



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

To Council - Dec 11/00
TO PLANNING - DECEMBER 5, 2000
DATE: November 16, 2000
FILE: RZ 00-086361 8060-20-7169

RE: Application by Michael and Dolly Coquinco for Rezoning at 9511 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K)

STAFF RECOMMENDATION

That Bylaw No. 7169, for the rezoning of 9511 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

STAFF REPORT**ORIGIN**

Michael and Dolly Coquinco have applied to rezone 9511 No. 2 Road (**Attachment 1**) in order to subdivide it into two Single Family Housing District, Subdivision Area K (R1/K) lots as shown on **Attachment 2**.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	Michael and Dolly Coquinco	To be determined
Site Size	One lot - 858 m ² (9,236 ft ²)	After lane dedication – Two lots each 352 m ² (3,790 ft ²)
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
Zoning	R1/E	R1/K

There have been two prior applications to subdivide the subject site, one in 1989 by Raymond Ching and one in 1995 by Michael and Dolly Coquinco. Both were denied because a lane access was required and because, with a lane dedication, the lots would be too small for R1/B size lots.

Development surrounding the subject site is primarily older single family homes with some townhouses across the street.

RELATED POLICIES & STUDIES

Council recently approved an amendment to Section 702 of the Zoning and Development Bylaw 5300 that exempts properties along major roads from the Lot Size Policy process, therefore, this application may be considered on its own merits and no Lot Size Policy Study is required to be undertaken.

The Lane Policy requires that the applicant dedicate land and pay for the construction of a lane.

STAFF COMMENTS**Lane Construction**

Staff discussed options for the provision of the lane. Initially it was thought that the construction of the lane to City standards would wait until drainage could be connected at Woodward's Road. However, because the lane will be paved for use by the subject properties it would be most useful to incorporate drainage and conduit for lighting at the time that the property is developed.

Requirements for Rezoning

The following is required prior to 4th reading of the rezoning:

1. Dedication of a 6m lane along entire west property line of the site;
2. Covenant to permit a single-width, shared access driveway to No. 2 Road until such time as the lane becomes operational, at which time the property owners will be

required to pay for the removal of the curb-cut and driveway and provide landscaping; and

3. A 3m wide utility right-of-way centred on the property line running from the future lane to No.2 Road.

Subdivision Requirements

Prior to subdivision the following would be required:

1. A Cross-Access Agreement and Right-of Way for the area of the shared driveway; and
2. A servicing agreement for the construction of a lane complete with street light conduit, curb on the west side and storm drainage; and
3. A covenant to ensure that the only means of vehicular access to the new properties is via the newly constructed, dedicated, lane.

ANALYSIS

This application is one of a number of applications for smaller lots being considered by Council along No. 2 Road. The applications are supported by OCP policies which promote increased densities along major roads. However, it is important to also consider if any of the subject sites are situated close to a major neighbourhood centre where there is an opportunity to provide other housing choices that may not be available in the rest of the neighbourhood. Focusing slightly higher density housing around major neighbourhood amenities strengthens neighbourhoods by providing:

- an identifiable centre;
- a more pedestrian friendly environment;
- support for shops and services as well as transit use; and
- smaller scale, and relatively inexpensive housing choices for Richmond residents at all ages and stages of their lives.

In the case of the subject application, as well as with the other applications for small lots currently along No. 2 Road, the sites are located far enough from the Blundell Shopping Centre as to not consider them a lost opportunity in terms of meeting the objectives listed above. Therefore, smaller lot redevelopment would be appropriate and consistent with the OCP.

A number of changes have been made, since earlier proposals were made on the subject property, that make redevelopment of the subject site more feasible today:

1. In the past, a lane could not be provided, therefore subdivision of the lot was not possible as a new driveway was not permitted to an arterial road. Now, the Lane Policy makes it possible to permit a shared, single-width, temporary access to No. 2 Road for the two new lots in exchange for the applicant providing the land and the money for future lane development.
2. Secondly, with the dedication of land for the lane, the property falls just short of the area required for an R1/B size lot. Now, the R1/K size lot provides an option in between R1/B and R1/A.

One of the difficult aspects of small lot development is the front of the property is generally dominated by a garage. For this proposal, as there will be a lane, the front elevation will be highlighted by more visually appealing attributes such as windows, the entrance and various roof elements.

Generally, staff are supportive of the proposal. The corner lot beside the subject lot is for sale and depending Council's decision on the subject application, and the precedent that is set, there would be the potential for the lane to be started soon.

FINANCIAL IMPACT

None.

CONCLUSION

1. An application has been made to rezone 9511 No. 2 Road so that it can be subdivided into two R1/K size lots. This is the third application in the previous 10 years to be made on the subject site.
2. A number of factors now exist to support the proposal. There is a new R1/K lot size which provides an intermediate option between R1/A and R1/B. The new Lane Policy makes it possible to approve this development and support a future lane. In turn, the use of a lane system moves the garages to the rear of the property which enhances the appearance of the development.



Jenny Beran, MCIP
Planner

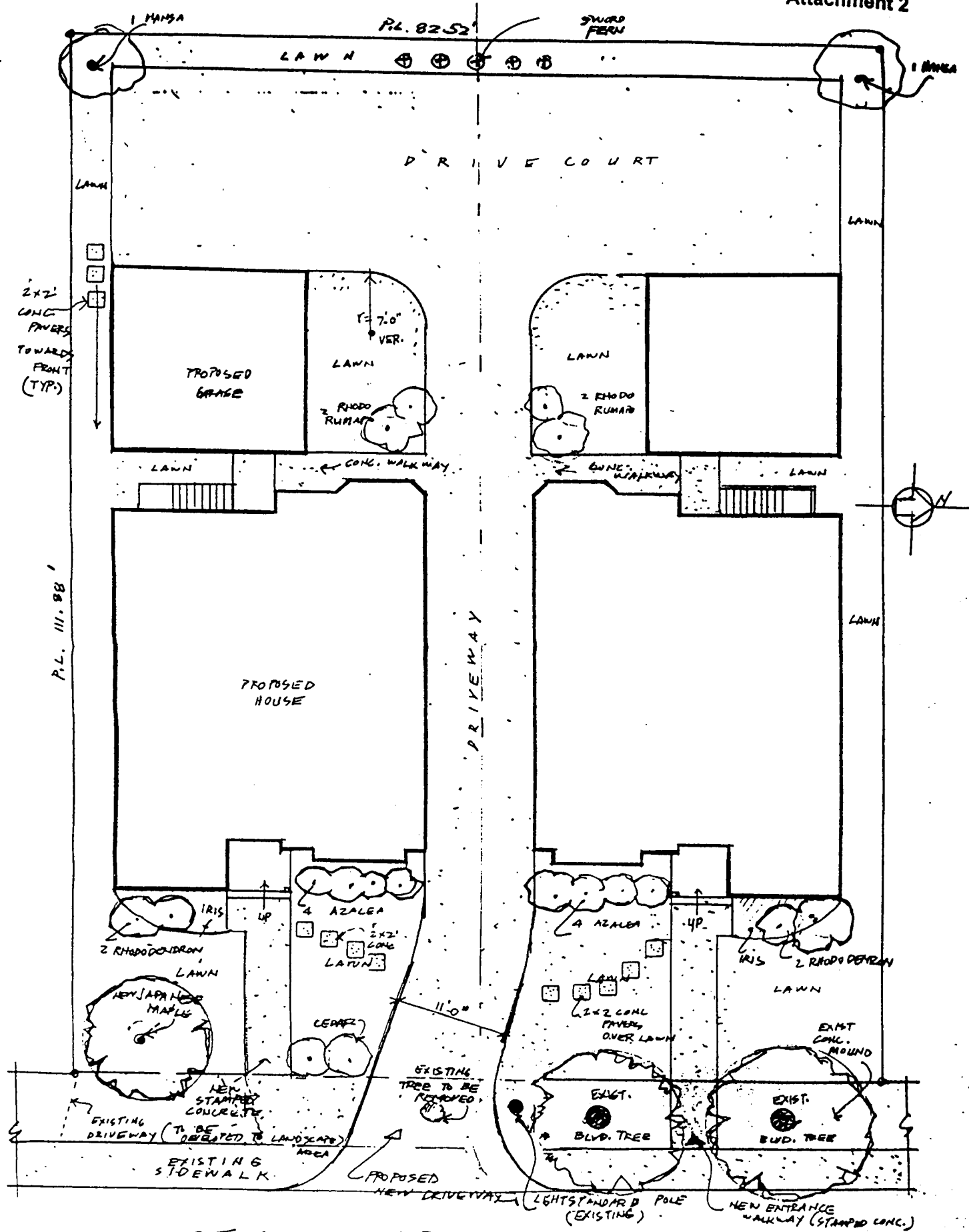
JMB:cas

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

Legal requirement, specifically, a covenant to permit one temporary single shared access driveway to No. 2 Road until such time as the lane becomes operational, at which time the property owners will be required to pay for the removal of the curb-cut and driveway and provide landscaping

Development requirements, specifically:

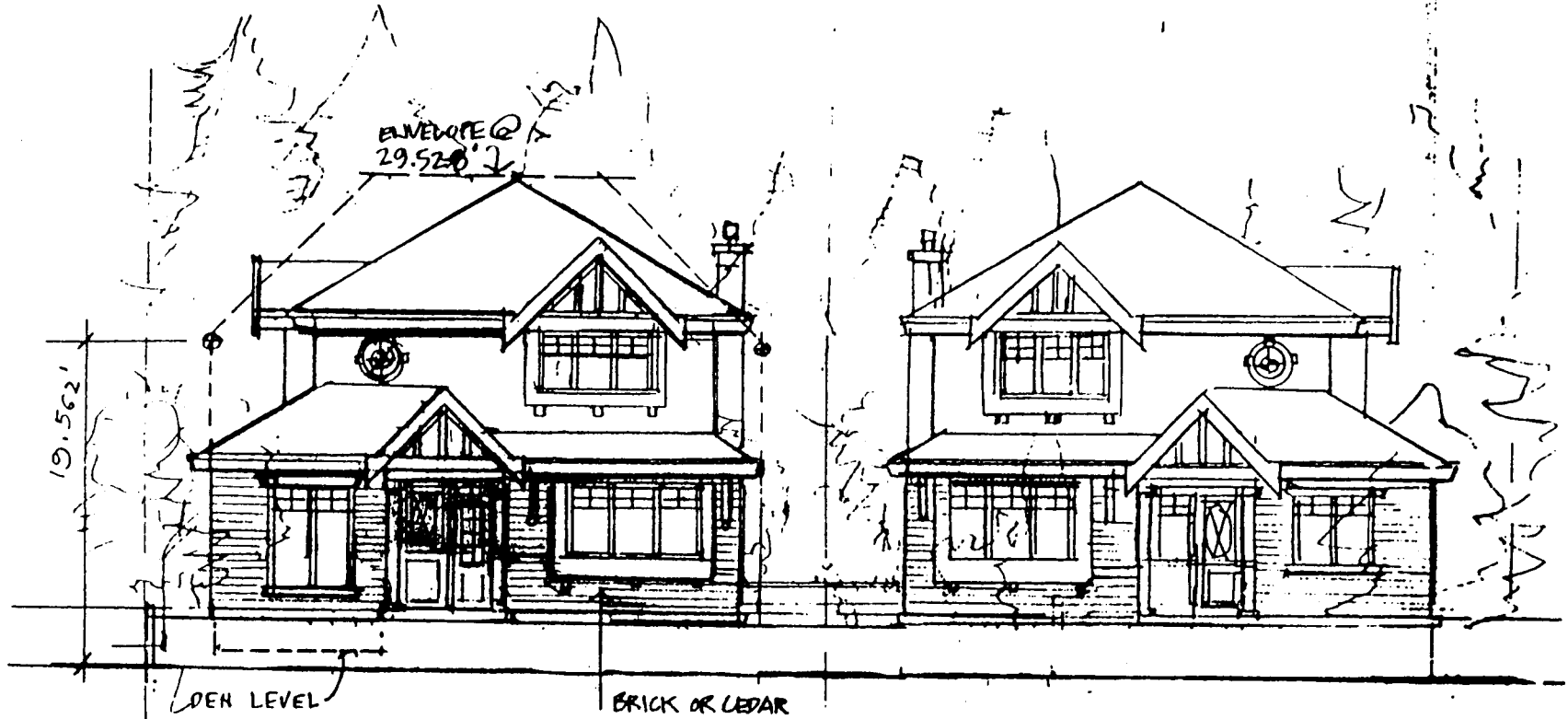
- Dedication of a 6m lane along entire west property line of the site; and
- A 3m wide utility right-of-way running from the future lane to No.2 Road.



SITE & LANDSCAPING PLAN
SCALE 3/32" = 1 FT.

9511 No. 2 ROAD

3U



ELEVATION FACING NO 2. ROAD.

3/32" = 1 FT.

CITY OF RICHMOND
BYLAW 7169
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7169 (RZ 00-086361)
9511 NO. 2 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, SUBDIVISION AREA K (R1/K)**.

P.I.D. 003-987-299

Lot 2 Section 25 Block 4 North Range 7 West New Westminster District Plan 18423

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7169"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 11 2000

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

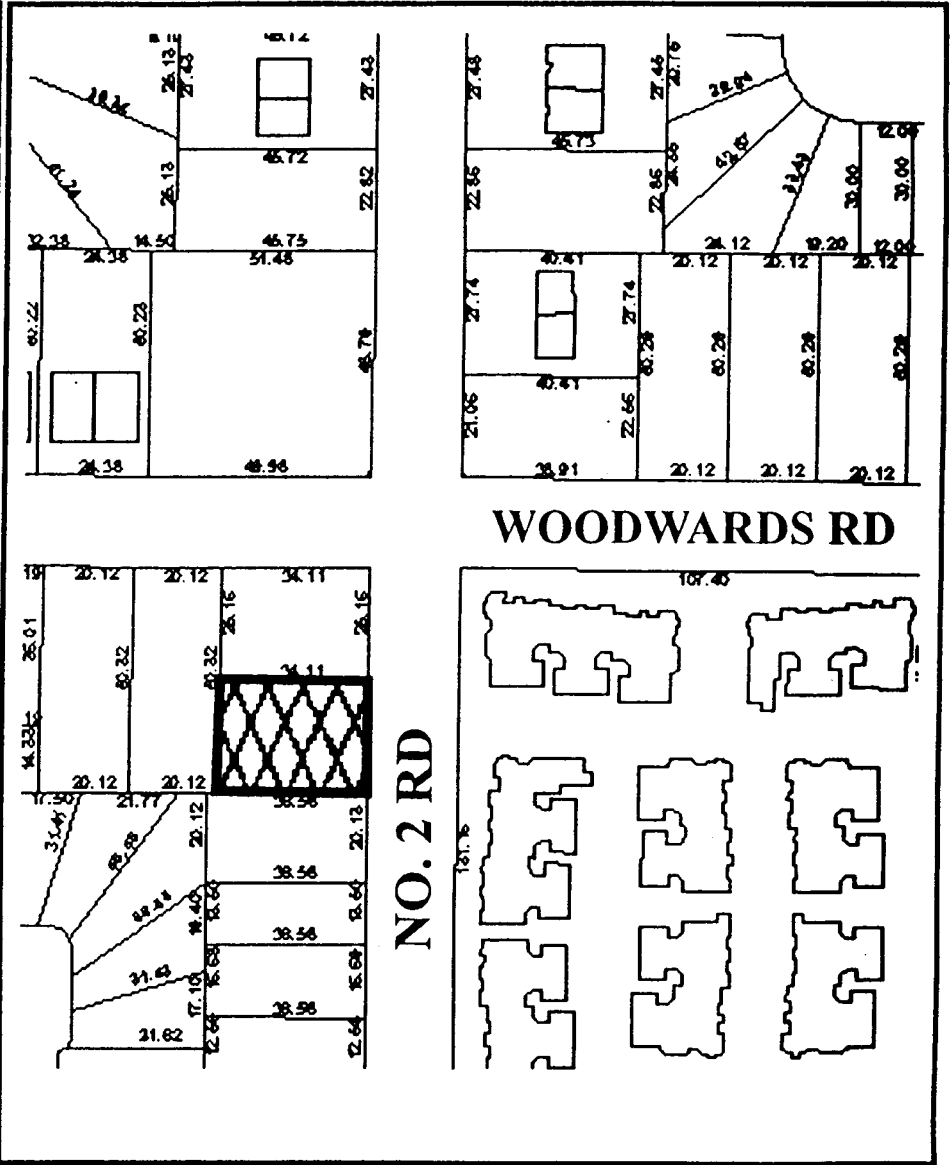
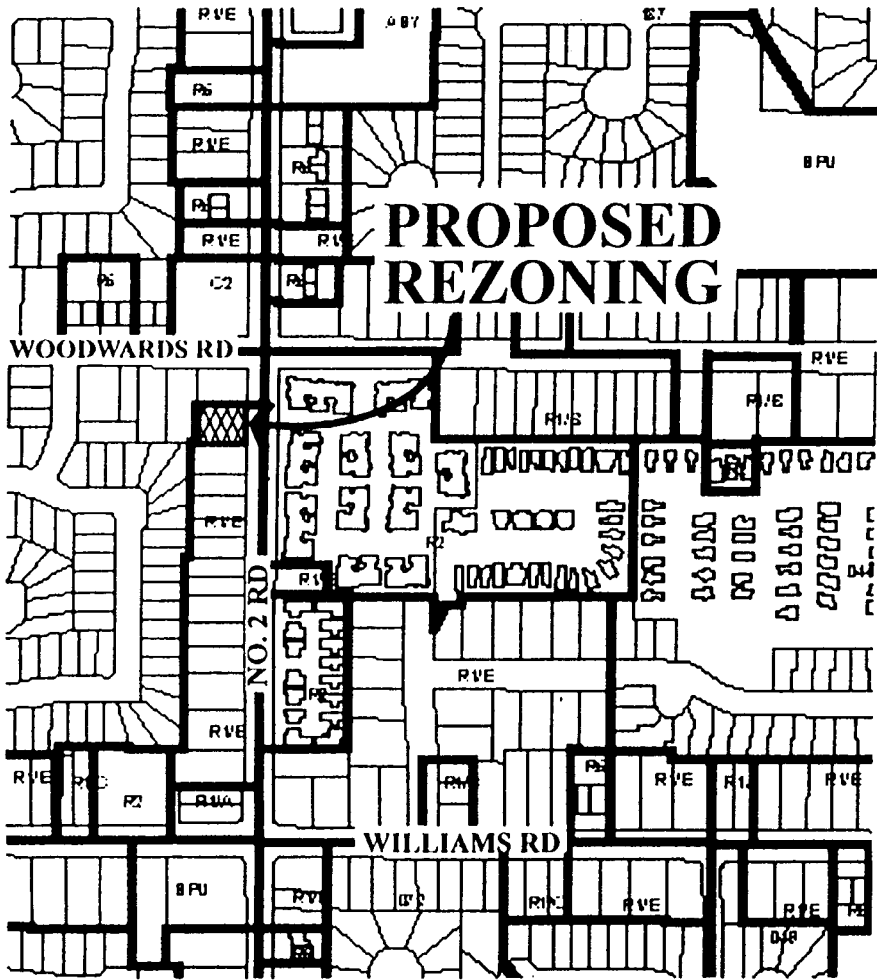
MAYOR

CITY CLERK

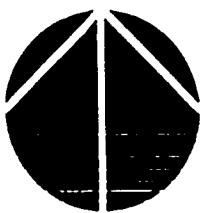


City of Richmond

PROPOSED REZONING



80



RZ 00-086361

Original Date: 03/08/00
 Revision Date:
 Note: Dimensions are in METRES

Attachment 1