



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Brian J. Jackson
Director of Development

Re: Application by Kulvir S. Dosanjh for Rezoning at 8671/8691 Calder Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)

To Council - Sep 8, 2008

To Planning - Sep 3, 2008

Date: July 17, 2008

RZ 07-392379

File: 12-8060-20-8376

Staff Recommendation

That Bylaw No. 8376, for the rezoning of 8671/8691 Calder Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:el

Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Real Estate Services Y ☒ N ☐

Staff Report

Origin

Kulvir S. Dosanjh has applied to the City of Richmond to rezone 8671/8691 Calder Road (**Attachment 1**) from Two Family Housing District (R5) to Single-Family Housing District, Area B (R1/B) in order to replace the existing duplex with two (2) new single-family residential lots.

Findings of Fact

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

Surrounding Development

This is an established single-family neighbourhood containing a majority of character single-family dwellings and a number of older duplexes. This site is surrounded to the north, east, and south by single-family lots zoned Single-Family Housing District, Area E (R1/E) with no development potential under the existing Lot Size Policy 5453. Properties to the west, fronting Railway Avenue, are excluded from Lot Size Policy 5453 in 2003, and a number of those properties have recently been developed into small lots zoned Single-Family Housing District (R1-0.6) with lane access.

Related Policies & Studies

Lot Size Policy 5453

The subject property falls within the area covered by Single-Family Lot Size Policy 5453 (**Attachment 3**). This Policy was adopted in November, 1993 and amended in October, 2003. This Policy permits subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (minimum 18 m or 59 ft. wide) for the majority of properties within the area, except for a number of properties identified on the policy map that are permitted to rezone and subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide, 24 m or 78.74 ft. deep, and 360 m² or 3,875.13 ft² in area).

The subject property is one of the properties identified in the Lot Size Policy where subdivision as per R1/B is permitted; therefore, the proposal conforms to Lot Size Policy 5453.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of five (5) bylaw-sized trees on site. A Certified Arborist's report was submitted by the applicant in support of the application. An additional three (3) bylaw sized trees along the west property line and a row of cedar hedge along the south property line are identified in the report. The Report recommends removal of all bylaw-sized trees on site. The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of all the bylaw-sized trees on site due to poor health.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, 16 replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 11 cm;
- two (2) trees of 8 cm; and
- twelve (12) trees of 6 cm.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) trees (two (2) trees at 11 cm calliper, two (2) trees at 8 cm calliper, and four (4) trees at 6 cm calliper) can be planted on the two (2) future lots. The applicant has agreed to provide a voluntary contribution of \$4,000 to the City's Tree Compensation Fund in-lieu of planting the remaining eight (8) replacement trees.

In order to ensure that the landscaping works are undertaken, the City will require a Landscaping Security in the amount of \$4,000 for planting of eight (8) replacement trees on-site prior to final adoption of the rezoning bylaw. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is also proposing to remove a portion of a cedar hedge located on the south property line. However, no consent can be reached between the applicant and adjacent property owner at the time of writing this report. As a condition of rezoning, tree protection barriers around this row of hedge 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.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy 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.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on 50% of the lots created by the future subdivision at the subject site. To ensure that secondary suite is built to the satisfaction of the City, 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 could be discharged from Title after the requirements are satisfied.

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 Neighbourhood Improvement Charges for future road improvements, Development Cost Charges (DCC's) (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

An existing restrictive covenant limiting the 8671/8691 Calder Road to a two-family dwelling only will need to be discharged at subdivision stage as well.

Analysis

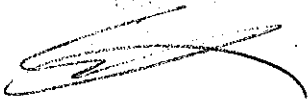
The subject property is located within an established, predominantly single-family neighbourhood comprised of mixed-age housing stock. The purpose of this rezoning application is to facilitate a two-lot subdivision in accordance with the provisions of Lot Size Policy 5453. The proposed rezoning and subdivision conforms to the general character of the adjacent properties and existing neighbourhood overall. No net increase in neighbourhood density would occur as a result of the subject proposal; consequently there are no implications for existing utilities/services. Staff have no concerns with the proposal.

Financial Impact or Economic Impact

None.

Conclusion

This is a straightforward rezoning application to subdivide a lot with an existing duplex into two (2) smaller lots as supported by the Lot Size Policy for the area. On this basis, staff are supportive of the proposal.



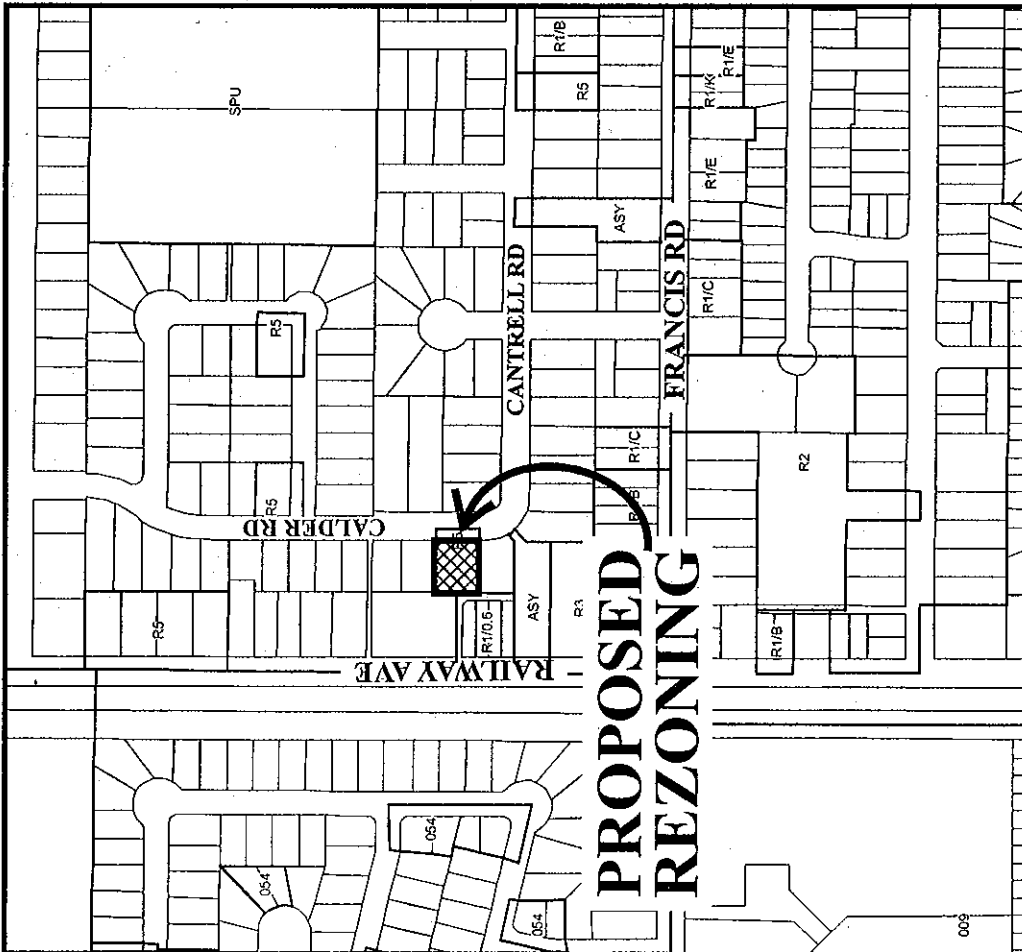
Edwin Lee
Planning Technician - Design

EL:rg

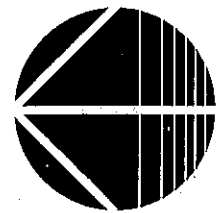
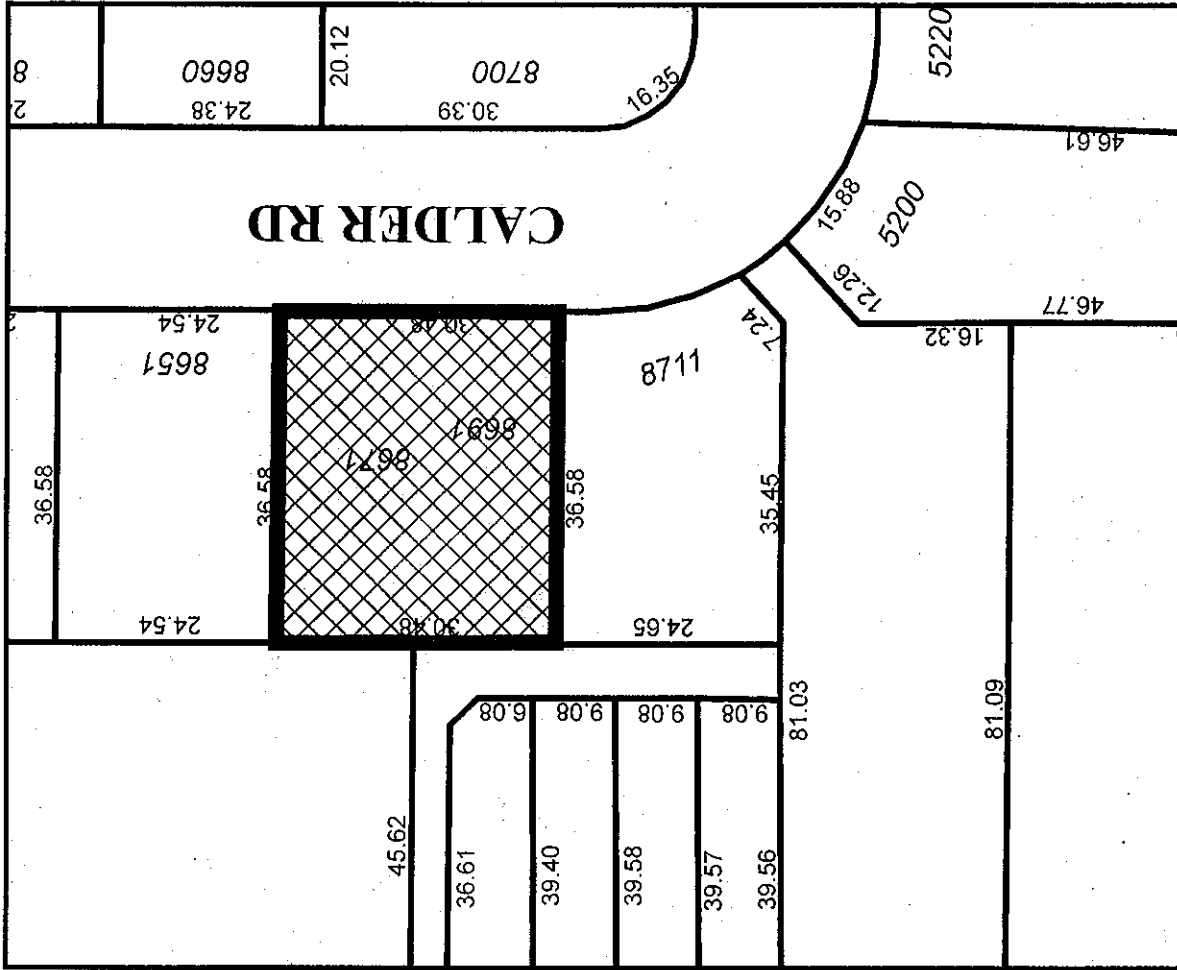
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Single-Family Lot Size Policy 5453
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond



**PROPOSED
REZONING**

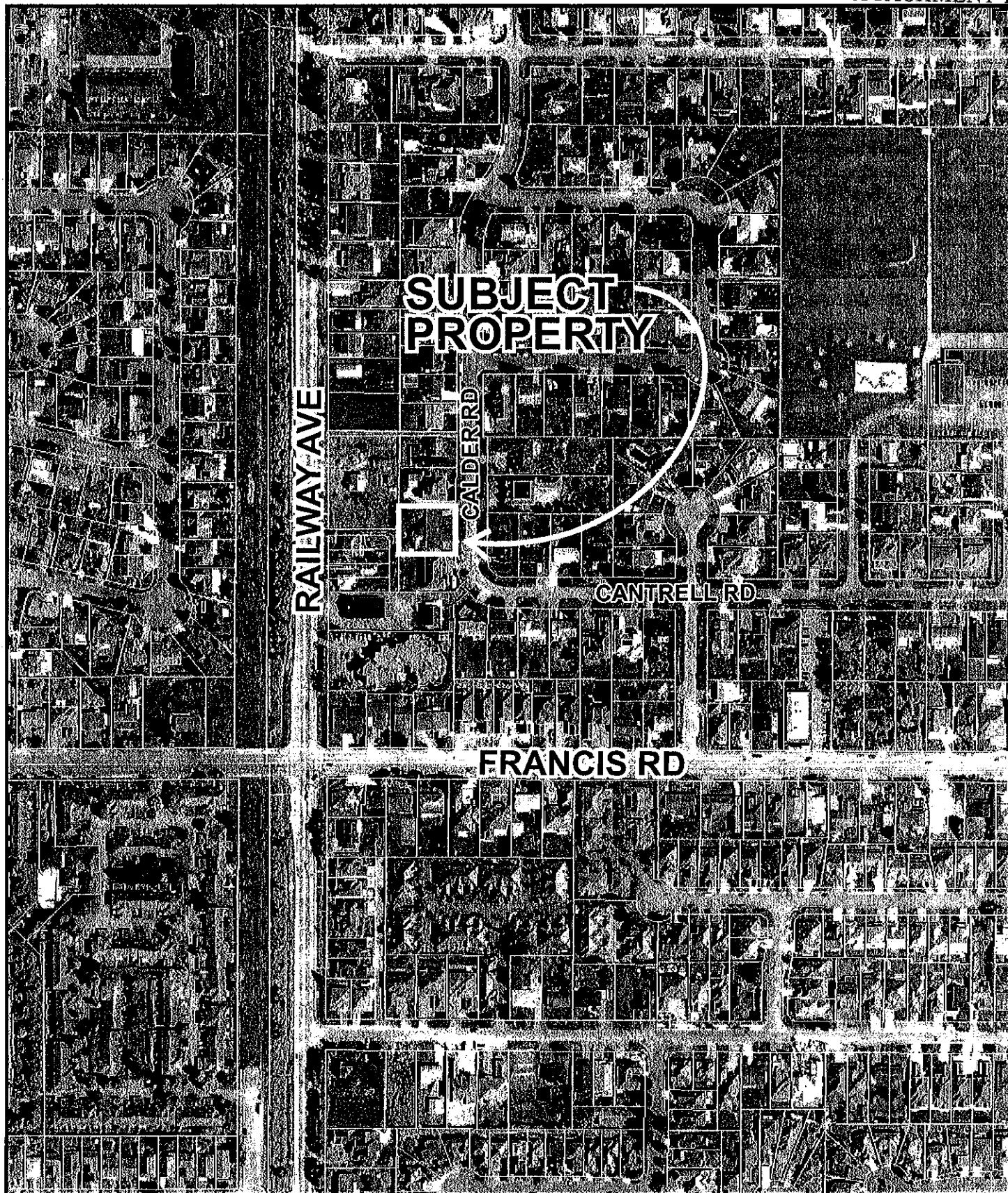


RZ 07-392379

Original Date: 10/04/07

Revision Date: 05/08/08

Note: Dimensions are in METRES



RZ 07-392379

Original Date: 05/09/08

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 07-392379

Attachment 2

Address: 8671/8691 Calder Road

Applicant: Kulvir S. Dosanjh

Planning Area(s): N/A

	Existing	Proposed
Owner:	Kulvir Singh Dosanjh	To be determined
Site Size (m²):	1,114 (11,991 ft ²)	Two (2) lots – each approximately 557 m ² (5,995.5 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5453 permits rezoning and subdivision of the subject site to Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide).	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
Other Designations:	N/A	No change

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	557 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 15, 1993 Amended by Council: January 15, 2001 * October 20 th , 2003	POLICY 5453
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 24-4-7	

POLICY 5453:

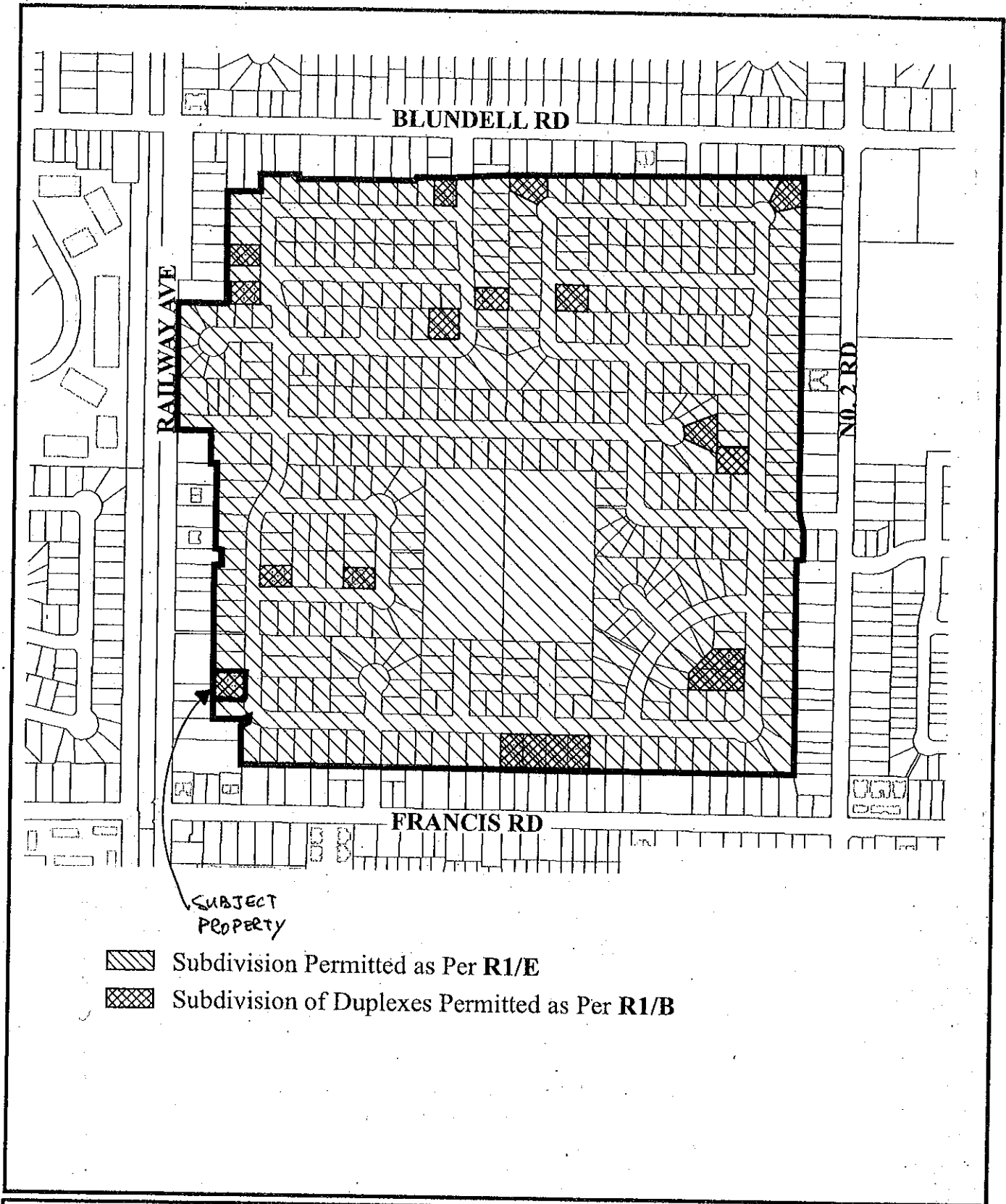
The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:



That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future 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 5300.

* Original Adoption Date In Effect



-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



Policy 5453
Section 24-4-7

Adopted Date: 11/15/93
Amended Date: 10/20/03

Rezoning Considerations

8671/8691 Calder Road

RZ 07-392379

Prior to final adoption of Zoning Amendment Bylaw 8376, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund in-lieu of planting eight (8) replacement trees;
2. Provide a Landscape Security to the City of Richmond in the amount of \$4,000 for the planting of eight (8) replacement trees (2 trees at 11 cm calliper, 2 trees at 8 cm calliper, and 4 trees at 6 cm calliper, in a mix of coniferous and deciduous) on-site. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required;
3. Installation of tree protection barriers on-site around the cedar hedge located on the south property line prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required.
4. Registration of a Legal Agreement on Title to ensure 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; and
5. Registration of a flood indemnity covenant on title.

Please note that prior to approval of Subdivision the developer is required to do the following:

1. Discharge of Two-Family Dwelling Covenant (Ref. AE 8741); and
2. Payment of Neighbourhood Improvement Charges for future road improvements and Servicing Costs.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8376 (RZ 07-392379)
8671/8691 CALDER 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. 000-463-744

Strata Lot 1 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW975 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

and

P.I.D. 001-609-360

Strata Lot 2 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW975 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8376"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 08 2008



MAYOR

CORPORATE OFFICER