



To: Planning Committee

to Planning - Mar 21, 2006
Date: March 6, 2006

From: Jean Lamontagne
Director of Development


RZ 05-319930

File: 12-8060-20-8047

Re: **Application by Richard Symington on behalf of Remax Real Estate Services for Rezoning at 9671, 9673, 9675, 9677 and 9679 General Currie Road from Comprehensive Development District (CD/140) to Comprehensive Development District (CD/139)**

Staff Recommendation

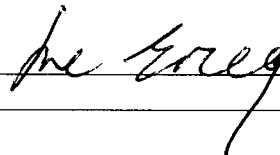
1. That Bylaw No. 8047 to amend "Comprehensive Development District (CD/139)" and for the rezoning of 9671, 9673, 9675, 9677 and 9679 General Currie Road from "Comprehensive Development District (CD/140)" to "Comprehensive Development District (CD/139)" be introduced and given first reading.


Jean Lamontagne
Director of Development

GL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Mr. Richard Symington on behalf of Remax Real Estate Services has applied to the City of Richmond to rezone 9671, 9673, 9675, 9677 and 9679 General Currie Road from “Comprehensive Development District (CD/140)” to “Comprehensive Development District (CD/139)” in order to construct a single-family dwelling on each lot. (**Attachment 1**).

Findings of Fact

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

Surrounding Development

To the north: Single-Family residential housing, zoned Comprehensive Development District (CD/139);

To the east: Residential housing, zoned Single-Family Housing District, Subdivision Area F (R1/F);

To the south: Across General Currie Road, residential housing, zoned Single-Family Housing District Subdivision Area F (R1/F); and

To the west: Single-Family residential housing, zoned Comprehensive Development District (CD/140)

Related Policies & Studies

- **OCP Designation:** McLennan South Sub-Area Plan, Schedule 2.10D
- **OCP Land Use:** Residential, “Historic Single-Family” (2 ½ storeys maximum)
- **OCP Density:** Designated for a base density 0.55 Floor Area Ratio (F.A.R.)
- **Development Permit Guidelines:** Not applicable to single-family development

Staff Comments

No significant concerns have been identified through the technical review. The re-zoning of the subject properties to Comprehensive Development District (CD/140) was approved by Council in October of 2005. The works and services required as part of that re-zoning process have largely been addressed to the satisfaction of staff. The servicing agreement, insurance requirements and appropriate letters of credit and bonding were provided in November, 2005; subdivision is expected to proceed under staff direction (SA 05-313234).

Background

The five (5) lots comprising the subject lands were created as a result of recent rezoning and subdivision approval. The applicant received final adoption of Bylaw No. 7885, rezoning the subject property from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/140) on October 24, 2005. During the course of that application, the applicant explored the possibility of rezoning to Comprehensive Development District (CD/139) with staff’s support; however the timing of the application and the adoption of

the Comprehensive Development District (CD/139) did not coincide to meet the needs of the applicant at that time.

The applicant is now making application to rezone to Comprehensive Development District (CD/139) to take advantage of the additional floor area ratio (F.A.R.) allowed above the garage area. As the applicant has completed the upgrades and servicing requirements required as a result of the prior rezoning and subdivision, no further requirements would be needed through this application.

Analysis

Amendment to Comprehensive Development District (CD/139)

Through the implementation process of Comprehensive Development District (CD/139), staff became aware that minor technical adjustments to the zoning district were required to accommodate construction. This minor amendment upholds the original intent of the zoning district.

Rezoning from “Comprehensive Development District (CD/140)” to “Comprehensive Development District (CD/139)”

Both Comprehensive Development Districts (CD/139) and (CD/140) are consistent with the objectives within the McLennan South Sub-Area Plan and are somewhat similar to each other. Base F.A.R., permitted uses, maximum heights, minimum lot depths and building separation are the same between the two districts. Differences between them include minor variations in setbacks, additional F.A.R. allowances, minimum lot widths and areas, and fencing requirements. The primary difference between the two districts is the allowance for additional FAR (additional 10% of the total floor area to a maximum of 20 m² (215 ft²)), confined to areas directly above the garage floor in Comprehensive Development District (CD/139).

The proposed rezoning will still maintain an appropriate standard for future development in McLennan South’s single-family area, in keeping with the overall development pattern and streetscape in the neighbourhood.

Tree Provision

Existing trees were removed from the site in October and November of 2005, prior to the current Interim Tree Bylaw being in effect. However, the developer has agreed to providing two trees per lot, for a total of 10 trees over the 5 lot area, securing the commitment with \$500.00 per tree for a total security of \$5,000.00. A conditional concurrence letter confirming this agreement is attached (**Attachment 3**).

Financial Impact or Economic Impact

None.

Conclusion

Rezoning of the subject sites to Comprehensive Development District (CD/139) was originally supported by staff through their last application process; however the timing of the application and adoption of the District did not coordinate to the advantage of the applicant at the time.

Staff is satisfied that the rezoning of the subject sites to Comprehensive Development District (CD/139) will provide an appropriate form of development that complements the existing character of development in the area.



Grace Lui,
Planner
(Local 4108)

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet



City of Richmond

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

**Development Application
 Data Sheet**

RZ 05-319930

Attachment 2

Address: 9671, 9673, 9675, 9677 and 9679 General Currie Road

Applicant: Richard Symington – Remax Real Estate Services

Planning Area(s): McLennan South Sub-Area Plan, Schedule 2.10D

	Existing	Proposed
Owner:	Dilbag Singh Bhathal, Jagjit Singh Grewal, Tarlok Singh Tatla, Jagdeep Singh Bhathal, Pargat Singh Tatla	no change
Site Size (m²):	2,305 m ² (4 lots x 461 m ² each)	no change
Land Uses:	Single-Family Residential	no change
OCP Designation:	Residential	no change
Area Plan Designation:	McLennan South Sub-Area Plan, Schedule 2.10D	no change
Zoning:	Comprehensive Development District (CD/140)	Comprehensive Development District (CD/139)
Number of Units:	5 Single-Family lots	no change

Conditional Rezoning Requirements
9671, 9673, 9675, 9677, 9679 General Currie Road
RZ 05-319930

Prior to final adoption of Zoning Amendment Bylaw 8047, the developer is required to complete the following requirements:

1. Provide security to the City of Richmond in the form of cash or a clean, unconditional and irrevocable standby Letter of Credit drawn on a Canadian financial institution in an amount equal to \$500.00 for each replacement tree to be planted and maintained. Replacement tree sizes are to be a minimum D.B.H. (diameter at breast height, as defined by the Interim Tree Bylaw) of 4.5" (11 cm) for deciduous trees and a minimum height of 20 ft. (6 m) for coniferous trees. A total security of \$5,000.00 for 10 trees is required for this application, and will be administered as per the Interim Tree Protection Bylaw No. 8014.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8047 (RZ 05-319930)
9671 / 9673 / 9675 / 9677 / 9679 General Currie Road**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing subsection 291.139.2.02.c.iii of Comprehensive Development District (CD/139) and replacing it with the following:

“iii) the distance from the floor to the ceiling is no higher than 2.5 m (8 ft.) measured vertically;”

2. 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**.

P.I.D. 026-540-789

Lot 11 Section 15 Block 4 North Range 6 West New Westminster District Plan BCP21360

P.I.D. 026-540-797

Lot 12 Section 15 Block 4 North Range 6 West New Westminster District Plan BCP21360

P.I.D. 026-540-801

Lot 13 Section 15 Block 4 North Range 6 West New Westminster District Plan BCP21360

P.I.D. 026-540-819

Lot 14 Section 15 Block 4 North Range 6 West New Westminster District Plan BCP21360

P.I.D. 026-540-827

Lot 15 Section 15 Block 4 North Range 6 West New Westminster District Plan BCP21360

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8047**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER