



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: March 27, 2000
FILE: RZ 99-161573
RE: **Application by Mr. Bruno DeAngelis for Rezoning at 7451 No. 4 Road from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area B (R1/B)**

STAFF RECOMMENDATION

That Bylaw No. 7124, for the rezoning of 7451 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

AWS:blg
Att.1

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

Mr. Bruno DeAngelis has applied to rezone 7451 No. 4 Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Single-Family Housing District, Subdivision Area B (R1/B)” in order to allow the subdivision of the rear portion of the property to complete on a contractual agreement with the owner(s) of the property, Mr. Philippe L. Cote and Mrs. Amelia D. McDonald.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Philippe Louis Cote and Amelia Dianne McDonald	Bruno DeAngelis (rear portion only)
Applicant	Bruno DeAngelis	No Change
Site Size	2,034.65 m ² (21,901.5 ft ²)	2 – 775.1 m ² (8,343.4 ft ²)
Land Uses	Single-family dwelling	Single-family on the front portion unknown on the rear
OCP Designation (City Centre Area Plan)	Residential	No Change
Sub-Area Plan Designation (McLennan South Sub-Area Plan)	<ul style="list-style-type: none"> • Land Use: Residential, 2 ½ storeys Triplex, Duplex, Single-Family • Residential Character: Clusters of Single-Family, Duplex, Triplex units • Circulation Concept: Consolidated driveways, access from new ring road 	No Change
Zoning	R1/F	R1/B

The subject property is located on the west side of No. 4 Road and on the south side of the unopened General Currie Road. The property is surrounded by large single-family lots (R1/F) and larger agricultural lots (AG1) on the east side of No. 4 Road.

RELATED POLICIES & STUDIES

McLennan South Sub-Area Plan

The McLennan South Sub-Area Plan, adopted in 1996, promotes the establishment of a lower density residential neighbourhood with a “country estate” image. Currently characterized by a mix of newer and older single-family dwellings on large lots, the plan envisions that many of these dwellings and their mature landscaping may be retained. New development is intended to be largely single-family dwellings; while multi-family housing is encouraged.

Roads and Services

In late 1999, the City completed the installation of new sanitary sewers, storm sewers and water mains along existing local roads. Sidewalks, street lighting and treed boulevards will follow when redevelopment occurs. The plan directs that a number of new roads, such as the "ring road", be constructed to break the area into smaller blocks and to reduce the reliance on Heather, Ash and Bridge Streets by strengthening the east-west connections (shown on Attachment 1).

General Currie Road, from No. 4 Road to the "ring road", is identified as a collector road. This road is intended to provide vehicular circulation to the entire area from No. 4 Road (entry road); no on-street will parking be allowed on the entry road. The entry road will include a central treed median to separate and direct inbound/outbound traffic. The treed median also distinguishes the main entry roads by providing a sense of arrival into the neighbourhood. These new roads are to be established as properties redevelop. Transportation policy requires that additional road works such as the establishment of new rear lanes are undertaken along No. 4 Road as development occurs.

STAFF COMMENTS

Development Applications

The area plan calls for a treed median on General Currie Road from No. 4 Road to the "ring road"; Attachment 2 is the typical cross-section detailing this stretch of road. It is noted that an additional 1.75 m road dedication is required to achieve the objective of the entry road.

Since this application is to legally separate the rear portion of the property from the front portion and that the applicant has no intent at this time to develop on the rear portion, the requirements associated with this rezoning application are as follows:

1. Dedication of roads to facilitate the widening of General Currie Road, 10 m along the rear portion for the "ring road" and a 6 m lane (see Attachment 3).
2. Enter into a restrictive covenant ensuring that no development can occur on the properties until such time as the "ring road", lane and General Currie Road are constructed.

Land Use

This is something of an unusual application because its timing appears to be solely driven by an option to purchase and the applicant is disinterested in the fact that he will likely want to rezone this lot again prior to developing it. From the perspective of Land Use, staff's proposal to secure the necessary road/lane dedication now and delay the developer's contribution towards road/lane construction to future development is practical and supportable.

No other departments contacted had adverse comments

ANALYSIS

On August 31, 1987, Mr. Bruno DeAngelis entered into an "option agreement" with the owner of the property, Mr. Philippe Cote, to purchase the rear portion of 7451 No. 4 Road. The option is open to acceptance until April 30, 2007. Mr. DeAngelis wishes to exercise his option in advance

of this date. The agreement states that Mr. DeAngelis *"shall have no right to exercise this option unless and until a "Subdivision Plan" has been approved by the Approving Officer for the Municipality of Richmond."*

On August 24, 1998 Mr. DeAngelis made an application to subdivide off the rear portion of the property in keeping with the existing zoning "Single-Family Housing District, Subdivision Area F (R1/F)". The property could have been subdivided under this zone, however, with the dedication requirements along General Currie Road, the "ring road" and the lane, the newly-created lots would not meet the minimum requirements (depth and width) for Single-Family Housing District, Subdivision Area F (R1/F). The only option available was to rezone the property.

Options

One of the options staff investigated was to approve the subdivision without the necessary road/lane dedication and register a covenant on the property ensuring that development cannot take place on the lands until the dedication and construction is provided. Staff were not supportive of this option since Mr. DeAngelis had no intention of developing on the lands in the near future and that this was his first step of assembling lands for development. Staff felt that securing the dedication along General Currie Road, the "ring road" and the lane now was a strategic course of action, as it would start the system of roads/lanes from General Currie Road. This would enable the properties to the south to develop in advance of Mr. DeAngelis, as the road dedications would be there for their use.

FINANCIAL IMPACT

None.

CONCLUSION

This application is to rezone 7451 No. 4 Road to Single-Family Housing District, Subdivision Area B (R1/B). Its timing is driven by an option to purchase. The proposal is worthy of support as it would strategically secure the necessary road dedication for the ring road and lane, and is consistent with the McLennan South Sub-Area Plan.

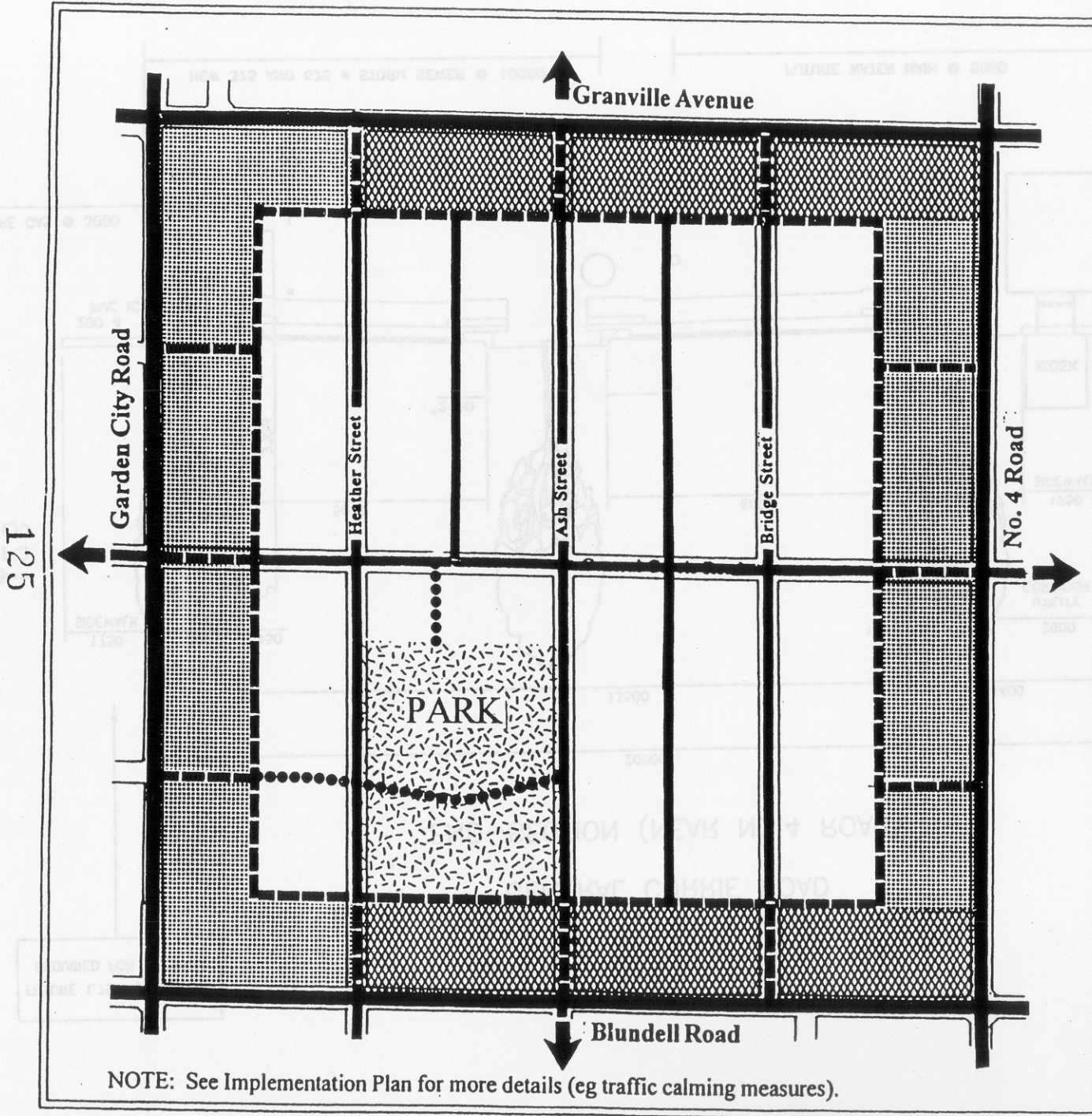
A.(AI) W. Schmidt
Supervisor, Urban Development (Utilities)

AWS:blg

There are requirements to be dealt with prior to final adoption:









Legal requirement, specifically: A covenant to ensure that the two parcels' only means of access as development occurs will be via the lane, and a second covenant to ensure that no development can occur on the lands until such time as the roads and lanes are provided.

Development requirement, specifically: Road and lane dedication as per Attachment 1.




Attachment 3

Circulation Concept

-  Lane network to provide continuous tree-lined streetscape.
-  Consolidated driveways, access from new ring road.
-  Consolidated driveways, (access from ring road) or lanes depending on final parcel sizes.
-  Arterial
-  Collector
-  Local
-  Trail/Walkway
-  Major Entry/Exit Points

McLennan South Sub-Area
Official Community Plan



117803

NOTE: See submittal for more details (if applicable)

North Arrow

GENERAL CURRIE ROAD END-SECTION (NEAR NO.4 ROAD)

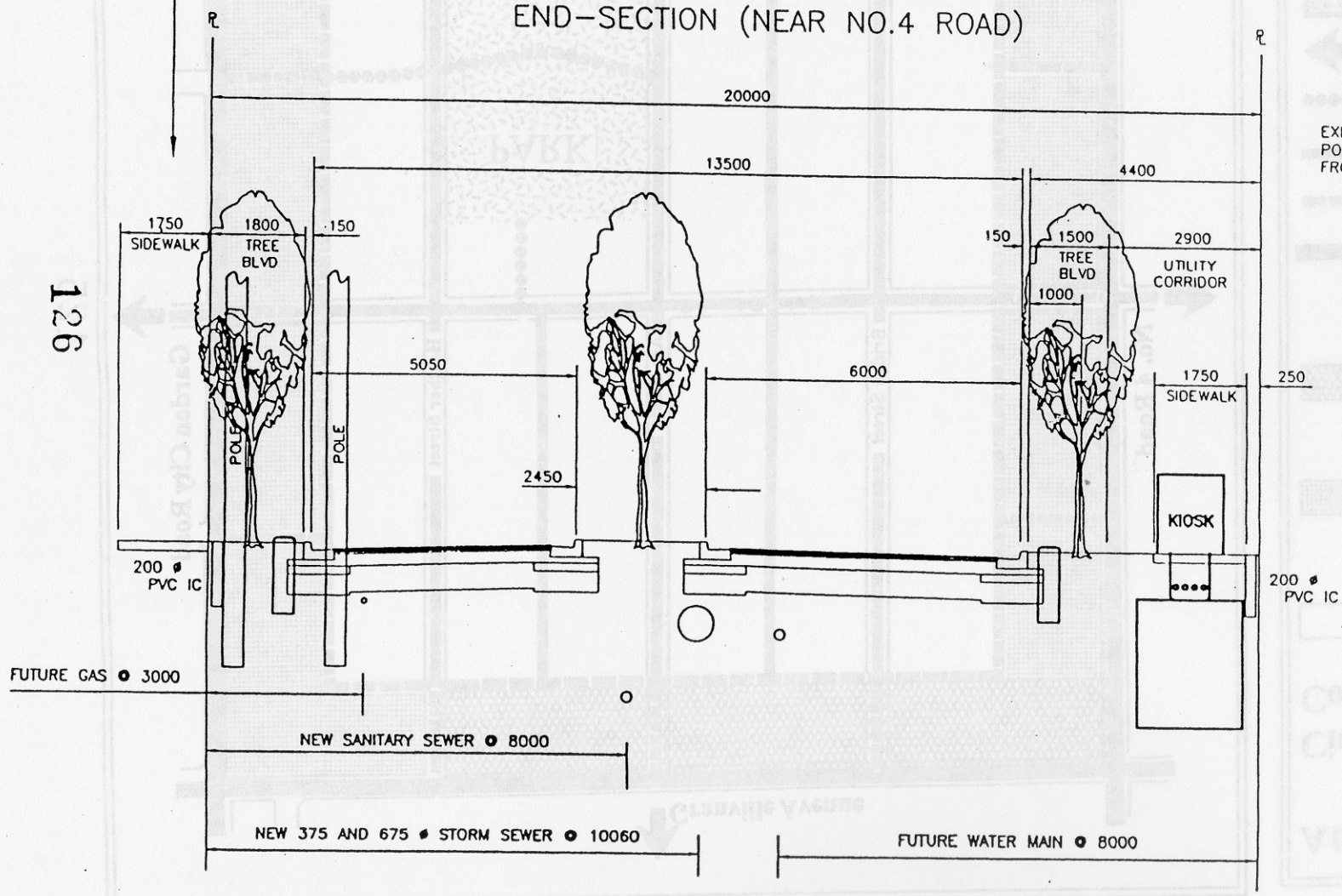
NOTES:

UNDERGROUND UTILITY PIPE DEPTHS ARE APPROXIMATE ONLY FOR ILLUSTRATION PURPOSES

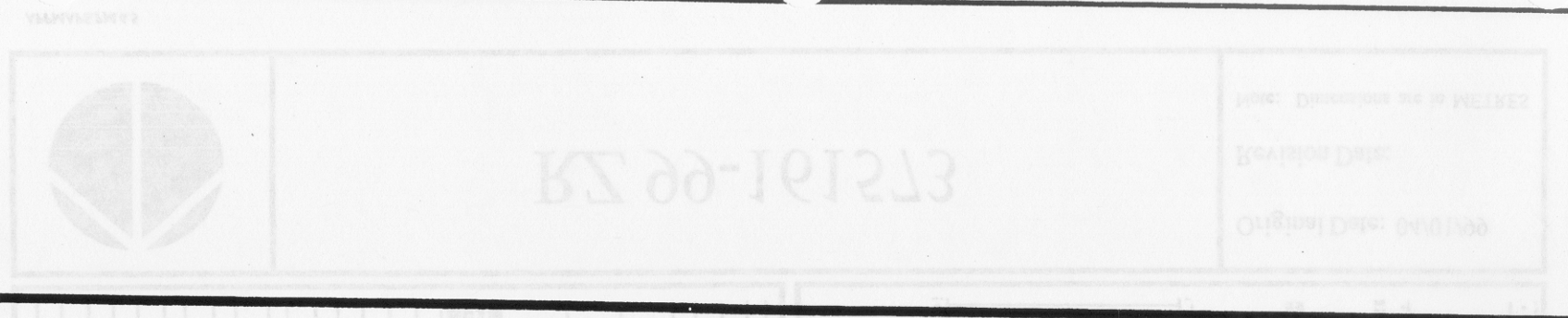
EXISTING BC HYDRO/BC TEL POLES. OFFSET FROM PL VARIES FROM 0.5m TO 2.4m

FUTURE 1.75m DEDICATION REQUIRED FOR SIDEWALK

126



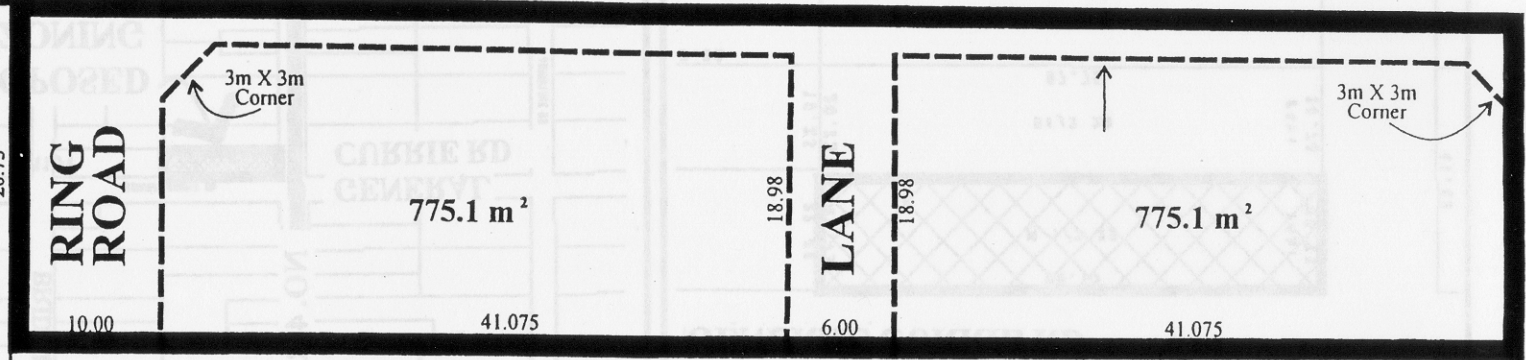
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- SCALE: N.T.S.



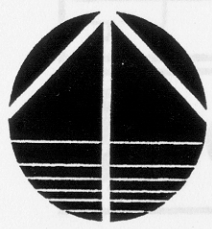
SUBJECT SITE

GENERAL CURRIE ROAD

127



NO. 4 RD



7451 No. 4 Road
Proposed Subdivision & Road Dedication

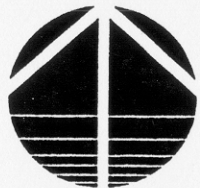
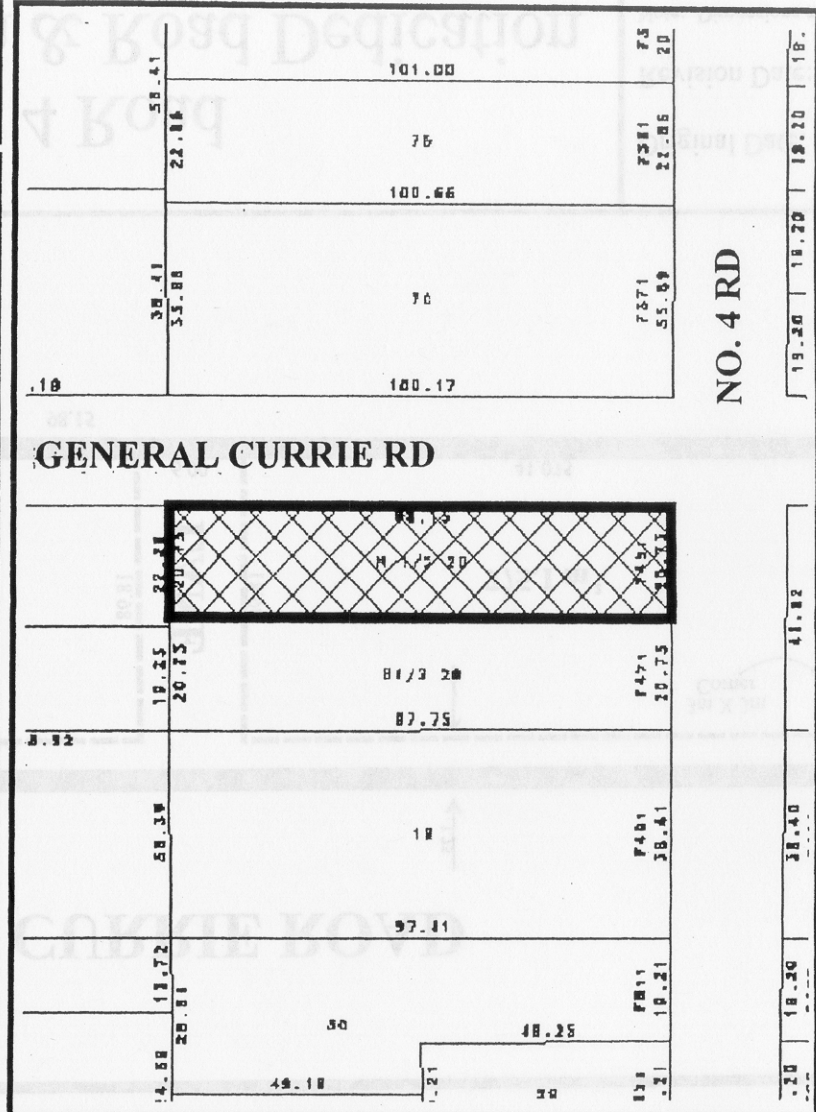
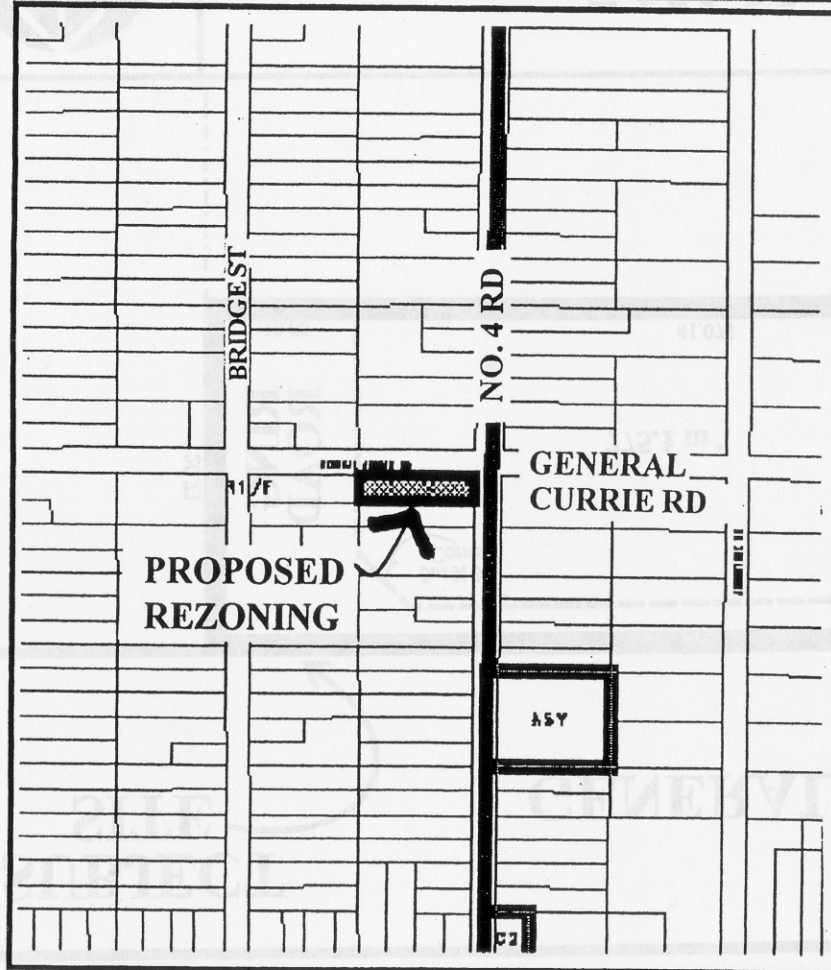
Original Date: 03/14/00
Revision Date:
Note: Dimensions are in METRES

MUNICIPALITY OF WHARFEDALE



City of Richmond

128



RZ 99-161573

Original Date: 04/01/99

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7124
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7124 (RZ 99-161573)
7451 NO. 4 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. 003-556-093
 North Half Lot 20 Block "E" Section 15 Block 4 North Range 6 West New Westminster
 District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7124"**.

FIRST READING A PUBLIC HEARING WAS HELD ON SECOND READING THIRD READING OTHER REQUIREMENTS SATISFIED ADOPTED <hr style="width: 30%; margin-left: 0;"/> MAYOR	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor