total of \$17,400.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove three (3) on-site trees (Tag # 15, 22, and 23). The 2:1 replacement ratio would require a total of six (6) replacement trees. Five (5) trees forming a cedar hedge are proposed for removal, but require permission from the neighbour. The applicant has agreed to plant three (3) trees on each lot proposed; for a total of six (6) trees. The required

replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	6 cm	3.5 m
2	8 cm	4 m

Prior to final adoption of the rezoning bylaw, the applicant must provide a \$3,000 Landscape Security, which is equal to \$500 per replacement tree, to ensure that the six (6) required replacement trees are planted and maintained on the subject property.

Five (5) trees on a neighbouring property (Tag # OS3, OS7, OS8, OS9, and OS10) forming a Cedar hedge are recommended for removal, but require permission from the adjacent property owner. Replacement trees for the hedge to be removed will be established in the tree removal permit, if approved.

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, or 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.

To comply with the City's Affordable Housing Strategy, the applicant proposes to construct a secondary suite on one (1) of the two (2) future lots and provide a cash-in-lieu contribution of \$5,695.50 to the City's Affordable Housing Reserve Fund for the remaining lot. Prior to rezoning, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection will be 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.

Site Servicing and Frontage Improvements

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through a work order.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operation 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 9131 Dolphin Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations 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 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9595 be introduced and given first reading.



Jordan Rockerbie
Planning Technician

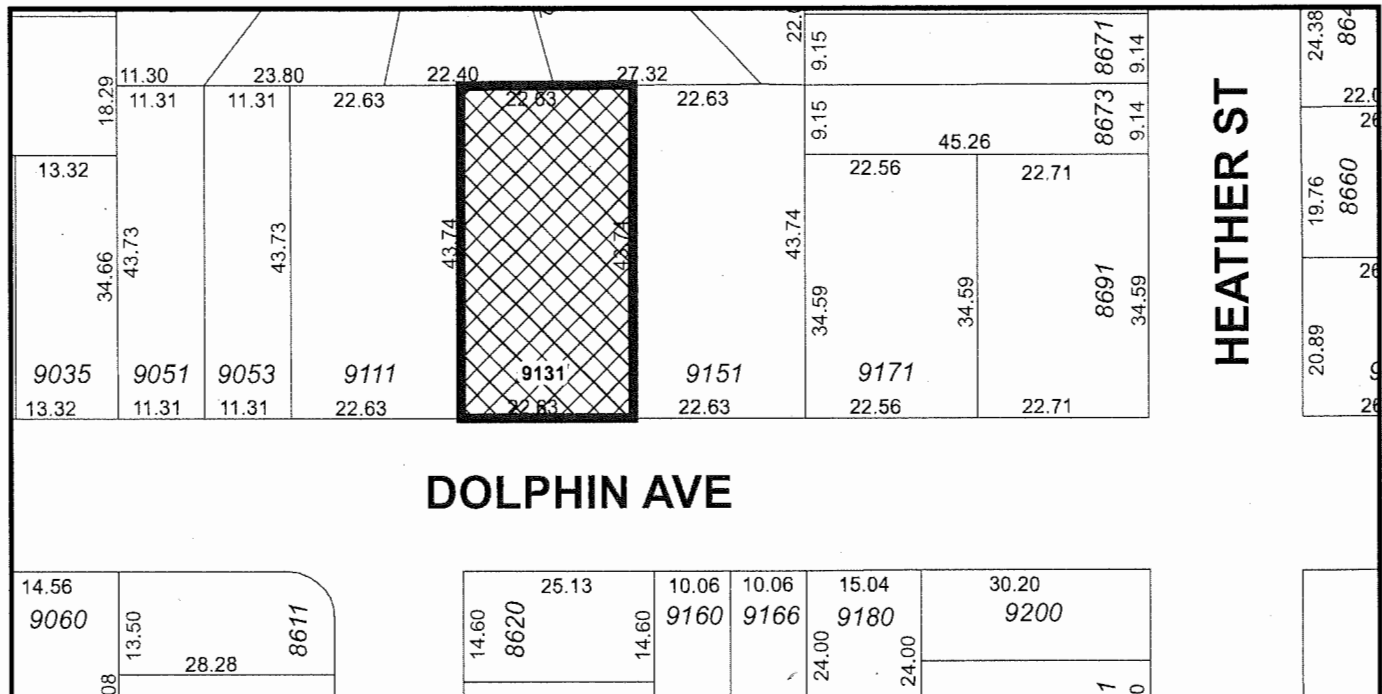
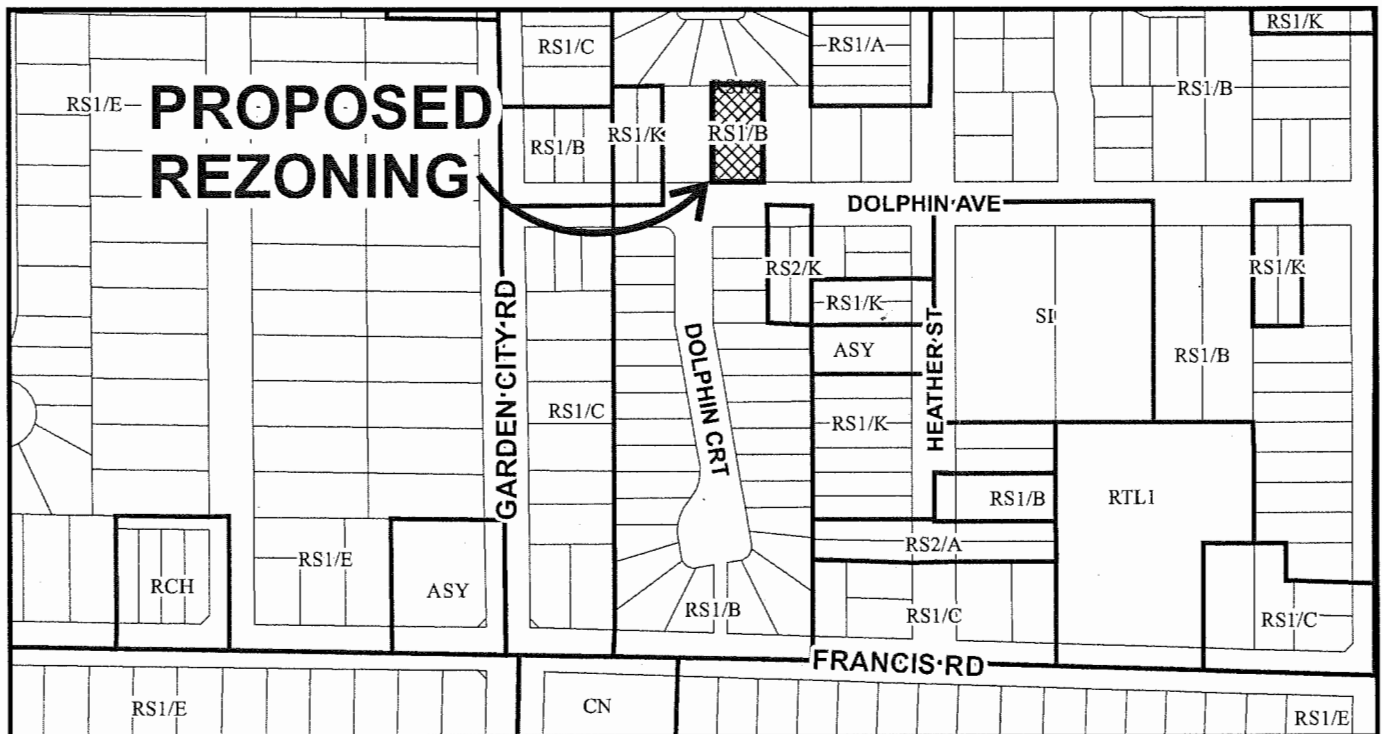
JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Plan Land Use Map
- Attachment 5: Ash Street Sub-Area Plan Land Use Map
- Attachment 6: Tree Protection Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-730029

Original Date: 05/03/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-730029

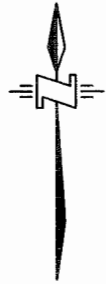
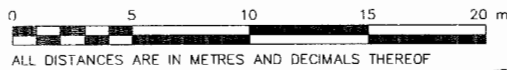
Original Date: 05/03/16

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF W 1/2 LOT 46 EXCEPT: PT SUBDIVIDED BY PLAN 68168, SEC. 22, BLK. 4 N., RGE. 6 W., N.W.D., PLAN 8142

SCALE 1 : 200



PID: 000-648-221
CIVIC ADDRESS: 9131 DOLPHIN AVENUE
RICHMOND, B.C.
PROPERTY LINE BASE ON FIELD SURVEY
AND LAND TITLE OFFICE RECORDS.
BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #478
ELEVATION = 1.459 METRE
GEODETIC DATUM = CVD28GVRD

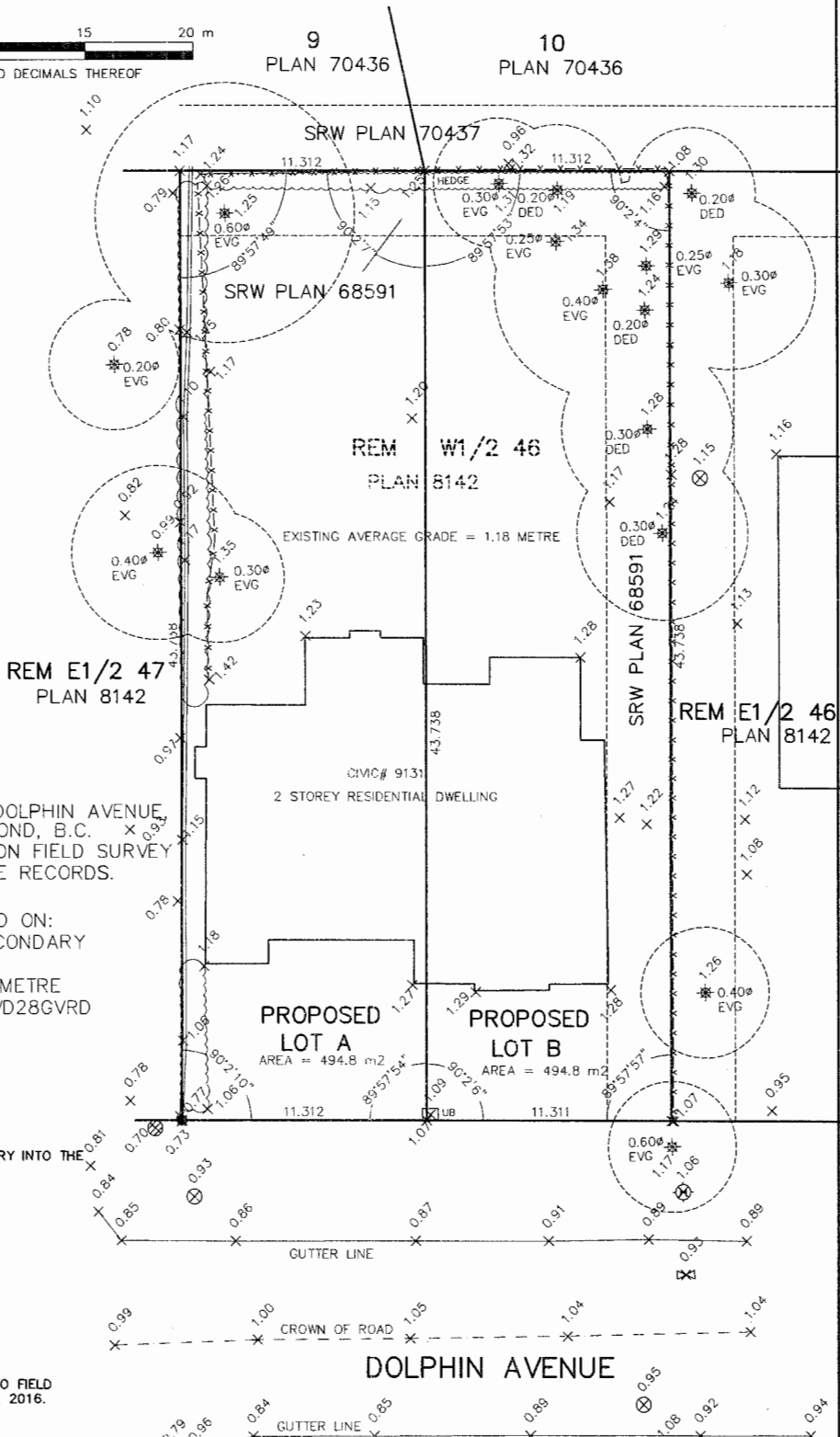
LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE
(TIED AT POINT OF ENTRY INTO THE
GROUND)
- UTILITY BOX
- FENCE
- FIRE HYDRANT
- DECIDUOUS
- EVERGREEN
- ROUND CATCH BASIN
- LEGAL IRON PIN

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 11TH DAY OF MAR., 2016.

RICHARD S. FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE
EXCLUSIVE USE OF OUR CLIENT. 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. 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.

PLN - 98



RZ 16-730029

Attachment 3

Address: 9131 Dolphin Ave

Applicant: Rav Bains

Planning Area(s): Broadmoor, Ash Street Sub-Area

	Existing	Proposed
Owner:	Paramjit Singh Kahlon Gurdev Singh Kahlon Inderbir Kaur Kahlon	To be determined
Site Size (m²):	989.6 m ²	Lot A: 494.8 m ² Lot B: 494.8 m ²
Land Uses:	One (1) single-family lot	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low density residential	No change
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)

On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
Floor Area Ratio:		Max. 0.55 applied to 464.5 m ² of the lot area, together with 0.30 applied to the balance	Max. 0.55 applied to 464.5 m ² of the lot area, together with 0.30 applied to the balance	none permitted
Buildable Floor Area*		Lot A: Max. 264.565 m ² (2,847.75 ft ²) Lot B: Max. 264.565 m ² (2,847.75 ft ²)	Lot A: Max. 264.565 m ² (2,847.75 ft ²) Lot B: Max. 264.565 m ² (2,847.75 ft ²)	none permitted
Lot Coverage	Building:	Max. 40%	Max. 40%	none
	Non-permeable Surfaces:	Max. 70%	Max. 70%	none
	Live Plant Material:	Min. 20%	Min. 20%	none
Lot Size:		Min. 315.0 m ²	Lot A: 494.8 m ² Lot B: 494.8 m ²	none
Setback – Front & Rear Yards:		Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yard:		Min. 1.2 m	Min. 1.2 m	none
Height (Max.):		2 ½ Storeys	2 ½ Storeys	none

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

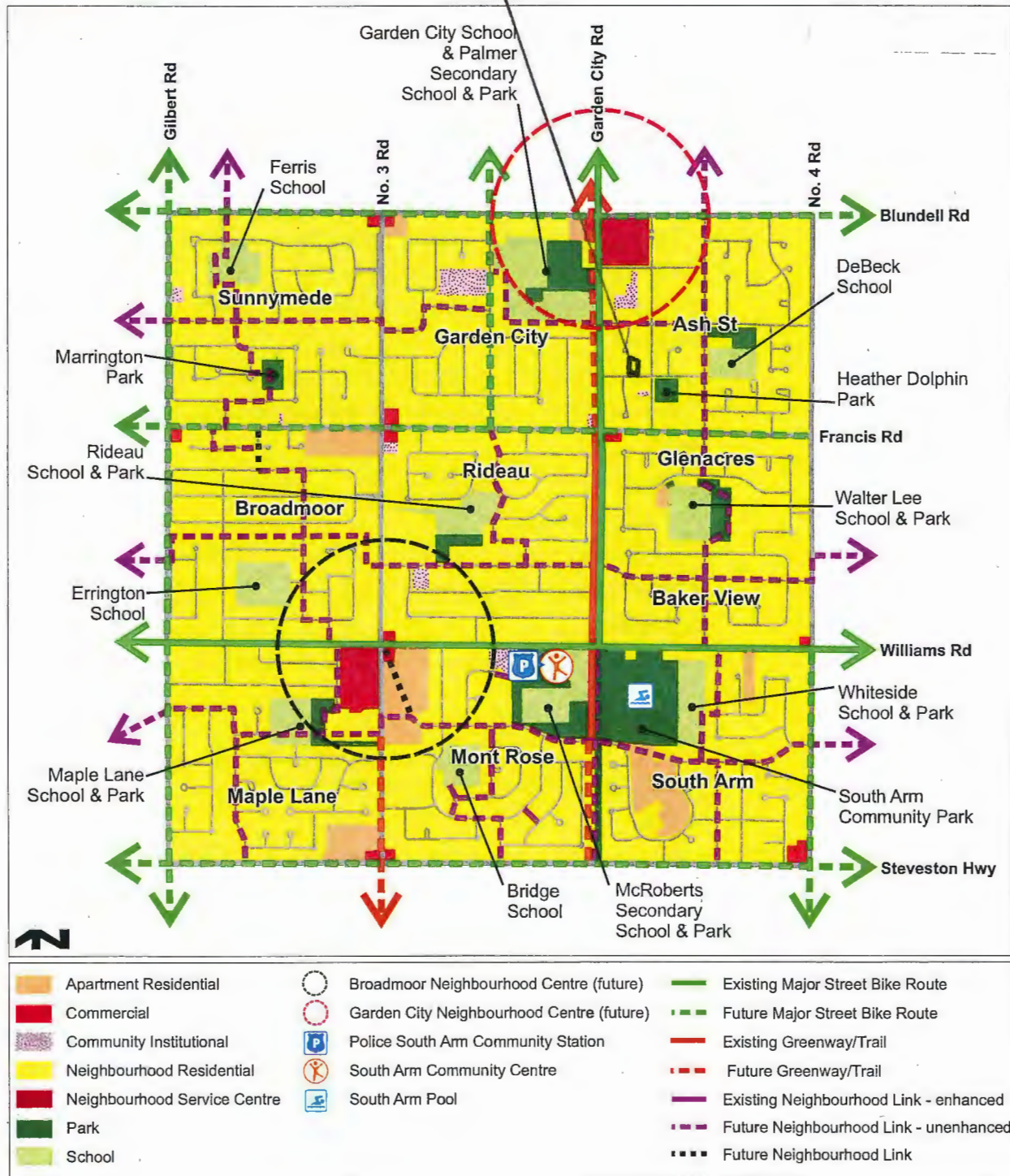
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



6. Broadmoor

SUBJECT PROPERTY

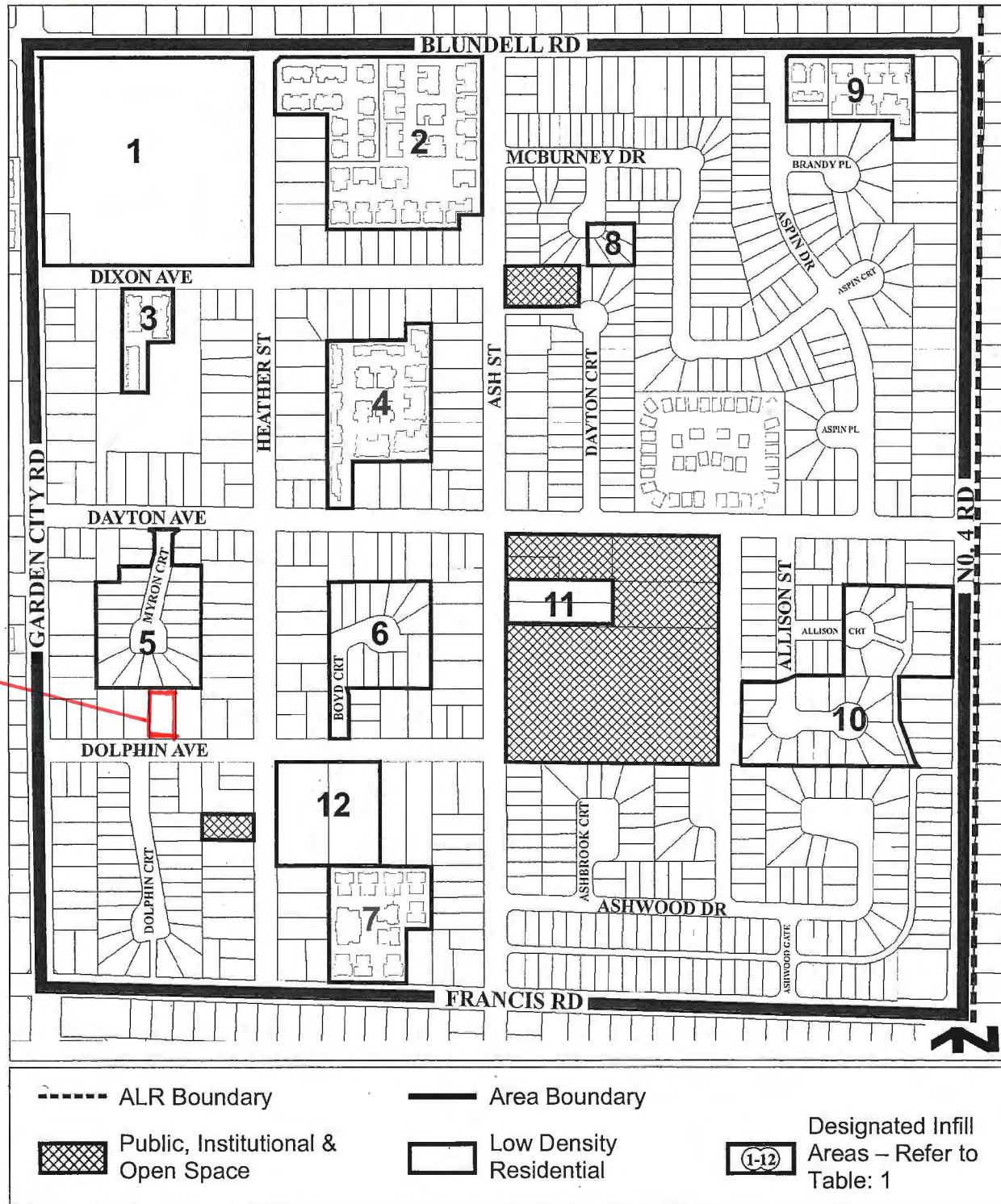
ATTACHMENT 4

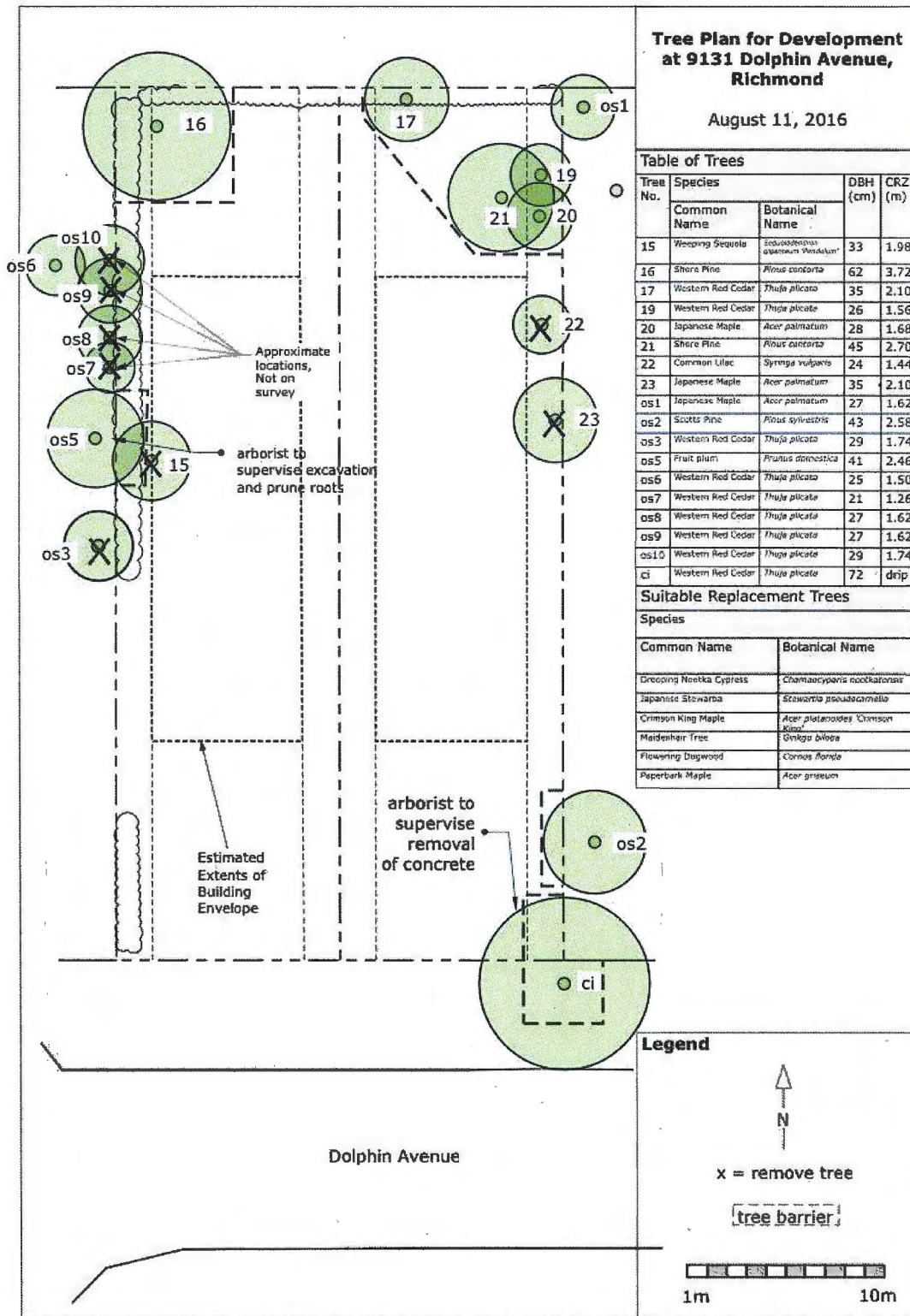


PLN - 100

Land Use Map

Bylaw 9086
2015/04/27







Address: 9131 Dolphin Ave

File No.: RZ 16-730029

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9595, the applicant is required to complete the following:

1. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three (3) replacement trees are planted and maintained on each lot proposed (for a total of six (6) trees). Replacement trees should result in a mix of coniferous and deciduous trees on each lot, and must be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
4	6 cm	3.5 m
2	8 cm	4 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$17,400.00 for the five (5) on-site trees and one (1) City-owned tree to be retained.
4. Registration of a flood indemnity covenant on title.
5. 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.
6. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$5,695.50) to the City's Affordable Housing Reserve Fund.

At Demolition* stage, the applicant must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Building Permit* stage, the applicant must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

At Subdivision* or Building Permit* stage, the applicant 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 203 L/s of water available at a 20 psi residual at the Dolphin Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit a 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 the Developer's cost, the City is to:
 - Cut and cap at main the existing water service connection along the Dolphin Avenue frontage.
 - Install two (2) new water service connections complete with meter and meter box off of the existing 150 mm AC watermain on Dolphin Avenue.

Storm Sewer Works

- The Developer is required to:
 - Retain the existing storm service connection at the middle of the subject site's Dolphin Avenue frontage.

Sanitary Sewer Works

- At the Developer's cost, the City is to:
 - Install a new sanitary service connection, complete with inspection chamber and dual service leads off of the 200 mm PVC sewer on Dolphin Avenue, at the adjoining property line of the newly created lots.
 - Cut, cap, and remove the existing sanitary service connection inspection chamber SIC16750 at the east property line of the subject site.

Frontage Improvements

- The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - To underground Hydro service lines.
 - 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.).

General Items

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9595 (RZ 16-730029)
9131 Dolphin 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/K)"**.

P.I.D. 000-648-221

West Half Lot 46 Except: Part Subdivided by Plan 68168, Section 22 Block 4 North Range
6 West New Westminster District Plan 8142

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9595"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>BIZ</i>
APPROVED by Director or Solicitor <i>W</i>



City of Richmond

Report to Committee Fast Track Application Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

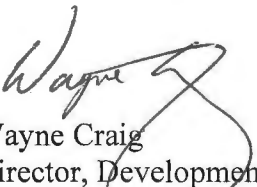
Date: August 22, 2016

File: RZ 16-734087

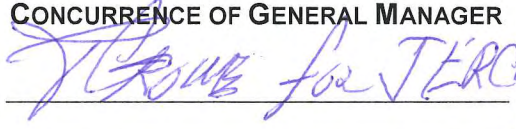
Re: Application by 1075501 BC Ltd. for Rezoning at 11600 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, for the rezoning of 11600 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 6

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

Staff Report

Item	Details		
Applicant	1075501 BC Ltd.		
Location	11600 Williams Road (Attachment 1)		
Zoning	Existing: Single Detached (RS1/E)		
	Proposed: Compact Single Detached (RC2) (Attachment 2)		
Development Data Sheet	Attachment 3		
OCP Designation	Neighbourhood Residential	Complies:	Yes
Lot Size Policy	5434 (Attachment 4)	Complies:	Yes
Arterial Road Policy	Compact Lots or Coach House	Complies:	Yes
Affordable Housing Strategy Response	Secondary suites on two (2) of the two (2) lots proposed.	Complies:	Yes
Surrounding Development	North:	Single-family dwellings on lots zoned "Compact Single Detached (RC2)" fronting Williams Road.	
	South:	Across a lane, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Seabrook Crescent.	
	East & West:	Single- family dwellings on lots zoned "Single Detached (RS1/E)" fronting Williams Road.	
Rezoning Considerations	Attachment 6		

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

1075501 BC Ltd. has applied to the City of Richmond for permission to rezone the property at 11600 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Existing Legal Encumbrances

There are no existing legal encumbrances registered on the Title of the subject property.

Site Access

Vehicle access to the proposed lots is to be from the existing rear lane; with no access permitted from Williams Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Prior to the issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

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 one (1) bylaw-sized tree located on the subject site and one (1) City-owned tree.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain and protect one (1) City-owned Sweetgum tree (tag# 1) located in front of the subject property due to its good condition (30 cm dbh). The tree has been identified by Parks Arboriculture staff for retention.
- Remove one (1) Plum tree (tag #2) located on-site due to poor condition from being historically topped and infected with Thortix borer (58 dbh comb.).

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the one (1) City-owned tree.

To ensure the protection of the one (1) City-owned tree (tag# 1), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Submission of a Survival Security in the amount of \$3,590 for the one (1) City tree. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

For the removal of the one (1) tree on-site, the OCP tree replacement ratio goal of 2:1 requires two (2) replacement trees to be planted and maintained on the proposed lots. Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has proposed to plant and maintain a minimum of two (2) trees on each lot for a total of four (4) replacement trees on-site.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site tree being removed (58 dbh comb.), 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
2	6 cm		3.5 m
2	10 cm		5.5 m

To ensure that the four (4) replacement trees are planted on-site at the development stage, and that the front and rear yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works, prior to final adoption of the rezoning bylaw. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The City's current Affordable Housing Strategy (adopted by Council September 14, 2015) 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 no secondary suites are provided.

The applicant proposes to provide a legal secondary suite in each 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.

Prior to rezoning, the applicant is also required to register a legal agreement on Title, to ensure that the principle dwelling and the secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning.

Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3.0 m wide utility statutory right-of-way along the north property line for storm sewer. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage upgrades including, but not limited to, removal of the existing driveway from Williams Road and replace with a new curb and gutter and a minimum 2.10 m wide treed boulevard and sidewalk.
- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.
- Payment to the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 4, in the amount of \$21,364.00 to recover lane improvement construction costs associated with the works and services that have been constructed and financed by the City.

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).

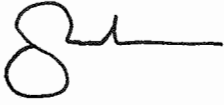
Conclusion

The purpose of this rezoning application is to rezone the property at 11600 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) 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 9596 be introduced and given first reading.



Steven De Sousa
Planning Technician - Design

SDS:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond



11511	11531	11539	11551	11571	11577	11591	11599	11611	11617	11631	11633	11651	11661
20.15	10.08	10.08	20.15	10.08	10.08	10.08	10.08	10.07	10.07	10.07	10.07	10.07	10.07
WILLIAMS RD													
9.15	9.15	9.15	20.12	20.12	18.29	18.29	18.29	18.29	18.29	9.15	9.15	9.15	9.15
11528	11540	11548	11560	11580	11600	11620	11640	11660	11680	11700	11720	11740	11760
33.59	33.58	33.58	33.53	33.53	33.53	33.53	33.53	33.53	33.52	33.52	33.52	33.52	33.52
9.15	9.15	9.15	20.12	20.12	18.29	18.29	18.29	18.29	18.29	9.15	9.15	9.15	9.15
50	18.50	18.50	19.81	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29



RZ 16-734087

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-734087

Original Date: 07/05/16

Revision Date:

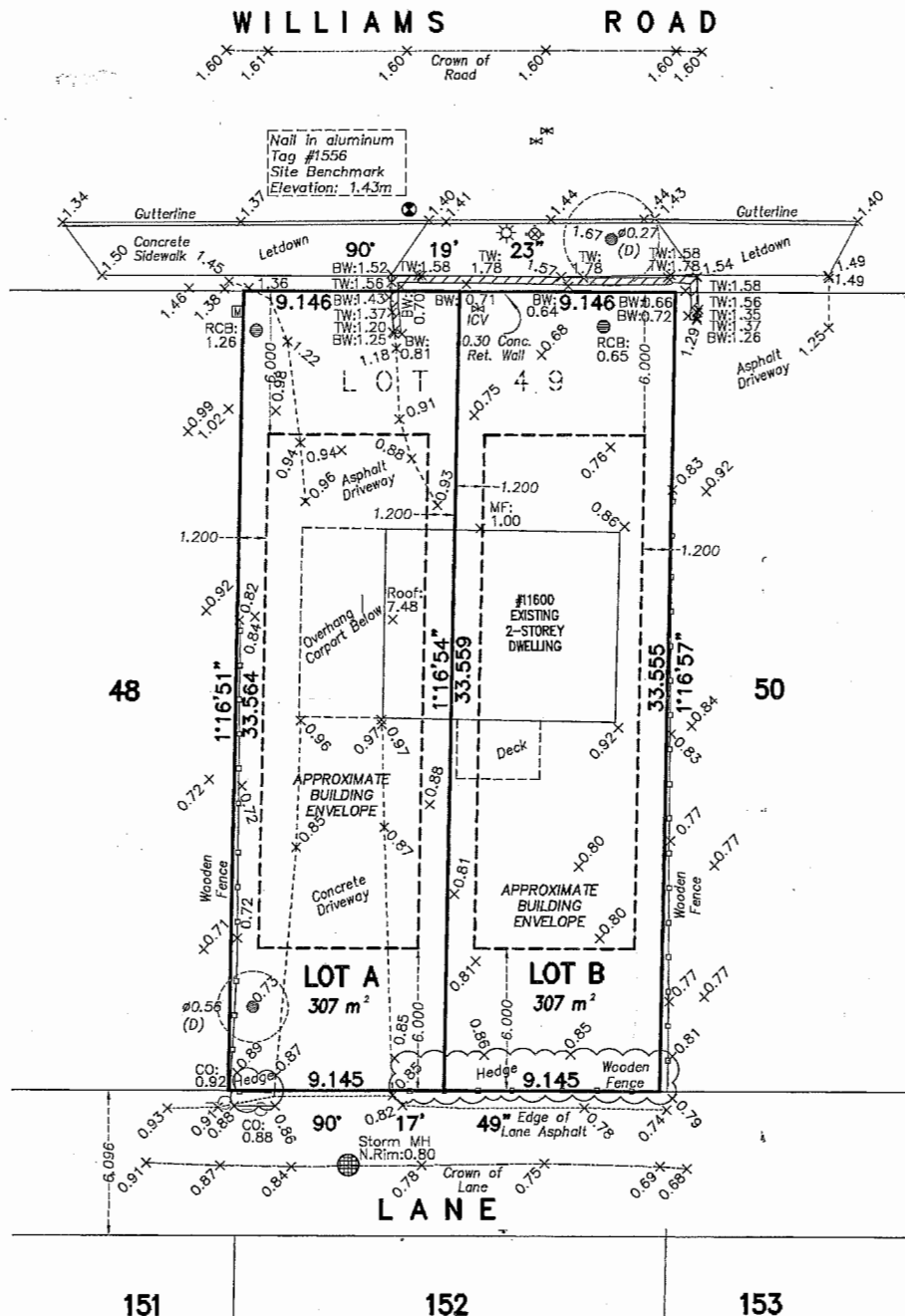
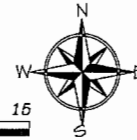
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 49 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 28788**

#11600 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 009-004-491

SCALE: 1:200

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



© 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. 6546
FB-311 P32-34
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 #191
Control Monument 02H2453
Elevation: 1.664m

NOTE:

Use site Benchmark Tag #1556
for construction elevation control.

LEGEND:

(C) denotes conifer
(D) denotes deciduous
■ denotes catch basin
● denotes round catch basin
⊗ denotes water valve
⊕ denotes water meter
⊙ denotes manhole
○ denotes cleanout
⊙ denotes lamp standard
⊙ denotes fire hydrant
⊙ denotes power post
MF denotes main floor
BW denotes bottom of retaining wall
TW denotes top of retaining wall

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

MAY 11th, 2016.

DWG No. 6546-Topo

PLAN 115



City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 16-734087

Attachment 3

Address: 11600 Williams Road

Applicant: 1075501 BC Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	1075501 BC Ltd.	To be determined
Site Size:	614 m ² (6,610 ft ²)	Lot A: 307 m ² (3,305 ft ²) Lot B: 307 m ² (3,305 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
Designations: OCP 702 Policy	Neighbourhood Residential Permits "Compact Single Detached (RC2)" for properties fronting Williams Road with a lane	Complies Complies
Arterial Road Policy	Compact Lot or Coach House	Complies
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Buildable Floor Area:*	Max. 184.2 m ² (1,982 ft ²)	Max. 184.2 m ² (1,982 ft ²)	None permitted
Lot Coverage:			
Buildings	Max. 50%	Max. 50%	None
Non-Porous	Max. 70%	Max. 70%	
Landscaping	Min. 20%	Min. 20%	
Lot Size:			
Frontage	Min. 9 m	9 m	None
Width	Min. 9 m	9 m	
Depth	Min. 24 m	33 m	
Area	Min. 270 m ²	307 m ²	
Setbacks:			
Front Yard	Min. 6 m	Min. 6 m	None
Rear Yard	Min. 6 m	Min. 6 m	
Side Yard	Min. 1.2 m	Min. 1.2 m	
Height:	Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes	Max. 2 ½ Storeys & within Residential Vertical Lot Envelopes	None
Private Outdoor Space:	Min. 20 m ²	Min. 20 m ²	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

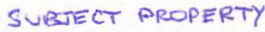
Policy Manual

Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	POLICY 5434
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

POLICY 5434:

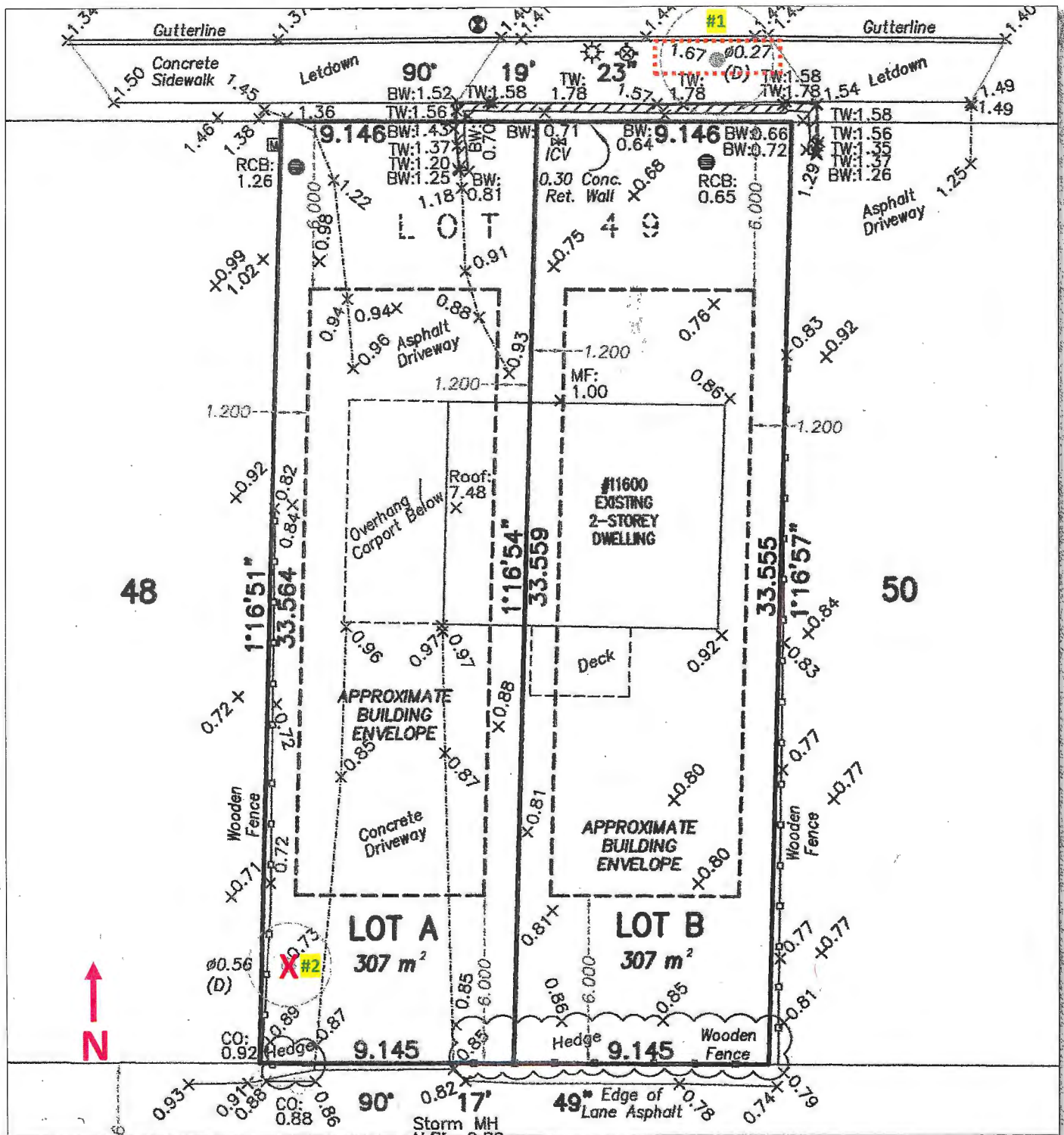
The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

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.



-

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



SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Sweetgum (<i>Liquidambar styraciflua</i>)	30	1.8
2	Plum (<i>Prunus</i> sp.)	58 comb.	1.4



City of Richmond

Rezoning Considerations

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

Address: 11600 Williams Road

File No.: RZ 16-734087

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9596, 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 Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include low fencing outside of the rear yard (max 1.2 m);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - include the four (4) required replacement trees (two (2) per lot) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	10 cm		5.5 m

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

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$3,590 for the one (1) City-owned tree to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.
4. The registration of a 3.0 m wide utility statutory right-of-way along the north property line for storm sewer.
5. Registration of a flood indemnity covenant on title.
6. 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.
7. Registration of a legal agreement on title ensuring that the principle dwelling and any secondary suite cannot be stratified.

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

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements.

2. Payment to the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 4, in the amount of \$21,364.00 to recover lane improvement construction costs associated with the works and services that have been constructed and financed by the City.
3. 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.
4. 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 the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- a. Using the OCP Model, there is 621 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c. At the Developers cost, the City is to:
 - Install 2 new water service connections, off of the existing 300mm PVC water main on the Williams Rd complete with meter and meter box.
 - Cut and cap at main, the existing water service connection at the Williams Rd frontage.

Storm Sewer Works:

- d. At the Developer's cost, City crews will:
 - Check the existing storm service connections and confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connections and inspection chambers may be retained with the addition of a 3.0m wide utility SRW along the entire north property line of the site. In the case that the service connections or inspection chambers are not in a condition to be re-used, service connections should be capped and inspection chambers removed as described below.
- e. At Developer's cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots. The Developer shall provide additional utility SRW as required.
 - Cut, cap and remove the existing storm service connection and inspection chamber STIC58759 at the northeast corner of the subject site.
 - Cut and cap the existing storm service connection to the subject site at the northwest corner, and retain the connection servicing the adjacent lot 11580.

Sanitary Sewer Works:

- f. At Developer's cost, the City is to:
 - Install a new sanitary service connection complete with inspection chamber and dual service leads.
 - Cut and cap the existing sanitary lead at the southwest corner of the subject site.

Frontage Improvements:

- g. 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 onsite.
 - Complete other frontage improvements as per Transportation's requirements
- h. Transportation's requirements include, but are not limited to, the following:
 - Vehicular access to be restricted to existing rear lane (no access off Williams Road).
 - Developer responsible for the removal of existing driveway off Williams Road and replace with a new curb and gutter and a minimum 2.10 m wide tree boulevard and sidewalk.
 - Ensure on-site parking meets the Bylaw requirements.

General Items:

- a. 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,

Initial: _____

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.

5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9596 (RZ 16-734087)
11600 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. 009-004-491

Lot 49 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9596"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

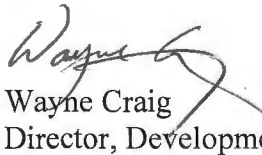
To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 22, 2016
File: RZ 15-710175

Re: Application by Kanwar Sodhi for Rezoning at 7200 Railway Avenue from Single Detached (RS1/E) to Coach Houses (RCH1)

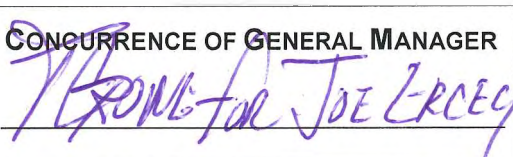
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9598, for the rezoning of 7200 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl

Att. 6

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

Staff Report

Origin

Kanwar Sodhi has applied to the City of Richmond for permission to rezone the property at 7200 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a single detached dwelling, which will be demolished at future development stage.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, is a lot zoned “Single Detached (RS1/E)”, which is the subject of a rezoning application to the “Coach Houses (RCH1)” zone (RZ 14-674043). The rezoning bylaw associated with the application was granted 3rd reading at a Public Hearing on December 15, 2015.
- To the South, is a lot zoned “Single Detached (RS1/E)”, which is the subject of a rezoning application to the “Compact Single Detached (RC2)” zone (RZ 15-691744). The rezoning bylaw associated with the application was granted 3rd reading at a Public Hearing on November 16, 2015.
- To the East, immediately across the rear lane, are two (2) lots zoned “Single Detached (RS1/B)” fronting Lindsay Road, which each contain a single-family dwelling.
- To the West, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach house lots, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis**Site Planning and Architectural Character**

The preliminary conceptual plans proposed for redevelopment of the subject site have satisfactorily addressed the staff comments identified as part of the rezoning application review process (Attachment 4).

The proposed Site Plan involves a principal dwelling on the west side of each lot proposed and an accessory coach house above a detached garage on the east side of each lot, with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

Pedestrian access to the site and coach house is proposed via a permeable pathway from both Railway Avenue and the rear lane.

Vehicle access to the proposed lots is to be from the rear lane only, with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage and carport in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling provided in a tandem arrangement, along with one (1) parking space for the coach house to the side (Note: tandem parking of parking spaces for the principal dwelling is permitted in the RCH1 zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on title prohibiting the conversion of the garage/carport into habitable space.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building, a small balcony, and appropriate window placement to avoid blank facades, provide

some visual interest, and minimize overlook while still allowing for passive surveillance of the rear lane.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 4. Furthermore, the applicant must register restrictive covenants on title to ensure that:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 4. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property, and one (1) bylaw-sized tree and one (1) undersized tree on the neighbouring property to the north at 7180 Railway Avenue. The Report also provides recommendations on the retention and removal of several hedges on-site and off-site.

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

- Tree # 01 (Cherry) on the subject site is in poor condition, has been previously topped, and exhibits structural defects and bacterial blight. As a result, this tree should be removed and replaced.
- Tree #02 (Cherry) located on the neighbouring property to the north has been identified for removal as part of the rezoning application for that property (Note: Tree # 03, which is also on the neighbouring property to the north, is undersized and is proposed to be removed as part of future development of that property).
- Replacement trees should be specified at a 2:1 ratio as per the OCP.

Tree Protection

The applicant proposes to retain the Excelsa hedge along the south property line. Prior to demolition of the existing dwelling on the subject site, the applicant must install tree protection fencing on-site around the Excelsa hedge along the south property line. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

The applicant's proposed tree protection plan is included in Attachment 5.

Tree Replacement

The applicant proposes to remove one (1) on-site tree (Tree # 01), and to remove the Excelsa and Cypress hedges along the north and west property lines. The 2:1 replacement ratio would require a total of two (2) replacement trees to be planted and maintained on the proposed lots. Consistent with the OCP tree replacement ratio and the design guidelines for front yard landscaping under the Arterial Road Policy, the applicant has agreed to plant and maintain a total of two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the tree being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m
2	8 cm	4.0 m

To ensure that the replacement trees are planted and maintained, and that the front and rear yards of the proposed lots are enhanced in accordance with the Arterial Road Policy and the RCH1 zoning, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A Landscape Plan, prepared by a Registered Landscape Architect, accompanied by a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency).
- A Landscaping Security based on 100% of the cost estimate prepared by the Landscape Architect.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

This proposal conforms to the Affordable Housing Strategy as it involves the creation of two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage.

Subdivision, Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future Subdivision and Building Permit stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fees.

- Enter into a Servicing Agreement for the design and construction of the required service connections as well as frontage improvements to the rear lane and along Railway Avenue, as described in Attachment 6. The works are to include (but are not limited to):
 - lane upgrades to current City lane standards, to include lane drainage, asphalt/pavement, concrete roll over curb/gutter on both sides of the lane, and lane lighting; and,
 - boulevard upgrades to current City standards along the Railway Avenue frontage, to include a new concrete sidewalk next to the property line with connections to the existing sidewalk to the north and south of the subject site, and a treed/grassed boulevard next to the existing curb.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure, such as roadworks, water works, storm sewers, sanitary sewers, street lights, street trees, and traffic signals.

Conclusion

The purpose of this application is to rezone the property at 7200 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

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 Zoning Bylaw 8500, Amendment Bylaw 9598 be introduced and given first reading.



Cynthia Lussier
Planner 1

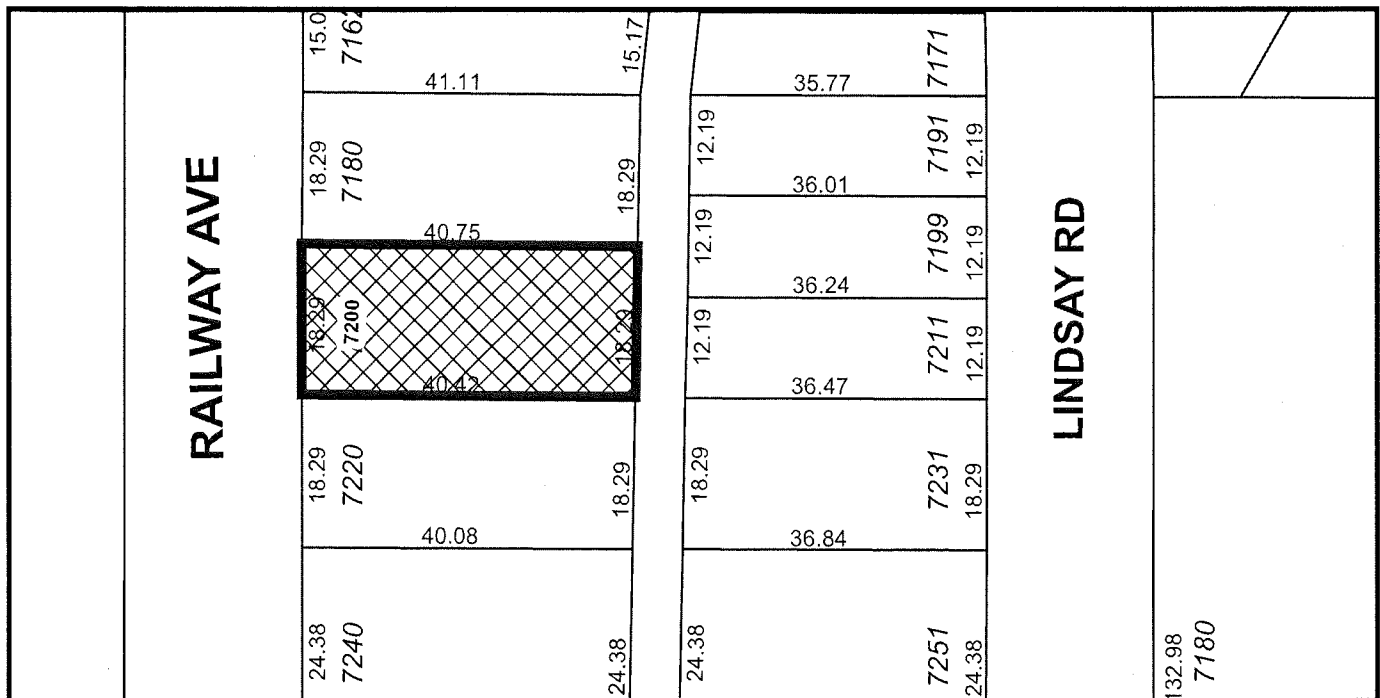
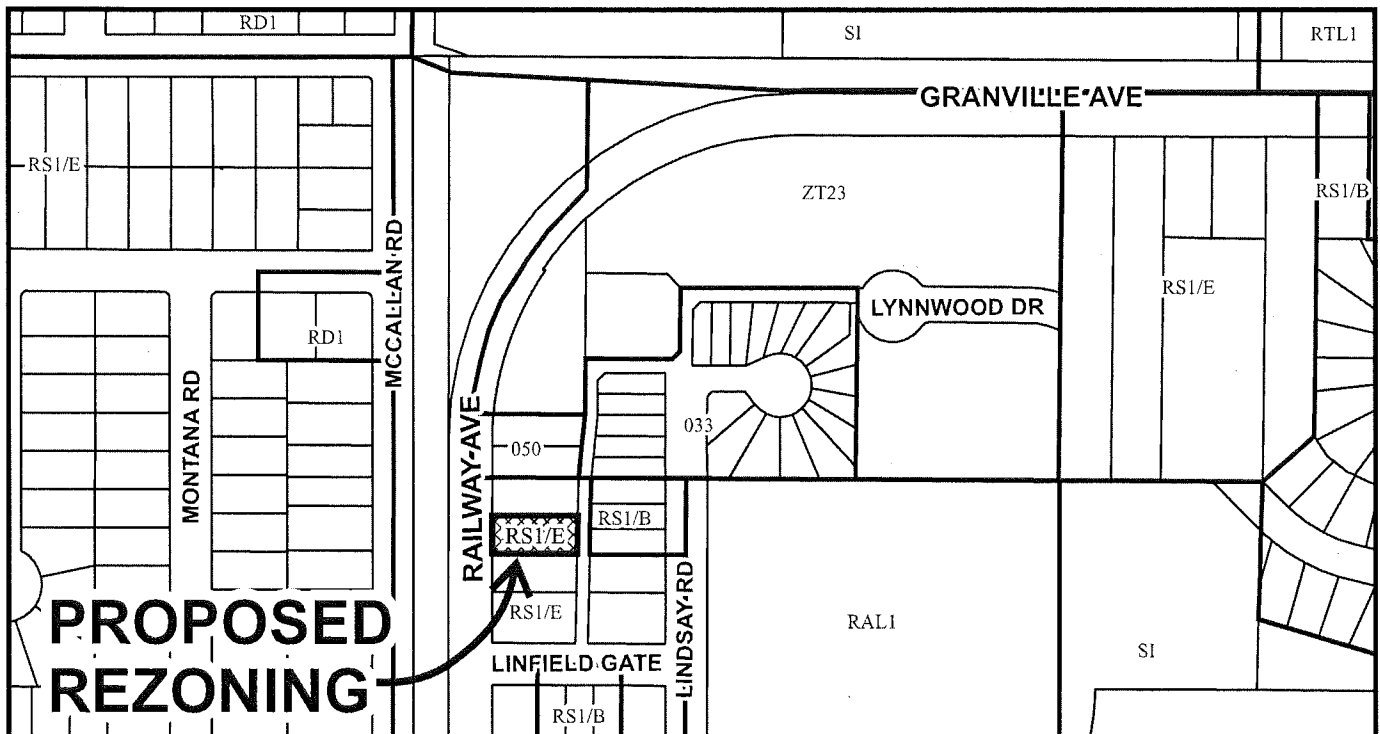
CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Site Survey
Attachment 3: Development Application Data Sheet
Attachment 4: Preliminary Conceptual Plans
Attachment 5: Proposed Tree Protection Plan
Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 15-710175

Original Date: 09/21/15

Revision Date: 09/28/15

Note: Dimensions are in METRES



City of Richmond



RZ 15-710175

Original Date: 09/21/15

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC PLAN OF LOT 214 SECTION 13 BLOCK 4
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT
PLAN 40948**



SCALE — 1 : 250
All distances are in metres

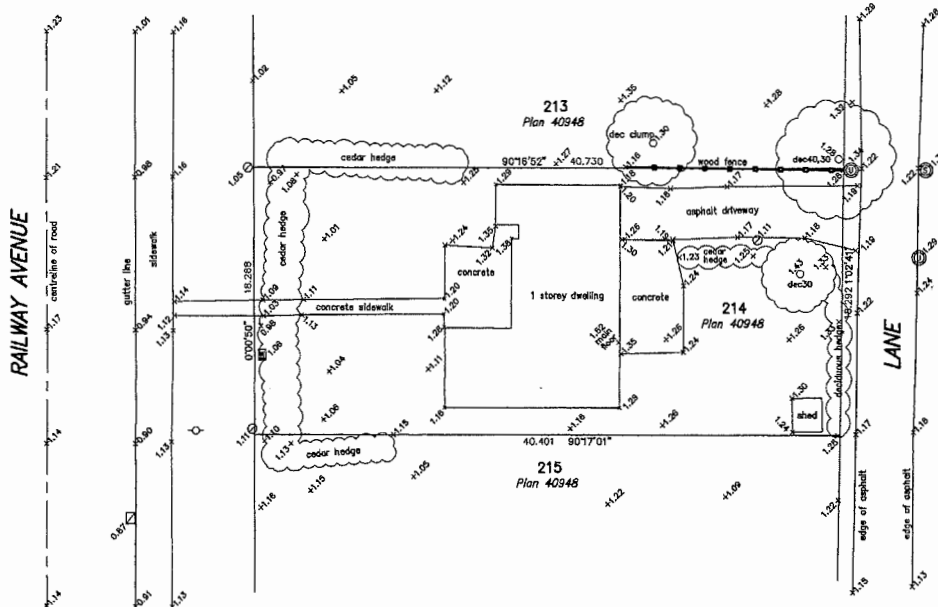
Civic Address:
7200 Railway Avenue
Richmond, B.C.

SURVEY LEGEND

- ⊕ Unknown Manhole
- ⊗ Catch basin
- ⊠ Water Meter
- ⊙ Storm manhole
- ⊙ Sanitary manhole
- ⊙ Power pole
- dec30 ○ 30cm dia. Deciduous tree
- dec clump ○ Clump of Deciduous trees

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from City of Richmond HPN network.
- 3) This Plan was prepared for architectural design and site servicing 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 reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Richmond Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property bearings and dimensions are derived from field survey.





RZ 15-710175

Attachment 3

Address: 7200 Railway Avenue

Applicant: Kanwar Sodhi

Planning Area(s): Blundell

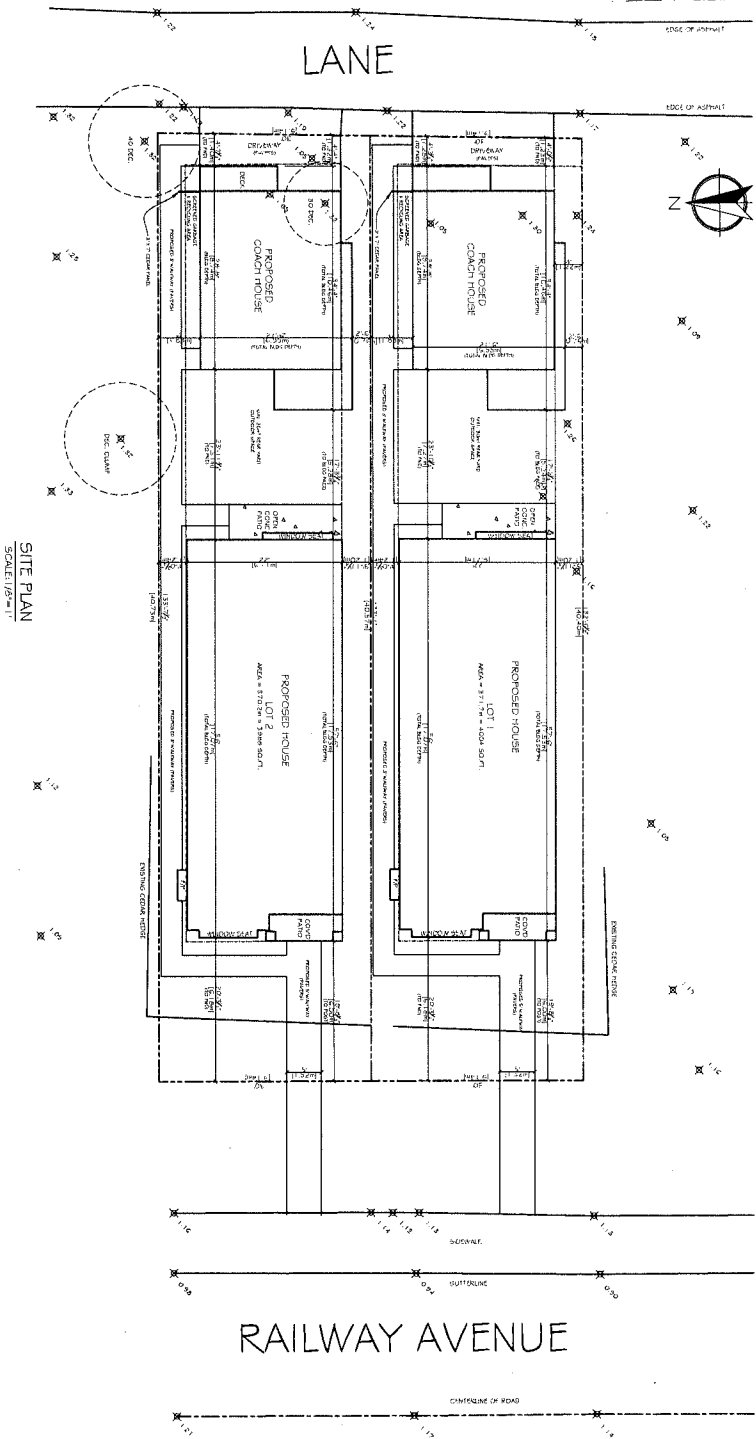
	Existing	Proposed
Owner:	Sandra Lynn Mann	To be determined
Site Size (m²):	Approx. 742 m ² (7,987 ft ²)	Proposed north lot: Approx. 370.2 m ² (3,985 ft ²) Proposed south lot: Approx. 371.7 m ² (4,001 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses	No change

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Buildable Floor Area*	Proposed north lot:	Max. 222.12 m ² (2,390 ft ²)	Proposed north lot:	Max. 222.12 m ² (2,390 ft ²)	none permitted
	Proposed south lot	Max. 223.02 m ² (2,400 ft ²)	Proposed south lot	Max. 223.02 m ² (2,400 ft ²)	
Principal Dwelling Size*:	Proposed north lot:	Max. 176.61 m ² (1,901 ft ²)	Proposed north lot:	Max. 176.61 m ² (1,901 ft ²)	none permitted
	Proposed south lot	Max. 177.51 m ² (1,910 ft ²)	Proposed south lot	Max. 177.51 m ² (1,910 ft ²)	
Coach House Size:	Min. 33 m ² (355 ft ²) Max. 60 m ² (645 ft ²)		Ground floor/stair: 5.29 m ² (57 ft ²) 2 nd floor: 40.22 m ² (433 ft ²) Total: 45.51 (490 ft ²)		none permitted
Lot Coverage – Buildings:	Max. 45%		Max. 45%		none
Lot Coverage – Buildings, structures, and non-porous surfaces	Max. 70%		Max. 70%		none
Lot Coverage – Live plant material:	Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	315 m ²		Proposed north lot: Approx. 370.2 m ² Proposed south lot: Approx. 371.7 m ²		none

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

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Principal Dwelling Setback – Front/Rear Yards (m):	Min. 6.0 m		Min. 6.0 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		1.23 m to 1.40 m		none
Coach House Building Setback – North Side Yard (m):	Min. 1.8 m		1.8 m		none
Coach House Building Setback – South Side Yard (m):	Ground Floor	Min. 0.6 m	Ground Floor	0.76 m	
	2 nd Floor	Min. 1.2 m	2 nd Floor	1.22 m	
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none
Coach House Building Height (m):	Max. 2 storeys or 6.5 m, whichever is less, as measured from the highest elevation of the crown of the lane		6.5 m as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling	2		2		none
On-Site Parking Spaces – Coach House:	1		1		
Tandem Parking Spaces:	Permitted for Principal Dwelling		2 for Principal Dwelling		none
Amenity Space – Outdoor:	Principal Dwelling	Min. 30 m ²	Principal Dwelling	Min. 30 m ²	none
	Coach House	No Minimum	Coach House	3.5 m ² (38.5 ft ²)	

Other: Tree replacement compensation required for loss of bylaw-sized trees.



Preliminary Conceptual Plans

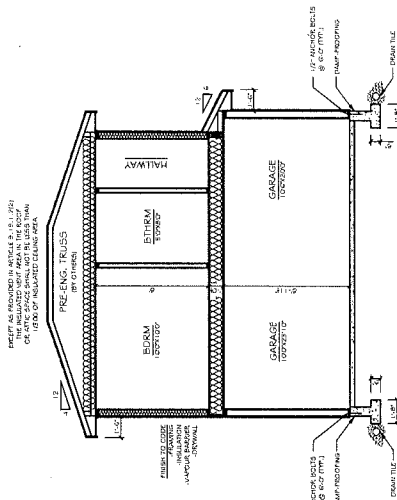
Note: At BP stage, plans must comply with all City regulations.

REVISION SCHEDULE		
REV.	DATE	REVISIONS
1		
2		
3		
4		
5		

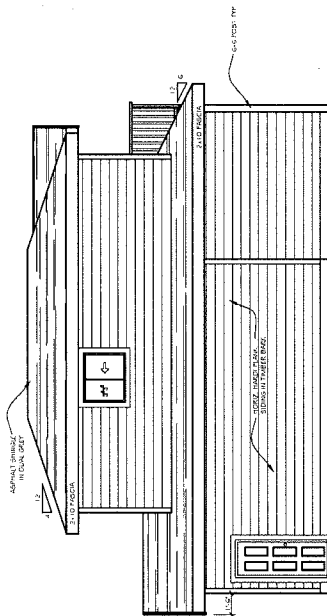
TOORA HOME PLANS	
1250A BAYVIEW DRIVE	
TOORA, VIC 3218	
TEL: (03) 9511 4422	
FAX: (03) 9511 4373	
EMAIL: info@toorahome.com.au	
PROPOSED SINGLE FAMILY DWELLING FOR	
LOT 1 & 2 @ 7200 RAILWAY AVENUE	
RICHMOND, B.C.	

TITLE	SITE PLAN
SCALE	1/8" = 1'
DATE	15/07/2016
DRAWN BY	DAVID TOORA
CHECKED BY	
DATE	

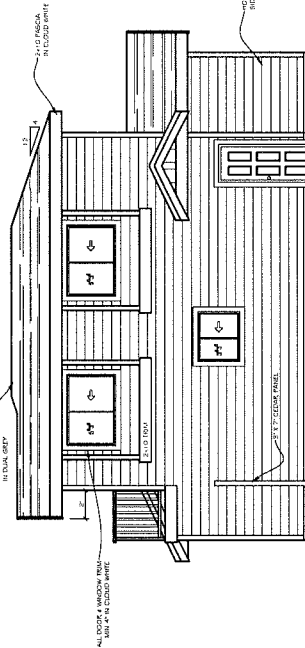
PROJECT	A1
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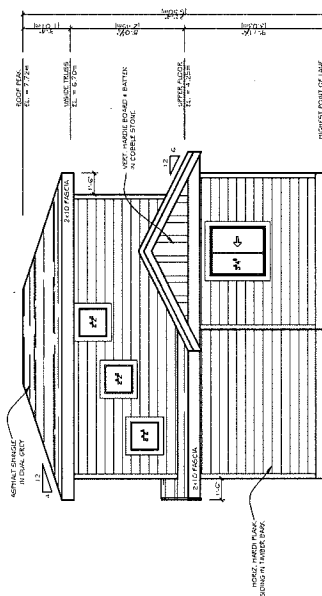
SECTION B-B
SCALE: 1/4" = 1'



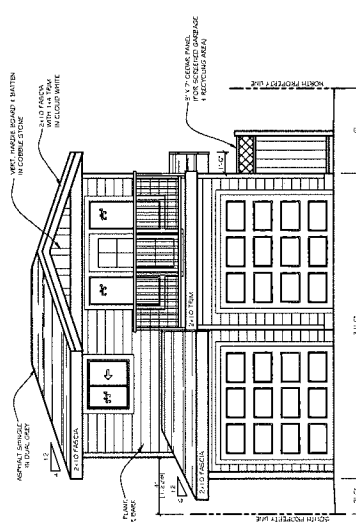
SOUTH ELEVATION
SCALE: 1/4" = 1'



NORTH ELEVATION
SCALE: 1/4" = 1'



WEST ELEVATION
SCALE: 1/4" = 1'



EAST ELEVATION
SCALE: 1/4" = 1'

Preliminary
Conceptual Plans

Note: At BP stage,
Plans must comply
with all City
regulations.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.	
TOORA HOME PLANS	
TEL: (604) 951-4343	ADDRESS:
FAX: (604) 951-4373	12865 - 107th AVE
EMAIL: toora@toora.com	SURREY, B.C. V2T 2E9
PROPOSED SINGLE FAMILY DWELLING FOR	
LOT 1 & 2 @ 7200 RAILWAY AVENUE	
RICHMOND, B.C.	
PROJECT #:	
TITLE: COAST HOUSE ELEVATIONS	DRAWN BY: ERIK TOORA
SCALE: 1/4" = 1'	CHECKED BY:
DATE: JULY 2016	DATE:
A3	

APPENDIX 3
TREE PROTECTION PLAN



Hedge to be removed with the development proposal at 7180 Railway

Cypress hedge

Excelsa hedge 3x2

Excelsa hedge 3x2

Excelsa hedge 3x2

Excelsa hedge 3x2

Excelsa hedge 3x2

Excelsa hedge 3x2

Excelsa hedge 3x2

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Excelsa hedge 3x2

Excelsa hedge 3x2

PLN - 137

TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Cherry	Remove	30cm	1.8m
2	Cherry	Remove	30/25cm	2.6m
3	Cherry	Remove with neighbouring development	18cm	1.1m

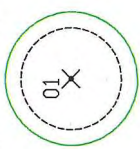
TREE PROTECTION FENCING

Minimum Radial Distance from trunk

Type	DBH	Metres	Feet
Excelsa Hedge	20cm	2.0m	6.6ft

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR REMOVAL



LEGEND

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-291-6002 Fax: 604-437-0970

7200 Railway Avenue Richmond

TREE PROTECTION PLAN

THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL, WITHIN THE PROPOSED PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DOWN BY: G4

February 2, 2018



Address: 7200 Railway Avenue

File No.: RZ 15-710175

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9598, the Applicant is required to complete the following:

1. Submission of a Landscape Plan for the front and rear yards of the proposed lots, 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 (all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and the RCH1 zoning, 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 for the Excelsa hedge located along the south property line, as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4.0 m

NOTE: minimum tree replacement sizes are as per Tree Protection Bylaw No. 8057 Schedule A

2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.

Prior to Demolition Permit* issuance, the Applicant must complete the following requirements:

- Install tree protection fencing on-site around the Excelsa hedge along the south property line. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At future Subdivision* & Building Permit* stage, the Applicant must complete the following requirements:

- Enter into a Servicing Agreement for the following service connection works and for the design and construction of off-site improvements, to the satisfaction of the Director of Engineering. The works are to include, but are not limited to:

Water Works

- a) Using the OCP Model, there is 603.0 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 576.0 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- b) The applicant 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 designs.

- c) At the applicant's cost, the City is to:
 - i. Cut and cap all existing water service connections at the watermain, along the Railway Avenue frontage.
 - ii. Install two (2) new 25 mm water service connections complete with meters and meter boxes in the boulevard closest to the property line along Railway Avenue frontage.

Storm Sewer Works

- a) Install lane drainage and upgrades along the entire lane frontage of the subject site. See "Frontage Improvements" section below for the scope of the upgrades.
- b) At the applicant's cost, the City is to install new storm service connection and inspection chamber at the site's southwest corner along the Railway Avenue frontage to City standards.

Sanitary Sewer Works

- a) At the applicant's cost, the City is to install 1 new sanitary service connection complete with new inspection chamber at the site's southeast corner along the rear lane frontage to service the proposed south lot.

Frontage Improvements

- a) Lane upgrades to current City lane standards, to include (but are not limited to) asphalt/pavement, lane drainage, concrete roll over curb/gutter on both sides of the lane, and lane lighting. The cross-section of the reconstructed lane is to consist of 5.3 m wide pavement and 0.35 m wide rollover curb on both sides of the lane. The exact cross section of the lane will be determined by Engineering taking into consideration lighting and other utility requirements.
- b) Boulevard upgrades to current City standards along the Railway Avenue frontage, to include (but are not limited to) a new 1.5 m wide concrete sidewalk next to the property line with connections to the existing sidewalk to the north and south of the subject site; and a minimum 2.0 m wide grassed boulevard (not including the 0.15 m wide top of curb). The City's Parks department will provide the requirements for tree planting in the new boulevard at Servicing Agreement design review stage (e.g. number of trees and species).
- c) The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground any Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

General Items

- a) Additional legal agreements, as determined via the subject development's Servicing Agreement(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.
- Submit Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted at Building Permit stage must comply with all City regulations, including Zoning.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- 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 original on file)

Signed

Date



City of Richmond

Bylaw 9598

Richmond Zoning Bylaw 8500 Amendment Bylaw 9598 (RZ 15-710175) 7200 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 003-558-878

Lot 214 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9598"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

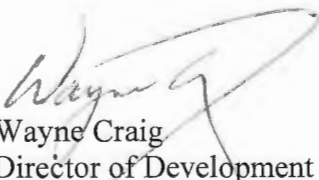
To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 25, 2016
File: AG 16-732022

Re: Application by Dagneault Planning Consultants Ltd. for an Agricultural Land Reserve Non-Farm Use (Subdivision) at 7341 and 7351 No. 5 Road

Staff Recommendation

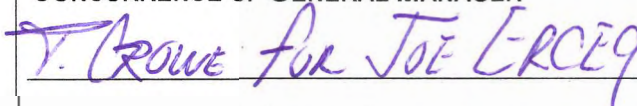
That authorization for Dagneault Planning Consultants Ltd. to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 7341 and 7351 No. 5 Road be granted.


Wayne Craig
Director of Development

WC:acr
Att. 6

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Dagneault Consulting Ltd. has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use (subdivision) for the properties at 7341 and 7351 No. 5 Road (Attachment 1 – Location Map). The properties are located within the Agricultural Land Reserve (ALR). The purpose of this application is to straighten the lot lines of two adjacent properties each with an existing house in order to achieve more equitable lot sizes as part of an estate sale. The owner is requesting the lot line alteration to allow for efficient redevelopment on each property. The proposed lot reconfiguration will not result in the creation of any new lots and does not require any new road extension or road construction in the ALR (Attachment 2).

The ALR non-farm use application requires consideration and endorsement by City Council. If endorsed by Council, the ALR non-farm use application will be forwarded to the ALC for their consideration. If City Council does not authorize the application, the application proceeds no further and will not be considered by the ALC.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 3. Each lot has a single detached dwelling and an accessory building, and neither property is currently being farmed. The current area of 7341 No. 5 Rd. (0.50 ac.) and 7351 No. 5 Rd. (0.68 ac.) and the proposed adjusted area for both lots (+/- 0.59 ac.) are relatively small for agricultural lands, which makes viable agriculture on the lands difficult.

This non-farm use application requires the approval of both City Council and the ALC prior to consideration of other approvals such as Development Permits (DP) and subdivision. As both properties are located within an Environmentally Sensitive Area (ESA) DP Area, an ESA DP must be issued prior to approving the subdivision as per Section 489 of the *Local Government Act*. An ESA DP would not be processed unless both City Council and the ALC approve this non-farm use application first.

Surrounding Development

To the North: a single-detached dwelling zoned Agriculture (AG1), which includes a portion of an ESA

To the East: across No. 5 Road, a farm business zoned Agriculture (AG1)

To the South: across the unused road right of way within the ESA, a property zoned Agriculture (AG1) with a single-detached dwelling and farm activities

To the West: across the unused road right of way within the ESA, a property zoned Agriculture (AG1) with a single-detached dwelling and farm activities fronting Granville Avenue.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

East Richmond McLennan Sub-Area Plan

The proposal is consistent with the East Richmond McLennan Sub-Area Plan, which designates the site as Agriculture to preserve the agricultural lands in the area. The application is consistent with the Sub-Area Plan.

Zoning – Agricultural (AG1)

Both subject properties are zoned “Agriculture (AG1)”. There is an existing provision in this zoning district that does not allow for further subdivision of lands and requires a minimum 20,000 m² (2 ha) lot size. The exception to this zoning regulation is if a subdivision is approved by City Council and the ALC (through a non-farm use application) that can specify a lot size that is less than the 20,000 m² (2 ha) minimum. As a result, the proposal to subdivide in order to adjust the lots and create two parcels less than 20,000 m² (2 ha) would comply with existing zoning and ALC requirements.

Flood Plain Designation and Protection Bylaw 8204

In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 3.0 m will be secured and registered on title of 7341 and 7351 No. 5 Road through the subdivision process.

Consultation

The proposed subdivision was reviewed by the City’s Agricultural Advisory Committee (AAC), with the following motion supported by the AAC (Attachment 4 – Excerpt of July 14, 2016 AAC meeting minutes):

That the ALR application as presented to the AAC to adjust the shared lot line between 7341 and 7351 No. 5 Road be supported.

Staff Comments

Environmentally Sensitive Area Designation

The western half portions of both sites are within an ESA as shown in Attachment 5. Although the proposed subdivision to adjust the lot line does not impact the ESA, an ESA DP would need to be issued by Council as a condition of subdivision approval. The ESA DP would outline the conditions of use on the subject properties and provide guidance for the property owner or future owners on protecting the natural environment.

If this non-farm use application is approved by both City Council and the ALC, an ESA DP would be forwarded to Council for their consideration at that time. Subject to Section 489 of the *Local Government Act*, the subdivision cannot be complete until an ESA Development Permit is issued by City Council.

Existing Single Detached Dwelling at 7351 No. 5 Road

The proposed realignment of the lot line would result in the single detached dwelling at 7351 No. 5 Road straddling the common property line. If the application proceeds to a subdivision, a demolition of the dwelling would be required as a condition of subdivision approval.

Analysis

The proposed lot line adjustment to 7341 and 7351 No. 5 Road is a minor subdivision that requires an ALR non-farm use application that will result in:

- An increase in area at 7341 No. 5 Road from 2,023 m² (0.50 ac) to 2,390 m² (0.59 ac);
- A decrease in area at 7351 No. 5 Road from 2,748 m² (0.68 ac) to 2,387 m² (0.59 ac); and
- No change in the number of lots.

The proposed subdivision to adjust the lot line is supported for the following:

- the proposed lot line adjustment does not involve further subdivision involving the creation of smaller lots within the ALR or the removal of land from the ALR;
- the proposed subdivision will not result in a reduction of farm uses in the ALR; and
- this development proposal is consistent with the land use designation contained within the OCP and with the zoning amendment provisions of Richmond Zoning Bylaw 8500.

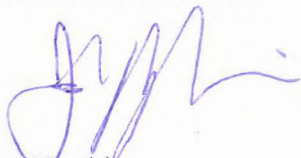
If the application is endorsed by City Council, it will be forwarded to the ALC for consideration. If approved by the ALC, an ESA DP and subdivision application will be processed by staff, to address all remaining technical components of the proposal including the requirement of demolishing the existing house at 7351 No. 5 Road and all environmental considerations. The subdivision considerations identified to be completed through the process of the ALR non-farm application is shown in Attachment 6.

Financial Impact

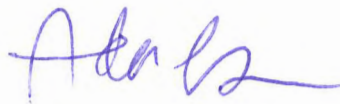
None

Conclusion

Staff recommend that the ALR non-farm use subdivision application at 7341 and 7351 No. 5 Road to adjust the lot lines for two existing single family houses and lots as outlined in this report be endorsed by City Council and that the ALR non-farm use application be forwarded to the ALC.



John Hopkins
Senior Planner



Ada Chan Russell
Planner 1

ACR:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Excerpt of Agricultural Advisory Committee Meeting Minutes

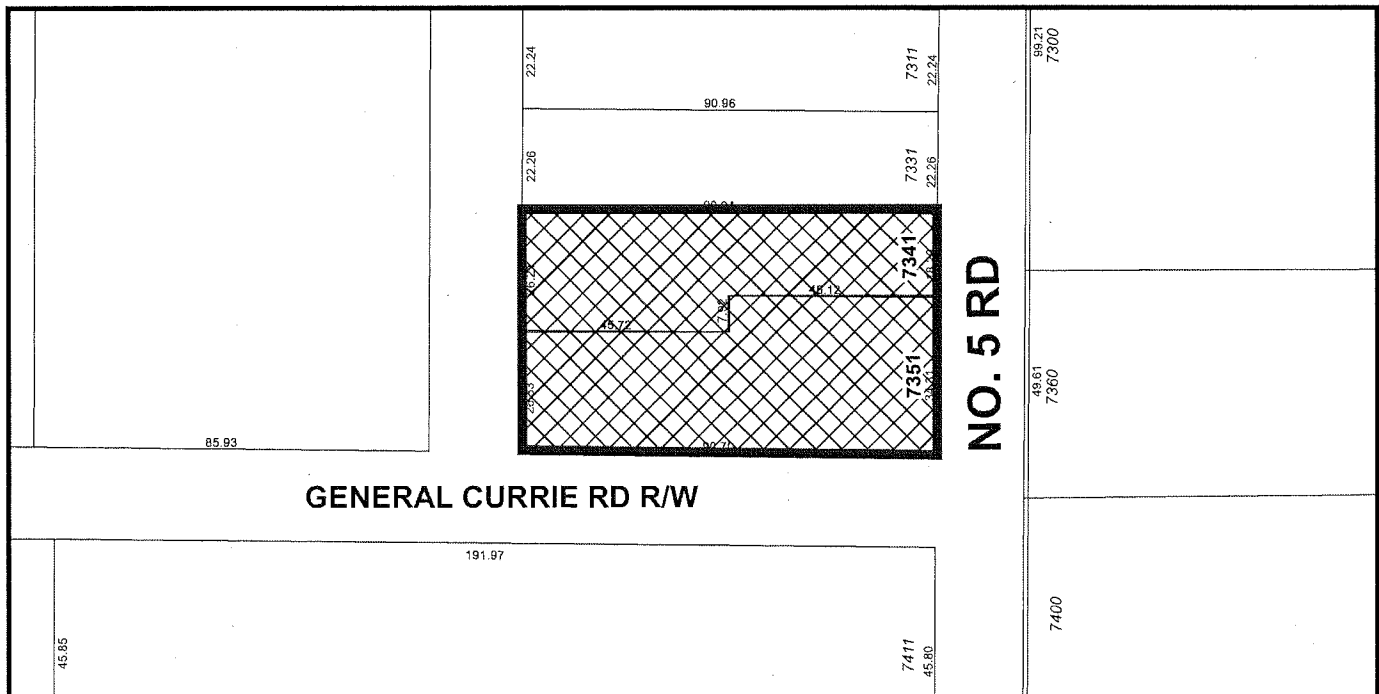
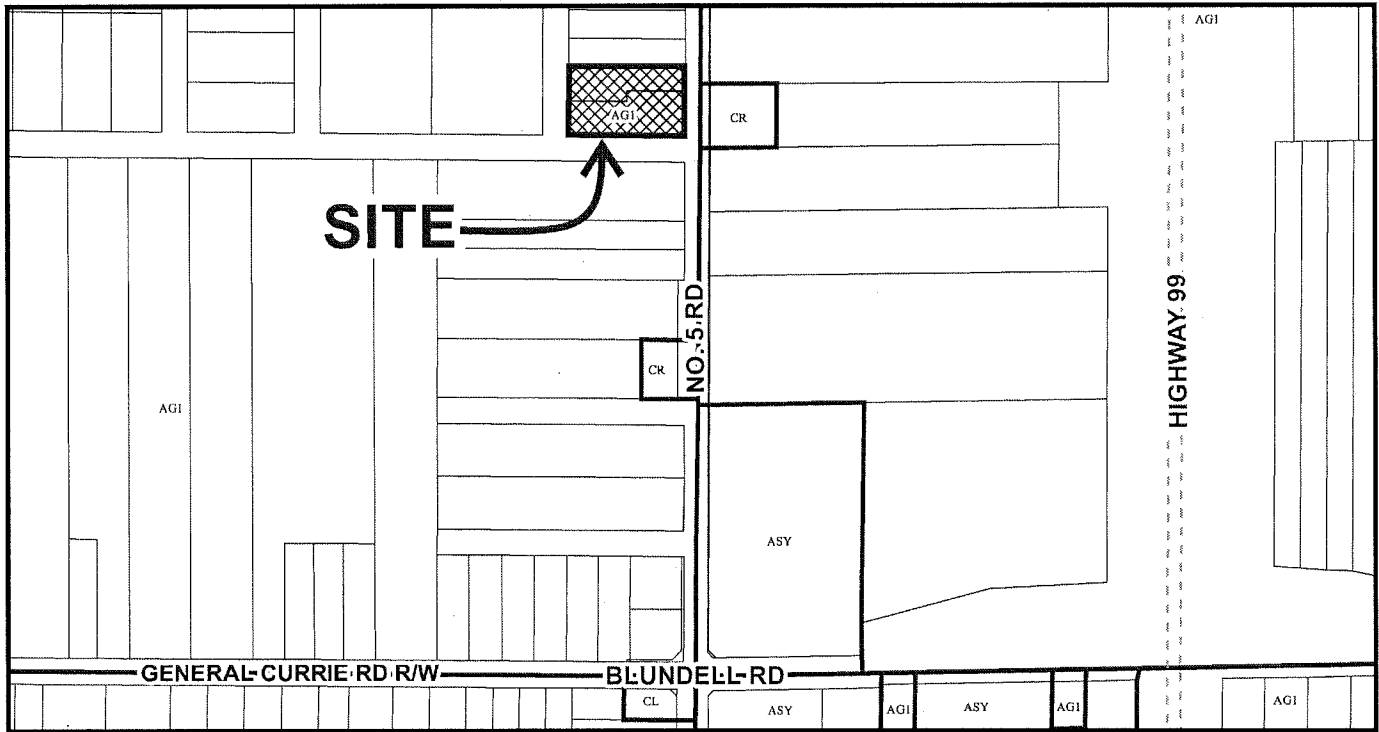
Attachment 5: Environmentally Sensitive Area Map

Attachment 6: Subdivision Considerations



City of
Richmond

ATTACHMENT 1



AG 16-732022

Original Date: 06/08/16

Revision Date: 07/06/16

Note: Dimensions are in METRES

PLN - 147



City of
Richmond



AG 16-732022

Original Date: 06/08/16

Revision Date: 07/06/16

Note: Dimensions are in METRES

PLN - 148

SKETCH SHOWING PROPOSED SUBDIVISION OF

1) LOT 141 EXCEPT: PART SUBDIVIDED BY PLAN 52094, PLAN 32652

2) LOT 177, PLAN 52094

SECTION 13 BLOCK 4 NORTH RANGE 6 WEST

NEW WESTMINSTER DISTRICT

#7341 No. 5 ROAD, (LOT 177)
RICHMOND, B.C.
P.I.D. 003-560-775

#7351 No. 5 ROAD, (REM. LOT 141)
RICHMOND, B.C.
P.I.D. 003-558-185

PLN - 149

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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929

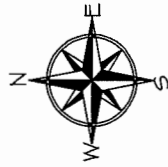
E-mail: office@jctam.com
Website: www.jctam.com

Job No. 6467

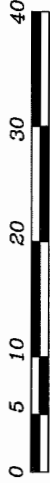
FB-306 P5-10; FB-305 P62-64

Drawn By: IO

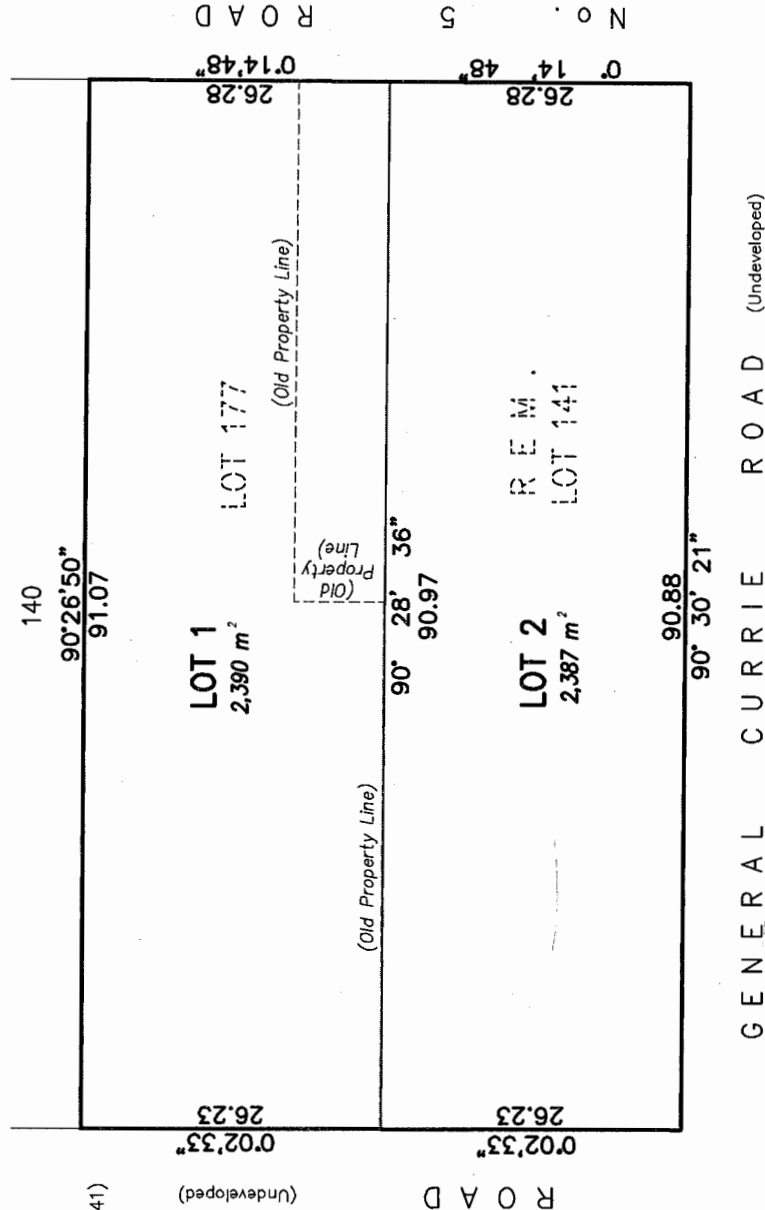
DWG No. 6467-Sketch



SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



Sketch prepared on
April 29th, 2016.



AG 16-732022

Attachment 3

Address: 7341 and 7351 No. 5 Road

Applicant: Dagneault Planning Consultants Ltd.

	Existing	Proposed
Owner:	Both lots: Sandra Lindahl	No change.
Site Size (m²):	7341 No. 5 Rd.: 2,027 m ² (0.50 ac) 7351 No. 5 Rd.: 2,750 m ² (0.68 ac)	7341 No. 5 Rd.: 2,390 m ² (0.59 ac) 7351 No. 5 Rd.: 2,387 m ² (0.59 ac)
Land Uses:	Both lots: single detached home with accessory building	7341 No. 5 Rd.: Single Detached Dwelling 7351 No. 5 Rd.: Single Detached Dwelling
Agricultural Land Reserve:	Both sites are contained in the ALR.	No change: both sites will remain in the ALR.
OCP Designation:	Agriculture	No change: complies
Area Plan Designation:	East Richmond McLennan	No change: complies
Zoning:	Agriculture (AG1)	No change: complies
Other Designations:	Environmentally Sensitive Area (ESA) located mostly on the western portion of both sites and along the southern portion of 7351 No. 5 Rd.	No impacts to ESA as a result of the proposed lot line adjustment.



City of Richmond

Draft Minutes

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, July 14, 2016 (7:00 pm)

M.2.002

Richmond City Hall

In Attendance:

Steve Easterbrook(Co-Chair); Krishna Sharma; Doug Wright; Scott May; Janet Langelaan; Kyle May; Teresa Murphy; Councillor Harold Steves; John Hopkins (Policy Planning); Ada Chan Russell (Policy Planning); Terry Crowe (Policy Planning); Donna Chan (Transportation); Tony Pellett (Agricultural Land Commission); Dieter Geesing (Ministry of Agriculture)

Regrets:

Todd May (Co-Chair); Colin Dring; Robert Savage

1. Adoption of the Agenda

Item No. 4 on the Richmond Food Charter was removed from the agenda as Parks staff were not available to discuss this item. The item will be moved to the next AAC meeting. The July 14, 2016 AAC Agenda, as amended, was adopted.

2. Development Proposal – ALR Non-Farm Use Application (Subdivision) at 7341 and 7351 No. 5 Road

Staff provided an overview of the ALR non-farm use application to adjust the shared lot line between the two lots by straightening it. The Committee invited the proponent to the table for discussion.

- The proponent confirmed that the adjustment of the lot line would allow for more efficient redevelopment and sale of the properties.

The Committee passed the following motion:

That the ALR application as presented to the AAC to adjust the shared lot line between 7341 and 7351 No. 5 Road be supported.

Carried Unanimously

Environmentally Sensitive Area - 7341/7351 No. 5 Road



70.8 0 35.42 70.8 Meters

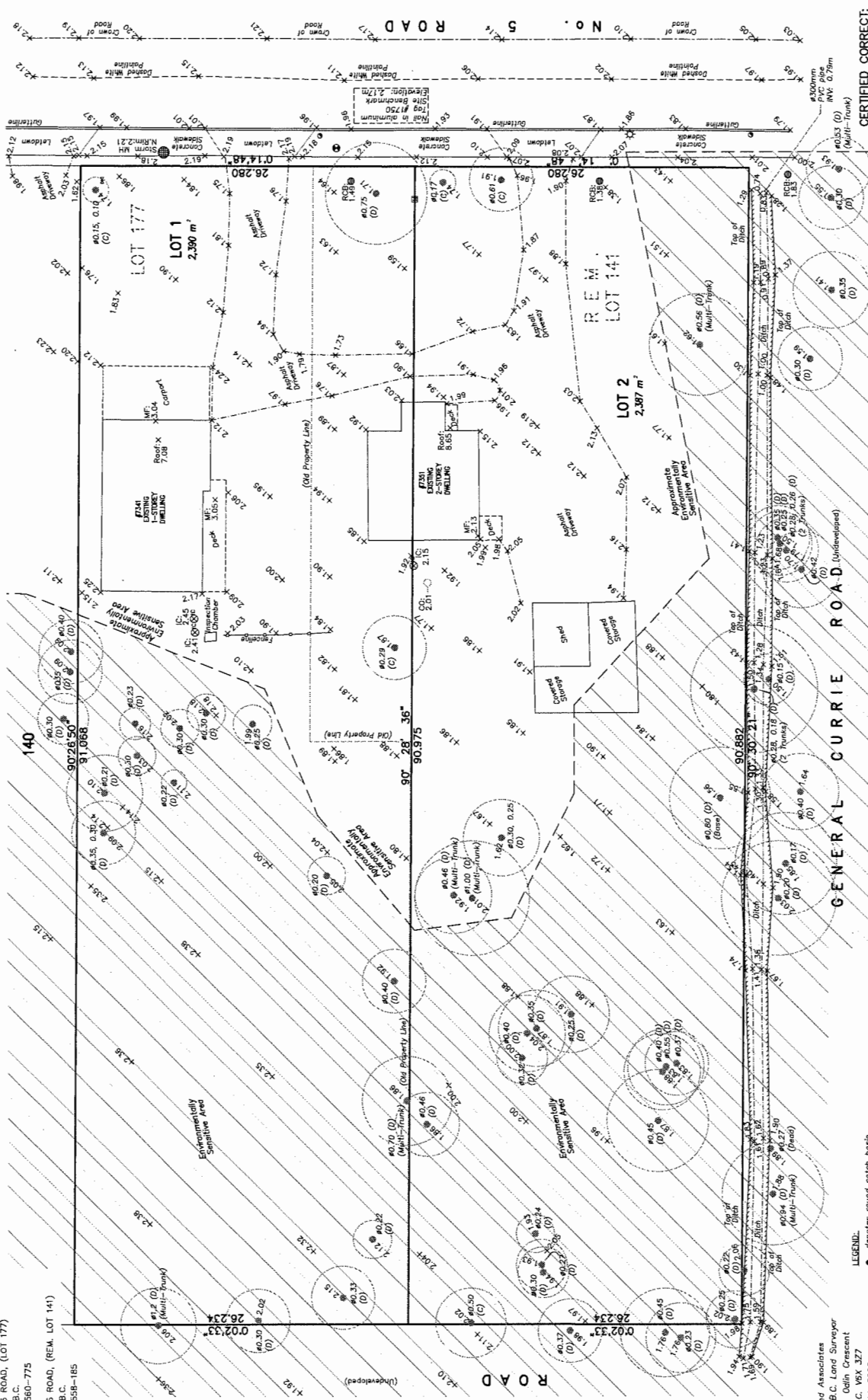
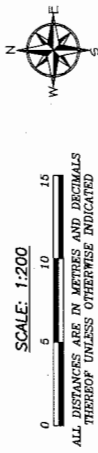
© City of Richmond

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
1) LOT 141 EXCEPT: PART SUBDIVIDED BY PLAN 52094, PLAN 32652
2) LOT 177, PLAN 52094
SECTION 13 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

#7341 No. 5 ROAD, (LOT 177)
 RICHMOND, B.C.
 P.L.D. 003-580-775
 #7351 No. 5 ROAD, (REM. LOT 141)
 RICHMOND, B.C.
 P.L.D. 003-558-185



CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

LEGEND:
 ● denotes round catch basin
 ○ denotes water valve
 ○ denotes water meter
 ○ denotes manhole
 ○ denotes cleanout
 ○ denotes inspection chamber
 ○ denotes lamp standard
 ○ denotes main floor
 INV denotes invert

NOTES:
 Elevations shown are based on
 City of Richmond HFN
 Benchmark: HFN #190
 Control Monument 94/1824
 Elevation: 2.353m

NOTE:
 Use site Benchmark Tag #750 for
 construction elevation control.

The Environmentally Sensitive Area shown is
 approximate and obtained from the City of
 Richmond GIS website (RM) on April 1st,
 2016.

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. 6467
 RS-308 PS-10; FR-305 PS-2-64
 Drawn By: JCT
DWG No. 6467-Topo

JOHNSON C. TAM, B.C.L.S.
 MARCH 29th, 2016.



City of
Richmond

Subdivision Considerations

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

Address: 7341 and 7351 No. 5 Road

File No.: AG 16-732022

In addition to the conditions to be identified in the Preliminary Letter of Approval associated with the forthcoming subdivision application, the property owners are required to complete the following:

1. Registration of a flood plain covenant on title of 7341 and 7351 No. 5 Road identifying a minimum habitable elevation of 3.0 m GSC.
2. Issuance of an Environmentally Sensitive Area Development Permit
3. Removal of dwelling at 7351 No. 5 Road.
4. Confirmation of Agricultural Land Commission approval of the ALR non-farm use (subdivision) application.