



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Council - May 12, 2003
To Planning Cte - May 6, 2003

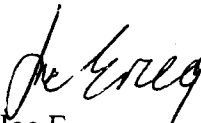
Date: April 15, 2003
RZ 02-207795

Re: APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING AT
9051 TO 9191 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA K (R1/K)

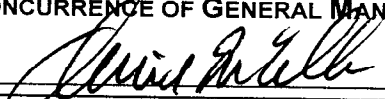
File: 8060-20-7451

Staff Recommendation

That Bylaw No. 7451, for the rezoning of 9051 to 9191 No. 1 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.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Patrick Cotter Architect Inc. has applied on behalf of the owners of 9051 through 9191 No. 1 Road (**Attachment 1**) to rezone these eight single family lots from Single Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 feet) to Single Family Housing District, Subdivision Area K (R1/K) (minimum width 10m or 32.8 feet), to permit each property to subdivide into two lots with access from the lane.

Findings of Fact

Item	Existing	Proposed
Owner	9051 No 1 – Dekoven Enterprises Ltd. 9071 No 1 – Robert Tymensen and Linda Love 9091 No 1 – Maxine Bourassa 9111 No 1– Tat and Kun Kwan 9131 No 1– Jane King 9151 No 1– Leister and Sharon Geddes 9171 No 1– Gerald and Deborah MacLeod 9191 No 1– Jeff and Mariko Sybounmy	To be determined
Applicant	Patrick Cotter Architect Inc.	No change
Site Size	9051 No. 1 Road – 791 m ² (8,514.5 ft ²) 9071 to 9191 No. 1 Road – 674 m ² (7255 ft ²)	most lots 337m ² (3,627.5 ft ²) one lot 335 m ² (3,606 ft ²) one lot 415 m ² (4,467 ft ²)
Land Uses	Single Family	Small Lot Single Family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Surrounding Development

The properties surrounding the subject applications are primarily older single family homes. Across No. 1 Road to the East is the West Richmond Community Centre. To the north is a commercial property with a Canada Trust Bank and Dental Office (**Attachment 2**).

Related Policies & Studies

Lot Size Policy

There was a Lot Size Policy for the 9,000 block of No. 1 Road but it was amended with an earlier applicant to remove the lots fronting No. 1 Road.

Arterial Road Redevelopment Policy

For the subject lots, the Arterial Road Policy supports redevelopment in the form of small lot single family at 0.6 FAR, duplex or coach house. However, a restrictive covenant registered on these properties by the original subdivision developer restricts redevelopment to single family only.

Lane Policy

The subject sites are currently serviced by an existing 6m (20 ft) wide lane. However, the lane is not built to current standards, therefore it will be upgraded when redevelopment occurs.

Staff Comments

Policy Planning

The subject lots had intended to redevelop to coach houses, however, the covenant on the property restricts the use to single family only. However, with the recent change to the Arterial Policy that permits single family at 0.6 FAR along arterial roads, the properties will be able to take advantage of some additional density once changes have been made to the R1 zone.

Engineering

Engineering staff have commented that while there have been some drainage problems in this area, they are of a more typical nature common to most of Richmond's neighbourhoods and are not at a level of concern that would warrant a hold on development activity.

For all applications, staff note that as per Access Bylaw 7222 no direct access will be permitted to No. 1 Road for any of the subject sites. Additionally, no works or monies are required to "beautify" No. 1 Road as it is built to full standard minus a grass boulevard and street trees.

Prior to final reading of the rezoning bylaw the following will be required:

- for the lane upgrade behind the commercial property, all properties are assessed \$1,462.13 except 9051 No. 1 Road, which because it has more lane frontage is assessed \$2,021.00; and
- 9051, 9071, 9091 and a portion of 9111 are required to dedicate 2m at the front their properties for future road widening.

The applicant and his clients have agreed to these conditions and realize that everyone must comply in order for any of the properties to be rezoned.

As most of the lots will develop individually, a NIC fee will be required at time of subdivision (rather than a Servicing Agreement) in order to upgrade the lane (including roll curb, drainage and lighting) behind the properties.

Analysis

There are eight lots that have already been approved to rezone in the 9000 block of No. 1 Road (**Attachment 2**). The subject application, which includes eight properties, would add another 16 lots to the 9000 block and would leave 17 lots in the 9000 block with rezoning potential. Of note is the fact that the subject properties will develop individually over time.

Impacts that may result from these developments are:

- the loss of mature vegetation as the older homes are replaced with new;
- the impacts associated with construction activity;
- increased traffic in the lane;
- the raising of part of the properties to be level or above No. 1 Road; and
- the loss of surveillance opportunities over the lane as the garages will occupy two-thirds of the lane frontage.

The subdivision of these lots is consistent with the Arterial Road Redevelopment Policy. This form of redevelopment is an opportunity to introduce more affordable housing and is consistent with population projections over the next 20 to 30 years.

Financial Impact

None.

Conclusion

The subject application will result in 16 new homes along No. 1 Road. The application is consistent with the Arterial Road Redevelopment Policy and the Lane Policy. Works to upgrade the lane will be undertaken at the subdivision stage.

Some impacts will occur such as the loss of vegetation and increased traffic in the lane. However, on balance staff believe that the proposal is in an appropriate location and will introduce an affordable housing form and therefore are supportive of the proposal.



Jenny Beran, MCIP
Planner, Urban Development
(4212)

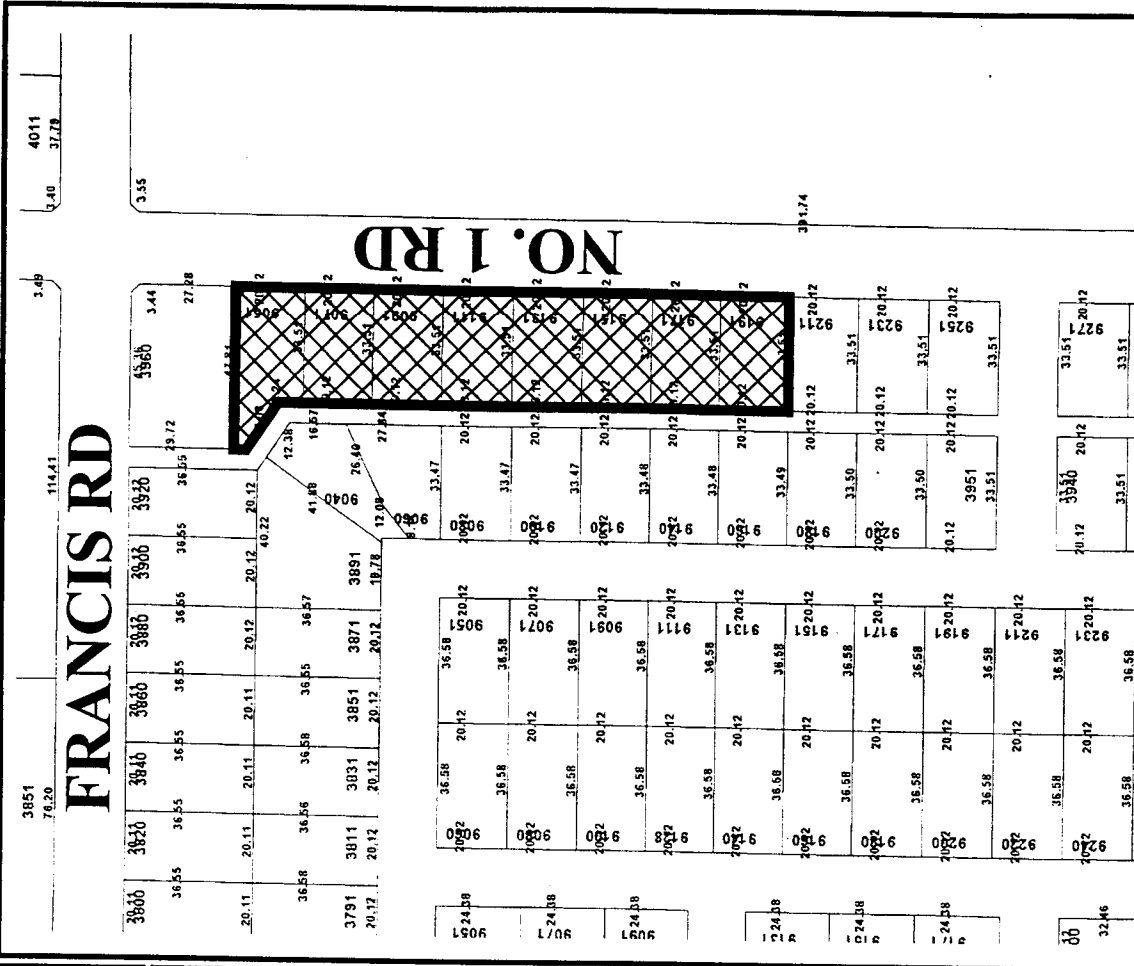
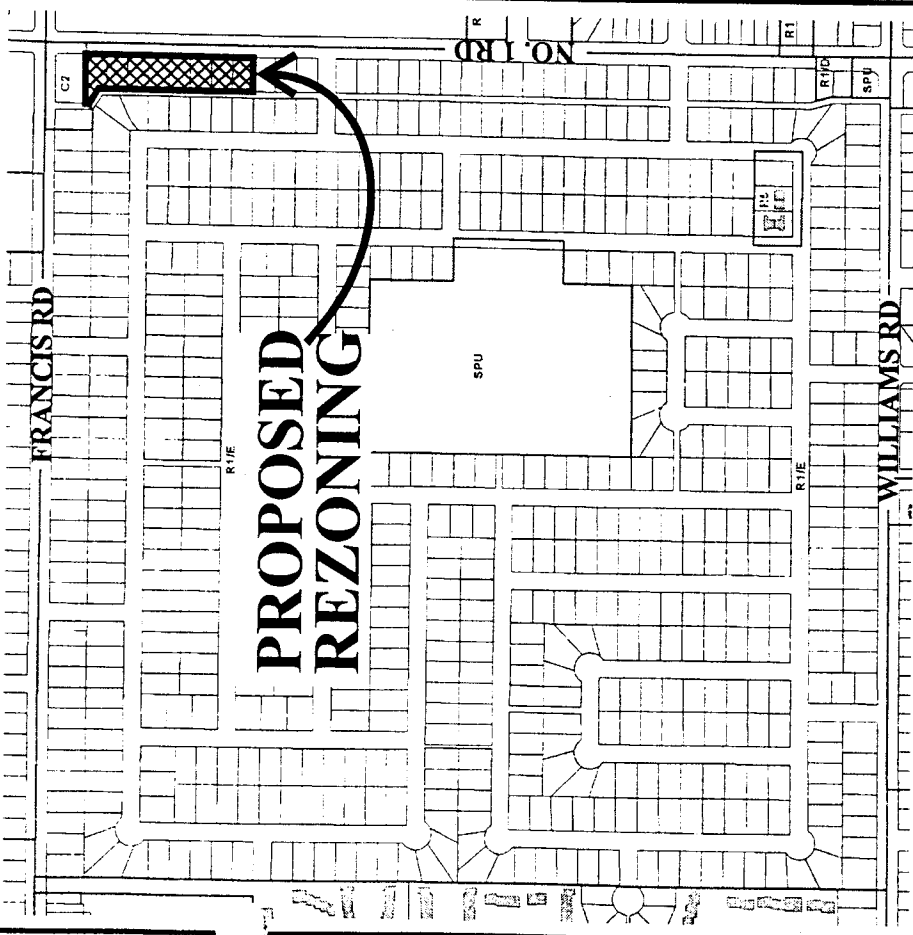
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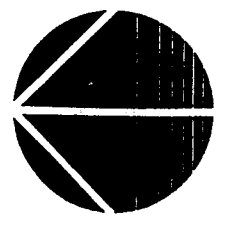
City of Richmond



RZ 02-207795



Original Date: 06/20/02
Revision Date:
Note: Dimensions are in METRES



CANADA TRUST
DENTAL OFFICE

WEST RICHMOND
COMMUNITY
CENTRE

AMBULANCE
STATION



Previously rezoned properties



Subject application RZ 02-207795



Context Map for 9000 Block No. 1 Road

Original Date: 10/29/02

Revision Date: 03/07/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7451 (RZ 02-207795)**

**9051 No. 1 Road, 9071 No. 1 Road, 9091 No. 1 Road, 9111 No. 1 Road, 9131 No. 1 Road,
9151 No. 1 Road, 9171 No. 1 Road and 9191 No. 1 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 areas and by designating them **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**:

P.I.D. 010-383-964
Lot 19 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 003-529-517
Lot 20 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 004-899-865
Lot 21 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 000-569-780
Lot 22 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 004-138-619
Lot 23 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 004-865-570
Lot 24 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 010-383-999
Lot 25 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 003-606-511
Lot 26 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7451**”.

