



**City of Richmond**  
Urban Development Division

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

**To:** Planning Committee

*To Planning - Nov. 22, 2005.*  
**Date:** October 27, 2005

**From:** Holger Burke  
Acting Director of Development

RZ 05-315343

*file: 12-8060-20-7989.*

**Re: Application by Raman Kooner for Rezoning at 3831 Lockhart Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

**Staff Recommendation**

That Bylaw No. 7989, for the rezoning of 3831 Lockhart 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.

Holger Burke  
Acting Director of Development

GL:blg  
Att.


**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

Item	Details
Application	RZ 05-315343
Location	3831 Lockhart Road ( <b>Attachment 1</b> )
Owner	Kooner, Ranjit Kaur and Ramandeep Singh
Applicant	Raman Kooner

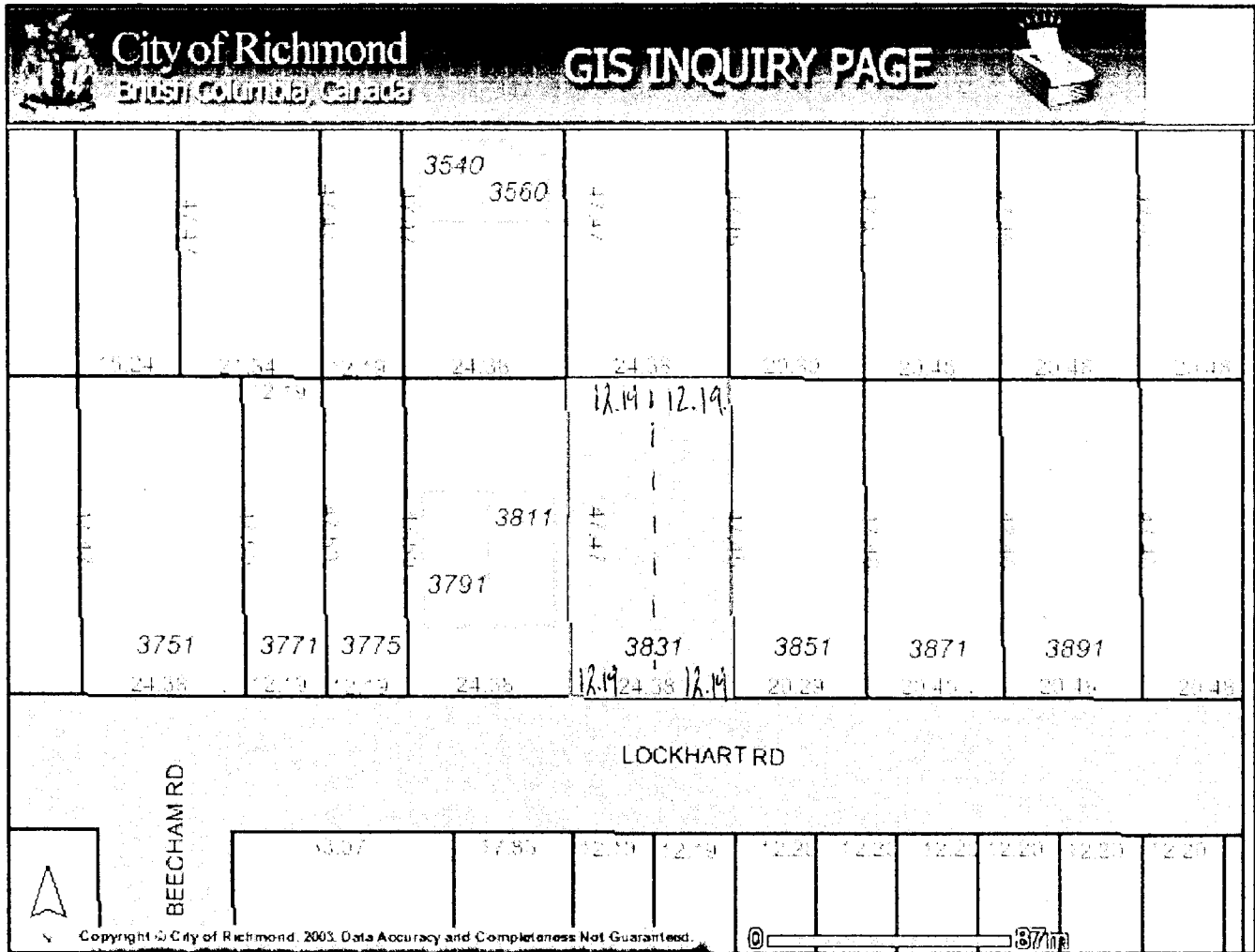
Date Received	October 7, 2005
Acknowledgement Letter	October 12, 2005
Fast Track Compliance	October 26, 2005
Staff Report	October 27, 2005
Planning Committee	November 22, 2005
Site Size	1157 m <sup>2</sup> ±
Land Uses	Existing – Residential, single- family dwelling Proposed – Two (2) single-family lots, each approximately 578.5± m <sup>2</sup> in area and 12.19 m in width, each accommodating a single-family dwelling unit. ( <b>Attachment 2</b> )
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) Proposed – Single-Family Housing District, Subdivision Area B (R1/B)
Planning Designations	OCP Specific Land Use Map: Low-Density Residential Area or Sub-Area Plan: None applicable Lot Size Policy 5447: Permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) zoning <b>(Attachment 3)</b> <i>Application conforms with applicable designations and policy.</i>
Surrounding Development	To the north: R1/B, R5 and R1/E lots fronting onto Granville Avenue. To the east, south and west: Lots adjacent to and facing the subject property along Lockhart Road are predominantly a mix of R1/E and R1/B single-family and two-family residential lots. <b>(Attachment 4)</b>

<p>Staff Comments</p>	<p>Two (2) mature trees were noted on site; a site survey conducted on October 19, 2005 determined that the trees have been severely pruned back due to overhead utility lines. The trees are expected to be removed as they fall within the pathways of future proposed driveways on the site. Staff recommend that the applicant plant and maintain a minimum of four (4) trees on the subject property prior to subdivision or two (2) trees per lot following subdivision. The applicant has indicated his agreement to this recommendation (<b>Attachment 5</b>).</p> <p>Engineering supports the rezoning application, noting that full (including storm) Neighbourhood Improvement Charge (NIC) fees will apply, based on lot frontage.</p> <p>Transportation Department has indicated that driveway designs must comply with City Bylaw No. 7222, which includes requirements for the pairing of driveways with a minimum spacing of 1 m in between to accommodate street parking and driveway widths of 4 m. Sufficient setback of any garage doors proposed at the south end of the property will be required in order to provide clear sightlines and adequate space on the property to allow for safe exit and entry of vehicles to the street.</p>
<p>Analysis</p>	<p>The subject property is situated within an area that has a strong precedence of R1/B development created from original R1/E zoned lots. This type of development is well established in the area, as the majority of the immediate R1/B product was created between 1992 and 1997.</p>
<p>Attachments</p>	<p><b>Attachment 1:</b> Site Location Map  <b>Attachment 2:</b> Proposed Subdivision Plan  <b>Attachment 3:</b> Lot Size Policy 5447  <b>Attachment 4:</b> Surrounding Development/Zoning  <b>Attachment 5:</b> Letter from applicant</p>
<p>Recommendation</p>	<p>Staff recommends support of the rezoning application, as it complies with all applicable land use designations and policies, and is consistent with the redevelopment pattern in the surrounding area.</p>

  
 G. Lui  
 Planner I  
 (4108)

GL:blg





**City of Richmond Property Information**

Address: 3831 Lockhart Rd

Richmond Key: 26662

Zoning: R1/E

OCP SCH:

Rights of Way: 46917

DPA: No ALR: No Heritage: No ESA: No NEF: No

Parcel Area: 1157 sq.m.

BCAA Legal: 35 SEC 15 BLK4N RG7W PL 15447

Roll: 095470000

BER-C: 0.9m

PID: 010-118-411

BER-P: 0.9m

Sewer Area: 46917

Recycling Pick up Day: Monday

**Assessments**

Gross Taxes: \$3,429.61

Gross Land: \$463,000.00

Net Land: \$463,000.00

Parcel Area: 1157 sq.m.

Gross Improvement: \$54,100.00

Net Improvement: \$54,100.00

Gross Total: \$517,100.00

Net Total: \$517,100.00

**Disclaimer**

GIS information is provided as a public resource for general information purposes only. The Information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.

Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

These maps are NOT a legal document, and is published for information and convenience purposes only.

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# 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 20<sup>th</sup>. 2003

File Ref: 4430-00

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

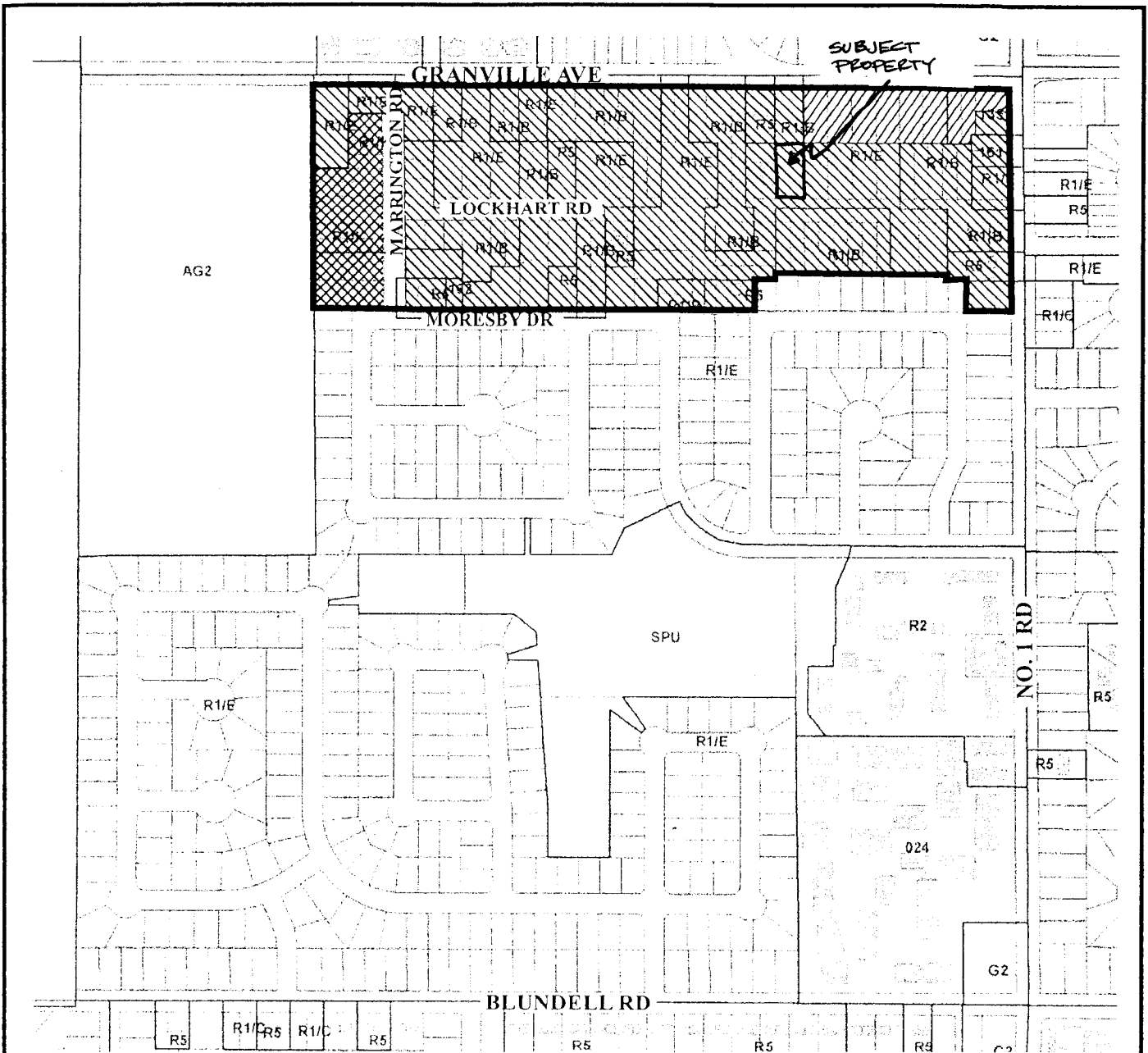
**POLICY 5447:**




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. No. 1 Road R1/E unless there is a lane access then R1/B.
  2. Between 3620 and 3780 Granville Avenue R1/C.
  3. Between 7151 and 7031 Marrington Road R1/K.
-  2. Between 3620 and 3780 Granville Avenue R1/C.
-  3. Between 7151 and 7031 Marrington Road R1/K.

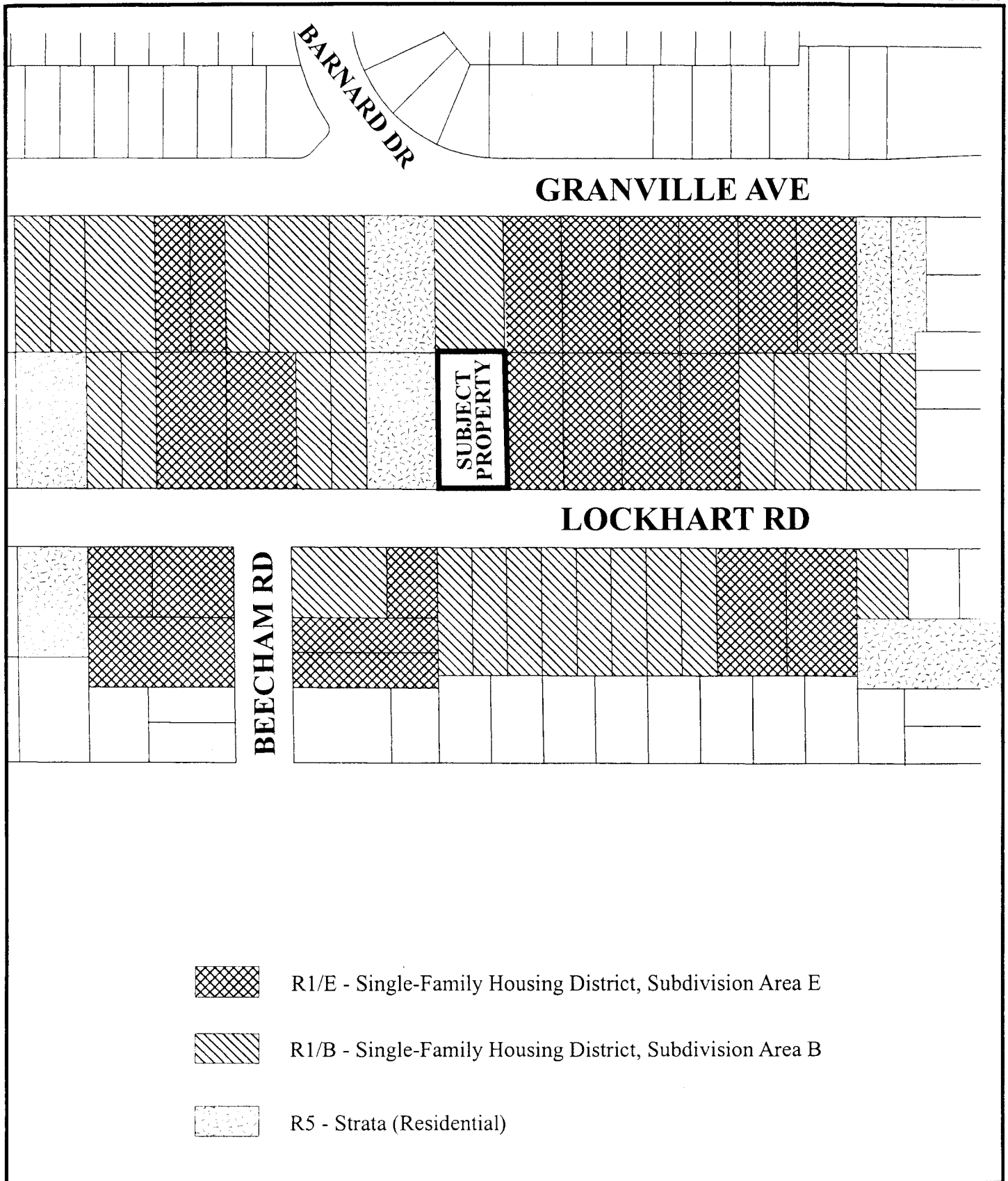





Policy 5447  
Section 15-4-7

Adopted Date: 09/16/91

Amended Date: 07/20/98

Note: Dimensions are in METRES



-  R1/E - Single-Family Housing District, Subdivision Area E
-  R1/B - Single-Family Housing District, Subdivision Area B
-  R5 - Strata (Residential)



## Surrounding Development/ Zoning

Adopted Date: 11/05/05

Amended Date:

Note: Dimensions are in METRES



**ATTACHMENT 5**

5680 Colville Rd  
Richmond BC Canada V7C 3E8  
Tel: 604-825-4433/Fax: 604-304-0428

October 26, 2005

Attention Grace Lui.

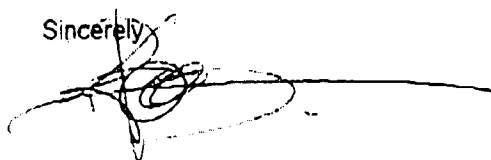
**RE: 3831 Lockhart Rd**

This letter is to state that the two trees in front of the subject property may have to be removed for re-development. The trees may be in the way of the future driveways to the two new single family lots that are to be created. Should these trees have to be removed, new trees will be re-planted as per the City Of Richmond's re-development guidelines. At a minimum there will be two trees replace for each one removed.

Should further information or confirmation be required, please contact the writer.

Raman Kooner @ 604-825-4433

Sincerely,

A handwritten signature in black ink, appearing to be 'Raman Kooner', written over a horizontal line. The signature is stylized and somewhat messy.

Raman Kooner



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7989 (RZ 05-315343)  
3831 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.

P.I.D. 010-118-411

Lot 35 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 7989**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED by <i>M</i>
APPROVED by Director or Solicitor <i>UB</i>

\_\_\_\_\_  
MAYOR

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