



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - May 22/02
Date: May 1, 2002

From: Joe Erceg
Manager, Development Applications

(RZ 02-203096)

FILE No. : 8060 - 20 - 7367

Re: **APPLICATION BY MICHAEL LI FOR REZONING AT 7400 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

Staff Recommendation

That Bylaw No. 7367, for the rezoning of 7400 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", 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

Michael Li on behalf of Y.C.W. Holdings Ltd. has applied to the City of Richmond for permission to rezone 7400 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to subdivide the property into two residential lots with a lane.

Findings of Fact

| Item | Existing | Proposed |
|-----------------|---|--|
| Owner | Firewood Investment and NextGen International Enterprises | To be determined |
| Applicant | Michael Li | No change |
| Site Size | 947 m ² (10194 ft ²) | Two lots 412 m ² (4,432 ft ²) & a lane dedication |
| Land Uses | Single Family | No change |
| OCP Designation | Low Density Residential | No change |
| Zoning | R1/E | R1/K |

Surrounding Neighbourhood

The majority of the lots surrounding the subject lot are single family, with some multi-family units across No. 2 Road. An earlier application for smaller lots (R1/A) along No. 2 Road in conjunction with a lane and lane access was approved a few properties to the north.

Reference: Minimum Lot Widths and Areas

| Single Family R1 Zone | | |
|-----------------------|------------------|---|
| Type | Lot Width | Lot Area |
| A | 9m (29.527 ft.) | 270 m ² (2,906 ft ²) |
| B | 12m (39.370 ft.) | 360 m ² (3,875 ft ²) |
| E | 18m (59.055 ft.) | 550 m ² (5,920 ft ²) |
| K | 10m (32.808 ft.) | 315 m ² (3,390 ft ²) |

Related Policies & Studies

Lot Size Policy

The Lot Size Policy for this neighbourhood was amended with the rezoning application to the north, therefore there is no Lot Size Policy for the subject area.

Arterial Road Policy

The proposed rezoning is consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

Lane Policy

As the subject lot is along an arterial road, the applicants are required to dedicate land and pay for the construction of a lane.

Staff Comments

A 6m (20ft) dedication is required across the back of the property for a future lane. Access to the lot, until such time as the lane connects through, will be from one single width access with a driveway to be shared by the two properties. Once the lane is operational, access to No. 2 Road will be closed. The garages for the subject properties will be required to be constructed at the rear of the property on the future lane.

With the future subdivision, the developer is responsible for the design and construction of a 1.5m meandering sidewalk with grass and treed boulevard, across their entire No 2 Road frontage. The two large trees are to remain and the existing street light may have to be relocated. Design and construction of the 6m lane is also required. Works include, but are not limited to, storm sewer, lane standard street lighting, lane construction complete with roll curb and gutter on both sides. The storm and the street light conduit will need to run out to No 2 Road to be properly tied into a City system. This can be done in the easement corridor. A separate Utility right-of-way of 2m/2m (4m total) will be required, as these utilities will remain after the access easement is discharged. This is all to be done via our standard Servicing Agreement at the developers sole cost.

Analysis

This application is consistent with the Arterial Road Redevelopment Policy which envisions increased densities along arterial roads. For properties that are not close to a major shopping centre or community centre, such as the subject lot, smaller single family housing is appropriate.

The application is also consistent with the Lane Policy and with the earlier application for smaller lots to the north of the subject lot. The lane on the subject lot will eventually connect through once further development occurs along No. 2 Road, and until then the two new properties will share one access point. Additionally, the garages will be located at the rear of the property, therefore, contributing to a visually appealing streetscape.

Financial Impact

None.

Conclusion

The application is to subdivide the subject lot into two smaller single family properties. The application is consistent with the Arterial Road Redevelopment and Lane Policies and with previous development activity along No. 2 Road.



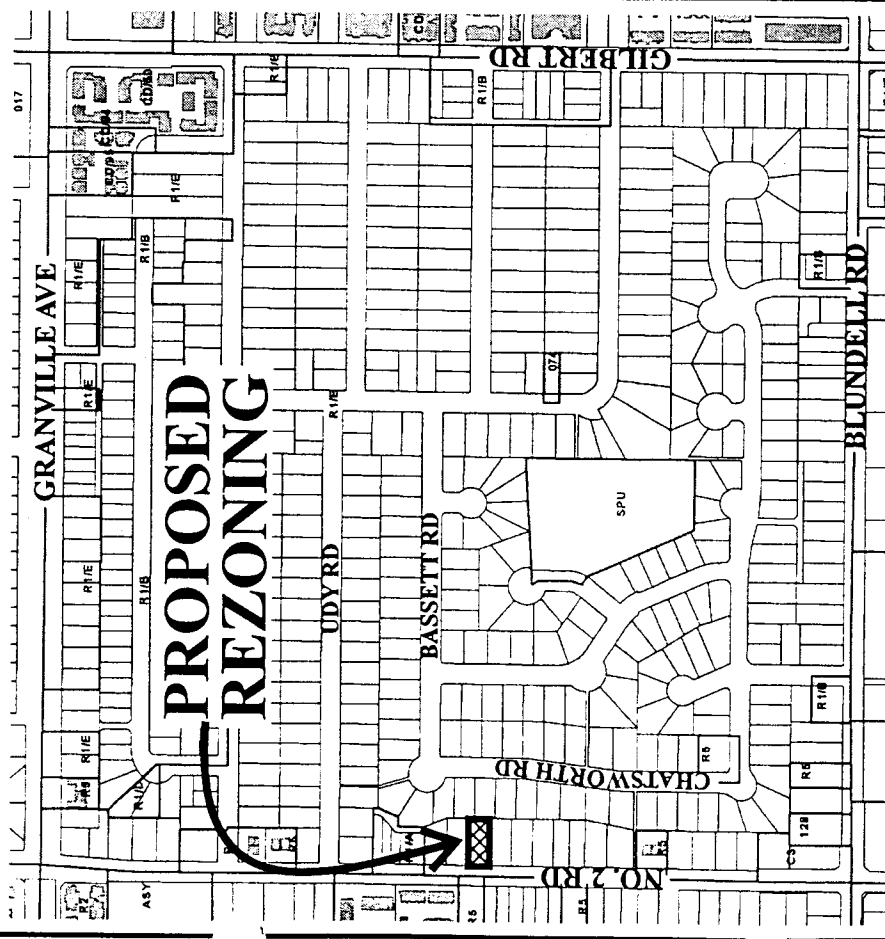
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

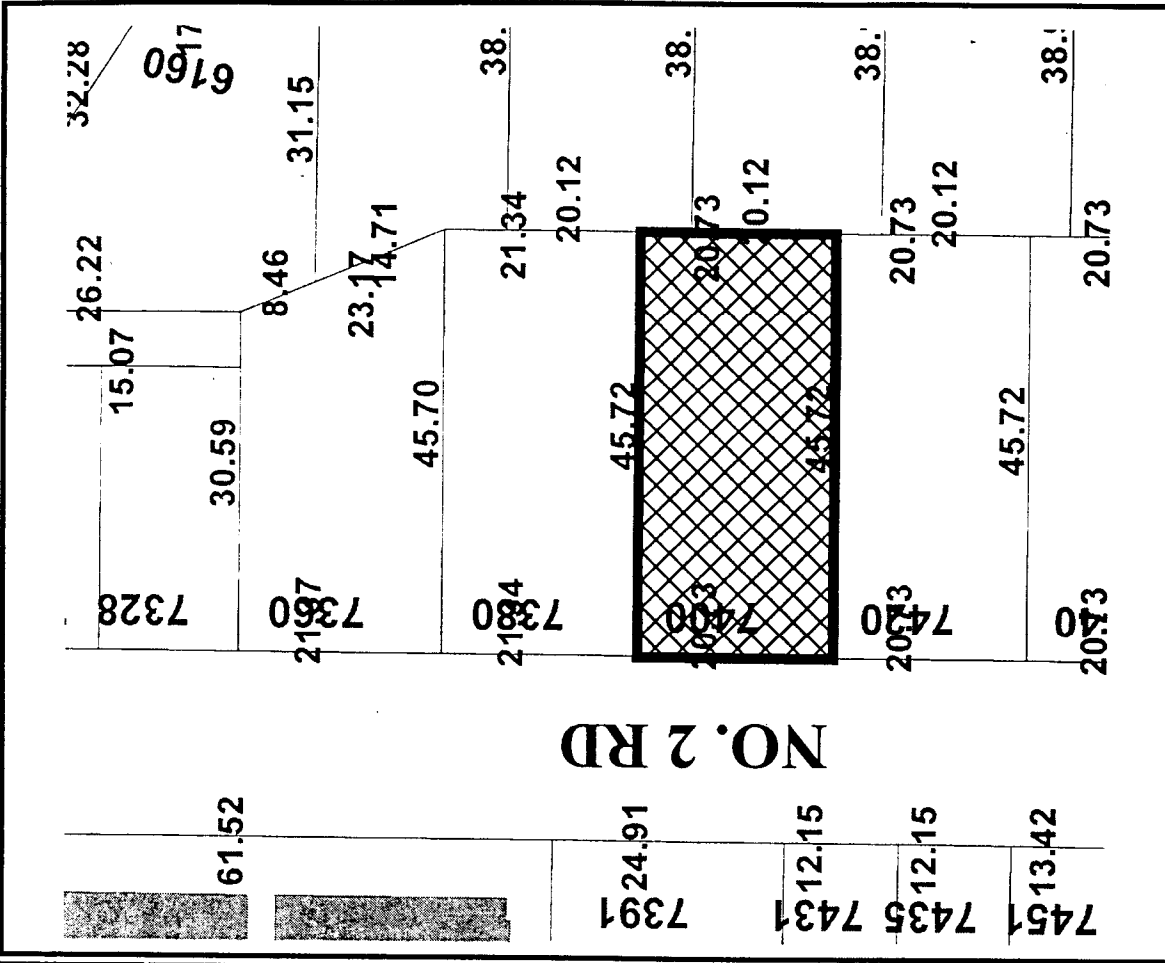
There are requirements to be dealt with prior to final adoption:

1. Dedication of a 6m lane along the entire east property line.
2. Preparation (by the developers' solicitor), signing and registration of a cross-access easement of 2m each across the future common property line of both lots (for a total of 4m). An easement plan is to be prepared by the developer, showing that this easement goes from the No 2 Road to the new lane.
3. Entering into a Restrictive Covenant ensuring that the (temporary) easement access to No 2 Road, will be discharged and abandoned at the owners sole cost when the rear lane connects to the lane network

City of Richmond



**PROPOSED
REZONING**



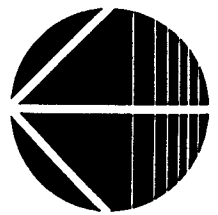
NO. 2 RD

RZ 02-203096

Original Date: 04/10/02

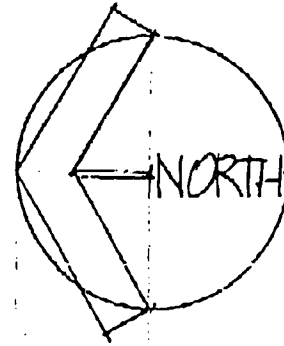
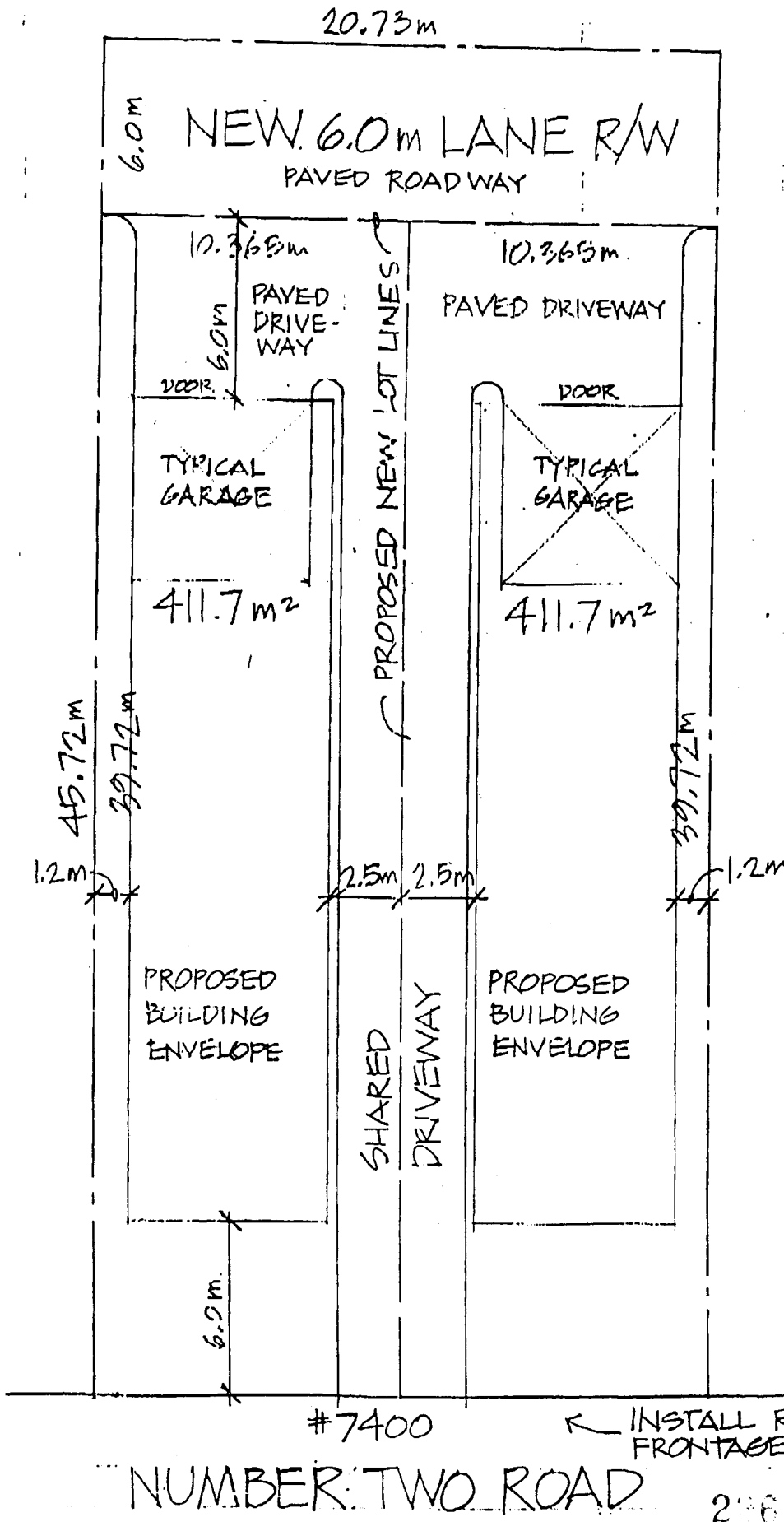
Revision Date:

Note: Dimensions are in METRES



ENTERED

ATTACHMENT 2



SITE PLAN
SCALE 1:200

DRAWN: APRIL 30 2002
BY LYNDE DESIGNS LTD.
PHONE 604 275 8085

PLAN SHOWING
PROPOSED
SUBDIVISION OF
LOT 47
SECTION 18-4-6
PLAN 19630



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7367 (RZ 02-203096)
7400 NO. 2 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 K (R1/K)**.

P.I.D. 010-510-125

Lot 47 Section 18 Block 4 North Range 6 West New Westminster District Plan 19630

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7367”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|---|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. |
| <i>HS</i> |
| APPROVED for legality by Solicitor |
| <i>[Signature]</i> |

MAYOR

CITY CLERK