



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 7, 2010
From: Brian J. Jackson, MCIP **File:** RZ 08-437228
Director of Development
Re: Application by Parmjit Randhawa for Rezoning at 12120 Woodhead Road from
Single Detached (RS1/F) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8627, for the rezoning of 12120 Woodhead Road from "Single Detached (RS1/F)" 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

Parmjit Randhawa has applied to the City of Richmond for permission to rezone 12120 Woodhead Road from "Single Detached (RS1/F)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create seven (7) lots, three (3) of which are to front Woodhead Road and four (4) of which are to front Cameron Drive (**Attachment 1**).

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 on the south side of Woodhead Road, between No. 5 Road and McNeely Drive. The surrounding area to the south consists mainly of single detached dwellings on smaller lots zoned "Single Detached (RS1/B)", with some townhouses to the southeast. The surrounding area to the north, northwest and northeast consists of a mix of land uses, including park, institutional/assembly, and commercial.

- To the north, directly across Woodhead Road, is the surface parking area of St. Monica's Roman Catholic Church, as well as King George/Cambie Community Park;
- To the east, is a dwelling constructed in the mid 1990's on a medium-sized lot zoned "Single Detached (RS1/F)";
- To the south, across Cameron Drive, are two (2) dwellings constructed in the mid 1990's on lots zoned "Single Detached (RS1/B)"; and
- To the west, is a newer dwelling on a large lot zoned "Single Detached (RS1/F)" fronting Woodhead Road and newer dwellings on smaller lots zoned "Single Detached (RS1/B)" fronting Cameron Drive.

Related Policies & Studies

Official Community Plan (OCP)

The subject property is located in the East Cambie Planning Area. The OCP's Generalized Land Use Map designation for this property is "Neighbourhood Residential". The East Cambie Area Plan's land use map designation for this property is "Residential (Single-Family Only)". This redevelopment proposal is consistent with these designations.

Lot Size Policy 5472

The subject property is located within the area covered by Single Family Lot Size Policy 5472 (adopted by Council in 2003)(**Attachment 3**). This Policy permits rezoning and subdivision of lots along Woodhead Road in accordance with "Single Detached (RS2/B)". This redevelopment proposal would allow for the creation of seven (7) lots, [six (6) of which would be 13.4 m wide and one (1) of which would be 14.6 m wide], which is consistent with the Lot Size Policy.

Aircraft Noise Sensitive Development Policy

The Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the Moderate Aircraft Noise Area (Area 3). In accordance with this Policy, all aircraft noise sensitive land uses may be considered. As a condition of rezoning, the applicant is required to register an aircraft noise covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Public Input

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 Comments

Background

This neighbourhood has undergone redevelopment through rezoning and subdivision to smaller lot sizes and townhouses since the 1990's. This proposal is consistent with the pattern of redevelopment established in the neighbourhood.

Trees & 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 53 bylaw-sized trees on-site, 37 of which range from being dead, hazardous, or in poor to very poor condition. One (1) of the trees in poor condition is located in the portion of property to be dedicated to complete Cameron Drive. 14 trees are identified as having correctable defects or health problems that are treatable, and two (2) trees are identified as being healthy and in viable condition.

The Report also identifies that the lot grade is proposed to be raised, as the existing average lot grade is substantially lower than the highest crown of both road frontages, especially on the south side of the lot, where a portion of property is required to be dedicated, raised, and constructed to complete the remainder of Cameron Drive. The Report explains that attempts to retain the two (2) viable trees (Tree # 665 and 690) through the use of tree wells would be complicated by existing soil hydrology, and tree mortality would be expected.

The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment on-site, and generally concurs with the Arborist's recommendations on the following basis:

- With the proposed raising of existing grades, and the proximity of the two (2) viable trees (Tree # 665 and 690) to the proposed new building footprints, these trees cannot be retained. The large building footprints, required road construction, and existing soil hydrology limit both potential mitigation efforts and the required tree protection zone to successfully retain these trees. To successfully retain these trees, the allowable building footprints would need to be reduced by 20% or a significant increase to yard setbacks would be required, with additional impacts to overall site grading.
- Due to the limited space available in the yards of the future lots and to compensate for the loss of the two (2) viable trees, the applicant's on-site tree replacement strategy should include the provision of an appropriate species of specimen tree in the front yard of each new lot created (i.e. a mix of a minimum 12 cm deciduous calliper and 6 m high conifer), with a maximum of three (3) small species of replacement trees in the rear yard of each new lot created. The front yards of each new lot may be able to accommodate a maximum of one (1) other small species of tree. A minimum \$2,500 per tree security is recommended to ensure the planting and maintenance of the specimen trees the future lots (beyond the typical landscape security).

The Final Tree Retention Plan is included as **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and given that no replacement is required for the removal of dead or hazardous trees, a total of 94 replacement trees are required to be planted and maintained on-site. Consistent with the Tree Preservation Coordinator's recommendations, the applicant proposes to plant three (3) small-species trees in each rear yard, as well as one (1) specimen tree and one (1) small-species tree in each front yard, for a total of 35 replacement trees. As a condition of rezoning, the applicant is required to submit a replacement tree plant list (including size and species) and a listing of proposed planting locations, prepared by a Certified Arborist.

The applicant also proposes a voluntary contribution in the amount of \$29,500 to the City's Tree Compensation Fund in-lieu of planting the remaining 59 replacement trees (\$500/tree). The applicant wishes to work with the City's Parks department to ensure that the off-site replacement trees are planted and maintained within the immediate neighbourhood (e.g. King George/Cambie Community Park). The City's Parks department has indicated a willingness to work with the applicant at development stage to accommodate this proposal to the extent possible.

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 \$31,500 (\$2,500 per specimen tree, and \$500 per additional replacement tree).

Affordable Housing

The Richmond 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 four (4) of the seven (7) 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 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 a condition of rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lots 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 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. \$21, 395).

Site Servicing & Vehicle Access

A Servicing Capacity Analysis was submitted by the applicant. The City's Engineering Department has reviewed and identified that the applicant is required to upgrade the storm sewer along the Woodhead Road frontage and install the storm sewer along the Cameron Drive frontage to City standard. The storm sewer capacity analysis must be included on the Servicing Agreement Design Drawings (**Attachment 5**).

It was also identified that existing City utilities are located within existing rights-of-way on-site, which may be impacted by proposed development on-site (i.e. buildings, foundations, structures, services, construction etc.). The Servicing Agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- That the City be able to construct, maintain, operate, repair or remove City utilities without impact to the on-site works, and;
- That the on-site works, or their construction/maintenance, not cause damage to the City utilities.

The Engineering design, via the Servicing Agreement and/or Building Permit design must incorporate the recommendations of the impact assessment.

Prior to development stage, the applicant must obtain authorization from the City's Engineering department if encroachment into rights-of-way on-site is required for construction of retaining walls or other needs.

As a condition of rezoning, the applicant is required to dedicate approximately 8.55 m of property along the entire frontage on Cameron Drive to create a 17 m road right-of-way (ROW) to match the existing road allowance.

Vehicle access to and from the three (3) future north lots will be off Woodhead Road, while access to and from the four (4) future south lots will be off Cameron Drive.

As the subject property is located within 800 m of an intersection between a Provincial Limited Access Highway and a City road, Ministry of Transportation approval is required as a condition of rezoning.

Subdivision

At Subdivision stage, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of the completion of Cameron Drive. Construction is to include: storm sewer, curb and gutter, asphalt pavement, and street lighting (if required). Design is also to include water, storm and sanitary connections for each lot.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee.
- Arrange for all lots to be serviced by underground Hydro, Telus, and Cable.

Flood Management

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

Analysis

This development proposal is consistent with Lot Size Policy 5472 and is located within an established residential neighbourhood that has seen recent redevelopment to smaller lot sizes. Consistent with recent redevelopment, this proposal will enable a subdivision to create seven (7) lots, each approximately 13 m to 14 m in width and 540 m² to 611 m² in area.

Community benefits resulting from this development proposal include upgrading of City storm services, completion of Cameron Drive, provision of affordable housing through the establishment of secondary suites, and significant provisions for tree replacement on-site as well as off-site within the neighbourhood.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into seven (7) smaller lots complies with Lot Size Policy 5472 and applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the established pattern of redevelopment in the neighbourhood.

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

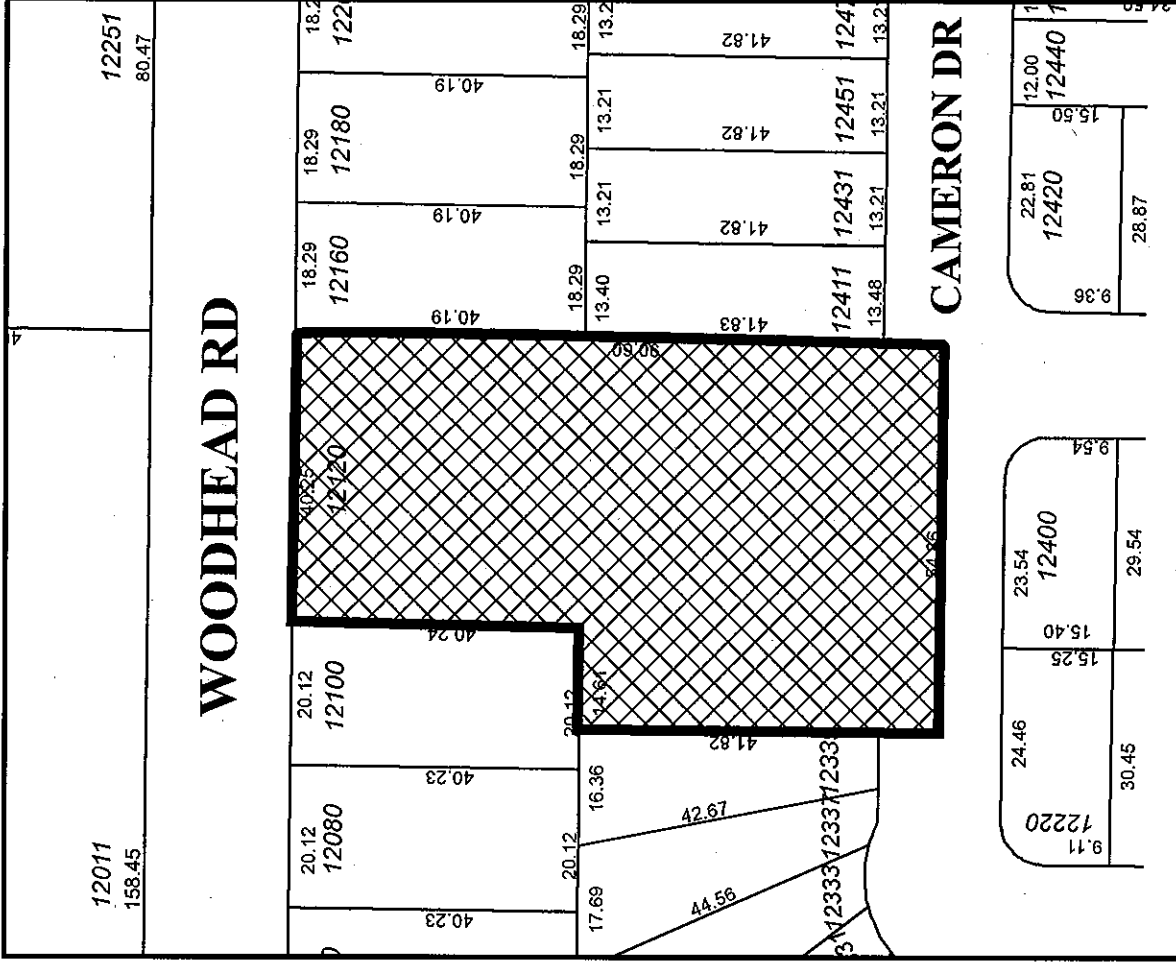
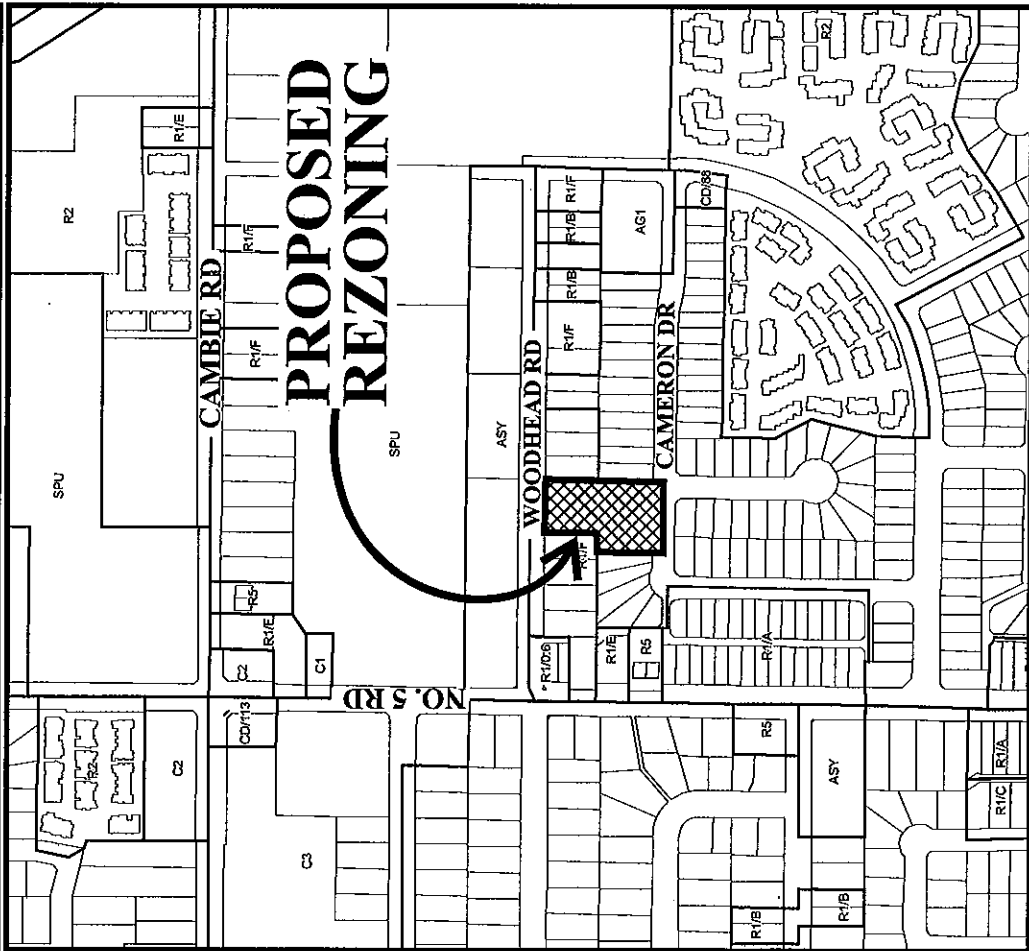
On this basis, staff recommend support for the application.



Cynthia Lussier
Planning Technician
(Local 4108)

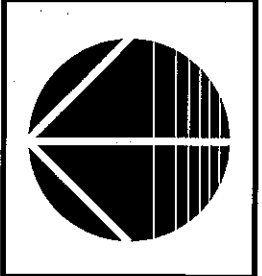
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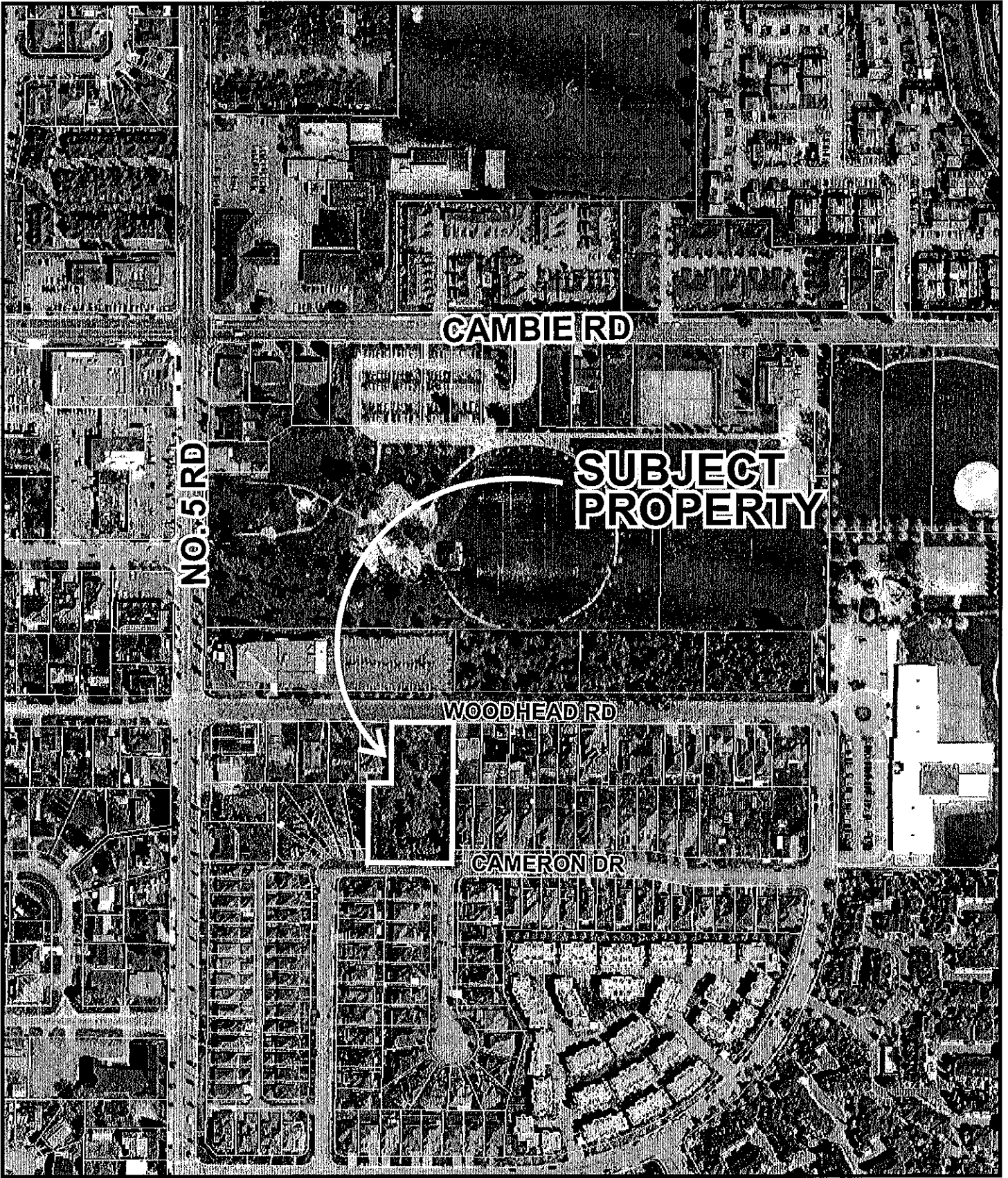
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5472
- Attachment 4: Final Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



Original Date: 08/28/08
 Revision Date:
 Note: Dimensions are in METRES

ENTERED
 RZ 08-437228





CAMBIE RD

NO. 5 RD

SUBJECT
PROPERTY

WOODHEAD RD

CAMERON DR



RZ 08-437228

Original Date: 08/28/08

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 08-437228

Attachment 2

Address: 12120 Woodhead Road

Applicant: Parmjit Randhawa

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	L. Khangura, S. Atwal, R. Gill, K. Gill, B. Atwal, S. Dinsa, S. Kang, M. Thaliwal, A. Thaliwal, K. Sandhu, A. Mann, R. Mann, G. Randhawa	To be determined
Site Size (m²):	4,382 m ² (47,169 ft ²)	Three (3) lots – each approx. 540 m ² (5,813 ft ²) Three (3) lots – each approx. 562 m ² (6,049 ft ²) One (1) lot – approx 611 m ² (6,576 ft ²) Road dedication along Cameron Drive – 466.3 m ² (5,019 ft ²)
Land Uses:	One (1) single detached dwelling	Seven (7) single detached dwellings
OCP Designation:	Generalized Land Use Map Designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
702 Policy Designation:	Lot Size Policy 5472 permits rezoning and subdivision of the subject site to "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/F)	Single Detached (RS2/B)
Number of Units:	1	7
Other Designations:	Aircraft Noise Sensitive Development Policy – Moderate Aircraft Noise Area (Area 3)	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 Size (min. dimensions):	360 m ²	Three (3) lots – each approx. 540 m ² Three (3) lots – each approx. 562 m ² One (1) lot – approx 611 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):	2.5 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: December 15th, 2003

POLICY 5472

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 31-5-5

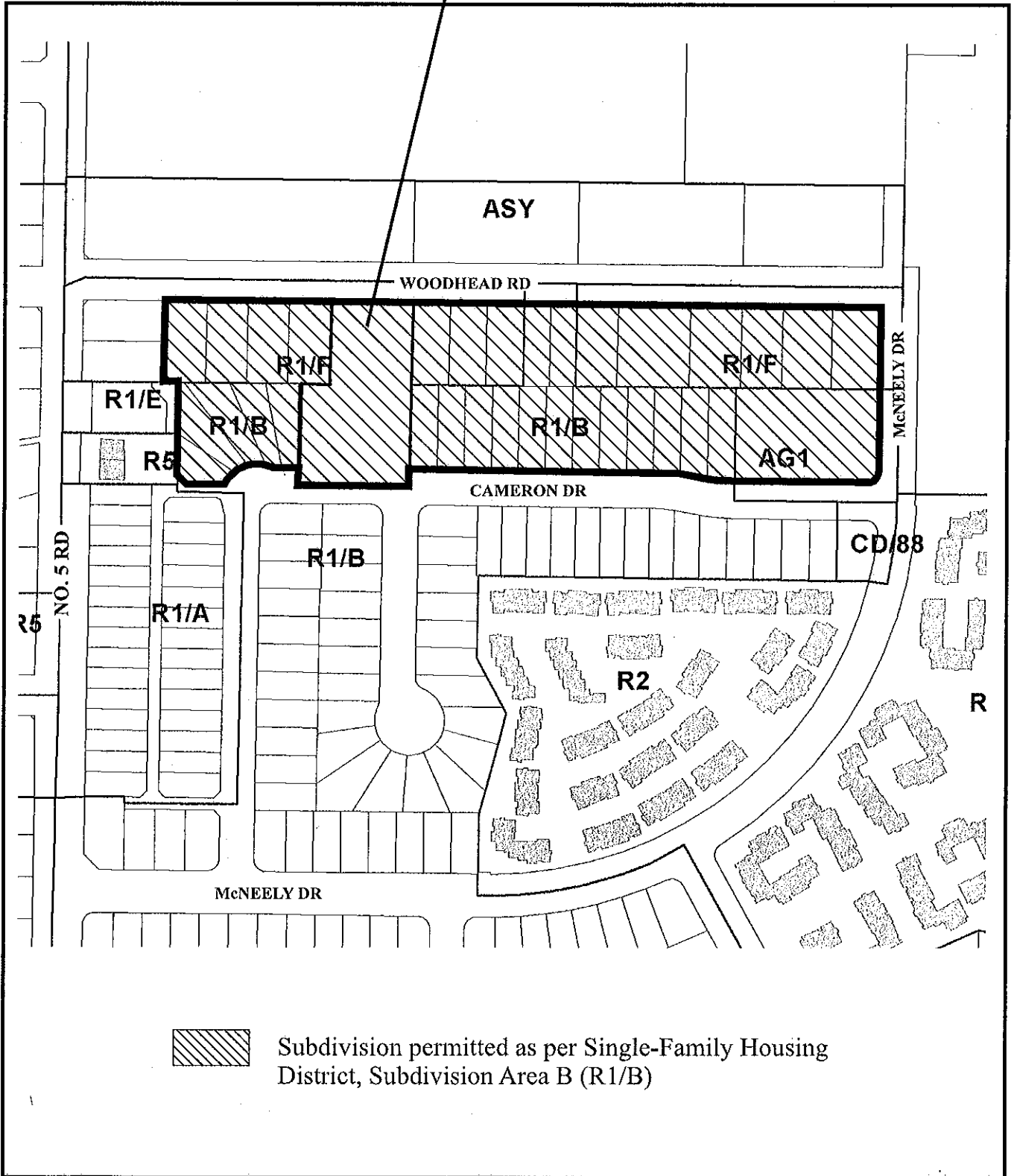
POLICY 5472:

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to 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



Subdivision permitted as per Single-Family Housing District, Subdivision Area B (R1/B)

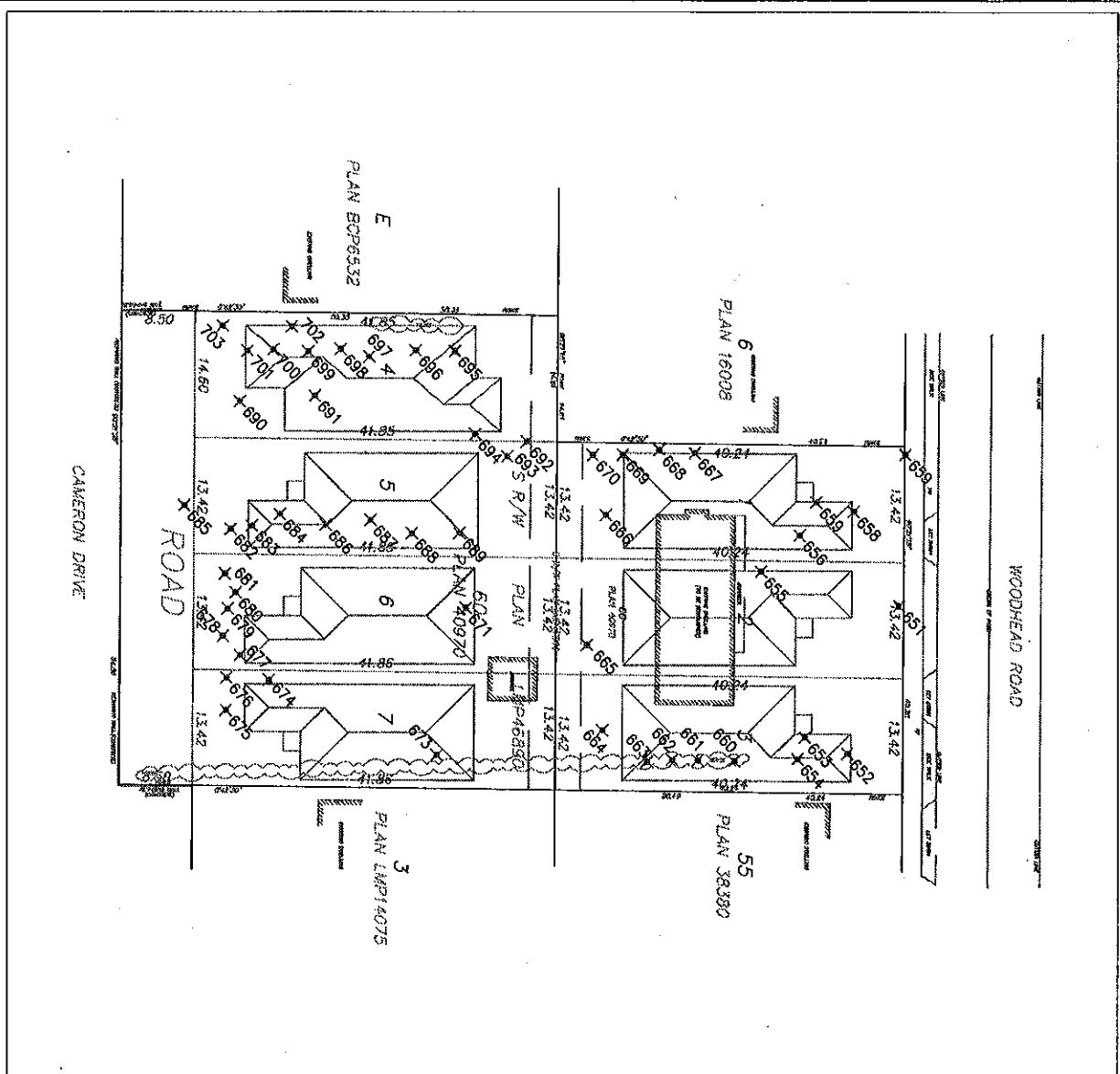


Policy 5472 Section 31, 5-5

Adopted Date: 12/15/03

Amended Date:

Note: Dimensions are in METRES



LEGEND
 ○ Existing Tree to be Retained
 ⊗ Existing Tree to be Retained because it is DSO or the Neighbour's Tree
 ⊗ Existing Tree Retention Fence to be Installed to the Retention Area
 ○ New Tree

ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Chelham Street
 Richmond, BC, Canada V7E 2Z3
 P 604 275 3484 F 604 275 9554
 email: trees@arbortech.bc.ca

TREE RETENTION PLAN	
Client:	PARAMJIT RANDHAWA
Project:	PROPOSED 7 LOT SUBDIVISION
Address:	12120 WOODHEAD ROAD, RICHMOND
Date:	03 JUNE 2010
Our File:	09189

Muni File: RZ 08-437228

Scale 1:500

Rezoning Considerations
12120 Woodhead Road
RZ 08-437228

Prior to final adoption of Zoning Amendment Bylaw 8627, the following items are to be completed:

1. Dedication of approximately 8.55 m of property along the entire frontage on Cameron Drive to complete a 17 m road allowance.
2. Submission of a replacement tree Plant List (incl. size and species) and a listing of proposed planting locations, prepared by a Certified Arborist. The plant list must include seven (7) specimen trees of both deciduous and coniferous species (minimum 12 cm deciduous calliper and 6 m high conifer).
3. Submission of a Landscaping Security to the City in the amount of \$31,500 (\$2,500 per specimen tree, and \$500 per additional replacement tree).
4. The City's acceptance of the applicant's voluntary contribution in the amount of \$29,500 to the City's Tree Compensation Fund for off-site planting in-lieu of planting the remaining 59 replacement trees on-site (\$500/tree).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on four (4) of the seven (7) 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 (i.e. \$21, 395) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

6. Registration of a flood indemnity covenant on Title.
7. Registration of an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction
8. Ministry of Transportation approval of development located within 800 m of an intersection of a Provincial Limited Access Highway and a City Road (Transportation Act).

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee.
- Arrange for all lots to be serviced by underground Hydro, Telus, and Cable.
- Enter into a standard Servicing Agreement for the design & construction of the completion of Cameron Drive. Construction is to include: storm sewer, curb and gutter, asphalt pavement, and street lighting (if required). Design is also to include water, storm and sanitary connections for each lot;

The Servicing Agreement design must include the following upgrades based on the storm sewer capacity analysis:

- Upgrade of storm sewer to 600 mm diameter along Woodhead Road frontage from existing manhole STMH 6964 (located approximately 35 meters from the west property line of 12120 Woodhead Rd) to existing manhole STMH 6963 (located approximately 20 meters from the east property line of 12120 Woodhead Rd).
- Installation of 600 mm diameter storm sewer along Cameron Road frontage from existing manhole STMH 7054 (located at the east property line of 12120 Woodhead Rd) to existing manhole STMH 7048 (located approximately 27 meters from the west property line of 12120 Woodhead Rd).

The City requires that the storm sewer capacity analysis be included on the Servicing Agreement Design Drawings.

The Servicing Agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- That the City be able to construct, maintain, operate, repair or remove City utilities without impact to the on-site works, and;
- That the on-site works, or their construction/maintenance, not cause damage to the City utilities.

The Engineering design, via the Servicing Agreement and/or Building Permit design must incorporate the recommendations of the impact assessment.

Prior to development stage, the applicant must obtain authorization from the City's Engineering department if encroachment into rights-of-way on-site is required for construction of retaining walls or other needs.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8627 (RZ 08-437228)
12120 WOODHEAD 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. 003-555-356
Lot 60 Section 31 Block 5 North Range 5 West New Westminster District Plan 40970

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8627".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER