



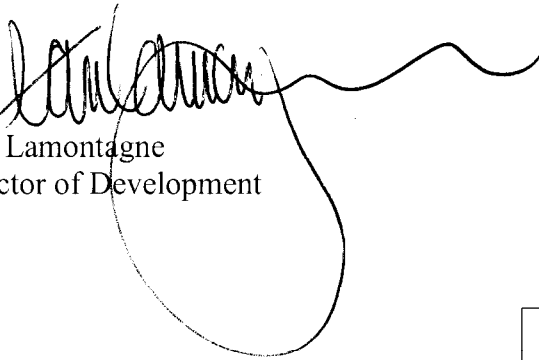
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**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**Date:** August 31, 2006  
**File:** RZ 04-273100  
**Re:** **Application by ATI Construction Ltd. for Rezoning at 7271 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

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**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.

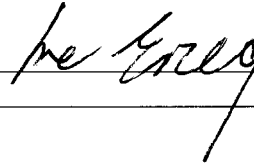


Jean Lamontagne  
Director of Development

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**

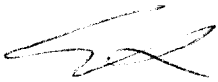
This is a relatively straightforward redevelopment proposal. It is noted that a partial laneway already exists three (3) properties to the south and from this perspective the proposed development would result in a consistent layout. The future lots will have vehicle access to the laneway with no access 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.

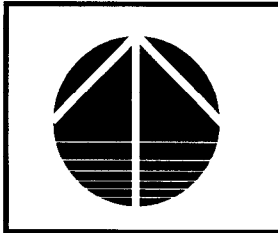


Edwin Lee  
Planning Technician – Design

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

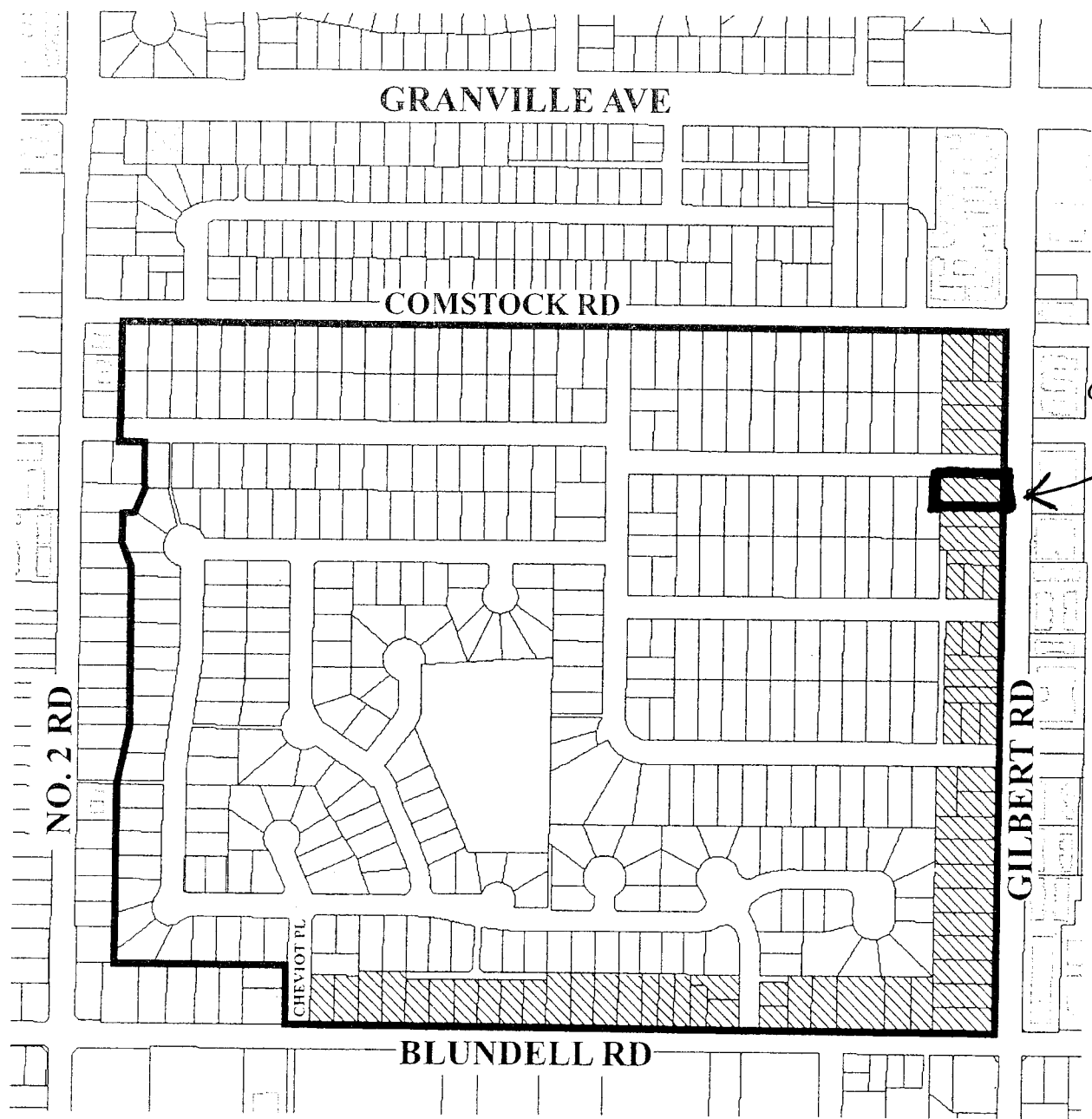
**Policy 5408:**

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**



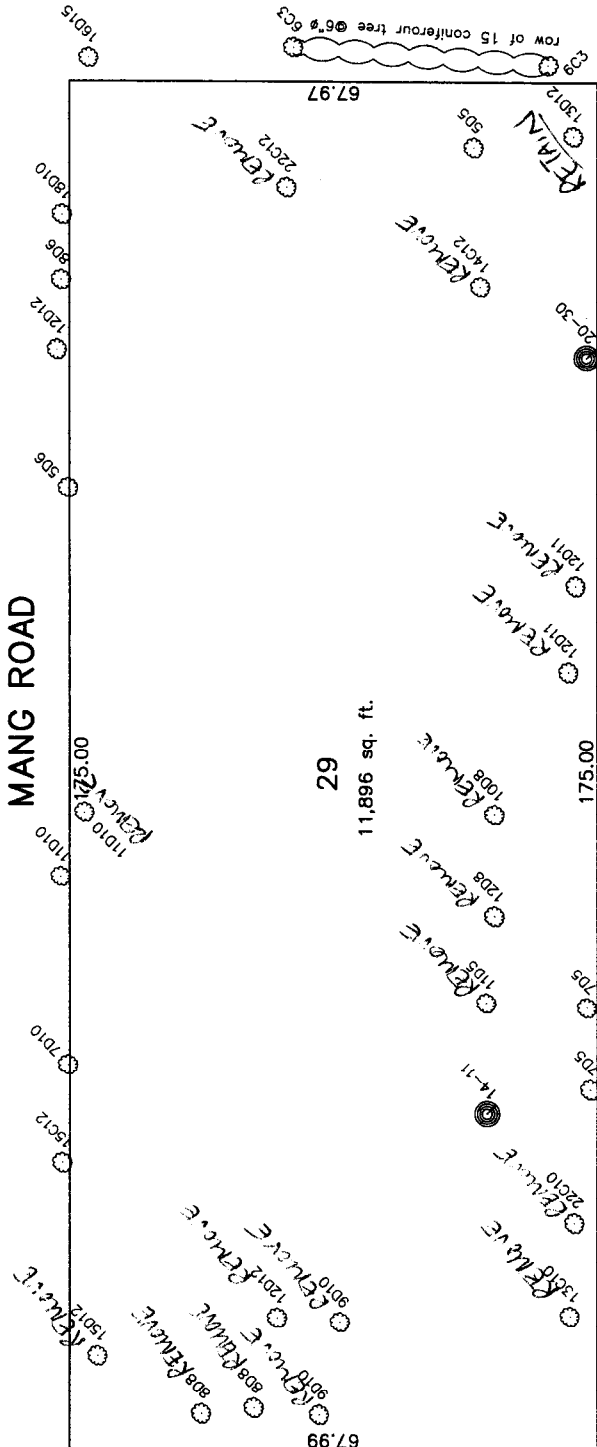
Policy 5408  
Section 18-4-6

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

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



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

- denotes tree stump.
- 8-10 L=height (inches)  
○ diameter (inches)
- denotes tree.
- BC10
- ┌ drip line radius (feet)
- └ C=coniferous  
D=deciduous  
○ diameter (inches)

FILE:RGI-7271TREE

© LOUIS NGAN LAND SURVEYING INC., 2006

# 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](mailto: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.

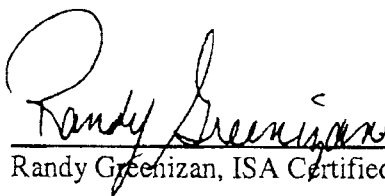
**Recommendation:** This tree be removed.

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.

8-10 height (inches)

⊖ diameter (inches)

⊙ denotes tree.

8C10 drip line radius (feet)

C=coniferous

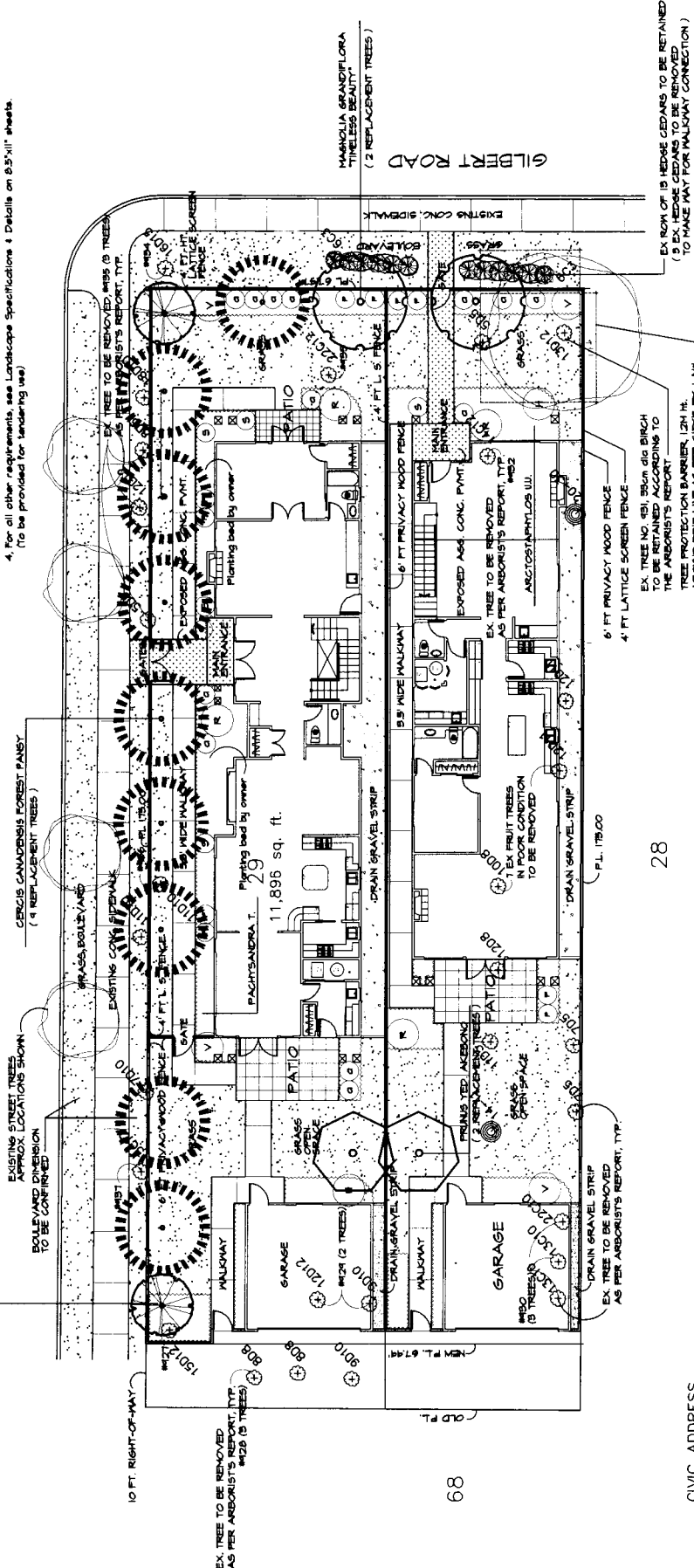
D=deciduous

⊖ diameter (inches)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	Project No. 06041111
1	4	CERCIS CANAD. FOREST PANSY	Forest Pansy Eastern Redbud	1818 8cm cal. 1.0m htd.	
2	2	MAGNOLIA S. TIMELESS BEAUTY	Southern Magnolia	1818 8cm cal. 1.0m htd.	
3	2	PRUNUS TERNstroemii	Diaprank Flowering Cherry	1818 8cm cal. 1.0m htd.	
4	15	ABELIA EDWARD SOUCHER	Dwarf Pink Abelia	12 pot 25cm ht. bushy	
5	15	ARGENTOPHYLLUS III. VAN JADE	Vancover Jade Kamikamnik	12 pot 30cm ht. bushy	
6	15	HYDRANGEA MACROPHYLLA	Big-leaved Hydrangea	12 pot 30cm ht. bushy	
7	15	PACHISANDRA TERMINALIS	Japanese Spurge	12 pot 30cm ht. bushy	
8	15	ROSEODENDRON STR. (MAY. TBO)	Standard Roseodendron	12 pot 30cm ht. bushy	
9	4	SKIMMIA NEROLIIFLORA	Shrimp Shrub	12 pot 45cm ht. bushy	
10	4	VIERNUNN BIRNCOOPII	Burnwood Viburnum	12 pot 30cm ht. bushy	

- NOTE: 1. All plant materials shall meet or exceed BCSLA/BCULM Standards.  
 2. All grass areas shall be sodded unless otherwise indicated.  
 3. "MAY. TBO" denotes hybrids to be determined at a nursery during inspection.  
 4. For all other requirements, see Landscape Specifications & Details on 0.5" x 11" sheets.  
 (To be provided for tendering use)

**MANG ROAD**



28

CIVIC ADDRESS  
 7271 GILBERT ROAD  
 RICHMOND, B.C.

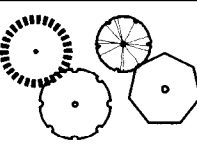
PLAN OF TREE SURVEY OF LOT 29  
 SECTION 18, BLOCK 4 NORTH, RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT, PLAN 13379



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FRED LIU & ASSOCIATES, INC.  
 BCSLA CSLA ASLA  
 3000 Scarborough Avenue Vancouver BC V6P 2L3  
 FAX: 604-271-1541 TEL: 604-271-1541



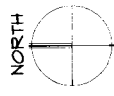
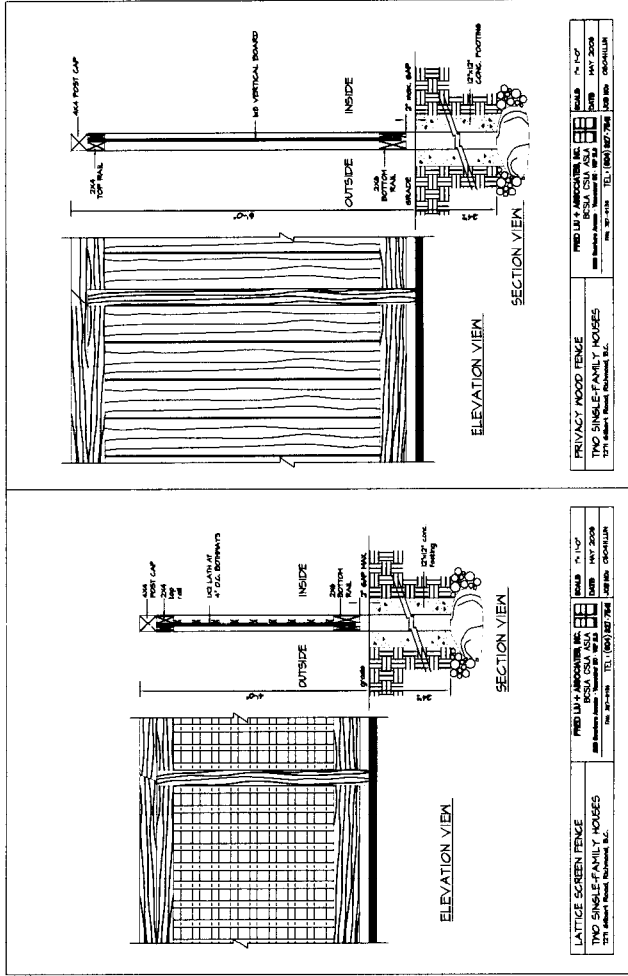
P L A N T L I S T ( P r e l i m i n a r y )		Project No: 060411.LUN		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	1 2 2 2	CERCIS CANAD. FOREST PANSY MAGNOLIA G. "TIMELESS BEAUTY" PINUS NIGRA PRUNUS YEDOENSIS AKEBONO	Forest Pansy Eastern Redbud Saucer Magnolia Austrian Pine Daybreak Flowering Cherry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



Project No. **TWO SINGLE-FAMILY HOUSES**  
 1271 GILBERT ROAD  
 RICHMOND, B.C.

Scale: 1" = 1' - 0"

Project No. **060411LUN**  
 Date: **MAY 2006**  
 Project Name: **LANDSCAPE DETAILS**

Author: **ML / FML**  
 Designer: **FML**

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**FRED LIU & ASSOCIATES, INC.**  
 BCQA CQA ASLA  
 2080 Steeles Avenue, Vancouver BC V6P 2J9  
 TEL: (604) 271-7541 FAX: 604-271-7541

Project No. **L-2**  
 Date: **MAY 2006**  
 Project Name: **LANDSCAPE DETAILS**

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 Project Name: **LANDSCAPE DETAILS**

## 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]

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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