



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - June 18/02
Date: May 29, 2002

From: Joe Erceg
Manager, Development Applications


RZ 02-203973

File: 8060-20-7388

Re: APPLICATION BY STEVE EWERT FOR REZONING AT 7371 AND 7391
LINDSAY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION
AREA H (R1/H) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA
B (R1/B)

Staff Recommendation

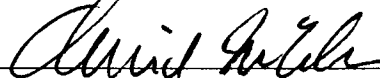
That Bylaw No. 7388, for the rezoning of 7371 and 7391 Lindsay Road from "Single-Family Housing District, Subdivision Area H (R1/H)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Steve Ewert on behalf of Vero Construction Ltd. has applied to the City of Richmond for permission to rezone 7371 and 7391 Lindsay Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area H (R1/H) to Single-Family Housing District, Subdivision Area B (R1/B) in order to consolidate the two properties and subdivide them into three new residential lots (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	458996 BC Ltd.	To be determined
Applicant	Steve Ewert	No change
Site Size	7371 and 7391 Lindsay Road each 821 m ² (8,837 ft ²)	Three lots each 547 m ² (5,888 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/H	R1/B

Surrounding Neighbourhood

This is primarily a single family area with some multi-family housing located to the north of the subject properties. Directly surrounding the subject properties are a mix of older and new homes.

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)
K	10m (32.808 ft.)	315 m ² (3,390 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)

Related Policies & Studies

Single Family Lot Size Policy

Lot Size Policy 5463 (**Attachment 3**), which was adopted in 1996, permits the subdivision of lots along Lindsay Road to R1/B.

Staff Comments

There are some substantial trees at the front of the subject properties that are situated within the current road right-of-way. Parks staff have conducted a site visit and have determined that while the trees are substantial in size, they are not the healthiest of specimens. Therefore, staff are recommending that the trees be removed in favour of planting new street trees in front of the subject properties.

With the future subdivision, the developer is required to design and construct, via our standard Servicing Agreement, full road frontage upgrading at their sole cost. Works include, but are not limited to, benkleman beam test, road widening, curb and gutter, storm sewer, a minimum 2m wide grass and treed boulevard, street lighting and establishment of a 1.5m sidewalk.

Analysis

The application is consistent with the Lot Size Policy for the area in which the area residents supported smaller lots for the properties along Lindsay Road. While there has been some redevelopment activity in the neighbourhood over the past few years, this application is the first to take advantage of the Lot Size Policy to introduce smaller lots.

Financial Impact

None.

Conclusion

This is a simple application to consolidate two properties and re-subdivide into three smaller single family lots. The application is consistent with the Lot Size Policy for the neighbourhood. The main impact with the redevelopment will be the loss of some mature vegetation in order to complete the street upgrades.



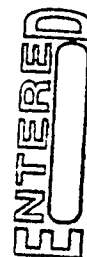
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



Note: Dimensions are in METRES

RZ 02-203973



SKETCH TO ACCOMPANY APPLICATION TO SUBDIVIDE LOTS 9 AND 10, SEC. 13 B 4 N, R 7 W, N.W.D., PLAN 20458

R02-13496.SKE

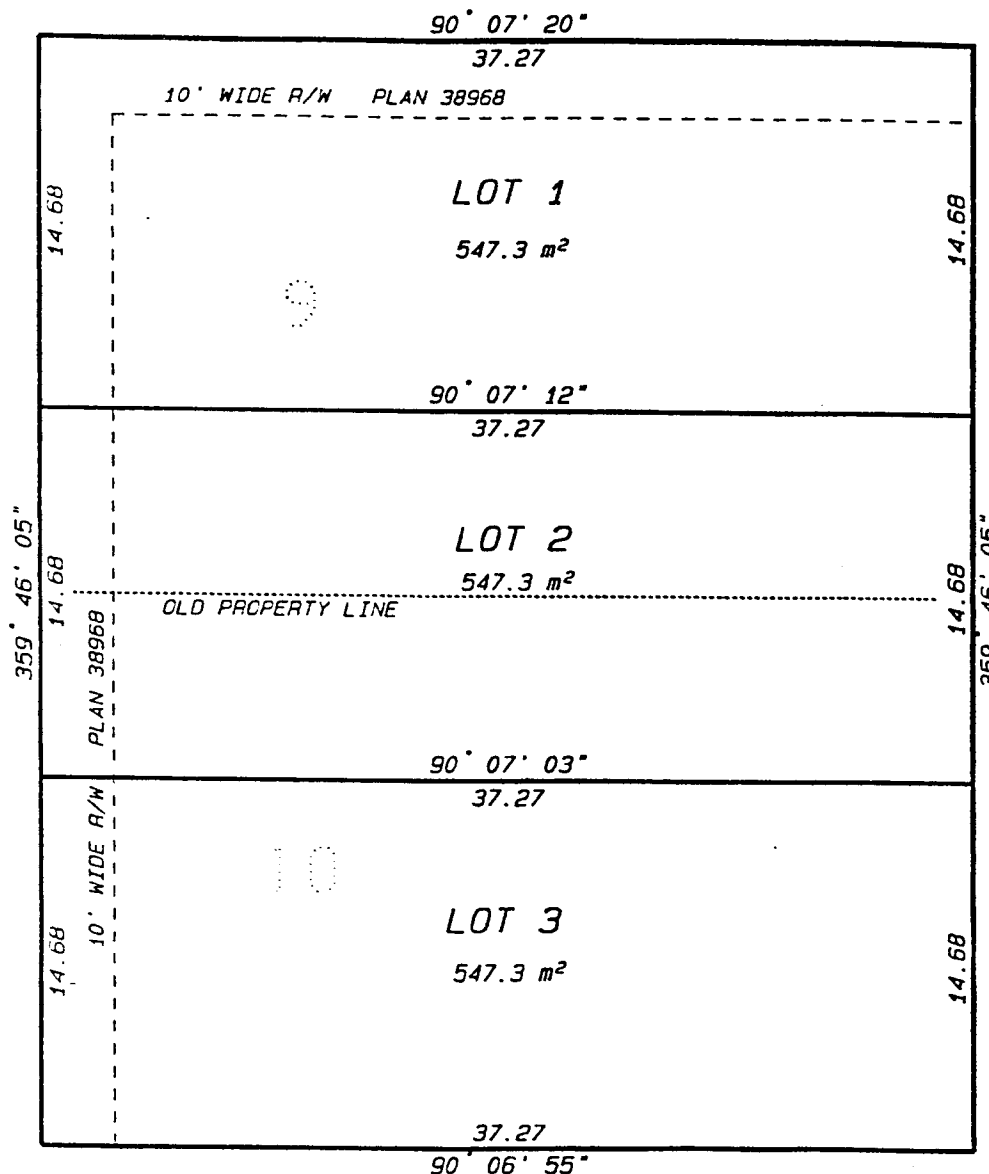
SCALE 1:300

DIMENSIONS ARE IN METRES

CIVIC ADDRESSES:

7371 / 7391 LINDSAY ROAD

RICHMOND, B.C.



LINDSAY ROAD

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

NOTE:

DIMENSIONS AND AREAS SHOWN ARE
PRELIMINARY AND ARE BASED ON
LAND TITLE RECORDS ONLY.

ALL DIMENSIONS SUBJECT TO REVISION
FOLLOWING LEGAL FIELD SURVEYS.

R02-13496.SKE

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APRIL 23, 2002



City of Richmond

Policy Manual

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Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

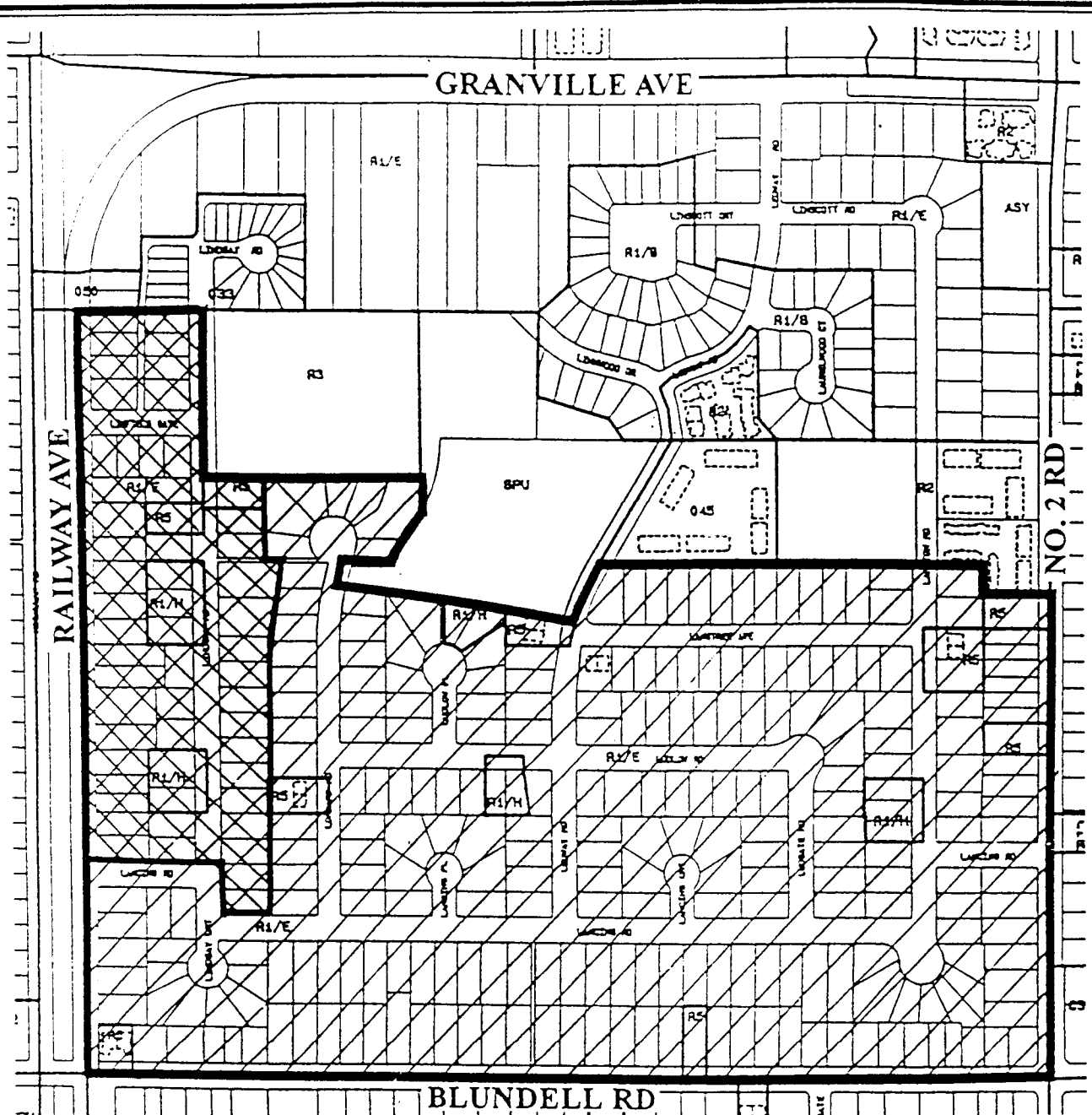
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road, Railway Avenue and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road, Railway Avenue and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road, Linfield Gate and Railway Avenue in the western portion of Section 13-4-7 with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties fronting Railway Avenue that do not have lane or internal road access; and

That this policy 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 amended according to Bylaw No. 5300.



Subdivision permitted as per R1/H with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road, Railway Avenue and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access.

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POLICY 5463 **SECTION 13, 4-7**

Adopted Date: 02/19/96



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7388 (RZ 02-203973)
7371 AND 7391 LINDSAY 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. 003-995-178

Lot 9 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

P.I.D. 004-926-048

Lot 10 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7388”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK

