



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **APPLICATION BY PARMJIT GILL FOR REZONING AT 7611 ACHESON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

To PLANNING - JANUARY 21, 2003
Date: December 31, 2002
File: (RZ 02-217709)
↳ 8060 - 20 - 7479

Staff Recommendation

That Bylaw No. 7479 for the rezoning of 7611 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

for
Joe Erceg
Manager, Development Applications

JE:spc
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject site is situated in the Acheson Bennett Sub-Area of the City Centre, on the north side of Acheson Road between No. 3 Road and Minoru Boulevard. Parmjit Gill proposes to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) to facilitate its subdivision into two equal sized lots for the purpose of constructing a single-family house on each.

Findings of Fact

ITEM	EXISTING	PROPOSED
Owner	Parmjit Gill	No change
Applicant	Parmjit Gill	No change
Site Size	745 m ² (8,019.4 ft ²) <ul style="list-style-type: none"> • Width: 20.42 m (67 ft.) • Depth: 36.57 m (120 ft.) 	No change, but , it is intended that 2 lots be created, each measuring: <ul style="list-style-type: none"> • Width: 10.21 m (33.5 ft.) • Depth: 36.57 m (120 ft.) <p><i>Note, however, that due to the requirement for an irregular shaped lane right-of-way across the rear of the subject site, the useable area of the new lots will be somewhat less than their legal dimensions.</i></p>
Land Uses	Single-family residential	Two-lot single-family subdivision
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation (Acheson Bennett Sub-Area)	Residential (Mixed Single-Family & Small Scale Multi-Family)	No change
Zoning	Single-Family Housing District, Subdivision Area E (R1/E) <i>Minimum Lot Dimensions:</i> <ul style="list-style-type: none"> • Width: 18 m (59.06 ft) • Depth: 24 m (78.74 ft) 	Single-Family Housing District, Subdivision Area A (R1/A) <i>Minimum Lot Dimensions:</i> <ul style="list-style-type: none"> • Width: 9 m (29.53 ft) • Depth: 24 m (78.74 ft)

Related Policies & Surrounding Development

In 1994, the Acheson Bennett Sub-Area Plan was adopted for a two-block area around the subject site with the intention of encouraging a mix of single-family and small-scale multiple-family housing. The plan was aimed at facilitating redevelopment of the area's 46 single-family lots with a residential mix that would serve to enhance local livability and the sub-area's "fit" with the growing City Centre. To date, redevelopment in this area has taken the form of two-lot single-family and duplex subdivisions. Recent practice in this area has been to rezone proposed two-lot single-family subdivisions to R1/A and to require the provision of a right-of-way for the establishment of a rear lane. This is consistent with the subject application.

Recent development in the vicinity of the subject site includes the creation eight duplex lots (e.g. sixteen dwellings) and a fully constructed rear lane north of the subject site (extending west to Minoru Boulevard), one two-lot single-family subdivision immediately west of the subject site on Acheson Road, and two more immediately east. The rear lane has not yet been constructed east of the subject site due to inadequate right-of-way width.

Staff Comments

Policy Planning

Staff support the proposed application for rezoning as the creation of small single-family lots with rear lane access is consistent with the Acheson Bennett Sub-Area Plan. The applicant must, as a condition of rezoning, provide a Public Rights of Passage right-of-way to widen the existing, fully-constructed lane north of the subject site so that a smooth transition between the existing lane and the undeveloped lane right-of-way to the east may be established. Vehicular access to the proposed lots shall be permitted only from the rear lane. Staff recommend that the developer set the garages back 1.2 m (3.94 ft.) from the proposed lane right-of-way to avoid possible conflicts between roof overhangs and vehicles using the lane (however, this setback is not a requirement under the proposed zoning). Approval has been given to prior redevelopment in this neighbourhood (including 7631 Acheson Road, immediately east of the subject site) to permit a front yard setback of 4.5 m (14.76 ft.) for buildings and 3 m (9.84 ft.) for covered porches, as opposed to the 6 m (19.69 ft.) front yard setback required under R1/A. For reasons of consistency, staff would support a similar relaxation on this site.

Transportation

Vehicle access must be provided exclusively from the rear lane, not from Acheson Road.

Engineering Works

The following should be in place prior to final reading of the rezoning:

1. Granting of a Public Rights of Passage right-of-way across the north edge of the subject site for lane widening, starting at 3 m (9.84 ft.) wide at the east property line (to align with the existing right-of-way across 7631 Acheson Road) and tapering down to nothing at the north-west corner of the site.
2. Payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction within the right-of-way described above, including one roll-over curb and gutter along the entire south edge of the right-of-way and lane widening to City standards.
3. Registration of a restrictive covenant ensuring that vehicular access shall be solely from the rear lane (e.g. no vehicular access from Acheson Road).

In addition, with future subdivision, the developer shall pay, at the then current rates, full NIC fees for the upgrading of the site's entire Acheson Road frontage (including storm sewer), Development Cost Charges (DCC), and service tie-in fees.

Analysis

The proposed use of the subject site is in keeping with City Centre Area Plan objectives for “a broad range of housing to meet the needs of a sizeable and diverse resident population” and current Official Community Plan population projections. In addition, the creation of two small lots for the development of single-family homes is consistent with Acheson Bennett Sub-Area Plan policies and recent practice in the vicinity of the subject site, as is the proposal to provide land and funds towards the future development of a lane in order that vehicular access to the proposed two-lot subdivision and its neighbours may be exclusively from the rear.

In light of the subject application’s consistency with City policies and practices, staff recommend that it be supported.

Financial Impact

None.

Conclusion

1. This application for rezoning, to facilitate subdivision of the subject site into two lots and the subsequent construction of two single-family dwellings, is in conformance with the City Centre Area Plan and the Acheson Bennett Sub-Area Plan.
2. Rezoning of the subject site to Single-Family Housing District, Subdivision Area A (R1/A) merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

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

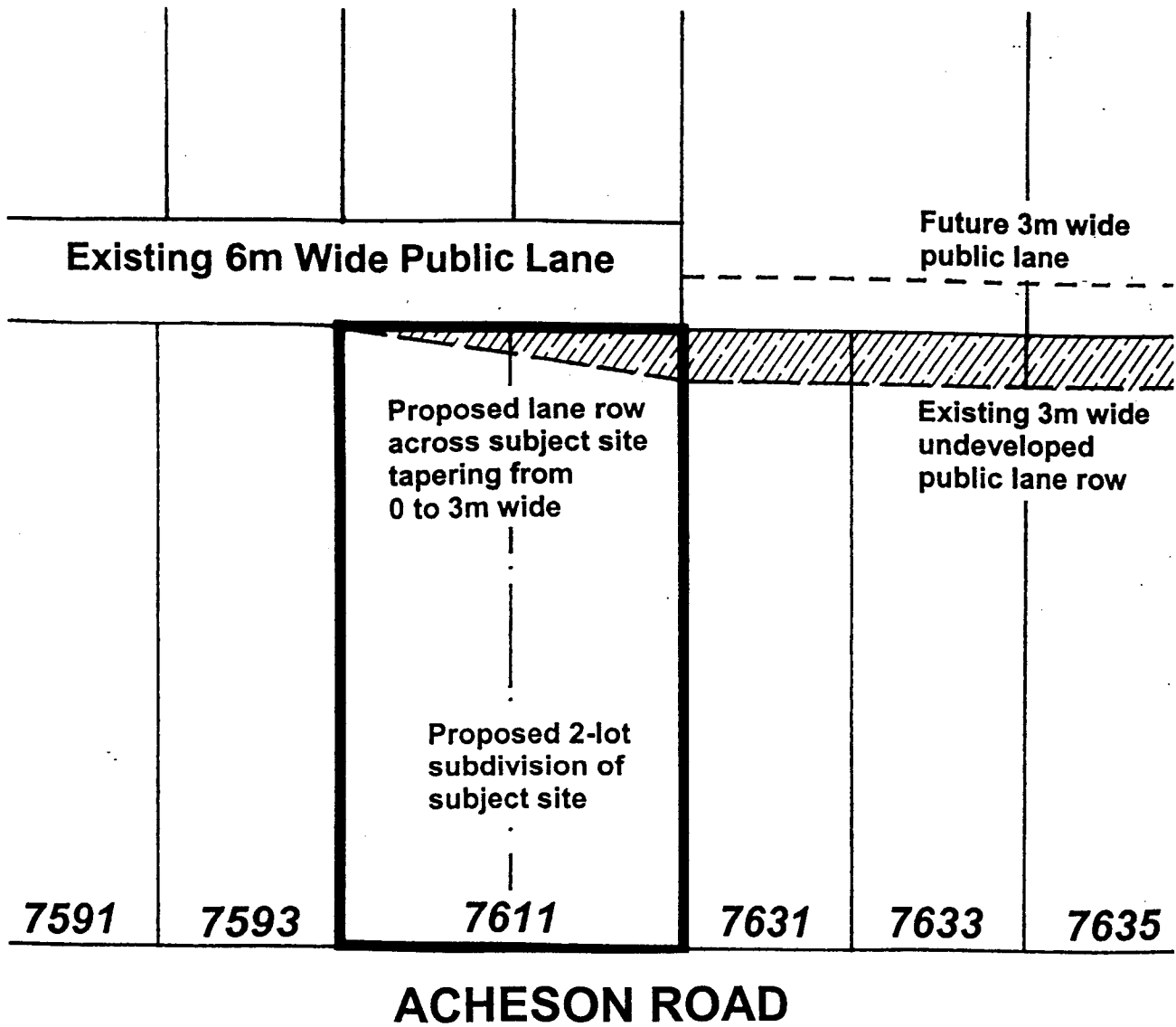
Legal requirement, specifically:

- Granting of a Public Rights of Passage right-of-way across the north edge of the subject site for lane widening, starting at 3 m (9.84 ft.) wide at the east property line (to align with the existing right-of-way across 7631 Acheson Road) and tapering down to nothing at the north-west corner of the site.
- Registration of a restrictive covenant ensuring that vehicular access shall be solely from the rear lane (e.g. no vehicular access from Acheson Road).

Development requirements, specifically:

- Payment of Neighbourhood Improvement Charge (NIC) fees for future construction within the right-of-way described above, including one roll-over curb and gutter along the entire south edge of the right-of-way and lane widening to City standards.

7611 Acheson Road





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7479 (RZ 02-217709)
7611 ACHESON 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 A (R1/A)**.

P.I.D. 003-590-003

Lot 4 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7479”**.

FIRST READING

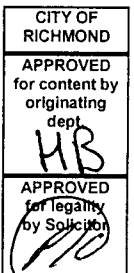
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK