



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: January 6, 2000
FILE: RZ 99-170196
RE: **Application by Les Cohen for Rezoning at 8391 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R8)**

STAFF RECOMMENDATION

1. That Bylaw No. 7072, for the rezoning of 8391 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R8)", be introduced and given first reading.
2. That staff be directed to bring forward a Lane Development Policy to ensure a consistent approach for the provision of lanes through development and to present the policy to Planning Committee and Council for approval.

Joe Erceg
Manager, Development Applications

JE:cam
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

Les Cohen applied in November 1999 to rezone 8391 No. 2 Road from Single Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R8) (see Attachment 1). Planning Committee reviewed a report for the subject application at the January 4, 2000 meeting. At that time, the report was referred back to staff to provide the applicant with further details regarding the Public Right of Way for the lane.

Staff has now had the opportunity to review the issue and the applicant is proceeding as originally indicated in the report. This report is identical to that which was reviewed by Planning Committee on January 4th with one change to the wording of the fourth reading requirements to ensure that the right-of-way encompasses the corner cut required to compensate for a small re-alignment of the lane (see sketch in Attachment #3).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Morris Faigen	To be determined
Applicant	Les Cohen	No change
Site Size	1137 m ² (12,242 ft ²)	No change
Land Uses	Vacant	Two Family Dwelling
OCP Designation	Neighbourhood Residential: Low Density Residential	No change
702 Policy Designation	R1/E	No change
Zoning	R1/E	R8

The subject property is located on the west side of No. 2 Road just south of the Blundell Shopping Centre (see Attachment 2). The properties to the north contain older two family dwellings. The properties to the south are large lot single family sites with older homes. Development across the street includes multi-family and single family homes. Council has recently approved two similar rezoning applications along No. 2 Road in this quarter section at 8151 and 8591 No. 2 Road.

STAFF COMMENTS

Land Use

The Official Community Plan supports low rise multiple-family housing along major roads, transportation corridors, and near major community facilities or services. The OCP public process confirmed that after single-family housing, two-family housing and townhouses that look like single-family housing were preferred by residents.

The following table illustrates the development statistics for the subject site compared to the Two-Family Housing District (R8) zone. The proposal meets all the requirements of the zone.

Statistics	R8	Proposal
Density	573.3 m ² (6172 ft ²) permitted	481.8 m ² (5186 ft ²) proposed
Lot Coverage	45 %	28 %
Setbacks	Front 9 m (29.528 ft) Side 2 m (6.562 ft) Rear 6 m (19.685 ft)	Front 9 m (29.528 ft) Side 3.34 m (10.99 ft) Rear 7.2 m (23.62 ft)
Height	9 m (29.528 ft)	9 m (29.528 ft)
Minimum Lot Size	864 m ² (9,300 ft ²)	1137.3 m ² (12,242 ft ²)

As with the previous two applications, staff recommend that an agreement for a Right-of-Way for Public Passage be registered on the rear 6m (19.685 ft) of the property to enable a lane to be constructed in the future.

Transportation

No more than one driveway is permitted for a residential lot fronting a major arterial road. A rights of passage agreement is required along the rear of the property to ensure future development of a lane. Additionally, a small corner cut (approximately 2m by 6m) is required at the south-west corner to accommodate a lane re-alignment.

Engineering

Covenants must be registered on the property to ensure that when the lane is developed, access will be from the rear and in the meantime, when access is from No. 2 Road, on-site vehicular turn-around is provided.

ANALYSIS

A number of market factors exist which support the redevelopment of the lots along this stretch of No. 2 Road and account for the fact that this is the third two-family dwelling application in the past year. These factors include the value of the land, the age of the housing and the location across from a shopping centre. Therefore, we are likely to see continued redevelopment of these lots in the future.

Staff have no concerns with the proposed land use. The Official Community Plan supports low rise multiple-family housing along major roads, transportation corridors and near major community facilities or services. Redevelopment provides an opportunity to design homes that mitigate the impacts of traffic as well as locate more people close to this service node. In addition, the housing form is similar in height, massing and general character to single family homes.

Staff's main concern here, and in other areas where there is redevelopment along major arterial roads, is to provide a lane in the future to remove individual driveways from the major roads, thereby increasing traffic safety by reducing conflicting traffic movements. Additional benefits include improved appearance of buildings where garages are located at the rear and improved accommodation of pedestrians and cyclists.

In the past, staff have taken different approaches to obtaining lanes. Generally, where a property is located at the exit or entrance point for a lane, the City has required the applicant to pay for and construct a lane. Where properties are located mid-block, generally, staff have only required a right-of-way. However, a consistent approach for the provision of lanes would benefit both the City and development community.

Therefore, while staff support the subject application, using the Two Family Dwelling (R8) zone which requires garages to be located in the rear of the property, it is also recommended that a Lane Development Policy be drafted for approval by Planning Committee and Council.

FINANCIAL IMPACT

None.

CONCLUSION

1. The application is to rezone 8391 No. 2 Road to Two-Family Housing District (R8) to permit the construction of a two-family dwelling.
2. Staff is supportive of the rezoning as it is compatible with the single-family neighbourhood while providing a transition between the single-family residences and the shopping centre.
3. Staff also recommend that a Lane Development Policy be drafted to ensure a consistent approach for the provision of lanes through development.

Jenny Beran, MCIP
Planner 1

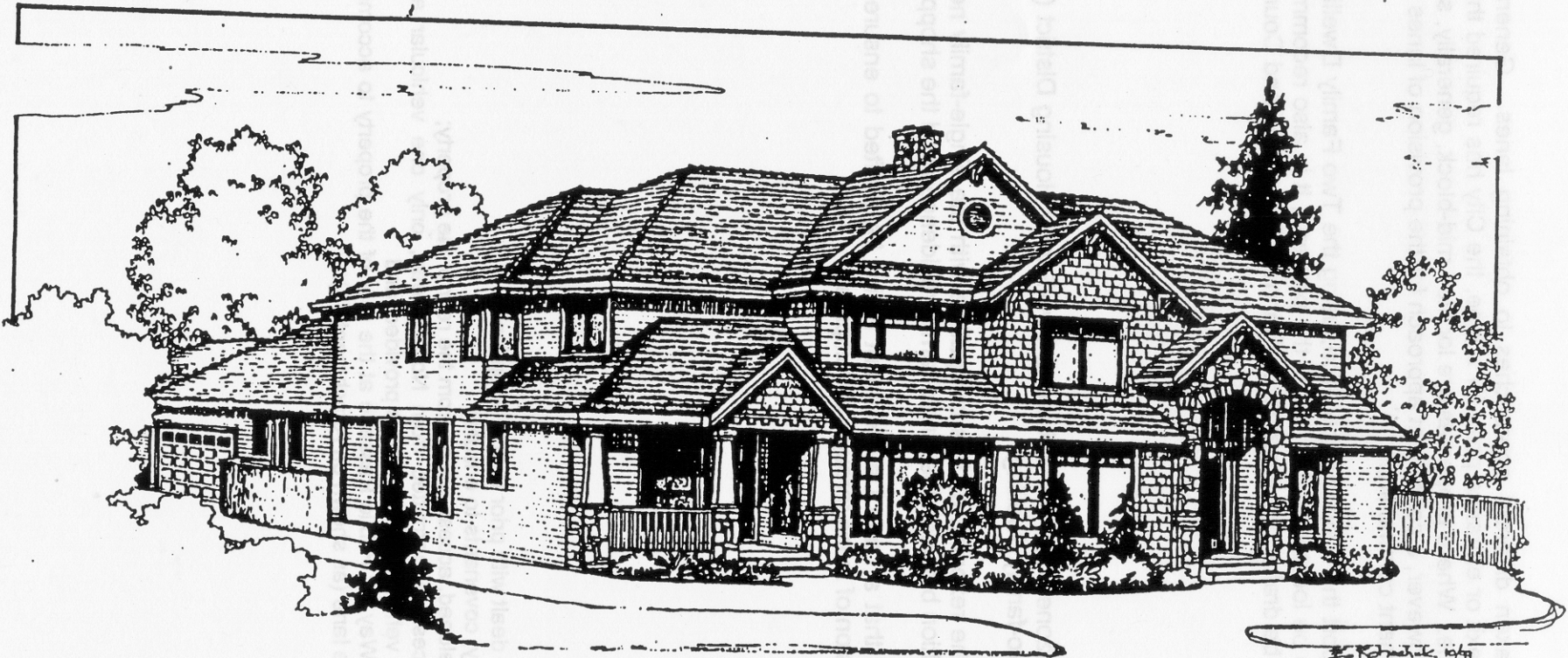
JMB:cam

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

Legal requirement, specifically, covenants to ensure:

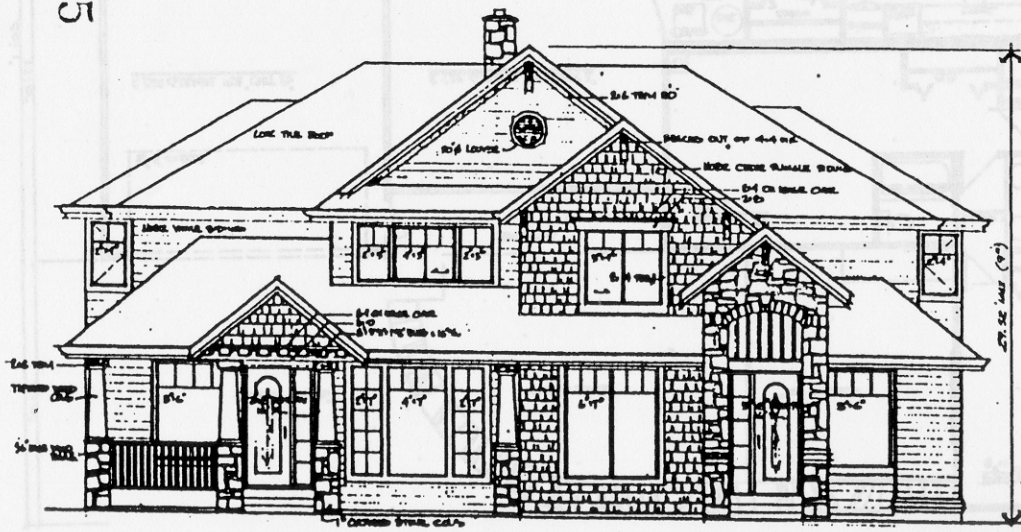
1. Once the lane is developed, access will be from the rear of the property;
2. While temporary access is permitted from No. 2 Road, only one vehicular access will be permitted and on-site vehicular turnaround is provided; and
3. A Statutory Right of Way for Public Passage at the rear of the property to accommodate a 6 m (19.685 ft) wide future lane (as shown on Attachment #3).

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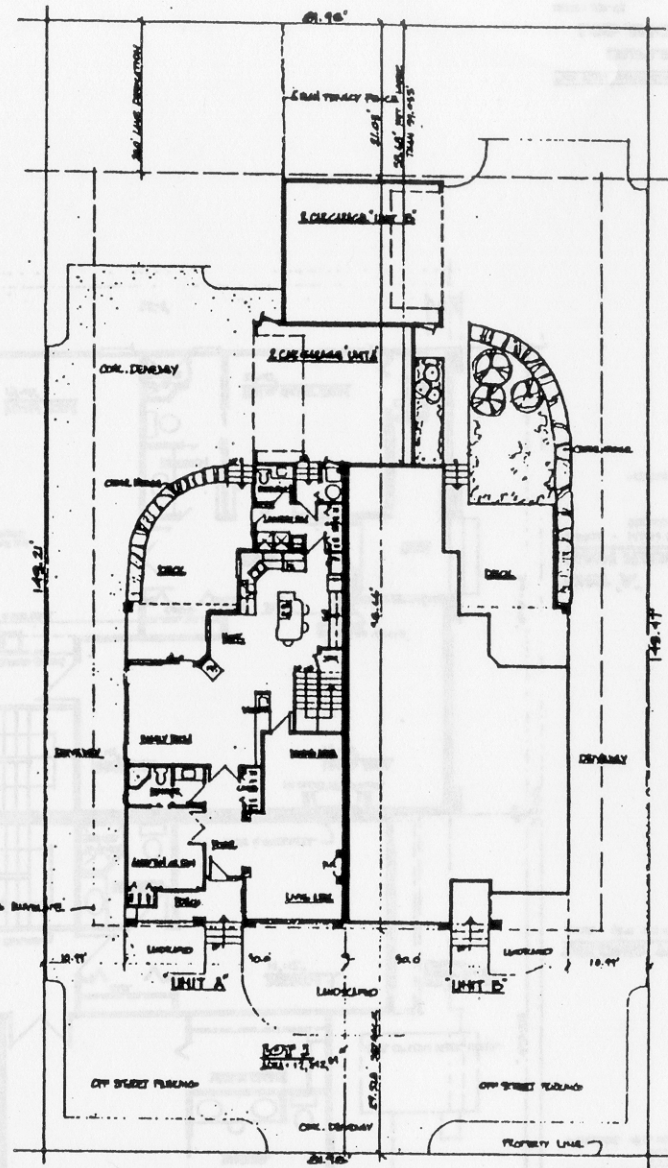


DUPLEX FOR LOS ANGELES HOLDINGS INC.
8891 *2 ROAD

115



FRONT ELEV. 1/4"=10"



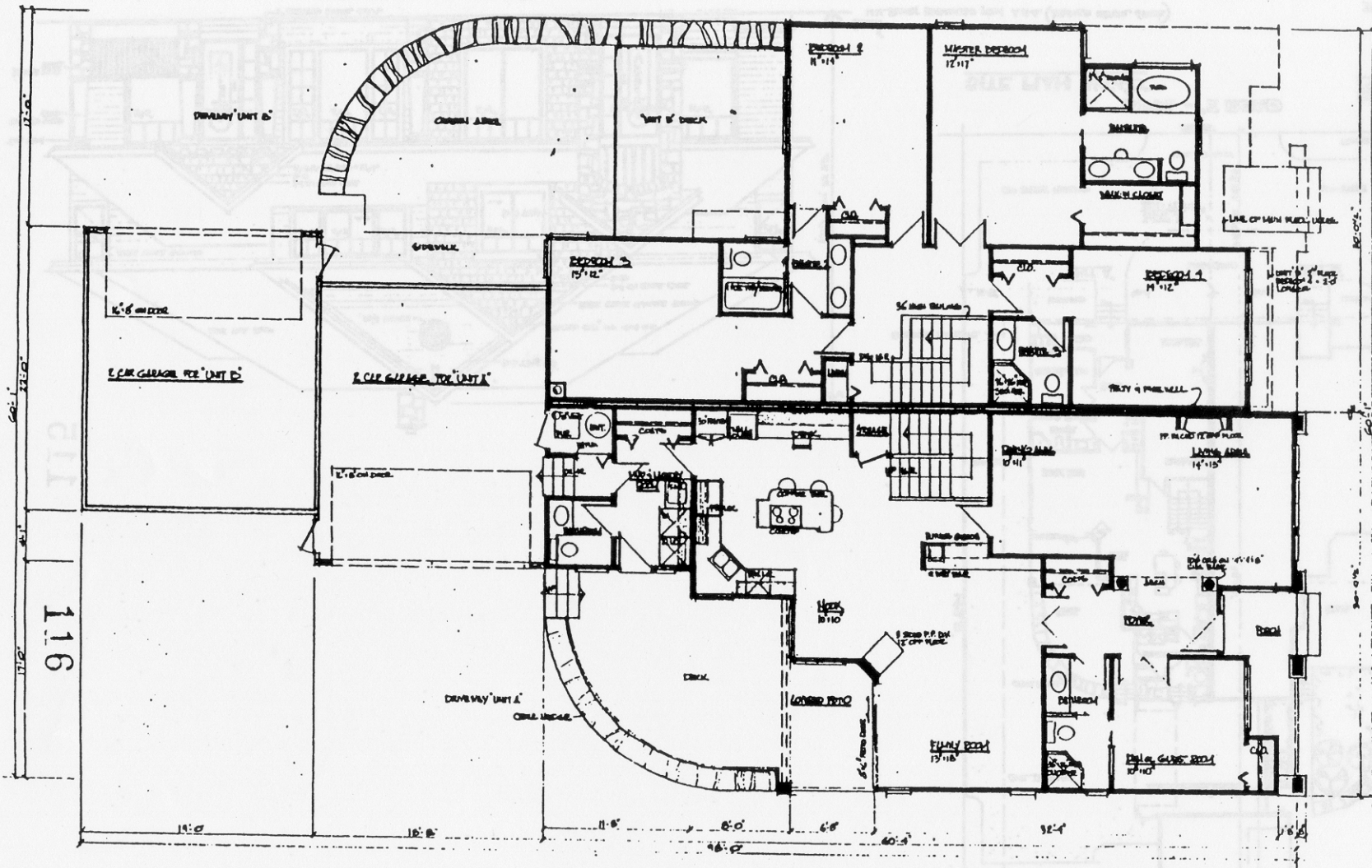
8801 - R ROAD
SITE PLAN 1/8"=10"

DESIGN CRITERIA
 LIVING ROOMS - 800'± 2000'
 BECAUSE OF CONNECTION:
 LOT 1: 800'± 2000'± 2000'
 LOT 2: 800'± 2000'± 2000'
 LOT AREA - 12,345'± 200'
 USE ALLOWED:
 1. 100'± 100'
 2. 100'± 100'
 ALLOWED - 617'± 200'
 USE CASE:
 UNIT 1: 100'± 100'
 UNIT 2: 100'± 100'
 USCO: 2100'± 200'
 SITE OF USE: 100'± 100'
 1. 100'± 100'
 2. 100'± 100'
 3. 100'± 100'
 4. 100'± 100'
 5. 100'± 100'
 6. 100'± 100'
 7. 100'± 100'
 8. 100'± 100'
 9. 100'± 100'
 10. 100'± 100'

MIN. HEIGHT ESTABLISHED FROM A.M.S. (ARIZONA NATURAL GROUND)



THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE CITY OF LOS ANGELES
DUPLEX DESIGN FOR LOS ANGELES HOLDINGS, INC.
 SCALE - AS SHOWN
 SHEET NO. 1/13
 PREPARED BY: ARCHITECTURAL
 DATE: 1967



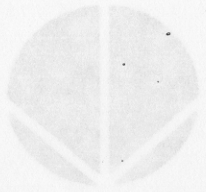
UNIT B
 MAIN FLOOR - 1809 SQ. FT.
 SECOND FLOOR - 1271 SQ. FT.
 TOTAL SQ. FT. UNABLE AREA
 * CHANGE 416 SQ. FT.

SECOND FLOOR PLAN 1/4"=1'-0"
 AREA - 1271 SQ. FT.

UNIT A
MAIN FLOOR PLAN 1/4"=1'-0"
 AREA - MAIN FLOOR - 1809 SQ. FT.
 SECOND FLOOR - 1271 SQ. FT.
 TOTAL SQ. FT. UNABLE AREA
 * CHANGE 416 SQ. FT.

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THIS PLAN CONFORMS TO THE REGULATIONS OF THE CITY OF LOS ANGELES
DUPLEX DESIGN FOR
LOS ANGELES HOLDINGS, INC.
 DATE - OCT. 01 SCALE - 1/4"=1'-0" DRAWN BY - SUT 10
 * MAIN FLOOR PLAN
 * SECOND FLOOR PLAN
 DR. RONALD W. ROY ARCHITECTURE
 P.O. BOX 147 BOULDER, CO.



811-117

NO. 3 RD.
18' 32"
10' 32"
10' 32"
28' 01"
32' 08"
50' 15"
11' 30"
11' 30"
32' 08"
50' 15"
32' 08"
50' 15"
32' 08"
50' 15"



LEFT ELEV. 1/4" = 1'-0"

THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE CITY OF LOS ANGELES

DUPLEX DESIGN FOR
LOS ANGELES HOLDINGS INC.

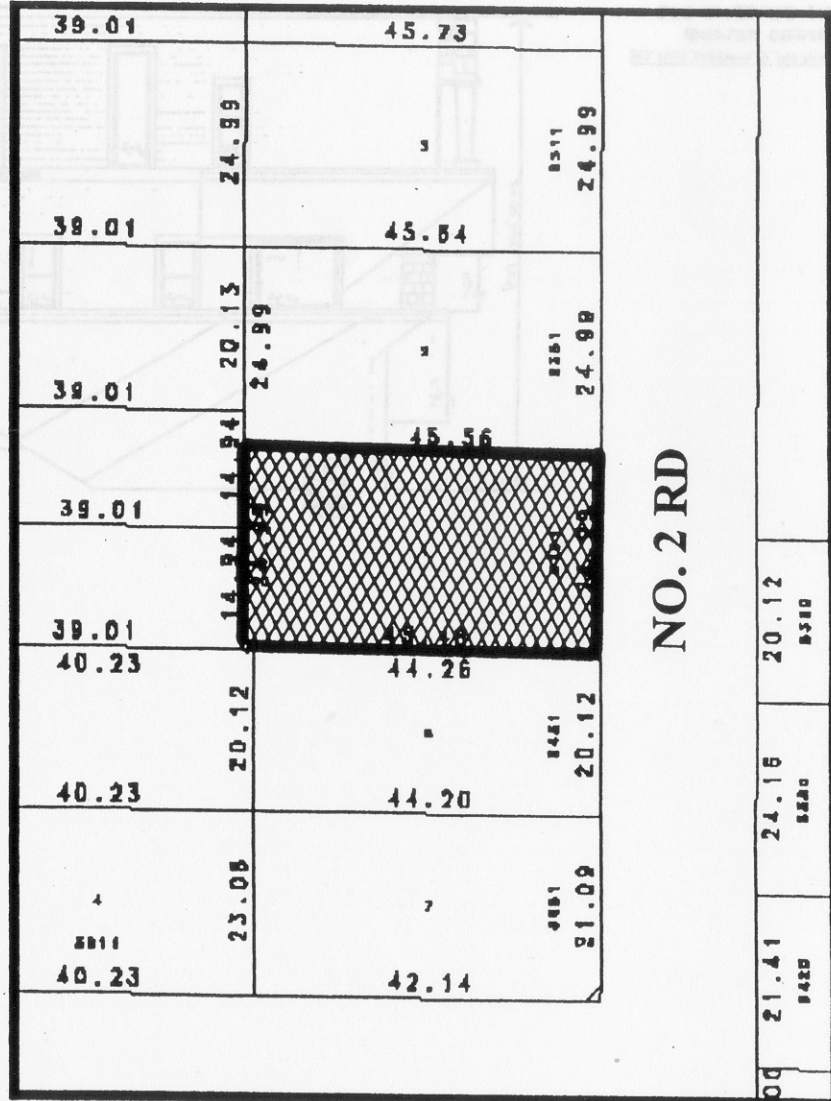
DATE: OCT 24/51 SCALE: 1/4" = 1'-0" PLAN NO. 107-103
DRAWN BY: M. J. MURPHY

BY: ROBERTSON ARCHITECTURAL ARCHITECTS
P.O. BOX 1147 LOS ANGELES, CALIF.

2/B

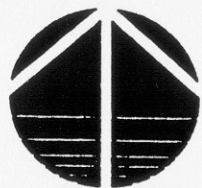


City of Richmond



NO. 2 RD

20.12	B510
24.16	B220
21.41	B420



RZ 99-170196

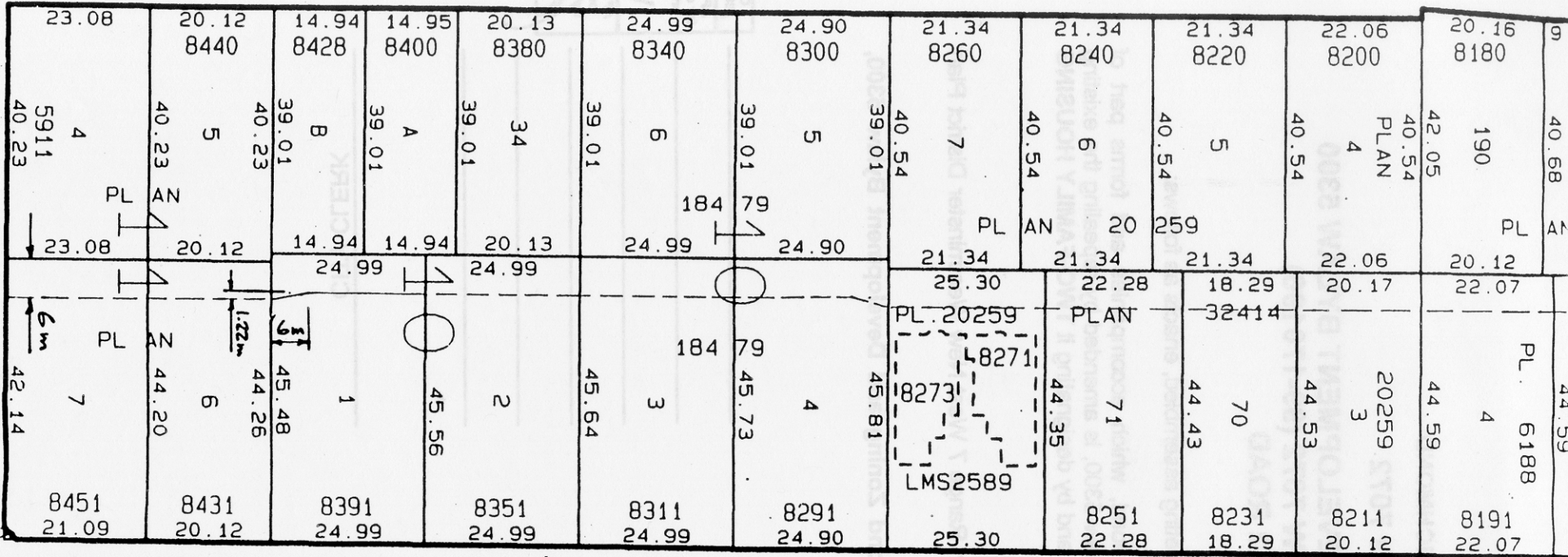
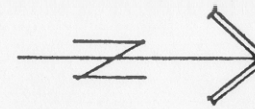
Original Date: 11/04/99

Revision Date:

Note: Dimensions are in METRES

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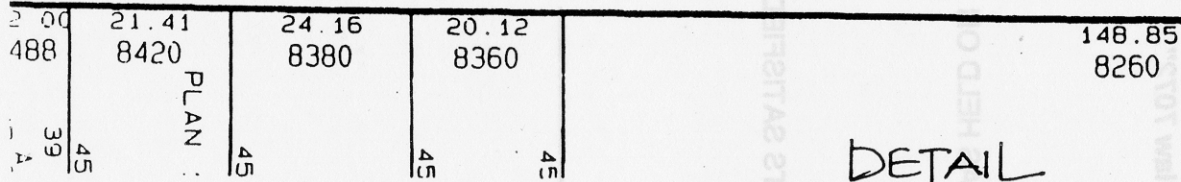
CANTLEY RD



PL 8513119

NO 2 RD

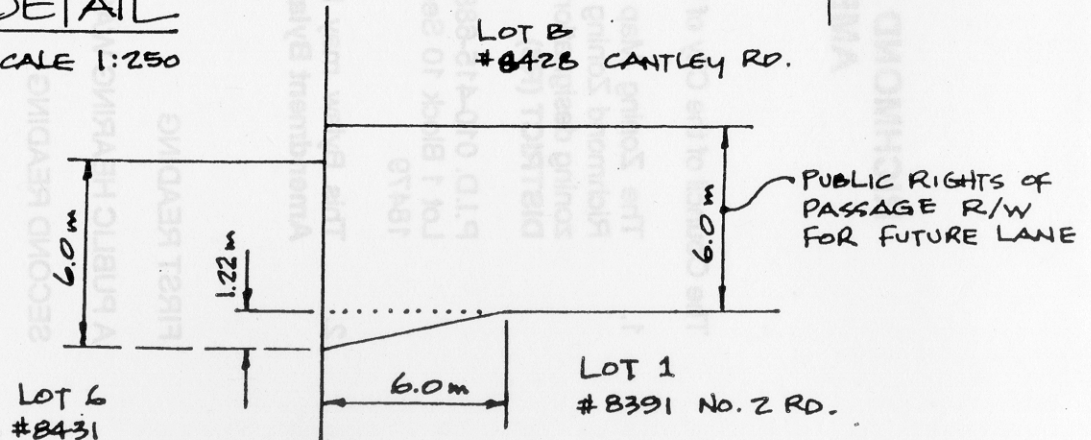
PLAN - SCALE 1:1000



DETAIL
SCALE 1:250

19 - 4 - 6

Total Area for corner cut = $3.66m^2$
 $39.4ft^2$



CITY OF RICHMOND

BYLAW 7072

RICHMOND ZONING AND DEVELOPMENT BYLAW 5300

AMENDMENT BYLAW 7072 (99-170196)

8391 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 **TWO-FAMILY HOUSING DISTRICT (R8)**.

P.I.D. 010-415-688

Lot 1 Block 10 Section 24 Block 4 North Range 7 West New Westminster District Plan 18479

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7072”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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