



To: Planning Committee **Date:** January 11, 2010
From: Brian J. Jackson, MCIP **File:** RZ 09-500596
 Director of Development
Re: **Application by Amrit Paul Atwal for Rezoning at 9640 Patterson Road and the Easternmost 1.0 m of 9620 Patterson Road from Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendation

That Bylaw No. 8576, for the rezoning of 9640 Patterson Road and the easternmost 1.0 m of 9620 Patterson Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian Jackson

Brian J. Jackson, MCIP
 Director of Development

EL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>[Signature]</i>

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

- Registration of a flood indemnity covenant on title.
- Registration of an Aircraft noise covenant.
- City acceptance of the developer's offer to voluntarily contribute \$1 per buildable square foot (e.g. \$7,436) to the City's Affordable Housing Reserve;
- Provide proof of contract with a Certified Arborist for supervision of on-site works adjacent to the Ponderosa Pine tree on 9660 Patterson Road. The scope of work should follow the recommendations provided in the Arborist Report by Froggers Creek Tree Consultants Ltd. dated December 28, 2009. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
- Submission of a Landscaping Letter of Credit in the amount of \$3,000.00 for the planting of six (6) replacement trees on-site.

[Signed Original on File]
 Agreement by Applicant
 Amrit Paul Atwal

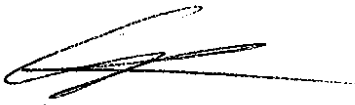
Item	Details
Application	RZ 09-500596
Location	9640 Patterson Road and the easternmost 1.0 m of 9620 Patterson Road (Attachment 1)
Owner	Lakhwinder Atwal, Amritpal S. Atwal, and Helmut Hoegler
Applicant	Amrit Paul Atwal

Date Received	November 13, 2009
Acknowledgement Letter	December 16, 2009
Fast Track Compliance	January 4, 2010
Staff Report	January 11, 2010
Planning Committee	February 2, 2010

Site Size	1203 m ² + 53 m ²
Land Uses	Existing – single-family residential dwelling
	Proposed - two (2) single-family residential lots (approximately 628 m ² or 6,759 ft ² each).
Zoning	Existing – Single Detached (RS1/E)
	Proposed - Single Detached (RS2/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential West Cambie Area Plan – Residential (Single-Family only) Lot Size Policy 5446 – Permits subdivision to RS2/B (Attachment 2) <i>Proposal complies with designations and policy.</i>
Surrounding Development	A mix of older single-family dwellings and duplexes on larger lots to the north, east, and west. Newer single-family dwellings on small lots are situated to the south.
Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Related Policies</u></p> <ul style="list-style-type: none"> In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level (Area A - 2.9 m) is required prior to rezoning bylaw adoption. Ministry of Transportation (MoT) approval required prior to rezoning due to the subject site being within 800 m of a Provincial Limited Access Highway. Preliminary Approval from MoT is on file.

<p>Staff Comments (Cont.)</p>	<p><u>Related Policies (cont.)</u></p> <ul style="list-style-type: none"> • In accordance with the Aircraft Noise Sensitive Development Policy, an Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw. • In accordance with the Richmond Affordable Housing Strategy, the applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$ 7,436). • Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on one (1) of the two (2) future lots at the subject site, the developer will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied. <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of six (6) trees: <ul style="list-style-type: none"> ○ three (3) bylaw-sized trees are located on the subject site; ○ three (3) bylaw-sized trees are located on the adjacent properties to the east and south. • Based on the comments of the Arborist Report, staff support the removal of three (3) bylaw-sized trees on site due to poor health condition and conflict with proposed driveways. • A Tree Protection Plan is attached (Attachment 4). The 70 cm Ponderosa Pine tree on the adjacent property to the east (9660 Patterson Road) must be retained and protected as this tree is in very good condition. The future house design must accommodate the retention of this tree; protection should be specified at 4.2 m from the base of the tree. • As a condition of rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to supervise on-site works conducted adjacent to the Ponderosa Pine tree on 9660 Patterson Road.
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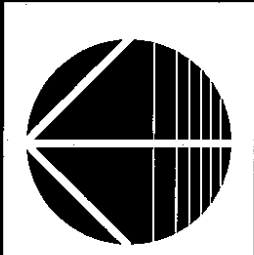
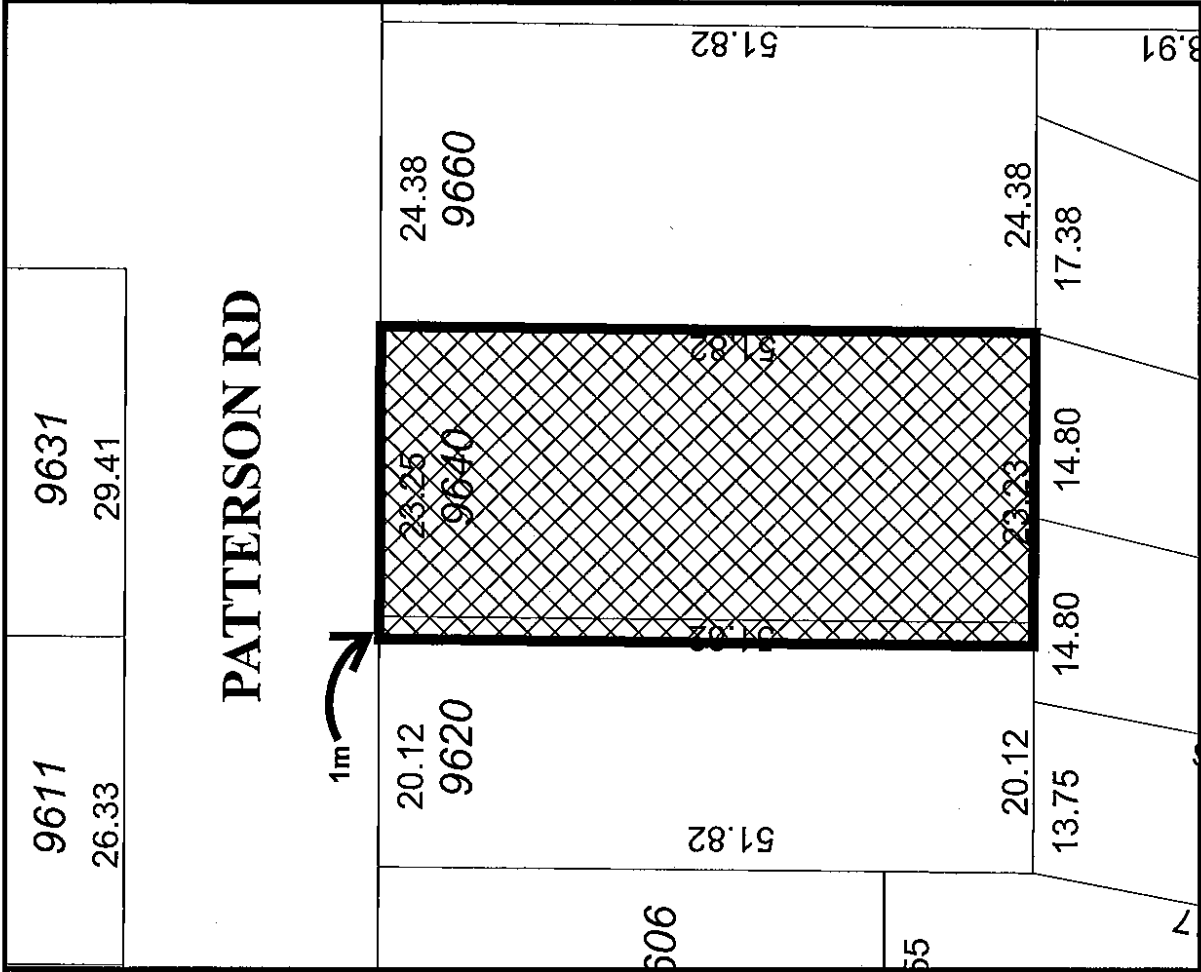
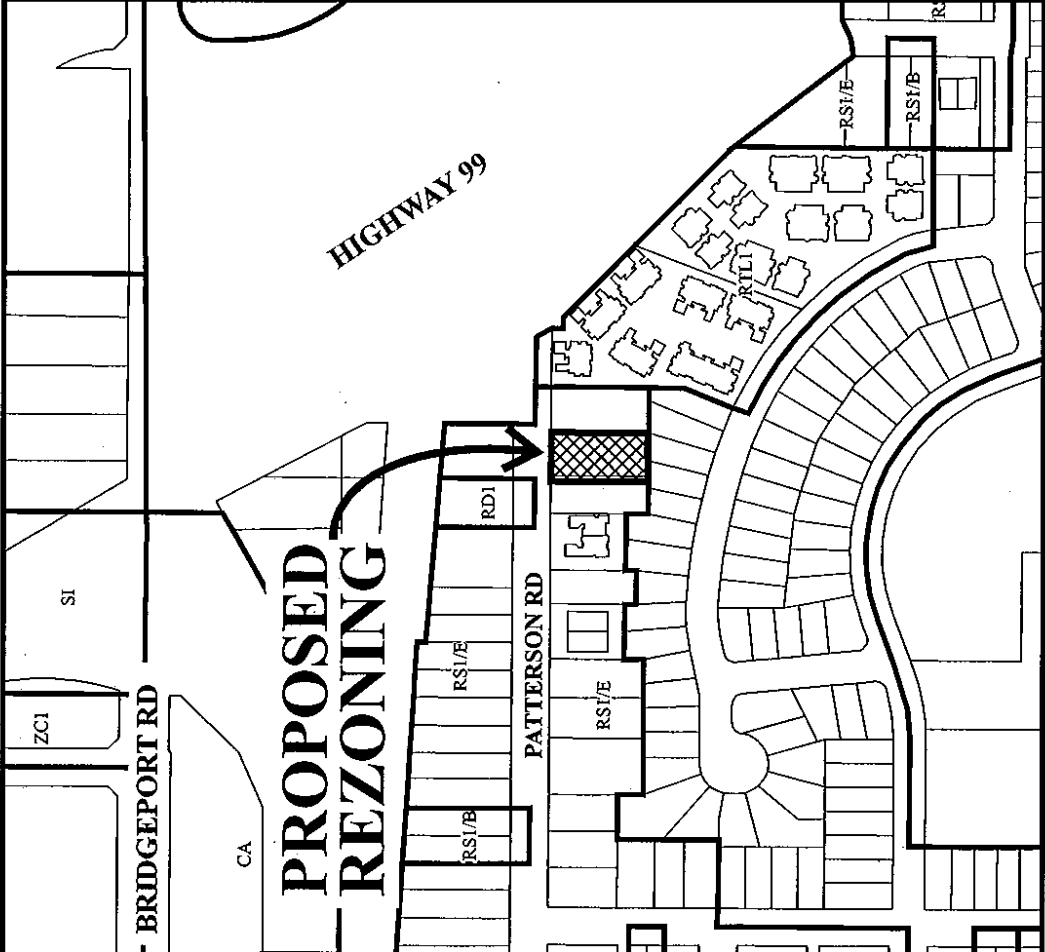
<p>Staff Comments (Cont.)</p>	<p><u>Trees & Landscaping (cont.)</u></p> <ul style="list-style-type: none"> • Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, 6 replacement trees, in a mix of coniferous and deciduous, with the following minimum calliper sizes are required: <ul style="list-style-type: none"> ○ 2 trees of 11 cm; and ○ 4 trees of 8 cm. • In order to ensure that the required replacement trees will be planted on site, a Landscaping Security in the amount of \$3,000 is required prior to final adoption of the rezoning bylaw. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • No Servicing concerns or charges with Rezoning. • Prior to approval of the Subdivision the developer will be required to pay DCC's, NIC Charges (for future road improvements), School Site Acquisition Charge, Address Assignment Fee, GVS&DD DCC, and Servicing Costs.
<p>Analysis</p>	<ul style="list-style-type: none"> • The applicant is proposing to rezone 9640 Patterson Road and the easternmost 1.0 m of 9620 Patterson Road to facilitate a two-lot subdivision under Single Detached (RS2/B). • 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; Attachment 2 – Lot Size Policy 5446; Attachment 3 – Development Application Data Sheet; and Attachment 4 – Tree Protection Plan.</p>
<p>Recommendation</p>	<p>The rezoning application complies with Lot Size Policy 5446 and the applicable OCP Land Use designations. On this basis, staff support the application.</p>



Edwin Lee
 Planning Technician - Design
 (Local 4121)

EL:blg

City of Richmond



RZ 09-500596

Original Date: 12/03/09
 Revision Date: 01/07/10
 Note: Dimensions are in METRES



RZ 09-500596

Original Date: 12/03/09

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

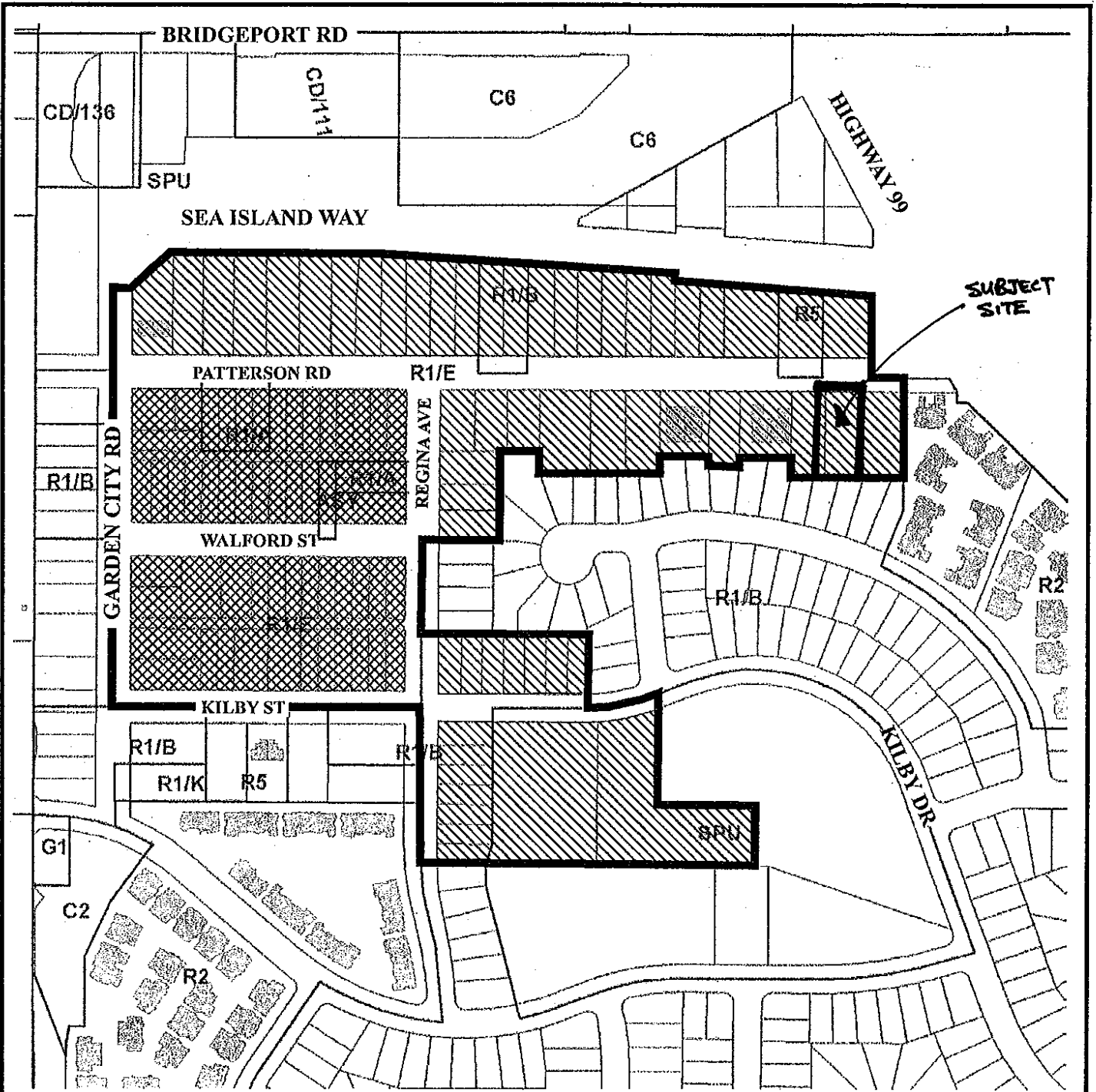
Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: June 21, 1999	POLICY 5446
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 27-5-6	

POLICY 5446:

The following policy establishes lot sizes in a portion of Section 27-5-6, bounded by **Sea Island Way, Highway 99, east side of Garden City Road, east side of Regina Avenue and north side of Kilby Street:**

That properties within the area bounded by Sea Island Way, Highway 99 and the east side of Regina Avenue, in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) and further that properties within the area bounded by the east side of Garden City Road, the south side of Patterson Road, the west side of Regina Avenue and the north side of Kilby Street be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300.

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/A



Subdivision permitted as per R1/B



Policy 5446
Section 27-5-6

Adopted Date: 09/16/91

Amended Date: 06/21/99

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 09-500596 **Attachment 3**

Address: 9640 Patterson Road

Applicant: Amrit Paul Atwal

Planning Area(s): West Cambie

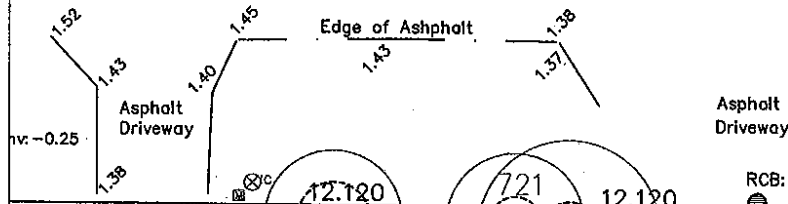
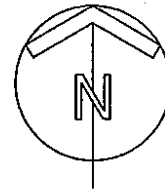
	Existing	Proposed
Owner:	Lakhwinder Atwal, Amritpal S. Atwal, and Helmut Hoegler	No Change
Site Size (m²):	1203 m ² + 53 m ²	approximately 628 m ² (6,759 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential (Single-Family only)	No Change
702 Policy Designation:	Lot Size Policy 5446 – Permits subdivision to RS2/B	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	One (1)	Two (2)
Other Designations:	N/A	N/A

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 Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	628 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

TREE PROTECTION PLAN

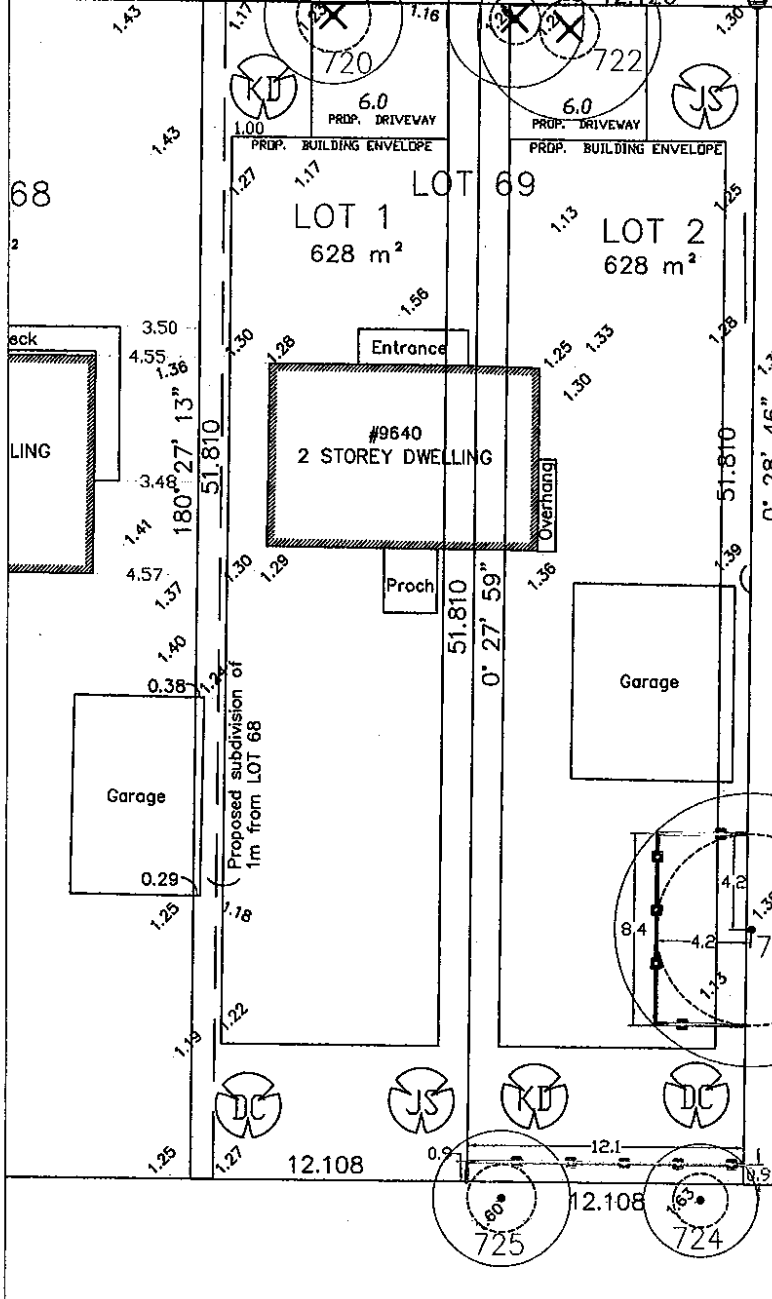
PATTERSON ROAD



#	Type	DBH	MPZ
720	English Holly	23/21cm	1.6m
721	Mountain Ash	5@11cm	1.1m
722	Mountain Ash	7@15cm	1.3m
723	Ponderosa Pine	70cm	4.2m
724	Apple	20cm	1.2m
725	Silver Maple	20/15cm	1.5m

REPLACEMENT TREES

Type	Size	#
Kousa Dogwood	6cm	2
Japanese Snowbell	6cm	2
Deodar Cedar	6cm	2



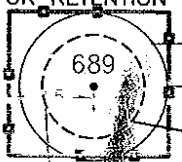
SCALED TO FIT



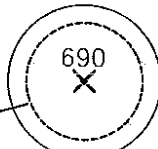
ALL DISTANCES ARE IN METRES

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER J.C. TAM AND ASSOCIATES BC LAND SURVEYORS

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND GONION.

3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd

7783 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8022 Fax: 604-437-0970

9640 PATTERSON ROAD, RICHMOND BC

TREE PROTECTION PLAN

THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, MPZ'S, REPLACEMENT TREES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DRAWN BY: GM
DEC-28, 2004



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8576 (RZ 09-500596)
9640 PATTERSON ROAD AND THE EASTERNMOST 1.0 M OF
9620 PATTERSON 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 8576".

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8576**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER