



City of Richmond
 Planning and Development Department

Report to Committee

To Council - Feb 12, 2007

To Planning - Feb 6, 2007

Date: January 15, 2007

To: Planning Committee

From: Jean Lamontagne
 Director of Development

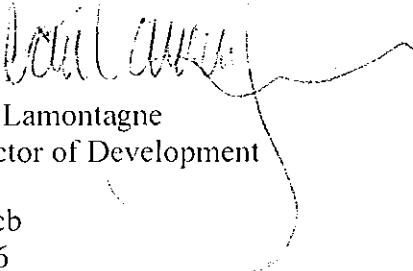
RZ 05-313184

File: 12-8060-20-8017

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)

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:deb
 Att. 6

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Handwritten Signature]</i>

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 m² (3449.95 ft²) 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	13.72	15.24	30.47	13.72	30.47	30.47
15.24	13.72	15.24	15.24	13.72	15.24	15.24
33.53	14.63	14.63	33.52	19.12	33.52	20.03
33.53	14.63	14.63	11071	11091	11111	20.03
33.53	14.63	14.63	11051	11091	11111	20.03
33.53	14.63	14.63	11051	11091	11111	20.03
STEVESTON HWY						



RZ 05-313184

Original Date: 09/27/05

Revision Date:

Note: Dimensions are in METERS



RZ 05-313184

Date: 05/04/06

Amended Date:

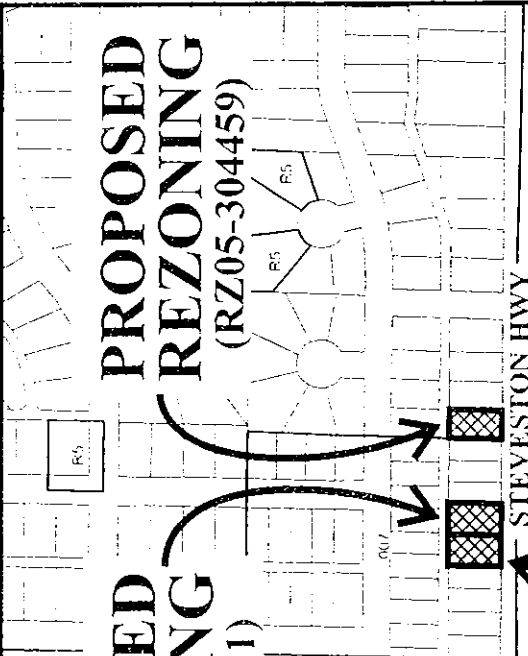
Note: Dimensions are in METRES

City of Richmond



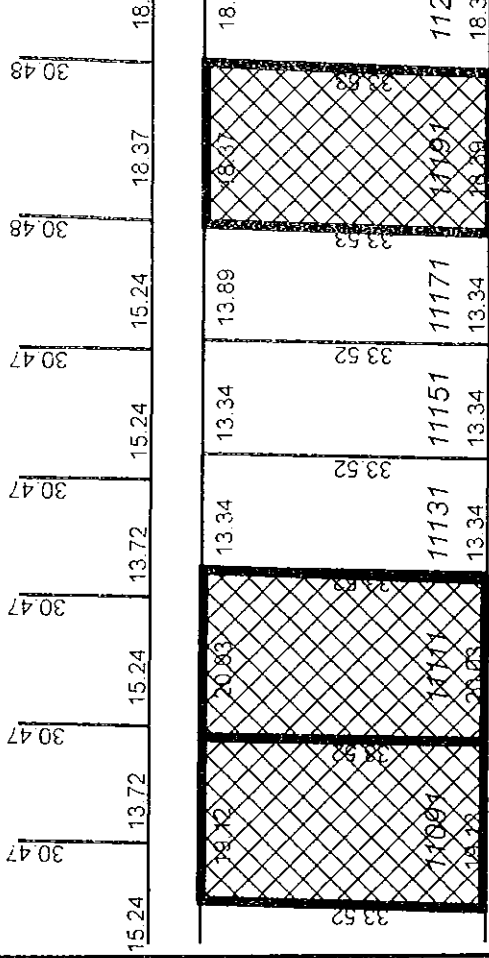
PROPOSED REZONING (RZ05-301311)

PROPOSED REZONING (RZ05-304459)

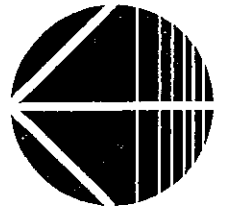


PROPOSED REZONING (RZ05-313184)

STEVESTON HWY



229.33



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

Original Date: 09/19/05

Revision Date:

Note: Dimensions are in METERS


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
Owner:	Amandeep Mangat	Same
Site Size (m ²):	640 m ²	Two lots of 320.0 m ² each
Land Uses:	Single Family	Same
OCP Designation:	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.	Conforms to Policy 5434
Zoning:	R1/E	R1-0.6
Number of Units:	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 ²	320.0 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 stories	Satisfies Requirements	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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

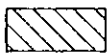
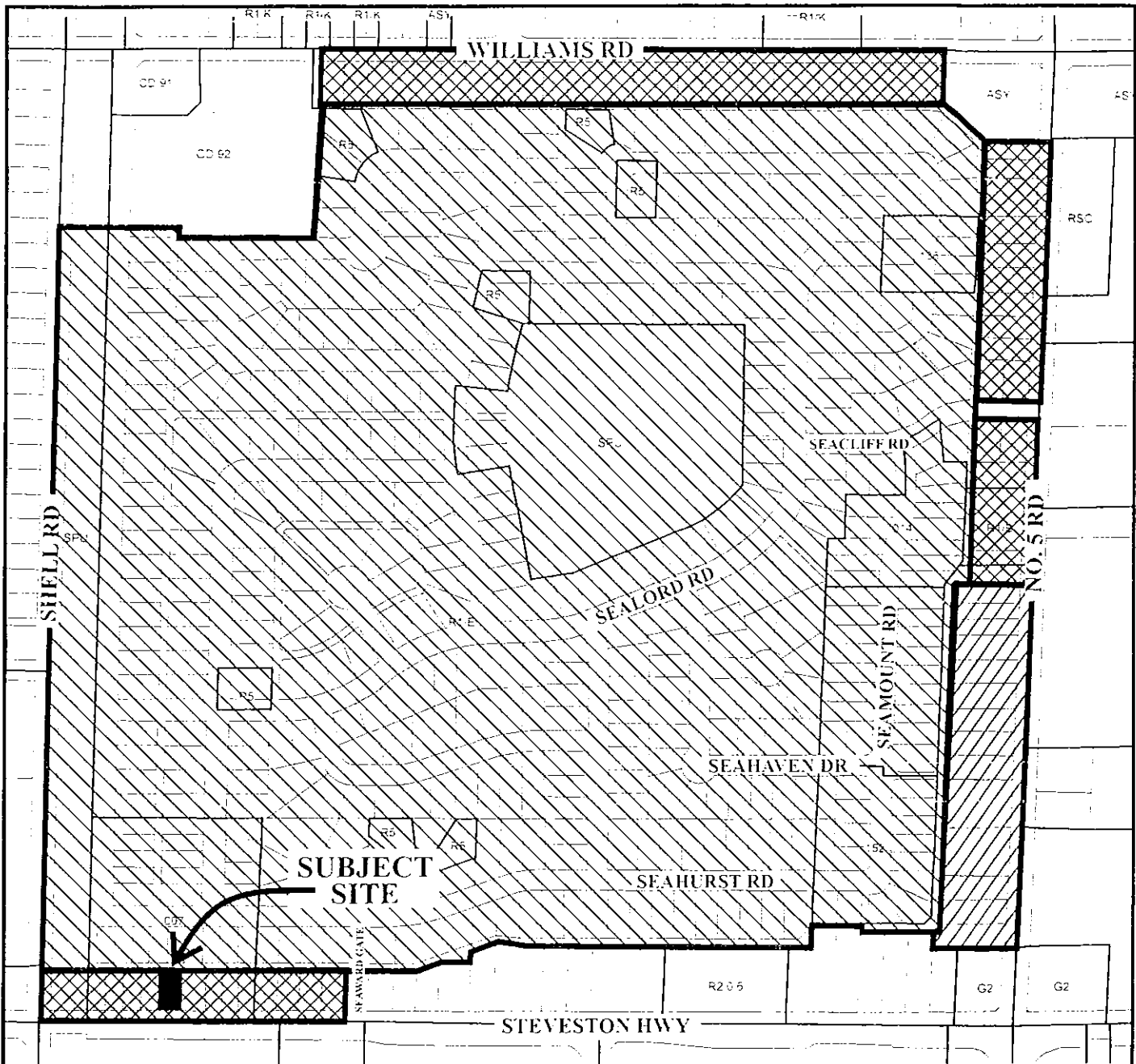
File Ref:

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:

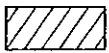
1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams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



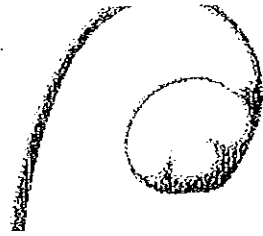
Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02.19.1990

Amended Date: 11.18.1991
10.16.2006



Catherine MacDonald Inc.

648 East 5th 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: amandeeep.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

B

Survey Certificate for

PROPOSED SUBDIVISION OF LOT
361, SECTION 36, BLK. A.N., RBE. 6
W, PLAN 44833

Catherine MacDonald Inc

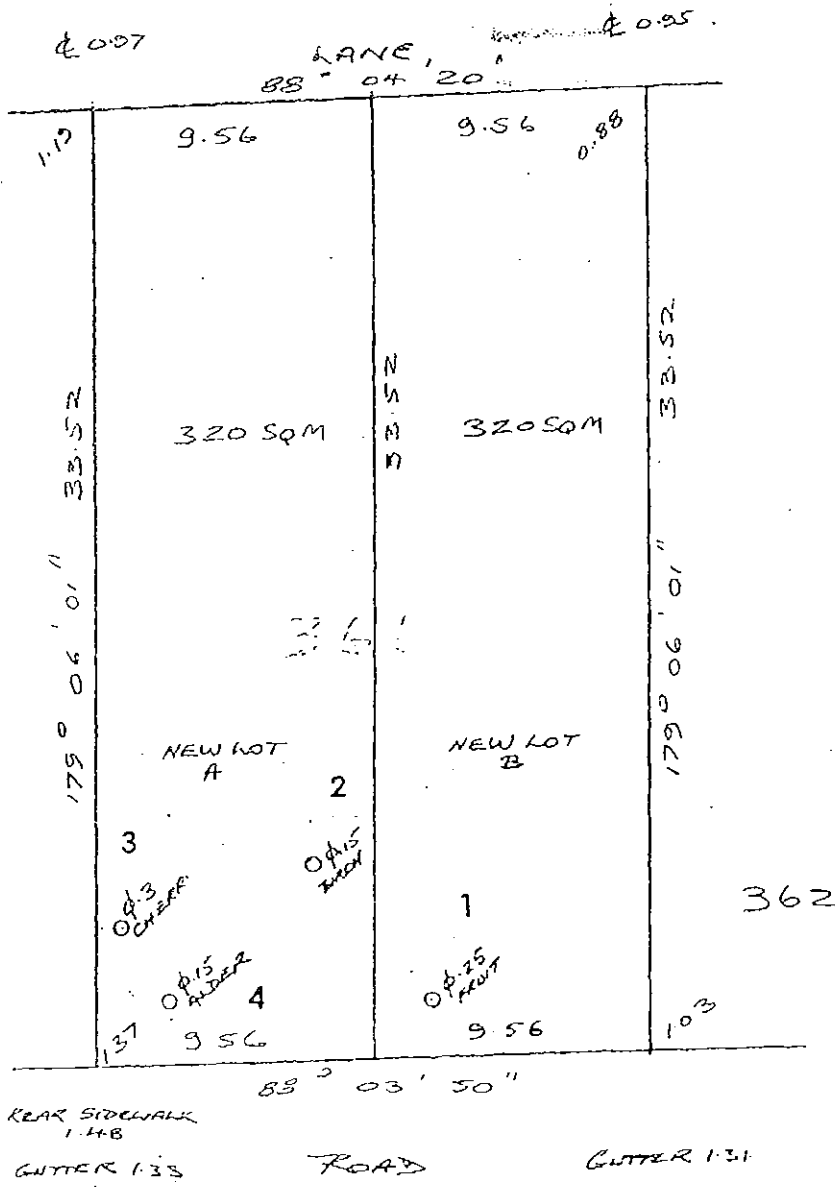
ISA CERTIFIED ARBORIST
PIN# 0716A Catherine MacDonald

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

CIVIC
11091 STEVESTON HIGHWAY
RICHMOND

ELEVATIONS
DERIVED FROM
MONUMENT 7745843
1:200M GEODETIC



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

FEB 12 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by *al*
APPROVED by Director or Solicitor *A.*

MAYOR

CORPORATE OFFICER

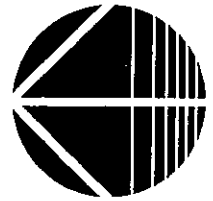


City of Richmond



30.48	13.72	15.24	30.47	13.72	30.47	30.47
15.24	13.72	15.24	15.24	13.72	15.24	15.24
33.53	14.63	33.52	33.53	14.63	33.52	20.03
31	11051	11071	11091	11111	11111	20.03
14.63	14.63	14.63	14.63	14.63	14.63	20.03

STEVESTON HWY



RZ 05-313184

Original Date: 09/27/05

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