



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson
Director of Development
Date: November 12, 2008
File: RZ 08-433884
Re: Application by Ajit Thaliwal for Rezoning at 8251 No. 3 Road from
Single Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area 0.6 (R1/0.6)

Staff Recommendation

That Bylaw No. 8431, for the rezoning of 8251 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area 0.6 (R1/0.6)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES: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

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 8251 No. 3 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit subdivision into two (2) lots with vehicle access from the existing rear lane.

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 3 Road, between Blundell Road and Francis Road, in an established residential neighbourhood consisting predominantly of older single-family dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E). Several lots on the west side of No. 3 Road immediately north and south of Sunnymede Gate have redevelopment potential due to the existing rear lane.

The developments immediately surrounding the site are as follows:

- To the north and west are two (2) older homes on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the east across No. 3 Road are two (2) duplexes on lots zoned Two-Family Housing District (R5); and
- To the south are two (2) newer homes 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*.

Lane Establishment & Arterial Road Redevelopment Policy

This Policy permits rezoning and subdivision along No. 3 Road where there is an existing operational rear lane. This redevelopment proposal is consistent with this Policy.

Lot Size Policy

There is no Single-Family Lot Size Policy for this area.

Staff Comments

Tree Preservation

A Tree Survey submitted by the applicant indicates the location of (**Attachment 3**):

- three (3) bylaw-sized trees on the subject property;
- one (1) bylaw-sized tree adjacent to the front property line on City property;
- ten (10) undersize trees on the subject property; and
- a Cedar hedge along the north and west property lines.

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 proposed development plans. The Report recommends removal of the three (3) bylaw-sized trees on the subject property and the bylaw-sized tree on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the removal of the bylaw-sized trees located on the subject site (Tree # 212, 213 and 214) due to their poor condition. Staff investigated the potential retention of the undersize trees, however it was determined that these trees could not be saved due to the proposed building envelope and proximity to other trees which must be removed.

The City's Parks Department concurs with the removal of the Pine tree located on City property (Tree #A) at the applicant's expense. No compensation is required. The applicant will be required to submit a formal tree removal request through the City's Parks Department.

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, the applicant has agreed to plant and maintain a total of six (6) replacement trees, with the following minimum calliper sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
4	6 cm		3.5 m
2	10 cm		5.5 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) to ensure that the replacement trees will be planted and the front yards of the future lots enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Registration of a restrictive covenant on title will be required to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from No. 3 Road.

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 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 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 will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant.

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 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 lane, with no access being permitted to or from No. 3 Road.

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 all policies and land use designations contained within the Official Community Plan (OCP). Several lots on the west side of No. 3 Road in the immediate area have redevelopment potential due to the existing rear lane. On this basis, staff support the application.



Erika Syvokas
Planning Assistant
(604-247-4674)

ES:blg

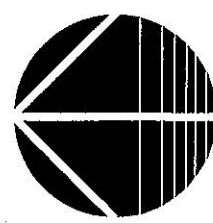
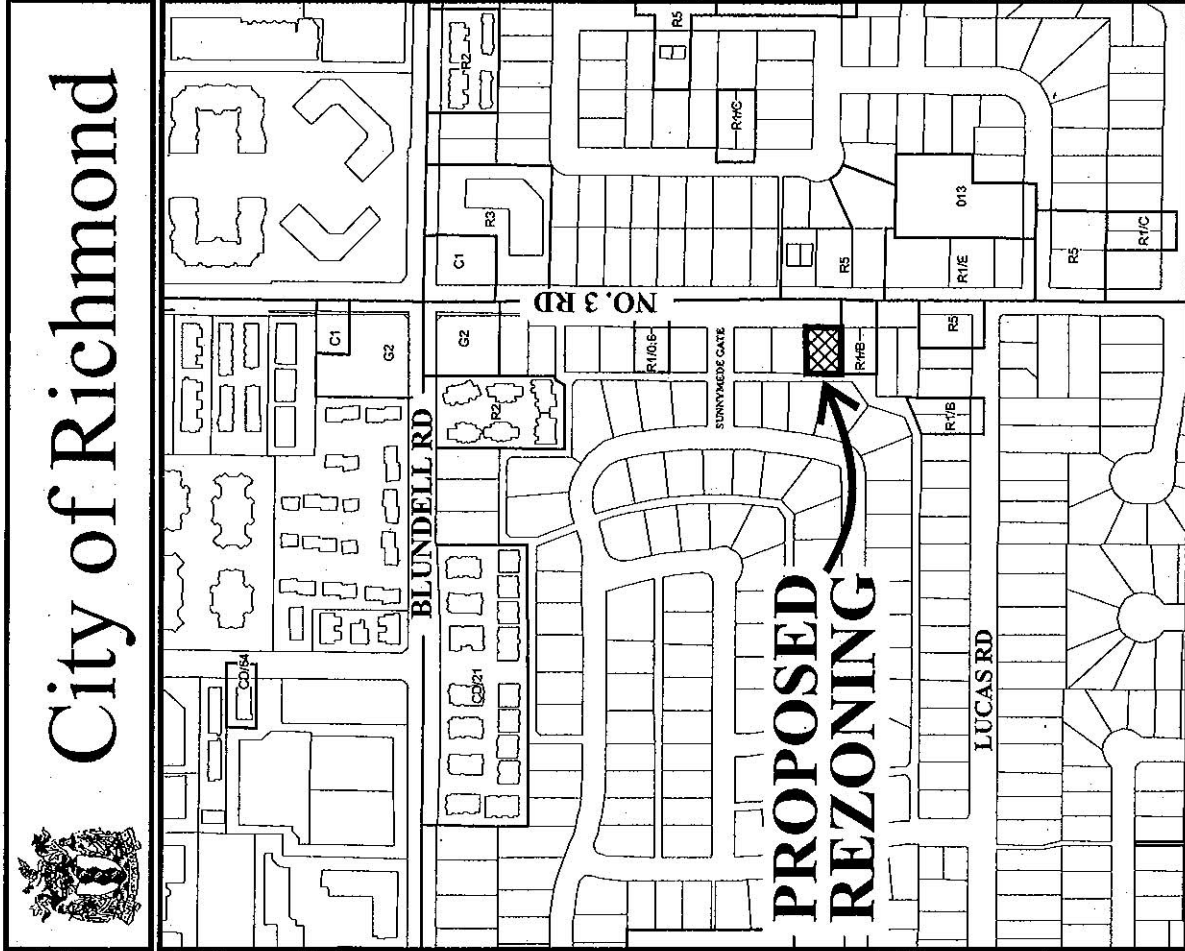
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Rezoning Considerations Concurrence

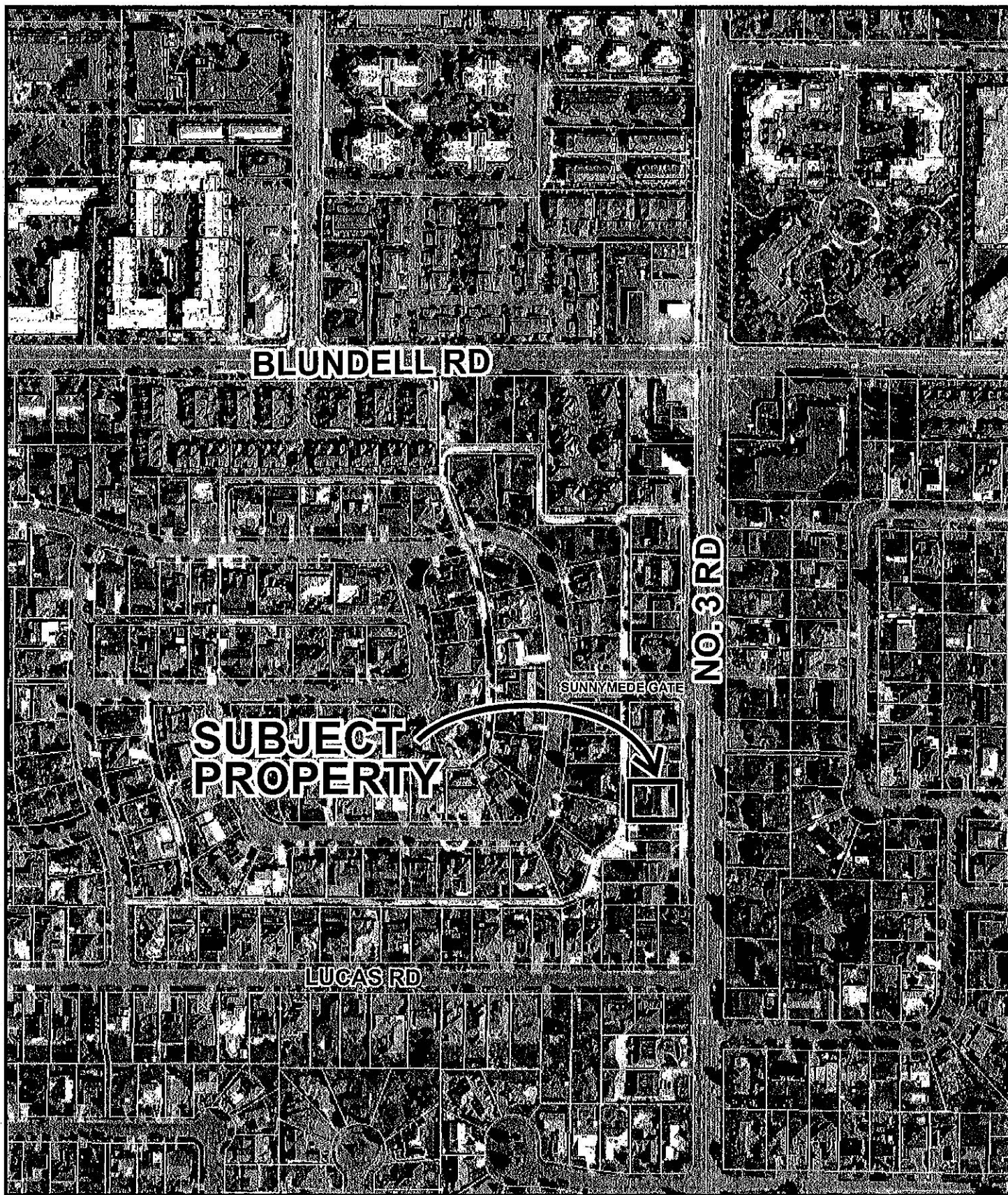
8311		5.21	8273	13.01	8271	13.01	25.30	8251	25.30	27.43	8211	27.43
33.55		33.55	33.55	13.08	13.08	13.08	25.30	25.30	25.30	27.43	27.43	27.43
51.13		51.13	51.13	51.13	51.13	51.13	51.13	51.13	51.13	51.13	51.13	51.13
24.00		24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00
26.21		26.21	26.21	26.21	26.21	26.21	26.21	26.21	26.21	26.21	26.21	26.21
25.19		25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19
8300		8300	8300	8300	8300	8300	8300	8300	8300	8300	8300	8300
8280		8280	8280	8280	8280	8280	8280	8280	8280	8280	8280	8280
25.19		25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19	25.19
8220		8220	8220	8220	8220	8220	8220	8220	8220	8220	8220	8220

NO. 3 RD

Original Date: 08/07/08
Revision Date:
Note: Dimensions are in METRES

RZ 08-433884





RZ 08-433884

Original Date: 08/07/08

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 08-433884
Attachment 2

Address: 8251 No 3 Road

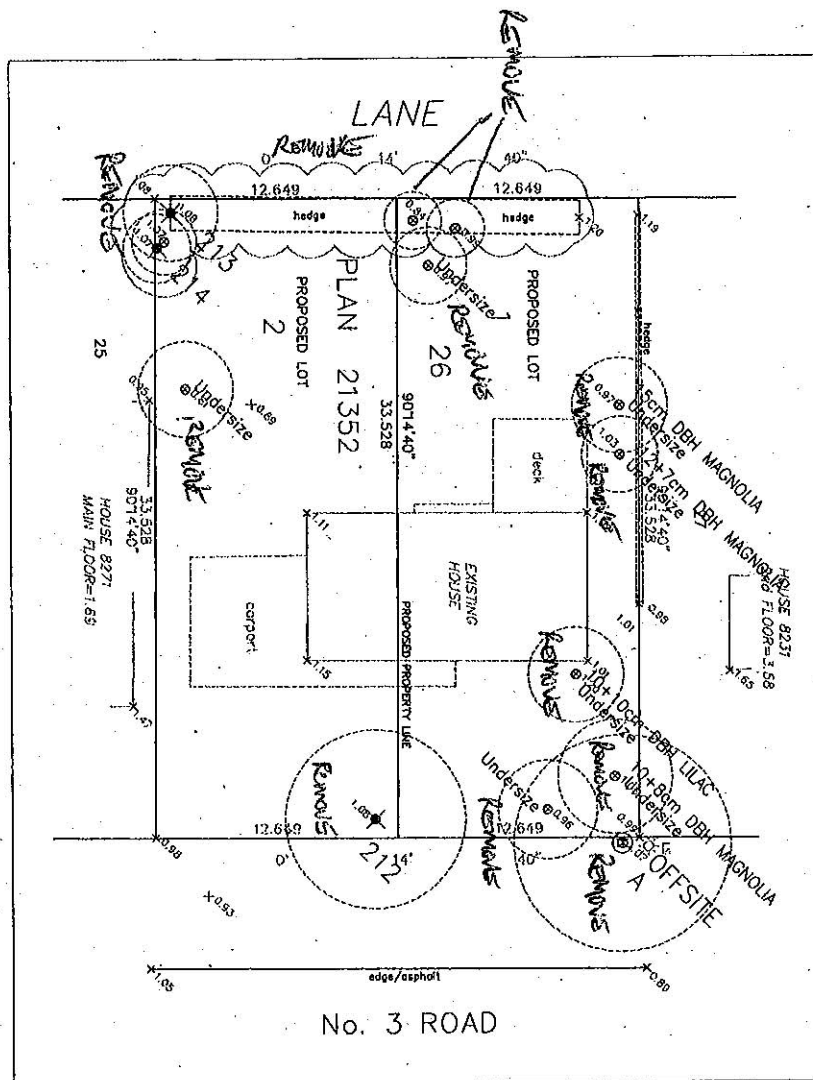
Applicant: Ajit Thaliwal

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	0825739 B.C. LTD.	To be determined
Site Size (m²):	848 m ² (9,127.8 ft ²)	Two (2) lots – each approximately 424 m ² (4,563.9 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family residential lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	OCP Arterial Road Redevelopment Policy permits rezoning and subdivision along this arterial road due to the existing operational rear lane.	No change

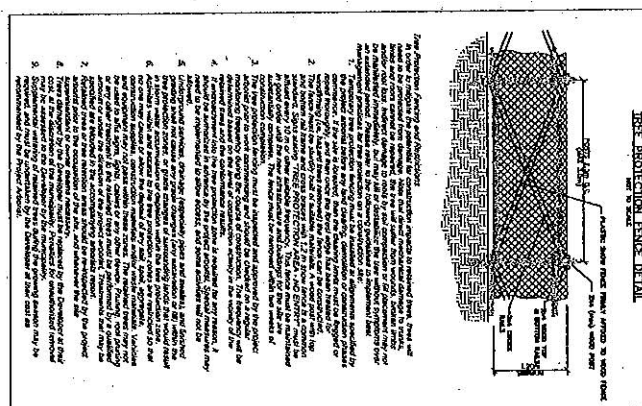
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	424 m ²	none
Setback – Front Yard & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 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 significant trees.



LEGEND

- Tree symbol: Tree Number. Refer to tree inventory for type.
- Circle with dot: Tree to be removed.
- Circle with cross: Tree to be retained.
- Circle with 'X': Tree to be removed for hazard mitigation.
- Circle with 'X': Tree to be retained for hazard mitigation.
- Circle with 'X': Tree to be removed for hazard mitigation.
- Circle with 'X': Tree to be retained for hazard mitigation.



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 Suite 200 - 3740 Chatham Street
 Richmond, BC, Canada V7E 2Z3
 P 604 275 3484 F 604 275 9554
 email: uees@arbortech.bc.ca

TREE RETENTION PLAN

Client: A.J.T. THALIWAL
 Project: PROPOSED DEVELOPMENT
 Address: 8251 No.3 ROAD, RICHMOND
 Date: 5 NOVEMBER 2008
 Our File: 08203

Muni File: XXX

Scale 1:250

Rezoning Considerations

**8251 No. 3 Road
RZ 08-433884**

Prior to final adoption of Zoning Amendment Bylaw 8431, the developer is required to complete the following:

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 Official Community Plan's Arterial Road Redevelopment Policy, and should include the required six (6) replacement trees with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
4	6 cm		3.5 m
2	10 cm		5.5 m

2. Submission of a copy of a tree removal permit for the Pine tree located on City property (Tree #A) from the City's Parks Department.
3. 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 of the two lots to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a restrictive covenant on title to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from No. 3 Road.
5. Registration of a flood indemnity covenant on title.

At future subdivision stage, the developer will be required to:

1. 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.

[Signed original on file]

Signed _____

Date _____



City of Richmond

Bylaw 8431

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8431 (RZ 08-433884)
8251 NO. 3 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. 003-474-216

Lot 26 Section 20 Block 4 North Range 6 West New Westminster District Plan 21352

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8431"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



