



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 16, 2016
File: RZ 16-723604

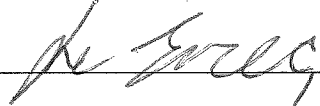
Re: Application by Gursher Randhawa for Rezoning at 3611/3631 Lockhart Road
from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, for the rezoning of 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director of Development

JR:blg
Att.

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

Staff Report

Origin

Gursher Randhawa has applied to the City of Richmond for permission to rezone 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (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.

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: Single-family homes on two (2) lots in the "Single Detached (RS1/B)" zone fronting Granville Avenue.
- To the South, East, and West: Single-family homes on lots in the "Single Detached (RS1/B)" zone fronting Lockhart Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Quilchena neighbourhood of the Seafair planning area (Attachment 4). The Official Community Plan land use designation for the subject property is "Neighbourhood Residential." The proposed rezoning is compliant with this designation.

Single-Family Lot Size Policy 5447

The subject property is located within the area governed by Single-Family Lot Size Policy 5447, adopted by Council on September 16, 1991 and subsequently amended in 1998 and 2003 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the "Single Detached (RS2/B)" zoning bylaw. The proposed rezoning and subdivision would allow for the creation of two (2) lots, each 12.2 m in width and 579 m² (6232 ft²) in area, consistent with the requirements of the "Single Detached (RS2/B)" zoning bylaw.

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.

Analysis

Existing Legal Encumbrances

There is an existing covenant registered on each strata title; which restricts the property use as duplex only (registration number RD44050). This covenant must be discharged from each strata title prior to subdivision approval.

Cancellation of the existing strata plan (NW790) is required prior to subdivision approval.

There is an existing 3.0 m-wide statutory right-of-way (ROW) registered on Title within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the ROW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be from Lockhart Road via separate driveway crossings to each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; 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 six (6) bylaw-sized trees on the subject property and two (2) trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- One (1) multi-stemmed Laurel (Tree # 196) located on the development site is in moderate condition, but in direct conflict with the proposed development. Laurel is typically grown as an ornamental shrub, and this tree has become overgrown. It is not a significant tree or valued species. Remove and replace.
- Five (5) trees (Trees # 197, 198, 199, 200 & 201) located on the development site all exhibit poor form from topping cuts and are in poor condition. Remove and replace.
- Two (2) trees (Trees # A & E) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove all six (6) on-site trees. The 2:1 replacement ratio would require a total of twelve (12) replacement trees. The applicant has agreed to plant four (4) trees on each lot proposed; for a total of eight (8) trees. Based on the size of the trees being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$2,000 to the City's Tree Compensation Fund in lieu of the remaining four (4) trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Two (2) trees (Trees # A & E) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, single-family rezoning applications received after September 15, 2015 require a secondary suite or coach house on 100% of new lots, a cash-in-lieu contribution of \$2.00/ft² of total buildable area toward the City's Affordable Housing Reserve Fund, or a combination thereof.

The applicant proposes to contribute \$12,478.00 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft² of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

The applicant is required to pay to the City, in keeping with the Subdivision and Development Bylaw 8751, a \$30,231.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 7. The applicant must also provide payment of \$12,650 to the

City, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections; each complete with meter and meter box, prior to subdivision. This money will be used to pre-service the lots by a City watermain replacement project currently underway, scheduled for completion in the summer of 2016.

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through either a Servicing Agreement or a work order.

Financial Impact

The rezoning application results in an insignificant Operational Budget Impact 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 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9565 be introduced and given first reading.



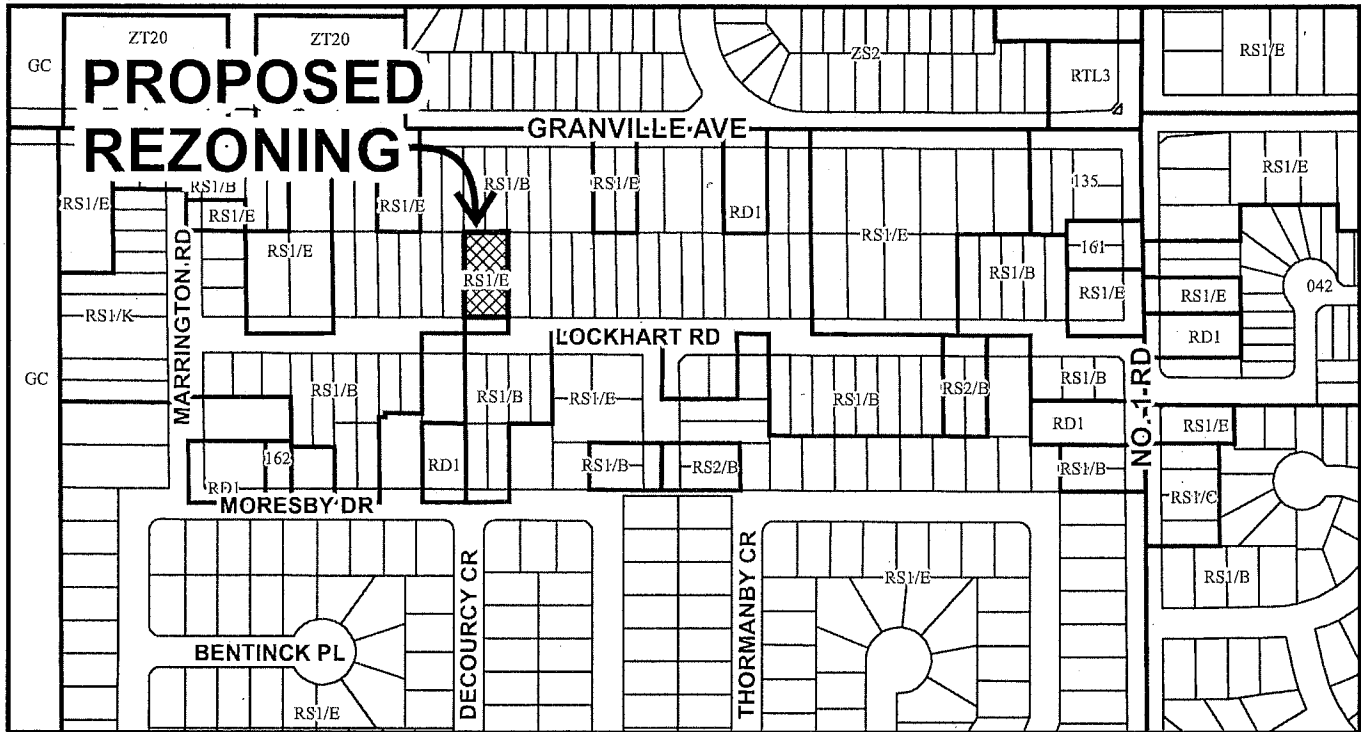
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Planning Area Land Use Map
- Attachment 5: Lot Size Policy 5447
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



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|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----|
| 47 | | | | | | | | | | | | | | | | | |
| 38 | 12.15 | 12.23 | 24.38 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 24.38 | | | | | | | |
| | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12 |
| | 47.49 | 47.49 | 47.49 | 47.50 | 47.50 | 47.50 | 47.52 | 47.49 | 47.49 | 47.50 | 47.50 | 47.50 | 47.50 | 47.50 | 47.50 | | |
| 3471 | | | | | | | | | | | | | | | | | |
| | 3491 | 3511 | 3531 | 3551 | 3571 | 3591 | 3611 | 3631 | 3651 | 3671 | 3673 | 3711 | 3731 | 3733 | | | |
| 38 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12.19 | 12 |

LOCKHART RD

| | | | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 12.20 | 12.19 | 12.19 | 12.19 | 12.19 | 24.38 | 12.19 | 12.19 | 12.19 | 12.19 | 22.56 | 28.34 |
| 3428 | 3460 | 3480 | 3500 | 3508 | 3540 | 3580 | 3600 | 3620 | 3628 | 3648 | 3660 |



RZ 16-723604

Original Date: 02/15/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



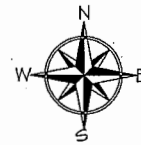
RZ 16-723604

Original Date: 02/15/16

Revision Date:

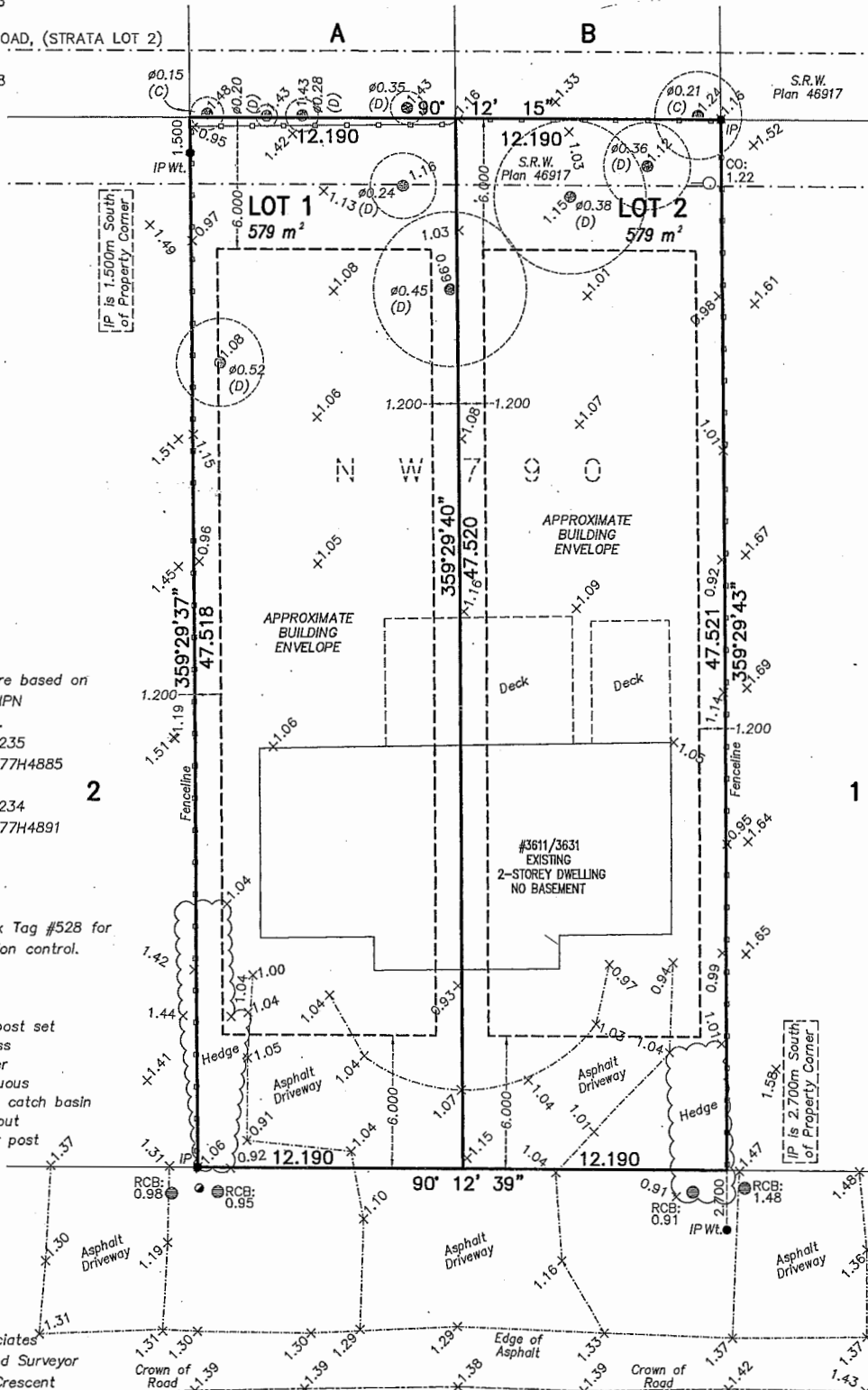
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
STRATA PLAN NW790 SECTION 15 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT**



#3611 LOCKHART ROAD, (STRATA LOT 1)
RICHMOND, B.C.
P.I.D. 001-523-023

#3631 LOCKHART ROAD, (STRATA LOT 2)
RICHMOND, B.C.
P.I.D. 001-523-058



NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m

NOTE:
Use site Benchmark Tag #528 for
construction elevation control.

- LEGEND:**
- IP ● denotes iron post set
 - Wt. denotes witness
 - (C) denotes conifer
 - (D) denotes deciduous
 - denotes round catch basin
 - denotes cleanout
 - denotes power post

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6334
FB-297 P48-49
Drawn By: IO

Nail in aluminum
Tag #528
Site Benchmark
Elevation: 1.37m

**LOCKHART
ROAD**

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

(Signature)
JOHNSON C. TAM, B.C.L.S.

DECEMBER 12th, 2015.

DWG No. 6334-Topo



RZ 16-723604

Attachment 3

Address: 3611/3631 Lockhart Road

Applicant: Gursher Randhawa

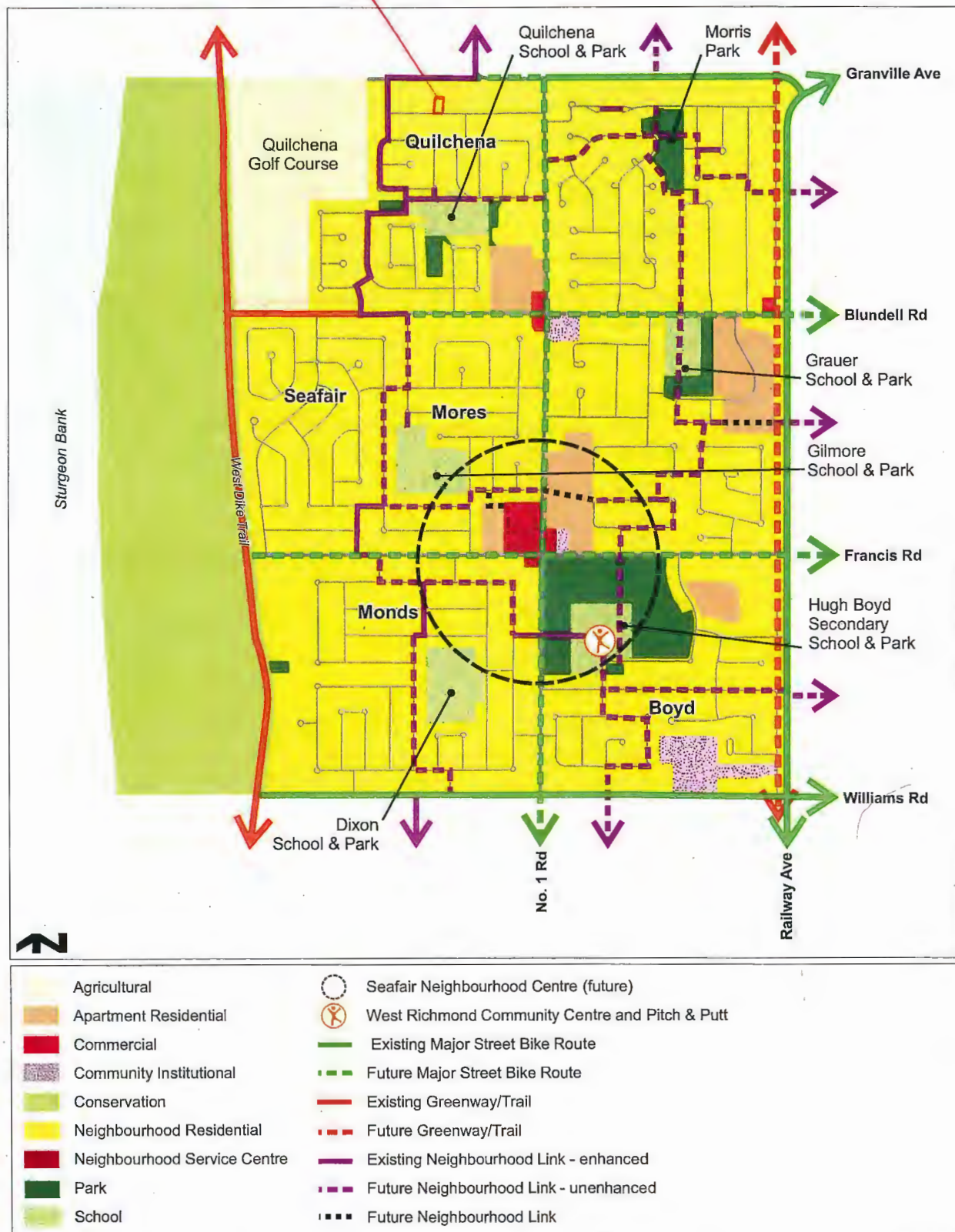
Planning Area(s): Seafair

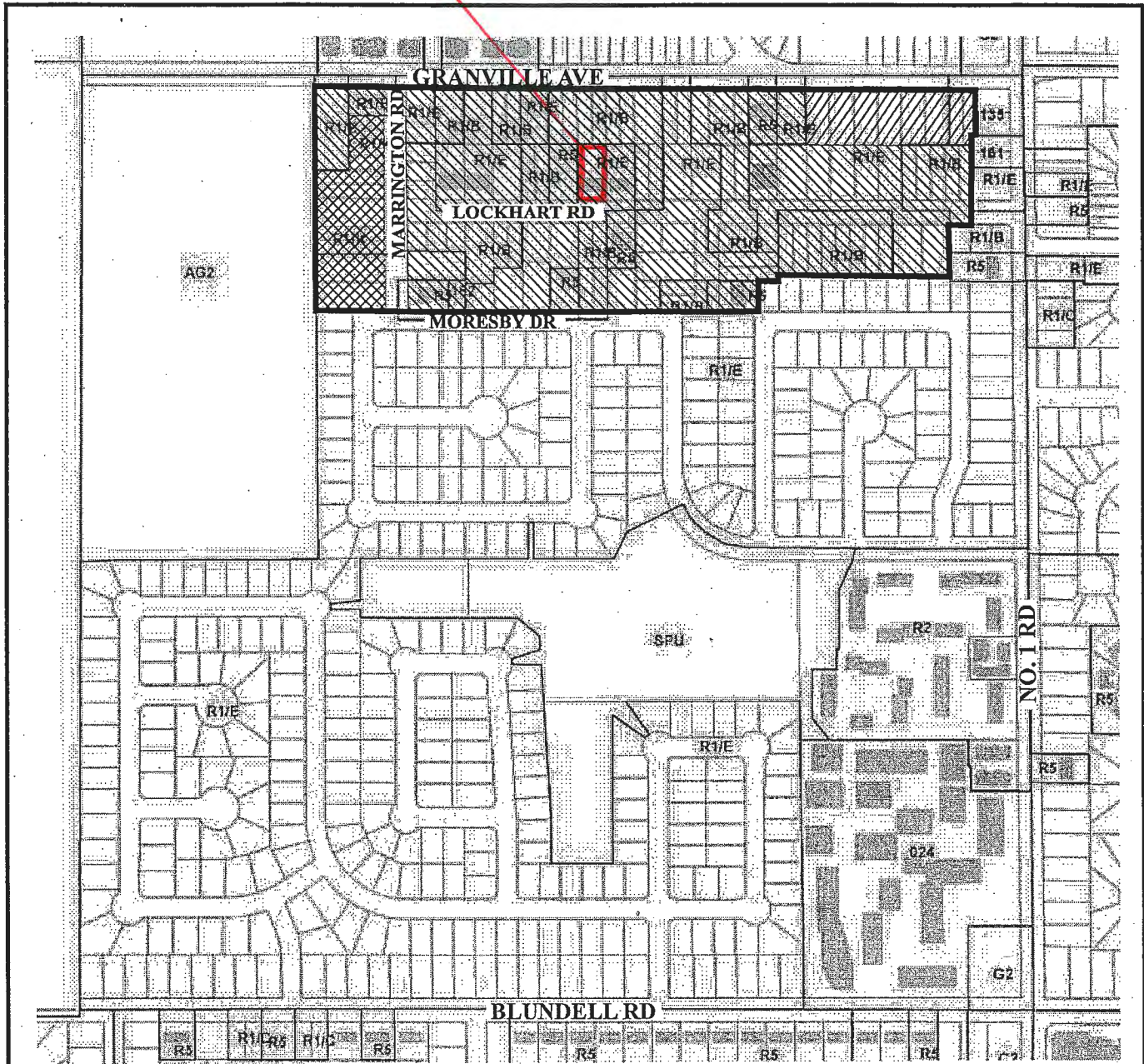
| | Existing | Proposed |
|-----------------------------------|-------------------------------|---------------------------------------|
| Owner: | 1071416 BC Ltd., Inc. | To be determined |
| Site Size (m²): | 1,158 m ² | Two (2) lots, each 579 m ² |
| Land Uses: | One (1) non-conforming duplex | Two (2) single-family homes |
| OCP Designation: | Neighbourhood Residential | No change |
| 702 Policy Designation: | Single Detached (R1/B) | Single Detached (RS2/B) |
| Zoning: | Single Detached (RS1/E) | Single Detached (RS2/B) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|----------------------------------|---|---|----------------|
| Floor Area Ratio: | Max. 0.55 applied to 464.5 m ² of the lot area together with 0.30 applied to the balance | Max. 0.55 applied to 464.5 m ² of the lot area together with 0.30 applied to the balance | none permitted |
| Lot Coverage – Building: | Max. 45% | Max. 45% | none |
| Lot Size (min. dimensions): | 360.0 m ² | West lot: 579 m ² East lot: 579 m ² | none |
| Setback – Front & Rear Yard (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side Yard (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height: | Max. 2 ½ Storeys | Max. 2 ½ Storeys | none |

Other: Tree replacement compensation required for loss of significant trees.

3. Seafair

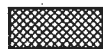




Subdivision permitted as per R1/B with the following provisions:



1. Between 3620 and 3780 Granville Avenue R1/C.



2. Between 7151 and 7031 Marrington Road R1/K.



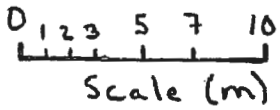
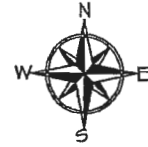
Policy 5447
Section 15-4-7

Adopted Date: 09/16/91
Amended Date: 07/20/98
Amended Date: 10/20/03

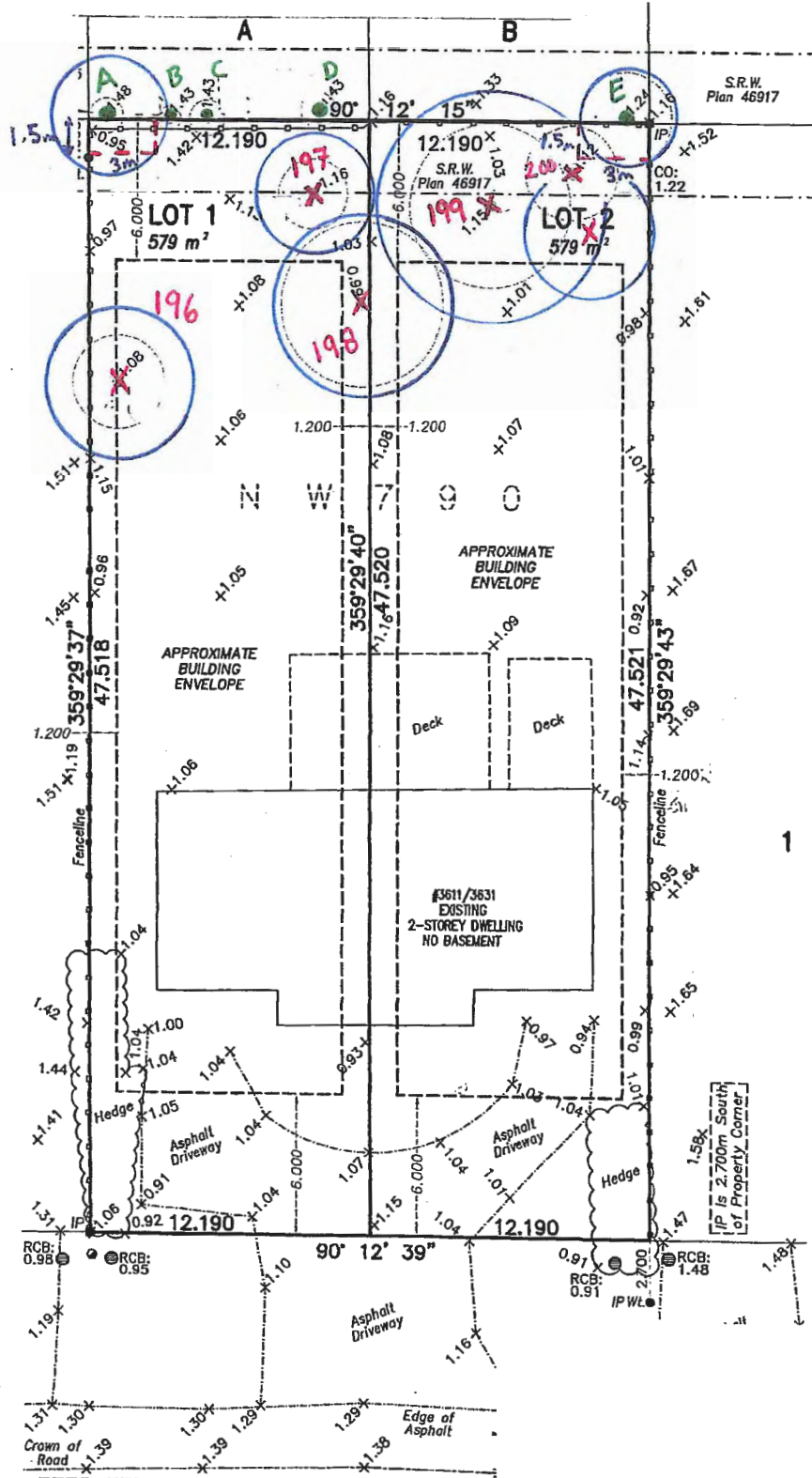
Note: Dimensions are in METRES

Tree Management Plan - 3611/3631 Lockhart Rd.

Jan 15, 2016 D.A.



- Retain Tree ● 100
- Remove Tree X 101
- Crown Dripline
- Tree Protection Barrier



Nail in aluminum Tag #528 Site Benchmark Elevation: 1.37m

LOCKHART ROAD



City of
Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 3611/3631 Lockhart Road

File No.: RZ 16-723604

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, the applicant is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$2,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City
2. Submission of a Landscape Security in the amount of \$4,000.00 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on each lot proposed (for a total of 8 trees; minimum 6 cm deciduous caliper or 3 m high conifers).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$12,478.00) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on both of the future lots at the subject site, or on one (1) of the two (2) future lots with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00 per buildable square foot of the second lot at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. A legal agreement ensuring that the principle dwelling and any secondary suite cannot be stratified must also be registered on Title if any secondary suites are built as a result of the Affordable Housing Strategy.

Prior to Subdivision*, the applicant must complete the following requirements:

1. Payment to the City of \$12,650.00, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections, each complete with meter and meter box. This money will be used to pre-service the two (2) lots by a City watermain replacement project currently underway, scheduled for completion in summer 2016.
2. Discharge of covenant RD44050 from the title of the strata lots, which restricts the property to a duplex.
3. Cancellation of the existing strata plan (NW790).

Prior to Demolition* stage, the applicant must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

1. Pay to the City, in keeping with the Subdivision and Development Bylaw No. 8751, a \$30,231.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4876.00
 - Concrete Sidewalk (EP.0642) \$7070.20
 - Pavement Widening (EP.0643) \$8533.00
 - Roadway Lighting (EP.0644) \$2681.80
 - Boulevard Landscape/Trees (EP.0647) \$7070.20
2. Complete the following servicing works and off-site improvements. These must be completed through a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- Using the OCP Model, there is 119.0 L/s of water available at a 20 psi residual at the Lockhart Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- 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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide \$12,650, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections each complete with meter and meter box, prior to adoption of rezoning. This money will be used to pre-service the two lots by a City watermain replacement project scheduled for construction in the summer of 2016.
- At Developers cost, the City is to:
 - Cut and cap at main the existing water service connection along the Lockhart Road frontage.
 - Install two (2) new water service connections complete with meter and meter box along the Lockhart Road frontage.

Storm Sewer Works:

- The Developer is required to retain the existing storm service connection at the southeast and southwest corners of the development site.

Sanitary Sewer Works:

- The Developer is required to retain existing sanitary service connection at the northeast and northwest corners of the development site.
- At Developers cost, the City is to remove cap on existing sanitary service connection at the northwest corner of the development site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

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.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include the location/s for parking for services, deliveries, workers, and loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by BC Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit 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 Division 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 _____

Date _____