



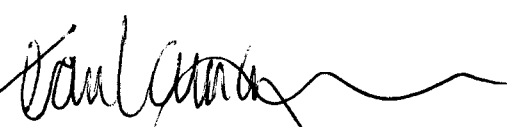
City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee **Date:** May 14, 2007
From: Jean Lamontagne **File:** RZ 07-367100
Director of Development
Re: **Application by Erwin Plett for Rezoning at 3751 Lockhart Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

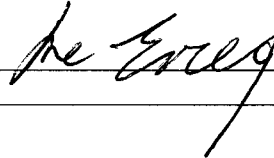
That Bylaw No. 8252, for the rezoning of 3751 Lockhart Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.


Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 07-367100
Location	3751 Lockhart Road (Attachment 1)
Owner	Norma Cowling
Applicant	Erwin Plett

Date Received	March 30, 2007
Acknowledgement Letter	April 4, 2007
Fast Track Compliance	April 10, 2007
Staff Report	May 14, 2007
Planning Committee	June 5, 2007

Site Size	1,157 m ² (12,454 ft ²)
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 578.5 m ² (6,227 ft ²).
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Area Plan or Sub-Area Plan – None • Lot Size Policy 5447 (adopted by Council in 1991; amended in 1998 and 2003) – Permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) (Attachment 2). <p><i>This application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood containing a mix of older and newer single-family dwellings. • 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 since the early 1990's. • With the exception of the non-conforming duplex lot directly west of the subject property, all lots immediately surrounding the subject property on the north side of Lockhart Road are zoned Single-Family Housing District, Subdivision Area B (R1/B).

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none">• A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).• Recently, three (3) applications to rezone and subdivide nearby properties along Lockhart Road have been approved (reference files RZ 05-315343, SD 05-315754, RZ 06-344783), and one (1) rezoning application is pending final adoption (reference file RZ 06-345319). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none">• A Tree Survey submitted by the applicant indicates the location of nineteen (19) bylaw-sized trees on the subject property (Attachment 4). Also indicated on the Survey are undersized Cedar hedges along the south and east property lines.• The applicant proposes to remove six (6) bylaw-sized trees from the site along the west property line and the undersized Cedar hedge along the south property line, as these will conflict with proposed development plans (identified as B32, B33, B37, C34, C35, and C36 on the Tree Survey). All other bylaw-sized trees on-site will be protected.• A Certified Arborist's Report has been submitted by the applicant in support of tree removal (Attachment 5). The Report identifies tree species, assesses the condition of trees and the potential impact from proposed development plans, and provides recommendations on tree retention and removal.• The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations based on tree condition and/or conflict with proposed development plans, subject to the following:<ul style="list-style-type: none">• that the Certified Arborist specify, in writing, the dimensions for the tree protection barriers to be installed around all trees being retained, and that any work conducted within tree protection zones be supervised and documented by the Certified Arborist.• As a condition of rezoning, or prior to demolition of the existing dwelling on the subject property (whichever occurs first), tree protection barriers must be installed around the driplines of all trees being retained. Dimensions of the tree protection barriers are to be specified in writing by a Certified Arborist. Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.
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<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> • Based on 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 proposes to plant the twelve (12) replacement trees, with the following minimum calliper sizes: <ul style="list-style-type: none"> • two (2) trees of 9 cm; • two (2) trees of 8 cm; and, • eight (8) trees of 6 cm. • If all replacement trees cannot be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted. • To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$6,000 prior to final adoption of the rezoning bylaw. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • 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 the existing storm sewer and future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> • 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.
<p>Analysis</p>	<p>The subject property is located within an established residential neighbourhood that has a strong precedence of lots zoned Single-Family Housing District, Subdivision Area B (R1/B) created from larger lot sizes. Of the remaining lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5) on Lockhart Road, most have the potential to rezone and subdivide.</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5447 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Survey Attachment 5 – Certified Arborist's Report</p>

Recommendation	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 established subdivision pattern in the surrounding area. On this basis, staff support the application.
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Cynthia Lussier
Planning Assistant
 (Local 4108)

CL:blg

The following are to be dealt with prior to final adoption:

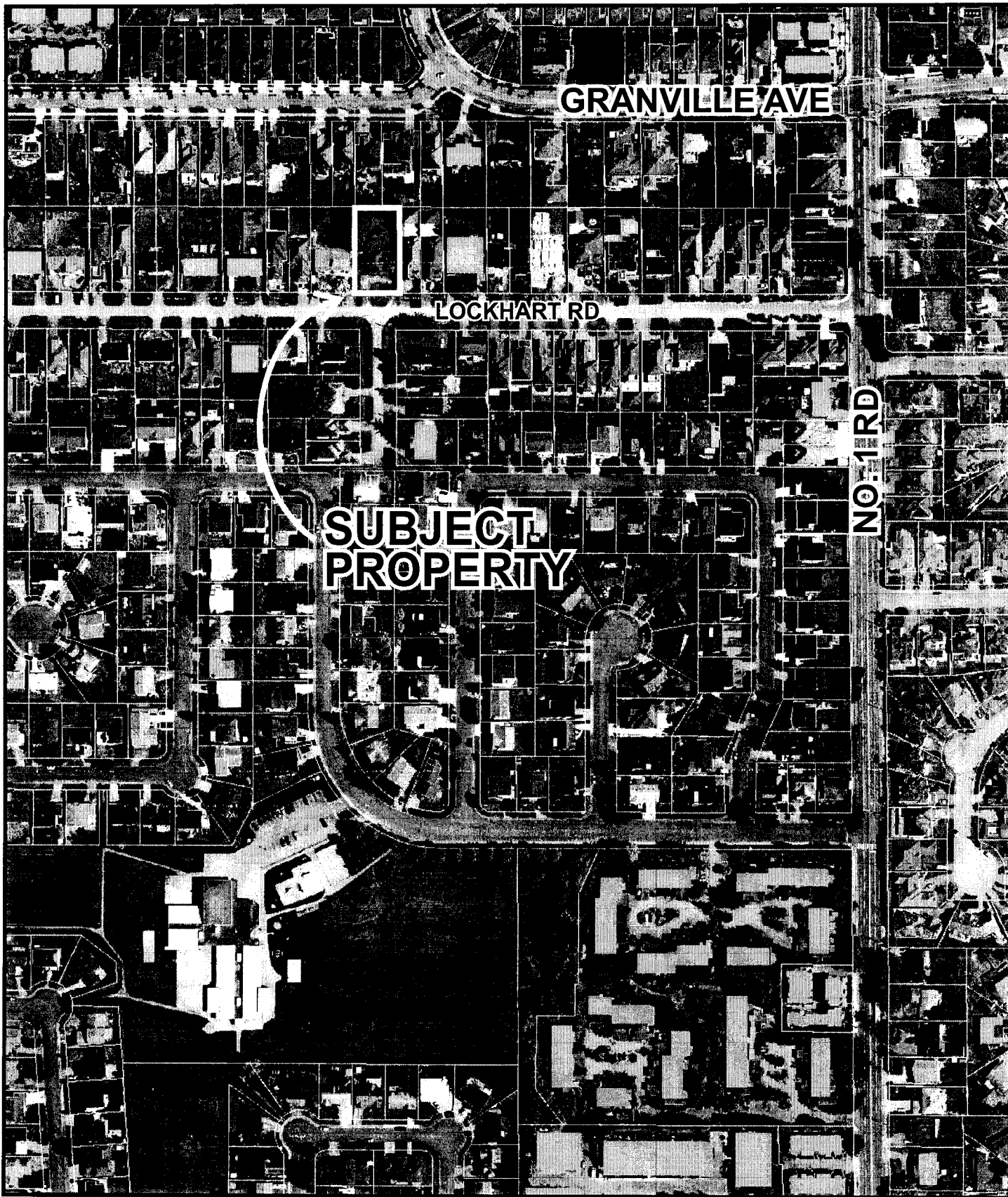
1. Submission of a Landscape Security to the City of Richmond in the amount of \$6,000 for the planting and maintenance of 12 trees [six (6) per future lot], with the following minimum calliper sizes:
 - two (2) trees of 9 cm;
 - two (2) trees of 8 cm; and
 - eight (8) trees of 6 cm.

If all replacement trees can not be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted.

2. Installation of tree protection barriers around the driplines of all trees to be retained (dimensions of which are to be specified in writing by a Certified Arborist). Tree protection barriers must be installed to the satisfaction of the City's Tree Preservation Official prior to final adoption of the rezoning bylaw, or prior to demolition of the existing dwelling on the subject property (whichever occurs first). Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.
3. Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the driplines of any trees to be retained. The contract should include provisions for the arborist to document potential impacts to such trees in a report to be reviewed by the City.
4. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
 Erwin Plett



RZ 07-367100

Original Date: 04/26/07

Amended Date:

Note: Dimensions are in METRES



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 20th. 2003**POLICY 5447**

File Ref: 4430-00

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

POLICY 5447:

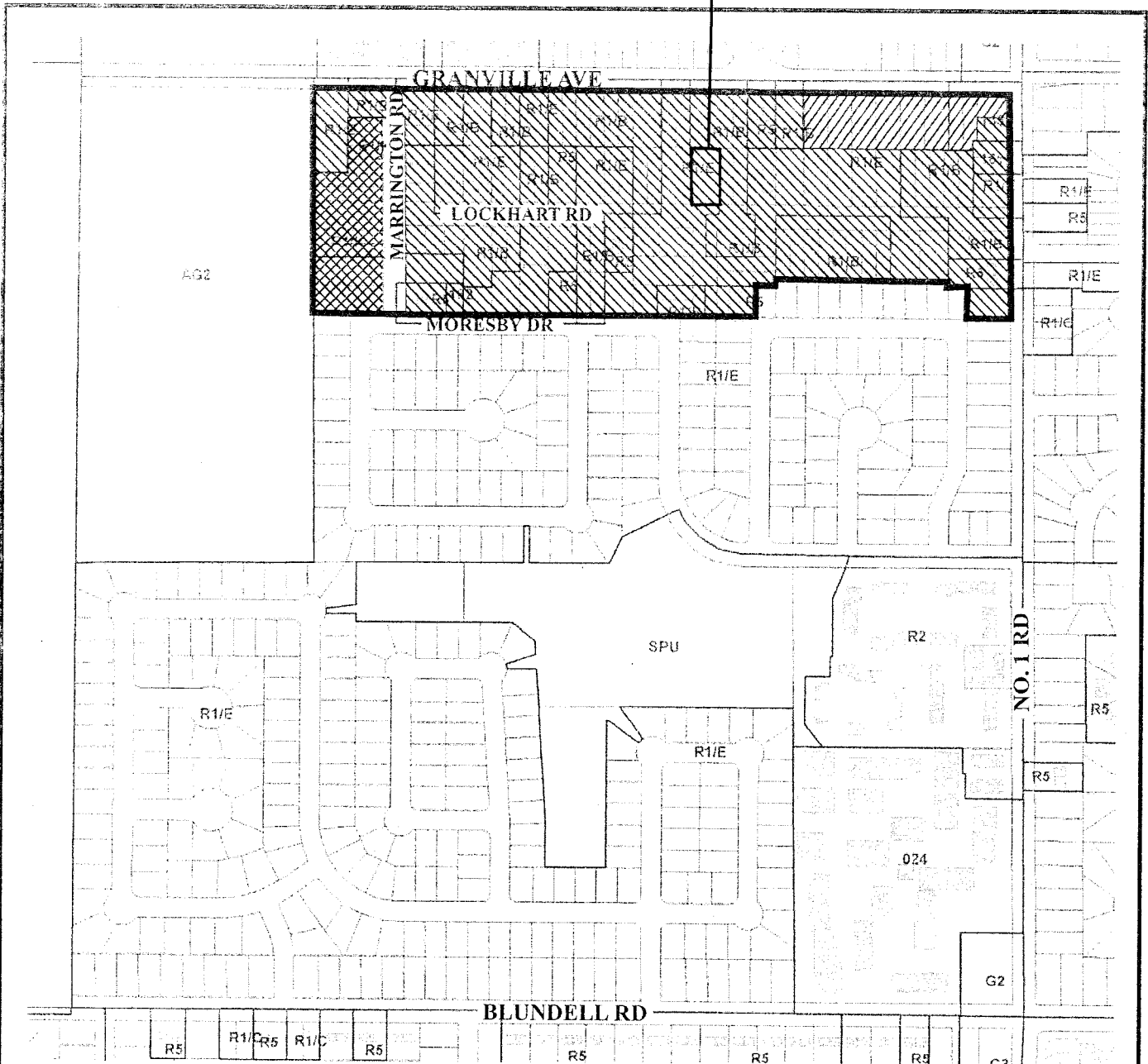
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road**:




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



-  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



City of Richmond

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

Development Application Data Sheet

RZ 07-367100

Attachment 3

Address: 3751 Lockhart Road

Applicant: Erwin Plett

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Norma Cowling	To be determined
Site Size (m²):	1,157 m ² (12,454 ft ²)	Two lots – approx 578.5 m ² (6,227 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:	Policy 5447 – permits 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	Approx. 578.5 m ² each	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	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.

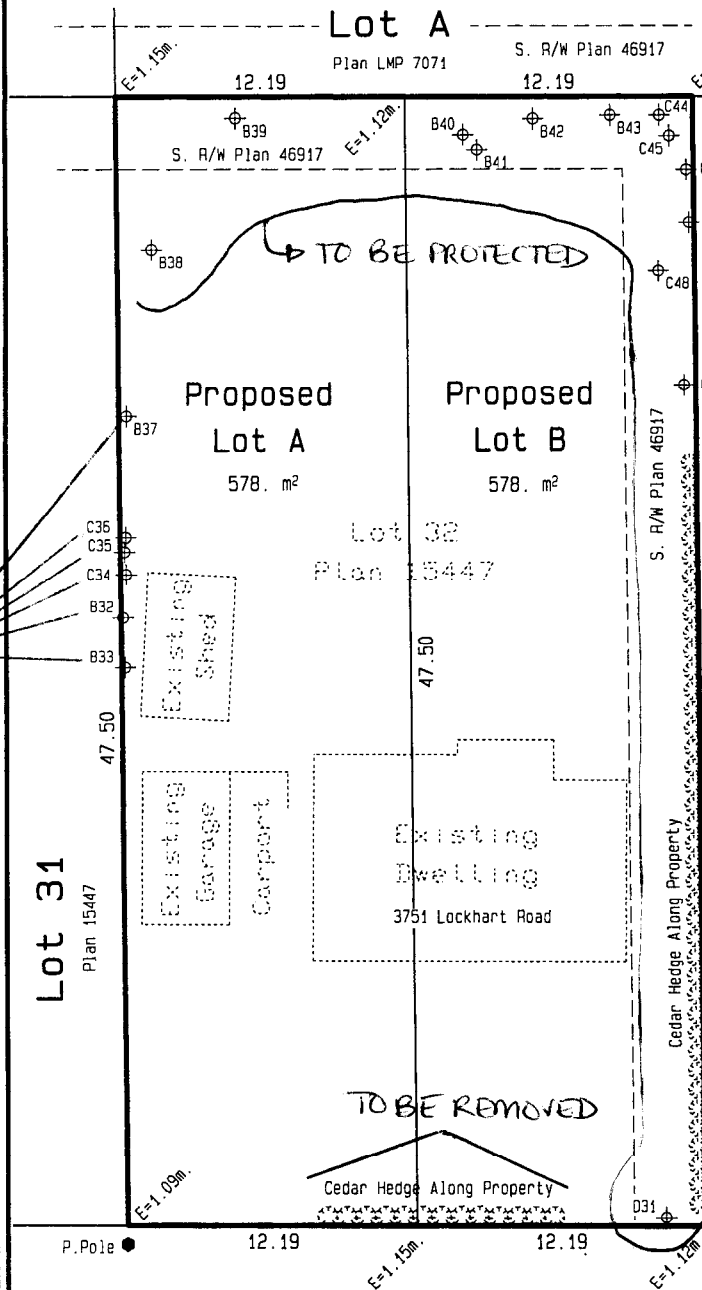
BRITISH COLUMBIA LAND SURVEYOR'S
TREE LOCATION PLAN
 COVERING: LOT 32 of SECTION 15
B4N, R7W, PLAN 15447
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

3751 Lockhart Road
 Richmond, B.C.

RECEIVED

BY:



TO BE REMOVED

TO BE PROTECTED

TO BE REMOVED



Lot A
 Plan BCP 22499

LEGEND

- ⊕ C45 DENOTES TREE LOCATION WITH ID
- ⊗ DENOTES HEDGE TREE LOCATION
- E=1.12m DENOTES SPOT ELEVATION

Tree Table			
Label	Type	Trunk Dia.	Drip L
D31	Decid.	70 cm.	10m Dia
B32	Birch	50 cm.	4m
B33	Birch	30 cm.	7m
C34	Cedar	20 cm.	6m
C35	Cedar	24 cm.	12m
C36	Cedar	28 cm.	12m
B37	Birch	35 cm.	12m
B38	Birch Twin	2x36 cm.	15m
B39	Birch	40 cm.	12m
B40	Birch	30 cm.	12m
B41	Birch	35 cm.	12m
B42	Birch	40 cm.	12m
B43	Birch	25 cm.	8m
C44	Cedar	30 cm.	8m
C45	Cedar	40 cm.	8m
C46	Cedar	25 cm.	10m
C47	Cedar	35 cm.	10m
C48	Cedar	30 cm.	10m
C49	Cedar	30 cm.	9m

CERTIFIED CORRECT ACCORDING TO
 A FIELD SURVEY COMPLETED
 THIS 27th DAY OF MARCH, 2007.

D. S. Martens
 B. C. Land Surveyor
 21457 78th Avenue
 Langley B.C. V2Y 2E9
 Fax/Phone 888-2665

[Signature]
 B. C. Land Surveyor

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ATTACHMENT 5

Woodpro Tree Services Ltd.

5204 Chamberlayne Avenue
Delta, B.C., V4K 2J8
Phone (604) 831-2715
Fax (604) 946-5204

April 25, 2007

Arborist Report

Written by: Carl Loffmark
ISA Pin # 1675

For: 3751 Lockhart Rd.
Richmond, BC

Richmond business license number: 04286562
Liability insurance: Sovereign General Insurance Co.: Policy # SOV79627256

Introduction

This report examines the impact proposed development of a new house will have on six (6) trees located beside the west property line at 3751 Lockhart Rd. The trees, identified on the "Tree Location Plan" as B33, B32, C34, C35, C36, and B37, are located between approximately 0.25 m. to 0.65 m. east of the west property line. The size and location of each of these trees prohibits the transplanting and relocation of them, because they are either too large or grouped too close together. All of the six trees are well established trees with extensive, far reaching root systems which have remained undisturbed. The proposed building envelop of the new house will be approximately 1.2 m. east of the west property line. On the morning of April 20, 2007 I visited the site, inspected the trees and discussed the building plans with the owner. This report includes my findings and recommendations. Potential targets these trees may strike include the new house and the neighbor's house, or people in either yard.

Tree B33-Observations and recommendations

This *Betula pendula* tree (Silver Birch) has a DBH of 30 cm, stands about 25 m. tall and has a healthy crown. The drip line of the tree is about 7 m. (diameter). Located about 0.25 m. east of this tree is a shed which stands on a cement slab. The roots of this tree have grown beneath this shed and become established over the years. The proposed excavation for the foundation of the house will result in the removal of almost all of the root system on the east side of the tree up to about 30 cm. from the base of the tree. This

will cause extreme stress to the tree and likely kill it. In addition, the tree will become unstable and extremely hazardous, as it will likely uproot and fall over. This tree cannot be retained and should therefore be removed.

Tree B32-Observations and recommendations

This *Betula pendula* tree (Silver birch) has a DBH of 50 cm., stands about 25 m. in height and looks in good health, with no visible defects. The drip line of this tree is about 4 m. (diameter) and is crowded by two other nearby trees. Like tree B33, the roots of this tree extend under the shed to the east. The root flare and buttress roots of this tree are larger than that of tree B33 and extend into the proposed building envelop 1.2 m. east of the property line. Excavation for the foundation of the house will result in the cutting of the root flare, buttress roots and all of the roots on the east side of the tree, causing the tree to uproot and fall over. This tree cannot be retained and should be removed.

Tree C34-Observations and recommendations

This *Thuja excelsa* tree (western red cedar) has a DBH of 20 cm., stands about 10 m. in height and has a drip line of about 6 m. (diameter). This tree is crowded by a birch tree and another cedar tree and as a result, the crown is unbalanced with most of the branches on one side of the tree. Excavation for the building envelop will result in the removal of the roots on the east side of the tree up to about 50 cm. from the base of the tree. This will result in extreme stress to the tree and will likely cause the tree to uproot and fall over. This tree cannot be retained and should be removed.

Tree C35-Observations and recommendations

This *Thuja excelsa* tree (western red cedar) has a DBH of 24 cm., stands about 17 m. tall and has a dripline of about 12 m. (diameter). The tree has a healthy appearance but is crowded by two other cedar trees. Excavation for the building envelop will result in the removal of all of the roots on the east side of the tree up to about 40 cm from the base of the tree. This is a large tree and will not survive the excavation. The tree will also become unsafe and will likely uproot and fall over. This tree cannot be retained and should be removed.

Tree C36-Observations and recommendations

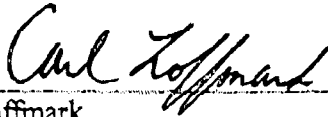
This *Thuja excelsa* tree (western red cedar) has a DBH of 28 cm., stands about 17 m. tall and has a dripline of 12 m. (diameter). The tree has a healthy appearance but is crowded by tree C35, which has resulted in unbalance branch distribution on one side of the tree. Excavation will result in the loss of all of the roots on the east side of the tree up to about 40 cm. from the base of the tree. The tree will become unstable and will likely uproot and

fall over. This tree cannot be retained and should be removed.

Tree B37-Observations and recommendations

This *Betula pendula* tree (Silver birch) has a DBH of 35 cm., stands about 25 m. tall and has a dripline of 12 m. (diameter). This is a healthy looking tree with a well balanced crown. This tree stands alone and is not crowded by other trees. Excavation for the building envelop will take place within about 30-40 cm from the base of this tree and will result in the removal of the majority of the root system on the east side of the tree. This is a large tree and will become hazardous and will likely uproot and fall over if excavation takes place. This tree cannot be retained and should be removed.

Signed


Carl Loffmark

Director

Woodpro Tree Services Ltd.

Re: 3751 Lockhart Rd., Richmond BC



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8252 (RZ 07-367100)
3751 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. 008-263-442
Lot 32 Section 15 Block 4 North Range 7 West New Westminster District Plan 15447

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8252".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp area with signature lines and a box for 'CITY OF RICHMOND APPROVED by Director or Solicitor' with a signature.

MAYOR

CORPORATE OFFICER