



To: Planning Committee
From: Jean Lamontagne
Director of Development
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)

To Planning - Feb 6, 2007
Date: January 15, 2007
RZ 06-352904
File: 12-8060-20-8188

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

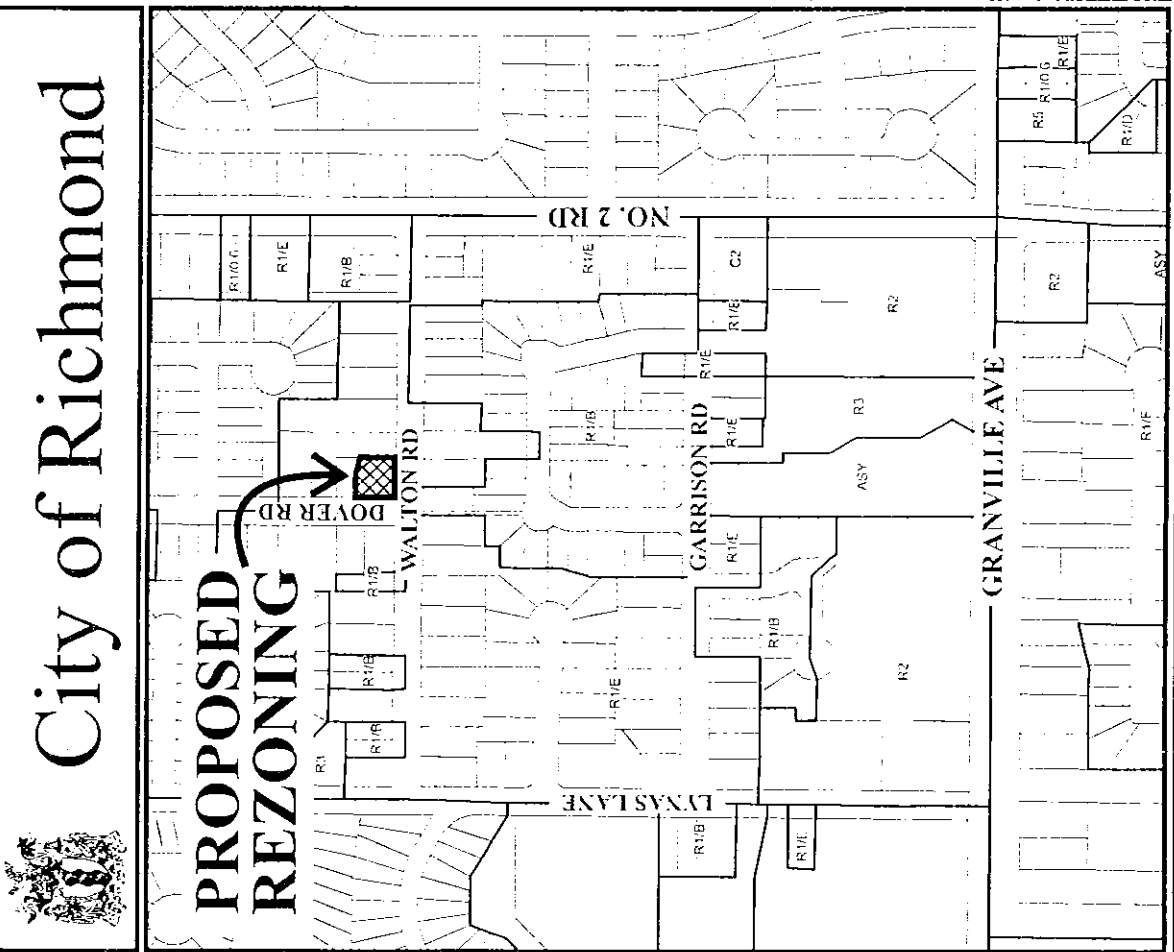
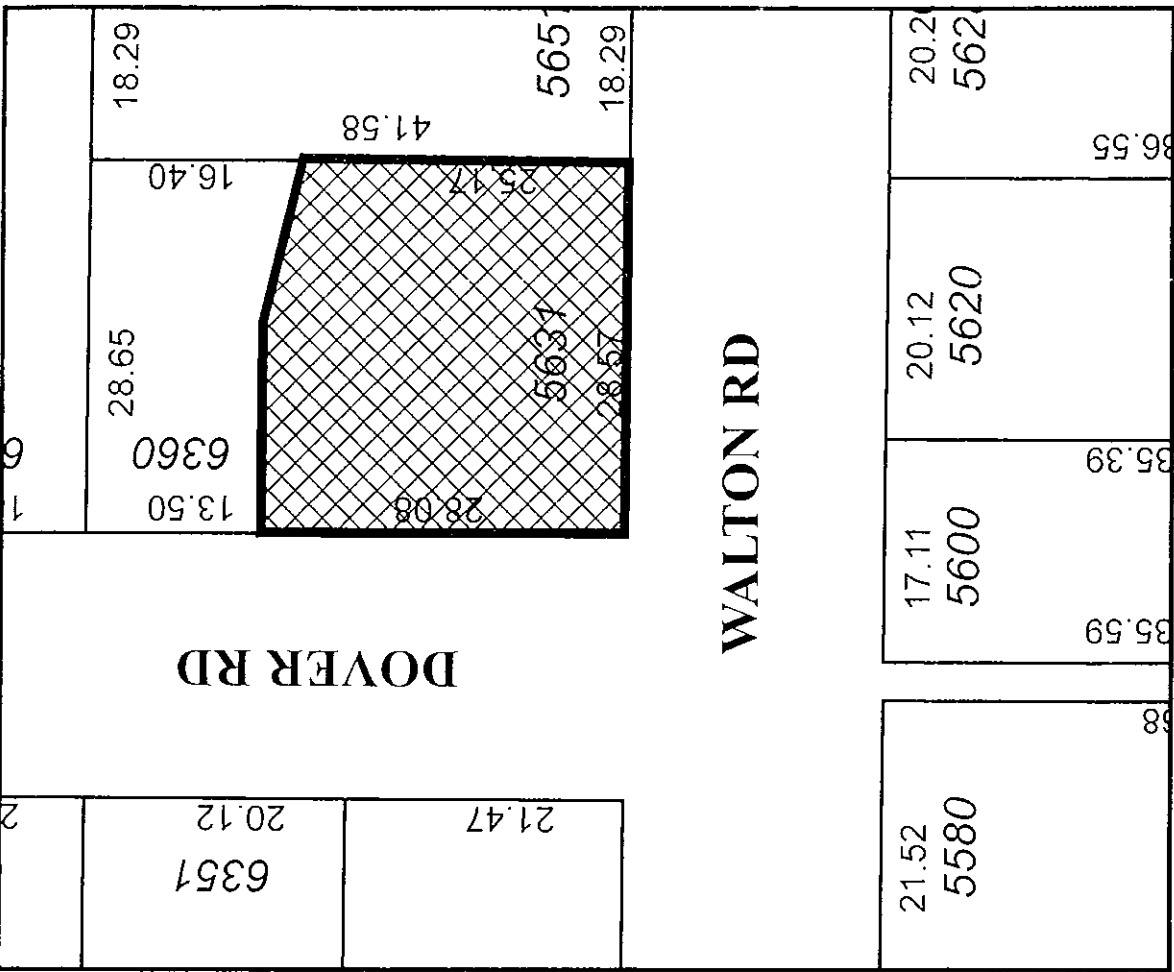
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies, and is consistent with the direction of redevelopment undertaken in the surrounding area. On this basis, staff support the application.



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



City of Richmond

PROPOSED REZONING



DOVER RD

WALTON RD

GRANVILLE AVE

NO. 2 RD

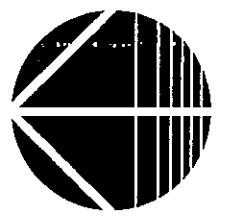
LYNAS LANE

GARRISON RD

2	6351	20.12	21.47
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1	13.50	28.65	18.29
6	6360	16.40	41.58
		28.57	18.29

88		21.52	5580
	85.59	17.11	5600
	85.39	20.12	5620
	86.55		20.2
			562



RZ 06-352904

Original Date: 11/24/06

Revision Date:

Note: Dimensions are in METRES

**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

	Existing	Proposed
Owner:	Shuen K. Ho Eddie L. Ng	To be determined
Site Size (m²):	786 m ² (8,461ft ²)	1 lot at approx. 394 m ² (4,241 ft ²) 1 lot at approx. 392 m ² (4,220 ft ²)
Land Uses:	1 single-family dwelling	2 single-family dwellings
OCP Designation:	OCP Generalized Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Single-Family Lot Size Policy 5419 permits rezoning and subdivision to Single-Family Housing District, Subdivision Area B (R1/B)	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District Subdivision Area B (R1/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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 ²	Min. 392 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 (m):	2.5 m	2.5 m	none



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 27, 1989

POLICY 5419Amended by Council: November 17th, 2003

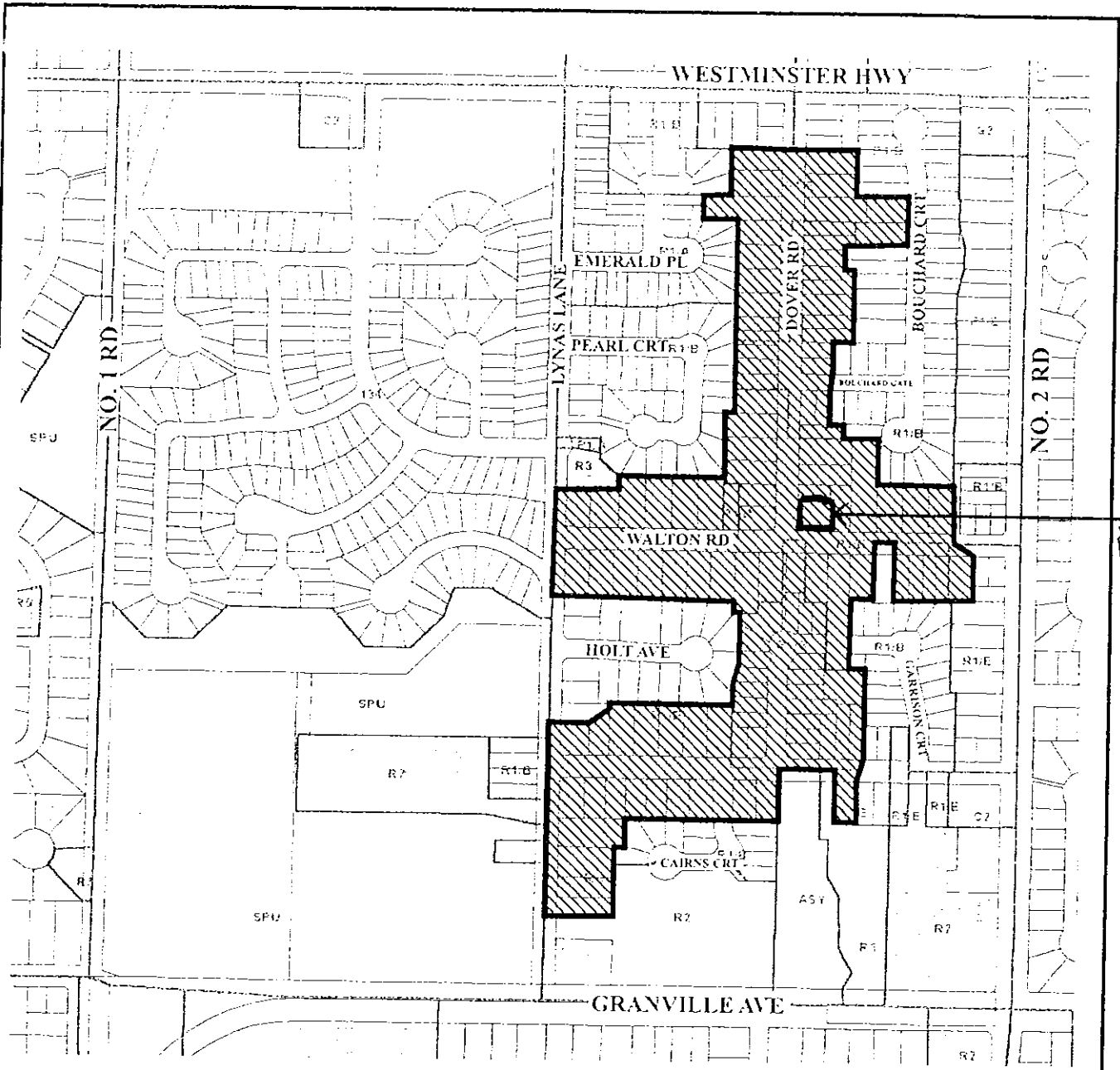
File Ref: 4045-00

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.



Subdivision permitted as per R1/B



Policy 5419

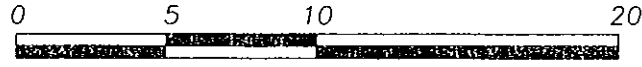
Section 12, 4-7

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

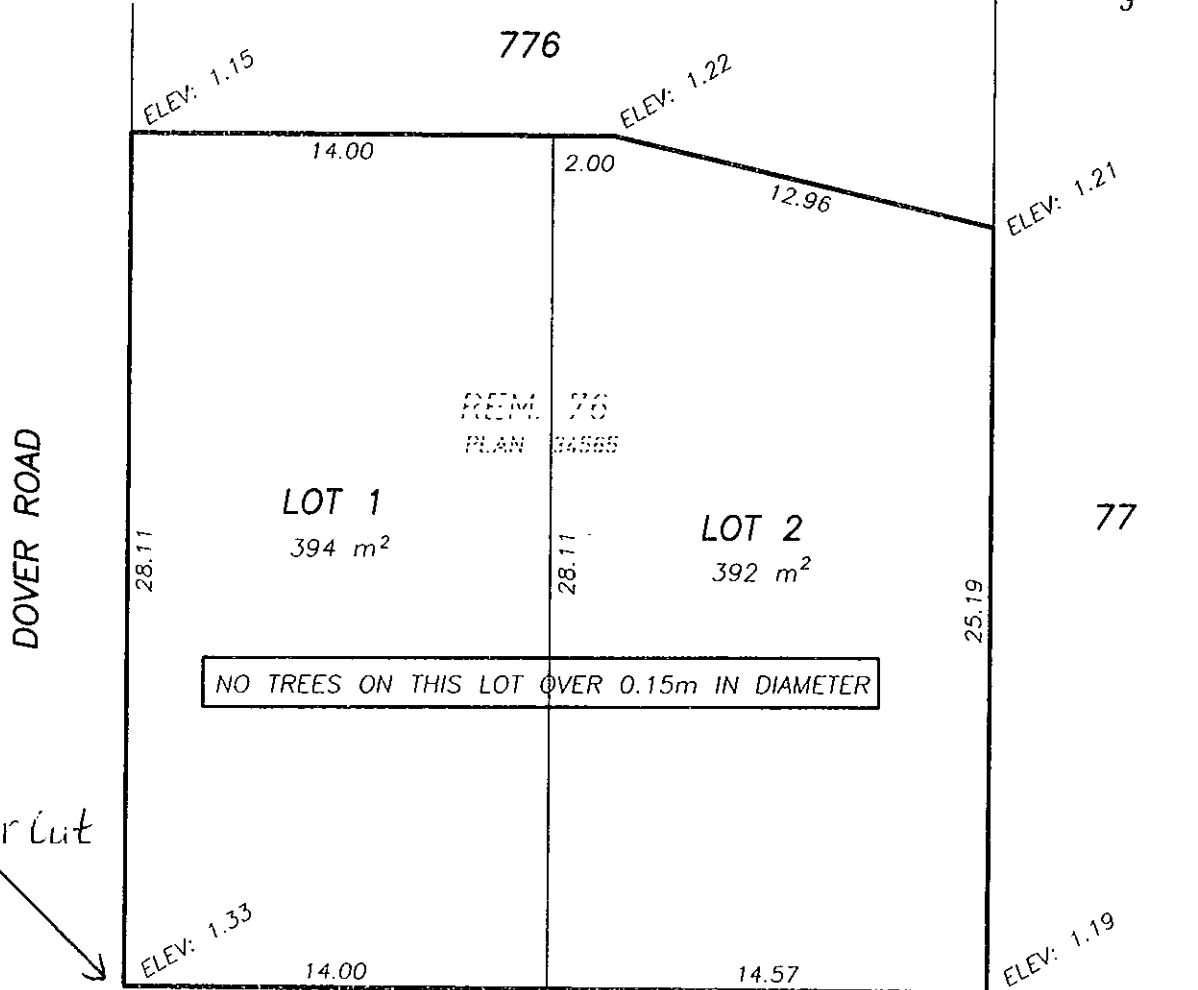
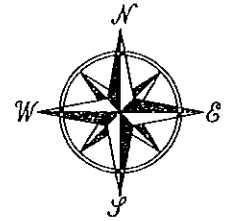
TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF
LOT 76 EXCEPT PART SUBDIVIDED BY PLAN 62352 SECTION 12
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 34565

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

SCALE: 1:250

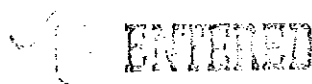


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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Canada and B.C. Land Surveyor
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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]

Signed

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



MAYOR

CORPORATE OFFICER