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**To:** Planning Committee **Date:** January 15, 2007  
**From:** Jean Lamontagne **File:** RZ 05-313184  
Director of Development  
**Re:** **Application by Amandeep Mangat to discharge Land Use Contract (LUC 007)**  
**for 11091 Steveston Highway and to Rezone the site to Single-Family Housing**  
**District (R1-0.6)**

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**Staff Recommendation**

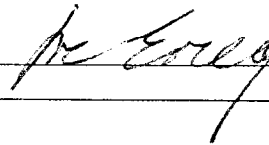
That 11091 Steveston Highway be discharged from the provisions of "Land Use Contract (LUC 007)" and that Bylaw No. 8017 to rezone 11091 Steveston Highway to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

JL:dcb  
Att. 6

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Amandeep Mangat has applied to the City of Richmond for permission to discharge Land Use Contract 007 from 11091 Steveston Highway and to rezone the property to Single-Family Housing District (R1-0.6) in order to permit the subject property to be subdivided into two new single-family residential lots approximately 9.56 m (31.36 ft.) wide with access from the rear lane only.

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 05-304459, for a similar rezoning at 11191 Steveston Highway has also been received and will be addressed separately.

A location map and aerial photograph are provided in **Attachment 1**. **Attachment 2** shows the locations of all three application sites.

### Findings of Fact

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

### Surrounding Development

To the North, East and West: Single Family dwellings on lots typically 13 to 20 metres wide under Land Use Contract 007. An application to rezone the neighbouring lot, 11111 Steveston Highway has received third reading which, if finalized, would allow the lot to potentially subdivide into two R1-0.6 lots.

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 4**) 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. The existing storm and sanitary services in the area are able to accommodate the future subdivision 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 11091 Steveston Highway from Land Use Contract 007 to Single-Family Housing District (R1-0.6) will allow subdivision of the property into two (2) single-family lots approximately 9.56 m (31.36 ft.) width and 320.5 m<sup>2</sup> (3449.95 ft<sup>2</sup>) in area each. Both lots will have vehicle access through the existing rear lane. This application conforms to Single-Family Lot Size Policy No. 5434 and is supportable from a technical perspective.

*Trees and Landscaping*

The site survey and Arborist's report (see **Attachment 5**) for the lot indicates the presence of four trees on the property - two of which are of bylaw size. All of the trees are reported by the Arborist to be in either fair or poor condition. The Arborist has recommended removal of all the trees prior to construction. The applicant has indicated that they plan to raise the grade of the site to approximately street level – also supporting the removal of the four trees.

Commitments to provide appropriate replacement trees (minimum four 6 cm calliper trees) on site as per Tree Protection Bylaw 8057 have been provided by the applicant. The replacement trees will be incorporated into a landscape plan, prepared by a registered landscape architect which must be provided prior to adoption of the Rezoning Bylaw.

*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 or Economic Impact**

None.

**Conclusion**

The Planning and Development Department supports the subject rezoning application because:

- It is consistent with Single Family Lot Size Policy 5434,
- The location is undesirable for large lot single-family residential, and;
- It is in close proximity to the Ironwood Shopping Mall.



DCB:cas

Attachment 1: Location Map, Aerial

Attachment 2: Context Map Showing Locations of Similar Applications

Attachment 3: Development Application Data Sheet

Attachment 4: Single Family Lot Size Policy 5434

Attachment 5: Arborist's Report and Site Survey – proposed subdivision

Attachment 6: Conditional Rezoning Requirements

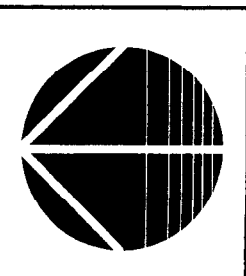


# City of Richmond

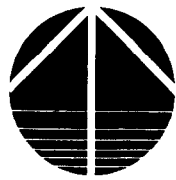


30.48	15.24	13.72	15.24	30.47	13.72	30.47	15.24	30.47
33.53	14.63	33.53	14.63	33.52	19.12	33.52	20.03	11051
37	11051	11071	14.63	11091	19.12	11111	20.03	11091
<b>STEVESTON HWY</b>								

RZ 05-313184



Original Date: 09/27/05  
 Revision Date:  
 Note: Dimensions are in METRES



RZ 05-313184

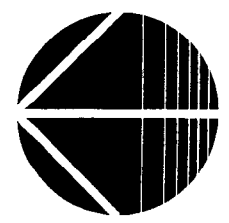
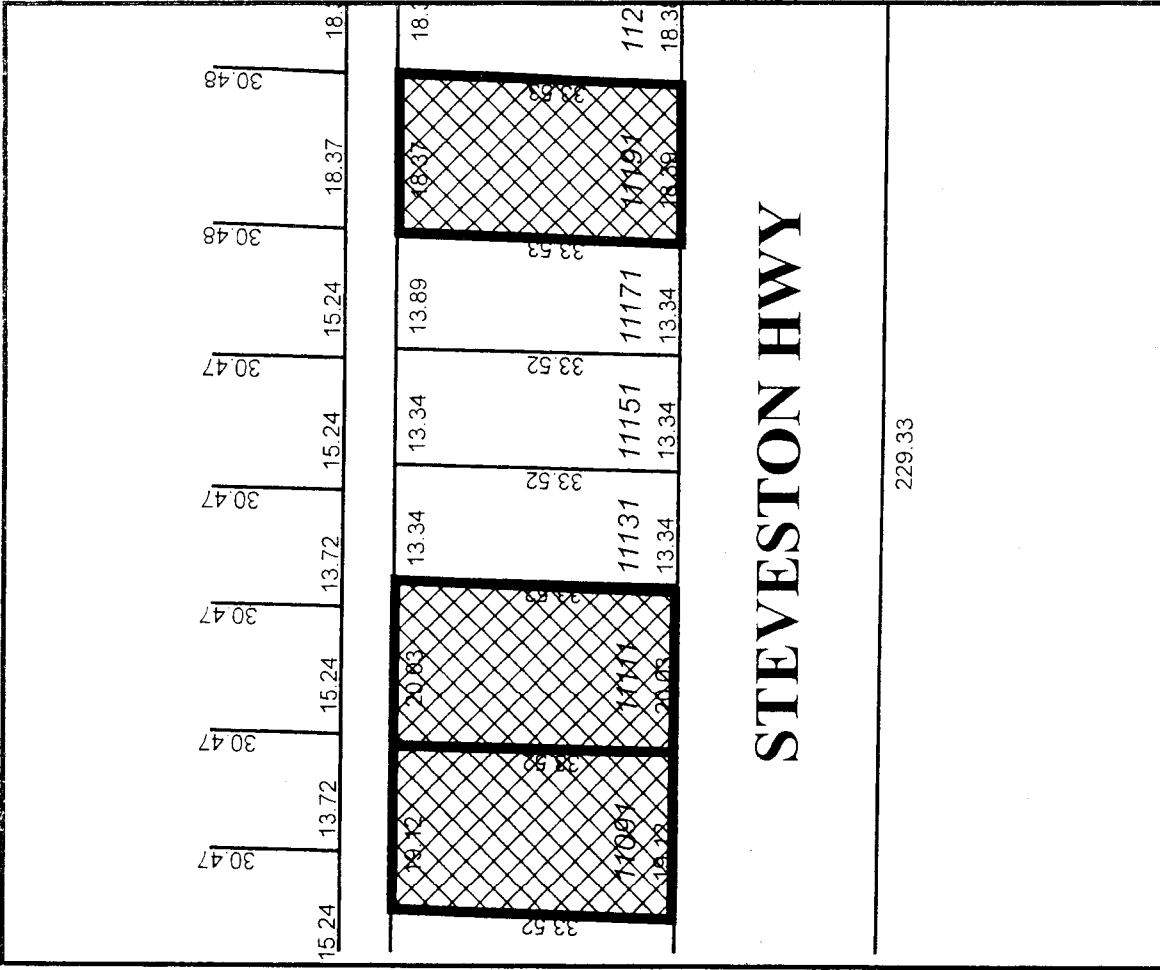
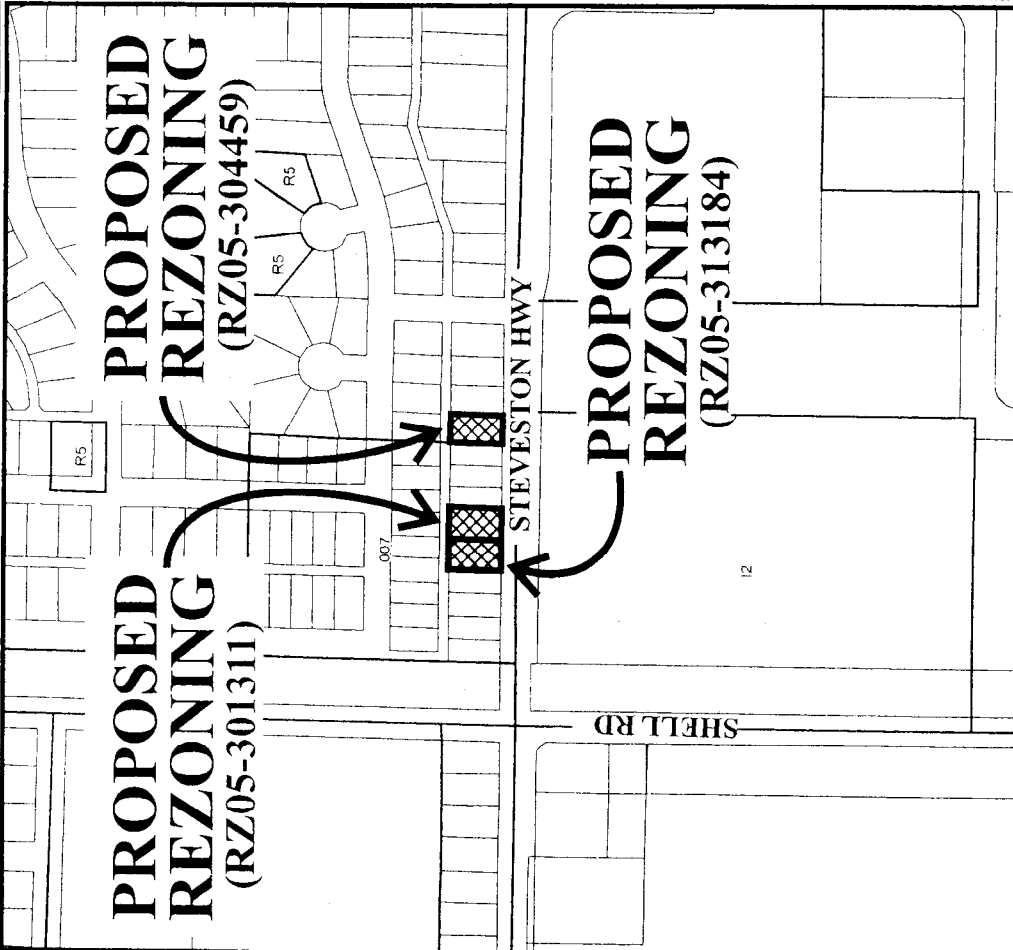
Date: 05/04/06

Amended Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 05-304459 ; RZ 05-301311 &  
RZ 05-313184**

Original Date: 09/19/05  
Revision Date:  
Note: Dimensions are in METRES


**City of Richmond**

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

**Development Application  
 Data Sheet**
**RZ 05-313184**
**Attachment 3**

 Address: 11091 Steveston Highway

 Applicant: Amandeep Mangat

Planning

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

	Existing	Proposed
<b>Owner:</b>	Amandeep Mangat	Same
<b>Site Size (m<sup>2</sup>):</b>	640 m <sup>2</sup>	Two lots of 320.0 m <sup>2</sup> each
<b>Land Uses:</b>	Single Family	Same
<b>OCP Designation:</b>	Residential	Same
<b>702 Policy Designation:</b>	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.	Conforms to Policy 5434
<b>Zoning:</b>	R1/E	R1-0.6
<b>Number of Units:</b>	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	12.65 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 50%	Satisfies Requirements	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	320.0 m <sup>2</sup>	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 stories	Satisfies Requirements	none



**ATTACHMENT 3**

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Total:	2	4	none

**Tree replacement compensation required for loss of significant trees in good health as per Tree Protection Bylaw 8057 Bylaw. Two trees of Bylaw size exist on the property.**



# City of Richmond

# Policy Manual

Page 1 of 2

POLICY

POLICY 5434

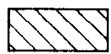
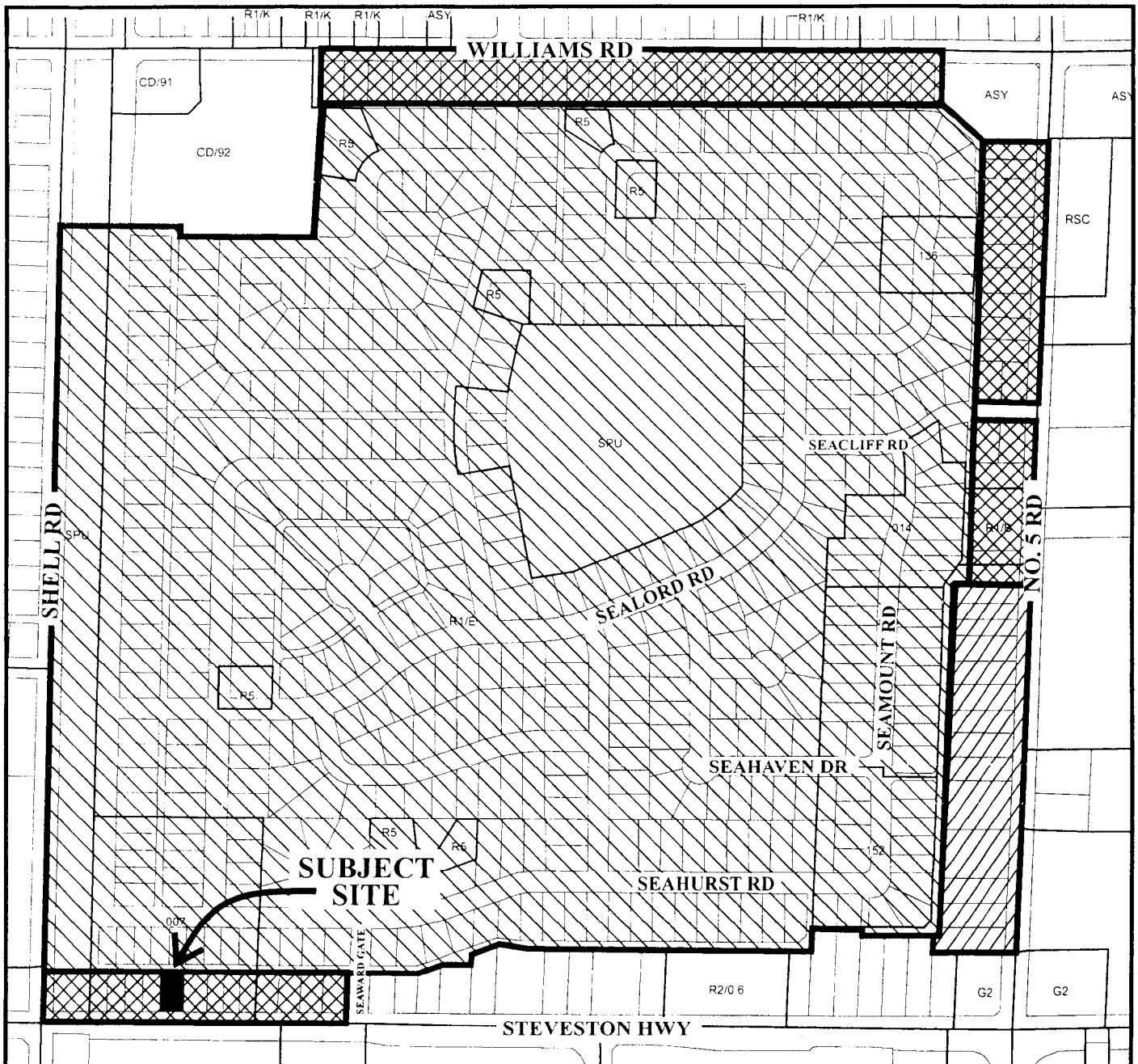
File Ref:

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**:

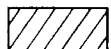
1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams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



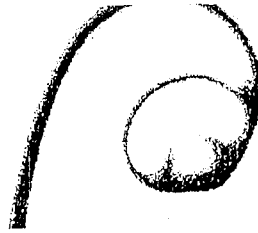
Subdivision permitted as per **R1/B**



# Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991  
10/16/2006



## Catherine MacDonald Inc.

648 East 5<sup>th</sup> Street North Vancouver BC V7L 1M7  
 phone 604.904.0787 cell 604.904.0302 fax 604.904.0706  
 email catherinemacdonald@shaw.ca

Ms. Amandeep Mangat  
 Via email: amandeep.mangat@rbc.com

5 January 2007

Dear Ms. Mangat:

**Re: Proposed Development at 11091 Steveston Hwy, Richmond**  
**ARBORIST'S REPORT**

With regard to the above project site, I am pleased to provide this report, based on a site assessment of 3 January 2007 and based on a Survey provided by Chris James, BCLS (dated 20 December 2006).

*In summary, all 4 trees on the development site should be removed. All are pioneer, or volunteer/weed species with numerous structural defects and damage due to poor pruning and mechanical damage. Many exhibit decay and disease problems and other symptoms typical of poorly maintained trees and/or the particular species.*

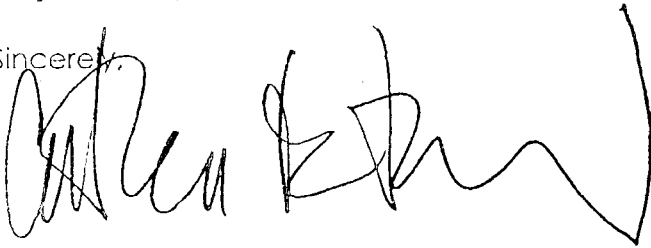
(Refer to attached amended survey Plan for locations)

1. .25m 'Fruit' Tree - located in the front yard of 11091 Steveston: This ornamental Cherry is in fair condition. It has inclusions, has been improperly pruned in the past and has mechanical damage on the main trunk. Recommendation: Remove prior to construction.
2. .15m 'Birch' Tree - located in the front yard of 11091 Steveston: This Hawthorne tree is in poor condition. It has numerous structural defects, some typical of the species, others due to poor management. It has been improperly pruned in the past, has numerous inclusions, and suckering along branches. Recommendation: Remove prior to construction.

3. .30m 'Cherry' Tree - located in the front yard of 11091 Steveston: This Hawthorne tree is in poor condition. It has numerous structural defects, some typical of the species, others due to poor management. It has been improperly pruned in the past, has numerous inclusions, and suckering along branches. Recommendation: Remove prior to construction.
  
4. .15m 'Alder' Tree - located in the front yard of 11091 Steveston: This Mountain Ash tree is in poor condition. It has numerous structural defects, some typical of the species, others due to poor management. It has been improperly pruned in the past, has numerous inclusions, suckering along branches, and minor evidence of decay. Recommendation: Remove prior to construction.

If there are any questions regarding these trees or any other arboriculture issues for this project, kindly contact me at the above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine MacDonald', written in a cursive style.

**Catherine MacDonald Inc.**  
Catherine MacDonald  
ISA Certified Arborist PN-0716

Encl. Annotated survey plan as page 3. of this Report.

not to be used to define boundaries

scale 1:200  
METRES

### Survey Certificate for

PROPOSED SUBDIVISION OF 607-  
361, SECTION 36, B.L.S. A.N., R.F.E. 6  
W, PLAN 44833

CIVIC  
11091 STEVESTON HIGHWAY  
RICHMOND

ELEVATIONS  
DERIVED FROM  
MONUMENT 77H5843  
1:203M GEODETIC

  
**Catherine MacDonald Inc**  
ISA CERTIFIED ARBORIST  
PNW 0716A Catherine MacDonald  
648 East 5th Street  
North Vancouver, BC V7L 1M7  
tel: 604.904.0787  
cell: 604.904.0302  
fax: 604.904.0706  
email:  
catherinemacdonald@shaw.ca

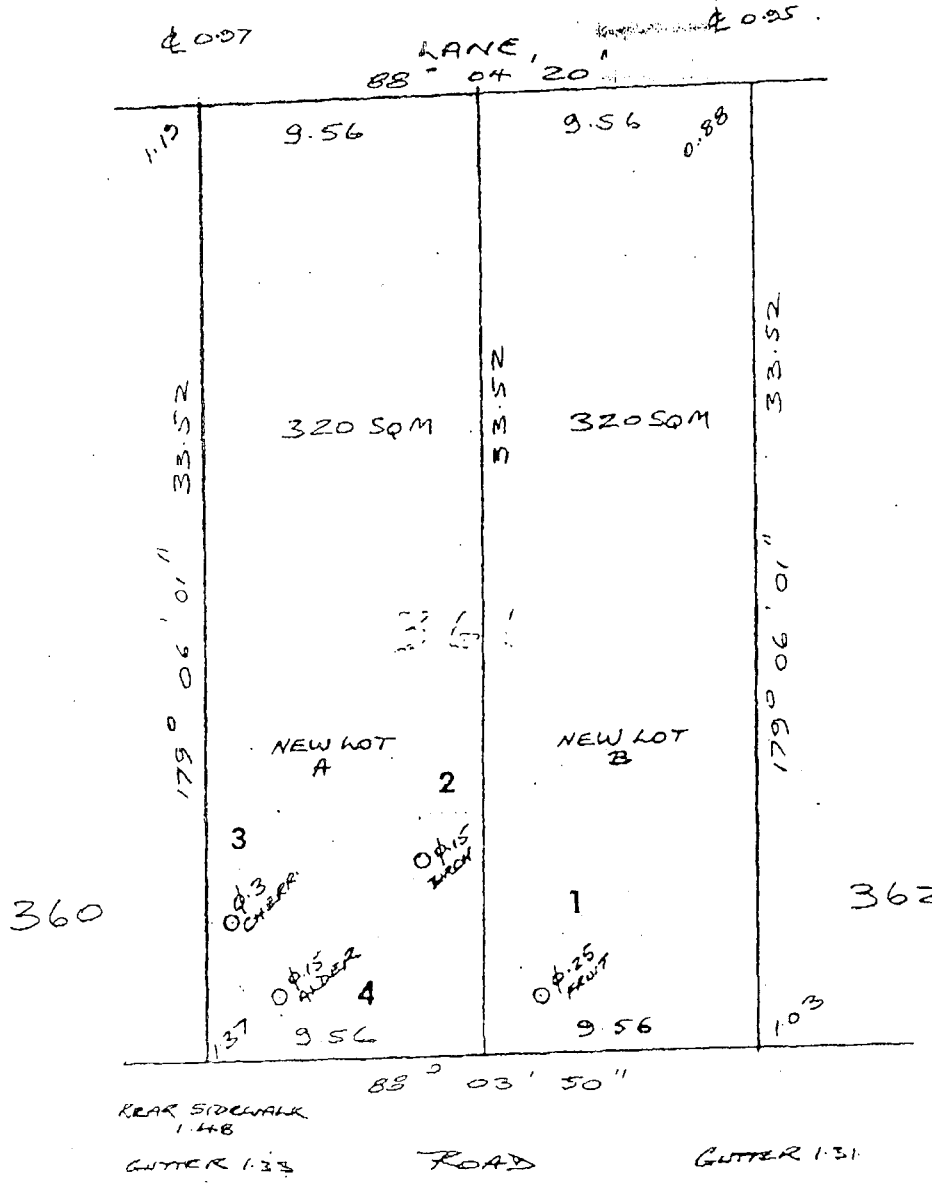
#### NOTES:

DO NOT SCALE PLAN.  
REFER TO DIMENSIONS.

ALL LANDSCAPE/TREE WORK TO CONFORM  
TO THE BC LANDSCAPE STANDARD  
(6TH EDITION) AS A MINIMUM.

ALL TREE WORK TO CONFORM TO THE  
STANDARDS OF THE (ISA) INTERNATIONAL  
SOCIETY OF ARBORICULTURE.

CONSULT PROJECT ARBORIST AND/OR  
CITY OF RICHMOND ARBORIST IF IN DOUBT  
ABOUT ANY TREE ISSUE.




Trees 1-4 to be  
removed

**Christopher J. James**  
British Columbia Land Surveyor  
2822 Gordon Avenue  
Surrey B.C. V4A 3J4  
604-535-3261

certified correct

----- B.C.L.S. -----  
this 20 day of DECEMBER  
2006

ARBORIST REPORT  
11091 STEVESTON HWY  
RICHMOND, BC

 NORTH NOT TO SCALE

DATE: 5 JANUARY 2007

PAGE 3 OF 3

this document is not valid unless originally signed and sealed

file 5846

**Conditional Rezoning Requirements**  
**11091 Steveston Hwy. RZ 05-313184**

Prior to final adoption of Zoning Amendment Bylaw 8017, 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 is expected to provide four (4) replacement trees in accordance with OCP Guidelines on tree preservation. In the event that these trees cannot be accommodated on-site the City will accept cash-in-lieu a contribution of \$500 per tree to the Parks Development Fund. A landscape security based on 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 8017 (RZ05-313184)
11091 STEVESTON HIGHWAY

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

- 1. That the Mayor and Corporate Officer are hereby authorised to execute any documents necessary to discharge "Land Use Contract 007" from the following area:

P.I.D. 003-803-724
Lot 361 Section 36 Block 4 North Range 6 West New Westminster District Plan 44839.

- 2. That 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. 003-803-724
Lot 361 Section 36 Block 4 North Range 6 West New Westminster District Plan 44839.

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8017".

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.

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

MAYOR

CORPORATE OFFICER