



To: Planning Committee **Date:** August 16, 2010
From: Brian J. Jackson, MCIP **File:** RZ 10-531043
Director of Development
Re: Application by 0775007 BC Ltd. for Rezoning at 6731 Coltsfoot Drive/
6740 Riverdale Drive from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

Staff Recommendation

That Bylaw No. 8645, for the rezoning of 6731 Coltsfoot Drive/6740 Riverdale Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

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

Staff Report

Origin

0775007 BC Ltd. has applied to the City of Richmond for permission to rezone 6731 Coltsfoot Drive/6740 Riverdale Drive from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided into two (2) lots (**Attachment 1**). A conceptual site plan of the proposed development is included in **Attachment 2**.

Findings of Fact

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

Surrounding Development

The subject property is located in the Thompson planning area, on the corner of Riverdale Drive and Coltsfoot Drive. The surrounding area contains single detached housing and two-unit dwellings, with park and trail uses further east.

To the north, is a new dwelling under construction on a lot zoned “Single Detached (RS1/E)” fronting Riverdale Drive;

To the east, is an older dwelling on a lot zoned “Single Detached (RS1/E)” fronting Coltsfoot Drive;

To the south, immediately across Coltsfoot Drive, is an older dwelling on a lot zoned “Single Detached (RS1/E)”; and

To the west, immediately across Riverdale Drive, is an older dwelling on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The OCP’s Generalized Land Use Map designation for this property is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

The subject property is located within the area covered by Lot Size Policy 5473, adopted by City Council in 2005 (**Attachment 4**). The Lot Size Policy permits rezoning and subdivision in accordance with “Single Detached (RS1/E)” zoning, which allows for the creation of lots with a minimum frontage of 7.5 m, a minimum average lot width of 18 m, and a minimum of 550 m² in area.

Richmond's Zoning Bylaw 8500 (Section 2.3.7a) indicates that the Lot Size Policy provisions do not apply to land which is the site of a duplex and which is intended to be rezoned and subdivided into no more than two (2) lots (**Attachment 5**). This provision of the Zoning Bylaw was adopted by Council in 1996 (Bylaw 6584), to eliminate the need for a lot size policy study or lot size policy amendment for sites with duplexes as there is no resulting increase in unit density.

Public Input

In response to the placement of the rezoning sign on the subject property, staff received two phone calls from members of the neighbourhood who expressed concerns about redevelopment to smaller lot sizes. Staff provided clarification on the provision contained in Richmond's Zoning Bylaw 8500, which enables the rezoning and subdivision of duplex lots into no more than two (2) lots.

Staff Comments

Background

This neighbourhood has not experienced redevelopment through rezoning and subdivision to smaller lot sizes in recent years. Currently, there is one (1) other active application in this neighbourhood to rezone a duplex-zoned lot on Bellflower Drive to permit a subdivision to create two (2) lots.

Trees Protection & Landscaping

A Certified Arborist's Report 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:

- Two (2) bylaw-sized trees and various hedges and shrubs on the subject property; and
- One (1) undersized tree on the adjacent property at 6691 Coltsfoot Drive.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain the Deodar Cedar (Tree # 1) and to remove the Spruce (Tree # 2) and various other shrubs/hedges identified on the subject site. The Spruce has been previously topped and is in decline, while the various hedges and shrubs on-site are in poor condition and hold little landscape value. Written authorization for removal of the hedge straddling the east property line has been obtained from the adjacent owner of 6711 Coltsfoot Drive, and is on file. The undersized tree on the adjacent property at 6691 Coltsfoot Drive is far enough from the property line that it will not be impacted by proposed development at the subject site.

Tree protection fencing must be installed around the Deodar Cedar (Tree # 1) as recommended in the Arborist's Report (i.e. 5 m from the base of the tree to the north, east, and south, and adjacent to the City's sidewalk on the west side; no grade change can occur within this Critical Root Zone and retaining walls or perimeter drainage will need to be installed outside of this zone). Tree protection fencing must be installed to City standard prior to demolition of the

existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

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

To ensure survival of the Deodar Cedar (Tree # 1), the applicant must submit the following items as a condition of rezoning:

- A Contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone. The Contract must include the proposed number of site monitoring inspections (at which stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and
- A Survival Security to the City in the amount of \$1,000 (reflects the 2:1 replacement ratio at \$500/tree).

Based on the 2:1 replacement ratio goal in the OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of two (2) replacement trees are required to be planted and maintained on the future lots (minimum 10 cm calliper deciduous or 5.5 m high conifer). Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on each lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, and to enhance the subject property, the applicant has agreed to plant and maintain an additional two (2) trees (minimum 6 cm calliper deciduous or 3 m high conifer), for a total of four (4) trees on the future lots [two (2) per lot].

To ensure that the four (4) replacement trees are planted and maintained on the future lots, 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.

Affordable Housing

Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. 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. This legal agreement is a condition of 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 (i.e. \$5,813).

Existing Covenant

There is currently a covenant on the Title of the lot restricting the use of the property to a duplex. This covenant must be discharged by the applicant as a condition of rezoning.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

As a condition of rezoning, the applicant is required to dedicate a 3 m x 3 m corner cut for future road improvements.

Vehicular access to the proposed interior lot will be from Riverdale Drive. Vehicular access to the proposed corner lot will be restricted to Coltsfoot Drive, with no access permitted to Riverdale Drive.

Subdivision

At Subdivision stage, the applicant will be required to:

- pay Servicing Costs and pre-payment of 2011 taxes;
- register a restrictive covenant on Title to ensure that vehicular access to the proposed corner lot is from Coltsfoot Drive, at a minimum of 15 m from the curb face at Riverdale Drive. Access to the corner lot will not be permitted to Riverdale Drive.

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Analysis

The subject site is located in an established residential area consisting of single detached housing and duplexes. This redevelopment proposal would allow for the creation of two (2) lots, each with an average width of approximately 14 m and 513 m² in area. Consistent with the Zoning Bylaw provisions regarding the rezoning and subdivision of duplexes, there is potential for other properties with duplexes in this neighbourhood to apply to rezone and subdivide.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing duplex-zoned lot into two (2) smaller lots complies with Richmond Zoning Bylaw 8500 and applicable policies and land use designations contained within the OCP.

The list of rezoning conditions is included as **Attachment 7**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician

CL:blg

Attachments

Attachment 1: Location Map

Attachment 2: Conceptual Site Plan

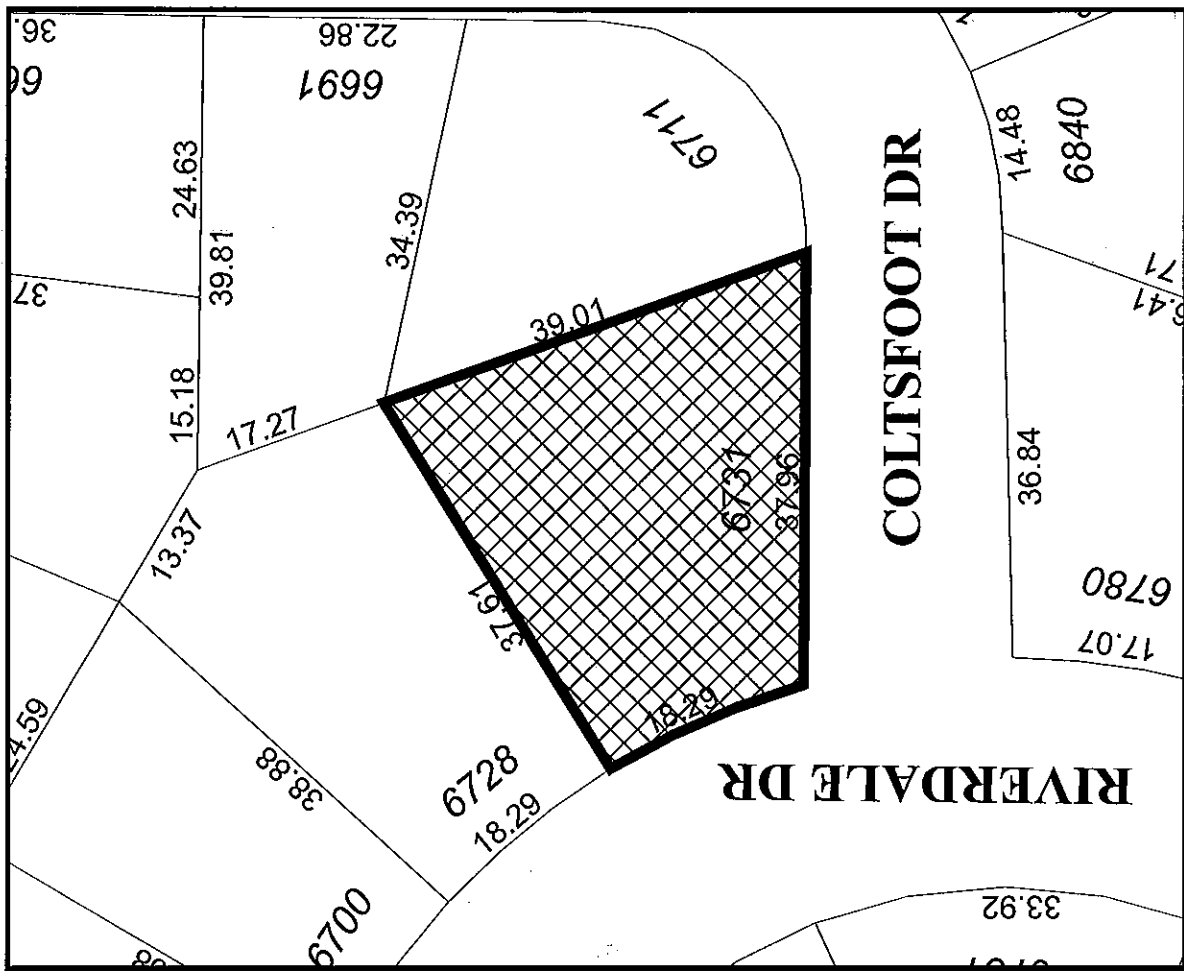
Attachment 3: Development Application Data Sheet

Attachment 4: Lot Size Policy 5473

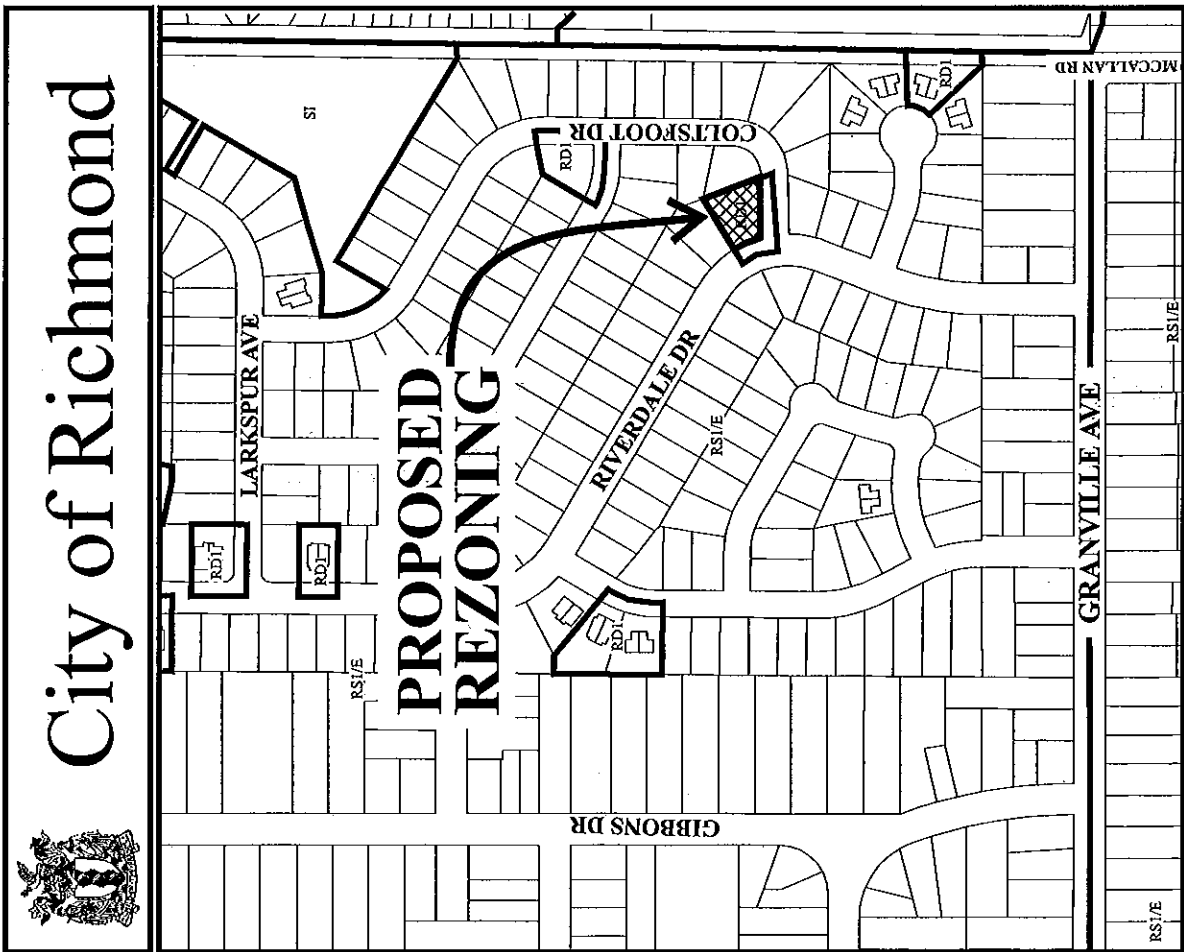
Attachment 5: Richmond Zoning Bylaw 8500 (Excerpt)

Attachment 6: Tree Retention Plan

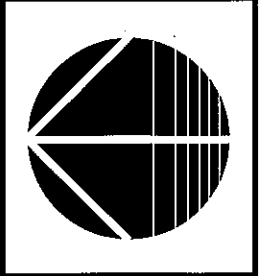
Attachment 7: Rezoning Considerations Concurrence

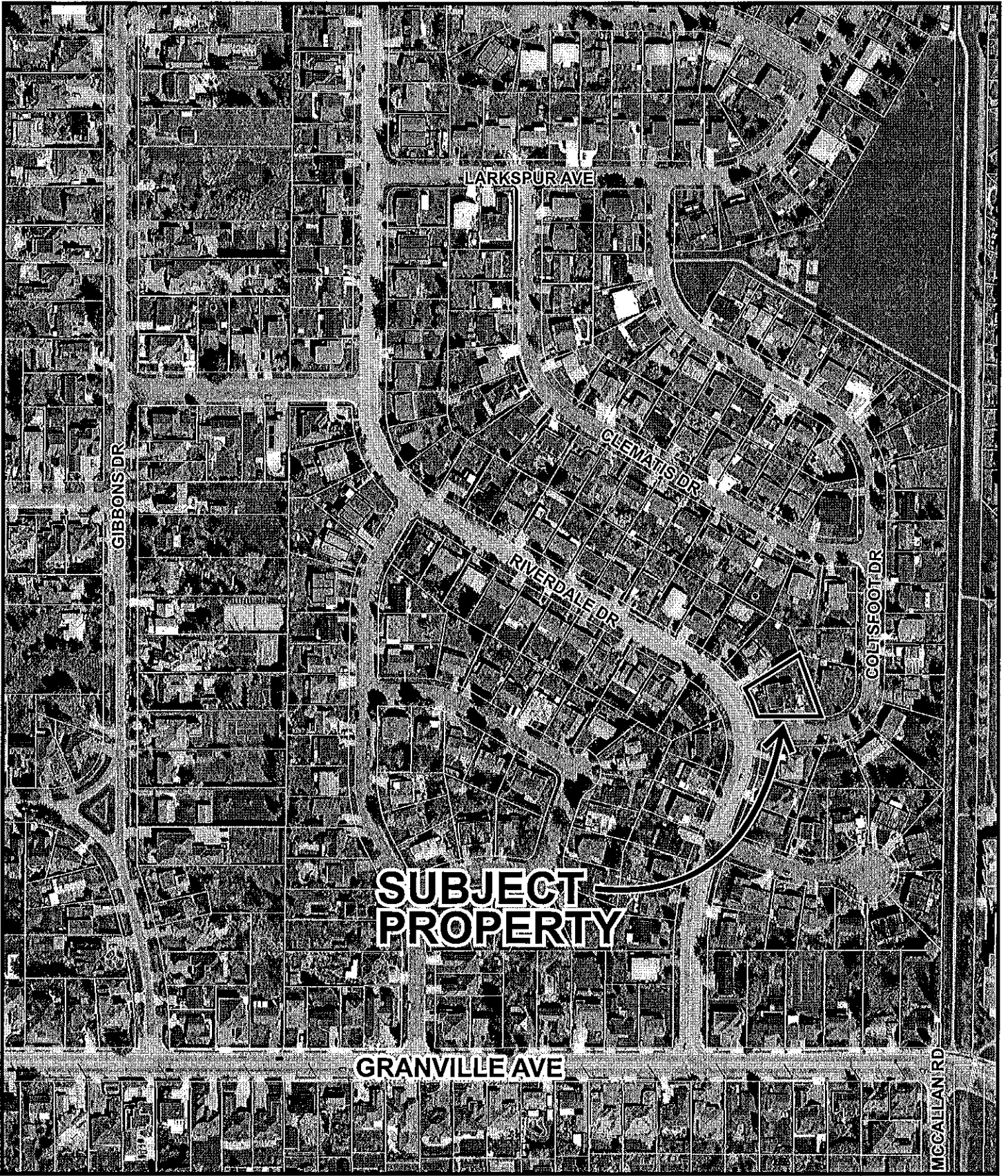


Original Date: 06/02/10
 Revision Date:
 Note: Dimensions are in METRES



RZ 10-531043



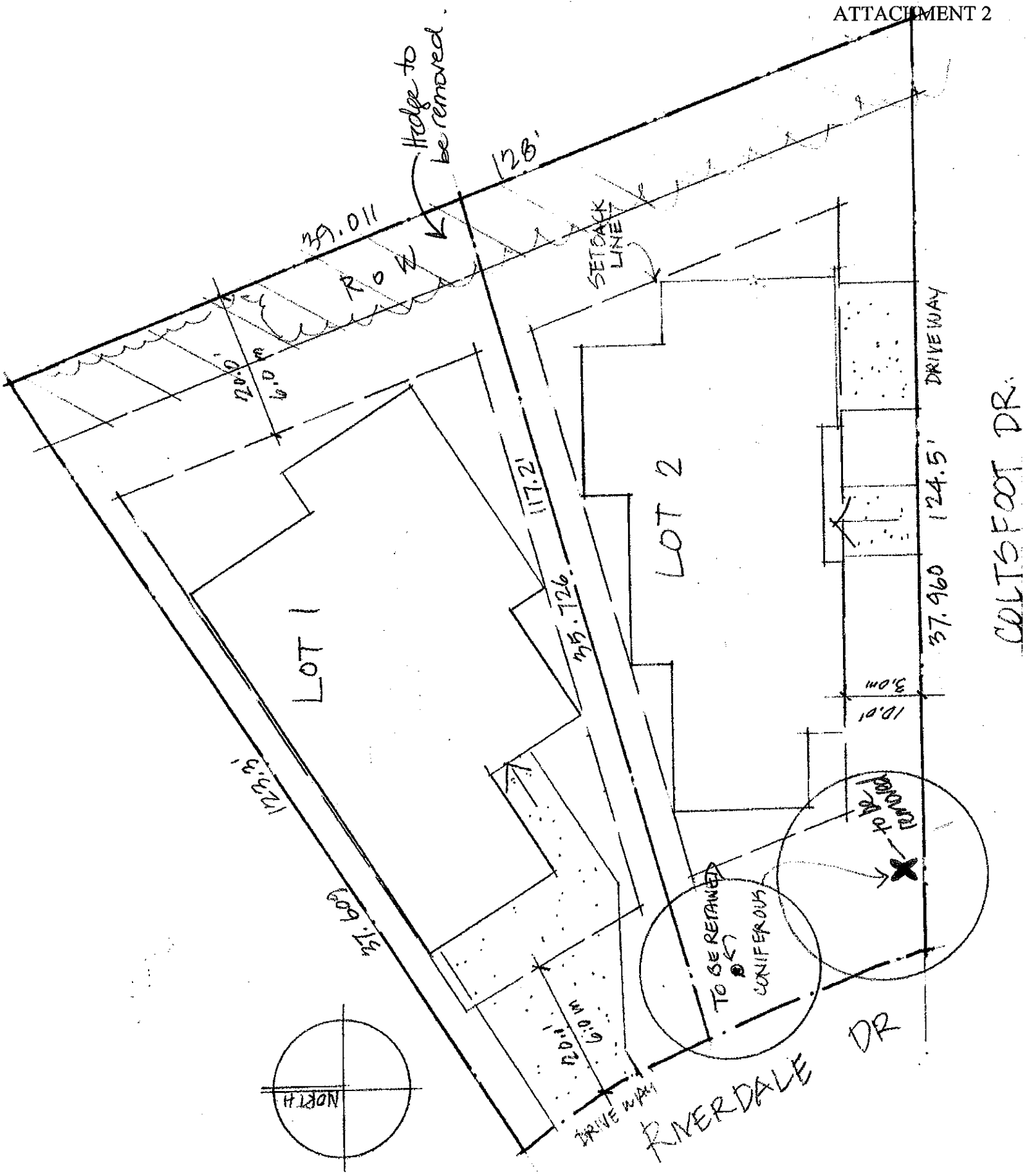


RZ 10-531043

Original Date: 06/02/10

Amended Date:

Note: Dimensions are in METRES



6731 Coltsfoot Dr

Scale: 1/16"=1'-0"

PLN - 51



City of Richmond

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

Development Application Data Sheet

RZ 10-531043

Attachment 3

Address: 6731 Coltsfoot Drive/6740 Riverdale Drive

Applicant: 0775007 BC LTD.

Planning Area(s): Thompson

	Existing	Proposed
Owner:	Azim Bhimani & Les Cohen	To be determined
Site Size (m²):	1,026 m ² (11,044 ft ²)	Two lots, each approx 513.2 m ² (5,524 ft ²)
Land Uses:	One (1) two-unit dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map Designation – "Neighbourhood Residential" Specific Land Use Map Designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	N/A
Lot Size Policy Designation:	<ul style="list-style-type: none"> Policy 5473 permits subdivision in accordance with RS1/E, RS2/E; Richmond's Zoning Bylaw 8500 (Section 2.3.7a) indicates that the Lot Size Policy provisions do not apply to land which is the site of a duplex and which is intended to be rezoned and subdivided into no more than two lots. 	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)

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	513.2 m ²	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	Min. 3.0 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: July 18th, 2005

POLICY 5473

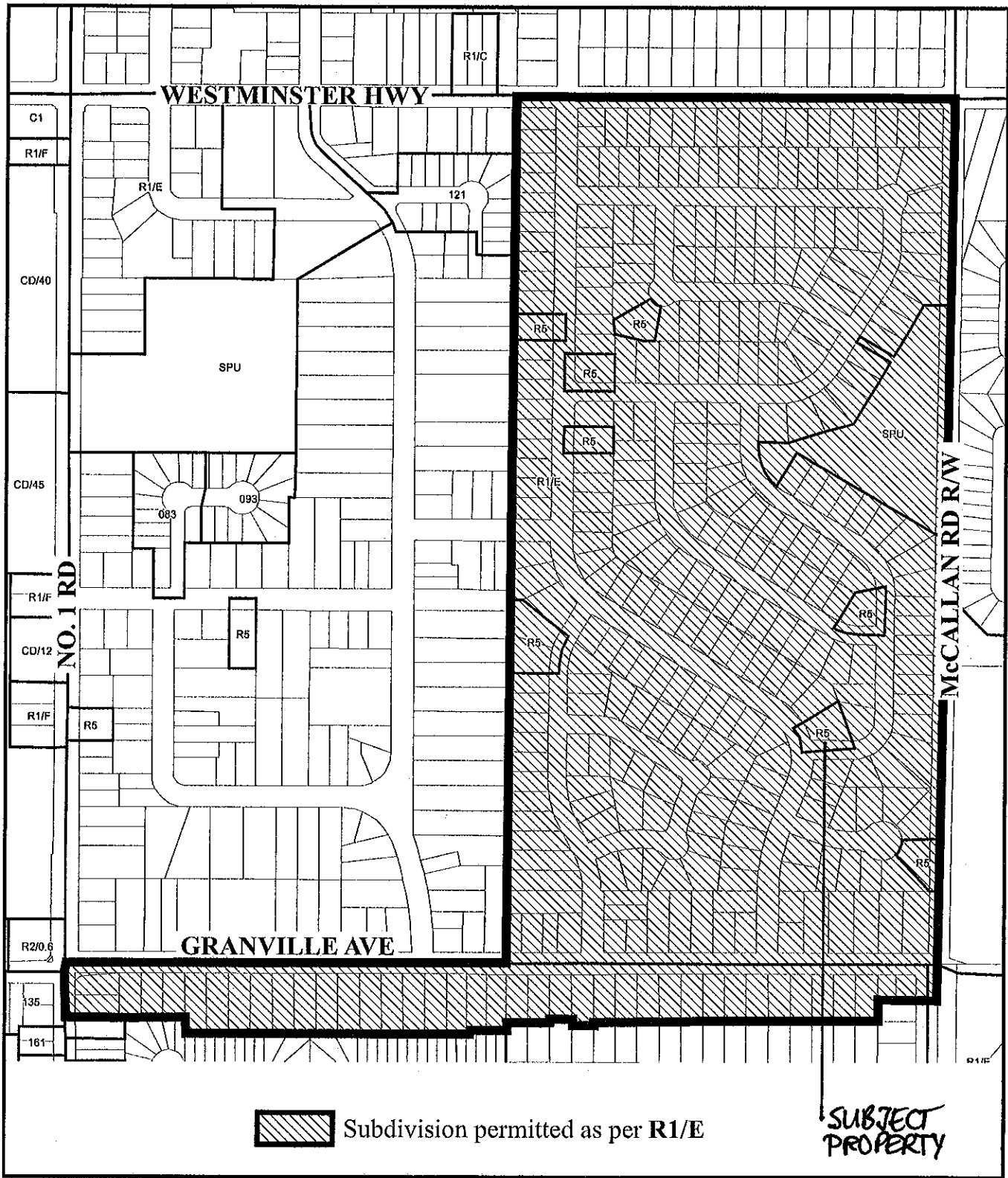
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-4-7 AND 14-4-7

POLICY 5473:

The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by **Granville Avenue, Westminster Highway, the McCallan Road Right-of-Way, and the property line to the rear of the properties on the west side of Mayflower and Riverdale Drive, and for the lots abutting Granville Avenue between Railway Avenue and No. 1 Road** in a portion of Section 14-4-7:

1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.
2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Property boundaries are outlined on the accompanying plan.
4. Multiple-family residential development shall not be permitted.



Policy 5473
Section 11-4-7 and 14-4-7

Adopted Date: 07/18/05

Amended Date:

Note: Dimensions are in METRES

Excerpt from Richmond Zoning Bylaw 8500**2.3. Applications for R1 Subdivision Areas**

- 2.3.1. Where an **owner** of land which is zoned R1 submits a rezoning application to transfer the land from one **subdivision** area to another **subdivision** area within the **zone** (i.e., RS1/E to RS1/A), staff shall report to the appropriate standing committee, or where necessary, directly to **Council**, and recommend whether such an amendment should be more appropriately considered in the context of setting a policy respecting **lot** sizes for a larger area and, if so, staff shall recommend the boundaries of such larger area.
- 2.3.2. Subject to the provisions of the Council Procedure Bylaw, the Committee, having considered the staff report, shall make a recommendation to **Council** as appropriate.
- 2.3.3. Where **Council** determines that consideration of a larger area is appropriate, **Council** shall first consider and determine a **lot** size policy for the larger area for a period of not less than five years, prior to approval of the rezoning. All subsequent rezoning applications within that same area shall be considered in conjunction with or in the context of the policy.
- 2.3.4. Notwithstanding Section 2.3.3, where a rezoning application is contrary to a lot size policy for a larger area which has been adopted by **Council** within the preceding five years, the current rezoning application shall be submitted to **Council**, and **Council** shall either direct staff to process the application in conjunction with a reconsideration of the policy or deny the application.
- 2.3.5. Where a **lot** size policy is proposed or is being amended, the policy and proposed amending bylaw shall be submitted to a public hearing. Notice shall be given to all affected property **owners** and tenants within the **lot** size policy area.
- 2.3.6. After a **lot** size policy has been considered at a public hearing, **Council** may, without further notice, adopt, amend, rescind, reaffirm or amend and then adopt the subject policy, or deal with a policy recommendation in any other manner provided for in the Council Procedure Bylaw.
- 2.3.7. Section 2.3 does not apply to land which is the subject of the application if:
- a) the land is the **site** of a legal **two-unit housing unit** and is intended to be subdivided into no more than two **single detached housing lots**;
 - b) the land is located along an **arterial road** and not within a **lot** size policy area that has been adopted within the previous five years; or
 - c) the land is located within an Area Plan or Sub-Area Plan of the **Official Community Plan**.
- 2.3.8. For the purposes of Section 2.3, the RS1, RS2 and RS3 **zones** are deemed to be interpreted as complying with the R1/A-H or R1/J-K zones with regard to any existing or proposed **lot** size policy.
- 2.3.9. Where there is a rezoning application along an **arterial road** in an existing **lot** size policy area that has been in place over five years, **Council** will determine whether to remove all the properties in the block which front the subject **arterial road** from the applicable **lot** size policy when considering the rezoning application.

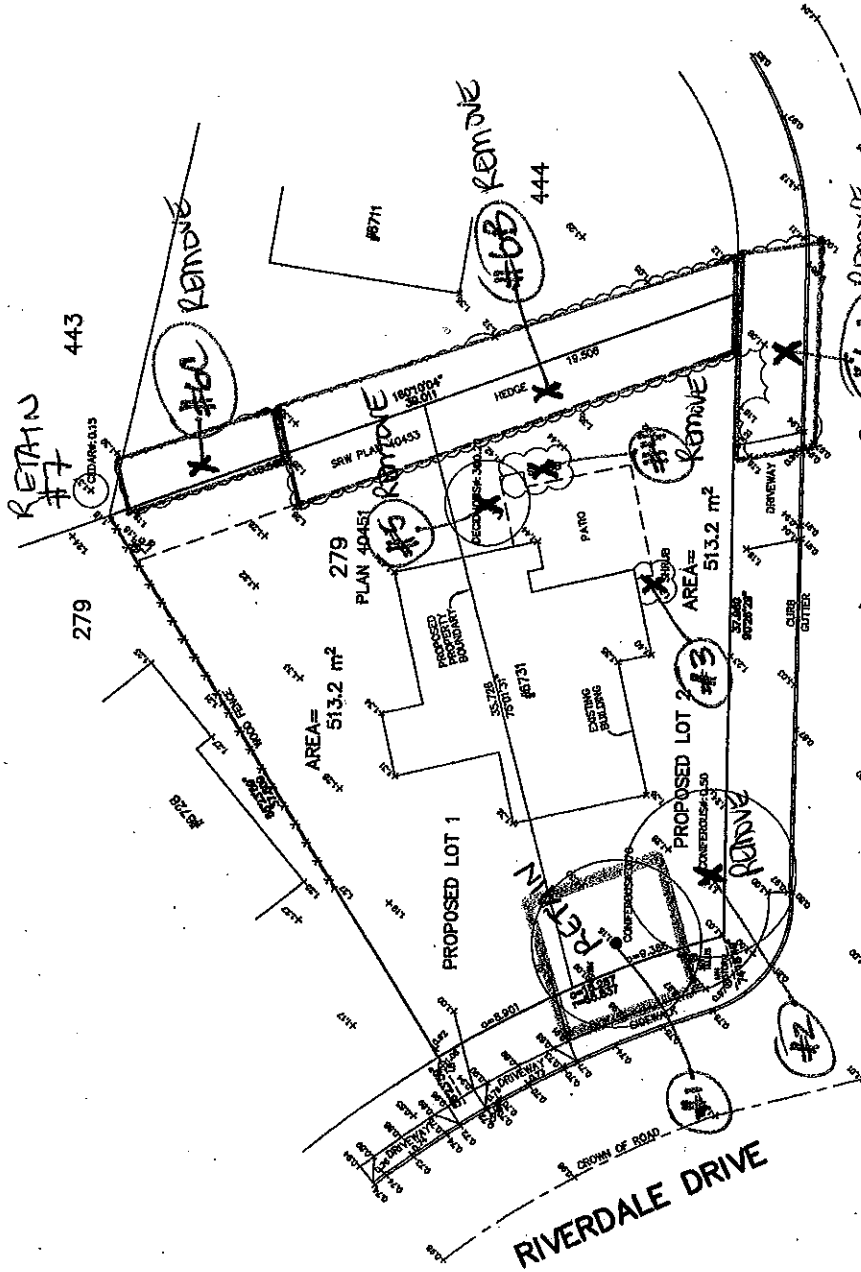
DATE OF SURVEY: APRIL 28, 2010
 BILLS
 [Signature]

**SURVEY PLAN OF LOT 280 SECTION 11 BLOCK 4 NORTH RANGE 7 WEST
 NEW WESTMINSTER DISTRICT PLAN 40451**

PARCEL IDENTIFIER (PID): 005-337-224

CIVIC ADDRESS
 #6731 COLTSFOOT DRIVE
 RICHMOND, B.C.

PLAN SHOWS ONE OF NUMEROUS POSSIBLE
 R1-B SUBDIVISION OPTIONS.



LEGEND
 SCALE 1:200



- ALL DISTANCES ARE IN METRES.
- X INDICATES SPOT ELEVATION
 - B/CB INDICATES CATCH BASIN
 - O/C INDICATES INSPECTION CHAMBER
 - C/LB INDICATES LAWN BASKIN
 - C/MH INDICATES MANHOLE
 - O/WM INDICATES WATER METER

TPZ
 X - removed

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE NATIONAL DATUM (NAD 83) WITH AN ELEVATION OF 1120 METRES (734888).
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL SURVEYS.
- ALL DESIGNATED TREES AS SHOWN BY THE CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

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MATSON PECK & TOPLESS

SURVEYORS & ENGINEERS
 #620 - 11120 HORSESHOE WAY
 RICHMOND, B.C. V7A 5H7
 TEL: 604-270-3331
 FAX: 604-270-4137
 CANFILE: 16362-001-TP6-00000

CLIENT REF: AZIM BHIMANI & LES ORHEN

R-10-16362-TP6

Rezoning Considerations
6731 Coltsfoot Dr/6740 Riverdale Dr
RZ 10-531043

Prior to final adoption of Zoning Amendment Bylaw 8645, the applicant is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) replacement trees [two (2) per future lot], with a minimum of 10 cm calliper deciduous or 5.5 m high conifer.
2. Submission of a Survival Security to the City in the amount of \$1,000 for the Deodar Cedar (Tree # 1).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works to be conducted with the Tree Protection Zone of the Deodar Cedar (Tree # 1). The Contract must include the scope of work to be undertaken, the proposed number of site monitoring inspections (at which stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Dedication of a 3 m x 3 m road corner cut at Coltsfoot Drive and Riverdale Drive.
5. Discharge covenant AD237466 that currently exists on Title, which restricts the use of the property to a duplex.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) new lots created, 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 prior to final adoption of the rezoning bylaw about the affordable housing option selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single detached dwellings (\$5,813) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

7. Registration of a flood indemnity covenant on Title.

Prior to Demolition stage, the applicant will be required to:

- Install Tree Protection Fencing around the dripline of the Deodar Cedar (Tree # 1), a minimum of 5 m from the base of the tree to the north, east, and south, and adjacent to the City's sidewalk on the west side. No grade change can occur within this Critical Root Zone and retaining walls or perimeter drainage will need to be installed outside of this zone.

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

At Subdivision stage, the applicant will be required to:

- Pay Servicing Costs and pre-payment of 2011 taxes;
- Register a restrictive covenant on Title to ensure vehicular access for the future corner lot is to/from Coltsfoot Drive (at a minimum of 15 m from the curb face at Riverdale Drive), with no access permitted to/from Riverdale Drive.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8645 (RZ 10-531043)
6731 COLTSFOOT DRIVE/6740 RIVERDALE DRIVE

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. 005-337-224
Lot 280 Section 11 Block 4 North Range 7 West
New Westminster District Plan 40451

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8645".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval box with fields for signatures and titles: CITY OF RICHMOND, APPROVED by, APPROVED by Director or Solicitor.

MAYOR

CORPORATE OFFICER