




City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: November 22, 2006
File: RZ 06-351299
Re: **Application by Sonya Kraemer for Rezoning at 7600 Lancing Court from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area H (R1/H)**

Staff Recommendation

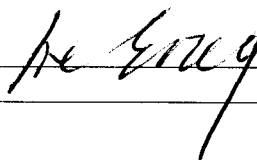
That Bylaw No. 8174, for the rezoning of 7600 Lancing Court from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area H (R1/H)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



There are requirements to be dealt with prior to final adoption:
Development requirements, specifically:

- Dedication of an approximately 1.76 m wide strip along the entire frontage to meet the minimum residential cul-de-sac radius of 17 m and minimum width on each lot;
- Submission of a Landscaping Security to the City of Richmond in the amount of \$2,000 for the planting of four (4) replacement trees (minimum 6 cm calliper) on site; and
- Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
Sonya Kraemer

Item	Details
Application	RZ 06-351299
Location	7600 Lancing Court (Attachment 1)
Owner	Sonya Kraemer
Applicant	Sonya Kraemer

Date Received	October 24, 2006
Acknowledgement Letter	November 2, 2006
Fast Track Compliance	November 17, 2006
Staff Report	November 22, 2006
Planning Committee	December 19, 2006

Site Size	1,274 m ² (13,714 ft ²)
Land Uses	Existing - Single-Family Residential Dwelling
	Proposed - two (2) single-family residential lots (one approximately 553 m ² or 5,960 ft ² and a second one approximately 682 m ² or 7,340 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, Subdivision Area H (R1/H) – minimum width 16.5 m or 54 ft.
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Single Family Lot Size Policy 5463 – Permits subdivision to R1/H (Attachment 4) <i>Application conforms with applicable designations and policy</i>
Surrounding Development	This neighbourhood contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots.

Staff Comments	<ul style="list-style-type: none"> • A tree survey is submitted (Attachment 3) and five (5) bylaw-sized trees are noted on site. The applicant is proposing to remove the Cherry tree and Plum tree in the middle of the site along the proposed property line. • 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 each at 6 cm calliper are required. • In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$2,000 for planting of the four (4) replacement trees on site prior to final adoption of the rezoning bylaw. • The developer is required to provide an approximately 1.76 m wide road dedication along the entire frontage (as shown in Attachment 5) to meet the minimum residential cul-de-sac radius of 17 m and minimum width on each lot prior to final adoption of rezoning bylaw. • The applicant has agreed to preserve the Birch tree, Grand Fir tree, and Hemlock tree on site as well as the Douglas Fir tree located on the adjacent property to the north (5660 Ludlow Road). • The Birch tree is located within the proposed road dedication area and to the north of the existing driveway. Since there is no road works required at this time, impact to this tree is minimal. • Tree protection barriers around all trees to be preserved have already been installed on site and will remain on site until the construction of the future dwellings is completed. • 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. • At future subdivision stage the developer will be required to pay Development Cost Charges (City & GVS&DD), Neighbourhood Improvement Charges (for future road improvements), School Site Acquisition Charge, and Address Assignment Fee, and Servicing Costs.
Analysis	<ul style="list-style-type: none"> • The proposal is consistent with all applicable land use designations guiding development in this area. • The proposal conforms with Single-Family Lot Size Policy 5463 which permits subdivision as per R1/H in the area. • The proposal would permit the creation of an additional single-family lot in conformity with R1/H regulations.

Attachments	Attachment 1 – Location Map/ Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Tree Survey; Attachment 4 – Single-Family Lot Size Policy 5463; Attachment 5 – Proposed Subdivision Layout.
Recommendation	The rezoning application complies with the Lot Size Policy for the area and land use designations contained within the Official Community Plan (OCP). On this basis, staff support the application.

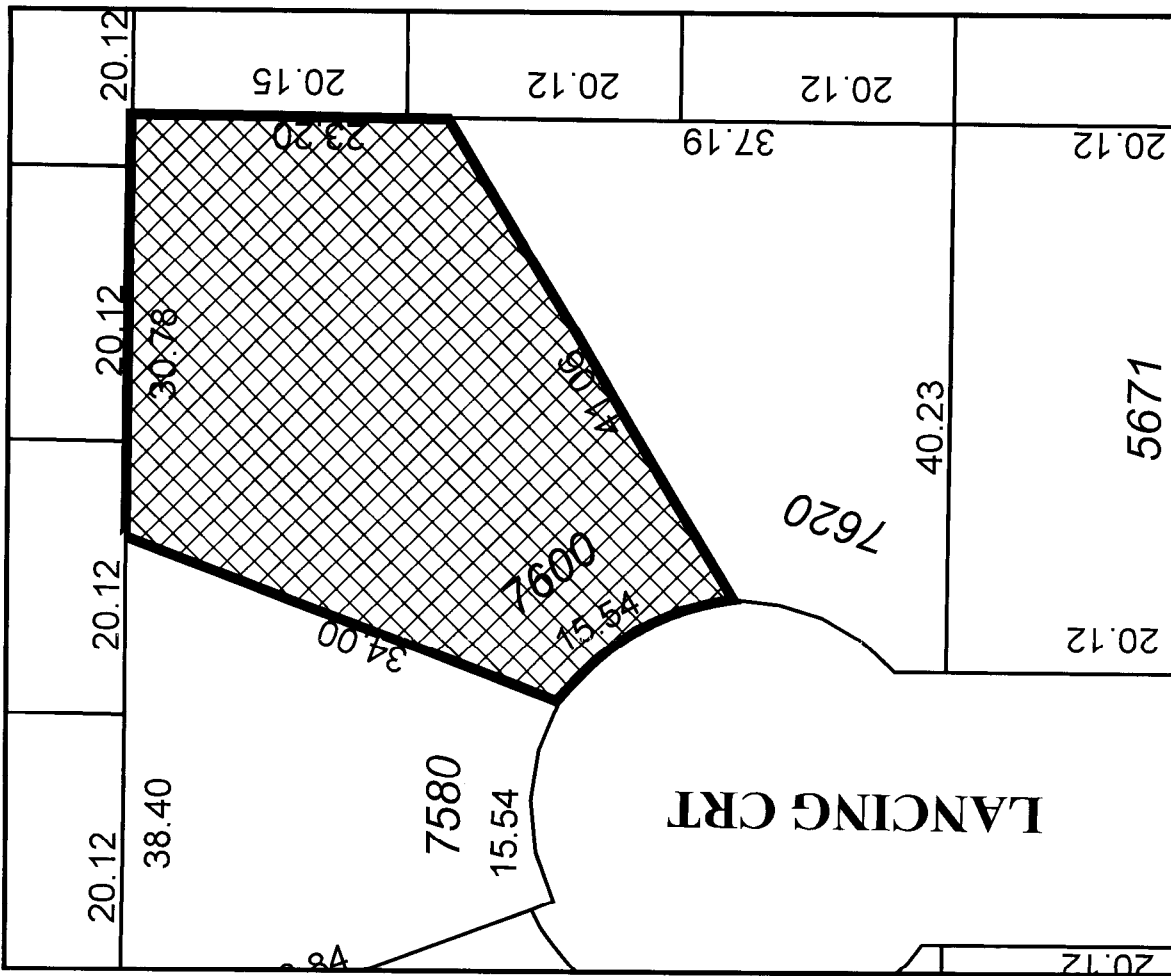
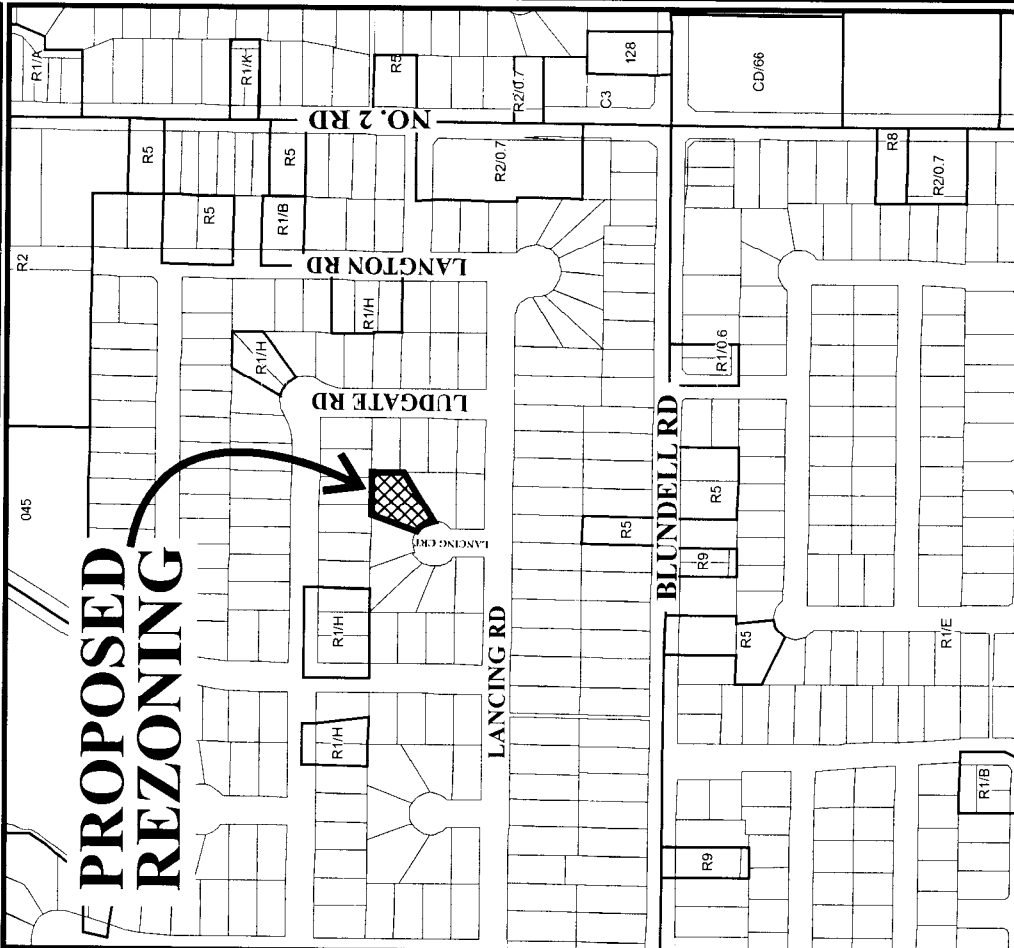


Edwin Lee
Planning Technician - Design
(Local 4121)

EL:blg



City of Richmond





RZ 06-351299

Original Date: 11/01/06

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 06-351299

Attachment 2

Address: 7600 Lancing Court

Applicant: Sonya Kraemer

	Existing	Proposed
Owner:	Sonya Kraemer	To be determined
Site Size (m²):	1,274 m ² (13,714 ft ²)	one approx. 553 m ² or 5,960 ft ² and a second one approx. 682 m ² or 7,340 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, Subdivision Area H (R1/H)
Number of Units:	1 single-family detached	2 single-family detached

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):	550 m ²	553 m ² - 682 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side (m):	Min. 1.8 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.

SURVEY PLAN OF LOT 23 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19107

R-06-15130-TREE

ATTACHMENT 3

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

PARCEL IDENTIFIER (PID): 003-626-997

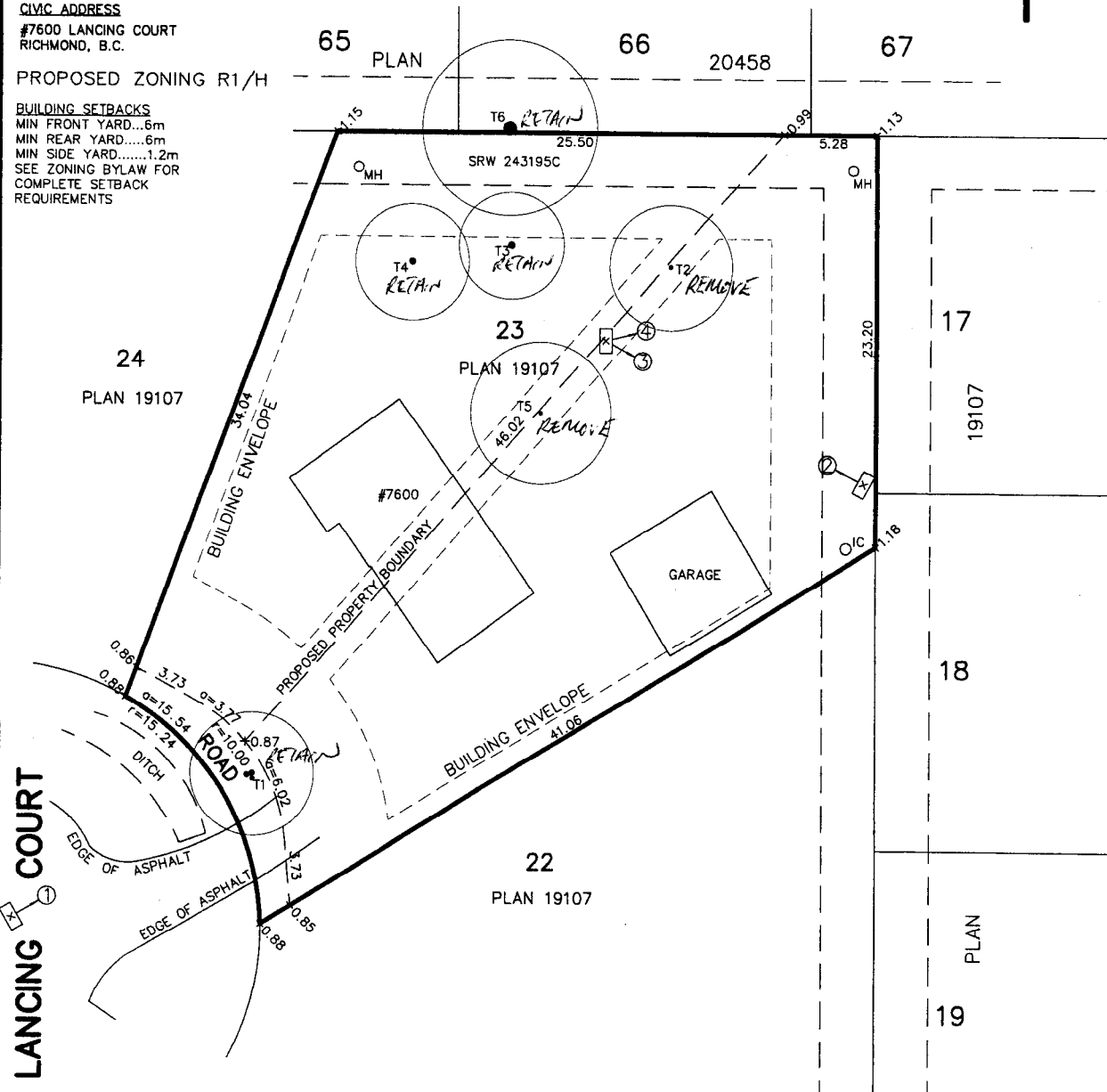
CIVIC ADDRESS

#7600 LANCING COURT
RICHMOND, B.C.

PROPOSED ZONING R1/H

BUILDING SETBACKS

MIN FRONT YARD...6m
MIN REAR YARD...6m
MIN SIDE YARD...1.2m
SEE ZONING BYLAW FOR
COMPLETE SETBACK
REQUIREMENTS



	TREE TYPE	TRUNK DIAMETER :	GROUND ELEVATION
T1	BIRCH	MULTIPLE: 200.32, 0.27	1.04
T2	CHERRY	:0.26	1.10
T3	GRAND FIR	:0.40	1.08
T4	HEMLOCK	:0.37	1.27
T5	PLUM	:0.23	1.09
T6	DOUGLAS FIR	:0.76	1.32

RETAIN
REMOVE
RETAIN
RETAIN
REMOVE
RETAIN

NOTES:

- PROPERTY LINE DIMENSIONS ARE FROM LAND TITLE OFFICE RECORDS.
- LEGAL PROPERTY LINE DIMENSIONS ARE SUBJECT TO CONFIRMATION BY FIELD SURVEYS.
- ELEVATIONS DERIVED FROM CITY OF RICHMOND BENCH MARK, ROAD SIDE NUT OF FIRE HYDRANT ON WEST SIDE OF No. 2 ROAD AT HOUSE #7557, WITH AN ELEVATION OF 2.947 METRES.
- DATE OF SURVEY: OCTOBER 4, 2006
ELEVATIONS ADDED: NOVEMBER 8, 2006

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

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

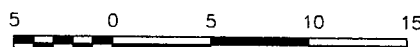
V6Y 3T8

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 15130-TREE-REV 1.flx

LEGEND
SCALE 1:250



ALL DISTANCES ARE IN METERS

- +1.13 INDICATES SPOT ELEVATION
- MH INDICATES MANHOLE
- IC INDICATES INSPECTION CHAMBER
- ⊗ INDICATES CAMERA POSITION AND PICTURE NUMBER

CERTIFIED CORRECT

THIS 9th DAY OF November, 2006

DAVID HARRIS, B.C.L.S.
SEAL
BRITISH COLUMBIA
COMMISSION SURVEYOR
COMMISSION NO. 70

R-06-15130-TREE

CLIENT REF: DAVID UNTERMAN



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy 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 amended according to Bylaw No. 5300.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463
SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:

SKETCH PLAN TO ACCOMPANY SUBDIVISION APPLICATION OF LOT 23 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19107

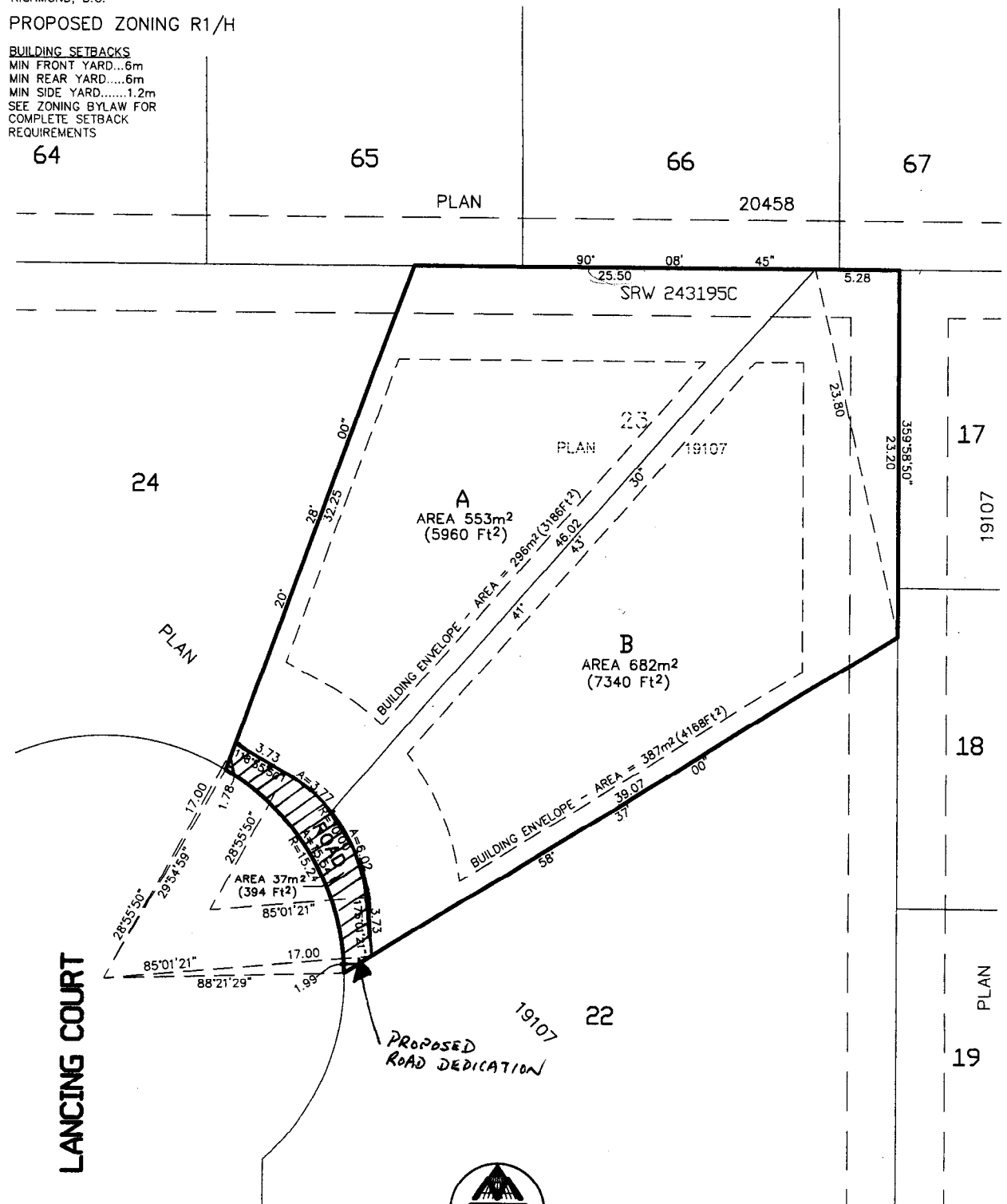
R-06-15130-SKETCH

PARCEL IDENTIFIER (PID): 003-626-997

CURRENT CIVIC ADDRESS
#7600 LANCING COURT
RICHMOND, B.C.

PROPOSED ZONING R1/H

BUILDING SETBACKS
MIN FRONT YARD...6m
MIN REAR YARD...6m
MIN SIDE YARD...1.2m
SEE ZONING BYLAW FOR
COMPLETE SETBACK
REQUIREMENTS



LANCING COURT

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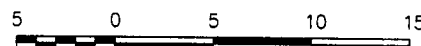
PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 15130-1.FLX



LEGEND
SCALE 1:250



All distances are in metres

R INDICATES RADIUS

A INDICATES ARC LENGTH

NOTES:

PROPERTY LINE DIMENSIONS ARE FROM
LAND TITLE OFFICE RECORDS.

LEGAL PROPERTY LINE DIMENSIONS ARE
SUBJECT TO CONFIRMATION BY FIELD SURVEYS.

R-06-15130-SKETCH

CLIENT REF:
SOUTH FRASER LAW GROUP

MAY 29, 2006



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8174 (RZ 06-351299)
7600 LANCING COURT**

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 H (R1/H)**.

P.I.D. 003-626-997

Lot 23 Section 13 Block 4 North Range 7 West New Westminster District Plan 19107

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8174”**.

FIRST READING

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