



# City of Richmond

## Report to Committee Fast Track Application

*To: Planning Comm., March 6, 2012*

**To:** Planning Committee

**Date:** February 13, 2012

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** RZ 11-596352

**Re:** Application by Ajit Thaliwal for Rezoning at 6688 Livingstone Place from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Bylaw No.8870, for the rezoning of 6688 Livingstone Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

ES:blg  
Att.

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

## Staff Report

Item	Details	
Applicant	Ajit Thaliwal	
Location	6688 Livingstone Place ( <b>Attachment 1</b> )	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/A)	
OCP Designation	Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential".	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	East Livingstone Sub-Area Plan (2.5B) Land Use Map – "Small Lot Single-Family (Max FAR 0.55)"	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5461 (adopted by Council in 1996 & amended in 2007) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/A)" ( <b>Attachment 3</b> ).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	N/A	N/A
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Surrounding Development	North: across Livingstone Place are townhouses zoned "Town Housing (ZT40) – East Livingstone"	
	South: facing Comstock Road is a single-family lot zoned "Single Detached (RS1/E)".	
	East: single-family lot zoned "Single Detached (RS1/K)".	
	West: a single-family lot zoned "Single Detached (RS1/B)".	
Rezoning Considerations	See <b>Attachment 5</b>	

## Staff Comments

Tree Preservation & Landscaping

The Tree Survey submitted by the applicant indicates that there are no trees on the subject property. There is one (1) bylaw-sized tree (Tree A) located on the adjacent property to the east (6780 Livingstone Place) and one (1) undersized tree (Tree B) on the neighbouring property to the west (6680 Livingstone Place). Tree protection fencing must be installed around Tree A & B to City standards and must remain in place until construction and landscaping on the future lots is completed.

The final Tree Retention Plan is included in **Attachment 4**.

Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees.

Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on each new future lot (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, the applicant is required to submit a landscaping security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

#### Site Servicing & Subdivision

There are no servicing concerns with rezoning. The dedication and completion of Livingston Place (full road upgrade), along the entire north edge of the site will be dealt with as part of the Servicing Agreement for SD 11-596408.

Prior to approval of Subdivision the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

#### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff support the application.



Erika Syvokas  
Planning Technician  
(604-276-4108)

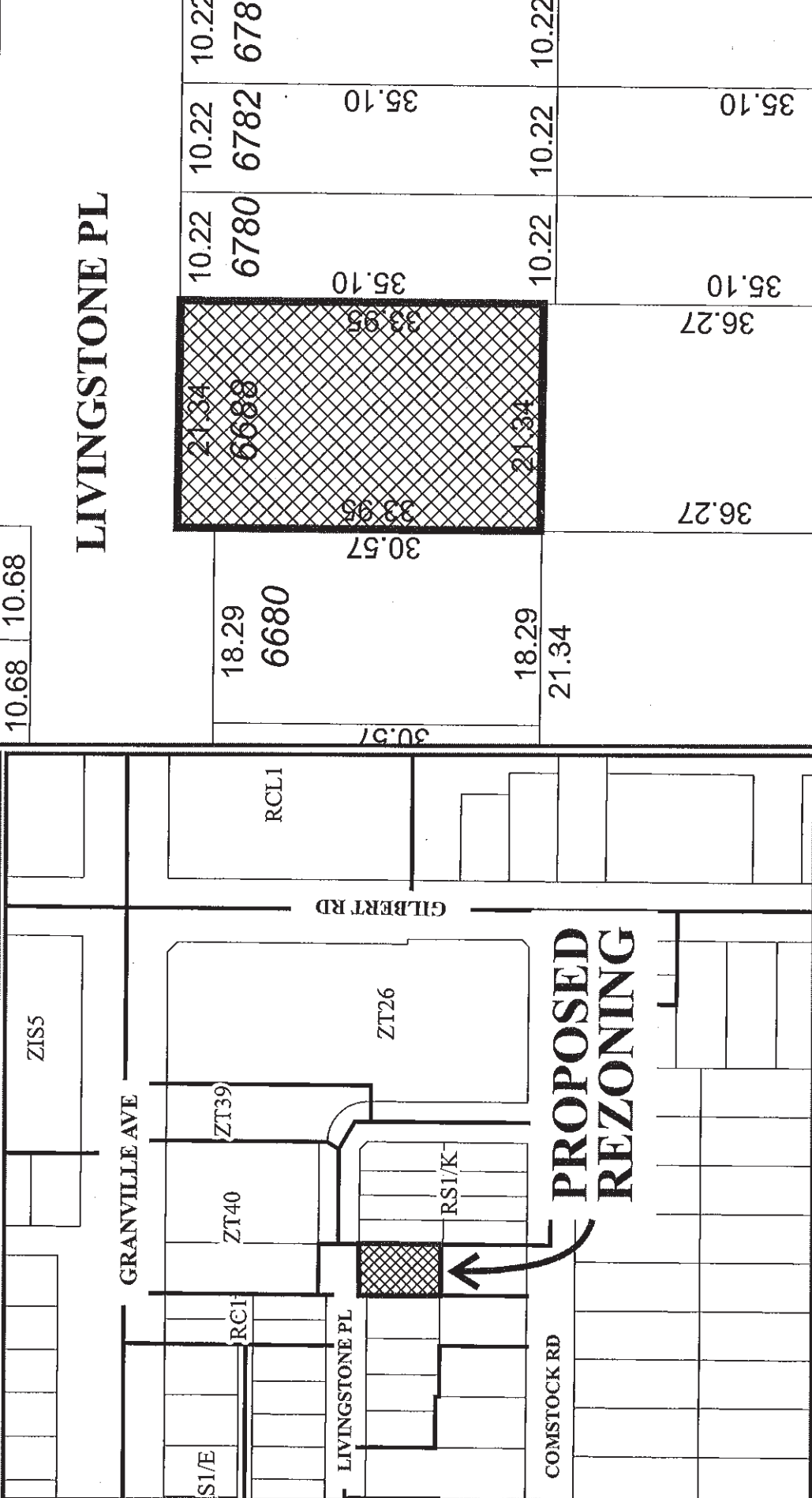
ES:blg

#### **Attachments:**

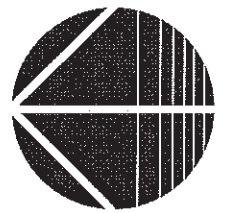
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Proposed Subdivision/Tree Retention Plan
- Attachment 5: Rezoning Considerations



# City of Richmond



RZ 11-596352



Original Date: 01/12/12

Revision Date:

Note: Dimensions are in METRES



GRANVILLE AVE

**SUBJECT  
PROPERTY**

LIVINGSTONE PL

GILBERT RD

COMSTOCK RD



RZ 11-596352

Original Date: 01/12/12

Amended Date:

Note: Dimensions are in METRES



**RZ 11-596352**

**Attachment 2**

Address: 6688 Livingstone Place

Applicant: Ajit Thaliwal

Date Received: December 19, 2011

Fast Track Compliance: February 3, 2012

	<b>Existing</b>	<b>Proposed</b>
<b>Owner</b>	0754913 B.C. LTD. INC.	To be determined
<b>Site Size (m<sup>2</sup>)</b>	724 m <sup>2</sup> (7,793.3 ft <sup>2</sup> )	Two (2) lots each approximately 362 m <sup>2</sup> (3,896.7 ft <sup>2</sup> )
<b>Land Uses</b>	Vacant Single-family residential lot	Two (2) single-family residential dwellings
<b>Zoning</b>	Single Detached (RS1/E)	Single Detached (RS2/A)
<b>Number of Units</b>	None	Two (2)

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	6 m Min.	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	Min. 270 m <sup>2</sup>	362 m <sup>2</sup>	none
Lot Width	Min. 9.0 m	10.667 m	none

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: June 17, 1996  
 Amended by Council: October 15, 2007

POLICY 5461

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

## POLICY 5461:

The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by **Granville Avenue, Comstock Road and the Livingstone Place road allowance.**

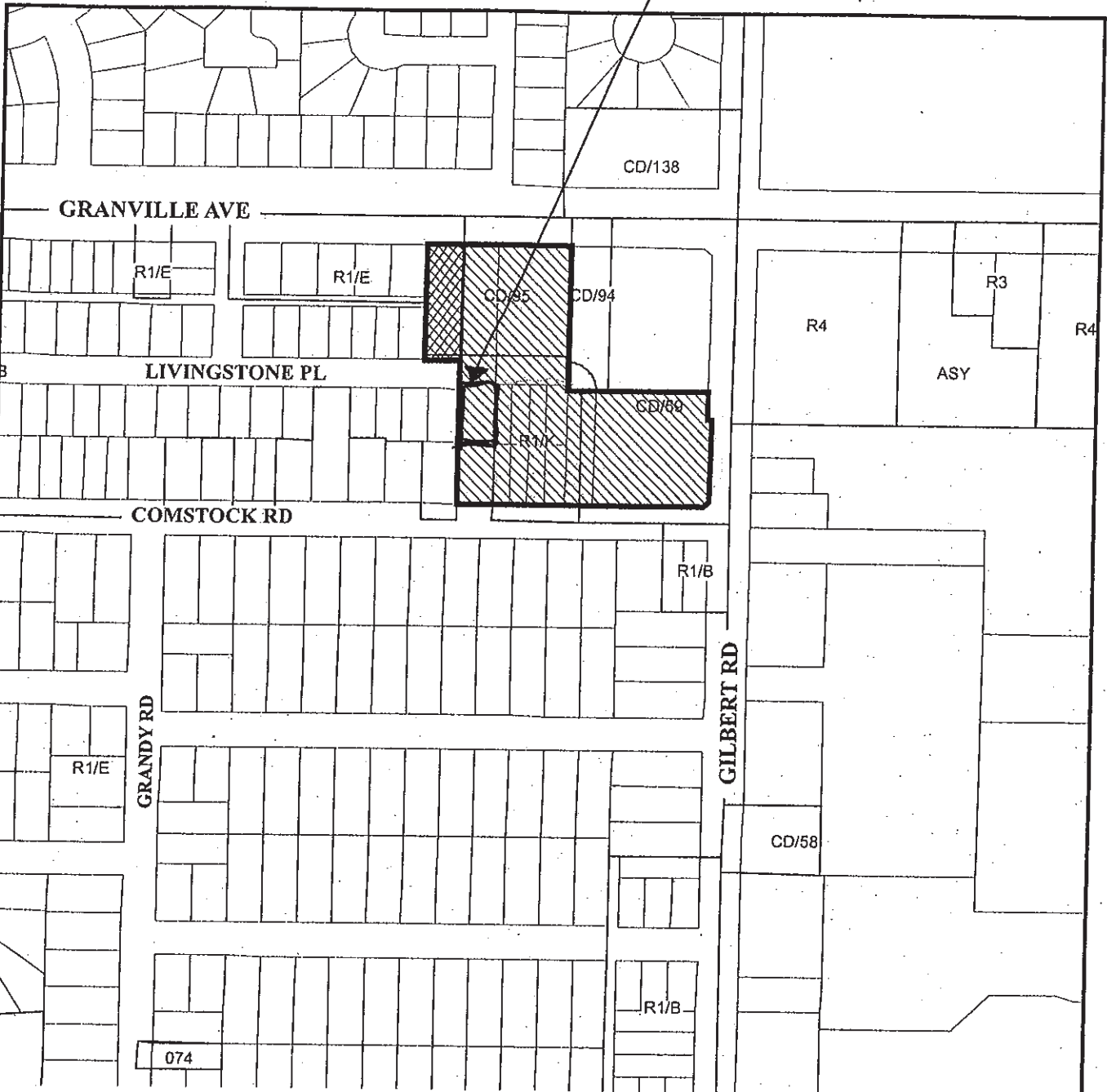
That properties within the area bounded by the west property lines of 6600 Granville Avenue and 6671 Comstock Road, Comstock Road, Gilbert Road, the south property lines of 7071 Gilbert Road, the south and west property lines of 6680 Granville Avenue, and Granville Avenue (in a portion of Section 18-4-6), be deemed eligible for Townhouse District (R2), Two-Family Housing District (R5) or subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in the Richmond Zoning and Development Bylaw No. 5300 with the following exceptions:

*a) If there is no lane or internal road access, then properties along Gilbert Road and Granville Avenue must remain Single-Family Housing District, Subdivision Area E (R1/E) zoning; and,*

*b) That the properties at 6600 Granville Avenue and 6671 Livingstone Place only, be deemed eligible for Single-Family Residential District (R1-0.6); and*

That this policy be used to determine the disposition of future Single-Family, Two-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 Richmond Zoning and Development Bylaw No. 5300.

SUBJECT PROPERTY



Subdivision permitted as per R1/A, R2 or R5 except

- 1) Lots facing Granville Ave and Gilbert Rd R1/E, unless there is a lane or internal road access then R1/A, R2 or R5.



Subdivision permitted as per R1-0.6 provided that the new lots have rear lane vehicle access



Policy 5461  
Section 18, 4-6

Adopted Date: 06/17/96

Amended Date: 10/15/07



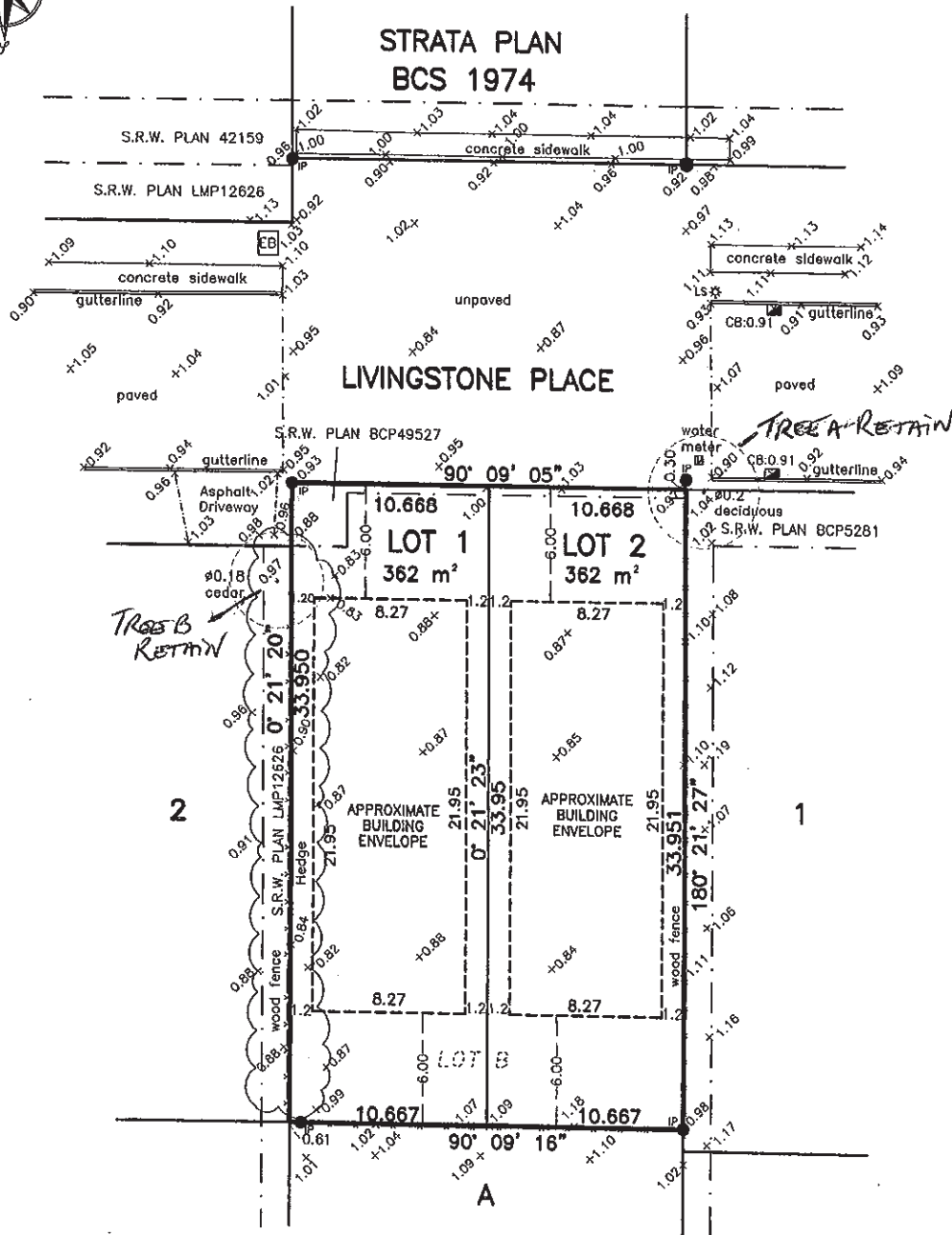
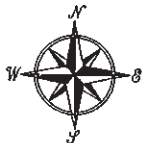
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT B SECTION 18  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN BCP49526**

#6688 LIVINGSTONE PLACE,  
RICHMOND, B.C.  
P.I.D 028-711-947

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© 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. 4186  
FB-198 P138  
Drawn By: TH

**LEGEND:**  
IP denotes iron post set  
LS denotes lamp standard  
EB denotes electrical box  
CB denotes catch basin

**NOTE:**  
Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #202, Central Monument 77H4623  
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd  
Elevation = 1.452 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*(Signature)*  
JOHNSON C. TAM, B.C.L.S.

DECEMBER 08th, 2011



City of  
Richmond

**Rezoning Considerations**  
Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 6688 Livingstone Place

**File No.:** RZ 11-596352

**Prior to final adoption of Zoning Amendment Bylaw 8870, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) replacement trees (minimum 6 cm deciduous calliper/2.5 m coniferous height).
2. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,286.3) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At demolition stage\*, the applicant will be required to:

- Install Tree Protection Fencing around all off-site trees to be retained and protected as part of the development (Trees A & B) prior to any construction activities, including building demolition, occurring on-site.

At subdivision stage\*, the developer will be required to:

- Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

**Note:**

\* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8870 (RZ 11-596352)
6688 LIVINGSTONE PLACE

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/A).

P.I.D. 028-711-947

Lot B Section 18 Block 4 North Range 6 West New Westminster District Plan BCP49526

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8870".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER