



City of Richmond

Report to Committee

To: Planning Committee

Date: November 26, 2018

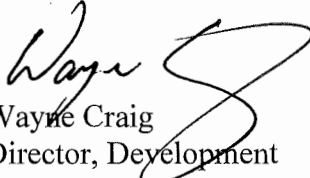
From: Wayne Craig
Director, Development

File: RZ 18-829101


Re: **Application by Maryem Ahbib for Rezoning at 11111 and 11113 Seafield Crescent from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, for the rezoning of 11111 and 11113 Seafield Crescent from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)” to facilitate the creation of two new single family lots, be introduced and given first reading.


Wayne Craig
Director, Development
604-247-4625

WC:jl
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 11111 and 11113 Seafield Crescent from the “Two-Unit Dwelling (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from the existing rear lane. A location map is provided in Attachment 1. The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing legal duplex on the property, which would be demolished. The applicant has indicated that each dwelling unit is currently occupied. One of the two units is owner-occupied, and the second unit is rented.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” and a single-family dwelling on a lot zoned “Compact Single Detached (RC1),” both fronting Williams Road.
- To the South: A two-unit dwelling on a lot zoned “Two-Unit Dwellings (RD1),” fronting Seafield Crescent.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Seafield Crescent.
- To the West: A townhouse complex and a commercial building on the lot zoned “Town Housing (ZT38)” and “Neighbourhood Commercial (ZC19)” fronting Williams Road and Shell Road.

Related Policies & Studies

Official Community Plan (OCP) Designation

The 2041 OCP land use designation for the subject site is “Neighbourhood Residential”. This designation is intended for single-family, two-family, and multiple family housing. There is no Area Plan for this area. The proposed rezoning and future subdivision are consistent with the OCP.

Lot Size Policy 5434

The subject property is located in the area governed by Single-Family Lot Size Policy 5434, which was adopted by City Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). The Lot Size Policy permits properties on specific sections of Williams Road, No. 5 Road, and Steveston Highway to rezone and subdivide to compact lots, and permits the majority of lots within the Policy area to subdivide in accordance with the “Single Detached (RS1/E)” zone.

The subject site contains a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning application on a site that contains a legal duplex and that is intended to be subdivided into no more than two (2) single detached housing lots. This redevelopment proposal would result in a subdivision to create two (2) single-family lots; each approximately 688.5 m² (7,411 ft²) in area. Further, the proposed subdivision would comply with the minimum lot dimensions and size identified in the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is an existing restrictive covenant registered on Title restricting the use of the subject property to a duplex (document #BF344085). The covenant must be discharged from Title prior to final adoption of the rezoning bylaw.

Transportation and Site Access

Current vehicle access is from the rear lane, which was built as per City standards. Vehicle access to both proposed lots will continue to be via the existing rear lane to prevent new driveways on the curved section of a roadway, reduce conflicts with pedestrians, and improve vehicle circulation.

Tree Replacement

The applicant has submitted a Certified Arborist’s Report (Attachment 5); which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property and four (4) trees on neighbouring properties.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- 1 tree (tag# 5) located on the development site is in very poor condition – remove and replace.
- 1 stump located on the development site was removed without a permit between 2007 and 2009. As a result, two replacement trees are required to compensate for the removal.
- 4 trees (tag# 1, 2, 3, 4) located on neighbouring property are far enough from the property line that they will not be impacted by the proposed development.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove one (1) on-site tree (Tree # 5). One (1) tree was previously removed from the site without a permit and requires replacement. The 2:1 replacement ratio would require a total of four (4) replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed (one (1) tree to be planted and maintained within 3.0 m of the front lot line on each future lot); for a total of four (4) trees.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site trees being removed, replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	10 cm	5.5 m
2	11 cm	6 m

To ensure the four (4) replacement trees are planted on-site, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Tree Protection

Four trees (Trees #1, 2, 3, and 4) on neighbouring properties are to be retained and protected. Due to the distance between the trees and the subject property, no additional or special tree protection measures are required.

Affordable Housing Strategy

The City's current Affordable Housing Strategy (adopted by Council in 2017) for single-family rezoning requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$4.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution based on the total buildable area of the development if secondary suites cannot be accommodated.

The applicant has proposed to provide a legal secondary suite in each of the two (2) single-family dwellings proposed at the subject site. To ensure that the two (2) secondary suites are 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 a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees for each future lot, and the costs associated with the completion of the required servicing works and frontage improvements through a City work order as described in Attachment 6.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the property at 11111 and 11113 Seafield Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)" to permit the property to be subdivided to create two (2) lots, with access via the existing rear lane.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9954 be introduced and given first reading.



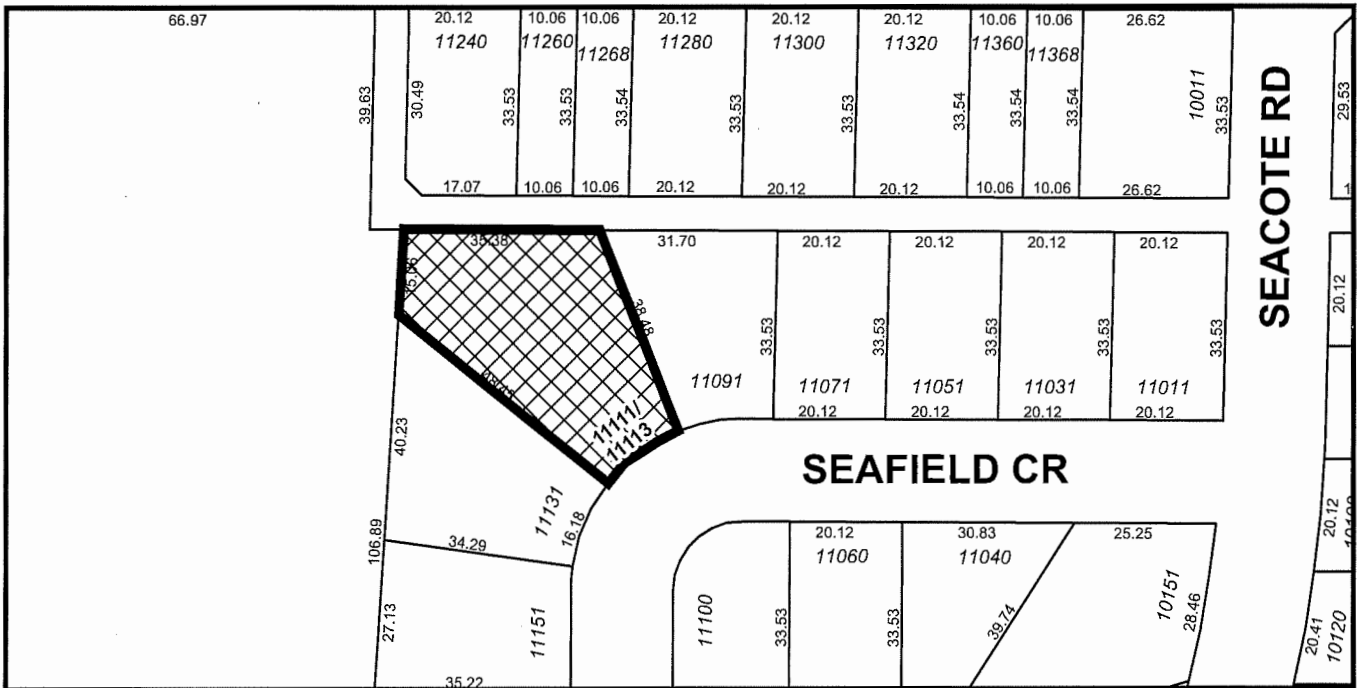
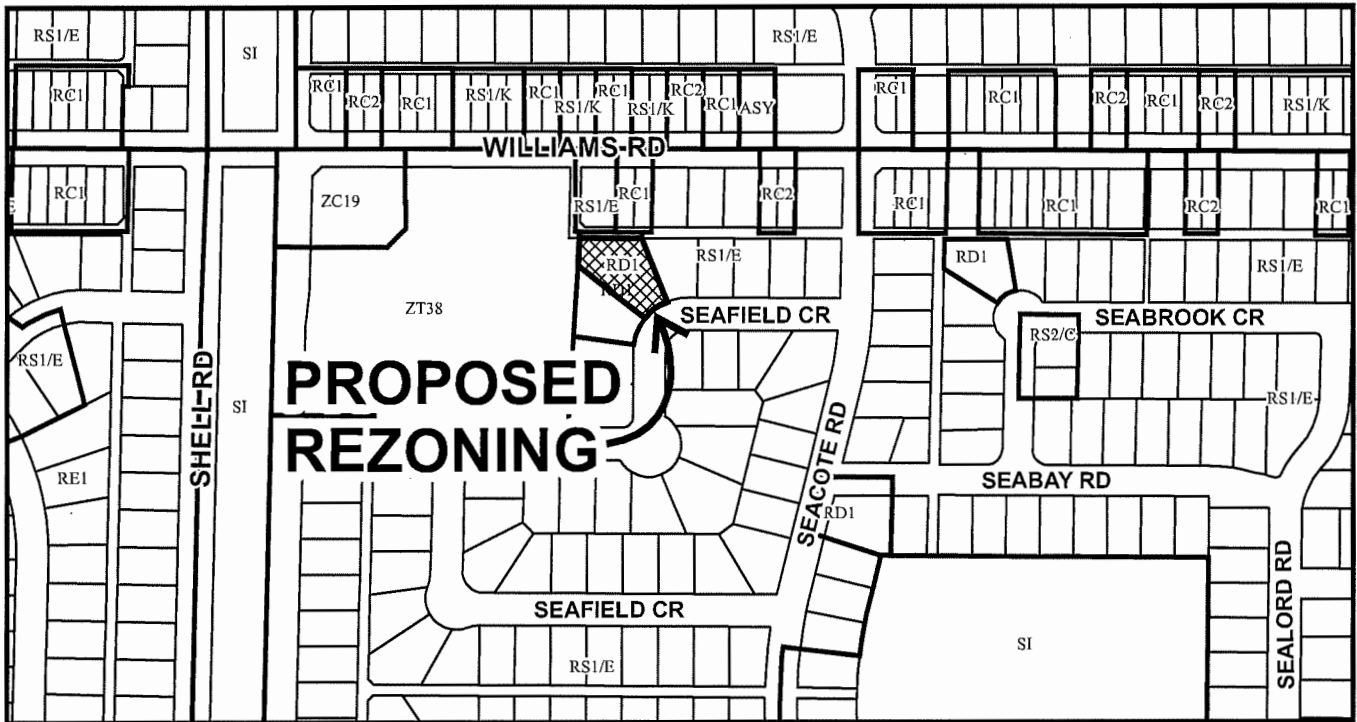
Jessica Lee
Planning Technician
604-247-4908

JL:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



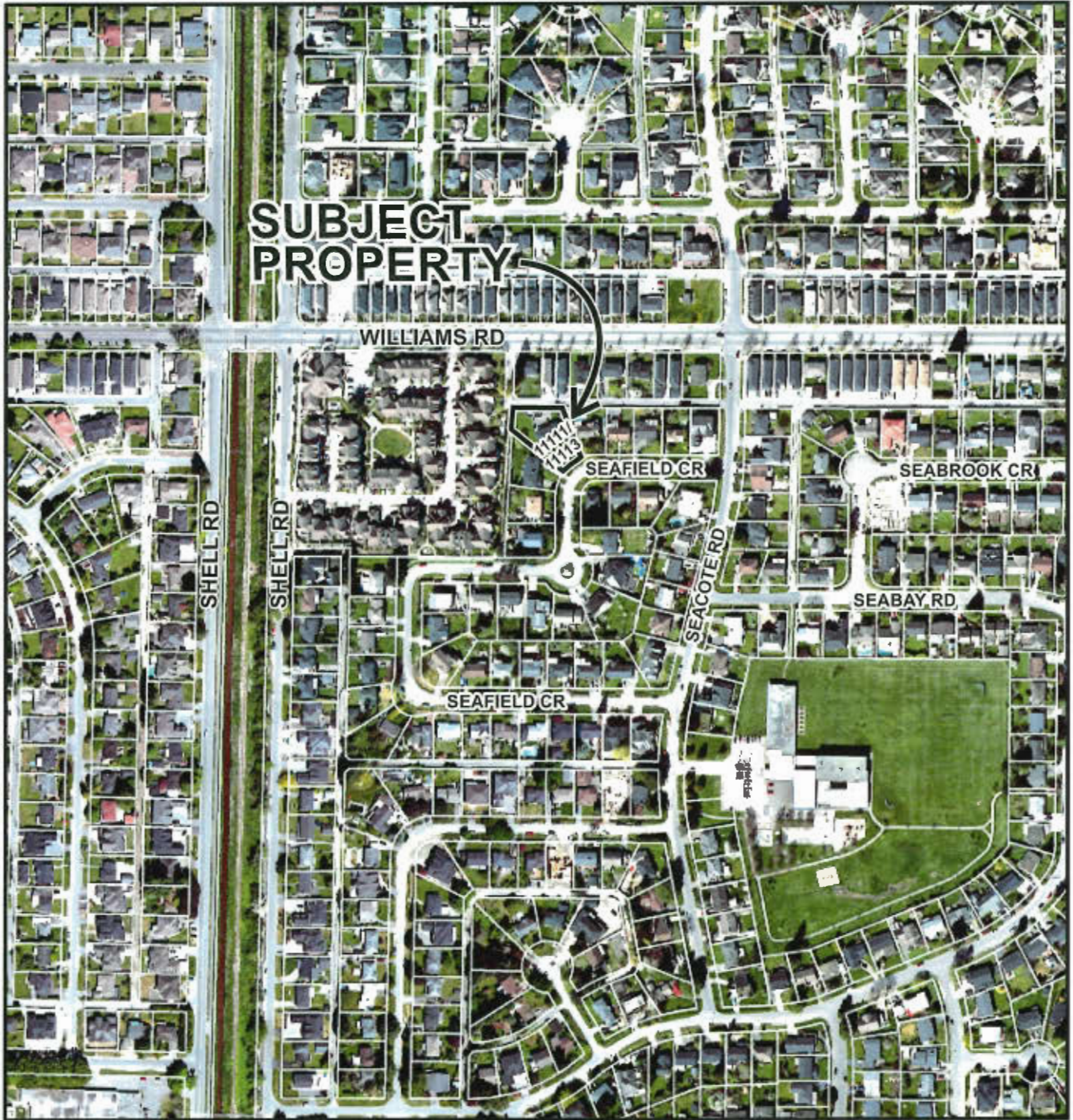
City of
Richmond



	<h1>RZ 18-829101</h1>	<p>Original Date: 08/16/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 18-829101

Original Date: 08/16/18

Revision Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 29 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 25887**

PID: 004-272-362

QVIC ADDRESS:

#11111 SEAFIELD CRESCENT
RICHMOND, B.C.

FOR CITY OF RICHMOND
PERMIT APPLICATIONS

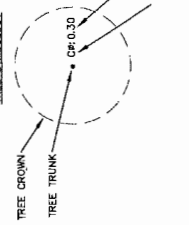
LEGEND

SCALE 1:200



- ALL DISTANCES ARE IN METRES.
- IP INDICATES SPOT ELEVATION
 - CB INDICATES CATCH BASIN
 - LB INDICATES LAWN BASIN
 - WM INDICATES WATER METER
 - MH INDICATES MANHOLE
 - PP INDICATES POWER POLE
 - IC INDICATES INSPECTION CHAMBER
 - φ INDICATES DIAMETER

TREE SYMBOLOLOGY



CURRENT ZONING: RD1

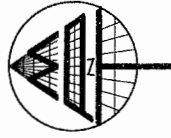
NOTES:

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEY.
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HIGH MONUMENT #191 (0242453) ELEVATION=1.664 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BY-LAW NO. 8057, ARE SHOWN HEREON.

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS
#220 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CAPFILE: 19769-001-TFG-000.DWG

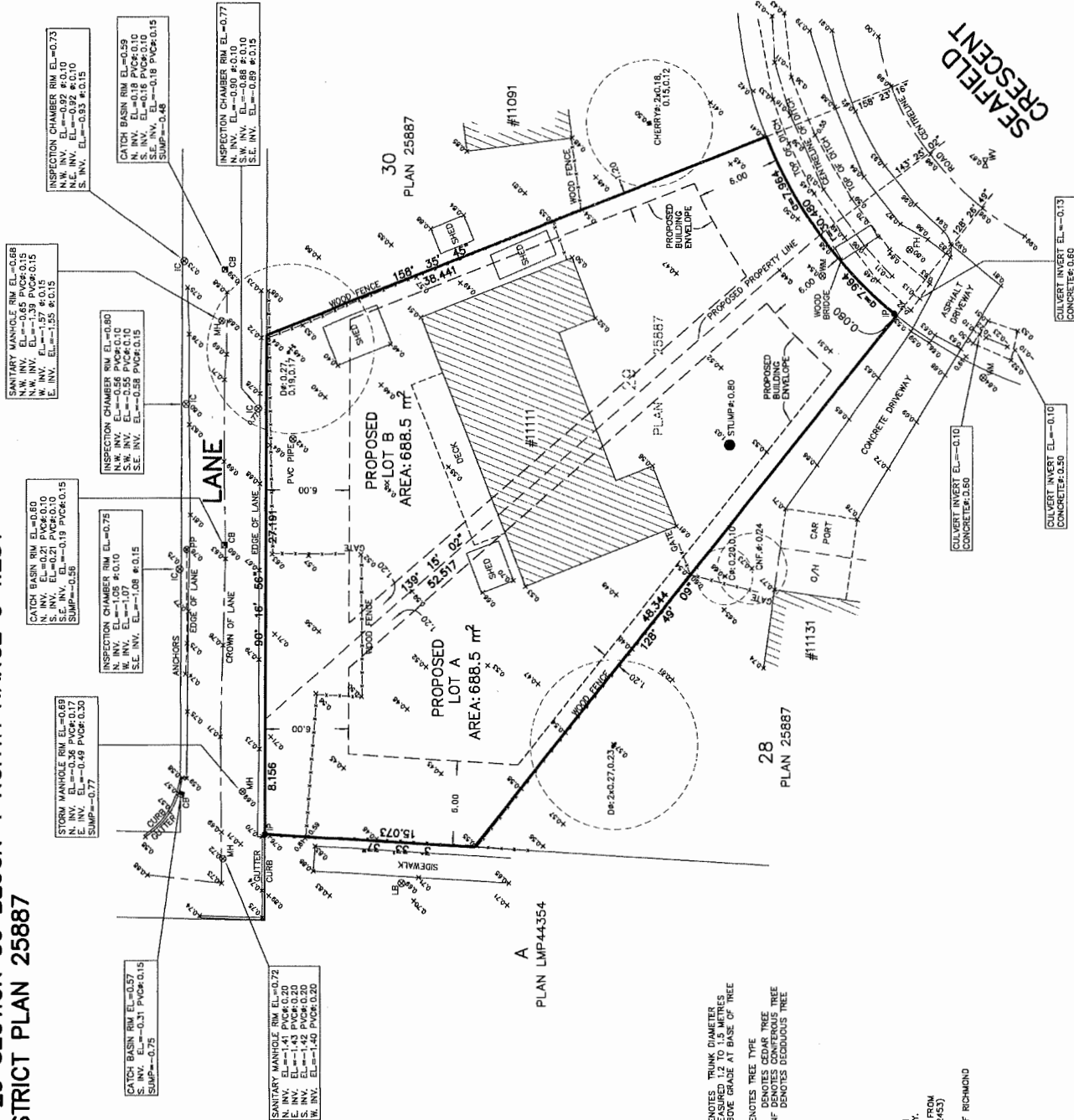
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CERTIFIED CORRECT
THIS 29TH DAY OF JUNE, 2018

Joe Coe Lho
B.C.L.S.

DATE OF SURVEY: JUNE 27, 2018





City of
Richmond

Development Application Data Sheet
Development Applications Department

RZ 18-829101

Attachment 3

Address: 11111 and 11113 Seafield Crescent

Applicant: Maryem Ahbib

Planning Area(s): Shellmont

	Existing	Proposed
Owners:	Eleanor Sandra Dumont Trixie Cruz	To be determined
Site Size (m²):	1, 377 m ² (14,822 ft ²)	Lot A: 688.5 m ² (7,411 ft ²) Lot B: 688.5 m ² (7,411 ft ²)
Land Uses:	Two-unit residential	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m ²):*	Lot A: Max. 323 m ² (3,473 ft ²) Lot B: Max. 323 m ² (3,473 ft ²)	Lot A: Max. 323 m ² (3,473 ft ²) Lot B: Max. 323 m ² (3,473 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 360 m ²	Lot A: 688.5 m ² Lot B: 688.5 m ²	None
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Lot A Avg. Width: 12.6 m Avg. Depth: 50.4 m Lot B Avg. Width: 17.6 m Avg. Depth: 45.5 m	None
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min 9.1 for up to 60% of rear wall on the first storey of the principal dwelling, min. 10.7 m for remainder and second storey	None
Height (m):	Max. 2 ½ Storeys	Max. 2 ½ Storeys	None

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

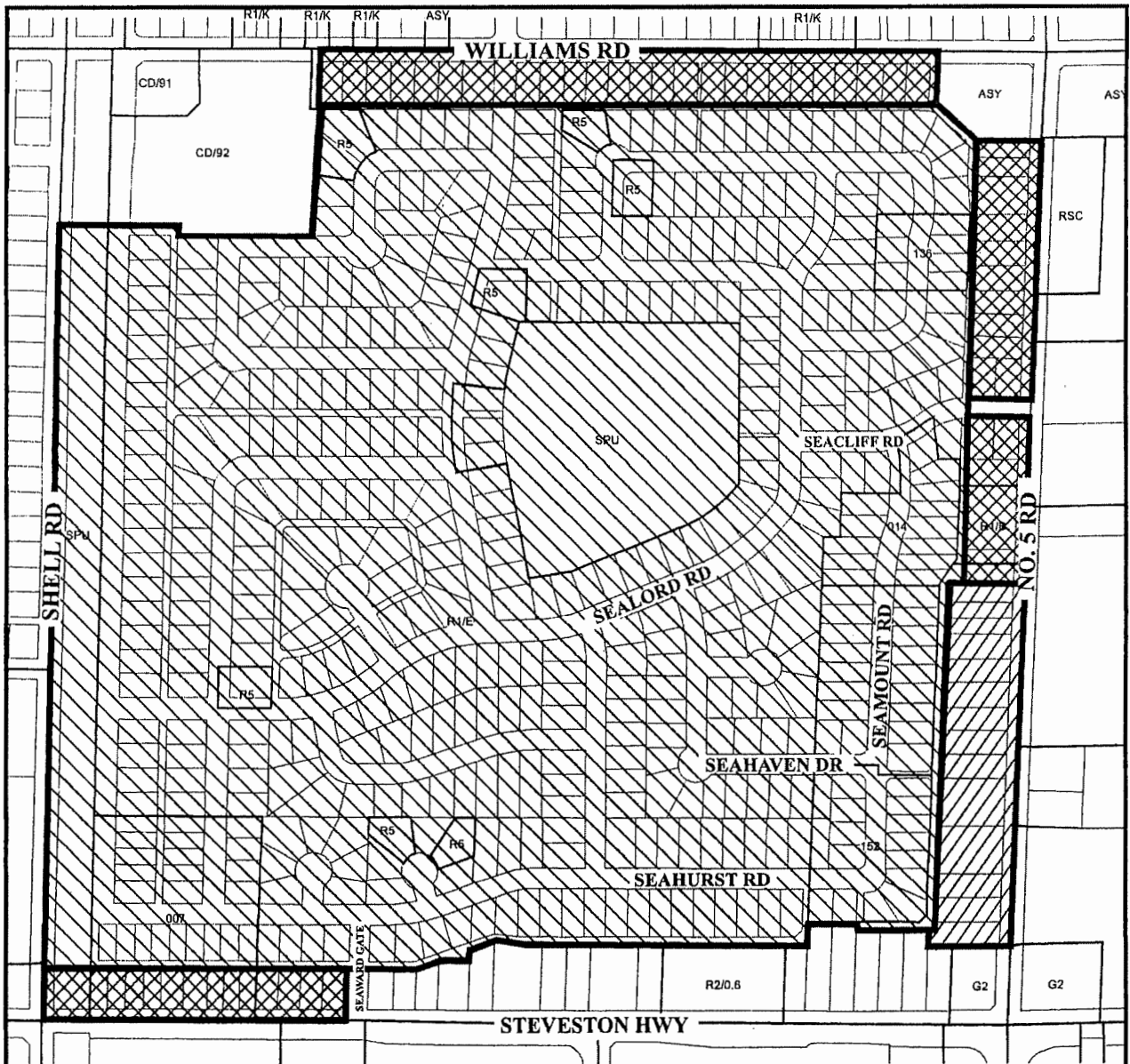
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
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. 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.

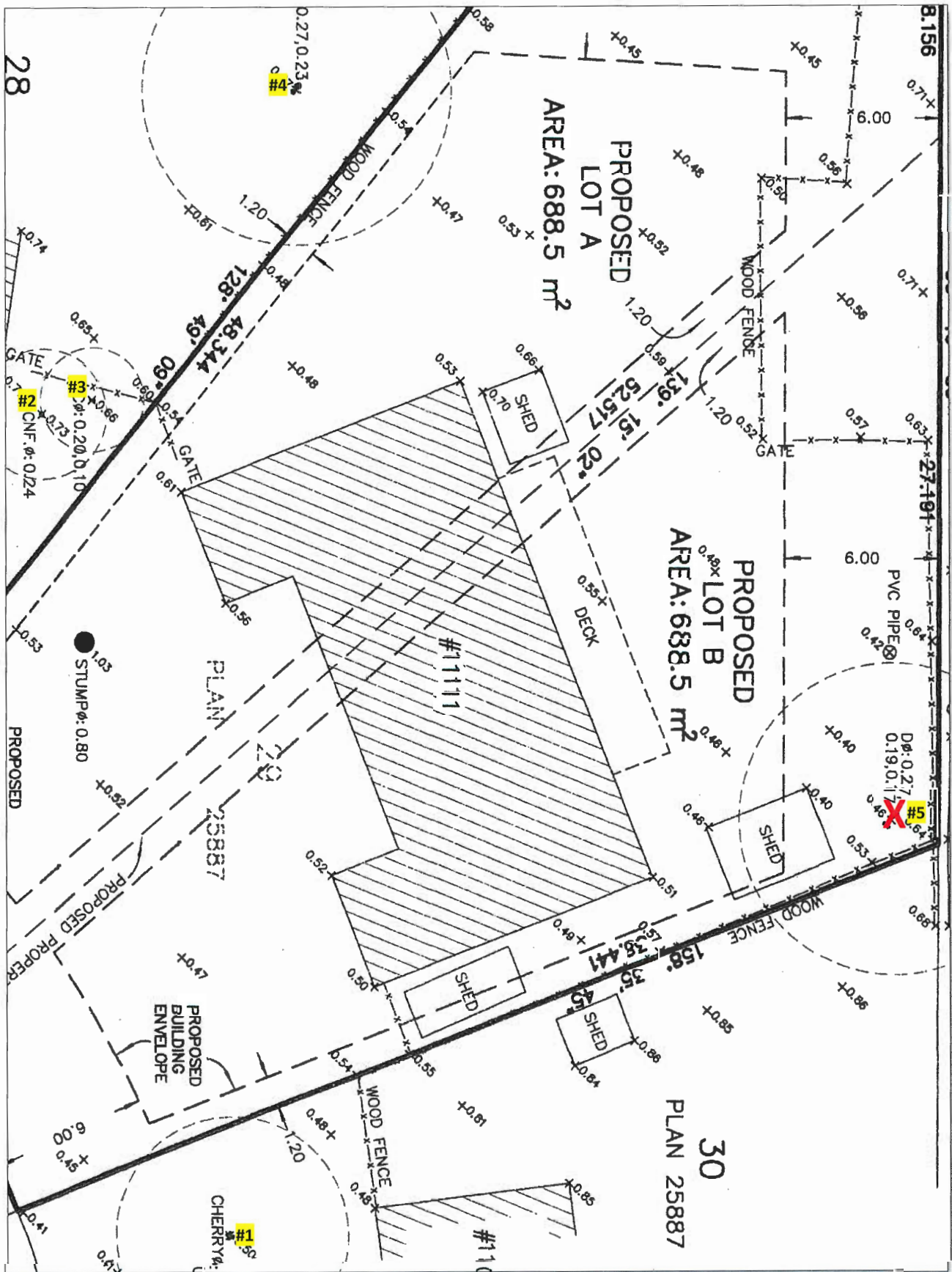


-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434
Section 36-4-6

Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006



Preliminary Tree Retention & Removal Plan, Scale 1:200



Address: 11111 and 11113 Seafield Crescent

File No.: RZ 18-829101

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9954, the developer is required to complete the following:

- Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed (one (1) tree to be planted and maintained within 3.0 m of the front lot line on each lot proposed), for a total of four (4) trees; minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
2	10 cm	5.5 m

- Registration of a flood indemnity covenant on Title.
- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- Discharge of the existing covenants registered on Title of the subject property (document no. BF344085), which restricts the use of the subject property to a duplex.

At Subdivision* stage, the developer must complete the following requirements:

- Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, and Address Assignment Fees for each future lot.
- Complete the following servicing works and frontage improvements. These may be completed through a Servicing Agreement* or a City work order:

Water Works

- Using the OCP Model, there is 156.0 L/s of water available at 20 psi residual at the hydrant located at the property frontage of Seafield Crescent. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
 - Retain the existing 25mm water service connection at the Seafield Crescent frontage of the lot to serve the western lot.
- At the Developer's cost, the City will:
 - Provide a water meter for the existing water service connection.
 - Install a new 25mm water service connection off of the existing 200mm PVC watermain on Seafield Crescent, complete with water meter, to service the northeast lot.

Initial: _____

Storm Sewer Works

- At the Developer's cost, the Developer is required to:
 - If desired by the developer, the developer may apply for a watercourse crossing* to fill in the ditch on the Seafield Crescent frontage.
 - Provide a storm connection with inspection chamber and dual service leads.

Sanitary Sewer Works

- At the Developer's cost, the Developer is required to:
 - Check the existing sanitary service connections at the north frontage of the subject site (SIC10352) via video inspection. Confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained to serve the eastern lot. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing sanitary service connection at the north frontage of the subject site (SIC10352) complete with inspection chamber, if required.
 - Install a new sanitary service connection off of the north sanitary sewer complete with inspection chamber without crossing the storm sewer pipe.

Frontage Improvements

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, TELUS and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Complete other frontage improvements as per Transportation's requirements.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. If applicable, Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9954 (RZ 18-829101)
11111/11113 Seafeld Crescent

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. 004-272-382

Lot 29 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9954".

FIRST READING

DEC 10 2018

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Approval stamp box with fields for 'CITY OF RICHMOND', 'APPROVED by', and 'APPROVED by Director or Solicitor' with handwritten signatures.

MAYOR

CORPORATE OFFICER