



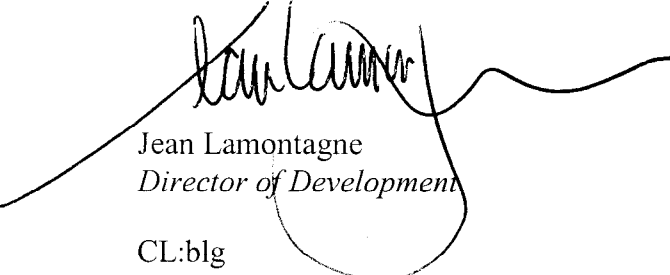
City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee **Date:** May 29, 2007
From: Jean Lamontagne **File:** RZ 07-368322
Director of Development
Re: **Application by Pritpal S. Randhawa for Rezoning at 9980 Seacote Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8259, for the rezoning of 9980 Seacote 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.

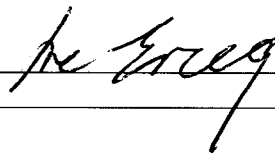


Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 07-368322
Location	9980 Seacote Road (Attachment 1)
Owner	Pritpal S. Randhawa & Sukhpreet K. Randhawa
Applicant	Pritpal S. Randhawa

Date Received	April 12, 2007
Acknowledgement Letter	April 19, 2007
Fast Track Compliance	May 9, 2007
Staff Report	May 29, 2007
Planning Committee	June 19, 2007

Site Size	660 m ² (7,104 ft ²)
Land Uses	Existing – One (1) single-family dwelling
	Proposed – Two (2) single-family residential lots (west lot approx. 314 m ² (3,380 ft ²) east lot approx. 355 m ² (3,821 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1-0.6)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Area Plan or Sub Area Plan – None • Lane Establishment and Arterial Road Redevelopment Policies – permit rezoning and subdivision along this arterial road. <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 on the northeast corner of Williams Road and Seacote Road, between Shell Road and No. 5 Road. The surrounding area is an established residential neighbourhood consisting predominantly of older single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Recently, along both the north and south sides of this block of Williams Road, numerous similar redevelopment proposals to smaller lot sizes have either been approved or are the subject of active applications. • The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.

<p>Staff Comments</p>	<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 2). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of six (6) trees (Attachment 3): <ul style="list-style-type: none"> • four (4) bylaw-sized trees are located on the subject property; and, • two (2) undersized street trees are located on City property fronting Williams Road. • The applicant proposes to remove all four (4) trees from the subject property. The City's street trees are to be protected. • A Certified Arborist Report has been submitted by the applicant in support of tree removal (Attachment 4). The Report identifies tree species and provides recommendations on tree retention and removal relative to tree condition and proposed development plans. • The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. • 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, eight (8) replacement trees [four (4) per future lot] are required to be planted and maintained, with the following minimum calliper sizes: <ul style="list-style-type: none"> • two (2) trees of 11 cm; • four (4) trees of 10 cm; and • two (2) trees of 9 cm. • To illustrate how the front yards of the future lots will be enhanced, and how the side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan, which includes the required eight (8) replacement trees (Attachment 5). As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
-----------------------	--

<p>Staff Comments (cont'd)</p>	<p><u>Building Elevation Plans</u></p> <ul style="list-style-type: none"> To illustrate how the future corner lot interface will be treated, the applicant has submitted preliminary Building Elevation Plans (Attachment 6). At future development stage, building permit plans must be in compliance with zoning. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> Vehicular access to the site at future development stage is to be from the existing rear lane only, and will not affect the City's street trees. Prior to final adoption of the rezoning bylaw, a covenant is required to be registered on title to ensure access for the future corner lot is from the rear lane only, with no access permitted to Seacote Road. There are no servicing concerns or requirements with rezoning. At future subdivision stage, the developer will be required to enter into a standard Servicing Agreement for the design and construction of frontage improvements along Seacote Road and lane upgrading. The developer will also be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Management</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>	<ul style="list-style-type: none"> 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 lane, with no access being permitted to/from Williams Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Survey Attachment 4 – Certified Arborist Report Attachment 5 – Preliminary Landscape Plan Attachment 6 – Preliminary Building Elevation Plans</p>

Recommendation	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 contained within the OCP, 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)
 CL:blg

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

1. Submission of a final 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 comply with the guidelines of the Official Community Plan's (OCP's) Arterial Road Redevelopment Policy, and should include the required eight (8) replacement trees [four (4) per future lot] with the following minimum calliper sizes:
 - two (2) trees of 11 cm;
 - four (4) trees of 10 cm; and
 - two (2) trees of 9 cm.
2. Registration of a flood indemnity covenant on title.
3. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane only, with no access permitted to/from Williams Road or Seacote Road.

At future subdivision stage, the developer will be required to:

1. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
2. Enter into a standard Servicing Agreement for the design and construction of frontage improvements along Seacote Road, from Williams Road to the north side of the lane, and lane improvements along the entire north property line of the site. Improvements on Seacote Road are to include, but are not limited to: curb and gutter (based on 8.5 m road x-section), pavement widening, grass boulevard (minimum 1.5 m), street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Lane improvements are to include: storm sewer, sand and gravel base, roll curb and gutter (both sides, based on 5.10 m x-section), asphalt pavement, and lane lighting. Design to include water, storm and sanitary sewer connections for each lot.

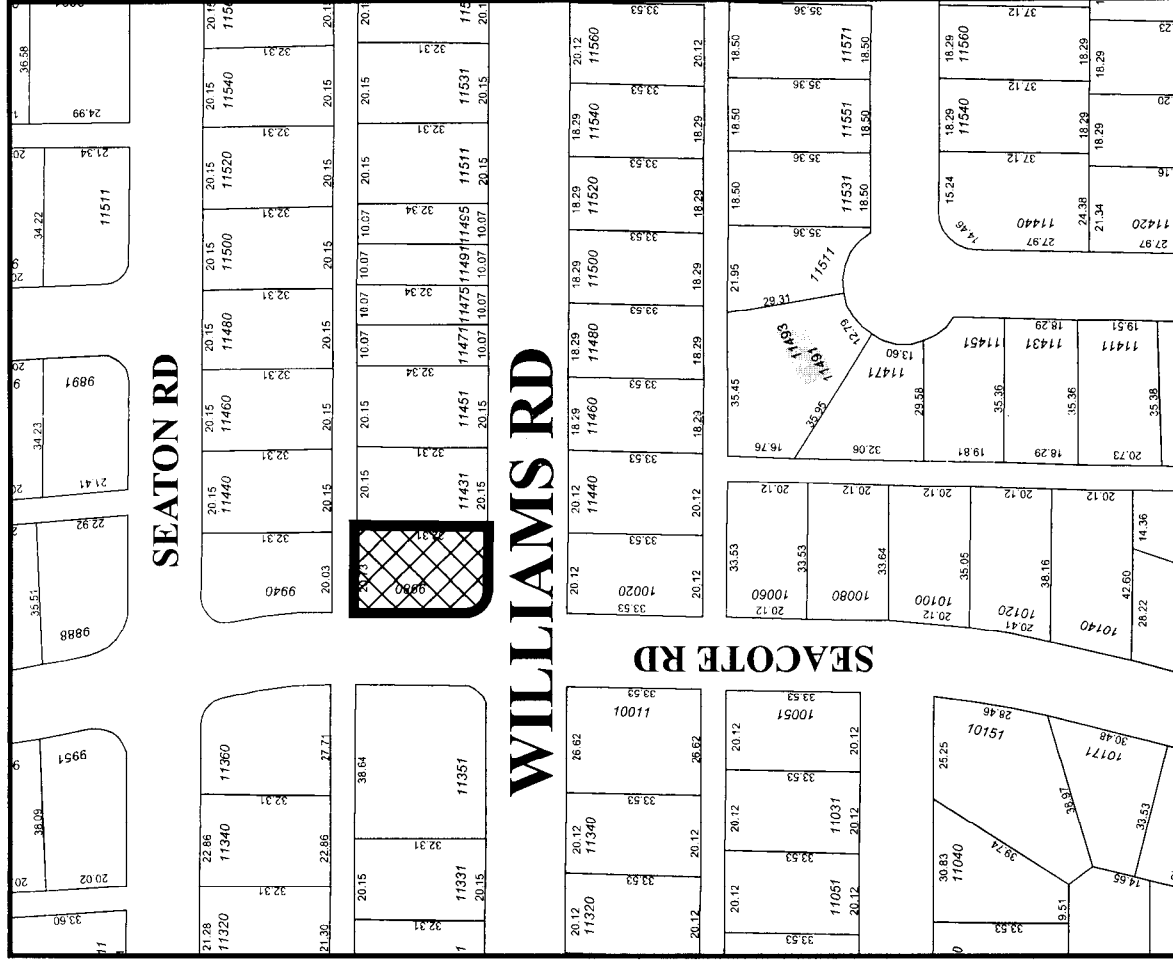
[signed original on file]

Agreement by Applicant
 Pritpal S. Randhawa



City of Richmond

PROPOSED REZONING

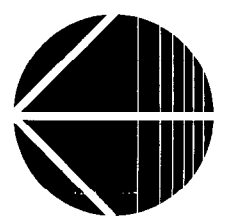


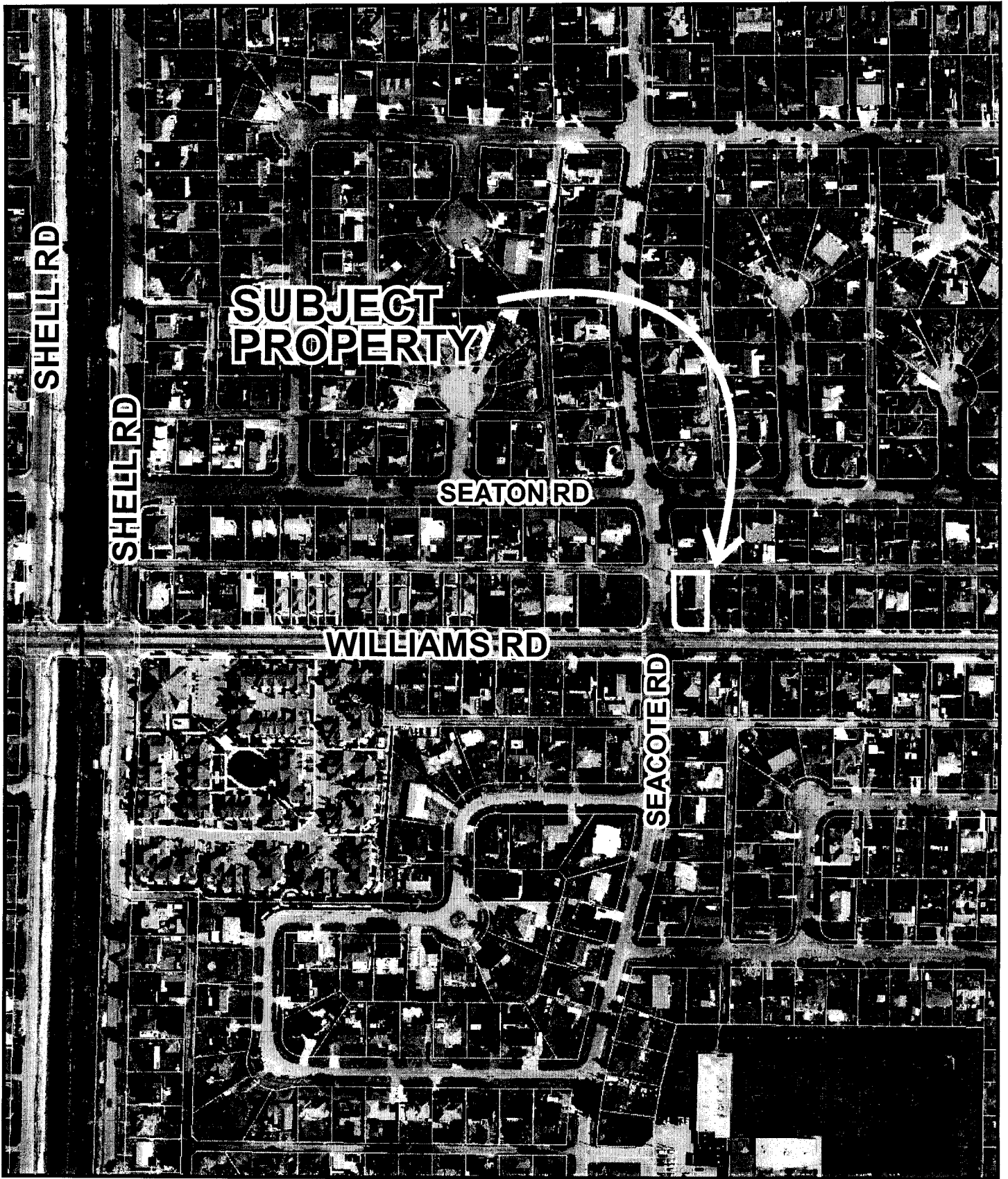
RZ 07-368322

Original Date: 04/27/07

Revision Date:

Note: Dimensions are in METRES





**SUBJECT
PROPERTY**

SEATON RD

WILLIAMS RD

SEACOTE RD



RZ 07-368322

Original Date: 04/27/07

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 07-368322

Attachment 2

Address: 9980 Seacote Road

Applicant: Pritpal S. Randhawa

Planning Area(s): Shellmont

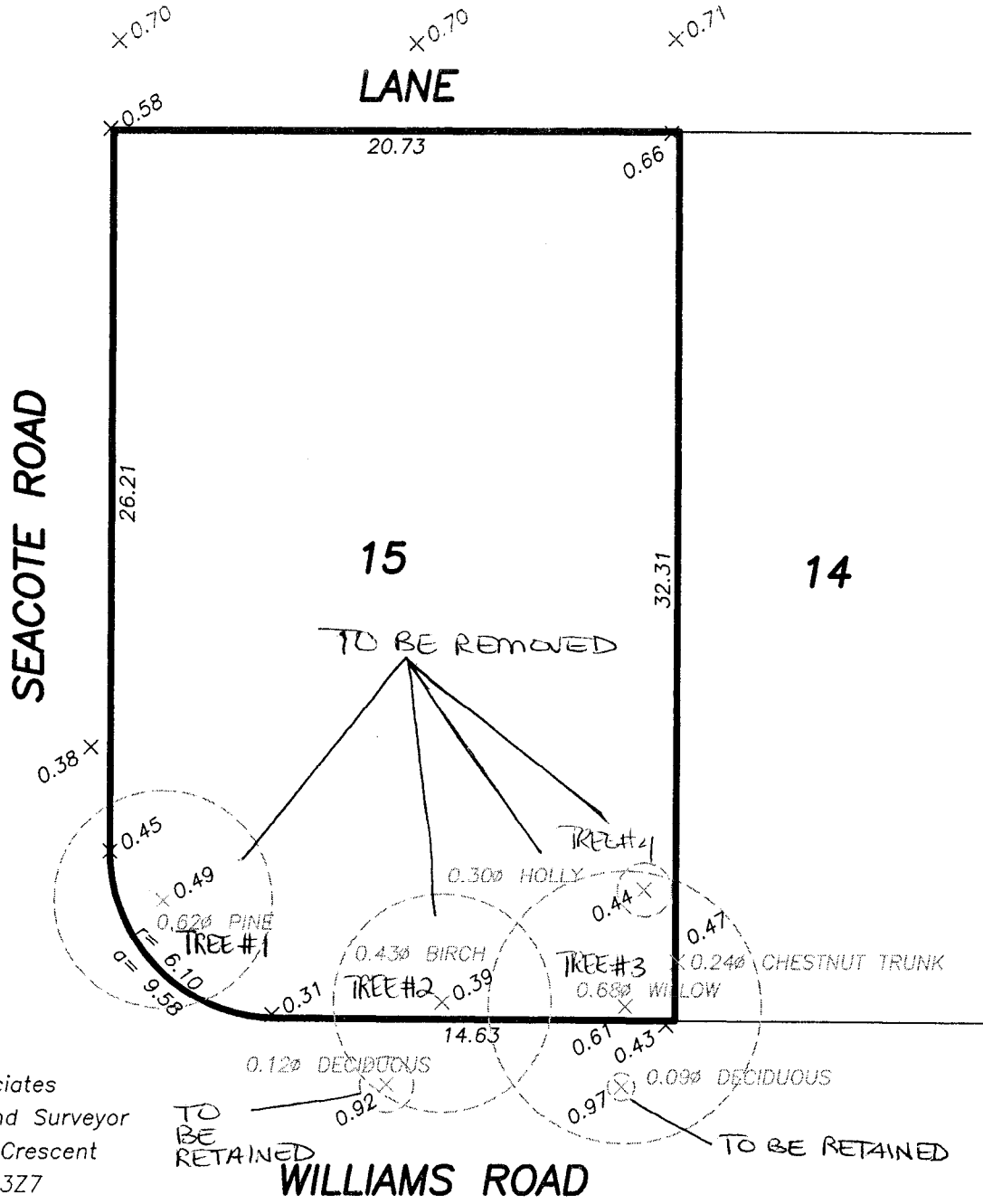
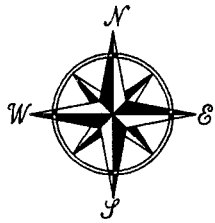
	Existing	Proposed
Owner:	Pritpal S. Randhawa Sukhpreet K. Randhawa	To be determined
Site Size (m²):	660 m ² (7,104 ft ²)	west lot approx. 314 m ² (3,380 ft ²) east lot approx. 355 m ² (3,821 ft ²)
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<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 residential redevelopment where there is access to an existing operational rear lane.	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	330 m ²	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 and 3 m where the side property line abuts Seacote Road	none
Height (m):	2.5 storeys	2.5 storeys	none

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

PLAN OF TREE SURVEY OVER LOT 15 BLOCK 1 ATTACHMENT 3
SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935

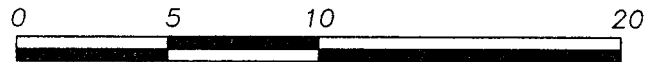
9980 SEACOTE ROAD
 RICHMOND, B.C.



© 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. 2973
 FB-98 P4, FB92 P153-154
 Drawn By: JT

WILLIAMS ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

DWG No. 3212-TREE

SURVEY COMPLETED APRIL 11th, 2007.

April 4, 2007

RE: Arborist Report for Paul Rhandawa, 9980 Secote Road, Richmond, BC

Arborist Notes: This site was inspected on April 3, 2007. Four trees were assessed, and for the purpose of this report will be numbered 1 - 4. Nine photographs have been included as part of this report.

#1) *Pinus sylvestris* (Scots pine)

Height: 25ft

Spread: 20ft

Age: Mature

DBH: 50cm

Location on property: South-west corner of property, adjacent to Secote and Williams.

One of the tops is broken and hanging. This tree has been poorly pruned in the past, it has a very irregular form and attempts to correct this were not made. Trunk taper is not great, and the canopy is quite heavy on the west side of the tree. This tree has poor form, and restorative pruning is not a viable option, therefore this tree should be removed. However, it does not appear to be within the building envelope, and if retention of this tree is required then tree protection fencing should be installed about eight feet away from the stem. *the canopy will require to be thinned by 15%, especially to reduce the amount of weight on the west side of the canopy. It is likely that a tree well would have to be installed around the base of the tree, due to the grade change. Installation of a retaining wall on the north and east sides of the tree, six feet away from the stem would provide an adequate size tree well.*

#2) *Betula sp.* (Birch)

Height: 45ft

Spread: 20ft

Age: Mature

DBH: 46cm

Location on property: South side of property, adjacent to Williams Road.

This tree is co-dominant at 20ft, there is slight bark inclusion. At this point there is an old pruning wound from the removal of another upright stem. Due to the location of this wound I suspect there is decay or the onset thereof, and this would weaken the two remaining tops. Both of the tops show dieback, likely caused by an attack of the bronze birch borer. Trunk taper is not great. This tree will die eventually, therefore removal is recommended. This tree is not within the propose building envelope. A new tree should be planted upon completion of the developement.

#3) *Salix sp.* (Willow)

Height: 45ft

Spread: 25ft

Age: Mature

DBH: 70cm

Location on property: South-east corner of property, adjacent to Williams Road.

This tree has a very unbalanced and unsightly canopy. There is about 20% deadwood throughout. The canopy is heaviest on the east side of the tree, the west side is occupied by the neighbouring birch tree. Trunk taper is not great, I am inclined to think there has been a slight grade change due to the lack of trunk flare. This tree is not within the proposed building envelope, but a grade change is reported. If this tree is to be retained, tree protection fencing will need to be installed eight feet away from the stem of the tree. *Installation of a retaining wall seven feet away from the north and west sides of the tree should provide an adequate size tree well.*

#4) *Ilex sp.* (Holly)

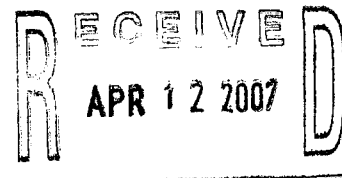
Height: 20ft

Spread: 7ft

Age: Mature

DBH: 55cm combined

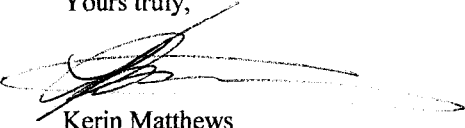
Location on property: North of tree #3.



This Holly is a multi-stemmed specimen. The foliage appears healthy. There are pockets of decay noted at the base where other stems have diedback, or have been removed. No other defects are noted. This tree does not appear to be within the envelope of the proposed building. If this specimen is to be retained, it will require tree protection fencing just beyond the drip line. Installation of a tree well could be just beyond the drip line also.

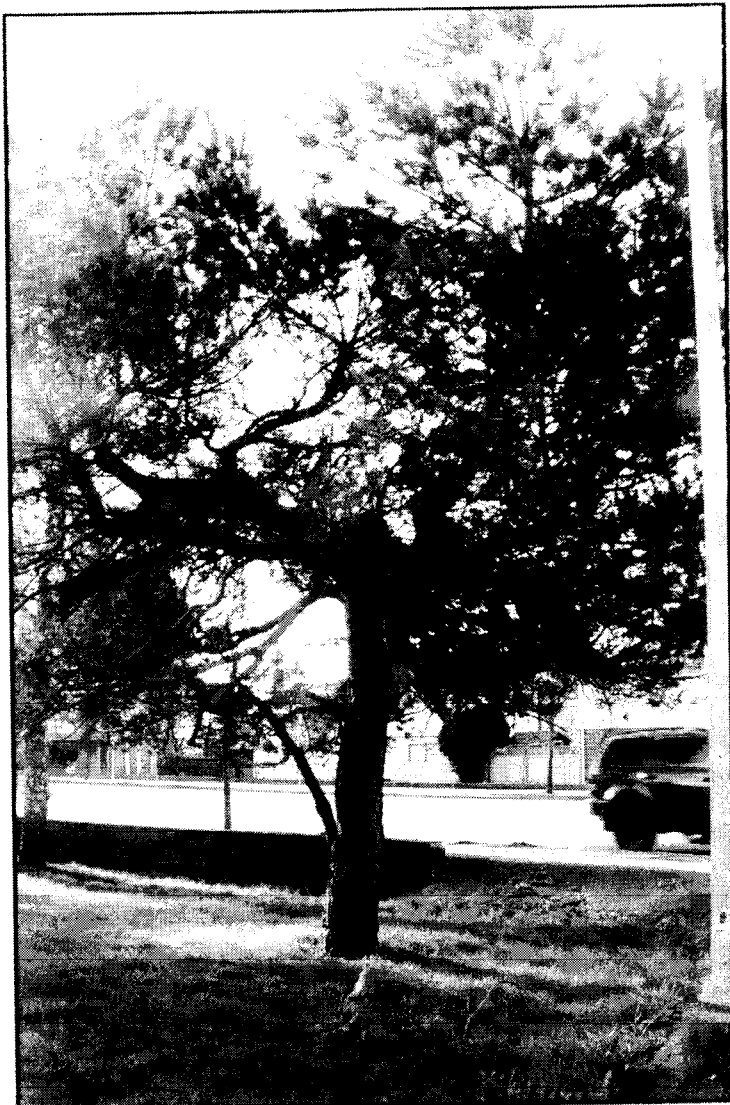
This report is based on a visual assessment, from the ground only. No core or tissue samples were taken, no root crown excavations were performed. This report provides no undertakings regarding the future condition or behavior of the trees reviewed in it. Tree hazards and conditions do change overtime, and the evaluation period for this report is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. 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 verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,

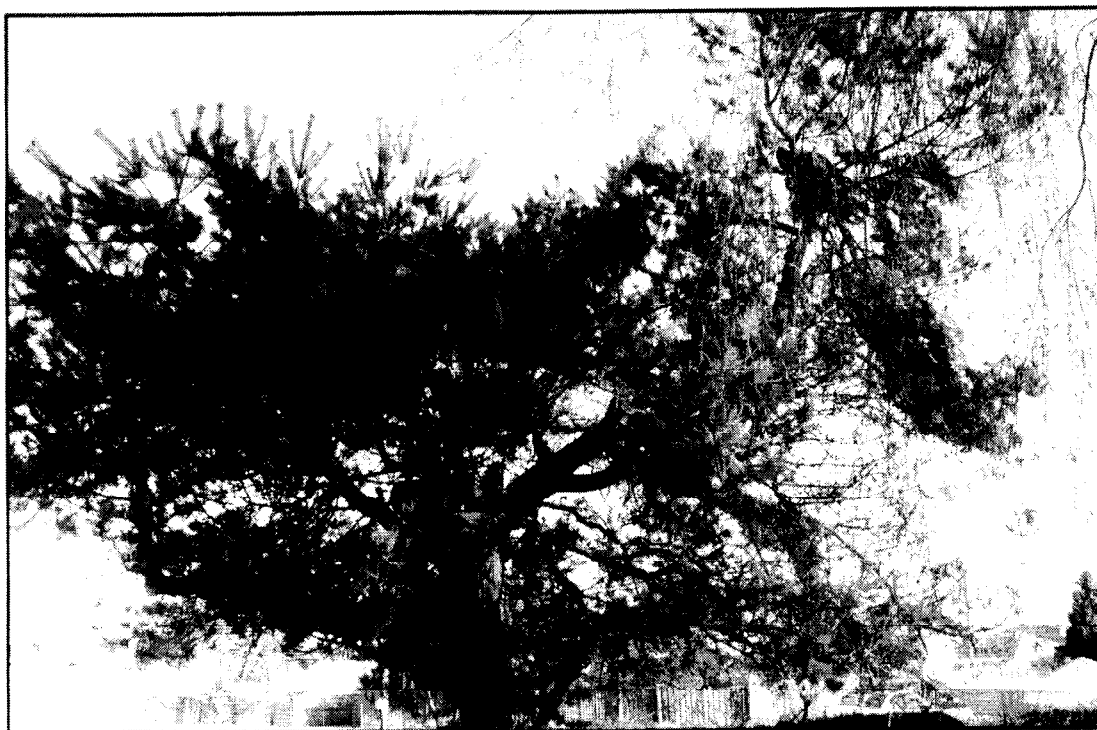


Kerin Matthews
ISA Certified Arborist #PN-5648A
ISA Certified Tree Risk Assessor #0123
Wildlife/Danger Tree Assessor #P498

RECEIVED
APR 12 2007



TREE #1 - NORTH SIDE OF TREE



TREE #1 - EAST SIDE OF TREE



TREE #1 - BREAKAGE IN CANOPY



TREE #2



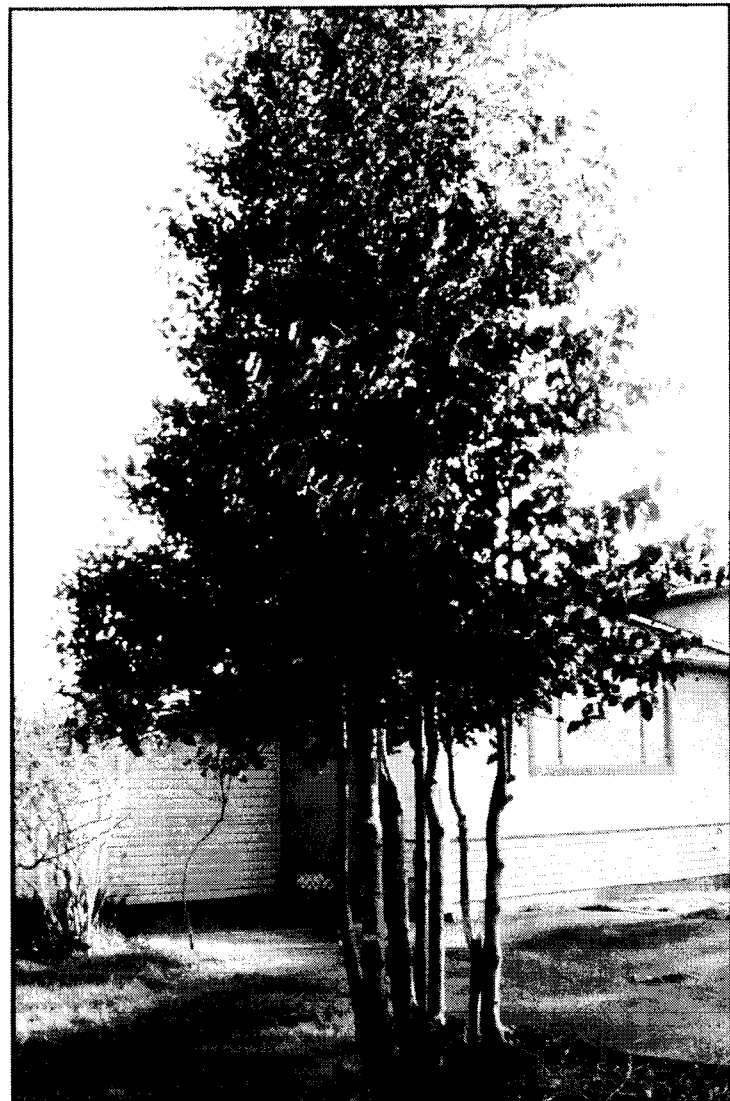
TREES #2 & #3



TREES #2 & #3 - NORTH SIDE OF CANOPY



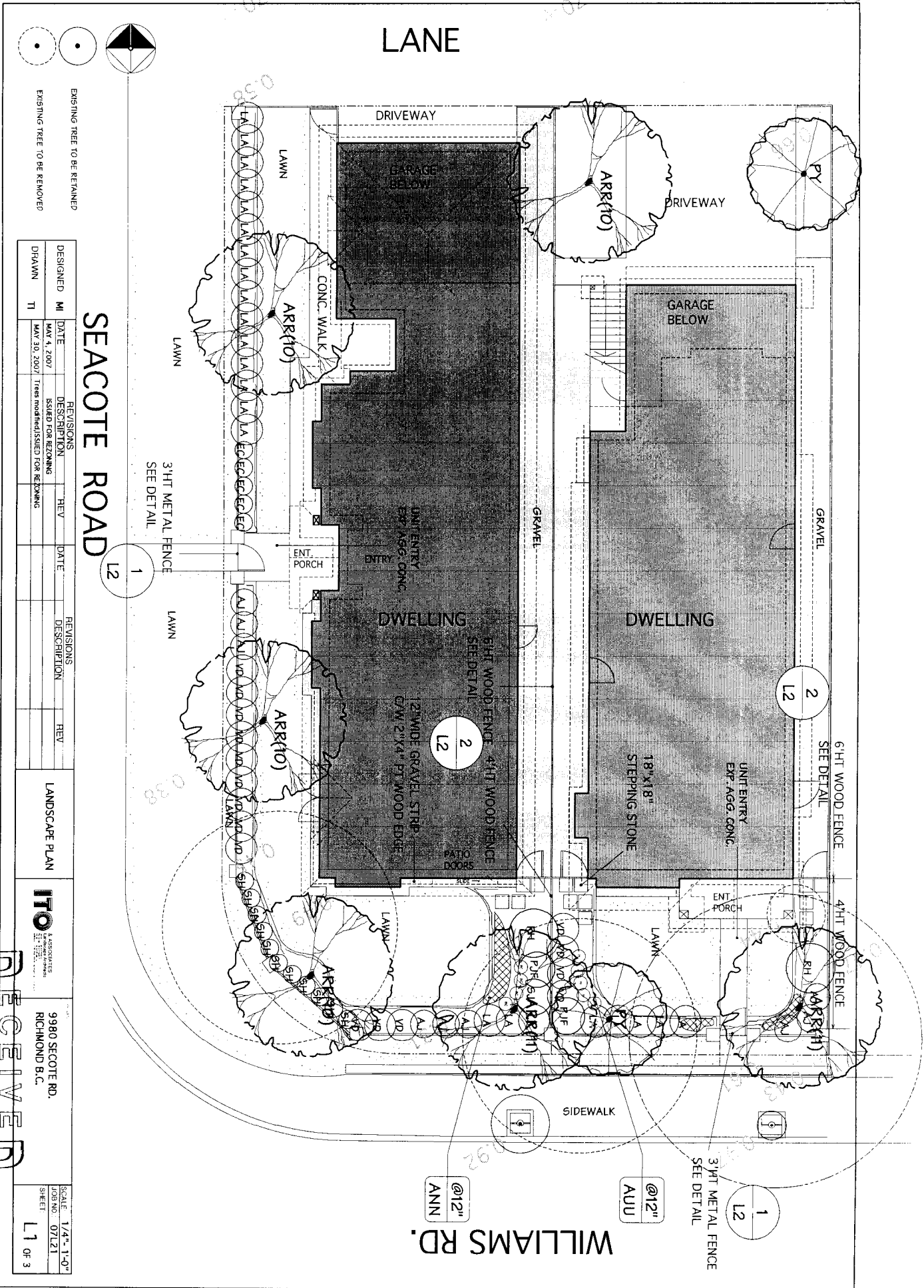
TREES # 2, # 3, #4



TREE #4



TREE #4



EXISTING TREE TO BE RETAINED
 EXISTING TREE TO BE REMOVED

DESIGNED	DATE	REVISIONS	REV	DATE	REVISIONS	REV
M	MAY 4, 2007	ISSUED FOR PERMITTING				
TI	MAY 30, 2007	Trees modified/ISSUED FOR PERMITTING				

SEACOTE ROAD

DATE	REVISIONS	REV

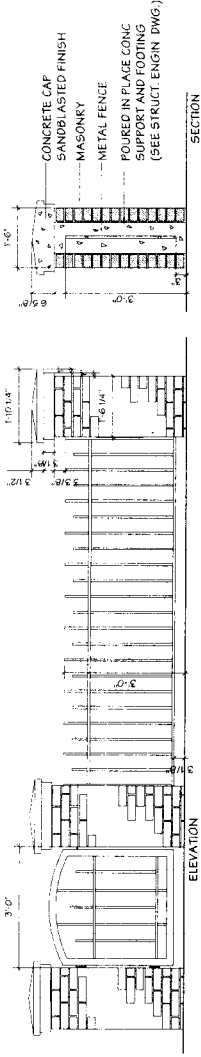
LANDSCAPE PLAN



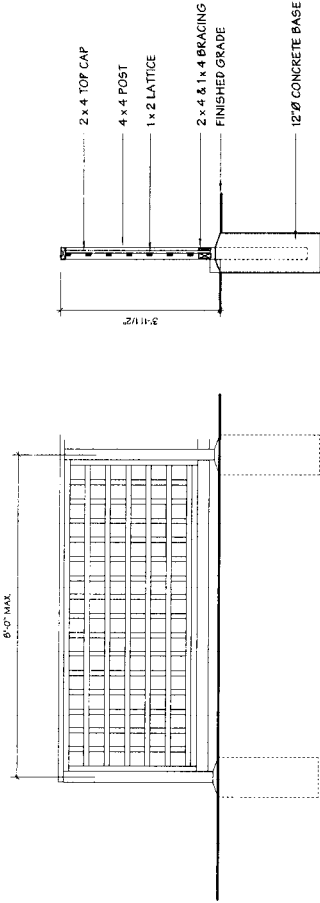
9980 SECOTE RD.
 RICHMOND B.C.

SCALE: 1/4" = 1'-0"
JOB NO.: 07/21
SHEET: L1 OF 3

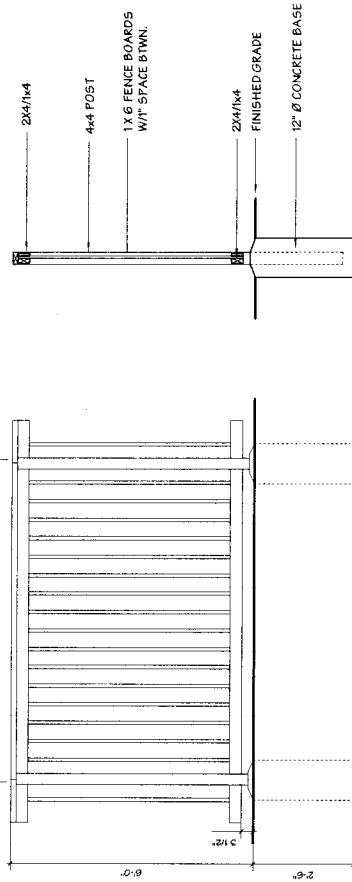
RECEIVED
 MAY 30 2007



1
L2
METAL FENCE/POST DETAIL
SCALE - 3/4" = 1'-0"



2
L2
4' HT LATTICE/6' HT WOOD FENCE
SCALE - 3/4" = 1'-0"

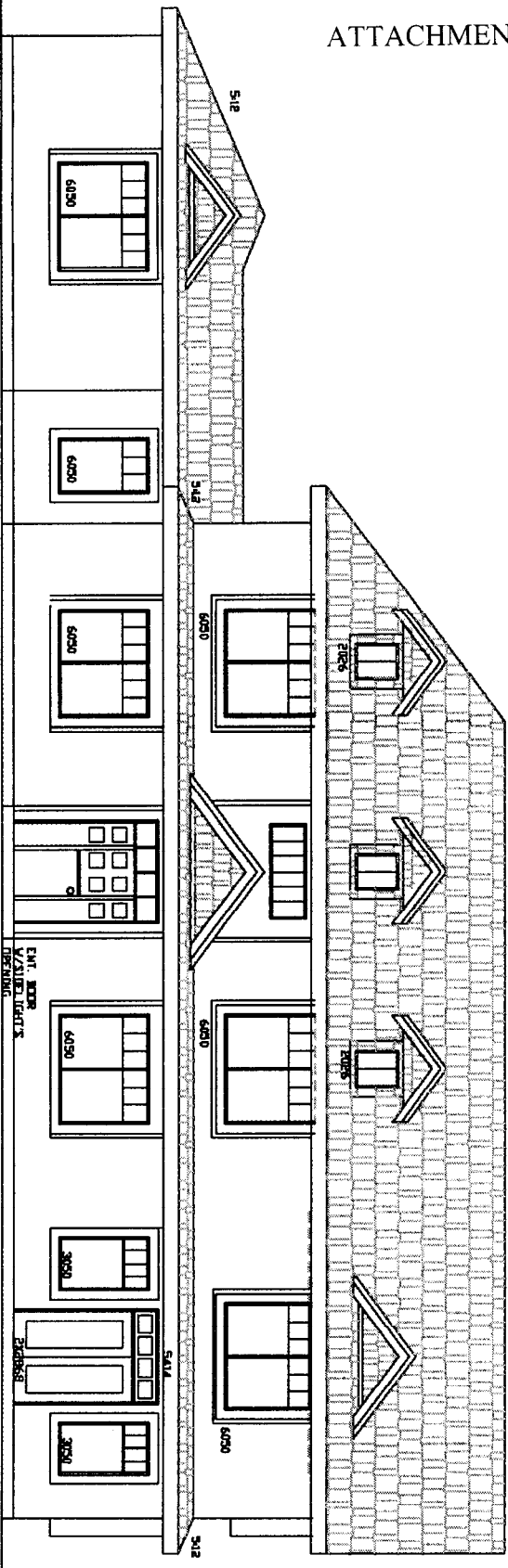


RECEIVED
MAY 30 2007
CR

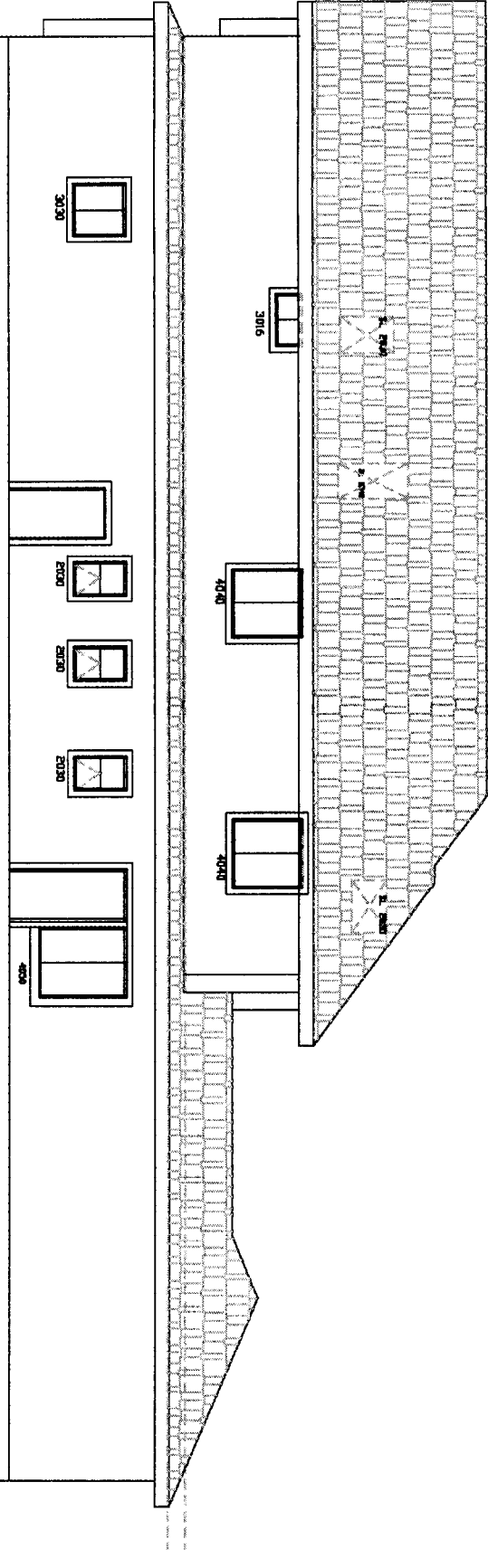
DESIGNED	M	DATE	REVISIONS	DESCRIPTION	DATE	REV	DESCRIPTION	REV
		MAY 4, 2007	ISSUED FOR REZONING					
DRAWN	TI	MAY 30, 2007	Trees modified/ISSUED FOR REZONING					

SCALE: AS SHOWN	9980 SECOTE RD. RICHMOND B.C.
JOB NO: 07L21	ITO & ASSOCIATES INCORPORATED
SHEET: L2 OF 3	

WEST ELEVATION
SCALE 1/4"=1'-0"



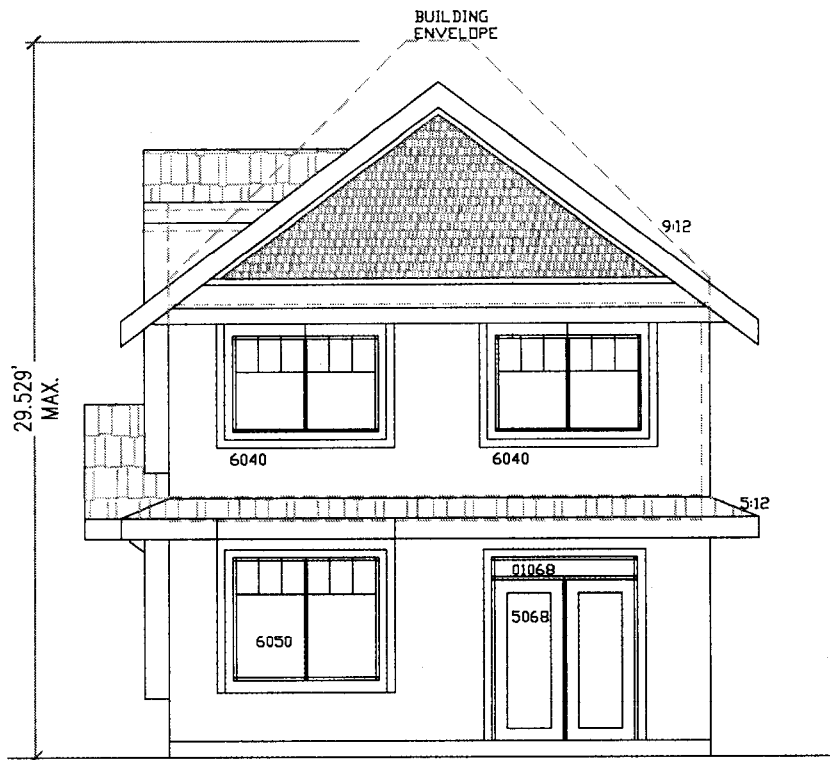
EAST ELEVATION
SCALE 1/4"=1'-0"



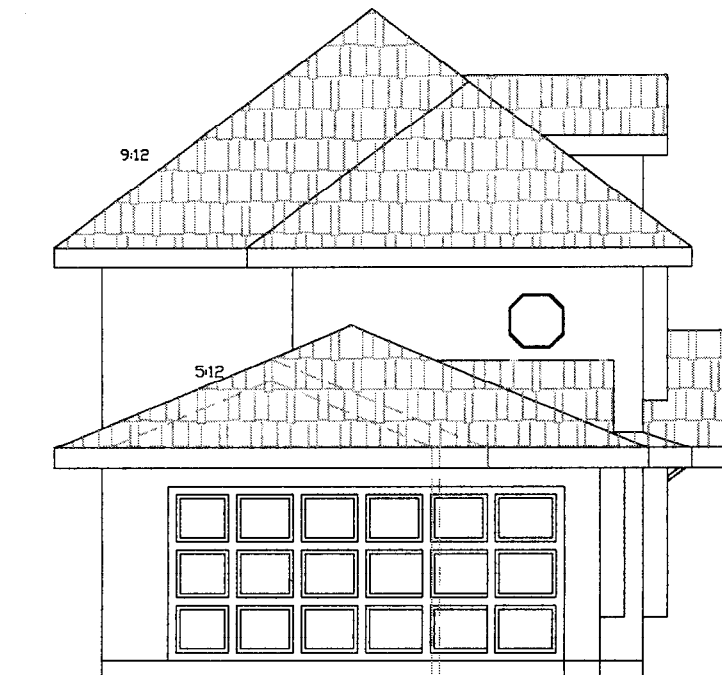
SPATIAL CALCULATION
PERMISSIBLE OPENINGS AREA
727.0 VALL. AREA/1500 SQ FT
64.50 SQ FT
PROPOSED OPENINGS AREA
703.50 SQ FT

9980 SEACOTE ROAD
CORNER LOT
R2 CT-368322

Designer
Gauri Virdi
Tel 604 261 7603
FAX 604 606 3897



SOUTH ELEVATION
SCALE 1/4"=1'0"



NORTH ELEVATION
SCALE 1/4"=1'0"

9980 SEACOTE ROAD
CORNER LOT

RZ 07-368322

Designer
Gauri Virdi
Tel 604 261 7603
FAX.604 608 3897



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8259 (RZ 07-368322)
9980 SEACOTE 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. 000-841-412
 Lot 15 Block 1 Section 25 Block 4 North Range 6 West
 New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8259”**.

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 <i>il</i>

MAYOR

CORPORATE OFFICER