



City of Richmond
Urban Development Division

Report to Committee

*To Public Hearing - Jul 17, 2006
to Council - Jun 42, 2006
to Planning - Jun 06, 2006
Date: May 12, 2006*

To: Planning Committee
From: Jean Lamontagne
Director of Development

RZ 06-328088

File: 12-8060-20-8070

Re: **Application by Margrit and Helmut Weber for Rezoning a Portion of
10271 Gilmore Crescent from Single-Family Housing District, Subdivision
Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8070, for the rezoning of a portion of 10271 Gilmore Crescent from
“Single-Family Housing District, Subdivision Area D (R1/D)” to “Single-Family Housing
District, Subdivision Area B (R1/B)”, be introduced and given first reading.

Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Handwritten Signature]</i>

Staff Report

Origin

Margrit and Helmut Weber have applied to the City of Richmond for permission to rezone the western portion of 10271 Gilmore Crescent (**Schedule A**) from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the creation of one (1) 13.72 m or 45 ft. wide single-family lot.

Findings of Fact

Item	Existing	Proposed
Owner	Hemco Construction Ltd.	To be determined
Applicant	Margrit and Helmut Weber	No change
Site Size	988 m ² (10,635 ft ²)	669 m ² (7,206 ft ²) The remnant parcel (319 m ² or 3,438 ft ²) to be consolidated with the property to the east.
Land Uses	One (1) large lot single-family	One (1) small lot single-family
OCP Designation	Low Density Residential	No change
Bridgeport Area Plan	Residential (Single-Family)	No change
702 Policy Designation	R1/B	No change
Zoning	R1/D	R1/B

Surrounding Development

This is a single-family neighbourhood with a range of lot sizes (**Attachment 2**).

To the North: A mix of medium and large sized single-family lots zoned Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area D (R1/D) fronting River Drive;

To the East: Large sized single-family lots zoned Single-Family Housing District, Subdivision Area D (R1/D);

To the South: Small sized single-family lots zoned Single-Family Housing District, Subdivision Area B (R1/B) and Tait Elementary School and Tait Neighbourhood School Park zoned School and Public Used District (SPU); and

To the West: One large sized single-family lot zoned Single-Family Housing District, Subdivision Area B (R1/B) and then medium sized single-family lots zoned Single-Family Housing District, Subdivision Area D (R1/D).

Related Policies & Studies

Bridgeport Area Plan

The subject property is located within the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP). The proposal complies with the objectives and policies listed in the Bridgeport Area Plan, as well as those specifically pertaining to the Tait neighbourhood.

Lot Size Policy 5448

The subject property also falls within the area covered by Single-Family Lot Size Policy 5448 (**Attachment 3**). This Policy was adopted in 1991 and permits subdivision of lots fronting an internal street to a Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide).

Staff Comments

Trees

A tree survey was submitted as part of this application and indicates four (4) trees existing within the subject property (**Attachment 4**). The applicant agreed to preserve all trees on site. Tree protection barriers will be installed prior to final adoption of the rezoning bylaw or demolition of the existing buildings on site.

The tree survey also indicates that a large Maple tree is located on the adjacent property to the east (10291 Gilmore Crescent) and the drip-line of this tree encroaches into the subject property. This large Maple tree is identified on the City's Significant Tree Inventory. The applicants who also own 10291 Gilmore Crescent have agreed to protect this significant tree during construction. A protection fence will be placed outside of the drip-line of the Silver Maple tree over the subject property prior to issuance of any demolition permits and no fill be allowed to be placed within the protection area. The applicant will provide a security of \$3,000 ensure this tree is not damaged during construction and the City will hold the security until one (1) year after the Final Inspection for the new dwelling has been issued.

Other Requirements

An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw. At subdivision, the developer is to pay a Neighbourhood Improvement Charge (NIC).

Analysis

The applicants understand that three (3) R1/B lots can be created from the two (2) R1/D lots (10271 & 10291 Gilmore Crescent) under current City policies. The applicants are planning to stay in the adjacent property but want to keep the option of redeveloping the larger lot in the future. Therefore, as the first step of their development plan, the applicants are proposing to rezone a portion of the subject property to create one (1) R1/B lot and consolidate the remnant parcel to the adjacent property to create a larger lot under the current zone (R1/D). The applicants will apply to rezone and subdivide the large R1/D parcel into two (2) R1/B lots when they are ready to move on. Staff will assess tree protection/preservation requirements on the

adjacent property to the east (10291 Gilmore Crescent) including retention of the significant tree, as part of such a subsequent rezoning and subdivision applications.

The proposal to rezone and subdivide a portion of the subject property is consistent with all applicable land use designation guiding development in this block. Staff have no objection to the proposal.

Financial Impact or Economic Impact

None.

Conclusion

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.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

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

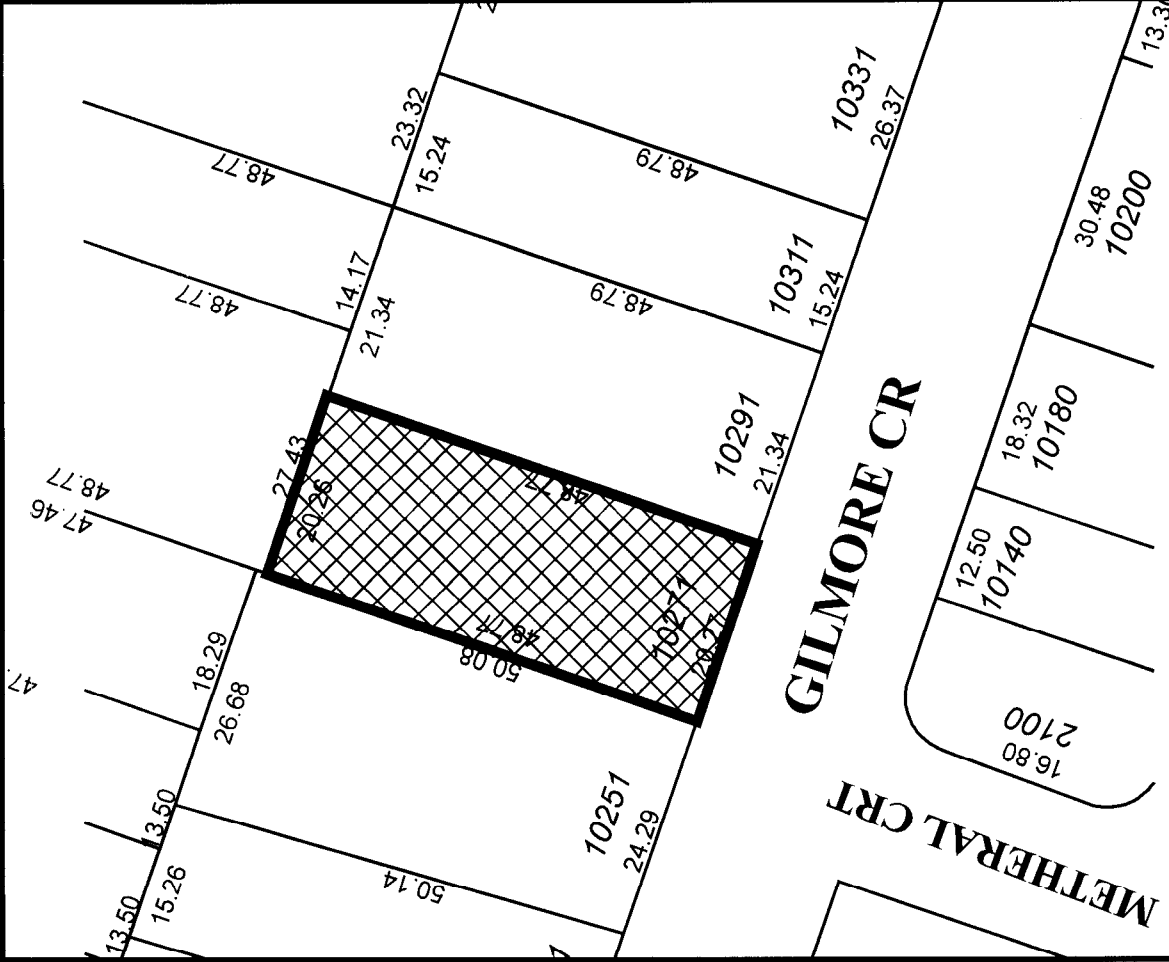
- Submission of a landscape security in the amount of \$3,000 to ensure the significant tree at 10291 Gilmore Crescent is not damaged during construction. The security will be held by the City until one (1) year after Final Inspection is granted for the dwelling to be constructed on the subject site;
- Installation of tree protection barriers around all existing tree prior to final adoption or demolition of the existing structures. Tree protection barriers are required before whichever of these activities occurs first; and
- Registration of an Aircraft Noise Covenant.

Attachment 1: Location Map

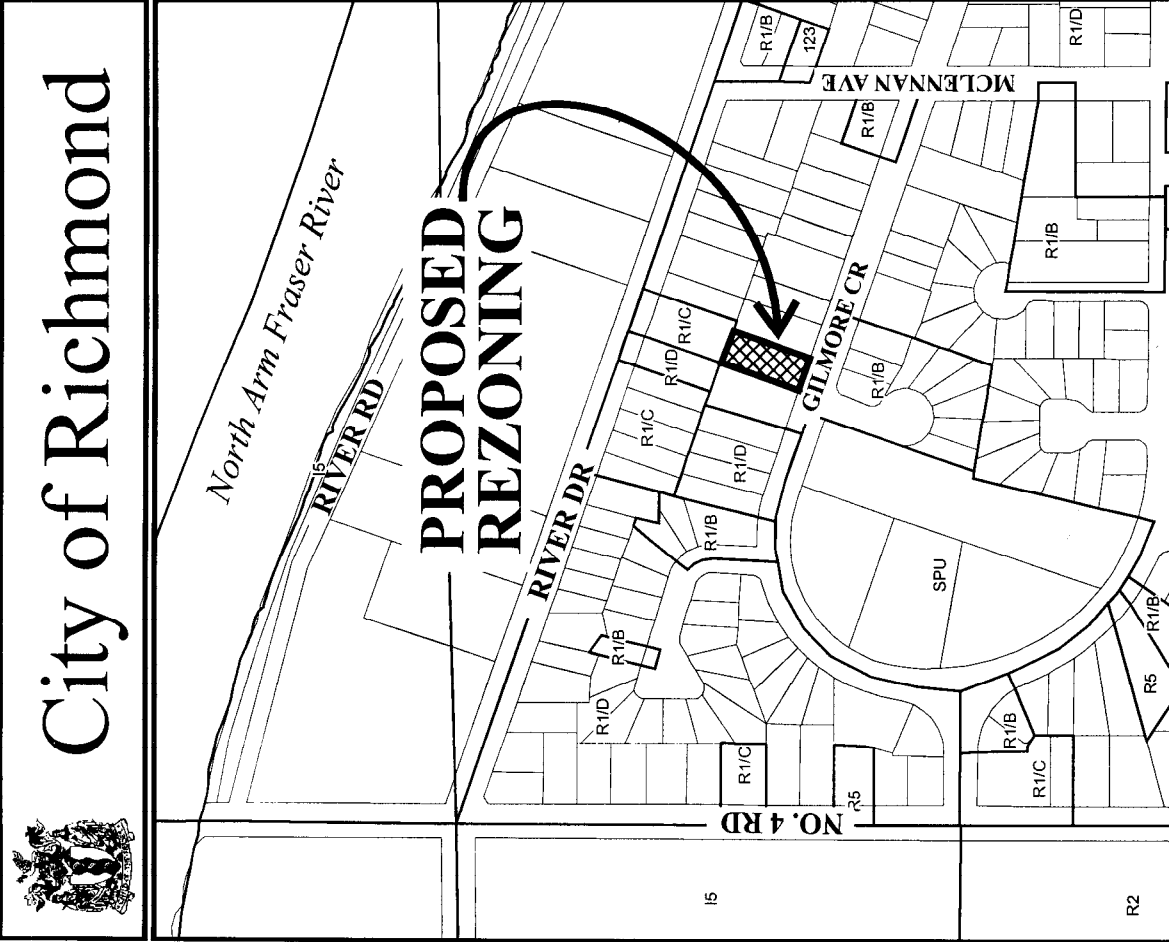
Attachment 2: Aerial Photo

Attachment 3: Single-Family Lot Size Policy 5448

Attachment 4: Tree Survey/Proposed Subdivision Layout



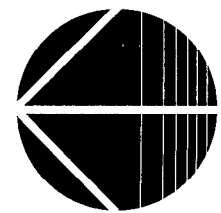
Original Date: 02/22/06
 Revision Date: 04/11/06
 Note: Dimensions are in METRES



City of Richmond



RZ 06-328088





RZ 06-328088

Original Date: 05/09/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991	POLICY 5448
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6	

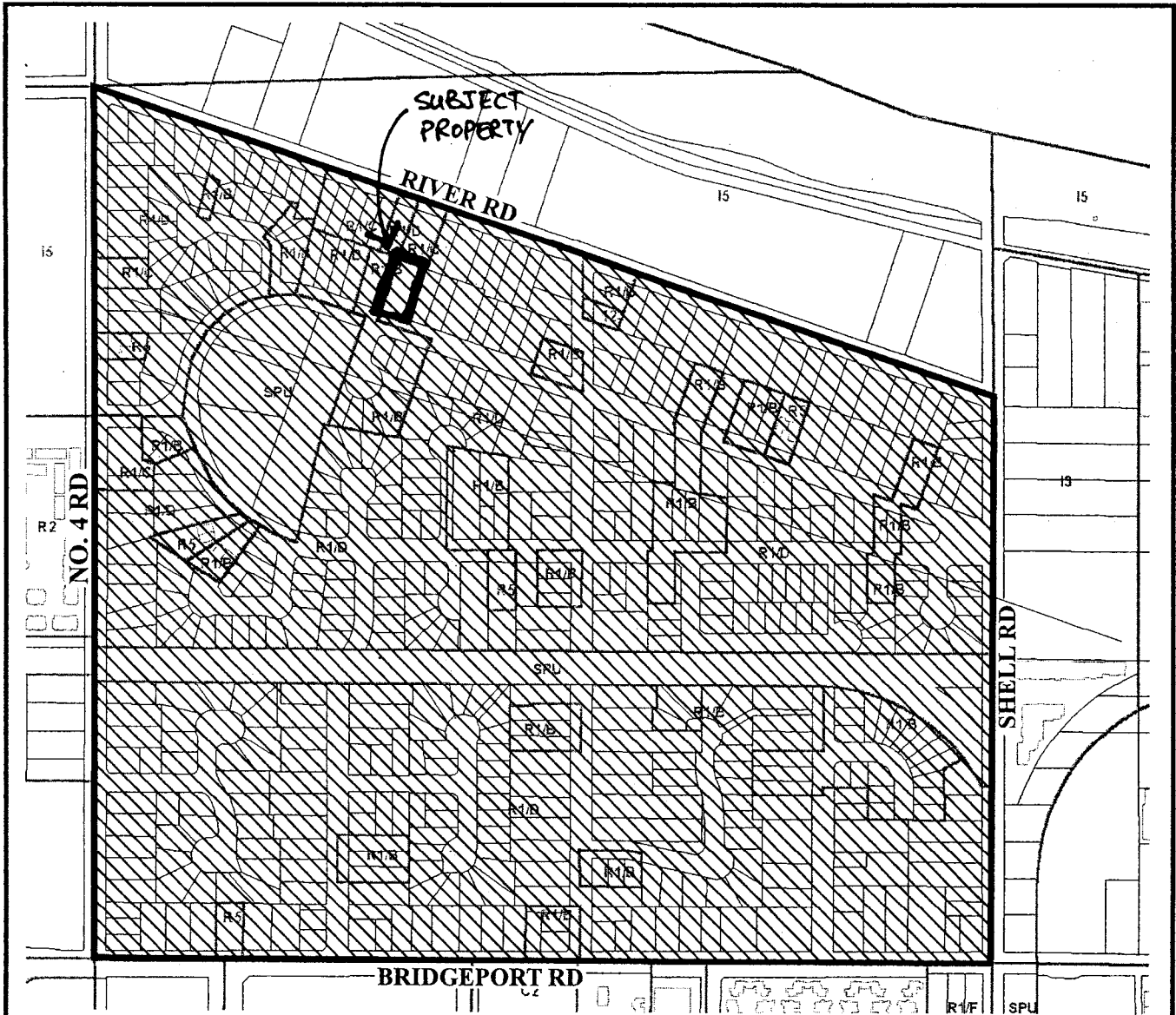
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, 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) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

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** except:

1. River Drive: **R1/C** unless there is a lane or internal road access, then **R1/B**.
2. Shell Road: **R1/D** unless there is a lane or internal road access, then **R1/B**.
3. No. 4 Road: **R1/C** unless there is a lane or internal road access then **R1/B**.
4. Bridgeport Road: **R1/D** unless there is a lane or internal road access then **R1/B**.



POLICY 5448 SECTION 23, 5-6

Adopted Date: 09/16/91

Amended Date:

SURVEY PLAN OF LOTS 211 AND 212 BOTH OF SECTION 23 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 35642

FILE COPY



ATTACHMENT 4

PARCEL IDENTIFIER (PID):

004-270-240 (LOT 211)
004-099-371 (LOT 212)

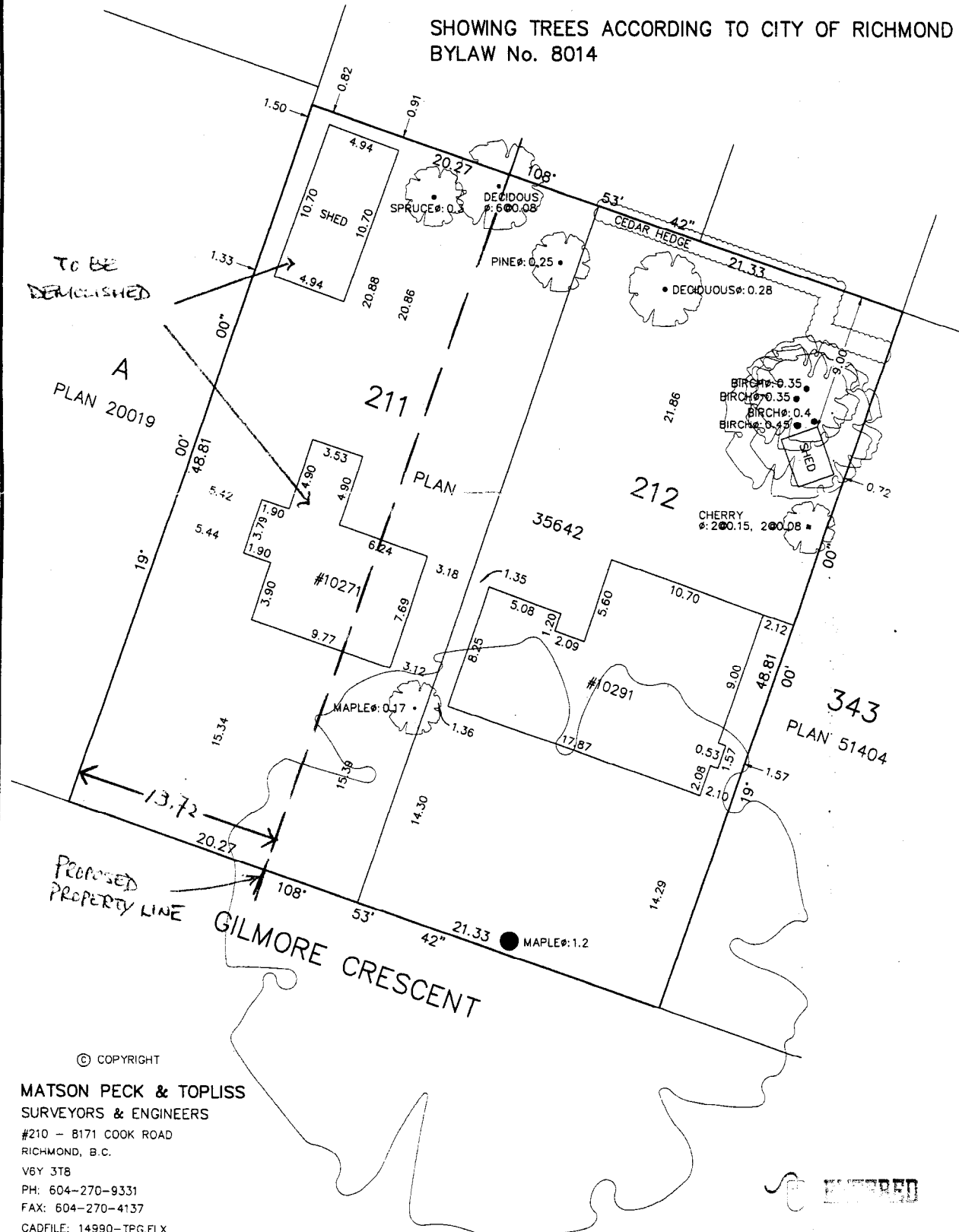
CIVIC ADDRESSES:

(LOT 211) 10271 GILMORE CRESCENT
RICHMOND, B.C.

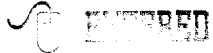
(LOT 212) 10291 GILMORE CRESCENT
RICHMOND, B.C.

SCALE 1:250

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014



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 SURVEYORS & ENGINEERS
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 CADFILE: 14990-TPG.FLX





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8070 (RZ 06-328088)
10271 GILMORE CRESCENT**

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)**.

That area shown cross-hatched on "Schedule "A" attached to and forming part of Bylaw No. 8070"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8070"**.

FIRST READING

JUN 12 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

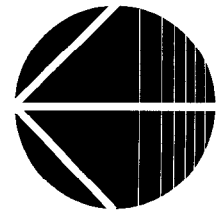
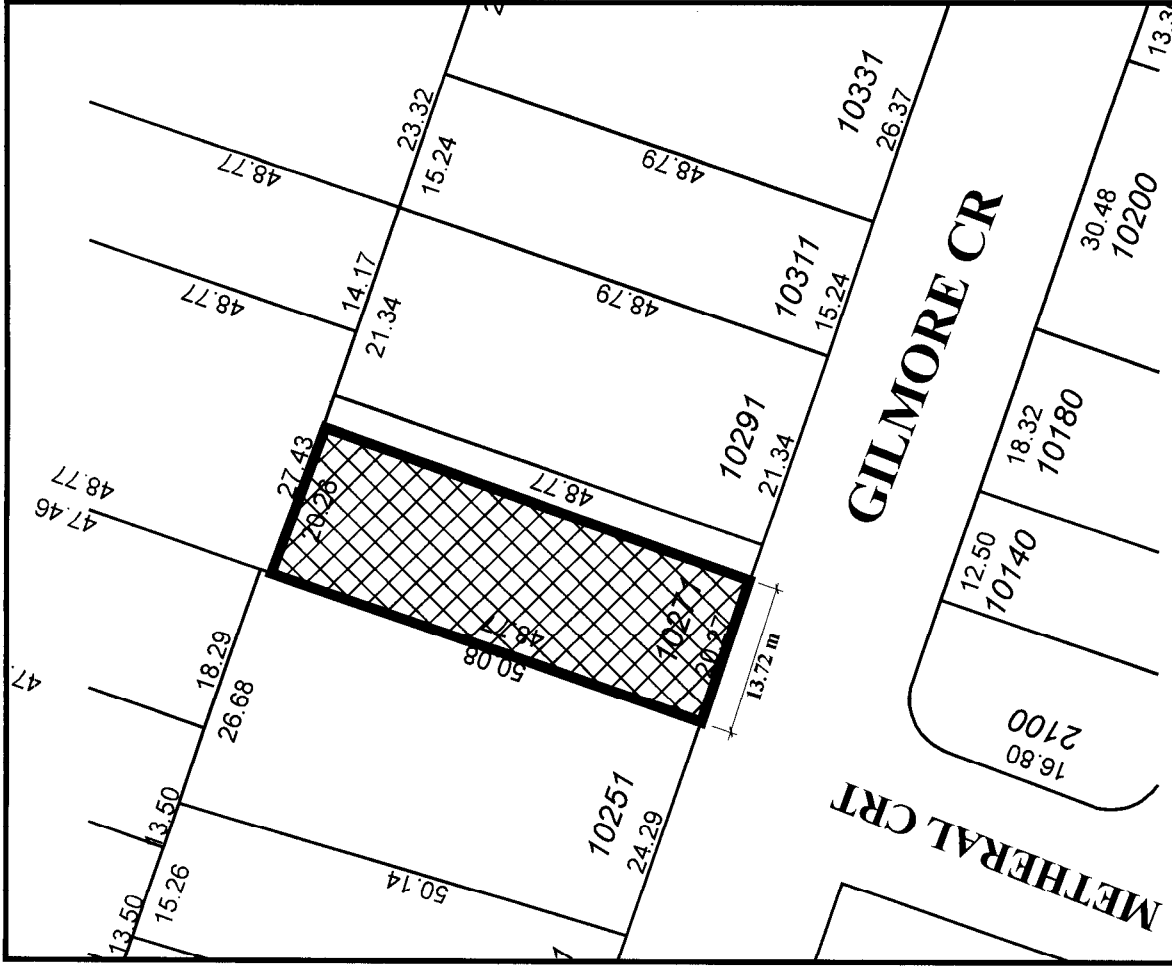
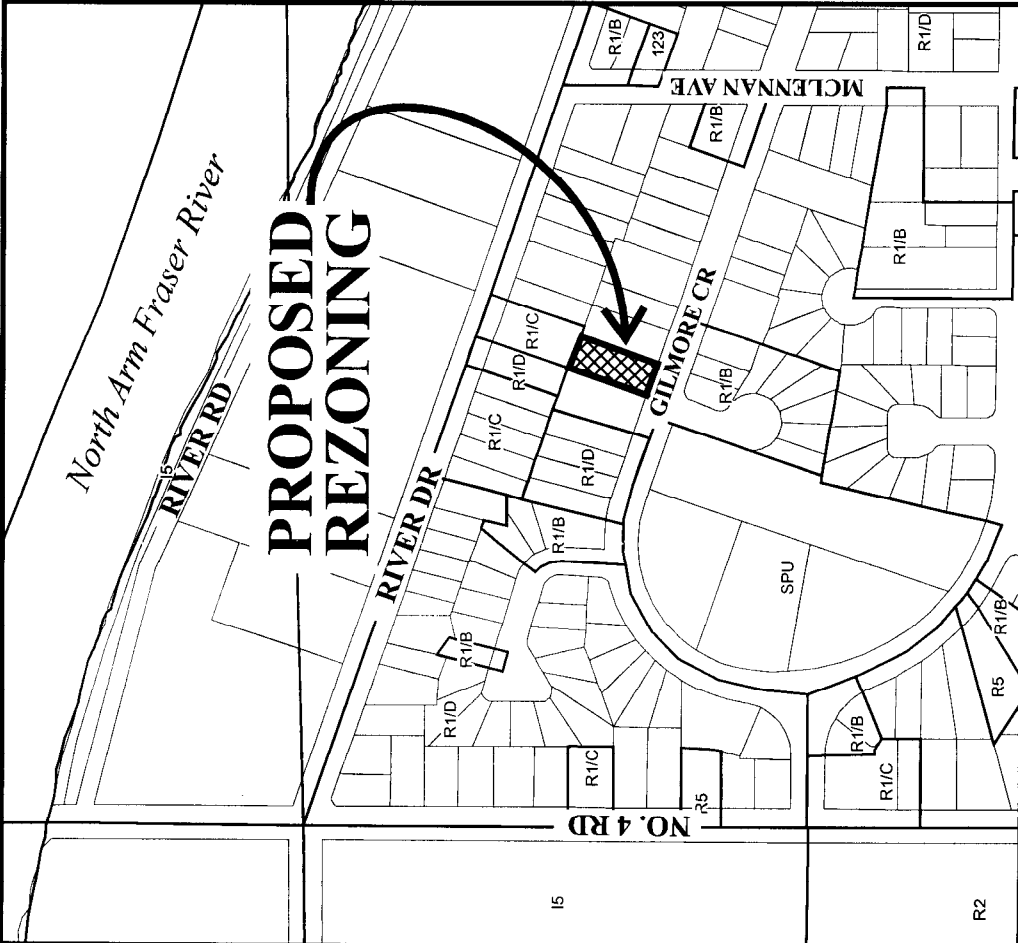
CITY OF RICHMOND
APPROVED by
<i>al</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond



RZ 06-328088

SCHEDULE "A"

Original Date: 02/22/06

Revision Date: 04/11/6

Note: Dimensions are in METRES