



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: February 7, 2001
FILE: RZ 00-184645
RE: **Application by Surinder Grewal on behalf of Navjeven Grewal and Raj Brinder Dhaliwal for Rezoning at 3100/3120 Blundell Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area C (R1/C)**

STAFF RECOMMENDATION

That Bylaw 7210, for the rezoning of 3100/3120 Blundell Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

AWS:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

Surinder Grewal has applied on behalf of Mr. Navjeven Grewal and Mr. Raj Brinder Dhaliwal to rezone 3100/3120 Blundell Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area C (R1/C)" in order to create two single-family lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Navjeven Grewal and Raj Brinder Dhaliwal	To be determined
Applicant	Surinder Grewal	No change
Site Size	930 m ² (10,010.8 ft ²)	2 – 465 m ² (5,005.4 ft ²)
Land Uses	Two-family dwelling	Two single-family dwellings
OCP Designation	Neighbourhood Residential	No change
Zoning	R5	R1/C

The subject property is located on the south side of Blundell Road surrounded by two-family lots to the west and east and large single-family lots to the north and south. The surrounding area is predominantly zoned Two-Family Housing District (R5) or Single-Family Housing District, Subdivision Area E (R1/E).

There is no 702 Lot Size Policy designation for this area.

STAFF COMMENTS

There are no adverse concerns with the rezoning to permit the subdivision to two single-family lots. The street frontage is to City standards complete with storm sewer, curb/gutter, concrete sidewalk and a grassed boulevard. A restrictive covenant is required to ensure the building has a 9 m setback and that an onsite hammerhead drive is provided to limit the backing out onto Blundell Road.

ANALYSIS

The City does not generally have issues with the redevelopment of duplex properties into two single-family lots. Duplex lots are larger; in many cases the structures are older and no new housing units are being added to a neighbourhood. In the case of the subject property, another factor in favour of its redevelopment is its location along a section line road.

What is of concern in this particular case is the fact that this duplex is one of 22 duplexes located along the south side of Blundell Road between No. 1 Road and Seafair Drive that are likely to redevelop in the next few years to as many as 44 new small lot homes. It is important to consider the cumulative effect of this potential redevelopment.

There are two sections of existing duplexes; fifteen on 24 m wide lots between No. 1 Road and Dalemore Road and seven on 28 m wide lots between Dalemore Road and Seafair Drive. The subject property is in this second row of duplexes. Additionally, one other lot in this row has already subdivided to Single-Family Housing District, Subdivision Area C (R1/C) zoning (RZ 96-035).

In considering the redevelopment of these duplexes, the issue that is of concern is the number of vehicular accesses. In reviewing the situation, staff is of the opinion that because the subject lot, and those around it, will be over 14 m wide and currently have two access points, the proposed subdivision would be wide enough to provide for a turnaround, to satisfactorily address the vehicular access issue. Rezoning the lot to Single-Family Housing District, Subdivision Area C (R1/C) will require a covenant to ensure that a hammerhead driveway is provided to limit the need for backing out onto Blundell Road. The covenant will also require the buildings to be setback 9 m. In this way, the subject lot will be treated consistently with the lot that was previously subdivided at 3180/3200 Blundell Road.

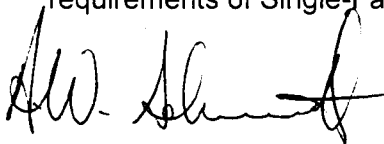
For the row of 15 duplexes to the east; when they start to apply to rezone, it would make sense to start a lane as it is easier to obtain lane access to these lots from the existing lane paralleling No. 1 Road, and because of their narrower widths, a turnaround would not be possible.

FINANCIAL IMPACT

None.

CONCLUSION

1. The applicants propose to rezone a two-family dwelling to create two single-family lots.
2. The proposal is such that it will have little impact on adjacent properties and meets all of the requirements of Single-Family Housing District, Subdivision Area C (R1/C) zone.



A. (Al) W. Schmidt
Supervisor, Urban Development (Utilities)

AWS:blg

There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically, a covenant to ensure the buildings have a 9 m setback and that an on-site turnaround is provided to limit the backing out onto Blundell Road.

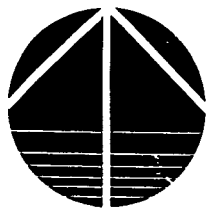


City of Richmond



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	36.58	36.58	36.58	36.58	36.58	36.58
3091	3111	3131	3151	3171		
18.75	18.75	18.75	18.75	21.34		
BLUNDELL RD						
30.05	28.65 3060	28.65	28.65	28.65	14.33 3180	
3040	32.46	32.46	32.46	32.48	32.48	
3040	32.46	32.46	32.46	32.46	32.46	
30.05	28.65	28.65	28.65	28.65	14.33	
.12	20.12	20.12	20.12	20.12	20.12	2
32.46	32.46	32.46	32.46	32.46	32.46	
91	3411	3431	3451	3471	3491	3
.12	20.12	20.12	20.12	20.12	20.12	2
NEWMORE AVE						
.12	20.12	20.12	20.12	20.12	20.12	2



RZ 00-184645

Original Date: 01/11/01

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7210

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7210 (RZ 00-184645)
3100/3120 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 C (R1/C)**.

P.I.D. 000-674-729

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW2157 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

P.I.D. 000-674-737

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW2157 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 7210**".

FIRST READING

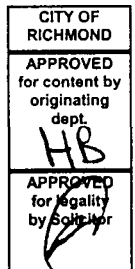
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK