



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Harjinder Mangat for Rezoning at 10820 Southdale Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

*To Council - Sep. 11, 2006.
To Planning - Sep 7, 2006*

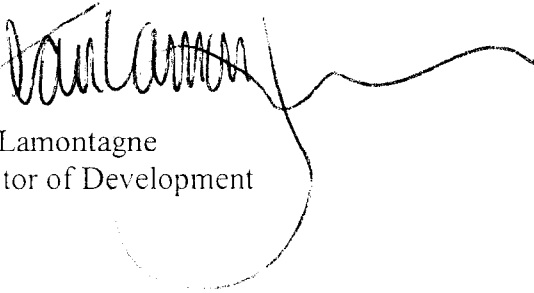
Date: July 31, 2006

RZ 06-329870

File: 12-8060-20-8108

Staff Recommendation

That Bylaw No. 8108, for the rezoning of 10820 Southdale 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.

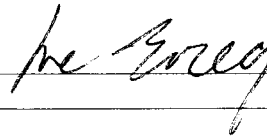


Jean Lamontagne
Director of Development

JL:el

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Harjinder Manget has applied to the City of Richmond for permission to rezone 10820 Southdale Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with vehicle access from a newly dedicated lane at the rear of the lots.

Findings of Fact

Item	Existing	Proposed
Owner	Harvinder Singh Deol & Bhupinder Kaur Deol	To be determined
Applicant	Harjinder Manget	No change
Site Size	895 m ² (9,634m ²)	One (1) lot at approx. 402 m ² (4,327 m ²) and a second lot at approx. 346 m ² (3,724m ²) (Attachment 2)
Land Uses	Single-Family Residential	Two (2) Single-Family Lots
OCP Designation	Low-Density Residential	No change
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 30 ft. wide)

Surrounding Development

To the north, east and west: Single-family dwellings on large lots (typically 18 m wide or wider) and zoned as Single-Family Housing District, Subdivision Area E (R1/E).

To the south: Across Steveston Highway, large property zoned Agricultural District (AG1) and Roadside Stand (Class C) District (RSC) within the Agricultural Land Reserve.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies adopted by Council on June 26, 2006. It is a single-family residential redevelopment proposal along an arterial road (Steveston Highway) where a municipal lane can be started and made operational by connecting to an existing side street (Southdale Road). The majority of the properties along the north side of the 9000 block of Steveston Highway have similar development potential due to the potential lane expansion and the Arterial Road Redevelopment Policy.

This section of Steveston Highway was identified as being suitable for single-family residential redevelopment in the conceptual map forming part of the Lane Establishment and Arterial Road Redevelopment Policies contained in the Official Community Plan. In addition, a portion of city lane has already been dedicated further to the west as part of application RZ 04-268084.

Staff Comments

Landscaping

A tree survey (**Attachment 2**) is submitted and one (1) bylaw-sized tree is noted. This tree must be removed to allow the construction of the future lane. According to the Tree Protection Bylaw No. 8057, two (2) replacement trees at a minimum of 11 cm calliper are required. However, the applicant's Landscape Architect advises that this large sized trees are not always available. Therefore, the applicant is proposing to plant and maintain a total of six (6) trees on site. The applicant has provided a preliminary landscape plan (**Attachment 3**) prepared by a registered Landscape Architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes two (2) Katsura trees at 9 cm calliper each, two (2) Bowhall Red Maple trees at 7 cm calliper each, two (2) Serbean Spruce at 4.0 m in height, and a combination of shrubs and ground covers. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$6,754 prior to final adoption of the rezoning bylaw.

Site Servicing

Prior to final reading of the Rezoning, the Developer is required to dedicate 6 m of property along the entire north property line of the site for the construction of a lane, and a 4 m x 4 m corner cut.

Prior to approval of Subdivision, the developer will be required to enter into a Servicing Agreement for the design and construction of the lane from Southdale Road to the east property line of the site, and frontage improvements along Southdale Road. Lane construction to include but may not be limited to drainage, gravel base and asphalt paving, roll curb and gutter, and lane lighting. Improvements along Southgate Road to include but many not be limited to pavement widening, curb and gutter, 1.5 m concrete sidewalk, a minimum of 1.5 m wide grass and treed boulevard and street lighting. Design to include Water, Storm and Sanitary connections. A Covenant will be required to ensure that the vehicular access for the corner lot will be from the lane only, with no access permitted to Southdale Road. The Residential Lot (Vehicular) Assess Regulation Bylaw No. 7222 will ensure no vehicle access is permitted to Steveston Highway 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

The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies adopted by Council on June 26, 2006. This is a single-family residential development on an arterial road where a municipal lane can be started from a side street. The future lots will have vehicle access to the laneway with no access being permitted onto Steveston Highway or Southdale Road.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP). On this basis, staff support the application.



Edwin Lee
Planning Technician - Design

EL:rg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Proposed Subdivision Layout/Tree Survey

Attachment 3: Preliminary Landscape Plan

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

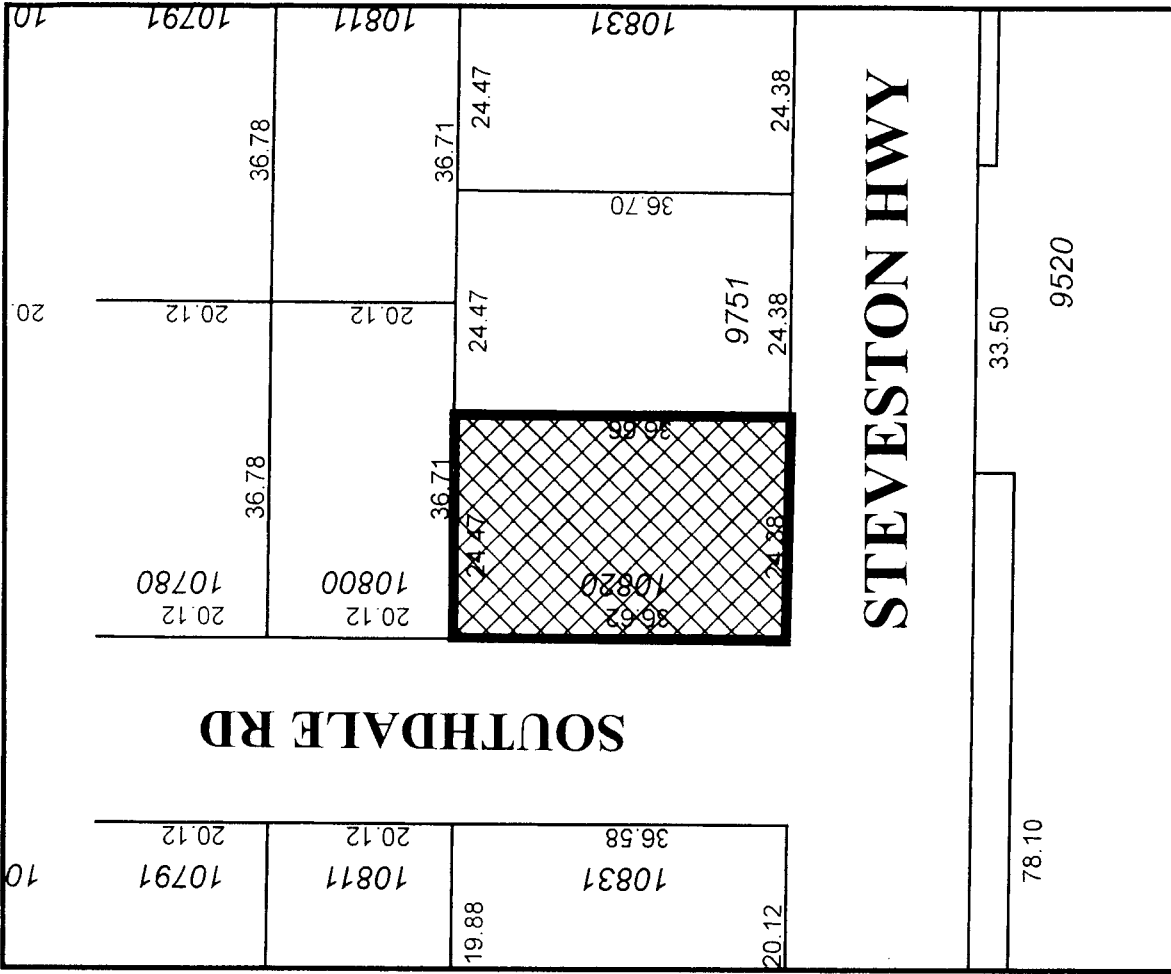
1. Submission of a Landscaping Security to the City of Richmond in the amount of \$6,754 for the landscape works as per the landscape plan attached to the report (**Attachment 3**).
2. Dedication of a 6 m laneway across the entire north edge of the development site and a 4 m x 4 m corner cut;
3. Registration of a flood indemnity covenant.

Prior to Subdivision Approval:

1. Enter into a standard Servicing Agreement for construction of the lane and the frontage improvements along Steveston Highway and Southdale Road;
2. Registration of a restrictive covenant to ensure that the vehicular access for corner lot will be from the lane only, with no access permitted to Southdale Road.

Prior to issuance of a Building Permit:

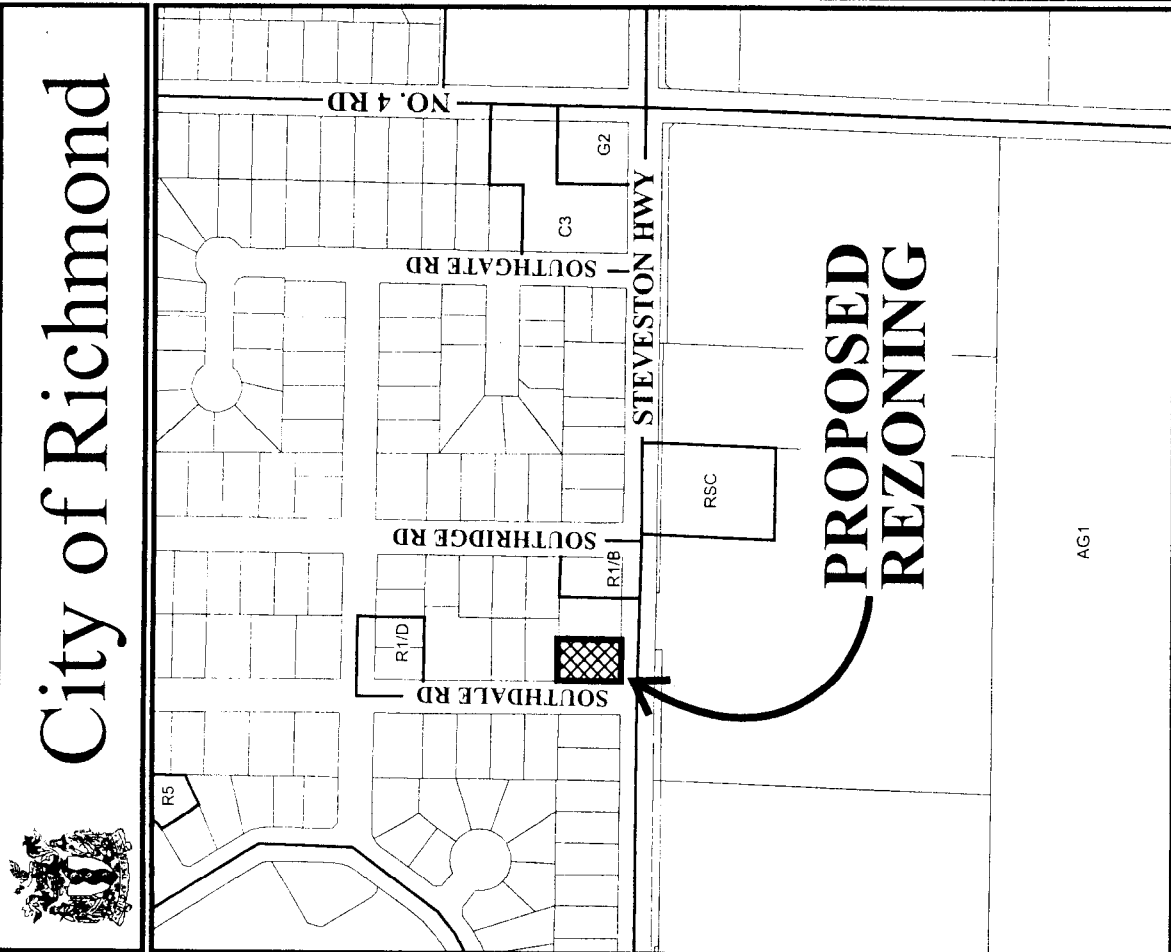
1. Submission of a Construction Parking and Traffic Management Plan.



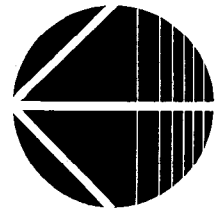
Original Date: 04/10/06

Revision Date:

Note: Dimensions are in METRES



RZ 06-329870





**SUBJECT
PROPERTY**

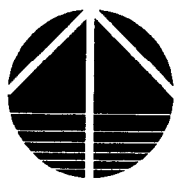
SOUTHDALE RD

SOUTHRIDGE RD

SOUTHGATER RD

NO. 4 RD

STEEVESTON HWY



RZ 06-329870

Original Date: 07/27/06

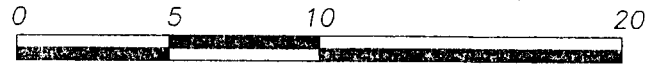
Amended Date:

Note: Dimensions are in METRES

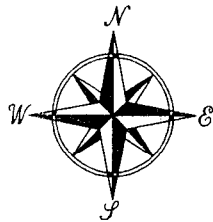
PROPOSED SUBDIVISION PLAN OF LOT 35
SECTION 34 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 15745

#10820 SOUTHDALE ROAD
RICHMOND, B.C.
P.I.D. 010-112-090

SCALE: 1:250

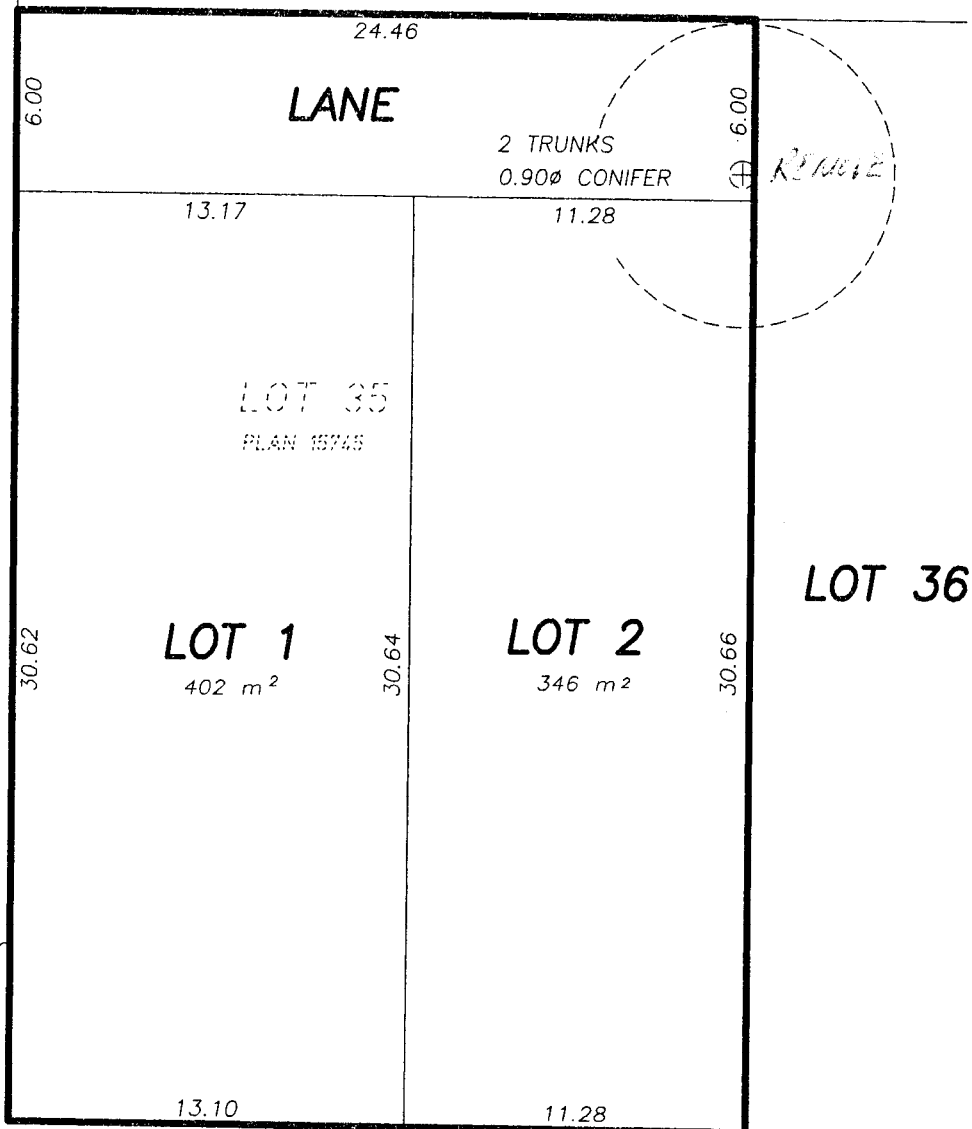


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



SOUTHDALE ROAD

LOT 34




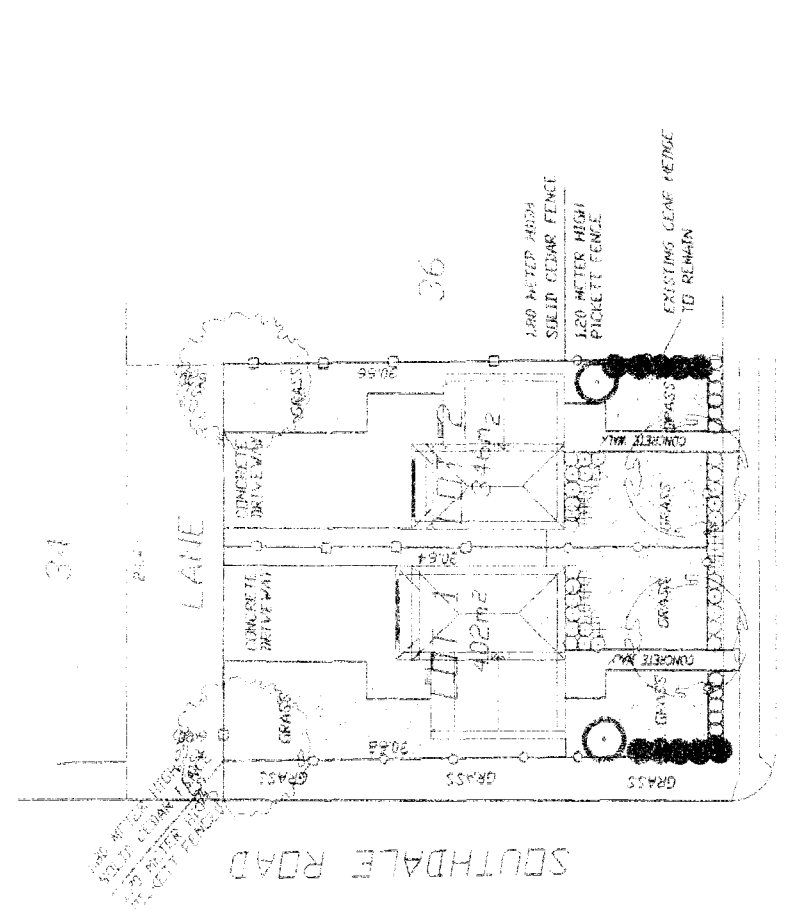
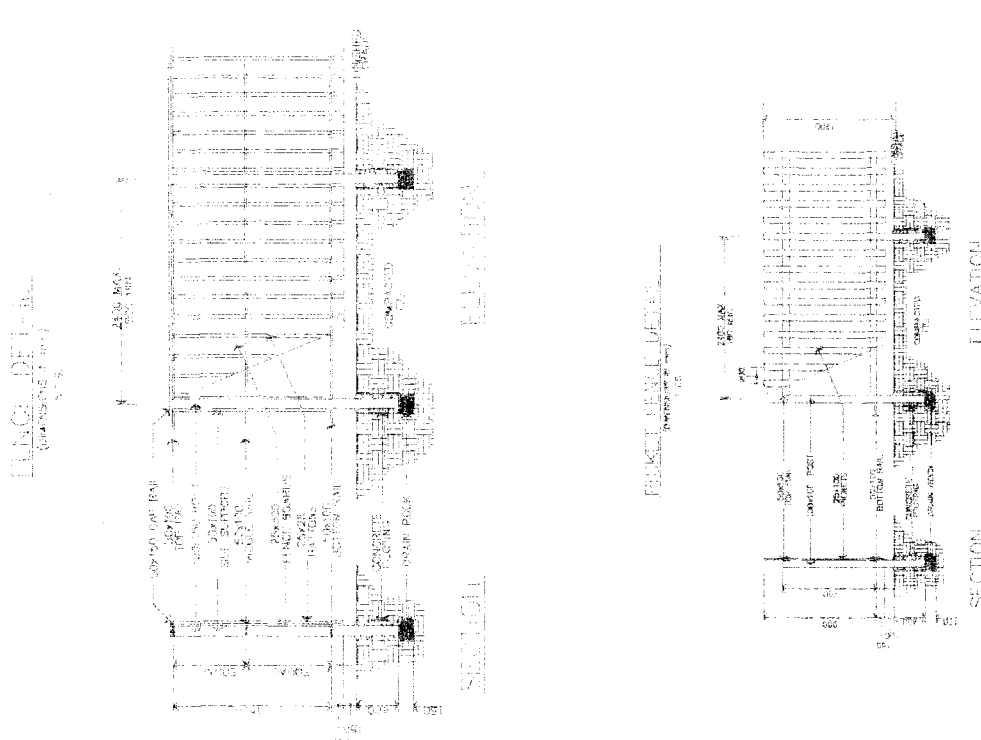
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E-mail: jctam@telus.net
Job No. 2916
FB-82 P45-47
Drawn By: JT

STEVESTON HIGHWAY

DWG No. 2916-TREE

JUNE 6th, 2006

	ALL IN EXCESSIVE QUANTITIES SHALL BE REVISED UP LATER	3-DIMENSIONAL & ASSEMBLIES ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS	PROPOSED PLANT LANDSCAPE PLAN PROPOSED 2 LANE DRIVE 100' X 100' (APPROX.)	DATE: 10/15/2010 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number]	SHEET NO. 1-3 OF 3
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KEY	BOTANICAL NAME	PLANT LIST	COMB. NAME	QTY	SIZE	SPACING	REMARKS
○	ACER PLURIBLUM 'BONHAI'	BONHAI RED MAPLE		2	7 CM CAL.	AS SHOWN	8. 8. 8.
○	PIEA OMBRICA	SERRAN SPRUCE		2	4.00 METERS	AS SHOWN	8. 8. 8.
○	PERSEPOLISIA JANTHURUM	KATHIRA TREE		2	9 CM CAL.	AS SHOWN	8. 8. 8.
○	ATALEA JAPONICA 'LOVE GABLE'	FRS. ATALEA		12	4" POT	90 CM O.C.	
○	ATALEA JAPONICA 'LAMP BRUSH'	OSMORHIZA		6	4" POT	90 CM O.C.	
○	ABELIA 'EDWARD COURIER'	EDWARD COURIER ABELIA		12	4" POT	90 CM O.C.	
○	IMPATIENS 'HARDSEMAN'S DEEP'	IMPATIENS		12	4" POT	90 CM O.C.	
○	PRUNUS LANCEOLATA 'OTD-LUNDBY'	OTD LUNDBY PRUNEL		12	4" POT	90 CM O.C.	

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BOTTA STANDARD FOR CONTAINER GROWN PLANTS

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BOTTA/BSLA LANDSCAPE STANDARDS



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8108 (RZ 06-329870)
10820 SOUTHDALE 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. 010-112-090

Lot 35 Section 34 Block 4 North Range 6 West New Westminster District Plan 15745

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8108".

FIRST READING

SEP 11 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER

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