



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: May 17, 2004
File: RZ 04-263293
Re: **Application by Balaram Ghosh for Rezoning at 2191 McLennan Avenue from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

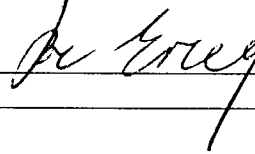
That Bylaw No. 7741, for the rezoning of 2191 McLennan Avenue from “Single-Family Housing District, Subdivision Area D (R1/D)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Balaram Ghosh has applied to the City of Richmond for permission to rezone 2191 McLennan Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area D (R1/D) (minimum width 15 m or 49 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) in order to permit a two (2) lot residential subdivision.

Findings of Fact

Item	Existing	Proposed
Owner	John & Ingrid Thorsen	To be determined
Applicant	Balaram Ghosh	No change
Site Size	1,539 m ² (16,568 ft ²)	One lot 744 m ² (8,005 ft ²)* One lot 794 m ² (8,563 ft ²)* <i>*Approximate Area</i>
Land Uses	One single-family house	Two-single-family lots
OCP Designation	Neighbourhood Residential	No change
Bridgeport Area Plan Designation	Residential (Single-Family)	No change
702 Policy Designation	Lot Size Policy 5448 permits subdivision to R1/B (Attachment 2)	Complies with policy
Zoning	R1/D	R1/B

Surrounding Development

The subject site is located in the Tait residential neighbourhood contained within the Bridgeport Area Plan. Generally, housing within the Tait residential neighbourhood is composed of a mix of new and old single-family dwellings on Single-Family Housing District, Subdivision Area D (R1/D) and Single-Family Housing District, Subdivision Area B (R1/B) lots.

Lots to the immediate north, south and across McLennan Avenue to the east consist of older character single-family dwellings. There are fairly large lots to the west and south along Davies Court and Finlayson Drive that are zoned Single-Family Housing District, Subdivision Area B (R1/B), but have not yet redeveloped.

Related Policies & Studies

Lot Size Policy

The site is subject to Lot Size Policy 5448, which permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) designated lots (**Attachment 2**).

Bridgeport Area Plan

The proposal for a residential subdivision of two (2) R1/B lots on the subject site complies with the Area Plan's objective of permitting single-family residential infill within the existing neighbourhood based on the adopted Lot Size Policy. Due to the prevalence of aircraft noise, the Area Plan requires registration of Restrictive Covenants to ensure that professionals qualified in acoustics are hired to determine and implement noise mitigation measures in the design of the new dwellings. This will be required prior to final adoption of the rezoning.

Staff Comments

Development Applications

This proposed subdivision of lots (**Attachment 3**) complies with required Single-Family Housing District, Subdivision Area B (R1/B) lot size dimensions. The proposed subdivision will result in lot frontages of at least 11 m (36 ft), which is more than adequate for the Single-Family Housing District, Subdivision Area B (R1/B) zone lot width requirements, and is well above the 6 m (20 ft) minimum frontage requirements. On this basis, the proposed subdivision plan is acceptable.

To the west, there is a lot between the subject site and property located along Davies Court that is zoned R1/B. This middle lot does not have subdivision potential on its own as there is no public road access. Therefore, the middle lot would need to consolidate with the western property along Davies Court in order for redevelopment to occur, which would also enable completion of the road and cul-de-sac. The subject application along McLennan Avenue does not preclude or limit any potential redevelopment of these two (2) lots to the west.

As the subject site is within 800 m of an access highway, referral of the Rezoning Bylaw to the Ministry of Transportation (MoT) is required. Preliminary approval from the MoT has been received and is on file.

Engineering and Utilities

The developer will be required to pay Neighbourhood Improvement Charge (NIC) fees for frontage upgrades along with associated servicing costs at the subdivision application stage. No storm sewer improvements are required as works have already been completed.

Analysis

This proposal permits development of the subject site into two (2) new single-family lots in a neighbourhood with a mix of old and new housing stock. The rezoning application complies with Lot Size Policy 5448, which permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B). There is precedent for new single-family dwellings on similarly zoned lots throughout the Tait residential neighbourhood.

Financial Impact

None.

Conclusion

The subject application for a residential rezoning and subdivision is in an area where there have been many similar infill developments. As this rezoning is consistent with the Lot Size Policy and objectives listed in the Bridgeport Area Plan, staff support the application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

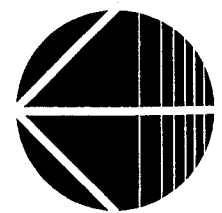
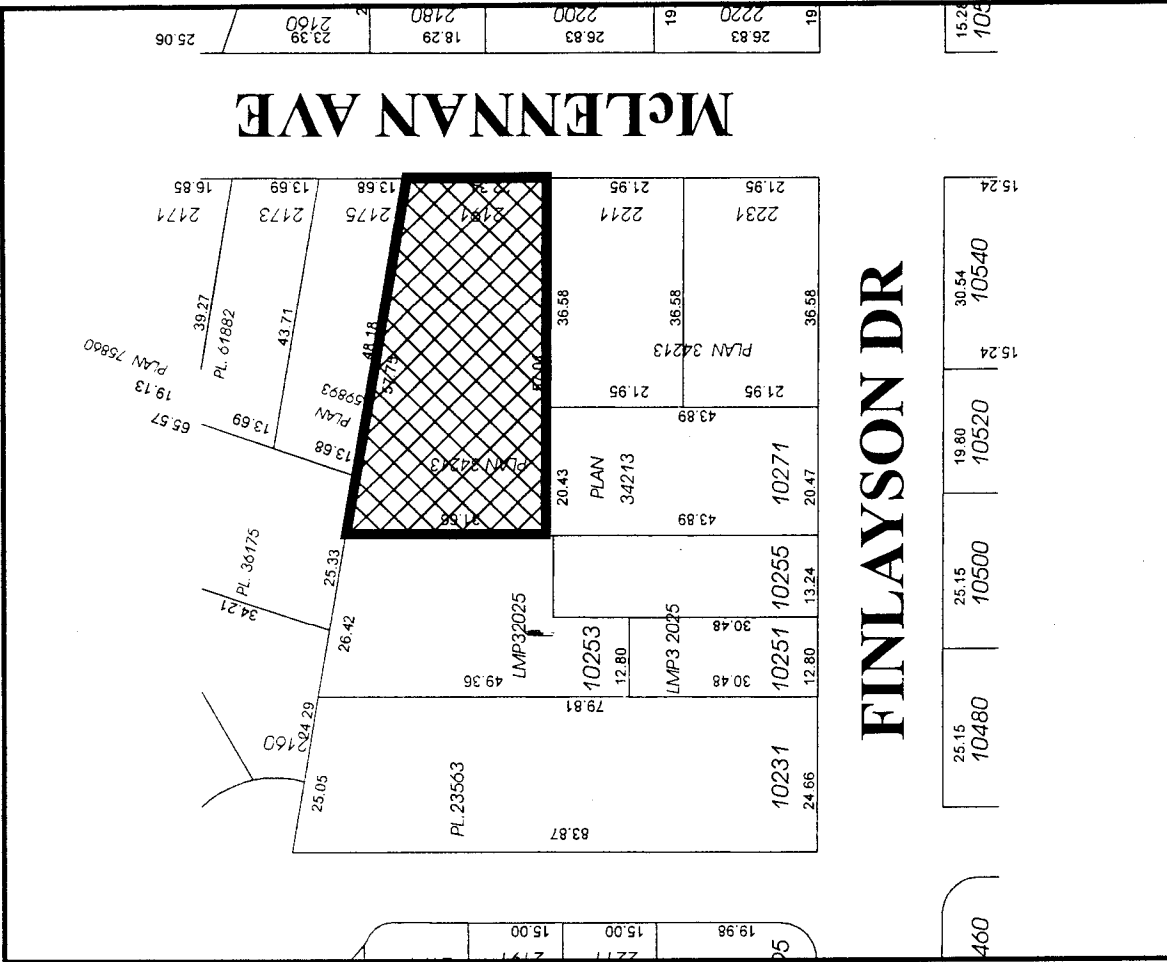
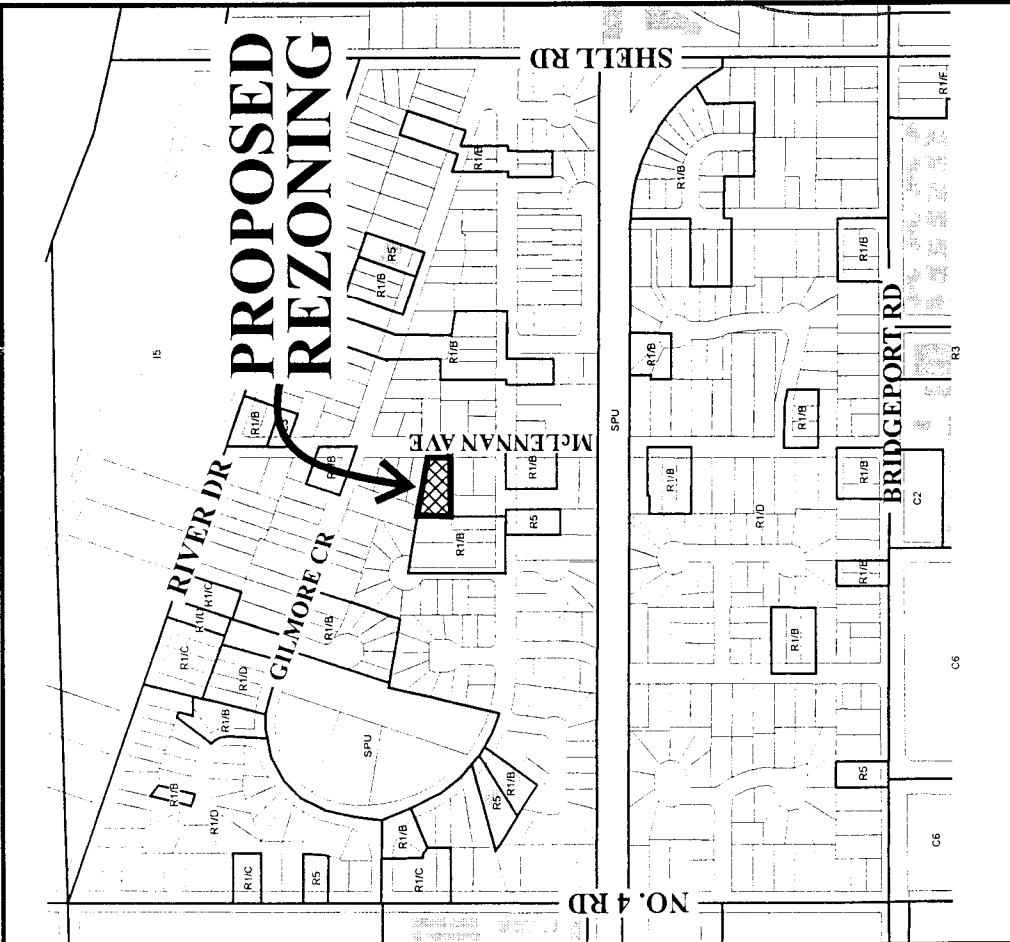
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The following are requirements to be dealt with prior to final adoption:

- Registration of an aircraft noise covenant.
- Ministry of Transportation approval.



City of Richmond



RZ 04-263293

ATTACHMENT 1

Original Date: 02/17/04
 Revision Date: 05/17/04
 Note: Dimensions are in METRES



Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 23-5-6

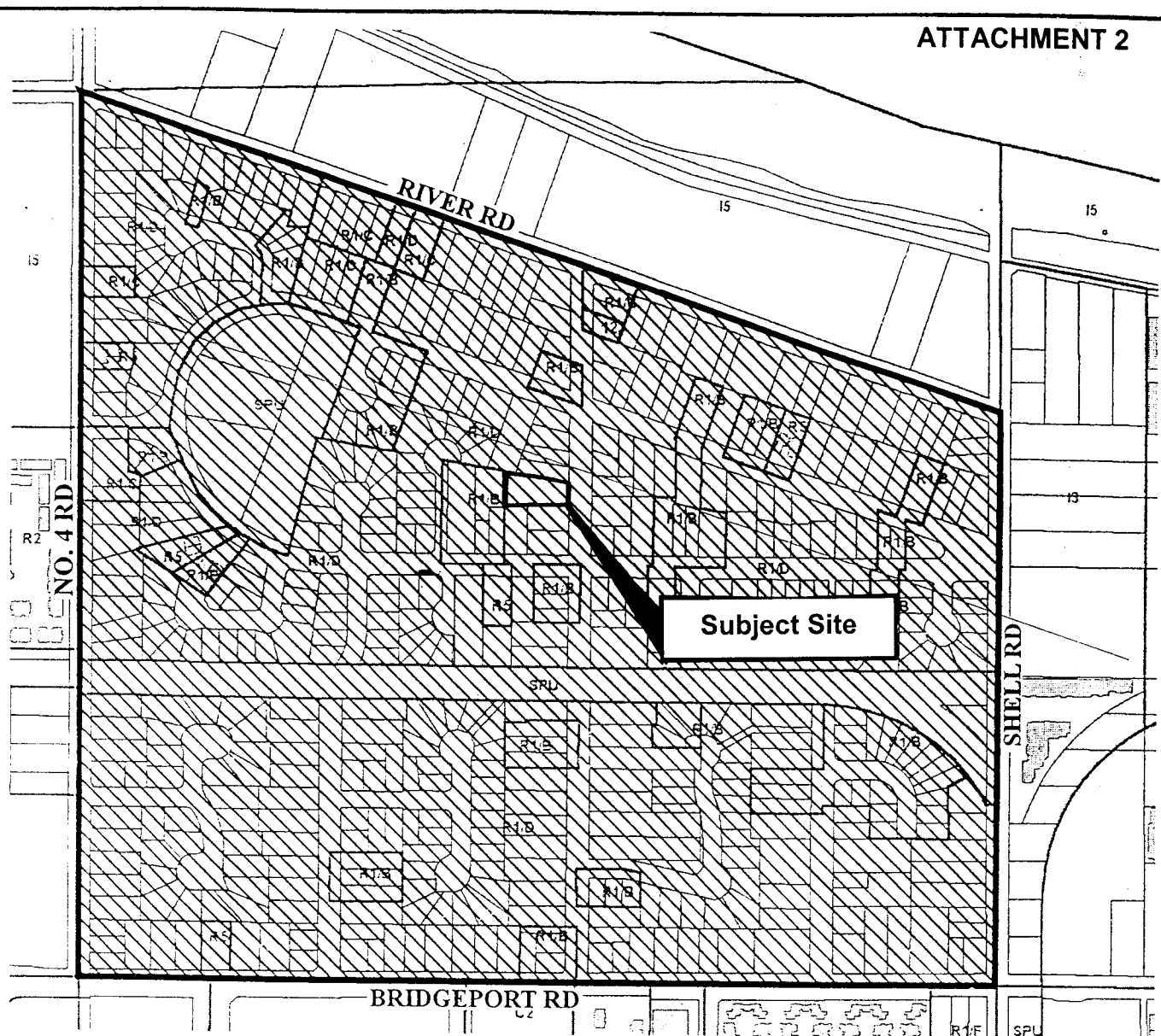
POLICY 5448:


The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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 R1/B except:

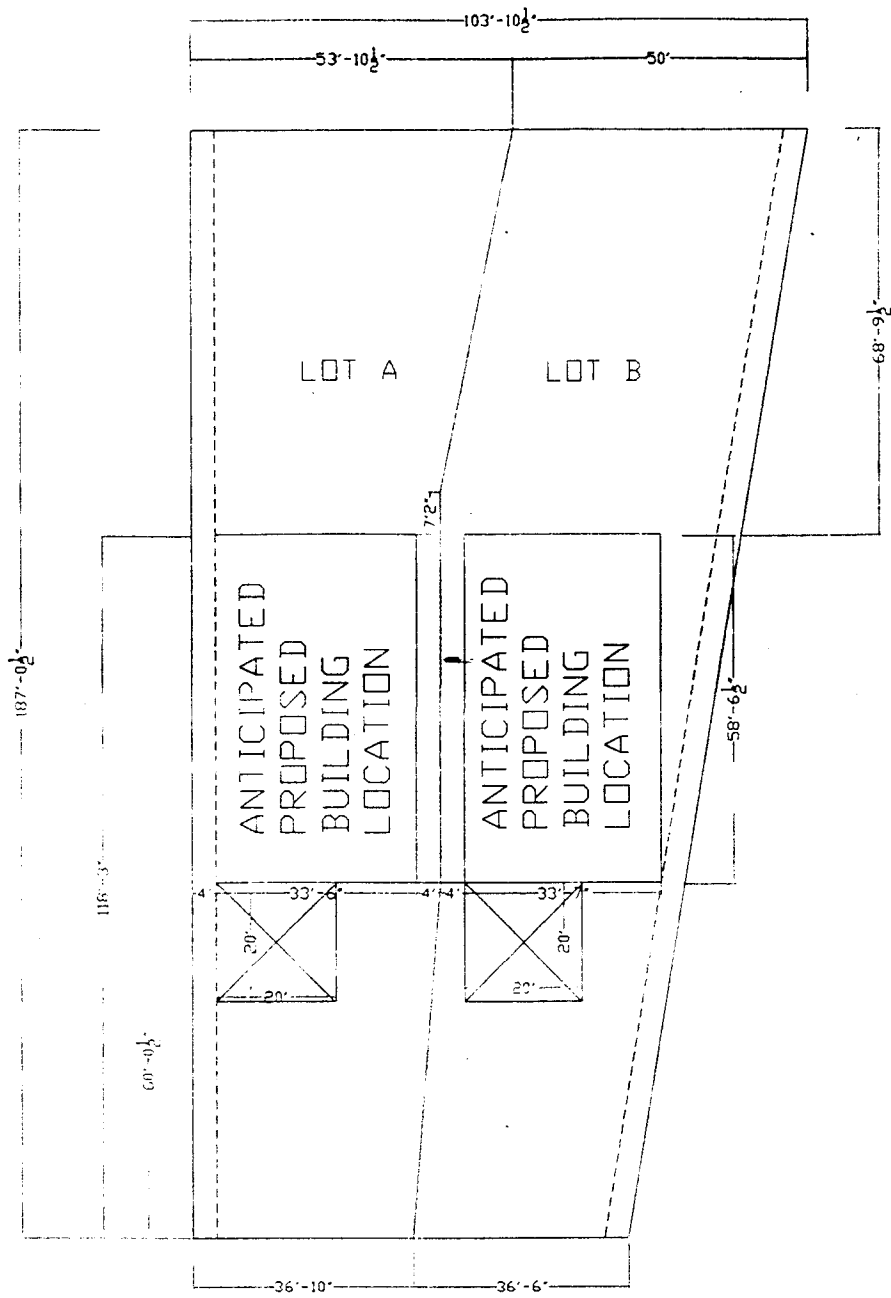
1. River Drive: R1/C unless there is a lane or internal road access, then R1/B.
2. Shell Road: R1/D unless there is a lane or internal road access, then R1/B.
3. No. 4 Road: R1/C unless there is a lane or internal road access then R1/B.
4. Bridgeport Road: R1/D unless there is a lane or internal road access then R1/B.



POLICY 5448
SECTION 23, 5-6

Adopted Date: 04/30/93

Amended Date:



PROPOSED SUBDIVISION PLAN
2191 McLENNAN AVE

PROPOSAL

LOT A

LOT B

TOTAL AREA: 8005.31 SF

TOTAL AREA: 8563.46 SF

BUILDABLE AREA: 3741.75 SF

BUILDABLE AREA: 3925.94 SF

TOTAL AREA LOT A & B 16568.77

Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7741 (RZ 04-263293)
2191 MCLENNAN AVENUE

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. 006-997-112

Lot 192 Section 23 Block 5 North Range 6 West New Westminster District Plan 34213

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7741".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and approvals.

APPROVED for content by originating dept. HB APPROVED for legality by Solicitor

MAYOR

CITY CLERK