



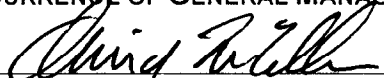
To: Planning Committee **Date:** January 21, 2002
From: Joe Erceg **File:** RZ 01-198010
Manager, Development Applications
Re: **Application by AFCO Construction Ltd. for rezoning at 10631 Bridgeport Road from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7327 for the rezoning of 10631 Bridgeport Road from “Single-Family Housing District, Subdivision Area D (R1/D)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.


Joe Erceg
Manager, Development Applications

Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

AFCO Construction Ltd. has applied to the City of Richmond for permission to rezone 10631 Bridgeport Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area D (R1/D) (15 m or 49.21 ft. minimum width) to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39.37 ft. minimum width) in order to permit a four lot residential subdivision with a lane (**Attachment 2**).

Findings of Fact

ITEM	EXISTING	PROPOSED
Owner	AFCO Construction Ltd.	To be determined
Applicant	AFCO Construction Ltd.	N/A
Site size	1994.27 m ² (21,466.46 ft ²)	4 lots <ul style="list-style-type: none"> • Lot 1-388.71 m² (4184.1 ft²) • Lot 2-493.82 m² (5315.6 ft²) • Lot 3-404.47 m² (4358.82 ft²) • Lot 4-405.52 m² (4365.12 ft²)
Land Uses	Single-Family	No Change
OCP Designation	Neighbourhood Residential (City OCP) Residential (Single-Family) - Bridgeport Area Plan	No Change
702 Policy Designation	R1/B	No Change
Zoning	R1/D	R1/B

Surrounding development includes:

- Single-Family homes to the east, west and north of the subject property; and
- Townhouses to the south across Bridgeport Road.

Related Policies and Studies

Lot Size Policy

The application is consistent with the Council's Single-Family Lot Size policy for the area (**Attachment 3**). The Policy, adopted in September 1991, permits lots along Bridgeport Road to subdivide to R1/B (minimum width of 12 m or 39.4 ft.) with lane access.

Lane Policy

The proposed development is consistent with Council's Lane Policy which requires, as part of rezoning, development permit or subdivision, the applicant to provide land at the rear and/or side of the properties for a lane.

Arterial Road Redevelopment Policy

The proposed rezoning is also consistent with the Council's Arterial Road Redevelopment Policy, which encourages smaller lot single-family housing along arterial routes such as Bridgeport Road.

Airport Noise Insulation Policy

Council's Airport Noise Insulation Policy applies to the subject site and requires noise abatement covenants for sites being rezoned or subdivided for new residential development. The applicant will be required to sign these covenant prior to final reading of the rezoning bylaw.

Staff Comments

Policy Planning

The proposed rezoning is consistent with the City's Official Community Plan (OCP), Bridgeport Area Plan land use designations and lot size policy for the area.

Utilities and Roadworks

Prior to final reading the developer is required to dedicate:

- a 6 m (19.68 ft) lane across the entire north frontage; and
- a 4 m x 4 m (13.1 ft x 13.1 ft) corner cut at Bridgeport Road and McKessock Avenue.

At time of subdivision, the developer is to design and construct the entire lane complete with roll curb and gutter, street light and storm sewer, plus upgrade their half of the McKessock Avenue frontage. Works on McKessock Avenue include (but are not limited to), road widening, curb and gutter, a minimum 1.5 m (4.92 ft) grass and treed boulevard (wider if possible) with street lighting, plus a 1.5 m (4.92 ft) concrete sidewalk behind that.

All works will be done via the City's standard Servicing Agreement. No works are requested to be done on Bridgeport Road, other than removing the existing driveway crossing. Also at subdivision stage, restrictive covenants are to be placed on the three lots fronting Bridgeport Road ensuring sole vehicular access is to the lane only for the two west lots and access to the corner lot to be along the north property line to McKessock Avenue only. Access for the north lot on McKessock Avenue is also to be to the lane (i.e. no access to McKessock).

It is also recommended that the garage for the new most westerly lot be located near the east property line; this will permit easier manoeuvring for vehicles exiting the garage.

Analysis

This rezoning application is consistent with overall OCP and Area Plan land use policies for the area as well as Council's Single-Family Lot, Lane and Arterial Road Redevelopment Policies. Prior to final reading of the rezoning bylaw, the applicant will be required to sign a restrictive covenant agreeing to have the houses on the lots designed to incorporate adequate sound measures against aircraft noise.

Financial Impact

None.

Conclusion

The City has received an application to rezone 10631 Bridgeport Road to R1/B in order to create four single-family lots on the site. The application is consistent with Council's OCP, Area Plan, Lane and Arterial Road Redevelopment Policies. Staff recommend that the rezoning bylaw be introduced and given first reading.



Rob Innes
Planner

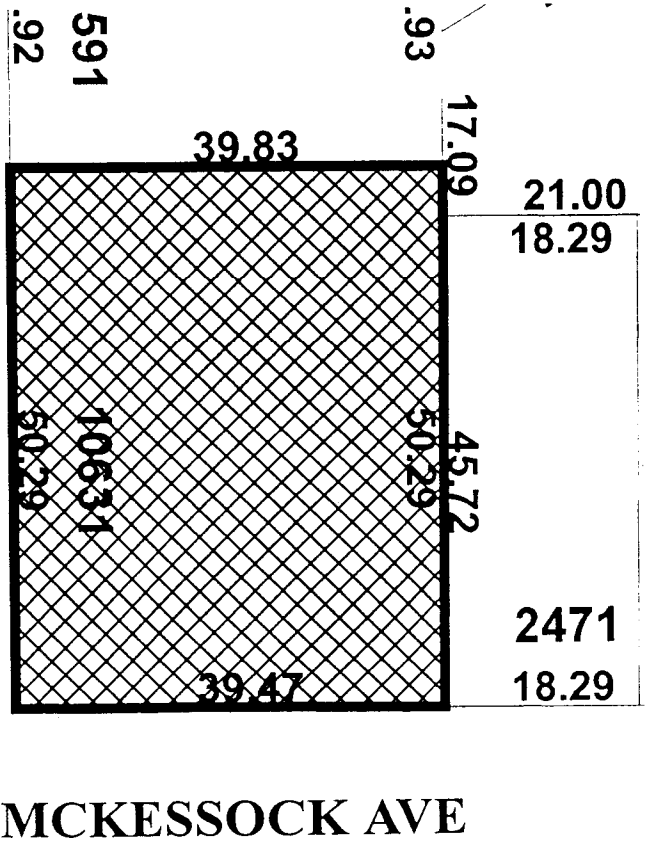
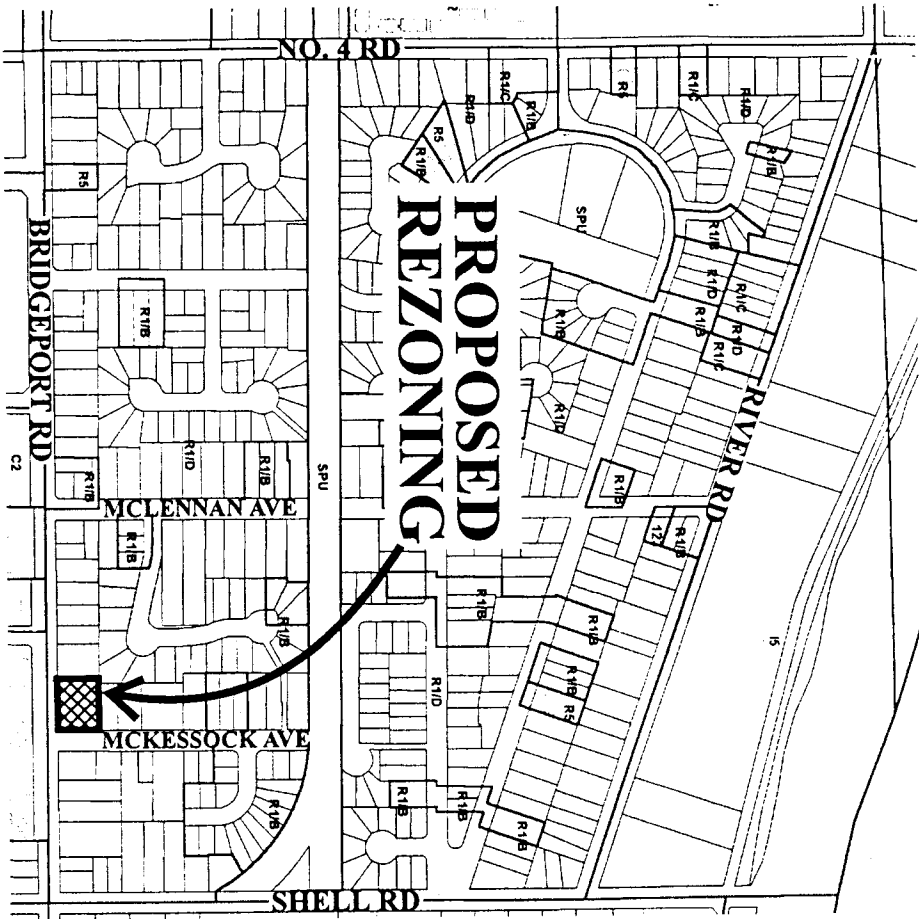
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Requirements to be satisfied prior to final adoption:

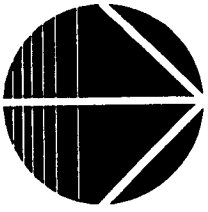
- a 6 m (19.68 ft) lane across the entire north frontage;
- a 4 m x 4 m (13.1 ft x 13.1 ft) corner cut at Bridgeport Road and McKessock Avenue;
- a signed noise abatement covenant consistent with Council's Airport Noise Insulation Policy;
- Ministry of Transportation approval



City of Richmond

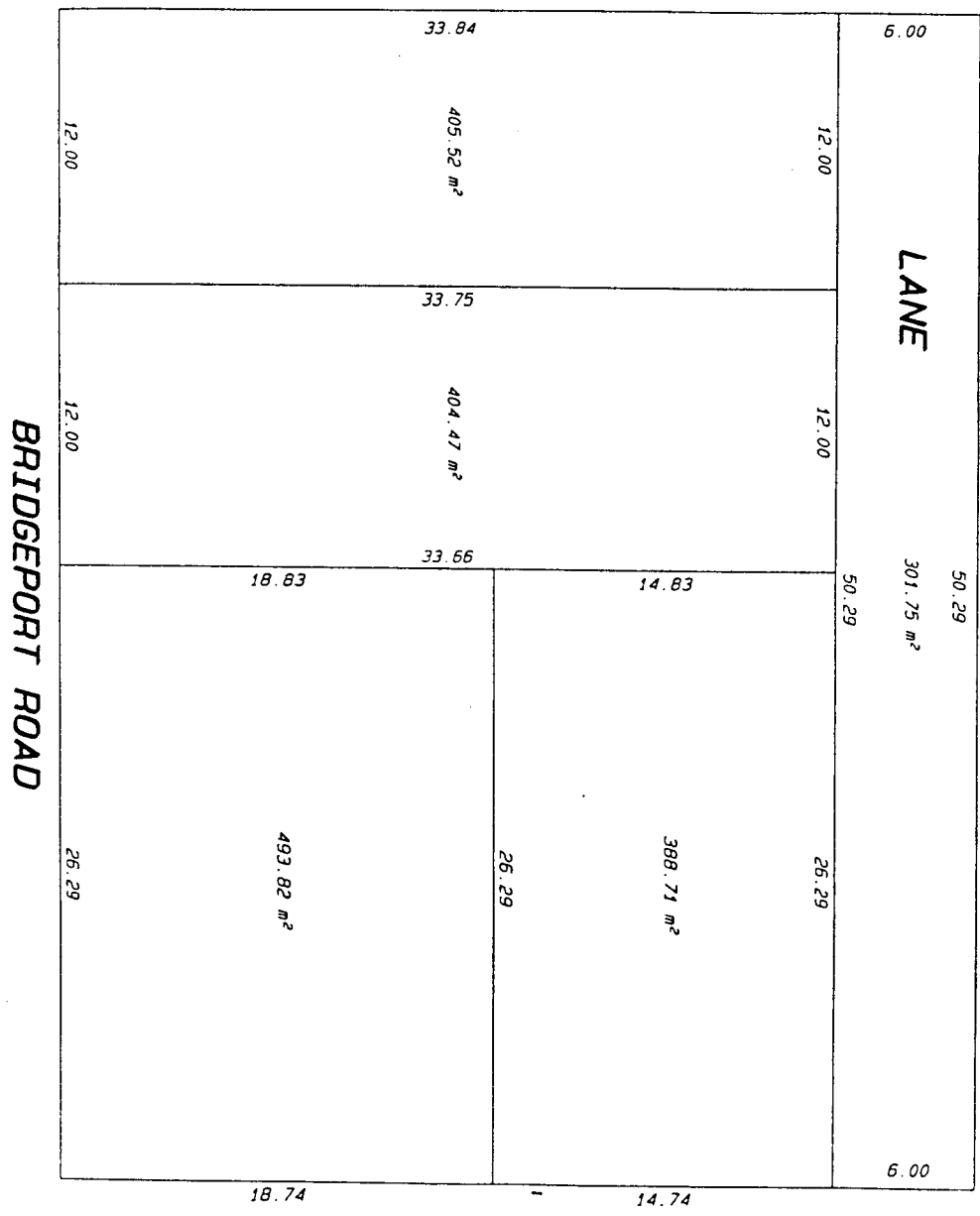


RZ 01-198010



Original Date: 12/14/01
 Revision Date:
 Note: Dimensions are in METRES

PROPOSED SUBDIVISION OF EAST 1/2 91 SEC. 23 B5N R6W NWD PLAN 8212.



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 MATSON PECK & TOPLISS
 # 210 - 8171 COOK ROAD
 RICHMOND, B. C.
 V6Y 3T8
 Pn: 270-9331
 Fax: 270-4137

BRIDGEPORT ROAD

MCKESSOCK ROAD

FINAL DIMENSIONS SUBJECT TO FIELD SURVEYS.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7327 (RZ 01-198010)
10631 BRIDGEPORT 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 (R1/B)**.

P.I.D. 011-305-843

East Half Lot 91 Section 23 Block 5 North Range 6 West New Westminster District Plan 8212

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7327**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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