



To: Planning Committee

Date: July 18, 2008

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 08-403603

Re: **Application by Capital Development Ltd. for Rezoning at
3731/3733 Lockhart 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. 8413, for the rezoning of 3731/3733 Lockhart 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

CL:blg
Att.

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

Capital Development Ltd. has applied to the City of Richmond for permission to rezone 3731/3733 Lockhart road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) to permit the property to be subdivided into two (2) single-family residential lots. There is currently a non-conforming duplex on the subject property.

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 containing a mix of older and new dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E) or Subdivision Area B (R1/B), and a number of older duplex lots that are either non-conforming or zoned Two-Family Housing District (R5).

To the north, there are two (2) dwellings fronting Granville Avenue on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the east, there are two (2) new dwellings nearing completion on lots recently zoned Single-Family Housing District, Subdivision Area B (R1/B).

To the south, across Lockhart Road, there is an older dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E), with no redevelopment potential on its own under the existing Lot Size Policy.

To the west, there are two (2) newer dwellings on lots zoned Single-Family Housing District, Subdivision Area B (R1/B).

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 Lands Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lot Size Policy 5447

The subject property is located within the area covered by Single Family Lot Size Policy 5447 (adopted by Council in 1991, and amended in 1998) (**Attachment 3**). This Policy permits rezoning and subdivision of lots along Lockhart Road to Single-Family Housing District, Subdivision Area B (R1/B). This redevelopment proposal would allow for the creation of two (2) lots, each approximately 12.2 m wide, which is consistent with the Lot Size Policy.

Staff Comments

Background

Since the early 1990's, numerous similar applications to rezone and subdivide nearby properties along Lockhart Road to Single-family Housing District, Subdivision Area B (R1/B) have either been approved or are the subject of active applications.

Trees & Landscaping

A Tree Survey submitted by the applicant indicates the location of ten (10) trees (**Attachment 4**):

- seven (7) bylaw-sized trees are located on the subject property;
- two (2) bylaw-sized trees are located along the south property line straddling the City boulevard; and
- one (1) bylaw-sized tree is located on the adjacent property just outside the east property line at 3751 Lockhart Road.

A Certified Arborist 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 from the subject property due to poor condition. The report also recommends that tree protection fencing be installed around the drip line of the tree located on the adjacent property to the east (3751 Lockhart Road) that encroaches onto the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and:

- concurs with the protection of the Birch tree (Tree A) located on the adjacent property to the east (3751 Lockhart Road);
- concurs with the removal of six (6) trees from the subject property; but,
- recommends that the two (2) Norway Maples (Trees # 540 & 541) and the Portuguese Laurel (Tree # 542) be retained because they are in good condition and are outside the building envelope.

Tree protection fencing must be installed around the drip line of the two (2) Norway Maples at a minimum of 2 m out from the base of the trees, and around the drip line of the Portuguese Laurel at a minimum of 1.8 m out from the base of the tree. Tree protection fencing must also be installed around the drip line of the off-site Birch in accordance with the recommendations in the Arborist's report (5.3 m x 11.5 m west of the east property line). Tree protection fencing must be installed, to City standards, as a condition of rezoning or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and must remain in place until construction of the future dwellings on the site is complete. Any work that is conducted within the drip line of retained trees, such as tree pruning, excavation of existing driveways, or installation of perimeter drainage must be supervised by a Certified Arborist.

Based on the Official Community Plan's (OCP) tree replacement goal of 2:1, a total of 12 trees are required to be planted and maintained. Considering the effort to be taken by the applicant, and as an incentive to retaining existing mature trees on-site, staff recommend only eight (8) replacement trees be planted and maintained [four (4) per future lot]. Based on the size requirements for replacement trees in the City's Tree Protection Bylaw, the replacement trees must have the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
2	9 cm	or	5 m
4	10 cm		5.5 m
2	11 cm		6 m

To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$4,000 (\$500/tree) prior to final adoption of the rezoning bylaw. In addition, to ensure the survival of the retained trees on-site, the applicant is required to submit a security to the City in the amount of \$3,000 (\$1,000/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing

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 building area toward the Affordable Housing Reserve.

In order to help meet the City's targets for affordable subsidized rental housing, the applicant has agreed to provide a voluntary cash contribution towards the Affordable Housing Reserve based on \$1.00 per square foot of total building area of the single-family developments (i.e. \$6,856).

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning. In order to retain the two (2) Norway Maples in the front yards of the future lots, proposed vehicle access to the site should remain at approximately the same location as they are currently, while observing the recommended Tree Protection Zone of 2 m from the base of each tree.

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 development stage, the developer will be required to pay Neighbourhood Improvement Charges (for future road improvements) and Servicing costs.

Analysis

The subject property is located within an established residential neighbourhood that has a strong presence of lots zoned Single-Family Housing District, Subdivision Area B (R1/B), created from larger lot sizes. Of the remaining lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5) on Lockhart Road, most have the potential to rezone and subdivide.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with Lot Size Policy 5447, complies with all applicable policies and land use designations contained within the OCP, and is consistent with the established subdivision pattern in the surrounding area. On this basis, staff support the application.

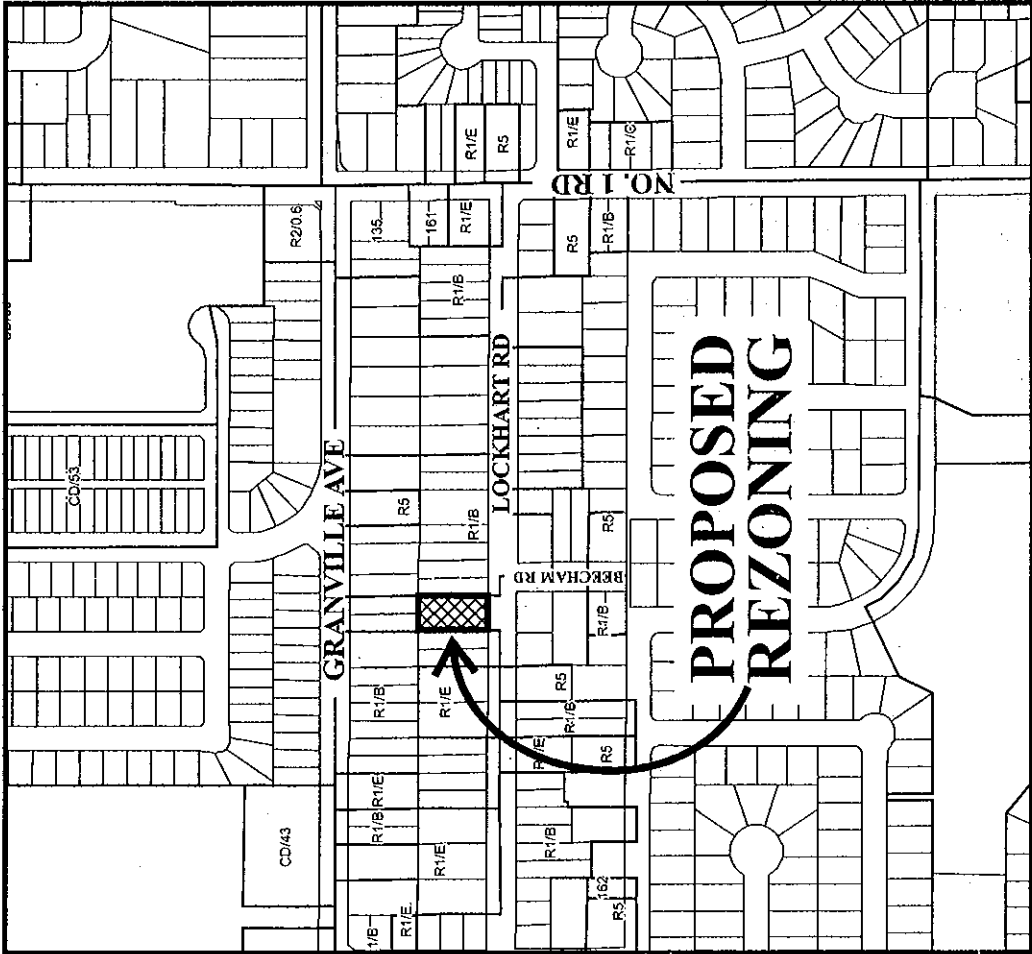


Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5447
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence

City of Richmond



**PROPOSED
REZONING**

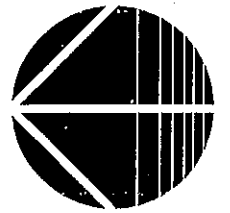
24.38	12.19	12.19	12.19	15.24	21.34
47.49	47.49	47.49	47.51	47.51	47.51
3673	3711	3734	3751	3759	3759
12.19	12.19	12.19	12.19	12.19	12.19

22.56	28.34	4.38
3648	3660	35
35	35	35

LOCKHART RD

BEECHAM RD

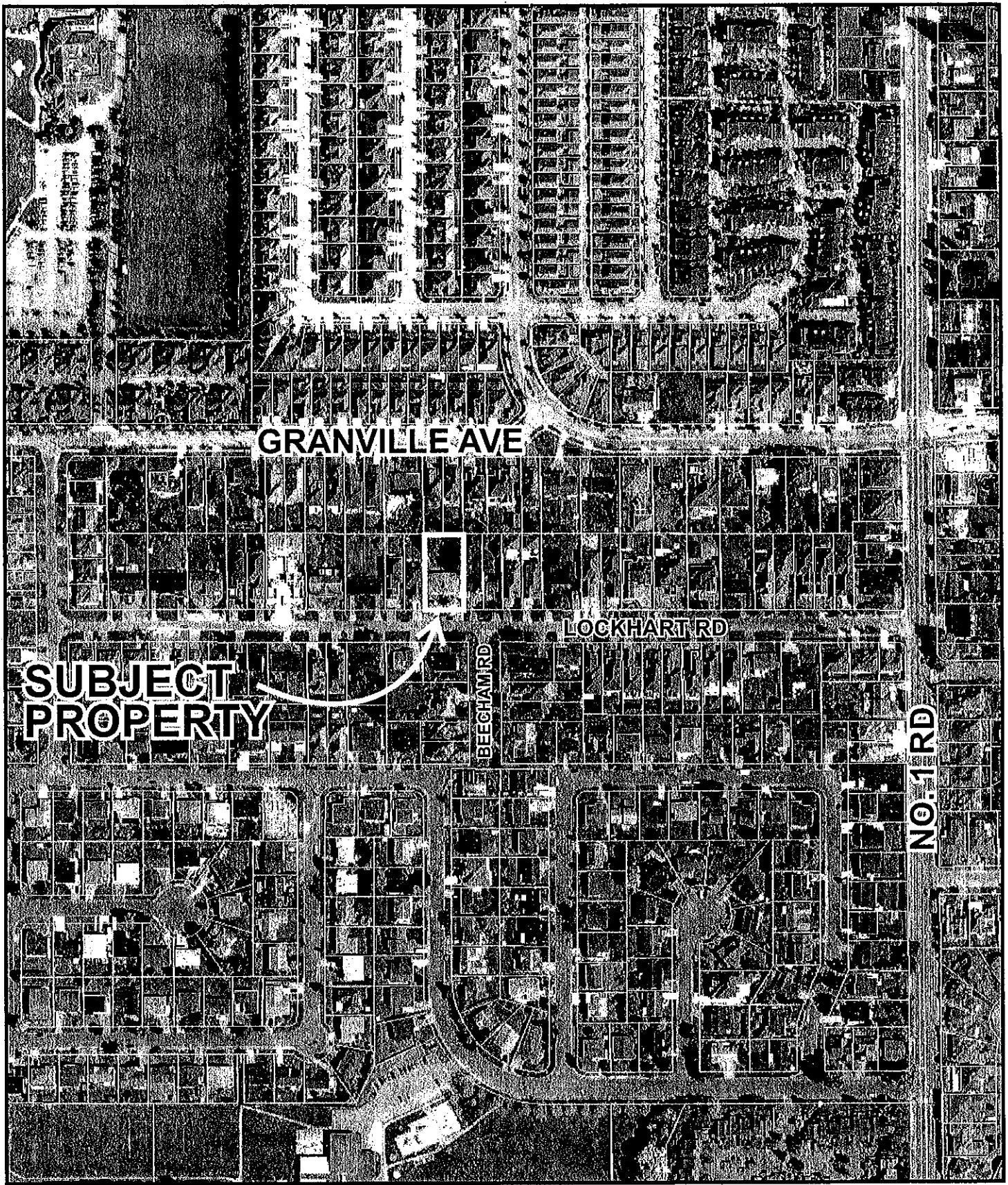
RZ 08-403603



Original Date: 02/18/08

Revision Date:

Note: Dimensions are in METRES



GRANVILLE AVE

LOCKHART RD

BEECHAM RD

NO. 1 RD

**SUBJECT
PROPERTY**



RZ 08-403603

Original Date: 02/18/08

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 08-403603

Attachment 2

Address: 3731/3733 Lockhart Road

Applicant: Capital Development Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Capital Development Ltd.	To be determined
Site Size (m²):	1,157 m ² (12,454 ft ²)	Each approx. 579 m ² (6,233 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map Designation – <i>Neighbourhood Residential</i> Specific Land Use Map Designation – <i>Low-Density Residential</i> 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Policy 5447 permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B)	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area B (R1/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 Size (min. dimensions):	360 m ²	579 m ²	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.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003**POLICY 5447**

File Ref: 4430-00

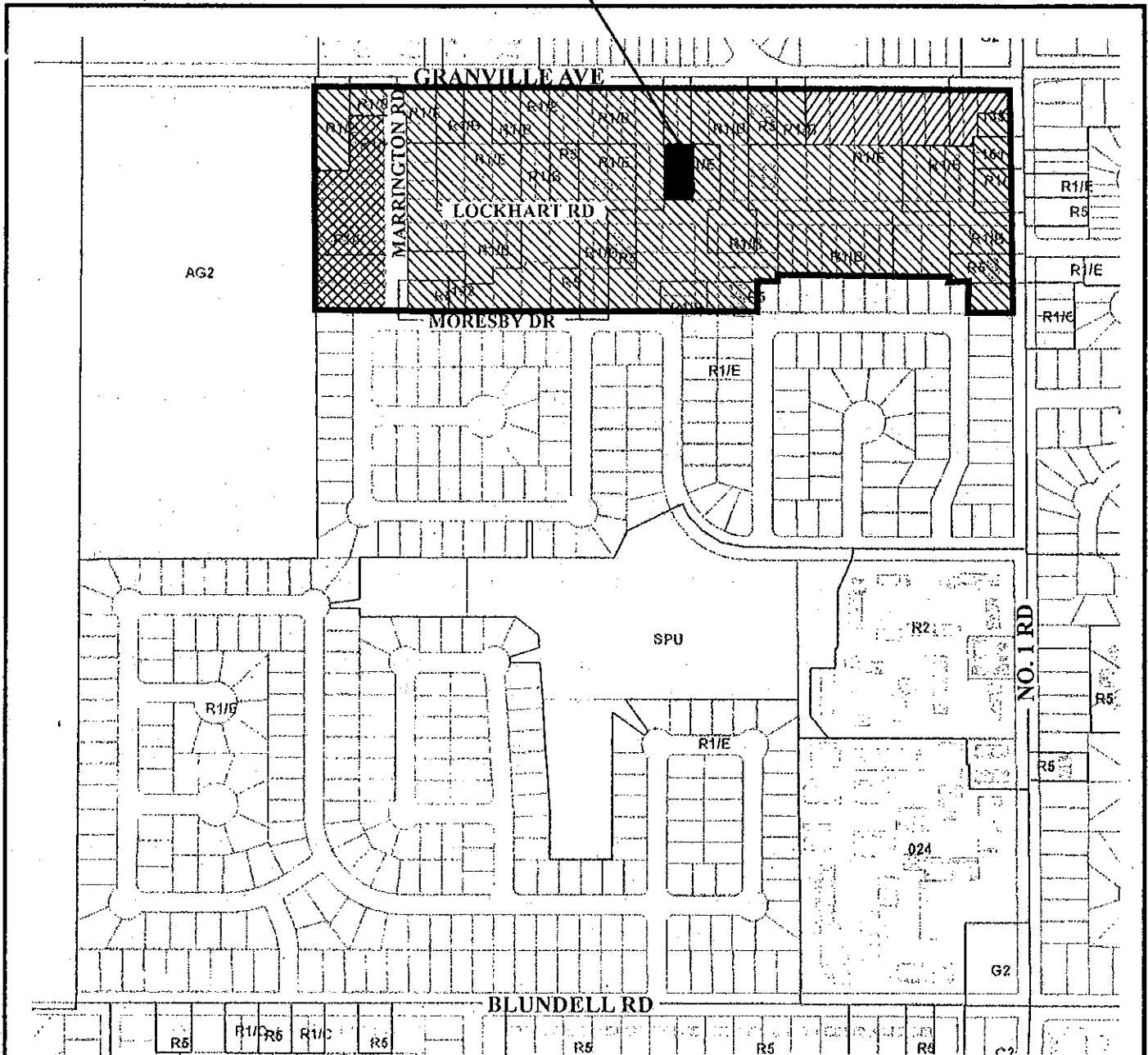
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7**POLICY 5447:**




The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.



-  Subdivision permitted as per R1/B with the following provisions:
 1. No. 1 Road R1/E unless there is a lane access then R1/B.
 2. Between 3620 and 3780 Granville Avenue R1/C.
 3. Between 7151 and 7031 Marrington Road R1/K.
- 
- 



Policy 5447
Section 15-4-7

Adopted Date: 09/16/91

Amended Date: 07/20/98

Note: Dimensions are in METRES

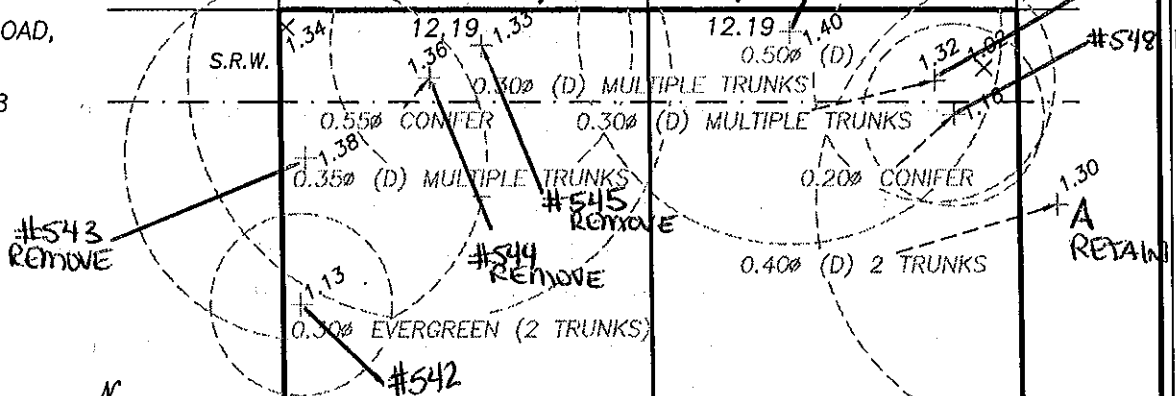
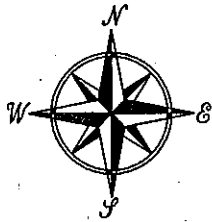
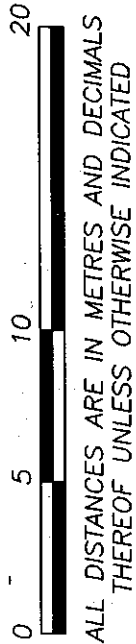
**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF
LOT 31 BLOCK 15 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 15447**

ATTACHMENT 4

#3731 LOCKHART ROAD,
RICHMOND, B.C.
P.I.D. 003-691-128

W1/2-9

E1/2-9

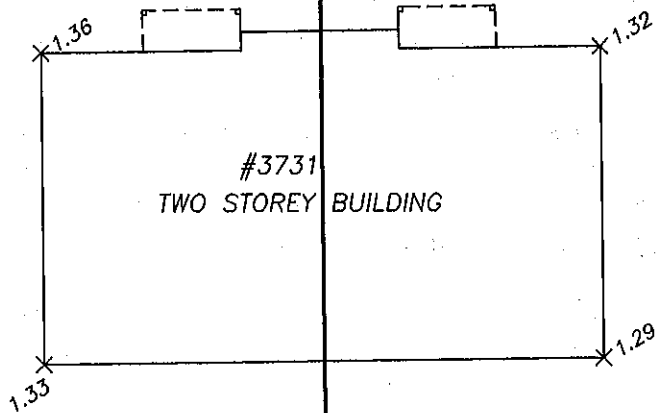


2

SHED
LOT 1
579 m²

LOT 2
579 m²

A



#3731
TWO STOREY BUILDING

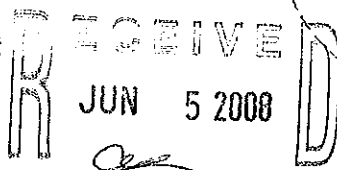
LEGEND:

D denotes deciduous tree.

NOTE:

Elevations shown are based on Richmond City Datum.
Bench Mark: Arrowhead on hydrant located at the West side of No. 1 Road at house #7191 & #7171.
B.M. elevation = 3.359 metres.

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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: jctam@telus.net
Job No. 3386
FB-113 P42-43
Drawn By: BA



LOCKHART ROAD

SURVEY COMPLETED ON DECEMBER 7th, 2007.

DWG No. 3386-TREE

X1.48

X1.44

Rezoning Considerations

3731/3733 Lockhart Road RZ 08-403603

Prior to final adoption of Zoning Amendment Bylaw 8413, the following items are to be dealt with:

1. Installation of tree protection fencing, to City standards:
 - a) around the drip lines of the two (2) Norway Maples (Trees # 540 & 541) at a minimum distance of 2 m from the base of each tree;
 - b) around the drip line of the Portuguese Laurel (Tree # 542) at a minimum distance of 1.8 m from the base of the tree; and
 - c) around the drip line of the off-site Birch (Tree A located at 3751 Lockhart Road) in accordance with the recommendations in the Arborist's report (5.3 m x 11.5 m west of the east property line).

Tree protection fencing must be installed as a condition of rezoning or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and must remain in place until construction of the future dwellings on the site is complete.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the drip lines of the two (2) Norway Maples (Trees # 540 & 541), the Portuguese Laurel (Tree # 542), and the off-site Birch (Tree A), which should include a post-impact assessment report (if applicable), to be reviewed by the City.
3. Submission of a Survival Security to the City of Richmond in the amount of \$3,000 (\$1,000/tree) to ensure that the two (2) Norway Maples (Trees # 540 & 541) and the Portuguese Laurel (Tree # 542) are not negatively impacted during and following proposed future development.
4. Submission of a Landscaping Security to the City of Richmond in the amount of \$4,000 for the planting and maintenance of eight (8) replacement trees four (4) per future lot], with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
2	9 cm	or	5 m
4	10 cm		5.5 m
2	11 cm		6 m

5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,856) to the City's Affordable Housing reserve.
6. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8413 (RZ 08-403603)
3731/3733 LOCKHART 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. 003-691-128

Lot 31 Section 15 Block 4 North Range 7 West New Westminster District Plan 15447

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8413”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER