



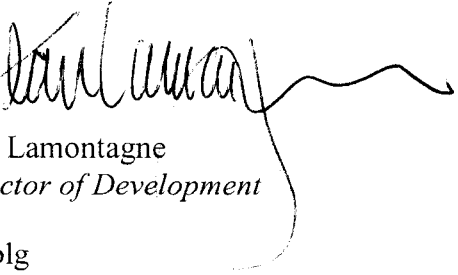
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**To:** Planning Committee **Date:** February 13, 2007  
**From:** Jean Lamontagne **File:** RZ 06-345319  
Director of Development  
**Re:** **Application by 450470 BC Ltd for Rezoning at 3500 Lockhart Road from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District, Subdivision Area B (R1/B)**

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**Staff Recommendation**

That Bylaw No. 8160, for the rezoning of 3500 Lockhart 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.

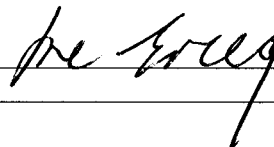


Jean Lamontagne  
*Director of Development*

CL:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

450470 BC Ltd. has applied to the City of Richmond for permission to rezone 3500 Lockhart 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 create 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 area is an established residential neighbourhood containing a mix of older and newer single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivisions Area B (R1/B), and a number of older duplex lots that are either non-conforming or zoned Two-Family Housing District (R5).

To the north are two (2) single-family lots zoned Single-Family Housing District, Subdivisions Area B (R1/B). To the northeast is a duplex lot that was the subject of a rezoning application from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B), which was adopted at the February 12, 2007 meeting of Council (reference file RZ 06-344783).

To the east is a non-conforming duplex on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E), with development potential under the existing Lot Size Policy.

To the south is a single-family lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the west is a single-family lot zoned Single-Family Housing District, Subdivision Area B (R1/B).

### Related Policies & Studies

#### OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) 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.

#### Lot Size Policy 5447

The subject property is located within the area covered by Single-Family Lot Size Policy 5447 (adopted by Council in 1991, and amended in 1998) (**Attachment 3**). This Policy permits rezoning and subdivision of lots to Single-Family Housing District, Subdivision Area B (R1/B) along Lockhart Road. This redevelopment proposal would allow for the creation of two (2) lots, each approximately 12.19 m wide, which is consistent with the Lot Size Policy.

## **Staff Comments**

### Background

Numerous similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area B (R1/B) have been approved along this section of Lockhart Road between Marrington Road and No. 1 Road since the early 1990's.

### Trees

A Tree Survey has been submitted by the applicant indicating the location of three (3) bylaw-sized coniferous trees and the proposed building envelope for Lot 1 (**Attachment 4**). Two (2) trees are located on the subject property, and one (1) tree is located on the City's boulevard.

The applicant has submitted Certified Arborist's Reports, which identify tree species, evaluate the current condition of trees on site and provide recommendations on retention and removal (**Attachment 5**). The Arborist's Reports recommend removal of two (2) Pine trees (identified as Tree B and Tree C), and retention of the Fir tree on the City's boulevard (Tree A). The City's Tree Preservation Official conducted a site inspection following a review of the Arborist's Reports, and concurs with the recommendations based on tree health and impacts to trees from the development proposal.

In accordance with the OCP's tree replacement ratio goal of 2:1 and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant has agreed to plant and maintain four (4) replacement trees for the loss of Tree B and Tree C, each with a minimum calliper size of 8 cm (two (2) per future lot). To ensure that this work is undertaken, the applicant is required to submit a Landscaping Security to the City in the amount of \$2,000 prior to final adoption of the rezoning bylaw.

The applicant is required to install tree protection fencing around the drip line of Tree A prior to first reading of the zoning amendment bylaw or demolition of the existing dwelling on the site, whichever occurs first, and which must remain in place until construction of the future dwellings on the site is complete.

### Site Servicing

Staff have not identified any servicing concerns or requirements with rezoning. At future subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Neighbourhood Improvement Charges (including existing storm sewer), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

### 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 zoning amendment bylaw.

**Analysis**

The subject property is located within an established residential neighbourhood that has a strong precedence of Single-Family Housing District, Subdivision Area B (R1/B) development created from original Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5) zoned lots. Of the remaining Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5) zoned lots within this block of Lockhart Road that have not been redeveloped, most have the potential to rezone and subdivide.

**Financial Impact**

None.

**Conclusion**

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



Cynthia Lussier  
*Planning Assistant*  
(Local 4108)

CL:blg

**Attachments:**

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5447
- Attachment 4: Tree Survey
- Attachment 5: Certified Arborist's Reports
- Attachment 6: Conditional Rezoning Requirements



## City of Richmond

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

# Development Application Data Sheet

**RZ 06-345319**

**Attachment 2**

Address: 3500 Lockhart Road

Applicant: 450470 BC Ltd

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	450470 BC Ltd	To be determined
<b>Site Size (m<sup>2</sup>):</b>	810 m <sup>2</sup> (8,722 ft <sup>2</sup> )	East lot - Approx. 401 m <sup>2</sup> (4,317 ft <sup>2</sup> ) West lot - Approx. 409 m <sup>2</sup> (4,403 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) Single-Family Dwelling	Two (2) Single-Family Dwellings
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map – Neighbourhood Residential</li> <li>Specific Land Use Map – Low-Density Residential</li> </ul>	No change
<b>Area Plan Designation:</b>	N/A	N/A
<b>702 Policy Designation:</b>	Policy 5447 permits 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

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 <sup>2</sup>	East lot - Approx. 401 m <sup>2</sup> West lot - Approx. 409 m <sup>2</sup>	none
Setback – Front & Rear Yards (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 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

**Conditional Rezoning Requirements**  
**3500 Lockhart Road**  
**RZ 06-345319**

Prior to final adoption of Zoning Amendment Bylaw No. 8160, the following conditions are required to be met:

1. Submission of a Landscape 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 8 cm calliper);
2. Registration of a flood indemnity covenant on title.

[signed copy on file]

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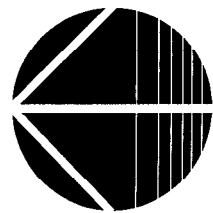
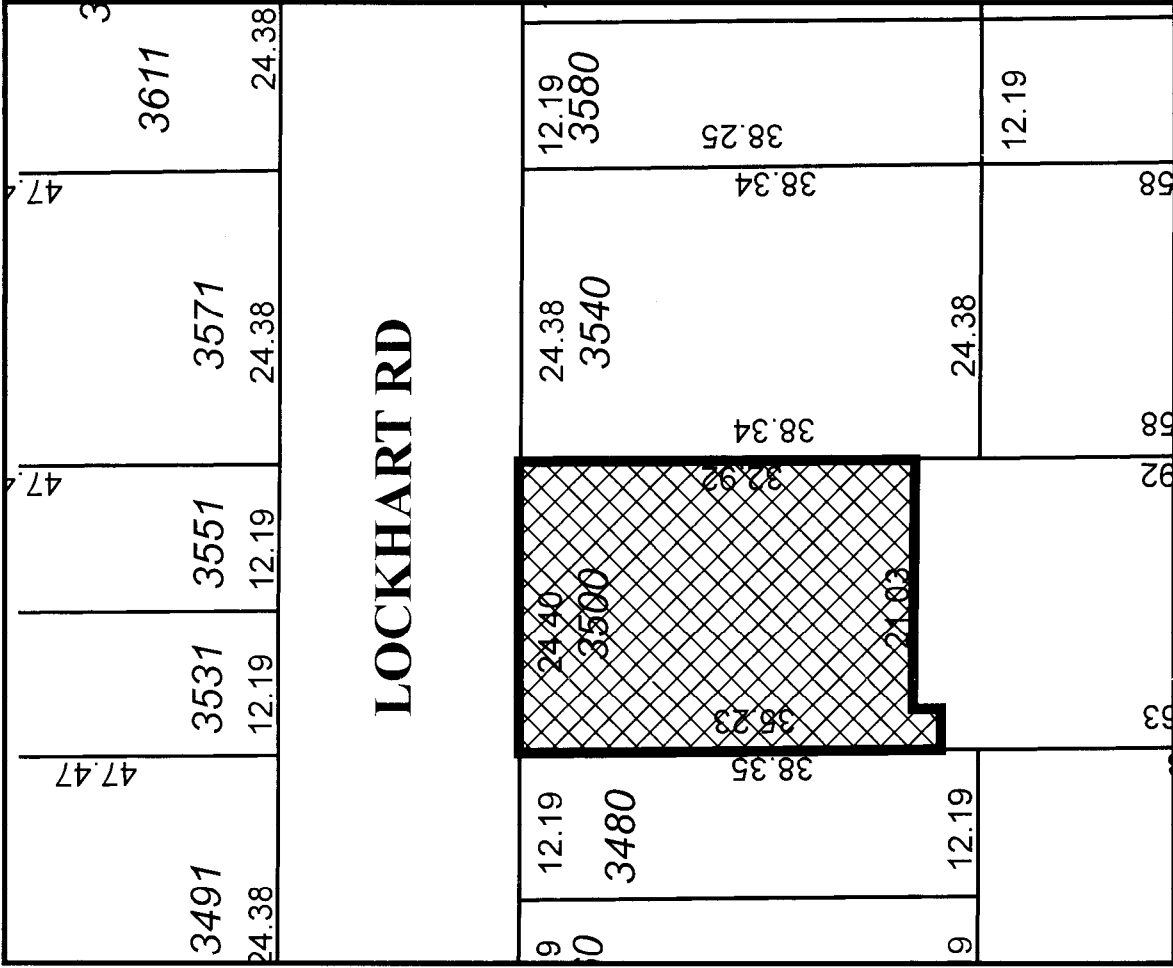
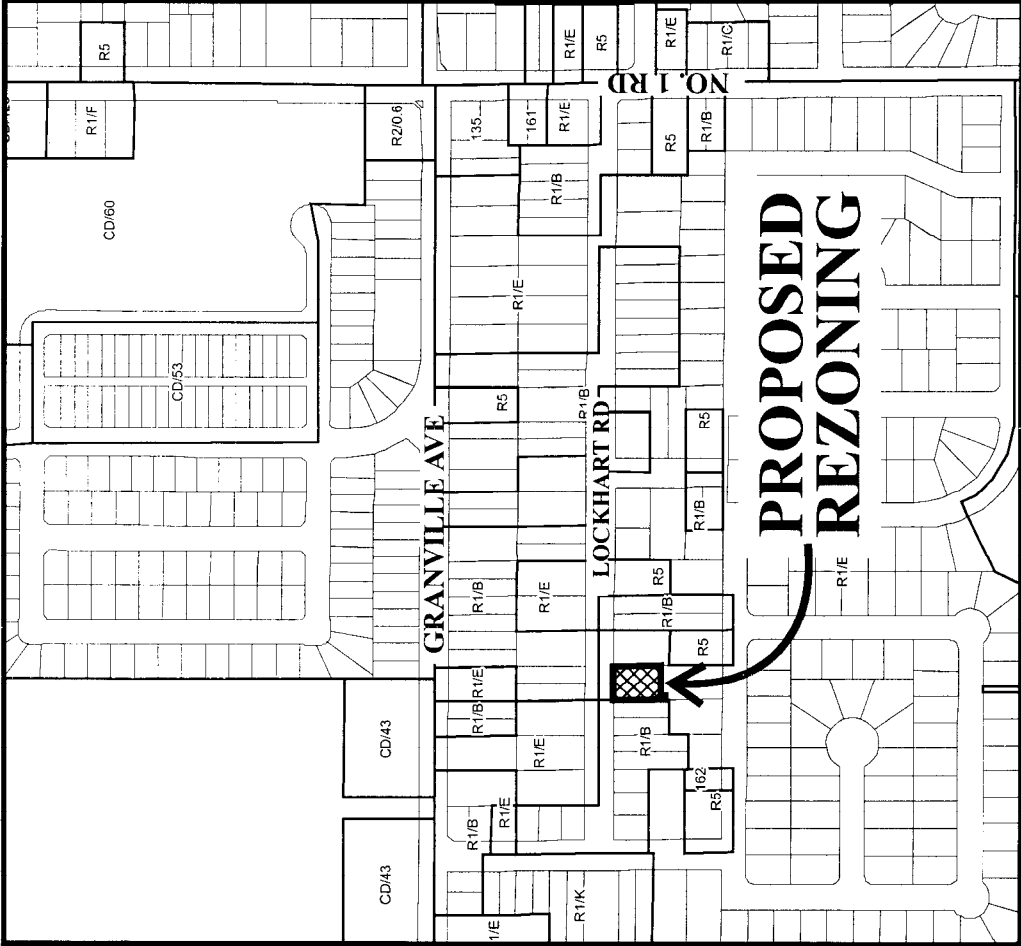
Signed

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Date



# City of Richmond



## RZ 06-345319

Original Date: 08/23/06

Revision Date: 02/14/07

Note: Dimensions are in METRES



RZ 06-345319

Original Date: 08/23/06

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 06-345319**

**Attachment 2**

Address: 3500 Lockhart Road

Applicant: 450470 BC Ltd

Planning Area(s): Seafair

	Existing	Proposed
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<b>Land Uses:</b>	One (1) Single-Family Dwelling	Two (2) Single-Family Dwellings
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map – Neighbourhood Residential</li> <li>Specific Land Use Map – Low-Density Residential</li> </ul>	No change
<b>Area Plan Designation:</b>	N/A	N/A
<b>702 Policy Designation:</b>	Policy 5447 permits 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

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 <sup>2</sup>	East lot - Approx. 401 m <sup>2</sup> West lot - Approx. 409 m <sup>2</sup>	none
Setback – Front & Rear Yards (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 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

Amended by Council: July 20, 1998

Amended by Council: October 20<sup>th</sup>. 2003**POLICY 5447**

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

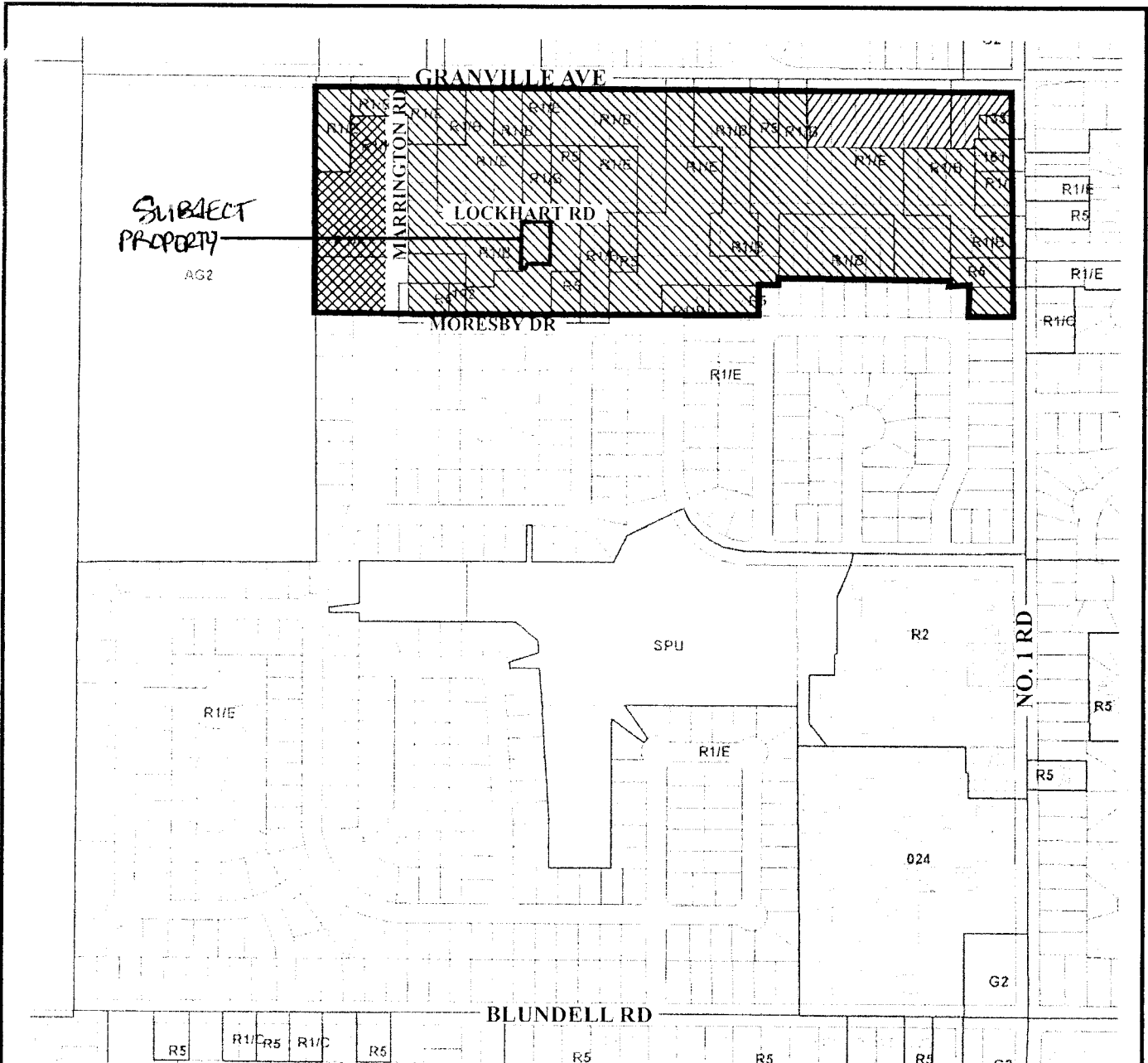
**POLICY 5447:**

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

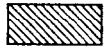
That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

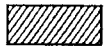
and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBJECT  
PROPERTY  
AG2



Subdivision permitted as per R1/B with the following provisions:  
1. No. 1 Road R1/E unless there is a lane access then R1/B.



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



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



Policy 5447  
Section 15-4-7

Adopted Date: 09/16/91

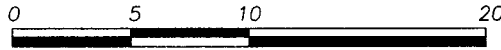
Amended Date: 07/20/98

Note: Dimensions are in METRES

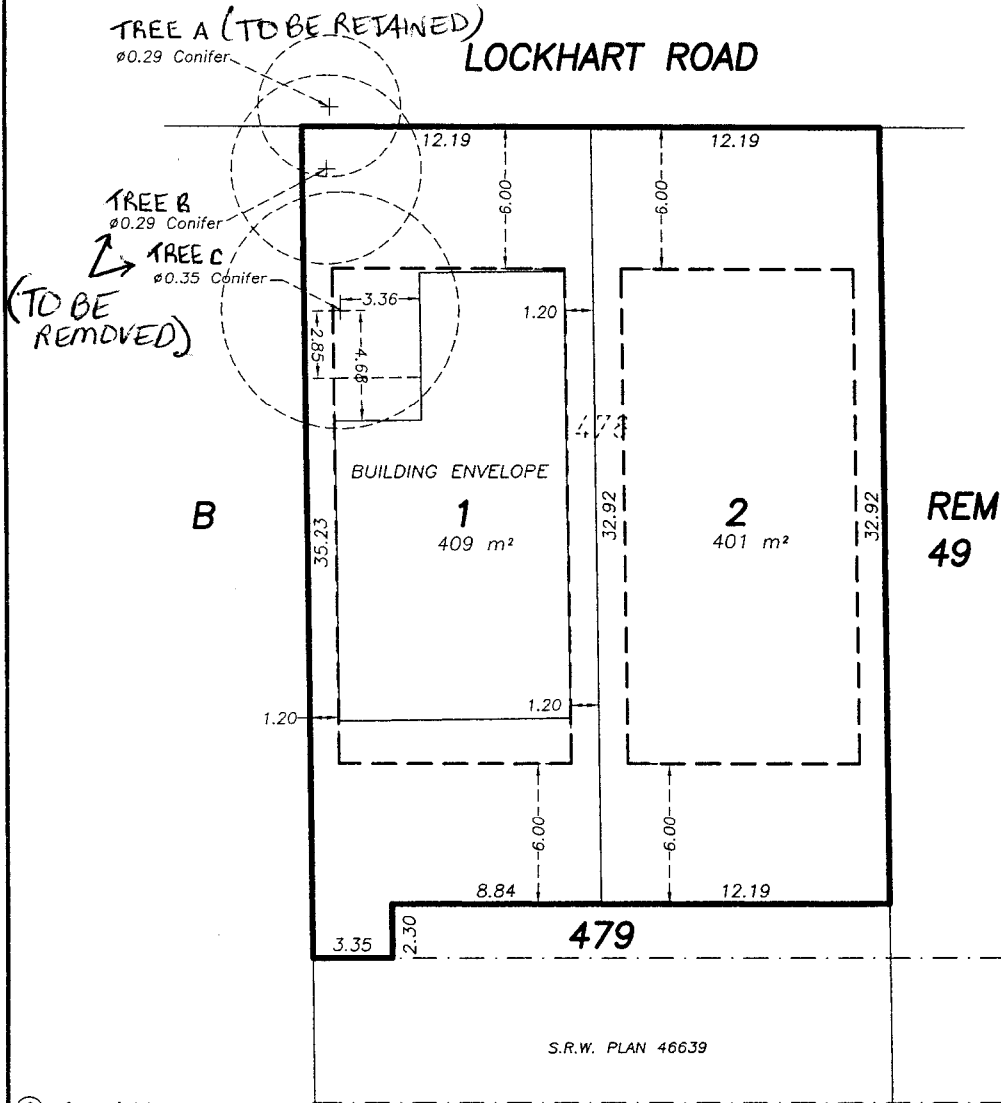
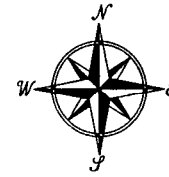
**TREE SURVEY AND PROPOSED SUBDIVISION PLAN  
OF LOT 478 SECTION 15 BLOCK 4 NORTH  
RANGE 7 WEST NEW WESTMINSTER DISTRICT  
PLAN 54575**

SCALE: 1:250

#3500 LOCKHART ROAD  
RICHMOND, B.C.  
P.I.D. 003-778-258



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© 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. 3083  
 FB-86 P152-154  
 Drawn By: GB

RECEIVED

BY:

Survey completed on August 2nd, 2006.

DWG No. 3083-TREE

ATTACHMENT 5

SUPPLEMENTARY ARBORIST REPORT FOR 3500 LOCKHART ROAD  
RICHMOND, BC.

An original report was submitted pertaining to the condition of 3 trees as found.

New information has been obtained and a subdivision plan dripline measurement was accurate.

OBSERVATION A:

The accurate diameter of the dripline for Tree C is 4.65 meters. The distance from the trunk of the tree to the building envelope is 3.36 meters. A concrete foundation will further reduce the distance to the tree trunk where root damage and root pruning would take place. This will increase the percentage of roots being pruned. If an estimate of .5 of a meter (towards the tree) is required for concrete forms this would leave 2.86 meters for the minimum distance that protective fencing could be erected. This is less than outlined in the Tree Protection Bylaw NO: 8057.

Proper protection from the construction zone using hog-fuel around the remaining dripline is outlined in the original report.

OBSERVATION B:

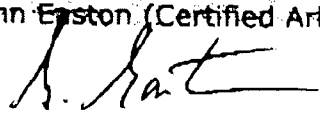
The walkway to the house will have continuous travel within the dripline. Paver stone preparation may further impact surface root systems, and soil compaction is highly probable with use of the walkway. The front porch post is located at 2.85 meters from the tree trunk. Root pruning may exceed 20%. This would be near maximum percentages of pruning allowable.

If these procedures are followed as noted above the tree will be stressed. Steps can be taken to reduce stress, such as proper fertilization, proper root pruning techniques, and after construction mulching.

However, given new light on this situation and some of the supportive facts from observations A&B there is a strong argument for removal at this point. Changing of the plan and building placements on the lot could impact the client greatly.

I hope this answers your questions as outlined in your request for a supplementary arborist's report.

Thanks, Glenn Erston (Certified Arborist)  
29/1/07



RECEIVED  
JAN 30 2007

BY:  .....

## Evaluation of One Fir and Two Pines

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### Summary

Two mature pines and one mature fir grows on the north-west side of the property at 3500 Lockhart Road in Richmond, BC. It is evaluated for identification, condition, and potential impact for intended construction on site. Removal of one pine is recommended. Preservation is recommended for remaining trees.

### Introduction

Background - On November 8th 2006 I was contacted by Doug Loewen of Pacific coastal homes of 12282 Buchanan street Richmond B.C. for the purpose of an arborist report. The report was for a Rezoning Application. 450470 B.C. LTD has applied to the city of Richmond for permission to rezone 3500 Lockhart Road from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area B (R1/B) in order to create 2 new Single Family lots. A gas line may be constructed near the trees in question. I was asked to inspect and identify the three trees and report on their condition.


On this project I am collaborating with Kelly J Koome (*ISA Certified Arborist #PN-5962A*) of Green Earth Landscaping Co.

Assignment - My assignment is to identify the three trees located on the north-west corner of the property and to assess their overall health.

### Assumptions -

- 1) Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection.
- 2) The inspection includes a visual examination of the subject trees and may include invasive procedures, performed at the sole discretion of the consulting arborist.
- 3) There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject plant may not arise in the future.
- 4) All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.
- 5) Trees are living biological organisms, and I cannot predict nor guarantee their stability or failure. Sometimes trees fail because they are trees.

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BY:  .....



### Observations

#### A) Silver fir - *Abies alba*

I visited the site on November 11, 2006 and visually inspected the tree. I examined the trunk and branch structure, the root crown, root zone, and condition of the canopy. I digitally photographed the trees.

This fir is 16 meters in height and 34 cm in diameter at breast height (DBH). This tree is located on city property.



#### B) Shore pine - *Pinus contorta*

Upon examination of this tree I observed the following:

- 1) Improperly pruned branches resulting in large stubs.
- 2) A vertical crack running 30 cm vertically from point (1) as indicated in the photograph.
- 3) There is imbedded metal at a height of two meters from the base of the tree.
- 4) A large lateral branch shows signs of damage.
- 5) 13 meters in height and 31 cm DBH.

#### C) Shore pine - *Pinus contorta*

Upon examination of this tree I observed a vigorous specimen with no obvious defects.

This tree is 16 meters in height and 34 cm DBH.

### **Discussions and Conclusions**

A) This fir tree is in good health, it has been pruned for utilities on the west side but still maintains an acceptable shape. There is no structural indication, disease, or inflicted damage to warrant removal.

B) The middle pine has structural defects, poor shape due to bad pruning practices, embedded metal that is visible and possible metal that is not visible. If a tree company removes this tree it should be warned of these hazards. It is my opinion that replanting at this location would not be necessary. This would allow for more nutrients to be shared by the remaining two trees and their natural growth habit would prevail.

C) This pine needs some minor corrective pruning to promote continued good health. Also with this tree there is no structural indication, disease, or inflicted damage to warrant removal.

The two remaining trees should be protected with proper construction site protection. The two trees should have proper perimeter fencing. The surface surrounding the trees to the drip line should be applied with 25 cm minimum of hog fuel to protect the underlying root system during the construction period.

There was mention of a gas line installation nearby. I would recommend using an air-spade for excavation to keep the roots intact where possible.

### **Recommendations**

I recommend the removal of Tree (B) - Shore pine. I recommend keeping the two remaining trees following the suggestions outlined above.

### **Limiting Conditions**

1) Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural report of surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of co-ordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Glenn D. Easton as to the sufficiency or accuracy of said information.

2) The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

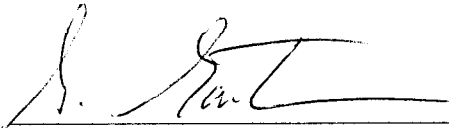
3) Loss or alteration of any part of this report invalidates the entire report.

4) Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.



5) This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

6) Unless required by law otherwise, neither all nor any part of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media without the prior expressed written or verbal consent of the consultant/appraiser, particularly as to value, conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialled designation conferred upon the consultant/appraiser as stated in his qualifications.



Glenn D. Easton  
ISA Certified Arborist #PN-2625A

Nov 11, 2006

Date

**Conditional Rezoning Requirements**  
**3500 Lockhart Road**  
**RZ 06-345319**

Prior to final adoption of Zoning Amendment Bylaw No. 8160, the following conditions are required to be met:

1. Submission of a Landscape 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 8 cm calliper);
2. Registration of a flood indemnity covenant on title.

[signed copy on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8160 (RZ 06-345319)  
3500 LOCKHART 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. 003-778-258

Lot 478 Section 15 Block 4 North Range 7 West New Westminster District Plan 54575

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8160”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER