



**City of Richmond**  
Planning and Development Department

**Report to Committee**

To: Planning Committee

From: Jean Lamontagne  
Director of Development

Re: **Application by Sohan Dha and Lucky Sangha for Rezoning at  
11631/11651 Montego Street from Single-Family Housing District, Subdivision  
Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**


*To Council - Dec 19, 2006*  
*To Planning - Dec 19, 2006*  
Date: November 23, 2006

RZ 06-348076

*File: 12-8060-20-8177*

**Staff Recommendation**

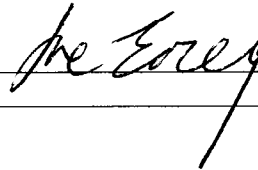
That Bylaw No. 8177, for the rezoning of 11631/11651 Montego Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

CL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Sohan Dha and Lucky Sangha have applied to the City of Richmond for permission to rezone 11631/11651 Montego Street (**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 property to be subdivided into two (2) new 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 consisting predominantly of older single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E). There are three (3) duplex lots on Montego Street zoned Two-Family Housing District (R5). Also, in recent years, six (6) lots zoned Single-Family Housing District, Subdivision Area B (R1/B) have been created from original duplex lots in accordance with the Lot Size Policy for this area.

To the North: An existing single-family lot zoned Single-Family Housing District, Subdivision Area E (R1/E);

To the East: A single-family lot zoned Single-Family Housing District, Subdivision Area E (R1/E);

To the South: An existing single-family lot zoned Single-Family Housing District, Subdivision Area E (R1/E); and,

To the West: A single-family lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

### Related Policies & Studies

#### OCP Designation

The East Cambie Area Plan's land use designation for this area is *Residential (Single-Family Only)*.

#### OCP Aircraft Noise Policy

The subject property is located within Area 2 – High Aircraft Noise Area. In accordance with this policy rezoning may be considered because it is supported by Single-Family Lot Size Policy 5454 (as discussed below). As a condition of rezoning approval, an aircraft noise covenant is required to be registered on title.

### Lot Size Policy 5454

The subject property is located within the area covered by Single-Family Lot Size Policy 5454 (adopted by Council in 1994, and amended in 2003)(**Attachment 3**). This Policy specifically permits subdivision of duplexes into a maximum of two (2) lots, where zoning is to be determined at time of rezoning. This proposal would allow for the creation of two (2) lots that would comply with the minimum lot size requirements of Single-Family Housing District, Subdivision Area B (R1/B).

### **Staff Comments**

#### Background

Three (3) similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area B (R1/B) have been approved along Montego Street in recent years (reference file RZ 93-000124, RZ 94-000282, RZ 05-309343). There are also two (2) lots zoned Two-Family Housing District (R5) on Montego Street that have the potential to rezone and subdivide in accordance with the Lot Size Policy.

#### Trees

A Tree Survey has been submitted by the applicant indicating the location of all trees with a diameter at breast height (dbh) of 20 cm or greater on site and within 2 m of the property line on adjacent properties (**Attachment 4**). Five (5) bylaw-sized trees are noted on the survey, four (4) of which are located on the subject property, and one (1) which is located on the adjacent property to the west (4380 Woodhead Road).

The applicant proposes to remove all four (4) trees from the subject property to accommodate the future dwellings. The City's Tree Preservation Official conducted a site inspection and agrees with removal of all four (4) trees based on the extent of tree health. A Tree Permit has been issued for removal of 1 Cedar tree, which has large co-dominant trunks having included bark, rendering it hazardous (identified as T2 on the Tree Survey). The two Pine trees (identified as T3 and T4) are closely grouped and have both been previously topped, making them undesirable for retention. The small deciduous tree (T5) located in the middle of the rear yard is multi-stemmed and needs to be removed to accommodate the future dwellings.

In accordance with the OCP's 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 eight (8) trees with the following minimum calliper sizes (one (1) per future lot):

- Two (2) trees with a dbh of 6 cm
- Two (2) trees with a dbh of 8 cm
- Two (2) trees with a dbh of 9 cm
- Two (2) trees with a dbh of 10 cm.

To ensure that this work is undertaken, the applicant must provide a Landscaping Security in the amount of \$4,000 prior to final adoption of the rezoning bylaw. If replacement trees cannot be accommodated on-site, a contribution of \$500 per tree to the City's Tree Compensation Fund in-lieu of the balance of replacement trees is required prior to final adoption of the rezoning bylaw.

The applicant is required to install a tree protection barrier around the drip line of the tree located on the neighbouring property to the west (4380 Woodhead Road) prior to first reading of the zoning amendment bylaw or demolition of the existing duplex on the subject property, whichever occurs first, and this must remain in place until construction of the future dwellings on the site is complete.

#### Site Servicing

No servicing concerns or charges with rezoning have been identified. At future subdivision stage the applicant will be required to pay Neighbourhood Improvement Charges (for future road improvements) and Servicing Costs.

#### Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.

#### **Analysis**

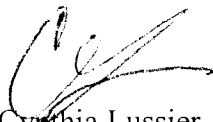
The subject property is located within an established residential neighbourhood, which, in recent years, has seen some Single-Family Housing District, Subdivisions Area B (R1/B) development created from original duplex lots. This rezoning application is consistent with similar applications already undertaken in the surrounding area.

#### **Financial Impact or Economic Impact**

None.

#### **Conclusion**

This rezoning application would permit subdivision of an existing large lot into two (2) smaller lots. No net increase in neighbourhood density would occur as a result of this proposal. This rezoning application complies with all land use designations and policies, and is consistent with the direction of redevelopment that has been undertaken in the surrounding area. On this basis, staff support the application.



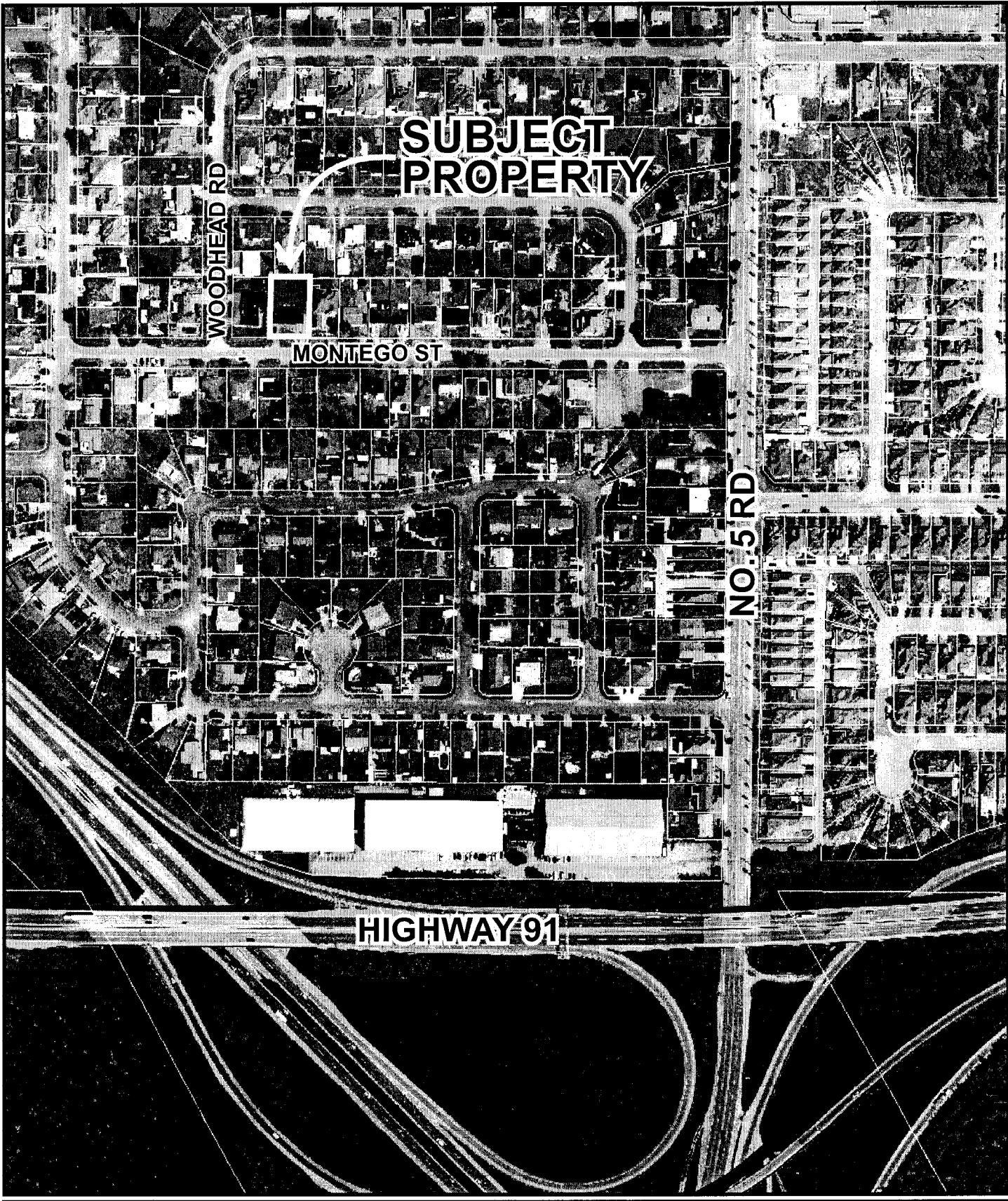
Cynthia Lussier  
*Planning Assistant*  
(Local 4108)

CL:blg

#### Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5454
- Attachment 4: Tree Survey
- Attachment 5: Conditional Rezoning Requirements





**SUBJECT  
PROPERTY**

**WOODHEAD RD**

**MONTEGO ST**

**NO. 5 RD**

**HIGHWAY 91**



**RZ 06-348076**

Original Date: 09/18/06

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 06-348076**

**Attachment 2**

Address: 11631/11651 Montego Street

Applicant: Sohan Dha and Lucky Sangha

Planning Area(s): East Cambie

	Existing	Proposed
<b>Owner:</b>	Sohan Singh Dha & Lucky Lakbir Sangha	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1115 m <sup>2</sup> (12,002 ft <sup>2</sup> )	2 lots at approx. 558 m <sup>2</sup> (6006 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) two-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	OCP Generalized Land Use Map – Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Single-Family only)	No change
<b>702 Policy Designation:</b>	Single-Family Lot Size Policy 5454 permits rezoning and subdivision of duplexes into a maximum of two (2) lots, where the zoning is to be determined at time of rezoning.	No change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area B (R1/B)
<b>Number of Units:</b>	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%	45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	558 m <sup>2</sup>	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 m	none

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

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: May 16, 1994

**POLICY 5454**

Area Boundary Amended: February 19, 2001 \*

Amended: November 17, 2003

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

**POLICY 5454:**

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the **area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.**

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 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 5300, with the following exception:

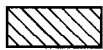
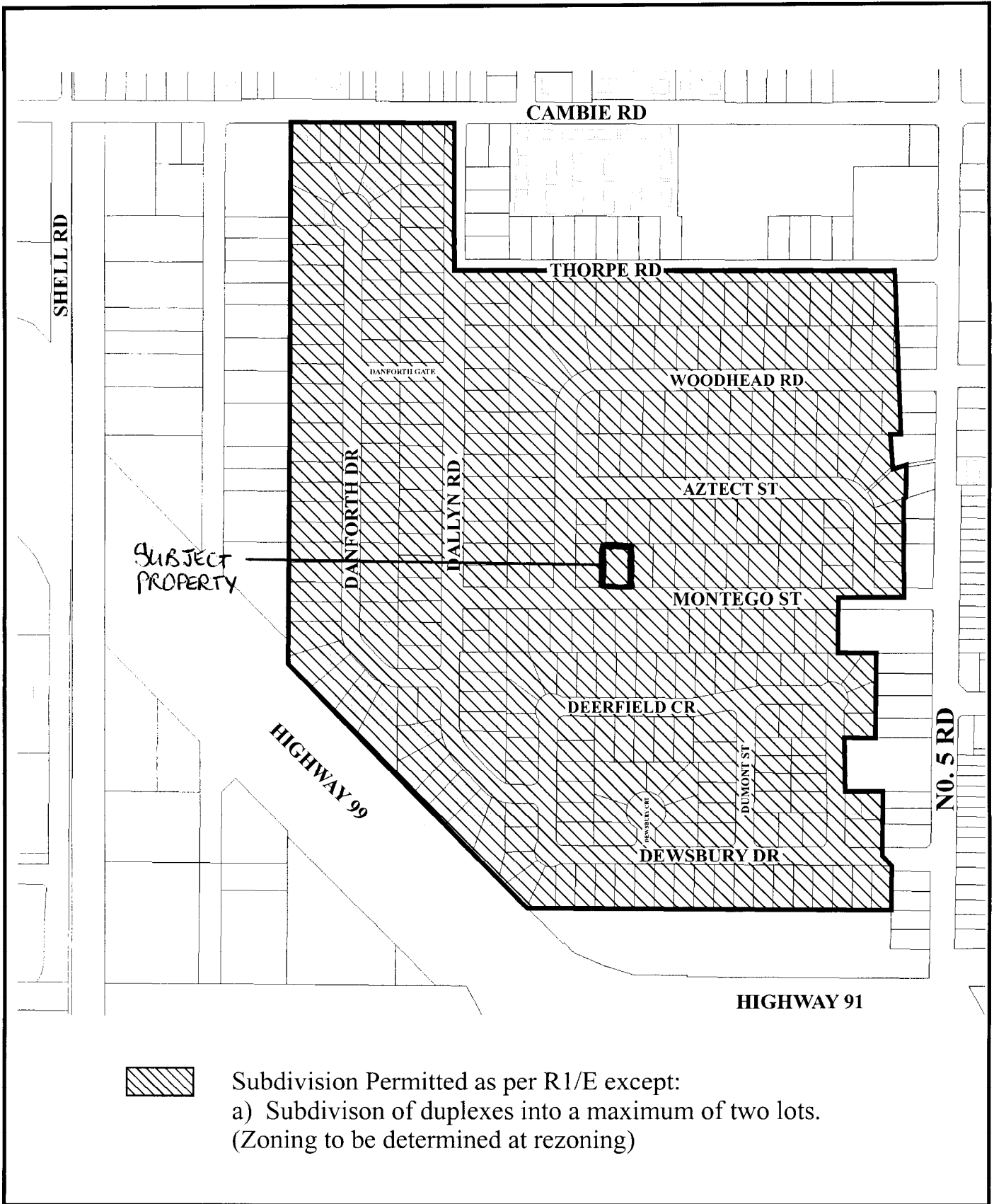
Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

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.

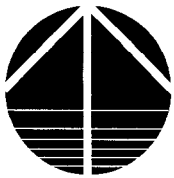
\* Original Adoption Date In Effect

280602





Subdivision Permitted as per R1/E except:  
 a) Subdivison of duplexes into a maximum of two lots.  
 (Zoning to be determined at rezoning)



**Policy 5454**  
**Section 36-5-6**

Adopted Date: 05/16/94  
 Amended Date: 11/17/03

**SURVEY PLAN OF LOT 12 SECTION 36  
BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 17398**

R-06-15206-TREE

82 06-348076

ATTACHMENT 4

PARCEL IDENTIFIER (PID): 003-598-471

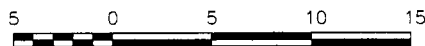
**CIVIC ADDRESS**

#11631 MONTEGO STREET  
RICHMOND, B.C.

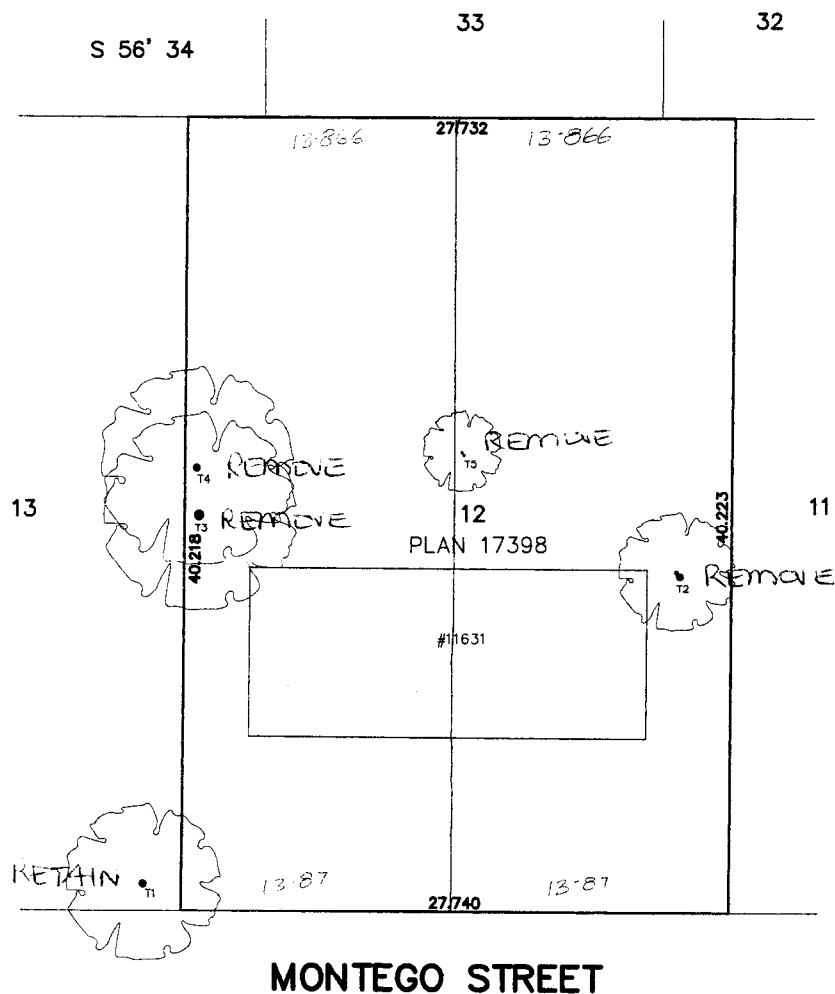


**LEGEND**

SCALE 1:250



All distances are in metres



**MONTEGO STREET**

**NOTES**

- PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.8014

ALL DIMENSIONS ARE IN METRES

TREE TABLE		
	TREE TYPE	TRUNK DIA. Ø
T1	CEDAR	0.40
T2	CEDAR	0.22, 0.37
T3	PINE	0.51
T4	PINE	0.38
T5	DECIDUOUS	2@0.13

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**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD  
RICHMOND, B.C.

V6Y 3T8

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 15206-TREE.flx

R-06-15206-TREE

DATE OF SURVEY: AUGUST, 23 2006

**Conditional Rezoning Requirements**  
**11631/51 Montego Street**  
**RZ 06-348076**

Prior to final adoption of Zoning Amendment Bylaw 8177, the developer is required to complete the following requirements:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$4,000 for the planting of eight (8) replacement trees (sizes as indicated in the staff report in accordance with Schedule A of the City's Tree Protection Bylaw). If replacement trees can not be accommodated on-site, a contribution in-lieu of the balance of replacement trees (\$500/tree) to the City's Tree Compensation Fund is required.
2. Registration of a flood indemnity covenant on title.
3. Registration of an aircraft noise covenant on title.

[signed copy on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8177 (RZ 06-348076)  
11631/11651 MONTEGO STREET**

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. 003-598-471

Lot 12 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8177”**.

FIRST READING

DEC 19 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER