



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

To Council - June 25, 2001
TO PLANNING - JUNE 19, 2001
DATE: June 7, 2001
FILE: 8060-20-7243

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: Application by Serge and Irene Roy for Rezoning from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) and a Strata Title Conversion at 8771/8791 Roselea Place

STAFF RECOMMENDATION

1. That Bylaw No. 7243, for the rezoning of 8771/8791 Roselea Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.
2. That the application for a strata title conversion by Serge and Irene Roy for the property located at 8771/8791 Roselea Place be approved on fulfilment of the following conditions:
 - a) Adoption of Bylaw No. 7243, rezoning the subject property from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)" and the filing by the City of a restrictive covenant limiting the number of dwelling units to two;
 - b) Payment of all City utility charges and property taxes up until and including the Year 2001 if the strata title conversion is to be approved prior to September 1, 2001 or the prepayment of the estimated property taxes for the Year 2002 if the strata title conversion is to be approved after September 1, 2001; and
 - c) Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of the adoption of Bylaw No. 7243.

H. Bullee

for Joe Erceg
Manager, Development Applications

HB:blg
Att.2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
David Bull

STAFF REPORT**ORIGIN**

Serge and Irene Roy have applied to rezone 8771/8791 Roselea Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)" in order to legalize the existing duplex on the site and to permit a strata title subdivision.

Attachment 1 illustrates the location of the subject property and Attachment 2 is a copy of the proposed strata title subdivision plans.

The applicants have confirmed that the duplex is only used as a two-family dwelling and have granted the City permission to inspect the duplex if necessary. They have also indicated in writing that they will proceed with the registration of the strata title conversion within 180 days of rezoning approval and that the next years' taxes will be prepaid if required.

A current title search indicates that a two-family dwelling covenant is not registered on the title of the property. The applicants have agreed to the registration of such a covenant as a condition of rezoning approval.

The existing duplex is a legal, non-conforming use under the Local Government Act.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Serge and Irene Roy	To Be Determined
Applicant	Serge and Irene Roy	To Be Determined
Site Size	893 m ² (9613 ft ²)	Approximately 500 m ² (5382 ft ² and 393 m ² (4231 ft ²))
Land Uses	Duplex	Duplex (strata titled)
OCP Generalized Land Use Designation	Neighbourhood Residential	No Change
OCP Specific Land Use Designation	Low-Density Residential	No Change
702 Policy Designation	None Available	No Change
Zoning	Single-Family Housing District Subdivision Area E (R1E)	Two-Family Housing District (R5)

RELATED POLICIES & STUDIES

The City does not have an official policy with regard to the strata title conversion of existing duplexes.

However, the subject application is consistent with the general approach taken with regard to this type of rezoning and strata title conversion application (i.e. confirmation that the duplex is not used as a fourplex; registration of a two-family dwelling covenant; compliance with the proposed "Two-Family Housing District (R5)" zone with regard to setbacks, lot coverage, floor area ratio, height restrictions, etc.; payment of taxes and utilities; commitment to proceed with the strata title conversion within 180 days).

STAFF COMMENTS

None of the staff to whom these applications were circulated had any objections or comments on either the proposed rezoning or strata title conversion.

ANALYSIS

The Building Department has noted in the past that the Zoning and Development Bylaw defines a "Two-Family Dwelling" as conforming to the following classification in the case of a duplex such as this:

- "(ii) Each **dwelling unit** consisting of two **storeys** only, the upper **storey** not containing a kitchen; not set upon another **storey** or upon a basement."

Unlike other duplexes that have been rezoned or strata titled that do not confirm to this zoning definition, the subject duplex actually has its kitchens on the ground floor only. Although not strictly enforced, the intent of this provision is to ensure that the duplex does not have any illegal suites (which the subject duplex does not).

It is noted that the site has full frontage improvements (i.e. there is a sidewalk along Roselea Place and no open ditches).

FINANCIAL IMPACT

None to the City.

CONCLUSION

Serge and Irene Roy have applied to rezone the existing duplex (which is a legal, non-conforming use) at 8771/8791 Roselea Place and to strata title subdivide it. The applicants have confirmed that the duplex is only used as a two-family dwelling and are willing to register a two-family dwelling covenant on the property as a condition of rezoning. They have also indicated in writing that they will proceed with the registration of the strata title subdivision within 180 days and that all applicable taxes and utility bills will be paid. Staff have no objection to either application and recommend that the rezoning and strata title conversion be approved.

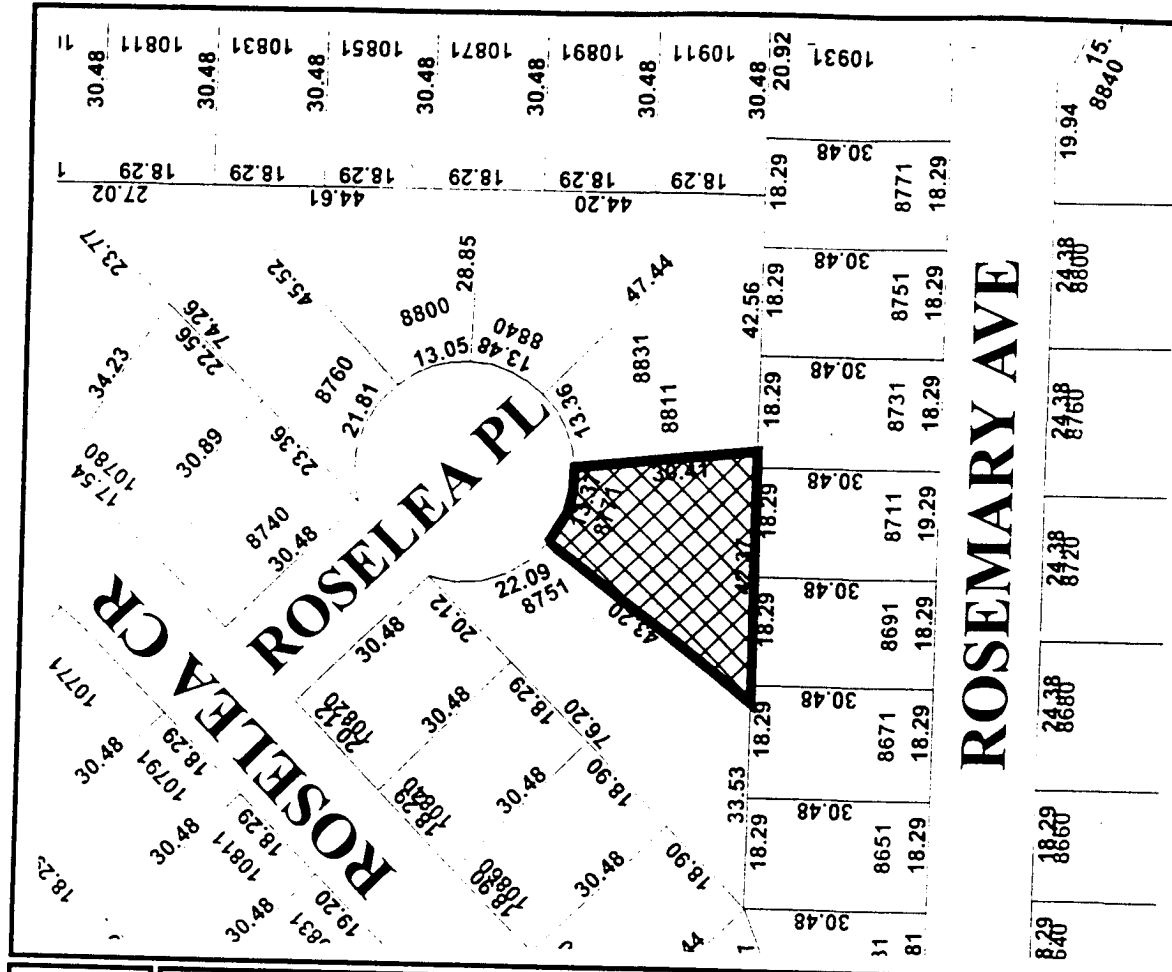
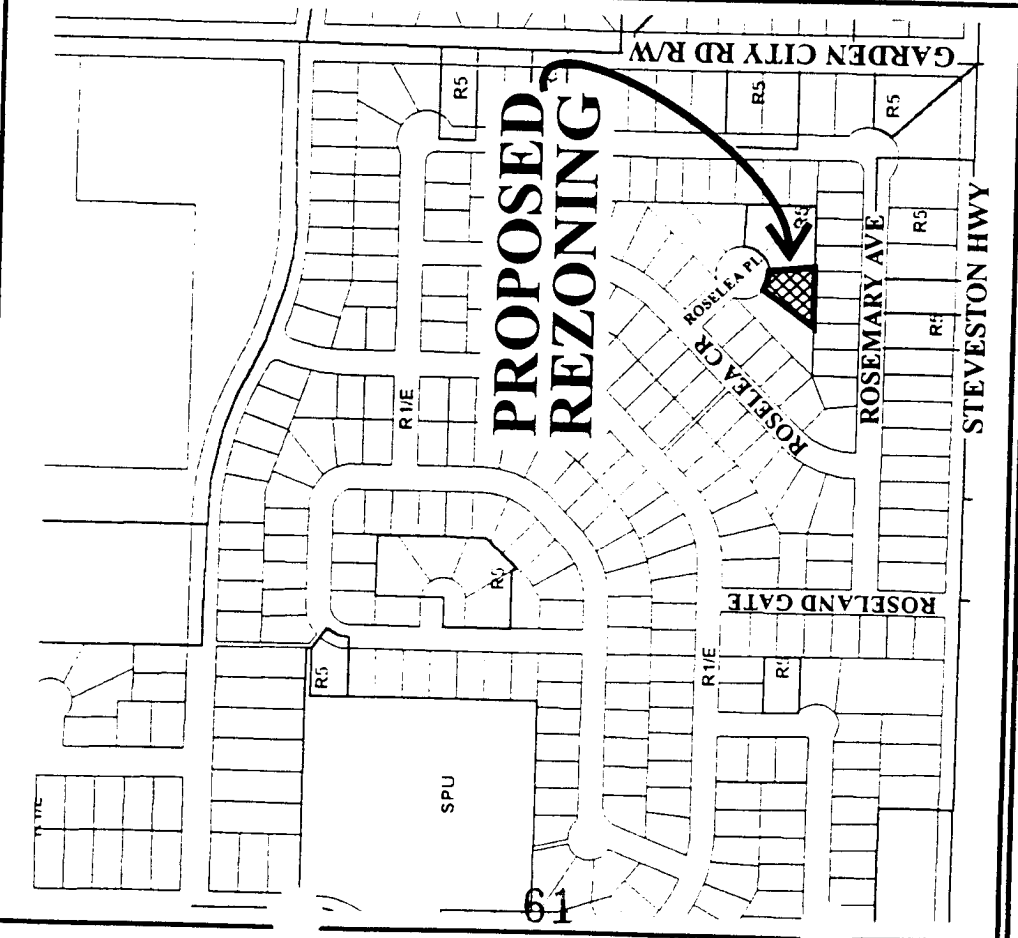


Holger Burke, MCIP
Development Coordinator

HB:blg

The only requirement to be dealt with prior to final adoption of the rezoning is the legal requirement that a two-family dwelling covenant be registered on the title of the property.

City of Richmond

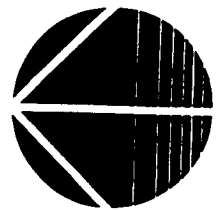


RZ 01-115294

Original Date: 04/05/01

Revision Date:

Note: Dimensions are in METRES



STRATA PLAN OF LOT 413
SECTION 33 BLOCK 4 NORTH
RANGE 6 WEST N. W. D.
PLAN 37545

B.C.G.S. 92G.015
CITY OF RICHMOND

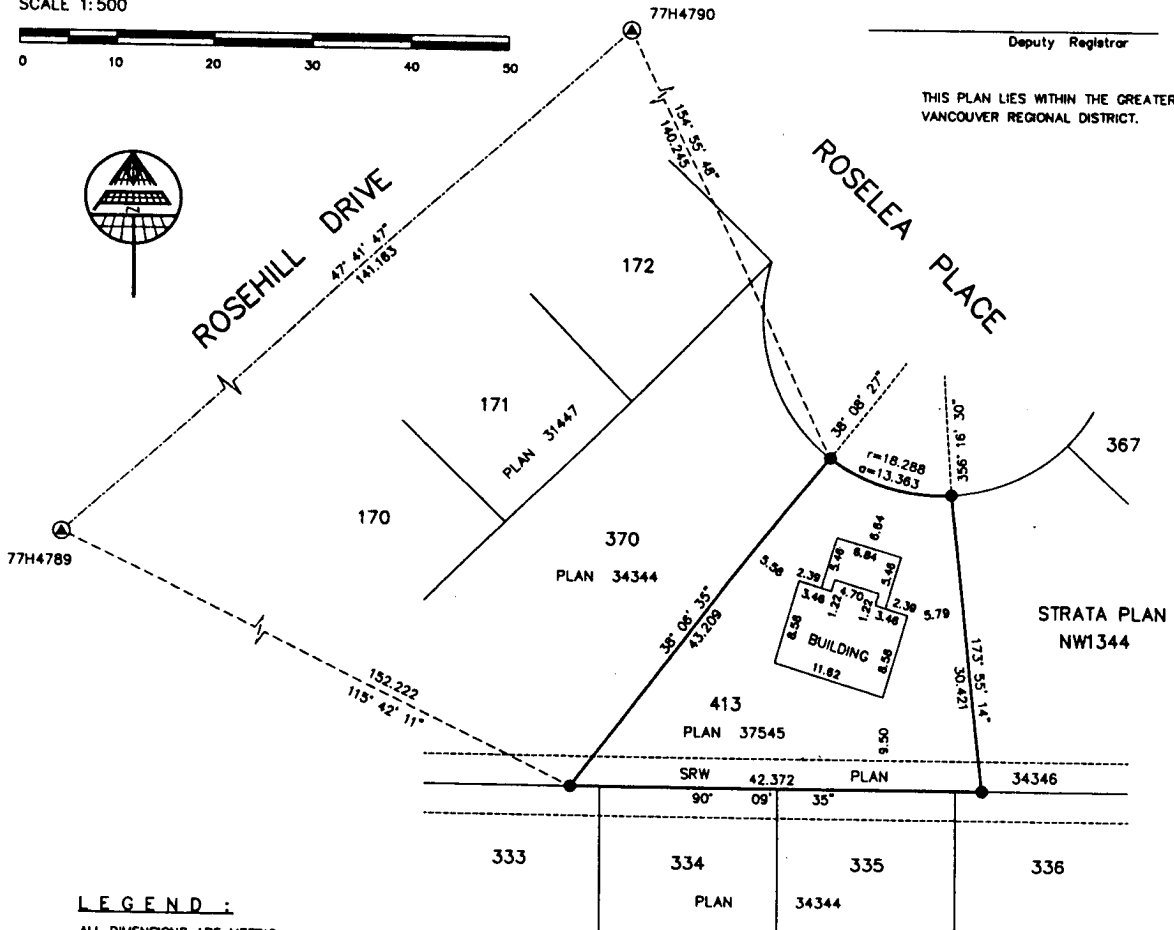
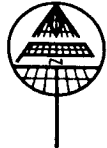
STRATA PLAN LMS _____

REF. NO. _____

STRATA PLAN LMS _____ deposited and registered
in the Land Title Office at New Westminster, B.C.

This _____ day of _____, 20 _____

SCALE 1:500



Deputy Registrar

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

LEGEND :

ALL DIMENSIONS ARE METRIC.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 77H4789 AND 77H4790, NAD 83 (CSRS) INTEGRATED SURVEY AREA NO. 18, RICHMOND.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY MEAN COMBINED FACTOR 0.9996040.

- ⊙ = CONTROL MONUMENT FOUND
- = IRON POST FOUND
- m² = SQUARE METRES
- S.L. = STRATA LOT
- P.T. = PART STRATA LOT
- C.P. = COMMON PROPERTY
- C = CARPORT
- Y = YARD AREA

NOTE : CARPORTS AND YARD AREAS ARE LIMITED COMMON PROPERTY FOR USE OF THE STRATA LOTS INDICATED. (EXAMPLE: C - 1, Y - 1)

CIVIC ADDRESS :

- S.L. 1 : 8771 ROSELEA PLACE
- S.L. 2 : 8791 ROSELEA PLACE
- RICHMOND, B.C.
- V7A 2K5

I, WILLIAM P. WONG, of Burnaby, B.C., a British Columbia Land Surveyor, certify that the building shown on this strata plan is within the external boundaries of the land that is the subject of the strata plan.

Dated at Richmond, B.C.
This 18th day of May, 2021.

62

W.P. Wong
B.C.L.S. (#697)

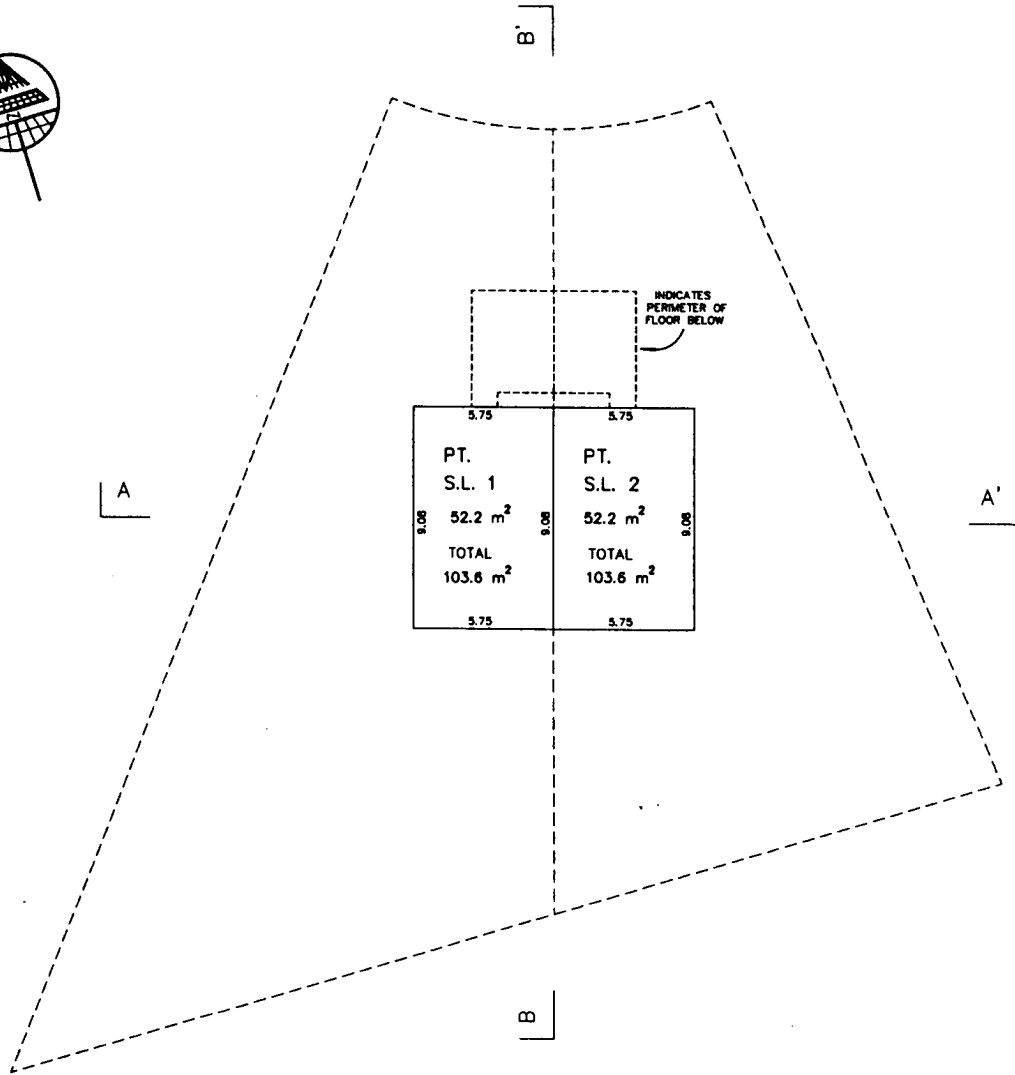
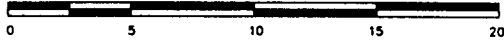
MATSON, PECK & TOPLISS

SURVEYORS AND ENGINEERS
210-8171 COOK ROAD
RICHMOND, B.C. V6Y 3T8
(ph) 270-9331
(fax) 270-4137
CADFILE: 13111F01.FLX
JOB NO. R - 13111

SECOND FLOOR

STRATA PLAN LMS

SCALE 1:200



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 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V6Y 3T8
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 (fax) 270-4137
 CADFILE: 1311FD4.FLX
 JOB NO. R - 13111

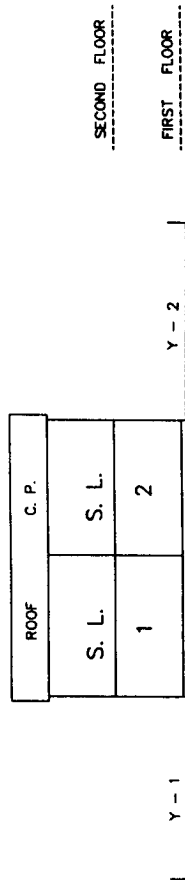
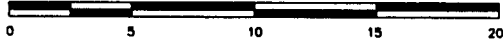
64

DATE May 18/01 NPK B.C.L.S.

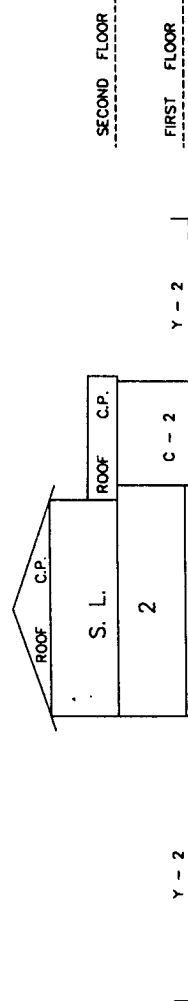
SECTIONS

STRATA PLAN LMS

SCALE 1:200



SECTION A - A'



SECTION B - B'

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 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V6Y 3T8
 (ph) 270-9331
 (fax) 270-4137
 CADFILE: 13111F05.FLX
 JOB NO. R - 13111

3/1



DATE

May 18/01 WPH

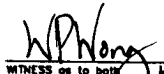
B.C.L.S.

STRATA PLAN LMS



OWNERS :




 SERGE GUY ROY

 IRENE MARGARET ROY

WITNESSES :


 WITNESS as to both WILLIAM WONG
 B.C. Land Surveyor
 OCCUPATION
 210-8171 Cook Rd
 ADDRESS
 Richmond, B.C.

MORTGAGEE :

CANADA TRUSTCO MORTGAGE COMPANY
 (INCORPORATION NO. 24085A)

 IAN GRAY
 MANAGER
 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY
 KATHARINE PLAWSKA
 SUPERVISOR


 WITNESS as to both J. McBayon
 ASST. MGR
 OCCUPATION
 **Canada Trust**
 Pacific Credit Administration
 Royal City Centre
 #237, 610 6th St. 7663
 NEW WESTMINSTER, BC V3L 5V1

STRATA PROPERTY ACT

FORM T

ENDORSEMENT BY APPROVING AUTHORITY

I certify that the conversion of the building included in this strata plan has been approved under section 242 of the Strata Property Act.

Dated at Richmond this _____ day of _____, 20 _____

 Approving Officer for
 the CITY OF RICHMOND

MATSON, PECK & TOPLISS
 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD
 RICHMOND, B.C. V8Y 3T8
 (ph) 270-9331
 (fax) 270-4137
 CADFILE: 13111F02.FLX
 JOB NO. R - 13111

66

DATE May 18/01 WPN B.C.L.S.

CITY OF RICHMOND
BYLAW 7243
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7243 (RZ 01-115294)
8771/8791 ROSELEA PLACE

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. 004-931-637
 Lot 413 Section 33 Block 4 North Range 6 West New Westminster District Plan 37545

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7243"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 25 2001

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


 MAYOR

 CITY CLERK