



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: Application by Les Cohen for Rezoning at 7751 and 7771 Lucas Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)

TO PLANNING - May 8, 2001
DATE: April 25, 2001
FILE: 8060-20-7232

STAFF RECOMMENDATION

That Bylaw No. 7232, for the rezoning of 7751 and 7771 Lucas Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", 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**

Les Cohen has applied on behalf of the owners of 7751 and 7771 Lucas Road (**Attachment 1**) to rezone the property from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B) in order to replace the existing strata titled duplex and subdivide the property into two single family lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Chiu Tai Cheng & Chiu Ping Cheng	To be determined
Applicant	Les Cohen	No change
Site Size	one lot approx. 1115 m ² (12,000 ft ²)	two lots approx. 521 m ² (5605 ft ²) & 594 m ² (6395 ft ²)
Land Uses	Two – Family Dwelling	Two Single Family Dwellings
OCP Designation	Low-Density Residential	No change
702 Policy Designation	R1/E but Section 702.05 exempts legal two-family dwellings	No change
Zoning	Two-Family Housing District (R5)	Single Family Housing District, Subdivision Area B (R1/B)

The subject lot is located along the north side of Lucas Road, four properties west of No.3 Road and also accessible via a lane on the north side of the property. The majority of lots in this single-family neighbourhood are 20m or 65 feet wide and are zoned R1/E which as a minimum lot width of 18m or 59 feet.

RELATED POLICIES & STUDIES

Lot Size Policy 5432 (**Attachment 2**) restricts subdivision of lots along Lucas Road to the R1/E zone. However, Section 702.05 of the Zoning Bylaw permits sites with existing duplexes to be considered for subdivision into two lots independent of the Lot Size Policy process.

STAFF COMMENTS

As part of the subdivision:

- The City will release the covenant on the property restricting the use to a two family dwelling;
- Neighbourhood Improvement Charges will be assessed for the future upgrade of the lane along the entire north property line of the site; and
- Servicing costs will also be determined. Frontage along Lucas Rd. has existing curb/gutter, sidewalk, street lighting and storm sewer, therefore no offsite improvements are required.

ANALYSIS

The proposal to rezone and subdivide this existing duplex lot does not require consideration as part of a lot size study and therefore may be considered on its own merits.

The resulting lots, with a width of about 13m or 43 feet, will be smaller than the average lot on the street (width of 20m or 65 feet).

However, the proposal is consistent with previous Council direction in terms of supporting the subdivision of duplex lots.

Benefits of the proposal will include upgrades to the lane and new housing stock in the neighbourhood.

FINANCIAL IMPACT

None

CONCLUSION

1. The proposal is to rezone 7751 and 7771 Lucas Road in order to permit it to be subdivided into two lots.
2. Staff have no concerns regarding the proposal and it is consistent with previous Council direction with regard to the subdivision of duplex lots.



Jenny Beran, MCIP
Planner

JMB:cas



City of Richmond

Policy Manual

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Adopted by Council: Feb. 19/90 Expires: Feb. 19/95

POLICY 5432

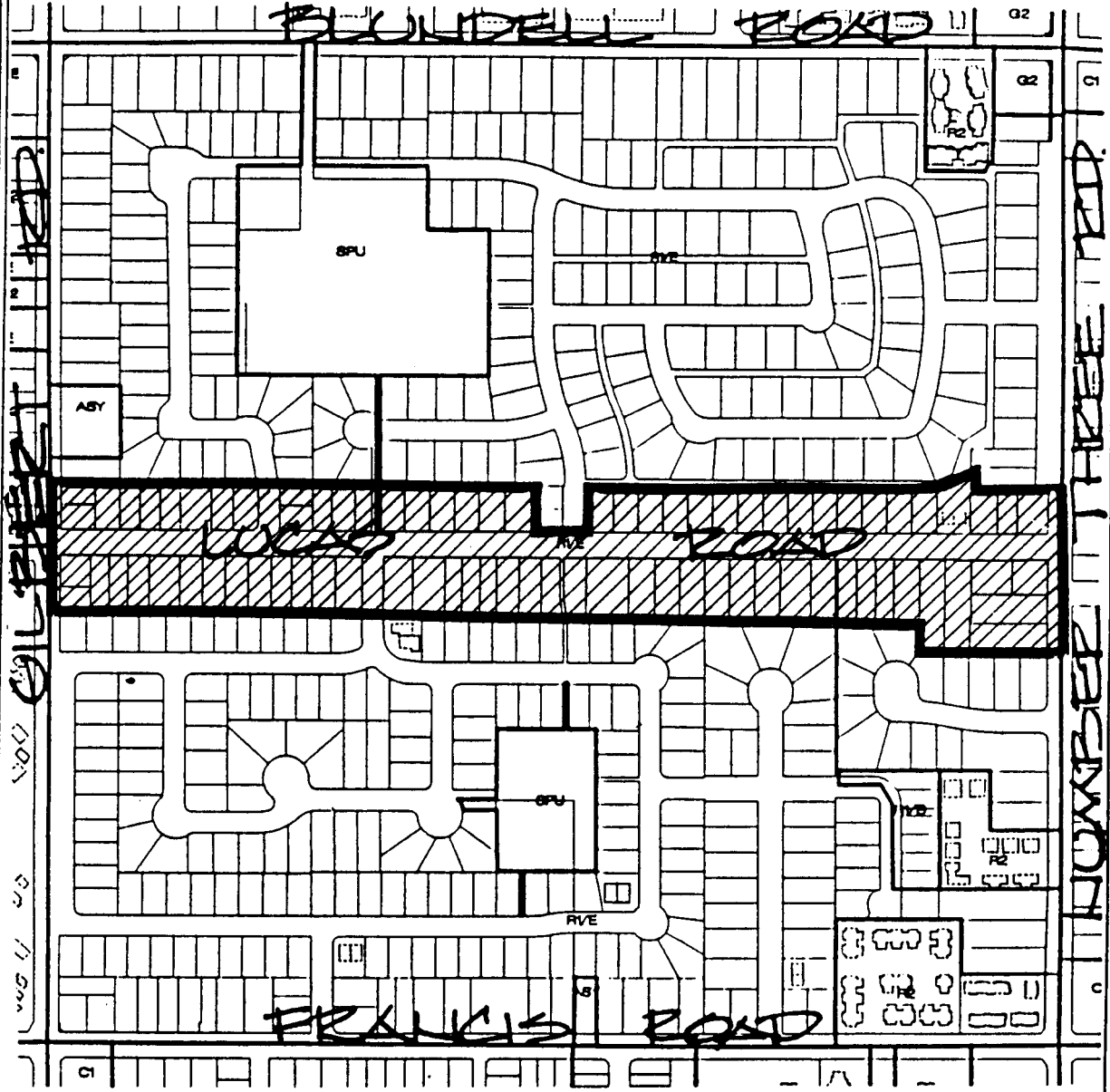
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6

POLICY 5432:

The following policy establishes lot sizes in a portion of Section 20-4-6, located on Lucas Road, between Gilbert Road and No. 3 Road:

That properties within the area located on Lucas Road between Gilbert Road and No. 3 Road, in a portion of Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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 R/E



POLICY 5432
SECTION 20,4-6

DATE
06/19/89

**CITY OF RICHMOND
 BYLAW 7232
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7232 (RZ 01-116068)
 7751 & 7771 Lucas 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. 001-817-604

Strata Lot 2 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW1493 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 001-817-591

Strata Lot 1 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW1493 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7232"**.

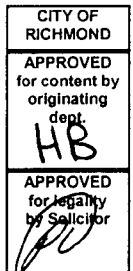
FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK