



**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** January 30, 2003  
**File:** RZ 02-221217  
**Re:** **Application by Amar Sandhu for Rezoning at 8671 Cantley Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

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**Staff Recommendation**

That Bylaw No. 7487, for the rezoning of 8671 Cantley Road from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, 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

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to rezone 8671 Cantley Road (Attachment 1) from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B) in order to replace the existing duplex with two new single-family residential lots.

### Findings of Fact

Item	Existing	Proposed
Owner	Erika, Bernhard and Christian Grzimek	To be determined
Applicant	Amar Sandhu	No change
Site Size	1569 m <sup>2</sup> (16,889 ft <sup>2</sup> )	784.5 m <sup>2</sup> (8444.5 ft <sup>2</sup> )
Land Uses	One – Two-Family Dwelling	Two – One-Family Dwellings
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E with support for duplexes to rezone to R1/B	No change
Zoning	R5	R1/B

### Surrounding Development

The surrounding properties, except for the lot to the north which is also a duplex, are single-family with no redevelopment potential under the existing lot size policy. The properties fronting No. 2 Road were recently removed from the policy in order to permit redevelopment.

### **Related Policies & Studies**

#### Lot Size Policy

Lot Size Policy 5453 (Attachment 2), adopted in 1993, specifically identifies the subject lot for support for rezoning to R1/B.

### **Staff Comments**

#### Engineering

No requirements at time of rezoning. With the future subdivision the developer is to pay Development Cost Charges and connection fees along with full Neighbourhood Improvement Charges (including storm, road widening, curb & gutter, sidewalk, street trees and street lighting).

**Analysis**

Except for the subdivision of duplex lots, no changes are envisioned for the properties within this subdivision. There are 28 duplex lots specifically identified in the neighbourhood for their ability to rezone and subdivide under R1/B zoning. Staff have no concerns with the proposal.

**Financial Impact**

None.

**Conclusion**

This is straightforward rezoning application to subdivide a lot with an existing duplex into two smaller lots as supported by the Lot Size Policy for the area. Staff are supportive of the proposal.




Jenny Beran, MCIP  
Planner, Urban Development

JMB:jmb





 Subdivision Permitted as Per **R1/E**

 Subdivision of Duplexes Permitted as Per **R1/B** Except:

1) No. 2 Road, Railway Avenue and Blundell Road: **R1/E** unless lane access is provided. Then **R1/B**.

2) Francis Road **R1/C** unless lane access is provided. Then **R1/B**.



**POLICY 5453**  
**SECTION 24,4-7 49**

Adopted Date: 11/15/93  
 Amended Date: 01/15/01



Page 1 of 2	Adopted by Council: November 15, 1993 Area Boundary Amended: January 15, 2001 *	<b>POLICY 5453</b>
File Ref: 4045-00	<b>SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7</b>	

### **POLICY 5453:**

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B), provided that the new lots created along Railway Avenue and Blundell Road have lane access; and
- (ii) That lots with existing duplexes located along Francis Road without lane access be permitted to subdivide as per Single-Family Housing District, Subdivision Area C (R1/C).

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

\* Original Adoption Date In Effect



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7487 (RZ 02-221217)  
8671 CANTLEY 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 B (R1/B)**.

P.I.D. 004-067-827

Lot 47 Section 24 Block 4 North Range 7 West New Westminster District Plan 19981

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7487”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

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MAYOR

\_\_\_\_\_  
CITY CLERK