



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, October 21, 2013 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

- PH-7** 1. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9010 (RZ 13-629294)**
(File Ref. No. 12-8060-20-9010; RZ 13-629294) (REDMS No. 3819337)

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

Location: 5831 Moncton Street

Applicant: Ajit Thaliwal and Aman Dhaliwal

Purpose: To rezone a portion of the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, to permit a subdivision to create three (3) lots fronting Moncton Street and one (1) lot zoned “Single Detached (RS1/E)” fronting No. 2 Road.

First Reading: September 23, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9010.



- PH-38** 2. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9012 (RZ 12-624849)**
(File Ref. No. 12-8060-20-9012; RZ 12-624849) (REDMS No. 3822069)

See Page **PH-38** for full report

Location: 11351 No. 1 Road

Applicant: Mike Young

Purpose: To create the “Single Detached (ZS22) – No. 1 Road” zone, and to rezone the subject property from “Single Detached (RS1/A)” to “Single Detached (ZS22) – No. 1 Road” to permit the property to be subdivided into four (4) lots, with vehicle access from a new rear lane.

First Reading: September 9, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9012.



- PH-58** 3. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9048 (RZ 12-603352)**
(File Ref. No. 12-8060-20-9048; RZ 12-603352) (REDMS No. 3926376)

See Page **PH-58** for full report

Location: 7311/7331 Lindsay Road

Applicant: Sukhvir Dosanjh

Page

Purpose: To rezone the subject properties from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the properties to be subdivided into two (2) single-family lots.

First Reading: September 9, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9048.



- PH-72** 4. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9049 (RZ 13-631303)**
(File Ref. No. 12-8060-20-9049; RZ 13-631303) (REDMS No. 3934355)

See Page **PH-72** for full report

Location: 7671 Bridge Street

Applicant: Ken Jarmana

Purpose: To rezone the western 41.5 metres of the subject property from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, to permit a two (2) lot subdivision.

First Reading: September 9, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9049.



Page

PH-87 5A. Proposed Amendment To Single-Family Lot Size Policy 5409

See Page **PH-87** for full report

Recommendation:

To amend Single-Family Lot Size Policy 5409 for the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, in a portion of Section 25 Block 4 North Range 6 West, to permit existing properties with duplexes to rezone and subdivide into a maximum of two (2) lots, and to permit properties that are a minimum of 24 m wide (26 m for corner lots) and 720 m² in area to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone.

5B. Richmond Zoning Bylaw 8500, Amendment Bylaw 9050 (RZ 13-629950)
(File Ref. No. 12-8060-20-9050; RZ 13-629950) (REDMS No. 3951325)

Location: 11140 King Road

Applicant: Rajni Sharma

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2B)”, to permit a subdivision to create two (2) lots.

First Reading: September 9, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on Single Family Lot Size Policy 5409 (Section 25-4-6).

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9050.

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Page

- PH-113** 6. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9055 (RZ 13-627627)**
(File Ref. No. 12-8060-20-9055; RZ 13-627627) (REDMS No. 3959434)

See Page **PH-113** for full report

Location: 5160 and 5180 Blundell Road

Applicant: Kensington Homes Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, to permit development of fifteen (15) townhouse units.

First Reading: September 23, 2013

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9055.



- PH-138** 7. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9057 (RZ 13-636814)**
(File Ref. No. 12-8060-20-9057; RZ 13-636814) (REDMS No. 3979722)

See Page **PH-138** for full report

Location: 8131 No. 3 Road

Applicant: Jacken Investments Inc.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided to create two (2) lots, with vehicle access from the existing rear lane.

First Reading: September 23, 2013

Order of Business:

1. Presentation from the applicant.

Page

2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9057.

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ADJOURNMENT

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City of Richmond

Report to Committee Planning and Development Department

TO PLN-SEP. 17, 2013

To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 3, 2013

File: RZ 13-629294

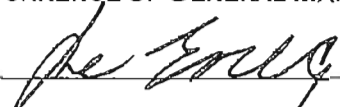
Re: Application by Ajit Thaliwal and Aman Dhaliwal for Rezoning of a portion of
5831 Moncton Street from Single Detached (RS1/E) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9010, for the rezoning of a portion of 5831 Moncton Street from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Ajit Thaliwal and Aman Dhaliwal have applied to the City of Richmond for permission to rezone a portion of 5831 Moncton Street from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, to permit a subdivision to create three (3) lots fronting Moncton Street and one (1) lot zoned “Single Detached (RS1/E)” fronting No. 2 Road. (see **Attachment 1 and Schedule A to Bylaw 9010**).

Findings of Fact

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

Surrounding Development

The subject property is located on the northwest corner of the intersection of Moncton Street and No. 2 Road on the urban-rural edge of the Steveston Planning Area, with single-family development to the west and the Agricultural Land Reserve (ALR) to the east.

To the north, fronting No. 2 Road, are single-family dwellings on large lots zoned “Single Detached (RS1/E)”.

To the east, across No. 2 Road, are dwellings and accessory buildings on very large lots zoned “Agriculture (AG1)”, all located within the Agricultural Land Reserve.

To the south, across Moncton Street, are single-family dwellings on large lots zoned “Single Detached (RS1/E)”.

To the west, along Moncton Street, is an older character dwelling on a large lot zoned “Single Detached (RS1/E)”, followed by newer homes on medium-sized lots zoned “Single Detached (RS1/C)”.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

The 2041 Official Community Plan’s (OCP) Land Use Map designation for this property is “Neighbourhood Residential” (NRES). The Steveston Area Plan’s Land Use Map designation for this property is “Single-Family”. This redevelopment proposal is consistent with these designations.

Lot Size Policy 5429

The subject property is located within the area covered by Lot Size Policy 5429 (adopted by Council in 1990), which permits rezoning and subdivision of the subject site in accordance with the “Single Detached (RS2/C)” zone fronting Moncton Street, and the Single Detached (RS2/E)” zone fronting No. 2 Road (**Attachment 3**). The development proposal is for the creation of three

(3) lots to be zoned “Single Detached (RS2/C)” fronting Moncton Street, and for the creation of one (1) lot on the remaining portion of the lot fronting No. 2 Road that would remain zoned “Single Detached (RS1/E)”. The lots to be created would meet the minimum dimensions and area of the “Single Detached (RS2/C)” and “Single Detached (RS1/E)” zones (i.e. minimum 13.5 m wide and 360 m² in area for the three (3) lots proposed to front Moncton Street; and minimum 18 m wide and 550 m² in area for the one (1) lot proposed to front No. 2 Road).

Affordable Housing

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 applicants propose to provide a legal secondary suite in the dwelling on two (2) of the four (4) future lots 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 applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicants) on the lots where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicants change their minds prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City’s Affordable Housing Reserve Fund in-lieu of providing the secondary suites will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e., \$11,520).

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

In response to the placement of the rezoning sign on the subject site, staff received some feedback from concerned residents.

Two (2) phone calls were received from nearby residents expressing a number of concerns. The nature of concerns included:

- On-site tree retention associated with the development proposal.
- That the existing large treed lot at this corner provides a soft transition between the single-family homes on Moncton Street and the Agricultural Land Reserve east of No. 2 Road.
- That the creation of the four (4) smaller lots and the design of the new dwellings proposed at this corner is out of character with the immediate surrounding area.

- The potential for increased traffic conflicts resulting from the proposed additional lots at this corner, which is controlled by a three-way stop.

One (1) letter was received from a nearby resident who expressed a number of concerns (**Attachment 4**). The nature of concerns included:

- The number of lots to be created with the development proposal.
- On-site tree retention.
- The value of the security associated with ensuring survival of protected trees.

In response to the specific concerns raised, staff have the following comments:

- A detailed discussion of the applicants' proposed tree retention and removal strategy is discussed in the next section of this report. In general, the applicants' response to tree retention at the site is supportable on the basis of the assessments provided by the project Arborist and the City's Tree Preservation Coordinator.
- Preliminary building elevations and a landscape plan has been provided by the applicants to provide an idea of how the corner lot (Lot 3) is proposed be treated. These preliminary plans are discussed further in the next section. In general, the applicants' proposed treatment of the corner lot is supportable based on the attempt made to animate the streetfront elevations through the use of window openings, projections, gables, secondary roof elements, a variety of building materials, and a variety of soft and hard landscape materials.
- Lot Size Policy 5429 (adopted by Council in 1990) provides direction for staff on the creation of new lots in this neighbourhood. The Lot Size Policy permits rezoning and subdivision of the subject site in accordance with the "Single Detached (RS2/C)" zone fronting Moncton Street and the "Single Detached (RS1/E)" zone fronting No. 2 Road, as proposed by the applicants.
- The development proposal has been reviewed by the City's Transportation division, and comments regarding the location of driveway crossings to the proposed new lots have been addressed as follows:
 - The driveway crossing for Lot 1 fronting Moncton Street is proposed to be located on the west side of the lot to enable tree retention.
 - The driveway crossing for Lots 2 and 3 fronting Moncton Street is proposed to be shared and centered on the proposed common property line to enable tree retention and to enable the existing bus stop location to be retained.
 - The driveway crossing for Lot 4 fronting No. 2 Road is proposed to be located as on the north side of the lot, as far north as possible from the Moncton Street intersection.
- Staff provided a written response to the concerns expressed in the letter submitted, clarifying the development proposal, the status of proposed tree retention and removal, and the process involved with the collection and return of a tree survival security (**Attachment 5**).

Staff Comments

Background

The applicants' proposal is to enable the creation of three (3) medium-sized lots and one (1) larger lot from an existing half-acre lot. The proposed four (4) lots range from a minimum of 13.5 m wide and 360 m² in area to a minimum of 18 m wide and 550 m² in area. The applicants' proposal is consistent with Lot Size Policy 5429 and with the established pattern of redevelopment on Moncton Street.

Tree Retention and Removal

A Certified Arborist's Report for the site was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The report identifies and assesses:

- 14 bylaw-sized trees located on the subject property.
- Four (4) bylaw-sized trees located on the neighbouring property to the west (5771 Moncton Street).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). Special attention has been given to opportunities for tree retention at this site, with the aim to protect trees that can provide the greatest long-term amenity to the neighbourhood.

The City's Tree Preservation Coordinator recommends that:

- The Western Red Cedar (Tree # 809) located in the front yard of proposed Lot 1 should be retained and protected as it is a significant and highly visible tree in good condition. Tree protection barriers must be installed a minimum of 3.9 m out from the base of the tree to the west, 5.2 m to the south, and 5.6 m to the north and east, as specified in the Arborist's Report. The future driveways on proposed Lot 1 and 2 are to be constructed of unit pavers over an aeration layer and under the Project Arborist's supervision, as recommended in the Arborist's Report.
- The Western Hemlock, Cedar, and Maple trees (Trees A, B, C, D) on the neighbouring property to the west at 5771 Moncton Street be retained, as they are all in good condition and provide critical landscape screening between the two (2) properties, as well as the neighbourhood property owner wishes to retain all four (4) trees. Tree protection barriers must be installed a minimum of 2.3 m into the subject site from the west property line, as specified in the Arborist's Report. Special measures along with trench excavation for utilities will be required on-site to protect these off-site trees. Perimeter drainage and fencing on-site to be installed under the Project Arborist's supervision.

Tree protection fencing must be installed to City standard around trees to be retained prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed.

The City's Tree Preservation Coordinator concurs with the Arborist's recommendation to:

- Remove seven (7) bylaw-sized Cypress, Western Red Cedar, and Cherry trees (Trees # 810, 811, 812, 813, 814, 820 and 821) located on the subject property which are either dying (sparse canopy foliage) or are in poor condition due to being previously topped with significant decay at the topping sites or are infected with Fungal Blight.
- Remove one (1) bylaw-sized Western Red Cedar (Tree # 822) which has been previously topped, has large co-dominant leaders, and is in conflict with the proposed building envelope of proposed Lot #1.
- Remove two (2) bylaw-sized Ash and Maple trees (Trees # 815 and 816), which are in good condition, but are located in conflict with the building envelope of proposed Lot # 3 and the proposed shared driveway crossing providing vehicle access to Lots # 2 and 3.
- Remove three (3) bylaw-sized Grand Fir trees located at the corner of Moncton Street and No. 2 Road (Trees # 817, 818, and 819). The Arborist's Report indicates that the trees are in marginal condition due to the following defects:
 - "The trees are growing as a cluster with co-dominant class structure and co-reliance row. There is crown suppression where the trees merge.
 - There are multiple leaders high in the crowns that are likely caused by previous topping, and these stems are weakly formed and prone to failure. Failure risk will increase as the leaders grow larger. While pruning and other treatments could reduce risk of failure, such treatments are not practical. The long-term viability is very poor due to the pre-existing condition of the trees."

The City's Tree Preservation Coordinator and the applicants met on-site to discuss options for retention of the three (3) mature Grand Firs. The project Arborist and the City's Tree Preservation Coordinator also discussed the options. The following options were considered:

- Modification of the building envelope for the new dwelling on the proposed lot (Lot 3) to enable the construction of a tree well and drainage system around the trees to maintain existing grade within a portion of the required tree protection zone. Modification to the City's standard design for frontage improvements along portions of No. 2 Road and Moncton Street would also be required to enable existing grade to be maintained. However, due to the large proportion of the root systems occupying the southeast corner of the site, and the unavoidable disturbance to roots occupying the frontage in the existing and future boulevard, encroachment into the required tree protection zone would still occur with a modified building envelope. In addition to the pre-existing poor condition of the trees, the trees would be further destabilized from the root loss that would result from partial encroachment into the required tree protection zone.
- Revision to the development proposal to reduce the number of lots created to enable a larger tree protection zone at existing grade around the trees. While a larger tree protection zone would increase the short-term viability of the trees, the

long-term viability remains poor due to the pre-existing poor condition of the trees. Also, maintaining the existing grade within a tree well created through a raise in grade on the surrounding lot area with any form of development on this site will cause soil hydrology changes that will likely cause tree health decline.

Despite the options considered and the unresolvable challenges in implementing a suitable tree protection strategy, the pre-existing poor condition of these trees formed the basis for the recommendation to remove the trees. Regardless of the redevelopment proposal on this site, it is likely that these trees would require removal for risk management mitigation within approximately 5 years.

The applicants' proposed Tree Retention Plan, which reflects the final outcome of tree protection and removal, is included as **Attachment 6**.

Prior to final adoption of the rezoning bylaw, the applicants must submit:

- A contract with a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zones of the Western Red Cedar (Tree # 809) and the Western Hemlock, Cedar, and Maple trees (Trees A, B, C, D). The contract must include the scope of supervision required, the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A Tree Survival Security to the City in the amount of \$5,000 to ensure the Western Red Cedar (Tree # 809) will be protected. The City will release 50% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post construction impact assessment report is received. The remaining 50% of the security would be released one year later, subject to inspection confirming that the tree has survived.

Based on the 2:1 replacement ratio established in the 2041 OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 26 replacement trees are required. Considering the effort to be taken by the applicants to retain Tree # 809 and off-site Trees A, B, C, D, as well as the limited space in the future yards due to:

- Tree protection zones,
- The required sanitary sewer extension,
- The required on-site vehicle turnarounds,

staff recommends a reduction of six (6) trees from the total number of replacement trees, bringing the number of required replacement trees to 20, and suggests that:

- 10 large-sized replacement trees be planted and maintained on-site as highlighted in the table below.
- The applicants provide a voluntary contribution to the City's Tree Compensation Fund in the amount of \$5,000 in-lieu of planting the remaining 10 replacement trees on-site (\$500/tree).

Replacement trees must meet the following minimum height/size requirements:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m
6	11 cm		6 m

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface will be treated; the applicants have submitted preliminary architectural elevation plans (**Attachment 8**). The plans indicate that although the main entrance to the future dwelling on the corner lot is oriented towards Moncton Street, the No. 2 Road facade remains animated through the provision of secondary roof treatments, window openings, and a variety of cladding materials that are consistent with the main facade (e.g. hardi plank siding, cedar shakes, and wood window trims). At future development stage, Building Permit plans must comply with all City regulations, including zoning.

To illustrate how the front yard and flanking side yard of the proposed corner lot will be treated (on the northwest corner of Moncton Street and No. 2 Road), the applicants have submitted a preliminary Landscape Plan prepared by a Registered Landscape Architect (**Attachment 7**). The plan shows that the yards along both frontages will be landscaped with a mixture of coniferous and deciduous replacement trees, shrubs, ground cover, wood fencing, paving stones, and would be generally consistent with the landscaping guidelines in the 2041 OCP.

Prior to rezoning adoption, the applicants must submit a final Landscape Plan, prepared by a Registered Landscape Architect, for the four (4) proposed lots. To ensure that the required replacement trees are planted and the front yards will be enhanced consistent with the Landscape Plan, the applicants must submit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicants are required to:

- Dedicate property as road in order to achieve a 4 m x 4 m corner cut at the southeast corner of the site, and dedicate 0.5 m of property as road along the entire east property line of the site to enable frontage improvements, as per the Servicing Agreement design.
- Grant a 1.0 m wide utility right-of-way (ROW) along the entire frontage on Moncton Street for water meter boxes and storm sewer inspection chambers, and a 1.5 m Right-Of-Way for Utilities along the entire frontage on No. 2 Road for water meter boxes and storm inspection chambers, as per the Servicing Agreement design.
- Grant a 1.5 m by 9.0 m Right-Of-Way for Public Rights of Passage along a portion of Moncton Street for a concrete bus stop pad and future bus stop shelter location, as per the Servicing Agreement design.

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements along the entire frontages on Moncton Street and No 2 Road.

Improvements along Moncton Street are to include, but are not limited to:

- Upgrading the existing storm sewer to a minimum 600 mm diameter pipe, from the west property line of the site to the existing manhole STMH 3036 (near the south-east corner of the site).
- Upgrading the existing storm sewer from existing STMH 3036 to STMH 1199 (near the north-east corner of 5760 Moncton Street).
- Removing the existing concrete sidewalk and lighting strip, constructing a new 1.5 m wide concrete sidewalk at the south property line of the site, and creating a treed and grass boulevard between the existing curb and new sidewalk.

Improvements along No. 2 Road are to include, but are not limited to:

- Removing the existing concrete sidewalk, constructing a new 1.5 m wide concrete sidewalk at the new east property line of the site, and creating a 1.5 m treed and grass boulevard between the existing curb and new sidewalk. No storm sewer analysis or upgrading is required.

Note: The design is to include water, storm and sanitary connections for all four (4) lots. The applicant will be required to provide underground hydro, telephone and Cable for all four (4) lots. Additional right-of-ways may be required.

Vehicle access

Vehicle access to the four (4) future lots at the site is proposed as follows:

- A sole access at the west end of proposed Lot 1, off Moncton Street.
- A single shared access off Moncton Street for proposed Lots 2 and 3, centered on the proposed shared property line.
- A sole access at the north end of proposed Lot 4, off No. 2 Road.

Prior to final adoption of the rezoning bylaw, the applicants are required to:

- Register a restrictive covenant on Title to ensure that, upon subdivision of the property, vehicular access to proposed Lots 2 and 3 is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb), centered on the proposed shared property line.
- Register a restrictive covenant on Title to ensure that, upon subdivision of the property, the buildings and driveways on proposed Lots 1, 2, and 3 be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Moncton Street.

Subdivision

At subdivision stage, the developer will be required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charges, and Address Assignment Fees. Service connections and costs are to be determined via the Servicing Agreement.
- Register a cross-access easement on Title for the area of the shared driveway on proposed Lots 2 and 3 (6 m wide at the front lot line and 9 m long, centered on the proposed shared property line).

Financial Impact

None.

Analysis

The subject property is located in an established residential neighbourhood that has seen redevelopment to smaller lot sizes through rezoning and subdivision in recent years, consistent with Lot Size Policy 5429. This redevelopment proposal is consistent with the Lot Size Policy and would allow for the creation of:

- Three (3) lots zoned "Single Detached (RS2/C)" fronting Moncton Street, each with a minimum width of 13.5 m and area of 360 m²; and
- One (1) lot to remain under the existing "Single Detached (RS1/E)" zone, with a minimum width of 18 m and area of 550 m², fronting No. 2 Road.

Conclusion

This rezoning application to permit subdivision of an existing large lot into four (4) smaller lots complies with applicable policies and land use designations contained within the 2041 OCP, and is consistent with the direction of redevelopment established in the neighbourhood.

The list of rezoning considerations is included in **Attachment 9**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9010 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachments:

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Lot Size Policy 5429

Attachment 4: Letter from concerned resident

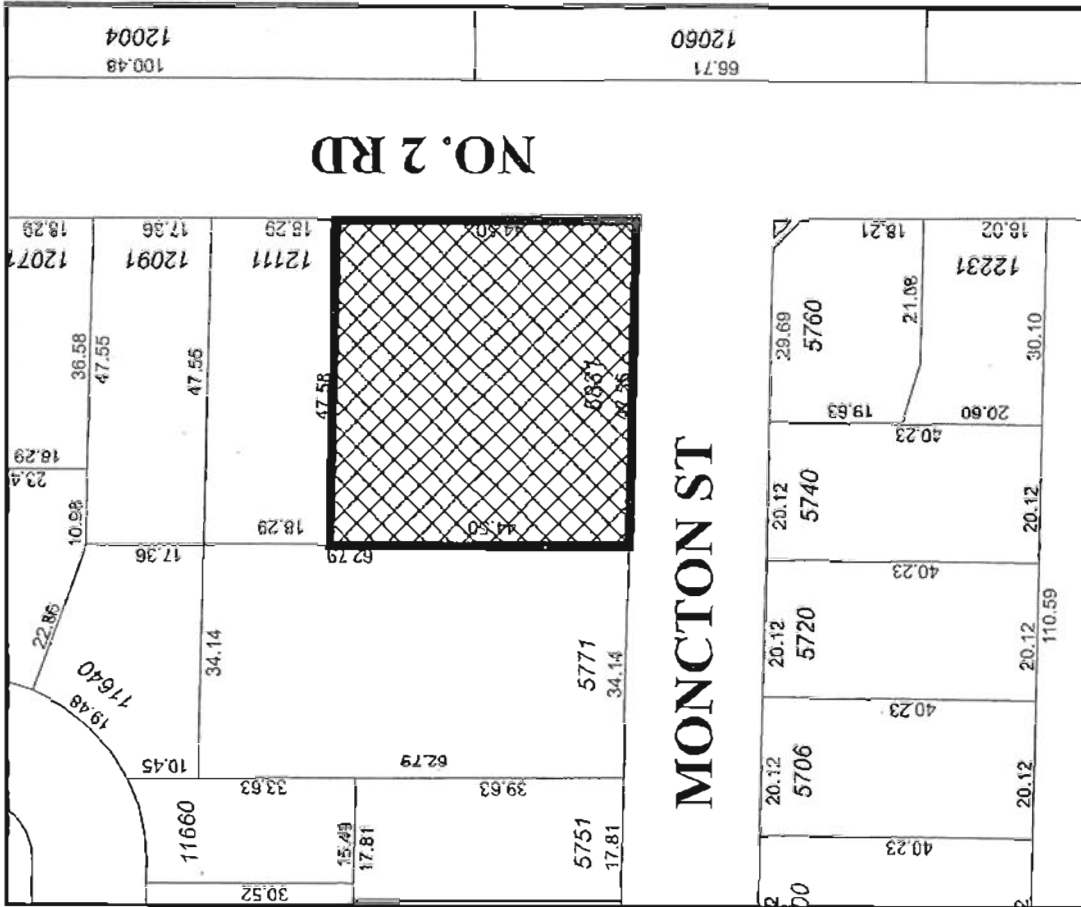
Attachment 5: Response to letter from concerned resident

Attachment 6: Tree Retention Plan

Attachment 7: Preliminary Landscape Plan for Lot 3

Attachment 8: Preliminary Building Elevation Plans for Lot 3

Attachment 9: Rezoning Considerations

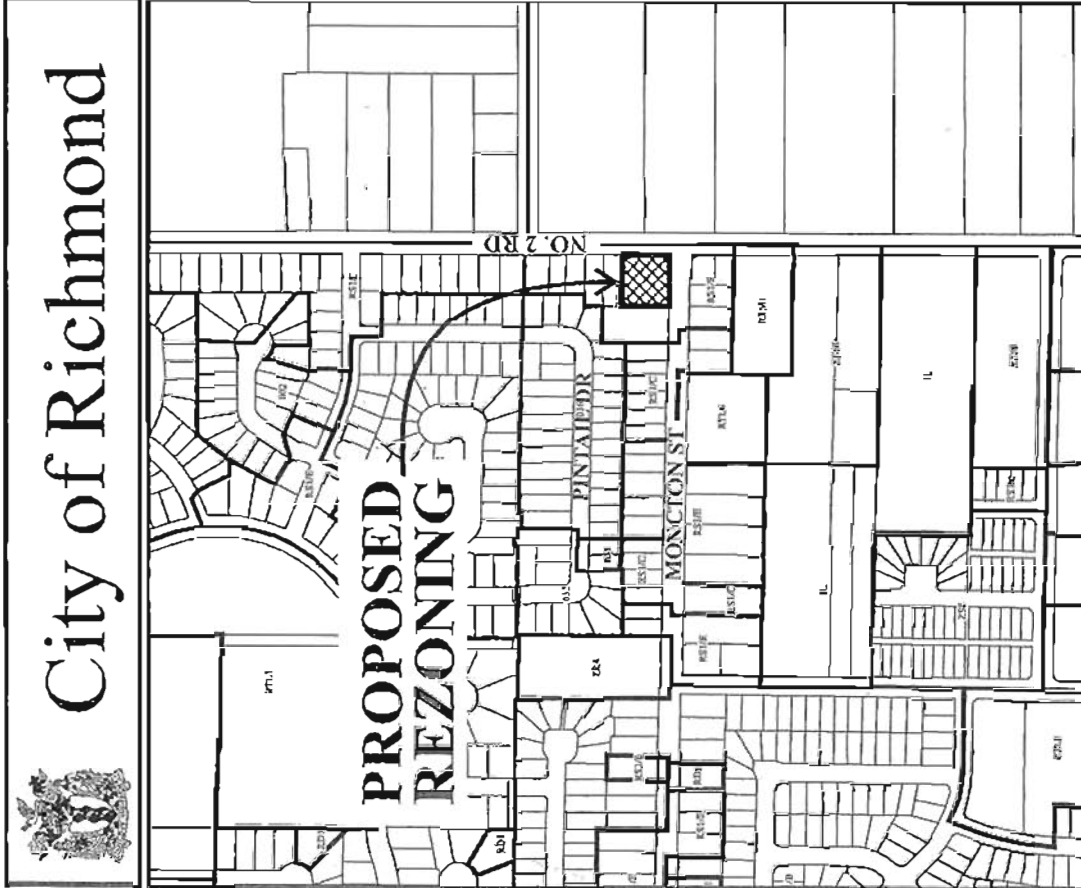


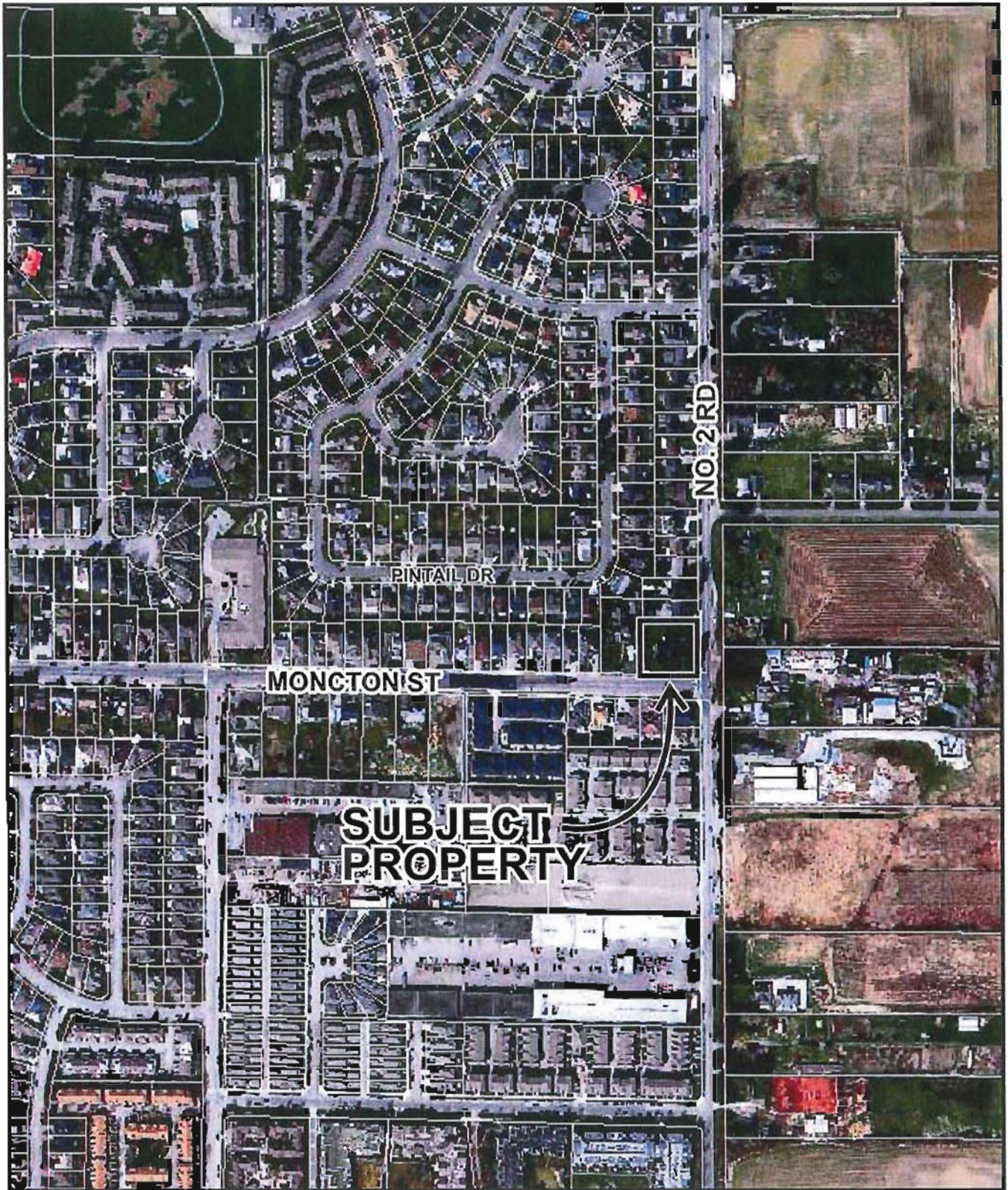
Original Date: 02/07/13

Revision Date:

Note: Dimensions are in METRES

RZ 13-629294





RZ 13-629294

Original Date: 02/07/13

Amended Date:

Note: Dimensions are in METRES



RZ 13-629294

Attachment 2

Address: 5831 Moncton Street

Applicant: Ajit Thaliwal and Aman Dhaliwal

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Jhujar Construction Ltd.	To be determined
Site Size (m ²):	2,112 m ² (22,734.12 ft ²)	Lot 1 – approx 652 m ² (7,018 ft ²) Lot 2 – approx 455 m ² (4,897 ft ²) Lot 3 – approx 395 m ² (4,251 ft ²) Lot 4 – approx 583 m ² (6,275 ft ²) (After required road dedication)
Land Uses:	One (1) single detached dwelling	Four (4) single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Lot Size Policy:	Lot Size Policy 5429 permits rezoning of the subject site to create three (3) lots zoned "Single Detached (RS2/C)" fronting Moncton Street and one (1) lot zoned "Single Detached (RS1/E)" fronting No. 2 Road	No change
Zoning:	Single Detached (RS1/E)	<ul style="list-style-type: none"> Three (3) lots zoned "Single Detached (RS2/C)" fronting Moncton Street One (1) lot zoned "Single Detached (RS1/E)" fronting No. 2 Road

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, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	<ul style="list-style-type: none"> Min. 25% on lots zoned "Single Detached (RS2/C)" Min. 30% on the lot zoned "Single Detached (RS1/E)" 	<ul style="list-style-type: none"> Min. 25% on lots zoned "Single Detached (RS2/C)" Min. 30% on the lot zoned "Single Detached (RS1/E)" 	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Front Yard (m):	<ul style="list-style-type: none"> Min. 9 m on lots zoned "Single Detached (RS2/C)" Min. 6 m on the lot zoned "Single Detached (RS2/E)" 	<ul style="list-style-type: none"> Min. 9 m on lots zoned "Single Detached (RS2/C)" Min. 6 m on the lot zoned "Single Detached (RS2/E)" 	none
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	<ul style="list-style-type: none"> Min. 1.2. m on lots zoned "Single Detached (RS2/C)" Min. 1.8 m on the lot zoned "Single Detached (RS2/E)" 	<ul style="list-style-type: none"> Min. 1.2. m on lots zoned "Single Detached (RS2/C)" Min. 1.8 m on the lot zoned "Single Detached (RS2/E)" 	none
Setback – Exterior Side Yard (m):	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Minimum Lot Size	Min. 360 m ²	Lot 1 – approx 652 m ² Lot 2 – approx 455 m ² Lot 3 – approx 395 m ² Lot 4 – approx 583 m ²	none
Minimum Lot Width	Min. 13.5 m	Lot 1 – 14.65 m Lot 2 – 17.18 m Lot 3 – 15.20 m Lot 4 – 18.00 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: January 15, 1990

POLICY 5429

Area Boundary Amended: January 17th, 2005

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 11-3-7/12-3-7

POLICY 5429:

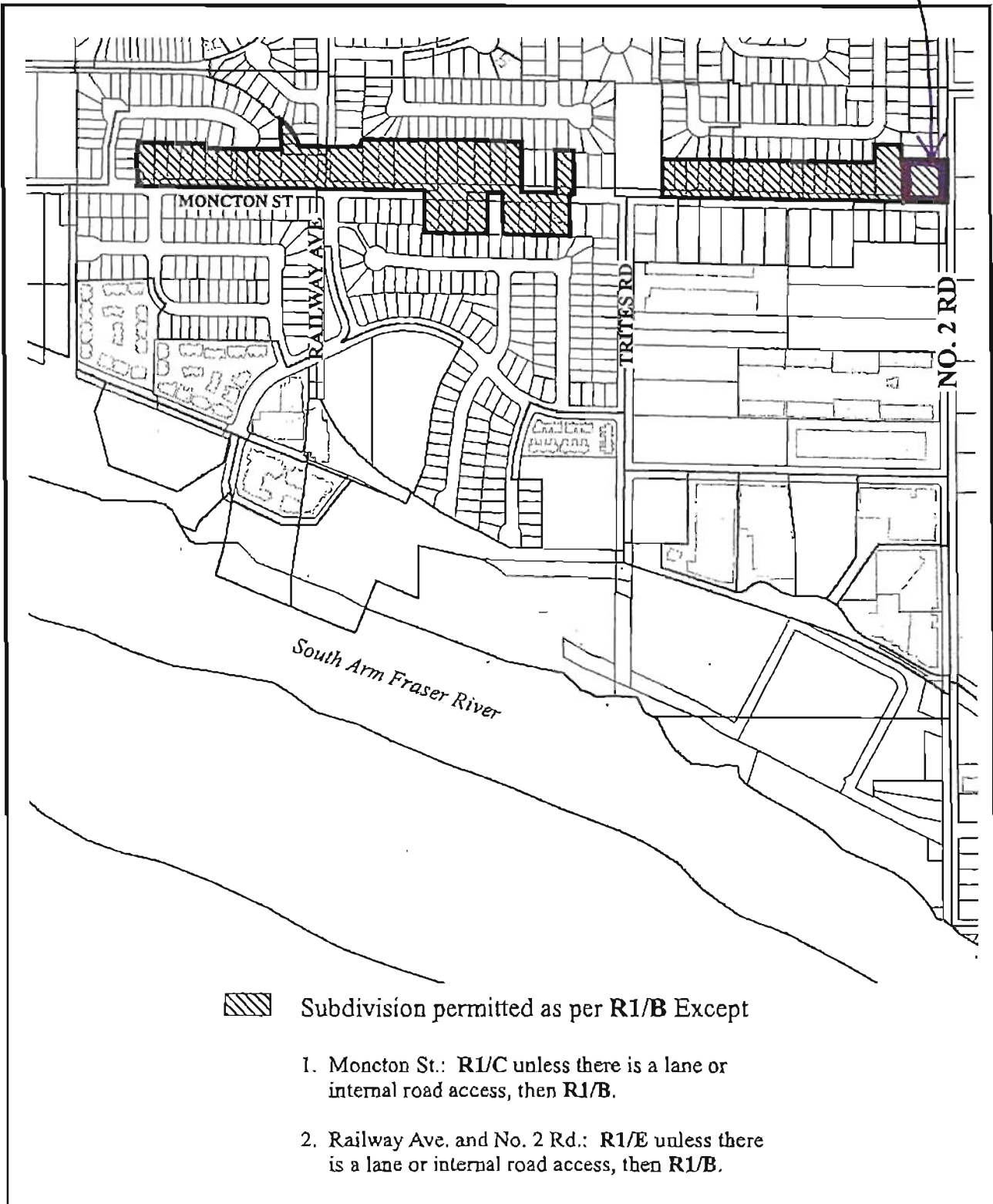
The following policy establishes lot sizes in a portion of Sections 11-3-7/12-3-7 located on Moncton Street generally bounded by No. 2 Road and Hayashi Court:

That properties within the area bounded by Moncton Street and Hayashi Court, in a portion of Sections 11-3-7/12-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 with the following provisions:

- a) if there is no lane or internal road access then properties along Moncton Street will be restricted to Single-Housing District (R1/C); and
- b) if there is no lane or internal road access then properties along Railway Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E); 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.

Subject site



Policy 5429
Section 11 & 12, 3-7

Adopted Date: 01/15/90

Amended Date: 01/17/05

Jun 20, 2013

CITY OF RICHMOND

ATTACHMENT 4

RE: RZ 13-629294

JUN 20 2013

RECEIVED

* The property was sold indicating the potential for 3 lots.
- what changed that allowed 4 lots?

2. TREES: The communication in the folder shows several instances of misinterpretation & questioning of the arborists (Jaggs, Linder) decision. This appears to give an excuse to the developer to remove extra tree(s) & claim a misunderstanding. (April 22 letter - Jaggs - ~~stating~~ retention of trees 809 & A.B.)

- Initial (Dietz) arborists reports directed retention of trees 809, 822, (722.7)
A, B, C, D.

- By April 22, the developer had received approval to remove C.D. & was still planning removal of 809. (an April 29 email from JAGGS to SVVORAS confirmed again retention of 809.

- Please keep careful oversight to confirm this tree is not inadvertently removed.

3. Tree Survival Security Fees: These appear laughable related to current property/development values. The dollar amount in this instance can just be tagged onto the sales price of each project. It is not a penalty to the developer. These values should be greatly increased to be effective.

PH - 24

A. Linder
418-12633 NO. 2 Road 604.448.8705
V2E LANS



City of Richmond

ATTACHMENT 5

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

August 1, 2013
File: RZ 13-629294

Planning and Development Department
Development Applications
Fax: 604-276-4052

A. Lerner
418-12633 No. 2 Road
Richmond BC V7E 6N5

Dear A. Lerner:

Re: Rezoning Application at 5831 Moncton Street (RZ 13-629294)

Thank you for taking the time to express your concerns regarding the rezoning application at 5831 Moncton Street in a letter dated June 20, 2013 (attached). This letter serves to provide answers to the questions posed in your letter.

The development proposal

The application involves rezoning an L-shaped portion of land along the south end of 5831 Moncton Street to "Single Detached (RS2/C)" to enable a subdivision to create 3 new lots fronting Moncton Street. A linear portion of land along the north end of 5831 Moncton Street will remain under the existing zoning of "Single Detached (RS1/E)" to enable construction of a single-family house fronting No. 2 Road. The application has not changed since it was submitted in January 2013. The application is consistent with the Council-adopted Lot Size Policy for the neighbourhood, which allows rezoning and subdivision of this property (attached).

Tree Protection

Recommendations for tree retention on-site have been clarified since your review of the rezoning application folder. The applicant is required to submit a revised report and tree management plan, which includes a modified site plan and outlines tree protection requirements for the following trees:

- A Western Red Cedar tree in the southwestern corner of the subject site along Moncton Street (Tree 809); and,
- One Maple, two Cedar, and one Hemlock tree (Trees A, B, C, D) located on the adjacent property at 5771 Moncton Street.

The revised report and tree management plan are required to be submitted before the rezoning application will be considered by City Council.

The applicant is required to submit a Tree Survival Security for the Western Red Cedar on-site in the amount of \$5,000, and to submit a contract with a Certified Arborist for site monitoring at development stage to ensure protected trees are not impacted by construction. The Arborist must submit a post-construction impact assessment report to the City that confirms no impacts occurred to protected trees prior to the release of the security.

To compensate for trees agreed for removal from the site, the applicant is required to provide either 20 replacement trees on-site or a cash-in-lieu contribution to the City's Tree Compensation Fund, or a combination of both. For this application, staff are recommending that 10 replacement trees be planted and maintained on the future lots and that a contribution of \$5,000 to the City's Tree Compensation Fund is submitted for the balance of replacement trees not planted (\$500 x 10 trees). These funds go towards the planting and maintenance of new trees on public property city-wide (e.g. on boulevards, in parks etc.).

In addition, a Landscaping Security in the amount of \$5,000 (\$500/tree) is required to be submitted by the applicant to ensure the recommended 10 replacement trees are planted on-site. The Security will not be released in-full until City inspections confirm that the replacement trees have been planted and have survived one year.

The applicant is also required to plant additional trees in a new boulevard along the Moncton Street and No. 2 Road frontages, as part of site servicing requirements.

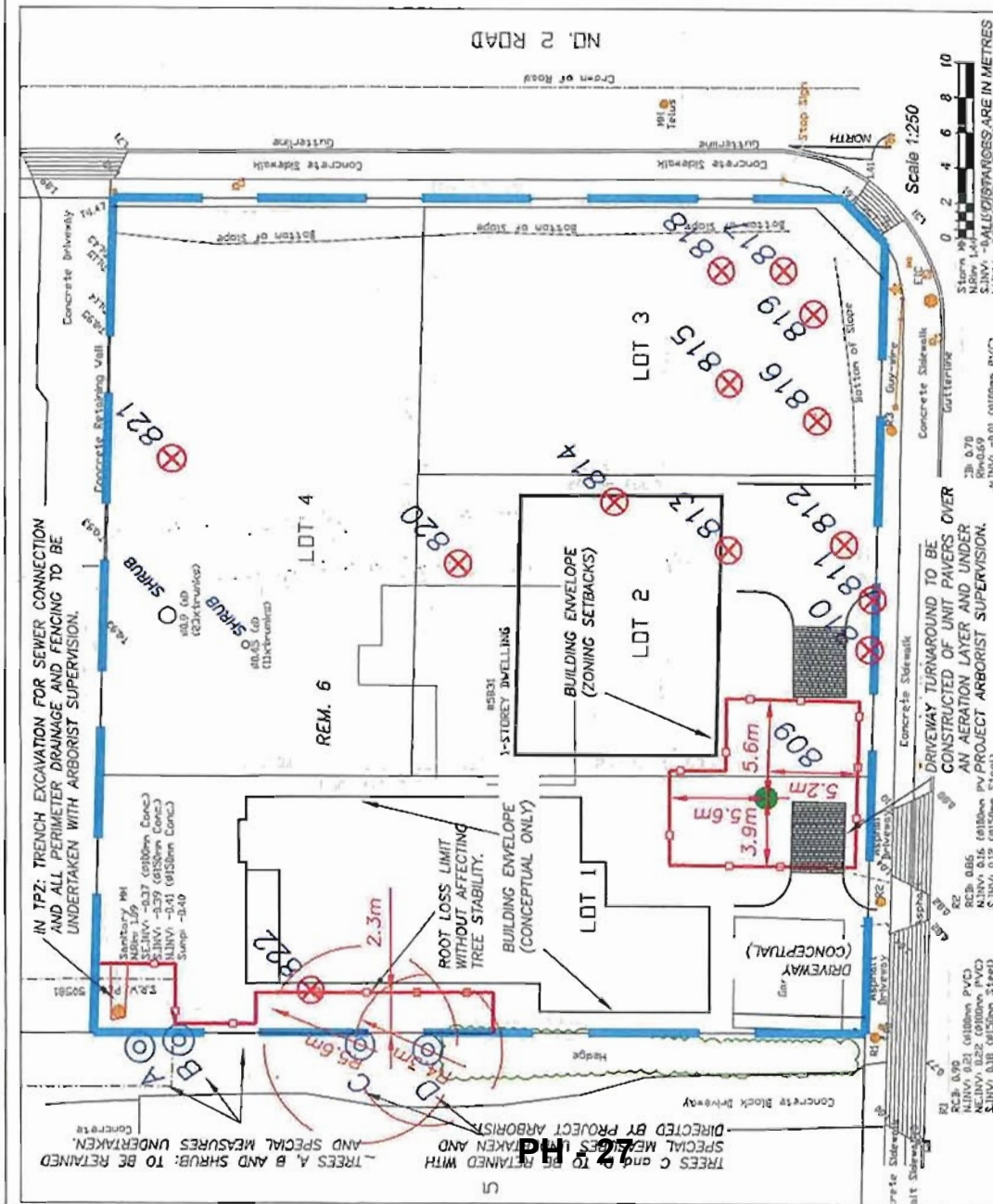
If you have any further questions about this development proposal, please contact me directly at 604-276-4108.

Sincerely,



Cynthia Lussier
Planning Technician

CL:cl



Tree Tag #	Species	DBH (cm)
A (off-site)	Western Hemlock	60
B (off-site)	Pyramid Cedar	9 + 9
C (off-site)	Deodar Cedar	56
D (off-site)	Norway Maple	43
809	Western Red Cedar	81 + 41
810, 811, 812	Lawson Cypress	45 + 20
		100
		40 + 20
813	Western Red Cedar	35 + 60
814	Cherry	Multi
815	Green Ash	28
816	Sycamore Maple	20 + 20 + 20
817, 818, 819	Grand Fir	72
		82
		89
820	Sawara Cypress	22 + 22
821, 822	Western Red Cedar	Multi
		28 + 24

LEGEND

SOLID LINE DENOTES TREE LIMITS
 DASHED LINE DENOTES TREE INVENTORY FOR TYPE
 CIRCLE WITH X DENOTES TREE TO BE REMOVED
 CIRCLE WITH DOT DENOTES TREE TO BE RETAINED
 CIRCLE WITH PLUS DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH MINUS DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH STAR DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH TRIANGLE DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH SQUARE DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH DIAMOND DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH HEART DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
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 CIRCLE WITH DOT DENOTES TREE TO BE RETAINED
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 CIRCLE WITH DIAMOND DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)
 CIRCLE WITH HEART DENOTES TREE TO BE REMOVED FOR MIGRATION OF HIGH RISK (CIRCA)

TREE MANAGEMENT DRAWING

ARBORTECH CONSULTING

SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 P 604 275 3484

AJIT THALIWAL

5831 MONCTON STREET, RICHMOND

13104

15 JAN 2013

13 AUG 2013

\$

1 of 11

PLAN NOTES:

1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED LAND SURVEYOR (RLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (PE).

2. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.

3. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.

4. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.

5. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.

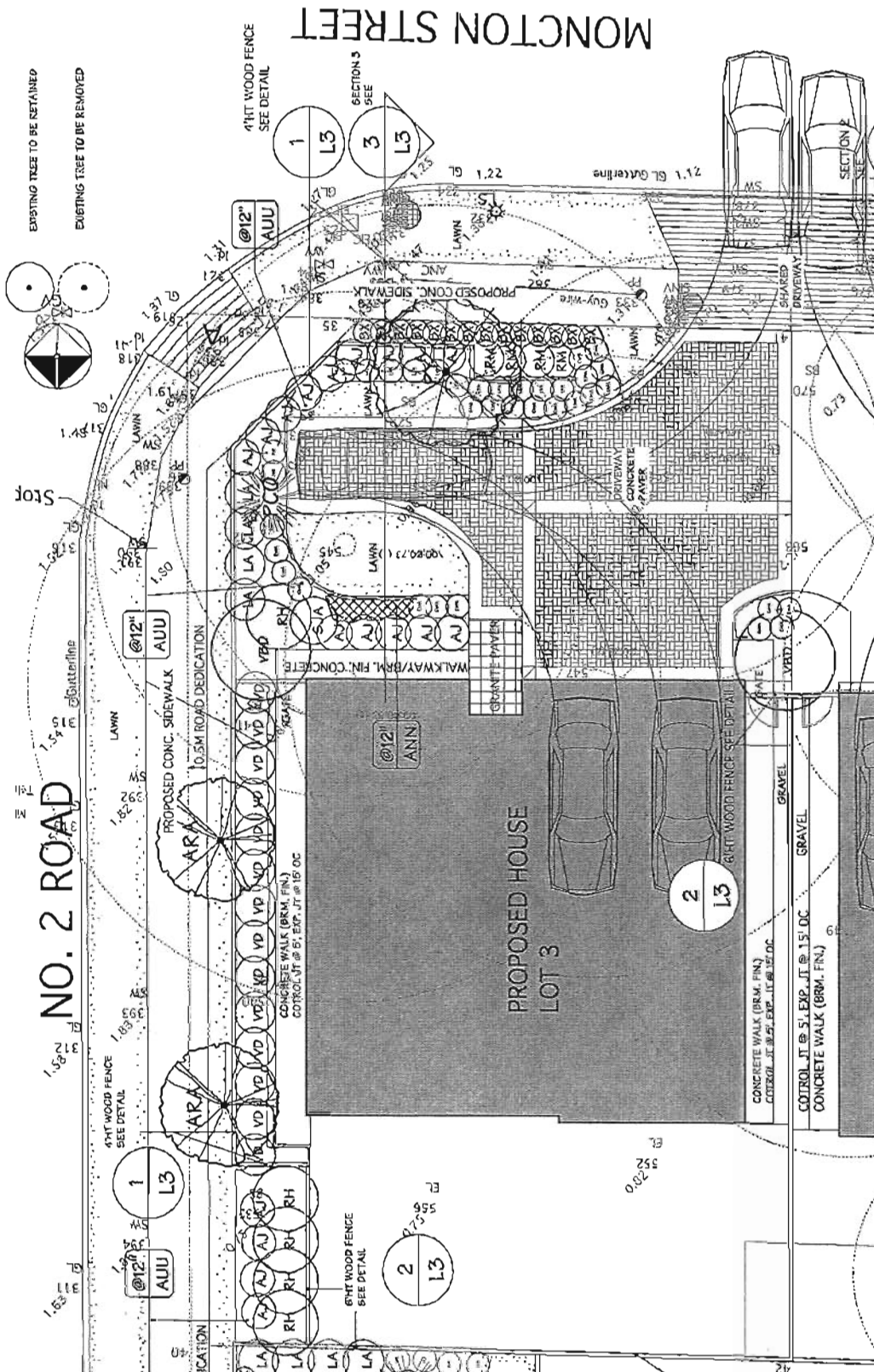
6. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.

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10. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.



NOTE:
REFER TO CIVIL ENGINEER'S
DRAWING FOR ALL OFF SITE WORK
INCLUDING SIDEWALK AND GRASS
BLULEVARD

[illegible]

Preliminary
Landscape Plan
- Proposed Corner Lot -

PROJECT ADDRESS 5831 Moncton st./No.2 Rd. RICHMOND B.C. (RZ13-629294) /LOT 3

STIRUPS

ALU	125 ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT
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100	100	100	100

	#1 POT	#1 POT	#1 POT	#3 POT
CMA	22	CAREX MORROWII	AUREO-VARIE	CAREX
HS	3	HELIOTRICHON	SEMI-VIRENS	BLUE OAT GRASS
LVA	1	LAVANDULA	ANGUSTIFOLIA	ENGLISH LAVENDER
ANN	20	ANNUALS	**	
NOTES				

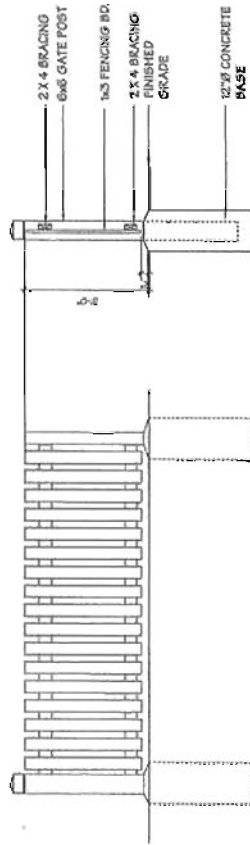
ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT

5831 MONCTON ST. NO.2 RD. RICHMOND / BZ13-629294/LOT 3

D-DECIDUOUS TREE. C-CONIFEROUS TREE.

REMAINDER REPLACEMENT TREE WILL BE PLANTED ON LOT 1.2 AND 4.

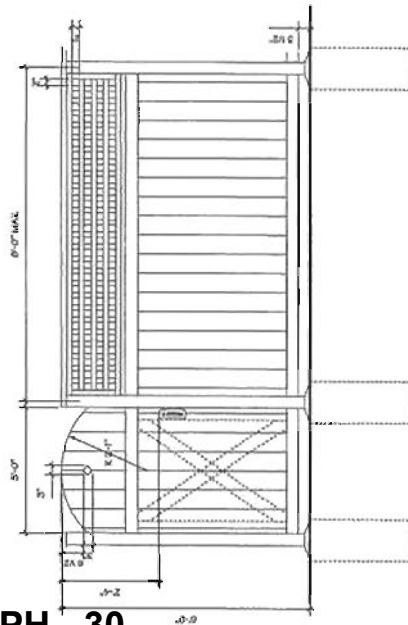
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1 WOOD FENCE/POST DETAIL

SCALE: 3/4"=1'-0"

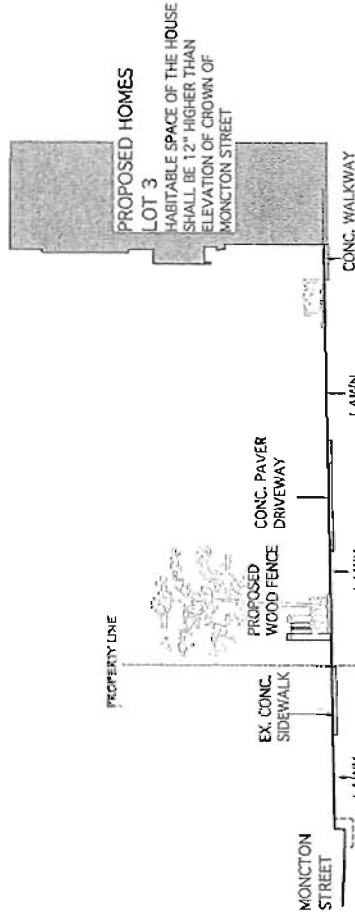
L3



2 4' HT LATTICE/6' HT WOOD FENCE

SCALE: 3/4"=1'-0"

L3



3 SECTION

SCALE: 1/4"=1'-0"

L3

NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR S-A-S.

ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN. COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

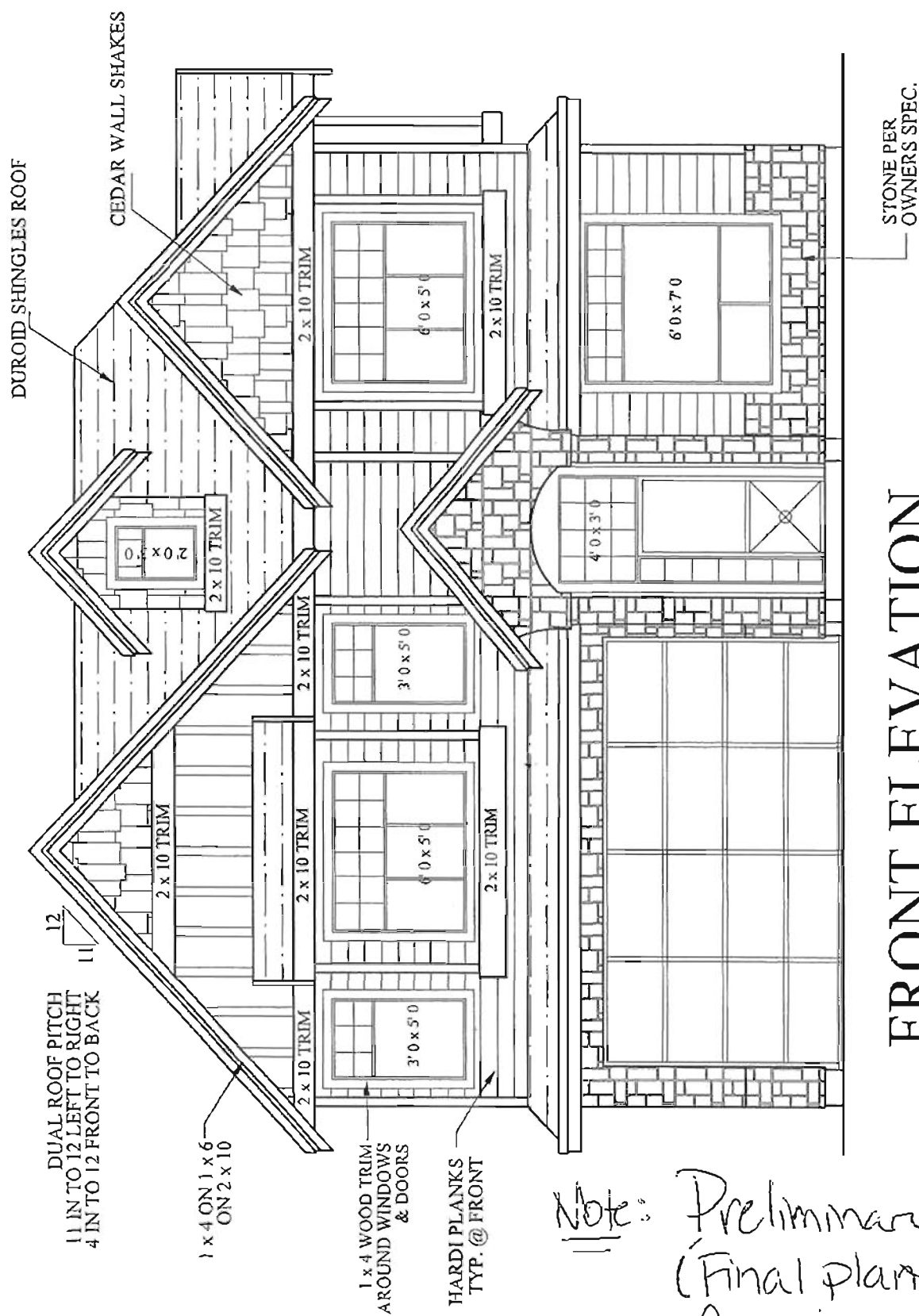
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

DESIGNED	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
MI	MAY 1, 2013	ISSUED FOR REZONING				
TI	AUG 10, 2013	REVISED TO INCORPORATE SHARED DRIVEWAY INDICATED				
	SEP 9, 2013	REVISED FOR BRACING				

ITC

5831 MONCTON ST.
RICHMOND B.C.
R213-629294

SCALE: 3/4"=1'-0"
JOB NO.: 13102
SHEET: L3 OF 3



FRONT ELEVATION
MONCTON STREET

REVISED Aug 15

Note: Preliminary Plans.
(Final plans to
Comply with
all City regulations
at Building Permit stage)



NO 2 ROAD

REVISÉ Aug 15



City of Richmond

Rezoning Considerations

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

Address: 5831 Moncton Street

File No.: RZ 13-629294

Prior to final adoption of Zoning Amendment Bylaw 9010 , the following items are required to be completed:

1. Submission of a Landscape Plan for the proposed four (4) lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit 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 development requirements of the 2041 OCP's Arterial Road Policy;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the required ten (10) large-sized replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m
6	11 cm		6 m

2. The City's acceptance of the applicant's voluntary contribution in the amount of \$5,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the remaining ten (10) replacement trees on-site.
3. Submission of a Tree Survival Security in the amount of \$5,000 to ensure The Western Red Cedar (Tree # 809) will be protected. The City will release 50% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 50% of the security would be released one year later subject to inspection confirming that the tree has survived.
4. Submission of a Contract with a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zones of the Western Red Cedar (Tree # 809) on-site and the Western Hemlock, Cedar, and Maple trees (Trees A, B, C, D) off-site on the neighbouring property to the west (5771 Moncton Street). The Contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract must include supervision of the future driveways on proposed Lots 1 and 2, which are to be constructed of unit pavers over an aeration layer, as recommended in the Arborist's Report to mitigate against impacts to the Western Red Cedar (Tree # 809). The Contract must include supervision of special measures to be taken along with trench excavation for utilities which will be required on proposed Lot 1 to protect the Western Hemlock, Cedar, and Maple trees (Trees A, B, C, D) off-site. The Contract must also include supervision of perimeter drainage and fencing within all tree protection zones.

5. Dedication of property as road in order to achieve a 4 m x 4 m corner cut at the southeast corner of the site, and dedication of 0.5 m of property as road along the entire east property line of the site to enable frontage improvements along No. 2 Road, as per the Servicing Agreement design.
6. Registration of a 1.0 m wide Right-Of-Way for utilities along the entire frontage on Moncton Street for water meter boxes and storm sewer inspection chambers, as per the Servicing Agreement design.
7. Registration of a 1.5 m by 9.0 m Right-Of-Way along a portion of Moncton Street for a concrete bus stop pad and future bus stop shelter location, as per the Servicing Agreement design.
8. Registration of a 1.5 m Right-Of-Way for utilities along the entire frontage on No 2 Road for water meter boxes and storm sewer inspection chambers, as per the Servicing Agreement design.
9. Registration of a flood indemnity covenant on Title.
10. 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 four (4) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e., \$11,520) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
11. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, vehicular access to proposed Lots 2 and 3 is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb), centered on the proposed shared property line;
12. Registration of a legal agreement on title to ensure that, upon subdivision of the property, the buildings and driveways on proposed Lots 1, 2, and 3 be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Moncton Street.
13. Entrance into a standard Servicing Agreement for the design and construction of frontage improvements along the entire frontages on Moncton Street and No. 2 Road.

Improvements along Moncton Street are to include, but are not limited to:

- Upgrading the existing storm sewer to a minimum 600 mm diameter pipe, from the west property line of the site to the existing manhole STMH 3036 (near the southeast corner of the site).
- Upgrading the existing storm sewer from existing STMH 3036 to STMH 1199 (near the northeast corner of 5760 Moncton Street).
- Removing the existing concrete sidewalk and lighting strip, constructing a new 1.5 m wide concrete sidewalk at the south property line of the site, and creating a treed and grass boulevard between the existing curb and new sidewalk.

Improvements along No. 2 Road are to include, but are not limited to:

- Removing the existing concrete sidewalk, constructing a new 1.5 m wide concrete sidewalk at the new east property line of the site, and creating a 1.5 m treed and grass boulevard between the existing curb and new sidewalk. No storm sewer analysis or upgrading is required.

Note: The design is to include water, storm and sanitary connections for all four (4) lots. The applicant will be required to provide underground Hydro, Telus and Cable for all four (4) lots. Additional right-of-ways may be required.

At Demolition* stage, the applicant will be required to:

- Install tree protection fencing to City standard around The Western Red Cedar (Tree # 809) on-site and around the Western Hemlock, Cedar, and Maple trees (Trees A, B, C, D) at 5771 Moncton Street prior to demolition of the existing dwelling on-site. Tree protection fencing must remain in place until construction and landscaping on the future lots is completed. Tree protection fencing must be installed around Tree # 809 at a minimum of 3.9 m out from the base of the tree to the west, 5.2 m to the south, and 5.6 m to the north and east, as specified in the Arborist's Report. Tree protection fencing must be installed around Trees A, B, C, D at a minimum of 2.3 m into the subject site from the west property line, as specified in the Arborist's Report.

At Subdivision* stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition charges, and Address Assignment Fees. Service connections and costs are to be determined via the Servicing Agreement.
- Register a cross-access easement on Title for the area of the shared driveway on proposed Lots 2 and 3 (6 m wide at the front lot line and 9 m long, centered on the proposed shared property line).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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 Division 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 concurrence on file)

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 9010 (RZ 13-629294)
5831 Moncton Street

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

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

That area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 9010.

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9010**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 23 2013

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

To PLN - SEP. 4, 2013

To Council - Sep 9, 2013

To: Planning Committee
From: Wayne Craig
Director of Development


Date: August 25, 2013


File: RZ 12-624849
12-8060 20-9012

Re: Application by Mike Young for Rezoning at 11351 No. 1 Road from Single Detached (RS1/A) to Single Detached (ZS22) – No. 1 Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9012, to create the "Single Detached (ZS22) – No. 1 Road" zone, and to rezone 11351 No. 1 Road from "Single Detached (RS1/A)" to "Single Detached (ZS22) – No. 1 Road", be introduced and given first reading; and


Wayne Craig
Director of Development
CLkt
Att.

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

Staff Report

Origin

Mike Young has applied to the City of Richmond for permission to rezone 11351 No. 1 Road from “Single Detached (RS1/A)” to a new site specific zone, to permit the property to be subdivided to create four (4) lots with vehicle access from a new rear lane (**Attachment 1**).

The proposed site specific zone created for this rezoning application is entitled “Single Detached ZS22) – No. 1 Road”, and is required in order to permit the proposed south lot adjacent to the undeveloped portion of Pleasant Street:

- To have a minimum corner lot width of 9.0 m.
- To have a minimum exterior side yard of 1.2 m.

The proposed “Single Detached (ZS22) – No. 1 Road” zone is attached to this report as Richmond Zoning Bylaw 8500, Amendment Bylaw 9012.

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 1 Road, between Regent Street and Georgia Street, immediately north of Lord Byng Elementary School Neighbourhood Park. The site is located in an established neighbourhood consisting of a mix of old and new single detached dwellings on varying lot sizes, along with a mix of older and newer town housing on the east side of No. 1 Road. Development immediately surrounding the subject property is as follows:

- To the north, across an existing east-west lane, is an older single-family dwelling fronting No. 1 Road, as well as a non-conforming duplex and an older dwelling fronting Regent Street, which are all on lots zoned “Single Detached (RS1/A)”.
- To the east, across No. 1 Road, is an older dwelling on a non-conforming lot zoned “Single Detached (RS1/E)”, as well as a townhouse site on a lot zoned “Low Density Townhouses (RTL1)”.
- To the south, is an undeveloped portion of Pleasant Street, on which is currently located the basketball court associated with Lord Byng Elementary School Neighbourhood Park.
- To the west, is a large lot that forms part of Lord Byng Elementary School Neighbourhood Park.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

The 2041 OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. The subject property is located in the Steveston Planning Area. The Steveston Area Plan Land Use Map designation for this property is “Single-Family”. This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The 2041 OCP's Arterial Road Map does not apply to this section of No. 1 Road, therefore this redevelopment proposal is being considered on its own merit and in the context of the surrounding area.

Lot Size Policy

The subject site is not governed by a Lot Size Policy.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite on 50% of new lots created, 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 legal secondary suite on two (2) of the four (4) future lots 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 suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lots where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suites will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$7,328).

Public Input

The City received notification that the rezoning sign was placed on the subject property on January 23, 2013. There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff CommentsProposed "Single Detached (ZS22) – No. 1 Road" zone

This redevelopment proposal to rezone 11351 No. 1 Road from "Single Detached (RS1/A)" to a new site specific zone, to permit a 4-lot subdivision requires the creation of the proposed "Single Detached (ZS22) – No. 1 Road" zone to address an existing condition at subject site.

The proposed “ZS22” zone is modelled after the “Compact Single Detached (RC2)” zone, commonly used for rezoning applications on arterial roads, with the appropriate modifications made to address the existing condition at the subject site. Due to its location at the intersection of No. 1 Road and an undeveloped portion of the road dedication for Pleasant Street, the proposed future south lot at the subject site (Lot 4 in Attachment 3) is considered to be a “corner lot” according to the Interpretation Section of Richmond Zoning Bylaw 8500. The “Compact Single Detached (RC2)” zone requires a corner lot to have an additional 2.0 m of width for a total width of 11.0 m. and requires an exterior side yard of 3.0 m.

The lot configuration for corner lots, typically located at the intersection of two (2) developed roads, is intended to provide adequate sightlines and achieve a consistent streetscape in terms of open space and building setbacks along the block.

The existing land use on the undeveloped portion of Pleasant Street south of the subject site is occupied by the basketball court associated with Lord Byng Elementary School Neighbourhood Park. Planning staff have confirmed with the Parks department that there are no future plans to change this scenario.

The context for the subject site is unique as there are no future plans to develop the undeveloped portion of Pleasant Street adjacent to the proposed south lot. In this case, staff feels that it is appropriate to treat the south (Lot 4) as an interior lot, with the proposed “ZS22” zone allowing for:

- a minimum corner lot width of 9.0 m;
- minimum side yards of 1.2 m; and
- a standard fence height along portions of all side yards.

Trees & Landscaping

A tree survey submitted by the applicant has identified:

- Seven (7) bylaw-sized trees on the subject property.
- Four (4) bylaw-sized trees on the adjacent school/park site to the south.

A Certified Arborist’s Report for the subject property was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends:

- Retention of the four (4) trees on the adjacent school/park site to the south (one (1) Chestnut tree, one (1) Cedar tree, and two (2) Cedar shrubs).
- Removal of two (2) on-site trees (identified as Trees #481 – Honey Locust and #482 – Beech) due to their location within the future lane dedication.
- Removal of one (1) on-site tree (identified as Tree #484 – Weeping Birch) due to its location within the building envelope.
- Removal of four (4) on-site trees (identified as Tree #483 – Holly) due to their poor condition.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment, and concurs with the Arborist's recommendations for the removal of Tree #484 (based on location within the building envelope) and #483 (based on poor condition). However, the City's Tree Preservation Coordinator recommends that:

- Two (2) trees (Tree #481 - Honey Locust, and an undersized Japanese Maple tree), which are in good condition but are located within the new lane dedication area, be relocated on-site along the No.1 Road frontage. Prior to rezoning approval, the applicant is to provide written confirmation from a Tree Moving Contractor that they have been hired to relocate the trees.
- One (1) Beech tree (Tree #482) should be retained and protected in its current location at the end of the future lane dedication because it is in excellent condition and is a viable specimen. This Beech tree is growing on a raised planting area such that the lane construction will have little impact on its long term viability. Tree protection fencing for this Beech tree should be installed a minimum of 1.8 m from the base of the tree in all directions. In addition, to ensure there is adequate space for a vehicle to turn around at the end of the lane, any building proposed on the south lot should be located as close as possible to the proposed north property line and should be located a minimum of 1.8 m from the base of the Beech tree.

Note: Engineering and Transportation Staff have reviewed the potential to retain the Beech tree (Tree # 482) within the future lane dedication. Through the Servicing Agreement design review process for the lane, the retention of the Beech tree will be further reviewed with the aim to locate services and infrastructure so that they do not impact the tree. If during the design review process, it is identified that there exists significant conflicts between tree retention and required services and infrastructure, staff may consider removal of the Beech tree. In this case, staff would accept the planting of two (2) replacement trees on-site by the applicant or a contribution to the City's Tree Compensation Fund in the amount of \$500/ tree in-lieu of planting the replacement trees on-site.

The final Tree Retention Plan is reflected in Attachment 3.

Tree Protection Fencing for the Honey Locust tree (Tree # 481), the undersized Japanese Maple tree, the Beech tree (Tree #482), and the four (4) off-site trees on the adjacent school/park must be installed to City standard prior to demolition of any buildings or structures on-site and must remain in place until construction and landscaping on the future lots is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A contract with a Certified Arborist to supervise any on-site works within the Tree Protection Zones of onsite trees to be retained and off-site trees that encroach onto the subject site. The Contract must include the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A Tree Survival Security to the City in the amount of \$7,000 to ensure protected trees survive beyond development stage. The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved,

and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year after the final landscape inspection for the four (4) lots is completed.

Based on the 2:1 tree replacement ratio goal in the OCP, and the requirements of the City's Tree Protection Bylaw No. 8057, a total of 10 replacement trees are required. Considering the limited space available in the future yards and the effort to be undertaken by the applicant to save trees on-site, staff recommends that only six (6) replacement trees be required to be planted and maintained on the future lots, each with a minimum 6 cm calliper (deciduous) or minimum 3.5 m height (coniferous).

Prior to rezoning adoption, the applicant must submit a Landscape Plan for the proposed four (4) lots, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provide by the Landscape Architect, including installation costs) to ensure that the replacement trees are planted and maintained, and that the front yards of the future lots are enhanced.

Restrictive Covenant

There is an existing restrictive covenant (X95750) registered on title of the subject site relating to Development Permit No. DPV 84-078. The Development Permit was issued by Council in 1984 to vary the maximum accessory building height to allow a detached garage to be constructed on the property. The garage has since been demolished. Prior to final adoption of the rezoning bylaw, the covenant (X95750) must be discharged from the land title record.

Site Servicing & Vehicle Access

Vehicular access to the subject site at development stage will be via the proposed rear lane only, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Dedicate 6.0 m of property along the entire west property line of the subject site for the lane extension (southbound), complete with a 3m x 3m corner cut at the lane intersection.
- Register a 3.0 m Utility Right-of-Way on title along the entire east property line of the site, to accommodate storm sewer connections, inspection chambers, and water meter boxes.
- Enter into a Servicing Agreement requiring the developer to design and construct a laneway along the entire west property line of the subject site. The lane works are to include, but are not limited to: storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, sanitary sewer extension, and lane lighting.

Notes: The design is to provide for protection of the Beech tree (# 482), which is to be retained with development. The Beech tree is growing on a raised planting area such that the lane construction will have little impact on its long term viability.

The design is to include water, storm and sanitary connections for each lot, and the removal of the existing driveway crossing on No. 1 Road. Underground hydro, telephone and cable service connections will be required for each lot.

Subdivision

At Subdivision stage the developer will be required to:

- Register a covenant on title of the future north lot to ensure that vehicle access to that lot is via the proposed new rear lane and not the existing east-west lane out to No. 1 Road;
- Register a covenant on title to ensure that any building proposed on the future south lot is located to enable vehicle manoeuvring into and out of the site (i.e. sufficiently setback from the lane and located on the north side of the proposed south lot); and
- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.

Analysis

This rezoning application has been reviewed on its own merit and in the context of the surrounding area. The following existing conditions make consideration of compact lots at this site supportable:

- There exists a mix of old and new single detached dwellings on varying lot sizes, along with older and newer town housing in the surrounding area;
- The subject property is located on a major arterial road with transit service, and is within walking distance of an elementary school, a secondary school, Steveston Community Park, and Steveston Village.
- The subject property is located immediately south of an existing operational east-west lane out to No. 1 Road, and is located immediately adjacent to Lord Byng Elementary School Neighbourhood Park.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into four (4) compact lots, accessible from a new rear lane complies with applicable policies and land use designations contained within the 2041 OCP, and is compatible with the established mix of lot sizes and land uses in the surrounding area.

The rationale for the proposed “Single Detached (ZS22) – No. 1 Road” zone is to address an existing condition at subject site while enabling the creation of compact lots on a major arterial road, consistent with City policy.

The list of rezoning considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9012 be introduced and given first reading.



Cynthia Lussier

CL:kl

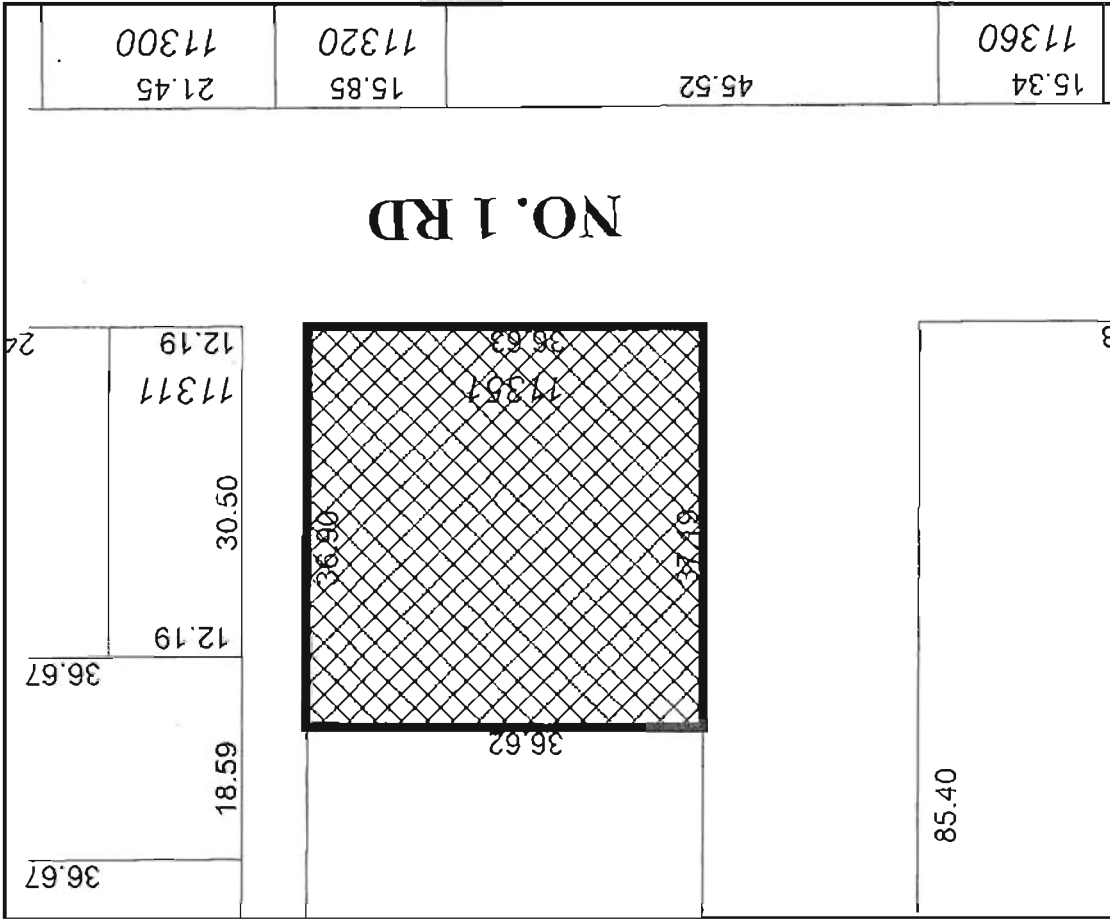
Attachments:

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Retention Plan

Attachment 4: Rezoning Considerations



Original Date: 11/30/12

Revision Date:

Note: Dimensions are in METRES

RZ 12-624849





RZ 12-624849

Original Date: 11/30/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-624849

Attachment 2

Address: 11351 No. 1 Road

Applicant: Mike Young

Planning Area(s): Steveston

	Existing	Proposed
Owner:	0939314 BC Ltd	To be determined
Site Size (m ²):	1139 m ² (12,260 ft ²)	Lane dedication – 224 m ² (2,411 ft ²) Lot 1 – 281 m ² (3,024 ft ²) Lot 2 – 284 m ² (3,057 ft ²) Lot 3 – 285 m ² (3,067 ft ²) Lot 4 – 285 m ² (3,067 ft ²)
Land Uses:	Vacant lot	Four (4) lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/A)	Single Detached (ZS22) – No. 1 Road

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	281 – 285 m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

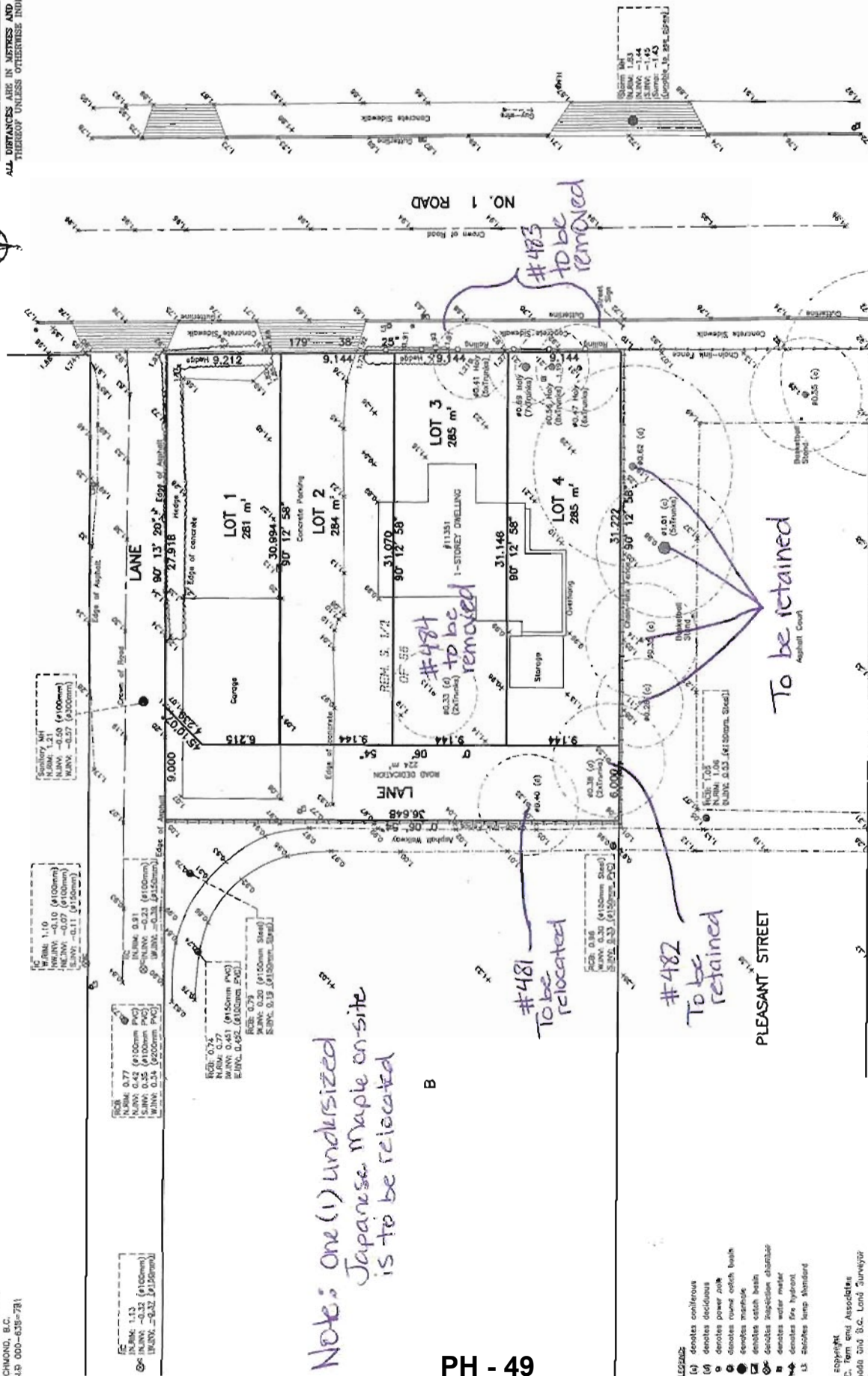
Other: Tree replacement compensation required for loss of bylaw-sized trees.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF SOUTH HALF OF BLOCK 56 EXCEPT: PART SUBDIVIDED BY PLAN 18478.

#11351 NO. 1 ROAD,
RICHMOND, B.C.
P.L.B. 000-635-731



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
October 4th, 2012

Note: one (1) undersized Japanese Maple on-site is to be relocated

PH - 49

ES/EN

(a)	denotes coniferous
(d)	denotes deciduous
(p)	denotes power pole
(r)	denotes round catch basin
(m)	denotes manhole
(c)	denotes catch basin
(i)	denotes inspection chamber
(w)	denotes water meter
(h)	denotes fire hydrant
(l)	denotes lamp standard

SEARCH
J. C. Fern and Associates
Canada and U.S. Land Surveyors
1110 - 8533 Edlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jcfern.ca
Website: www.jcfern.com
Job No: 46563
F8-218 F45-50, 53-56
Survey BC, Inc.

DWG No. 4990-TOPO



Address: 11351 No. 1 Road

File No.: RZ 12-624849

Prior to final adoption of Richmond Zoning Bylaw 8500, Zoning Amendment Bylaw 9012, the developer is required to complete the following:

1. Dedicate 6.0 m of property along the entire west property line of the subject site for the lane extension (southbound), complete with a 3m x 3m corner cut at the lane intersection.
2. Register a 3.0 m Utility Right-of-Way on title along the entire east property line of the site, to accommodate storm sewer connections, inspection chambers, and water meter boxes.
3. Registration of a flood indemnity covenant on title.
4. 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 four (4) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,328) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

5. Enter into a Servicing Agreement requiring the developer to design and construct a lane along the entire west property line of the subject site. The lane works are to include, but are not limited to: storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, sanitary sewer extension, and lane lighting.

Notes: The design is to provide for protection of the Beech tree (# 482), which is to be retained with development. The Beech tree is growing on a raised planting area such that the lane construction will have little impact on its long term viability. If during the design review process, it is identified that there exists significant conflicts between tree retention and required services and infrastructure, staff may consider removal of the Beech tree. In this case, staff would accept the planting of two (2) replacement trees on-site by the applicant or a contribution to the City's Tree Compensation Fund in the amount of \$500/ tree in-lieu of planting the replacement trees on-site.

The design is to include water, storm and sanitary connections for each lot, and the removal of the existing driveway crossing on No. 1 Road. Underground hydro, telephone and cable service connections will be required for each lot.

6. Discharge of Restrictive Covenant X95750 relating to Development Permit No. DPV 84-078, from the land title record.
7. Submit 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 Compact Lot Development Requirements outlined in the 2041 OCP;

- Include the dimensions of Tree Protection Fencing for the Beech tree (Tree # 482) and the four (4) off-site trees located on the Lord Byng Elementary School Neighbourhood Park to the south ;
 - Include the new locations for the Honey Locust tree (Tree # 481) and the undersized Japanese Maple in the front yards of the future lots;
 - Include the six (6) required replacement trees (minimum 6 cm deciduous caliper or 3.5 m high conifer). 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.
7. Submit a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Tree Protection Zones of on-site trees to be retained and off-site trees that encroach onto the subject site (i.e. the Honey Locust tree - # 481, the Beech tree - # 482, the undersized Japanese Maple on-site, and the four (4) off-site trees located on the Lord Byng Elementary School Neighbourhood Park to the south). The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Submit a Tree Survival Security to the City in the amount of \$7,000 to ensure protected trees survive beyond development stage. The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later, subject to inspection.

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

- Install Tree Protection Fencing around the Honey Locust tree (Tree # 481), the Beech tree (Tree #482), the undersized Japanese Maple tree on-site, and the four (4) off-site trees on the adjacent school/park. Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwellings and must remain in place until construction and landscaping on the future lots is completed. Tree Protection Fencing for the Beech tree (Tree # 482) should be installed a minimum of 1.8 m from the base of the tree in all directions.

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

- Register a covenant on title of the future north lot to ensure that vehicle access to that lot is via the proposed new rear lane and not the existing east-west lane out to No. 1 Road;
- Register a covenant on title to ensure that any building proposed on the future south lot is located to enable vehicle manoeuvring into and out of the site (i.e. sufficiently setback from the lane and located on the north side of the proposed south lot); and
- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.

At Building Permit* stage, the following requirements must be dealt with:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.

Notes:

- * 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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9012 (RZ 12-624849)
11351 No. 1 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 15.22 thereof the following:

15.22 Single Detached (ZS22) – No. 1 Road

15.22.1 Purpose

The zone provides for **single detached housing** which fronts an **arterial road** and where provisions have been made for access to a **lane**. A range of compatible **secondary uses** are also permitted.

15.22.2 Permitted Uses

- **housing, single detached**

15.22.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.22.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio (FAR)** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5m².
3. Notwithstanding Section 15.22.4.2, the reference to "0.40" is increased to a higher **density** of "0.60" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time Council adopts a zoning amendment bylaw to include the **owner's lot** in the ZS21 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.22.4.3, the reference to "0.40" in 15.22.4.2 is increased to a higher **density** of "0.60" if:

- a) an **owner** subdivides bare land to create new lots for **single detached housing**; and
 - b) at least 50% of the lots contain **secondary suites**.
5. For the purposes of this zone only, the following items are not included in the calculation of maximum **floor area ratio**:
- a) up to 10% of the **floor area** total calculated for the lot in question, provided the **floor area**:
 - i. is used exclusively for covered areas of the **principal building**, which are always open on two or more sides;
 - ii. is never enclosed; and
 - iii. is not located more than 0.6 m above the lowest horizontal floor.
 - b) 45.0 m² which may be used for **accessory buildings** and on-site parking, which cannot be used for **habitable space**.

15.22.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 50% for **buildings**.
- 2. No more than 70% of a lot may be occupied by **buildings, structures and non-porous surfaces**.
- 3. Not less than 20% of the **lot area** must be **landscaping** with live plant material.

15.22.6 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m.
- 2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
- 3. The minimum **interior side yard** is 1.2 m.
- 4. The minimum **exterior side yard** is 1.2 m.
- 5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
- 6. A detached **accessory building** of more than 10.0 m² in area that is used exclusively for on-site parking, may be located within the **rear yard** but no closer than:
 - a) 3.0 m to a **lot line** abutting a public road; or
 - b) 1.2 m to any other **lot line**.
- 7. A detached **accessory building** of more than 10.0 m² in area that is used exclusively for on-site parking, may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:

- i. 50% of the width of the **principal building**; or
 - ii. 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single storey no greater than 5.0 m.
8. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
 9. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.21.6.7, may be located within the **building separation space**.

15.22.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **interior side yard setback** or the **exterior side yard setback**.
4. For the purpose of this zone only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the lot in question.
5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the **maximum building height** of 9.0 m.
6. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

15.22.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot dimensions** and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.22.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw, except that:
 - a) a **fence**, when located within 6.0 m of a **front lot line** abutting a public road shall not exceed 1.2 m in **height**; and
 - b) a **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections, and on-site parking, except for **cantilevered roofs** and **balconies**, which may project into the private outdoor space for a distance of not more than 0.6 m.

15.22.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public road or **lane**.

15.22.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

2. 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 (ZS21) – NO. 1 ROAD**.

P.I.D. 000-638-781

SOUTH HALF OF BLOCK 56 EXCEPT: PART SUBDIVIDED BY PLAN 18478,
SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT
PLAN 249

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9012**”.

FIRST READING

SEP 09 2013

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 Department

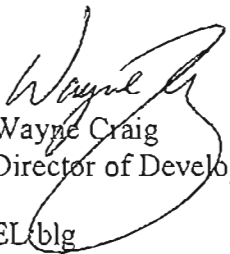
To: Planning Committee
From: Wayne Craig
Director of Development


TO PLN - SEP. 4, 2013
To Council - Sep 9, 2013
Date: August 23, 2013
File: RZ 12-603352
12-8060-20-9048

Re: Application by Sukhvir Dosanjh for Rezoning at 7311/7331 Lindsay Road from
Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9048, for the rezoning of
7311/7331 Lindsay Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be
introduced and given first reading.


Wayne Craig
Director of Development
EL:blg
Att.

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

Staff Report

Origin

Sukhvir Dosanjh has applied to the City of Richmond for permission to rezone 7311/7331 Lindsay Road (**Attachment 1**) from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)” in order to permit the properties to be subdivided into two (2) single-family lots. The developer intends to demolish the existing duplex on site and construct two (2) new single-family dwellings.

Findings of Fact

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

Surrounding Development

The subject site is located in an established residential neighbourhood consisting of single-detached dwellings on large-sized lots (RS1/E), duplexes on large lots (RD1), and some newer homes on medium-sized lots (RS1/B). Development immediately surrounding the subject site is as follows:

- To the North: An existing single-family dwelling on lot zoned “Single Detached (RS1/E)” fronting Lindsay Road, and then a mix of older single-family dwellings on lots zoned “Single Detached (RS1/E)” and newer homes on lots zoned “Single Detached (RS1/B)” fronting Linfield Gate;
- To the East: Across Lindsay Road, one (1) duplex on a lot zoned “Two-Unit Dwellings (RD1)” and existing single-family dwellings on lots zoned “Single Detached (RS1/E)”;
- To the South: An existing single-family dwelling on lot zoned “Single Detached (RS1/E)” and three (3) newer single-family dwellings on lots zoned “Single Detached (RS1/B)”;
- and
- To the West: A mix of newer and older single-family dwelling on lot zoned “Single Detached (RS1/E)” fronting Railway Avenue.

Related Policies & Studies

Lot Size Policy 5463

The subject site is located within the area covered by Lot Size Policy 5463 (adopted by Council February 19, 1996) (**Attachment 3**). This Policy permits rezoning and subdivision of lots on Lindsay Road in accordance with “Single Detached (RS2/B)”. This redevelopment proposal would enable the site to be subdivided into a two (2) lots; each approximately 12.19 m wide and approximately 455 m² in area (see **Attachment 4**), which is consistent with the Lot Size Policy.

Affordable Housing

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

The applicant is proposing to provide a legal secondary suite on at least one (1) of the two (2) proposed lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from the Land Title Record on the one (1) lot where a secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the developers' change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$5,386.00).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required. A covenant to this effect has been registered on title as part of a previous strata conversion application (SC 10-557884).

Public Input

The applicant has forwarded confirmation that a development sign was posted on the site on July 13, 2013. There has been no concern expressed by the public about the development proposal in response to the placement of the rezoning sign on the site.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) and a Certified Arborist's report were submitted in support of the application. The City's Tree Preservation staff have reviewed the Arborist Report and confirmed that:

- Five (5) trees (tag# 606, 607, 609, A, and B) located on neighbouring properties to the north, west, and south, must be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- One (1) tree on site identified as tag# 605 (twin-stemmed Japanese Maple) located on the development site is in fair condition but will fall within the building envelope when the site is re-developed. This tree will need to be removed and replaced.
- One (1) tree identified as tag# 608 (twin-stemmed Cherry) located on the development site is in poor condition as a result of previous topping and canopy suppression from adjacent trees. This tree should be removed and replaced.

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, four (4) replacement trees in a mix of minimum 6 cm calliper deciduous trees and a 3.5 m high coniferous trees are required. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

The applicant is also proposing to remove one (1) boulevard tree along the Lindsay Road frontage due to poor health of the tree. Parks Operations staff have assessed the tree condition and agreed to the proposed tree removal. A cash compensation to the Tree Replacement Fund for the street tree removal in the amount of \$1,300 has been specified by Parks staff.

Existing Covenant

There is currently a covenant registered on the Title of the subject properties, restricting the use of the site to a two-family dwelling only (charge #RD210583). This covenant must be discharged by the applicant as a condition of rezoning.

Site Servicing and Subdivision

No Servicing concerns.

At future Subdivision stage, the applicant will be required to pay servicing costs and provide underground Hydro, Telephone and Cable service connections. There are existing underground Hydro and Telephone ducts in the immediate area.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5463 and is located within an established residential neighbourhood that has a strong presence of Single Detached (RS1/B) lots. Numerous similar applications to rezone and subdivide properties to the proposed "Single Detached (RS2/B)" zone have been approved within this block of Lindsay since the mid 1990's.

All the relevant technical issues have been addressed. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of one (1) existing large lot into two (2) medium-sized lots complies with Lot Size Policy 5463 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of re-development in the surrounding area. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9048 be introduced and given first reading.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5463
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence

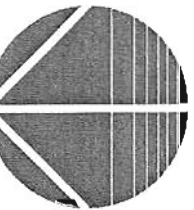
City of Richmond



PH - 63

LINDSAY RD

3.45	13.45	21.34	7360	14.01	19.57	7340	19.52	7320	24.41	7300
5.82	14.69	14.68	7371	37.29	21.42	7351	27.14	20.73	7291	20.73
18.59	21.42	37.28	7351	37.31	21.42	7351	24.39	24.39	7291	20.73
27.14	24.38	37.30	7371	37.31	21.42	7351	24.39	24.39	7291	20.73

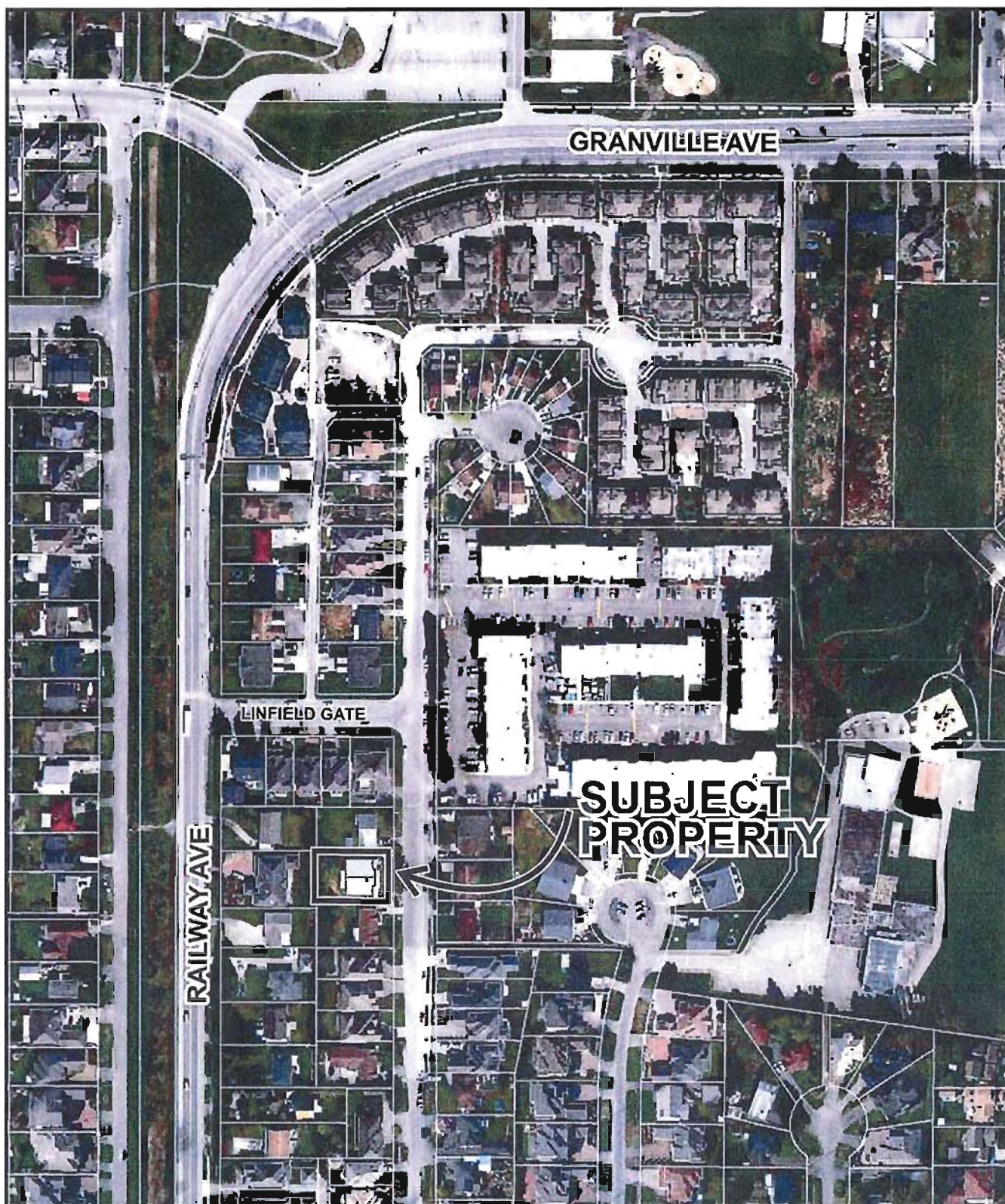


RZ 12-603352

Original Date: 03/27/12

Revision Date:

Note: Dimensions are in METRES



RZ 12-603352

Original Date: 03/28/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-603352

Attachment 2

Address: 7311/7331 Lindsay Road

Applicant: Sukhvir Dosanjh

Planning Area: Blundell

	Existing	Proposed
Owner:	Buta Singh Dosanjh and Gurwinder Kaur Dosanjh	To be determined
Site Size (m ²):	910 m ²	Approx. 455 m ² each
Land Uses:	Two-family dwelling	Two (2) single-family dwellings
OCP Designation:	2041 OCP Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Policy 5463 permits subdivision to "Single Detached (RS2/B)"	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units:	2	2
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 – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	455 m ²	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

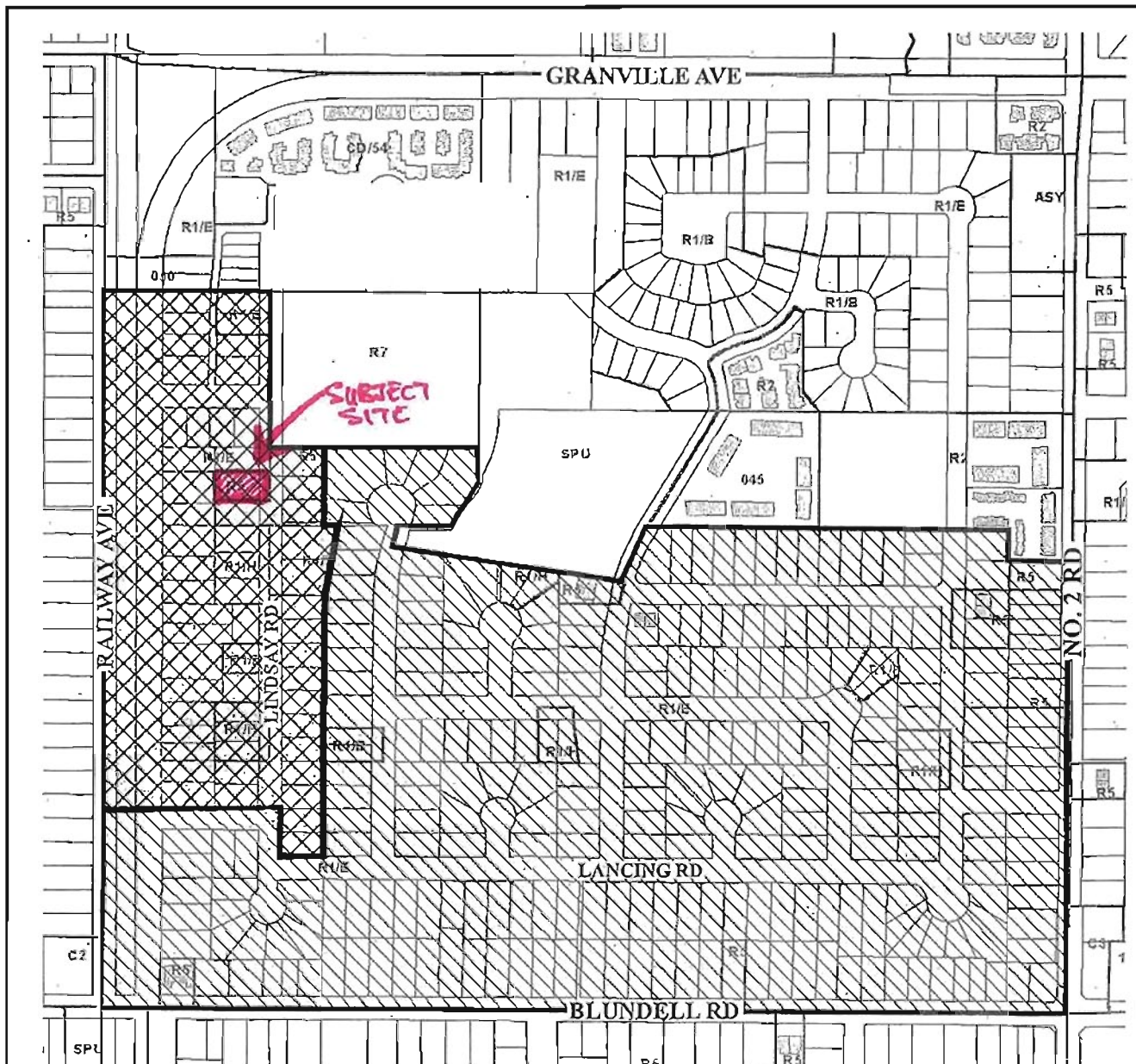
POLICY 5463:

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

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Subdivision permitted as per R1/E with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

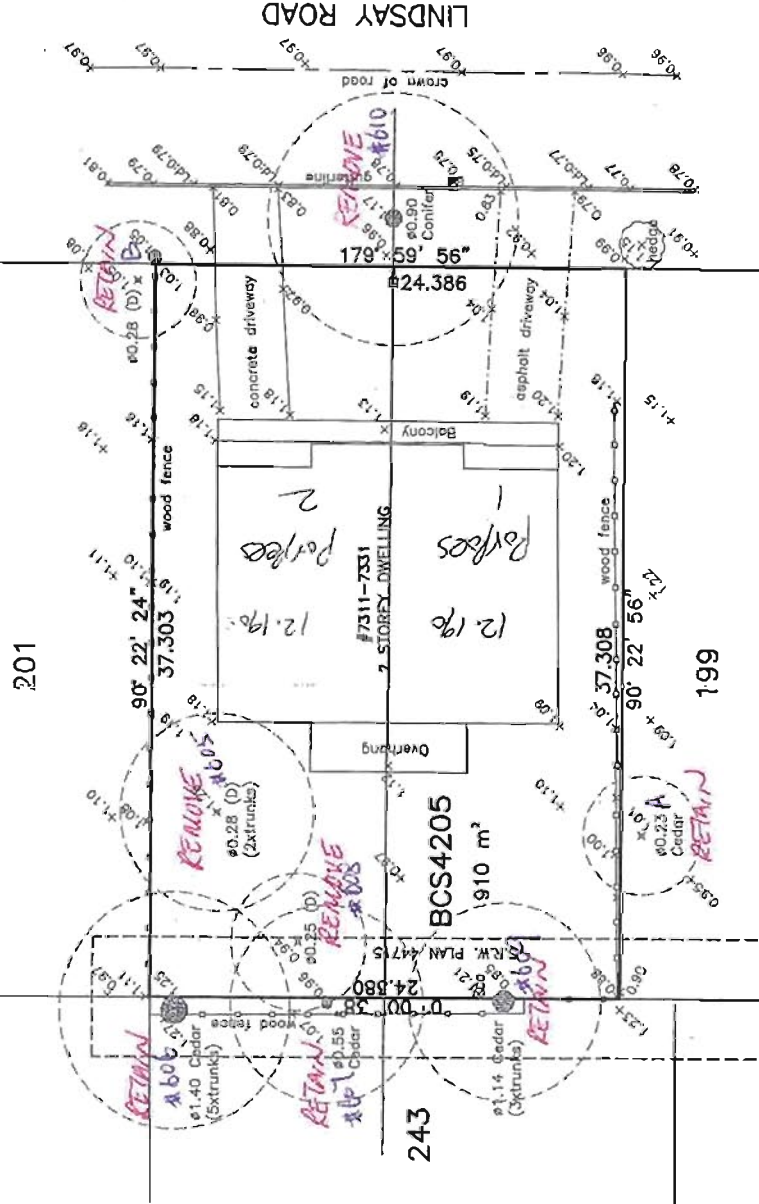
Amended Date:

SCALE: 1:250



- #605 - Acer japonica (Japanese Maple)
- #606 - Thuja plicata (Red Cedar)
- #607 - Thuja plicata (Red Cedar)
- #608 - Prunus sp. (Cherry)
- #609 - Thuja plicata (Red Cedar)
- #610 - Pinus sylvestris (Scots pine)
- A - Thuja plicata (Red Cedar)
- B - Betula pendula 'Youngii' (Youngii Weeping Birch)

201



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

MARCH 2nd, 2012

#7311 & 7331 LINDSAY ROAD,
RICHMOND, B.C.
P.L.D 028-665-155 (STRATA LOT 1)
P.L.D 028-665-163 (STRATA LOT 2)

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #234,
Control Monument 77H4891
Located at CL Gibbons Dr & Gamble Dr. E
side of grass median
Elevation = 1.125 metres

PH - 68

- LEGEND:
- (D) denotes deciduous
 - denotes round catch basin
 - denotes catch basin
 - denotes water meter
 - denotes water valve
 - denotes cleanout

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. 4784
FB-204, P23-24
Drawn By: TH

DWG No. 4784-TOPO



Address: 7311/7331 Lindsay Road

File No.: RZ 12-603352

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9048, the developer is required to complete the following:

1. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,386.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

2. Submission of a Landscaping Security to the City of Richmond in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) replacement trees (in a mix of coniferous and deciduous trees) with the following minimum sizes:

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

Note: 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.

Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$2,000) to ensure the replacement planting will be provided.

3. City acceptance of the developer's offer to voluntarily contribute \$1,300 to Parks Division's Tree Compensation Fund for the removal of a Scots Pine tree located on the city boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

4. Confirmation to the City that Strata Plan BCS4205 has been cancelled.
5. Discharge of existing covenant on title restricting the use of the property to a two-family dwelling only (charge #RD210583).

At Subdivision* stage, the applicants must complete the following:

1. Pay Servicing Costs.
2. Provide underground Hydro, Tel. & Cable service connections.

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 9048 (RZ 12-603352)
7311/7331 Lindsay 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. 028-665-155

Strata Lot 1 Section 13 Block 4 North Range 7 West New Westminster District Strata Plan BCS4205 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

and

P.I.D. 028-665-163

Strata Lot 2 Section 13 Block 4 North Range 7 West New Westminster District Strata Plan BCS4205 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V.

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9048".

FIRST READING

SEP 09 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

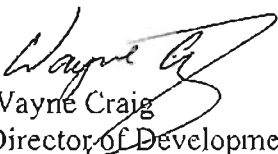
To: Planning Committee
From: Wayne Craig
Director of Development

TO PLN - SEP. 4, 2013
To Council - Sep 9, 2013
Date: August 14, 2013
File: RZ 13-631303
12-8060-20-9049


Re: Application by Ken Jarmana for Rezoning at 7671 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS14) – South McLennan (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9049, for the rezoning of the western portion of 7671 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:dj
Att.

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

Staff Report

Origin

Ken Jarmana has applied to the City of Richmond for permission to rezone the western 41.5 metres of 7671 Bridge Street (**Attachment 1**) from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)” in order to subdivide the subject property from one lot to two (2) for the purpose of constructing a new single family home on the new lot fronting an extension of Armstrong Street (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: A Single Detached dwelling at 7651 Bridge Street, zoned “Single Detached (RS1/F)”.

To the East: Across Bridge Street, a Single Detached dwelling at 7680 Bridge Street, zoned “Single Detached (RS1/F)”.

To the South: A 34 unit, 3 storey townhouse complex at 7691 Bridge Street, zoned “Medium Density Townhouses (RTM2)”, with a public rights of passage servicing right-of-way along the common property line for a pedestrian connection between Bridge Street and Armstrong Street.

To the West: Across Armstrong Street, a Single Detached dwelling at 7711 Armstrong Street, zoned “Single Detached (ZS14) – South McLennan (City Centre)”.

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) land use designation: Neighbourhood Residential (NRES) where Residential Single Family use is supported.

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, “Historic Single-Family”, two and a half storeys maximum, maximum density 0.55 F.A.R.

Minimum lot sizes on properties fronting Bridge Street is 18.0 metres wide and 550 square metres in area. Lots fronting street other than Bridge Street or Ash Street is 11.3 metres wide and 320 square metres in area.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is the lesser of 2.9 m GSC or 0.3 meters above the highest crown of the adjacent

road. A Flood Indemnity Covenant is to be registered on title prior to final adoption and subdivision.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing Reserve Fund in the amount of \$3,405.80, based on a \$1.00 per square foot of maximum allowable density for the new lot.

Public Input

A notice board was posted on the subject property on April 3, 2013 to notify the public of the rezoning application, and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

No significant concerns have been identified through the technical review.

A plan of the proposed subdivision is enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for a Servicing Agreement and Subdivision. As this proposal is intended to subdivide this parcel for the purpose of constructing a single family house, no Development Permit is required.

Analysis

Proposed Zoning to "Single Detached (ZS14) – South McLennan (City Centre)"

The proposal is to rezone the western portion of the lot to allow the lot to subdivide for the purpose of constructing a new single family home on the new western lot. The proposal is consistent with the Land Use designation for the OCP and the Land Use designation within the McLennan South Sub-Area Plan (**Attachment 4**). The sub-area plan permits Single Family use on minimum 18.0 meter wide lots fronting Bridge Street and 11.3 metres fronting the new Armstrong Street to the west. The proposed subdivision meets the minimum lot area requirements as per the area plan and the proposed zoning regulation (ZS14).

The proposed rezoning and subdivision will affect the site coverage of the existing house and storage shed due to the lot area of the new east remainder lot. The combined site coverage of the current structures would exceed the maximum 45% coverage allowable for the zone (RS1/F). The proposed site coverage in this case is 52.6%, an excess of 71.25 m² (767 ft²). To achieve conformance with the RS1/F zone, the applicant has been provided with two options:

1. Remove the storage shed to reduce the site coverage by 111.48 m² (1,200 ft²) to achieve a total site coverage of 41.2%; or
2. Apply for a Development Variance Permit, requesting a variance to the maximum site coverage.

The applicant will need to select one of these options before the subdivision application creating these two lots can be approved.

Site Assembly

The applicant had discussed the possibility of joining in with his neighbour to the north at 7651 Bridge Street to submit a joint subdivision proposal, but the owner of 7651 Bridge Street was not interested in modifying his property at this time.

Transportation and Site Access

Access to the proposed eastern lot will continue to be from its current location from Bridge Street. Access to the proposed west lot will be from the extension of Armstrong Street, just south of Keefer Avenue. This extension is the result of land dedications from the western edge of the subject site as well as from the seven (7) lot subdivision to the west, which was secured through a previous rezoning application (RZ 09-504342) approved in September 2010.

The extension of Armstrong Street will be to the main access point to proposed Lot B (**Attachment 2**), and the potential future access to the adjacent property to the north. The proposed result will have an appearance of a private lane heading south from the intersection of Keefer Avenue and Armstrong Street. Given this extension is only to serve this and potentially the adjacent lot to the north, staff determined that a full road design is not necessary and that a drive ramp connecting the intersection of Keefer Avenue and Armstrong Street to the subject site by a 4.5 metre wide lane would be sufficient (**Attachment 5**).

Staff have worked with the applicant on this access design, which provides the applicant with an effective and satisfactory access point to the proposed west site. The design will require land to be dedicated off the western edge of the subject site, starting at 7.5 metres off of the north property line, and tapering to a 6.0 metre dedication at the south property line. This will provide sufficient vehicle circulation while avoiding any impact on the property to the north. It will also provide a much desired access point to a public trail connection to Bridge Street, which is part of a 34 unit townhouse complex to the south of the subject site at 7691 Bridge Street. This access point has not been available as the current property lines have prevented this intended pedestrian connection between Bridge Street to the east and Armstrong Street to the west.

Recycling and Garbage

Access to the west property from Armstrong Street will be difficult for recycling and garbage pickup from the end of the proposed west lot. The applicant understands that recycling bins, green bins and garbage bins will need to be rolled to the curb at the intersection of Keefer Avenue and Armstrong Street for service.

An agreement to this effect is to be registered on title prior to the adoption of the rezoning application.

Trees

The subject site contains no on-site or off-site trees that would affect the proposed subdivision and new house construction.

Utilities and Site Servicing

Engineering has reviewed the submitted plans and have determined that upgrades to existing infrastructure is not required, but connections to provide sanitary, storm and water will be needed to service the new property. These connections will be designed in the forthcoming Servicing Agreement.

Servicing Agreement

The applicant is required to make a separate application for a Servicing Agreement for the frontage improvements on Bridge Street and the construction of the Armstrong Street extension south of Keefer Avenue to the subject site. Some of the improvements include but are not limited to:

- Road widening of Bridge Street, including the installation of a curb and gutter, a 3.85 metre wide grass and treed boulevard (including a 2.6 meter wide utility corridor), Zed street lighting and a 1.5 meter wide concrete sidewalk near the property line.
- Armstrong Street frontage improvements consisting of peat removal and sand/gravel base for a 4.5 metre wide asphalt pavement. Concrete drive ramp connecting to Armstrong Street. 1.75 metre wide concrete sidewalk along the eastern property line of 7711 Armstrong Street, connecting to the public path at the northwest corner of 7691 Bridge Street. 1.5 metre concrete sidewalk extension fronting the north property line of 7711 Armstrong Street to the western property line of 7641 Bridge Street. After land dedication of the western edge of the subject site, a 1.75 metre wide concrete sidewalk located 1.0 meter west of the new west property line, connecting to the public path at the northwest corner of 7691 Bridge Street.

Details on the rezoning considerations are outlined in **Attachment 6**.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning to allow the subject site to subdivide into two lots meets the lot size and dimension requirements of the McLennan South Sub-Area Plan and the proposed zoning. Transportation is satisfied with the design to allow access to the proposed western lot. Staff recommend that Bylaw 9049 to rezone the western portion of 7671 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" be introduced and given first reading.



David Johnson
Planner 2

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Land Dedication and Access Map
- Attachment 6: Rezoning Considerations

Note: Dimensions are in METRES

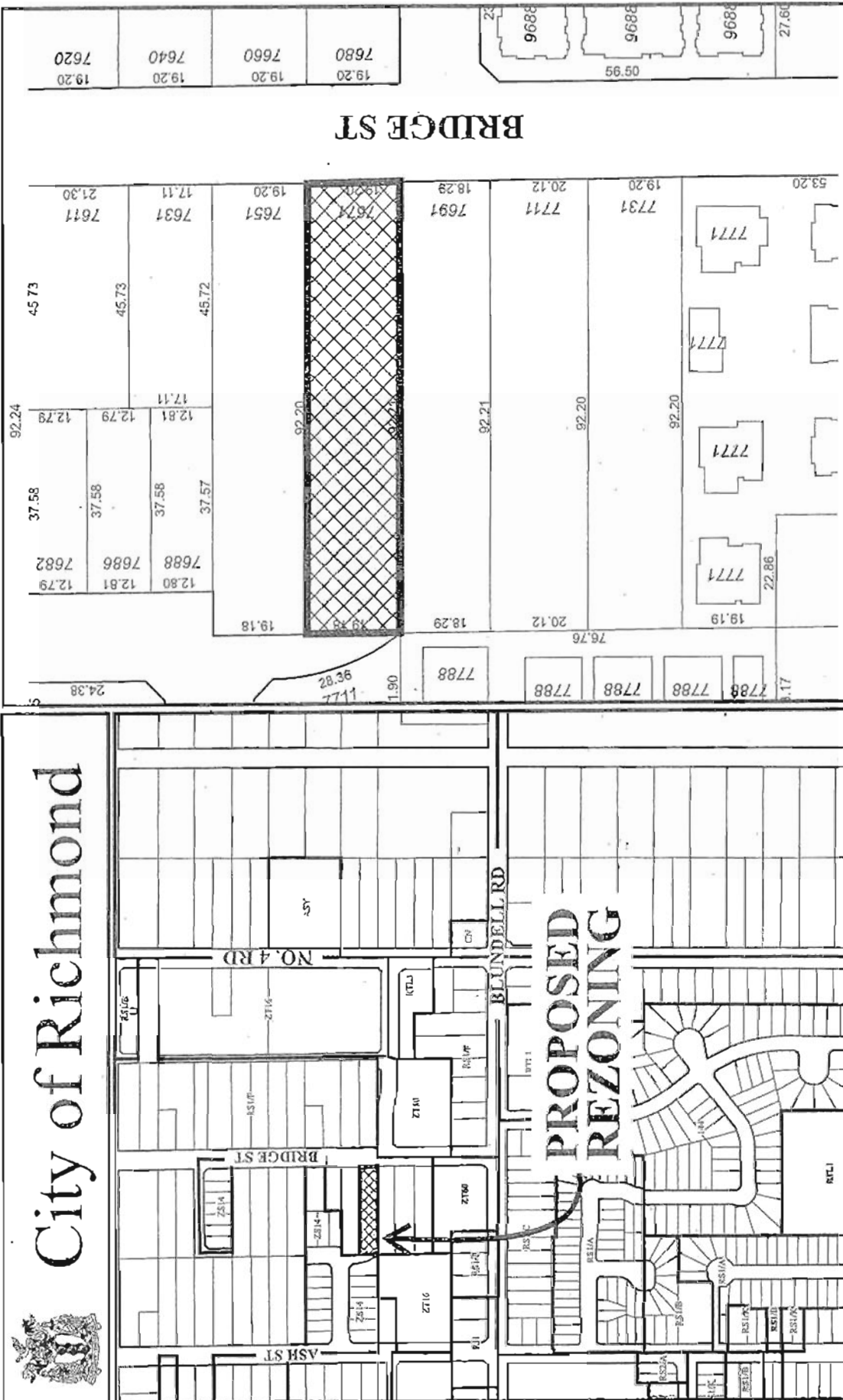
RZ 13-631303

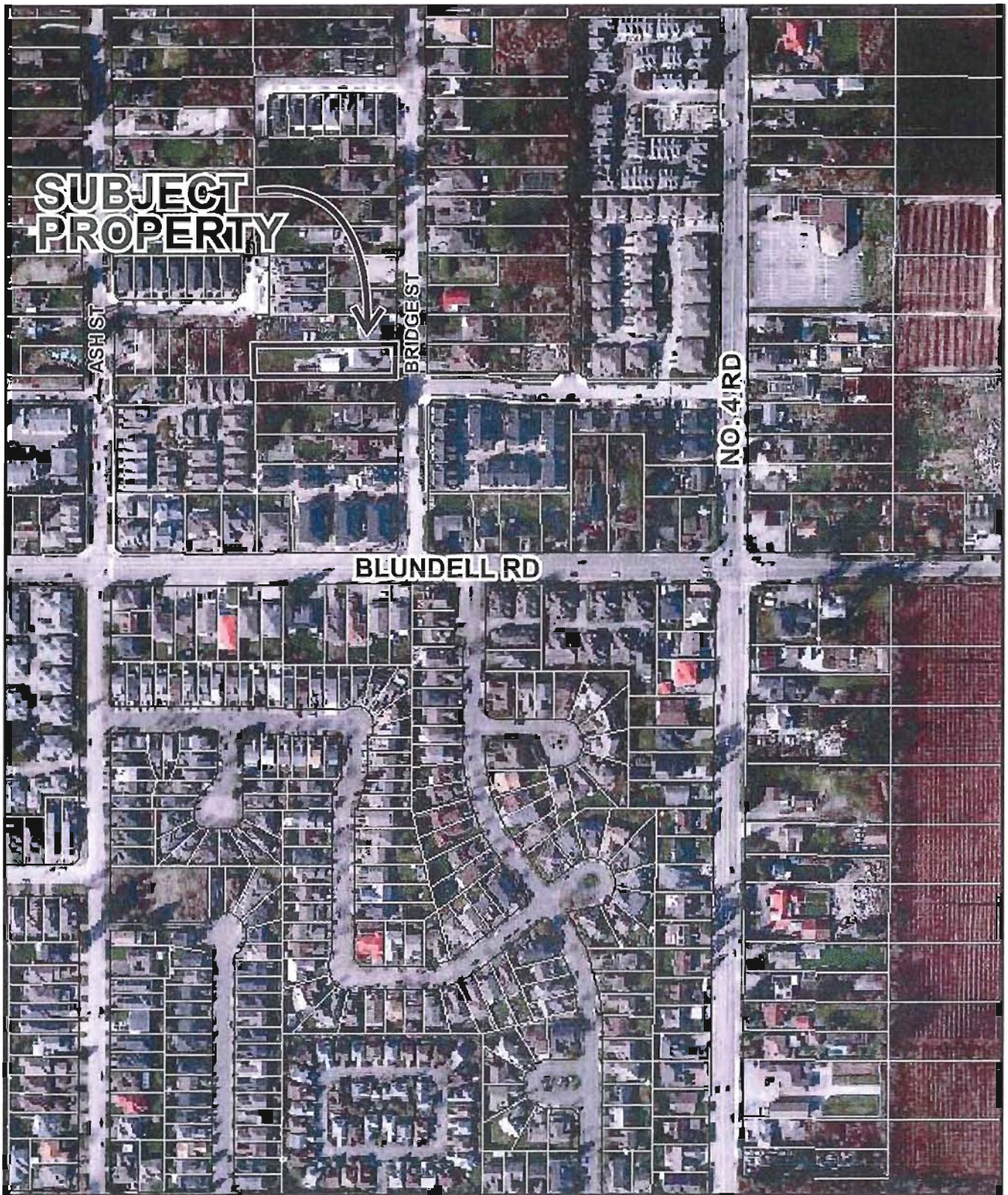


City of Richmond

PH - 77.

PROPOSED REZONING





RZ 13-631303

Original Date: 03/08/13

Amended Date:

Note: Dimensions are in METRES

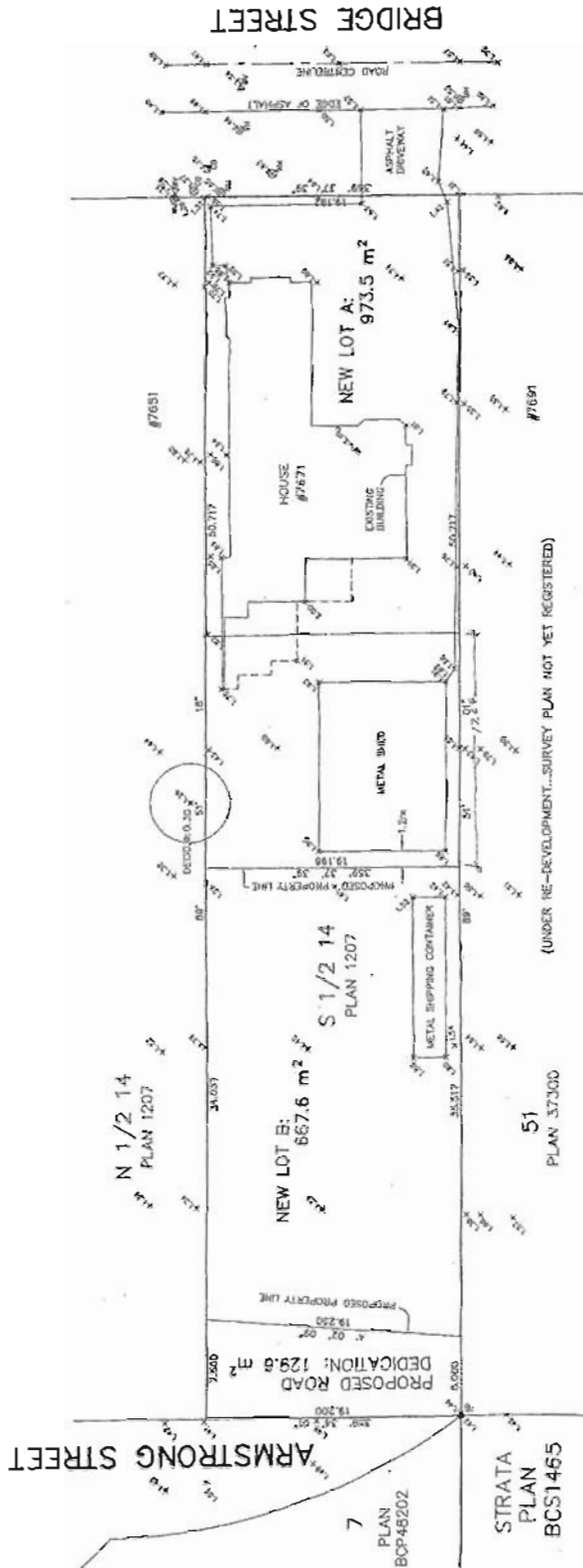
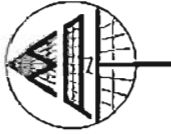
**SURVEY PLAN OF SOUTH HALF LOT 14 BLOCK "F"
SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1207**

PARCEL IDENTIFIER (PID): 012-032-121

CIVIC ADDRESS
#7671, BRIDGE STREET
RICHMOND, B.C.

FOR RE-ZONING AND SUBDIVISION APPLICATIONS

CURRENT ZONING: RS1/R



PH - 79



- NOTES:**
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE ENTRY RECORDS AND SUBJECT TO REVISION PRIOR TO FINAL SURVEY.
 - ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HIGH MONUMENT #222 (1774622) WITH AN ELEVATION OF 1.452 METRES.
 - ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW FOR TREES ARE SHOWN HEREON.

- INDICATES SPOT ELEVATION
- INDICATES CATCH BASIN
- INDICATES CLEAN OUT
- INDICATES FIRE HYDRANT
- INDICATES MANHOLE
- INDICATES WATER METER
- INDICATES WATER VALVE
- INDICATES MAIN FLOOR ELEVATION
- INDICATES SIGN POST

© COPYRIGHT
MATSON PECK & TOPP
SURVEYORS & ENGINEERS
#120 - 11120 HORSFORD WAY
RICHMOND, B.C. V6X 5H7
PH: 284-470-4331
FAX: 284-270-4133
CADFILE: 17209-001-MP-000.DWG

CERTIFIED CORRECT
THIS 21ST DAY OF FEBRUARY, 2013

[Signature]
B.C.L.S.

DATE OF SURVEY: FEBRUARY 18, 2013

CLIENT REF: KEN JARWANA



RZ 13-631303

Attachment 3

Address: 7671 Bridge Street

Applicant: Ken Jarmana

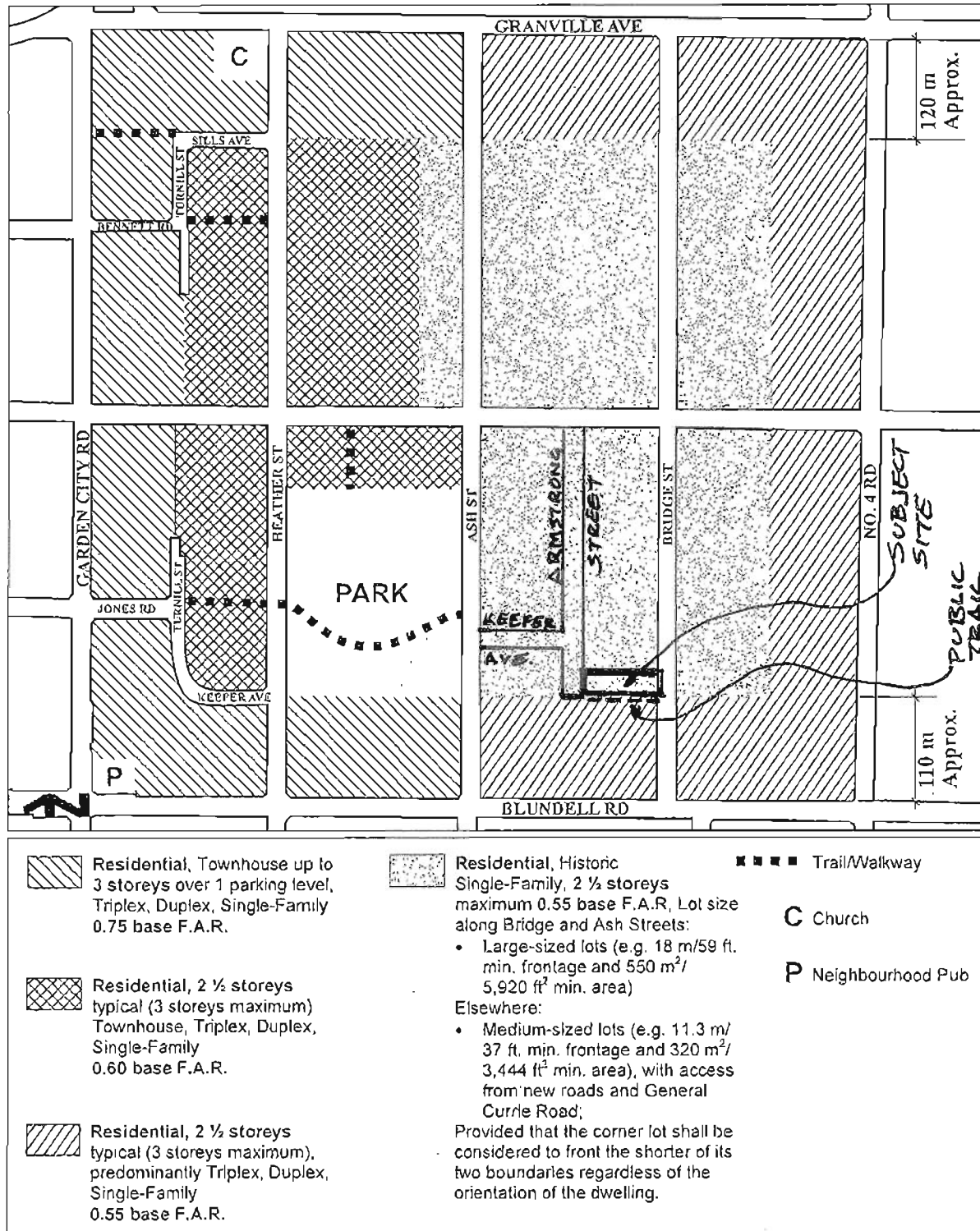
Planning Area(s): McLennan South Sub-Area Plan (schedule 2.10D)

	Existing	Proposed	
Site Size (m ²):	1,770.7 m ²	East Lot: 973.5 m ² West Lot 667.6 m ²	
Land Uses:	Single Detached	Single Detached	
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential	
Area Plan Designation:	Residential, Historic Single Family	Residential, Historic Single Family	
Zoning:	Single Detached (RS1/F)	East Lot: Single Detached (RS1/F) West Lot: Single Detached (ZS14) – South McLennan (City Centre)	
On Future Subdivided Lots	Bylaw Requirement East Lot (RS1/F)	Proposed	Variance
Floor Area Ratio:	408.12 m ²	371.98 m ² (existing)	none permitted
Lot Size (area):	Min. 828.0 m ²	973.5 m ²	none
Lot Size (width):	Min. 18.0 m	19.2 m	none
Lot Size (depth):	Min. 45.0 m	50.72 m	none
Lot Coverage:	Max. 45%	52.6%	7.6% (73.9 m ²)

On Future Subdivided Lots	Bylaw Requirement West Lot (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for the first 464.5m ² of the site Max. 0.30 for the remaining. Plus 20m ² maximum floor area if over a garage.	Max. 0.55 for the first 464.5m ² of the site Max. 0.30 for the remaining. Plus 20m ² maximum floor area if over a garage.	none permitted
Lot Size (area):	Min. 320.0 m ²	667.6 m ²	none
Lot Size (width):	Min. 11.3 m	19.2 m	none
Lot Size (depth):	Min. 24.0 m	34.75 m	none

City of Richmond

Land Use Map

Bylaw 7892
2005/04/18

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

BRIDGE ST



DRAFT
FOR DISCUSSION
PURPOSES ONLY



Rezoning Considerations

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

Address: 7671 Bridge Street

File No.: RZ 13-631303

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9049, the developer is required to complete the following:

1. A road dedication along the entire western edge of the subject site, starting at 7.5 metres at the north west corner, tapering to 6.0 metres at the south west corner (129.6 m²).
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title ensuring garbage and recycling pickup location for the future lot fronting Armstrong Street will be at the corner of Keefer Avenue and Armstrong Street.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$3,405.80) 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.

5. Enter into a Servicing Agreement* for the design and construction of frontage improvements to both Bridge Street and Armstrong Street. Works include, but may not be limited to:
 - o Road widening of Bridge Street, including the installation of a curb and gutter, a 3.85 metre wide grass and treed boulevard (including a 2.6 meter wide utility corridor), Zed street lighting and a 1.5 meter wide concrete sidewalk near the property line.
 - o Armstrong frontage consisting of peat removal and sand/gravel base for a 4.5 metre wide asphalt pavement. Concrete drive ramp connecting to Armstrong Street. 1.75 metre wide concrete sidewalk along the eastern property line of 7711 Armstrong Street, connecting to the public path at the northwest corner of 7691 Bridge Street. 1.5 metre concrete sidewalk extension fronting the north property line of 7711 Armstrong Street to the western property line of 7641 Bridge Street. After land dedication of the western edge of the subject site, a 1.75 metre wide concrete sidewalk locate 1.0 meter west of the new west property line, connecting to the public path at the northwest corner of 7691 Bridge Street.

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 Division. 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 Division 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.

[original signed on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9049 (RZ 13-631303)
Portion of 7671 Bridge Street**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (ZS14) SOUTH MCLENNAN (CITY CENTRE)"**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9049"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9049"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 09 2013



MAYOR

CORPORATE OFFICER

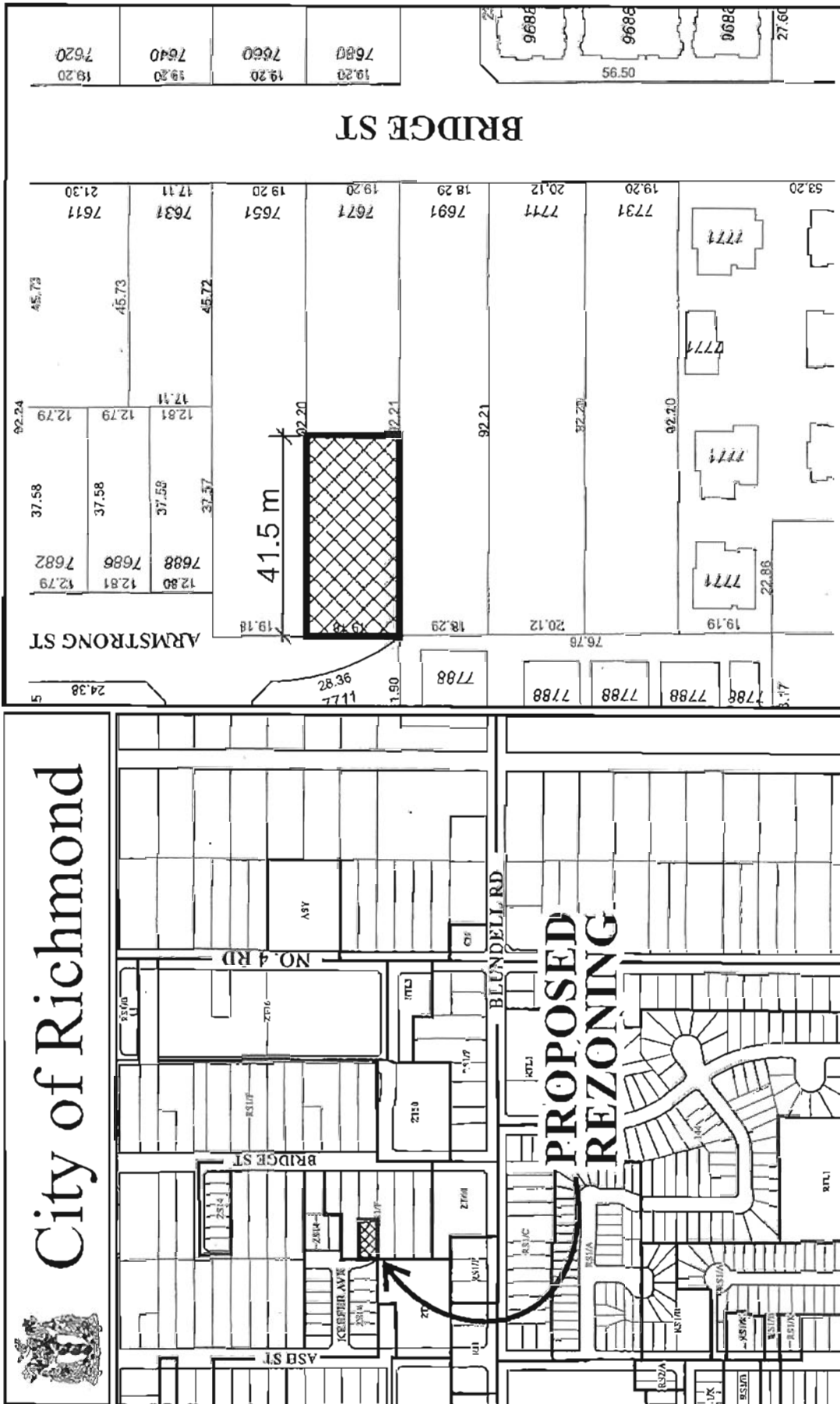


Schedule A Attached to and Forming
Part of Bylaw No. 9049

Original Date: 08/15/13

Revision Date:

Note: Dimensions are in METRES





City of Richmond

Report to Committee Planning and Development Department

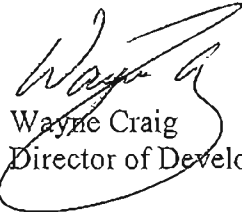
To: Planning Committee
From: Wayne Craig
Director of Development

Re: Application by Rajni Sharma for Rezoning at 11140 King Road from Single Detached (RS1/E) to Single Detached (RS2/B)

TO PLN - SEP. 4, 2013
TO COUNCIL - SEP 9, 2013
Date: August 26, 2013
File: RZ 13-629950
12-8060-20-9650
08-4430-00

Staff Recommendations:

1. That the following recommendation be forwarded to Public Hearing:
 - a) That Single-Family Lot Size Policy 5409 for the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, in a portion of Section 25 Block 4 North Range 6 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5409 (**Attachment 6**).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9050, for the rezoning of 11140 King Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

REPORT CONCURRENCE


ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing




FOR JE

Staff Report

Origin

Rajni Sharma has applied to the City of Richmond to amend Single-Family Lot Size Policy 5409, and to rezone 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to create two (2) lots (**Attachments 1 and 2**).

Prior to submitting the rezoning application, the applicant consulted informally with the residents of the 11000 block of King Road and obtained a list of signatures from residents who are supportive of the development proposal (**Attachment 3**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Surrounding Development

To the north of the subject site, immediately across King Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.

To the east, is a single-family dwelling constructed in 2001, on a lot zoned “Single Detached (RS1/E)”.

To the south, are two (2) single-family dwellings fronting Seaport Avenue, on lots zoned “Single Detached (RS1/E)”.

To the west, is a single-family dwelling constructed in 1992, on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5409

The subject site is located within the area governed by Lot Size Policy 5409, adopted by Council on April 10, 1989, and amended on October 15, 1995 and July 16, 2001 (**Attachment 5**). The Lot Size Policy permits properties within the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, to subdivide in accordance with the “Single Detached (RS2/E)” zone, with the following exceptions:

- Properties with existing duplexes may be permitted to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone.

- Properties fronting No. 5 Road and duplexes with access to No. 5 Road may be permitted to rezone and subdivide in accordance with the “Single Detached (RS2/C)” zone.
- The rear portions of 11031 and 11051 King Road may be permitted to rezone and subdivide to create a lot meeting the requirements of the “Single Detached (RS1/B)” zone. Note: The subdivision application to create the RS1/B lot was approved in 2004, and new dwelling construction at this site was completed in 2004.
- Two (2) lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses. Note: The Development Permit application and Building Permits for the townhouses at this site were approved in 1996.

Lot Size Policy 5409 does not permit rezoning and subdivision of the subject site to create two (2) lots zoned “Single Detached (RS2/B)”. An amendment to Lot Size Policy 5409 is required for the subject application to proceed. The proposed draft Lot Size Policy 5409 is included in **Attachment 6**.

Consultation

A letter dated May 6, 2013 (**Attachment 7**), was sent to the owners and residents within the area bounded by Lot Size Policy 5409 to outline the proposed amendment to the Lot Size Policy and to advise them of the proposed rezoning application at the subject site. The letter indicated that any comments or concerns with either the proposed amendment to the Lot Size Policy, or the proposed rezoning of 11140 King Road, were to be submitted to the City by May 24, 2013.

In response to the letter, the City received:

- A number of general phone inquiries requesting clarification on the proposed amendment.
- Two (2) phone calls from neighbourhood residents who indicated general support for the proposed amendment.
- One (1) phone call from a neighbourhood resident who indicated general opposition to the proposed amendment.
- Two (2) letters representing three (3) neighbourhood residents, who indicate their opposition to the proposed amendment (**Attachment 8**). Issues raised in the letters include:
 - A specific concern over the potential for the lot at 9840 Seaton Court to rezone and subdivide under the proposed amendment, and the relevance of the previous rezoning application at this site in 1994 (RZ 94-171), which was denied.
 - Concerns regarding house size, building mass, overshadow, lot coverage, grading and drainage, tree removal, traffic, densification of single-family neighbourhoods in general, and the capacity of the existing infrastructure to support such redevelopment.

These concerns are discussed further in the section below.

Under the proposed amendment to Lot Size Policy 5409, 15 additional properties (i.e. 4% of the total lots within the area) may be permitted to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone, for a total of 15 additional lots in the area.

With respect to concerns associated with the design and construction of new single detached dwellings (i.e. house size, building mass, overshadow, and lot coverage, etc.), the differences between the provisions of the “Single Detached (RS1/E; RS2/E)” zone and those of the “Single Detached (RS2/B)” zone are as follows:

Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)
Maximum FAR	0.55 applied to a maximum of 464.5 m ² of the lot area, plus 0.30 applied to the balance of the lot area	0.55 applied to a maximum of 464.5 m ² of the lot area, plus 0.30 applied to the balance of the lot area
Maximum Height	2 ½ storeys	2 ½ storeys
Maximum Lot Coverage	<ul style="list-style-type: none"> • 45% for buildings • 70% for buildings, structures and non-porous surfaces • 30% landscaping with live plant material 	<ul style="list-style-type: none"> • 45% for buildings • 70% for buildings, structures and non-porous surfaces • 25% landscaping with live plant material
Minimum Setbacks	<ul style="list-style-type: none"> • front and rear yard – 6.0 m • exterior side yard – 3.0 m • interior side yard <ul style="list-style-type: none"> – 2.0 m for lots of 20.0 m or more in width; – 1.8 m for lots between 18.0 m and 20.0 m in width 	<ul style="list-style-type: none"> • front and rear yard – 6.0 m • exterior side yard – 3.0 m • interior side yard – 1.2 m
Minimum Lot Width	18 m	12 m
Minimum Lot Area	550 m ²	360 m ²

While many of the zoning provisions are the same between the two (2) zones (e.g., the maximum allowable maximum floor area ratio, building height, lot coverage with buildings, and minimum front and rear yard setbacks), the main differences are the minimum width and area of the lots that may be created.

Therefore, specific to the concern regarding 9840 Seaton Court, if a new single detached dwelling were constructed on the existing “Single Detached (RS1/E)” zoned lot, it would have a larger footprint and height than the current dwelling on the site, with lesser setbacks from the existing property lines. If a rezoning application was submitted for 9480 Seaton Court to permit subdivision in accordance with the “Single Detached (RS2/B)” zone, as provided for in the proposed amendment to Lot Size Policy 5409, the main difference would be the appearance of the new dwellings on the smaller lots and the narrower side yard setbacks. If a rezoning application was submitted for this site, there would be additional opportunities for public input and for staff and the potential rezoning applicant to work with adjacent residents to address any concerns identified by the public.

With respect to the previous rezoning application at 9840 Seaton Court in 1994 (RZ 94-171), the application was reviewed concurrent with a separate amendment to Lot Size Policy 5409 at that time to consider allowing lots that met the requirements of the “Single Detached (RS2/B)” zone to rezone and subdivide and to consider allowing townhouses on the north side of King Road. Highlights from the results of the consultation process associated with proposed the Lot Size Policy amendment at that time indicate that nearly 60% of survey respondents preferred that the Lot Size Policy remain unchanged, and that 36% of survey respondents supported the proposed amendment. Despite low response and attendance rates to the surveys and public information meetings used in the public consultation process (i.e., 8-10% response rate to the surveys, and 16-30 attendees at the meetings), staff recommended that the amendment to the Lot Size Policy be limited to allowing townhouses on two (2) lots on King Road. As a result, the rezoning application at 9840 Seaton Court was denied.

Richmond Zoning Bylaw 8500 enables staff to consider amendments to a Lot Size Policy after five (5) years has passed since the adoption of a new Lot Size Policy or since an amendment to an existing Lot Size Policy has been approved. The most recent amendment to Lot Size Policy 5409 was approved in 2001, to remove the properties fronting Williams Road within this quarter section from the Lot Size Policy area.

Under the proposed amendment to Lot Size Policy 5409, staff feel that allowing 9840 Seaton Court to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone would be consistent with the existing lot geometry in the cul-de-sac, where the existing lot frontages range from approximately 8.5 m to 13.7 m. Also, the lots directly across from 9840 Seaton Court are zoned “Single Detached (RS2/B)” as a result of rezoning and subdivision of a former duplex lot in 1994.

The following information is provided in response to concerns regarding lot grading, drainage, tree preservation, traffic, and infrastructure capacity associated with redevelopment through rezoning and subdivision:

- The City’s Flood Plain Designation and Protection Bylaw 8204 generally requires all new dwellings to meet the minimum flood construction level of 0.3 m above the highest elevation of the fronting road;
- Perimeter drainage is required to be installed on sites undergoing new dwelling construction as part of the Building Permit application review and inspection process;
- Tree preservation is reviewed on a case-by-case basis as part of the review and inspection process associated with all Rezoning and Building Permit applications;
- The potential for increased traffic has been reviewed by the City’s Transportation division, and can be accommodated within the existing road network; and
- The potential for increased demand on existing infrastructure has been reviewed by the City’s Engineering department and there is sufficient capacity within the existing City systems. Site-specific upgrades may be required for certain development applications and would be reviewed on a case-by-case basis as part of the rezoning process.

Staff CommentsProposed Amendment to Lot Size Policy 5409

This redevelopment application involves a proposed amendment to Single-Family Lot Size Policy 5409 and a proposed rezoning of 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to enable a subdivision to create two (2) lots.

The draft Lot Size Policy 5409 proposed for Council’s consideration would allow properties within the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, and:

- which have a minimum lot area of 720 m²
- a minimum lot width of 24 m (26 m for corner lots)
- a minimum lot depth of 24 m
- which are currently zoned Single Detached (RS1/E)”

to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone. 15 specific lots meet this requirement as identified in the proposed draft Lot Size Policy 5409 included in **Attachment 6**.

In keeping with the existing Lot Size Policy, the proposed draft Policy would allow properties with:

- Existing duplexes to be rezoned and subdivided into a maximum of two (2) lots. 20 specific lots meet this requirement as identified in the proposed draft Lot Size Policy.
- Frontage on No. 5 Road to be rezoned and subdivided in accordance with the “Single Detached (RS2/C)” zone.

Rezoning Application at 11140 King Road*Background*

The applicant has applied to rezone 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit a subdivision to create two (2) lots, each approximately 12 m wide, and 540 m² in area.

The applicant cites the inconsistency in the way properties with existing duplexes are treated, as well as the number of existing lots within the Lot Size Policy area that are narrower and smaller than what would be created at the subject site if the property was permitted to be rezoned and subdivided, as reasons for supporting the proposed draft amendment to Lot Size Policy 5409.

The applicant consulted informally with the residents of the 11000 block of King Road and obtained a list of signatures from residents who have no concerns with the redevelopment proposal (**Attachment 3**).

Trees & Landscaping

The applicant submitted a site survey and proposed subdivision plan of the subject property at 11140 King Road (**Attachment 2**). The site survey shows that there are no bylaw-sized trees on the subject site or on adjacent sites within 2 m of the property lines, which has been confirmed by a site inspection.

Consistent with Council Policy 5032 – Tree Planting and with Richmond Zoning Bylaw 8500, the applicant has agreed to plant and maintain a total of four (4) trees (two [2] per future lot of a minimum size of 6 cm deciduous calliper or 3 m high conifer), two (2) of which must be located within the front yards.

To ensure that the four (4) trees are planted on-site, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The required minimum flood construction level is 1.37 m GSC (Geodetic Survey of Canada datum).

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires new dwellings constructed on 50% of new lots created through subdivision to contain a secondary suite, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots. To ensure that the secondary suite is 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 the City's Zoning Bylaw. Registration of the legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$6,018).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed lots will be from King Road.

Subdivision

At subdivision stage, the developer is required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The developer may be

required to grant a 3.0 m statutory right-of-way along the south property line of the subject site to enable access to the existing sanitary sewer.

Analysis

The subject site is located in an established residential neighbourhood consisting predominantly of single detached homes and duplexes. The neighbourhood has seen some redevelopment to smaller lot sizes through rezoning and subdivision of properties containing duplexes, or through rezoning and subdivision of properties on No. 5 Road, consistent with existing Lot Size Policy 5409. If the proposed amendment to the Lot Size Policy was approved, it would allow the subject application to proceed and would enable the creation of two (2) lots, each approximately 12 m wide and 540 m² in area.

Based on the response received from residents on King Road regarding the proposed amendment to Lot Size Policy 5409 and the proposed rezoning application, as well as the minimal feedback generated in response to the City's notification letter to residents within the Lot Size Policy area, the following two (2) Policy options can be considered:

Option 1: Retain the Status Quo

Under this option:

- The existing Single-Family Lot Size Policy 5409 would be extended for a minimum of five (5) years.
- The subject application for rezoning at 11140 King Road would be denied.

Option 2: Approve the Proposed Amendment to Lot Size Policy 5409 (Recommended)

Under this option:

- The proposed draft Lot Size Policy 5409 (**Attachment 6**) would be implemented for a minimum of five (5) years.
- In keeping with the existing Policy, properties fronting No. 5 Road may be rezoned and subdivided in accordance with the "Single Detached (RS2/C)" zone.
- 15 properties identified on the proposed amended Policy map (**Attachment 6**) may be rezoned and subdivided in accordance with the "Single Detached (RS2/B)" zone.
- 20 properties with existing duplexes identified on the proposed amended Policy map (**Attachment 6**) may be rezoned and subdivided into a maximum of two (2) lots.
- References in the existing Lot Size Policy to specific properties that have already redeveloped would be removed, as they are no longer applicable.
- The subject application for rezoning at 11140 King Road could be considered as conforming to the proposed draft Lot Size Policy.

Staff recommends Option 2 be considered for the following reasons:

- The redevelopment potential of the majority of properties within the Lot Size Policy area would remain unchanged by the proposed amendment, as rezoning and subdivision

would only be permitted in accordance with the "Single Detached (RS2/E)" zone, or in accordance with the "Single Detached (RS2/C)" zone along No. 5 Road.

- There would be an opportunity for the 15 larger properties within the Lot Size Policy area identified in **Attachment 6** to rezone to "Single Detached (RS2/B)", to create lots that have a minimum width of 12 m and a minimum area of 360 m². The creation of smaller lots would provide an opportunity for more affordable housing to be constructed within this neighbourhood, providing people with greater housing choice as encouraged in the City's Official Community Plan.
- It provides those larger properties within the Lot Size Policy area to be treated in the same way that a property with a duplex is currently treated under the existing Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application is to amend Single-Family Lot Size Policy 5409 to permit the subject property to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone.

Staff consulted with the neighbourhood on the proposed amendment to the Lot Size Policy and on the proposed rezoning application by sending a notification letter to all property owners and residents within the Lot Size Policy area and by requesting comments on the proposal. The level of feedback in response to the letter was minimal. Staff received two (2) phone calls from neighbourhood residents who indicated support for the proposed Lot Size Policy amendment, as well as one (1) phone call and two (2) letters representing three (3) neighbourhood residents, who indicated their opposition to the proposed amendment. Overall, staff feels that the neighbourhood is not strongly opposed to the proposed amendment to Lot Size Policy 5409.

Based on an analysis of the subject application and the minimal level of feedback generated in response to the City's public notification letter, staff recommend that Option 2; to amend Single-Family Lot Size Policy 5409 as attached in this report, be endorsed.

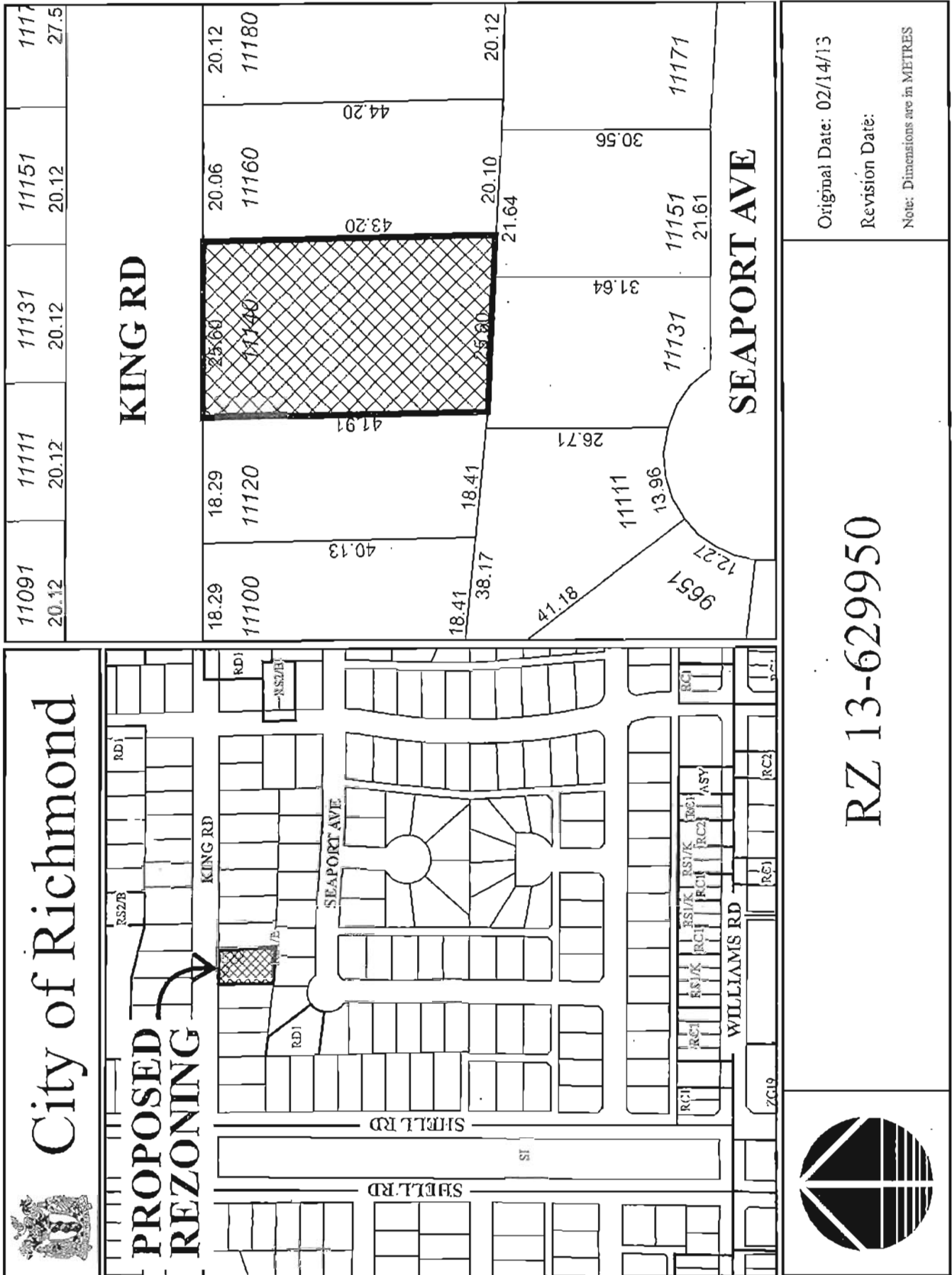
It is further recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9050 to rezone the property at 11140 King Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

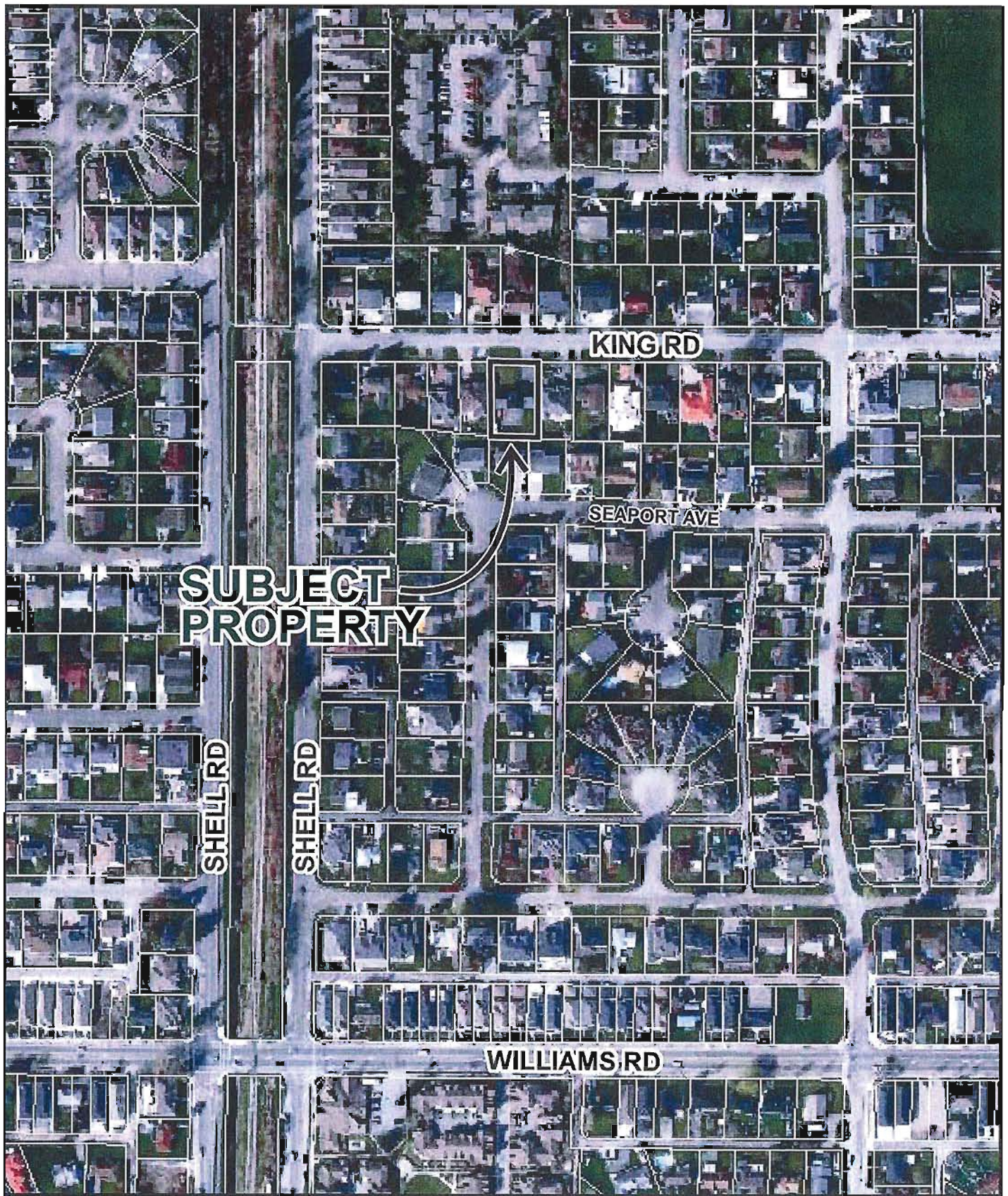


Cynthia Lussier
Planning Technician
(604-276-4108)
CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo of Rezoning Application at
11140 King Road (RZ 13-629950)
- Attachment 2: Proposed Subdivision Plan for 11140 King Road
- Attachment 3: List of signatures from residents who support the development proposal
- Attachment 4: Development Application Data Sheet
- Attachment 5: Existing Lot Size Policy 5409
- Attachment 6: Proposed Draft Lot Size Policy 5409
- Attachment 7: Neighbourhood Consultation Letter (May 6, 2013)
- Attachment 8: Letters Received in Opposition to the Proposed Draft Lot Size Policy 5409
- Attachment 9: Rezoning Considerations





RZ 13-629950

Original Date: 02/14/13

Amended Date:

Note: Dimensions are in METRES

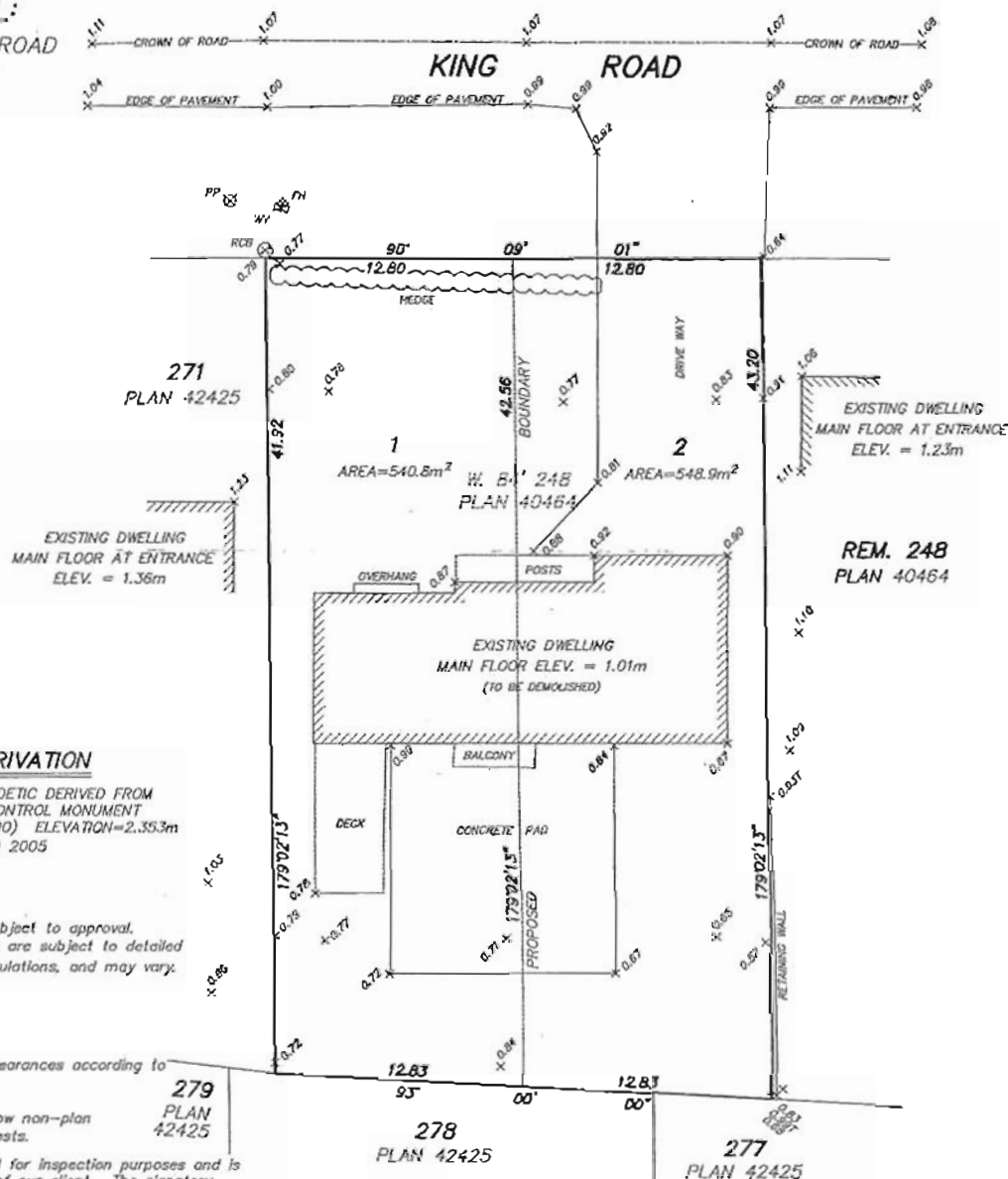
**BC LAND SURVEYORS PROPOSED SUBDIVISION
AND TOPOGRAPHICAL SURVEY PLAN OF
WESTERLY 84 FEET LOT 248 SECTION 25
BLOCK 4 NORTH RANGE 6 WEST
NWD PLAN 40464**

PID : 005-338-301

0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE IN METRES

CIVIC ADDRESS :

11140 - KING ROAD
RICHMOND, B.C.



ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM
CITY OF RICHMOND CONTROL MONUMENT
No. 94H1624 (HPN#190) ELEVATION=2.353m
DATUM NAD83 (CSRS) 2005

NOTE :

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

Lot dimensions and clearances according to
Field Survey.

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

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

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CORRECT THIS 4th DAY OF FEBRUARY, 2013.

L. S. Grewal
LAKHJOT S. GREWAL

B.C.L.S.

LEGEND :

- PP ☒ DENOTES POWER POLE
WV ☒ DENOTES WATER VALVE
RCB ☒ DENOTES ROUND CATCH BASIN
FH ☒ DENOTES FIRE HYDRANT

PH - 99

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1301-022
DWG : 1301-022 T1

SIGNATURE OF RESIDENTS

By signing my name below, I have indicated that I personally have no objection to Rajni Sharma's application for rezoning and application for amendment of lot size to subdivide the 11140 King Road lot to accomodate two (2) seperate single family housing units.

COVERS 11,000. BLOCK.

NAMEADDRESSSIGNATURE

1) STEPHEN OGILVY	11151 KING RD	Stephen Ogilvy
2) LINDA OGILVY	11151 KING RD	Linda Ogilvy
3) Ngok Lum	11180 King Rd	Ngok Lum
4) Harinder Sandh	11120 King Rd	Harinder Sandh
5) LINDA HILTS	11080 KING RD	Linda Hilt
6) Sophia Ioannidis	11040 KING RD.	Silvian
7) Lisa Lin	11031 King Rd	Lisa Lin
8) LU CHIANG	11111 KING Rd RMD	Lu Chiang
9) Raymond Szeto	11200 King Rd, RMD	Raymond Szeto
10) HOKING, SAUM	11211 KING RD.	Hoking, Saum
11) PETER CIE	11231 KING RD	Peter CIE
12) Rahn Winger	11240 King Rd RD.	Rahn Winger
13) JILL GAMBEN	11260 KING RD.	Jill Gamben
14) Paul Wang	11271 King RD	Paul Wang



RZ 13-629950

Attachment 4

Address: 11140 King Road

Applicant: Rajni Sharma

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Rajni Sharma	To be determined
Site Size (m ²):	1,089 m ² (11,729 ft ²)	West lot – 540.8 m ² East lot – 548.9 m ²
Land Uses:	Single detached dwelling	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential (NRES)	No change
Lot Size Policy Designation:	The existing Lot Size Policy 5409 permits rezoning and subdivision in accordance with "Single Detached (RS1/E; RS2/E)".	Lot Size Policy 5409 is proposed to be amended as shown in Attachment 6 , to permit the subject site to rezone from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", to enable a subdivision to create two (2) lots.
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

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 Size (min. dimensions):	360 m ²	West lot – 540.8 m ² East lot – 548.9 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

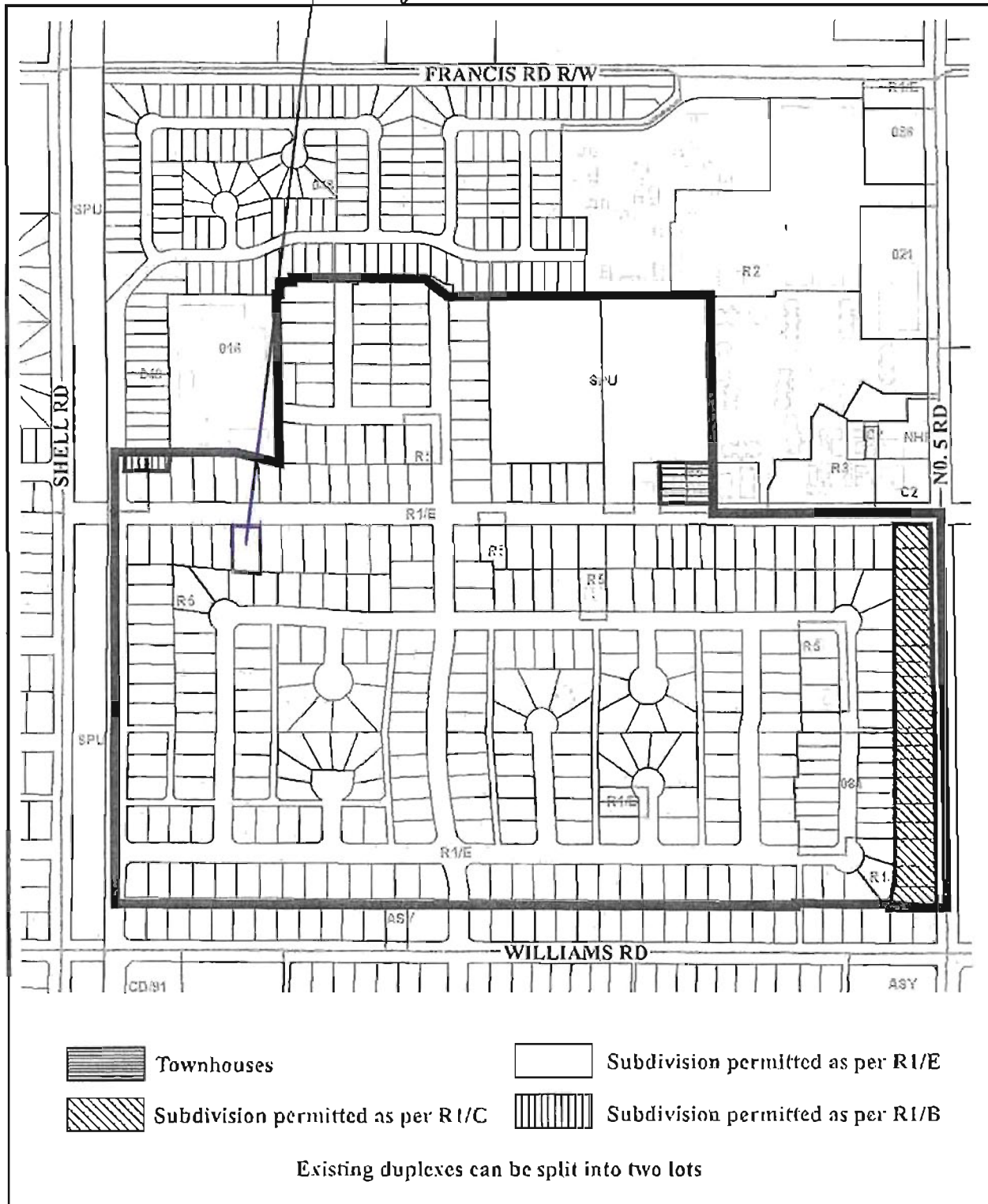
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road, in a portion of Section 25-4-6:

1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
 - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
 - (c) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
 - (d) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date in Effect

Subject property



Policy 5409 Section 25,4-6

Adopted Date: 04/10/89
Amended Date: 07/16/01



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*

DRAFT POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

POLICY 5409:

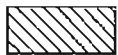
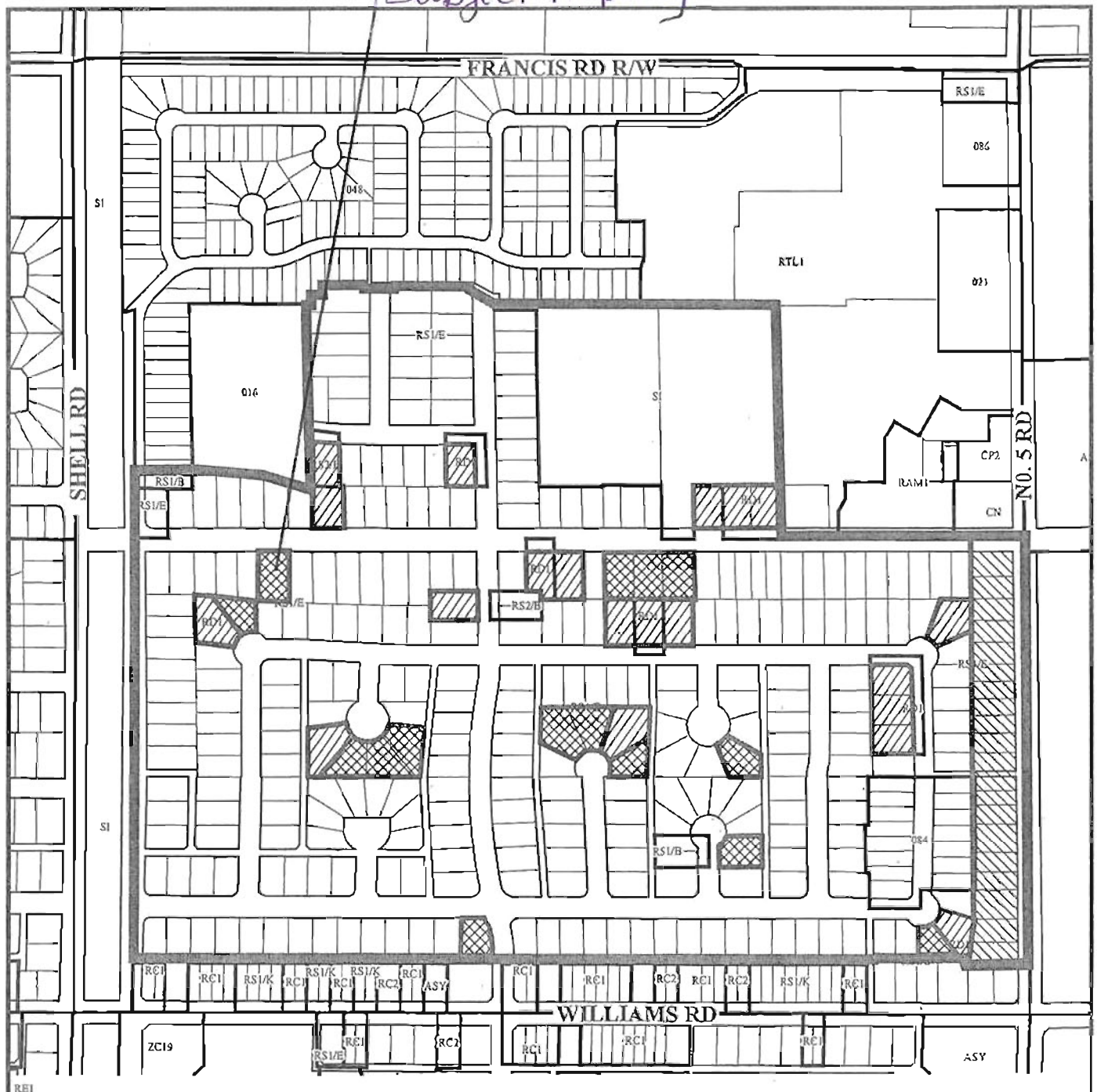
The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to 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 Richmond Zoning Bylaw 8500.

* Original Adoption Date in Effect

Subject Property



Rezoning and Subdivision
permitted as per RS2/C



Rezoning and Subdivision
permitted as per RS2/E



Duplexes eligible to be rezoned
and subdivided into two lots.



Rezoning and subdivision
permitted as per RS2/B



Proposed Policy 5409 **Section 25,4-6** **PH - 105**

Adopted Date: 04/10/89
 Amended Date: 07/16/01



**City of
Richmond**

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

May 6, 2013
File: RZ 13-629950

Planning and Development Department
Development Applications
Fax: 604-276-4052

Dear Owner/Resident:

**Re: Proposed Amendment to Single-Family Lot Size Policy 5409
to Permit 11140 King Road to Subdivide into Two (2) Single Detached (RS2/B) Lots**

The purpose of this letter is to inform you of a rezoning application for 11140 King Road and a proposed amendment to the Single-Family Lot Size Policy 5409 for your area under consideration by the City.

Rezoning Application for 11140 King Road

Rajni Sharma has applied to the City of Richmond for permission to rezone 11140 King Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)" in order to permit a subdivision to create two (2) single-family lots. This application is being processed under City file RZ 13-629950.

Single Family Lot Size Policy 5409

In 1989, City Council adopted Lot Size Policy 5409 (see **Attachment 1**). This Policy currently retains the existing zoning of most properties in your area and permits subdivision of single-family lots in accordance with the Single Detached (RS1/E) zone with the exception that:

- properties with duplexes may be rezoned and subdivided into two (2) Single Detached (RS2/B) lots; and
- properties with frontage to No. 5 Road and duplexes with access to No. 5 Road may be rezoned and subdivided into two (2) Single Detached (RS2/C) lots.

The table below lists the minimum lot dimension, area and density of the zones permitted in certain areas covered under Policy 5409:

Zone	Min. Width	Min. Depth	Min. Area	Max. FAR
RS2/B	12 m (39.527 ft.)	24 m (78.740 ft)	360 m ² (3,875.13 ft ²)	0.55 applied to a max. of 464.5 m ² of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m ² .
RS2/C	13.5 m (44.291 ft.)	24 m (78.740 ft)	360 m ² (3,875.13 ft ²)	
RS1/E	18 m (59.055 ft.)	24 m (78.740 ft)	550 m ² (5,920.34 ft ²)	

Proposed Amendment

An amendment has been proposed by the applicant to Policy 5409 for Council's consideration that would allow properties within this area that have a minimum area of 720 m², a minimum width of

24 m (26 m for corner lots), and a minimum depth of 24 m and which are currently zoned Single Detached (RS1/E) to rezone and subdivide in accordance with the Single Detached (RS2/B) zone. Fifteen (15) specific lots meet this requirement as identified on the proposed amended policy map (**Attachment 2**). In keeping with the existing lot size policy, properties with existing duplexes would be permitted to be rezoned and subdivided into a maximum of two (2) Single Detached lots. Twenty (20) specific lots meet this requirement.

You are being advised of this proposal because this is the first rezoning application that requires a change to Single-Family Lot Size Policy 5409.

Process

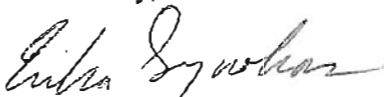
Please review the accompanying materials. Forward any comments or concerns with either the proposed amendment to Single Family Lot Size Policy 5409, or the proposed rezoning of 11140 King Road from Single Detached (RS1/E) to Single Detached (RS2/B), to the undersigned at the address above before May 24, 2013.

Following receipt of public comments, staff will complete a report to Planning Committee. It is proposed that the amendment to Single-Family Lot Size Policy 5409 and the rezoning application at 11140 King Road be considered concurrently by the Planning Committee and City Council after May 24, 2013 once the staff review is complete. If supported by the Planning Committee, both items would then be subsequently considered by Council at a Public Hearing. You will be provided with the opportunity to address Council if the proposed amendment to Single-Family Lot Size Policy 5409 and the rezoning application at 11140 King Road proceed to a Public Hearing.

Please note that the applicant's proposed amendment to Lot Size Policy 5409 does not imply that staff and/or Council automatically support the in-stream or future rezoning applications for properties that fall within this Lot Size Policy area. All rezoning applications will continue to receive the same attention and scrutiny and are required to go through a Public Hearing process.

If you have any questions or require further explanation, please contact Cynthia Lussier, Planning Technician, who has been assigned this file, by phone at 604-276-4108, via email at clussier@richmond.ca, or in writing.

Yours truly,



Erika Syvokas
Planning Technician

ES:es

- Att(4): Attachment 1 - Existing Single-Family Lot Size Policy 5409
Attachment 2 – Proposed Amended Single-Family Lot Size Policy 5409
Attachment 3 – Location Map of Rezoning Application at 11140 King Road
Attachment 4 – Proposed Subdivision Plan of 11140 King Road

Lussier, Cynthia

From: B Masson [bec_masson@hotmail.com]
Sent: Friday, 24 May 2013 3:16 PM
To: Lussier, Cynthia; Becky Masson
Subject: Proposed Amendment to Single lot policy

Re: Proposed amendment to single-family Lot size Policy 5409

I would like to address some concerns that my husband and I have re the proposed amendment. We have resided at 9880 Seaton Court for the past 33 years. The house next door to us is one of the properties that is included in these proposed changes. We were led to believe that the previous application to have this property rezoned was turned down due to the fact that the lot size was too small and also because there are two existing easements. The way our house is situated the back of the house faces the side of the property that you are suggesting be subdivided. As all the new homes are being built to the maximum, we would be shaded, our view blocked by and facing a large wall towering above our home.

Major considerations greatly affecting us and other residents of this neighbourhood include

1. Drainage-there are water drainage problems caused by the higher elevation of the new lots and also because most of the lot is paved. The drainage system is inadequate for the amount of free run-off created by this infilling.
2. Decrease of green space- There is a drastic reduction in grassed area which facilitates proper drainage profile.
3. Tree removal- There appears to be complete destruction of mature trees. There may be a token tree designated to be kept, however it appears that these are often dead within a few years and then are eligible to be removed. Most of the new lots appear to be clear cut.
4. Traffic- There is significantly more traffic that we do not have the infrastructure to support.
5. Single family homes- There are several new homes in our area that have become quadraplexes or have become boarding house style rentals where the individual bedrooms and other rooms are rented out by the month. Some homes have painted parking stalls on the driveway. With increased densification there should be enforcable of relavent by-laws.
6. Densification: the surrounding services and infrastructure need to be able to accomodate the increased density

We would ask that the city proceed with all further applications on an individual basis, and not by a designated areas.

We are against this Proposed Policy 5409 Section 25,4-6.

Thank you for your consideration of this matter

Yours truly
Becky and Graeme Masson
9880 Seaton Court
604-271-0384

Lussier, Cynthia

From: Albert Drinovz [adrinovz@shaw.ca]
Sent: Wednesday, 29 May 2013 10:19 AM
To: Lussier, Cynthia
Subject: Rezoning and lot size of 11140 King Rd.

Cynthia:

I know that I am responding late but I just received the info this morning along with my tax bill. I would be opposed to the subdividing and the rezoning of 11140 King Rd. I live a ways away from this proposal but I have personally experienced the same type of rezonings along the Williams Road corridor. It is my opinion that the infrastructure in the Ironwood area is not sufficient to support any more development where one house is demolished and two are put up in its place. After development in our area we had to have Hydro replace our electrical transformer as there was not enough electricity for the extra houses. Then there is the sewer (both storm and sanitary) that has an extra load on it. So once again I am opposed to the rezoning and subdividing.

Albert Drinovz
11340 Seaton Road,
604 271-7757



Rezoning Considerations

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

Address: 11140 King Road

File No.: RZ 13-629950

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9050, the developer is required to complete the following:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) trees are planted on-site (two [2] per future lot, with a minimum size of 6 cm deciduous calliper or 3 m high conifer), two (2) of which must be located within the front yards.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,018) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

- Pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The developer may be required to grant a 3.0 m statutory right-of-way along the south property line of the subject site to enable access to the existing sanitary sewer.

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 concurrence on file)

Signed _____

Date _____

PH - 111



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9050 (RZ 13-629950)
11140 King 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. 005-338-301

WESTERLY 84 FEET LOT 248 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 40464
THE SAID WESTERLY 84 FEET BEING MEASURED PERPENDICULARLY TO THE
WEST BOUNDARY OF SAID LOT

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9050"**.

FIRST READING

SEP 09 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS 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 Department

TO PLN - SEP. 17, 2013

To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 27, 2013

File: RZ 13-627627

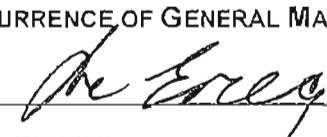
Re: Application by Kensington Homes Ltd. for Rezoning at 5160 and
5180 Blundell Road from Single Detached (RS1/E) to Low Density
Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9055, for the rezoning of 5160 and 5180 Blundell Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Kensington Homes Ltd. has applied to the City of Richmond for permission to rezone 5160 and 5180 Blundell Road (**Attachment 1**) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of 15 townhouse units. A preliminary site plan, building elevations, and landscape plan are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: Across Blundell Road, a mix of newer and older, larger single-family dwellings on lots zoned “Single Detached (RS1/E)”.

To the South: Existing single-family dwellings on lots zoned “Single-Detached (RS1/E)” fronting onto Chetwynd Avenue.

To the East: Three (3) lots zone “Single Detached (RS1/E)” with a mix of newer and older homes and then two (2) lots zoned “Single Detached (RS1/K)” with a temporary shared access.

To the West: A Montessori school on a large lot zoned “Single Detached (RS1/E)” and a mix of newer and older homes on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. Although the subject site is not specifically identified on the Arterial Road Development Map for townhouse development, it meets the location criteria set out in the Arterial Road Policy for additional new townhouse areas; e.g. the site is within 800 m of a Neighbourhood Centre (Blundell Shopping Centre) and within 400 m of a Commercial Service use - the neighbourhood commercial uses at Railway Avenue and Blundell Road.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel, is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy, for a contribution of \$43,921.00.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,909.59.

Public Input

The applicant has forwarded confirmation that a development sign was posted on the site on February 25, 2013. As this is the first townhouse development proposal on this block of Blundell Road, the applicant has undertaken a public consultation process as per the Townhouse Development Requirements in the Arterial Road Policy. The developer hand delivered an information package to the immediate neighbourhood (**Attachment 4**) on June 8, 2013. The information package includes a letter (**Attachment 5**) and a set of the development plans (**Attachment 2**). No response was received by the developer by the deadline identified on the consultation letter. However, staff subsequently received an email from the property owner of 5131 Blundell Road (**Attachment 6**); a list of concerns raised by Mr. Mahal is provided below, along with developer's responses in *italics*:

1. Property value of the surrounding homes will be negatively impacted.
(High quality exterior finishes such as hardi-plank and hardi-panel are to be used. The proposed development will improve the appearance of the streetscape.)
2. Property value of 5131 Blundell Road will be negatively impacted, as the driveway to the townhouse development would be placed directly across from 5131 Blundell Road.
(Driveway is proposed along the east property line of 5160 Blundell Road, opposite 5151 and 5171 Blundell Road.)
3. The proposed townhouse development will generate safety impacts to the intersection at Blundell/ Railway.
*(According to the traffic engineering consultant, the proposed development is approximately 150 m east of the Blundell/Railway signalized intersection and it is not expected that the traffic operation at the proposed development driveway will generate any safety impacts to the intersection. In addition, based on a recently completed traffic analysis by the traffic engineering consultant, the development traffic is less than 1% of total intersection volumes through the signal (Blundell/Railway).
Using the estimated 2015 peak hour traffic volumes, the signal will operate at excellent levels of service according to the traffic engineering consultant and all individual movements will operate at an acceptable level, even with the development traffic. Therefore, it is not*

expected the proposed development will generate any traffic and safety impacts to the intersection of Blundell Road and Railway Avenue.

The City's Transportation Division has reviewed the above and agreed with the findings.)

4. The proposed townhouse development is adjacent to a Montessori school which brings in major vehicle traffic during peak hours and clogs traffic due to left turn into the driveway. The proposed townhouse development will exasperate the situation

(The developer's traffic engineering consultant confirms that the future driveway of the proposed development will be located at the similar location of the existing driveway to 5160 Blundell Road, approximately 40 m east of the existing driveway to the True Light Montessori Pre-school. It was estimated that about 5-6 vehicles can be allowed for westbound left-turn queue at Blundell Road without conflicting with vehicles making left-out/left-in turning movement to the proposed development.

Based on traffic analysis, it was estimated that the pre-school will generate higher inbound vehicles in the morning peak hour; about 50 vehicles per hour or one (1) vehicle per minute.

For a residential use of the proposed townhouse development, the inbound trips (entering the site) will be very low in the morning peak; only 1-2 vehicles. During the afternoon peak, the proposed development will generate about 3-4 westbound left-turn vehicles; however, the pick-up period for pre-school students usually covers a long period of time (from 2:00 pm to 7:00 pm).

Therefore, it is not expected that the westbound vehicles left-turn movement to the proposed development site will create any significant impacts to the existing traffic operation at the pre-school in both peak hours. With significant low traffic volumes generated by the proposed development, it is not expected that the proposed townhouse driveway will impact the existing operation at the pre-school driveway.

The City's Transportation Division has reviewed the above and agreed with the findings.)

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and provided the following comments:

- Six (6) Douglas Fir trees, specifically tag# 788 – 793, under joint ownership located on the east property line, are in good condition and are recommended to be retained and protected. as per the Tree Management Plan (**Attachment 7**)
- One (1) English Holly tree, specifically tag# 787, is dying (exhibits symptoms of leaf blight) and should be removed and replaced.
- Three (3) Lombardy Poplar trees, specifically tag# 777, 778, 779, under joint ownership located on the west property line have been previously topped. The historic topping sites are weakened by decay and are prone to failure. These trees should be removed and replaced. A consent letter for the removal of these trees from the property owners of 5120 Blundell Road is on file.

- Two (2) Douglas Fir hedges identified as tags# 773 and 774 have been previously topped, have no landscape value, and should be removed.
- 13 existing trees on site (including 3xWestern Red Cedar, 1xCherry, 3xApple, 1xSitka Spruce, and 5xDouglas Fir trees, tag# 769-772, 775-776, and 780-786) are either dead, dying (sparse canopy foliage), have been previously topped and have significant decay at the topping sites, or are infected with Fungal Blight. These trees are not good candidates for retention and should be replaced.

While the three (3) Western Red Cedar trees (tag# 769-772) located at the southwest corner of the site are identified for removal, the developer would make an effort to retain them on site. Tree protection fencing around these trees will be installed at demolish and construction stage; a re-assessment of these trees will be undertaken during the course of construction. Replacement trees will be provided despite of future retention potential of these trees.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 34 replacement trees are required for the removal of 17 trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 35 new trees on-site. The size and species of replacement trees and an overall site landscape design will be reviewed in detail at the Development Permit stage.

Tree Protection

Tree protection fencing is required to be installed to City standards prior to any construction activities 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.

In order to ensure that the six (6) protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of \$46,000.00 to ensure the replacement planting will be provided.

Site Servicing and Frontage Improvements

No capacity analysis and service upgrades are required, but site analysis for storm sewer and sanitary sewer will be required on the Servicing Agreement drawings (see notes under Servicing Agreement Requirements in **Attachment 8**).

Prior to final rezoning bylaw adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel, register on Title a restrictive covenant to prohibit the conversion of the garage area into habitable space, and enter into the City's standard Servicing Agreement for the design and construction of frontage improvements and service connections. Works to include, but not limited to: removal of the existing sidewalk behind the existing curb and gutter (which remains), construction of a new 1.5 m concrete sidewalk along the front property line, and installation of a 1.41 m grass and treed boulevard between the sidewalk and the curb.

Vehicle Access

One (1) driveway from Blundell Road is proposed. The long-term objective is for the driveway access established on Blundell Road to be utilized by adjacent properties to the east and west if they ultimately apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning to facilitate this vision.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$15,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Staff will work with the applicant at the Development Permit stage to ensure the size, configuration, and design of the outdoor amenity space meets the Development Permit Guidelines in the Official Community Plan (OCP).

Analysis

Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 OCP Land Use Map, and with the location criteria and development requirements for arterial road townhouse developments contained in the 2041 OCP. The proposed height, siting and orientation of the buildings respect the massing of the existing developments to the south, east and west:

- The end units of the three-storey buildings along Blundell Road are stepped down to two-storeys along the side yards;
- Duplex units and detached units with a two-storey massing are proposed along the rear property line;
- Increased rear yard setback (minimum 6.0 m on the ground floor and 6.9 m on the second floor, compared to 3.0 m as required under the Low Density Townhouse zones) will be provided; and
- the existing 6.0 m front yard setback will be maintained.

The building height, massing and setbacks will be controlled through the Development Permit process.

Development Potential of Adjacent Properties

This block of Blundell Road between Railway Avenue and Clifton Road is within 800 m of a Neighbourhood Centre and within 400 m of a Commercial Service use; therefore, the majority of lots on this block of Blundell Road have a similar development potential as the subject site.

It should be noted that two (2) coach house lots on this block (5220 and 5222 Blundell Road) were created under the original Lane Establishment and Arterial Road Redevelopment Policies (2001) (RZ 04-270504). Given the existing lot geometries along this block the long-term viability of establishing a functional rear lane is limited, which is why staff are recommending townhouse development at this time. Vehicle access to potential future townhouse sites on this block will be reviewed on a case-by-case analysis with the objective of limiting driveway access locations to Blundell Road. Future redevelopments of these two (2) coach house lots into multiple-family uses must include the lane right-of-way at the back (purchase of the land from the City is required).

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 OCP Bylaw 9000.
- Building form and architectural character;
- Provision of a convertible unit and design of other accessibility/aging-in-place features;
- Site grading requirements to ensure the survival of protected trees;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

None.

Conclusion

The proposed 15-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the Arterial Road Policy area. Overall, the proposed land use, site plan, and building massing will complement the surrounding neighbourhood. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as **Attachment 8**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9055 be introduced and given first reading.



Edwin Lee
Planning Technician – Design

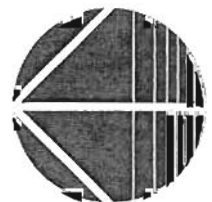
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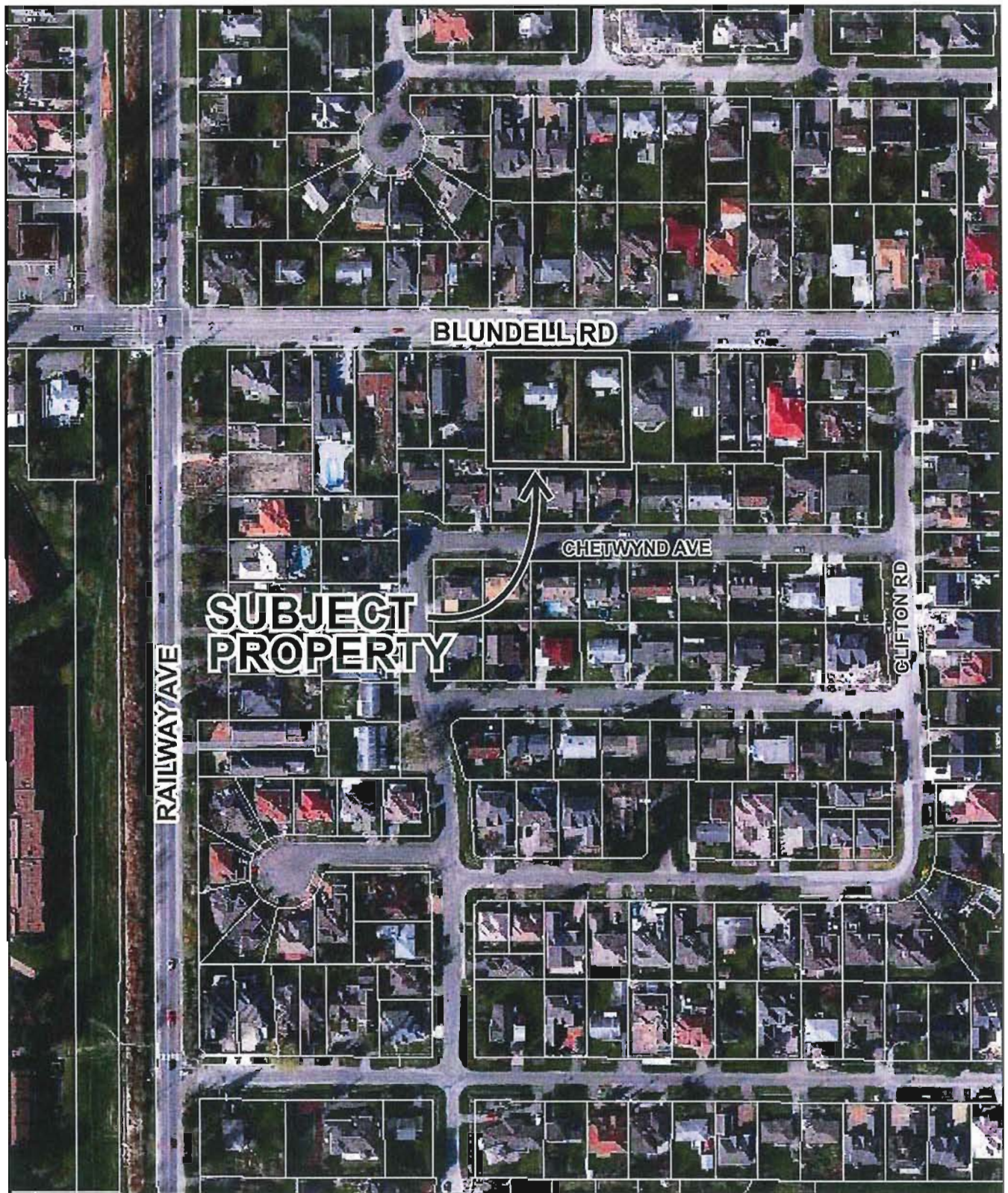
Attachments:

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Developer's Consultation Area
- Attachment 5: Developer's Consultation Letter
- Attachment 6: Correspondence Received
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations Concurrence

Note: Dimensions are in METRES

RZ 13-627627



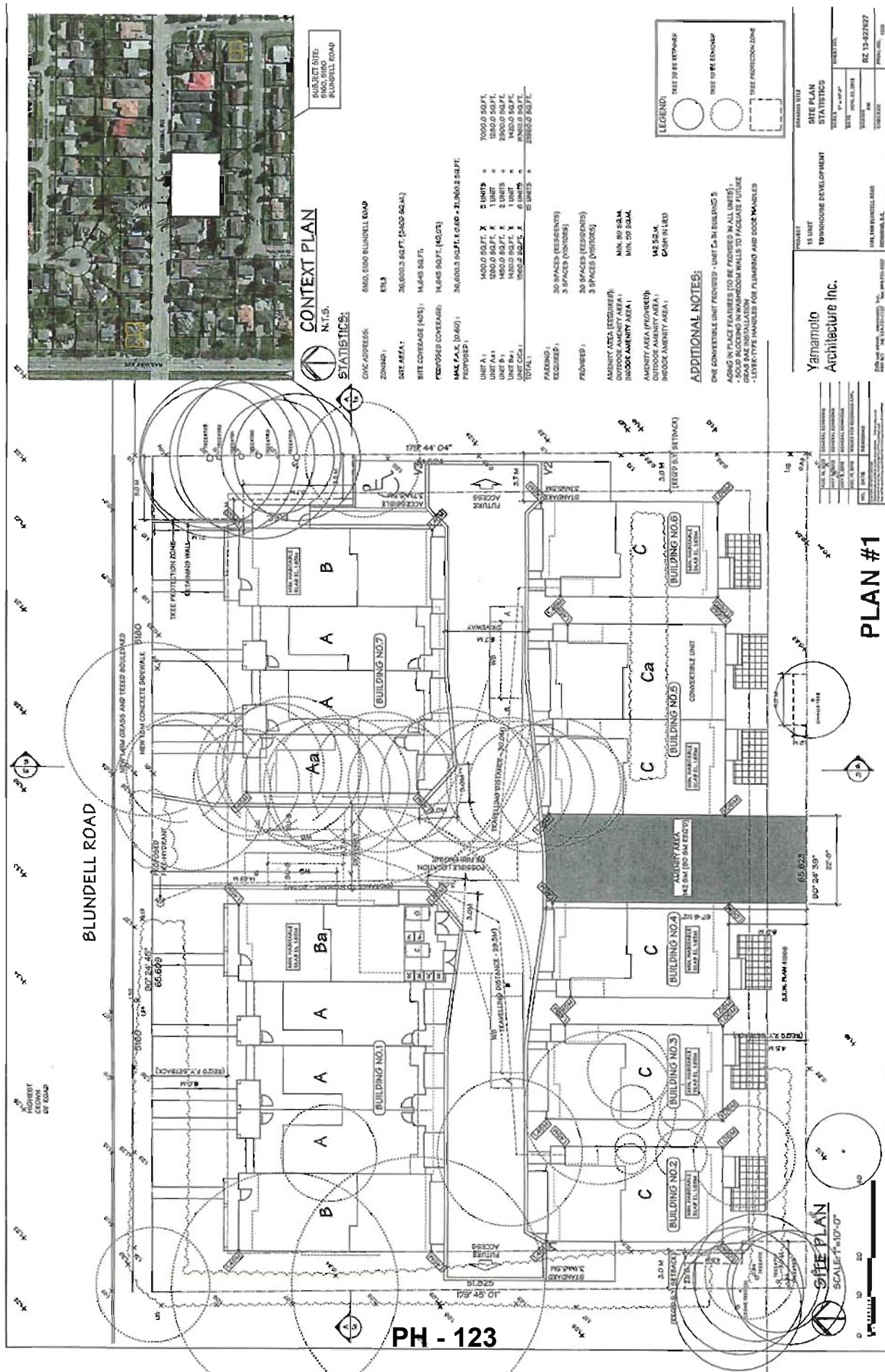


RZ 13-627627

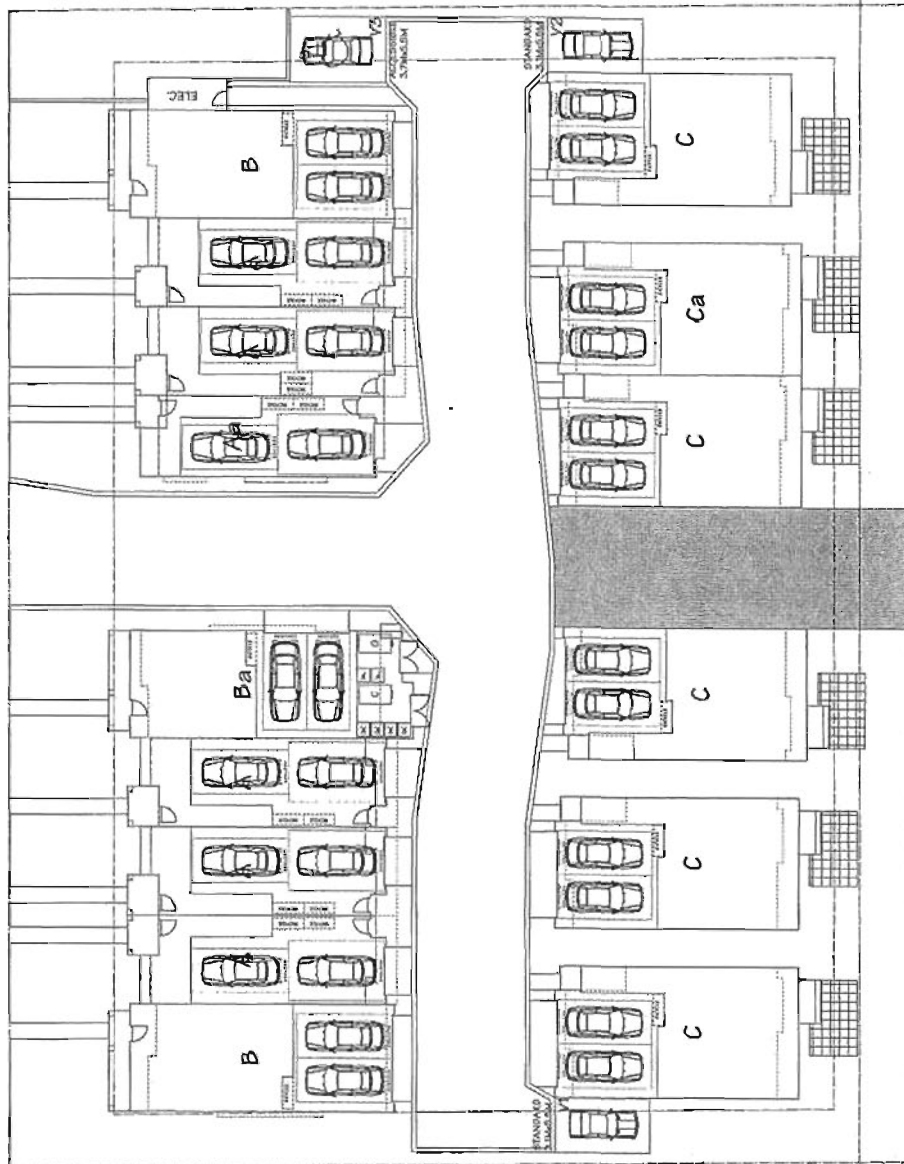
Original Date: 01/17/13

Amended Date:

Note: Dimensions are in METRES



BLUNDELL ROAD



AS PER THE B.M. (C) REQUIREMENT FOR ELECTRIC VEHICLES:
 • A MINIMUM OF 20% OF PARKING SPACES TO BE PROVIDED WITH A CHARGING EQUIPMENT.
 • AN ADDITIONAL 20% OF PARKING SPACES TO BE CONSIDERED FOR FUTURE VEHICLE CHARGING EQUIPMENT (E.G. PERMITTED FOR FUTURE VEHICLES).



SMALL PARKING SPACE (GARAGE)
 2.5M x 4.0M



VERTICAL BICYCLE SPACE (GARAGE)
 0.9M x 1.8M



STANDARD PARKING SPACE (GARAGE)
 2.5M x 5.5M



HORIZONTAL BICYCLE SPACE (GARAGE)
 0.9M x 1.8M



VISITOR PARKING
 2.5M x 5.5M



ACCESSIBLE
 5.7M x 5.5M



PARKING:

REQUIRED:

PROVIDED:

NOTE: 1 ACCESSIBLE PARKING SPACE (IN PROPORTION)

REQUIRED BICYCLE: 1.5M SPACES (CLASS 1)

PROVIDED BICYCLE: 2 SPACES (CLASS 1)

REQUIRED BICYCLE: 1.5M SPACES (CLASS 2)

PROVIDED BICYCLE: 2 SPACES (CLASS 2)

REQUIRED BICYCLE: 1.5M SPACES (CLASS 3)

PROVIDED BICYCLE: 2 SPACES (CLASS 3)

REQUIRED BICYCLE: 1.5M SPACES (CLASS 4)

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REQUIRED BICYCLE: 1.5M SPACES (CLASS 5)

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REQUIRED BICYCLE: 1.5M SPACES (CLASS 6)

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REQUIRED BICYCLE: 1.5M SPACES (CLASS 7)

PROVIDED BICYCLE: 2 SPACES (CLASS 7)

REQUIRED BICYCLE: 1.5M SPACES (CLASS 8)

PROVIDED BICYCLE: 2 SPACES (CLASS 8)

Yanamoto
 Architecture Inc.

PROJECT: 15 UNIT
 TOWNHOUSE DEVELOPMENT

STANDARD TITLE
 PARKING PLAN

DATE	REVISION
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DATE: 10/10/2017
 TIME: 10:00 AM

PROJECT: 15 UNIT
 TOWNHOUSE DEVELOPMENT

STANDARD TITLE
 PARKING PLAN

DATE: 10/10/2017
 TIME: 10:00 AM

DATE	REVISION
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DATE: 10/10/2017
 TIME: 10:00 AM

PROJECT: 15 UNIT
 TOWNHOUSE DEVELOPMENT

STANDARD TITLE
 PARKING PLAN

DATE: 10/10/2017
 TIME: 10:00 AM

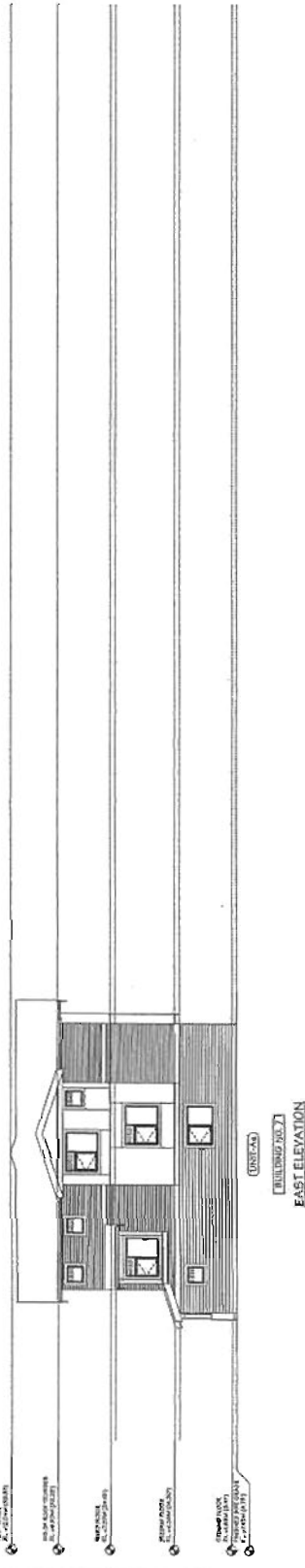
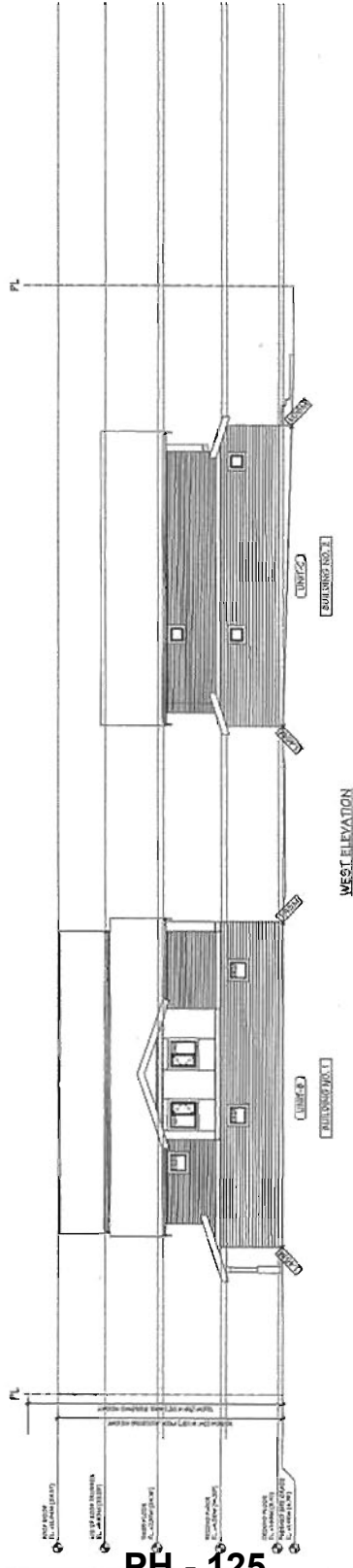
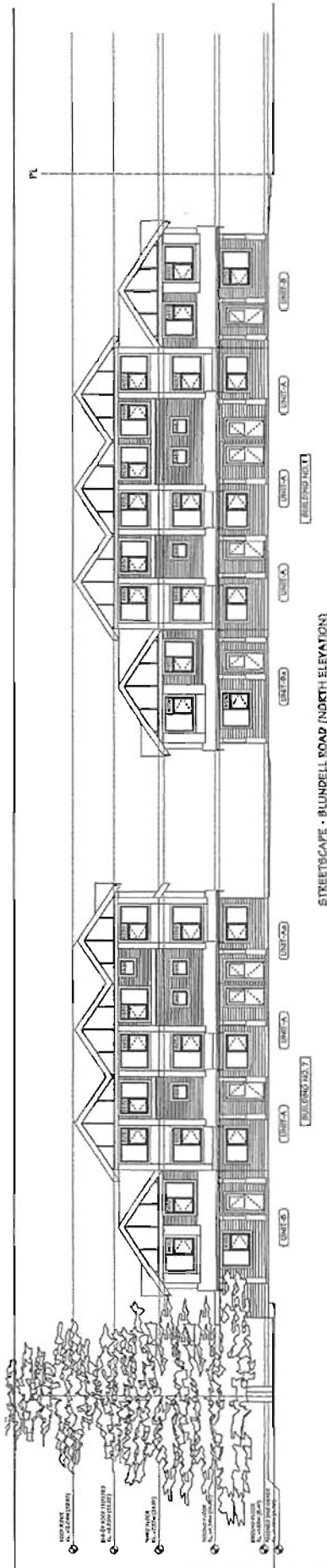
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DATE: 10/10/2017
 TIME: 10:00 AM

PROJECT: 15 UNIT
 TOWNHOUSE DEVELOPMENT

STANDARD TITLE
 PARKING PLAN

DATE: 10/10/2017
 TIME: 10:00 AM



DATE	10/10/2017	BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT		
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT		
SCALE	1/4" = 1'-0"		
DATE	10/10/2017	BY	YAMAMOTO ARCHITECTURE INC.

14 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

Yamamoto Architecture Inc.

14 UNIT TOWNHOUSE DEVELOPMENT

ELEVATIONS

DATE	10/10/2017	BY	YAMAMOTO ARCHITECTURE INC.
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT		
LOCATION	14 UNIT TOWNHOUSE DEVELOPMENT		
SCALE	1/4" = 1'-0"		
DATE	10/10/2017	BY	YAMAMOTO ARCHITECTURE INC.

PLAN #4

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bmga
bmg architects
1000 S. 10th St. Suite 100
Phoenix, AZ 85001
Tel: 602.441.1111
Fax: 602.441.1112

11/14



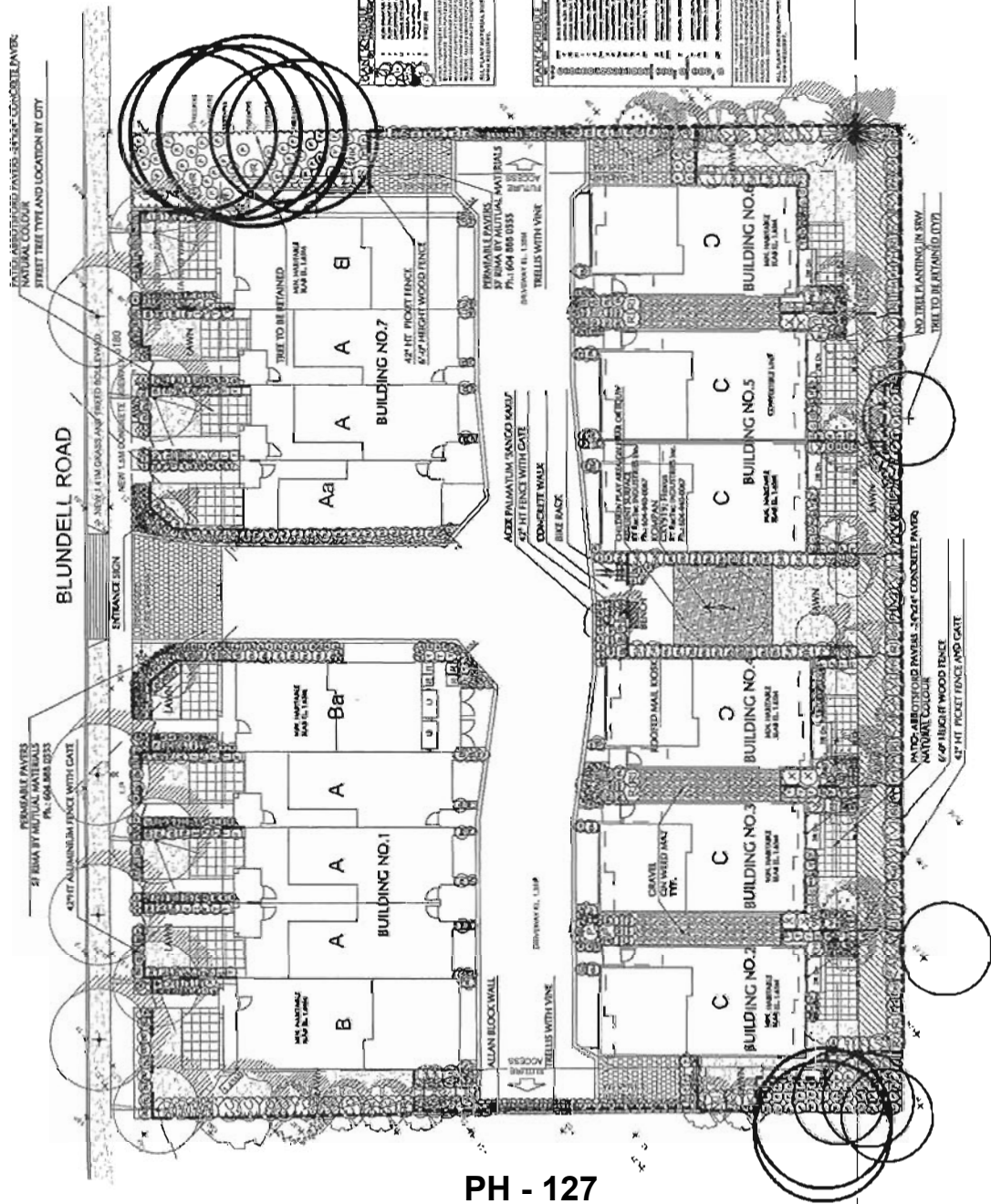
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10	11/14/14	ISSUED FOR PERMIT

KENSINGTON HOMES

PROJECT:
15 UNIT TOWNHOUSE
DEVELOPMENT
5160 AND 5180 BLUNDELL ROAD
KEMMERLING

WITH:
VANAMOTO ARCHITECTURE INC.
LANDSCAPE ARCHITECTS
LANDSCAPE PLAN

DATE: 11/13/14
SCALE: 1/8" = 1'-0"
SHEET NO: 11
SHEET TOTAL: 13
DRAWN: FCM
CHECKED: JLF
PROJECT NUMBER: 13-558



PH - 127

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pmg
LANDSCAPE
ARCHITECTS
1000 SHEPPARD AVENUE EAST
SUITE 100
VICTORIA, BRITISH COLUMBIA, V8S 4G3
P: 604.594.6011 F: 604.594.6058

SCALE:

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KENSINGTON HOMES

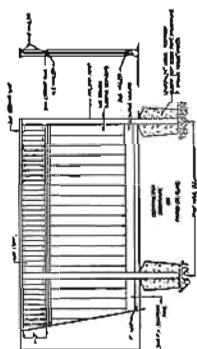
PROJECT
15 UNIT TOWNHOUSE
DEVELOPMENT

3150 AND 1100 BLUNDILL ROAD
RICHMOND

WITH:
YAMAMOTO ARCHITECTURE INC.
CHINA TILES
LANDSCAPE
DETAILS

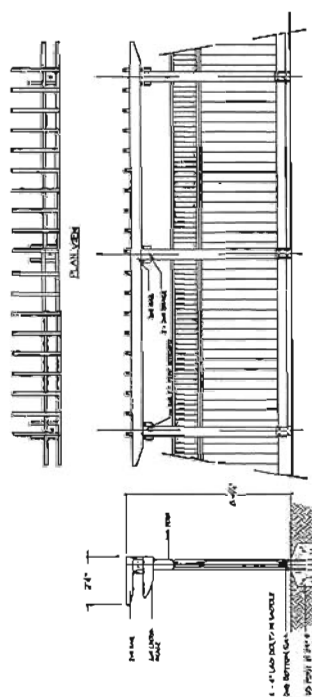
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SHEET NO: 12
OF 3

PROJECT NUMBER: 13-058



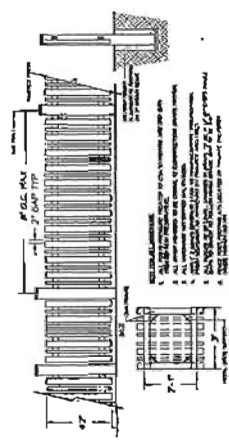
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2. ALL MATERIALS TO BE REDWOOD UNLESS OTHERWISE NOTED.
3. ALL JOINTS TO BE GLUED AND BOLTED.
4. ALL JOINTS TO BE GLUED AND BOLTED.
5. ALL JOINTS TO BE GLUED AND BOLTED.

1 5' X 5' REDWOOD ARCH BRIDGE
3/16" = 1'-0"

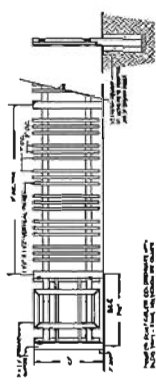


1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
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3. ALL JOINTS TO BE GLUED AND BOLTED.
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5. ALL JOINTS TO BE GLUED AND BOLTED.

2 TRELLIS STRUCTURE
3/16" = 1'-0"



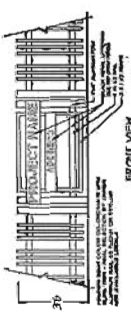
3 42' HT PICKET FENCE AND GATE
3/16" = 1'-0"



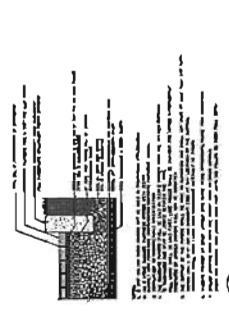
4 42' HT ALUMINUM FENCE WITH GATE
3/16" = 1'-0"



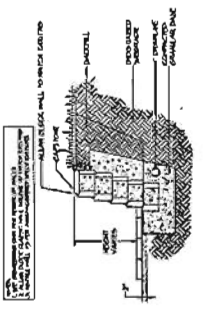
5 3' X 12' ALUMINUM FENCE



6 ENTRANCE SIGN
3/16" = 1'-0"



7 5' X 5' REDWOOD ARCH BRIDGE
3/16" = 1'-0"



8 42' HT ALUMINUM FENCE WITH GATE
3/16" = 1'-0"

FRANCES ANDREW BENCH
CENTENNIAL- MODEL C22-0A
BLACK COLOR



CORA BIKE RACK
MODEL W380L BLACK COLOR



KOMPAK
QX1919P: Flexus
Target age group 5-12 years





RZ 13-627627

Attachment 3

Address: 5160 and 5180 Blundell Road

Applicant: Kensington Homes Ltd.

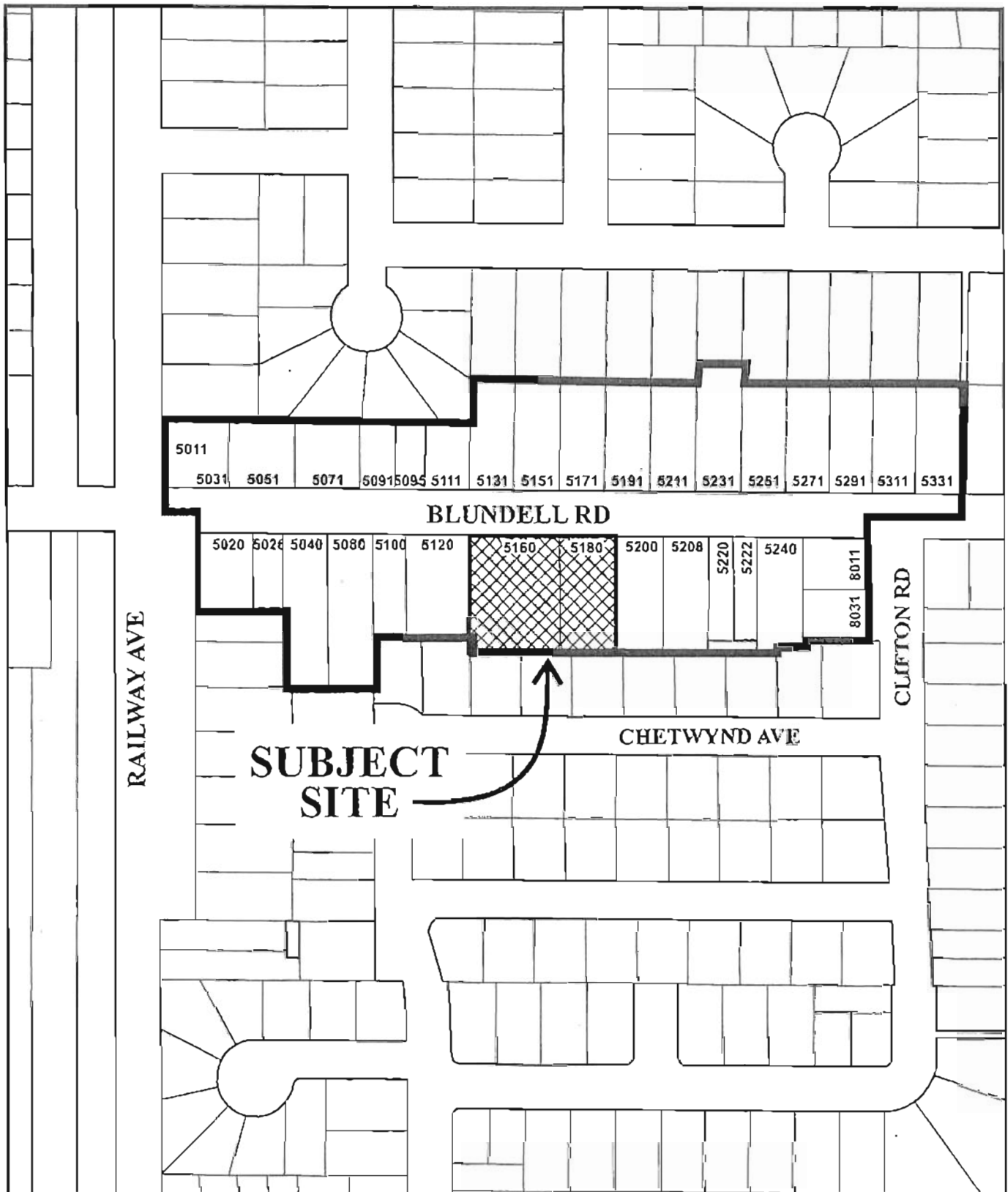
Planning Area(s): Blundell

	Existing	Proposed
Owner:	955335 B.C. Ltd.	To be determined.
Site Size (m ²):	3,400 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	15
Other Designations:	N/A	No Change

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – East Side Yard (m):	Min. 3.0 m	3.7 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	10.55 m (3 storeys Max.)	none
Lot Width:	Min. 50.0 m	65.6 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none

On Future Development Site	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (30 x Max. 50% = 15)	12	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (33 x Max. 50% = 16)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 15 units = 90 m ²	142 m ²	none

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



Consultation Area RZ 13-627627

PH - 131

Original Date: 08/27/13

Revision Date:

Note: Dimensions are in METRES

BLUNDELL VENTURES LIMITED PARTNERSHIP

2200 Shell Road, Richmond, V6X 2P1

May 30th, 2013

Dear Neighbour,

We would like to inform you that we have applied to City of Richmond to rezone the properties at 5160 & 5180 Blundell Road from RS1/E to RTL3 in order to construct 15 townhouse units.

The proposed development is as follows:

The consolidated lot size for the project is 36,613 square feet. The proposed total living space floor area is 21,600 square feet (FAR = 60%), with a site coverage of 14,645 square feet (40%).

15 two and three storey multi-family units are proposed in the form of five single units, one duplex, one 4-unit building and one 5-unit building. Five single units and one duplex are located along the rear property line to minimize the impact on single family houses to the south. Two 2 & 3 storey (one 4-unit and one 5-unit) building fronts Blundell Road. Along Blundell Road, 2 storey units are proposed adjacent to single family properties to the east and west. Vehicle access is provided from a 7.5m wide drive aisle located approximately in the middle of the site frontage.

Our proposal follows the Blundell Official Community Plan (OCP) policies and provides ground oriented family units in form and character which fit into the existing neighbourhood. At this time, we are soliciting input from the neighbourhood. If you have any queries or concerns about the proposed development, please contact one of the following on or before 15th June, 2013:

City of Richmond
Edwin Lee, Planner
elee@richmond.ca

or

Blundell Ventures LP
Nick Poon, Project Manager
info@kensingtonhomes.ca

We thank you for your kind attention.
Yours truly,

Blundell Ventures LP

Lee, Edwin

From: Rick Mahal [rickandmona@gmail.com]
 Sent: Friday, 26 July 2013 12:49
 To: Lee, Edwin
 Subject: Re: Rezoning of 5160 & 5180 Blundell

Hi Edwin in response to our conversation, here are a few general concerns on the development directly across the street from my house..

1. Property value will be negatively impacted to my new home. Usually in these developments they are across older homes/schools and or other townhome developments.

Examples would be developments on 8000 block of Williams rd and other townhome developments on Blundell.

Maybe a higher level of exterior finishing would greatly improve street appeal.

2. Driveway placement is also a concern as a driveway directly facing my property would greatly devalue my property

3. The proximity to the Intersection of Blundell/ Railway is also a concern as it is a well known problematic intersection involving many accidents.

Maybe keeping to one lane during peak hours might help?

4. Development is next door to a Montessori which already brings in major car traffic during peak times which clogs traffic in front of house because of left turn into said driveway. The close proximity of townhouse driveway will just exasperate the situation

I understand the city's community plan but this development would be the farthest west on Blundell where all large single family homes exist.

Hopefully we can resolve some of these problems. Thanks in advance

On Tue, Jul 16, 2013 at 10:03 AM, Lee, Edwin <ELee@richmond.ca> wrote:

Rick,

According to our telephone conversation on July 4, 2013, you were going to provide us with a written submission on your concerns with the proposed development. I would like to advise you that I have not yet received such submission and it would be great if you could provide us with this submission by July 23, 2013. The applicant would like to address your concerns and proceed to the next stage of the application. Should you have any questions, please feel free to contact me at 604-276-4121.

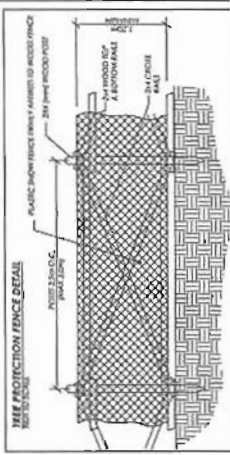
Regards,
 Edwin

THE PROTECTION FENCE

THE PROTECTION FENCE SHALL BE A MINIMUM OF 1.2M HIGH AND SHALL BE CONSTRUCTED OF 1.2M HIGH GALVANNEAL STEEL PILING WITH 1.2M HIGH GALVANNEAL STEEL RAILING. THE FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE EXISTING HOME AND SHALL BE INSTALLED AT THE PERIMETER OF THE EXISTING HOME AND SHALL BE INSTALLED AT THE PERIMETER OF THE EXISTING HOME.

THE PROTECTION FENCE DETAIL

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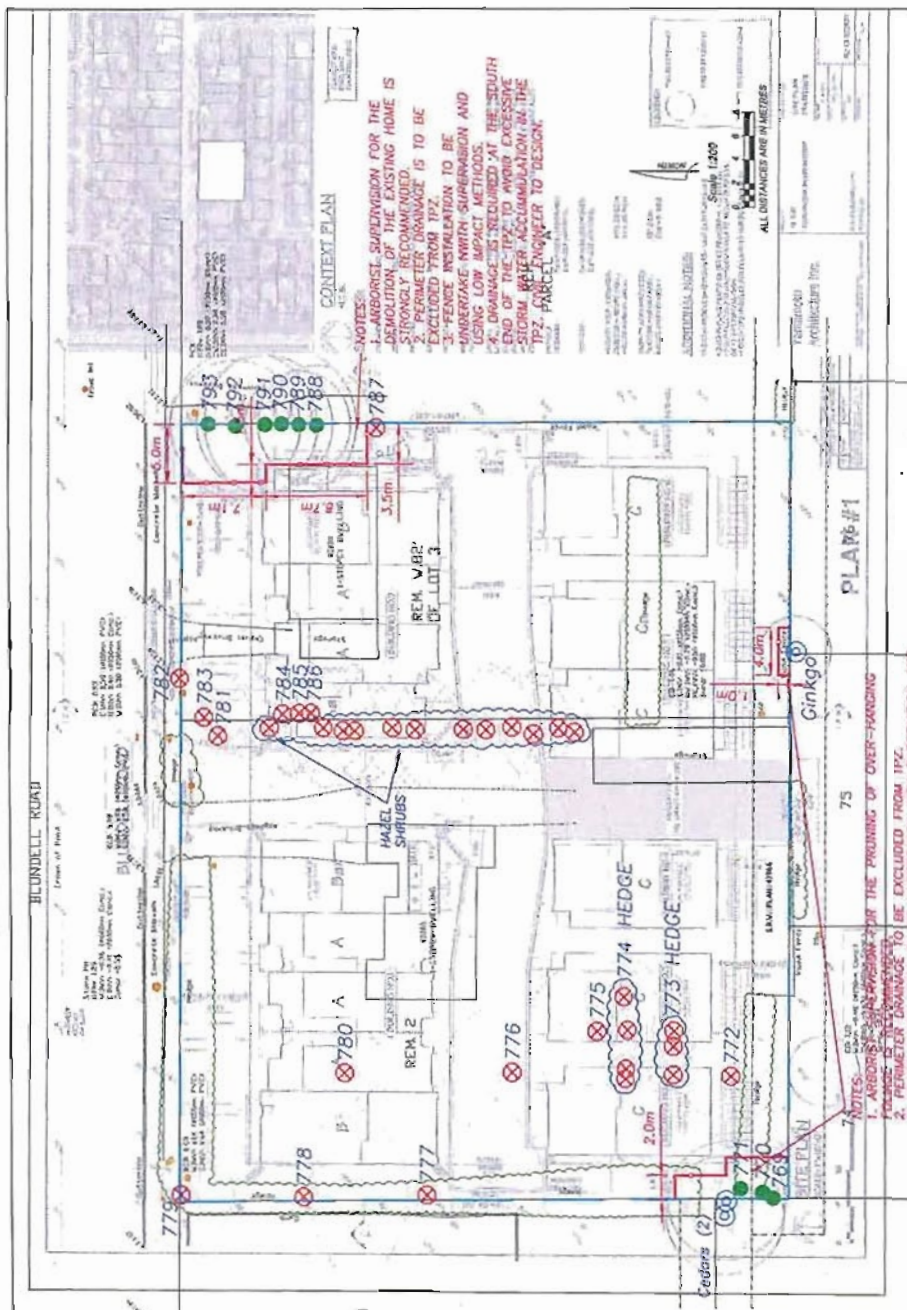


LEGEND

PROPOSED PROTECTION FENCE
EXISTING PROTECTION FENCE
EXISTING PROTECTION FENCE
EXISTING PROTECTION FENCE

ARBORTECH CONSULTING

1000
PROPOSED PROTECTION FENCE
EXISTING PROTECTION FENCE
EXISTING PROTECTION FENCE
EXISTING PROTECTION FENCE



- 769 Western Red Cedar
- 770 Western Red Cedar
- 771 Western Red Cedar
- 772 Cherry
- 773 Hedge - Douglas Fir
- 774 Hedge - Douglas Fir
- 775 Apple
- 776 Apple
- 777 Lombardy Poplar
- 778 Lombardy Poplar
- 779 Lombardy Poplar
- 780 Apple
- 781 Sitka Spruce
- 782 Douglas Fir
- 783 Douglas Fir
- 784 Douglas Fir
- 785 Douglas Fir
- 786 Douglas Fir
- 787 English Holly
- 788 Douglas Fir
- 789 Douglas Fir
- 790 Douglas Fir
- 791 Douglas Fir
- 792 Douglas Fir
- 793 Douglas Fir



Rezoning Considerations

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

Address: 5160 and 5180 Blundell Road

File No.: RZ 13-627627

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9055, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future townhouse developments to the east and west. Language should be included in the ROW document that the City will not be responsible for maintenance or liability within this ROW.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area/garage into habitable space.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near/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.
6. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$16,909.59) to the City's Public Art fund.
7. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000.00) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$43,921.00) to the City's affordable housing fund.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of frontage improvements and service connections. Works include, but may not be limited to: removal of the existing sidewalk, construction of a new 1.5 m concrete sidewalk at the north property line of the site, and a 1.41 m grass and treed boulevard (between curb & sidewalk).

Notes: Engineering Department has confirmed that Water, Storm, and Sanitary analysis and upgrades are not required. A site analysis will be required on the Servicing Agreement drawings, for Storm and Sanitary site connections only. Design to also include water, storm and sanitary service connections for the proposed townhouse development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscaping Cost Estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the Development Permit Guidelines and the Arterial Road Policy in the OCP and should not include hedges along the front property line.
 - include a mix of coniferous and deciduous trees.
 - include the 34 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree
14	6 cm
8	8 cm
2	9 cm
10	11

or	Minimum Height of Coniferous Tree
	3.5 m
	4.0 m
	5.0 m
	6.0 m

PH - 135

Initial: _____

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.

Prior to Development Permit Issuance, the developer must complete the following requirements:

1. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the trees to be retained on-site will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Prior to Building Permit Issuance, 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.
2. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
3. Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc.
4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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 Division 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
PH-136



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9055 (RZ 13-627627)
5160 and 5180 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 "**LOW DENSITY TOWNHOUSES (RTL4)**".

P.I.D. 003-590-640

Lot 2 Except Part Subdivided by Plan 41965 Section 24 Block 4 North Range 7 West New Westminster District Plan 11067

and

P.I.D. 009-452-567

West 82 Feet Lot 3 Except: Part Subdivided by Plan 41965; Section 24 Block 4 North Range 7 West New Westminster District Plan 11067

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9055**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 23 2013



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

TO PLN - SEP. 17, 2013

To: Planning Committee

Date: September 4, 2013

From: Wayne Craig
Director of Development

File: RZ 13-636814


Re: Application by Jacken Investments Inc. for Rezoning at 8131 No. 3 Road from
Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9057, for the rezoning of
8131 No. 3 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be
introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details	
Applicant	Jacken Investments Inc.	
Location	8131 No. 3 Road - See Attachment 1	
Development Data Sheet	See Attachment 2	
Zoning	Existing: "Single Detached (RS1/E)"	
	Proposed: "Compact Single Detached (RC2)"	
OCP Designation	Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	The Arterial Road Policy in the 2041 Official Community Plan identifies the subject site for redevelopment to compact lots with rear lane access.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite in the principal dwelling on one (1) of the two (2) future lots at the subject site.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The required minimum flood construction level is 0.3 m above highest elevation of the crown of the fronting road.	
Surrounding Development	To the north, is a dwelling on a large lot zoned "Single Detached (RS1/E)".	
	To the south, are two (2) dwellings on smaller lots zoned "Compact Single Detached (RC1)" created through subdivision in 2008.	
	To the east, there is a frontage road separated from No. 3 Road by a large coniferous hedge, and beyond that, on the east side of No. 3 Road, there are dwellings on large lots zoned "Single Detached (RS1/E)".	
	To the west, across the existing rear lane, is a newer dwelling on a large lot zoned "Single Detached (RS1/E)" fronting Sunnymede Crescent.	
Rezoning Considerations	See Attachment 3	

Staff Comments

Background

This proposal is to rezone the subject property to enable the creation of two (2) smaller lots from an existing large lot on the west side of No. 3 Road, south of Blundell Road. Each new lot proposed would be approximately 12 m wide and 424 m² in area. The west side of No. 3 Road, between Francis Road and Blundell Road, has seen some redevelopment through rezoning and subdivision in recent years, consistent with the Arterial Road Policy. This redevelopment proposal complies with the Arterial Road Policy, which identifies the subject site for redevelopment to compact lots with access from the existing operational rear lane. Potential exists for other lots in this block of No. 3 Road to redevelop in the same manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant in support of the application. There are no trees on the subject property, however, the following off-site trees were identified and assessed:

- One (1) bylaw-sized Maple tree on the adjacent property to the south at 8151 No. 3 Road whose canopy and Critical Root Zone encroach into the subject site (identified as Tree # 1 on the Tree Management Plan – see **Attachment 4**).
- Two (2) bylaw-sized Maple trees within the boulevard on City-owned property (identified as Trees # 2 and 3 on the Tree Management Plan).

The Maple tree on the adjacent property to the south (Tree # 1) is to be protected to ensure its survival during the proposed redevelopment of the subject property. The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the recommendation to protect the Maple tree (Tree # 1), which is in fair condition.

The City's Parks Department staff conducted a Visual Tree Assessment of the two (2) Maple trees on City-owned property in front of the subject site (Trees # 2 and 3), and indicated that these are not good specimen trees worthy of retention, and are not viable due to their current location within a hedge. It is recommended that these trees be removed and that a cash-in-lieu contribution be provided by the applicant to the City's Tree Compensation Fund prior to rezoning adoption in the amount of \$2,600 for the planting of four (4) replacement trees on public property elsewhere in the City (e.g. street trees in boulevards, parks etc.).

Tree protection fencing must be installed on-site to City standard around the Maple tree (Tree # 1) at a minimum of 3.0 m from the base of the tree to the north and west, and adjacent to the sidewalk on the east side.

Since the buildings have already been demolished on-site, tree protection fencing must be installed at Building Permit stage and must remain in place until construction and landscaping on the future lots is completed.

The Tree Retention Plan is reflected in **Attachment 4**.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contract with a Certified Arborist to supervise any on-site works within the Tree Protection Zone of the off-site Maple tree (Tree # 1). The contract must include the scope of work to be supervised, the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Consistent with "Council Policy 5032 – Tree Planting" and with Richmond Zoning Bylaw 8500, the applicant has agreed to plant and maintain a total of four (4) trees (two [2] per future lot), with a minimum size of 6 cm deciduous calliper or 3 m high conifer. Two (2) of the required trees must be located within the front yard of the proposed lots.

To ensure that the trees are planted on-site, and that the front yards of the future lots are enhanced, the applicant must submit a Landscape Plan, prepared by a Registered Landscape

Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including fencing, paving, and installation costs). The Landscape Plan must be submitted prior to rezoning adoption. A variety of suitable native and non-native trees must be incorporated into the required Landscape Plan for the site, ensuring a visually rich urban environment and diverse habitat for urban wildlife.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed future lots must be from the existing operational rear lane. A restrictive covenant is required on to be registered on Title prior to rezoning adoption, to ensure vehicular access to the site at proposed development stage is from the rear lane only, with no access permitted to or from No. 3 Road.

Subdivision

At the proposed subdivision stage, the developer will be required to pay Development Cost Charges, (City and GVS&DD), Engineering Improvement Charge (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Conclusion

This rezoning application to enable subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the pattern of redevelopment in the block. Potential exists for other lots on the west side of this block of No. 3 Road to redevelop in the same manner.

The list of rezoning considerations is included in **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.

It is also recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9057, to rezone the property at 8131 No. 3 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)
CL:blg

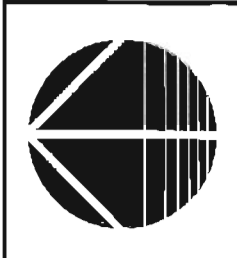
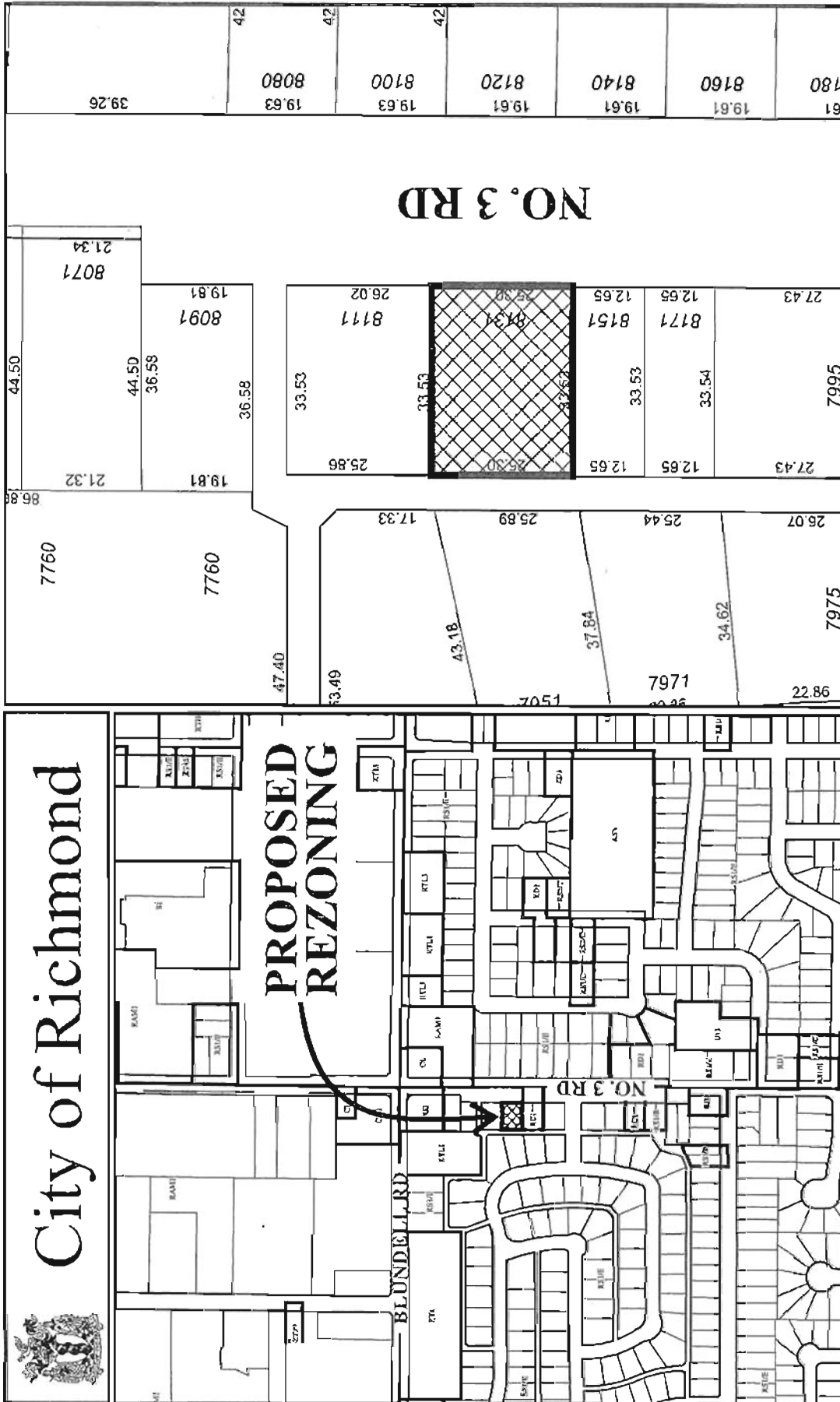
Attachments:

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Rezoning Considerations

Attachment 4: Tree Management Plan

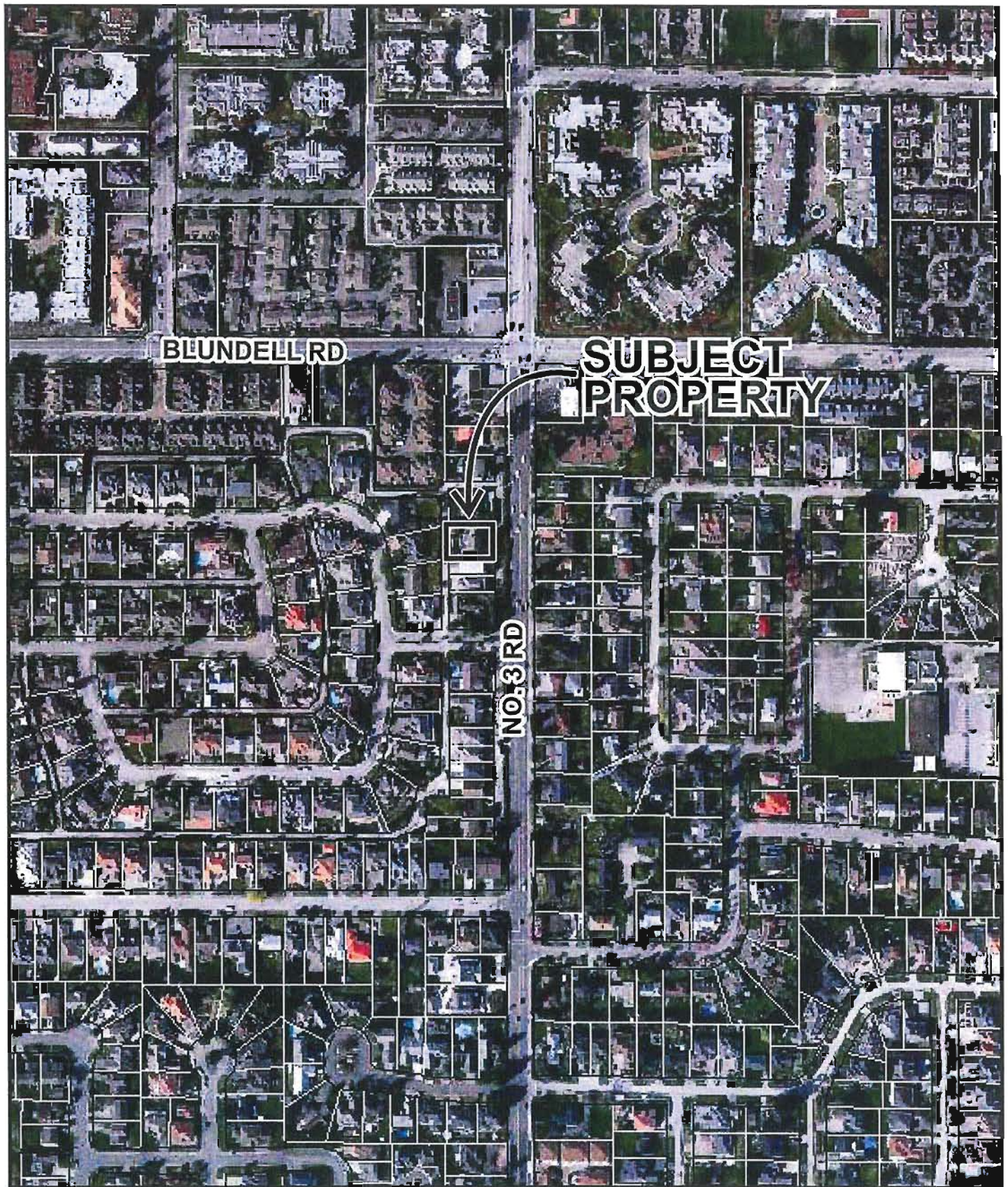


RZ 13-636814

Original Date: 05/17/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-636814

PH - 144

Original Date: 05/17/13

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 13-636814
Attachment 2

Address: 8131 No. 3 Road

Applicant: Jacken Investments Inc.

Date Received: May 10, 2013

Fast Track Compliance: June 19, 2013

	Existing	Proposed
Owner	Jacken Investments Inc.	To be determined
Site Size (m ²)	848 m ² (9,128 ft ²)	Two (2) lots, each approximately 424 m ² (4,564 ft ²)
Land Uses	Vacant lot	Two (2) single-family lots
Zoning	Single Detached (RS1/E)	Compact Single Detached (RC2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 270 m ²	Min. 270 m ²	none
Lot Width	Min. 9.0 m	Approx. 12.64 m	none

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



City of Richmond

Rezoning Considerations

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

Address: 8131 No. 3 Road

File No.: RZ 13-636814

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9057, 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 fencing, paving, and installation costs). The Landscape Plan should:
 - Comply with the Compact Lot Development Requirements of the 2041 OCP's Arterial Road Policy.
 - Include a mix of suitable deciduous and coniferous native and non-native trees, which ensure a visually rich urban environment and diverse habitat for urban wildlife.
 - Include the dimensions of tree protection fencing as discussed in this report.
 - Include four (4) trees (two [2] per future lot), with the minimum size of 6 cm deciduous caliper or 3 m high conifer. Two (2) of the trees must be located within the front yard of the proposed lots.
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 Maple tree to be retained at 8151 No. 3 Road (Tree # 1). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. The City's acceptance of the developer's voluntary contribution to the City's Tree Compensation Fund in the amount of \$2,600 for the planting of four (4) replacement trees on public property elsewhere in the City (e.g. street trees in boulevards, parks etc.).
4. Registration of a flood indemnity covenant on Title.
5. Registration of a restrictive covenant to ensure vehicular access to the site at proposed development stage is from the rear lane only, with no access permitted to or from No. 3 Road.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the dwelling on one (1) of the two (2) proposed lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e., \$5,477) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

- Pay Development Cost Charges, (City and GVS&DD), Engineering Improvement Charge (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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

- Tree protection fencing must be installed to City standard around the off-site Maple tree (Tree # 1) at a minimum of 3.0 m from the base of the tree to the north and west, and adjacent to the sidewalk on the east side. Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.

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 _____

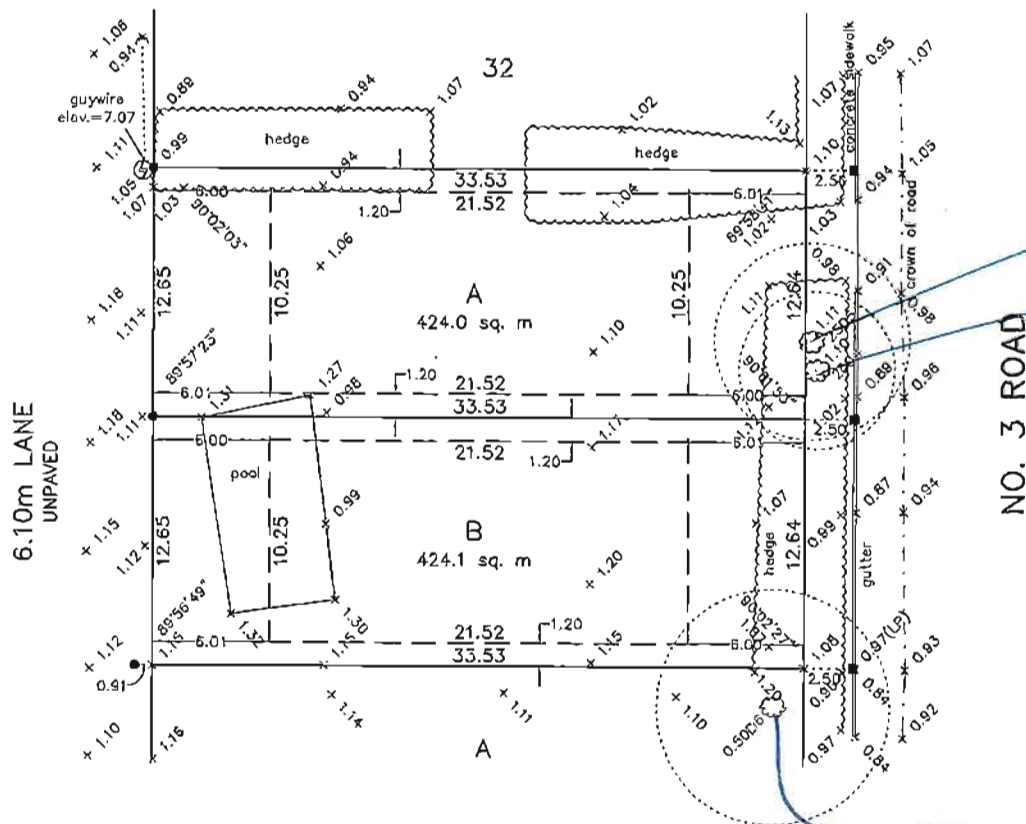
Date _____

SCALE 1 : 250

5 2.5 0 5 10

metres

All distances are in metres.



-Tree#3

- Tree #2

both to be removed

→ Tree #1
To be retained

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN#202 (77H4623) situated at the intersection of No. 3 Road and Bennett Road. Elevation = 1,452 metres.
- All trees and stumps have been plotted as required.
- All elevations along curb lines are gutter levels.

- (S) denotes hydro pole. (T) denotes tree.
 (M) denotes manhole 20C4
 — denotes anchor { drip line radius (metres)
 (X) denotes tree stump. { C=coniferous
 20-10 { D=deciduous
 { height (centimetres)
 { diameter (centimetres) { diameter (centimetres)

~~8111~~ NO. 3 ROAD
RICHMOND, B.C.

CERTIFIED CORRECT.
DATED THIS 28TH DAY OF JUNE, 2013

LOUIS NGAN

B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
VANCOUVER, B.C., V5P 3T6
(604) 327-1535

NTS



Richmond Zoning Bylaw 8500
Amendment Bylaw 9057 (RZ 13-636814)
8131 No. 3 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. 010-407-553

Lot 31 Section 20 Block 4 North Range 6 West New Westminster District Plan 21352

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9057**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 23 2013



MAYOR

CORPORATE OFFICER