



To: Planning Committee
From: Brian J. Jackson
Director of Development

To Planning - May 21, 2008
Date: April 29, 2008
File: 12-8060-20-8371
RZ 07-372498

Re: Application by Urban Era Builders & Developers Ltd. for Rezoning at
4600 Steveston Highway from Single-Family Housing District, Subdivision
Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K)

Staff Recommendation

That Bylaw No. 8371, for the rezoning of 4600 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Brian J. Jackson
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Urban Era Builders and Developers Ltd. has applied to the City of Richmond for permission to rezone 4600 Steveston Highway (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit a subdivision to create three (3) residential lots fronting Trimaran Gate. The existing lane to the east of the subject site will be extended to Trimaran Gate as part of the rezoning.

Findings of Fact

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

Surrounding Development

- To the North: Along the north side of Steveston Highway, a mix of new and older character single-family dwellings and some older duplexes.
- To the East: Along the south side of Steveston Highway, newer single-family dwellings fronting Trimaran Gate on recently developed properties zoned Single-Family Housing District, Subdivision Area K (R1/K).
- To the South: Older character single-family dwellings on properties zoned Land Use Contract 15 (LUC15).
- To the West: On the west side of Trimaran Gate, three (3) newer single-family dwellings on properties zoned Single-Family Housing District, Subdivision Area B (R1/B).

Related Policies & Studies

Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for "Single-Family". The Proposed development is consistent with the Area Plan.

Lane Establishment and Arterial Road Redevelopment Policies

This Policy permits rezoning and subdivision along Steveston Highway where a municipal lane can be extended or started and made operational by connecting to an existing side street. A number of properties within this block of Steveston Highway, along the south side, have already been rezoned and subdivided into small lots (R1/K). While driveway access to the proposed lots would be provided from Trimaran Gate, the applicant will dedicate the area required to daylight the existing lane out to Trimaran Gate and construct the lane through a Servicing Agreement in keeping with the intent of the Arterial Road Redevelopment Policies.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of four (4) trees:

- three (3) bylaw-sized trees on the subject property; and
- one (1) bylaw-sized trees on the adjacent property to the south (11080 Trimaran Gate).

A Certified Arborist's report was submitted by the applicant in support of the application. Based on the comments of the Arborist Report, staff support the retention of the Cherry tree along the Steveston Highway frontage and the Dogwood tree located on the adjacent property to the south. Tree protection fencing must be installed prior to final adoption of the zoning bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

As a condition of rezoning, the applicant must submit a proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property within the drip line of this Cherry tree and Dogwood tree.

Staff support the removal of the Apple tree along the Trimaran Gate frontage on the basis of the tree condition. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, two (2) replacement trees with a minimum of 11cm calliper sizes are required.

The Arborist report has identified a Walnut tree in good condition which is required to be removed due to a conflict with the proposed shared driveway to the two (2) northern lots. Staff have explored alternate driveway configurations in an effort to retain this tree; however, due to the size and spread of the Walnut's canopy and its multi-branching habit, the shared driveway would have to be relocated to the south edge of the middle lot. This would eliminate any landscaping in the front yard of the middle lot to make room for an access easement for the northern lot, which is not a preferable option. Relocating this tree is also not viable due to existing canopy size. In light of these constraints, the applicant has agreed to provide a new Walnut replacement tree at 8 cm calliper minimum, in addition to the usual 2:1 replacement ratio, to be located on the development site at the corner of Steveston Highway and Trimaran Gate.

Landscaping

To illustrate how the front yard along Trimaran Gate and flanking side yard along Steveston Highway of the future corner lot will be treated, the applicant has submitted a Landscape Plan (**Attachment 4**) prepared by a registered landscape architect for the future lots in support of the application. The Landscape Plan indicates the front yard and flanking side yard will be landscaped with a mixture of small trees, shrubs and ground cover, and is considered in compliance with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy. Four (4) replacement trees at 11 cm calliper, one (1) Walnut tree at 8 cm calliper, and one (1) coniferous tree are included in the Landscape Plan. The applicant has also agreed to maintain a minimum 1.0 wide landscape strip along the Trimaran Gate frontage of the two (2) northern lots, except at the driveway crossing to screen the expansive pavement in the front yards of the two (2) future lots. In order to ensure that this work is undertaken, the applicant has

agreed to provide a landscape security in the amount of \$8,228.40 prior to final adoption of the rezoning bylaw.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 5**). The plans indicate that the main entrance to the future dwelling on the corner lot is from Trimaran Gate. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

As a condition of rezoning, the developer is required to dedicate 6m of property along the entire south property line of the site for proposed lane and dedicate additional property at the northwest corner of the site to increase the existing corner cut to 4 m x 4 m.

An independent review of local servicing requirements (storm and sanitary) has concluded that upgrades to the existing local storm sewer system are required to support the proposed development.

Prior to adoption of the rezoning bylaw, the developer will be required to enter into a standard Servicing Agreement for the design and construction of a laneway from Trimaran Gate connecting to the existing lane at the east property line of the site, as well as the storm sewer system upgrade as determined via the capacity analysis.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs as well as to provide underground Hydro, Telephone and Cable service connections for each lot.

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from Steveston Highway as per Bylaw No. 7222. A Covenant will be required to ensure that vehicular access to the two (2) northern lots will be via a single shared access minimum 12 m from the property line along Steveston Highway, and the vehicular access to the southern lot will be via a separate driveway along the north property line.

In order to ensure that there is adequate space in the front yard for the shared access and manoeuvring on site, the applicant has agreed to register on title a restrictive covenant to ensure all structures on the future two (2) northern lots will be setback a minimum of 7 m (23 ft.) from the front property line.

Affordable Housing

This application was submitted prior to Council's adoption of the interim and final Richmond Affordable Housing Strategy. No cash contribution for affordable subsidized rental housing or secondary suite for affordable low-end market rental housing purposes is required.

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.

Analysis**Development Proposal**

The developer's proposal is to subdivide the subject property into three (3) small single-family lots. Staff support the proposed rezoning to Single-Family Housing District, Subdivision Area K (R1/K) to facilitate a three-lot subdivision fronting onto Trimaran Gate based on the following:

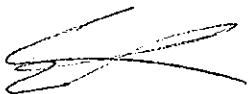
- The orientation of the future dwellings on these lots would be the same as the existing developments across Trimaran Gate to the west, and would create a consistent streetscape at this gateway to the internal subdivision.
- The lot width of the future lots would be comparable to the lots created in the otherwise two-lot subdivision fronting Steveston Highway with lane access in accordance with the Lane Establishment and Arterial Road Redevelopment Policies.
- Benefit to the community where the back lane south of Steveston would be made operational (dedicated and constructed) to Trimaran Gate.
- Benefit to the community where existing driveway on Steveston Highway would be removed.

Financial Impact or Economic Impact

None.

Conclusion

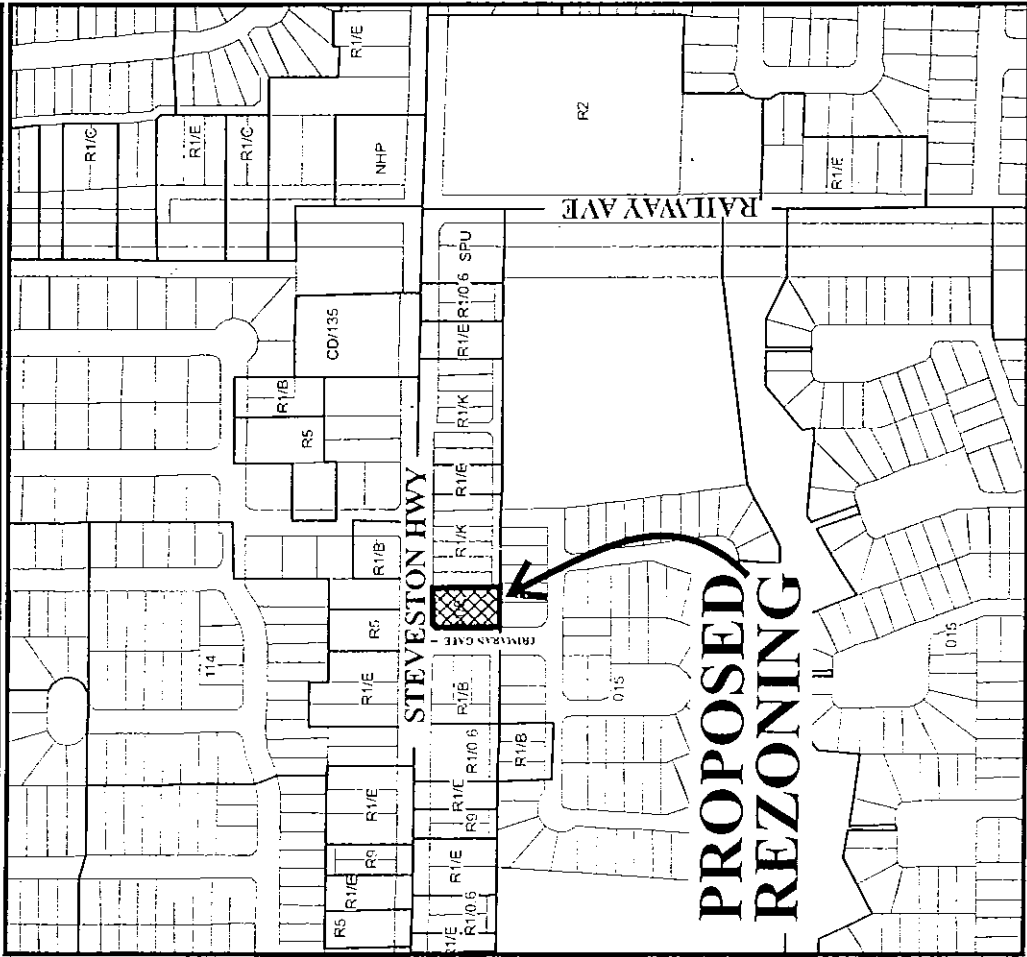
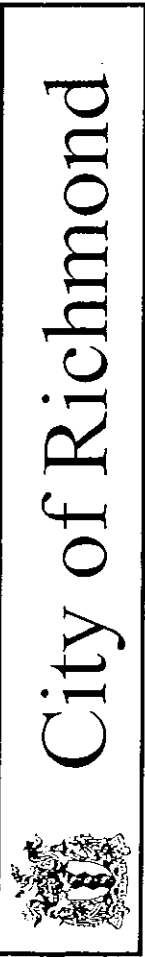
The rezoning application complies with all the land use designations contained within the Official Community Plan (OCP) and correspond to the existing development across Trimaran Gate. On this basis, staff recommend that the proposed development be approved.



Edwin Lee
Planning Technician – Design
(604-247-4121)

EL:blg

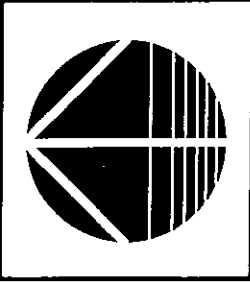
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey/Preliminary Subdivision Layout
- Attachment 4: Final Landscape Plan
- Attachment 5: Preliminary Building Elevations
- Attachment 6: Rezoning Considerations Concurrence



4591 20.12	4611 27.30	4651 20.12	1080 15.52
STEVESTON HWY			
30.15	31.68	31.68	31.71
11011	11031	11051	11071
12.50	12.00	12.00	12.00
TRIMARAN GATE			
25.79	46.00	48.90	25.93
10.16	10.16	10.16	10.16
4620	4620	4620	4620
37.92	37.92	37.92	37.92
16.36	12.19	12.19	12.19
30.48	30.48	30.48	30.48
19.82	11071	11080	12

Original Date: 06/05/07
 Revision Date:
 Note: Dimensions are in METRES

RZ 07-372498





RZ 07-372498

Original Date: 06/05/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-372498 **Attachment 2**

Address: 4600 Steveston Highway

Applicant: Urban Era Builders & Dev. Ltd.

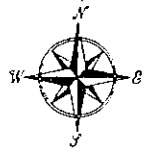
Planning Area(s): Steveston Area Plan (Schedule 2.4)

	Existing	Proposed
Owner:	Urban Era Builders & Developers Limited	To be determined
Site Size (m ²):	1,133 m ² (12,196 ft ²)	Three lots – ranging from 315 m ² (3,390 ft ²) to 355 m ² (3,821 ft ²)
Land Uses:	One (1) single-family residential dwelling	Three (3) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan – Single-Family	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area K (R1/K)
Number of Units:	1	3

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):	315 m ²	315 m ² to 355 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m (southern lot) Min. 7m (2 northern lots)	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

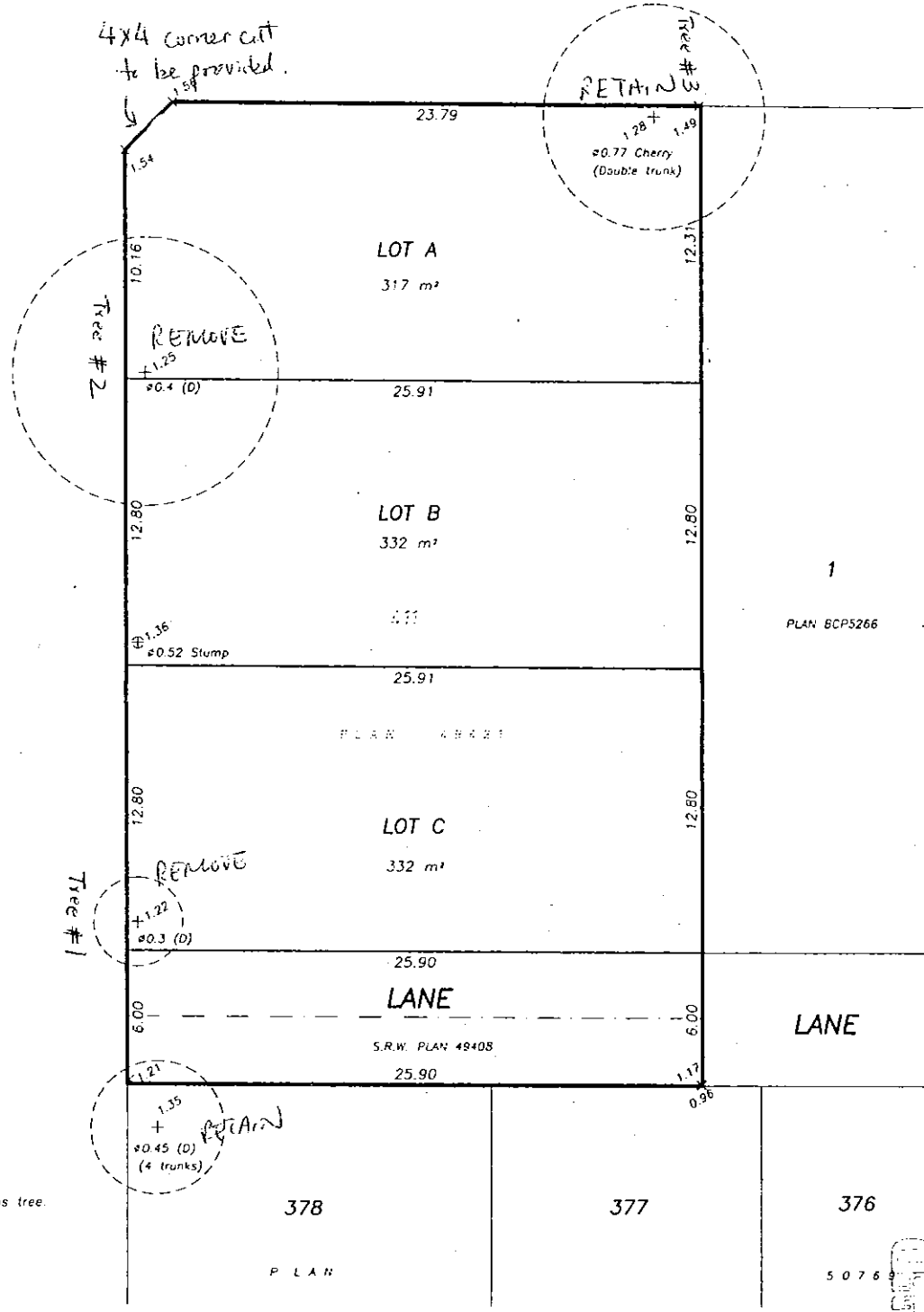
TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF
LOT 411 SECTION 2 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 49421



#4600 STEVESTON HIGHWAY,
RICHMOND, B.C.
P.I.D. 003-506-878

STEVESTON HIGHWAY

TRIMARAN GATE



LEGEND:
(D) denotes deciduous tree.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3237
FB-98 P45-49, 67
Drawn By: KA

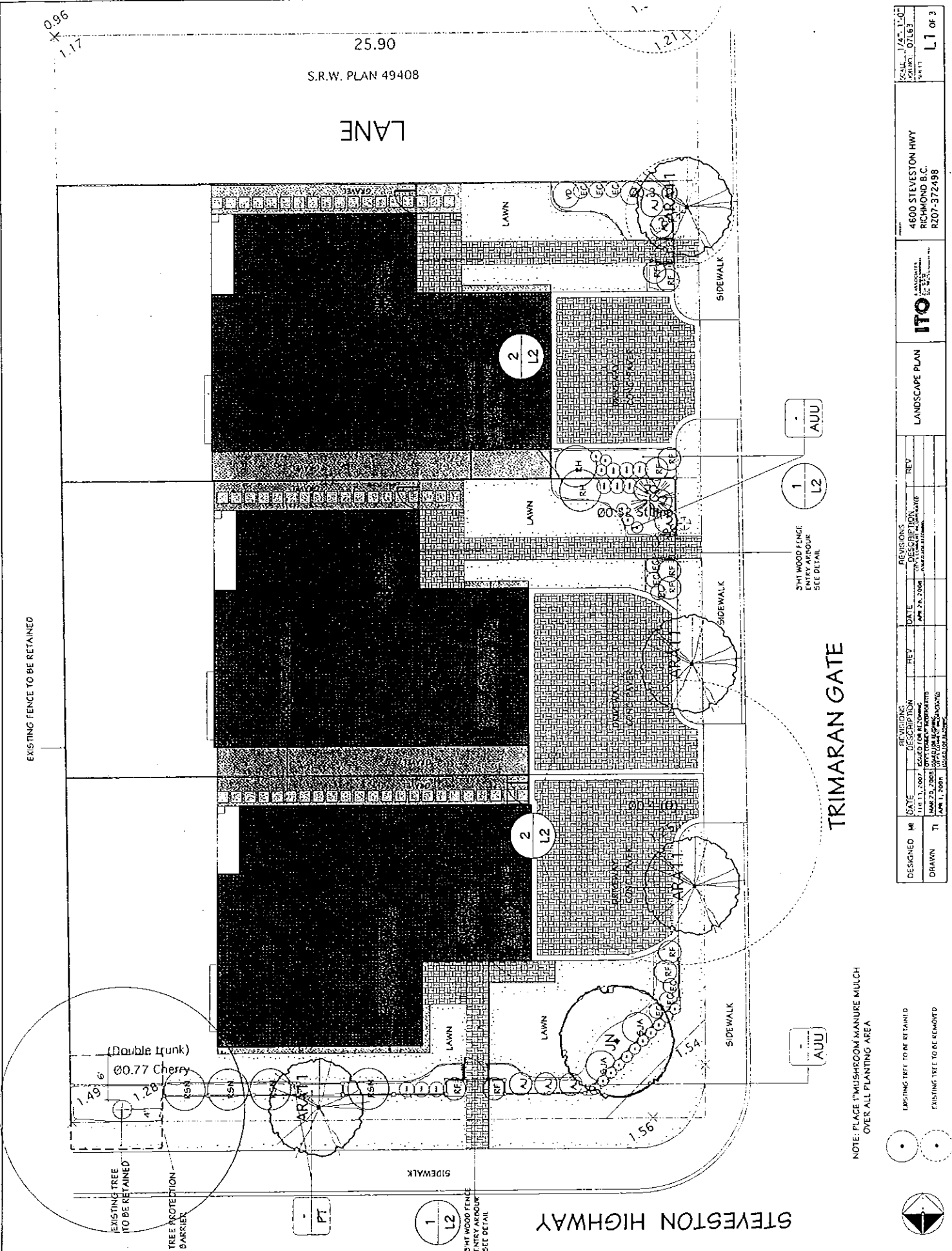
NOTE:
Elevations shown are based on
Richmond City Datum. (Published March 2007)
Bench Mark: Arrowhead on hydrant
located on the South-west corner of
Steveston Highway and Trimaran Gate.
B.M. elevation = 2.467 metres.

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

25.90
S.R.W. PLAN 49408

LANE

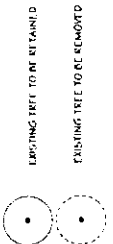
EXISTING FENCE TO BE RETAINED



TRIMARAN GATE

STEVESTON HIGHWAY

NOTE: PLACE 1" MUSHROOM MANURE MULCH OVER ALL PLANTING AREA



DESIGNED	DATE	REVISIONS	DATE	REV	REVISIONS	DATE	REV
M	MAY 11, 2007	DESIGNED FOR RESUBMIT	APR 24, 2008		REVISED FOR RESUBMIT	APR 24, 2008	
T	MAY 21, 2008	REVISED FOR PERMITS			REVISED FOR PERMITS		
		REVISED FOR PERMITS			REVISED FOR PERMITS		
		REVISED FOR PERMITS			REVISED FOR PERMITS		

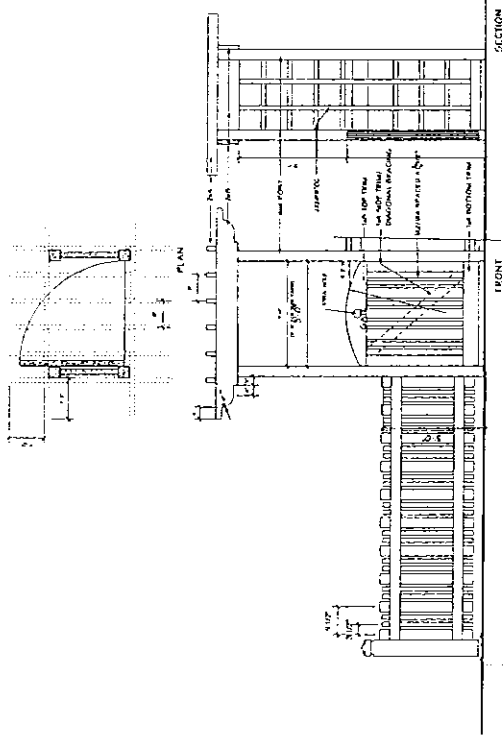
4600 STEVESTON HWY
RICHMOND B.C.
R207-372498

ITO LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN

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

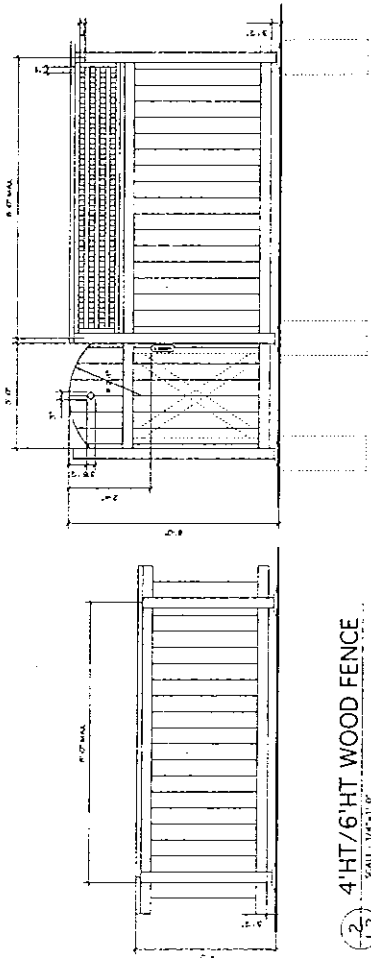
L1 OF 3



3' HT WOOD FENCE/ ENTRY ARBOUR

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

1
12



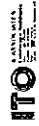
4' HT/6' HT WOOD FENCE

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

2
12

NOTE:
 ALL WOOD SHALL BE PRESSURE TREATED FIR S4S.
 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	REVISIONS	DATE	DESCRIPTION	REV
MI	APR 11, 2007	1	APR 27, 2008	REVISED FOR BIDDING	REV
TI	MAY 20, 2008	2	APR 1, 2007	PROVISIONALY RECORDED	
				DATE ISSUED FOR BIDDING	
				DATE OF REVISION	
				DATE OF REVISION	



4600 STEVESTON HWY
 RICHMOND B.C.
 RZ07-372498

SCALE AS SHOWN
 SHEET NO. 07LE3
 SHEET

DETAILS

L2 OF 3

PLANT LIST

PROJECT ADDRESS: 4600 STEVESTON HWY, RICHMOND

KEY QTY BOTANICAL NAME

COMMON NAME

SIZE

EXISTING TREE REPLACEMENT RATIONAL

4600 STEVESTON HWY, RICHMOND B.C. R207-372498

EXISTING TREE TO BE REMOVED	QTY	SIZE	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	1	Ø6CM CAL/3.5m HT.	2	2(C)	0
Ø40-50CM	1	Ø9CM CAL/5.0M HT.	2	2(D)	0
Ø40-50CM	1	Ø8CM CAL/4.0M HT.	0	1(D)	1

ARMSTRONG MAPLE 11.0cm CAL. B&B 1.8m STD.
 BLACK WALNUT 8.0cm CAL. 1.8m STD
 SERBIAN SPRUCE 2.0m HT. B&B

SHRUBS

AJ 9 AZALEA JAPONICA ** JAPANESE AZALEA #3 POT
 EC 9 ERICA CARNEA WINTER HEATHER #2 POT
 RH 2 RHODODENDRON RHODODENDRON #5 POT
 RSN 4 RIBES SANGUINEUM RED FLOWERING CURRENT #3 POT
 RF 10 ROSA FLOWER CARPET FLOWER CARPET ROSE #1 POT
 SJA 2 SPIRAEA JAPONICA 'ANTHONY WATERER' ANTHONY WATERER SPIRAEA #3 POT
 VD 1 VIBURNUM DAVIDI DAVID'S VIBURNUM #3 POT

GROUND COVERS

ALU 75 ARCTOSTAPHYLOS UVA URSI KINNICKINICK #5P3 POT
 PT 20 PACHYSANDRA TERMINALIS JAPANESE SPURGE #5P3 POT

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

BC 17 BERGENIA CRASSIFOLIA HEARTLEAF BERGENIA #1 POT
 CMA 9 CAREX MORROWII 'AUREO-VARIEGATA' CAREX #1 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 2 1/2" AROUND THE TREE.
- PLACE BARK MULCH (2") THROUGH OUT PLANTING AREA.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE BCNA 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	DATE	REVISIONS	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE	REV.
TI	APR 1, 2008	1	ISSUED FOR BIDDING	APR 28, 2008				
			ISSUED FOR BIDDING					
			ISSUED FOR BIDDING					

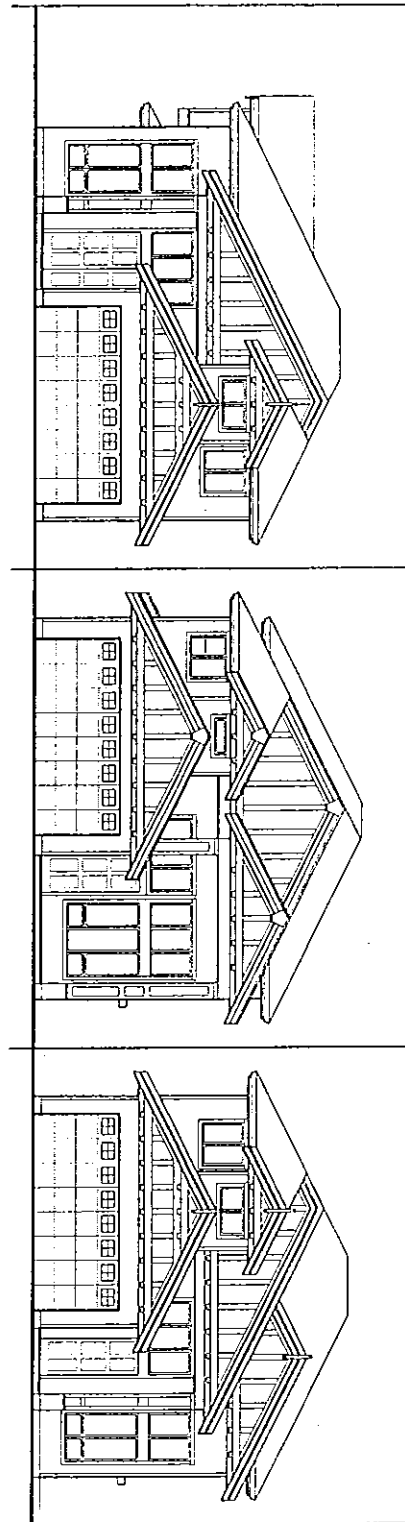
4600 STEVESTON HWY
 RICHMOND B.C.
 R207-372498

ITO

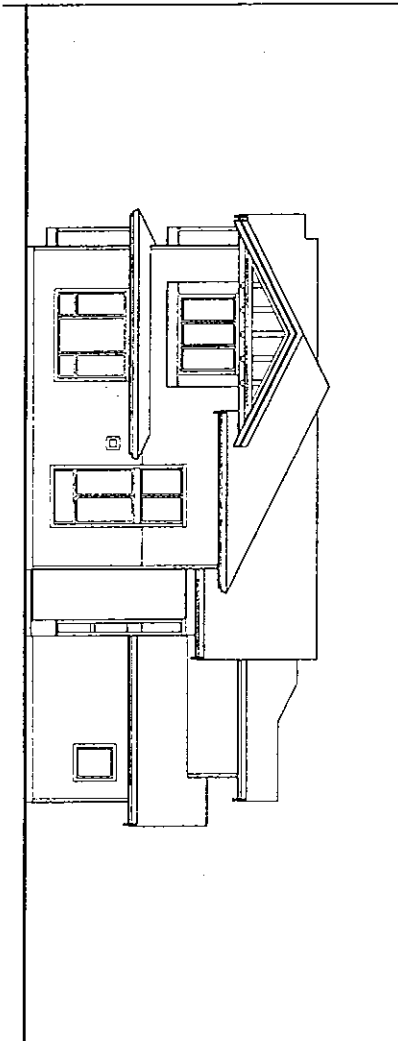
PLANT LIST


SCALE: N/A
 DRAWING NO: 07L
 PART: L3 OF 3

WEST ELEVATION (TRIMARAN GATE)



NORTH ELEVATION (STEVESTON HWY.)



Sheet No R22 Revision No. b	Project Title PROPOSED SINGLE FAMILY HOUSES 4600 STEVESTON HWY. RICHMOND, B.C.	No Date Revision a JAN 28 FOR REZONING/STEWSON b MAR 08 REV'D FOR REZONING/STEWSON	 cadlab design and development inc Tel: (604)618-3223 Fax: (604)241-5355 Email: ccc@cadlab.com www.cadlab.com
	Sheet Title ELEVATIONS	Scale 1"=10'-0" Date 15 MARCH 2008 Project No. H0299P	

Rezoning Considerations

4600 Steveston Highway
RZ 07-372498

Prior to final adoption of Zoning Amendment Bylaw 8371, the developer is required to complete the following:

1. Installation of appropriate tree protection fencing around the Cherry tree along the Steveston Highway frontage (4 ft. away from the west side of the stem and 6 ft. away from the south side of the stem) and the Dogwood tree located on the adjacent property to the south (along the common property line) on site prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site.
2. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property within the drip line of the Cherry tree along the Steveston Highway frontage and the Dogwood tree located on the adjacent property to the south (11080 Trimaran Gate). The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$8,228.40 for the landscape works as per the landscape plan attached to the report (Attachment 4).
4. Dedication of 6 m of property along the entire south property line of 4600 Steveston Highway for proposed lane.
5. Dedicate of property at the northwest corner of the site to increase the existing corner cut to 4 m x 4 m.
6. Registration of a flood indemnity covenant on title.
7. Enter into a standard Servicing Agreement for the design and construction of a laneway from Trimaran Gate connecting to the existing lane at the east property line of the site as well as the storm sewer system upgrade as determined via the capacity analysis:
 - a. Lane Works to include, but not limited to: storm sewer, sand & gravel base, roll curb & gutter, asphalt pavement, and lane lighting. Design to include water, storm & sanitary sewer connections for each lot.
 - b. Storm Upgrades to include upgrades of the 525 mm pipe fronting the development from SMH4049 to SMH827, (as depicted on the MPT analysis design dated September 18, 2007), to the appropriate calculated size.

Please note that prior to approval of Subdivision the developer is required to do the following:

1. Registration of a legal agreements on title to ensure:
 - a. Shared vehicle access to the two northern lots. The agreement must include language to ensure that vehicular access is via a single shared access a minimum 12 m from the Steveston Highway frontage;
 - b. All buildings and structures on the two northern lots are a minimum 7 m (23 ft.) from the front property line to ensure adequate vehicle manoeuvring space on site; and
 - c. Vehicule access to the southern lot is provided adjacent to the north property line or from the lane.

2. Payment of Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8371 (RZ 07-372498)
4600 STEVESTON HIGHWAY**

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, SUBDIVISION AREA K (R1/K)**.

P.I.D. 003-506-878

Lot 411 Section 2 Block 3 North Range 7 West New Westminster District Plan 49421

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8371**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER