



To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: **Application by Wang Leung Leung & Ming Shuen Leung for Rezoning at 5211/5231 Lapwing Crescent from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5)**

To Council - Jan 13, 2003
To PLANNING - JANUARY 7, 2003
Date: December 3, 2002
RZ 02-210430
File No. : 8060 - 20 - 7461

Staff Recommendation

That Bylaw No. 7461 for the Rezoning of 5211/5231 Lapwing Crescent from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

for
Joe Erceg
Manager, Development Applications

JE:dcb
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The City has received an application by Wang Leung Leung & Ming Shuen Leung to Rezone 5211/5231 Lapwing Crescent from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5). The Rezoning would accommodate the sale of the existing, older strata titled duplex which was legally built on the property. The site location is shown in **Attachment 1**.

The owner has submitted a letter (see **Attachment 2**) confirming that the properties will only be used as a two-family dwelling with one family in each property.

Findings of Fact

Item	Existing	Proposed
Owner	Ming Shuen Leung and Wang Leung Leung	Same
Applicant	Ming Shuen Leung and Wang Leung Leung	N/A
Site Size	5211 Lapwing Cr. and 5231 Lapwing Cr. combined: 899 m ² (9677.07 ft ²)	Same
Land Uses	Residential	Same
OCP Designation	Neighbourhood Residential	Same
Area Plan Designation	Single-Family	Same
Zoning	R1/E	R5
Parking Required	2.0 / Dwelling Unit	Same
Parking Actual	2.0 / Dwelling Unit	Same

The subject properties are located on the northeast corner of Lapwing Crescent and Kestrel Drive in Section 1 of 3-7. All of the surrounding lots in the immediate vicinity of the subject property are large lots, zoned R1/E. In the larger area context, there are five existing lots on Merganser Drive, Lapwing Crescent and Kestrel Drive with Two-Family Dwelling District (R5) zoning.

Staff Comments

Policy Planning

The owner has confirmed that the property is not currently being used as a fourplex and has agreed to register a covenant to this affect as a condition of Rezoning. No other concerns.

Permits Review

No objections to the Rezoning from R1/E to R5 (the existing duplex on the lot would conform to the R5 zoning requirements).

Engineering Works/Design Review

No Development Application Section concerns. There is no need for any frontage upgrades.

Analysis

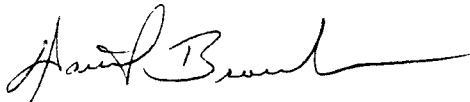
The current owner of the subject site expects that the future use of the property will continue as a Two-Family Dwelling. The proposed Rezoning permits the current uses to become conforming uses.

Financial Impact

None

Conclusion

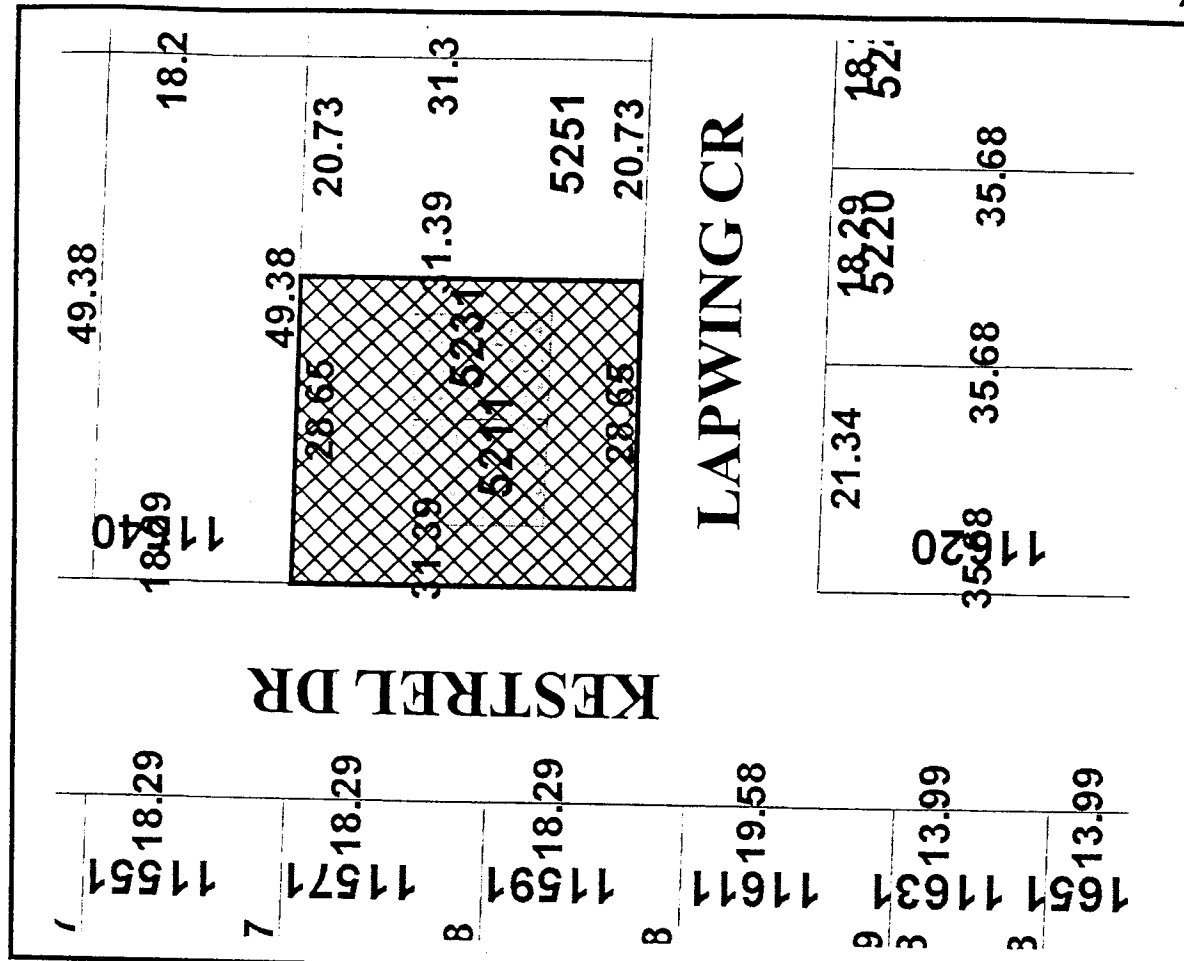
Staff have reviewed the proposed Rezoning intended to accommodate the existing strata titled duplex on the property. All relevant concerns appear to have been addressed leaving staff in support of the proposed Rezoning.



David Brownlee
Planner 2

DCB:dcb

There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically, a covenant to restrict the uses to one family per dwelling.



RZ 02-210430

Original Date: 07/29/02
 Revision Date: 12/04/02
 Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7461 (RZ 02-210430)
5211/5231 LAPWING CRESCENT**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. 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 (R5)**.

PID: 001-298-861

Strata Lot 1 Section 1 Block 3 North Range 7 West New Westminster District Strata Plan NW360 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

PID: 001-298-879

Strata Lot 2 Section 1 Block 3 North Range 7 West New Westminster District Strata Plan NW360 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7461”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JAN 13 2003

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

MAYOR

CITY CLERK