



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

Date: September 1, 2006

From: Jean Lamontagne
Director of Development

File: RZ 05-301311

Re: **Application by Rosanne Costain for the discharge of Land Use Contract (LUC 007) and Rezoning of 11111 Steveston Highway to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That "11111 Steveston Hwy. be discharged from the provisions of "Land Use Contract (LUC 007)" and that Bylaw No. 8016, to rezone 11111 Steveston Hwy. to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

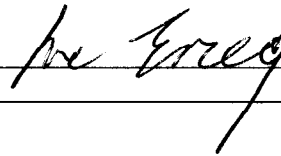


Jean Lamontagne
Director of Development

JL:dcb
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Rosanne Costain has applied to the City of Richmond for permission to discharge 11111 Steveston Hwy. from the provisions of Land Use Contract 007 and to rezone the property to Single-Family Housing District (R1-0.6) in order to permit the subject property to be subdivided into two single-family residential lots each approximately 10m (32.84 ft.) wide. A location map and aerial image are provided in **Attachment 1**.

Consideration of this rezoning application is dependent upon Council's approval of amendments proposed for Single Family Lot Size Policy 5434 which is being reviewed in conjunction with the rezoning application RZ 06-331753 for 11540 Williams Road and RZ 06-334342 for 11680 Williams Road.

The City has also received two other similar applications along Steveston Highway (**11091 Steveston Highway RZ 05-313184 and 11191 Steveston Highway RZ 05-304459**) These applications are being addressed separately. Their locations are shown in **Attachment 2**.

Findings of Fact

A site plan and a tree inventory for the subject property are provided in **Attachment 3**. A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 4**.

Surrounding Development

- To the North, East and West: Single-Family dwellings on medium to large sized lots (typically 13 to 20 metres wide) under Land Use Contract 007.
- To the South: GVTA (TransLink) bus terminal on a site zoned Light Industrial District (I2) and Business Park Industrial District (I3).

Public Consultation

Consultation with the neighbourhood was primarily through the process for amendment of Single-Family Lot Size Policy No. 5434 associated with the Rezoning applications for 11540 and 11680 Williams Road. The key issues in the area will have been addressed through those discussions.

Staff Comments

Staff Technical Review comments regarding the proposed redevelopment of this property are provided in **Attachment 5**. No significant technical concerns have been identified.

Analysis

Single-Family Lot Size Policy

The subject property is within Single-Family Lot Size Policy No. 5434 for which amendment proposals are being considered by Council under rezoning RZ 06-331753 and RZ 06-334342. This application for rezoning is consistent with the proposed amended Lot Size Policy which permits subdivision to Single-Family Housing District (R1-0.6) or Coach Housing District (R9)

for those properties fronting onto Steveston Highway between Shell Road and Seaward Gate provided that vehicle access is restricted to the existing rear lane.

Lane Establishment and Arterial Road Redevelopment

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policies contained in the OCP. The subject site has access to an existing operational lane. Vehicle access to the proposed lots is restricted to the existing lane through Bylaw No. 7222.

Tree Inventory

The applicant has indicated that all of the existing trees on the property are expected to be removed. It has been indicated that this will be necessary in order to accommodate the two new dwellings on the lot and to accommodate raising the lot's grade to address periodic surface water issues with the site. The City's Tree Protection Bylaw No. 8057, identifies seven (7) of the 27 trees shown on the site plan (**Attachment 3**) as protected trees.

In accordance with the OCP guidelines regarding tree preservation the applicant is expected to provide a two to one (2:1) ratio of replacement planting for the seven (7) Bylaw sized trees being removed. A landscape plan, prepared by a registered landscape architect is also required prior to final adoption of the rezoning bylaw in accordance with the OCP policies for Arterial Road Redevelopment. If the required landscape plan is not be able to accommodate fourteen (14) replacement trees, a cash contribution (\$500/tree) to the City's Park Development Fund is anticipated to address the shortfall in replacement planting.

Rezoning Application

The application for rezoning of 11111 Steveston Hwy. to R1-0.6, will allow subdivision of the property into two lots approximately 10 metres (32.84 ft.) in width and 335.5 m² (3611.4 ft²) each in area. This rezoning conforms to the proposed amended Single-Family Lot Size Policy No. 5434 and, from this perspective, the rezoning is supportable.

Future Subdivision

At subdivision stage, the applicant will be required to pay Development Cost Charges, School Site Acquisition Charges, Address Assignment fees and servicing costs.

Conditional Approval Requirements

Submission of a landscaping plan to the satisfaction of the Director of Development and the registration of a Flood Indemnity Covenant are requirements of final approval. The landscaping plan will need to address the replacement and / or compensation for the seven (7) Bylaw regulated trees proposed for removal from the site. Compensation / replacement will be sought at the Official Community Plan standard of 2 for 1 (i.e. 14 trees required).

Financial Impact

None

Conclusion

1. Staff have reviewed the application to rezone 11111 Steveston Hwy. to Single-Family Housing District (R1-0.6) for the purpose of creating two (2) single-family lots and have recommended its approval subject to the proposed amendments to Single Family Lot Size Policy 5434 being considered under RZ 06-331753.

2. The close proximity to the Ironwood Shopping Mall make this a desirable location for increased density over large lot single-family residential.

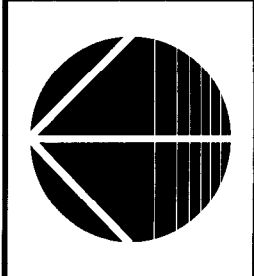
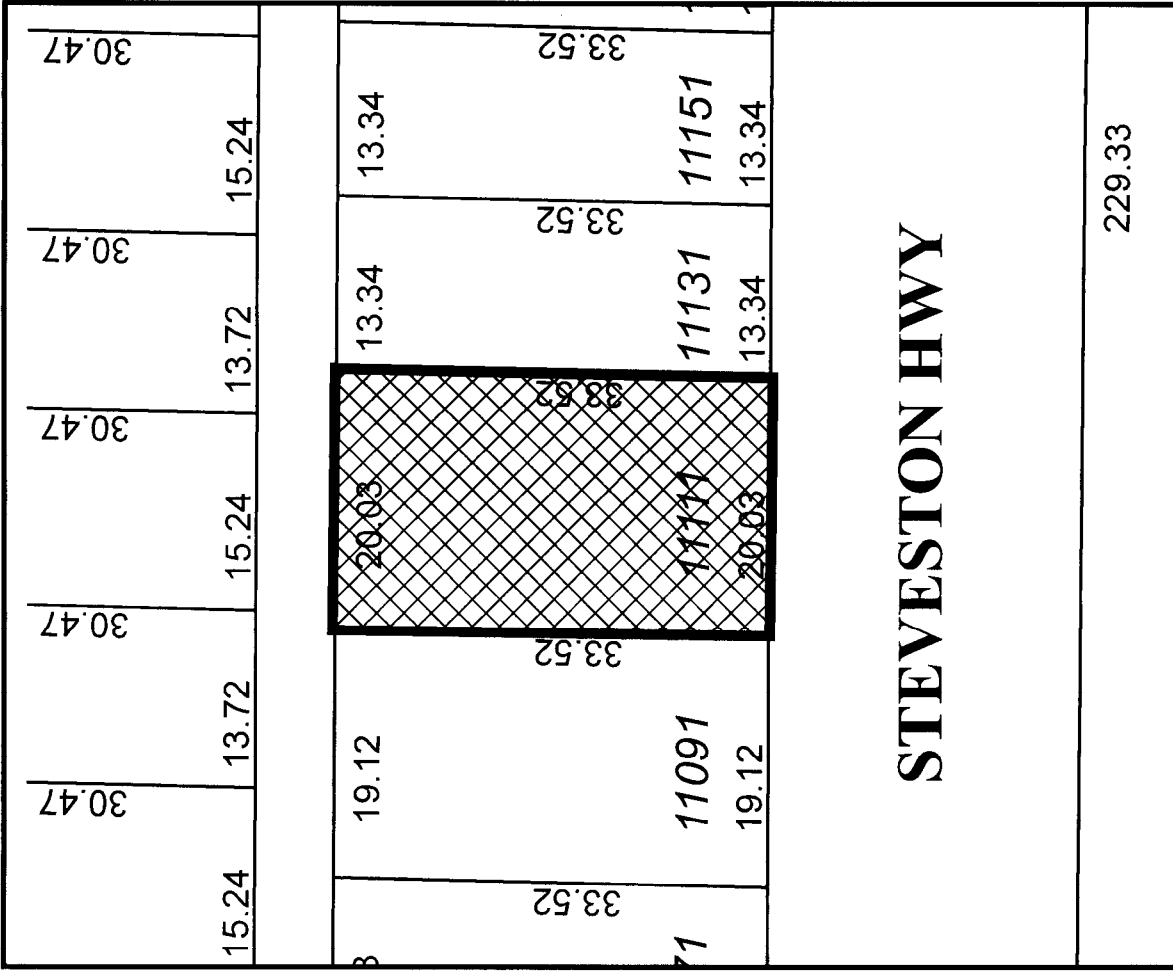
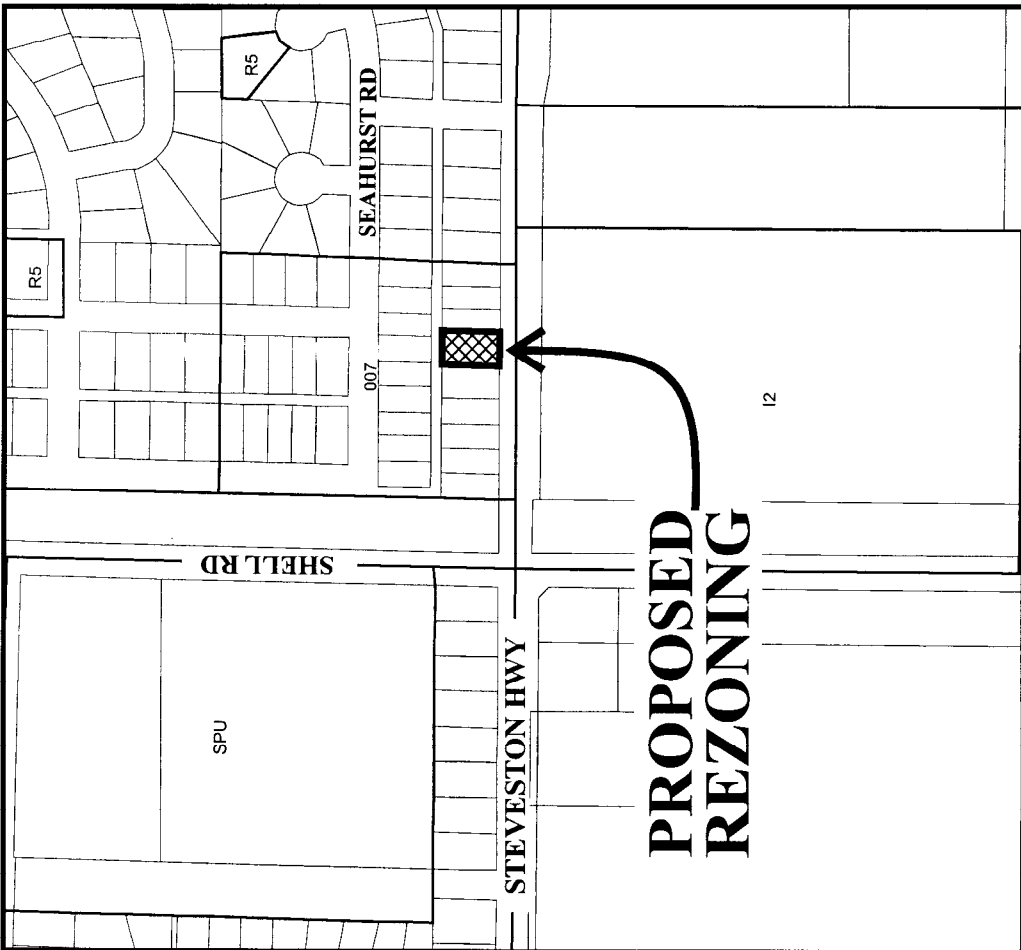


David Brownlee

Planner 2

DCB:cas

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|---------------|---|
| Attachment 1: | Location Map and Aerial Photograph |
| Attachment 2: | Context Map Showing Locations of Similar Applications |
| Attachment 3: | Site Plan |
| Attachment 4: | Development Application Data Sheet |
| Attachment 5: | Staff Technical Review Comments |
| Attachment 6: | Conditional Rezoning Requirements |



RZ 05-301311

Original Date: 06/01/05
 Revision Date:
 Note: Dimensions are in METRES



RZ 05-301311

Date: 05/04/06

Amended Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 362 SECTION 36
 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 44839

R-06-15207-TREE

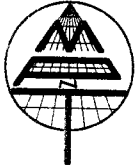
ATTACHMENT 3

SHOWING TREES ACCORDING TO CITY OF RICHMOND
 BYLAW No. 8014

PARCEL IDENTIFIER (PID): 004-335-678

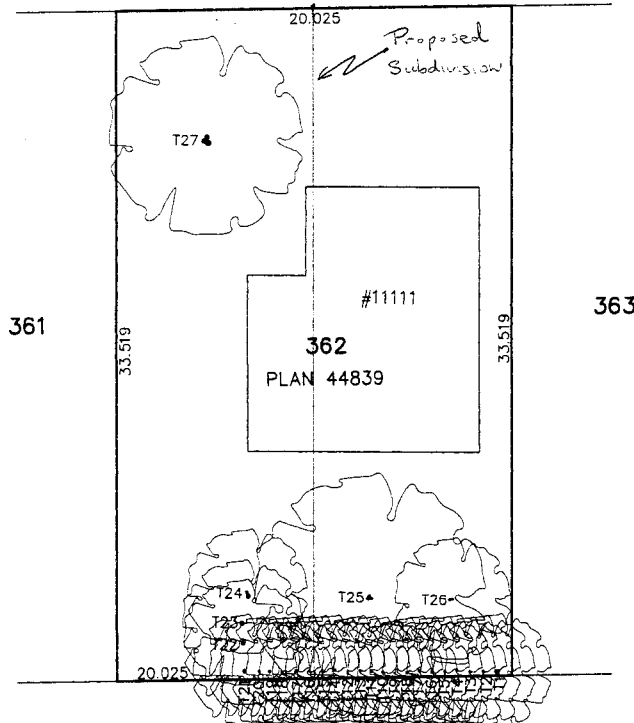
CIVIC ADDRESS
 #11111 STEVESTON HIGHWAY
 RICHMOND, B.C.

LANE



LEGEND
 SCALE 1:250

ALL DISTANCES ARE IN METRES



STEVESTON HIGHWAY

TREE TYPE	TRUNK DIAMETER #:	TREE TYPE	TRUNK DIAMETER #:
T1	CEDAR # 0.25	T15	CEDAR # 0.14
T2	CEDAR # 0.18	T16	CEDAR # 0.12
T3	CEDAR # 0.15	T17	CEDAR # 0.19
T4	CEDAR # 0.14	T18	CEDAR # 0.15
T5	CEDAR # 0.14	T19	CEDAR # 0.17
T6	CEDAR # 0.16	T20	CEDAR # 0.14
T7	CEDAR # 0.14	T21	CEDAR # 0.21
T8	CEDAR # 0.15	T22	CEDAR # 0.22
T9	CEDAR # 0.10	T23	CEDAR # 0.23
T10	CEDAR # 0.15	T24	CEDAR MULTIPLE# 0.18, 0.25
T11	CEDAR # 0.14	T25	DECIDUOUS MULTIPLE# 2#0.18, 0.21
T12	CEDAR # 0.13	T26	DECIDUOUS MULTIPLE# 0.16, 0.14
T13	CEDAR # 0.13	T27	BIRCH MULTIPLE# 2#0.27, 0.31
T14	CEDAR # 0.13		

NOTE:

The applicant is
 proposing to remove
 all the trees from
 the lot.

© COPYRIGHT

MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS
 #210 - 8171 COOK ROAD
 RICHMOND, B.C.
 V6Y 3T8
 PH: 604-270-9331
 FAX: 604-270-4137
 CADFILE: 15207-TREE.flx

NOTES: LEGAL PROPERTY DIMENSIONS ARE SUBJECT TO
 CONFIRMATION BY FIELD SURVEYS.

LOCATION OF BUILDING, AS SHOWN, IS FROM
 HISTORICAL RECORDS ONLY AND IS INDICATED
 FOR GENERAL REFERENCE PURPOSES ONLY.


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
RZ 05-301311

 Address: 11111 Steveston Highway

 Applicant: Rosanne Costain

Planning

 Area(s): Shellmont

	Existing	Proposed
Owner:	Rosanne Elaine Costain	Same
Site Size (m²):	671 m ² (7222.82 ft ²)	Two lots of 335.5 m ² (3611.4 ft ²) each.
Land Uses:	Single Family Residential	Same
OCP Designation:	Neighbourhood Residential	Same
702 Policy Designation:	Subdivision permitted as per R1/E	Subdivision permitted as per R1-0.6 provided that access is to the existing rear lane.
Zoning:	LUC 007	R1-0.6
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	12.06 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 50%	Satisfies Requirements	none
Lot Size (min. dimensions):	270 m ²	335.5 m ²	none
Setback – Front Yard (m):	Min. 6 m	Satisfies Requirements	none
Setback – Side & Rear Yards (m):	Min. 1.2 m side yard 6 m rear yard	Satisfies Requirements	none
Height (m):	2.5 storeys	Satisfies Requirements	none
Off-street Parking Spaces – Total:	2	4	none

 Other: Tree replacement compensation required for loss of significant trees in good health as per the City's Tree Protection Bylaw 8057.

Staff Technical Comments

Engineering Works Design

The application does NOT conform to the existing Single Family Lot Size Policy No. 5434, which to the time of writing, is being reviewed under RZ 06-331753.

Policy Planning

Amendments to Single Family Lot Size Policy No. 5434 proposed under RZ 06-331753 need to be approved in order to allow this application to proceed. The City has, in other cases, approved small lot subdivisions along arterials under similar conditions. The presence of the existing rear laneway lends support to the proposed subdivision.

Registration of a Flood Indemnity Covenant and the submission of an appropriate landscaping plan are conditions for final approval.

Vehicular Access will be controlled through Bylaw 7222 which will restrict access to the existing rear lane only. No other concerns.

Conditional Rezoning Requirements
11111 Steveston Highway RZ 05-301311

Prior to final adoption of Zoning Amendment Bylaw 8016, the developer is required to complete the following requirements:

- 1. Submission of a landscaping plan, to the satisfaction of the Director of Development, for each lot. The landscape plan is expected to provide fourteen (14) replacement trees in accordance with OCP Guidelines on tree preservation. In the event that these trees cannot be accommodated on-site the City will accept cash-in-lieu a contribution of \$500 per tree to the Parks Development Fund.

- 2. Registration of a Floodplain Indemnity Covenant for each lot.

[Signed Original on File]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8016 (RZ 05-301311)
11111 STEVESTON HIGHWAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge the property described below from the provisions of "Land Use Contract 007" from the following area:

P.I.D. 004-335-678

Lot 362 Section 36 Block 4 North Range 6 West New Westminster District Plan 44839

2. That 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. 004-335-678

Lot 362 Section 36 Block 4 North Range 6 West New Westminster District Plan 44839.

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8016**".

FIRST READING


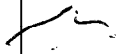
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER