



City of Richmond
Planning and Development Department

Report to Committee
To Planning - Nov 18, 2008

To: Planning Committee

Date: October 22, 2008

From: Brian J. Jackson
Director of Development

RZ 08-431599

File: 12-8060-20-8454

Re: Application by Ajit Thaliwal and Malhi Construction Ltd. for Rezoning at
8091 No. 1 Road from Single-Family Housing District, Subdivision
Area K (R1/K) to Single-Family Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8454, for the rezoning of 8091 No. 1 Road from "Single-Family Housing District, Subdivision Area K (R1/K)" 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

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Real Estate Services..... Y N

Staff Report

Origin

Ajit Thaliwal & Malhi Construction Ltd. have applied to the City of Richmond for permission to rezone 8091 No. 1 Road from "Single-Family Housing District, Subdivision Area K (R1/K)" 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. Few large-sized lots remain on the west side of this block, most of which have redevelopment potential due to the existing rear lane system.

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)", adjacent to two (2) newer dwellings on lots zoned "Single-Family Housing District (R1-0.6) to the southeast. To the northeast, at the corner of Blundell Road, there is a church and congregational housing on a lot zoned "Comprehensive Development District (CD/74)".

To the south, are two (2) newer dwellings on lots zoned "Single-Family Housing District, Subdivision Area K (R1/K)".

To the west, is an older 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 this 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 “Single-Family Housing District (R1-0.6)” have been approved along the west side of No. 1 Road, between Youngmore Road and Blundell Road.

Trees & Landscaping

A Tree Survey submitted by the applicant shows the location of two (2) trees and two (3) hedges (**Attachment 3**):

- two (2) bylaw-sized trees, one (1) undersized Cedar hedge, and a portion of an undersized Laurel hedge are located on the subject property; and
- one (1) undersized Cedar hedge and the remaining portion of an undersized Laurel hedge are located on the City boulevard to the east.

A Certified Arborist’s Report has been submitted by the Applicant. 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 all trees and hedges from the subject property and the City boulevard based on very poor health and structural condition. The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and concurs with these recommendations.

The City’s Parks Department concurs with the removal of the undersized Laurel and Cedar hedges located from the City boulevard. The Applicant will be required to submit a formal tree removal request through the City’s Parks Department, at which time tree compensation will be addressed.

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 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	or	min. height of coniferous tree
1 Apple tree	56.2	2	10 cm		5.5 m
1 Pear tree	31	2	8 cm		4 m

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/ft² of total buildable area towards the Affordable Housing Reserve.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal 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 Interim Affordable Housing Strategy, the applicant 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. This agreement will be discharged from Title after the requirements are satisfied, at the initiation of the applicant.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to and from No. 1 Road will not be permitted as per 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 will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, Neighbourhood Improvement Charges (for future lane improvements), 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 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)

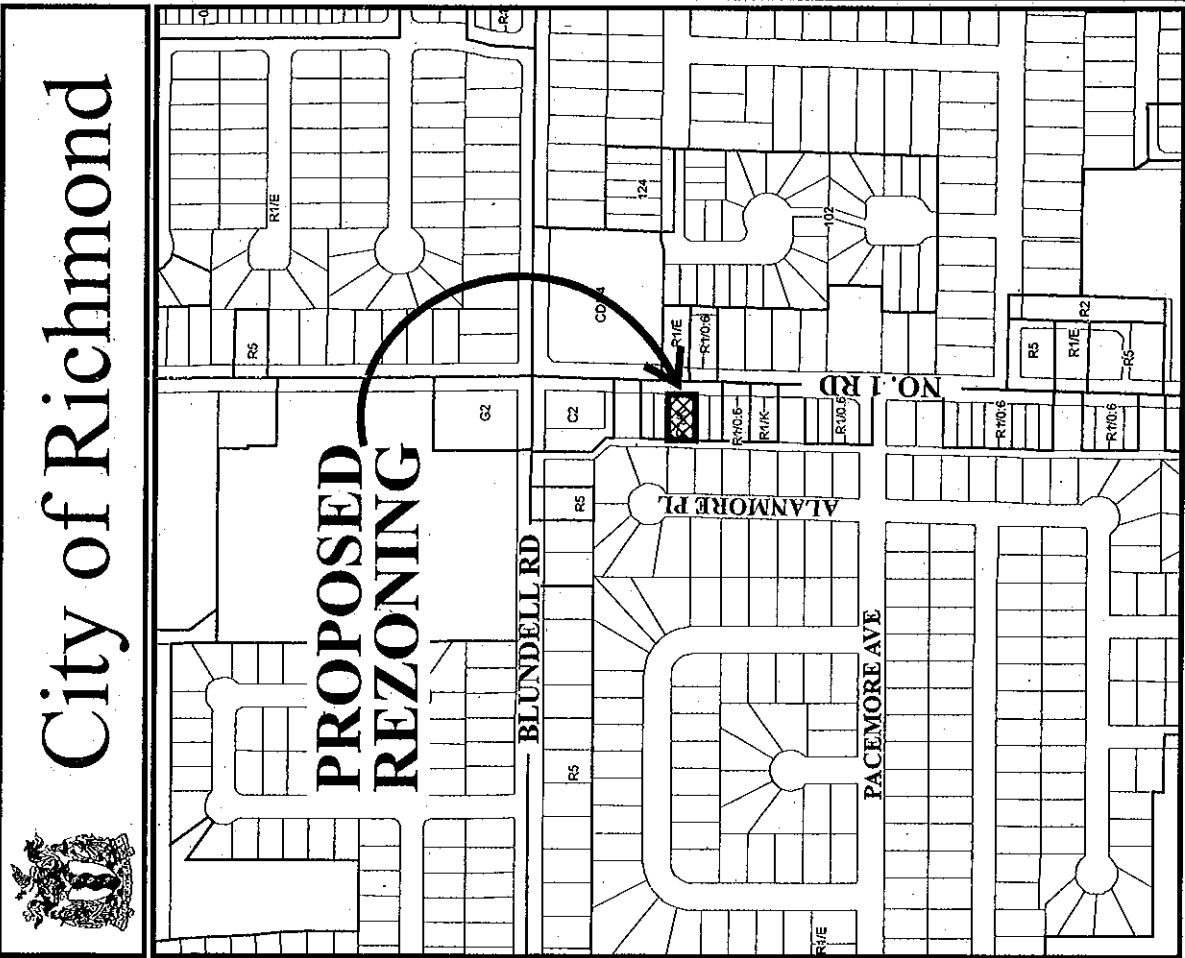
CL:blg

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

20.11	10.06	10.06	20.11	8120	20.12	8088	8088
20.11	10.06	10.06	20.11	8100	20.12	8088	8088
NO. 1 RD							
10.06	10.06	10.06	10.06	8091	20.12	20.12	20.12
10.06	10.06	10.06	10.06	8111	10.07	10.07	10.07
10.06	10.06	10.06	10.06	8117	10.07	10.07	10.07
10.06	10.06	10.06	10.06	8131	10.07	10.07	10.07
10.06	10.06	10.06	10.06	8077	10.06	10.06	10.06
10.06	10.06	10.06	10.06	8071	10.07	10.07	10.07
10.06	10.06	10.06	10.06	8051	20.12	20.12	20.12
20.12	20.12	20.12	20.12	33.50	33.50	33.50	33.50
20.12	20.12	20.12	20.12	30.48	30.48	30.48	30.48
20.12	20.12	20.12	20.12	12.4	12.4	12.4	12.4

Original Date: 08/01/08
 Revision Date:
 Note: Dimensions are in METRES

RZ 08-431599





**SUBJECT
PROPERTY**

BLUNDELL RD

NO. 1 RD



RZ 08-431599

Original Date: 08/01/08

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 08-431599 **Attachment 2**

Address: 8091 No. 1 Road

Applicant: Ajit Thaliwal & Malhi Construction Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Gary K Cox & Denise J Halldorson	To be determined
Site Size (m²):	674 m ² (7, 255 ft ²)	Approx. 337 m ² (3, 628 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – <i>Neighbourhood Residential</i> Specific Land Use Map – <i>Low-Density Residential</i> 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area K (R1/K)	Single-Family Housing District (R1-0.6)
Other Designations:	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 ²	Approx. 337 m ² 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 storeys	2.5 storeys	none

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

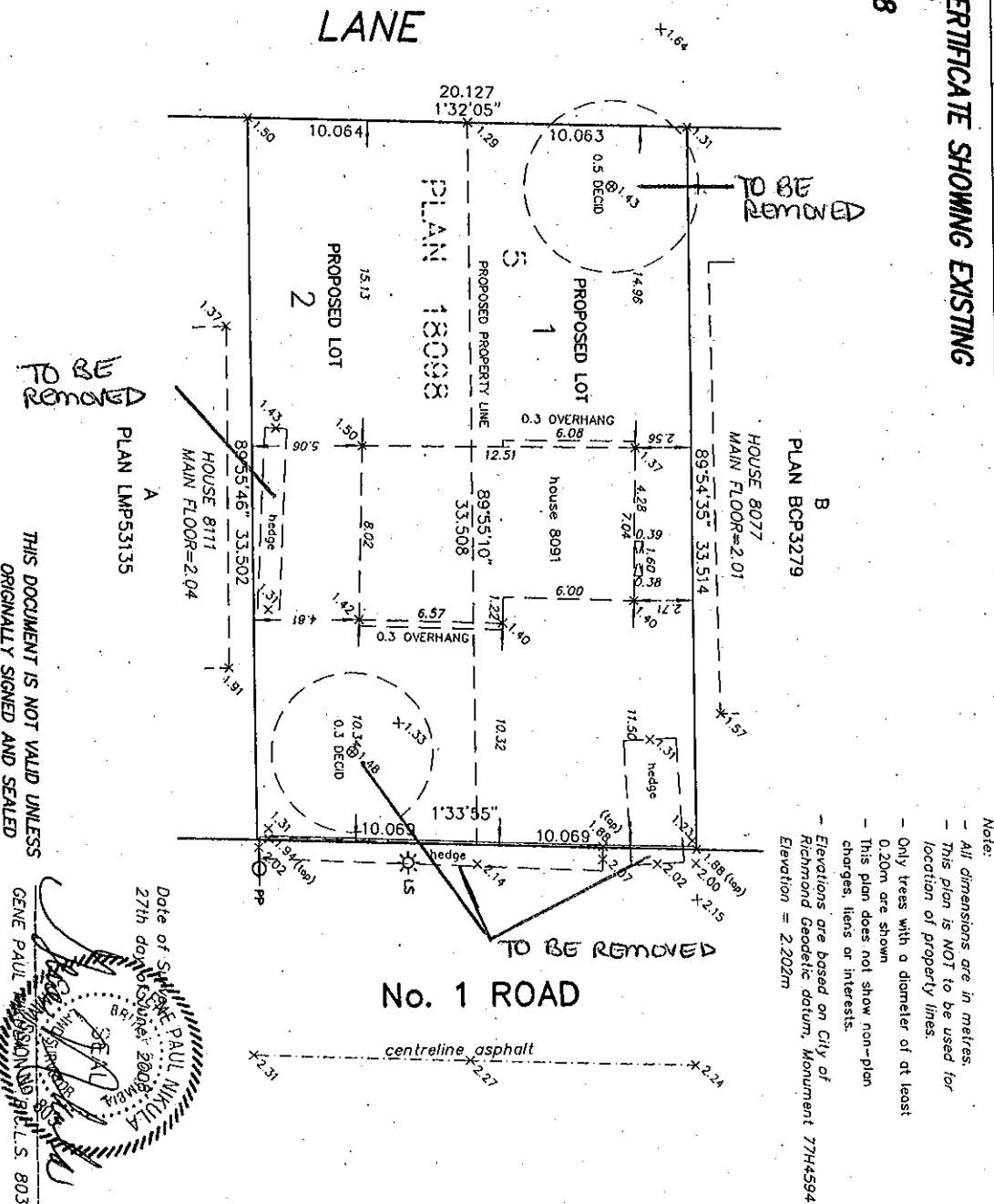
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 5 SECTION 22 B4N R7W NEW WESTMINSTER DISTRICT PLAN 18098

Current Civic Address:
8091 No. 1 Road
Richmond, B.C.
SCALE : 1:250

-property dimensions are derived from field survey



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DHALUWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0806002-701.DWG



Note:
- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown.
- This plan does not show non-plan charges, liens or interests.
- Elevations are based on City of Richmond Geodetic datum, Monument 77H4594 Elevation = 2.202m

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

Date of Survey: 27th day of October, 2006
PAUL NIKIULA
L.S. 803

Rezoning Considerations

8091 No. 1 Road

RZ 08-431599

Prior to final adoption of Zoning Amendment Bylaw 8454, the following are required 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 conform with the requirements of the OCP's Lane Establishment & Arterial Road Redevelopment Policy, and should include the required four (4) replacement trees [two (2) per future lot], with the following minimum calliper sizes/heights:
 - two (2) trees of 10 cm (deciduous) or 5.5 m (coniferous); and
 - two (2) trees of 8 cm (deciduous) or 4 m (coniferous).
2. Registration of a legal agreement on Title to ensure that no final Building Permit inspection would be 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.
3. Registration of a flood indemnity covenant on Title.
4. The City's acceptance of the applicant's voluntary contribution of \$2,000 towards pedestrian improvements at the intersection of No. 1 Road and Blundell Road.

[Signed original on file]

Signed
Ajit Thaliwal & Malhi Construction Ltd.

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8454 (RZ 08-431599)
8091 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. 003-510-921

Lot 5 Section 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 8454”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>ul</i>
APPROVED by Director or Solicitor <i>BSJ</i>

MAYOR

CORPORATE OFFICER