



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Sep 3, 2008
 Date: July 31, 2008

From: Brian J. Jackson
 Director of Development

RZ 08-408508
 File: 12-2060-20-8414

Re: Application by Pritam S. Dhinjal for Rezoning at 9988 Dayton Ave. from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8414, for the rezoning of 9988 Dayton Ave. from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Brian J. Jackson
 Director of Development

BJJ:cl
 Att. 7

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Pritam S. Dhinjal has applied to the City of Richmond for permission to rezone 9988 Dayton Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) to permit the property to be subdivided into two (2) single-family residential lots with vehicle access from a rear lane that is to be constructed (**Attachment 1**).

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 at the east end of Dayton Avenue, at the southwest corner of No. 4 Road, at the edge of an established residential neighbourhood situated across from agriculturally zoned properties. The area consists of a mix of older character single-family dwellings on larger lots along the west side of No. 4 Road, and older character single-family dwellings on agricultural lots along the east side of No. 4 Road.

To the north, across Dayton Avenue, there is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the east, across No. 4 Road, there is an older character dwelling on a lot zoned Agricultural District (AG1) located adjacent to two (2) land parcels to the north that consist mostly of mature vegetation and trees.

To the south, is a dwelling built in the early 1990's on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the west, fronting Dayton Avenue, is a dwelling built in the early 1980's on a lot zoned Single-Family Housing District, Subdivision Area B (R1/B).

Related Policies & Studies

Official Community Plan

The Broadmoor Area Ash Street Sub-Area Plan's land use designation for this area is *Low Density Residential*. This redevelopment proposal is consistent with this designation.

Lane Establishment and Arterial Road Redevelopment Policies

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal on an arterial road, where a rear lane can be constructed and connected to Dayton Ave. A rear lane exists along the west side of No. 4 Road, but ends just south of the subject property. This redevelopment proposal increases the potential to complete the existing rear lane system.

Staff Comments

The west side of this block of No. 4 Road has only begun to see some redevelopment to slightly higher-density land uses. In 1999, the property at the south end of this block underwent redevelopment from Service Station District (G2) to Townhouse District (R2), and there is currently an active rezoning application mid-block to Single-Family Housing District (R1-0.6) that is pending final adoption (RZ 06-347521). Numerous lots on the west side of this block of No. 4 Road have redevelopment potential due to an existing rear lane system.

This rezoning application was submitted in February 2008. Demolition of the former dwelling took place in March 2008. The applicant applied for and received permits to begin construction of a new single-family dwelling on the north portion of the existing R1/E zoned lot. Construction on the new dwelling has already begun and the applicant already has a buyer for the dwelling. The applicant has provided written confirmation that development will comply with the proposed R1-0.6 zoning, including setbacks and floor area ratio.

Trees & Landscaping

A Tree Survey (**Attachment 3**) submitted by the applicant shows:

- no bylaw-sized trees on the subject property;
- one (1) Cedar hedge and one (1) shrub located on the adjacent property to the west at 9900 Dayton Avenue.

Written confirmation has been provided by a Certified Arborist that potential impacts to this vegetation from proposed development are not anticipated due to pre-existing fencing and retaining walls. The City's Tree Preservation Coordinator concurs with this finding.

The landscape guidelines in the OCP's Arterial Road Redevelopment Policy suggest that two (2) trees (deciduous or coniferous) be planted in the front yards of each future lot, and that various landscape features be addressed. To illustrate how the front yards of the future lots will be enhanced and how the side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan, which complies with the landscape guidelines (**Attachment 4**). As a condition of rezoning, the applicant must submit a final 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.

Building Elevation Plans

The applicant has submitted building elevation plans to illustrate how the future corner lot interface will be treated (**Attachment 5**). These elevation plans are for the dwelling that is currently under construction and are consistent with what is being built.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim strategy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved. The interim strategy requires a suite on 50% of new lots or a cash-in-lieu contribution of \$1.00/sq ft of total building area toward the Affordable Housing Reserve.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal 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 Interim Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection would 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. This legal agreement is a condition of rezoning. This agreement will be discharged from Title after the requirements are satisfied, at the initiation of the applicant.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning. As a condition of rezoning, the developer is required to dedicate 6 m of property along the entire west property line of the site for the proposed rear lane, and a 4 m x 4 m corner cut at the northeast corner of the site.

Vehicular access to the site at future development stage is not permitted to/from No. 4 Road as per Bylaw 7222. A restrictive covenant is required as a condition of rezoning to ensure vehicular access for the proposed corner lot is from the proposed rear lane only, with no access permitted to Dayton Avenue or No. 4 Road.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future subdivision stage, the developer will be required to:

- Enter into a standard Servicing Agreement for the design and construction of a laneway along the entire west property line of the site, from Dayton Avenue to the south property line. Lane works are to include: storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt paving, and lane lighting. Design is to include: water, storm and sanitary connections for each lot.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee. Service connections will be paid via the Servicing Agreement.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to a rear lane that is to be constructed. The future lots will have vehicle access to the lane, with no access permitted to/from No. 4 Road or Dayton Avenue.

Financial Impact or Economic Impact

None

Conclusion

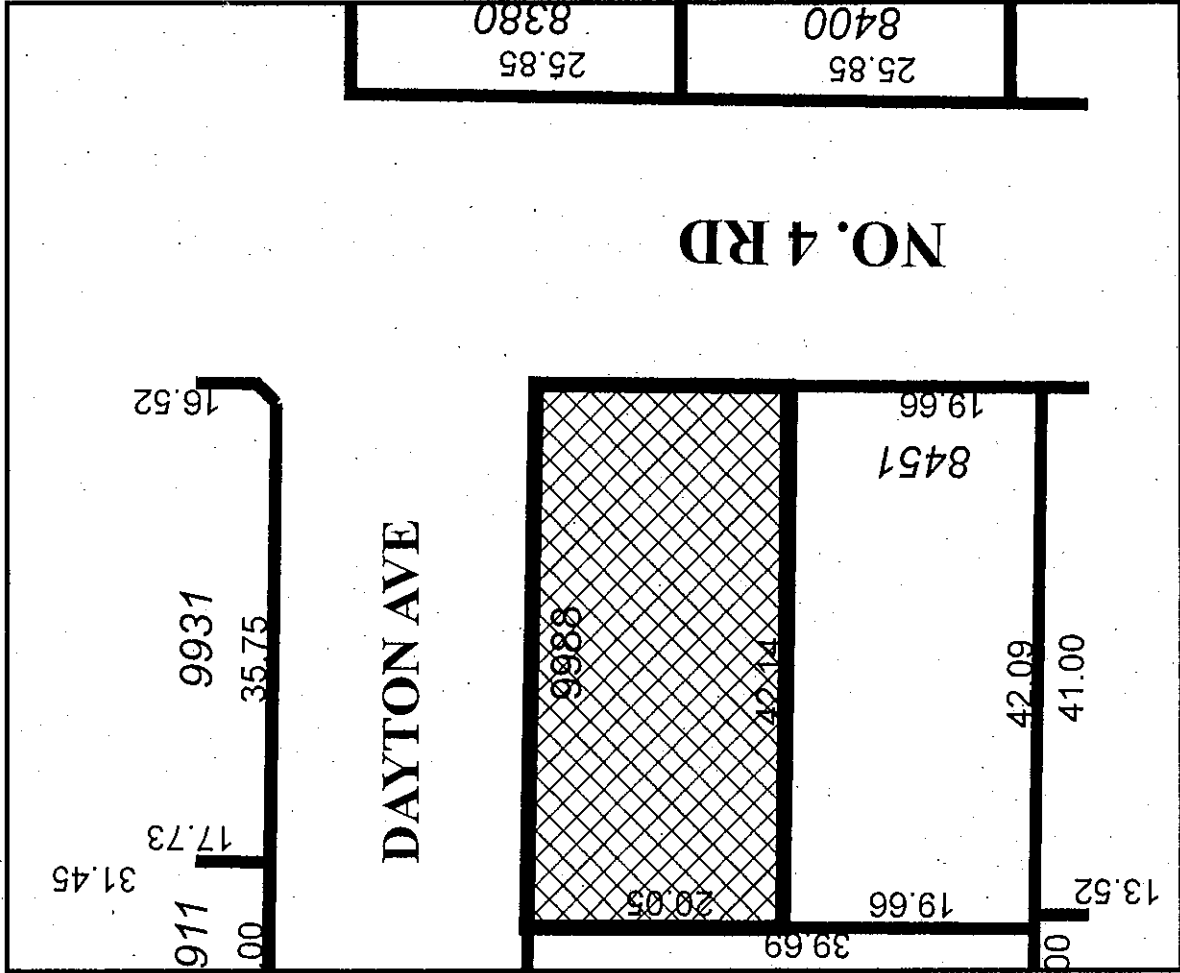
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations contained within the OCP, and is consistent with the direction of redevelopment currently on-going on arterial roads in the City.



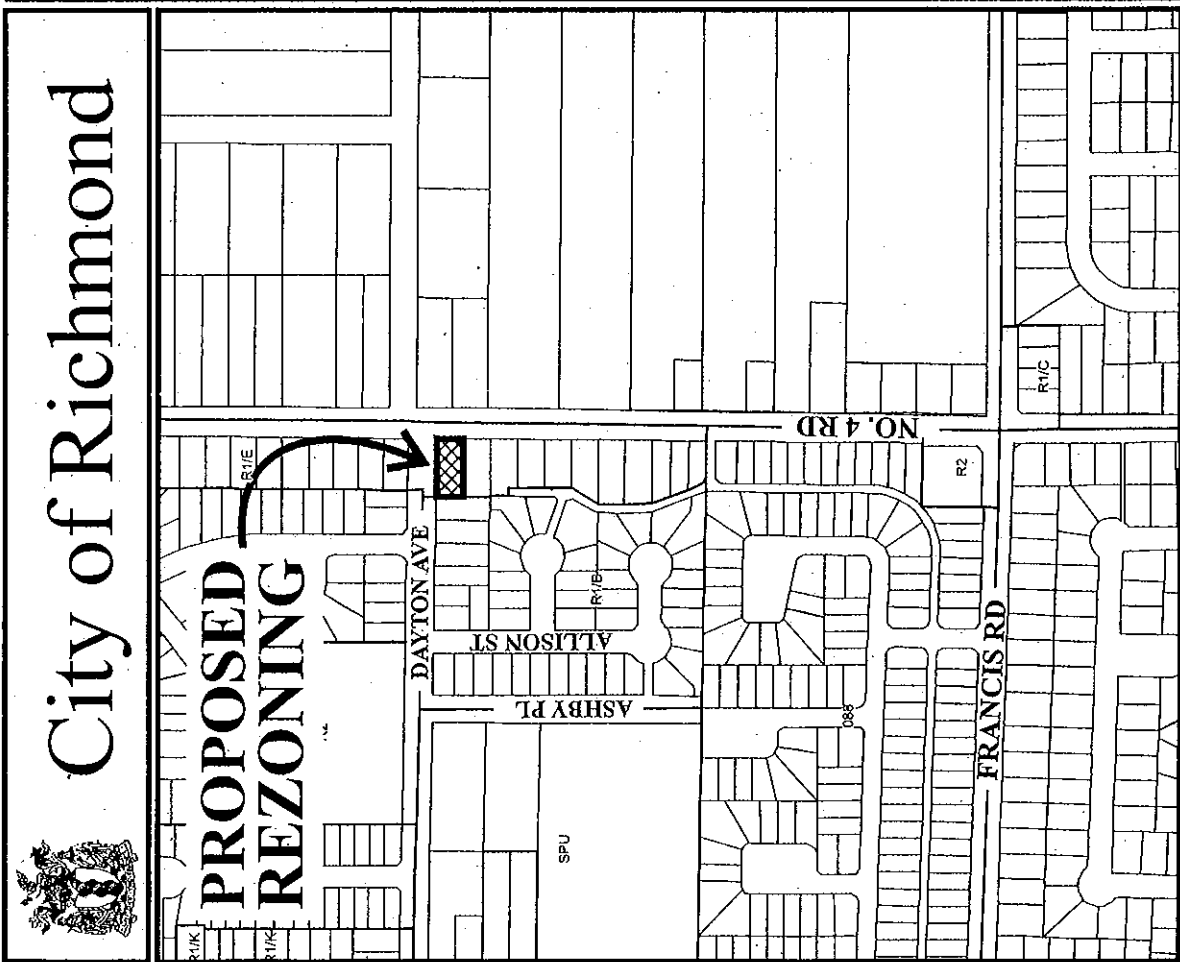
Cynthia Lussier
Planning Assistant

CL:rg

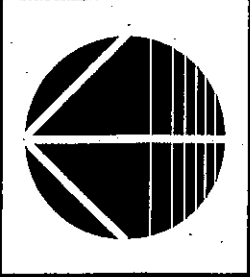
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Preliminary Landscape Plan
- Attachment 5: Building Elevation Plans
- Attachment 6: Rezoning Considerations Concurrence



Original Date: 02/27/08
 Revision Date: 07/21/08
 Note: Dimensions are in METRES



RZ 08-408508





**SUBJECT
PROPERTY**

DAYTON AVE

ASHBY PL

ALLISON ST

NO. 4 RD

FRANCIS RD



RZ 08-408508

Original Date: 0227/08

Amended Date: 02/21/08

Note: Dimensions are in METRES



City of Richmond

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

**Development Application
 Data Sheet**

RZ 08-408508 **Attachment 2**

Address: 9988 Dayton Ave.

Applicant: Pritam S. Dhinjal

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

	Existing	Proposed
Owner:	Dhinjal Construction Ltd.	To be determined
Site Size (m²):	715.2 m ² (7,699 ft ²)	north lot – approx. 398 m ² (4,284 ft ²) south lot – approx. 326 m ² (3,509 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	Low Density Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where a rear lane can be constructed and made operational.	A rear lane is to be constructed and made operational by connecting to the existing side street – Dayton Avenue.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	326 m ² and 398 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 and 3 m where the side property line abuts Dayton Avenue	none
Height (m):	2.5 storeys	2.5 storeys	none

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

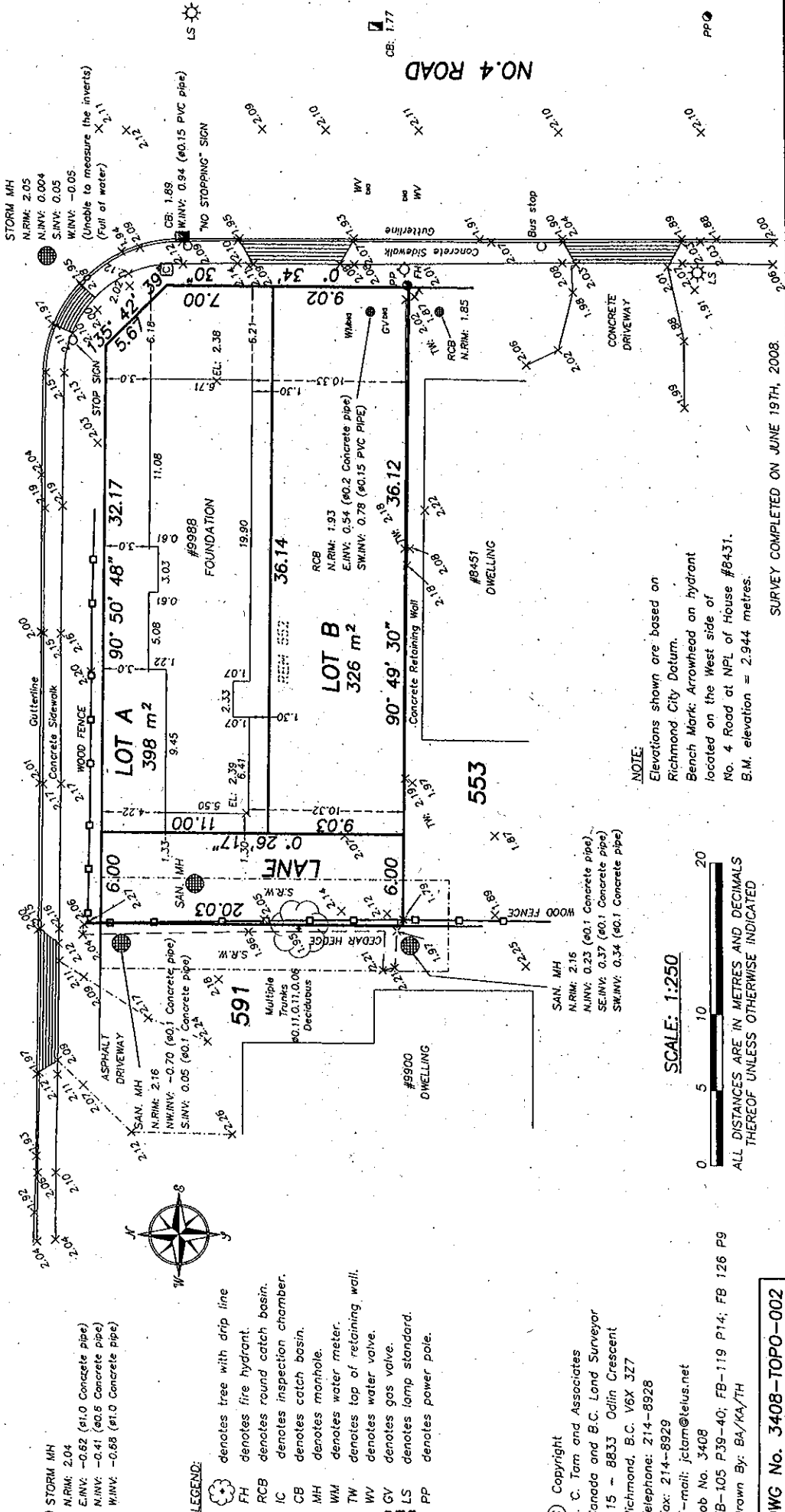
TOPOGRAPHIC PLAN AND PROPOSED SUBDIVISION OF LOT 552 SECTION 22, BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 60087

#9988 DAYTON AVENUE,
 RICHMOND, B.C.
 P.I.D. 002-338-319

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DAYTON AVENUE

NO. 4 ROAD

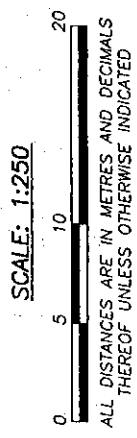


STORM MH
 N.RIM: 2.04
 M.I.N.V.: -0.62 (ø1.0 Concrete pipe)
 S.I.N.V.: -0.41 (ø0.5 Concrete pipe)
 W.I.N.V.: -0.68 (ø1.0 Concrete pipe)

- LEGEND:
- denotes tree with drip line.
 - denotes fire hydrant.
 - denotes round catch basin.
 - denotes inspection chamber.
 - denotes catch basin.
 - denotes manhole.
 - denotes water meter.
 - denotes top of retaining wall.
 - denotes water valve.
 - denotes gas valve.
 - denotes power pole.

SAN. MH
 N.RIM: 2.16
 M.I.N.V.: 0.23 (ø0.1 Concrete pipe)
 S.I.N.V.: 0.37 (ø0.1 Concrete pipe)
 W.I.N.V.: 0.34 (ø0.1 Concrete pipe)

NOTE:
 Elevations shown are based on
 Richmond City Datum.
 Bench Mark: Arrowhead on hydrant
 located on the West side of
 No. 4 Road at NPL of House #8431.
 B.M. elevation = 2.944 metres.



SURVEY COMPLETED ON JUNE 19TH, 2008.

Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3408
 FB-105 P39-40; FB-119 P14; FB 126 P9
 Drawn By: BA/KA/TH

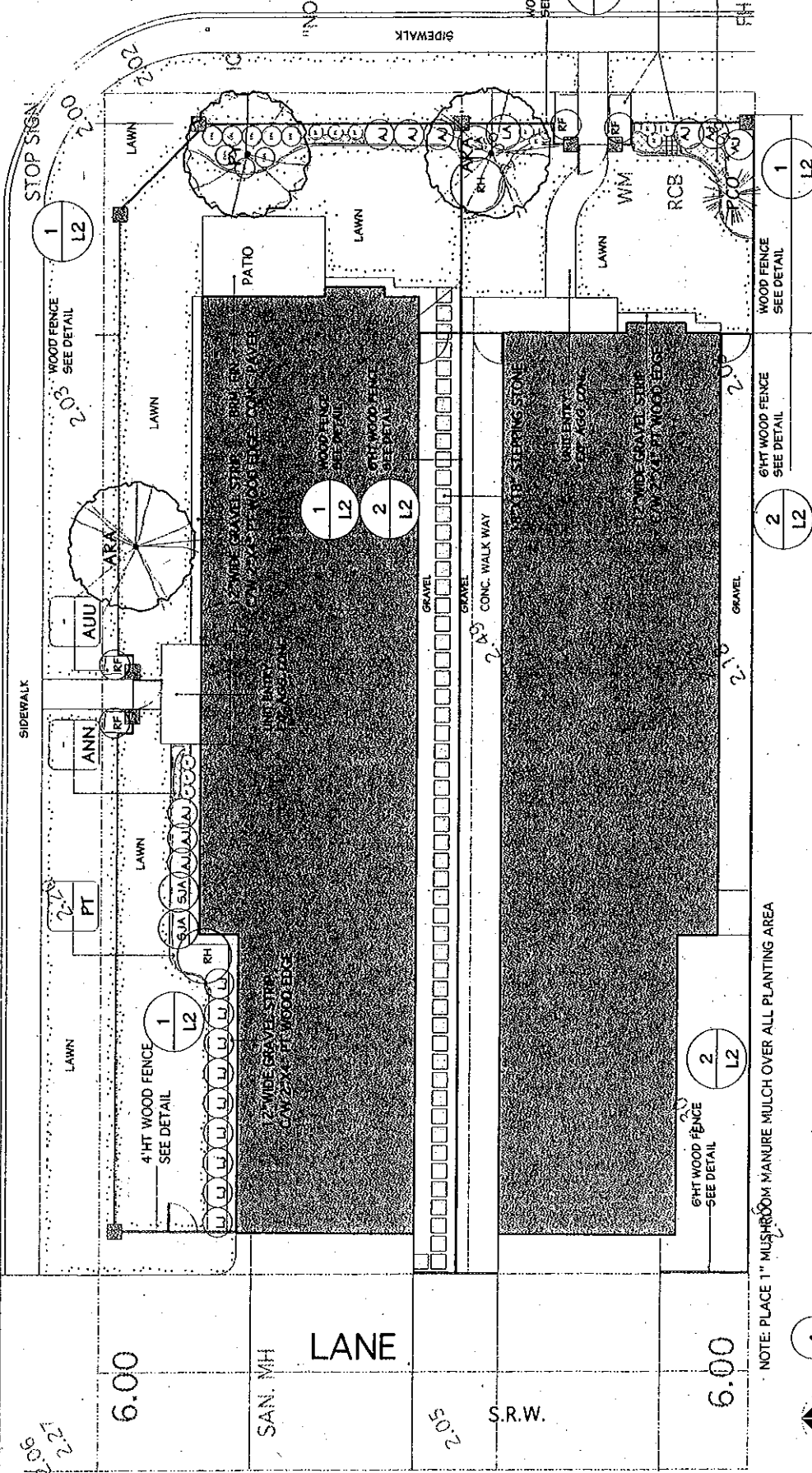
DWG No. 3408-TOPO-002

MH
N. RIM: 2

DAYTON AVENUE

NO. 4 ROAD

ATTACHMENT 4



DESIGNED BY	DATE	REVISIONS	REV	DATE	DESCRIPTION
TI	MAY 22, 2008	1			ISSUED FOR PERMITTING
DRAWN BY	DATE	REVISIONS	REV	DATE	DESCRIPTION
TI	JULY 3, 2008	2			REWORK FOR PERMITTING

EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED



SCALE: 1/4" = 1'-0"
JOB NO.: 08L17
SHEET: L1 OF 3

9988 DAYTON AVE.
RICHMOND E.C.
RZ 08-408308

LANDSCAPE PLAN

8.445

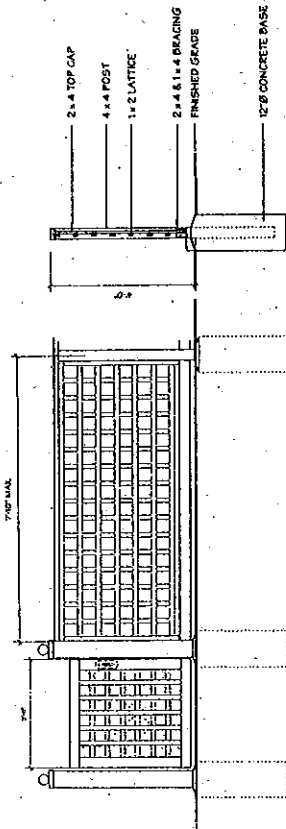
NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR S4-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.

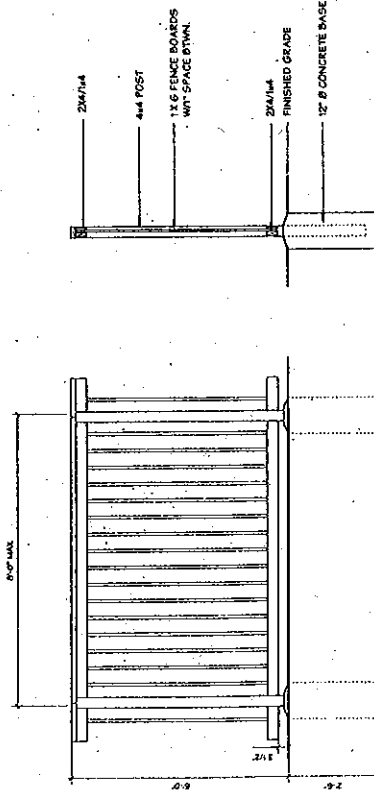
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.



1 FRONT YARD FENCE

SCALE: 1/2" = 1'-0"



2 6'HT WOOD FENCE

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

DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	REV	DATE	REVISIONS	DESCRIPTION	REV
DRAWN	TI	JULY 22, 2008		Revised for Recording					
		JULY 2, 2008		Feedback for Recording					

SCALE: AS SHOWN
JOB NO.: 0817
SHEET: L2 OF 3

9988 DAYTON AVE.
RICHMOND B.C.
RZ 08-408508



DETAILS/
SECTION

PLANT LIST

PROJECT ADDRESS 9988 DAYTON AVE. RICHMOND, RZ08-408508

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0m CAL. 8.85 1.8m STD.
PCO	1	PICEA OMORICA	SERBIAN SPRUCE	3.0m HT. 8.85
PY	1	PRUNUS YEPENENSIS 'HESBOND'	DAYBREAK CHERRY	5.0m CAL. 8.85 1.8m STD.

SHRUBS

AJ	9	AZALEA JAPONICA **	JAPANESE AZALEA	#3 POT
LA	2	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#3 POT
LJ	9	LIGUSTRUM JAPONICUM	TEKAMUNU JAPANESE PRIVET	#3 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RF	4	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SJA	2	SPRAEA JAPONICA	ANTHONY WAT ANTHONY WATERER SPIRAEA POT	#1 POT

GROUND COVERS

AUU	65	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT
PT	20	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#SP3 POT

PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS

BC	12	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	3	CAREX MORROWII 'AUREO-VARIEGA'	CAREX	#1 POT
LVA	5	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	20	ANNUALS **		#SP3 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

THE DEPTH OF GROWING MEDIUM SHALL BE 18" FOR SHRUB AREA, 6" FOR LAWN AND 24"-4" AROUND THE TREE.

PLACE DARK MULCH (2") THROUGH OUT PLANTING AREA.


PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CMA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED BY MI	DATE MAY 22, 2008	REVISED BY MAY 21, 2008	REVISIONS DESCRIPTION	REV	DATE	DESCRIPTION	REV
DRAWN BY TI							



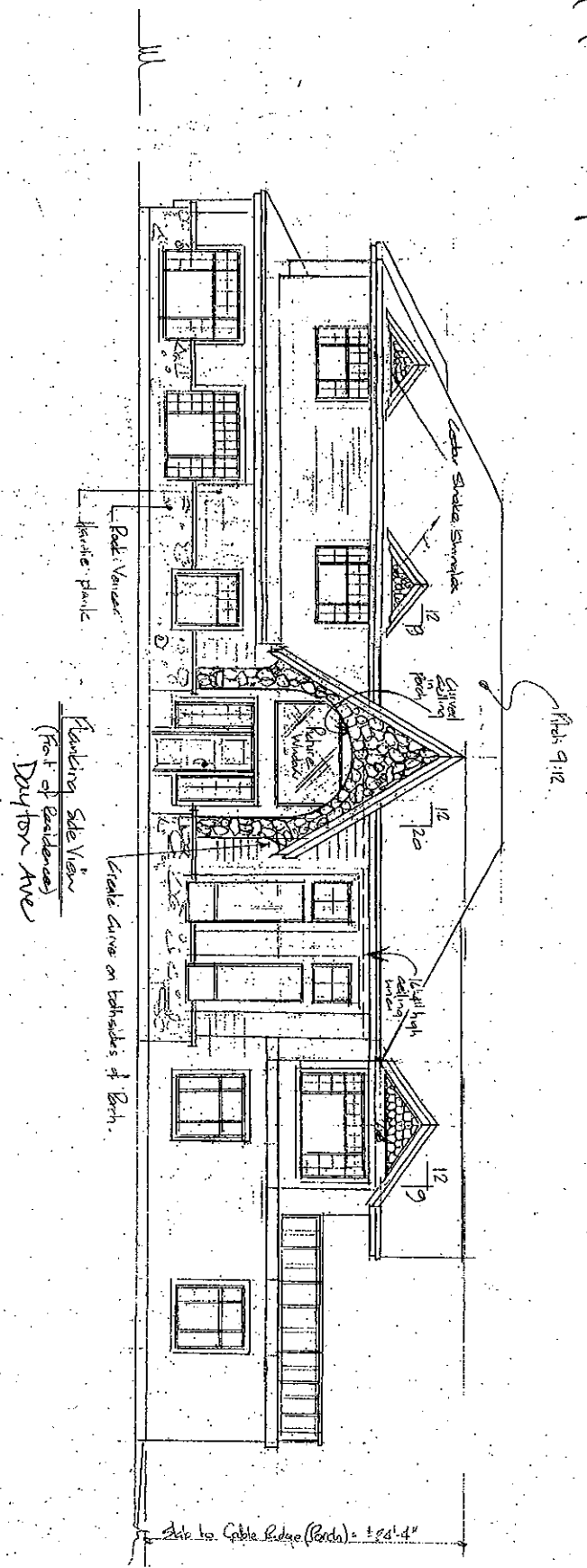
ITO
LANDSCAPE ARCHITECTS

PLANT LIST

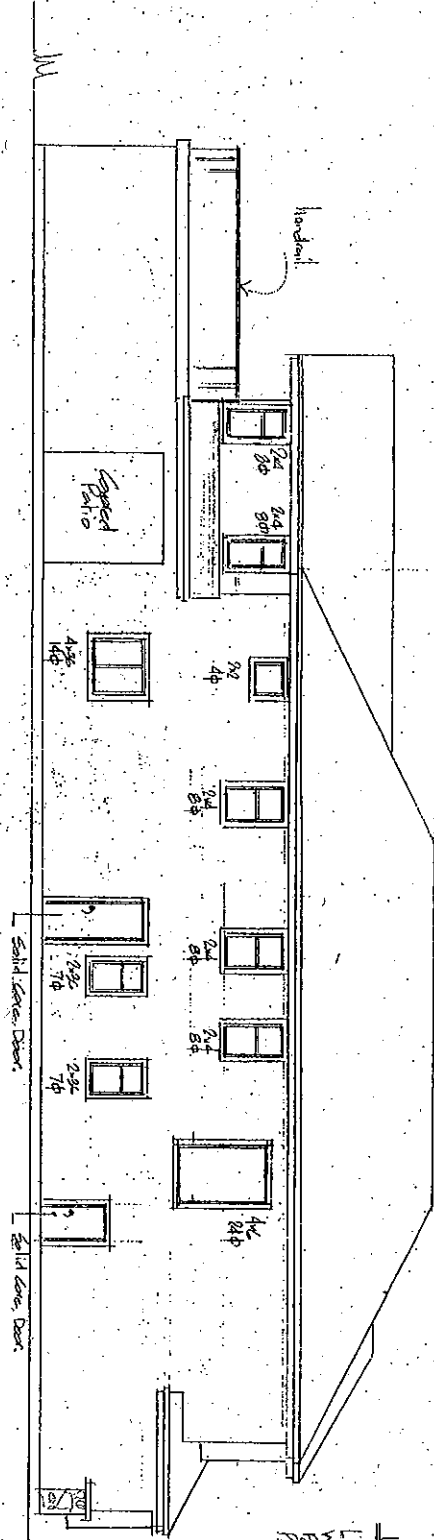
SCALE: N/A
COORDINATE: 08017
SHEET: **L3** OF 3

9988 DAYTON AVE.
RICHMOND B.C.
RZ 08-408508

9988 Dayton Ave.



Front Side View
(Foot of Residence)
Dayton Ave



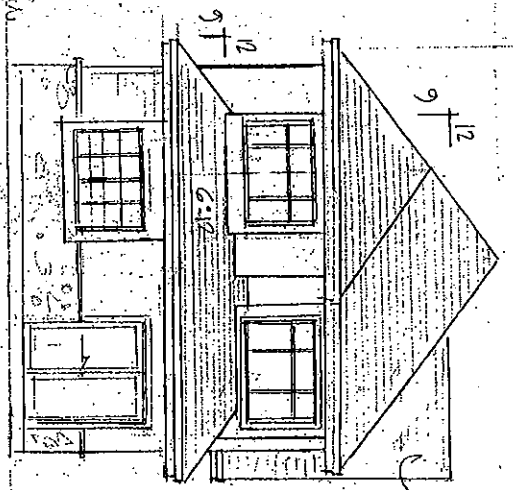
Side View
South Elevation

Unprotected Openings:
 Window Distance : 41' 0"
 Wall Area : 1,546.80 sq ft
 Unprotected Opening : 108.78 sq ft
 Proposed Openings : 100 sq ft

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Elevations - Scale 1/4" = 1'-0"

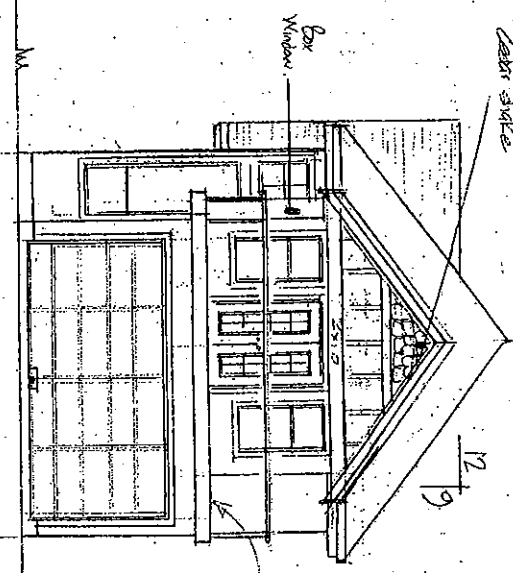
Sh # 5



Front View
(No. 4 Road)

Shiny Roofing

Dimensions: Scale 1/4" = 1'-0"



Rear View
(Lanes)

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Rezoning Considerations

9988 Dayton Ave.
RZ 08-408508

Prior to final adoption of Zoning Amendment Bylaw 8414, the following items are to be dealt with:

1. Dedication of 6 m of property along the entire west property line of the site for the proposed rear lane, and dedication of a 4 m x 4 m corner cut at the northeast corner of the site.
2. Submission of a final 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. The landscape plan should comply with the guidelines of the OCP's Arterial Road Redevelopment Policy, and should include at least two (2) trees per lot in the front yards (a mix of a minimum 5 cm deciduous calliper trees and 2 m high coniferous trees).
3. Registration of a legal agreement on title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed on one of the two future lots, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane only, with no access permitted to/from No. 4 Road or Dayton Road.
5. Registration of a flood indemnity covenant on title.

At future subdivision stage, the developer will be required to:

1. Enter into a standard Servicing Agreement for the design and construction of a laneway along the entire west property line of the site, from Dayton Avenue to the south property line. Lane works are to include: storm sewer, sand/gravel base, roll curb & gutter (both sides), asphalt paving, and lane lighting. Design is to include: water, storm and sanitary connections for each lot.
2. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee. Service connections will be paid via the Servicing Agreement.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8414 (RZ 08-408508)
9988 DAYTON AVENUE**

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 002-338-319
Lot 552 Section 22 Block 4 North Range 6 West
New Westminster District Plan 60087

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8414”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER