



To: Planning Committee

To Planning - May 22/02
Date: April 25, 2002

From: Joe Erceg
Manager, Development Applications

RZ 02-203023

Re: **APPLICATION BY GURMEJ BAINS FOR REZONING AT 10340 CAMBIE ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

File: 8060 - 20 - 7366

Staff Recommendation

That Bylaw No. 7366, for the rezoning of 10340 Cambie 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

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Gurmej Bains has applied to the City of Richmond for permission to rezone 10340 Cambie Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area B (R1/B) in order to subdivide the property into two single family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Gurmej Bains	No change
Site Size	1308 m ² (14,080 ft ²)	Two lots - 654 m ² (7040 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
Cambie West Area Plan Designation	Residential	No change
Zoning	R1/E	R1/B

Surrounding Neighbourhood

The subject lots are situated to the south of where the Cambie Road overpass meets Highway 99. The neighbourhood surrounding the subject lots is primarily single family with the properties to the east and west having had single family homes built on them about 10 years ago. The property is currently accessed via a frontage road from Cambie Road.

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)
F	18m (59.055 ft.)	828 m ² (8,912 ft ²)

Related Policies & Studies

The Cambie West Area Plan designates the area as Residential which is differentiated from Residential (Single Family Only) (**Attachment 2**).

Staff Comments

Prior to final reading of rezoning the developer shall sign and register a Restrictive Covenant ensuring sole vehicular access to the site is from Bryson Drive. No direct vehicular access is to be permitted to the Cambie frontage road.

The connection fees and Development Cost Charges will be determined at time of subdivision. No works or improvements are required to the Cambie Road frontage.

For a rezoning in this area, the applicant must agree to a restrictive covenant to hire a professional qualified in acoustics to determine and implement noise mitigation measures.

The Ministry of Transportation must also approve this rezoning because it is adjacent to a controlled access highway (Highway 99).

Analysis


The subject lot is one of a few of the older R1/F lots in between the Cambie frontage road and Bryson Drive. While the land use designation provides some flexibility in terms of single vs. multi-family housing, as the properties to the east and west have already redeveloped for single family, it is appropriate that the subject property does the same.

Financial Impact

None.

Conclusion

The application to subdivide a single family lot into two smaller single family properties is consistent with the Area Plan and the previous development in the neighbourhood.












Jenny Beran, MCIP
Planner, Urban Development

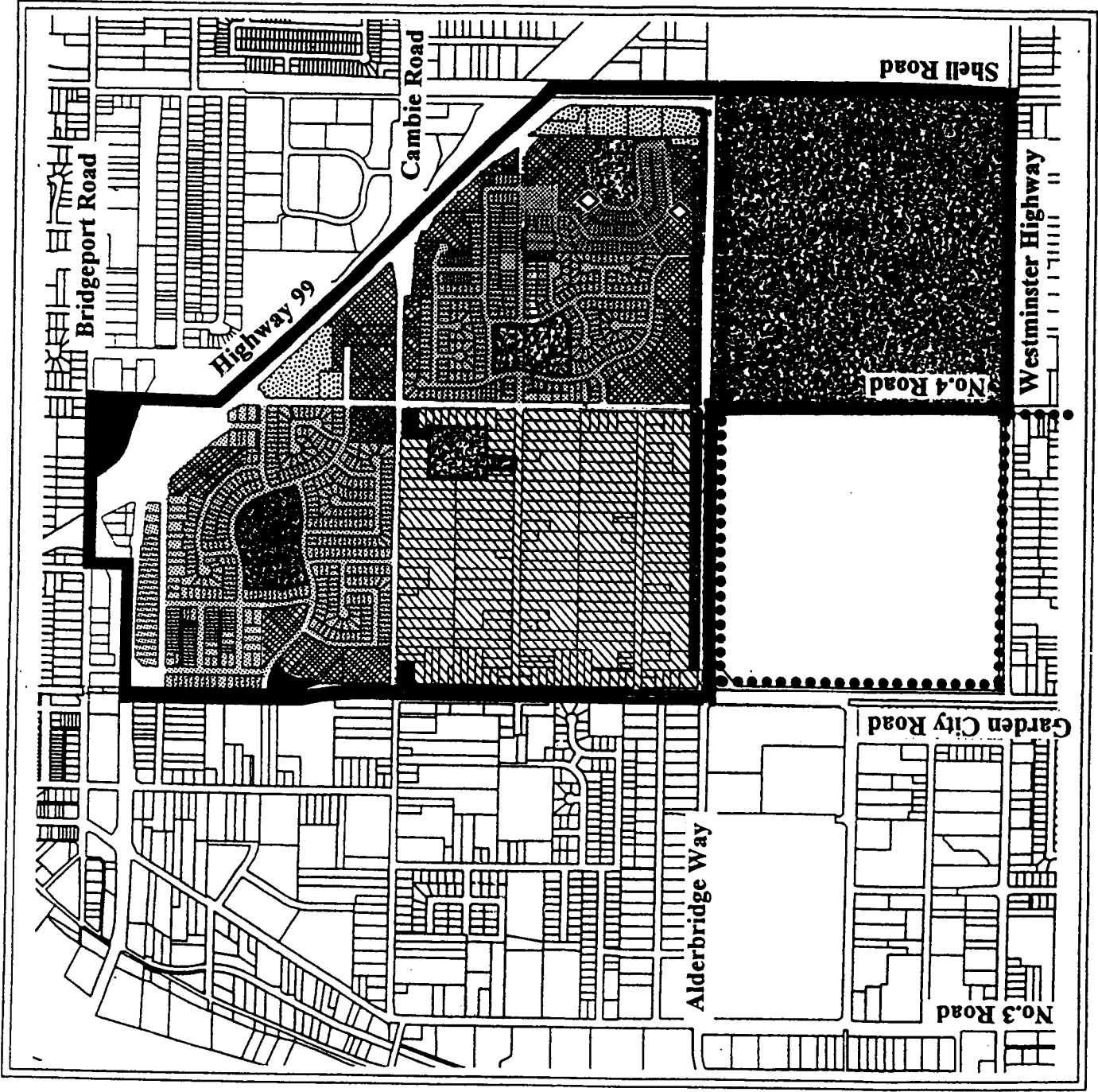
JMB:jmb

There is a requirements to be dealt with prior to final adoption.
A covenant is required to ensure that sole vehicular access to the site is from Bryson Drive.
A covenant is required for noise insulation.
Ministry of Transportation approval.

Attachment 1

Land Use

-  Residential
-  Residential (Single Family Only)
-  Public, Institutional and Open Space
-  Commercial
-  Commercial/Industrial
-  Mixed Use
-  Public Walkways
-  Agricultural Land Reserve Boundary
-  Area Boundary





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7366 (RZ 02-203023)
10340 Cambie 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. 008-790-485

Lot 8 Except: Part Subdivided by Plan 83360, Section 35 Block 5 North Range 6 West
New Westminster District Plan 25369

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7366”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK