



**City of Richmond**  
Urban Development Division

## Report to Committee

**To:** Planning Committee

**From:** Jean Lamontagne  
Director of Development

**Re:** **Application by Dhinjal Construction Ltd. for Rezoning at 9651 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1/0.6)**

*To Planning - Feb 21, 2006*

**Date:** January 31, 2006

RZ 05-315345

*File: 12-8060-20-8007*

### Staff Recommendation

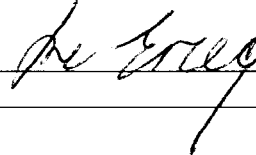
That Bylaw No. 8007, for the rezoning of 9651 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1/0.6)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

EL:blg

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Dhinjal Construction Ltd. has applied to rezone a property located at 9651 No. 3 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1/0.6) in order to facilitate subdivision into two (2) residential parcels (**Attachment 2**). This application was submitted by the previous owners of the subject property in October 2005. Dhinjal Construction Ltd. took over the project in January 2006.

### Findings of Fact

Item	Existing	Proposed
Owner	Dhinjal Construction Ltd.	To be determined
Applicant	Dhinjal Construction Ltd.	No change
Site Size	928 m <sup>2</sup> (9,989 ft <sup>2</sup> )	2 lots each 464 m <sup>2</sup> (4,995 ft <sup>2</sup> )
Land Uses	Large Lot Single-Family	2 Smaller Single-Family Lots
OCP Designation	Low Density Residential	No change
Sub-Area Plan Designation – Central West Sub-Area	Low Density Residential	No change
Zoning	R1/E	R1/0.6

### Surrounding Development

- To the North: Mix of single and multi-family including R2, R5, R9, R1/B, R1/E;
- To the West: Lane with single-family residential (R1/E) beyond;
- To the South: Single-family residential (R1/E) with multi-family (R2) on the corner of No. 3 Road and Williams Road; and
- To the East: On the opposite side of No. 3 Road is an approved 16-unit townhouse development (R2/0.7) – RZ 04-271652/DP 05-293519.

### Related Policies & Studies

#### Central-West Sub-Area Plan

The subject property is located within the Broadmoor Area and is subject to the Central-West Sub-Area Plan. The Sub-Area Plan designates the properties fronting No. 3 Road (subject property) and fronting Williams Road as “Low Density Residential”. The remainder of the Central-West Sub Area is designated “Large Lot Single-Family (R1/E)”. The proposed rezoning is consistent with the “Low Density Residential” designation, which permits both small single-family residential infill lots (such as proposed) or a multiple-family residential development (on a larger land assembly).

### Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the adopted “Revised Interim Strategy” to handle new development applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential proposal with access to an operational lane.

### Residential Lot (Vehicular) Access Regulation

Both proposed lots will have vehicle access to the existing operational laneway with no access being permitted onto No. 3 Road. The existing driveway crossing to No. 3 Road will be removed by the City at the developer's cost.

## **Staff Comments**

### Land Use

The Central-West Broadmoor Sub-Area Plan encourages development of a range of housing types on the perimeter (i.e. No. 3 Road) that can accommodate a variety of families and households. Due to the close proximity to the Broadmoor Shopping Centre (at Williams Road and No. 3 Road), low-density townhouse projects are encouraged over subdivision of existing lots. The subject site, together with the adjacent two (2) duplex lots to the north (9611/9613 and 9631/9633 No. 3 Road), make an ideal site for a consolidated townhouse development.

When this application was submitted, staff requested the applicant to contact the neighbouring properties to determine possibilities of a joint townhouse development. However, no agreement could be reached between the applicant and the neighbouring property owners. As the subject property is only 19.77 m (64.86 ft.) wide, the site is too narrow for a townhouse project, thereby limiting redevelopment to a single-family residential subdivision.

### Significant Trees

All of the 30 trees on this site were removed shortly before the adoption of the Tree Protection Bylaw by Council in December, 2005. It is staff's impression that this occurred after the subject application was submitted. Therefore, staff recommend that the applicant plant and maintain a minimum of two (2) trees on the subject property for each tree that was removed. However, due to the configuration of the future lots and building footprints, the applicant is proposing to install a Cedar Hedge consisting of at least twenty-eight (28) 4 ft. high Cedar trees along the No. 3 Road frontage, plant two (2) Magnolia trees on each of the future lots, and contribute \$5,000 towards the Park Improvement Fund in-lieu of the balance of the replacement trees. In order to ensure that the landscaping works are undertaken, the City would require a landscaping Letter of Credit in the amount of \$16,000. prior to final adoption of the rezoning bylaw.

### Form and Character

Staff have concerns about the resulting mix of multi-family development and small lot dwellings. The proposal for single-family dwellings may become out of character if the two adjoining properties to the north and/or the four adjoining properties to the south choose to redevelop

together into townhouses. Therefore, registration of a building scheme covenant on title will be required prior to final adoption of the rezoning bylaw. Building form, character and massing will be ensured through the building scheme. A landscape plan prepared by a registered landscape architect to the satisfaction of the City will also be required as part of the building scheme covenant. Staff have not requested the building scheme now, in case Planning Committee or Council wants to opt for a townhouse development on this site and the adjacent lots.

### Development Applications

At future subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges for future upgrading of the lane, Development Cost Charges, School Site Acquisition Charge, address assignment fee and servicing costs.

### **Analysis**

The subject property is located on the eastern edge of an established single-family residential neighbourhood. It is one of a small number of properties situated between a multi-family development to the south and duplex and multi-family to the north. The development form along this section of No. 3 Road is different from the balance of the neighbourhood because of the range of housing forms which include apartment condominiums, townhouses, duplexes, and single-family detached.

Townhouse developments are being encouraged over subdivision of existing lots at a location that is in close proximity to a neighbourhood service centre such as the Broadmoor Shopping Centre. Although there will be an increase in density, a townhouse development will remain low density overall. The applicant has been made aware of these staff concerns and has approached the neighbouring properties to determine options for a townhouse development. However, no such arrangement could be reached that would facilitate this.

### **Options**

Staff present the following development options for Council's consideration.

#### **Option 1: Townhouse Development**

**Motion: Refer the application back to staff with direction to further explore the townhouse option.**

Under this option:

- A townhouse development through consolidation of neighbouring lots containing older character single-family dwellings or duplexes is preferred for the subject site.

Advantages of this option:

- Additional housing units in the neighbourhood.
- Achieve increased density at a location in close proximity to a neighbourhood service centre.

- The City would have better control on the design and landscaping.
- Greater opportunities for tree replacement on-site.
- Two storey units would be compatible with neighbouring single-family uses and a similar floor area ratio (F.A.R.) could be used similar to that of single-family zone.

Disadvantages of this option:

- Higher number of dwelling units may result in concerns about local traffic impacts.
- The subject site is not wide enough for townhouses (19.97 m existing width; 30 m minimum required width), consolidation with the neighbouring properties is required.
- No agreement has been reached with the neighbouring property owners on a joint townhouse development.
- This site may just develop with one (1) single-family residence.

**Option 2: Single-Family Development (*Recommended*)**

**Motion: Endorse the proposed rezoning**

Under this option:

- This proposal of a residential subdivision is consistent with policies guiding residential redevelopment along arterial roads.

Advantages of this option:

- Single-family use is compatible with neighbouring single-family uses to the west.
- The applicant has agreed to plant replacement trees and shrubs on site and to pay \$5,000 into the Park Improvement Fund for trees elsewhere as compensation for prematurely removing all 30 trees on this property.

Disadvantages of this option:

- The single-family development may be out of character should the adjacent lots to the north and south redevelop for townhouses.
- A townhouse development would provide more opportunity for green space and landscaping.
- More rigour is applied to the design of a townhouse development (i.e. review by the Advisory Design Panel and Development Permit Panel).

**Financial Impact or Economic Impact**

None.

**Conclusion**

A townhouse development through consolidation of neighbouring lots containing older character single-family dwellings or duplexes is preferred for the subject site. However, efforts to obtain the neighbouring properties have been unsuccessful.

The proposed rezoning and subsequent subdivision of the property is an in-fill project that will result in a corresponding smaller building form and denser lot pattern. This will contribute to the range of housing choice in this area. On the basis that the applicant has agreed to a compensation plan for prematurely removing all of the trees that were on-site, and to provide a building design scheme as a condition of final reading, staff can support the application.



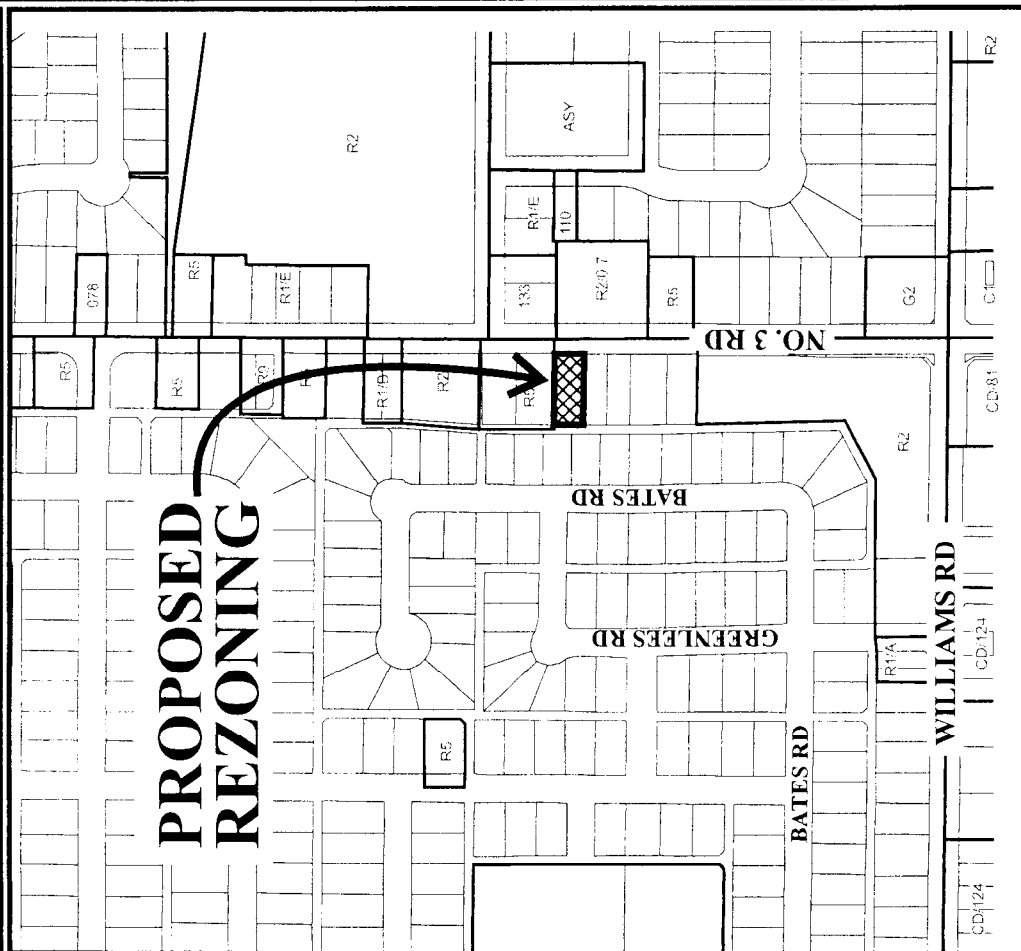
Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Conditional Rezoning Requirements

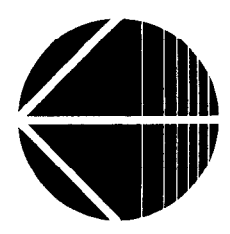


**PROPOSED REZONING**



18.69	18.90	18.90	18.90	18.90	18.90
22.68	24.38	19.82	15.24	46.92	46.93
9611	9613	9651	9671	9691	9691
9611	9613	9651	9671	9691	9691
22.74	24.38	46.92	46.92	46.92	46.92
22.74	24.38	46.92	46.92	46.92	46.92
34.07	60.35	60.35	60.35	60.35	60.35

**NO. 3 RD**



**RZ 05-315345**

Original Date: 11/07/05

Revision Date:

Note: Dimensions are in METRES

BACK LANE

ATTACHMENT 2

19.82m

9.91m 9.91m

PROPOSED

PROPOSED

LOT 1

LOT 2

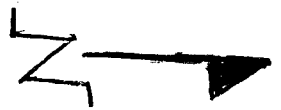
46.92m

46.92m

9.885m 9.885m

19.77m

NO. 3 ROAD





## Conditional Rezoning Requirements

9651 No. 3 Road  
RZ 05-315345

Prior to final adoption of Zoning Amendment Bylaw 8007, the developer is required to complete the following requirements:

1. Deposit of a Landscaping Letter of Credit in the amount of \$16,000.00 for the planting of at least twenty-eight (28) 4-foot high Cedar trees along the No. 3 Road frontage and two (2) Magnolia trees on each of the future lots.
2. Contribution of \$5,000 in-lieu of twenty-eight (28) replacement trees to go to the Park Improvement Fund.
3. Secure the services of a registered landscape architect to prepare a landscape plan to the satisfaction of the City of Richmond.
4. Registration of a restrictive covenant on title to ensure building construction and landscaping occurs in accordance with the designs approved by the City of Richmond.

  
Signed

Feb 9/06.  
Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8007 (RZ 05-315345)  
9651 NO. 3 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. 003-480-810

Lot 180 Except: Parcel Q (Statutory Right of Way Plan 68053) Section 29 Block 4 North Range 6 West New Westminster District Plan 47130

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8007**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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