



**City of Richmond**  
Planning and Development Department

**Report to Committee**  
**Fast Track Application**

To: Planning Committee  
From: Wayne Craig  
Acting Director of Development  
Re: Application by Raman Kooner for Rezoning at 3411/3431 Moresby Drive from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District, Subdivision Area B (R1/B)

To Planning - Sept 18, 2007  
Date: August 23, 2007  
RZ 07-374318  
File: 8060-20-8296

**Staff Recommendation**

That Bylaw No. 8296, for the rezoning of 3411/3431 Moresby Drive 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

WC:cl

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

| Item        | Details   |
|-------------|---|
| Application | RZ 07-374318                                    |
| Location    | 3411/3431 Moresby Drive ( <b>Attachment 1</b> ) |
| Owner       | Jaskiran Kaur Hayer & Bhupinder Singh Kooner    |
| Applicant   | Raman Kooner                                    |

|                        |                    |
|------------------------|--------------------|
| Date Received          | May 29, 2007       |
| Acknowledgement Letter | June 13, 2007      |
| Fast Track Compliance  | August 22, 2007    |
| Staff Report           | August 23, 2007    |
| Planning Committee     | September 18, 2007 |

|                         |  |
|-------------------------|--|
| Site Size               | 891 m <sup>2</sup> (9,591 ft <sup>2</sup> )  |
| Land Uses               | Existing - One (1) two-family dwelling   |
|                         | Proposed - Two (2) single-family residential lots, each approximately 445.5 m <sup>2</sup> (4,795.5 ft <sup>2</sup> )  |
| 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"> <li>• Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential</li> <li>• Official Community Plan (OCP) Specific Land Use Map – Low Density Residential</li> <li>• Lot Size Policy 5447 (adopted by Council in 1991) – Permits rezoning and subdivision as per R1/B. (<b>Attachment 2</b>).</li> </ul> <p><i>This application conforms with applicable designations and policies</i></p>  |
| Surrounding Development | <ul style="list-style-type: none"> <li>• The area is an established residential neighbourhood containing a mix of older and newer single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivisions Area B (R1/B), and a number of older duplex lots that are either non-conforming or zoned Two-Family Housing District (R5).</li> <li>• Numerous similar applications to rezone and subdivide adjacent properties to the north on Lockhart Road to R1/B have been approved (reference file RZ 92-000288, RZ 93-000016, RZ 93-000230, RZ 93-000312, RZ 06-344783, RZ 06-345319).</li> </ul> |

|                |   |
|----------------|---|
| Staff Comments | <p><u>Background</u></p> <ul style="list-style-type: none"> <li>A Development Application Data Sheet providing details about the development proposal is attached. (<b>Attachment 3</b>).</li> </ul> <p><u>Trees &amp; Landscaping</u></p> <ul style="list-style-type: none"> <li>A Tree Survey (<b>Attachment 4</b>) submitted by the applicant indicates one (1) bylaw-sized tree is located on the City boulevard in front of the subject site.</li> <li>An Arborist Report (<b>Attachment 5</b>) is submitted in support of the application. The Report recommends that the City's Deodar Cedar be retained.</li> <li>Since the applicant is proposing to reconstruct the driveway for the proposed west lot at the same location as the existing driveway (which is less than 1 m from the tree trunk) the Arborist recommends that low impact methods for driveway construction be employed.</li> <li>The applicant has agreed to hire a Certified Arborist to provide recommendations on mitigation measures to minimize impacts to this Deodar Cedar tree during construction.</li> <li>Tree protection barriers around this Deodar Cedar tree 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.</li> <li>The applicant has also agreed to hire a Certified Arborist for supervision of on-site works, including driveway removal and reconstruction conducted on the subject property within the drip line of the Deodar Cedar tree.</li> <li>To ensure successful preservation of the City's Deodar Cedar tree, the applicant is required to submit a Survival/Landscaping Security to the City in the amount of \$2,000 prior to final adoption of the rezoning bylaw.</li> <li>In order to enhance the future lots, the applicant has agreed to plant two (2) new trees per future lot, each at a minimum of 5 cm calliper.</li> <li>To ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$2,000 for planting of four (2) trees on-site prior to final adoption of the rezoning bylaw.</li> </ul> <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> <li>No Servicing concerns or charges with Rezoning.</li> <li>Prior to approval of the Subdivision the developer will be required to pay Servicing costs.</li> </ul> |
|----------------|---|

|                        |   |
|------------------------|---|
| Staff Comments (Cont.) | <u>Flood Protection</u><br><br>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"> <li>• 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.</li> <li>• No net increase in neighbourhood density would occur as a result of this proposal; consequently there are no implications for existing utilities/services.</li> </ul> |
| Attachments            | <b>Attachment 1</b> – Location Map/Aerial Photo<br><b>Attachment 2</b> – Lot Size Policy 5447<br><b>Attachment 3</b> – Development Application Data Sheet;<br><b>Attachment 4</b> – Tree Survey;<br><b>Attachment 5</b> – Certified Arborist's Report; and<br><b>Attachment 6</b> – Rezoning Considerations.  |
| 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.   |

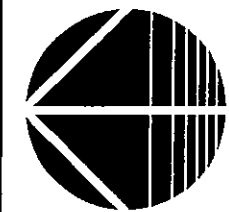
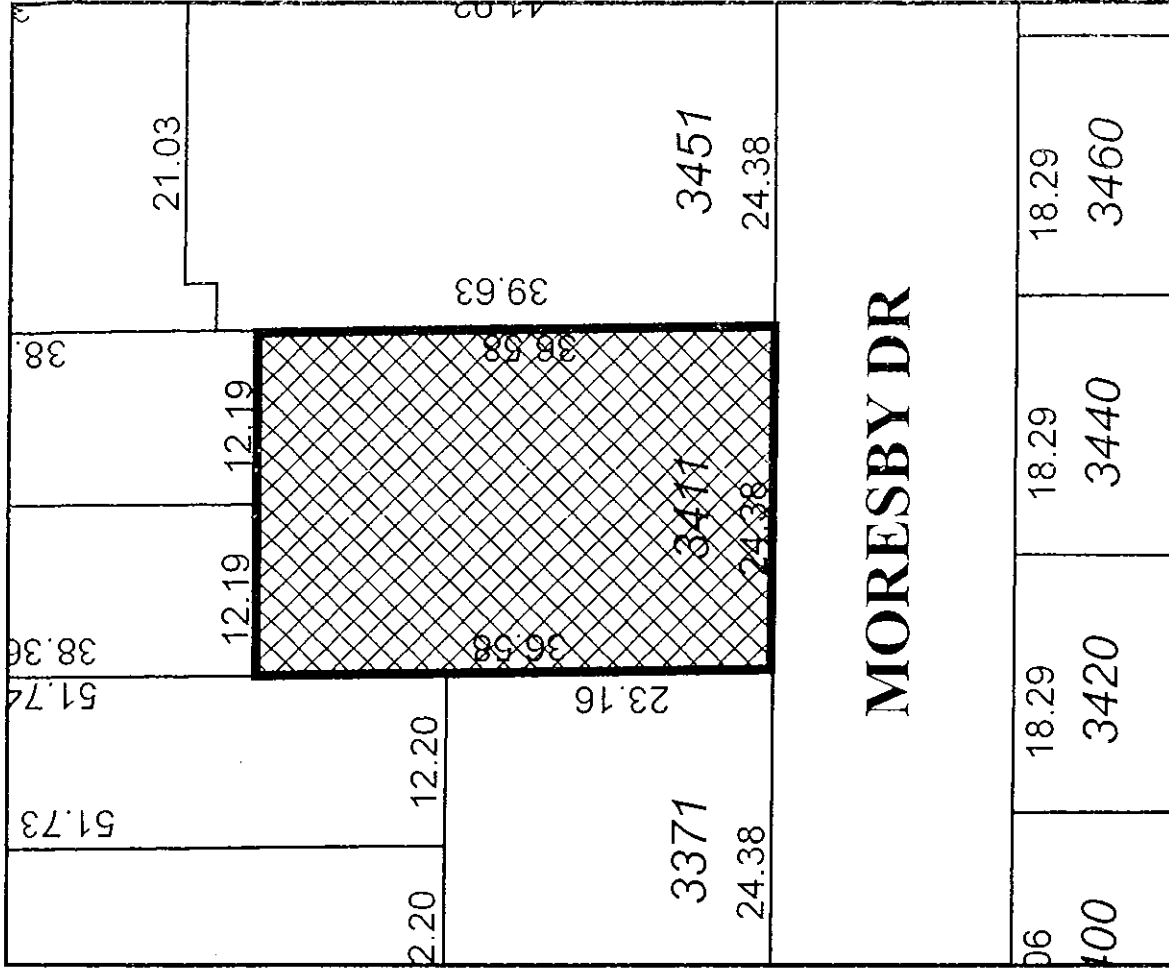
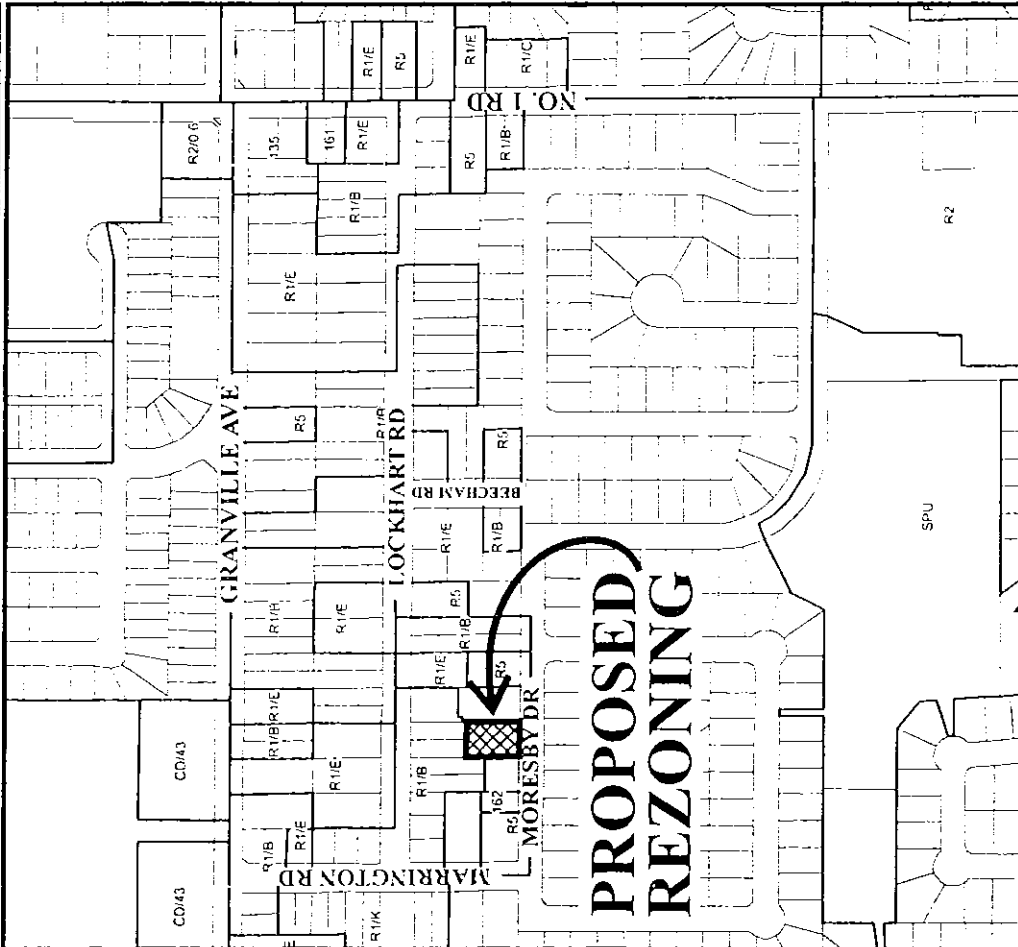


Edwin Lee  
Planning Technician - Design  
(4121)

EL:rg



# City of Richmond



RZ 07-374318

Original Date: 06/08/07

Revision Date:

Note: Dimensions are in METERS



RZ 07-374318

Original Date: 06/08/07

Amended Date:

Note: Dimensions are in METRES



# City of Richmond

# Policy Manual

|                   |  |             |
|-------------------|--|-------------|
| Page 1 of 2       | Adopted by Council: September 16, 1991<br>Amended by Council: July 20, 1998<br>Amended by Council: October 20 <sup>th</sup> , 2003 | POLICY 5447 |
| File Ref: 4430-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7  |             |

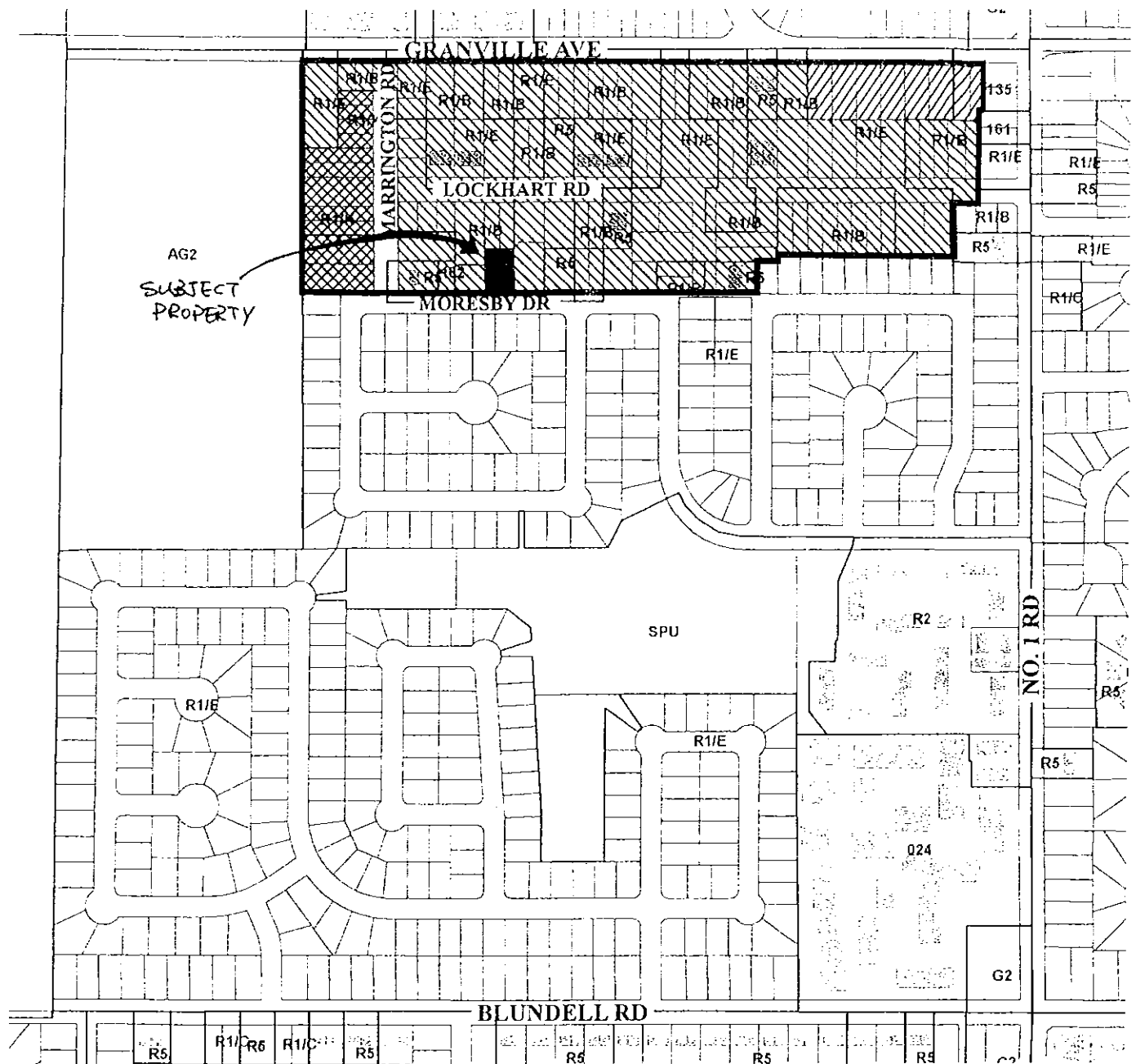
## POLICY 5447:




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.



-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.



## Policy 5447 Section 15-4-7

Adopted Date: 09/16/91

Amended Date: 10/20/03

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 07-374318**

**Attachment 3**

Address: 3411/3431 Moresby Drive

Applicant: Raman Kooner

Planning Area(s): N/A

|                              | Existing   | Proposed   |
|------------------------------|--|--|
| Owner:                       | Jaskiran Kaur Hayer & Bhupinder Singh Kooner                   | To be determined   |
| Site Size (m <sup>2</sup> ): | 891 m <sup>2</sup> (9,591 ft <sup>2</sup> )                    | Two (2) lots – approx 445.5 m <sup>2</sup> (4,795.5 ft <sup>2</sup> ) 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 5447 – Permits rezoning and subdivision 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 <sup>2</sup> | Approx. 445.5 m <sup>2</sup> 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:

**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING  
TREES ON S 120 FT OF LOT 51 SECTION 15 B4N R7W  
NEW WESTMINSTER DISTRICT PLAN 15447.**

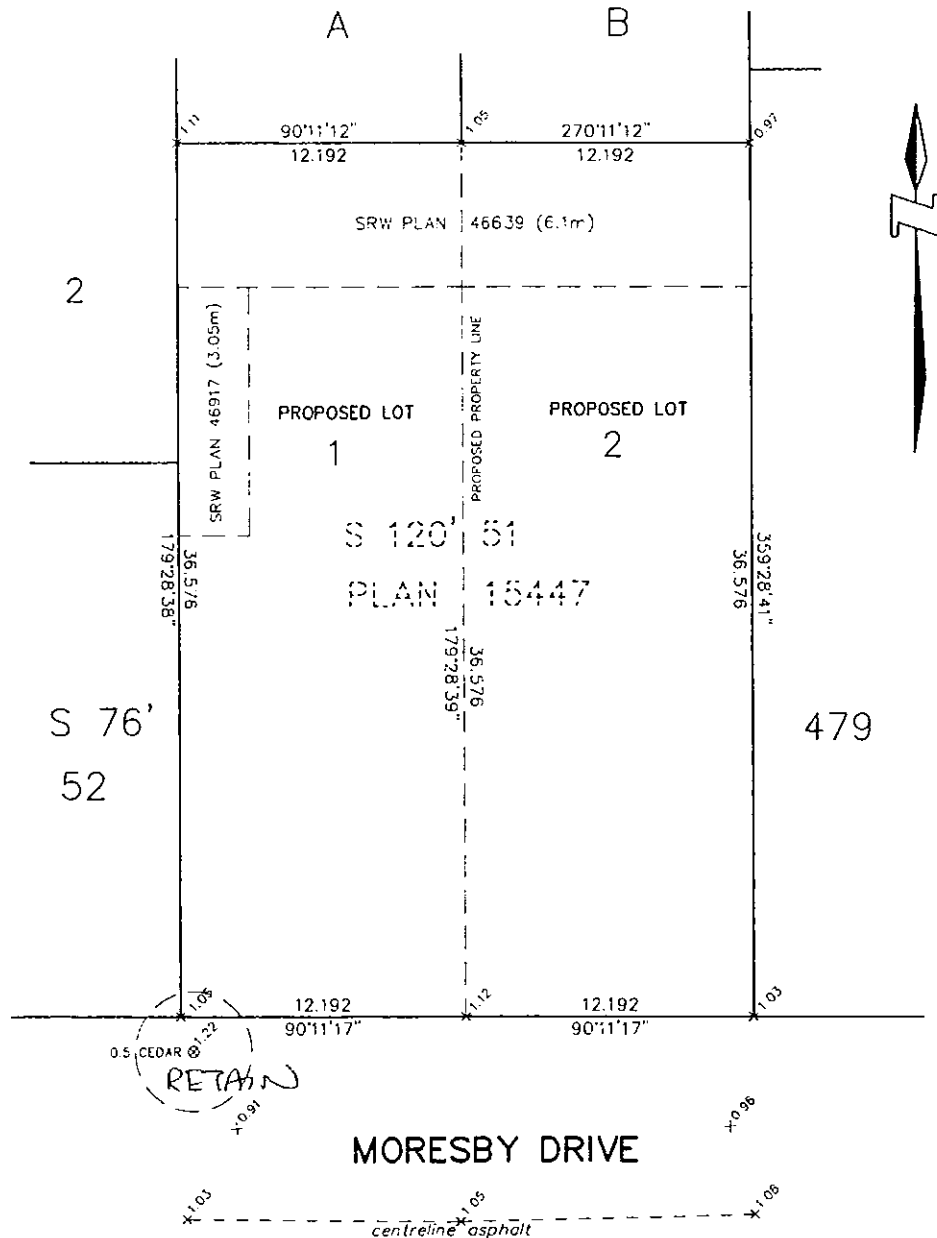
Current Civic Address:

3411 Moresby Drive  
Richmond, B.C.

SCALE : 1:250

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown.
- This plan does not show non-plan charges, liens or interests.
- Elevations are based on City of Richmond Geodetic datum, Monument No. 77H4599  
Elevation = 0.959m



© COPYRIGHT  
DHALIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C. V3W 3B2  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 0705002-T01.DWG

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Date of Survey: 17th May 2001  
Surveyor: GENE DHALIWAL  
B.C.L.S. 803  
SEAL  
GENE DHALIWAL  
B.C.L.S. 803



**ARBORTECH  
CONSULTING  
LTD**

Suite 200 - 3740 Chatham Street  
Richmond, BC Canada V7E 2Z3

**MEMORANDUM:**

August 20, 2007

File: 07220

Attn.: **Raman Kooner**

**Sutton Group**

Unit 2240 - 4871 Shell Road

Richmond BC V6X 3Z6

Project: **Proposed Redevelopment  
3411 and 3431 Moresby Drive Richmond**

Re: **Tree Assessment**

Dear Mr. Kooner,

As requested, I have undertaken a detailed assessment of the existing tree located in the city road frontage near the southeast corner of the above noted site. I understand that you have applied to subdivide the site to build 2 new homes. You advise me that the proposed driveway for the closest lot to the tree will be reconstructed in the same location as the existing driveway. You are concerned with the potential for impacts to the tree during construction as well as the potential for the tree roots to cause damage to the new driveway after it is installed. Following are my comments for your consideration and for submittal to the city at your discretion.

- The subject tree is a 49 cm dbh Deodar cedar (*Cedrus deodara*) with good form and health. The top of the main leader is becoming decurrent, an occasional growth defect observed in the species that can lead to long term weakness in the structure that can be repaired through pruning methods. There are no defects that make this tree unviable in this development.
- The existing asphalt driveway is being heaved (cracks and lifting of the surface) due to root growth in relation to the pliable nature of the asphalt material.
- The proposed driveway can be constructed using careful methods for preparation to avoid excessive root disturbance and with root pruning methods to remove some surface oriented roots. A build-up for the driveway using a clean crushed gravel (i.e. no fines) and a surface treatment of concrete will reduce the potential for damage to the driveway. Alternatively, the driveway could be constructed with unit pavers over a sand base with an understanding and expectation that uneven settlement and root heave will occur, but can be repaired by removing, levelling and replacing the pavers.
- I recommend that the tree be retained and low impact methods for driveway construction be employed. At your discretion, you may wish to apply to the city (parks department) for its removal due to the extra costs and reduced driveway life that can be expected.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Norman Hol,  
Consulting Arborist  
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures: none

## Rezoning Considerations

### 3411/3431 Moresby Drive RZ 07-374318

Prior to final adoption of Zoning Amendment Bylaw 8296, the developer is required to complete the following:

1. Submission of a report prepared by a Certified Arborist detailing mitigation measures required to protect the City's Deodar Cedar tree located in front of 3411/3431 Moresby Drive during construction. The report must include recommendations on the minimum separation between the tree trunk and the new driveway, and if any pruning is required. The report must be reviewed and to the satisfactory to Parks, Recreation, and Cultural Services.
2. Installation of appropriate tree protection fencing around the City's Deodar Cedar tree located in front of 3411/3431 Moresby Drive prior to final adoption of the rezoning bylaw or any construction activities, including building demolition and driveway removal, occurring on-site;
3. Provide proof of contract with a Certified Arborist for supervision of on-site works, including driveway removal and reconstruction conducted on and in front of 3411/3431 Moresby Drive within the drip line of the Deodar Cedar tree located in front of the property. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Provide a Survival/Landscaping Security to the City in the amount of \$2,000 to ensure the successful retention of the City's Deodar Cedar tree located in front of 3411/3431 Moresby Drive. 50% of the security will be released upon City's acceptance of the post-impact assessment report and 50% of the security will be release one year after final inspection of the Building Permit in order to ensure that Deodar Cedar tree has survived.
5. Provide a Landscape Security to the City of Richmond in the amount of \$2,000 for the for planting of the four (4) trees (minimum 5 cm calliper) on site.
6. Registration of a flood indemnity covenant on title.

---

Signed

---

Date



City of Richmond

Bylaw 8296

**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8296 (RZ 07-374318)  
3411/3431 MORESBY DRIVE**

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. 003-596-974

South 120 Feet of Lot 51 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 8296**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

|  |
|--|
| _____<br>_____<br>_____<br>_____<br>_____<br>_____ |
|--|

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER