



City of Richmond
 Planning and Development Department

Report to Committee

To Council - May 26, 2008
To Planning - May 21, 2008
 Date: May 5, 2008
 File: 12-8060-20-8331
 RZ 07-391404

To: Planning Committee
From: Brian J. Jackson, MCIP
 Director of Development
Re: **Application by Samuel Yau for Rezoning at 8440 Pigott Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8331, for the rezoning of 8440 Pigott Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
 Director of Development

EL:blg

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

Staff Report

Origin

Mr. Samuel Yau has applied to the City of Richmond for permission to rezone 8440 Pigott Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the site to be subdivided into two (2) single-family residential lots.

Findings of Fact

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

Surrounding Development

The area is an established residential neighbourhood consisting predominantly of older single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E). There are existing older character duplexes to the north of the subject site that have not yet redeveloped as permitted in Lot Size Policy 5431.

Related Policies & Studies

Lot Size Policy 5431

The subject property falls within the area covered by Single-Family Lot Size Policy 5431 (**Attachment 3**). This Policy was adopted in February, 1990 and amended in November, 2003. This Policy permits subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (minimum 18 m or 59 ft. wide) for the majority of properties within the area, except for a number of properties identified on the policy map that are permitted to rezone and subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide, 24 m or 78.74 ft. deep, and 360 m² or 3,875.13 ft² in area).

The proposed rezoning to "Single-Family Housing District, Subdivision Area B (R1/B) conforms to the Lot Size Policy.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of nine (9) bylaw-sized trees, of which eight (8) are located on the subject property and one (1) is located on the adjacent property to the south (8411 Williams Road). A Certified Arborist's report was submitted by the applicant in support of the application. The Report recommends removal of all bylaw-sized trees on site. The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of the bylaw-sized trees on the basis of tree condition.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, 16 replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 10 cm;

- two (2) trees of 9 cm;
- eight (8) trees of 8 cm; and
- four (4) trees of 6 cm.

Due to the configurations of the future lots and building footprints, it is expected that only ten (10) trees (two (2) trees at 10 cm calliper, two (2) trees at 9 cm calliper, and six (6) trees at 8 cm calliper) can be planted on the two (2) future lots. The applicant has agreed to provide a voluntary contribution of \$3,000 to the City's Tree Compensation Fund in-lieu of planting the remaining six (6) replacement trees.

In order to ensure that the landscaping works are undertaken, the City will require a Landscaping Security in the amount of \$5,000 for planting of ten (10) replacement trees on-site prior to final adoption of the rezoning bylaw. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The Tree Survey also indicates that the canopy and roots of a Douglas Fir tree located on the neighbouring property to south (8411 Williams Road) is encroaching into the subject site. Tree protection barriers around this Douglas Fir tree must be installed on-site prior to final adoption or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and remain on-site until the construction of the future dwellings is completed.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on 50% of the lots created by the future subdivision at the subject site. To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title stating that no final Building Permit inspection would 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. This legal agreement is a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges for future road improvements, Development Cost Charges (DCC's) (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

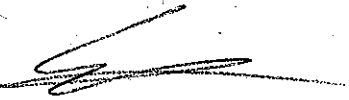
The purpose of this rezoning application is to facilitate a two-lot subdivision in accordance with the provisions of Lot Size Policy 5431. Staff support the proposed rezoning, as it is consistent with the applicable land use designation guiding development in this section.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots generally complies with Single-Family Lot Size Policy 5431 as well as all land use designations and policies. On this basis, staff support the application.



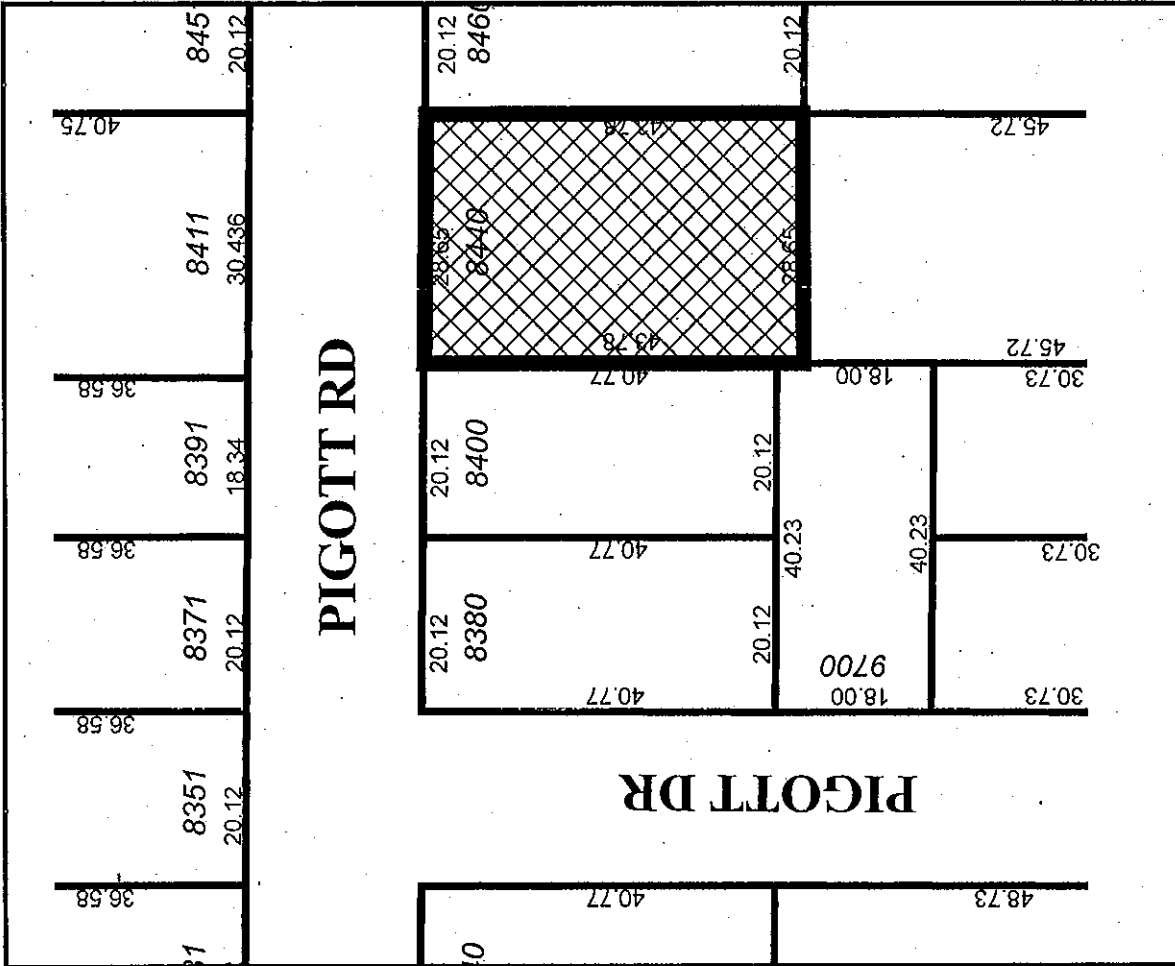
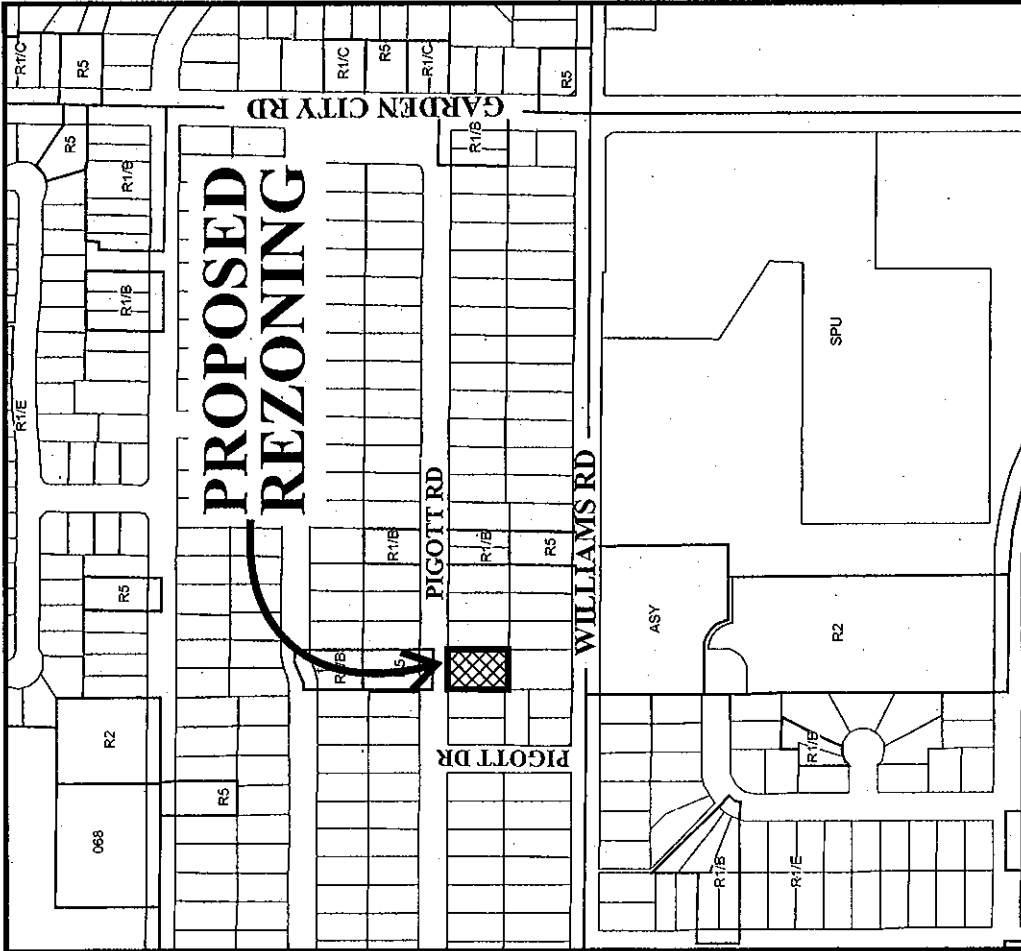
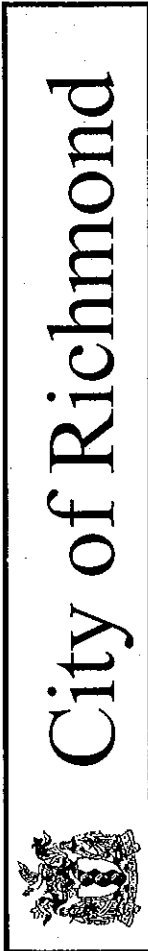
Edwin Lee
Planning Technician – Design
(604-247-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Single-Family Lot Size Policy 5431
Attachment 4: Tree Survey

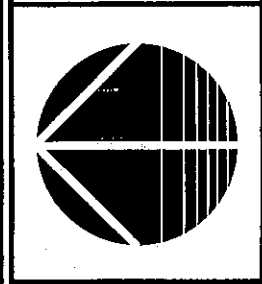
The following must be completed prior to final adoption of the rezoning bylaw:

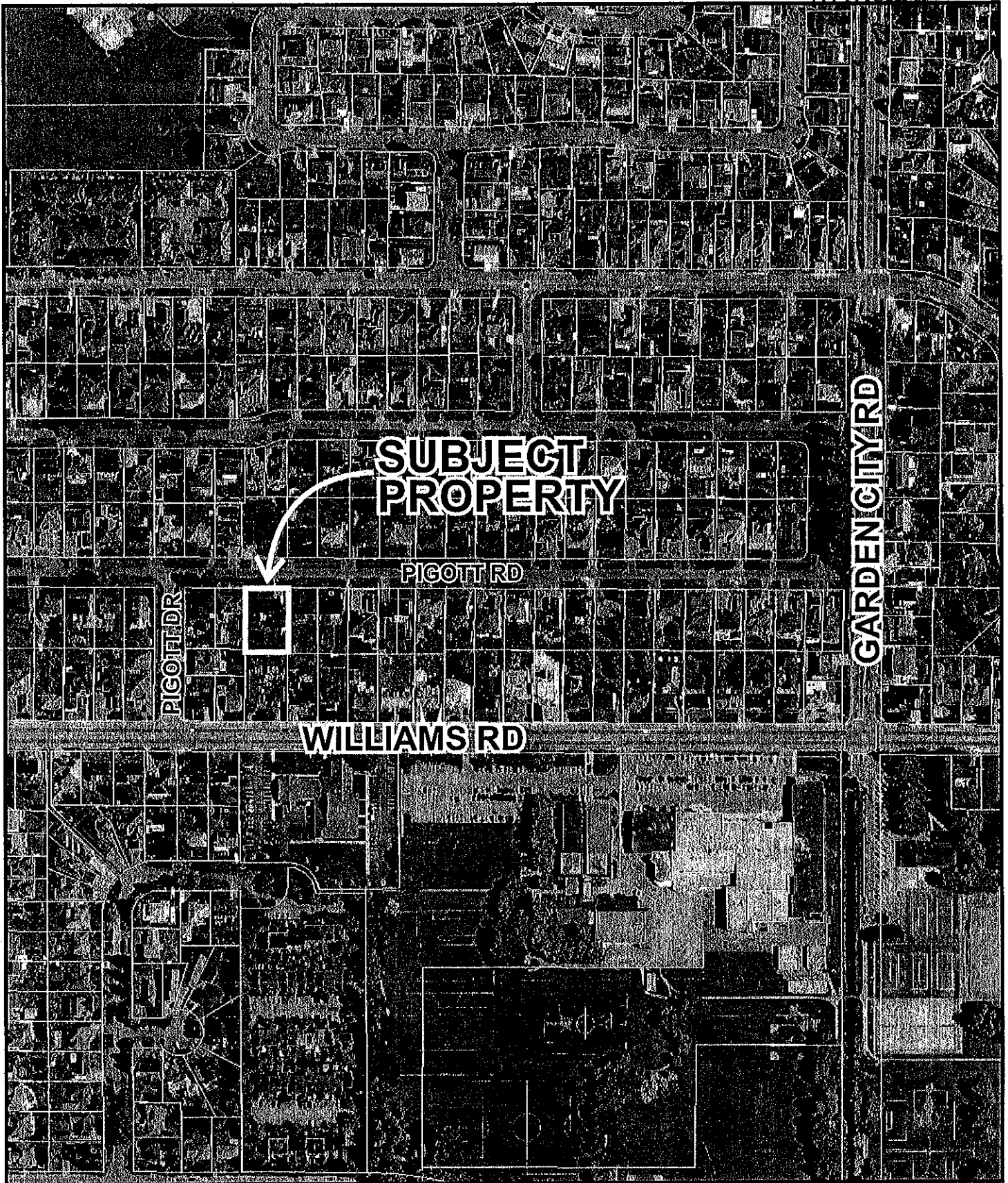
1. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund in-lieu of planting six (6) replacement trees;
2. Provide a Landscape Security to the City of Richmond in the amount of \$5,000 for the planting of ten (10) replacement trees (2 trees at 10 cm calliper, 2 trees at 9 cm calliper, and 6 trees at 8 cm calliper, in a mix of coniferous and deciduous) on-site;
3. Installation of tree protection barriers on-site around the drip line of the Douglas Fir tree located on the neighbouring property to south (8411 Williams Road) prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required.
4. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would 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; and
5. Registration of a flood indemnity covenant on title.



Original Date: 10/16/07
 Revision Date:
 Note: Dimensions are in METRES

RZ 07-391404





RZ 07-391404

Original Date: 10/16/07

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 07-391404

Attachment 2

Address: 8440 Pigott Road

Applicant: Samuel Yau

	Existing	Proposed
Owner:	Tse Ming Samuel Yau & Tze Lung Yau	To be determined
Site Size (m²):	1,254 (13,498 ft ²)	Two (2) lots – each approximately 627 m ² (6,749 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings and one (1) secondary suite.
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
702 Policy Designation:	Lot Size Policy 5431 permits rezoning and subdivision of the subject site to Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area B (R1/B)
Number of Units:	1	2
Other Designations:	N/A	No change

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 Size (min. dimensions):	360 m ²	627 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: July 15, 1996
 Amended by Council: November 17th, 2003

POLICY 5431

File.Ref: 4045-00

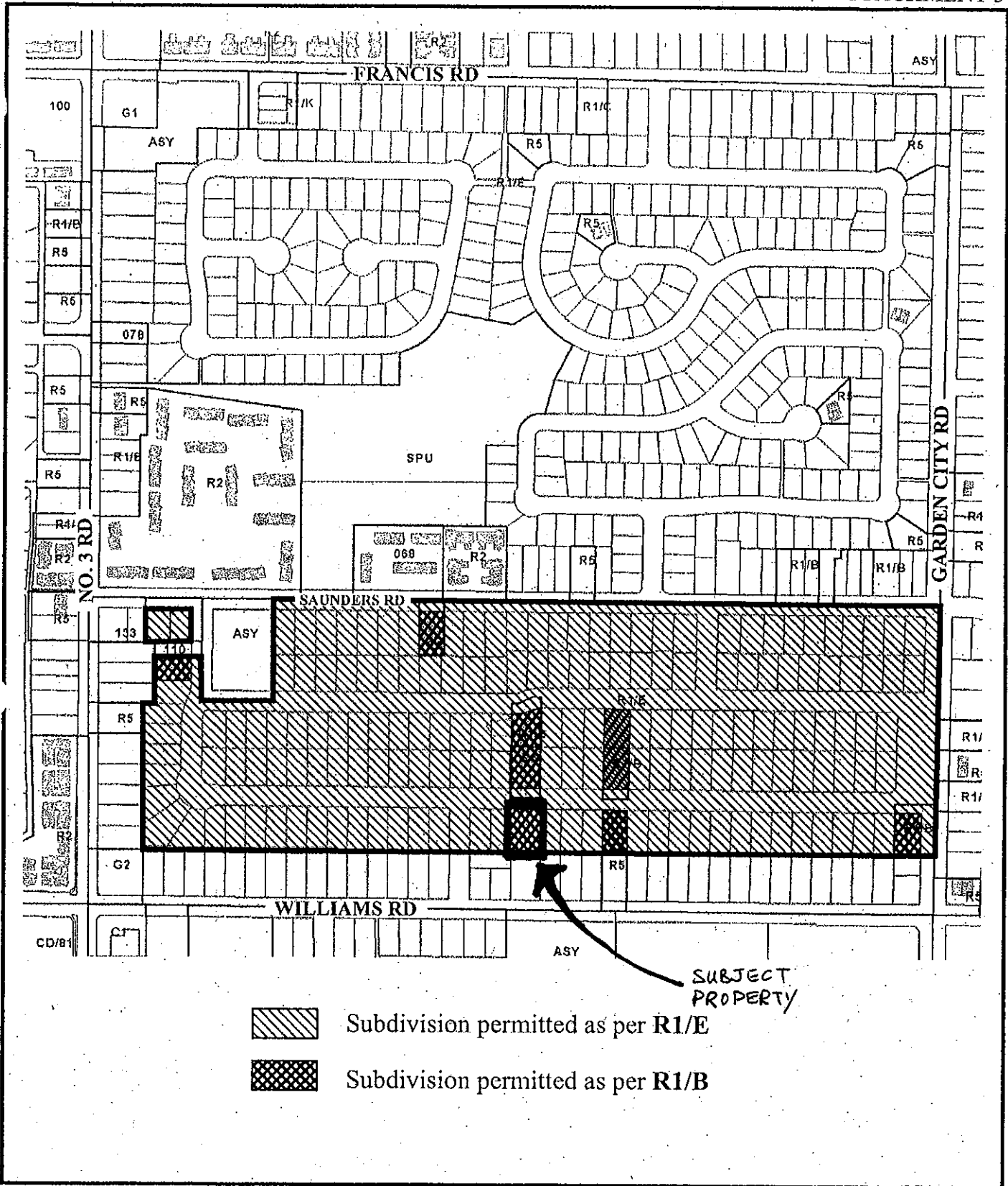
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 28-4-6**POLICY 5431:**

The following policy establishes lot sizes in a portion of Section 28-4-6, located generally between the **south side of Saunders Road, No. 3 Road, Williams Road and Garden City Road:**

That properties be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

- (a) that properties shown as "cross-hatched" be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300;

That this policy be used to determine the disposition of future single-family rezoning applications for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.



Subdivision permitted as per R1/E



Subdivision permitted as per R1/B



Policy 5431
Section 28, 4-6

Adopted Date: 02/19/90

Amended Date: 11/17/03

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 12
SECTION 28 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18817

SCALE 1:250



ALL DISTANCES ARE IN METRES.

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

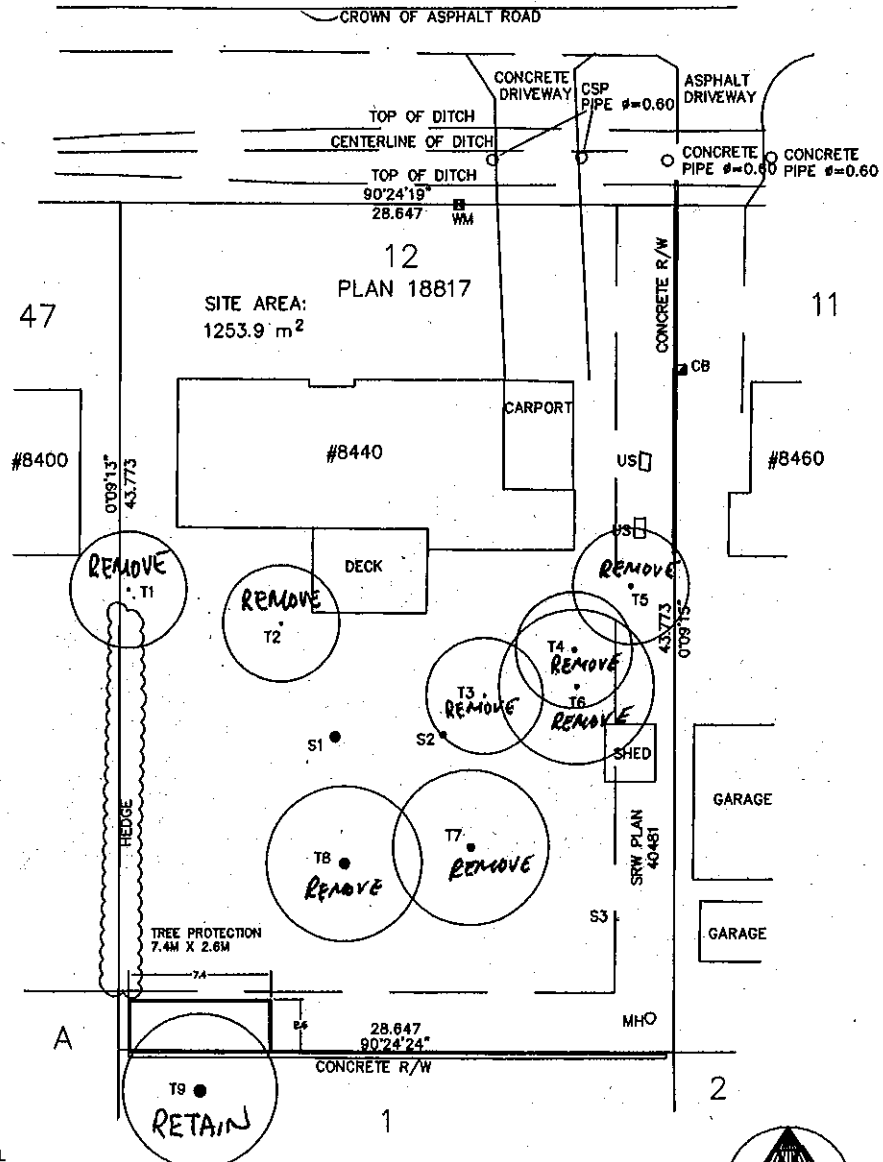
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM FIELD SURVEYS

PARCEL IDENTIFIER (PID): 005-035-198

CIVIC ADDRESS
#8440 PIGOTT ROAD
RICHMOND, B.C.

- ELEVATIONS ARE DERIVED FROM ARROWHEAD OF FIRE HYDRANT AT NORTHEAST CORNER OF WILLIAMS ROAD & PIGOTT DRIVE. ELEVATION=1.990 METRES

PIGOTT ROAD



LEGEND

- x INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- MH INDICATES MANHOLE
- WM INDICATES WATER METER
- RP INDICATES ROOF PEAK ELEVATION
- US INDICATES UNDERGROUND SERVICE
- (T) INDICATES ELEVATION TOP OF WALL
- (B) INDICATES ELEVATION BASE OF WALL
- T INDICATES TREE DESIGNATION
- S INDICATES TREE DESIGNATION (STUMP)
- INDICATES PHOTO NUMBER WITH DIRECTION OF VIEW

TREE TABLE

TREE DESIGNATION	TREE TYPE	TRUNK DIAMETER	BASE ELEVATION
T1	FIR	0.22	1.04
T2	FIR	0.24	1.38
T3	FIR	0.22	1.21
T4	FIR	0.32	1.22
T5	FIR	0.32	1.18
T6	FIR	0.30	1.08
T7	CEDAR	0.45	0.96
T8	CEDAR	0.60	0.95
T9	FIR	0.70	1.20
S1	TREE STUMP	0.60	1.18
S2	TREE STUMP	0.40	1.25
S3	TREE STUMP	0.08 EACH X 4	0.90

CERTIFIED CORRECT
THIS 13TH DAY OF SEPTEMBER, 2007

B.C.L.S.

"THIS PLAN IS NOT VALID
UNLESS ORIGINALLY SIGNED
AND SEALED."

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15592-001-TPG-002.DWG



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8331 (RZ 07-391404)
8440 PIGOTT 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

P.I.D. 005-035-198

Lot 12 Section 28 Block 4 North Range 6 West New Westminster District Plan 18817

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8331”**.

FIRST READING

MAY 26 2008

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER