



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: **APPLICATION BY RICHARD FLEMING FOR REZONING AT 8220 ST. ALBANS FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TWO-FAMILY HOUSING DISTRICT (R5)**

To Council - June 24/02
To Planning - June 18/02
Date: May 15, 2002

RZ 02-203607

File: 8060-20-7383

Staff Recommendation

That Bylaw No. 7383, for the rezoning of 8220 St. Albans from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p>
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Staff Report

Origin

Richard Fleming has applied to the City of Richmond for permission to rezone 8220 St. Albans Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to permit the construction of a new duplex on the property (**Attachments 2 & 3**).

Findings of Fact

Item	Existing	Proposed
Owner	Yealin Peter Wang & Julie Tai-Li O	To be determined
Applicant	Richard Fleming	No change
Site Size	1130 m2 (12,164 ft2)	No change
Land Uses	Vacant	Two-Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	No change
Zoning	R1/E	R5

Surrounding Development

The subject lot is situated between Palmer Secondary School on the east, St. Paul's Catholic Church and school on the west, one single family property to the north and an older duplex to the south.

Related Policies & Studies

The Lot Size Policy for the area (Policy 5423 – **Attachment 4**) retains the large R1/E lot sizes for the neighbourhood. The subject application is in conformance to this policy as it does not result in the subdivision of the lot.

Staff Comments

There are no servicing issues in the area as St Albans was upgraded about six years ago complete with street trees.

A Restrictive Covenant is required prior to final reading ensuring the site is serviced by just one shared driveway crossing.

Analysis

The main questions with regard to considering this application are the appropriateness of introducing a two-family dwelling within an existing single family neighbourhood, the implications for further similar development and the impact on the neighbourhood.

While the City has seen the re-introduction of two-family dwellings into Richmond along arterial roads in the past few years, this policy direction is consistent with the Arterial Road Redevelopment Policy. There is no such direct policy supportive of the re-introduction of new two-family dwellings within existing neighbourhoods.

However, staff does feel that the proposal has merit based on the following:

- While St. Albans is not considered an arterial road, it is a relatively busy street and carries a substantial amount of traffic leading into the City Centre;
- The street has a more urban feel to it than the average local road due to the recent addition of a treed boulevard and street upgrades and the presence of the school and the church; and
- The location of the lot against the school site means it has some edge conditions that are not common to the average single family lot.

If the subject application were approved it would have implications in terms of setting a direction for similar development in this and other neighbourhoods. There are seven other single family properties in this neighbourhood that are situated between the school and St. Albans Road. Two of these properties already have two-family dwellings situated on them and it would be reasonable to assume that the City would also consider similar proposals on the other five properties if it supported the subject application.

In terms of the impact on the neighbourhood, with the subject lot and potentially some of the others redeveloping for two-family dwellings, impacts would be in the form of increased traffic and activity in the neighbourhood. Also, the actual building form of a two-family dwelling would be larger by about 12% or 115m² (1240 ft²) than if the property was developed with one single family home. However, the direct impacts of the redevelopment of the subject lot are minimal given that it shares a property line with only one single family property to the north.

Financial Impact

None.

Conclusion

On balance, staff support the application for a two-family dwelling on the subject lot as:

- the introduction of a two-family dwelling on the subject lot is appropriate given it's unique characteristics including its location on a busy local street leading into the City Centre and the siting of the lot between this street and a school site;
- the implications of supporting the subject application in terms of opening up similar applications is limited; and

- the impacts on the surrounding neighbourhood are not substantial.



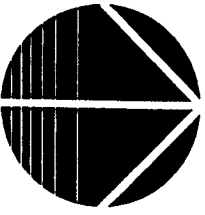
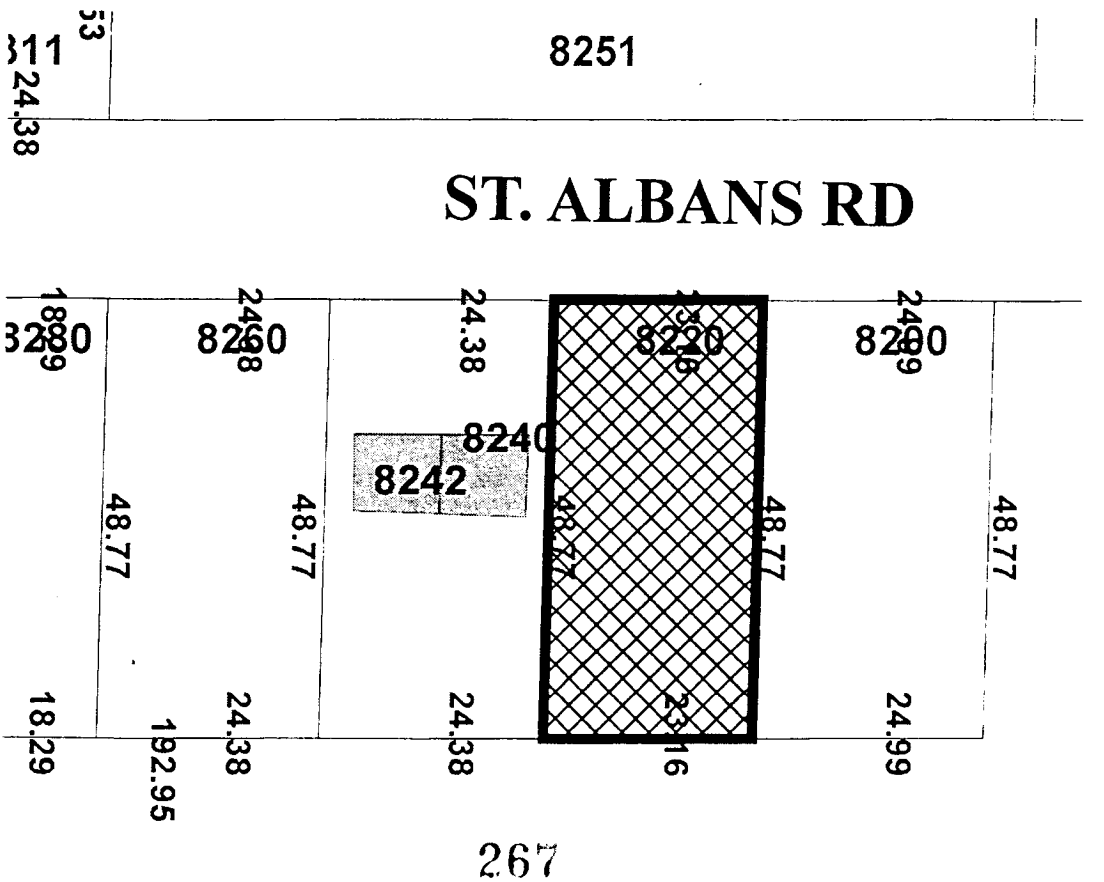
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

There is one requirement to be dealt with prior to final adoption:
Specifically a Restrictive Covenant ensuring the site is serviced by just one shared driveway crossing.



City of Richmond



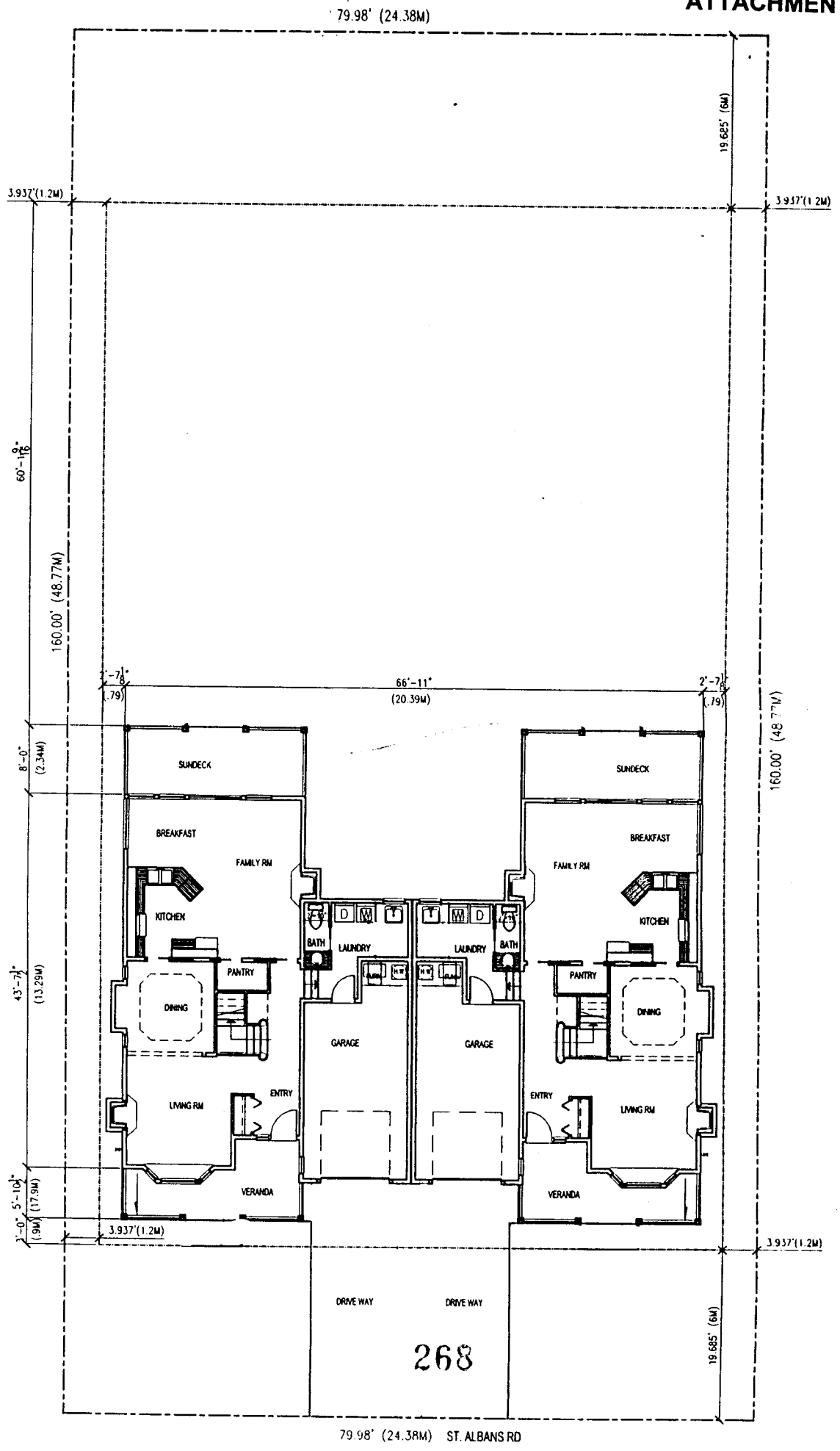
RZ 02-203607

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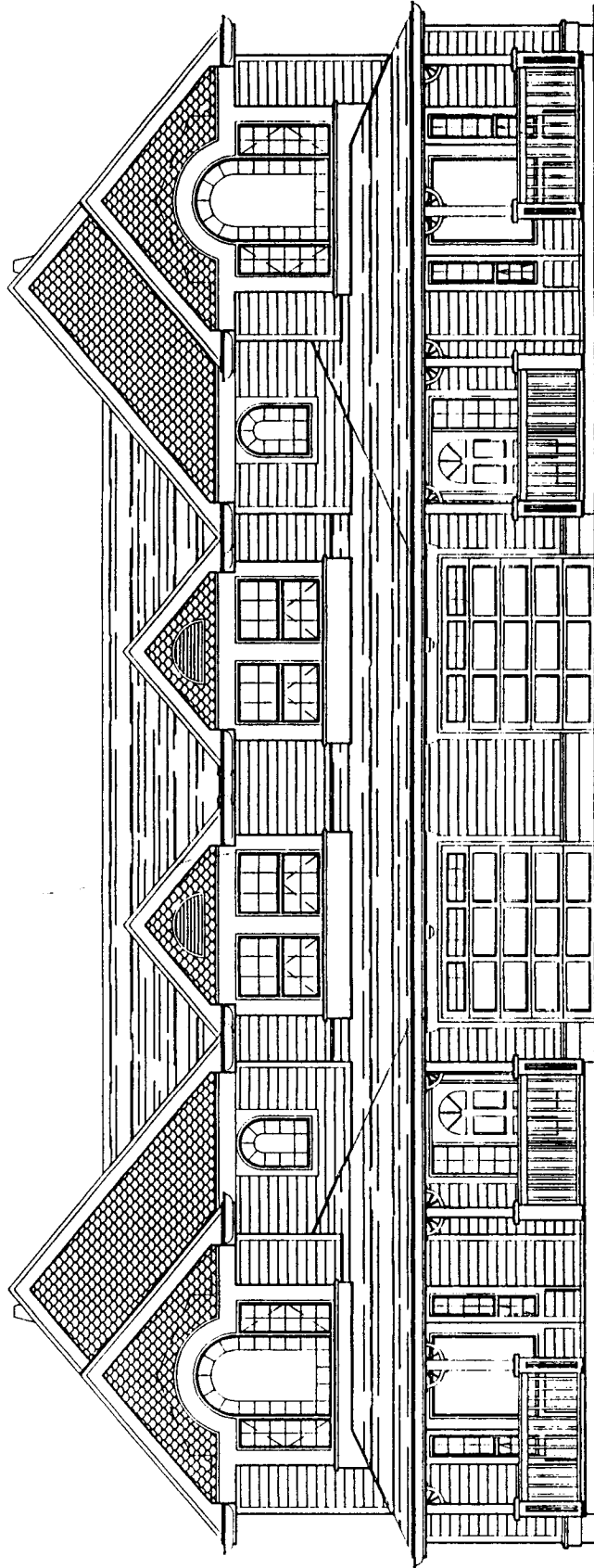
Note: Dimensions are in METRES

Original Date: 05/01/02

Revision Date:



FILE# 203604 3220 ST ALBANS RD



FRONT ELEVATION



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5423

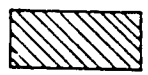
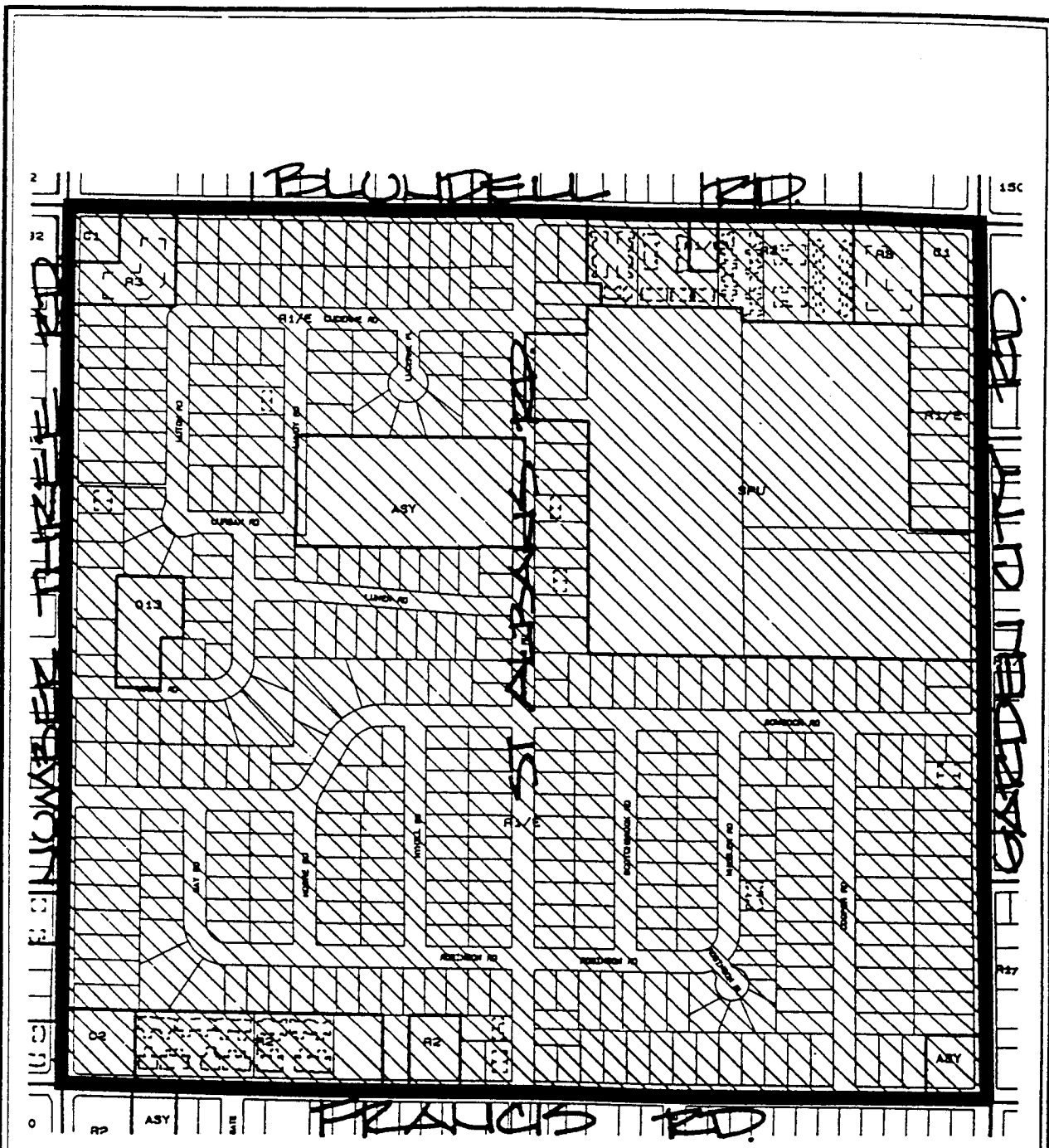
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

POLICY 5423:

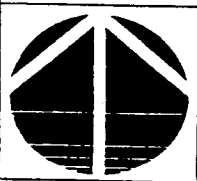
The following policy establishes lot sizes within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road (in a portion of Section 21-4-6):

That properties within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the exception that properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C). This policy, as shown on the accompanying plan, is to be used to determine the disposition of future 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/E

271



POLICY SECTION 5423
21,4-6

DATE
08/30/89



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7383 (RZ 02-203607)
8220 St. Albans 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 **TWO FAMILY HOUSING DISTRICT (R5)**.

P.I.D. 009-000-569

Lot 142 Section 21 Block 4 North Range 6 West New Westminster District Plan 28540

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7383”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 24 2002

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

MAYOR

CITY CLERK