



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - Dec 3, 2002
Date: November 14, 2002

From: Joe Erceg
Manager, Development Applications

RZ 02-218170

File: 8060-20-7556

**Re: APPLICATION BY BOB KOONER FOR REZONING AT 6431/6451
CHATSWORTH ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Bylaw No. 7556, for the rezoning of 6431/6451 Chatsworth Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Bob Kooner has applied to the City of Richmond for permission to rezone 6431/6451 Chatsworth Road (**Attachment 1**) from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B) in order to replace the existing two-family dwelling with two single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Kwong Y Tseng	To be determined
Applicant	Bob Kooner	No change
Site Size	One lot approx 1127 m ² (12,131 ft ²)	Two lots approx 563.5 m ² (6065.6 ft ²)
Land Uses	Two-Family Dwelling	Two Single Family Residential Lots
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/E except duplexes can subdivide into two lots	No change
Zoning	R5	R1/B

Surrounding Development

The area surrounding the subject lot is entirely single family. There has been some redevelopment along the edges of this neighbourhood for smaller lot single family lots (No. 2 Road, Blundell, Gilbert and Granville).

Related Policies & Studies

Lot Size Policy

The Lot Size Policy for this area, which was adopted in 1989 (**Attachment 2**), restricts lot sizes to R1/E (18m or 59 feet wide) however the policy identifies two duplexes lots which are permitted to subdivide into two lots. The subject lot is one of the two highlighted lots having potential to subdivide.

Analysis

The City has made a practice of supporting the rezoning of older duplex lots (approx 700 still existing throughout the City). The lots which result from these rezoning and subdivision applications are generally 12m or 40 feet wide. Many Lot Size Policies also specifically permit these rezonings/subdivisions.

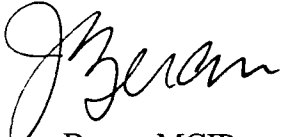
The proposal is in accordance with the Lot Size Policy for the area. The lots have the potential to orient themselves either on Chatsworth Road or Chelmsford Street. This will be addressed at the time of subdivision (as will the fact that the two family dwelling covenant registered on the title of the property should be discharged). Staff have no concerns about the proposal.

Financial Impact

None.

Conclusion

The proposal is to subdivide a duplex lot into two lots 15m to 18m (50 to 60 feet) wide (depending on the orientation). Staff is supportive of the proposal as it is consistent with past City practice and the Lot Size Policy for the area.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989

POLICY 5408

Area Boundary Amended: January 15, 2001 *

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

POLICY 5408:

The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No.2 Road** as shown on the attached map:

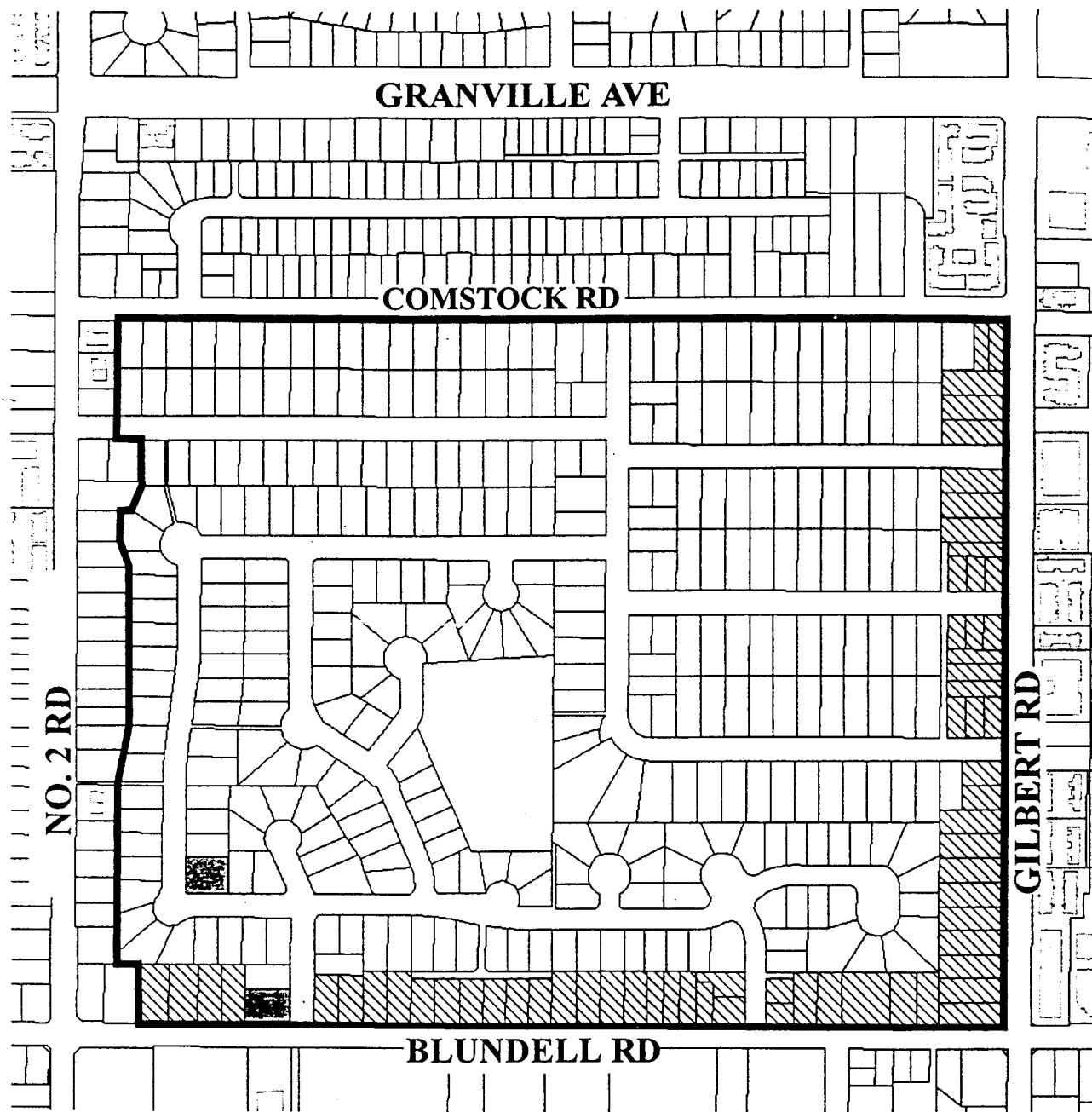
All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:




- (a) properties with duplexes may be permitted to be subdivided into two equal halves, provided that lots created from the subdivision of a duplex with access to Blundell Road or Gilbert Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C), and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B).
- (b) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District, Subdivision Area B (R1/B), provided direct accesses are not created to these arterial roads.

This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

279879



-  Subdivision Permitted as Per **R1/B** Providing no direct access are created to arterial roads
-  Subdivision of Duplexes Permitted as Per **R1/E**
-  Duplexes eligible to be split into two lots



POLICY 5408
SECTION 18, 4-6

Adopted Date: 04/10/89
 Amended Date: 01/15/01



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7556 (RZ 02-218170)
6431 AND 6451 CHATSWORTH 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 B (R1/B)**.

P.I.D. 005-992-583

Lot 22 Section 18 Block 4 North Range 6 West New Westminster District Plan 18800

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7556".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by collector
<i>[Signature]</i>

MAYOR

CITY CLERK