



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications
Date: February 12, 2004
File: RZ 03-253191
Re: **Application by Matthew Cheng for Rezoning at 5520 and 5560 Ludlow Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area H (R1/H)**

Staff Recommendation

That Bylaw No. 7669, for the rezoning of 5520 and 5560 Ludlow Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area H (R1/H)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

JE:ke
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 5520 and 5560 Ludlow Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 or 59.055 ft) to Single-Family Housing District, Subdivision Area H (R1/H) (minimum width 16.5 m or 54.134 ft) in order to permit the two (2) properties to be subdivided into three (3) new single-family residential lots (Attachment 2).

Findings of Fact

Item	Existing	Proposed
Owner	5520 Ludlow Road – Annie Chong 5560 Ludlow Road – Sui Wah Chau; Rebecca Chong; Allen Chong; Annie Chong	To be determined
Applicant	Matthew Cheng	No change
Site Size	Combined lots – 1,939 m ² (20,871 ft ²)	One lot 696 m ² (7,491 ft ²) Two lots each 621 m ² (6,684 ft ²)
Land Uses	Two single-family lots	Three single-family lots
OCP Designation	Low density residential	No change
702 Policy Designation	Lot Size Policy 5463 (Adopted 1996) – Subdivision permitted to R1/H (Attachment 3)	Complies with policy
Zoning	R1/E	R1/H

Surrounding Development

The majority of homes in the neighbourhood are older in nature. However, there are a number of new homes on both Single-Family Housing District, Subdivision Area E (R1/E) and Subdivision Area H (R1/H) zoned lots in the vicinity of the subject sites. New houses are located to the north and south with older single-family homes to the west.

Related Policies

Lot Size Policy

Lot Size Policy 5463, adopted by Council on February 19th, 1996, permits the two (2) subject properties to be rezoned and subdivided to Single-Family Housing District, Subdivision Area H (R1/H).

Staff Comments

At subdivision, full Neighbourhood Improvement Charge (NIC) fees will be assessed for future frontage upgrades. Existing frontage on both lots consists of an open ditch. Staff note that there are some medium sized evergreen and deciduous trees around the perimeter of both properties. Staff informed the applicant that as many existing trees as possible located on the subject properties should be retained. The applicant has taken this under advisement.

Analysis

This is a straightforward application to permit the two (2) existing lots to be subdivided into three (3) new residential lots. There is precedent for this proposal with thirteen (13) properties zoned Single-Family Housing District, Subdivision Area H (R1/H) in the neighbourhood.

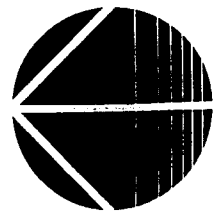
Conclusion

Staff support the rezoning application as it complies with Lot Size Policy 5463.

A handwritten signature in black ink, appearing to read 'K. Eng', with a stylized flourish at the end.

Kevin Eng
Planning Technician – Design

:ke



RZ-03-253191

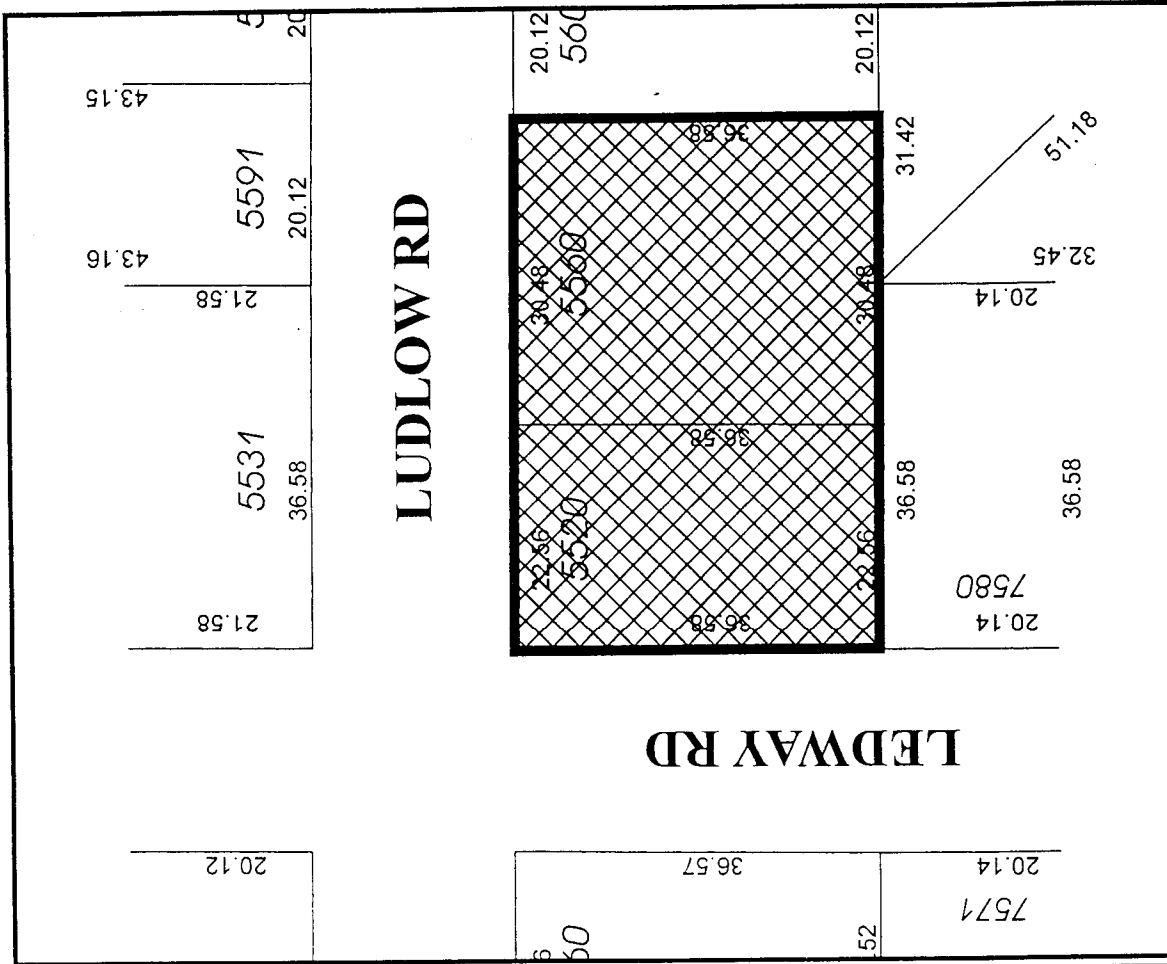
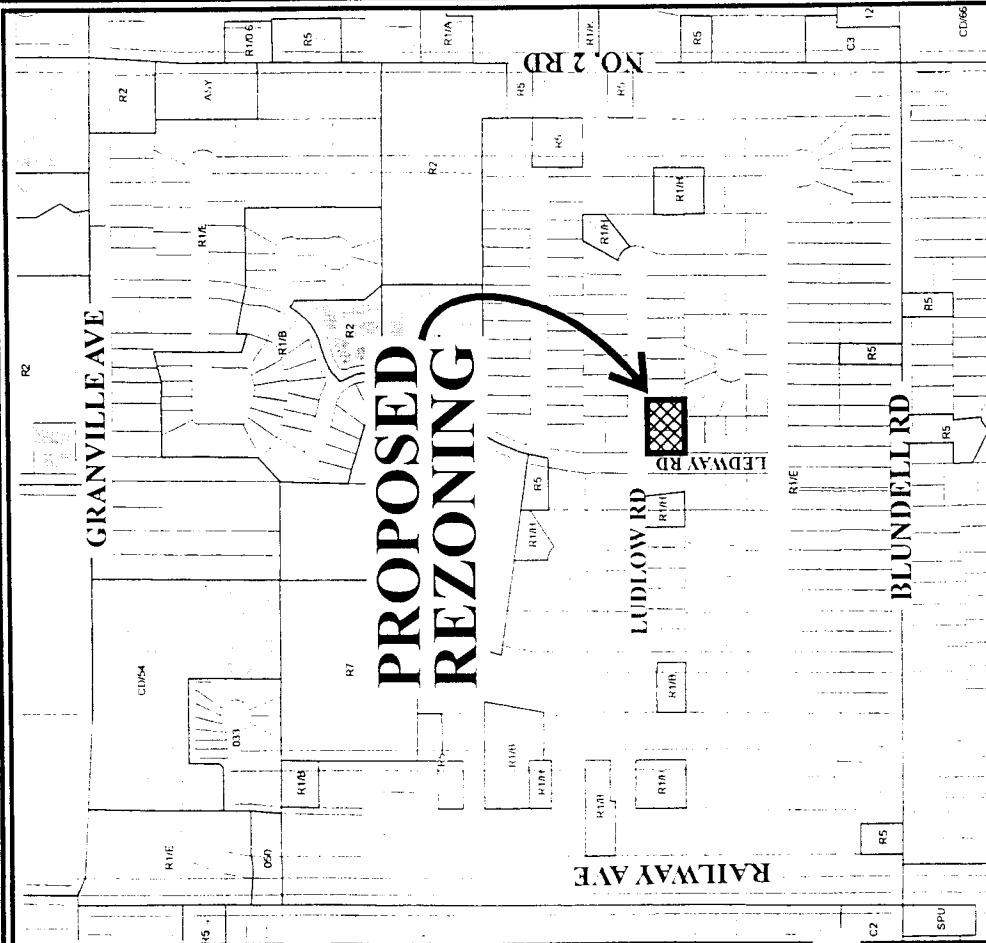
Original Date: 01/05/04

Revision Date:

Note: Dimensions are in METRES

ESTABLISHED

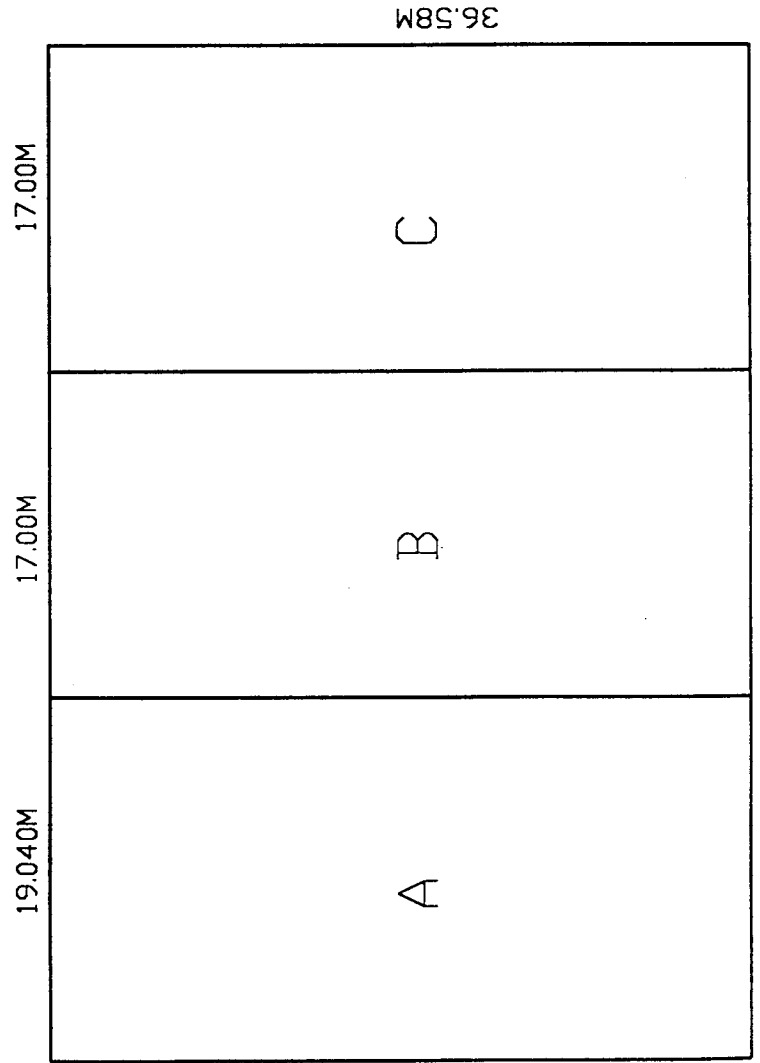
ATTACHMENT 1



ATTACHMENT 2

LEDWAY RD

LUDLOW RD



PROPOSED

ZONING: R1/H

MIN FRONTAGE: 7.5M

MIN WIDTH: 16.5M (+2M CORNER

MIN DEPTH: 24M

MIN AREA: 550M²



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

Area Boundary Amended: *

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 13-4-7

POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

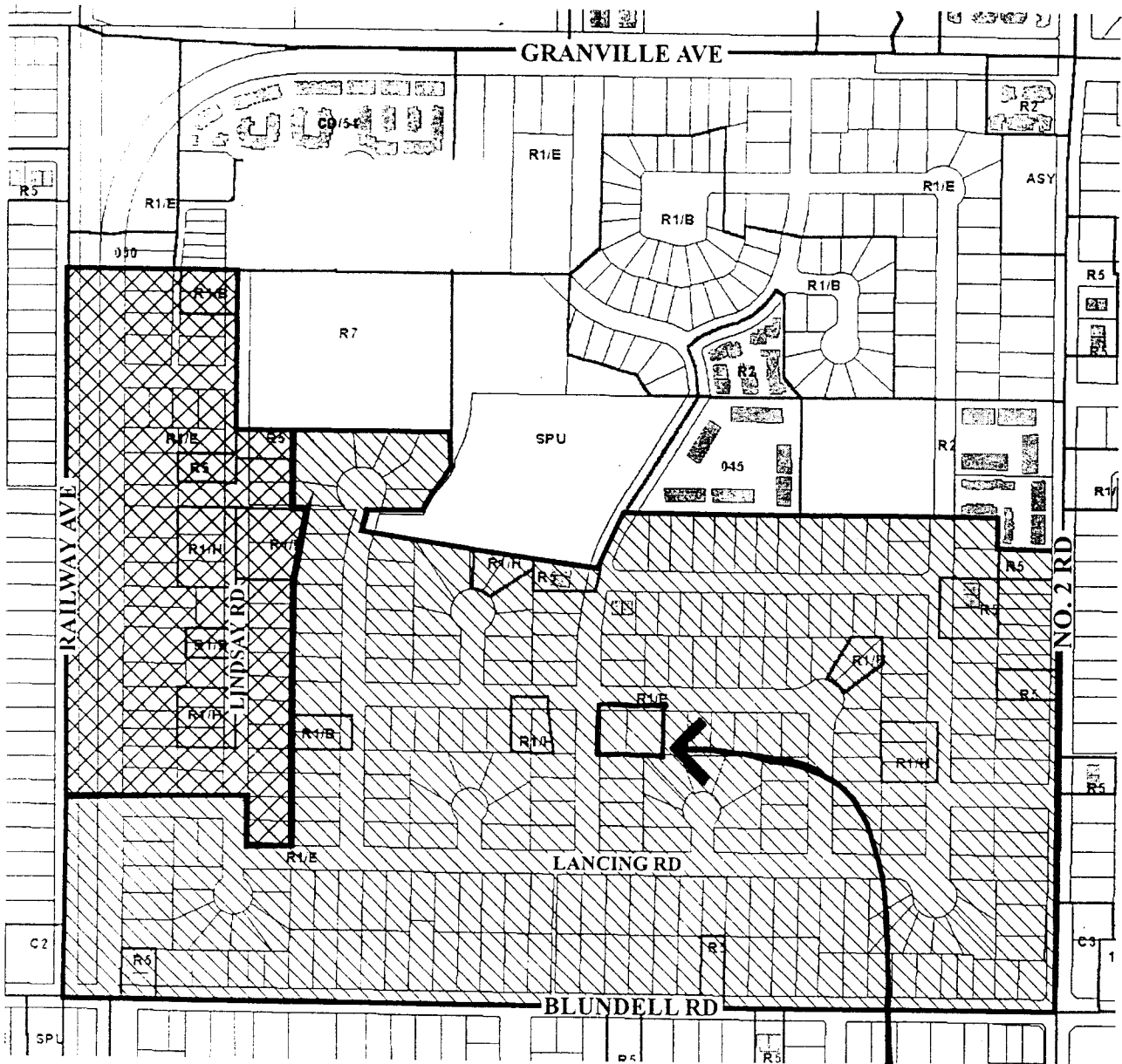
That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and



That this policy 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 amended according to Bylaw No. 5300.

* Original Adoption Date In Effect

280115



**SUBJECT
SITES**

-  Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.
-  Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463
SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



City of Richmond

Bylaw 7669

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7669 (RZ 03-253191)
5520 & 5560 LUDLOW 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 H (R1/H)**.

P.I.D. 003-943-445

Lot 61 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

P.I.D. 008-823-804

Lot 62 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7669”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK