



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Holger Burke
Acting Manager, Development Applications

Re: **Application by Matthew Cheng for Rezoning at 5440 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

To Planning - Feb 3, 2004

Date: January 13, 2004

RZ 03-246155

File: 8060-20-7628

Staff Recommendation

That Bylaw No. 7628, for the rezoning of 5440 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Matthew Cheng has applied to the City of Richmond for permission to rezone 5440 Blundell Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Coach House District (R9) in order to permit the subdivision of the property into two (2) single-family residential lots each with an additional dwelling unit above the garage and with access to a future lane at the rear of the property.

Findings of Fact

Item	Existing	Proposed
Owner	Multi-Point Enterprises Ltd.	To be determined
Applicant	Matthew Cheng	No change
Site Size	858 m ² (9235 ft ²)	Two lots each approximately 365 m ² (3929 ft ²)* *Excludes lane dedication
Land Uses	Single-family lot	Two residential lots – one principle dwelling and one coach house each
OCP Designation	Low-density residential	No change
Zoning	R1/E	R9

Surrounding Development

Older single-family homes are prevalent along the north and south sides of Blundell Road as well as within the single-family neighbourhood behind the subject site. There are a small number of new single-family houses along this block of Blundell Road.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policy

Both policies support housing with an additional coach house unit at densities of up to 0.60 floor area ratio (F.A.R.) in conjunction with lane dedication (6 m) and implementation for properties redeveloping along arterial roads.

Staff Comments

Engineering

The following shall be completed prior to final reading of the rezoning:

1. Dedication of a 6 m lane along the entire south property line.
2. Payment of Neighbourhood Improvement Charge (NIC) fees in the amount of \$17,882.92 (\$838/m x 21.34 m) for future lane construction.
3. Registration of two (2) restrictive covenants requiring:
 - a. Garages to be at the rear of the property and positioned in such a manner to ensure direct access to the lane once it becomes operational.

- b. One (1) shared temporary driveway and access to Blundell Road, which will be removed when the lane is operational.

Standard Development Cost Charges (DCC) and service tie-in fees will be assessed at subdivision along with:

1. Registration of a 4 m cross-access easement for the temporary shared driveway.
2. A deposit for the reinstatement of the driveway crossing when the lane becomes operational.

Analysis

This is a straight-forward residential rezoning and subdivision to permit two (2) single-family houses with a coach house unit above each garage in the rear. Dedicated land and funds for the lane are requirements of this rezoning. Additional density in the form of coach house units is supported as the subject site is located near the Neighbourhood Service Centre at Blundell Road and No. 2 Road.

Conclusion

The rezoning is consistent with guidelines set forth in the Arterial Road Redevelopment and Lane Establishment Policies. Staff support the application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

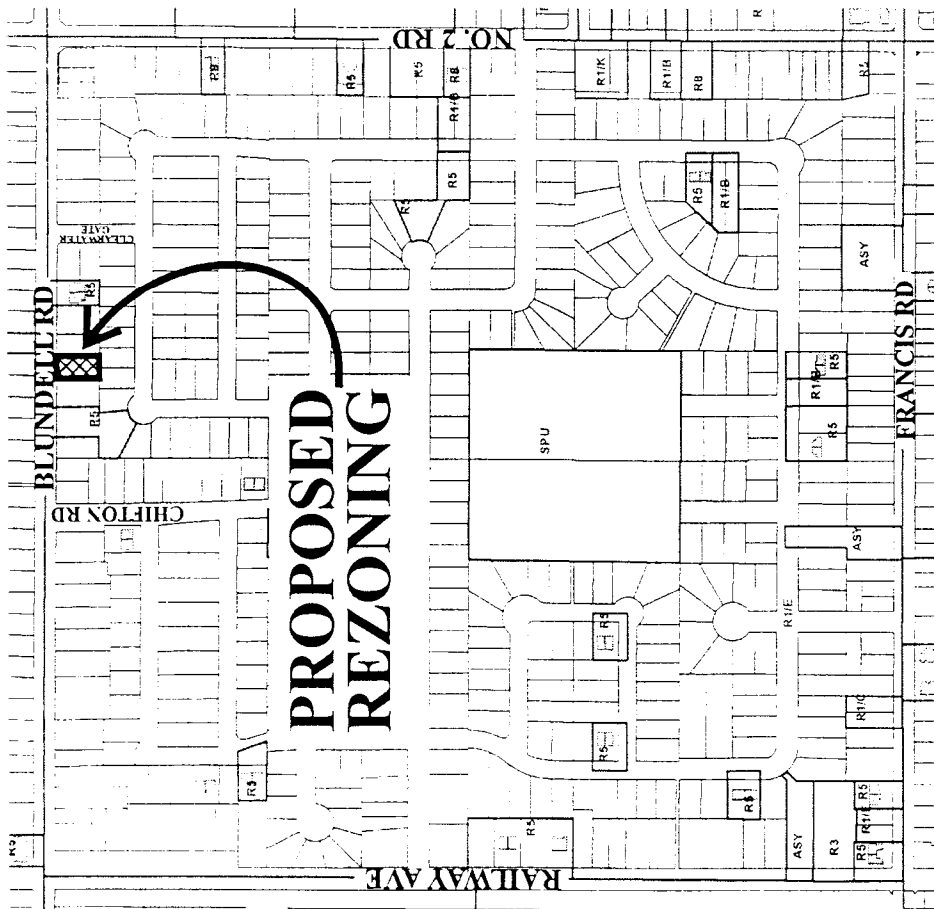
KE:blg

Requirements to be dealt with prior to final adoption:

- Dedication of a 6 m lane across the entire south property line.
- Payment of Neighbourhood Improvement Charge fees in the amount of \$17,882.92.
- Registration of a Restrictive Covenant requiring garages to be located at the rear of the property to ensure direct vehicle access to the lane once it is operational.
- Registration of a Restrictive Covenant requiring one (1) temporary driveway to be shared by both properties, which will be closed and removed once the lane is operational.



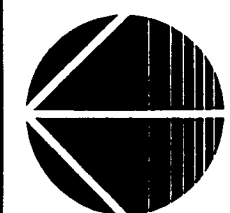
City of Richmond



5411	5431	5451	5471	5511
20.29	20.30	20.29	20.29	20.29
BLUNDELL RD				
37426	5460	5471	5491	5531
27.17	40.23	10.51	10.51	10.51
22.94	27.74	19.51	19.51	19.51
33.20	33.20	33.20	33.20	33.20
5451	5471	5491	5511	5531
10.51	10.51	10.51	10.51	10.51

ATTACHMENT 1

RZ 03-246155



Original Date: 09/15/03
 Revision Date:
 Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7628 (RZ 03-246155)
5440 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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 010-329-960

Lot B Except Part Subdivided by Plan 42227, Section 24 Block 4 North Range 7 West New Westminster District Plan 17890

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7628”**.

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