



City of Richmond
Planning & Development

TO Planning - May 23, 2007

Report to Committee

To: Planning Committee

Date: April 16, 2007

From: Jean Lamontagne
Director of Development

RZ 06-335516

File: 12-06-20-8087

Re: Application by Raman Kooner for Rezoning at 8471 No. 1 Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8087, for the rezoning of 8471 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1-E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Raman Kooner has applied to the City of Richmond for permission to rezone 8471 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1 E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family residential lots with vehicle access from the existing rear lane.

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 west side of No. 1 Road between Pacemore Avenue and Youngmore Road. In recent years, the west side of this block of No. 1 Road, between Youngmore Road and Blundell Road, has undergone considerable redevelopment to lots zoned Single-Family Housing District (R1-0.6) or Single-Family Housing District, Subdivision Area K (R1-K). Few large-sized lots remain on the west side of this block, most of which have redevelopment potential due to the existing rear lane system.

To the north, is an older dwelling zoned Single-Family Housing District, Subdivision Area E (R1 E) that is the subject of a rezoning application to Single-Family Housing District (R1-0.6) presented to Planning Committee on April 17, 2007 (reference file RZ 07-3593-48);

To the west, are two (2) older dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E) that front Littlemore Place;

To the south, towards Youngmore Road, eight (8) new dwellings have been built since 2004 on lots zoned Single-Family Housing District (R1-0.6); and

To the east, across No. 1 Road, is a multi-family complex zoned Townhouse & Apartment District (R3).

Related Policies & Studies

OCP Designation

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

Lane Establishment & Arterial Road Redevelopment Policy

This Policy permits rezoning and subdivision along No. 1 Road where there is an existing operational rear laneway. This redevelopment proposal is consistent with this Policy.

Staff Comments

Background

Numerous similar applications to rezone and subdivide nearby properties to Single-Family Housing District (R1-0.6) have been approved along the west side of this block of No. 1 Road between Youngmore Road and Blundell Road.

Trees & Landscaping

A Tree Survey has been submitted by the applicant indicating the location of three (3) bylaw-sized trees on the subject property (**Attachment 3**).

A Certified Arborist's Report has also been submitted by the applicant in support of tree removal (**Attachment 4**). The arborist's report indicates one (1) additional undersized tree on the property, not shown on the survey. The report assesses the condition and retention potential of all four (4) trees along the front property line. All of the assessed trees are proposed to be removed on the basis of their poor to hazardous health, or conflict with a proposed raise in grade (staff recommend an increased replacement ratio of 4:1 for the removal of Tree # 3 noted in the Arborist's Report as being otherwise healthy but conflicting with a proposed raise in grade). The City's Tree Preservation Official has reviewed and concurred with the recommendations to remove all trees based on their condition and or proposed development plans.

Based on the number and condition of trees being removed, the applicant is required to plant and maintain eight (8) replacement trees with the following minimum calliper sizes:

- two (2) trees of 11 cm;
- two (2) trees of 10 cm; and
- four (4) trees of 8 cm.

Due to the configuration of the future lots and building footprints, the applicant proposes to plant and maintain four (4) replacement trees on-site (two (2) per future lot). The required larger sized replacement trees are to be planted (11 cm and 10 cm). A voluntary contribution of \$2,000 to the City's Tree Compensation Fund is being provided in-lieu of planting the remaining replacement trees (\$500/tree).

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced.

Vehicle Access & Site Servicing

Vehicular access to and from No. 1 Road will not be permitted as per Bylaw No. 7222. Access to the site at future development stage is to be from the existing rear lane only.

There are no servicing concerns or requirements with rezoning. At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD),

Neighbourhood Improvement Charges (for future lane upgrading), 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 rezoning bylaw.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.

The future lots will have vehicle access to the existing operational rear lane, with no access being permitted to or from No. 1 Road.

Financial Impact or Economic Impact

None.

Conclusion

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



Cynthia Lussier
Planning Assistant
(Local 4108)

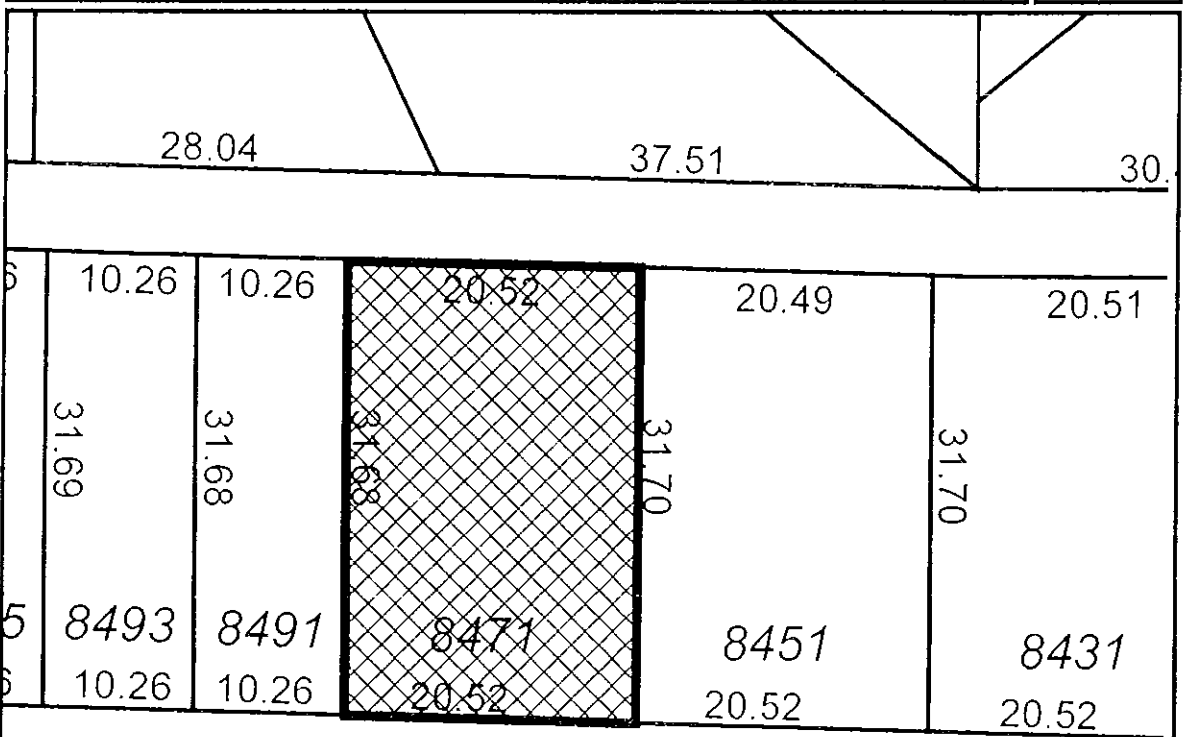
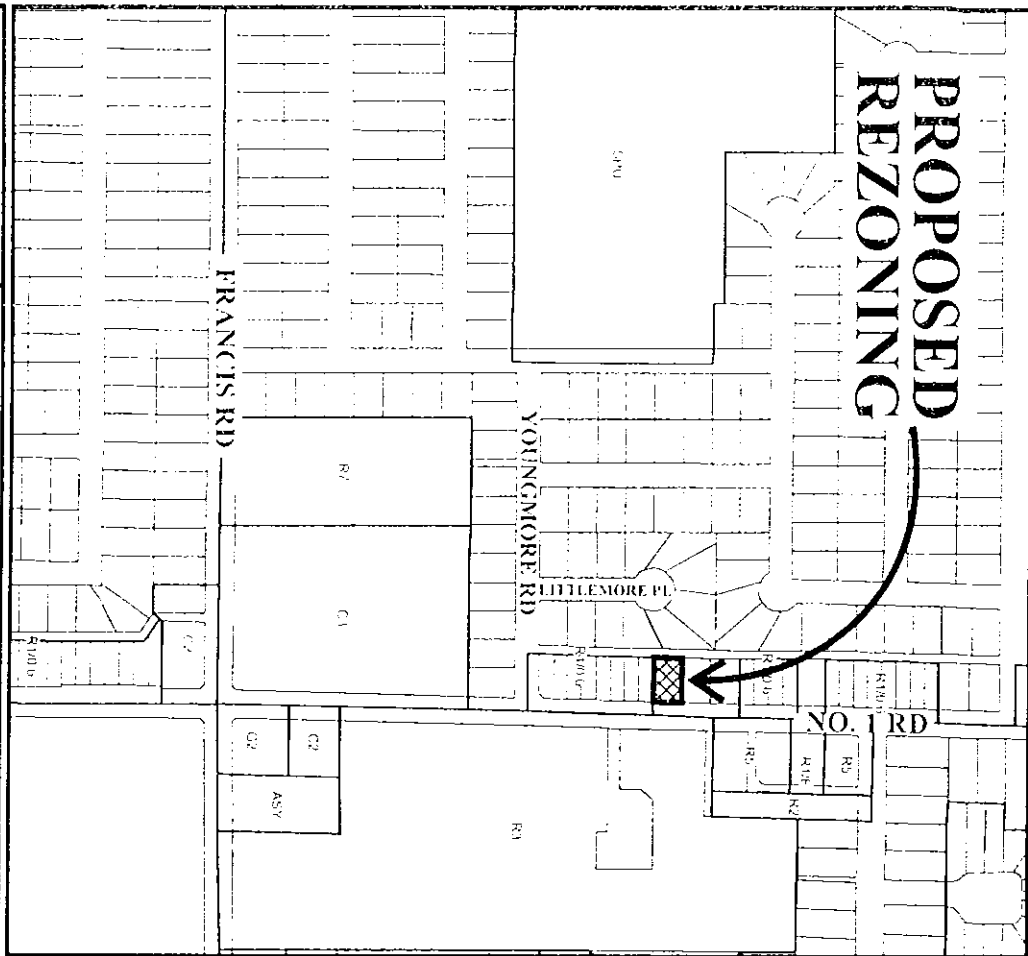
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- Attachment 1: Location Aerial Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Certified Arborist's Report
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING



NO. 1 RD

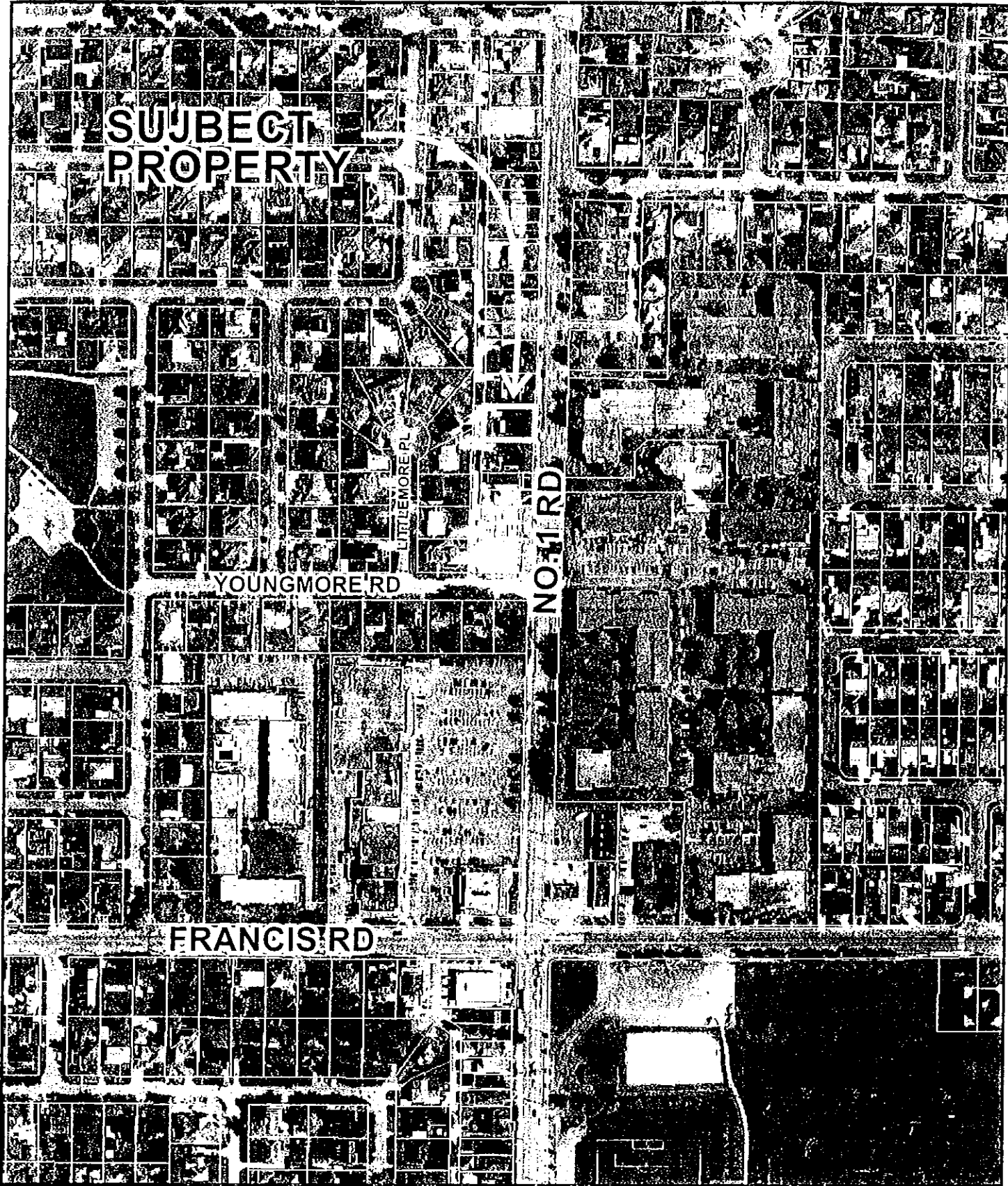


RZ 06-335516

Original Date: 05/18/06

Revision Date: 04/18/07

Note: Dimensions are in METERS



**SUBJECT
PROPERTY**

LITTLEMORE PL

YOUNGMORE RD

FRANCIS RD

NO. 1 RD



RZ 06-335516

Original Date: 05/18/06

Amended Date: 04/18/07

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 06-335516 **Attachment 2**

Address: 8471 No. 1 Road

Applicant: Raman Kooner

Planning Area(s): Seafair

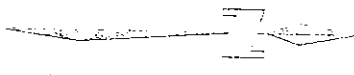
	Existing	Proposed
Owner:	0762093 BC Ltd	To be determined
Site Size (m ²):	649 m ² (6,986 ft ²)	Approx. 325 m ² (3,493 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision along this arterial road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	Approx. 325 m ² each	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

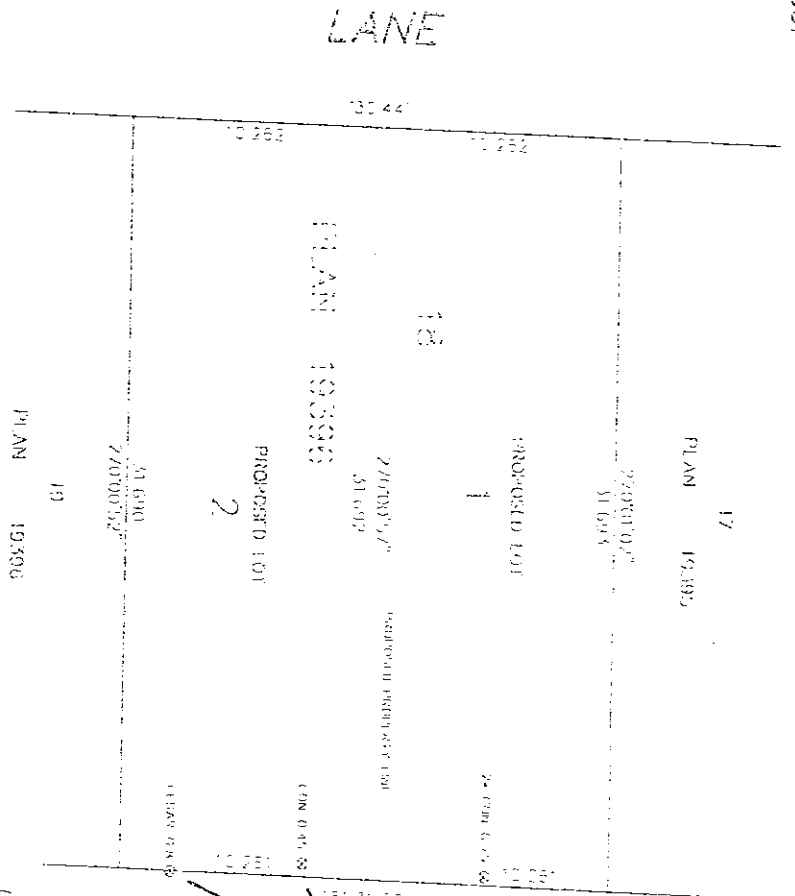
Other: Tree replacement compensation required for loss of bylaw-sized trees.

INDIAN TERRITOMA LAND SURVEYOR'S CERTIFICATE SHOWING CERTAIN
 TRACES OF LOT 18 SECTION 22 T4N R7W
 NEW WESTMINSTER DISTRICT PLAN 19393

Current Civil Address:
 NE 21 1/2 E 136th
 Edmond, OK
 NAME: 19393



DHALLMANN AND ASSOCIATES
 LAND SURVEYING INC
 121 E. 15th North Avenue
 Edmond, OK 73112
 Phone: 606 916 6100
 Fax: 606 901 6100
 E-mail: dhallm@earthlink.net



LANE

TREES TO BE REMOVED

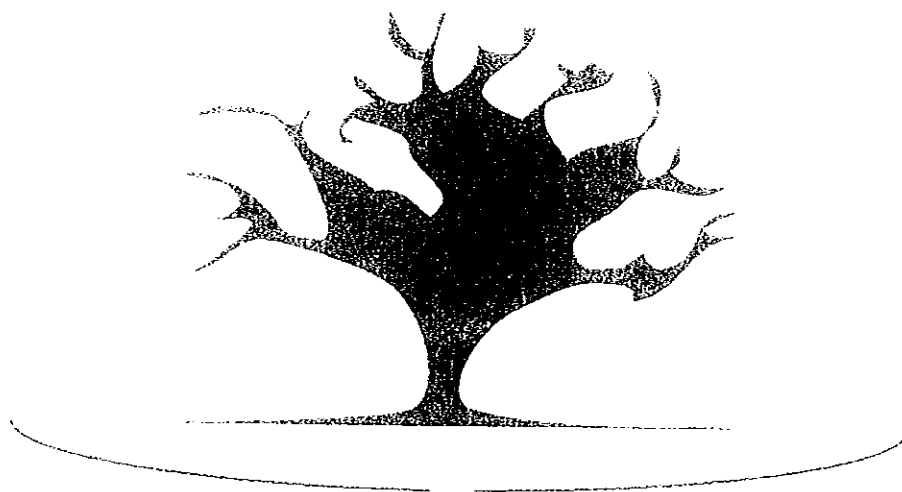
No. 1 ROAD

We do not warrant or certify that this is not the best for location of property lines. The lines are shown here from the survey data and are not shown here from the ground. The lines are shown here from the survey data and are not shown here from the ground.

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED

SEAL OF THE STATE OF OKLAHOMA
 DEPARTMENT OF LAND SURVEYING
 H.C. 1, 2013

Tree Assessment for the
Proposed Subdivision at
8471 No. 1 Road, Richmond BC



Submitted to:

Raman Kooner
#550 – 9100 Blundell Road
Richmond, BC

Submitted by:

Diamond Head Consulting Ltd.
342 West 8th Ave
Vancouver BC V5Y 3X2

February 12, 2007

Introduction and Methodology

Diamond Head Consulting Ltd. was asked to perform a tree assessment for the proposed subdivision at 8471 Number 1 Road, in Richmond BC. The objective of the assessment was to assess the attributes of the trees on the proposed development, and provide a report to meet the requirements for tree removal and replacement in the City of Richmond.

Site Description

This is a development proposal for subdividing the existing lot into two. The area to be developed supports a disturbed and disperse cover of coniferous trees.

Presently on the lot is a two storey house and rear driveway. The following table details the attributes of the trees at the subject property. These trees are also located on an orthophoto of the property in Figure 1.

Table 1. Tree Inventory and Recommendations

Tree #	Species	DBH (cm)	Height (m)	Comments/ Recommendation
1	Douglas-fir <i>Pseudotsuga menziesii</i>	58	28	Was topped at ~18 meters. Consequently it has codominant stems with u-branching. Contains hazards and too close to proposed development and grade changes to be safely retained Remove.
2	White walnut <i>Juglans cinerea</i>	12	3.5	Almost dead. Little live crown left on this tree as it has been shaded out by the adjacent trees. Remove.
3	Hemlock <i>Tsuga spp.</i>	39	23	Healthy tree. Too close to proposed development and grade changes to be safely retained Remove.
4	Western redcedar <i>Thuja plicata</i>	67	25	Multiple stems from a topping at ~12 meters. Included bark in two of the attachments. Hazard. Contains hazards and too close to proposed development and grade changes to be safely retained. Remove.



Photos



Photo 1. Looking at tree 1. Note the lower co-dominant stem and the size of the tree.

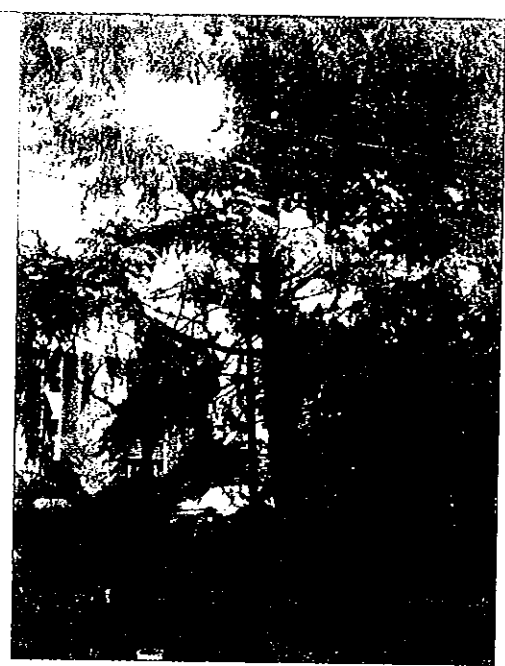


Photo 2. Looking at tree 2 and 3. Note how little live crown is left in the walnut.



Photo 3. Looking at tree 4 from the neighbouring property. There are multiple stems coming out from this tree. The roots were also heavily impacted by the adjacent development to the south of the subject property.



Photo 4. Looking at tree 2,3 and 4. Note how the roots extend out towards the house.



Summary	
Summary of Findings	Totals
Number of trees identified on the proposed development site	4
Number of 'major trees' (greater than 20cm dbh) found at the proposed development to be removed (good healthy specimens)	1
Number of 'minor trees' (less than 20cm dbh) found at the proposed development to be removed (good healthy specimens)	0
Number of 'major trees' (greater than 20cm dbh) that do not contain significant defects that make them unsuitable for future retention, but are within the proposed development limits.	1
Number of 'minor' trees (less than 20cm dbh) that do not contain significant defects that make them unsuitable for future retention, but are within the proposed development limits.	0
Number of trees to be retained.	0

Limitations:

The inherent characteristics of trees or parts of trees to fail due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report. Some changes in site conditions cannot be predicted. The trees should be evaluated during the construction process and following construction to determine if any damage has been done to the trees or significant changes in the site have been caused. Sketches, diagrams and photographs contained in this report, being intended as visual aids, should no be construed as engineering reports or legal surveys.

Sincerely,

Trevor Cox, MCIP
 ISA Certified Arborist
 604.733.4886



Figure 1. Trees located at

8471 No. 1 Road.

Date: Feb 8, 2007

(Revision):



Diamond Head Consulting Ltd.

342 West 5th Avenue

Vancouver BC, V6Y 3X7

Legend

Property boundary



Tree label



Rezoning Considerations

8471 No. 1 Road

RZ 06-335516

Prior to final adoption of Zoning Amendment Bylaw No. 8087, the following are required to be dealt with:

1. Submission of a Landscape Plan prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should conform with the requirements of the Official Community Plan's (OCP's) Lane Establishment & Arterial Road Redevelopment Policy, and should include the required four (4) replacement trees (two (2) per future lot) with the following minimum calliper sizes:
 - two (2) trees of 11 cm; and
 - two (2) trees of 10 cm.
2. The City's acceptance of the applicant's offer to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting the remaining four (4) replacement trees.
3. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8087 (RZ 06-335516)
8471 NO. 1 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 (R1-0.6)**.

P.I.D. 003-695-646

Lot 18 Section 22 Block 4 North Range 7 West New Westminster District Plan 19396

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8087**”.

FIRST READING

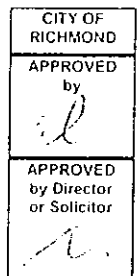
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER