



To: Planning Committee
From: Raul Allueva
Director of Development

Date: April 12, 2005
File: RZ 04-274200

Re: APPLICATION BY AJIT THALIWAL FOR REZONING AT 10871 GILBERT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)

Staff Recommendation

That Bylaw No. 7938, for the rezoning of 10871 Gilbert Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single Family Housing District (R1-0.6)”, be introduced and given first reading.

Raul Allueva
Director of Development

RA:js
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 10871 Gilbert Road (**Attachment 1**) from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District (R1-0.6) in order to permit a subdivision to create 2 new lots each (10.6m or 35 feet wide) with access to a future lane (**Attachment 2**) at the rear of the properties.

Findings of Fact

The application was made in July 2004, prior to the adoption of the Interim Strategy for Arterial Road Redevelopment. A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject parcel is surrounded by single family properties. The properties to the rear or west are very small lots (9m or 29 ½ feet wide), zoned under a land use contract. The properties to the north, south and east are all larger single family lots zoned R1/E (minimum width 18m or 59 feet).

Three other properties in this block have been approved to rezone and subdivide into smaller lots with a rear lane and the lane entrance has already been established at the south end of the block.

Related Policies & Studies

Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies

Attachment 4 outlines the procedure for processing “in-stream” rezoning applications. In brief, the applicable sections state that:

- In-stream applications will not be deferred until the review of the Lane and Arterial Policies is complete;
- In-stream applications for single-family will be considered where a municipal lane has been started in the area. In the case of the subject application the lane has been started at the southern end of the block; and
- In-stream rezoning applications are required to go through a public consultation process unless one has been undertaken by a previous application in that block. In the case of the subject application, as there have been two other rezoning applications in the immediate vicinity that have proceeded through Planning Committee, Council and Public Hearing, all of which are open to the public, it is considered that sufficient public consultation has taken place and the subject application is not required to undertake further consultation.

Staff Comments

No significant concerns have been identified through the technical review and no variances are being requested. **Attachment 5** indicates the Conditional Rezoning Requirements.

Analysis

Arterial Development Concept Plan

Attachment 6 shows the Development Concept Plan for the original eight lots between Steveston Highway and an existing townhouse site to the north. Three sites have rezoned already and are shown as “Approved Development”. The remaining five lots, including the subject lot, have redevelopment potential for subdivision into smaller lots.

Shared Driveway

The use of shared driveways between two new lots is necessary in the interim, as the subject site does not connect to an existing lane. The shared driveway will be eliminated once the lane becomes functional.

Design

Some concerns have been raised by the design of some of the smaller homes that are currently being constructed along arterial roads. The City currently does not require single-family developments to submit to a design review. However, the applicant advises that he will be building “quality” homes, has provided a drawing of the proposed façade along Gilbert Road (**Attachment 2**) and intends to work with the City to ensure the house design is of high quality.

Financial Impact


None.

Conclusion

The proposed development conforms to the Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies. Specifically, the subject application is consistent with the development pattern of smaller lots and a rear lane that has already been established by the previous applications in the block. A shared driveway will enable the subject lot to redevelop until the lane is completed and reaches the subject lot.

Overall, staff is supportive of the proposal.



 Jenny Sandy, MCIP
Planner (4212)

JS:cas

Attachment 1: Location Map

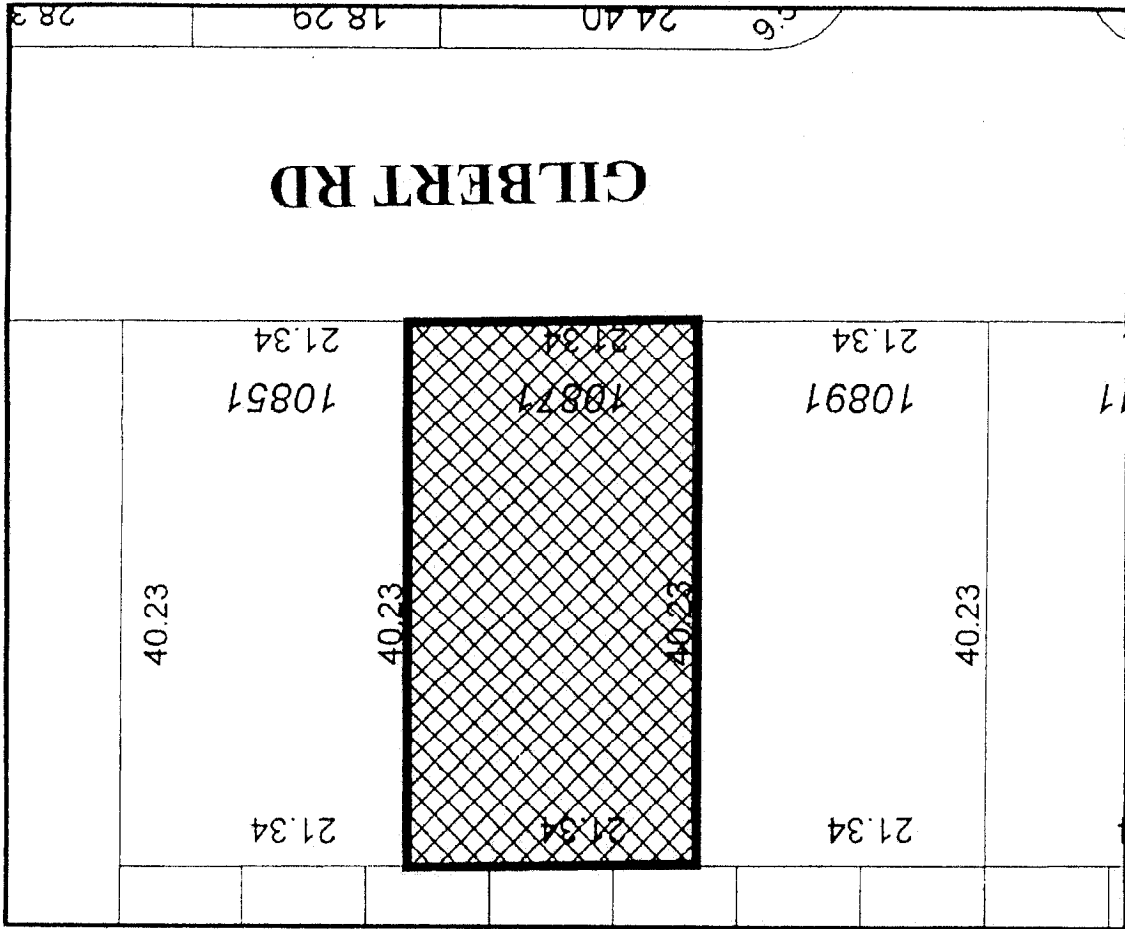
Attachment 2: Proposed Development Drawings

Attachment 3: Development Application Data Sheet

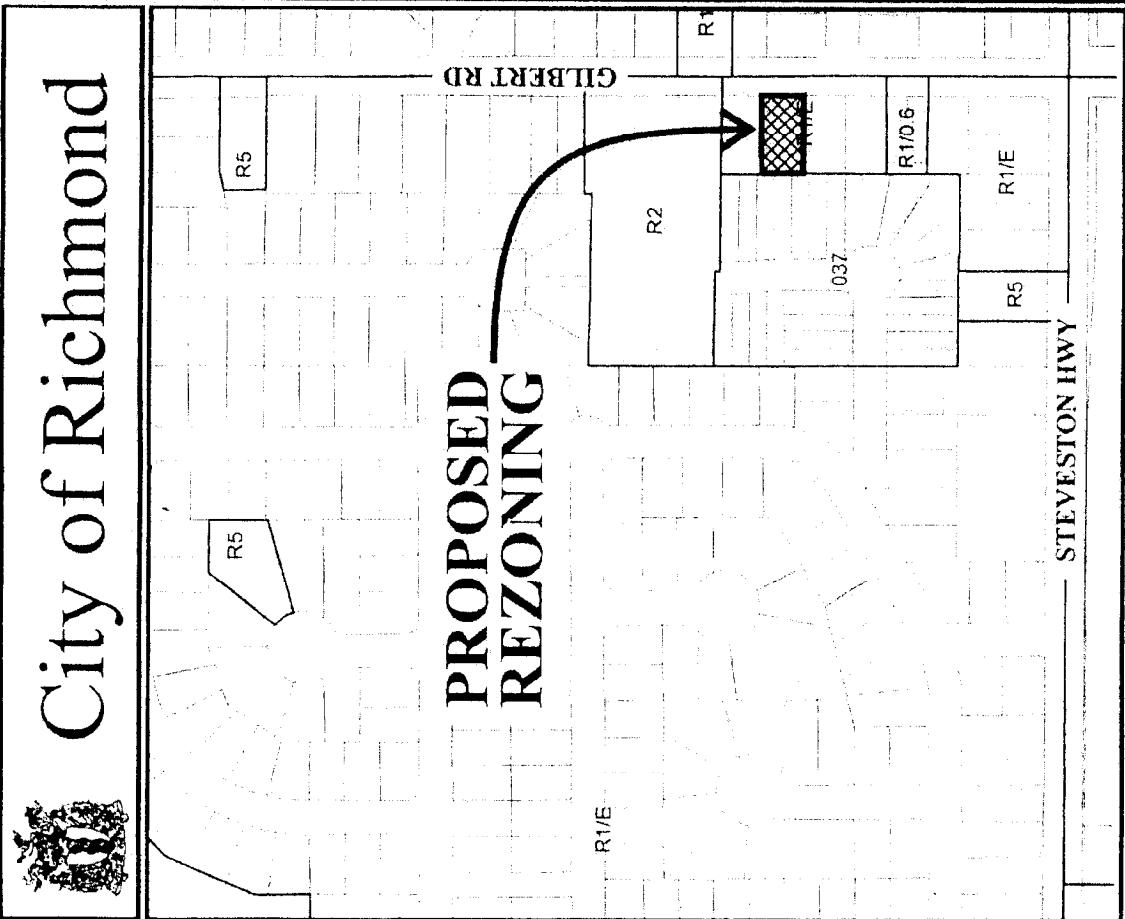
Attachment 4: Revised Interim Strategy for Managing Rezoning Applications During the Review
of the Lane Establishment and Arterial Road Redevelopment Policies

Attachment 5: Conditional Rezoning Requirements Concurrence

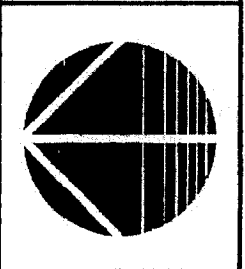
Attachment 6: Conceptual Development Plans



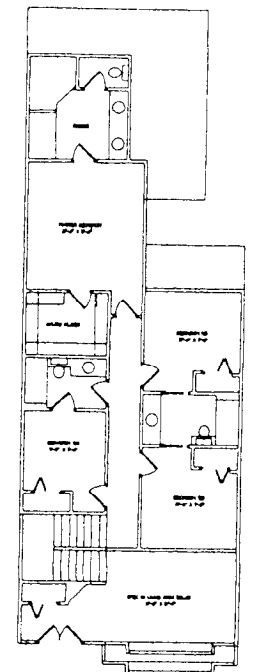
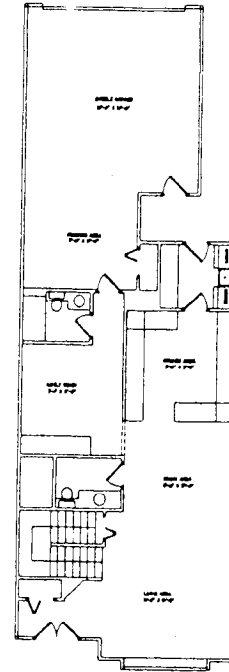
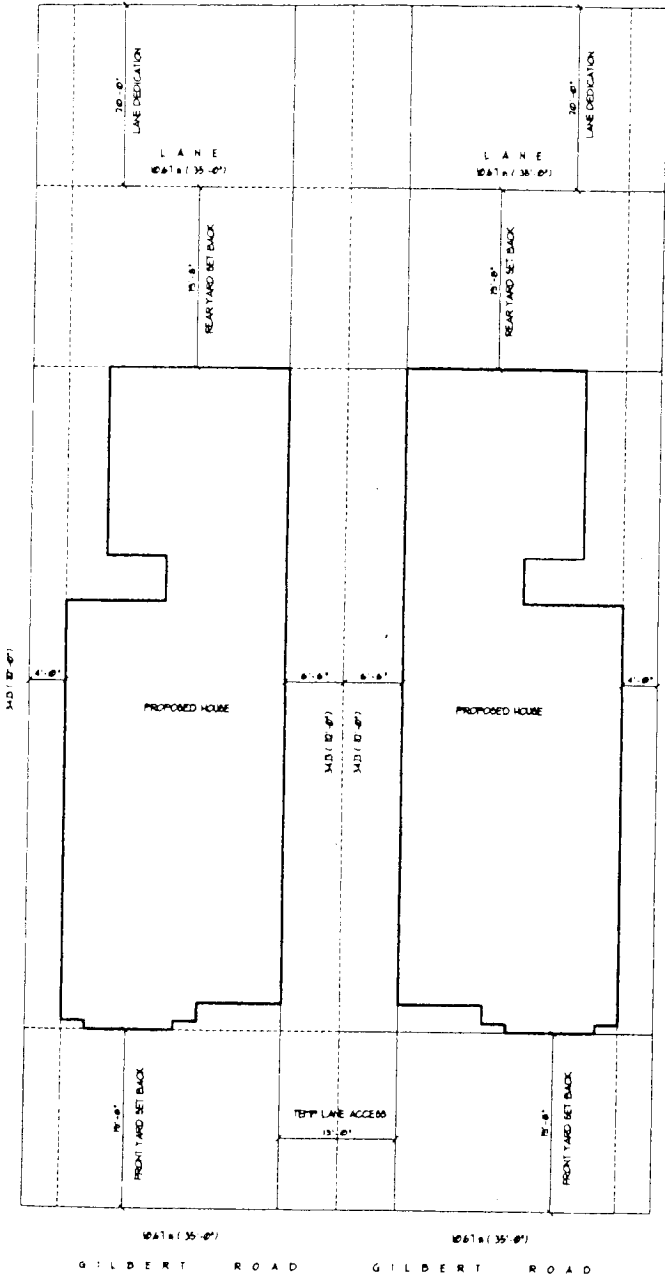
Original Date: 07/29/04
 Revision Date:
 Note: Dimensions are in METRES



RZ 04-274200

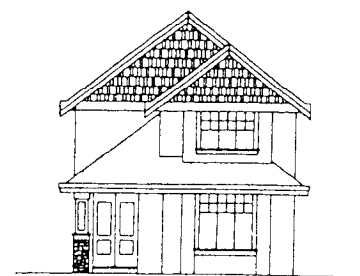
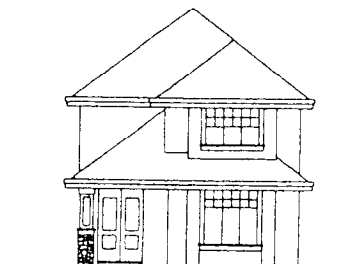


City of Richmond



FLOOR AREA RATIO
 LOT AREA 10671 SQ FT (7500 SQFT)
 PROPOSED I.D.N. 18-06
 MAX ALLOWABLE FLOOR AREA 48 X 7500 SQ FT = 2362 SQ FT
 MAIN FLOOR 1856 SQFT
 SECOND FLOOR 1808 SQFT
 TOTAL 3664 SQFT
 GARAGE 538 SQFT

ITE COVERAGE
 MAX ALLOWED = 80% = 8536 SQ FT
 PROPOSED 1448 SQ FT
 ALLOWED PORCH AREA 104 = 104 SQFT
 PROPOSED PORCH AREA 100 SQFT



 SITE PLAN
 SCALE 1/8" = 1'-0"



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Development Application Data Sheet

RZ 04-04-274200 **Attachment 3**

Address: 10871 Gilbert Road

Applicant: Ajit Thaliwal

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Mohamed Jaffer and Mannen Nurani	To be determined
Site Size (m²):	858 m ² (9236 ft ²)	No change
Land Uses:	Large Lot Single Family Residential	Small Lot Single Family Residential
OCP Designation:	Low Density Residential	No change
Zoning:	R1/E	R1-0.6
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Size (min. dimensions):	270 m ²	429 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Setback –Rear Yards (m):	Min. 6 m	Min. 6 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies

C. In-Stream Rezoning Applications (Received Before The Interim Strategy Was Approved On August 30, 2004)

1. In-stream rezoning applications will not be deferred until the review of the Lane Establishment and Arterial Road Redevelopment Policies is complete and approved by Council.
2. In-stream rezoning applications for multiple-family residential development, involving two or more dwelling units on a property, will be considered on both local and major arterial roads where:
 - a. A single-family residential development is not preferred because a municipal lane does not already exist or should not be started on that particular block of the arterial road; and/or
 - b. A land assembly with at least 30 m frontage has proven impossible but the adjacent properties have similar redevelopment potential.
3. In-stream rezoning applications for single-family residential development, including coach houses, will be considered on both local and major arterial roads where:
 - a. A municipal lane has been started in the area or can be constructed by the subject application or simply is not feasible because of the site's unique location; and/or
 - b. A multiple-family residential development is not feasible because of the adjacent properties have limited redevelopment potential (i.e. have a frontage of less than 18 m and/or a house less than 10 years old).
4. All in-stream rezoning applications for either multiple-family residential development or single-family residential development will be required to go through the following public consultation process unless one has already been undertaken by a previous application in that block:
 - a. A development concept plan of the development potential along that section of the local and major arterial road may be required to be prepared with the assistance of City staff; and
 - b. City staff will assist in undertaking a public consultation process with the neighbourhood regarding the specific rezoning application and the development concept plan for the area along the local or major arterial road.

Conditional Rezoning Requirements
10871 Gilbert Road RZ 04-274200

Prior to final adoption of Zoning Amendment Bylaw 7938, the developer is required to complete the following requirements:

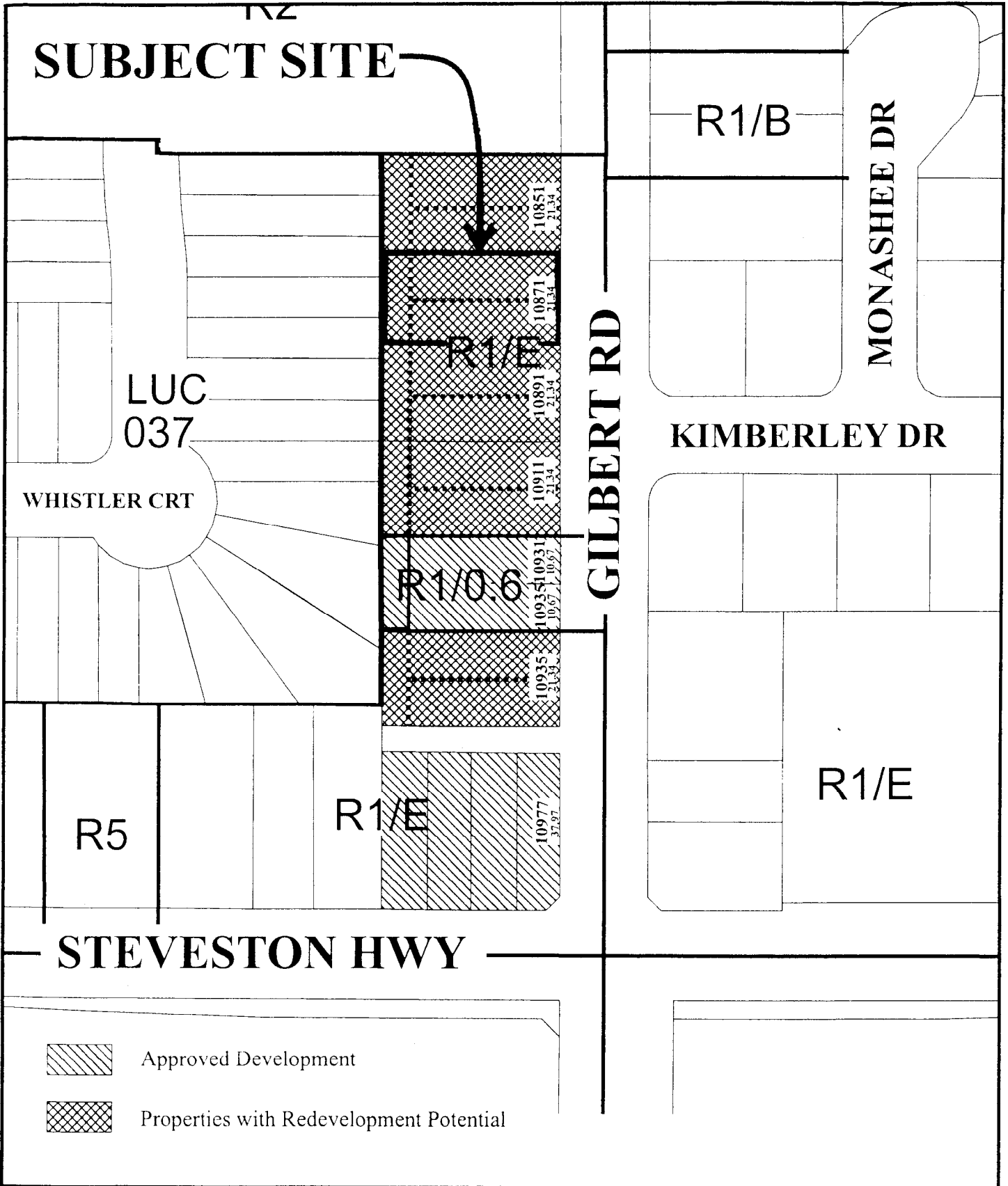
- 1. Dedication of the 6m lane corridor along the rear property line.
- 2. Payment of \$838/m for NIC fees for future lane construction
- 3. Register a Restrictive Covenant ensuring that only one temporary shared access be provided for the use of both future properties. Once the lane connects to a permanent access point, the existing temporary access to the street must be closed.
- 4. Register a Restrictive Covenant ensuring that a garage for each new dwelling is required, with that garage having vehicular access to the lane when it is operational, and also having access now, to the temporary driveway.

(Signed copy on file)

(Date)

Signed

Date



Arterial Development Concept Plan

Adopted Date: 04/01/05

Amended Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7938 (RZ 04-274200)
10871 GILBERT 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 (R1-0.6)**

P.I.D. 010-168-648

Lot 7 Section 31 Block 4 North Range 6 West New Westminster District Plan 16313

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7938”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
RCA

MAYOR

CITY CLERK