



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

*To Planning - Feb 3, 2009*  
**Date:** January 15, 2009

RZ 08-437909

*File: 12-8060-20-8467*

**Re:** Application by Kesar Nagra for Rezoning at 8171 No. 1 Road from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District (R1-0.6)

**Staff Recommendation**

That Bylaw No. 8467, for the rezoning of 8171 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

CL:blg  
Att.

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

## Staff Report

### Origin

Kesar Nagra has applied to the City of Richmond for permission to rezone 8171 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E) to "Single-Family Housing District (R1-0.6)" to permit the property to be subdivided into two (2) single-family residential lots, with vehicle access from the existing rear lane (**Attachment 1**).

### 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 on the west side of No. 1 Road, between Blundell Road and Pacemore Avenue. In recent years, the west side of this block of No. 1 Road has undergone considerable redevelopment to smaller lots. The subject property and one (1) other property at 8091 No. 1 Road (RZ 08-431599 pending final adoption of Bylaw No. 8454), are the only remaining large-sized lots on the west side of this block with potential for redevelopment, both of which are the subject of active applications.

- To the north, are two (2) newer dwellings on lots zoned "Single-Family Housing District, Subdivision Area K (R1/K)";
- To the east, directly across No. 1 Road, is an older dwelling on a lot zoned "Single-Family Housing District, Subdivision Area E (R1/E)";
- To the south, are two (2) newer dwellings on lots zoned "Single-Family Housing District (R1-0.6)"; and
- To the west, across the rear lane, is a newer dwelling on a lot zoned "Single-Family Housing District, Subdivision Area E (R1/E)" fronting Alanmore Place.

### Related Policies & Studies

#### OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

#### Lane Establishment & Arterial Road Redevelopment Policy

This Policy permits rezoning and subdivision along No. 1 Road where there is an existing operational rear lane. This redevelopment proposal is consistent with Policy.

#### Lot Size Policy

There is no Lot Size Policy for this area.

**Staff Comments**

Background

Since 2004, numerous similar applications to rezone and subdivide nearby properties to smaller lots have been approved along the west side of No. 1 Road, between Blundell Road and Youngmore Road.

Trees & Landscaping

A Tree Survey submitted by the applicant shows the location of two (2) bylaw-sized trees on the subject property (**Attachment 3**).

A Certified Arborist’s Report has been submitted by the Applicant in support of tree removal. The report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the proposed development. The report recommends removal of the two (2) bylaw-sized trees from the subject property due to conflict with proposed development. The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and concurs with these recommendations.

The following table summarizes comments from the Certified Arborist’s Report and from the City’s Tree Preservation Coordinator’s review of the Report regarding tree condition:

Tree #	Comments
Tree # 1 – Ponderosa Pine	<ul style="list-style-type: none"> <li>• co-dominant stems with multiple tops, unbalanced canopy due to past pruning for hydro line clearance (i.e. poor structure), significant amount of dead and damaged branches and limbs throughout the crown;</li> <li>• beyond the impacts of proposed grade changes, the close proximity of this tree to the adjacent hydro lines and the continual pruning required to maintain line clearance, will have significant negative impact on the long term viability of this tree.</li> </ul>
Tree # 2 – Deodar Cedar	<ul style="list-style-type: none"> <li>• co-dominant from the base, canopy raised too high, in close proximity to the proposed building envelope and perimeter drainage.</li> </ul>

Based on the Official Community Plan’s (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City’s Tree Protection Bylaw, a total of four (4) replacement trees [two (2) per future lot] are required to be planted on-site, with the following minimum calliper sizes:

Tree to be removed	dbh	# trees to be replaced	min. calliper of deciduous tree		min. height of coniferous tree
1 Ponderosa Pine	100 cm combined	2	11 cm	or	6 m
1 Deodar Cedar	90 cm combined	2	11 cm		6 m

In considering tree replacement, the City's Tree Preservation Coordinator suggests fastigiated or small species trees for the front yard of the two (2) future lots to avoid future hydro line conflicts.

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced.

#### Affordable Housing

City Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim strategy 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. The interim strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve.

In accordance with the Interim Strategy, the applicant has agreed to provide a voluntary cash contribution towards the Affordable Housing Reserve based on \$1.00 per ft<sup>2</sup> of total building area of the single-family developments (i.e. \$4,356).

#### Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to and from No. 1 Road will not be permitted in accordance with Bylaw No. 7222. Access to the site at future development stage is to be from the existing rear lane only.

#### Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

#### Subdivision

At future Subdivision stage the applicant will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

### **Analysis**

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.

The future lots will have vehicle access to the existing operational rear lane, with no access being permitted to or from No. 1 Road.

### **Financial Impact**

None.

**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 contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment currently ongoing in the surrounding area. The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



Cynthia Lussier  
Planning Assistant  
(Local 4108)

CL:blg

Attachments:

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



City of Richmond

PROPOSED  
REZONING

BLUNDELL RD

PACEMORE AVE

NO. 1 RD



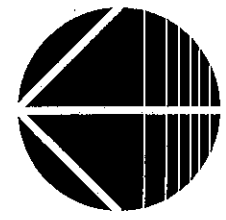
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33.50	33.50	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51	33.51
8133	8151	8155	8171	8171	8191	8191	8199	8199	8211	8211	8211	8211	8211	8211	8211	8211	8211	8211	8211

NO. 1 RD

20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
8140	8180	8180	8180	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200	8200

8

D E M I S T R I C



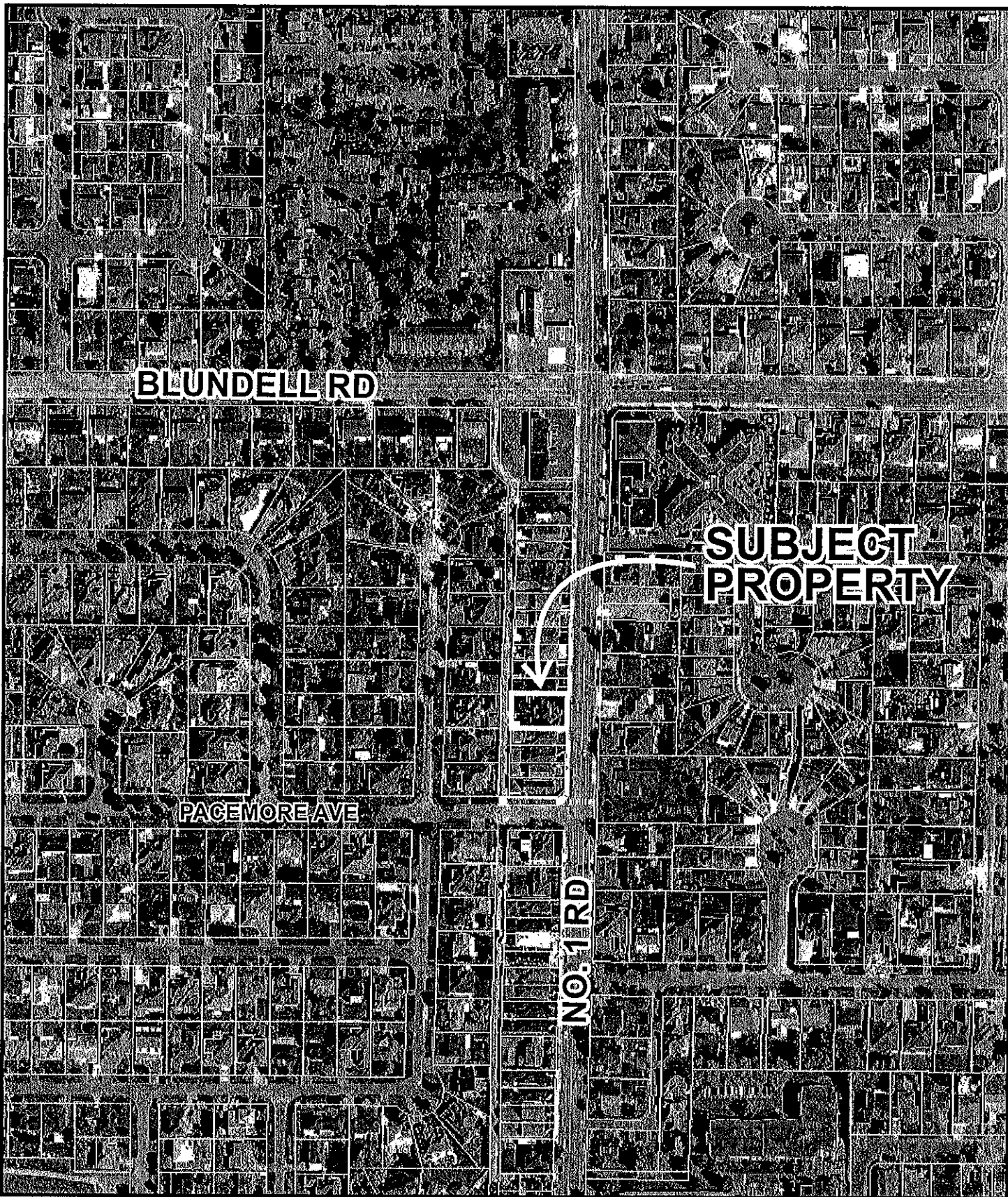
RZ 08-437909

Original Date: 08/27/08

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



**BLUNDELL RD**

**SUBJECT  
PROPERTY**

**PAGEMORE AVE**

**NO. 1 RD**



**RZ 08-437909**

Original Date: 08/27/08

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 08-437909**

**Attachment 2**

Address: 8171 No. 1 Road

Applicant: Kesar Nagra

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Kesar & Narinder Nagra	To be determined
<b>Site Size (m<sup>2</sup>):</b>	674.5 m <sup>2</sup> (7,260 ft <sup>2</sup> )	Approx. 337 m <sup>2</sup> (3,628 ft <sup>2</sup> ) each
<b>Land Uses:</b>	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map – <i>Neighbourhood Residential</i></li> <li>Specific Land Use Map – <i>Low-Density Residential</i></li> </ul>	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	None	No change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Other Designations:</b>	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision along this arterial road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	Approx. 337 m <sup>2</sup> each	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storey	2.5 storey	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



**TOPOGRAPHIC SURVEY OF LOT 9 SECTION 21 AND 22 BLOCK 4  
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 18098**

#8171 NO.1 ROAD  
RICHMOND, B.C.  
P.L.D 004-345-355



SCALE: 1:250

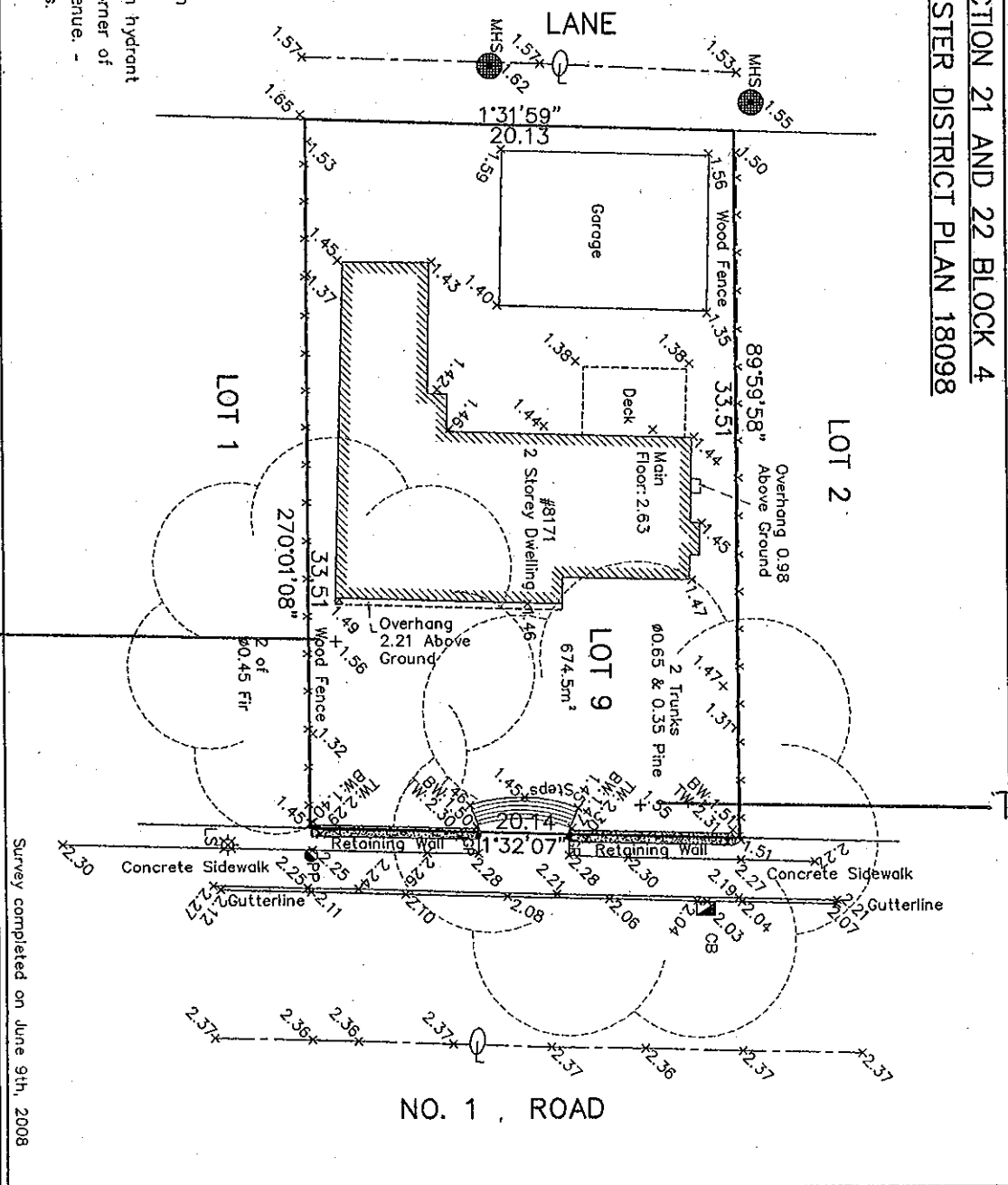
0 5 10 20  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

- LEGEND**
- denotes tree with drip line
  - denotes power pole
  - denotes catch basin
  - denotes lamp standards
  - denotes gate pole
  - denotes top of wall
  - denotes bottom of wall
  - denotes sanitary manhole

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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: jctam.com  
Job No. 3507  
FB-122 P31,36-40  
Drawn By: TH

**NOTE:**  
Elevations shown are based on  
Richmond City Datum.  
Bench Mark: Road side nut on hydrant  
located on the North-west corner of  
No. 1 Road and Pacemore Avenue.  
B.M. elevation = 3.069 metres.

DWG No. 3507-TOPO



Survey completed on June 9th, 2008

## Rezoning Considerations

8171 No. 1 Road  
RZ 08-437909

Prior to final adoption of Zoning Amendment Bylaw 8467, the following items are to be dealt with:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the OCP's Lane Establishment & Arterial Road Redevelopment Policies, and should include a mix of coniferous and deciduous trees, as well as the four (4) replacement trees [min. 11 cm calliper, two (2) per future lot]. Replacement trees should be fastigiated or small species trees to avoid future hydro line conflicts in the front yards.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,356) to the City's Affordable Housing Reserve.
3. Registration of a Flood Indemnity Covenant on title.

[Signed original on file]

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Signed  
Applicant: Kesar Nagra,

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Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8467 (RZ 08-437909)
8171 NO. 1 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 (R1-0.6).

P.I.D. 004-345-355

Lot 9 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 18098

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8467".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER 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