



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Brian J. Jackson
Director of Development

Re: Application by Gurdawar S. Aujla and Amrik S. Sanghera for Rezoning at
9220/9240 Glendower Drive from Single-Family Housing District, Subdivision
Area E (R1/E) to Two-Family Housing District (R5)

TO Planning - Apr 8, 2008

Date: March 6, 2008

File: 12-8060-20-8336

RZ 07-387365

Staff Recommendation

That Bylaw No. 8336, for the rezoning of 9220/9240 Glendower Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:el

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Gurdawar S. Aujla and Amrik S. Sanghera have applied to the City of Richmond for permission to rezone 9220/9240 Glendower Drive (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to formalize the site zoning for a lot with an existing two-family dwelling and to permit the construction of a new two-family dwelling.

Findings of Fact

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

Surrounding Development

To the North: A strata-titled duplex on Two-Family District (R5) zoned lot and older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.

To the East: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots fronting onto No. 4 Road.

To the South: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.

To the West: Across Glendower Drive, a strata-titled duplex on Two-Family District (R5) zoned lot and older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots beyond and a older multiple-family development on Townhouse District (R2) zoned lot.

Related Policies & Studies

Official Community Plan

The proposed development is consistent with the "Neighbourhood Residential" Official Community Plan (OCP) designation, which permits two-family dwellings.

Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings

On March 29, 2005, Council adopted a Policy (# 5042) for Processing Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings. A copy of the Policy is contained in **Attachment 3**, which establishes a protocol to guide staff in the review of applications of this nature.

Staff Comments

The applicants are requesting to rezone the existing duplex lot in order to build a new two-family dwelling and strata title the new structure. A restrictive covenant limiting the property to a maximum of two (2) dwelling units must be registered prior to final adoption of the zoning bylaw.

Tree Preservation

A tree survey was submitted (**Attachment 4**) to confirm that there are no bylaw-sized trees on site. However, a number of trees and hedges are noted on the adjacent properties within 2 m of the subject site. A Certified Arborist's report was submitted by the applicants in support of the application. The report recommends retention and protection of all trees and hedges identified in the report.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations. Tree protection barriers along both sides of the side property lines 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.

In order to enhance the streetscape, the applicants have agreed to plant two (2) coniferous and two (2) deciduous trees (each at a minimum of 5 cm calliper) in the front yard. In order to ensure that this work is undertaken, the City would require a Landscaping Security in the amount of \$2,000 prior to final adoption of the rezoning bylaw.

Site Servicing

No Servicing concerns or charges.

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.

Analysis

The application has been reviewed in accordance with the adopted Council Policy for "Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings" (refer to **Attachment 3**). Based on this review, the following information is offered as analysis:

- A legal survey plan (**Attachment 5**) was submitted by the applicants indicating that the existing duplex complies with all regulations of the zone.
- On January 28, 2008, the Community Bylaws Department conducted an inspection of the existing duplex, confirming that the structure contains a maximum of two (2) dwelling units.
- Registration of a restrictive covenant limiting the property to a maximum of two (2) dwelling units is a requirement of this rezoning.
- Since the applicants are the residents of the existing duplex units and a new two-family dwelling is being proposed a written statement on building conditions and impact to tenants has not been submitted. Instead, the design of the proposed new two-family dwelling has been submitted (**Attachment 6**) for references. In addition, a Demolition Permit Application to remove the existing duplex has been submitted on February 15, 2008.

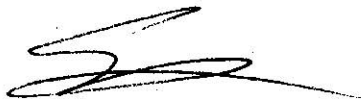
- At the time of report preparation, no public concerns or objections have been received by staff since the posting of the rezoning sign on the property.
- No off-site improvements have been identified.
- No Strata Title Conversion Application is required for a new two-family dwelling. Strata Title Plan for a new two-family dwelling could be registered at the Land Title Office.

Financial Impact or Economic Impact

None.

Conclusion

The proposal is consistent with applicable land use designations and has been processed in accordance with the Council Policy dealing with "Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-Conforming Two-Family Dwellings". On this basis, staff support the rezoning application.



Edwin Lee
Planning Technician - Design

EL:rg

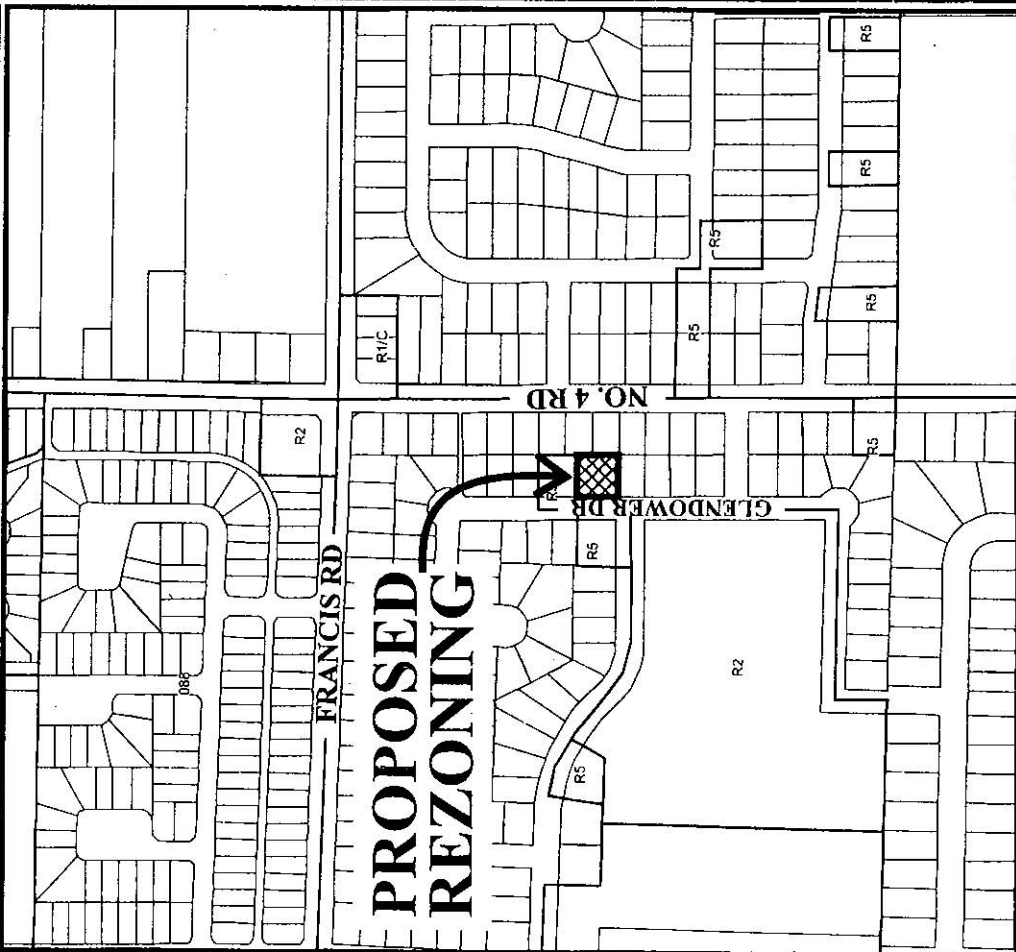
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Policy 5042
- Attachment 4: Tree Survey
- Attachment 5: Legal Survey Plan of Existing Duplex
- Attachment 6: Conceptual Development Plans

Prior to final adoption of the Zoning Bylaw, the following is required:

- Registration of a restrictive covenant limiting the property to a maximum of two (2) dwelling units;
- Installation of tree protection barriers (as identified in the Arborist Report on file) 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;
- Provide a Landscape Security to the City of Richmond in the amount of \$2,000 for the for planting of two (2) coniferous and two (2) deciduous trees (each at a minimum of 5 cm calliper) in the front yard; and
- Registration of a flood indemnity covenant on title.



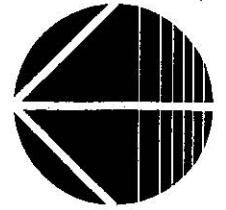
City of Richmond



31.18	9131	18.14
31.87	9151	18.29
32.55	9171	18.29
33.59	9191	27.62

GLENDOWER DR

18.29	9160	18.29	30.48
29.26	9200	29.26	30.48
19.51	9180	19.51	30.48
18.29	9220	18.29	30.48
18.29	9260	18.29	30.48
18.29	9280	18.29	30.48



RZ 07-387365

Original Date: 09/28/07

Revision Date:

Note: Dimensions are in METRES



FRANCIS RD

GLENDOWER DR

NO. 4 RD

SUBJECT
PROPERTY



RZ 07-387365

Original Date: 09/28/07

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 07-387365

Attachment 2

Address: 9220/9240 Glendower Drive

Applicants: Gurdawar S. Aujla and Amrik S. Sanghera

	Existing	Proposed
Owner:	Amrik Singh Sanghera & Gurdawar Singh Aujla	To be determined
Site Size (m²):	892 m ² (9,601 ft ²)	No Change
Land Uses:	One (1) legal non-conforming two-family dwelling	One (1) two-family dwelling
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E) – maximum floor area permitted: 374.7 m ²	Two-Family Housing District (R5) – maximum floor area permitted: 490.6 m ²
Number of Units:	2	No change
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	34%	none
Lot Size (min. dimensions):	864 m ²	892 m ²	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2 storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0 (V) per unit	2 (R) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	4	4	none

Other: None



Page 1 of 1

Adopted by Council: March 29th, 2005

Policy 5042

File Ref:

Rezoning Applications for Two-Family Housing Districts, Involving Existing Non-conforming Two-family Dwellings

Policy 5042:

It is Council policy that:

Rezoning applications seeking a rezoning to "Two-Family Housing District (R5)", involving existing non-conforming two-family dwellings, must be supported with adequate information to assist Council assess all potential impacts arising from the rezoning application in the following areas:

1. A certificate prepared by a registered B.C. Land Surveyor showing the location, dimensions, and setbacks of all buildings and structures presently on the property, together with a floor area ratio calculation is required to verify Zoning Bylaw compliance.
2. An inspection of the existing structure by City Staff is required to confirm the building contains a maximum of two dwelling units. A Restrictive Covenant limiting the property to a maximum of two dwelling units is required as a condition of final adoption of a rezoning bylaw.
3. The property owner shall provide a written statement on the following items:
 - a. The building's age, quality, general conditions and any measures proposed to upgrade or alter the buildings appearance; and
 - b. The occupancy of the existing structure and what impact the proposed rezoning may have on the existing residents of the two-family dwelling.
4. Where as a result of the normal rezoning process, the public has raised concerns over the design of an existing structure or construction of a new two-family dwelling on the subject site, staff will present to Council a summary of the public concerns along with options available to address the concerns.
5. Each application shall be reviewed to determine if there are any off-site improvements required to bring the site up to City standards. Should any off-site improvements be required, such improvements are required as a condition of final adoption of a rezoning bylaw.
6. Where a Council approved 702 Single Family Lot Size Policy would permit the subject site to be subdivided, Council will be advised of the site's future subdivision potential.
7. Rezoning applications intended to facilitate a strata title conversion of the existing structure shall be accompanied by a Strata Title Conversion Application and such application forwarded to Council concurrently with the rezoning proposal.

07-387365

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES & ELEVATIONS ON LOT 235 SECTION 27 B4N R6W NEW WESTMINSTER DISTRICT PLAN 35222.

Current Civic Address:
9220 Glendower Drive
Richmond, B.C.

SCALE : 1:250

- 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 No. 77H4960
Elevation = 0.999m

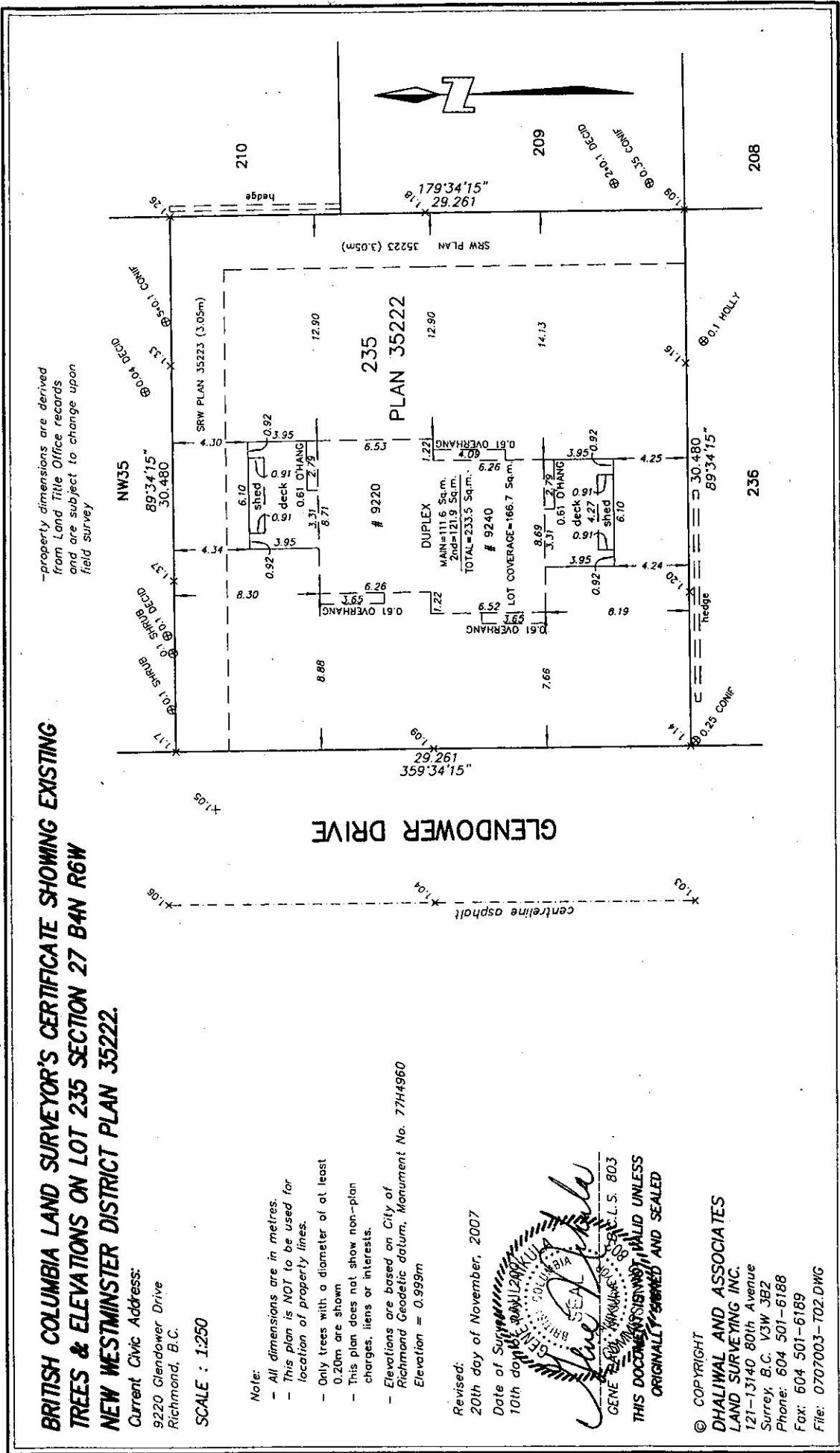
Revised:
20th day of November, 2007

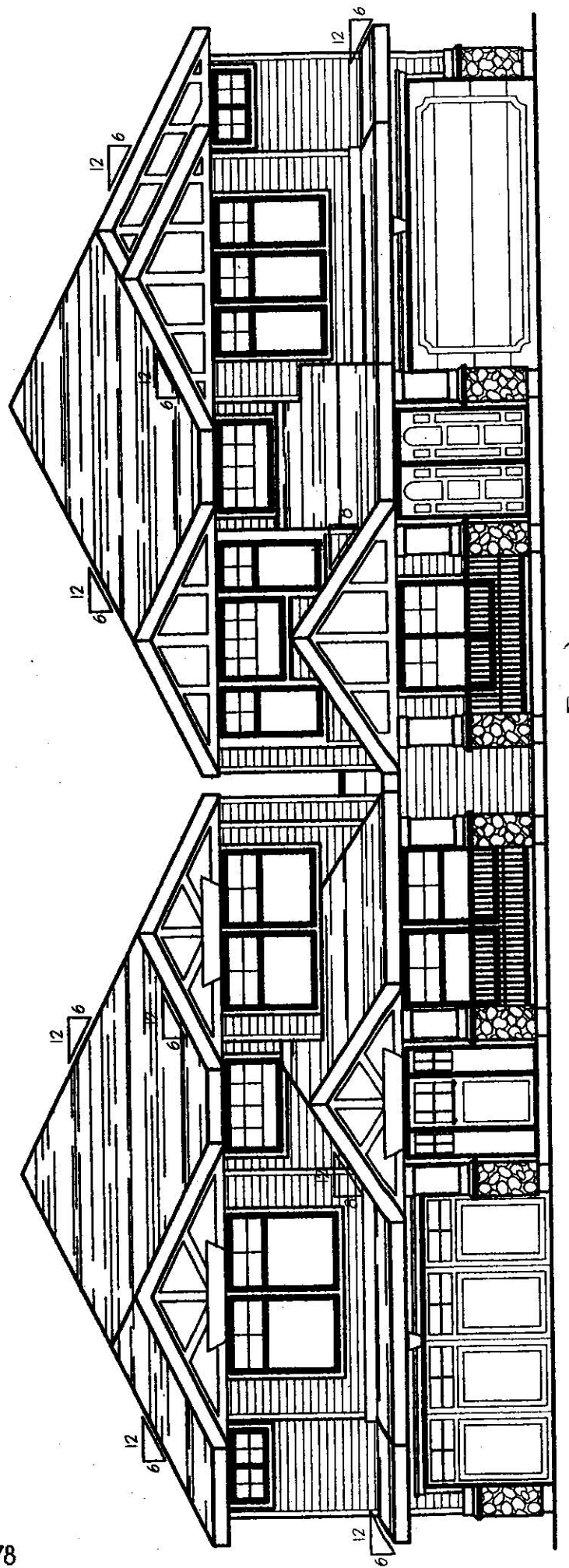
Date of Survey:
10th day of April, 2007

Gene D. Halwal
GENE D. HALWAL
S.B.C.L.S. 803
REGISTERED PROFESSIONAL SURVEYOR

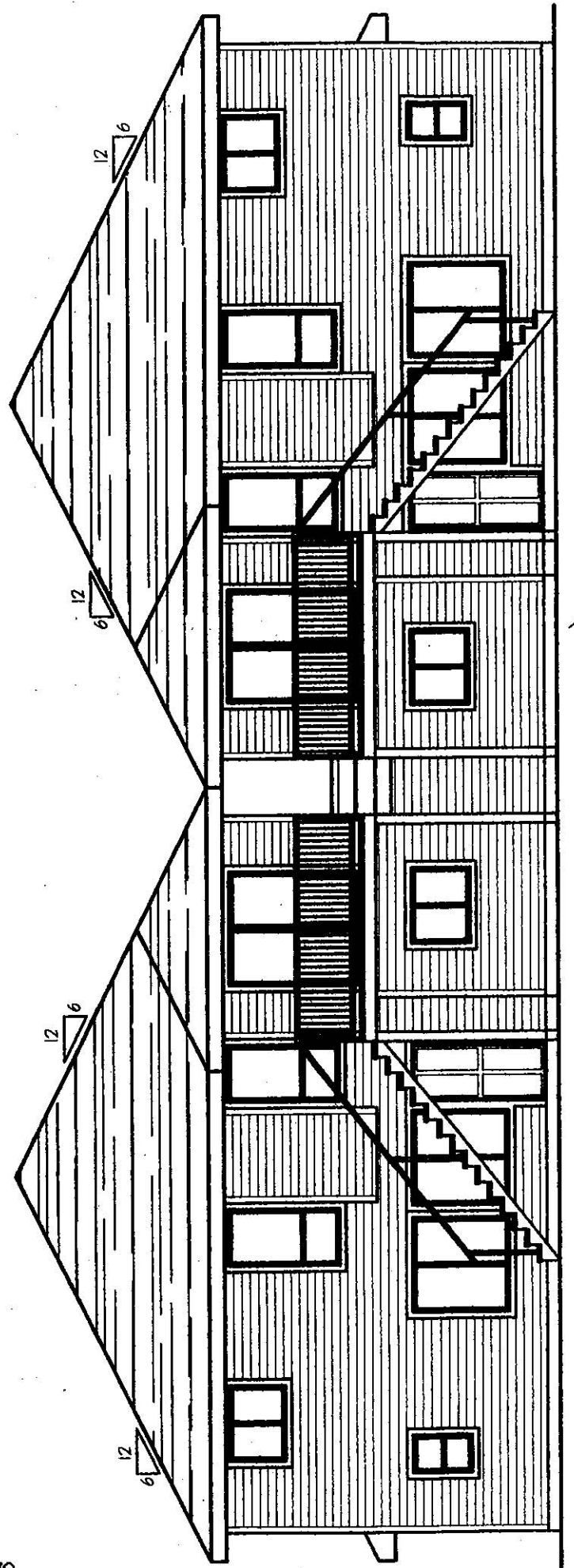
THIS DOCUMENT IS VOID UNLESS ORIGINALY SIGNED AND SEALED

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
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File: 0707003-702.DWG

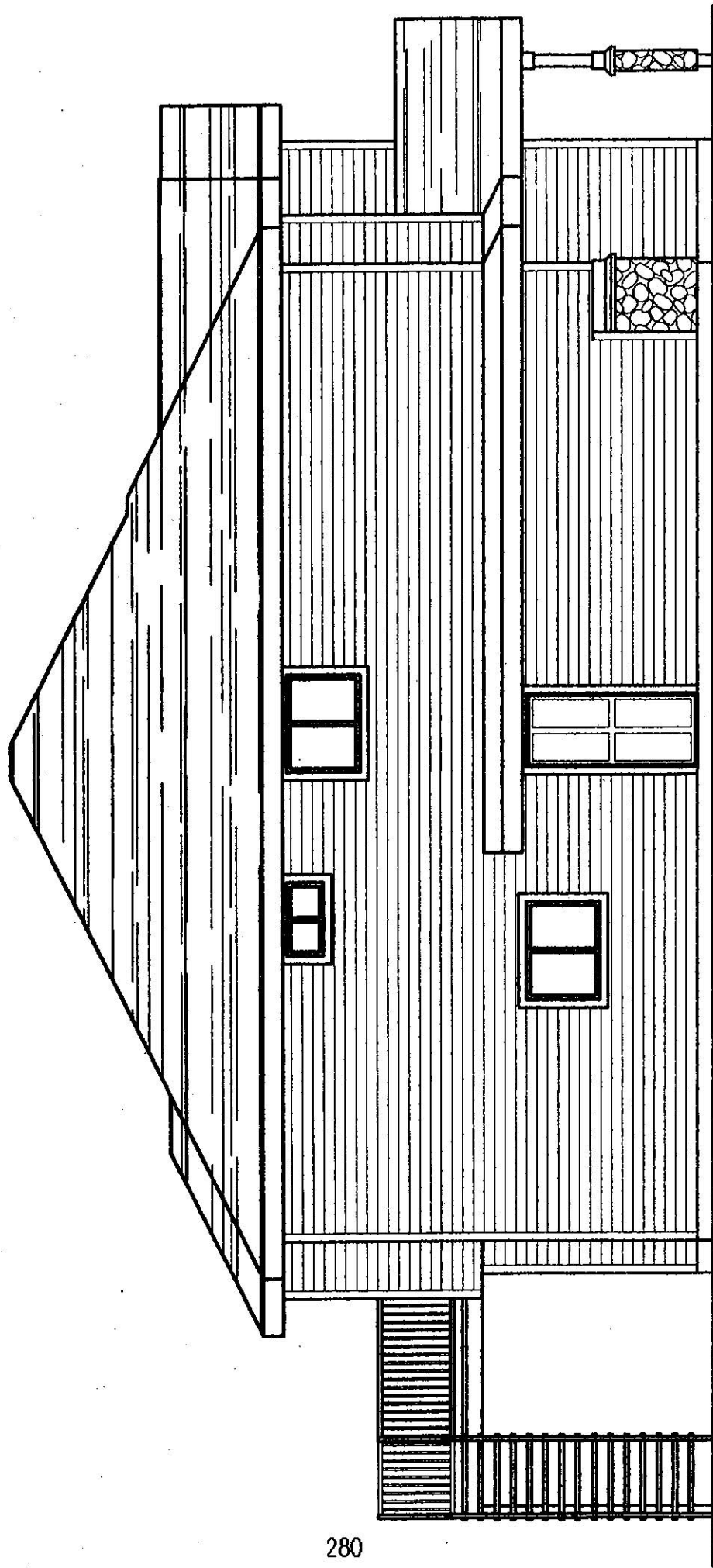




FRONT (WEST)



BACK (EAST)



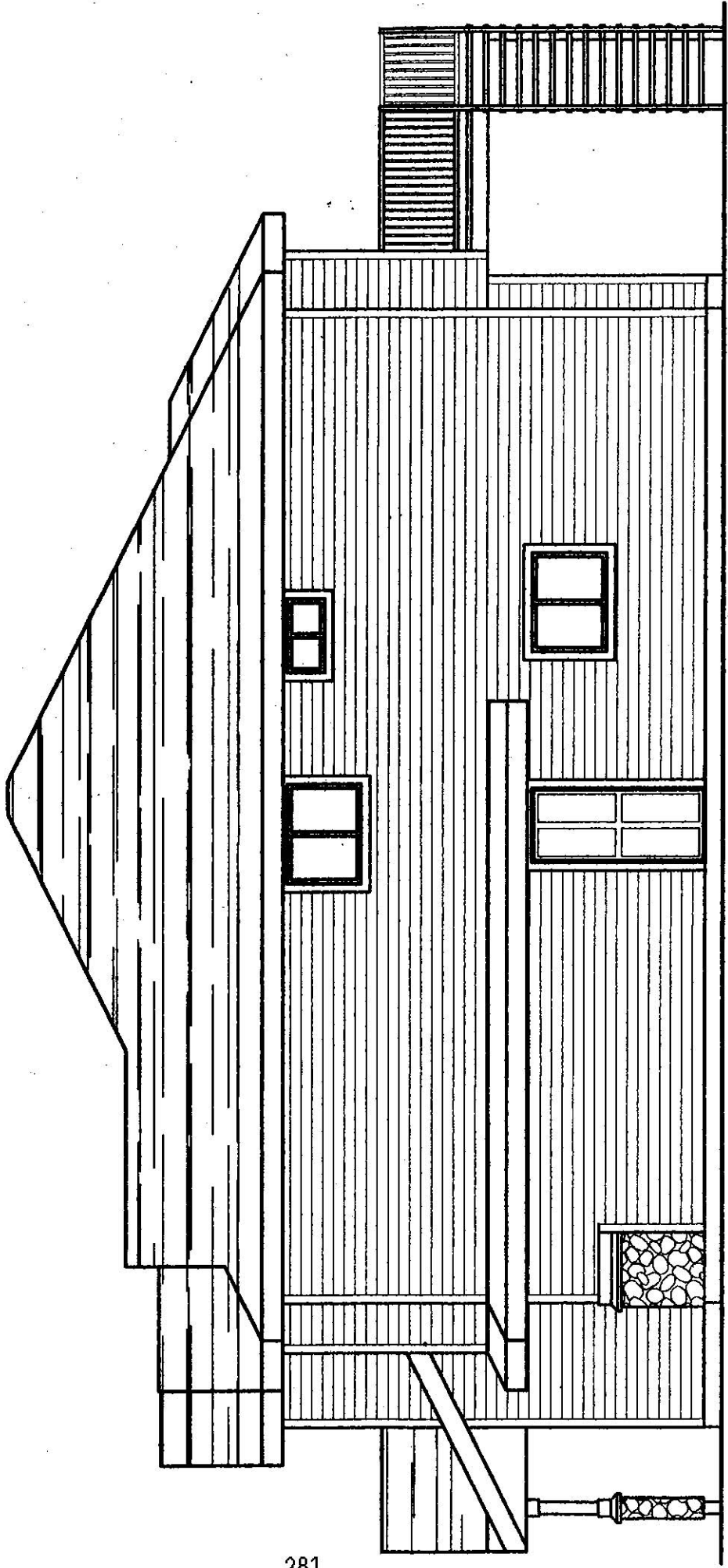
280

LEFT ELEVATION

SPATIAL CALCULATIONS:
WALL AREA:
PERMITTED OPENINGS:
PROPOSED OPENINGS:

NORTH

Ref 9220 GLENDOWER DR.
F.A.O MR. EDWIN LEE

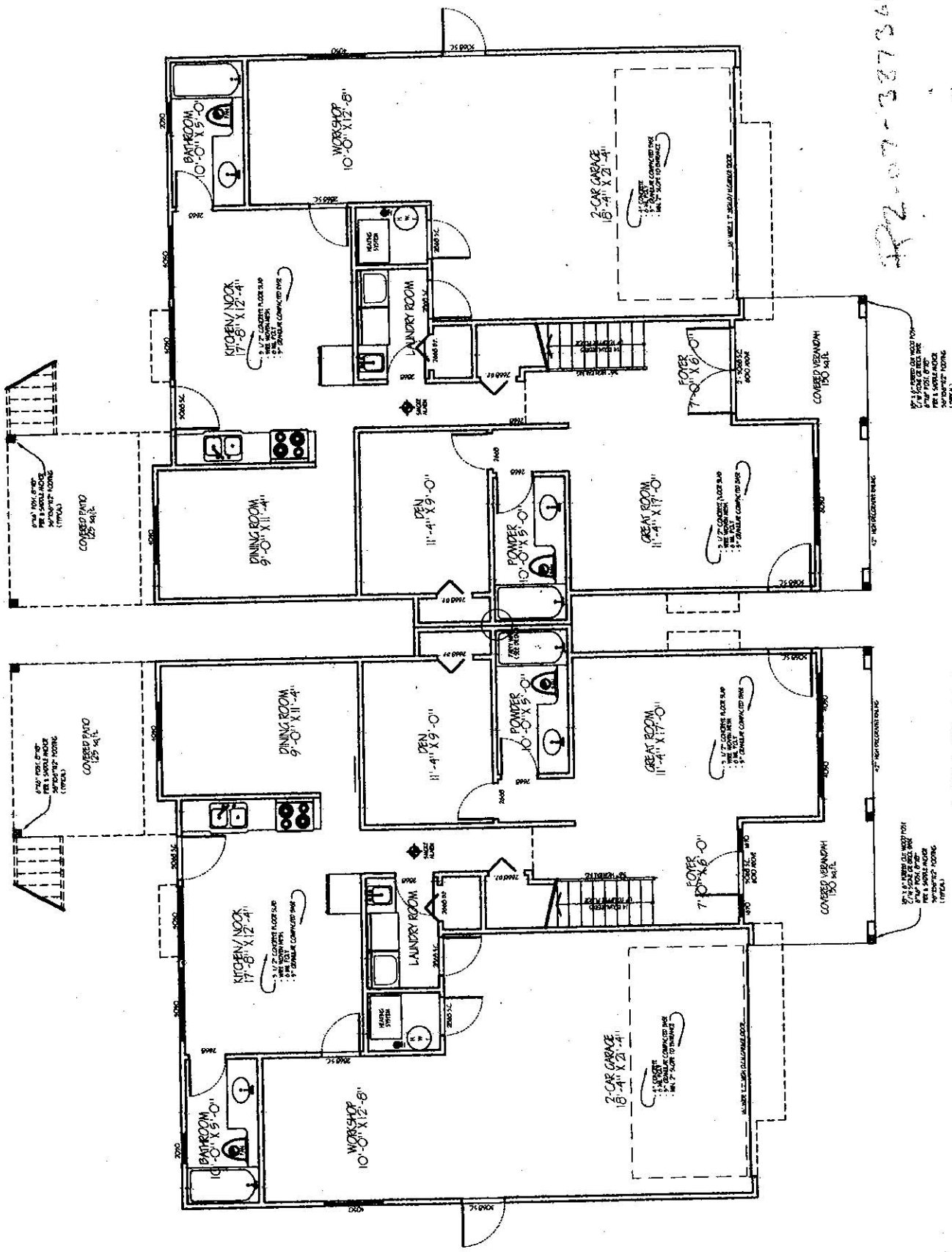


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RIGHT ELEVATION

SOUTH

SPATIAL CALCULATIONS:
WALL AREA
PERMITTED OPENINGS:
PROPOSED OPENINGS:

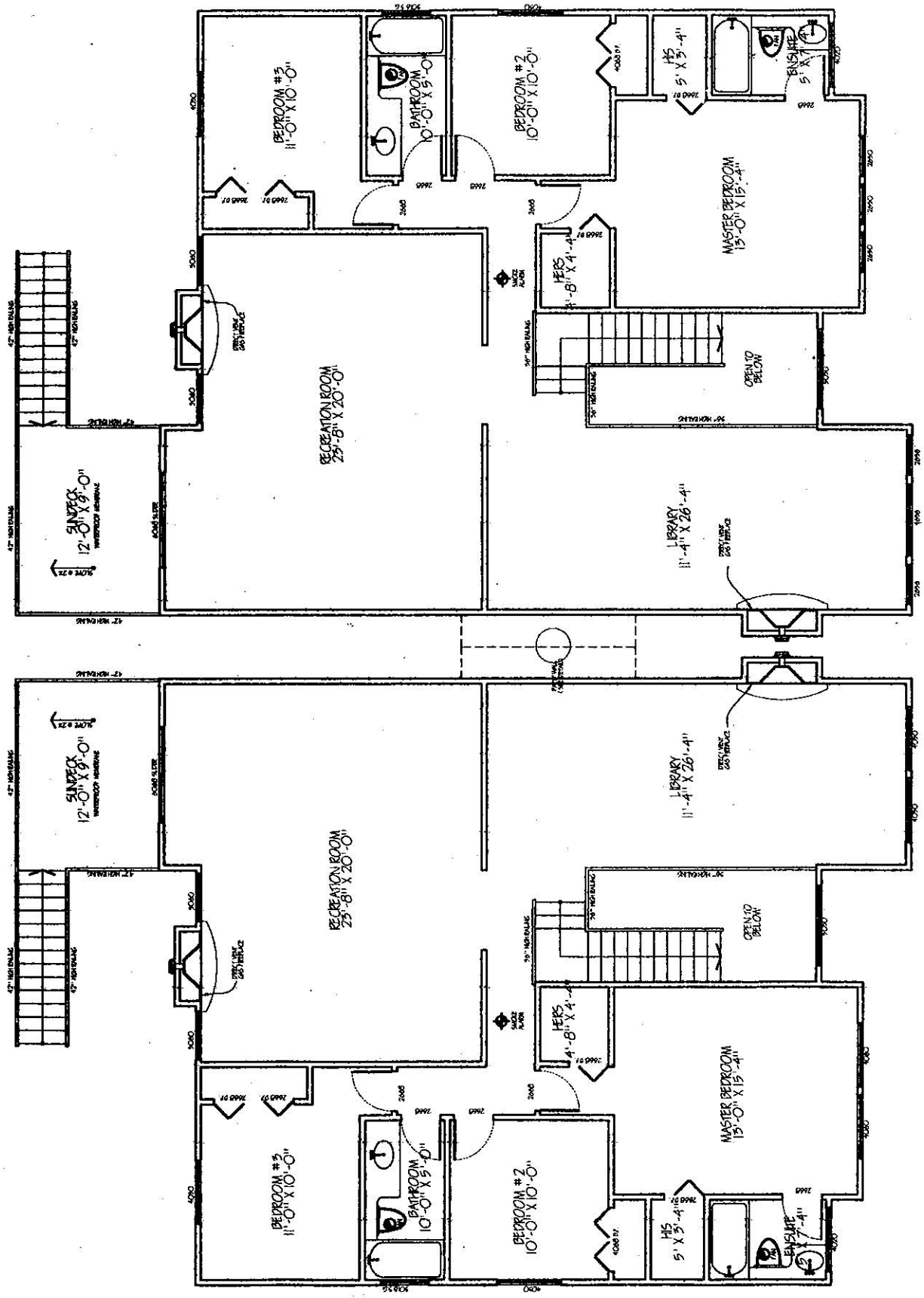


R2-07-387345

GROUND FLOOR AND FOUNDATION PLAN

TOTAL FLOOR AREA: 2,142 sq.ft. (FLOOR AREA PER UNIT: 1,071 sq.ft.)
 GARAGE AREA: 1,076 sq.ft. (GARAGE AREA PER UNIT: 538 sq.ft.)
 TOTAL AREA: 3,218 sq.ft. (TOTAL AREA PER UNIT: 1,609 sq.ft.)

Ref 9220/9240 GLENDOWER DR
 RICHMOND



SECOND FLOOR AND ROOF PLAN

FLOOR AREA: 3,138 sq.ft. (FLOOR AREA PER UNIT: 1,569 sq.ft.)
 OPEN AREA: 146 sq.ft. (OPEN AREA PER UNIT: 73 sq.ft.)
 TOTAL AREA: 3,284 sq.ft. (TOTAL AREA PER UNIT: 1,642 sq.ft.)

RF - A22019240 GLENDON K COFF
 RICHMOND



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8336 (RZ 07-387365)
9220/9240 GLENDOWER DRIVE**

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 **TWO-FAMILY HOUSING DISTRICT (R5)**.

P.I.D. 007-177-674

Lot 235 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8336**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER