



To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: January 15, 2007
File: RZ 05-304459
Re: **Application by Raman Kooner for Rezoning at 11191 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8015, for the rezoning of 11191 Steveston Highway from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.

Jean Lamontagne
Director of Development

JL:dcb
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Raman Kooner has applied to rezone a 616 m² (6630.79 ft²) site located at 11191 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) for the purpose of creating two single-family lots approximately 9.19 m (30.17 ft.) wide with access from a rear lane.

This rezoning application is consistent with Single Family Lot Size Policy 5434 (last amended October 16, 2006).

A similar application in this same area (RZ 05-301311 for 11111 Steveston Highway) has received third reading at Public Hearing on October 16, 2006. Another application (RZ 05-313184, for a similar rezoning at 11091 Steveston Highway has also been received and will be addressed separately.

Attachment 1 shows the location map and aerial map for the subject property.

Attachment 2 provides a context map with the locations of all three application sites.

Attachment 3 provides a site survey with existing vegetation.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 4**.

Surrounding Development

To the North and East: Single Family dwellings on large lots (typically 18 metres wide or better) zoned as Single Family Housing District E (R1/E).

To the West: Single Family dwellings on slightly narrower lots (typically 13 metres – 15.25 metres wide) under Land Use Contract 007.

To the South: GVTA (TransLink) bus terminal on a site zoned Light Industrial District (I2) and Business Park Industrial District (I3).

Related Policies & Studies

Single-Family Lot Size Policy Review

The subject property is within Single-Family Lot Size Policy No. 5434 (see **Attachment 5**) which permits properties fronting on Steveston Highway from Seaward Gate to Shell Road to 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 is not permitted in these areas.

Public Consultation

Public consultation was undertaken during the October 2006 review and amendment of the Single-Family Lot Size Policy No. 5434. To time of writing, no specific concerns have been received on this application.

Staff Comments

No significant concerns have been identified through the technical review. Engineering Department staff have advised that the existing utilities are able to accommodate the future subdivision and redevelopment of this lot. The applicant will be required to provide Neighbourhood Improvement Charge (NIC) fees for future lane improvements, Development Cost Charges (DCCs), Greater Vancouver Sewerage & Drainage DCCs, School Site Acquisition Charge, address assignment fees and servicing costs at subdivision stage.

Analysis

The subject application for rezoning of 11191 Steveston Highway, from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) will allow subdivision of the property into two (2) single-family lots approximately 9.19 m (30.17 ft.) width and 308 m² (3315.39 ft²) each in area. Both lots will have vehicle access through the existing rear lane. This application conforms to Single-Family Lot Size Policy No. 5434. This location is also less desirable for large lot single-family residential and its close proximity to the Ironwood Shopping Mall suggests that this is a suitable location for this type of densification.

Trees and Landscaping

The site survey indicates that the lot does not have any existing trees on the property. A landscape plan, prepared by a registered Landscape Architect, is required prior to adoption of the Rezoning Bylaw. The landscape plan should include at least two trees per lot.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, registration of a Flood Indemnity Covenant is required prior to adoption of the Rezoning Bylaw.

Financial Impact

None.

Conclusion

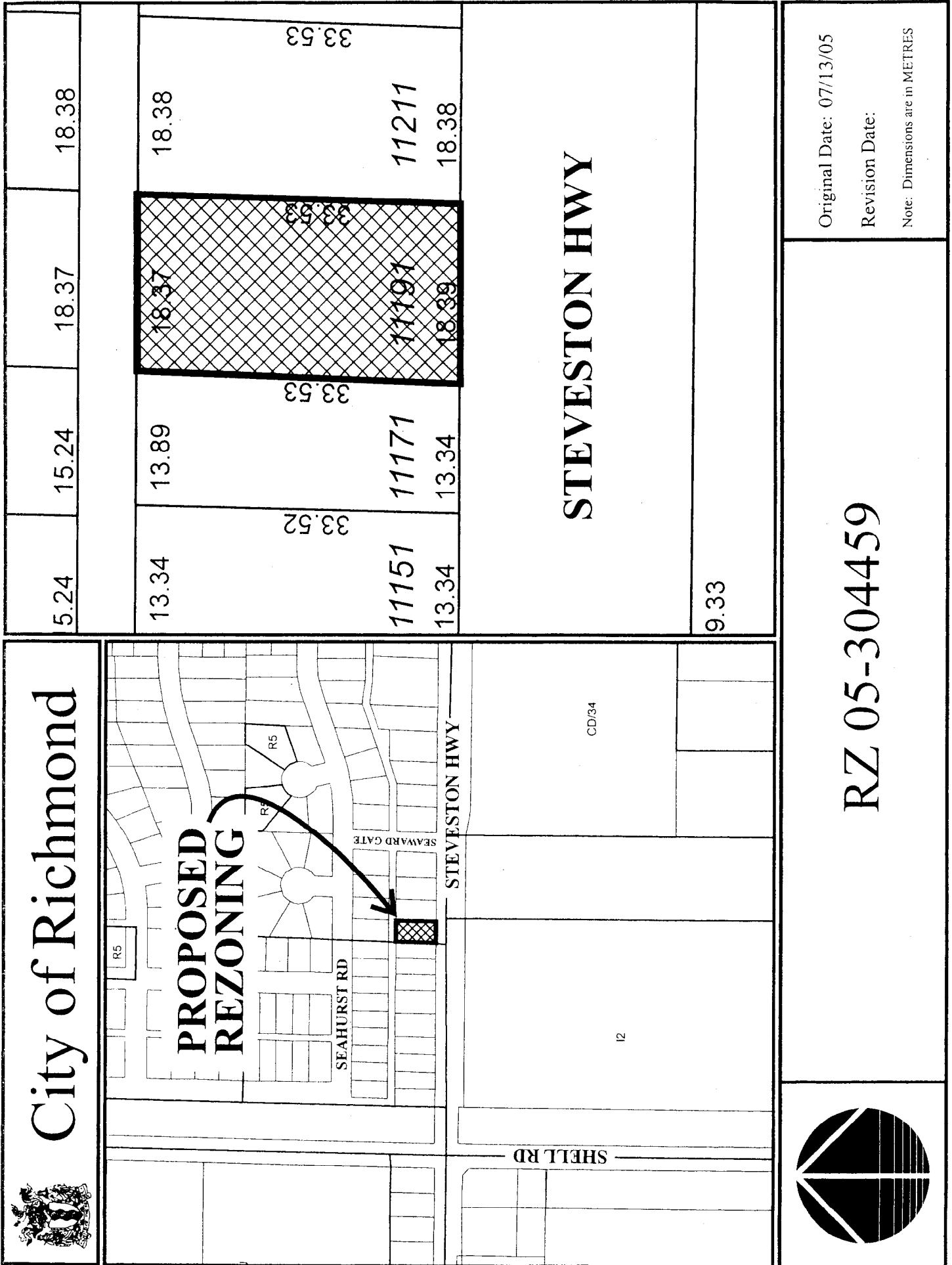
The Planning and Development Department supports the subject rezoning application as it is consistent with the Single Family Lot Size Policy 5434 and the location is suitable for a limited degree of densification.



David Brownlee
Planner 2

DCB:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Context Map Showing Locations of Similar Nearby Applications
- Attachment 3: Site Survey with Existing Vegetation
- Attachment 4: Development Application Data Sheet
- Attachment 5: Single-Family Lot Size Policy No. 5434
- Attachment 6: Conditional Rezoning Requirements

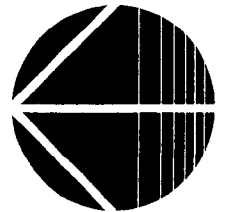


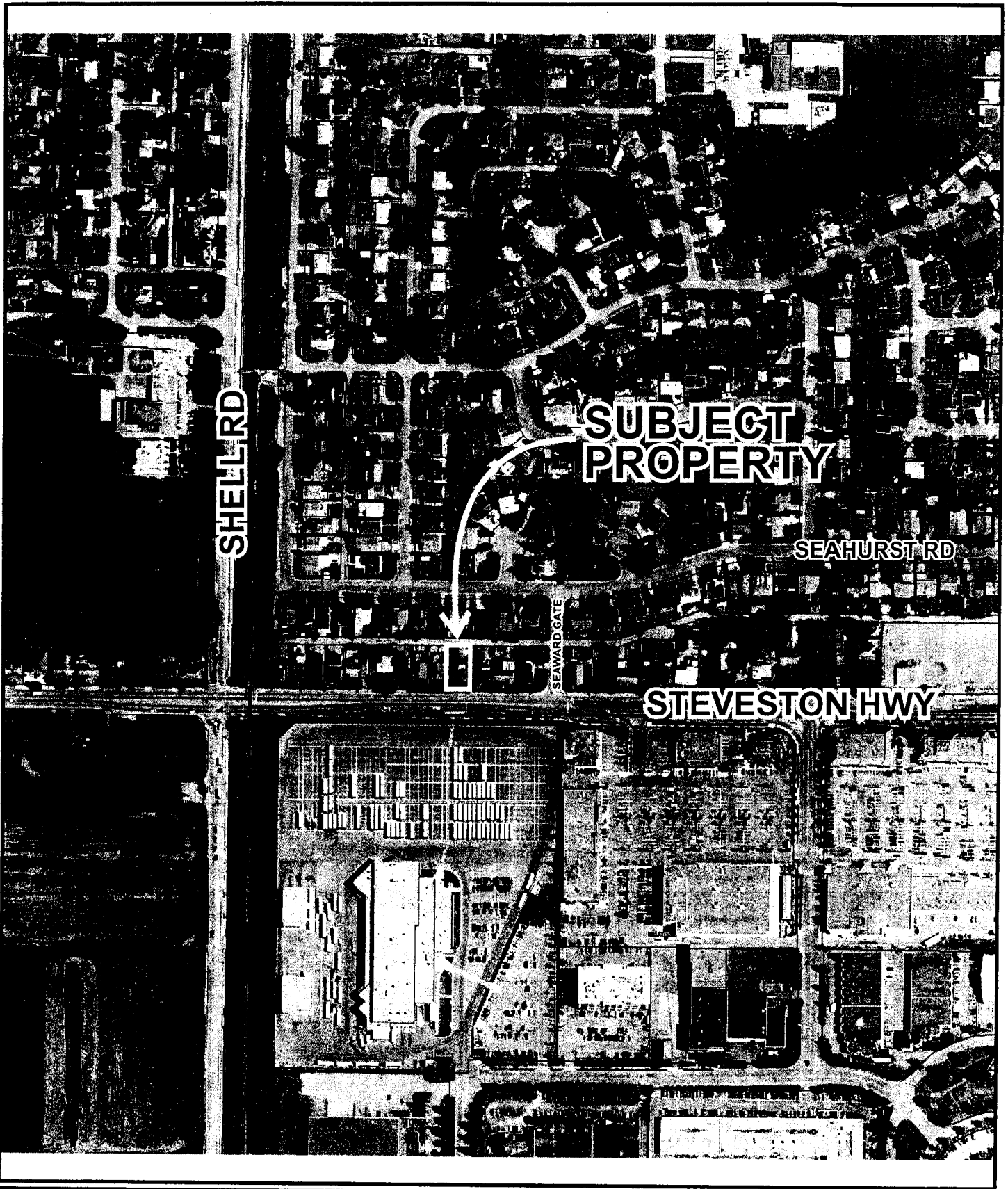
Original Date: 07/13/05

Revision Date:

Note: Dimensions are in METRES

RZ 05-304459





RZ 05-304459

Date: 05/04/06

Amended Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES & ELEVATIONS ON LOT 235 SECTION 36 B4N R6W NEW WESTMINSTER DISTRICT PLAN 42353.

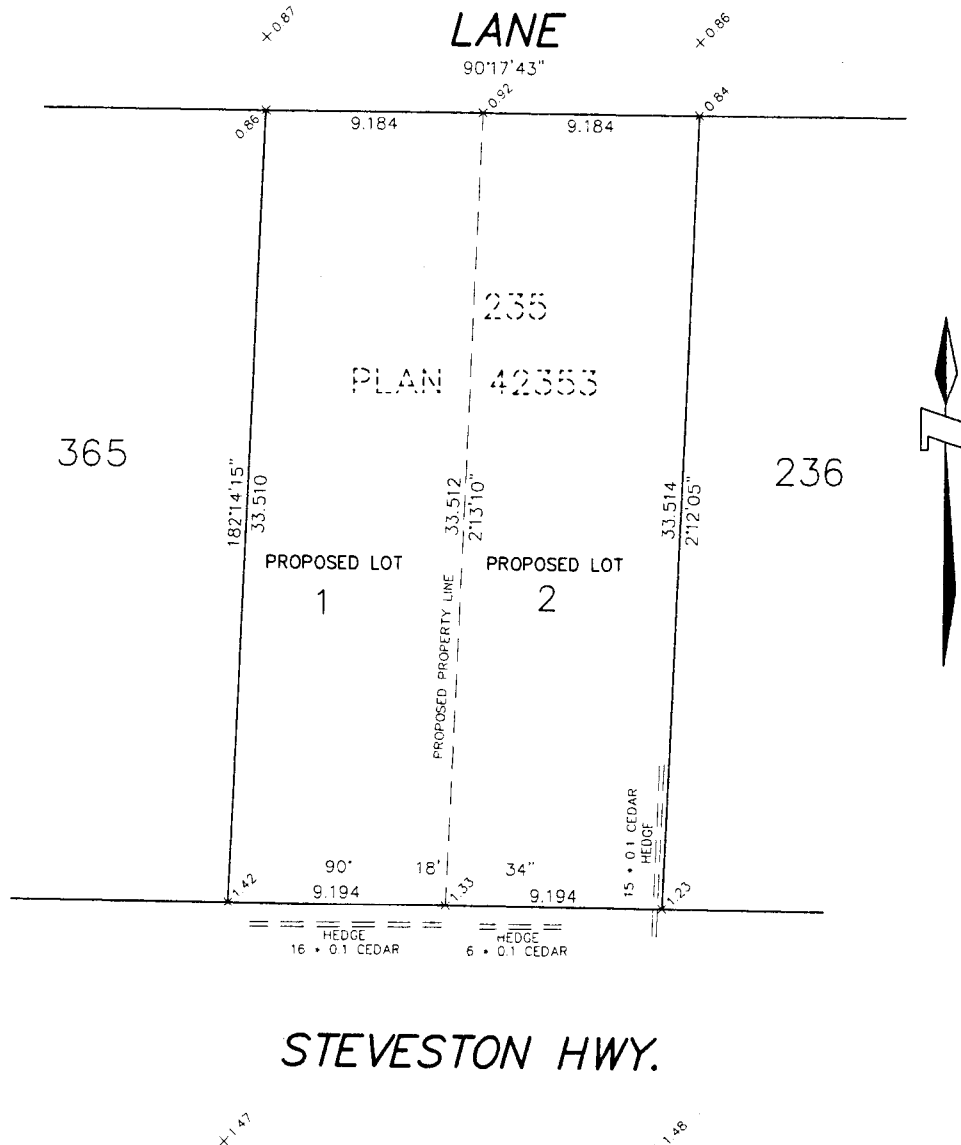
Current Civic Address:

11191 Steveston Hwy.
Richmond, B.C.

SCALE : 1:250

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.
- Elevations are based on City of Richmond datum, TBM-Hyd. Opp. 11151 Steveston Hwy
Elevation = 2.197m



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DHALIWA AND ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C. V3W 3B2
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 0603006-PS1.DWG

Date of Survey:
 20th day of November, 2006.

Gene Paul Nikola
 GENE PAUL NIKOLA B.C.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
RZ 05-304459

 Address: 11191 Steveston Highway

 Applicant: Raman Kooner

Planning

 Area(s): Shellmont (36-4-6)

	Existing	Proposed	
Owner:	Kamaljit Dhillon	Ramam Kooner	
Site Size (m²):	616 m ²	Two lots of 308 m ² each	
Land Uses:	Residential	Same	
OCP Designation:	Neighbourhood Residential	Same	
702 Policy Designation:	Policy 5434: 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 is not permitted in these areas.	Same	
Zoning:	R1/E	R1-0.6	
Number of Units:	1	2	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	13.13 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 50%	Satisfies Requirements	none
Lot Size (min. area):	270 m ²	308 m ²	none
Setback – Front Yard (m):	Min. 6 m	Satisfies Requirements	none
Setback – Side & Rear Yards (m):	Min. 1.2 m side yard 6 m rear yard	Satisfies Requirements	none
Height (m):	2.5 storeys	Satisfies Requirements	none
Off-street Parking Spaces – Total:	2	4	none



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POLICY

POLICY 5434

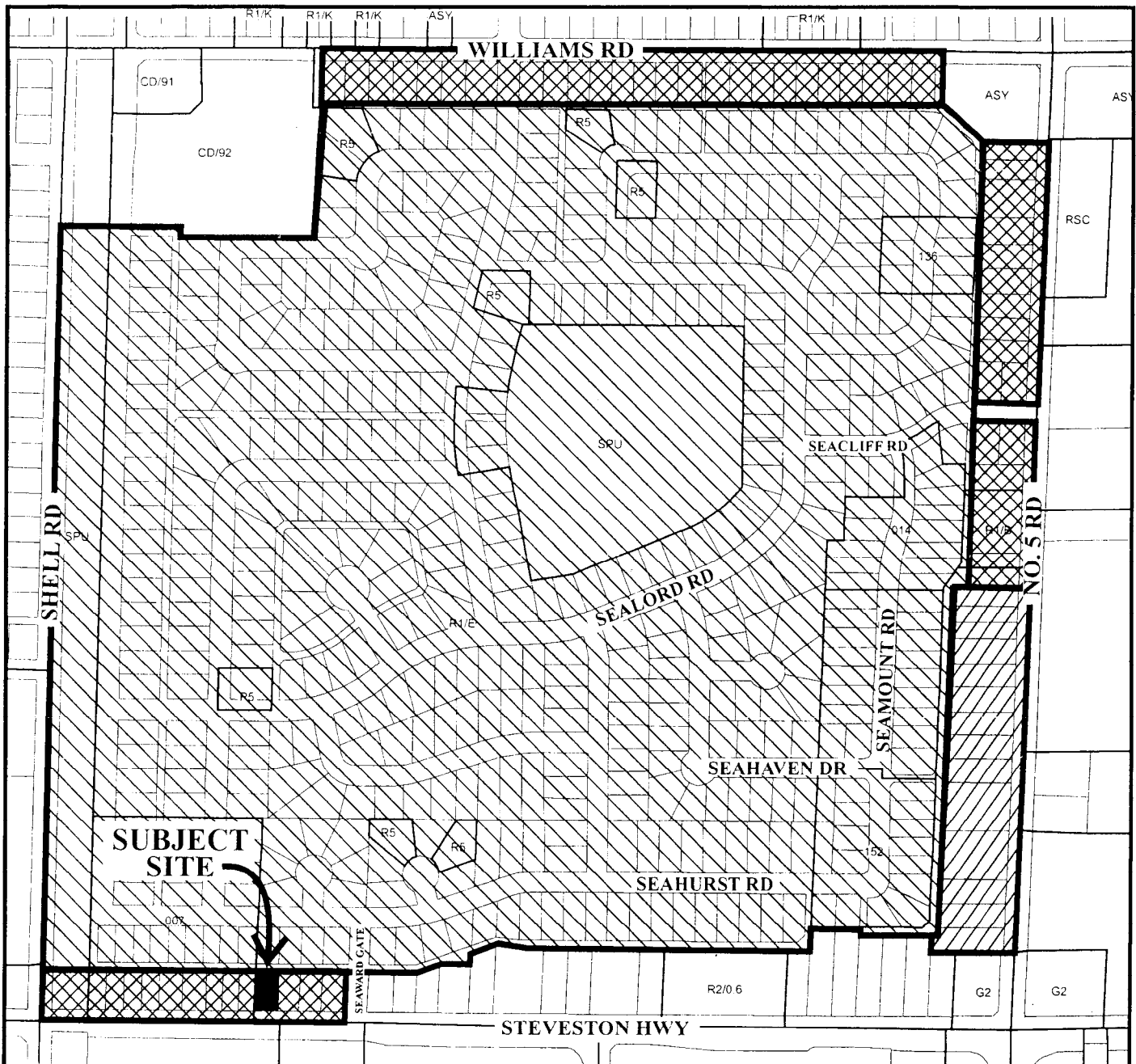
File Ref:

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:**

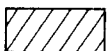
1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams 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

Conditional Rezoning Requirements
11191 Steveston Hwy. RZ 05-304459

Prior to final adoption of Zoning Amendment Bylaw 8015, the developer is required to complete the following requirements:

- 1. Submission of a landscaping plan prepared by a registered Landscape Architect, to the satisfaction of the Director of Development, for each lot. The landscape plan should include at least two trees per lot as per City Policy 5032. A landscape security based on a 100% cost estimate provided by the Landscape Architect is also required.

- 2. Registration of a Floodplain Indemnity Covenant.

[Signed Original on File]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8015 (RZ 05-304459)
11191 STEVESTON HIGHWAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. 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 (R1-0.6)”**

P.I.D. 000-847-305

Lot 235 Section 36 Block 4 North Range 6 West New Westminster District Plan 42353

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8015”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>l.</i>

MAYOR

CORPORATE OFFICER