



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke, MCIP
Acting Director of Development
Date: January 3, 2006
File: RZ 05-310443

Re: **Application by Rav Bains for Rezoning at 5040 and 5060 Linfield Gate from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8002, for the rezoning of 5040 and 5060 Linfield Gate from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Holger Burke, MCIP
Acting Director of Development

EL/RB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Mr. Rav Bains has made application to rezone property located at 5040 and 5060 Linfield Gate (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to facilitate subdivision into three (3) single-family lots (**Attachment 2**). The proposed subdivision is consistent with *Single-Family Lot Size Policy 5463* (**Attachment 3**).

Findings of Fact

Item	Existing Lots (R1/E Zone)	Required (R1/B Zone)	Proposed
Minimum Frontage	19.39 m & 20.96 m	6.0 m	13.45 m
Minimum Width	19.39 m & 20.96 m	12.0 m	13.45 m
Minimum Depth	33.55 m	24.0 m	33.55 m
Minimum Area	650 m ² & 703 m ²	360 m ²	452 m ²

Surrounding Development

Single-Family residential exists on all sides of the subject property.

Related Policies & Studies

- The subject property is located within the Blundell Planning Area and is designated Neighbourhood Residential/Low Density Residential. The proposal is consistent with the general objectives of the Official Community Plan (OCP).
- The proposed subdivision is consistent with Single-Family Lot Size Policy 5463, which permits properties along Linfield Gate and Lindsay Road to redevelop in accordance with the provisions of the Single-Family Housing District, Subdivision Area B (R1/B) zone.
- Single-Family Lot Size Policy 5463 also permits properties along Railway Avenue to redevelop to Single-Family Housing District, Subdivision Area B (R1/B) provided that they have a lane or internal road access.

Staff Comments

When this application was submitted, staff asked the applicant to explore the possibility of providing lane access to the lots on Railway Avenue and of incorporating 5020 and 5080 Linfield Gate into his development application. The applicant has indicated that he has been unable to do this and has pointed to the fact that the rezoning complies with Single-Family Lot Size Policy 5463. As a result, lane access to future developable lots on Railway Avenue will not connect to Linfield Gate. Instead, a future lane will have to “daylight” out to Railway Avenue (e.g. on 7400 Railway Avenue). Furthermore, neither 5020 or 5080 Linfield Gate will be able to rezone and subdivide to the Single-Family Housing District, Subdivision Area B (R1/B) zone under Single-Family Lot Size Policy 5463 because the subdivided lots will not have the required minimum width of 12 m - 14 m or the minimum area of 360 m² - 470 m².

As a result, and in order to enhance this “gateway” access to the neighbourhood, staff asked the applicant to install a sidewalk along the south side of Linfield Gate from Railway Avenue to Lindsay Road. It is estimated that this sidewalk would cost approximately \$15,000 - \$30,000. The applicant has indicated that this is too much of a cost for a single new lot and argues that there is an existing sidewalk on the north side of Linfield Gate. Instead, the applicant has agreed to retain the large Maple tree that is located on the boulevard in front of 5040 Linfield Gate and to plant three (3) trees along the boulevard in front of 5060 and 5080 Linfield Gate. In order to ensure that this work is undertaken, the City would require a landscaping Letter of Credit in the amount of \$1,500 prior to final adoption of the rezoning bylaw.

The applicant has also agreed to retain all the trees along the rear property line. A Tree Cutting Permit application will be submitted prior to final adoption of the rezoning bylaw.

Analysis

- The subject properties are located in an established predominantly single-family residential neighbourhood comprised of mixed-age housing stock. There is similar diversity in zone designations that include Single-Family Housing District, Subdivision Area B (R1/B), Single-Family Housing District, Subdivision Area E (R1/E), Single-Family Housing District, Subdivision Area H (R1/H), Two-Family Housing District (R5), Medium-Density Residential District (R7) and Land Use Contract (LUC).
- The proposed rezoning and subdivision conforms to the general character of the adjacent properties and existing neighbourhood overall.
- The subject proposal would only result in the increase of one (1) lot so there are no implications for existing utilities/services.

- There have been few development applications within this general neighbourhood. However, within the past five years, there have been four subdivision applications both north and south of the subject parcels (SD 02-203589 – 7191, 7199, 7211, Lindsay Road; SD 02-205092 – 7371, 7373, 7391 Lindsay Road; SD 04-265537 – 7360, 7380, 7382, 7388 Lindsay Road and SD 01-188958 – 7488, 7508 Railway Avenue which also dedicated a lane to the City).
- As a long-term strategy to reduce the number of driveways accessing Railway Avenue, thereby reducing potential vehicle conflict points along this busy section of road, staff, together with the applicant, investigated the potential to acquire a lane dedication at this location. However, a positive resolution to this issue was not achieved.

Financial Impact or Economic Impact

None.

Conclusion

The proposal conforms to Single-Family Lot Size Policy 5463. The subdivision and redevelopment of the properties will result in a single-family housing form that will complement this established single-family neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



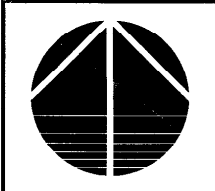
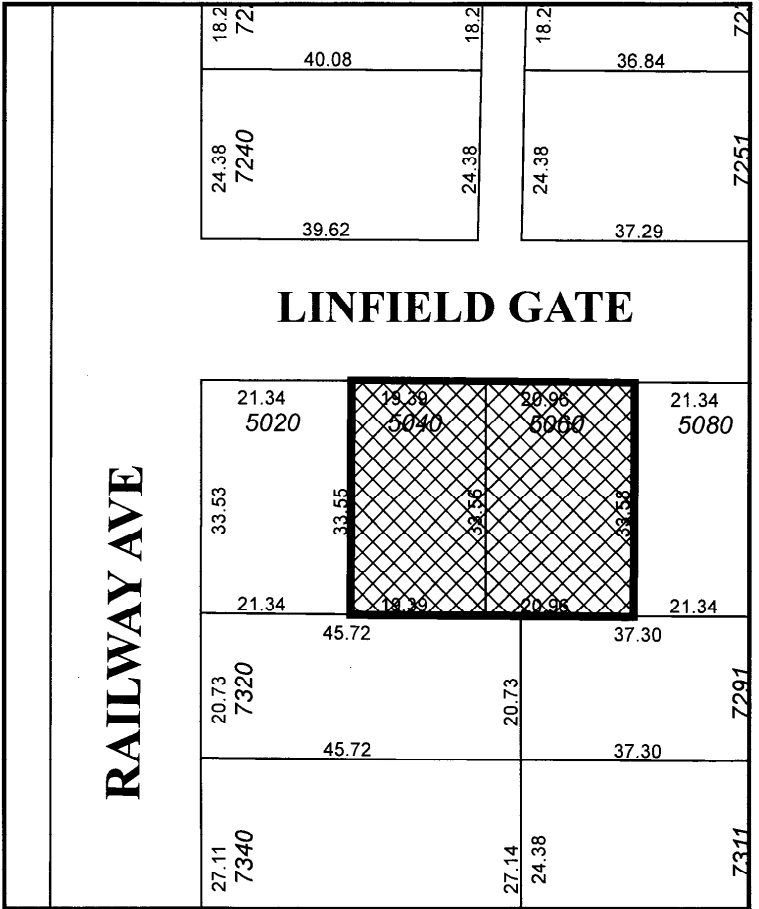
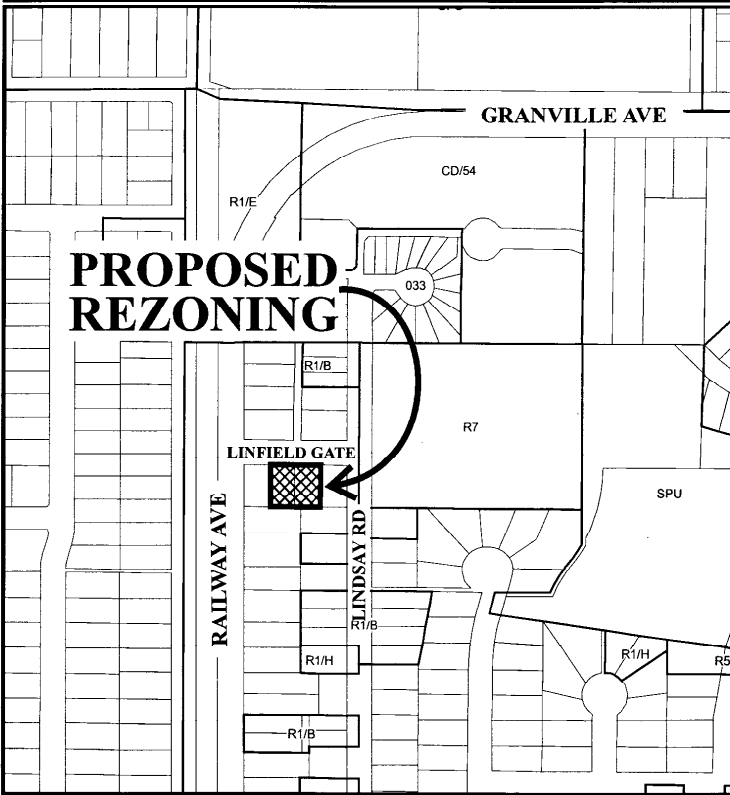
Edwin Lee
Planning Technician - Design
(Local 4121)

EL/RB:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Subdivision Plans
- Attachment 3: Single-Family Lot Size Policy 5463
- Attachment 4: Rezoning Requirements



City of Richmond



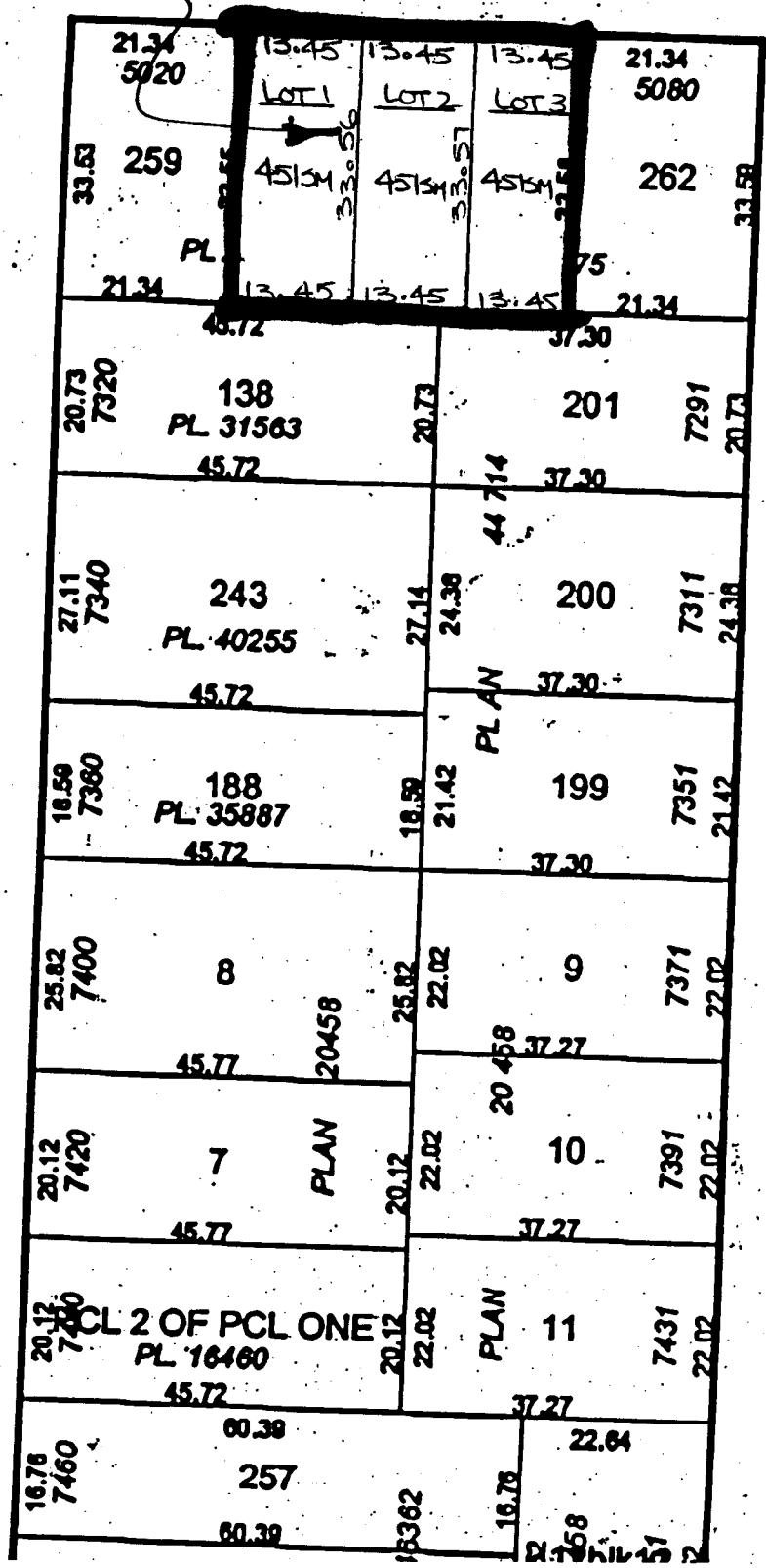
RZ 05-310443

Original Date: 09/22/05
 Revision Date:
 Note: Dimensions are in METRES



ATTACHMENT 1

SUBJECT
PROPERTIES **LINEFIELD GATE**





City of Richmond

Policy Manual

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Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

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

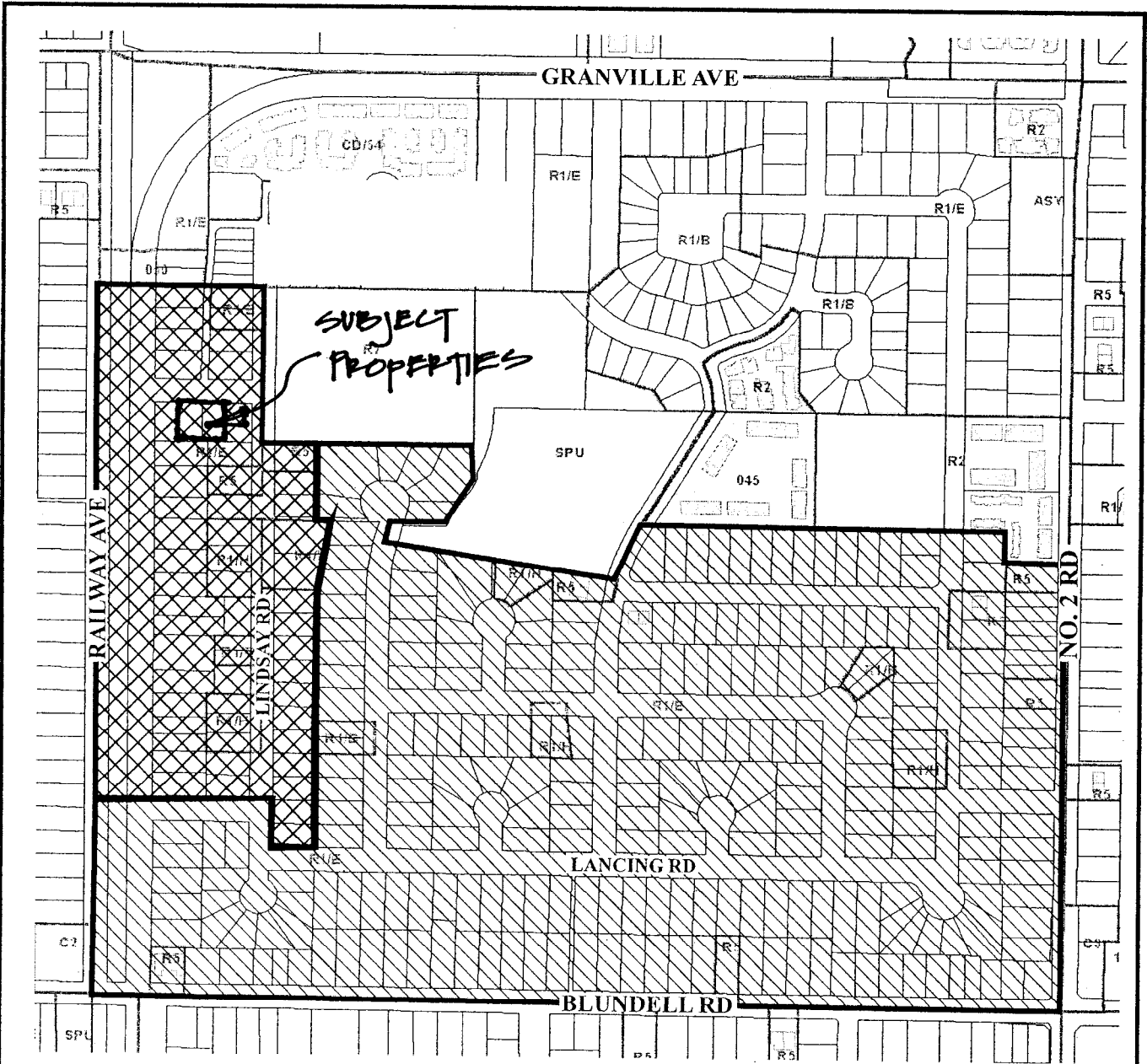
POLICY 5463:

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/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



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:

Conditional Rezoning Requirements
5040 and 5060 Linfield Gate RZ 05-310443

Prior to final adoption of Zoning Amendment Bylaw 8002, the developer is required to complete the following requirements:

1. Submission of a Landscaping Letter of Credit in the amount of \$1,500.00 for the planting of three (3) trees along the boulevard in front of the 5060 and 5080 Linfield Gate.
2. Submission of a Tree Cutting Permit application according to Bylaw 8014 and deposit of security as outlined in the Tree Cutting Permit.

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8002 (RZ 05-310443)
5040 & 5060 LINFIELD GATE**

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 B (R1/B)".

P.I.D. 003-525-724

Lot 260 Section 13 Block 4 North Range 7 West New Westminster District Plan 46175, and

P.I.D. 003-822-222

Lot 261 Section 13 Block 4 North Range 7 West New Westminster District Plan 46175

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8002**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor
HB

MAYOR

CORPORATE OFFICER