



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee

To Planning - Sep 6, 2007
Date: August 15, 2007

From: Wayne Craig
Acting Director of Development

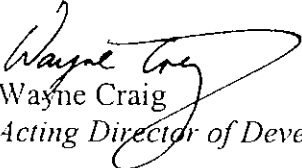
RZ 07-375571

Re: Application by Hari and Gurinder Gill for Rezoning at 7520/7540 Langton Road
from Single-Family Housing District, Subdivision Area E (R1/E) to
Single-Family Housing District, Subdivision Area B (R1/B)

File: 12-8060-20-8292

Staff Recommendation

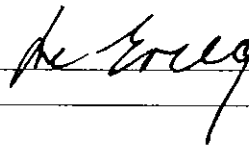
That Bylaw No. 8292, for the rezoning of 7520/7540 Langton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Wayne Craig
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



There are requirements to be dealt with prior to final adoption:

- City acceptance of the developer's offer to voluntarily contribute \$5,000 to the City's Tree Compensation Fund in-lieu of planting ten (10) replacement trees.
- Provide a Landscape Security to the City of Richmond in the amount of \$4,000 for the planting of eight (8) replacement trees on-site (2 trees at 6 cm calliper, and 6 trees at 11 cm calliper). Where multiple sizes of replacement trees are required, the larger sizes must be replaced first. If replacement trees cannot be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree);
- Issuance of a Tree Cutting Permit, including the submission of an application and associated compensation to the satisfactory of Parks, Recreation & Cultural Services Department, for the removal of six (6) city boulevard trees;
- Installation of appropriate tree protection fencing around around the two (2) Birch trees at the southeast corner of the subject site and around the City's Hemlock and Birch trees at the southwest corner of the site prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site; and
- Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
Hari & Gurinder Gill

| Item | Details |
|-------------|--|
| Application | RZ 07-375571 |
| Location | 7520/7540 Langton Road (Attachment 1) |
| Owner | Hari Singh Gill and Gurinder Singh Gill |
| Applicant | Hari and Gurinder Gill |

| | |
|------------------------|-------------------|
| Date Received | June 1, 2007 |
| Acknowledgement Letter | July 5, 2007 |
| Fast Track Compliance | July 27, 2007 |
| Staff Report | August 15, 2007 |
| Planning Committee | September 6, 2007 |

| | |
|-------------------------|---|
| Site Size | 1,118 m ² (12,034 ft ²) |
| Land Uses | Existing - One (1) two-family dwelling |
| | Proposed - Two (2) single-family residential lots, each approximately 559 m ² (6,017 ft ²) |
| Zoning | Existing - Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft. |
| | Proposed - Single-Family Housing District, Subdivision Area B (R1/B) – minimum width 12 m or 39 ft. |
| Planning Designations | <ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • Official Community Plan (OCP) Specific Land Use Map – Low Density Residential • Lot Size Policy 5463 (adopted by Council in 1996) – Permits rezoning and subdivision of duplexes as per R1/B. (Attachment 2). <p><i>This application conforms with applicable designations and policies</i></p> |
| Surrounding Development | <ul style="list-style-type: none"> • This neighbourhood has a mix of old and new single-family dwellings as well as existing older character duplexes. • There are existing older character duplexes to the north of the subject site that have not yet redeveloped as permitted in Lot Size Policy 5463. • The subject lot contains a duplex that is non-conforming to the existing zone. • The adjacent property to the north (7480 Langton Road) has been rezoned to R1/B in 2004 (RZ 04- 267169). |

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|----------------|---|
| 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). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> A Tree Survey submitted by the applicant indicates the location of 22 trees and a row of hedges (Attachment 4): <ul style="list-style-type: none"> 2 non-bylaw-sized tree are located in the front yard of the subject property; 11 bylaw-sized trees are located on the subject property; 8 bylaw-sized tree are located on the City boulevard in front of the subject site; and a row of hedges is located between the subject property and the property to the north (7480 Langton Road). An Arborist Report (Attachment 5) is submitted in support of the application. The Report recommends removal of a row of Cedar hedge and all of the bylaw-sized trees noted on site except the two (2) Birch trees at the southeast corner. Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, 18 replacement trees with the following minimum calliper sizes are required: <ul style="list-style-type: none"> 6 trees of 11 cm; 2 trees of 8 cm; and 10 trees of 6 cm. Due to the configurations of the future lots and building footprints, it is expected that only eight (8) trees (6 trees at 11 cm calliper and 2 trees at 8 cm calliper) can be planted in the two (2) future lots. The applicant has agreed to provide a voluntary contribution of \$5,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 10 replacement trees. To ensure that the 8 replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$4,000 prior to final adoption of the rezoning bylaw. |
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| Staff Comments (Cont.) | <ul style="list-style-type: none"> • The Arborist Report also recommends removal of the six (6) City's boulevard in front of the subject property. Parks Operations Section staff has reviewed the Arborist Report and have no concerns on the proposed removal. • Before removal of any City's trees, the applicant will need to seek formal permission from Parks, Recreation & Cultural Services Department and may need to plant replacement trees or make a contribution to the Tree Planting Fund. Removal and replanting of boulevard trees will be at the owner's cost. • Tree protection barriers around the two (2) Birch trees at the southeast corner of the site and around the City's Hemlock and Birch trees at the southwest corner of the site must be installed on-site prior to final adoption or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and remain on-site until the construction of the future dwellings is completed. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • No servicing concerns at rezoning. • At future subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges (for future road improvements), Development Cost Charges (City and GVS&DD), 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. |
| Analysis | <ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designation guiding development in this section. It is similar to developments already undertaken in the immediate vicinity of the site. • No net increase in neighbourhood density would occur as a result of this proposal; consequently there are no implications for existing utilities/services. |
| Attachments | <p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5463 Attachment 3 – Development Application Data Sheet; Attachment 4 – Tree Survey Attachment 5 – Certified Arborist's Report</p> |

August 15, 2007

- 5 -

RZ 07-375571
Fast Track Application

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|----------------|---|
| Recommendation | This rezoning application complies with all land use designations and policies, and is consistent with the direction of redevelopment that has been undertaken in the surrounding area. On this basis, staff support the application. |
|----------------|---|



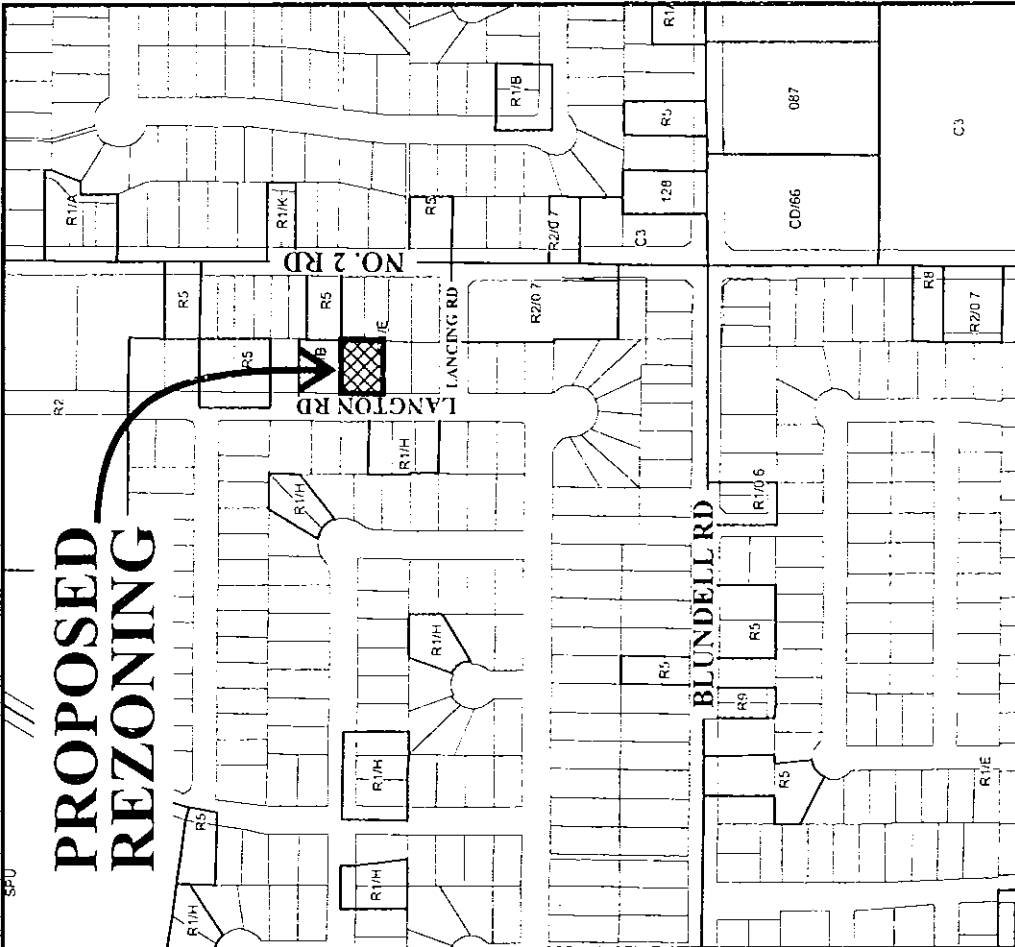
Edwin Lee
Planning Technician - Design
(Local 4121)

EL:blg



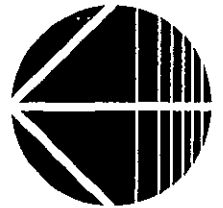
City of Richmond

PROPOSED REZONING



| | | | | | |
|-------|-------|-------|-------|-------|------|
| 71 | 7551 | 7531 | 7511 | 7491 | 2 |
| 20.12 | 16.64 | 20.12 | 20.12 | 20.12 | |
| 5 | 7560 | 7520 | 7480 | | |
| 20.12 | 28.79 | 29.79 | 29.78 | 37.90 | 12.4 |
| 16.47 | 17.00 | 16.47 | 24.95 | | |
| 36.58 | 37.13 | 37.96 | | | |

LANGTON RD



RZ 07-375571

Original Date: 07/04/07

Revision Date:

Note: Dimensions are in METERS



RZ 07-375571

Original Date: 07/04/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

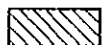
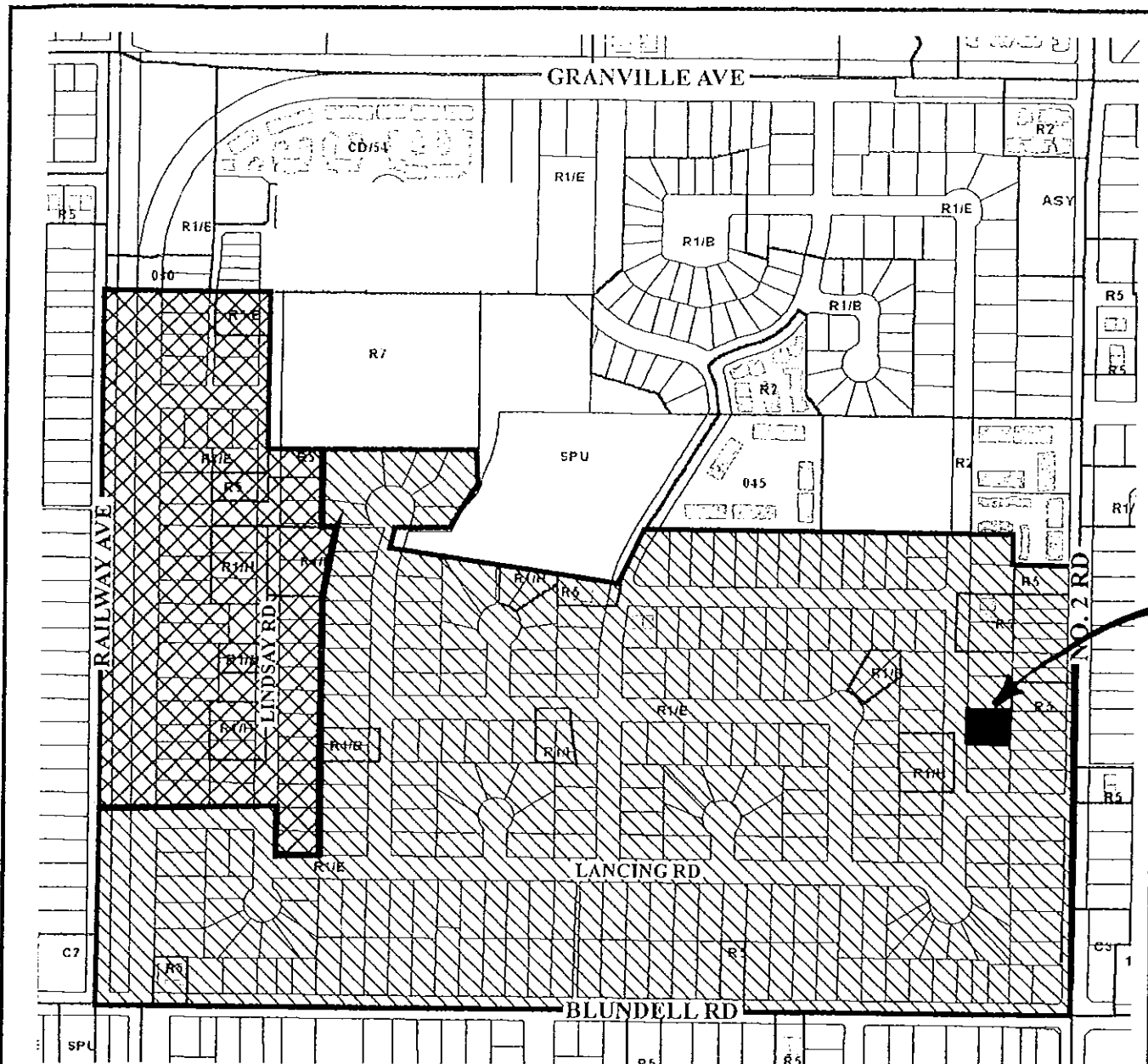
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy 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 amended according to Bylaw No. 5300.



Subdivision permitted as per R1/H with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



City of Richmond

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

Development Application Data Sheet

RZ 07-375571

Attachment 3

Address: 7520/7540 Langton Road

Applicant: Hari and Gurinder Gill

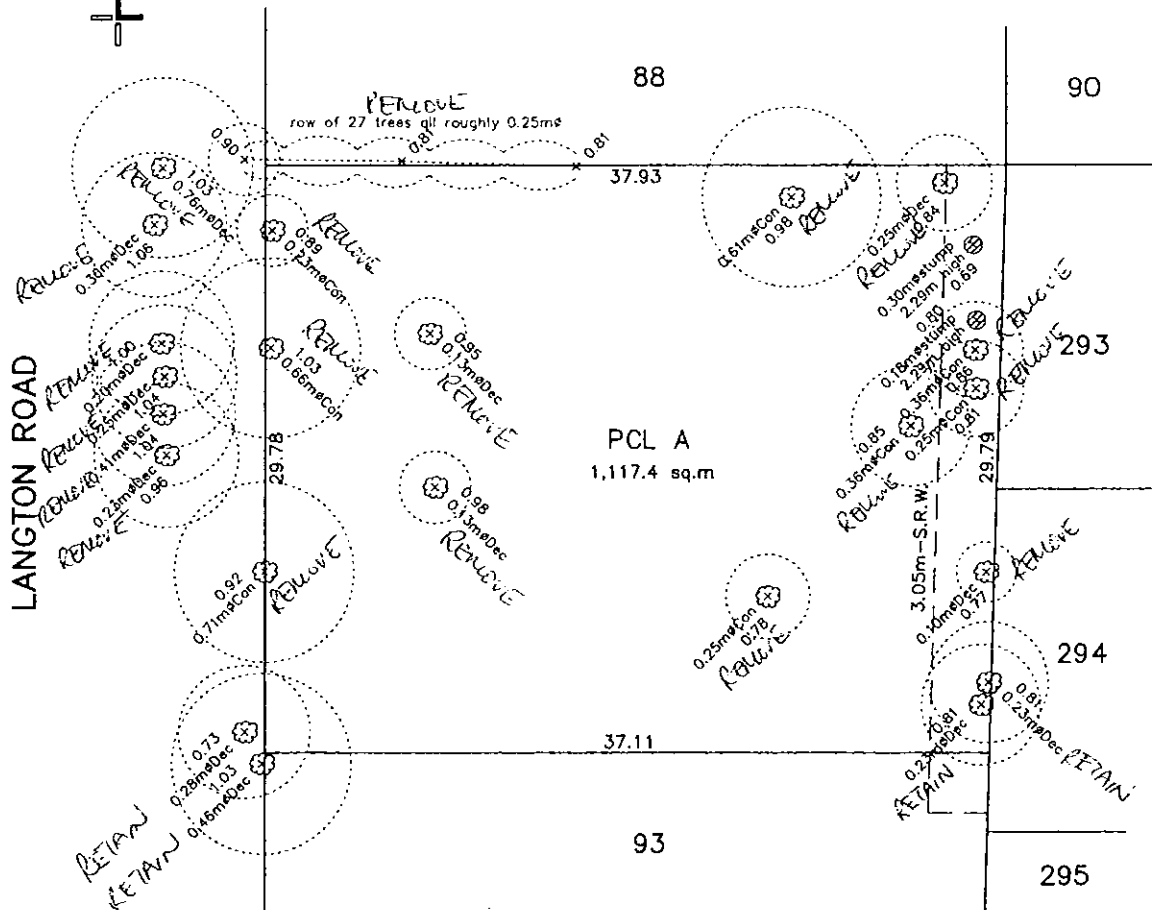
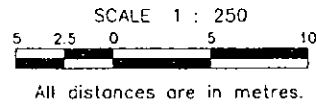
Planning Area(s): N/A

| | Existing | Proposed |
|------------------------------|--|--|
| Owner: | Hari Singh Gill and Gurinder Singh Gill | To be determined |
| Site Size (m ²): | 1,118 m ² (12,034 ft ²) | Two (2) lots – approx 559 m ² (6,017 ft ²) each |
| Land Uses: | One (1) two-family dwelling (legal non-conforming) | Two (2) single-family residential dwellings |
| OCP Designation: | Low-Density Residential | No change |
| Area Plan Designation: | N/A | No change |
| 702 Policy Designation: | Policy 5463 – Permits rezoning and subdivision of duplexes into R1/B lots. | No change |
| Zoning: | Single-Family Housing District, Subdivision Area E (R1/E) | Single-Family Housing District, Subdivision Area B (R1/B) |
| Number of Units: | 2 | 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. 559 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.

TREE SURVEY PLAN OF PARCEL "A" (EXP. PLAN 27247)
 LOTS 92 AND 93, SECTION 13, BLOCK 4 NORTH, RANGE 7 WEST
 NEW WESTMINSTER DISTRICT, PLAN 23547



NOTES:

- Lot dimensions are derived from field survey.
- All trees have been plotted as required by Richmond Tree Protection Bylaw
- Elevations are based on the Geodetic Datum of Richmond

denotes tree.
 dec denotes deciduous tree
 con denotes coniferous tree

CIVIC ADDRESS

7520 LANGTON ROAD
 RICHMOND, B.C.

CERTIFIED CORRECT.
 DATED THIS 28TH DAY OF MAY, 2007

LOUIS NGAN

B.C.L.S.

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
 RICHMOND, B.C. V6X 3N8
 (604) 273-2938





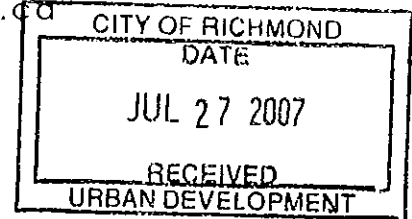
Catherine MacDonald Inc.

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

24 July 2007

Mr. Harry Gill
 8620 Heather Street
 Richmond, BC
 V6Y 2R5

FAXED: 604-274-9481 **6 PAGES.**



Dear Mr. Gill:

Re: 7520 & 7540 Langton Road, Richmond - ARBORIST'S REPORT

With regard to the above proposed development site, I am pleased to provide this Arborist's Report on 22 trees and one hedge ("row of 27 trees"), as noted on the attached annotated Survey. The proposed project intention is to demolish the existing duplex building and create two separate residences. A site assessment was conducted Friday 20 July 2007. This Report documents the condition of the trees as below and makes general comments about future activities on this site relative to the existing trees. I do not have other project information, such as servicing or Site Plan, for the project. Common sense would indicate that the lot coverage will increase over the current amount. As well, the owner proposes to locate the two new driveways towards the joint property line. A number of trees in the front yard (some partially or wholly owned by the City of Richmond), most rated Poor or Fair, will be impacted by site planning. The number of replacement trees will depend on the Site Plan, and viable growing space remaining; there is certainly space on the boulevard for well chosen species.

This Report is valid for the day of inspection; tree health, weather, human activities may change the condition ratings and risk factors of these trees. This Report is based on a visual inspection made from the ground. No climbing, excavations, coring or tissue samples were a part of this reporting process.

TREE TAG #64 (.76m dia.) – Birch Tree located in the City of Richmond street allowance – This tree, in a row of 6 along the curb, is a pioneer species, and at or nearing maturity. It has a codominant form, minor dieback in the upper crown (likely due to Birch borer), and displays fairly poor vigor. It has poorly healing mechanical damage on one side of the tree. Overall I would rate it in FAIR condition and I recommend that the City of

Richmond permit its removal prior to construction, and replacement boulevard tree planted following house construction.

TREE TAG #65 (.36m dia.) – Birch Tree located in the City of Richmond street allowance – This tree, in a row of 6 along the curb and immediately next to the existing driveway, is a pioneer species, and at or nearing maturity. It has a codominant form, minor dieback in the upper crown (likely due to Birch borer), and displays fairly poor vigor. Overall I rate it in FAIR condition and I recommend that the City of Richmond permit its removal prior to construction, and replacement boulevard tree planted following house construction.

TREE TAG #66 (.2m dia.) – Birch Tree located in the City of Richmond street allowance – This codominant tree, in a row of 6 along the curb and immediately next to the existing driveway, is a pioneer species, and at or nearing maturity. It has some dieback in the upper crown (likely due to Birch borer), and displays fairly poor vigor. It has poorly healing mechanical damage on one side of the tree, has been poorly pruned in the past and has a large gall at the base. Overall I would rate it in POOR condition and I recommend that the City of Richmond permit its removal prior to construction, and replacement boulevard tree planted following house construction.

TREE TAG #67 (.25m dia.) – Birch Tree located in the City of Richmond street allowance – This codominant tree, in a row of 6 along the curb, is a pioneer species, and at or nearing maturity. It has some minor dieback in the upper crown, likely due to Birch borer, and displays fairly poor vigor. Overall I would rate it in POOR condition and I recommend that the City of Richmond permit its removal prior to construction, and replacement boulevard tree planted following house construction.

TREE TAG #68 (.41m dia.) – Birch Tree located in the City of Richmond street allowance – This codominant tree, in a row of 6 along the curb, is a pioneer species, and at or nearing maturity. It has a large inclusion between two major stems. It has some dieback in the upper crown, likely due to Birch borer, and displays fairly poor vigor. Overall I rate it in POOR condition and I recommend that the City of Richmond permit its removal prior to construction, and replacement boulevard tree planted following house construction.

TREE TAG #69 (.23m dia.) – Birch Tree located in the City of Richmond street allowance – This codominant tree, in a row of 6 along the curb, is a pioneer species, and at or nearing maturity. It has some dieback in the upper crown, likely due to Birch borer, and displays fairly poor vigor. Overall I would rate it in POOR condition and I recommend that the City of Richmond permit its removal prior to construction, and replacement boulevard tree planted following house construction.

TREE TAG #70 (.23m dia.) – Colorado Spruce partially located in the City of Richmond street allowance. This tree is leaning, has been overly limbed up, and has less than 50% live crown ratio. It has been suppressed due to nearby competition (from the Birch trees). Overall I rate it in POOR condition and recommend that it be removed prior to construction.

TREE TAG #71 (.66m dia.) – Deodar Cedar partially located in the City of Richmond street allowance. This tree is leaning, has been previously topped and has an anomaly in the trunk high in the crown. Overall I rate it in FAIR condition and recommend that it be removed prior to construction.

TREE TAG #72 (.71m dia.) – Cedar partially located in the City of Richmond street allowance. This tree has been poorly pruned, and looks to have an inclusion near the base—it is an atypical fissure, possibly indicating internal abnormality. In my view, this tree is not worth retaining -- overall I rate it in FAIR condition and recommend that be removed prior to construction.

TREE TAG #73 (.28m dia.) – Hemlock located in the City of Richmond street allowance. This is an inappropriate species for retention. Overall I rate it in FAIR condition and recommend that be removed prior to construction.

TREE TAG #74 (.46m dia.) – Birch Tree privately owned by neighbor to the south (lot 93) and partially in the City of Richmond street allowance. More open grown than the other Birches, this tree has a more representative form of the species, and is in slightly better vigor and health as a result. It has some organic debris piled near the base. Overall I rate it in FAIR condition and have provided dimensioned tree protection barriers on the Plan.

TREE TAG #75 & 76 (both .13m dia.) – Walnut trees located in the front yard. These look to be volunteer weed trees growing in close proximity to the existing house foundation. They exhibit poor form and are inappropriate species for retention. Overall I rate them in POOR condition and recommend that they be removed prior to construction.

TREE TAG #77 (row of 27 trees all roughly .25m dia.) – This Cedar hedge is located on or near the north property line. It has been poorly managed – badly pruned, overly limbed up, etc. In fact, it seems to have very little functional use, as it doesn't screen between the driveways and lower house stories. Overall I rate it in POOR condition and recommend that it be removed prior to construction, with the consent of the neighboring owner.

TREE TAG #78 (.61m dia.) – Douglas Fir tree in the rear yard. This tree is in decline, has been poorly maintained – overly limbed up and with bad pruning techniques. Overall I rate it in POOR condition and recommend that it be removed prior to construction.

TREE TAG #79 (.25m dia.) – Mountain Ash tree in the rear yard partially in the S.R.W. This weed species tree is in advanced decline. Overall I rate it in very POOR condition and recommend that it be removed prior to construction.

TREE TAG #80 (.36m dia.) – Colorado Spruce in the rear yard and in the S.R.W. This tree is in decline. Overall I rate it in POOR condition and recommend that it be removed prior to construction.

TREE TAG #81 (.25m dia.) – Norway Spruce in the rear yard and in the S.R.W. This tree is in decline. Overall I rate it in POOR condition and recommend that it be removed prior to construction.

TREE TAG #82 (.25m dia.) – Fir in the rear yard and in the S.R.W. This tree is in decline. Overall I rate it in POOR condition and recommend that it be removed prior to construction.

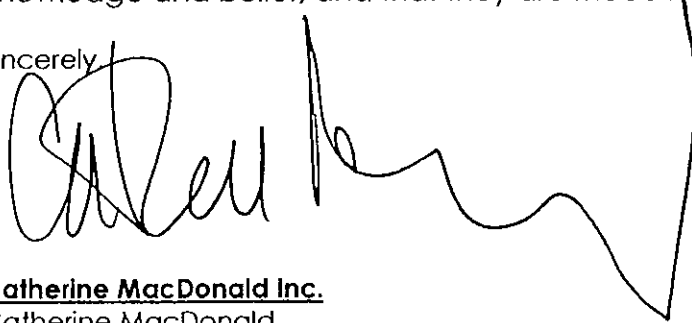
TREE TAG #83 (.25m dia.) – Fir in the rear yard. This tree is in excellent condition, but is likely located close to or within in the proposed building envelope. It could be relocated by tree spade if there is room on the Site Plan layout to move it once only, and have it adequately protected during construction. Overall I rate it in EXCELLANT condition and recommend that it be relocated if possible, or removed prior to construction.

TREE TAG #84 (.10m dia.) – Purple leaf Sand cherry located in the rear yard, in the S.R.W. and legally, partially on the property of the lot to the east, but is located entirely within the current fenced yard of the applicant. This tree is in decline, has structural defects and overall I rate it in POOR condition and recommend that it be removed prior to construction.

TREE TAGS #85 & 86 (both .23m dia.) – Birch Trees in the rear yard in the S.R.W. Codominant trees of the same age, these two trees have good form and reasonable vigor. Overall I rate them in GOOD condition and have provided dimensioned tree protection barriers on the Plan.

If there are any questions regarding these trees or any other arboriculture issues for this project, kindly contact me at the above. I have digital photos on file. I certify that all the statements of fact in this Report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

Sincerely,



Catherine MacDonald Inc.

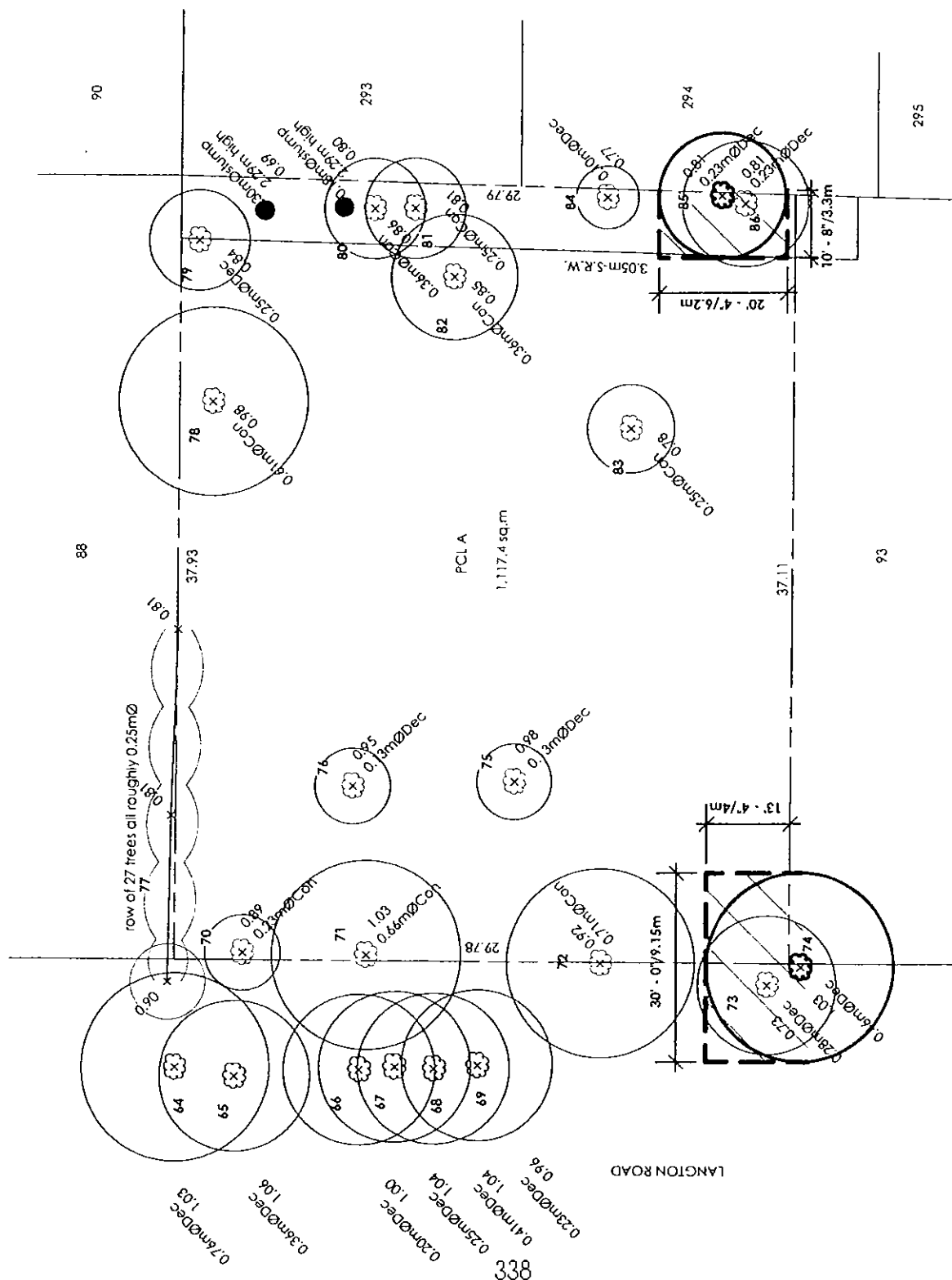
Catherine MacDonald

ISA Certified Arborist PN-0716A

ISA Certified Tree Risk Assessor #212

Attachments: Reduced Survey with tree tag numbers.
Sign example for Tree Protection Zones

City of Richmond Business License #07-364343



EXAMPLE OF TPZ SIGNAGE (11" x 17") TO BE MOUNTED SECURELY ON FENCE

TREE PROTECTION ZONE

DO NOT ENTER
DO NOT REMOVE FENCE
DO NOT STORE MATERIALS



City of Richmond

Bylaw 8292

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8292 (RZ 07-375571)
7520/7540 LANGTON 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. 003-978-923

Parcel "A" (Explanatory Plan 27247) Lots 92 and 93 Section 13 Block 4 North Range 7
West New Westminster District Plan 23547

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8292**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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| _____ |
| _____ |
| _____ |

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|--|
| CITY OF RICHMOND |
| APPROVED by <i>E.L.</i> |
| APPROVED by Director or Solicitor <i>hl</i> |

MAYOR

CORPORATE OFFICER