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**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Re:** **APPLICATION BY ROCKY SETHI TO REZONE 11031 KING ROAD FROM LAND USE CONTRACT 048 TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) & SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) AND TO REZONE THE NORTHERN PORTION OF 11051 KING ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

*To Planning - Apr 23, 2003*  
**Date:** March 20, 2003  
RZ 03-222841  
*File: 8060-20-7512*

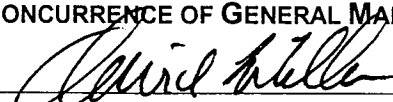
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**Staff Recommendation**

That Bylaw No. 7512, for the rezoning of 11031 King Road from "Land Use Contract 048" to "Single-Family Housing District, Subdivision Area E (R1/E)" and "Single-Family Housing District, Subdivision Area B (R1/B)" and the northern portion of 11051 King Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

  
Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Rocky Sethi has applied to the City of Richmond for permission (**Attachment 1 & 2**):

- to discharge Land Use Contract 048 from 11031 King Road and rezone the front portion to Single-Family Housing District, Subdivision Area E (R1/E) (minimum width of 18m or 59 ft) in order to retain the existing house and rezone the rear portion to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12m or 39 feet) in order to create a new lot in conjunction with 11051 King Road; and
- to rezone the rear portion of 11051 King Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to retain the existing house and create a new lot in conjunction with 11031 King Road.

### Findings of Fact

Item	Existing	Proposed
Owner	11031 King - Christiaan and Gezine Kasper 11051 King - Thanh Le and Hoa Lam	To be determined
Applicant	Rocky Sethi	No change
Site Size	11031 King Rd 922 m <sup>2</sup> (9924 ft <sup>2</sup> ) 11051 King Rd 980 m <sup>2</sup> (10549 ft <sup>2</sup> )	11031 King - 671 m <sup>2</sup> (7223 ft <sup>2</sup> ) 11051 King - 721 m <sup>2</sup> (7761 ft <sup>2</sup> ) new lot Kingcome 507 m <sup>2</sup> (5457 ft <sup>2</sup> )
Land Uses	Two single family lots	One additional single family lot
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B & R1/E	No change
Zoning	LUC 048 & R1/E	R1/E & R1/B

### Surrounding Development

The neighbourhood is comprised primarily of older single family homes with some multifamily in the northern portion of the quarter section. One letter was received (**Attachment 3**) from a neighbour who is not opposed to the proposal but would like to see the house at 11031 King Road retained, which is what the applicant is proposing.

### Related Policies & Studies

#### Lot Size Policy

Lot Size Policy 5409 (**Attachment 4**) was adopted by Council in 1989, again in 1995 and then again in 2001. The policy restricts subdivision for most of the area however it designates the subject site for the creation of one R1/B size lot.

### Staff Comments

#### Zoning

11031 King Road was included as part of Land Use Contract 048 which covers quite a number of single family properties to the north of the subject property. There is no issue with rezoning just one of the lots in the Land Use Contract as the contracts are with individual property owners, and the rest of the area will maintain the existing Land Use Contract zoning.

Retention of Existing Houses

The surveyor's plan (**Attachment 5**) shows that the existing houses will meet the 6m (20 foot) rear yard setback requirement of the R1 zone.

Engineering

There are no conditions for final reading of the rezoning. At the subdivision stage the developer is to enter into a standard Servicing Agreement to extend the curb and gutter to the east property line of 11051 King Road, remove the asphalt lighting strip replacing it with a 1.2m grass boulevard across both frontages and to extend the sidewalk.

**Analysis**

Staff is supportive of the proposal for the following reasons:

- The proposal is consistent with the Lot Size Policy;
- The new lot that is created will fit in nicely beside a row of lots along Kingcome that are also 12m (40 feet) wide;
- impact on the neighbourhood is minimal given that the existing houses on these properties will be retained;
- there are no issues with removing the Land Use Contract from this one lot only; and
- the homes that are being retained will conform to the R1 zone after the land at the back of the properties is used for a new lot.

**Financial Impact**

None.

**Conclusion**

The proposal is to create a new lot on Kingcome Avenue using the rear portions of two lots fronting on King Road. Staff is supportive of the proposal as the existing houses will be retained, the new lot will be similar in size to the other lots fronting Kingcome, there should be minimal impact on the neighbourhood, there are no zoning issues and the proposal is consistent with the Lot Size Policy.

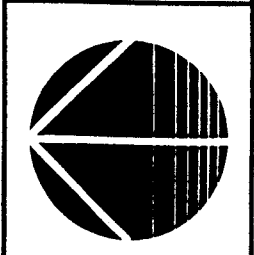
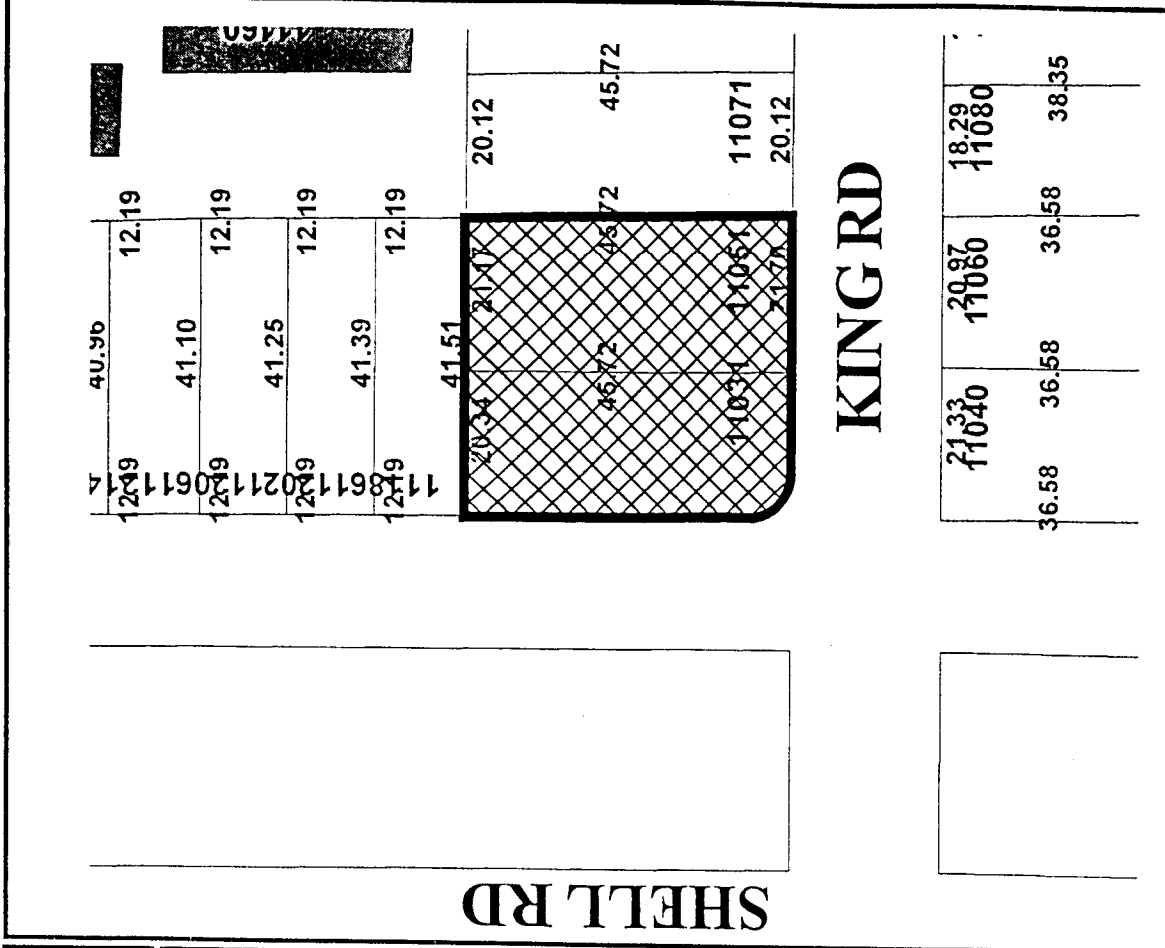
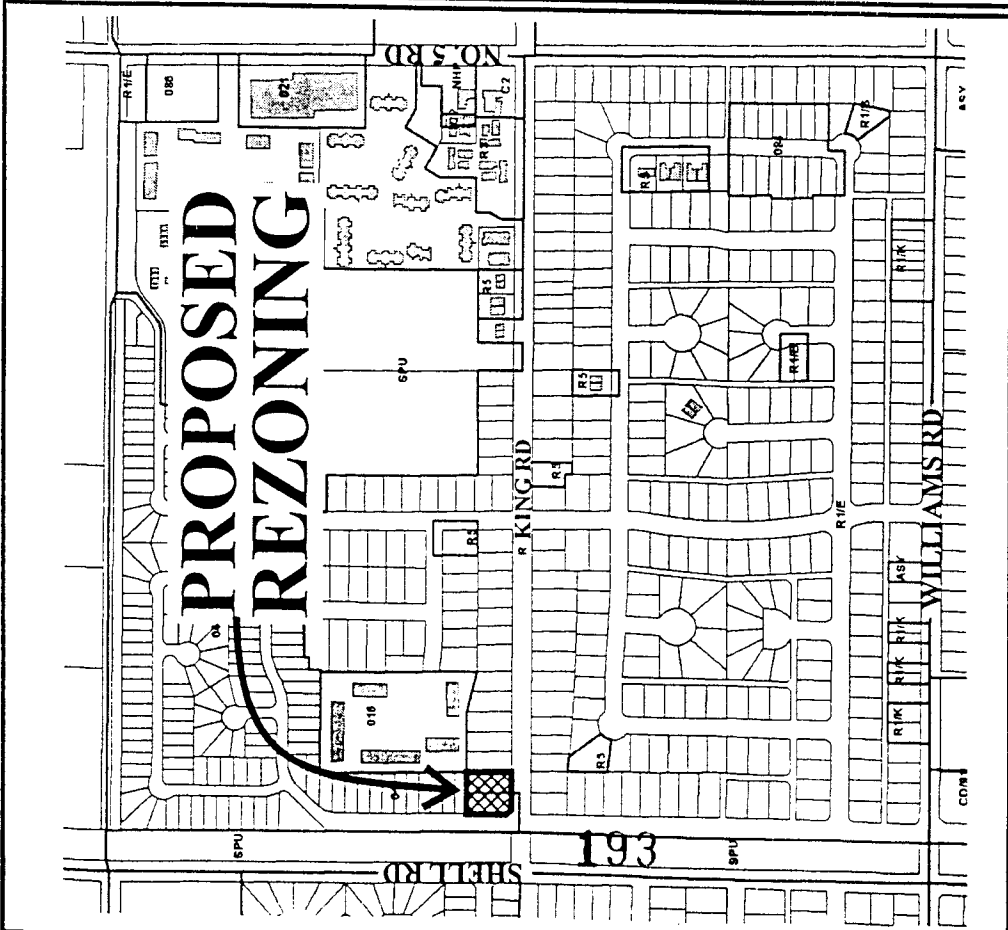


Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas



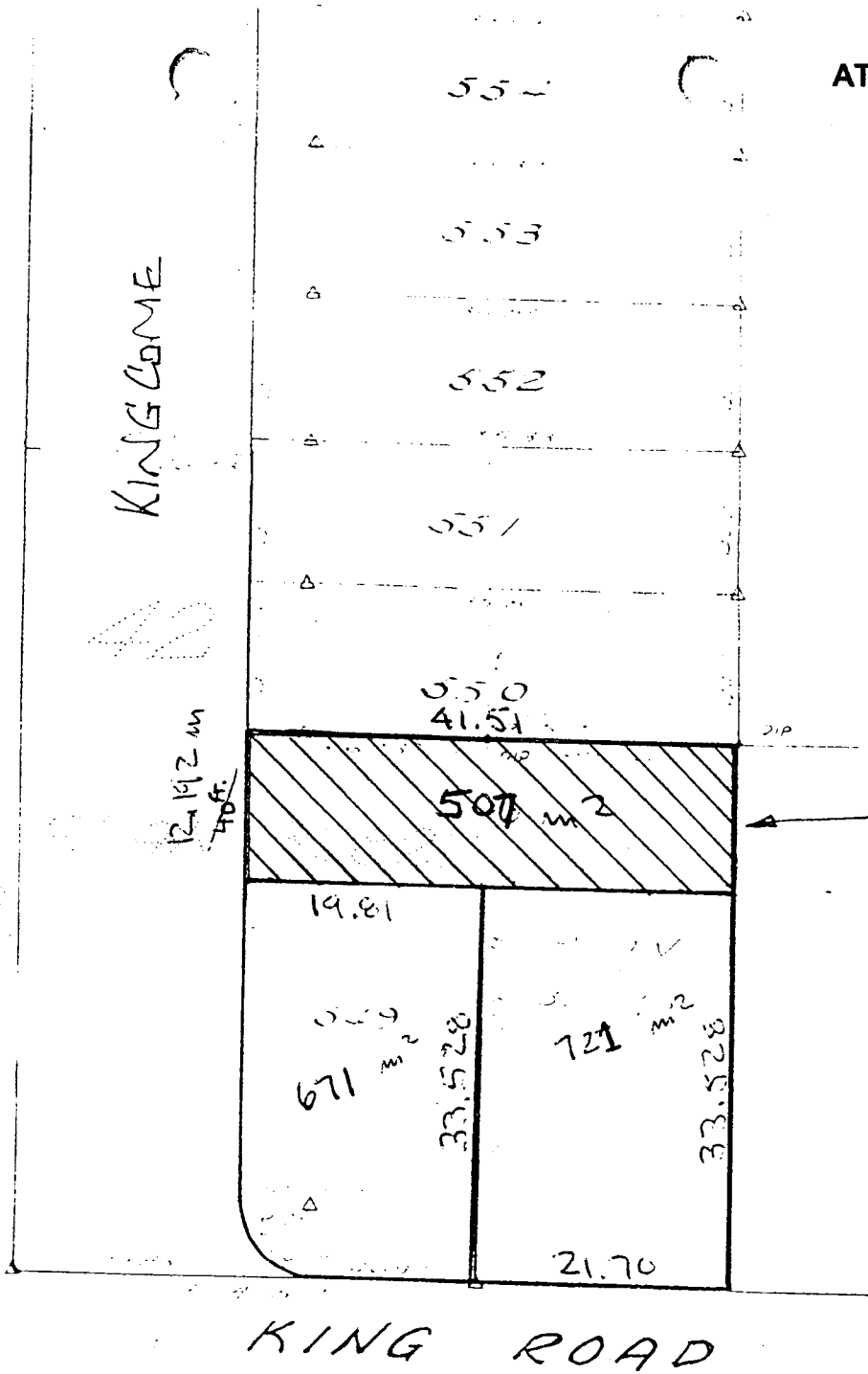
# City of Richmond



RZ 03-222841

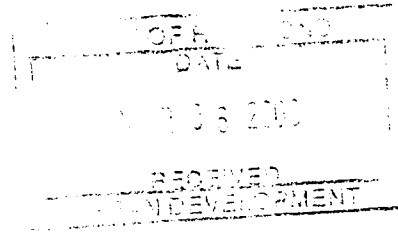
Original Date: 01/21/03  
 Revision Date:  
 Note: Dimensions are in METRES

City of Richmond



March 3, 2003-03-03

City of Richmond  
6911 No. 3 Road  
Richmond V6Y 2C1



Attn: Holger Burke, Planning

Re: RZ 03-222841 11031-11051 King Road

Dear Sir,

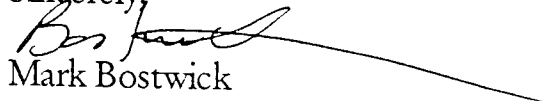
I understand from the signage that you have a proposal to consolidate two large lots on the corner of King/Shell and create three single family dwellings.

As a nearby homeowner (across the street) I am not opposed in principle to infill proposals, including this one. However, any such proposal should result in a net benefit to the community.

The critical fact is that 11031 King Road is a key landmark in the community and the most attractive house on the entire street. Its excellent landscaping, and traditional design (quasi-Tudor) set a standard.

Loss of this house and replacement by the conventional stock plan homes would represent a net loss to the community, and would indicate that staff and Council are indifferent to the quality of our neighbourhood, especially since a competent architect could either preserve the existing home or replace with new units of a traditional design.

Sincerely,

  
Mark Bostwick

11080 King Road  
Richmond, BC  
V7A 3B4

Wk: 604-990-2378



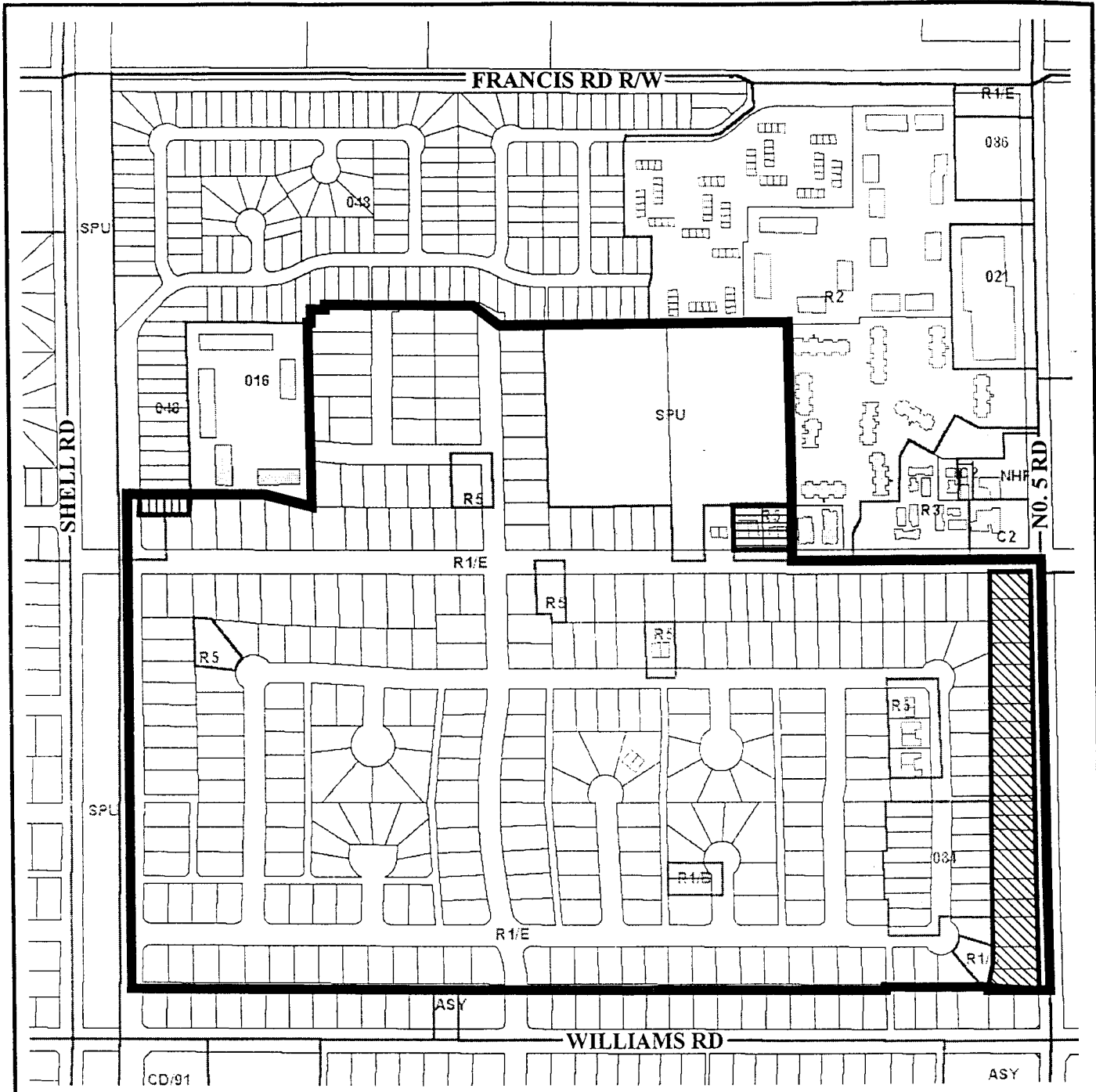
Page 1 of 2	Adopted by Council: April 10, 1989 Amended & Adopted by Council: October 16, 1995 Area Boundary Amended: July 16, 2001*	POLICY 5409
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6	

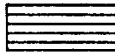



**POLICY 5409:**

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and Williams Road**, in a portion of Section 25-4-6:

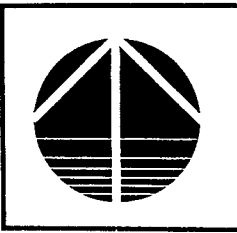
1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
  - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road or Williams Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
  - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
  - (c) the three easternmost lots on Williams Road (11771, 11811 and 11831) may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
  - (d) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
  - (e) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
  
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse 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 5300.

\* Original Adoption Date in Effect



-  Townhouses
-  Subdivision permitted as per R1/E
-  Subdivision permitted as per R1/C
-  Subdivision permitted as per R1/B

Existing duplexes can be split into two lots



**Policy 5409**  
**Section 25,4-6**  
 197

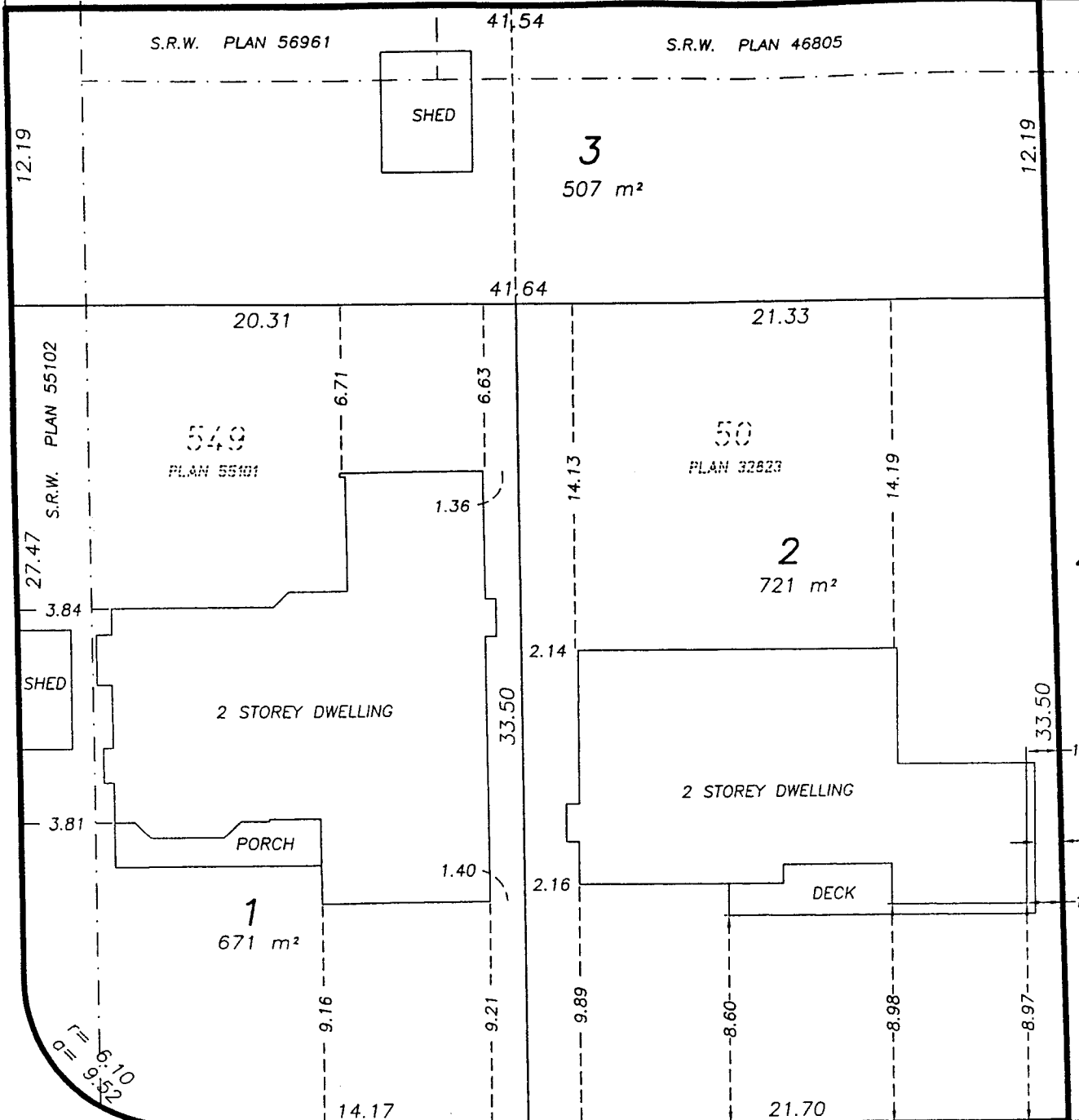
Adopted Date: 04/10/89  
 Amended Date: 07/16/01



ATTACHMENT 5

KINGCOME AVENUE

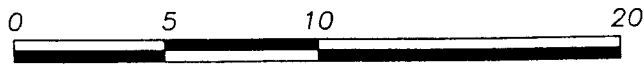
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 J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: jctam@telus.net  
 Job No. 2172  
 FB20 P94-197  
 Drawn By: JT

KING ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7512 (RZ 03-222841)  
11031 AND A PORTION OF 11051 KING ROAD**

Whereas the Owner of 11031 King Road and the City of Richmond have agreed to release the following property from the provisions of Land Use Contract 048, adopted by Bylaw 3281, now therefore the Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Land Use Contract 048 (Bylaw 3281) on Lot 549 Section 25 Block 4 North Range 6 West New Westminster District Plan 55101 (11031 King Road) is hereby discharged and replaced by the following zoning designations on the Zoning Map of Richmond Zoning and Development Bylaw 5300 as shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7512":
  - Area "A" - **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**
  - Area "B" - **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)**
2. The Zoning Map of Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation on the northerly 12.19 m of Lot 50 Section 25 Block 4 North Range 6 West New Westminster District Plan 32823 (11051 King Road) as shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7512" and by designating the area identified as **Area "A" - SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.
3. The Mayor and City Clerk are authorized to execute such documents or agreements necessary to release the property described in paragraph 1 hereof from the provision of Land Use Contract 048 (Bylaw 3281) by affixing the seal of the City to the said documents or agreements and attesting to the fact by signing their names.
4. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7512"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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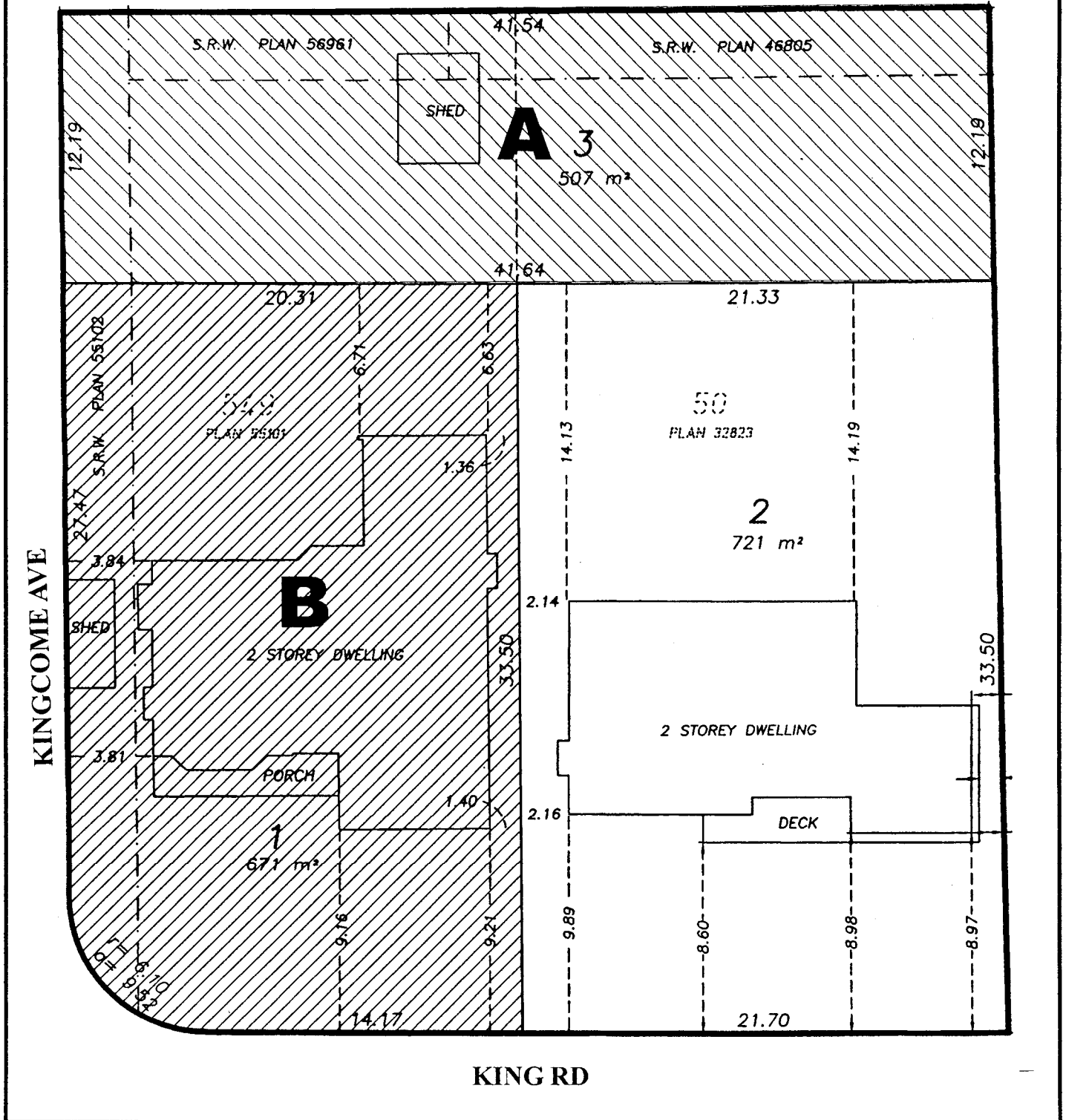
CITY OF RICHMOND
APPROVED for content by originating dept.
<i>JB</i>
APPROVED for legality by solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Area "A" - SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

Area "B" - SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)



Schedule A attached to and forming  
part of Bylaw No. 7512  
200

Original Date: 04/08/03

Revision Date:

Note: Dimensions are in METRES