



To: Planning Committee **Date:** June 22, 2009

From: Brian J. Jackson, MCIP **File:** RZ 09-461562
Director of Development

Re: **Application by Pacific Coastal Homes Ltd. for Rezoning at 4311 Garry Street from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

That Bylaw No. 8508, for the rezoning of 4311 Garry Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", 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
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Pacific Coastal Homes Ltd. has applied to the City of Richmond for permission to rezone 4311 Garry Street from "Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)" to permit the property to be subdivided into two (2) single-family residential lots (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The surrounding area is an established residential neighbourhood consisting of a mix of large lots with older single-family dwellings constructed in the mid 70's, 80's and early 90's and small lots with newer dwellings created through subdivision. Other land uses also exist in the neighbourhood (i.e. institutional, multi-family, public open space).

To the North, are two (2) older character dwellings fronting Windjammer Drive on lots under Land Use Contract 015;

To the East, is a newer dwelling constructed in the early 90's on a lot zoned "Single-Family Housing District, Subdivision Area B (R1/B)";

To the South, immediately across Garry Street, is an older character dwelling on a lot zoned "Single-Family Housing District, Subdivision Area E (R1/E)", with the Steveston Buddhist Temple immediately southeast of the subject site on a lot zoned *Assembly District (ASY)*; and

To the West, are two (2) older character dwellings on lots zoned "Single-Family Housing District, Subdivision Area E (R1/E)", with McMath Secondary School further west.

Related Policies & Studies

Official Community Plan

The Steveston Area Plan's land use designation for the subject site is "Single-Family". This redevelopment proposal is consistent with this designation.

Lot Size Policy 5471

The subject site is located within the area covered by Lot Size Policy 5471 (adopted by Council July 29, 2002)(**Attachment 3**). This Policy permits rezoning and subdivision of lots on this section of Garry Street in accordance with "Single-Family Housing District, Subdivision Area A (R1/A)". This redevelopment proposal would enable the property to be subdivided into two (2) lots, each approximately 10 m (32 ft.) wide and 357 m² (3,842 ft²) in area.

Staff Comments

Background

Since the adoption of the Lot Size Policy in 2002, much of this area has undergone redevelopment to smaller lot sizes or townhouses in accordance with the Policy. Currently, there is one (1) other active rezoning application for similar redevelopment in this area (RZ 09-465180 at 4900 Garry Street).

Tree Preservation & Landscaping

A Survey submitted by the applicant shows the location of bylaw-sized trees on-site and immediately adjacent to the subject site (**Attachment 4**). A Certified Arborist's Report submitted by the applicant identifies tree species, assesses tree health and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses seven (7) trees and two (2) hedgerows on or within close proximity to the subject site. Report recommendations are summarized below:

- retention of two (2) bylaw-sized trees on the subject site and one (1) bylaw-sized tree located on City property in the boulevard along Garry Street (Tree # 64, 68, 69);
- retention of one (1) hedgerow on the neighbouring property to the northwest (4260 Windjammer Drive) and one (1) tree (Tree # 70) on the neighbouring property to the northeast (4280 Windjammer Drive);
- removal of one (1) hedgerow bordering the west property line from the subject site, and removal of three (3) bylaw-sized trees from the subject site (Tree # 65, 66, 67) on the basis of health, condition, and conflict with proposed development.

The City's Tree Preservation Coordinator and the City's Parks' Arborist have reviewed the Arborist Report and concur with these recommendations.

Tree protection fencing must be installed around Trees # 64, 68, 69, and 70 on the subject site and on City property in the boulevard along Garry Street. Tree protection fencing must be installed to City standards and in accordance with the specifications provided in the Certified Arborist's Report prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed.

To ensure the survival of Trees # 64, 68, and 69, the applicant is required to submit a Survival Security to the City in the amount of \$3,000 prior to final adoption of the rezoning bylaw. In addition, as a condition of rezoning, the applicant is required to submit a contract with a Certified Arborist to supervise on-site works conducted within the driplines of Trees # 64, 68, 69, and 70. The contract should include the scope of work to be undertaken, as recommended in the Arborist's Report, including but not limited to:

- the number of proposed site inspections;
- supervision of perimeter drainage installation;
- tree well design specifications; and
- the preparation of a post-construction impact assessment report and letter of compliance to be submitted by the Arborist to the City for review.

Based on the Official Community Plan's (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of six (6) replacement trees are required to be planted on-site, with the following minimum calliper sizes:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	20-30 cm	4	6 cm		3.5 m
1	41-50 cm	2	9 cm		5 m

Due to the number of trees being retained on-site and the limited space available in the yards of the future lots, the applicant has agreed to plant and maintain a total of four (4) trees on the future lots and provide a contribution of \$1,000 to the City's Tree Compensation Fund in-lieu of planting the three (3) remaining replacement trees (\$500/tree).

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.

Affordable Housing

City 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/ft² of total building area toward the Affordable Housing Reserve Fund.

In accordance with the Interim Strategy, the applicant has agreed to provide a voluntary contribution towards the Affordable Housing Reserve based on \$1.00 per ft² of total building area of the single-family developments (i.e. \$4,234).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to the site at future development stage will be from Garry Street.

Flood Management

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 pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

This development proposal is consistent with Lot Size Policy 5471 and is located within an established residential neighbourhood that has a strong presence of small lots zoned Single-family Housing District, Subdivision Area A (R1/A), created from larger lots. Several remaining lots zoned Single-Family Housing District, Subdivision Area E (R1/E) along Garry Street have the potential to rezone and subdivide.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots (each approximately 10 m (32 ft) wide) complies with Lot Size Policy 5471, all applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment in the surrounding area.

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

On this basis, staff recommends support of the application.



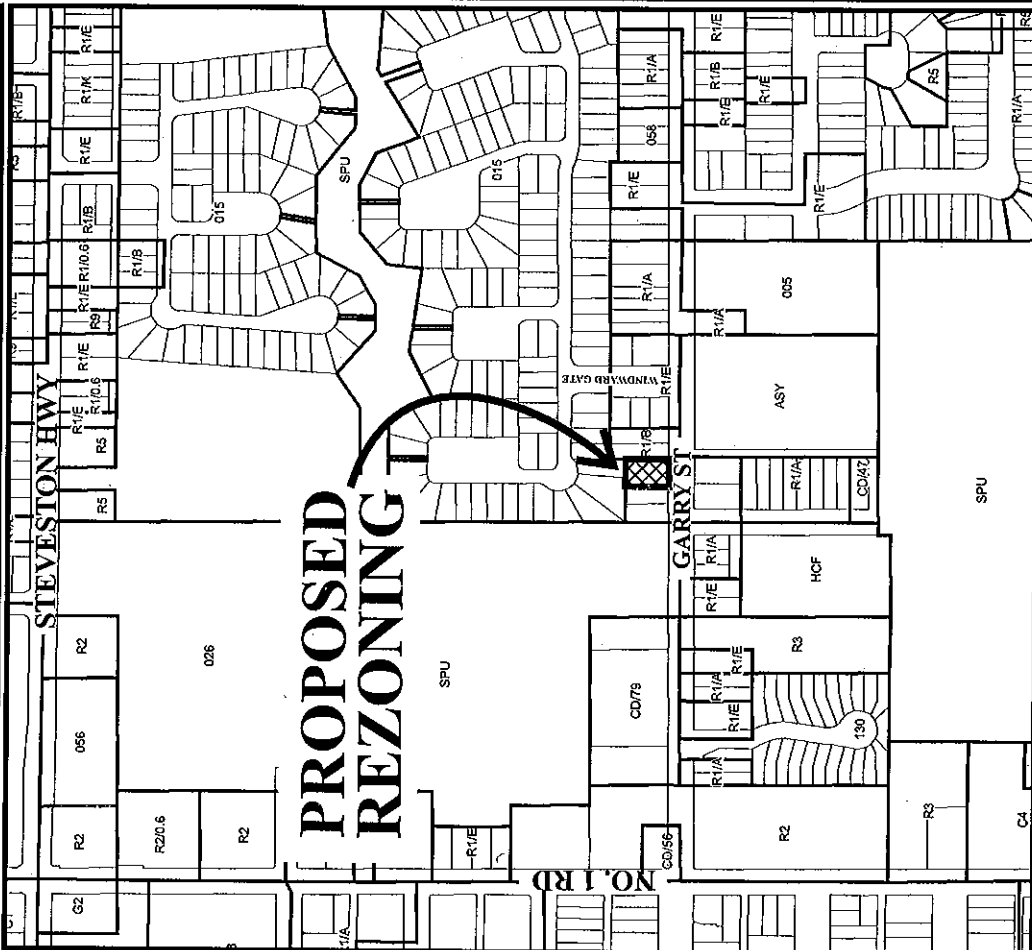
Cynthia Lussier
Planning Assistant
(604-276-4108)

CL:blg

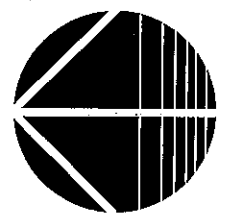
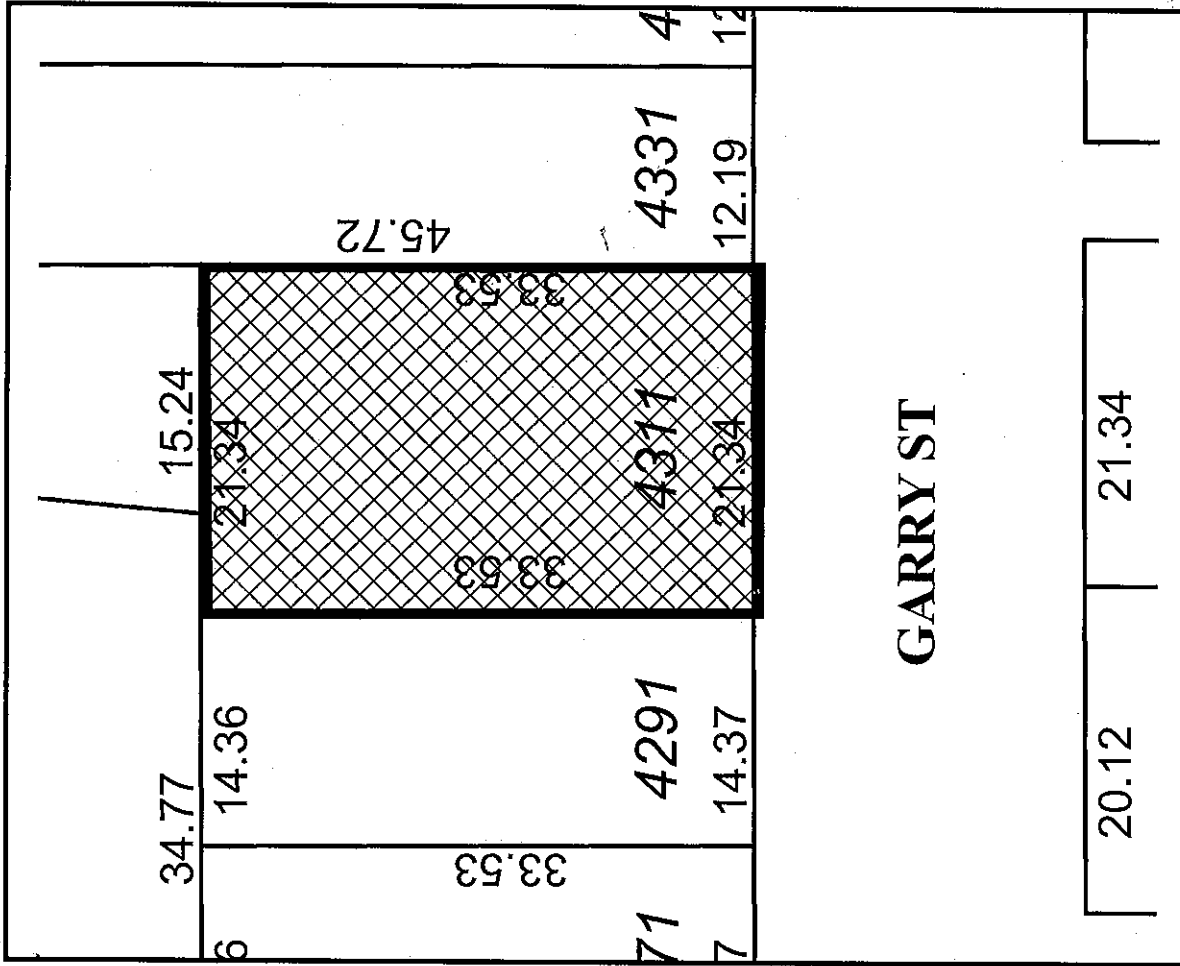
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5471
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond



**PROPOSED
REZONING**



RZ 09-461562

Original Date: 03/12/09

Revision Date:

Note: Dimensions are in METRES



RZ 09-461562

Original Date: 03/12/09

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 09-461562 **Attachment 2**

Address: 4311 Garry Street

Applicant: Pacific Coastal Homes Ltd

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Michael & Tina MacGowan	To be determined
Site Size (m²):	Approx 715 m ² (7,697 ft ²)	Two (2) lots – each approximately 358 m ² (3,848 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Policy 5471 permits subdivision to "Single-Family Housing District, Subdivision Area A (R1/A)" along this section of Garry Street.	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area A (R1/A)
Number of Units:	1	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):	270 m ²	358 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

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council – July 29, 2002	POLICY 5471
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7	

POLICY 5471:

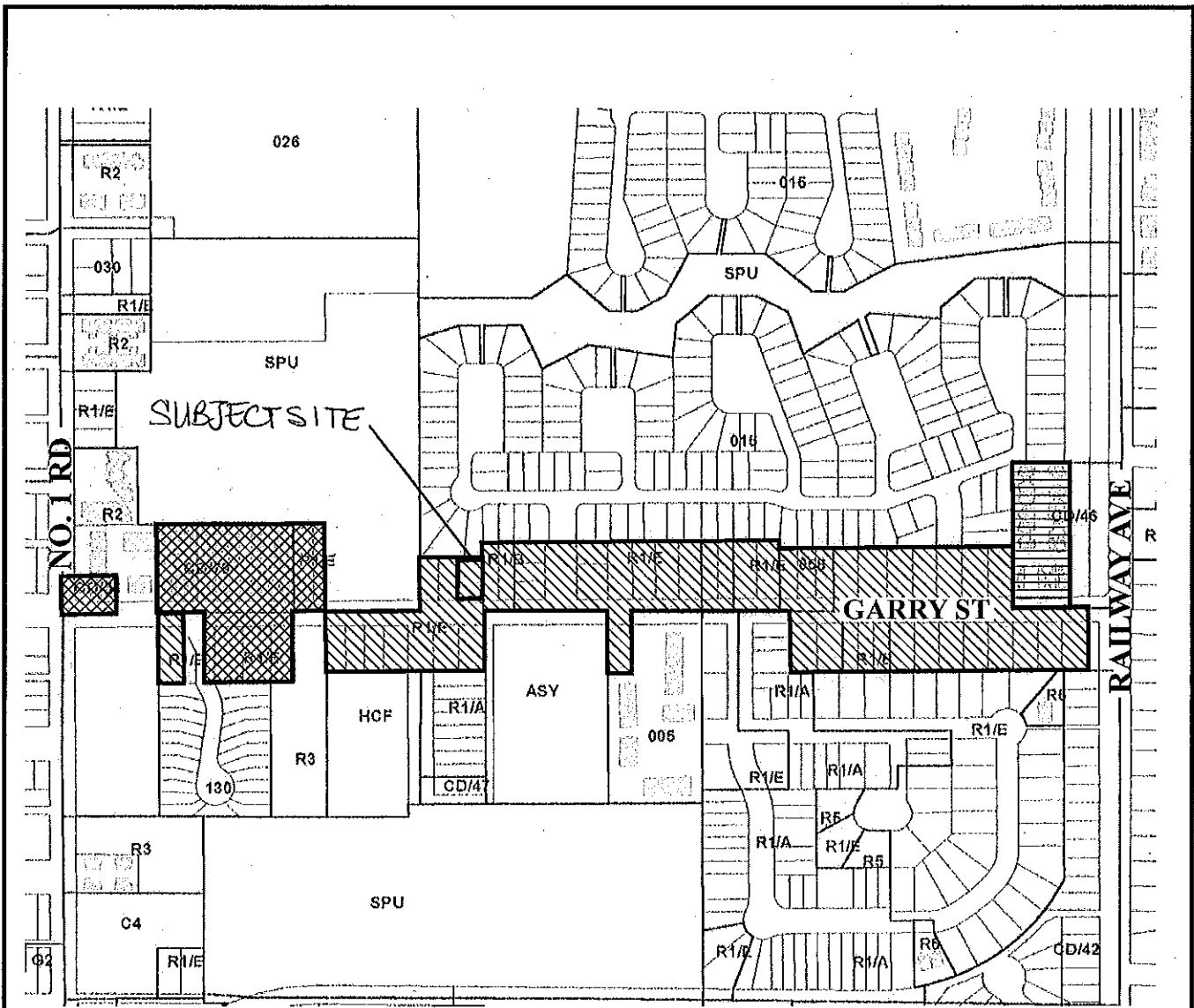
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy 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.

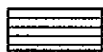
ENTERED



Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)



Townhouse or single-family lots.



16 detached townhouse units that resemble single-family homes.



Policy 5471 Section 02-3-7

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES

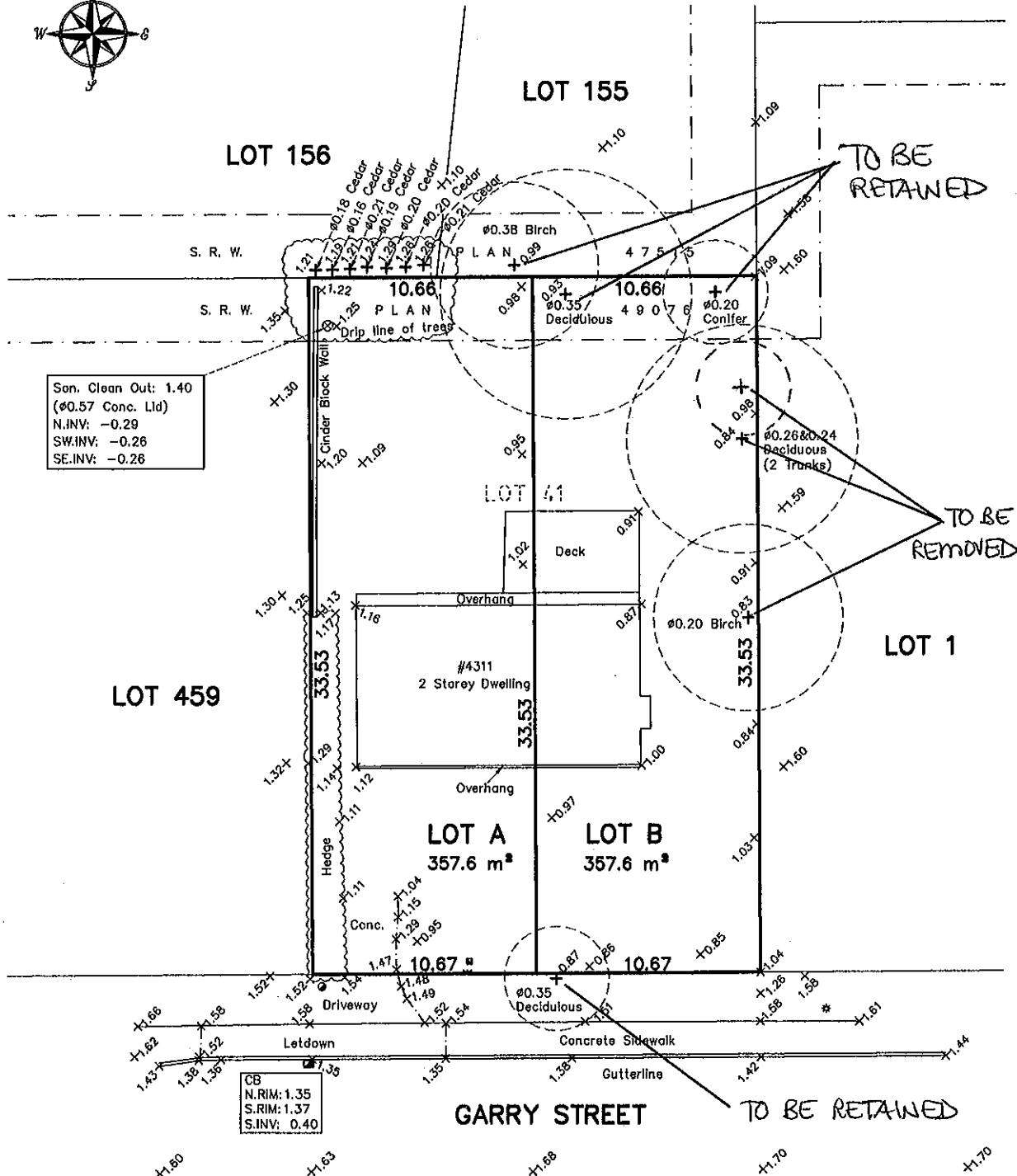
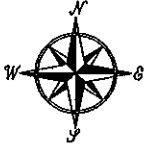
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 41 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 28779

#4311 GARRY STREET
 RICHMOND, B.C.
 P.I.D 004-279-531

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



San. Clean Out: 1.40
 (Ø0.57 Conc. Lid)
 N.INV: -0.29
 SW.INV: -0.26
 SE.INV: -0.26

CB
 N.RIM: 1.35
 S.RIM: 1.37
 S.INV: 0.40

LEGEND:

- ⊙ denotes tree location with drip line
- denotes power pole
- ☑ denotes catch basin
- * denotes lamp standards
- ∞ denotes water valve
- ⊠ denotes water meter

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.

© 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. 3606
 FB-129 P45-46, FB-133 P100-101

PLAN 55

Rezoning Considerations
4311 Garry Street
RZ 09-461562

Prior to final adoption of Zoning Amendment Bylaw 8508, the following items are to be addressed:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the driplines of Trees # 64, 68, 69, and 70 (identified in the Arborist Report prepared by Pacific Sun Tree Services). The contract should include the scope of work to be undertaken, as recommended in the Arborist's Report, including but not limited to:
 - a) the number of proposed site inspections;
 - b) supervision of perimeter drainage installation;
 - c) tree well design specifications; and
 - d) the preparation of a post-construction impact assessment report and letter of compliance to be submitted by the Arborist to the City for review.
2. Submission of a Security to the City of Richmond in the amount of \$3,000 to ensure the survival of Trees # 64, 68, and 69 (identified in the Arborist Report prepared by Pacific Sun Tree Services). The City will retain 90% of the security until the proposed landscaping is planted on-site and a final Building Permit inspection is granted, with the remaining 10% of the security released one (1) year after inspection to ensure the tree has survived.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$2,000 (\$500/tree) for the planting and maintenance of a total of four (4) replacement trees on-site, with the following minimum calliper sizes:

# trees to be replaced	Min. calliper of deciduous tree		Min. height of coniferous tree
2	6 cm	or	3.5 m
2	9 cm		5 m

4. The City's acceptance of a voluntary contribution in the amount of \$1,000 to the City's Tree Compensation Fund in-lieu of planting the remaining replacement trees (\$500/tree).
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,234) to the City's Affordable Housing Reserve Fund.
6. Registration of a Flood Indemnity Covenant on title.

Prior to demolition stage, the following item is to be addressed:

1. Installation of Tree Protection Fencing around Trees # 64, 68, 69, and 70 on the subject site and on City property in the boulevard along Garry Street. Tree protection fencing must be installed to City standards (and in accordance with the specifications provided in the Certified Arborist's Report) prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8508 (RZ 09-461562)
4311 GARRY 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 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 A (R1/A)".

P.I.D. 004-279-531

Lot 41 Section 2 Block 3 North Range 7 West New Westminster District Plan 28779

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8508".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

Approval stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER