



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **APPLICATION BY AMARJIT SANDHU FOR REZONING AT 7980 FROBISHER DRIVE AND 4271 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

TO PLANNING - JAN. 22, 2002
Date: December 17, 2001
RZ 01-197849
File No. - 8060-20-7319

Staff Recommendation

That Bylaw No. 7319, for the rezoning of 7980 Frobisher Drive and 4271 Blundell 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

JAB Enterprises Ltd. has applied to the City of Richmond for permission to rezone 7980 Frobisher Drive and 4271 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit a four lot residential subdivision (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	7980 Frobisher – David Leung 4271 Blundell – Sui On Enterprises Ltd.	To be determined
Applicant	JAB Enterprises Ltd.	No change
Site Size	7980 Frobisher - 847 m ² (9117 ft ²) 4271 Blundell – 827 m ² (8902 ft ²)	Four lots ranging from 340 m ² (3,660 ft ²) to 407 m ² (4382 ft ²) after lane dedication
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

The area surrounding the two properties is primarily older single family homes however there are some newer homes directly to the east of the subject properties. The zoning in the neighbourhood is a mixture of large and small lots single family including R1/E, R1/B and a Land Use Contract with zero lot line homes. The lot sizes in the area range from 330 m² (3,552 ft²) to 650 m² (6,996 ft²).

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
A	9m (29.527 ft.)*	270 m ² (2,906 ft ²)
B	12m (39.370 ft.)*	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)*	550 m ² (5,920 ft ²)
K	10m (32.808 ft.)	315 m ² (3,390 ft ²)

Related Policies & Studies

Lot Size Policy

There is no Lot Size Policy for the subject properties and as the subject lots are along an arterial road, there is no need to conduct a Lot Size Study.

Lane Policy

As the subject lots are along an arterial road, the applicants are required to dedicate land and pay for the construction of a lane.

Arterial Road Redevelopment Policy

The proposed rezoning is consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

Staff Comments

Prior to final reading of the bylaw the applicant will be required to dedicate a 6m wide lane across the entire north property line of both lots. Vehicular access is not permitted to Blundell Road as per Bylaw 7222. The existing access to Blundell will be removed at subdivision stage at the developers sole cost.

At the time of subdivision:

- Restrictive covenants are to be placed on each of the three lots fronting Frobisher controlling vehicular access. Sole vehicular access to the south and central lots is to be at the north property line only, with access to the north lot to be from the lane only;
- The developer is to enter into the City's standard Servicing Agreement for design and construction of the laneworks, including roll curb and gutter, storm sewer and street lighting; and
- Tree planting should be done along Frobisher and the lighting strip along Blundell should be replaced with grass (no trees here due to major overhead power lines).

Analysis

There are two options for the rezoning of the subject properties:

Option 1: Subdivision as per R1/B

Under the R1/B zone it would be possible to create three approximately 483 m² (5,199 ft²) size lots. However, given that the remainder of the lots along the south and north sides of Blundell Road would require R1/K zoning if they were to subdivide redevelop, staff is supportive of a rezoning of the site to R1/K. The applicant would not pursue this option.

Option 2: Subdivision as per R1/K – Recommended Option

The applicant has applied to create four lots under the R1/K zone. The lots would range in size from 340 m² (3,660 ft²) to 407 m² (4382 ft²). This size is consistent with other lots in the neighbourhood (along Frobisher and Shackleton) which are in the 330 to 360 m² range (3,552 to 3,875 ft²). The main reason staff is supportive of this option is due to the fact that the remainder of the blockface would require this same zone in order to redevelop and subdivide as individual properties.

Financial Impact

None.

Conclusion

There is an application to rezone two properties along Blundell Road to R1/K zoning which would permit the development of four lots and a lane.

Staff is supportive of the application because:

1. The lot size proposed is likely the lot size that will result when the neighbouring properties redevelop;
2. There are lots with a similar size already within the neighbourhood; and
3. The proposal will remove accesses from Blundell Road and into a new lane.

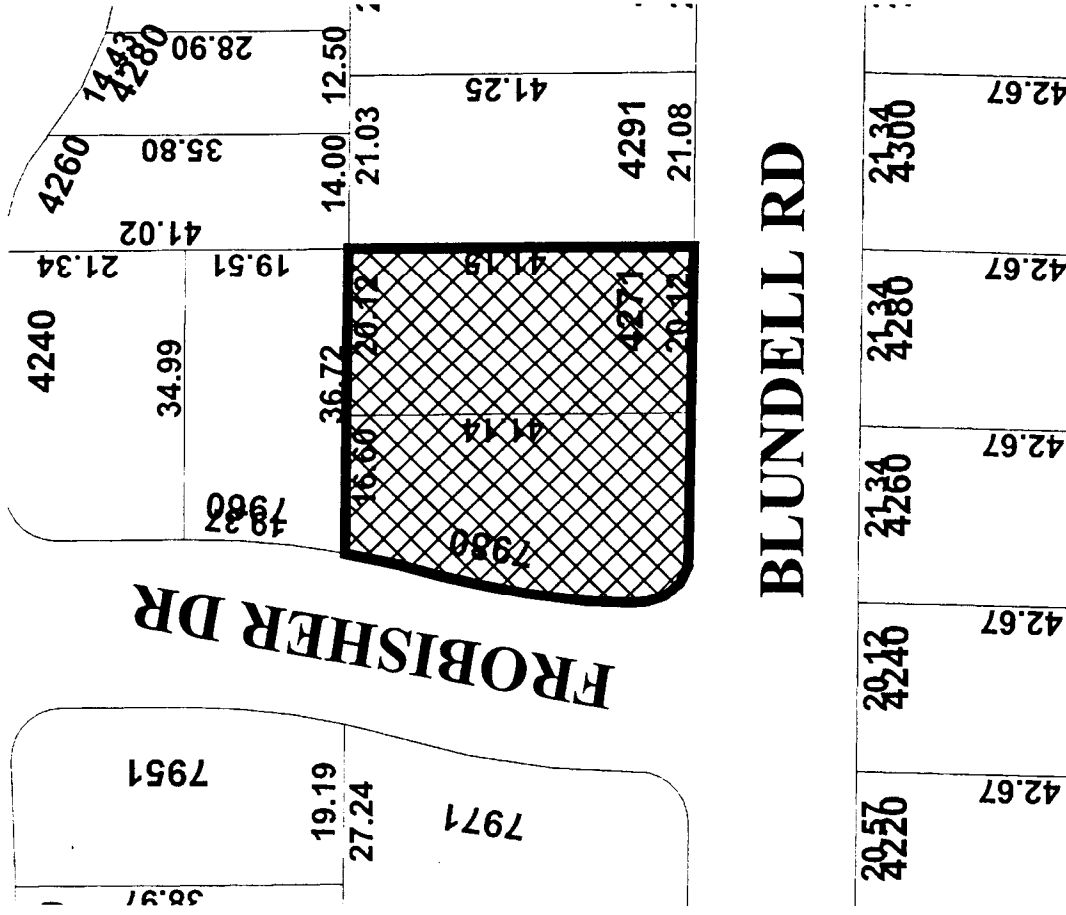


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

There are requirements to be dealt with prior to final adoption:
Development requirements, specifically, the applicant will be required to dedicate a 6m wide lane across the entire north property line of both lots

City of Richmond

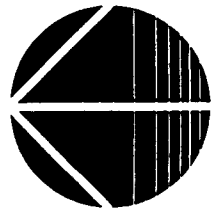


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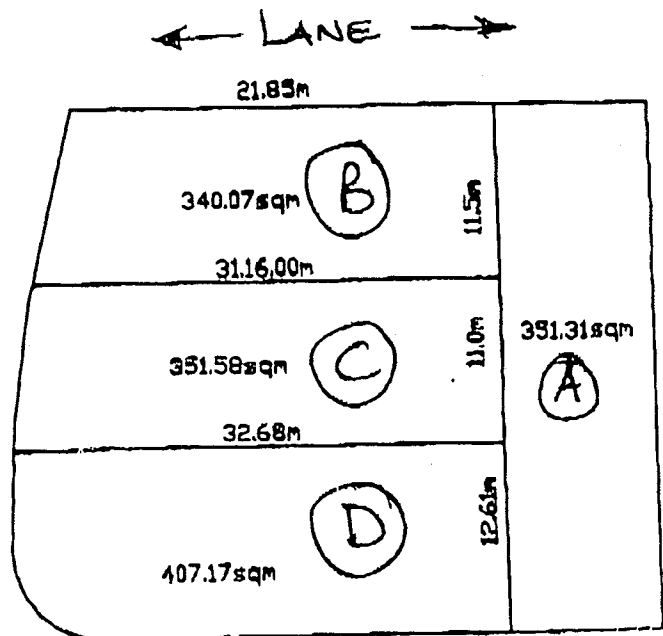
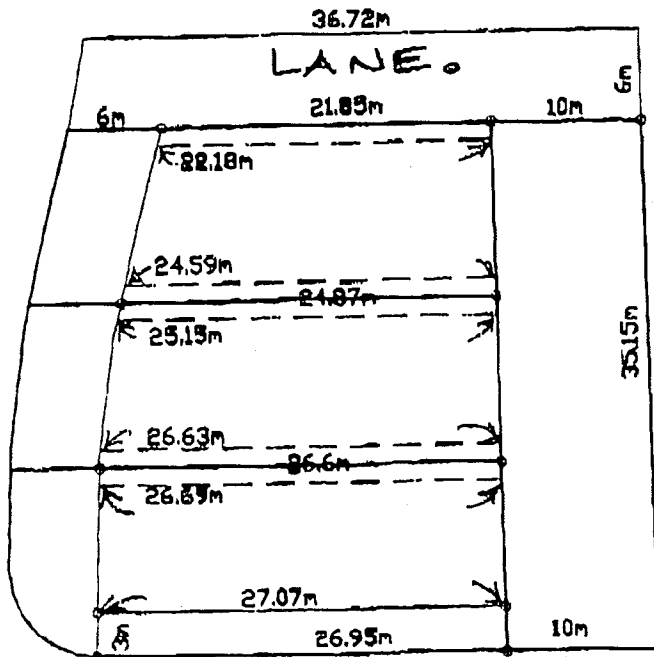
Original Date: 11/29/01

Revision Date:

Note: Dimensions are in METRES



Attachment 2



	Area	FAR 55%	45% SITE COV	less (MIN) 18x20 GARAGE	GRND Floor FAR
LOT A	3781.59 ϕ	2,079 ϕ	1,701.72 ϕ	- 360 ϕ	1,341 ϕ MAX
LOT B	3660.60 ϕ	2,013 ϕ	1,647.27 ϕ	- 360 ϕ	1,287 ϕ MAX
LOT C	3784.50 ϕ	2,081 ϕ	1,703.03 ϕ	- 360 ϕ	1,343 ϕ MAX
LOT D	4382.88 ϕ	2,410 ϕ	1,972.30 ϕ	- 400 ϕ	1,572 ϕ MAX



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7319 (RZ 01-197849)
7980 FROBISHER DRIVE
4271 BLUNDELL 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. 003-558-606

Lot 264 Section 14 Block 4 North Range 7 West New Westminster District Plan 45880

P.I.D. 001-288-105

Lot 62 Section 14 Block 4 North Range 7 West New Westminster District Plan 29390

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7319”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK