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**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** May 9, 2003  
**File:** RZ 03-229935  
**Re:** **APPLICATION BY LES COHEN/AZIM BHIMANI FOR REZONING AT 7460 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

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**Staff Recommendation**

That Bylaw No. 7529, for the rezoning of 7460 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.

*H. Bullee*

*for* Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

**Staff Report**

**Origin**

Les Cohen and Azim Bhimani have applied to the City of Richmond for permission to rezone 7460 No. 2 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit the subdivision of two new single-family residential lots with access from No. 2 Road via a temporary shared driveway and a future lane at the rear of both properties.

**Findings of Fact**

<b>Item</b>	<b>Existing</b>	<b>Proposed</b>
Owner	Macario and Yolanda Silva	To be determined
Applicant	Les Cohen / Azim Bhimani	No change
Site Size	One lot 919 m <sup>2</sup> (9892 ft <sup>2</sup> )	Two lots each approx. 400 m <sup>2</sup> (4305 ft <sup>2</sup> ) & a lane dedication
Land Uses	Large lot single family	Small lot single family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Surrounding Development

Both sides of this block of No. 2 Road have primarily older single family homes, however, some redevelopment to smaller lots has begun. Many of the lots have redevelopment potential but lane implementation will be slow due to the fact that there are some newer homes and a few lots do not have sufficient width to subdivide on their own.

**Related Policies & Studies**

Arterial Road Redevelopment Policy

The subject application is consistent with the Arterial Road Redevelopment Policy. Five R1/A properties and a lane have already been developed in this block and many properties have redevelopment potential. The Lot Size Policy for this quarter section has already been amended to exclude all of the lots fronting No. 2 Road.

Lane Policy

A lane has already been started in this block six properties to the north of the subject lot, however, it will likely be some time before all the properties in between redevelop. Therefore, for the time being, only one shared access will be permitted between the two new lots and the garages will be required to be built in the rear. While the lane will not be required to be constructed now, a Neighbourhood Improvement Charge (NIC) will be required for its future construction.

**Staff Comments**

Prior to final reading of the rezoning, the developer shall:

- dedicate 6m for future lane construction across the entire east property line;

- register a covenant to require the garages to be located at the rear of the property to ensure that access is available to the lane once it is in operation;
- register a covenant for one shared temporary access to be shared by both properties which will be removed when the lane becomes operational; and
- pay a NIC of \$838 per lineal metre.

At time of subdivision the developer will be required to grant a cross access agreement for a 4 m shared driveway, centred on the new common property line, and pay a deposit for the future reinstatement of the driveway crossing.

### **Analysis**

This is a straightforward rezoning application to split the subject lot into two 10 m or 33 feet wide lots. Five R1/A lots and a lane have already been created in this block to the north of the subject lot.

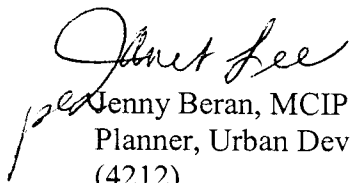
In terms of lane implementation for this block, the five properties in between the lane and the subject lot all have sufficient width to subdivide therefore the lane should connect to the subject lot at some point in the future. The two properties to the south of the subject lot are only 15.17 m (50 ft) wide, therefore are not able to subdivide on their own, however, there are options if a number of lots were to consolidate and redevelop together.

### **Financial Impact**

None.

### **Conclusion**

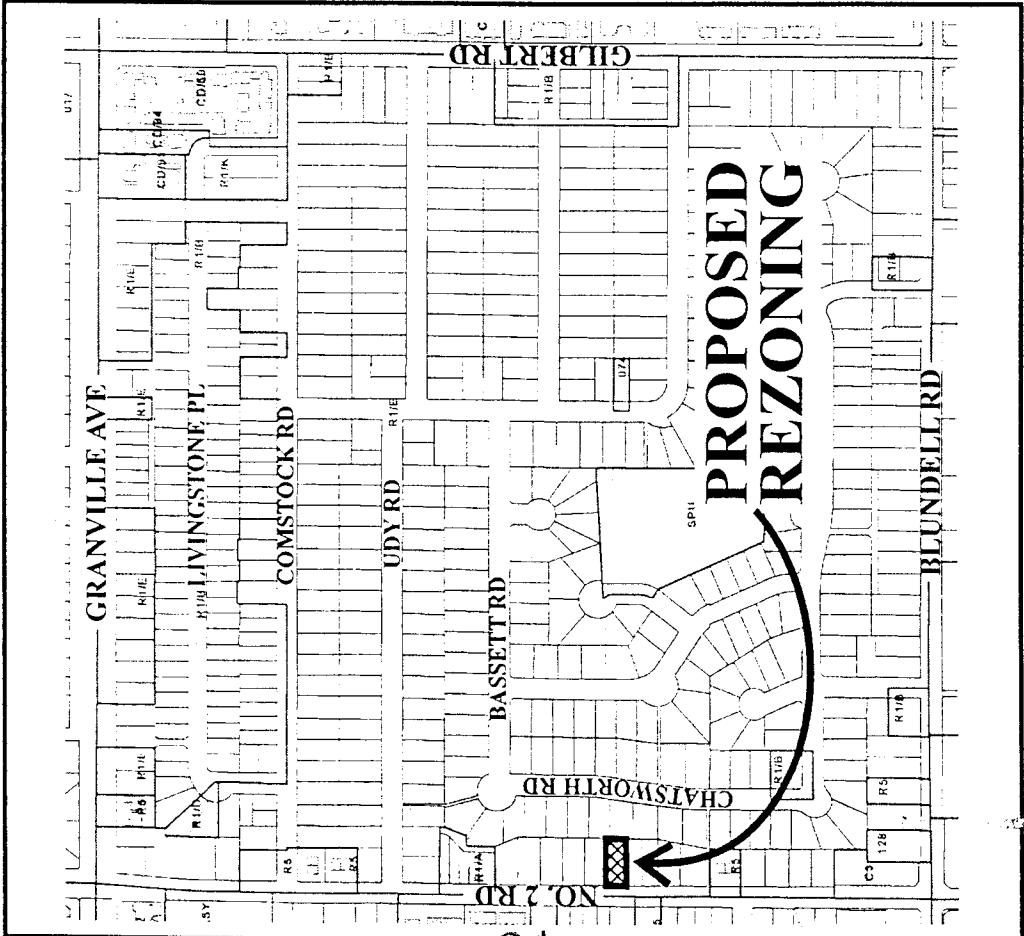
The proposal to subdivide the subject lot is consistent with the Lane and Arterial Redevelopment Policy. Smaller R1/A lots have already been created in this block and a lane has already begun. Given that the subject application creates only two lots, the construction of the lane is not occurring at the same time the houses are constructed but the City is collecting the monies for this portion of the lane to be constructed in the future. Overall, staff is supportive of the application.

  
Jenny Beran, MCIP  
Planner, Urban Development  
(4212)

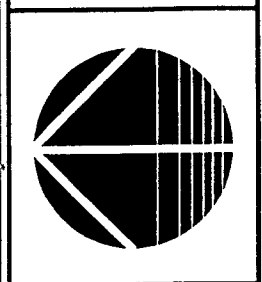
JMB:cas

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NO. 2 RD			
7435	12.15	7433	20.73
7451	13.42	7440	20.73
7455	12.15	7452	20.12
7471	12.47	7470	15.17
7475	12.47	7490	15.17
7491	24.95	7497	24.38
7531	16.46	7504	21.73
7551	16.99	7501	33.01



RZ 03-229935

Original Date: 03/18/03  
 Revision Date:  
 Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7529 (RZ 03-229935)  
7460 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. 012-950-742

Lot A Section 18 Block 4 North Range 6 West New Westminster District Plan 80327

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7529**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

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