



To: Planning Committee **Date:** March 11, 2003
From: Joe Erceg **File:** RZ 02-222485
Manager, Development Applications
Re: **APPLICATION BY MANOS & KYRANI KANAVAROS FOR REZONING AT 8440
NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA
E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**

Staff Recommendation

That Bylaw No. 7500, for the rezoning of 8440 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Manos and Kyrani Kanavaros have applied to the City of Richmond for permission to rezone 8440 No. 3 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to bring an existing older duplex (**Attachment 2**) on the property into conformity with the zoning.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Manos and Kyrani Kanavaros	No change
Site Size	1139 m2	No change
Land Uses	Duplex	No change
OCP Designation	Low Density Residential	No change
702 Policy Designation	Policy 5423	No change
Zoning	R1/E	R5

Surrounding Development

The surrounding development is primarily older single family homes. The property that backs onto the subject property also contains a two-family dwelling.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5423 (**Attachment 3**), adopted by Council in 1989, restricts lot sizes to R1/E (59 foot minimum width) except that duplexes are permitted to subdivide into two equal halves provided that each lot created meets the requirements of R1/B (39 foot minimum width) or R1/C (44 foot minimum width). While the subject site does have an older duplex on it, the intention of the owner is to legalize the existing situation rather than subdivide the lot.

Lane Policy

While the subject site is adjacent to No. 3 Road, a lane is not required with the redevelopment of the subject site because:

- the lot does not front No. 3 Road;
- the lot does not have sufficient depth to provide a lane; and
- if the subject site, and the one that backs onto it (8480 No. 3 Road) subdivide, access can be provided by Bowcock and Lucas Roads.

Arterial Road Redevelopment Policy

As the lot does not have sufficient dimension to provide a lane, the redevelopment options are limited to those where access can be provided by the side streets. So while the lot is situated along an arterial road and could take advantage of this location to build something more dense, the inability to provide a lane limits its redevelopment potential.

Staff Comments

Prior to final reading of rezoning a Restrictive Covenant is required which will state that the following will be required should an application be received to strata title the existing duplex, to build a new duplex or to subdivide the property into two single-family residential lots:

1. The existing access to No 3 Road is to be removed at the developers sole cost, and,
2. The Developer will be required to enter into the City's standard Servicing Agreement to design and construct their entire Lucas Road frontage to current City standards. Works would include, but not be limited to, road widening, curb & gutter, a covered storm sewer system, creation of a grass and treed boulevard, street lighting and sidewalk at the property line.

Analysis

The applicant simply wishes to legalize the existing older duplex and rezone the site for this use. It is generally the City's intention to have accesses to major arterial roads removed where possible, however, given that the plan is to retain the existing structure, a covenant can be placed on the property to ensure that the existing access will be removed in the future if an application is received to strata title the existing duplex, build a new duplex or subdivide the property into two single family residential lots.

In terms of future potential redevelopment, a townhouse or coach house use would be difficult as a lane would be required and after lane dedications and setbacks there is only about 40 feet in which to site a building and garage. Therefore, redevelopment of the site would be limited to a new duplex under the zoning that has been applied for or subdivision of the lot under R1/B zoning (which are both possible under the existing Lot Size Policy). Both of these redevelopment scenarios would require that the existing access be removed from No. 3 Road and that the Lucas Road frontage be upgraded (a lane would not be required).

Financial Impact

None.

Conclusion

This is a straightforward application to rezone 8440 No. 3 Road to Two-Family Dwelling District (R5) in order to bring the existing older duplex on the property into conformity with the zoning. The rezoning of the property for R5 or for R1/B would be consistent with the Lot Size Policy for the neighbourhood. The Lane Policy and Arterial Road Policy do not apply given the difficulty in providing a lane on this site. The only requirement of the application is a covenant to ensure that when any rebuilding or subdivision occurs on the property, the access to No. 3 Road is removed and the Lucas Road frontage is upgraded.



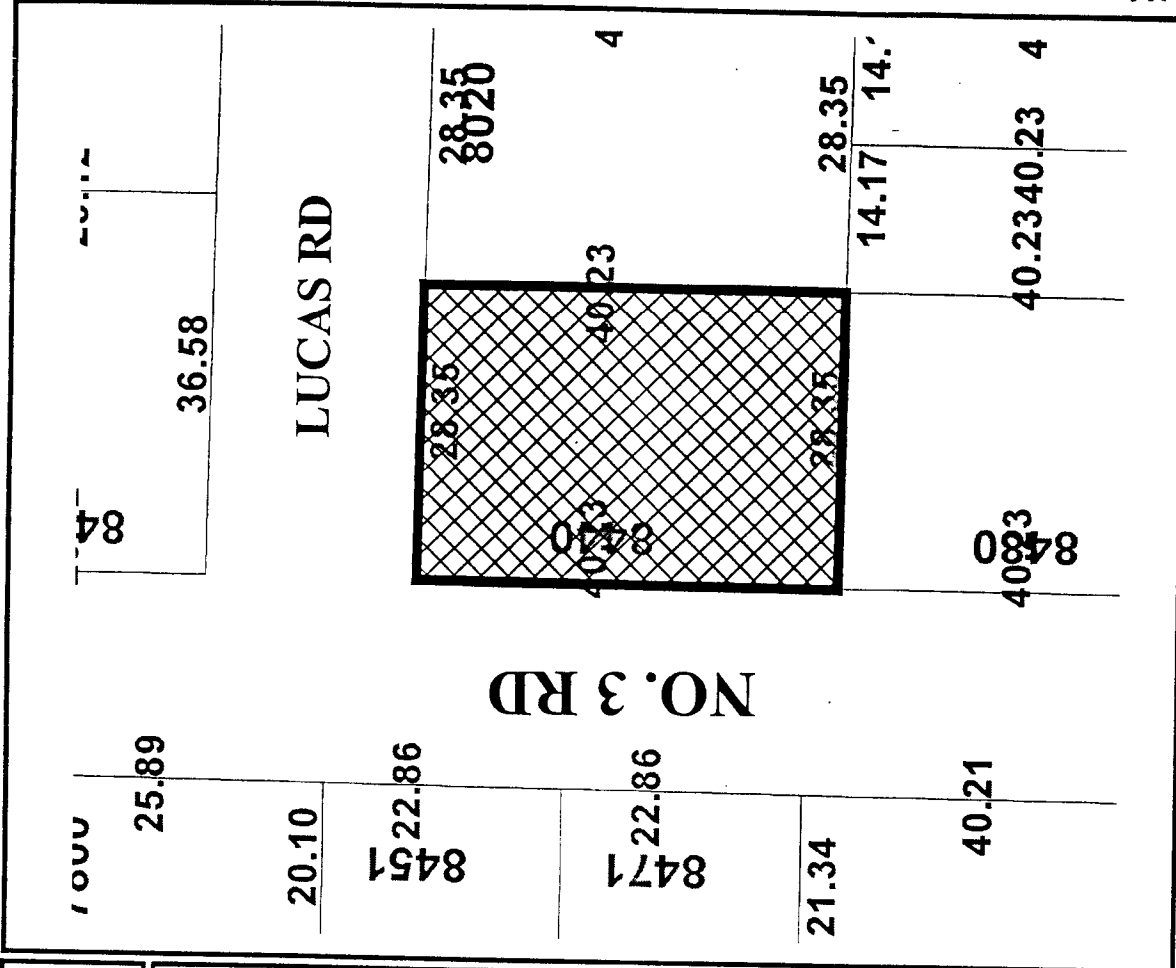
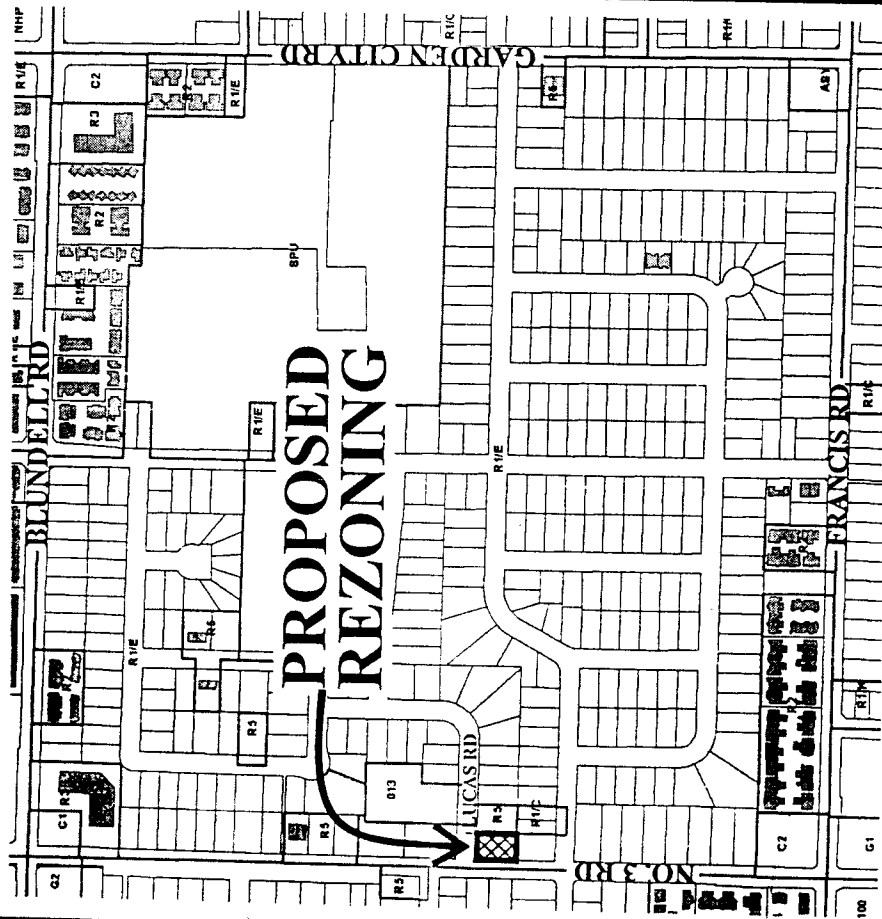
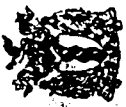
Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

Prior to final reading of rezoning the developer shall be responsible for signing and registration of a Restrictive Covenant which will state that should an application be received to strata title the existing duplex, to build a new duplex or to subdivide the property into two single-family residential lots:

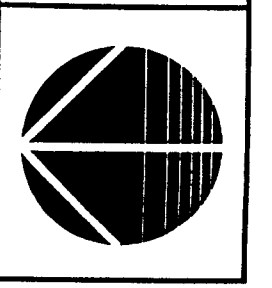
1. The existing access to No 3 Road is to be removed at the developers sole cost, and,
2. The Developer will be required to enter into the City's standard Servicing Agreement to design and construct their entire Lucas Road frontage to current City standards. Works would include, but not be limited to, road widening, curb & gutter, a covered storm sewer system, creation of a grass and treed boulevard, street lighting and sidewalk at the property line.

City of Richmond



Original Date: 01/08/03
 Revision Date:
 Note: Dimensions are in METRES

RZ 02-222485



BRITISH COLUMBIA LAND SURVEYOR - CERTIFICATE
OF LOCATION SHOWING BUILDINGS ON LOT 27
SECTION 21 BLOCK 4 NORTH RANGE 6 WEST
N.W.D. PLAN 17986

R-00-10

SMALL OUT-BUILDINGS ON
NON-PERMANENT FOUNDATIONS
MAY NOT BE SHOWN.

DIMENSIONS ARE MEASURED
AT GRADE, TO VERTICAL FACE
OF OUTSIDE BUILDING WALLS
UNLESS INDICATED OTHERWISE.

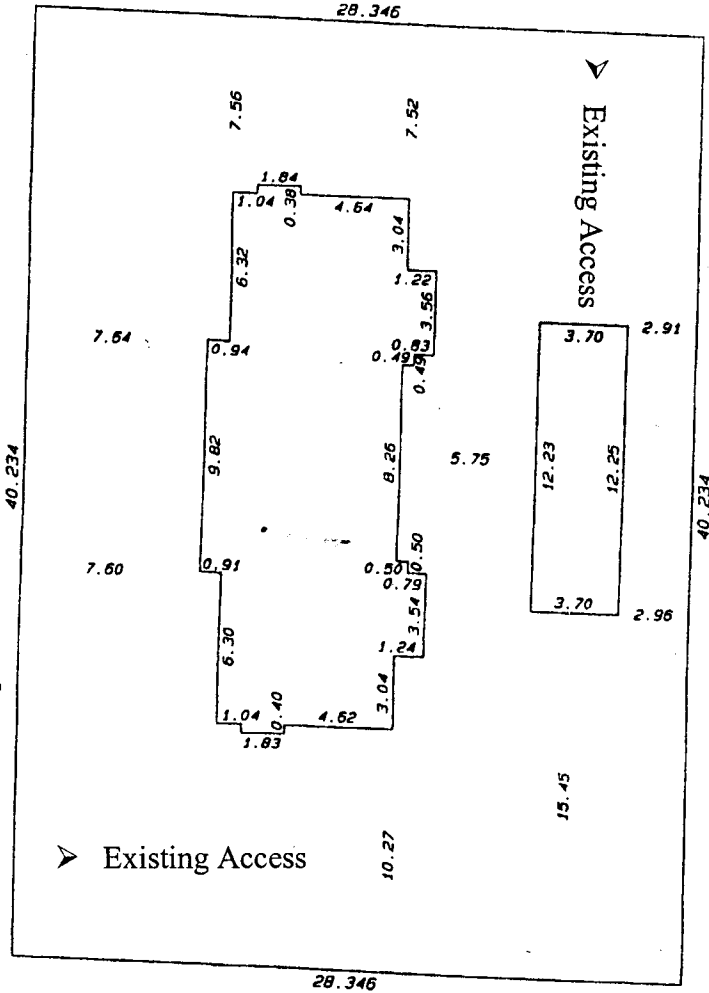
CURRENT ADDRESS:
8440 - 8460 NUMBER 3 ROAD
RICHMOND, B.C.

SCALE 1:250
DIMENSIONS ARE IN METRES
UNLESS NOTED OTHERWISE

LUCAS ROAD



No. 3 ROAD



THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF
CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL.
NO OTHER INFORMATION IS IMPLIED.
IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION
OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS.
WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THIS CERTIFICATE IS VALID ONLY UNDER THE
ORIGINAL TERMS AND CONDITIONS OF OUR
CONTRACT WITH THE PARTY FOR WHICH IT WAS
PREPARED, AND AS SUCH ONLY ON THE DATE
CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND
MODIFICATIONS TO TITLE, PROPERTY LINES,
OR IMPROVEMENTS AND THE PASSAGE OF TIME
WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

DATE OF SURVEY:
7th DAY OF FEBRUARY, 2000

Ralph B. Turner
B.C. LAND SURVEYOR

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

R-00-10

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SURVEYORS & ENGINEERS
210 - 8171 Cook Road
Richmond, B.C.
V6Y 3T8
Ph: 270-9331
Fax: 270-4137

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City of Richmond

Policy Manual

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Adopted by Council: November 20, 1989

POLICY 5423

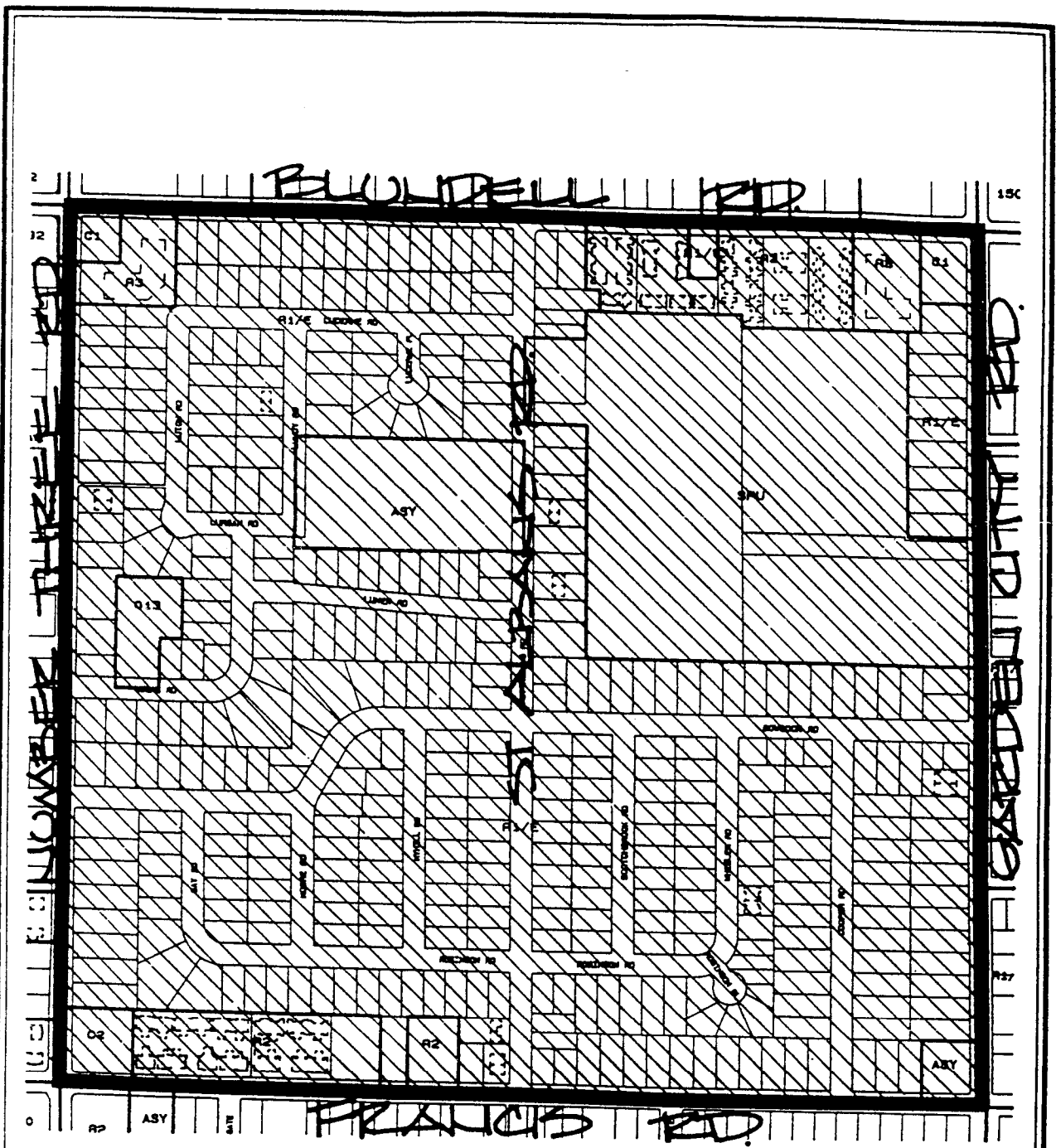
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 21-4-6

POLICY 5423:

The following policy establishes lot sizes within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road (in a portion of Section 21-4-6):

That properties within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the exception that properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C). This policy, as shown on the accompanying plan, is to 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.



SUBDIVISION PERMITTED AS PER R1/E



POLICY SECTION 5423 21,4-6

DATE
08/30/89



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7500 (RZ 02-222485)
8440 NO. 3 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 **TWO-FAMILY HOUSING DISTRICT (R5)**.

P.I.D. 009-773-037

Lot 27 Section 21 Block 4 North Range 6 West New Westminster District Plan 17986

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7500”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK