



City of Richmond
Planning and Development Department

Report to Committee

To Council - Jun 27, 2008
To Planning - Jun 17, 2008

To: Planning Committee

Date: May 20, 2008

From: Brian J. Jackson
Director of Development

RZ 07-384769

File: 12-8060-20-8378

Re: Application by Avis Homes Ltd. for Rezoning at 3491/3511 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. 8378, for the rezoning of 3491/3511 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

EL: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

Avis Homes Ltd. has applied to the City of Richmond for permission to rezone 3491/3511 Lockhart Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the site to be subdivided into two (2) single-family residential lots.

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 newer single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivisions Area B (R1/B), and a number of older duplex lots that are either non-conforming or zoned Two-Family Housing District (R5).

Numerous similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area B (R1/B) have been approved along this section of Lockhart Road since the early 1990's. Recently, four applications to rezone nearby properties along Lockhart Road have been approved (reference files RZ 05-315343, RZ 06-344783, RZ 06-345319, RZ 07-367100), and two applications are in circulation (reference files RZ 07-390593 and RZ 08-403603).

Related Policies & Studies

Lot Size Policy 5447

The subject property falls within the area covered by Single-Family Lot Size Policy 5447 (**Attachment 3**). This Policy was adopted in September, 1991 and amended in October, 2003. This Policy permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide) for the majority of properties within the area. The proposed rezoning to "Single-Family Housing District, Subdivision Area B (R1/B)" conforms to the Lot Size Policy.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of three (3) bylaw-sized trees on site. A Certified Arborist's report was submitted by the applicant in support of the application. 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 the bylaw-sized trees due to conflict with proposed development plans.

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, six (6) replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 11 cm;
- two (2) trees of 10 cm; and
- two (2) trees of 6 cm.

In order to ensure that the landscaping works are undertaken, the City will require a Landscaping Security in the amount of \$3,000 for planting of six (6) 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.

Both the Tree Survey and the Arborist Report make reference to an existing mature hedge (or row of trees) located on the two adjacent properties to the north of the subject site (3260 and 3280 Granville Avenue). The entire length of the hedge must be protected with a tree protection barrier at a minimum of 1.2 m (4 ft.) out from the north property line 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 affordable subsidized rental housing, the applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$ 6,236).

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 and Servicing Costs.

Analysis

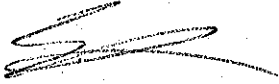
The purpose of this rezoning application is to facilitate a two-lot subdivision in accordance with the provisions of Lot Size Policy 5447. Staff support the proposed rezoning, as it is consistent with the applicable land use designation guiding development in this section.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots generally complies with Single-Family Lot Size Policy 5447 as well as all land use designations and policies. On this basis, staff support the application.



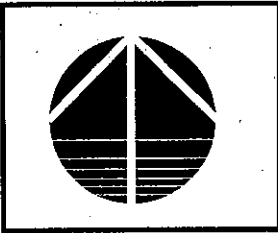
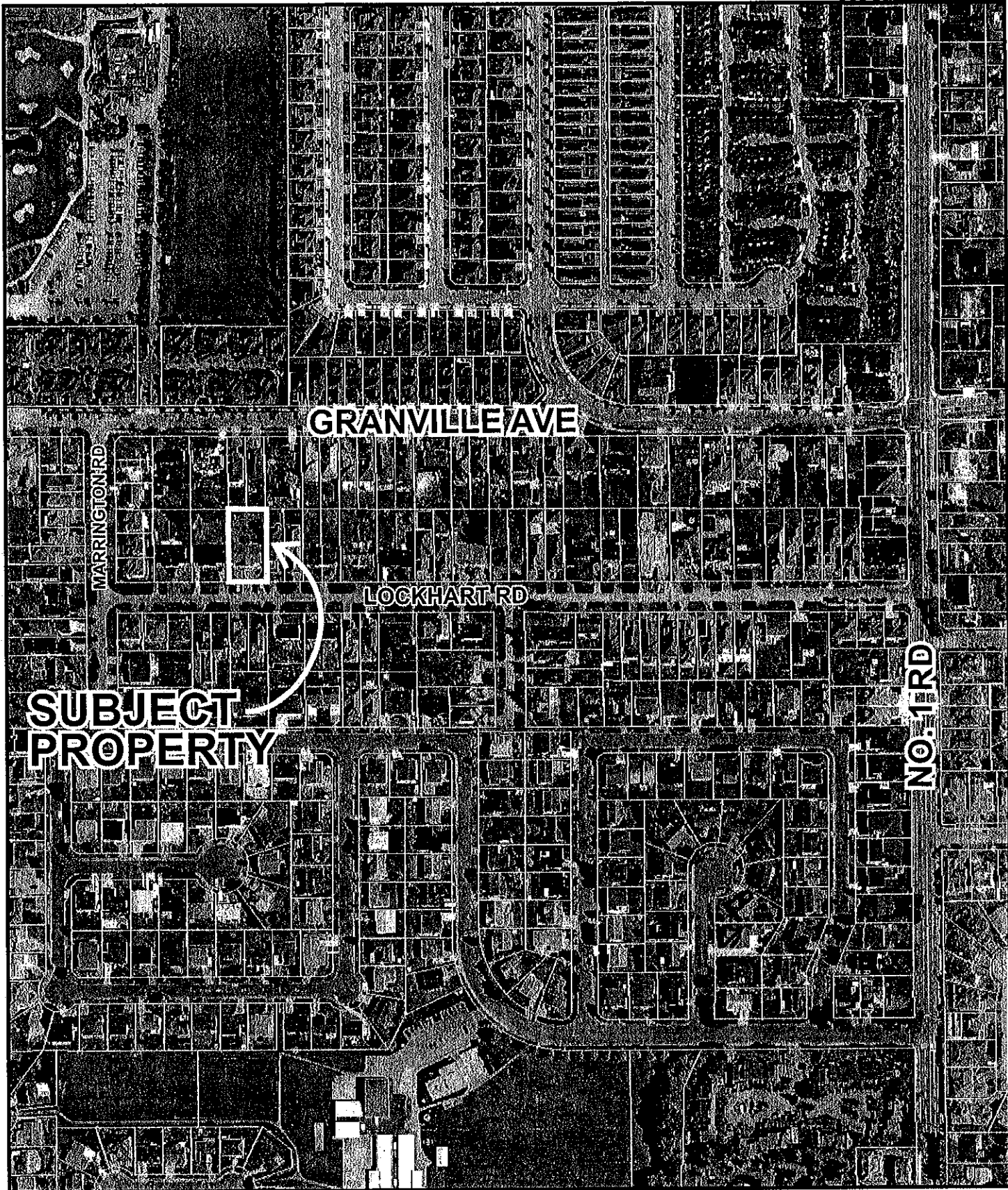
Edwin Lee
Planning Technician – Design
(604-247-4121)

EL:blg

The following must be completed prior to final adoption of the rezoning bylaw:

1. Provide a Landscape Security to the City of Richmond in the amount of \$3,000 for the planting of six (6) replacement trees (2 trees at 11 cm calliper, 2 trees at 10 cm calliper, and 2 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;
2. Installation of tree protection barriers on-site along the entire length of the hedge located on the two adjacent properties to the north of the subject site (3260 and 3280 Granville Avenue) at a minimum of 1.2 m (4 ft.) out from the north 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;
3. City acceptance of the developer's offer to voluntarily contribute \$1 per buildable square foot (e.g. \$6,236) to the City's Affordable Housing Reserve; and
4. Registration of a flood indemnity covenant on title.

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Single-Family Lot Size Policy 5447
Attachment 4: Tree Survey



RZ 07-384769

Original Date: 09/27/07

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 07-384769

Attachment 2

Address: 3491/3511 Lockhart Road

Applicant: Avis Homes Ltd.

Planning Area(s): N/A

	Existing	Proposed
Owner:	Kuljit Singh Dhillon	To be determined
Site Size (m²):	1,157 m ² (12,454 ft ²)	Two (2) lots – each approximately 578.5 m ² (6,227 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 5447 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 (Density Bonus) Housing District, Subdivision Area B (R10/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	678.5 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: September 16, 1991

POLICY 5447

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003

File Ref: 4430-00

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

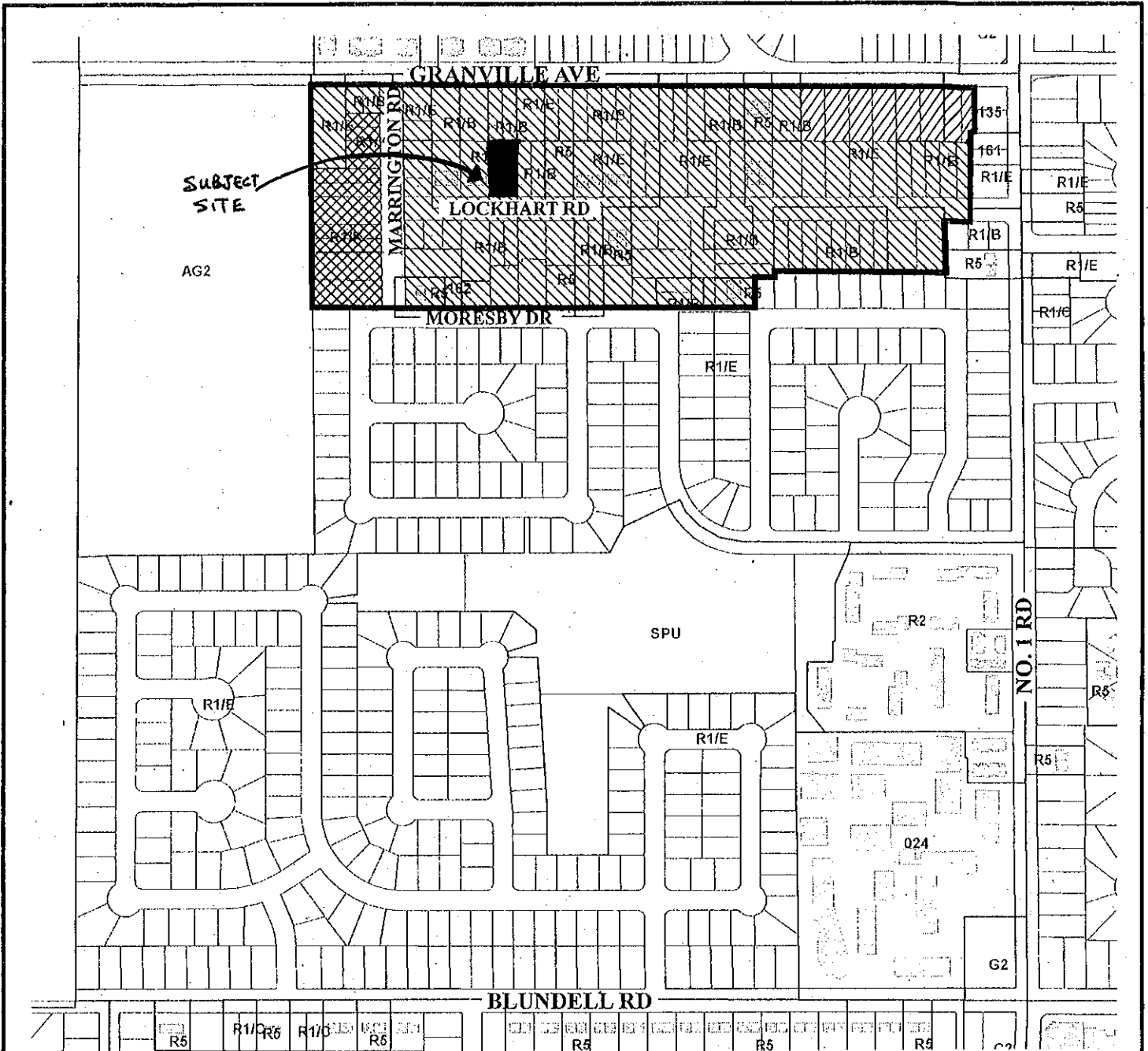
POLICY 5447:


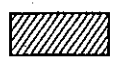

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

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. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.



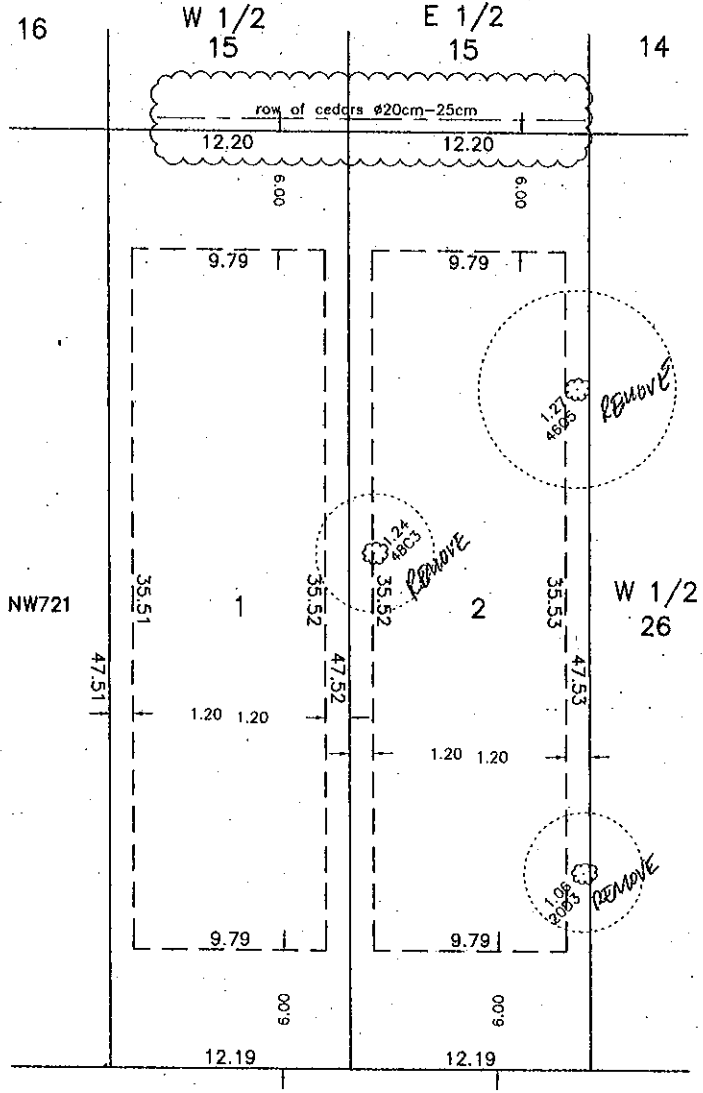
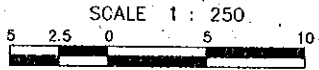
Policy 5447
Section 15-4-7

Adopted Date: 09/16/91

Amended Date: 10/20/03

Note: Dimensions are in METRES

TREE SURVEY PLAN OF LOTS 1 AND 2
FORMERLY LOT 25
SECTION 15, BLOCK 4 NORTH, RANGE 7 WEST
NEW WESTMINSTER DISTRICT, PLAN 15447



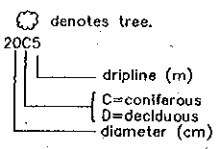
LOCKHART ROAD


CIVIC ADDRESS
3491 LOCKHART ROAD
RICHMOND, B.C.

NOTE:

1. Lot dimensions are derived from field survey.
2. All trees as required by Richmond Tree Protection Bylaw have been plotted.
2. Elevations are derived from the Geodetic Datum of Richmond Bench mark: 493(Pink) - elevation = 2.325 m

CERTIFIED CORRECT.
DATED THIS 8TH DAY OF JUNE, 2007



LOUIS NGAN  B.C.L.S.

LOUIS NGAN LAND SURVEYING
 #270-11180 VOYAGEUR WAY
 RICHMOND, B.C. V6X 3N8
 (604) 273-2938



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8378 (RZ 07-384769)
3491/3511 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. 010-118-381

Lot 25 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 8378”**.

FIRST READING

JUN 23 2008

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER