



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** July 12, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-572975
Director of Development
Re: **Application by Gurjit Bapla for Rezoning at 9640/9660 Seacote Road from
Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendation

That Bylaw No. 8796, for the rezoning of 9640/9660 Seacote Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Gurjit Bapla has applied to the City of Richmond for permission to rezone 9640/9660 Seacote Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into two (2) single-family lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located in an established residential neighbourhood consisting primarily of single-detached dwellings on large-sized lots. Development immediately surrounding the subject site is as follows:

To the North: An existing single-family dwelling on lot zoned Single Detached (RS1/E) and a duplex on lot zoned Two-Unit Dwellings (RD1) fronting King Road;

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Seaport Avenue;

To the South: An existing single-family dwelling on lot zoned Single Detached (RS1/E); and

To the West: Across Seacote Road, an existing non-conforming duplex on lot zoned Single Detached (RS1/E).

Related Policies & Studies

Lot Size Policy 5409

The subject site is located within the area covered by Lot Size Policy 5409 (adopted by Council April 10, 1989 and amended July 16, 2001) (**Attachment 3**). This Policy permits existing duplexes to split into two (2) lots. This redevelopment proposal would enable the property to be subdivided in accordance with the provision of Single Detached (RS2/B); each lot would be approximately 12.97 m wide and 445 m² in area.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$ 5,275). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on one (1) of the two (2) future lots at the subject site, the applicant will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Public Input

There has been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) and a Certified Arborist's report were submitted in support of the application. The Tree Survey indicates that there are no trees located on site. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations that:

- No tree protection fencing is required on site to retain an existing neighbouring tree located on the property to the north (11440 King Road); and
- Tree protection fencing should be installed 1.2 m from the east property line to protect a Cedar hedge on the adjacent property to the east at 11351 Seaport Avenue.

Tree Planting

Council Policy 5032 encourages property owners to plant a minimum of two (2) trees per lot in recognition of the benefits of urban trees (minimum 6 cm calliper deciduous or 3 m high conifer). The applicant has agreed to plant and maintain a total of four (4) trees on the future lots [two (2) per future lot]. Prior to rezoning adoption, the applicant must submit a security in the amount of \$2,000 (\$500/tree) to ensure new trees are planted and maintained on-site.

Site Servicing

No servicing concerns with rezoning. Prior to approval of subdivision, the developer will be required to pay for servicing costs. The developer has been advised of the existing 3 m sanitary sewer right-of-way (ROW) along the entire north and east property lines.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5409. All the relevant technical issues have been addressed.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application is to permit subdivision of an existing large lot with a non-conforming duplex into two (2) medium sized lots that comply with Lot Size Policy 5409 and all applicable policies and land use designations contained within the Official Community Plan (OCP). On this basis, staff recommend support of the application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

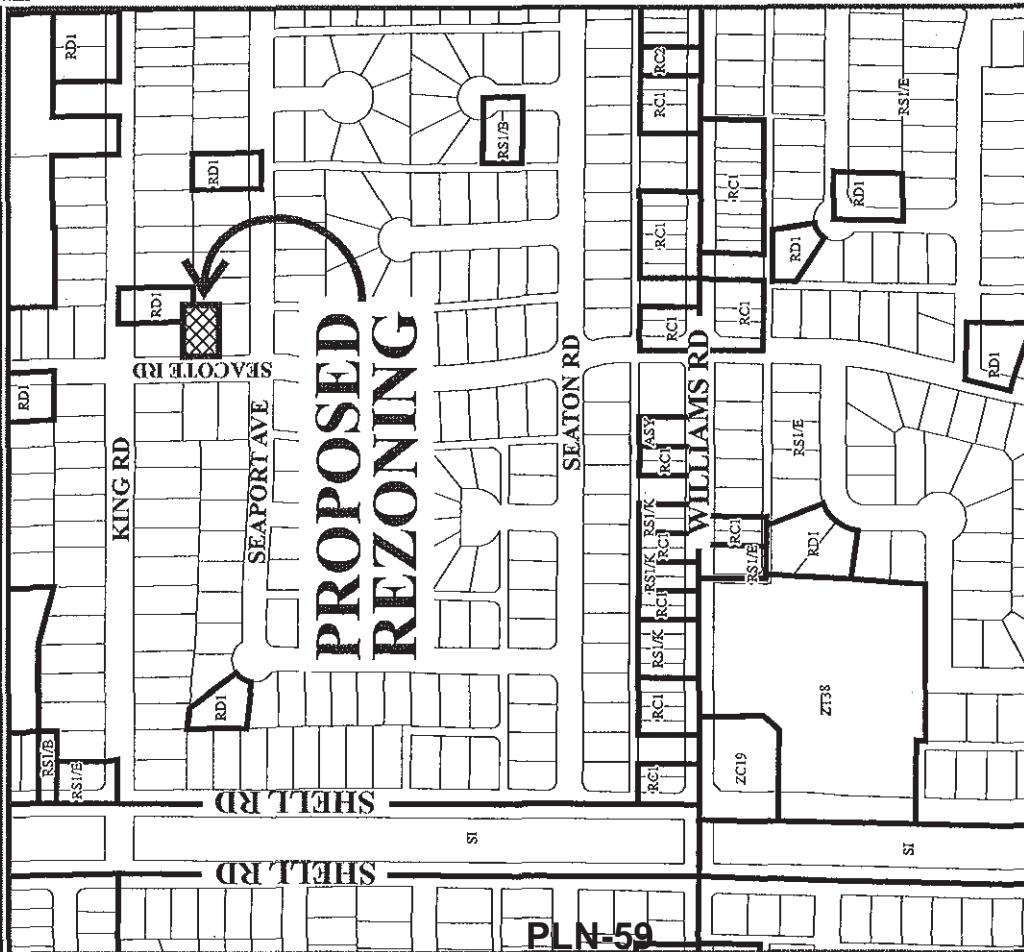
EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5409
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond

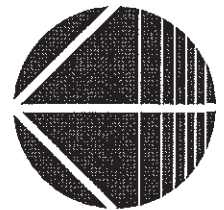
PLN-59



SEACOTE RD

KING RD

SEAPORT AVE



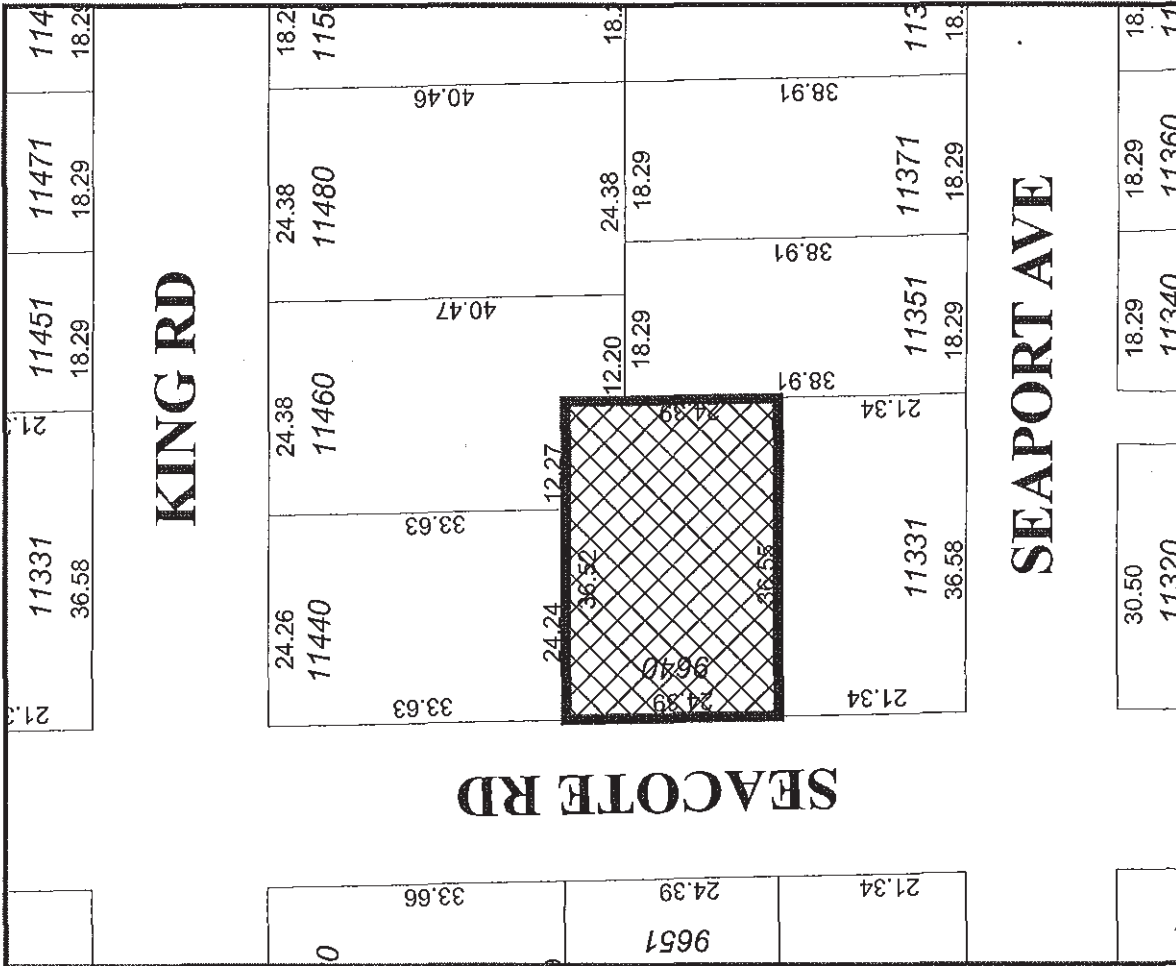
RZ 11-572975

Original Date: 04/21/11

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1





RZ 11-572975

PLN-60

Original Date: 04/21/11

Revision 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 11-572975****Attachment 2**Address: 9640/9660 Seacote RoadApplicant: Gurjit BaplaPlanning Area(s): West Cambie

	Existing	Proposed
Owner:	Gurjit S. Bapla and Jasvir K. Bapla	To be determined
Site Size (m²):	891 m ² (9,590 ft ²)	approx. 445 (4,795 ft ²) each
Land Uses:	1 non-conforming duplex	2 single-family dwellings
OCP Designation:	Specific Land Use Map designation – "Low Density Residential"	No change
Area Plan Designation:	n/a	No change
702 Policy Designation:	Policy 5409 permits existing duplex to split into 2 lots	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	2	2

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 Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	approx. 445 m ² each	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

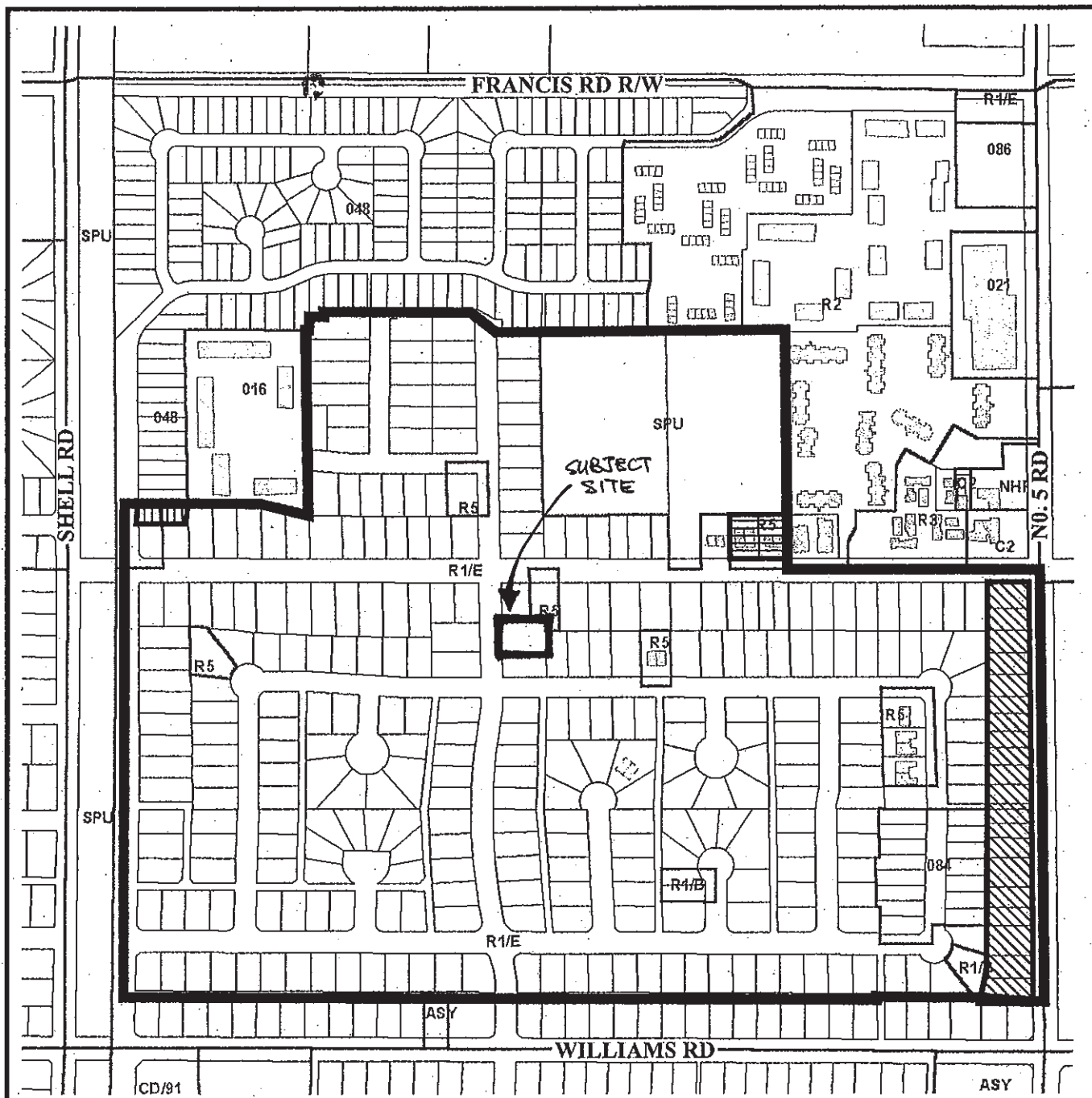
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
 - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
 - (c) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
 - (d) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse 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 5300.

* Original Adoption Date in Effect

PLN-62



Townhouses



Subdivision permitted as per R1/E



Subdivision permitted as per R1/C



Subdivision permitted as per R1/B

Existing duplexes can be split into two lots



Policy 5409 **Section 25,4-6** **PLN-63**

Adopted Date: 04/10/89

Amended Date: 07/16/01

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 77 SECTION 25 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 35759**

#9640 SEACOTE ROAD,
RICHMOND, B.C.
P.I.D 007-175-263



PLN-64

LEGEND:
(d) denotes deciduous
RCS denotes round catch basin
M denotes manhole
LS denotes lamp standard
NR denotes north rim

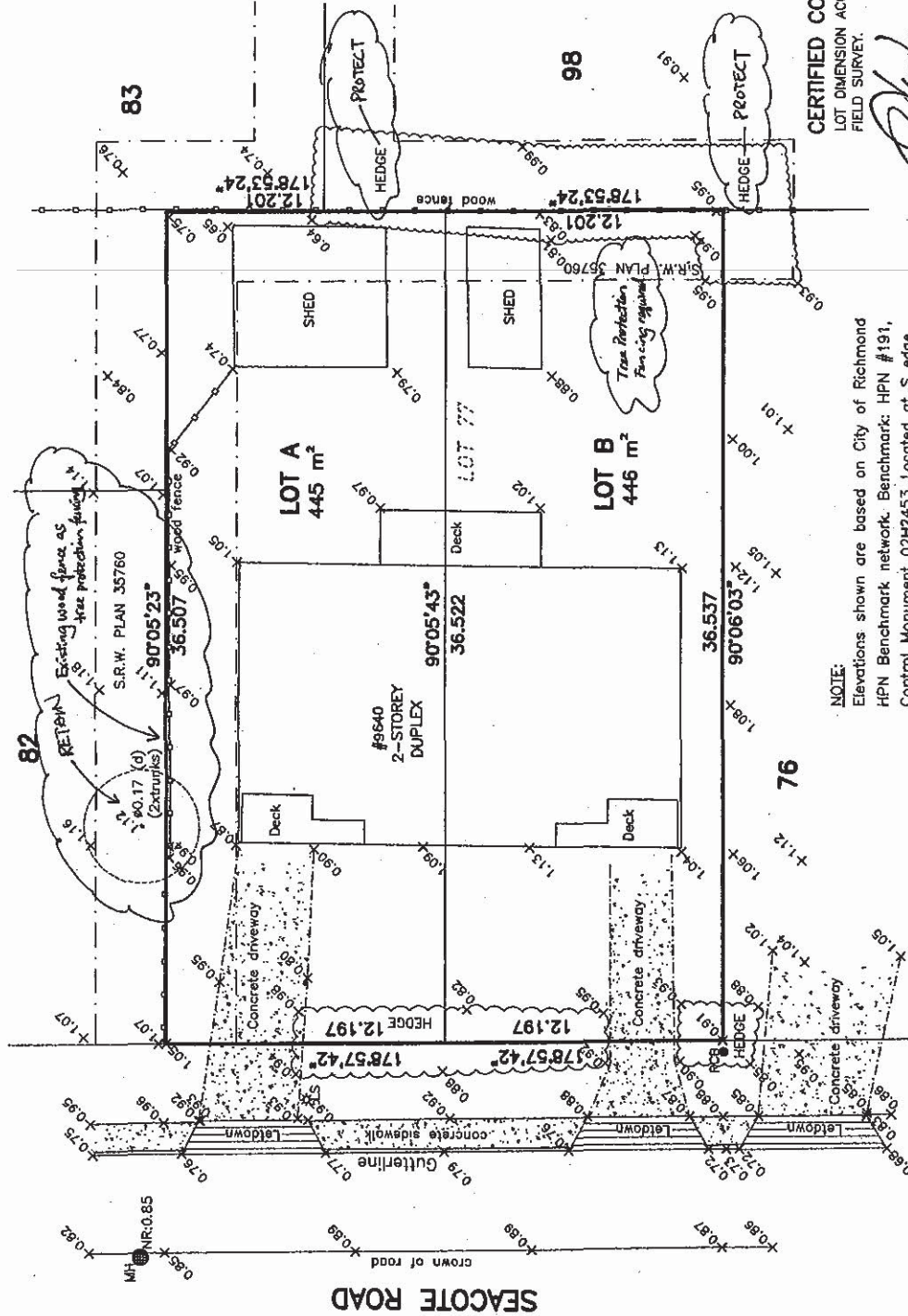
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4344
FB-173 P114-1116
Drawn By: MY

DWG No. 4344-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MARCH 4th, 2011.

NOTE:
Elevations shown are based on City of Richmond
HPN Benchmark network. Benchmark: HPN #191,
Control Monument 02H2453 Located at S edge
traffic island @ Riverside Dr & Featherstone Way
Elevation = 1.664 metres

Rezoning Considerations

9640/9660 Seacote Road

RZ 11-572975

Prior to final adoption of Zoning Amendment Bylaw 8796, the applicant is required to complete the following:

1. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,275) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

2. Registration of a flood indemnity covenant on Title.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) new trees (minimum 6 cm calliper deciduous or 3 m high conifer) on site.

Prior to approval of Subdivision, the applicant is required to do the following:

1. Payment of servicing costs.

Prior to Building Permit Issuance, the applicant must complete the following requirements:

1. Installation of appropriate tree protection fencing to protect the existing Cedar hedge located on adjacent property to the east prior to any construction activities, including building demolition, occurring on-site.

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8796

Richmond Zoning Bylaw 8500 Amendment Bylaw 8796 (11-572975) 9640/9660 SEACOTE 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 007-178-263

Lot 77 Section 25 Block 4 North Range 6 West New Westminster District Plan 35759

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8796**".

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