



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**Date:** January 15, 2007  
**File:** RZ 06-352904  
**Re:** **Application by Rav Bains for Rezoning at 5631 Walton Road from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District, Subdivision Area B (R1/B)**

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**Staff Recommendation**

That Bylaw No. 8188, for the rezoning of 5631 Walton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Jean Lamontagne  
*Director of Development*

CL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

Rav Bains has applied to the City of Richmond for permission to rezone 5631 Walton Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the property to be subdivided into two (2) new single-family residential lots.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

The subject property is located on the northeast corner of Walton Road and Dover Road in an established residential neighbourhood consisting predominantly of lots zoned Single-Family Housing District, Subdivision Area E (R1/E). Since the late 1980's, several lots zoned Single-Family Housing District, Subdivision Area E (R1/E) on the north and south side of Walton Road have been rezoned and subdivided to Single-Family Housing District, Subdivision Area B (R1/B) in accordance with the Lot Size Policy for this area.

- To the north and east of the subject property are residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the south is a residential lot zoned Single-Family Housing District, Subdivision Area E (R1/E) located adjacent to a lot zoned Single-Family Housing District, Subdivision Area B (R1/B) to the west; and
- To the west of the subject property, across Dover Road, is a residential lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

### Related Policies & Studies

#### OCP Designation

There is no Area Plan for this area. The Official Community Plan's Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

#### OCP Aircraft Noise Policy

The subject property is located within Area 4 – Aircraft Noise Notification Area in which all land uses may be considered. This rezoning application may be considered because it is supported by Single-Family Lot Size Policy 5419 (as discussed below). As a condition of rezoning approval, an aircraft noise covenant is required to be registered on title.

### Lot Size Policy 5419

The subject property is located within the area covered by Single-Family Lot Size Policy 5419 (adopted by Council in 1989, and amended in 2003)(**Attachment 3**). This Policy permits rezoning and subdivision to Single-Family Housing District, Subdivision Area B (R1/B). This redevelopment proposal would allow for the creation of two (2) lots that comply with the minimum lot size requirements of Single-Family Housing District, Subdivision Area B (R1/B), in accordance with the Lot Size Policy.

### **Staff Comments**

#### Trees

A tree survey has been submitted by the applicant indicating that no bylaw-sized trees exist on the subject property or on adjacent properties along common property lines (**Attachment 4**). To enhance the future lots, the applicant has agreed to plant four (4) trees, two (2) per lot (minimum 5 cm calliper).

#### Site Servicing

There are no servicing concerns or charges with rezoning. Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 4 m x 4 m corner cut for future road improvements.

At future subdivision stage, the developer will be required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
- Enter into a Servicing Agreement for the design and construction of off-site improvements along the entire frontage of Walton Road and Dover Road. Improvements are to include: curb and gutter, pavement widening, grass boulevard complete with street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Note: Design should include water, storm and sanitary connections for both lots.

#### Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.

### **Analysis**

The subject property is located within an established residential neighbourhood which, in recent years, has seen some redevelopment to Single-Family Housing District, Subdivision Area B (R1/B) from original lots zoned Single-Family Housing District, Subdivision Area E (R1/E) in accordance with the Lot Size Policy for this area. This rezoning application is consistent with similar applications already undertaken in the surrounding area.

### **Financial Impact or Economic Impact**

None.

## Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies, and is consistent with the direction of redevelopment undertaken in the surrounding area. On this basis, staff support the application.



Cynthia Lussier  
*Planning Assistant*  
(Local 4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5419
- Attachment 4: Tree Survey
- Attachment 5: Conditional Rezoning Requirements



**SUBJECT  
PROPERTY**

DOVER RD

WALTON RD

LYNAS LANE

NO. 2 RD

GARRISON RD

GRANVILLE AVE



RZ 06-352904

Original Date: 11/24/06

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 06-352904**

**Attachment 2**

Address: 5631 Walton Road

Applicant: Rav Bains

Planning Area(s): Thompson

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Shuen K. Ho Eddie L. Ng	To be determined
<b>Site Size (m<sup>2</sup>):</b>	786 m <sup>2</sup> (8,461ft <sup>2</sup> )	1 lot at approx. 394 m <sup>2</sup> (4,241 ft <sup>2</sup> ) 1 lot at approx. 392 m <sup>2</sup> (4,220 ft <sup>2</sup> )
<b>Land Uses:</b>	1 single-family dwelling	2 single-family dwellings
<b>OCP Designation:</b>	OCP Generalized Land Use Map – Neighbourhood Residential  OCP Specific Land Use Map – Low-Density Residential	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	Single-Family Lot Size Policy 5419 permits rezoning and subdivision to Single-Family Housing District, Subdivision Area B (R1/B)	No change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District Subdivision Area B (R1/B)
<b>Number of Units:</b>	1	2

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
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 <sup>2</sup>	Min. 392 m <sup>2</sup>	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 (m):	2.5 m	2.5 m	none



# City of Richmond

# Policy Manual

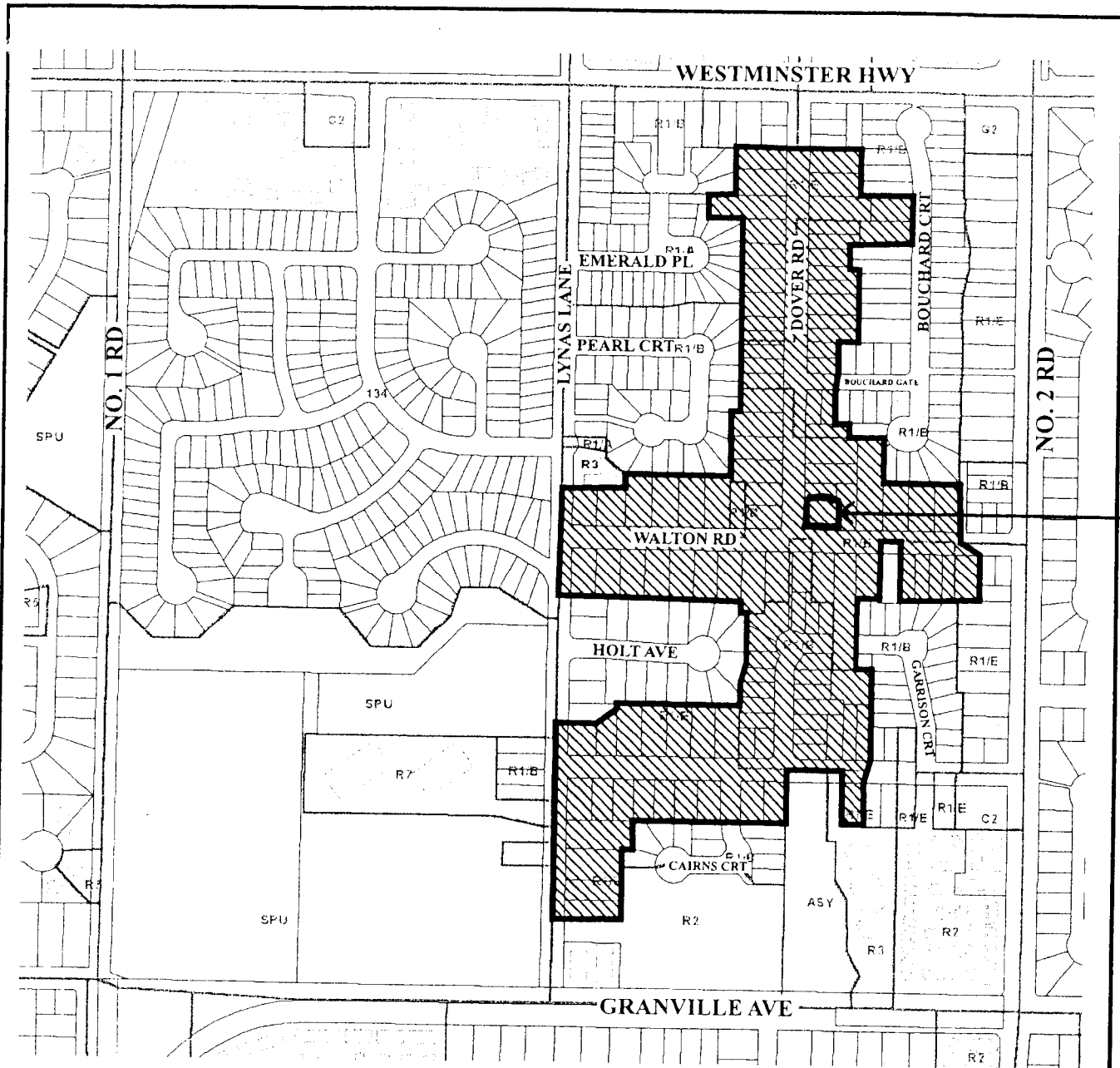
Page 1 of 2	Adopted by Council: November 27, 1989 Amended by Council: November 17 <sup>th</sup> , 2003	<b>POLICY 5419</b>
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 12-4-7	

## **POLICY 5419:**

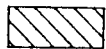
The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by **No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:**

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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 PROPERTY



Subdivision permitted as per R1/B



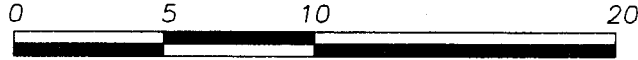
**Policy 5419**  
**Section 12, 4-7**

Adopted Date: 11/27/89  
 Amended Date: 11/17/03

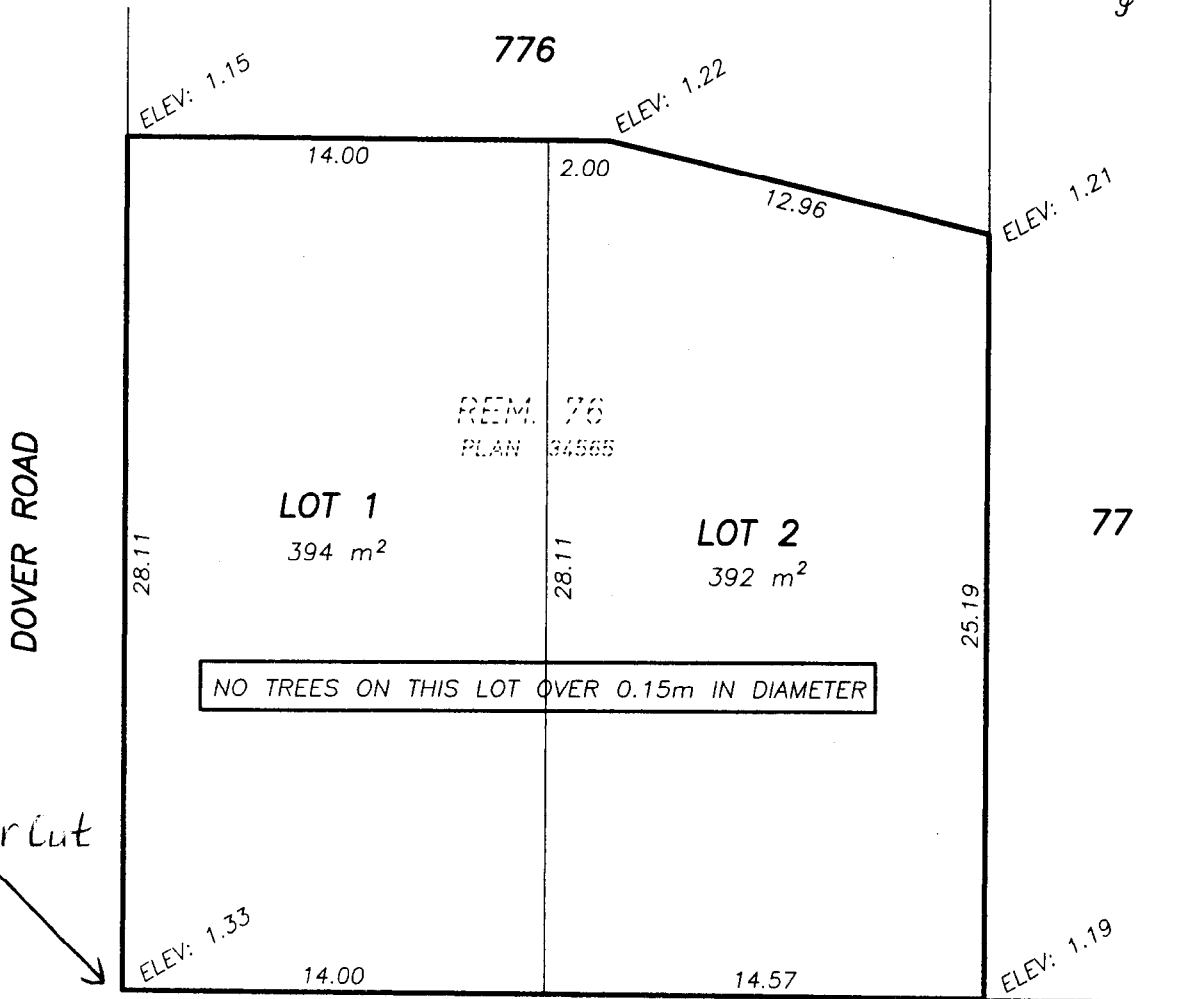
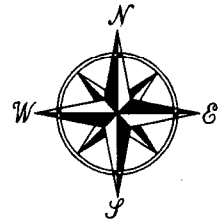
**TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF**  
**LOT 76 EXCEPT PART SUBDIVIDED BY PLAN 62352 SECTION 12**  
**BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 34565**

#5631 WALTON ROAD  
RICHMOND, B.C.  
P.I.D. 000-507-563

**SCALE: 1:250**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



4x4  
Corner Cut

NO TREES ON THIS LOT OVER 0.15m IN DIAMETER

© Copyright  
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: jctam@telus.net  
Job No. 3132  
FB-90 P109-115  
Drawn By: JT

**WALTON ROAD**



**DWG No. 3132-TREE**

NOVEMBER 6th, 2006.

**Conditional Rezoning Requirements**  
**5631 Walton Road**  
**RZ 06-352904**

Prior to final adoption of Zoning Amendment Bylaw No. 8188, the developer is required to complete the following requirements:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$2,000 for the planting of four (4) trees, two (2) per future lot (minimum 5 cm calliper).
2. Registration of a flood indemnity covenant on title.
3. Registration of an aircraft noise covenant on title.
4. Dedication of a 4 m x 4 m corner cut for future road improvements.

At future subdivision stage, the developer will be required to:

1. Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and,
2. Enter into a Servicing Agreement for the design and construction of off-site improvements along the entire frontage of Walton Road and Dover Road. Improvements are to include: curb and gutter, pavement widening, grass boulevard complete with street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Note: Design should include water, storm and sanitary connections for both lots.

[Signed original on file]

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Signed

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Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8188 (RZ 06-352904)
5631 WALTON 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B).

P.I.D. 000-507-563

Lot 76 except part subdivided by Plan 62352, Section 12 Block 4 North Range 7 West New Westminster District Plan 34565

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8188".

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