



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Council - Dec 19, 2006
To Planning - Dec 19, 2006
Date: November 20, 2006

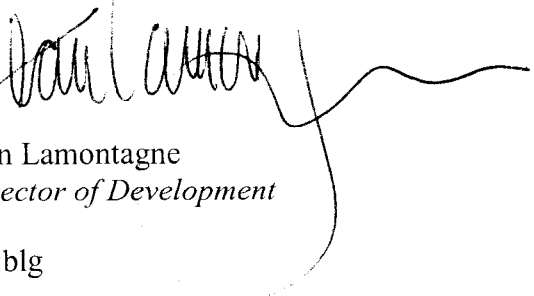
RZ 06-352151

File: 12-8060-20-8171

Re: Application by Lakhbir Singh Khangura for Rezoning at 10020 Seacote Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)

Staff Recommendation

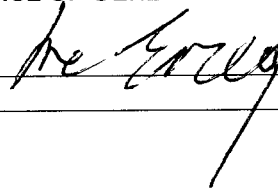
That Bylaw No. 8171, for the rezoning of 10020 Seacote Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 06-352151
Location	10020 Seacote Road (Attachment 1)
Owner	Lakhbir Singh Khangura & Baljinder Kaur Khangura
Applicant	Lakhbir Singh Khangura

Date Received	October 30, 2006
Acknowledgement Letter	November 3, 2006
Fast Track Compliance	November 14, 2006
Staff Report	November 20, 2006
Planning Committee	December 19, 2006

Site Size	674 m ² (7,255 ft ²)
Land Uses	Existing - Single-Family Residential Dwelling
	Proposed – two (2) single-family residential lots (one (1) approximately 306 m ² or 3,291 ft ² and a second one approximately 368 m ² or 3,964 ft ²) (Attachment 3)
Zoning	Existing - Single Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed - Single Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft. (additional 2 m for corner lot width)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Single-Family Lot Size Policy 5434 – Permits subdivision to R1-0.6 and Coach House District (R9) (Attachment 4) Lane Establishment and Arterial Road Redevelopment Policies – Permits Single-Family residential and Coach House development along this arterial road <i>Application conforms with applicable designations and policy</i>
Surrounding Development	<ul style="list-style-type: none"> This neighbourhood contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) and R1-0.6 zoned lots fronting on Williams Road. The majority of the lots in this block fronting Williams Road have similar development potential due to the existing lane system.

Staff Comments	<ul style="list-style-type: none">• Two (2) similar applications to rezone nearby properties to R1-0.6 have been approved along Williams Road between Shell Road and No. 5 Road (reference file RZ 06-328581, RZ 06-333643).• Three (3) other similar applications to rezone nearby properties within this block to R1-0.6 have been given third readings (reference file RZ 06-331753, RZ 06-334342, RZ 06-337137).• One (1) other similar application to rezone a nearby property within this block to R1-0.6 has been given first reading (reference file RZ 06-342551).• Six (6) other similar applications to rezone nearby properties within this block to R1-0.6 have been received (RZ 06-331192, RZ 06-333519, RZ 06-339825, RZ 06-350825, RZ 06-351245, RZ 06-352822).• A tree survey is submitted (Attachment 3) and three (3) bylaw-sized trees are noted on site. The applicant is proposing to remove the Maple tree located within the future building envelope and the dead tree located at the southwest corner of the property.• Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, four (4) replacement trees are required - two (2) at 6 cm calliper and two (2) at 9 cm calliper.• In order to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.• The applicant has agreed to preserve the large Maple tree located in the front yard. Tree protection barriers around the Maple tree have already been installed and will remain on site until the construction of the future dwellings is completed.• The developer is required to dedicate a 4 m x 4 m corner cut prior to final adoption of rezoning bylaw.• 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.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • At subdivision stage, the applicant will be required enter into a Servicing Agreement for the design & construction of offsite improvements along the entire frontage on Seacote Road, and lane improvements from Seacote Road to the east property line of the site. • At subdivision stage, a Covenant will be required to ensure that vehicular access to the new corner lot will be from the lane only; with no direct access permitted to Seacote Road. • At subdivision stage, the developer will also be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.
<p>Analysis</p>	<ul style="list-style-type: none"> • The 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 operational lane. • The future lots will have vehicle access to the existing operational laneway with no access being permitted onto Williams Road. • The proposal is consistent with all applicable land use designation and policies guiding development in this block.
<p>Attachments</p>	<p>Attachment 1 – Location Map/ Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – Single-Family Lot Size Policy 5434; Attachment 5 - Conditional Rezoning Requirements.</p>
<p>Recommendation</p>	<p>The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>

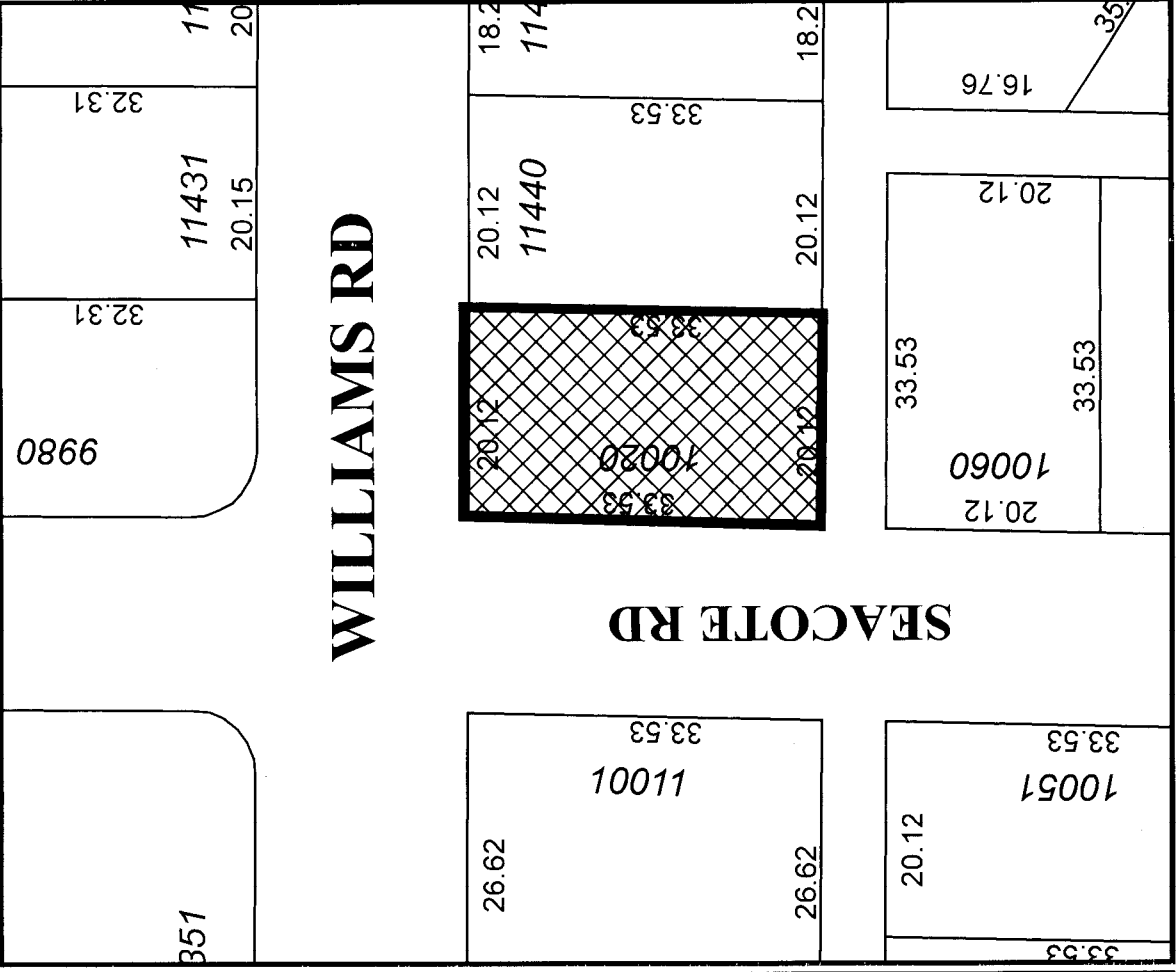
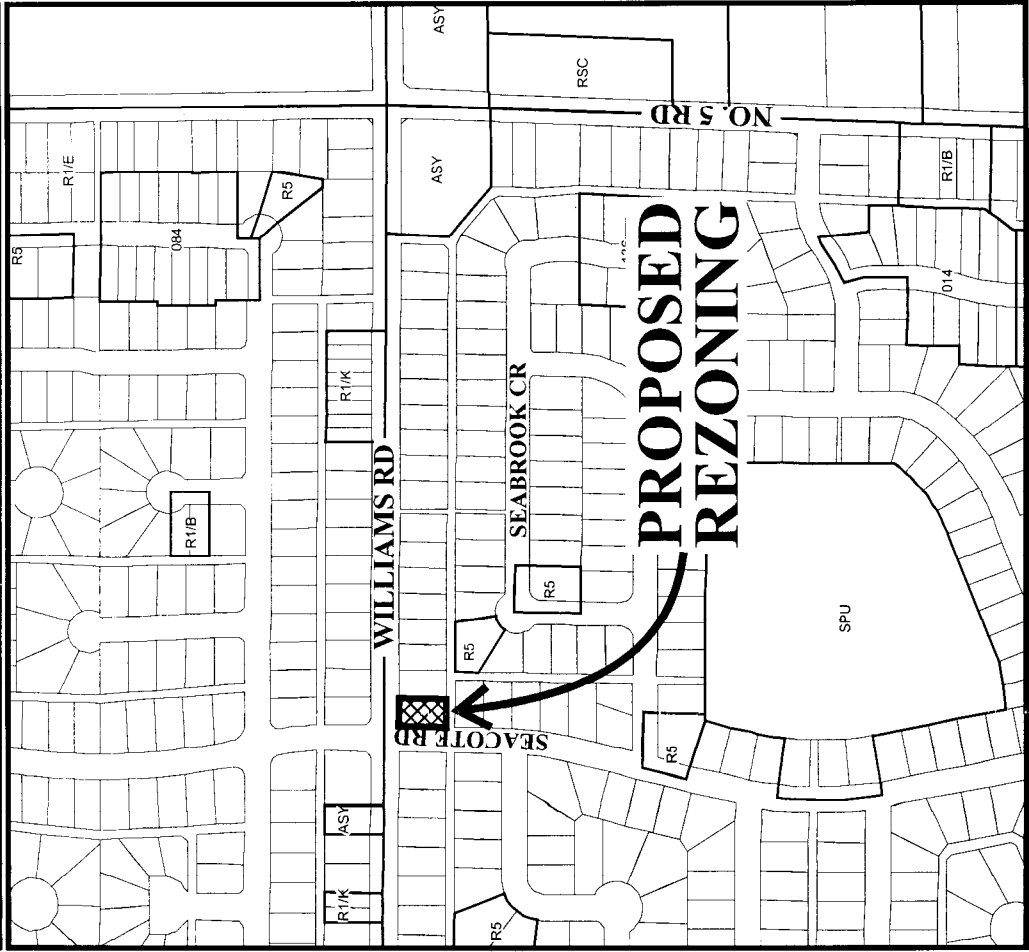


Edwin Lee
 Planning Technician - Design
 (Local 4121)

EL:blg

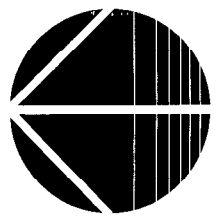


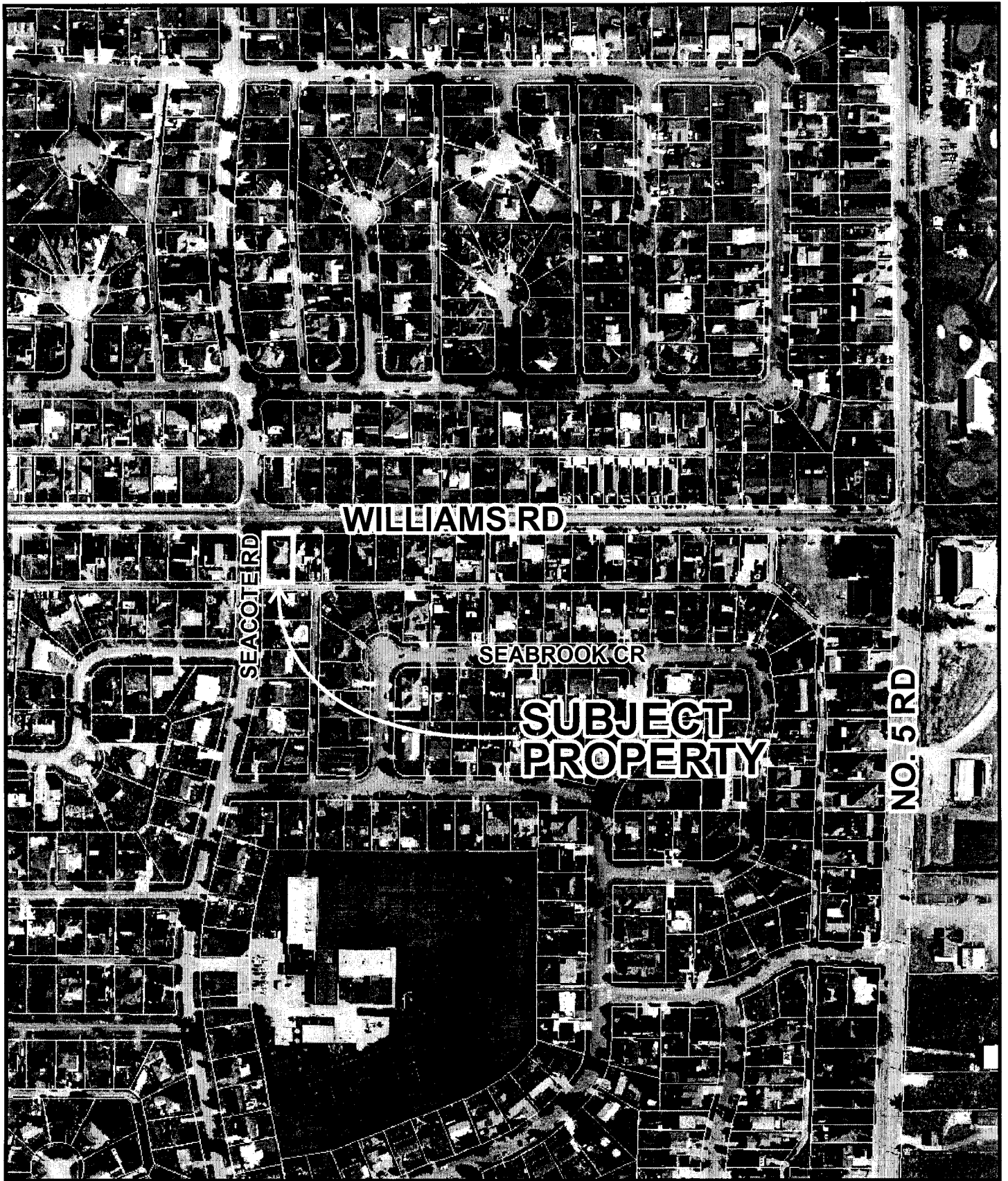
City of Richmond



Original Date: 11/02/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-352151





RZ 06-352151

Original Date: 11/02/06

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 06-352151

Attachment 2

Address: 10020 Seacote Road

Applicant: Lakhbir Singh Khangura

	Existing	Proposed
Owner:	Lakhbir Singh Khangura & Baljinder Kaur Khangura	To be determined
Site Size (m²):	674 m ² (7,255 ft ²)	one approx. 306 m ² or 3,291 ft ² and a second one approx. 368 m ² or 3,964 ft ²
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1 single-family detached	2 single-family detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	306 m ² - 368 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side (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 removal of Bylaw-sized trees.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES & ELEVATIONS ON LOT 16 SECTION 36 B4N R6W NEW WESTMINSTER DISTRICT PLAN 19922.

Current Civic Address:

10020 Seacote Road
Richmond, B.C.

SCALE : 1:250

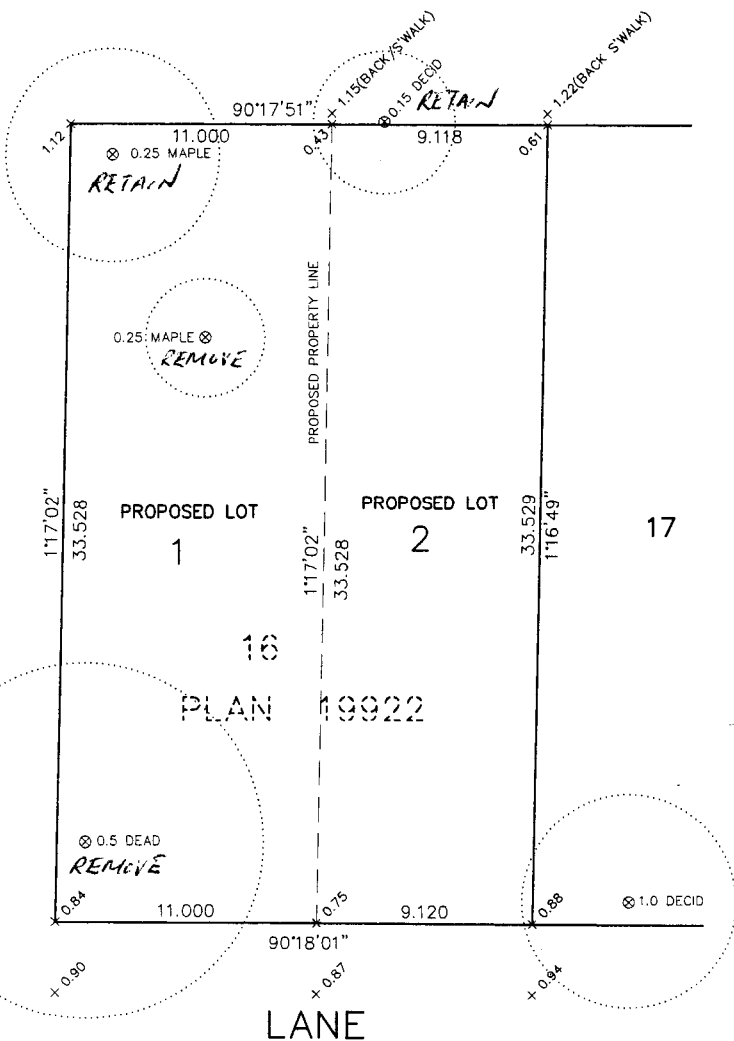
Note:

- 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 Mon 77H7957 Elev=0.891m.



WILLIAMS ROAD

SEACOTE ROAD



© COPYRIGHT
DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C. V3W 3B2
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 0610004-T01.DWG

Revised(ELEV)
 01st day of August, 2006.
 Date
 24th day of October, 2006

Signature: *Gene Paul Nikul*
 GENE PAUL NIKUL
 B.C.L.S. 803

**THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED**



City of Richmond

Policy Manual

Page 1 of 2

POLICY

POLICY 5434

File Ref:

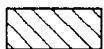
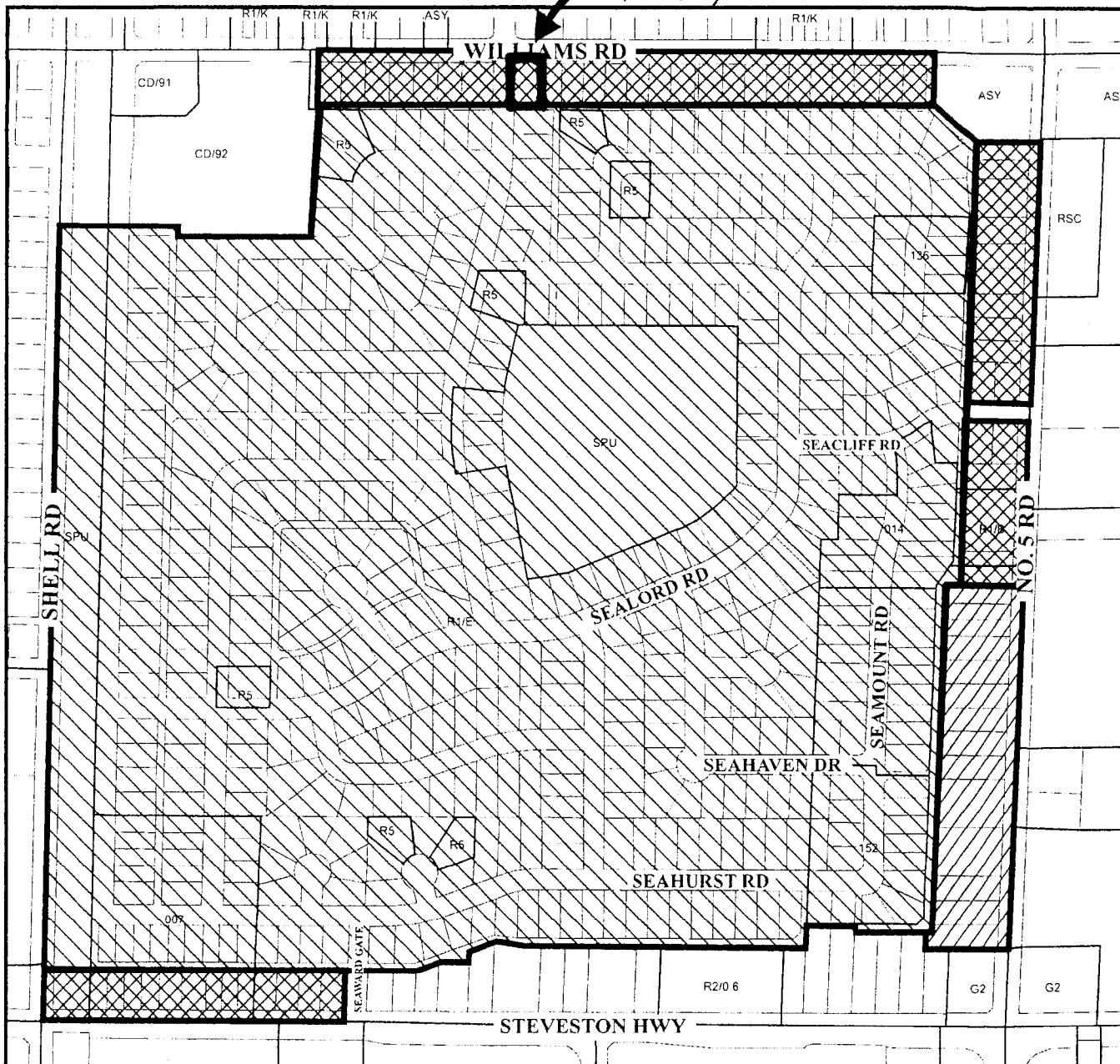
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to 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.

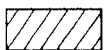
SUBJECT PROPERTY



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006

Conditional Rezoning Requirements 10020 Seacote Road RZ 06-352151

Prior to final adoption of Zoning Amendment Bylaw 8171, the developer is required to complete the following requirements:

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 estimates provided by the landscape architect. The landscape plan and landscaping security should include 4 replacement trees (two (2) 6 cm calliper and two (2) 9 cm calliper).
2. Dedication of a 4 m x 4 m corner cut; and
3. Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

1. Enter into a Servicing Agreement* for the design & construction of offsite improvements along the entire frontage on Seacote Road, and lane improvements from Seacote Road to the east property line of the site.
 - a. Improvements on Seacote Road to include: curb & gutter, pavement widening, minimum 1.5 m grass boulevard, 1.5m concrete sidewalk, street trees at 9 m spacing, and street lighting. (Note: design to include water, storm & sanitary connections for each lot.)
 - b. Improvements to lane to include : Storm sewer, sand/gravel base, concrete roll curb & gutter, asphalt pavement, and lane lighting.
2. Registration of a Covenant to ensure vehicular access to the new corner lot is to be from lane only. No access to Seacote Road. Accesses to be located adjacent to the east property line (as far away from Seacote Road as possible).
3. Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. (Note: Servicing costs to be determined via the Servicing Agreement.)

* Note: This requires a separate application.

[signed copy on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8171 (RZ 06-352151)
10020 SEACOTE 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. 004-238-451

Lot 16 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8171”**.

FIRST READING

DEC 19 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER