



City of Richmond
Planning and Development Department

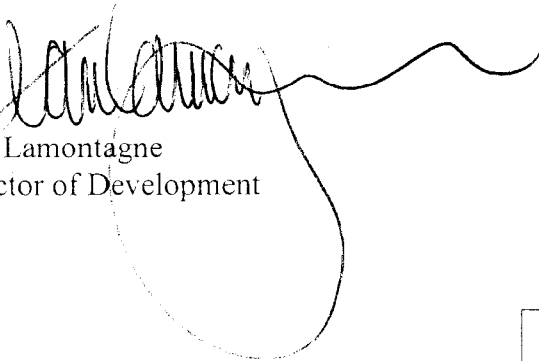
Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: **Application by ATI Construction Ltd. for Rezoning at 7271 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

To Planning - Sept 19, 2006
Date: August 31, 2006
RZ 04-273100
File: 12-8060-20-7811

Staff Recommendation

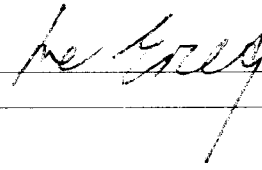
That Bylaw No. 7811, for the rezoning of 7271 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

ATI Construction Ltd. has applied to the City of Richmond for permission to rezone 7271 Gilbert Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a dwelling unit above the garage with access to a new lane only.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North: Mang Road, and then Single-Family dwellings on large lots zoned R1/E (18 m wide)

To the East: Gilbert Road, and then Multi-family dwellings on land zoned Townhouse and Apartment (R3) or CD/58.

To the South: Two (2) Single-Family dwellings on large lots zoned R1/E fronting onto Gilbert Road, 7311 Gilbert Road is under Development Application (RZ 05-321176) to permit a similar Coach House proposal; then four medium sized lots zoned R1/B fronting Gilbert and Chatterton Roads with a laneway parallel to Gilbert Road.

To the West: Single-Family dwellings on large lots fronting onto Mang Road and zoned R1/E.

Related Policies & Studies

Lot Size Policy 5408

The subject property is located within the Single-Family Lot Size Policy No. 5408 (adopted by Council April 10, 1989 / amended May 15, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Gilbert Road and Blundell Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, one (1) approximately 11 m wide and a second approximately 9.73 m wide with vehicle access from a new operational rear lane from Mang Road.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy which encourages coach housing with lane access along arterial roads.

Staff Comments

Landscaping

A tree survey is submitted (**Attachment 4**) and seventeen (17) bylaw-sized trees were noted on site. The applicant is proposing to remove three (3) trees to allow the construction of the future lane and an additional thirteen (13) trees to accommodate the future dwellings and detached garages with coach houses. An Arborist Report is submitted in support of the tree removal (**Attachment 5**). Based on the 2:1 tree replacement ratio goal stated in the OCP and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, eighteen (18) replacement trees at 8 cm calliper each and fourteen (14) replacement trees at 6 cm calliper each are required.

Due to the configuration of the future lots and building footprints, the applicant is proposing to plant and maintain fifteen (15) replacement trees on site and contribute \$8,500 towards the Park Improvement Fund in-lieu of the balance of the replacement trees. The applicant is also proposing to maintain most of the existing Cedar Hedge along the Gilbert Road frontage, and plant a combination of shrubs and ground covers on the front yards. A preliminary landscape plan prepared by a registered landscape architect has been submitted (**Attachment 6**). In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$17,688 prior to final adoption of the rezoning bylaw. Tree protection barriers around the one (1) large Birch tree to be retained on site have already been installed and will remain on site until the construction of the future dwellings is completed.

The applicant is also proposing to remove six (6) bylaw-sized trees located within the City's boulevard along Mang Road. The City's Tree Preservation Official has reviewed the condition of these trees and agreed these trees are not worth retaining. The applicant will need to seek permission from Parks Department and may need to plant replacement trees or contribute to the Tree Planting Fund to plant trees elsewhere. Removal and replanting of boulevard trees will be at the owner's cost.

Site Servicing

Prior to final reading of the Rezoning, the developer is required to dedicate 6 m of property along the entire west property line for the construction of a lane, and a 4 m x 4 m corner cut at Gilbert Road & Mang Road. Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is also required. In addition, the Developer is required to submit the payment of the balance of the Local Improvement monies owing for works done along Mang Road. If the payment is made before 5:00 PM December 31, 2006 the balances owing are:

- i. Bylaw #6634 = \$2,806.91 (storm sewer on Mang Road);
- ii. Bylaw #6699 = \$4,229.84 (road/sidewalk/boulevard & lighting works on Mang Road); and
- iii. As of January 1, 2007, both these amounts will change.

Prior to approval of Subdivision, the developer will be required to enter into the City's standard Servicing Agreement for the design and construct of the lane from Mang Road to the south property line of the site. Lane construction to include but are not limited to 5.1 m wide lane construction with roll curb & gutter on both sides, storm sewer and street lighting. The

developer will also be requested to propose a new fence on the neighbours' side of the new lane and construct it at their sole cost. A Covenant will be required to ensure that vehicular access to the new corner lot will be from the lane only; with no direct access permitted to Mang Road. The Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 will ensure no vehicle access is permitted to Gilbert Road once the lane is operational.

Developer will also be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

Analysis

This is a relatively straightforward redevelopment proposal. It is noted that a partial laneway already exists three (3) properties to the south and from this perspective the proposed development would result in a consistent layout. The future lots will have vehicle access to the laneway with no access being permitted onto Gilbert Road or Mang Road. All the relevant technical issues appear to be addressable and it is noted that the application conforms to both the Land Establishment and Arterial Road Redevelopment Policies and Lot Size Policy 5408.

Financial Impact or Economic Impact

None

Conclusion

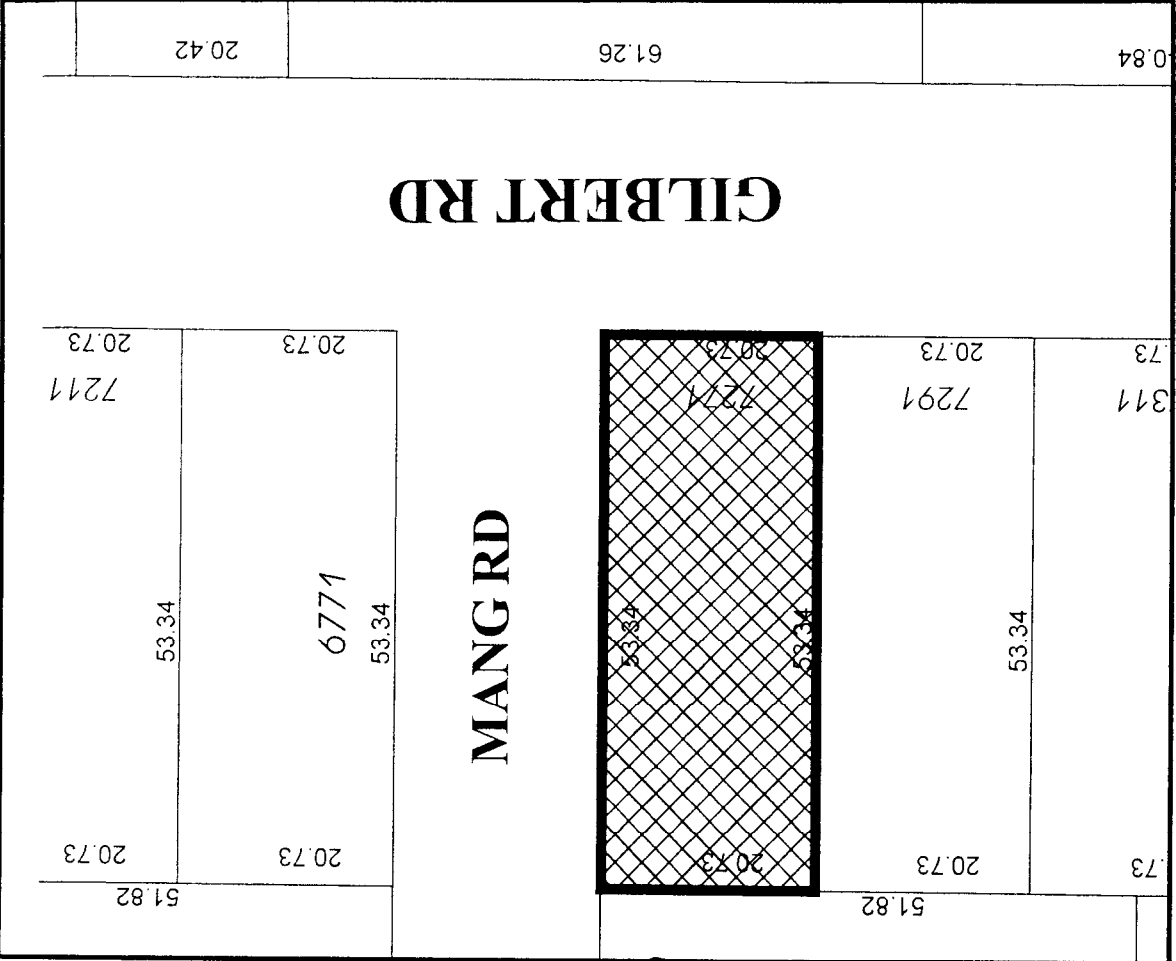
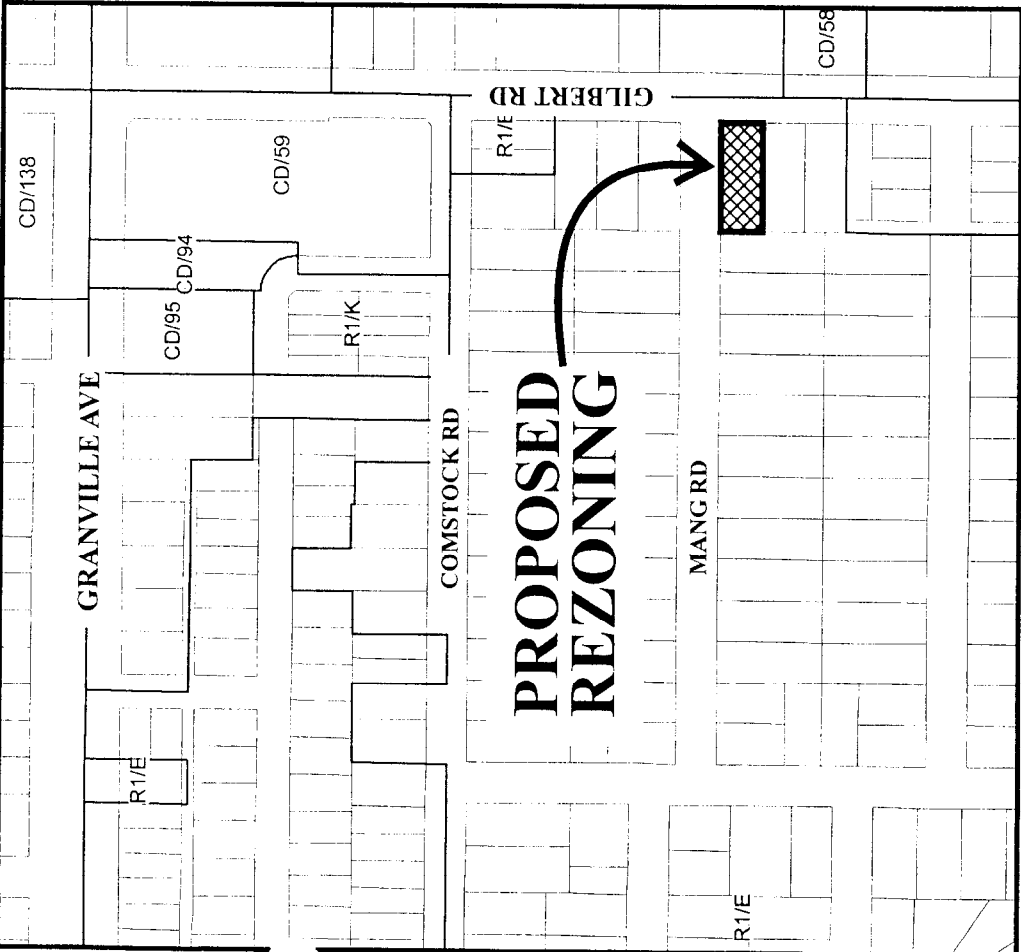
Staff have reviewed the technical merits of the application for rezoning of 7271 Gilbert Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



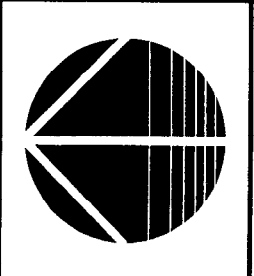
Edwin Lee
Planning Technician – Design

EL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5408
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Conditional Rezoning Requirements Concurrence



RZ 04-273100



Original Date: 07/09/04
 Revision Date:
 Note: Dimensions are in METRES

Signature



RZ 04-273100

Original Date: 09/01/06

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 **Attachment 2**

Address: 7271 Gilbert Road

Applicant: ATI Construction Ltd.

| | Existing | Proposed |
|-----------------------------------|--|---|
| Owner: | David & Grace Suen | To be determined |
| Site Size (m²): | 1,105 m ² (11,894 ft ²) | one lot at approx. 520 m ² (5,605 ft ²) and a second lot at approx 460 m ² (4,958 ft ²) |
| Land Uses: | Single-Family Residential Dwelling | Two Residential Coach House Lots |
| OCP Designation: | Low Density Residential | No Change |
| 702 Policy Designation | R1-0.6 or R/9 | No change |
| Zoning: | Singe-Family Housing District, Subdivision Area E (R1/E) | Coach House District (R9) |
| Number of Units: | 1 single-family detached | One principle dwelling and one coach house per lot |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|-----------------------------|--------------------|---|----------------|
| Floor Area Ratio: | Max. 0.60 | Max. 0.60 | none permitted |
| Lot Coverage – Building: | Max. 45% | Max. 45% | none |
| Lot Size (min. dimensions): | 270 m ² | 520 m ² & 460 m ² | none |
| Setback – Front Yard (m): | 6 m Min. | 6 m Min. | none |
| Setback – Side (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height (m): | 2.5 storeys | 2.5 storeys | none |

Other: Tree replacement compensation required for loss of significant trees in good health.



Page 1 of 2

Adopted by Council: April 10, 1989
Amended by Council: January 15, 2001*
Amended by Council: May 15, 2006 *

Policy 5408

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6

Policy 5408:

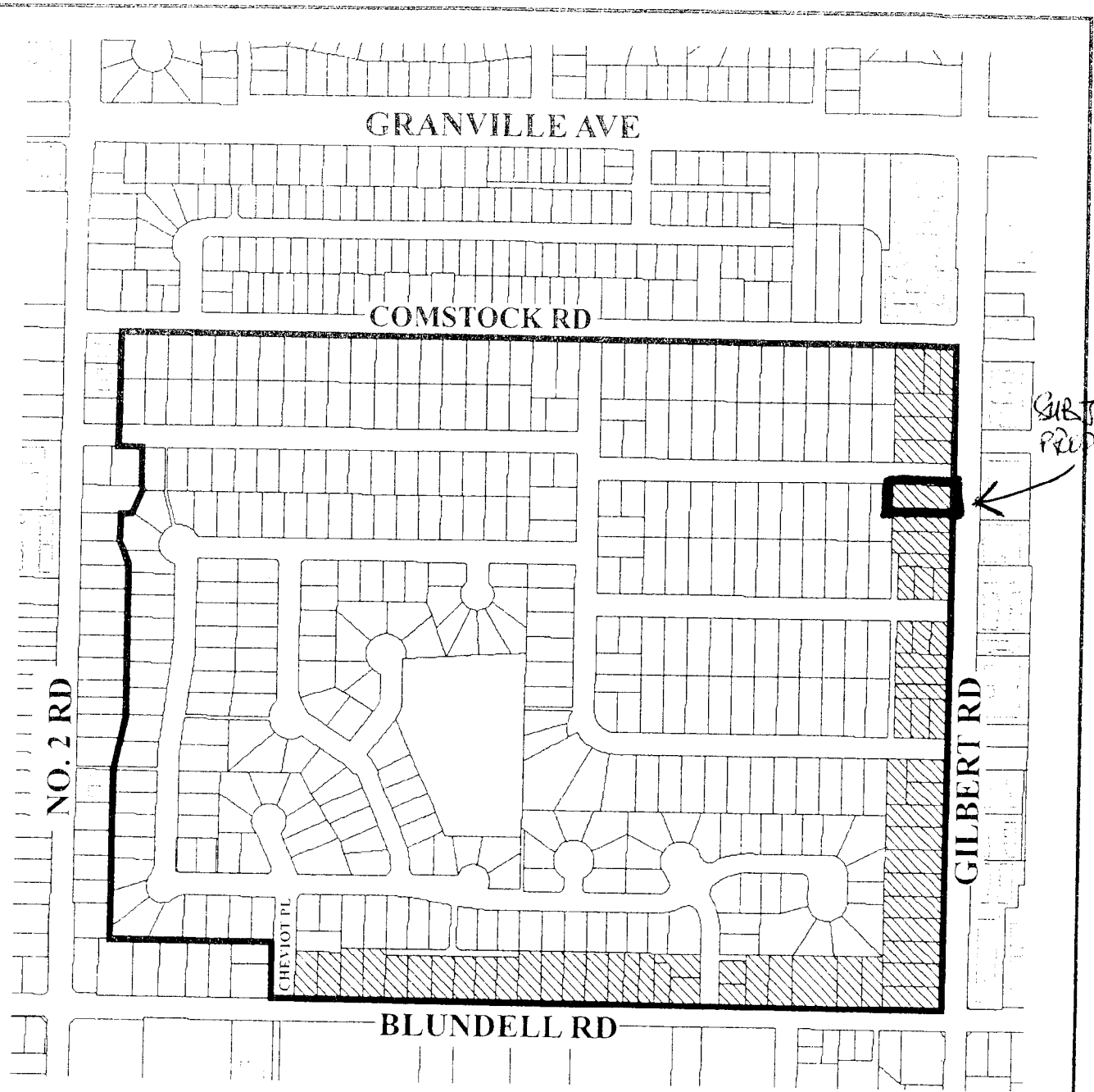
The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.



2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

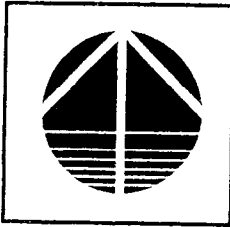
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date in Effect



SUBJECT
PROPERTY

-  Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.
-  Subdivision Permitted as Per R1/E



Policy 5408
Section 18-4-6

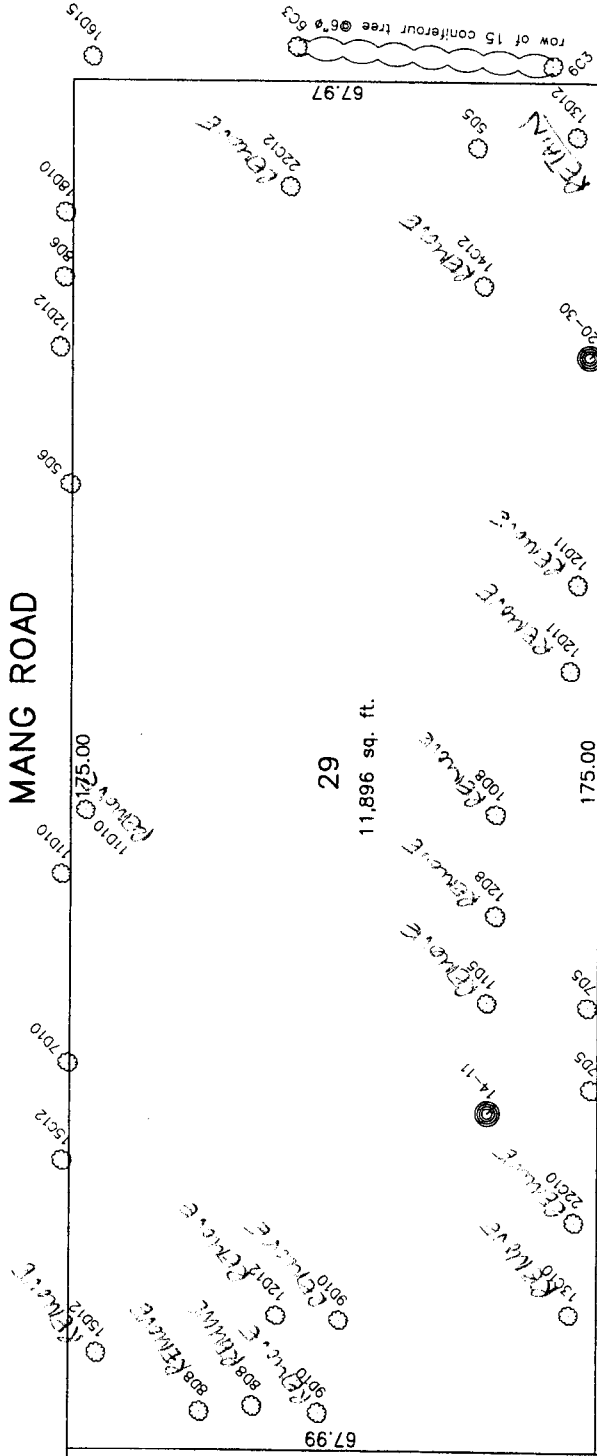
Adopted Date: 04/10/89
Amended Date: 05/15/06

PLAN OF TREE SURVEY OF LOT 29
SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 13379

SCALE 1" = 16'
All distances are in feet

MANG ROAD

GILBERT ROAD



NOTES:

- Lot dimensions are derived from field survey.
- All trees have been plotted as required by Tree Bylaw.

● denotes tree stump.

8-10 height (inches)

○ diameter (inches)

○ denotes tree.

SC10

┌ drip line radius (feet)

C=coniferous

D=deciduous

○ diameter (inches)

CIVIC ADDRESS
7271 GILBERT ROAD
RICHMOND, B.C.

CERTIFIED CORRECT.
DATED THIS 30TH DAY OF MAR., 2006

LOUIS NGAN

B.C.L.S.

LOUIS NGAN LAND SURVEYING

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



FILE: RCI-7271TREE

ATTACHMENT 5

ARBORIST REPORT

Prepared for

ATI Construction

Location: 7271 Gilbert Road, Richmond, B. C.

Prepared by: Randy Greenizan
Certified Arborist
Phone #: 604-888-0268
Fax #: 604-888-7034
Email: greenizanr0268@shaw.ca

Revised July 19, 2006

ARBORIST: Randy Greenizan
 ISA Certified Arborist
 Certification #: PN-0712 A

SITE FEATURES:

This is a 2-lot split development. The area is very well developed and this site is being split in a north south direction leaving 2 very narrow lots.

The site has been maintained as a residential lot in the past and the trees are mostly fruit trees. There are a few larger caliper trees along the edges, however, due to the type of development slated for this site most of the trees have to be removed.

Tree Evaluation

Tag #: 927
Species: Plum
DBH: 22 cm

Condition: This tree is in poor condition. It is multi-stemmed and is breaking apart. This tree is becoming very hazardous.

Recommendation: This tree be removed.

Tag #: 928
Species:

| SPECIES | SIZE |
|---------|------|
| Plum | 20 |
| Plum | 20 |
| Plum | 27 |

Condition: These trees are in poor condition. They are multi-stemmed and are breaking apart. These trees are hazardous.

Recommendation: These 3 trees be removed.

Tag #: 929

Species:

| SPECIES | SIZE |
|---------|------|
| Birch | 32 |
| Plum | 10 |

Condition: These trees are in fair condition. They are in the building envelope.

Recommendation: These 2 trees be removed.

Tag #: 930

Species:

| SPECIES | SIZE |
|-------------|------|
| Douglas Fir | 35 |
| Douglas Fir | 35 |
| Douglas Fir | 38 |

Condition: These trees are in fair condition. They are all in the building envelope. In order to retain these trees a 5-meter radius drip line no encroachment zone has to be established. This will push the building too far into the site and would likely encroach onto the other lot.

Recommendation: These 3 trees be removed.

Tag #: 931

Species: Birch

DBH: 33 cm

Condition: This tree is in good condition. A drip line no encroachment barrier zone shall be established and maintained throughout the development. No mechanized equipment shall be used in any protection zones. Any work that has to happen in these zones shall be done by hand.

Recommendation: This tree be retained.

Tag #: 932

Species: Douglas Fir

DBH: 40 cm

Condition: This tree is in fair condition. It is in the building envelope.

Recommendation: This tree be removed.

Tag #: 933
Species: Hemlock
DBH: 30 cm

Condition: This tree is in poor condition. It has 2 stems with poor attachments and included bark. This tree is extremely stressed and dying.

Recommendation: This tree be removed.

Tag #: 934
Species: Cherry
DBH: 40 cm

Condition: This tree is in poor condition. It has multiple stems and tops. It is hanging over the street and it will not survive construction of lot grading.

Recommendation: This tree be removed.

Tag #: 935
Species:

| SPECIES | SIZE |
|-----------|------|
| Cherry | 30 |
| Apple | 20 |
| Hawthorne | 15 |

Condition: These trees are in poor condition. They have multiple stems and they have internal damage and rot. They are under the existing power lines. They will not survive land clearing or lot grading.

Recommendation: These 3 trees be removed.

Tag #: 936
Species: Apple
DBH: 20 cm

Condition: This tree is in good condition. It will not survive land clearing or construction. If this tree were to be retained, a drip line no encroachment barrier shall be installed and maintained throughout the development. This will shift the building to the south and it would likely encroach onto the next lot.

Recommendation: This tree be removed.

Tag #: 937
Species: Douglas Fir
DBH: 50 cm

Condition: This tree is in poor condition. It has been topped and it has poor attachments and included bark. This tree is under the power lines and will have to be continually maintained.

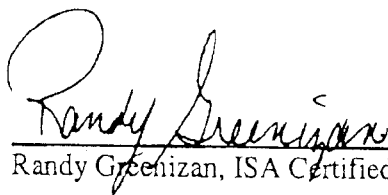
Recommendation: This tree be removed.

The following trees are also located throughout the site:

| SPECIES | SIZE |
|-----------|------|
| Cherry | 33 |
| Apple | 35 |
| Plum | 33 |
| Cherry 15 | 15 |
| Cherry | 22 |
| Plum | 23 |
| Apple | 20 |

Condition: These trees are in poor condition. Most of them are located within the building envelopes and the remaining ones have internal damage and rot. These trees are not good specimens for retention.

Recommendation: All 7 trees be removed.


 Randy Greenizan, ISA Certified Arborist

NOTES:

- Lot dimensions are derived from field survey.
- All trees have been plotted as required by Tree Bylaw.

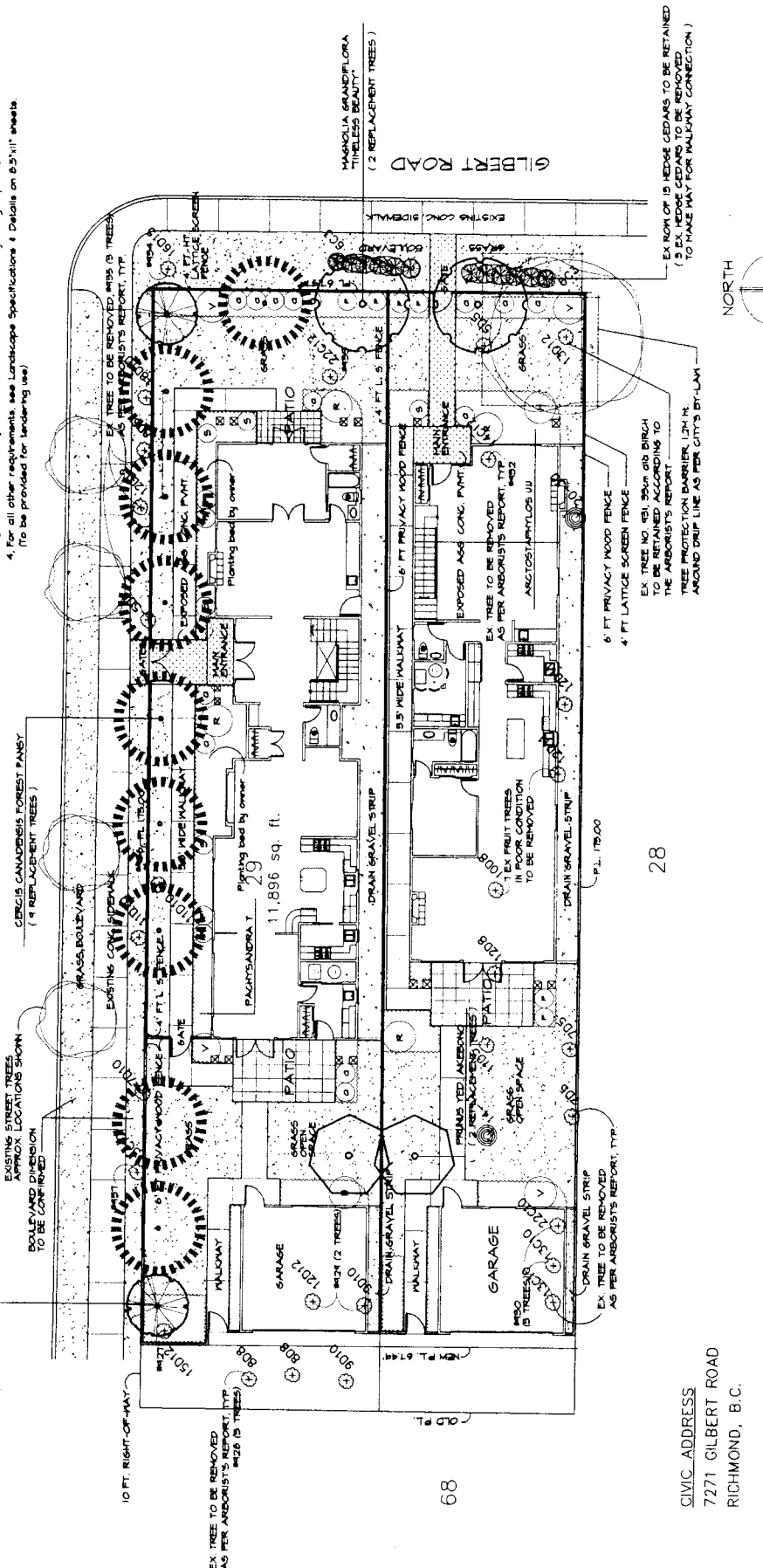
○ denotes tree stump.
 ○ height (inches)
 ○ diameter (inches)
 ○ denotes tree.

○ drip line radius (feet)
 ○ C=coniferous
 ○ D=deciduous
 ○ diameter (inches)

| KEY | BTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE | Project No. C66411LUN |
|-----|-----|-------------------------------|---------------------------------|-----------------------|-----------------------|
| 1 | C | CERCIS CANAD. FOREST PANSY | Forest Pansy, Eastern Redbud | B18 8m col. 1.8m ald. | |
| 2 | M | MAGNOLIA S. "TIMELESS BEAUTY" | Saucer Magnolia | B18 8m col. 1.8m ald. | |
| 3 | M | PRUNUS NIGRA | American Black Cherry | B18 8m col. 1.8m ald. | |
| 4 | M | PRUNUS YEDONENSIS AKERBONO | Daybreak Flowering Cherry | B18 8m col. 1.8m ald. | |
| 5 | M | ABELIA EDWARD SOLICHER | Drumstick | B18 8m col. 1.8m ald. | |
| 6 | M | ARCTOSTAPHYLOS U. VAN JADE | Vancouver Jade Kalmianubuck | B18 8m col. 1.8m ald. | |
| 7 | M | ARCTOSTAPHYLOS U. VAN JADE | Vancouver Jade Kalmianubuck | B18 8m col. 1.8m ald. | |
| 8 | M | PACHYSAURA TERMINALIS | Japanese Spurge | B18 8m col. 1.8m ald. | |
| 9 | M | PRUNUS TAMMANSIS | Tammen Plum of the Valley Shrub | B18 8m col. 1.8m ald. | |
| 10 | M | PRODRACONIS STD. (No TBD) | Standard Rhododendron | B18 8m col. 1.8m ald. | |
| 11 | M | SKIMMIA NERVENA | Drumstick | B18 8m col. 1.8m ald. | |
| 12 | M | VERBENA BARBOODII | Banwood Viburnum | B18 8m col. 1.8m ald. | |

- NOTE: 1. All plant materials shall meet or exceed BC S/LA/BCLNA Standards.
 2. All grass areas shall be sodded unless otherwise indicated.
 3. "Mys. TBD" denotes hybrids to be determined at a nursery during inspection.
 4. For all other requirements see Landscape Specifications & Details on 6.5" sheets.
 (To be provided for tendering use.)

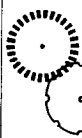

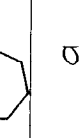
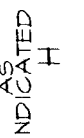
MANG ROAD



CIVIC ADDRESS
 7271 GILBERT ROAD
 RICHMOND, B.C.

PLAN OF TREE SURVEY OF LOT 29
 SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT, PLAN 13379

FRED LIU & ASSOCIATES, INC.
 BC S/LA C5/LA AS/LA
 2080 Sutter Street, Vancouver, BC V6E 2E9
 TEL: 327-1541

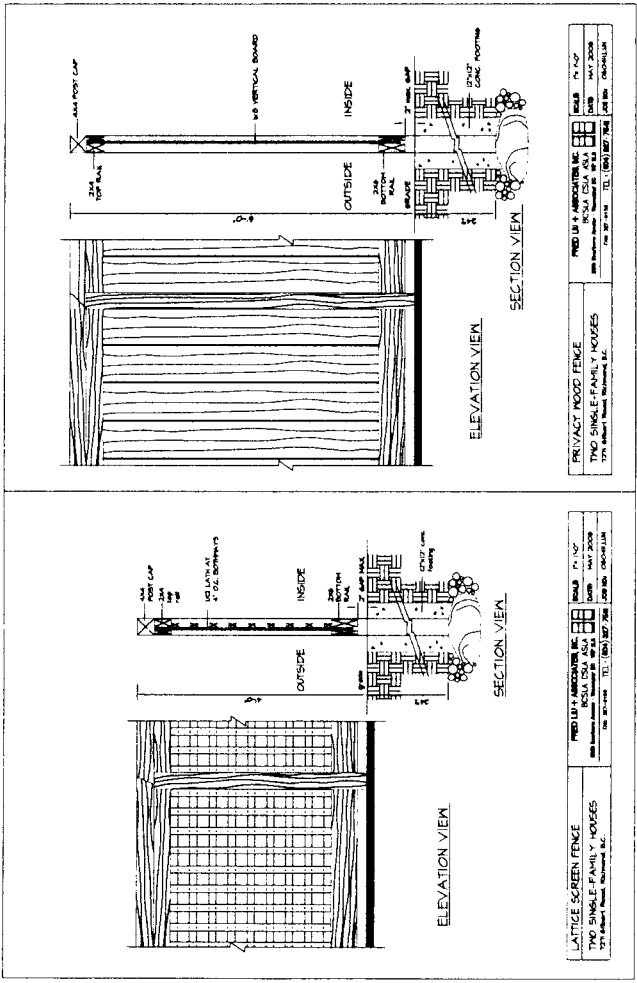
| P L A N T L I S T (P r e l i m i n a r y) | | | Project No: 060411.LUN | |
|---|---------------|--|---|--|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTED SIZE |
|  | 9 | CERCIS CANAD. FOREST PANSY | Forest Pansy | B#B 8cm cal., 1.8m std. |
|  | 2 | MAGNOLIA G. "TIMELESS BEAUTY" | Saucer Magnolia | B#B 8cm cal., 1.8m std. |
|  | 2 | PINUS NIGRA | Austrian Pine | B#B 3.5m+ ht./8cm cal. |
|  | 2 | PRUNUS YEDOENSIS AKEBONO | Daybreak Flowering Cherry | B#B 8cm cal. 1.8m std. |
| ^a AS INDICATED H | 15 75 2 | ABELIA EDWARD GOUCHER ARCTOSTAPHYLOS UU. VAN. JADE HYDRANGEA MACROPHYLLA | Dwarf Pink Abelia Vancouver Jade Kinnikkinnick Big-leaved Hydrangea | #2 pot 35cm ht. bushy #1 pot heavy #5 pot 50cm ht. bushy |
| ^{AS} INDICATED P R | 75 10 4 | PACHYSANDRA TERMINALIS PIERIS TAIWANENSIS RHODODENDRON STD. (Hyb. TBD) | Japanese Spurge Taiwan Lily of the Valley Shrub Standard Rhododendron | #1 pot heavy #5 pot 40cm ht., bushy #5 pot 50cm ht., bushy |
| S V | 5 4 | SKIMMIA REEVESIANA VIBURNUM BURKWOODII | Dwarf Skimmia Burkwood Viburnum | #5 pot 40cm ht., bushy #5 pot 50cm ht., bushy |

NOTE: 1. All plant materials shall meet or exceed BCSLA/BCLNA Standards.

2. All grass areas shall be sodded unless otherwise indicated.

3. "Hyb. TBD" denotes Hybrids to be determined at a nursery during inspection.

4. For all other requirements, see Landscape Specifications & Details on 8.5"x11" sheets.
(To be provided for tendering use)



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FRED LIU & ASSOCIATES, INC.
 BC SLA CSLA ASLA
 3080 Stouffville Avenue, Vancouver BC V6P 2L3
 CAN. TEL: (604) 271-1544

Project Number: 060411LUN
 Date: MAY 2006
 Scale: 1" = 1'-0"
 Title: L-2
 Page: OF 2

Project Title: TWO SINGLE-FAMILY HOUSES
 1271 GILBERT ROAD RICHMOND, B.C.

Client: LANDSCAPE DETAILS

Scale: ML / FML
 Date: FML

Conditional Rezoning Requirements
7271 Gilbert Road
RZ 04-273100

Prior to final adoption of Zoning Amendment Bylaw 7811, the developer is required to complete the following requirements:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$17,688 for the landscape works as per the landscape plan prepared by Fred Liu & Associates, dated August 31, 2006, and attached to the Report to Committee dated August 31, 2006.
2. Contribution of \$8,500 in-lieu of seventeen (17) replacement trees to go to the Park Improvement Fund.
3. Registration of a flood indemnity covenant on title.
4. Dedication a 6 m wide lane along their entire west property line.
5. Dedication of a 4 m x 4 m corner cut at Mang Road and Gilbert Road.
6. Payment of the balance of the Local Improvement monies owing for works done along Mang Road. If the payment is made before 5:00 PM December 31, 2006 the balances owing are:
 - Bylaw #6634 = \$2,806.91 (storm sewer on Mang Road);
 - Bylaw #6699 = \$4,229.84 (road/sidewalk/boulevard & lighting works on Mang Road); and
 - As of January 1, 2007, both these amounts will change.

Prior to Subdivision Approval:

1. Enter into a Servicing Agreement for the design and construction of Lane improvements from Mang Road to the south property line of the site.
2. Propose and construct a new fence on the neighbours' side of the new lane.
3. Registration of a Covenant to ensure vehicular access to the new corner lot is to be from lane only. No access to Gilbert Road or Mang Road. Accesses to be located adjacent to the south property line (as far away from Mang Road as possible).

Prior to Building Permit Issuance:

Submission of a construction parking and traffic management plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7811 (RZ 04-273100)
7271 GILBERT 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 **COACH HOUSE DISTRICT (R/9)**.

P.I.D. 004-168-968

Lot 29 Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7811”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|---|
| CITY OF RICHMOND |
| APPROVED by |
|  |
| APPROVED by Director or Solicitor |
|  |

MAYOR

CORPORATE OFFICER