



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **Application by Narinder S. Sidhu for Rezoning at 10931 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

To Council - Sept 23, 2003
To Planning - Sept 16, 2003
Date: August 22, 2003
File: ~~RZ 03-238448~~ 8060-20-7574

Staff Recommendation

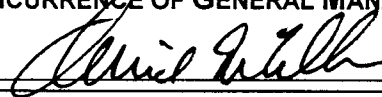
That Bylaw No. 7574, for the rezoning of 10931 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Narinder S. Sidhu has applied to the City of Richmond for permission to rezone 10931 Gilbert Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Single-Family Housing District (R1 - 0.6) in order to permit the subdivision of two (2) single-family residential lots with access to a future lane.

Findings of Fact

Item	Existing	Proposed
Owner	Gurdev Singh Nahal Simarjit Kaur Nahal Jetender Singh Nahal	To be determined
Applicant	Narinder S. Sidhu	No change
Site Size	858 m ² (9235.44 ft ²)	364.98 m ² (3928.61 ft ²)* ** *Approximate area **Excludes lane dedication
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Low density residential	No change
Zoning	R1/E	R1 - 0.6

Surrounding Development

A majority of the surrounding lots fronting onto the west side of Gilbert Road consist of older single-family houses on lots zoned Single-Family Housing District, Subdivision Area E (R1/E). There is a townhouse complex zoned Townhouse District (R2) to the north of the subject site.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports development along arterial roads in conjunction with lane implementation at the rear of the property. The applicant's rezoning proposal complies with this policy.

Lane Establishment Policy

The Lane Establishment Policy requires a 6 m lane dedication for the creation of a new lane at the rear of those properties redeveloping along arterial roads. This policy is applicable to the subject site as the property fronts onto an arterial road (Gilbert Road). A temporary vehicle access and driveway from the arterial road is needed in cases where there is no permanent access point to the lane. This takes the form of a temporary driveway shared by both properties. Once a permanent vehicle access to the lane is established, the temporary driveway must be closed and the driveway crossing reinstated at the developer's cost.

Staff Comments

There are a number of substantial trees located on the subject site. A majority of these are Cedar and Fir trees located along the lot's front and side edges. City staff requested and received from the applicant, a tree survey indicating the location, size and type of trees on site. The applicant also submitted a letter of intent in regards to retention of trees indicated in the survey (Attachment 2).

Environment and Land Use

Six (6) lots front onto Gilbert Road between Steveston Highway and the townhouse complex to the north that have potential for rezoning and subdivision. Future lane implementation is possible along the rear property line of these six (6) lots.

Engineering

There are no visible utility conflicts and no need to upgrade the 1.5 m concrete sidewalk along Gilbert Road. Staff note that a Fir tree at the front of the lot will need to be removed for the temporary shared driveway centred on the existing subject lot. Prior to final reading of the rezoning, the following is required:

1. Dedication of a 6 m lane across the entire west property line.
2. Registration of a Restrictive Covenant requiring garages to be located at the rear of the property and situated in such a manner as to ensure direct and immediate vehicle access to the lane once it becomes operational.
3. Registration of a Restrictive Covenant requiring one shared temporary vehicular access which will be removed when the lane becomes operational.
4. Payment of \$838 per lineal metre for Neighbourhood Improvement Charge (NIC) fees for future lane construction. The developer also has the option of constructing the lane at the subdivision stage. The developer must indicate in writing as to which option they are pursuing prior to final adoption of the rezoning.

At the subdivision stage, a Servicing Agreement is required if the developer is constructing the lane. A cross-access agreement is also required for the temporary driveway access. The width of the cross-access agreement is 4 m and is to be centred on the new property line dividing the two (2) new single-family lots. A deposit must be made for the future reinstatement of the temporary driveway crossing when the lane becomes operational.

Analysis

The proposed rezoning to Single-Family Housing District (R1 – 0.6) is consistent with Arterial Road Redevelopment and Lane Establishment Policies. This is the first rezoning application among the six (6) properties fronting the west side of Gilbert Road between Steveston Highway and the townhouse complex to the north.

The applicant has stated in a letter of intent to retain a total of eight (8) trees on the subject site throughout the redevelopment process. Four (4) of these are Fir trees located along the north property line towards the front of the lot. The remaining four (4) trees to be retained are Cedar trees located along the south property line towards the front of the lot. City staff note that one

Fir tree at the front of the lot will be removed to allow for implementation of the temporary shared driveway. The applicant plans to remove the remaining Fir tree at the front of the proposed new southern lot to allow for unimpeded views from the sidewalk to the front of the house and to keep sight lines clear from the temporary shared driveway to the street. All remaining trees further back in the lot are to be removed as the applicant contends that they encroach into or are located within the maximum building envelope of the future subdivided lot (tree survey and letter of intent shown in Attachment 2).

Financial Impact

None.

Conclusion

The subject application is to rezone 10931 Gilbert Road to Single-Family Housing District (R1 - 0.6), thus permitting two (2) new single-family houses with access to a future lane in the rear. Staff supports the rezoning application as it complies with Arterial Road Redevelopment and Lane Establishment Policies.



Kevin Eng
Planning Technician – Design

KE:blg

There are requirements to be dealt with prior to final adoption:

- A 6 m (20 ft.) lane is to be dedicated along the entire west property line;
- Payment of \$838 per lineal metre for Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- A Restrictive Covenant ensuring that garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational; and
- A Restrictive Covenant ensuring that one (1) shared temporary vehicle access be provided for both properties, which will be closed once the lane connects to a permanent access point and becomes operational.

Also, prior to or as a condition of this property being rezoned, the proposed new Single-Family Housing District (R1 - 0.6) has to be adopted (Bylaw 7515).

Date 22nd Aug 2003.
Richmond, B.C.

To,
City of Richmond.

ATTACHMENT 2

RE - (10931 Gilburst Road, Rmd, B.C.
FILE NO - R2 03-238448)

Sir / madam,

This agreement is between the City of Richmond and the owner's agent Baldev S. Mohar regarding the savings of the trees which are shown and marked on the tree survey plan. All efforts will be made to save the agreed marked trees, as long as they don't interfere with the development of the site, on the new two lots.

Thanks.

From,

Baldev S. Mohar
8580 Heather St
Rmd. B.C
V6Y 2R5.

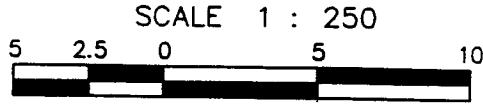
604-818-8868

Sign by * Baldev Mohar
22nd Aug 03.

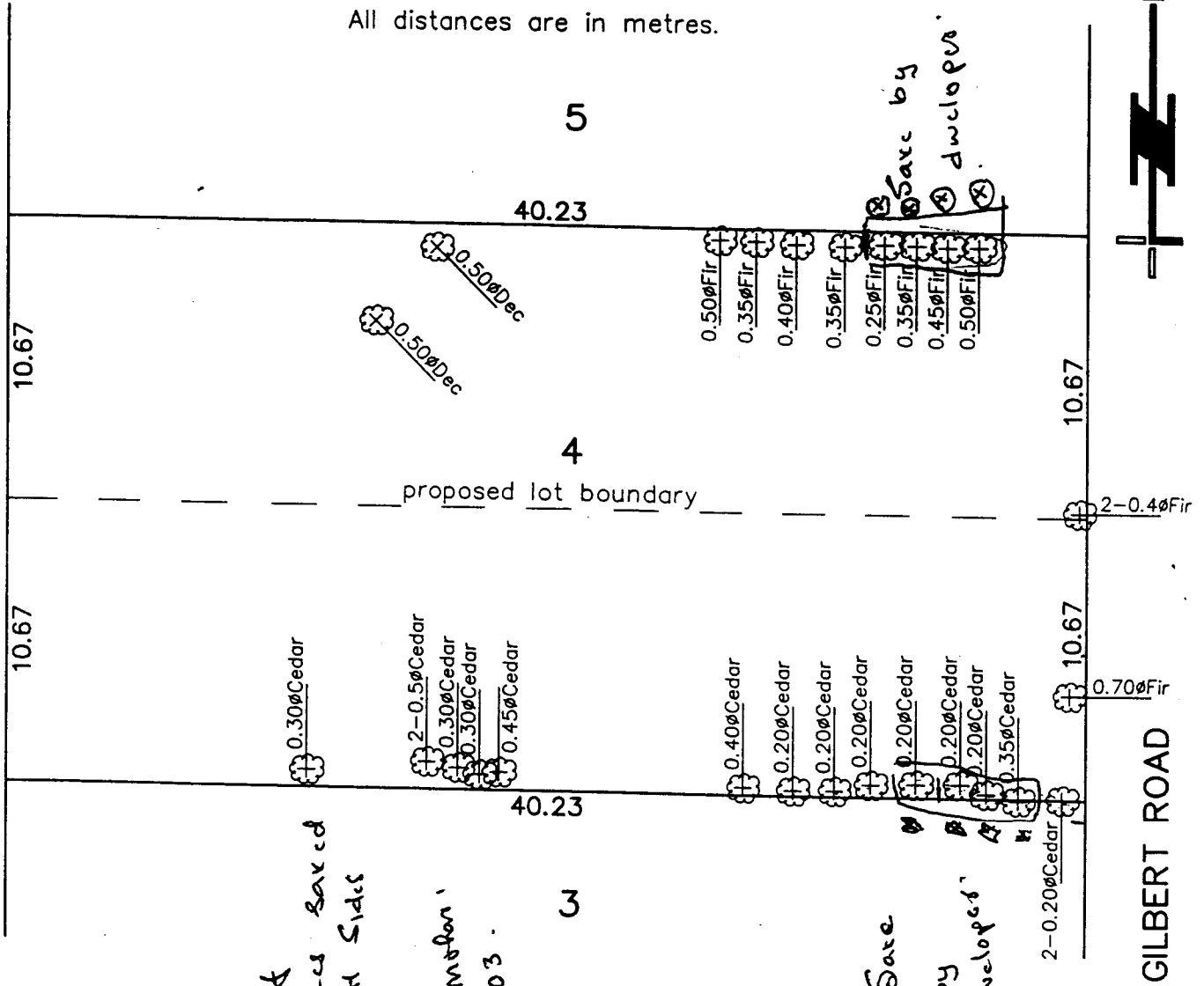
* BALDEV S. MOHAR.

Authorizatin by A. Narinder S. Sidhu

SURVEY PLAN SHOWING OF TREES ON
 LOT 4, SECTION 31, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT, PLAN 16313



All distances are in metres.



CIVIC ADDRESS
 10931 GILBERT ROAD
 RICHMOND, B.C.

NOTE:

1. Lot dimensions are derived from Plan 16313 and subject to change after field survey.
2. All trees bigger than 0.20m in diameter have been plotted.

CERTIFIED CORRECT.
 DATED THIS 5TH DAY OF JULY, 2003

LOUIS NGAN B.C.L.S.
 This document is not valid unless originally signed and sealed

LOUIS NGAN LAND SURVEYING

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





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7574 (RZ 03-238448)
10931 GILBERT 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. 002-443-759

Lot 4 Section 31 Block 4 North Range 6 West New Westminster District Plan 16313

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7574”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 22 2003

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
[Signature]

MAYOR

CITY CLERK