



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** September 1, 2006
From: Jean Lamontagne **File:** RZ 05-321176
Director of Development
Re: **Application by Julian Rey for Rezoning at 7311 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

Staff Recommendation

That Bylaw No. 8058, for the rezoning of 7311 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

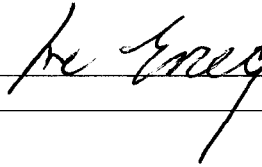


Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Julian Rey has applied to the City of Richmond for permission to rezone 7311 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: Two (2) Single-Family dwellings on large lots zoned R1/E fronting onto Gilbert Road. 7271 Gilbert Road is under Development Application (RZ 04-273100) to permit a similar Coach House proposal.

To the East: Gilbert Road, and then Multi-family dwellings on land zoned Townhouse and Apartment (R3) or CD/58.

To the South: Four (4) medium sized lots zoned R1/B with a laneway at the rear.

To the West: Single-Family dwellings on large lots zoned R1/E fronting onto Mang Road and Chatterton Road.

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, each approximately 10.35 m wide, with lane access.

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 fourteen (14) bylaw-sized trees were noted on site. The applicant is proposing to remove two (2) trees to allow the construction of the future lane and an additional ten (10) trees within the permitted building envelope to accommodate the future dwellings and detached garages with coach houses. The applicant has agreed to preserve the large Cedar tree located in the front yard and wish to retain the Holly tree at the northeast corner of the site though the arborist recommends removal as this is a marginal retention tree (see Arborist Report in **Attachment 5**). Tree protection barriers around these two (2) trees have already been installed and will remain on site until the construction of the future dwellings is completed.

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, twenty-four (24) replacement trees are required (ten (10) at 6 cm calliper, two (2) at 8 cm calliper, eight (8) at 9 cm calliper, and four (4) at 11 cm calliper). Due to the configuration of the future lots and building footprints, the applicant is proposing to plant and maintain eight (8) replacement trees each at 6 cm calliper on site and contribute \$8,000 towards the Park Improvement Fund in-lieu of the balance of the replacement trees. The applicant is also proposing to plant a combination of shrubs and ground covers on the front yards to enhance the streetscape. 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 \$6,307 prior to final adoption of the rezoning bylaw.

Site Servicing

Prior to final adoption of the rezoning bylaw, the developer shall dedicate 6 m across the entire west edge of their site for future lane extension. Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is also required.

With future subdivision, the developer is to enter into the City's standard Servicing Agreement to design and construct the laneworks at their sole cost. Works include, but are not limited to, 5.10 m lane construction with roll curb and gutter on both sides, storm sewer, and street lighting. Developer is also requested to propose a new fence on the neighbours' side of the new lane and construct it at their sole cost. Furthermore, the developer is required to continue the works done via SA98-153600 immediately south, create a 1.50 m grass and treed boulevard on Gilbert, with a new 1.50 m sidewalk behind that. All works are at the developer's sole cost; no credits apply.

Analysis

This is a relatively straightforward redevelopment proposal. It is noted that a partial laneway already exists 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. 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

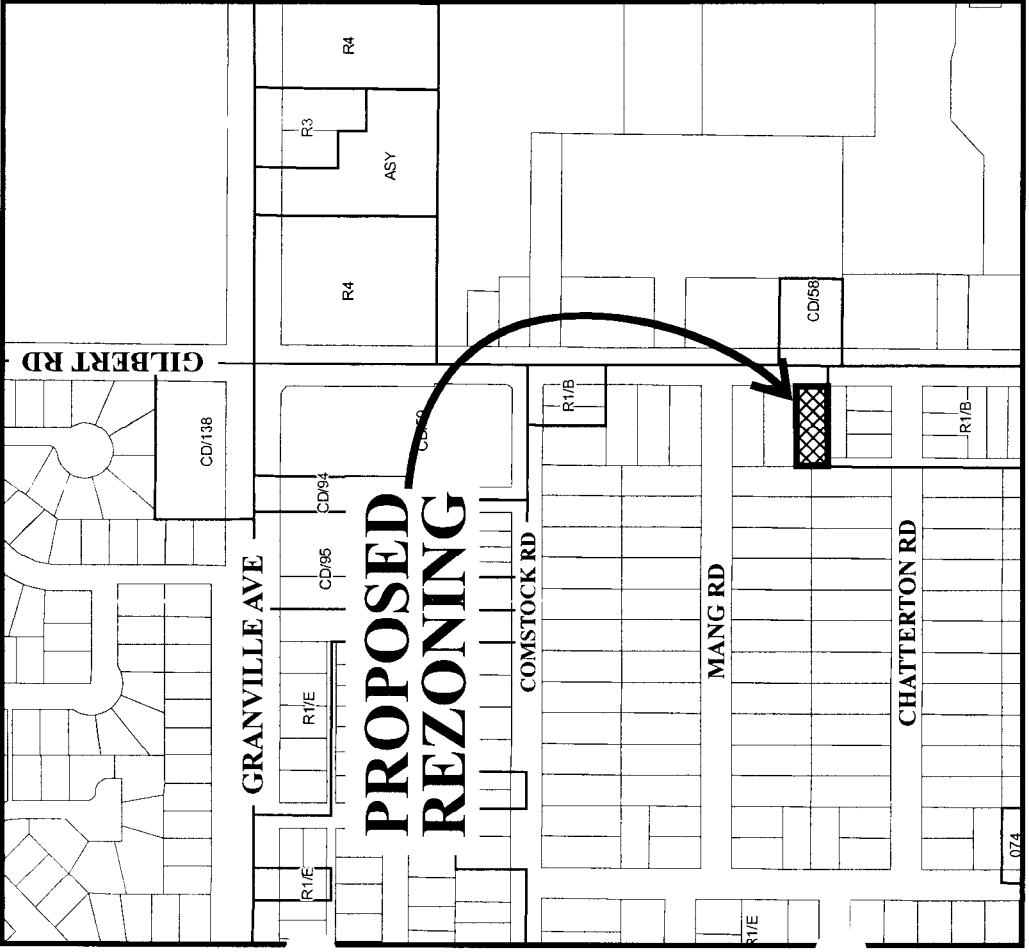
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5408
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Preliminary Landscape Plan

The following must be completed prior to final adoption of the rezoning bylaw:

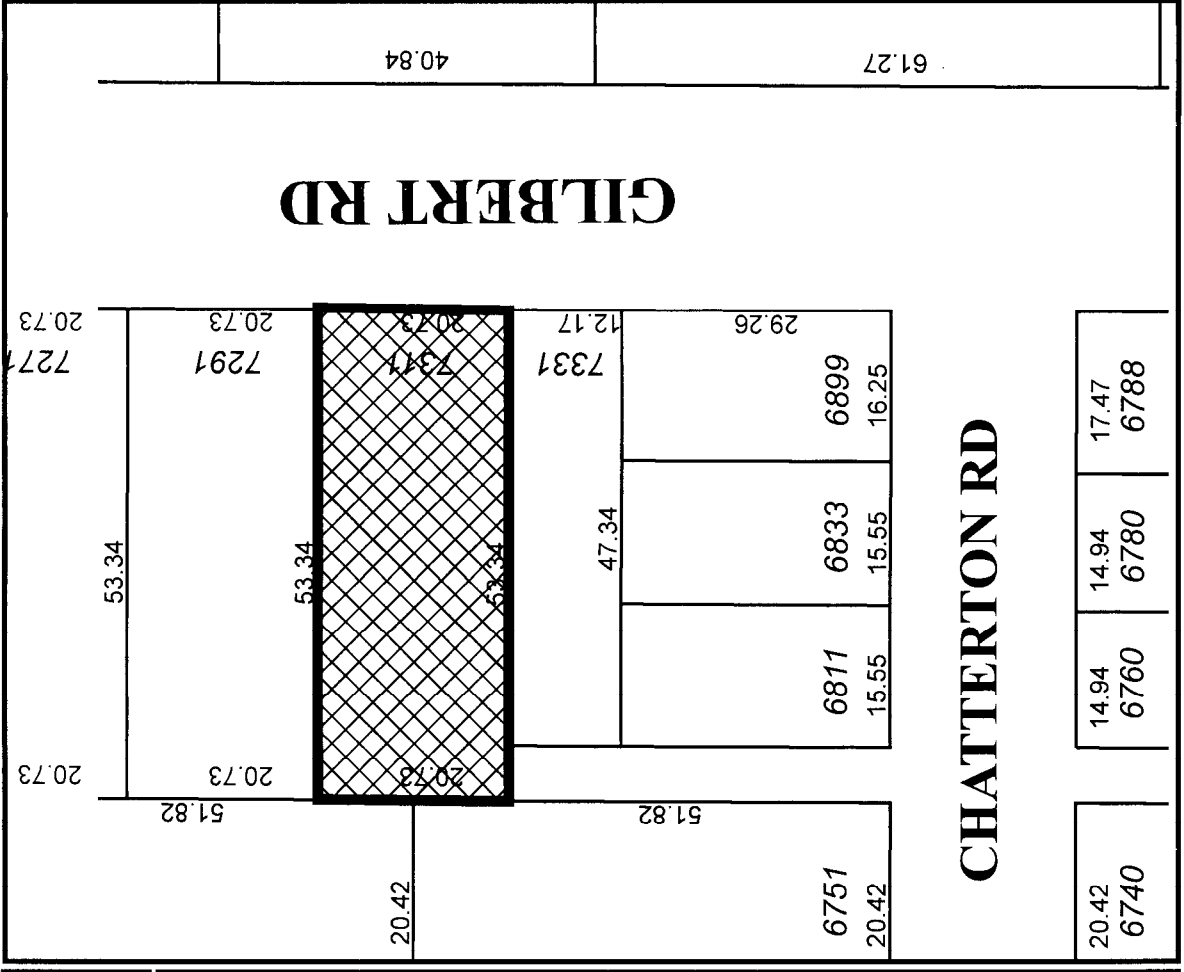
1. Submission of a Landscaping Security to the City of Richmond in the amount of \$6,307 for the landscape works as per the landscape plan prepared by Ito & Associates, dated August 31, 2006, and attached to the Report to Committee dated September 1, 2006.
2. Contribution of \$8,000 in-lieu of seventeen (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.

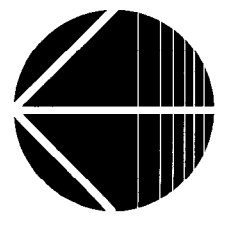
Prior to Subdivision Approval:

1. Enter into a Servicing Agreement for the design and construction of Lane improvements along the rear property line of the site.
2. Propose and construct a new fence on the neighbours' side of the new lane.
3. Create a 1.50 m grass and treed boulevard on Gilbert, with a new 1.50 m sidewalk behind that similar to the works done via SA98-153600.



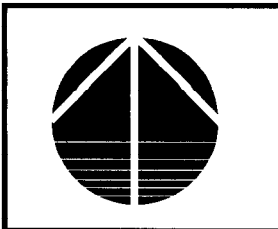
**PROPOSED
REZONING**





RZ 05-321176

Original Date: 01/11/06
 Revision Date:
 Note: Dimensions are in METRES



RZ 05-321176

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: 7311 Gilbert Road

Applicant: Julian Rey

| | Existing | Proposed |
|-----------------------------------|--|--|
| Owner: | Julian Rey | To be determined |
| Site Size (m²): | 1,106 m ² (11,905 ft ²) | 552 m ² (5,945 ft ²) each |
| Land Uses: | Single-Family Residential Dwelling | Two Residential Coach House Lots |
| OCP Designation: | Low Density Residential | No Change |
| 702 Policy Designation | R1-0.6 or R/9 | No change |
| Zoning: | Singe-Family Housing District, Subdivision Area E (R1/E) | Coach House District (R9) |
| Number of Units: | 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 ² | 552 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.



| | | |
|-------------------|---|-------------|
| 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:

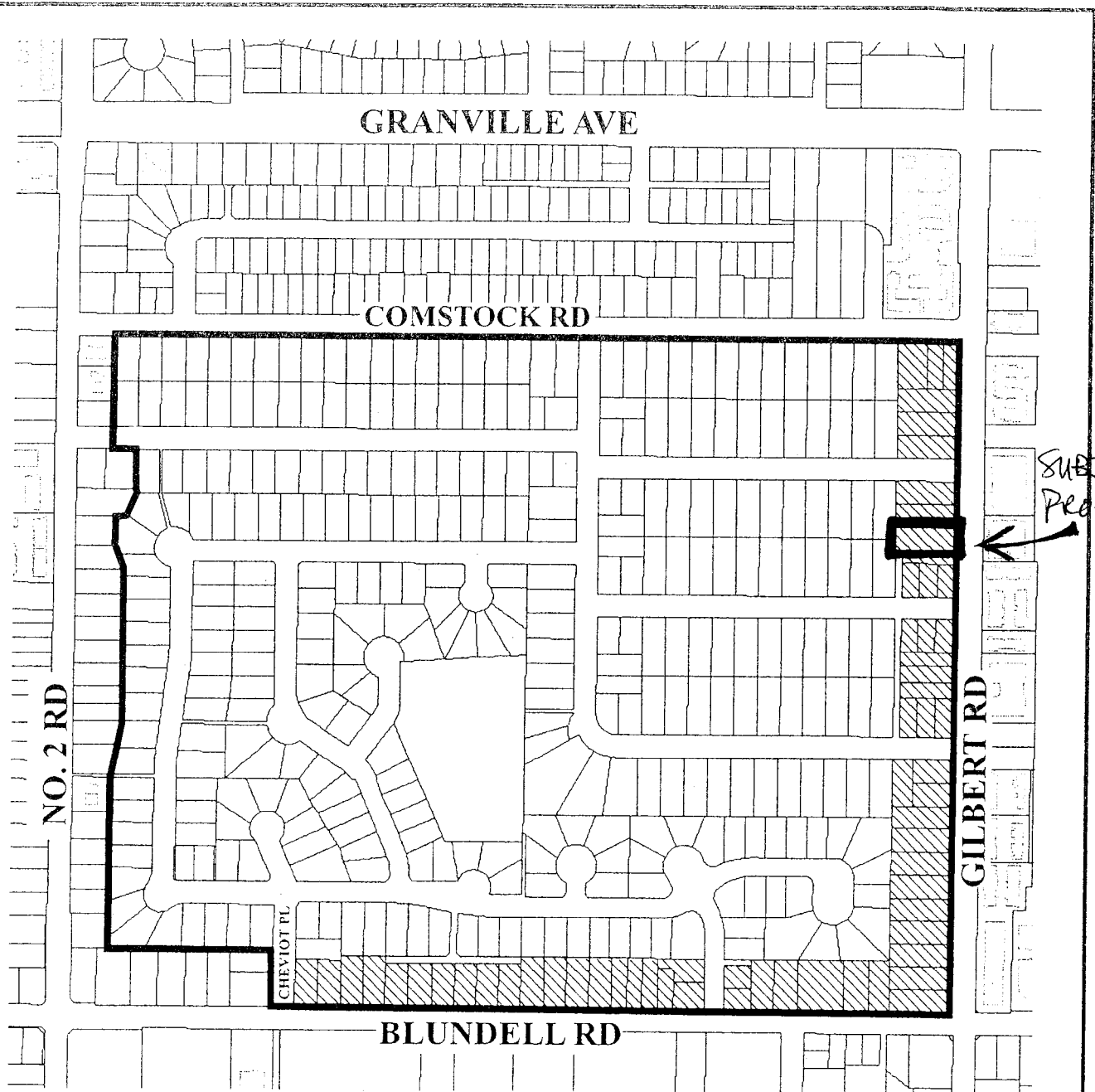
The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

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

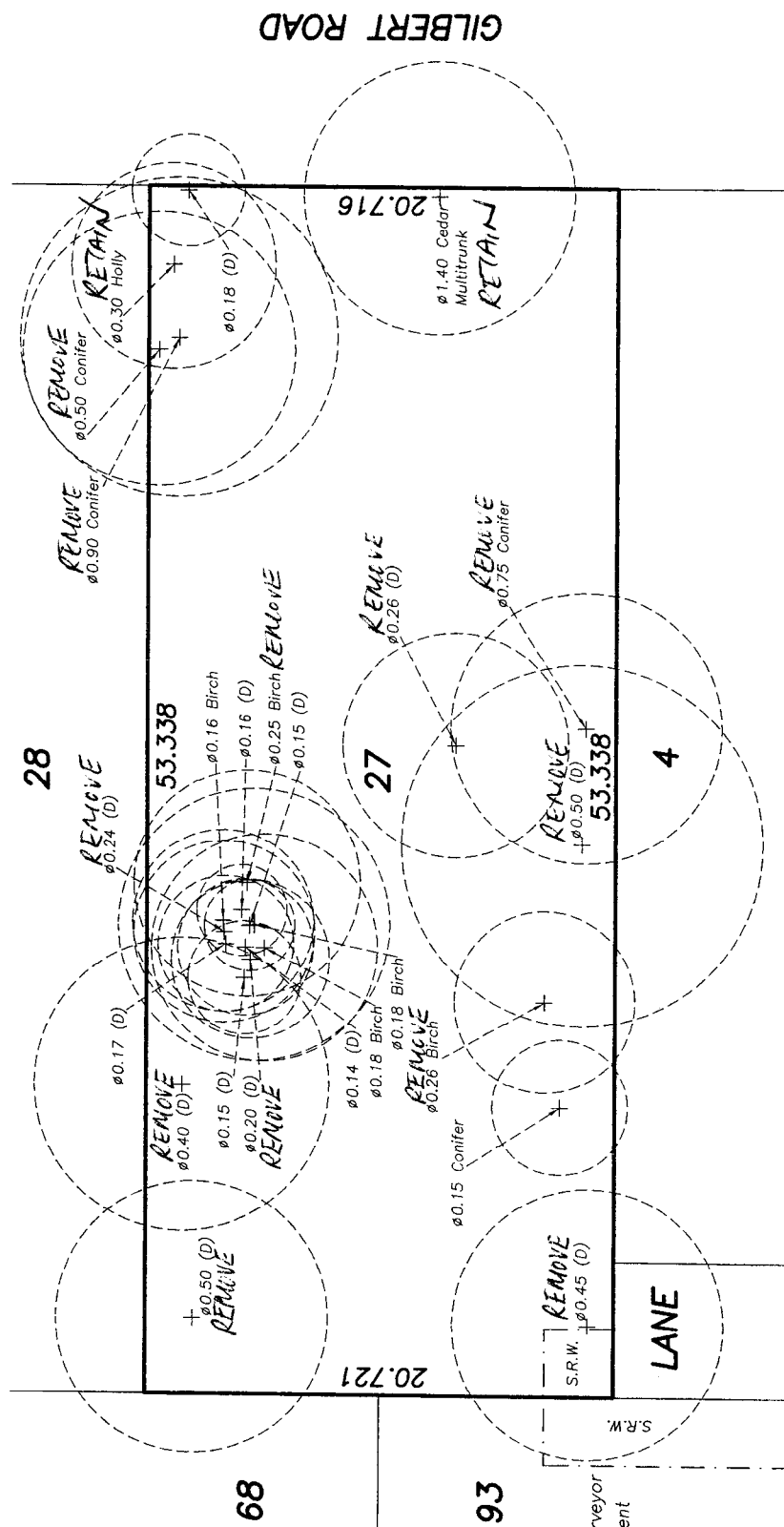
Amended Date: 05/15/06

**PLAN OF TREE SURVEY OF LOT 27 OF SECTION 18 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 13379**

#7311 GILBERT ROAD
RICHMOND, B.C.
P.I.D. 003-460-061

© 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. 2990
FB-75, P103-105
Drawn By: GB

DWG No. 2990-TREE



LEGEND
(D) denotes deciduous tree.

SURVEY COMPLETED ON APRIL 12th, 2006.

ARBORTECH CONSULTING LTD

MEMORANDUM:

August 4, 2006

File: 06161

Attn.: **Edwin Lee**

City of Richmond

6911 No. 3 Road

Richmond B.C. V6Y 2C1

Cc: Julian Rey
Derek Dang
Masa Ito

Project: **7311 Gilbert Road Richmond
2 Lot Subdivision**

Re: **Tree Retention Assessment**

Dear Lee,

As requested by the owner, I have undertaken a detailed assessment of 3 existing trees located in the front yard of the above noted site. The existing lot is proposed to be subdivided to accommodate two new homes with garages in the rear. The majority of the site will be fully disturbed due to the extensive site coverage of the proposed buildings. The front yard contains 3 trees identified by the landscape architect as being candidates for retention. This report provides a summary of the present condition of the subject trees, and recommendations for retention and protection according to my findings.

TREE ASSESSMENT

The trees were inspected on July 31 2006 to assess their health and structural integrity using visual tree assessment methods. Details are described below.

| Tree # | Dbh ¹ | Species | Assessment |
|--------|---------------------|-------------------|---|
| 1 | Varies (9 stems) | Western redcedar | This multiple stemmed tree has a stout crown with inherent limb tying to hold the weakly joined leaders together. The root zone is moderately mounded at the base of the trunk, and grades are generally lower than the sidewalk. It is vigorous and viable as a retention tree subject to protection measures being implemented. |
| 2 | 20 | English hawthorne | This tree is half dead, with minimal live foliage remaining. It has been headed back at a height of 1.2m and is permanently impaired structurally. It is also suppressed by the adjacent tree(s) to the west. |
| 3 | 18 to 23 multi | English holly | The multiple leaders are joined at the base of this tree with strong unions, and with a normal form for the species. It is asymmetrical toward the west due to shading and suppression from the large hemlock tree located to the west. If retained, the western side of the tree would be bare of foliage. |

¹ Dbh denotes the diameter of the trunk measured at a height of 1.4m above grade (multiple stem sizes are noted)

In addition the above trees, there are several trees located within the building envelopes that are proposed for removal. Those trees were not assessed, but it is worthy of noting that the large hemlock mentioned in the assessment comments for tree 3 is in very poor condition and may be a hazard risk to the site. If the project is delayed in any way, this tree should be assessed and treated accordingly as soon as possible.

RECOMMENDATIONS

Based on the condition of the subject trees:

- Tree # 1 should be retained and protected. This cedar is relatively open grown and will provide a mature landscape element to the project.
- Tree # 2 is dying and is not worthy of any special effort to save it. It would not survive much longer even in its present growing environment due to the advanced state of decline.
- Tree # 3 is a marginal retention tree. It is a judgement call to save this tree considering the aesthetic issues. It will likely survive the construction if protected adequately, however it would be more appropriate to remove and replace it with a new nursery supplied tree that can be planted at the proper elevation and with sufficient soil resources to allow it to thrive. I recommend removal and replacement, but the owner may choose either option at his discretion.

TREE PROTECTION

In order to mitigate the potential for construction impacts to retained trees, they will need to be protected from damage. Note that direct mechanical impacts to trunks, limbs and roots cannot be repaired. A tree will suffer permanent damage from these wounds. Also, indirect damage to roots by excavation too close to the trunk, soil compaction from machinery driving on the soil, changes in the drainage regime, or fill placement suffocating the roots may not show symptoms immediately, but these disturbances could kill or destabilize the tree.

- Install temporary tree protection fencing to the dripline (crown extents) before any land clearing, demolition or construction phases commences.
- If encroachment into any tree retention area is required for any reason, it should be authorized in advance by the project arborist. Special measures may need to be implemented to allow access, and some activities will not be allowed.
- Underground services, drainage components (especially pipes and swales), and finished grading shall not cause any grade changes (any excavation or fill) within the tree retention areas, and grade changes of surrounding lands that would result in storm water accumulation or depletion within the tree protection zone is not appropriate.
- Activities within and access to the tree retention areas are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction supplies, construction materials and/or waste materials. Vehicles and equipment may not pass within these zones. The retained trees may not be used to affix signs, lights, cables or any other device. Pruning, root pruning or any other treatment to the retained trees must be performed by a qualified arborist or under the direction of the project arborist.

- Retained trees or tree retention areas should be re-inspected by the project arborist prior to the occupation of the site, and/or whenever the site superintendent or owner deems necessary.
- During the landscape installation, it is just as important to consider the above criteria and recommendations. Some tree species can be killed by adding as little as 2 inches deep topsoil to their root zone.
- Additional treatments related to tree protection may be specified at the discretion of the project arborist and are described below.

POSSIBLE TREE TREATMENTS

Root Pruning - The trees being retained in close proximity to any excavation will require monitoring and inspection during the excavation process. Roots that are encountered must be pruned cleanly at the excavation limits, in order to protect the roots from being damaged at a point closer to the tree, and to initiate re-growth of roots. Further detail of root pruning methods will be provided if the treatment is required.

Pruning - The retained trees can be pruned in order to meet site safety and landscape objectives, for example to clean deadwood from the crown and to increase lines of sight by crown raising (removing lower limbs). Other treatments such as remedial pruning may be required if branches are wounded or damaged. Trees that may be increased exposure to wind and that have dense crowns may need to be thinned by light spiral pruning methods. All treatments would require hiring a tree service company, and would be restricted to completion by a qualified arborist who can demonstrate competency in proper pruning techniques. The full scope of the treatments can be provided in a specification developed by the project arborist.

Mulching - Trees that may be affected by disturbance may benefit from a protective layer of mulch over their root zones. Trees that have new direct sun exposure to the soil caused by the removal of adjacent trees, or that may have soil desiccation related to adjacent excavation may require treatment. Placement of 75 mm of bark mulch over the root zone of affected trees may be prescribed by the project arborist.

Supplemental Watering - The retained trees may be prone to drought stress from changes to their growing environment. Along with other factors, impacts from root loss, lateral drainage from soil exposed to excavations, and partial clearing of a site causing increased evaporation from the soil may require intervention. In some cases, retained trees may require manual watering of their root zones for an interim period as they adjust to the new disturbance around them. This may require a water source close by, or the use of a water truck. A contractor may need to be hired to provide such services.

If you have any questions please call me at 604 275 3484 to discuss.

Regards,



Norman Hol
Consulting Arborist
ISA Certified Arborist, Qualified Wildlife and Danger Tree Assessor

Enclosure; none

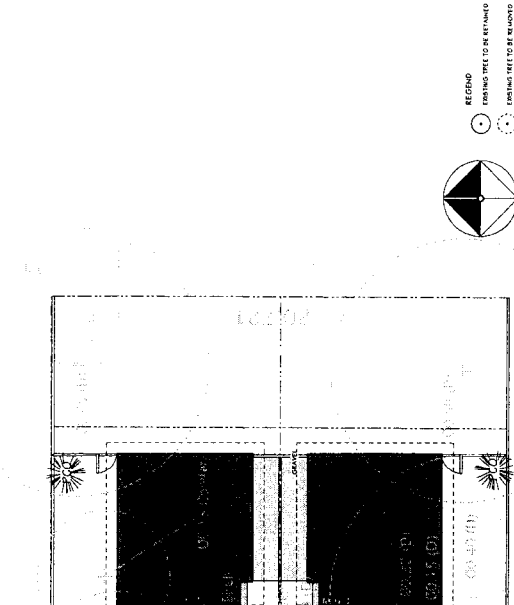
AUG 10, 2008
 LANSBURY
 LANSBURY ARCHITECTS
 2180 HIVE STREET
 RICHMOND, B.C. V6V 2K4
 TEL: 604-275-1836
 FAX: 604-275-1836
 EMAIL: lansa@lansa.ca

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 2180 HIVE STREET
 RICHMOND, B.C. V6V 2K4
 TEL: 604-275-1836
 FAX: 604-275-1836
 EMAIL: itoa@ito.ca

7311 GUILBERT RD
 RICHMOND, B.C.

LANDSCAPE PLAN

Scale: 1" = 10'-0"
 Date: 08/10/08
 Sheet: L1 of 2

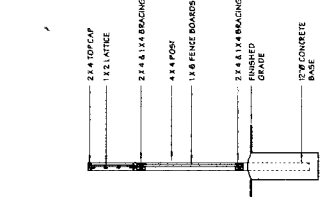


PLANT LIST

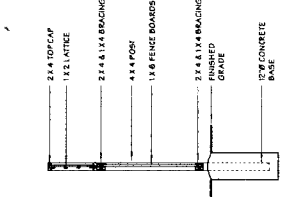
PROJECT ADDRESS

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|--|-----|-----------------------------------|-------------------------|----------------|
| TREES | | | | |
| AP | 3 | ACER PALMUTUM | JAPANESE MAPLE | 6.0cm Cal. BAB |
| CF | 2 | CORNUS FLORIDA 'RUBRA' | PINK DOGWOOD | 6.0cm Cal. BAB |
| MSL | 1 | MAHONIA SOLIDA 'ANGRANA' | PURPLE SAUCER MAHONIA | 6.0cm Cal. BAB |
| PCO | 2 | PICOLODRUM | SERRANI SPICE | 3.0m HT. BAB |
| SHRUBS | | | | |
| AJ | 6 | AZALEA JAPONICA ** | JAPANESE AZALEA | #2 POT |
| CS | 2 | CORNUS SP. | COMMON DOGWOOD | #2 POT |
| EC | 4 | ERICACEAE SP. | WINTER HEATHER | #2 POT |
| LA | 4 | LEUCOTHORAX AILLARIS | COAST LEUCOTHORAX | #2 POT |
| RO | 4 | ROSA HEDDLEYANA | ROSE | #2 POT |
| RM | 4 | ROSA HEDELLI | MEDLAND ROSE | #1 POT |
| SJA | 2 | SPINEA JAPONICA 'ANTHONY WATERER' | ANTHONY WATERER SPIRAEA | #2 POT |
| VD | 5 | VIBURNUM DIVINUM | DAVID'S VIBURNUM | #2 POT |
| GROUND COVERS | | | | |
| AU | 20 | ARCTOSTAPHYLOS UVA URSI | KOPPINNICK | #SP3 POT |
| PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS | | | | |
| BC | 10 | BERGENIA CRASSIFOLIA | HEARTLEAF BERGENIA | #1 POT |
| LVA | 8 | LAVANDULA ANGSTROMII | ENGLISH LAVENDER | #1 POT |

REGARD
 INDICATES ITEMS TO BE RETAINED
 DOTTED CIRCLES
 INDICATES ITEMS TO BE NEW



1 METAL FENCE DETAIL
 SCALE: 1/2" = 1'-0"



2 6' HT WOOD FENCE
 SCALE: 1/2" = 1'-0"

2.4 TOP CAP
 1.82 LATTICE
 2.4 4.1 X 4 BRACING
 4.84 POST
 1.86 FENCE BOARDS
 2.4 4.1 X 4 BRACING
 FINISHED GRADE
 12" W CONCRETE BASE

6' FT MAX
 6' FT MAX
 2.4 FT

6.0 FT
 2.4 FT
 4.8 FT

6.0 FT GATE CORNER POST
 SET IN CONCRETE
 1" X 2" TOP AND BOT HOLES
 3/4" X 5/8" X 1/2" TUBES CAPPED
 COLOUR TO BE DETERMINED AT LATER DATE



1.0 FT
 2.4 FT

GILBERT ROAD

00-38 Holly To be retained

1 1

AUG 27 2008
 3180 Hurst Street
 Vancouver, BC V6S 2B6
 AUG 28 2008
 3180 Hurst Street
 Vancouver, BC V6S 2B6
 AUG 29 2008
 3180 Hurst Street
 Vancouver, BC V6S 2B6
 AUG 30 2008
 3180 Hurst Street
 Vancouver, BC V6S 2B6
 AUG 31 2008
 3180 Hurst Street
 Vancouver, BC V6S 2B6
 REVISED / ISSUES

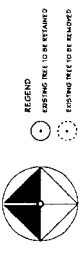
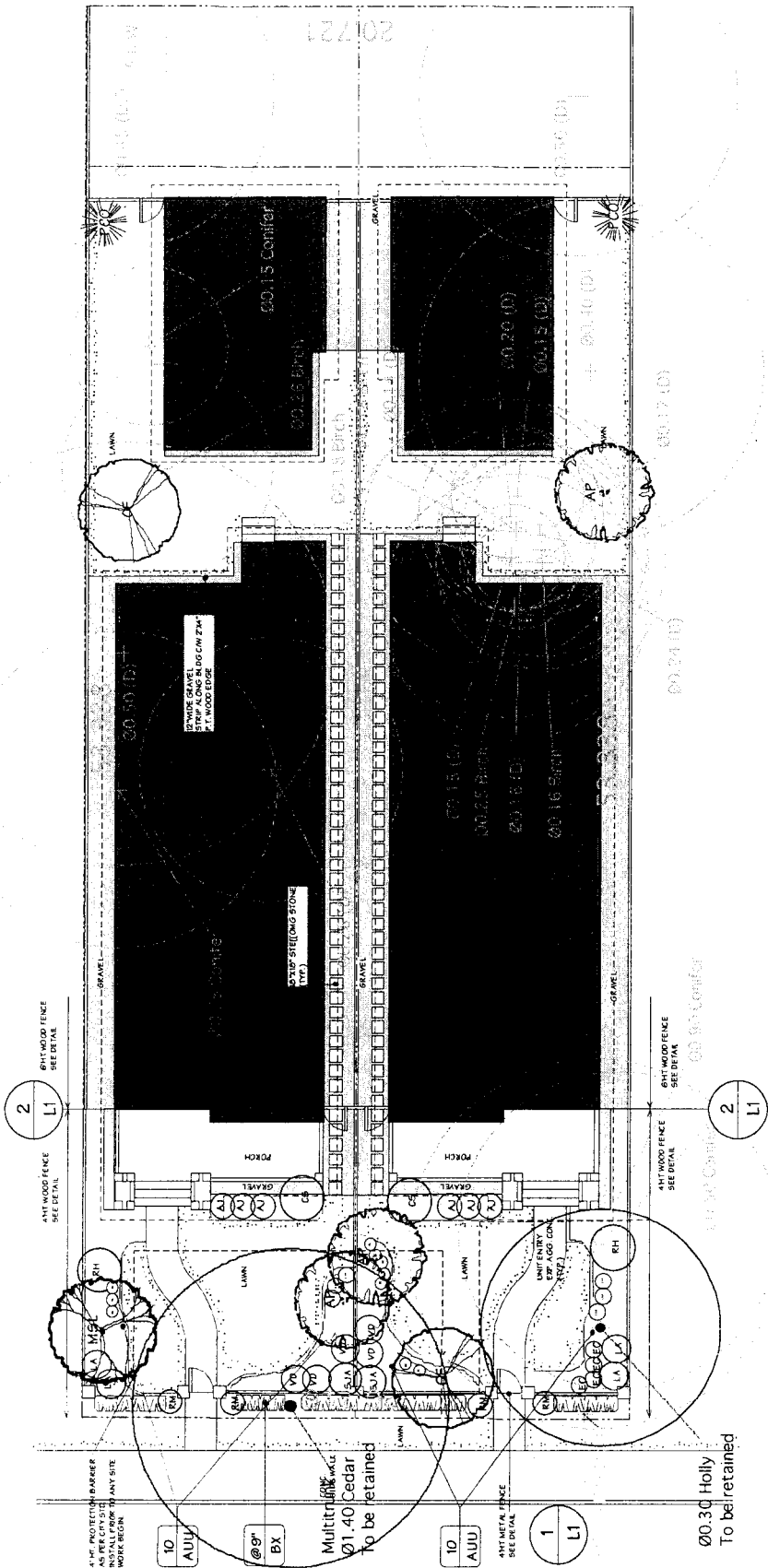
ITO
 & ASSOCIATES
 Landscape Architects
 3180 Hurst Street
 Vancouver, BC V6S 2B6
 Telephone: (604) 275-6658
 Email: iro@irotech.ca

Project:
 7311 GILBERT RD.
 RICHMOND, B.C.

Drawing Title:
 LANDSCAPE PLAN

| NO. | DATE | BY | CHKD. |
|-----|-------|-----|-------|
| 1 | 08/27 | ITO | ITO |
| 2 | 08/27 | ITO | ITO |

L2 of 2



GILBERT ROAD



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8058 (RZ 05-321176)
7311 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. 003-460-061

Lot 27 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 8058”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|-----------------------------------|
| CITY OF RICHMOND |
| APPROVED by |
| <i>il</i> |
| APPROVED by Director or Solicitor |
| <i>il</i> |

MAYOR

CORPORATE OFFICER