



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: September 8, 2006
File: RZ 06-344783
Re: **Application by Elegant Development Inc. for Rezoning at 3571 Lockhart Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8126, for the rezoning of 3571 Lockhart Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

The following requirement is to be dealt with prior to final adoption:

- Registration of a flood indemnity covenant on title.
- Submission of a Landscaping Security to the City of Richmond in the amount of \$1,000 for the planting of two (2) trees (minimum 5 cm calliper) on site (one per each future lot).

[signed copy on file]

Agreement by Applicant
Elegant Development Inc.

Item	Details
Application	RZ 06-344783
Location	3571 Lockhart Road (Attachment 1)
Owner	Vankit Construction Inc. & J.M.J. Developments Ltd.
Applicant	Elegant Development Inc.

Date Received	August 2, 2006
Acknowledgement Letter	August 10, 2006
Fast Track Compliance	September 1, 2006
Staff Report	September 8, 2006
Planning Committee	October 3, 2006

Site Size	1,158 m ² (12,465 ft ²)
Land Uses	Existing – One (1) two-family dwelling
	Proposed – Two (2) single-family lots, each approximately 579 m ² (6,232 ft ²) in area and 12.19 m (40 ft.) in width, each accommodating a single-family dwelling unit. (Attachment 3)
Zoning	Existing – Two-Family Housing District (R5)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B) – minimum width 12 m or 39 ft.
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low-Density Residential Single Family Lot Size Policy 5447 – Permits subdivision to R1/B (Attachment 4) <i>Application conforms with applicable designations and policy.</i>
Surrounding Development	Lots surrounding the subject property along Lockhart Road and Granville Avenue between Marrington Road and No. 1 Road are predominantly a mix of R1/E and R1/B single-family and R5 two-family residential lots.

Staff Comments	<ul style="list-style-type: none"> Numerous similar applications to rezone and subdivide nearby properties to R1/B have been approved along this section of Lockhart Road between Marrington Road and No. 1 Road. A Tree Survey (Attachment 3) is submitted in support of the rezoning application. Only one (1) Spruce tree located on the adjacent property to the east (3611 Lockhart Road) is noted. Since the Spruce tree on the adjacent property is located very close to the property line and has twigs encroaching into the subject property, tree protection barriers along the drip line of the Spruce tree have been installed on the subject site and will remain on site until the construction of the future dwellings is completed. The applicant has agreed to plant one (1) tree at a minimum of 5 cm calliper per future lot. In order to ensure that this work is undertaken, the City would require a Landscaping Security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. At future subdivision stage the developer will be required to pay Development Cost Charges, Neighbourhood Improvement Charges (including existing storm sewer), School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.
Analysis	<ul style="list-style-type: none"> The subject property is situated within an area that has a strong precedence of R1/B development created from original R1/E and R5 zoned lots. Most of the R1/E and R5 zoned lots within this block of Lockhart Road have the potential to rezone and subdivide. The proposal is consistent with all applicable land use designation and policy guiding development in this block.
Attachments	Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Proposed Subdivision Plan/Tree Survey; Attachment 4 – Lot Size Policy 5447;
Recommendation	The rezoning application complies Lot Size Policy 5447 and the applicable OCP Land Use designations. On this basis, staff support the application.

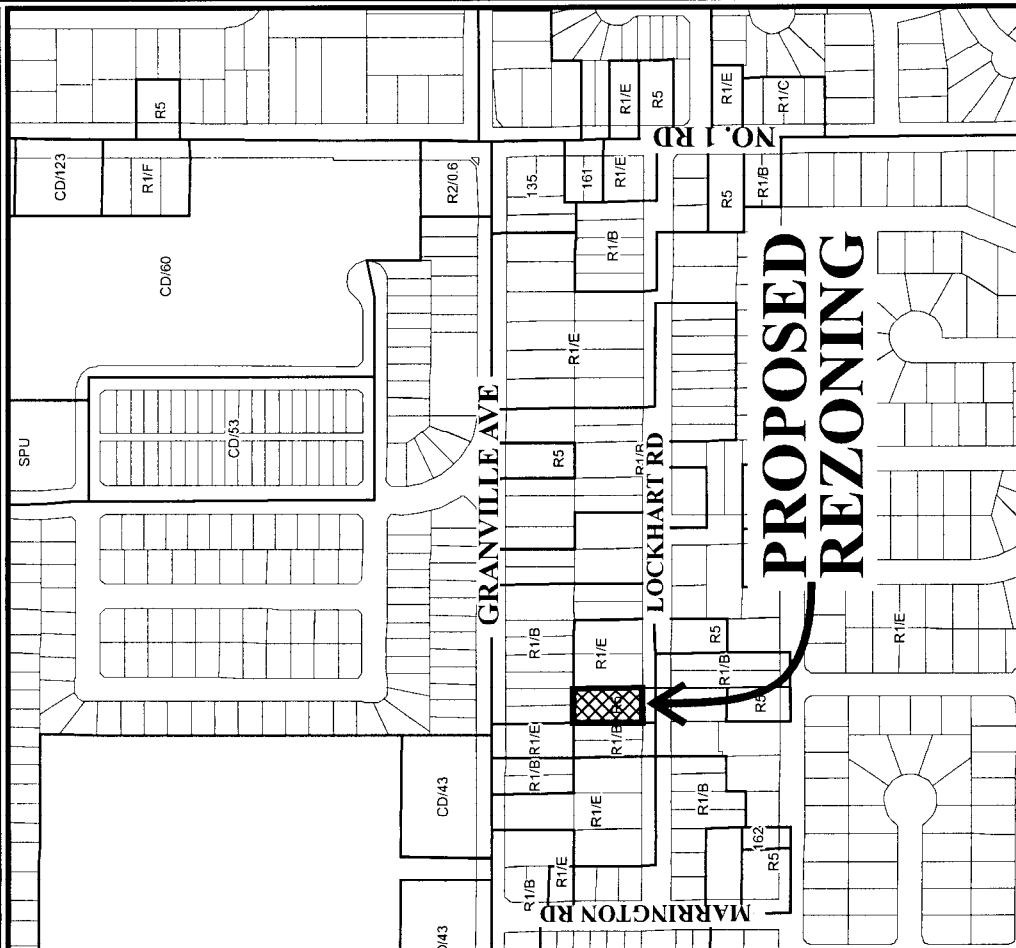


Edwin Lee
Planning Technician - Design
(4121)

EL:rg



City of Richmond



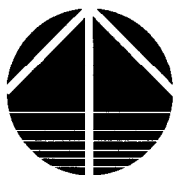
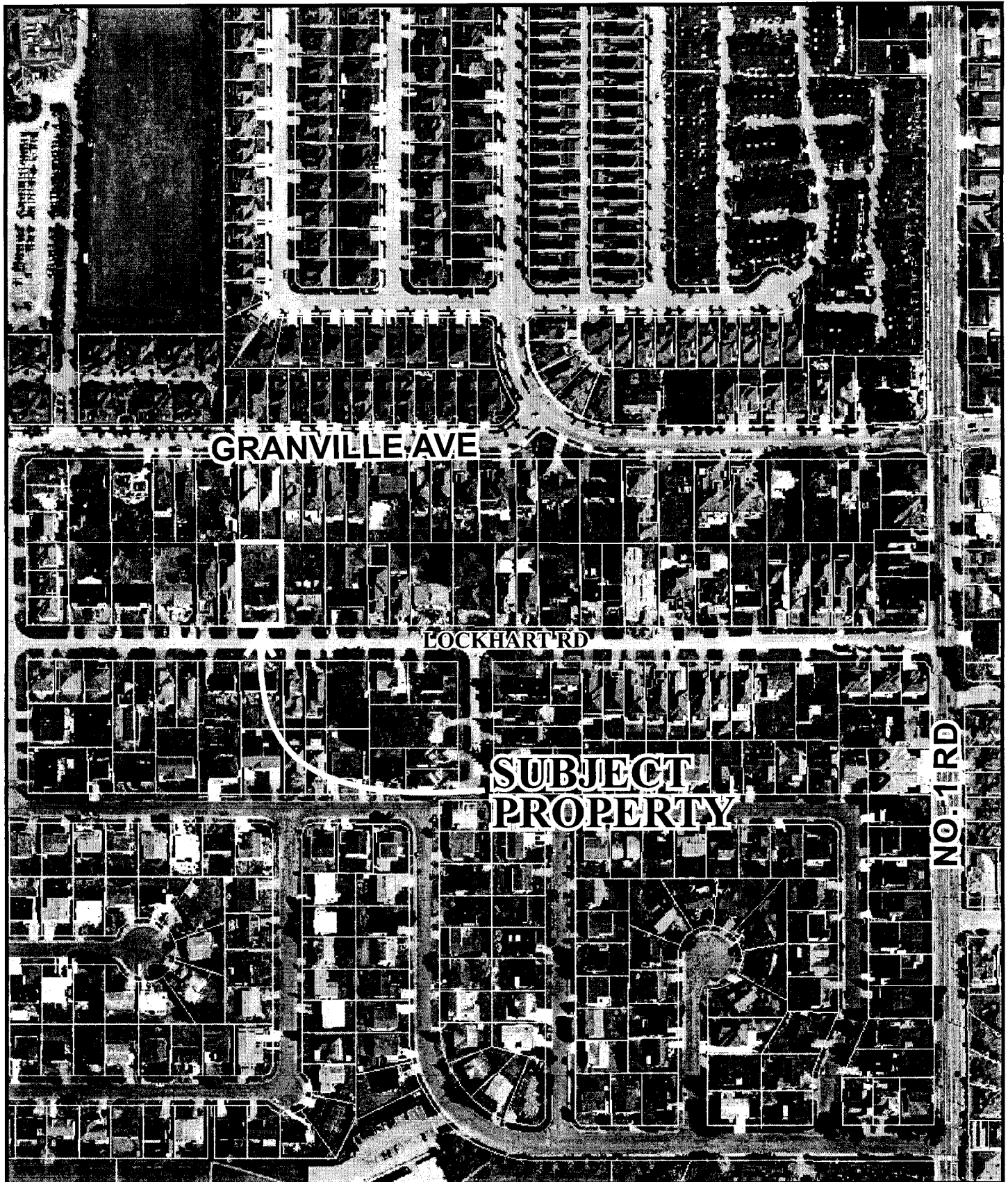
LOCKHART RD

RZ 06-344783

Original Date: 09/11/06

Revision Date:

Note: Dimensions are in METRES



RZ 06-344783

Original Date: 09/11/06

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 06-344783

Attachment 2

Address: 3571 Lockhart Road

Applicant: Elegant Development Inc.

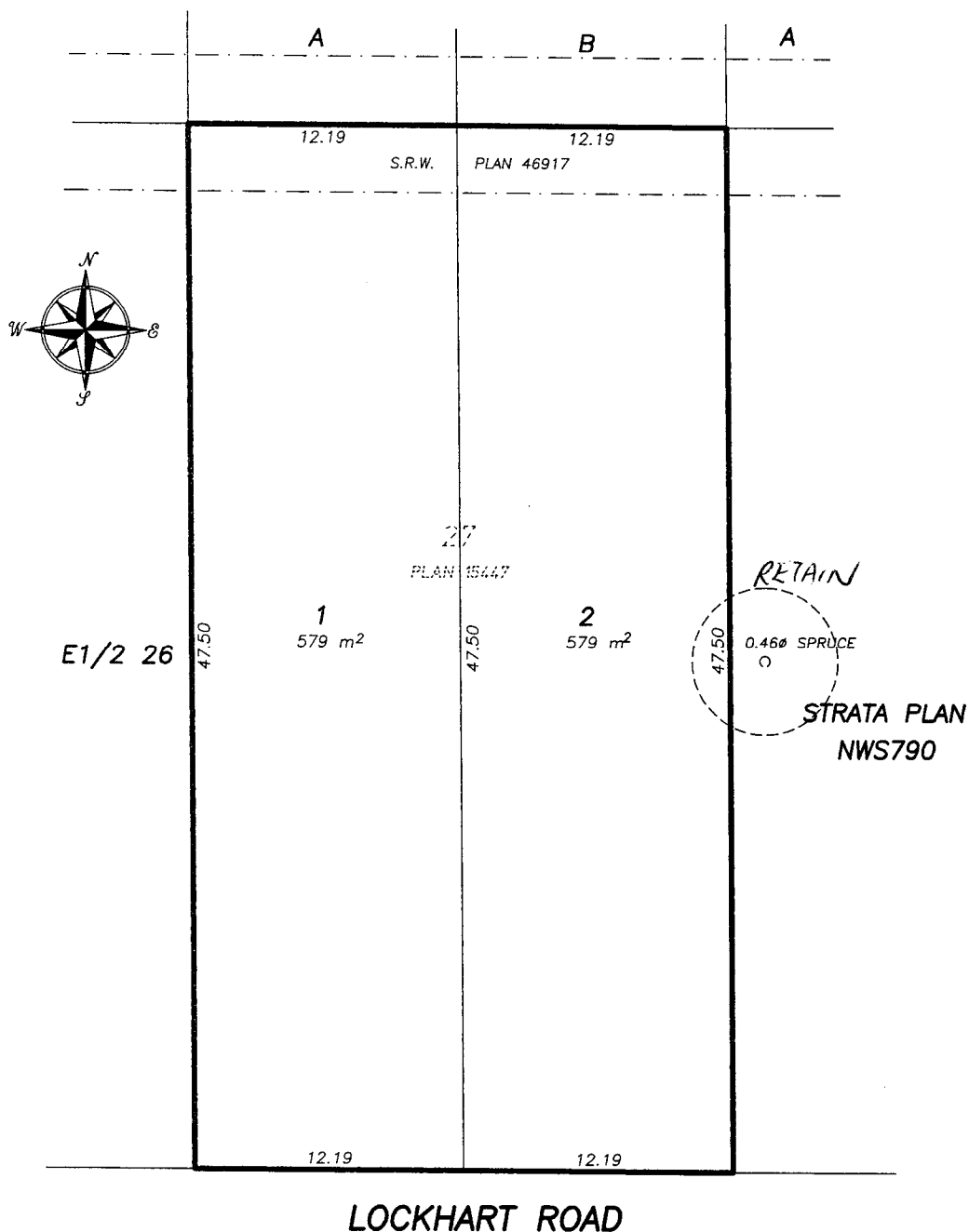
	Existing	Proposed
Owner:	Vankit Construction Inc. & J.M.J. Developments Ltd.	To be determined
Site Size (m²):	1,158 m ² (12,465 ft ²)	579 m ² (6,232 ft ²) each
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	Low Density Residential	No Change
702 Policy Designation	Singe-Family Housing District, Subdivision Area B (R1/B)	No change
Zoning:	Two-Family Housing District (R5)	Singe-Family Housing District, Subdivision Area B (R1/B)
Number of Units:	2 units	2 lots

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	579 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.

**TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF
LOT 27 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 15447**

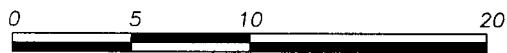
#3571 LOCKHART ROAD
RICHMOND, B.C.
P.I.D. 008-180-938



© 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. 3062
Drawn By: JT

LOCKHART ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

DWG No. 3062-TREE

JULY 14th, 2006.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5447

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

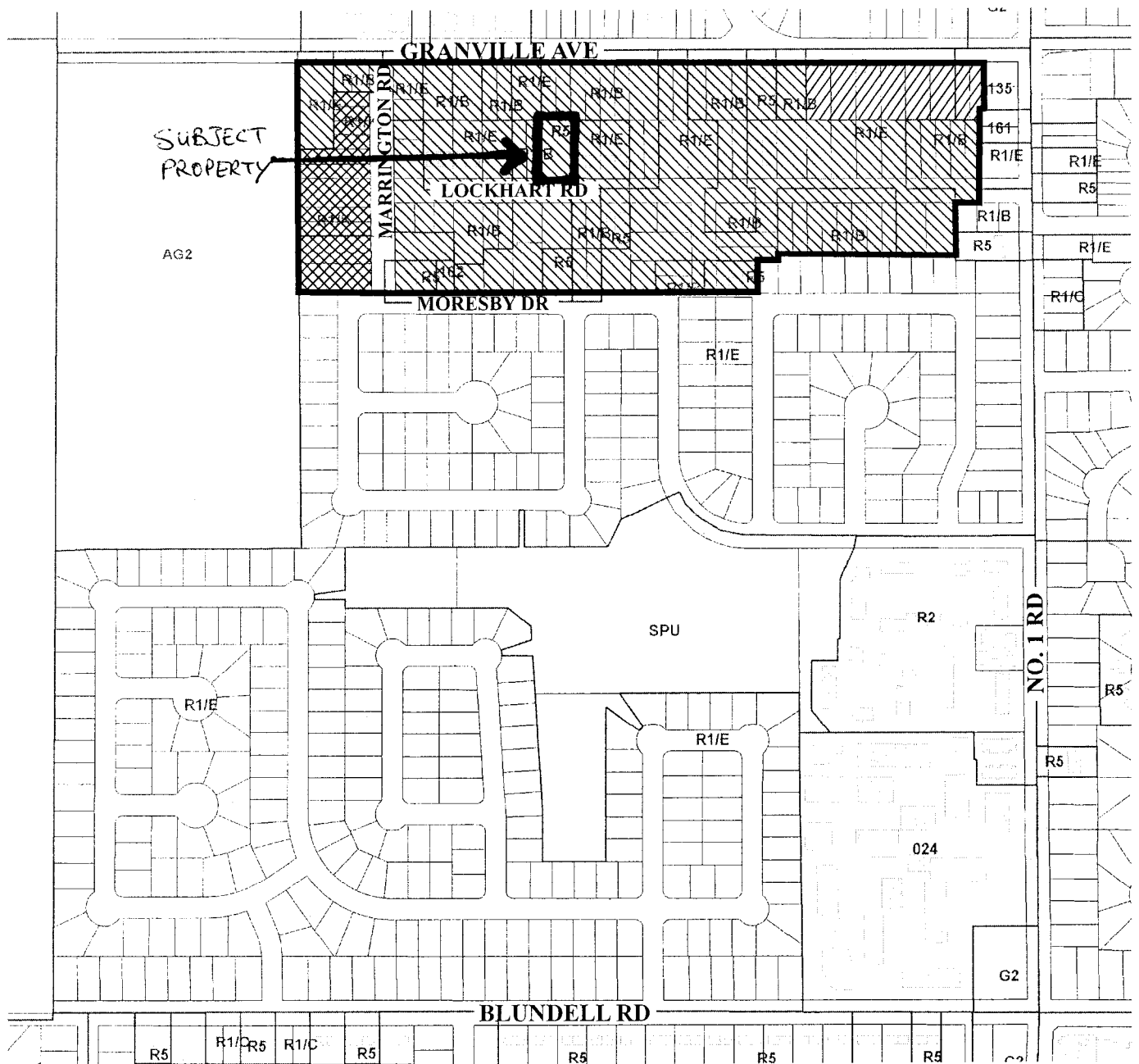
POLICY 5447:

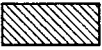
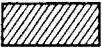

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8126 (RZ 06-344783)
3571 LOCKHART 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. 008-180-938

Lot 27 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 8126”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER