



To: Planning Committee **Date:** June 26, 2002
From: Joe Erceg **File:** RZ 02-205666
 Manager, Development Applications
Re: **APPLICATION BY C.P.S. ENTERPRISES LTD & RICHLIFE HOMES FOR REZONING AT 4371 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

Staff Recommendation

That Bylaw No. 7401, for the rezoning of 4371 Blundell 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. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

C.P.S. Enterprises Ltd. & Richlife Homes have applied to the City of Richmond for permission to rezone 4371 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit a two lot residential subdivision with a lane (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Cosmopolitan Holdings	To be determined
Applicant	C.P.S. Enterprises Ltd. & Richlife Homes	No change
Site Size	949.3 m ² (10, 218.5ft ²)	Two lots & a lane dedication
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Surrounding Neighbourhood

The majority of the lots surrounding the subject lot are single family. Many of the homes in the neighbourhood are older however there are some new homes across Blundell as well as some new homes in this section of the block therefore as these lots are not likely to redevelop in the near future, lane implementation will take some time.

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)
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)
K	10m (32.808 ft.)	315 m ² (3,390 ft ²)

Related Policies & Studies

Lot Size Policy

There is no Lot Size Policy for these lots.

Arterial Road Policy

The proposed rezoning is consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

Lane Policy

As the subject lot is along an arterial road, the applicants are required to dedicate land and pay for the construction of a lane.

Staff Comments

Prior to final reading of the rezoning application, the following should be in place:

1. Dedication of a 6m lane across the entire north edge of the of the site including an appropriate "jog" at the east property line so that a 6m lane can continue through to Eperson.
2. A 4m cross-access easement (for the driveway) and utilities right-of-way (to provide the lane with drainage and lighting) both of which straddle the new property line from Blundell back to new lane;
3. A Restrictive Covenant ensuring that once the lane has been extended to provide a permanent access point, this temporary cross access easement can be discharged. The utility ROW will probably have to stay in perpetuity.
4. A standard Servicing Agreement to construct the laneworks and temporary access corridor. Works include but are not limited to lane construction, roll curb and gutter on both sides, appropriate street lighting and storm sewer. All works are at the developers sole cost.
5. A covenant to ensure that the access to the properties is from the lane and that garages are located at the rear of the property on the future lane.

Analysis

This application is consistent with the Arterial Road Redevelopment Policy which envisions increased densities along arterial roads. For properties that are not close to a major shopping centre or community centre, such as the subject lot, smaller single family housing is appropriate.

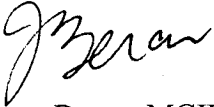
The application is also consistent with the Lane Policy, however, it could be quite some time before the lane connects through at both ends.

Financial Impact

None.

Conclusion

This is a simple application to rezone the property to permit it to subdivide into two lots. The application is consistent with the Arterial Policy and the Lane Policy and with rezoning activity generally along arterial roads.



Jenny Beran, MCIP
Planner, Urban Development

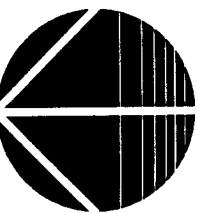
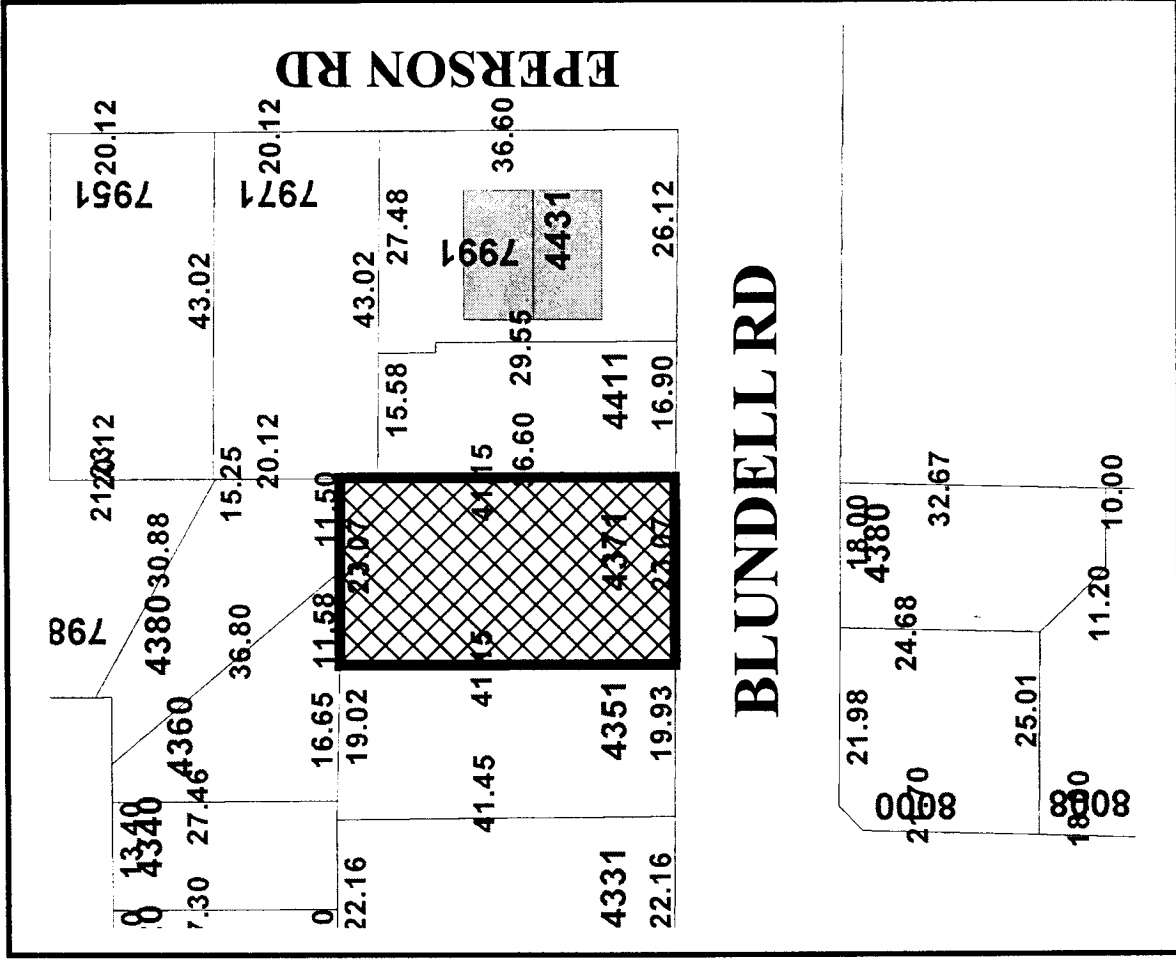
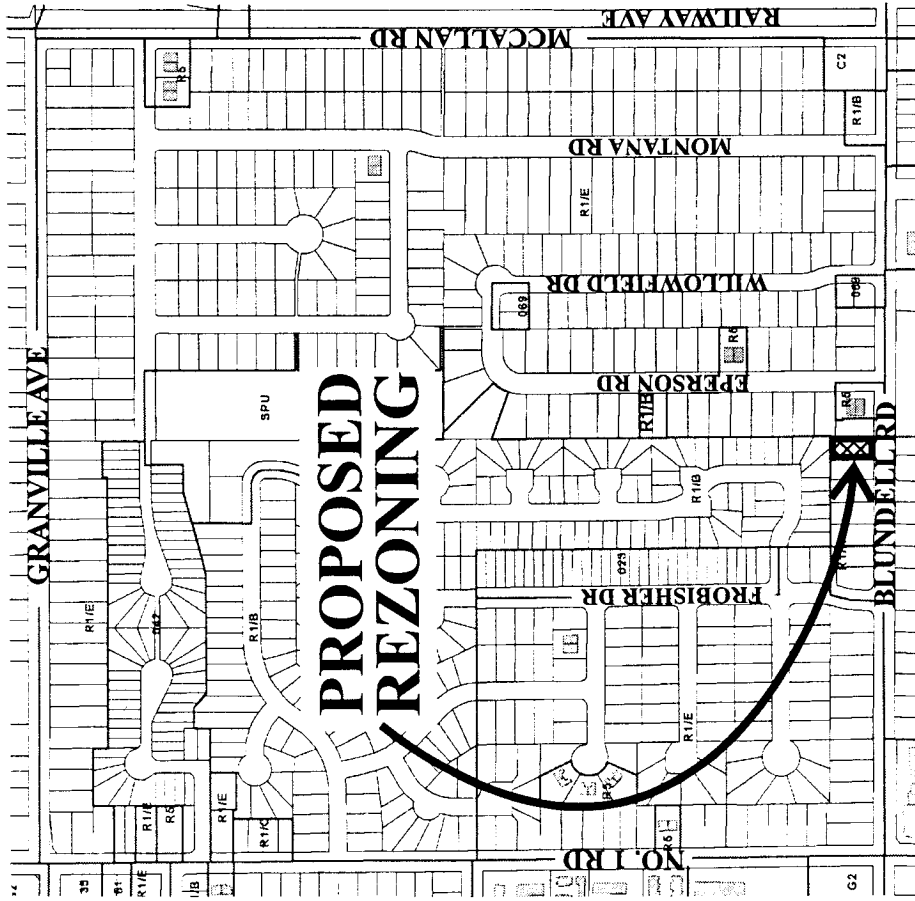
JMB:cas

There are requirements to be dealt with prior to final adoption:

1. Dedication of a 6m lane across the entire north edge of the of the site including an appropriate "jog" at the east property line so that a 6m lane can continue through to Eperson.
2. A 4m cross-access easement (for the driveway) and utilities right-of-way (to provide the lane with drainage and lighting) both of which straddle the new property line from Blundell back to new lane;
3. A Restrictive Covenant ensuring that once the lane has been extended to provide a permanent access point, this temporary cross access easement can be discharged. The utility ROW will probably have to stay in perpetuity.
4. A standard Servicing Agreement to construct the laneworks and temporary access corridor. Works include but are not limited to lane construction, roll curb and gutter on both sides, appropriate street lighting and storm sewer. All works are at the developers sole cost.
5. A covenant to ensure that the access to the properties is from the lane and that garages are located at the rear of the property on the future lane.



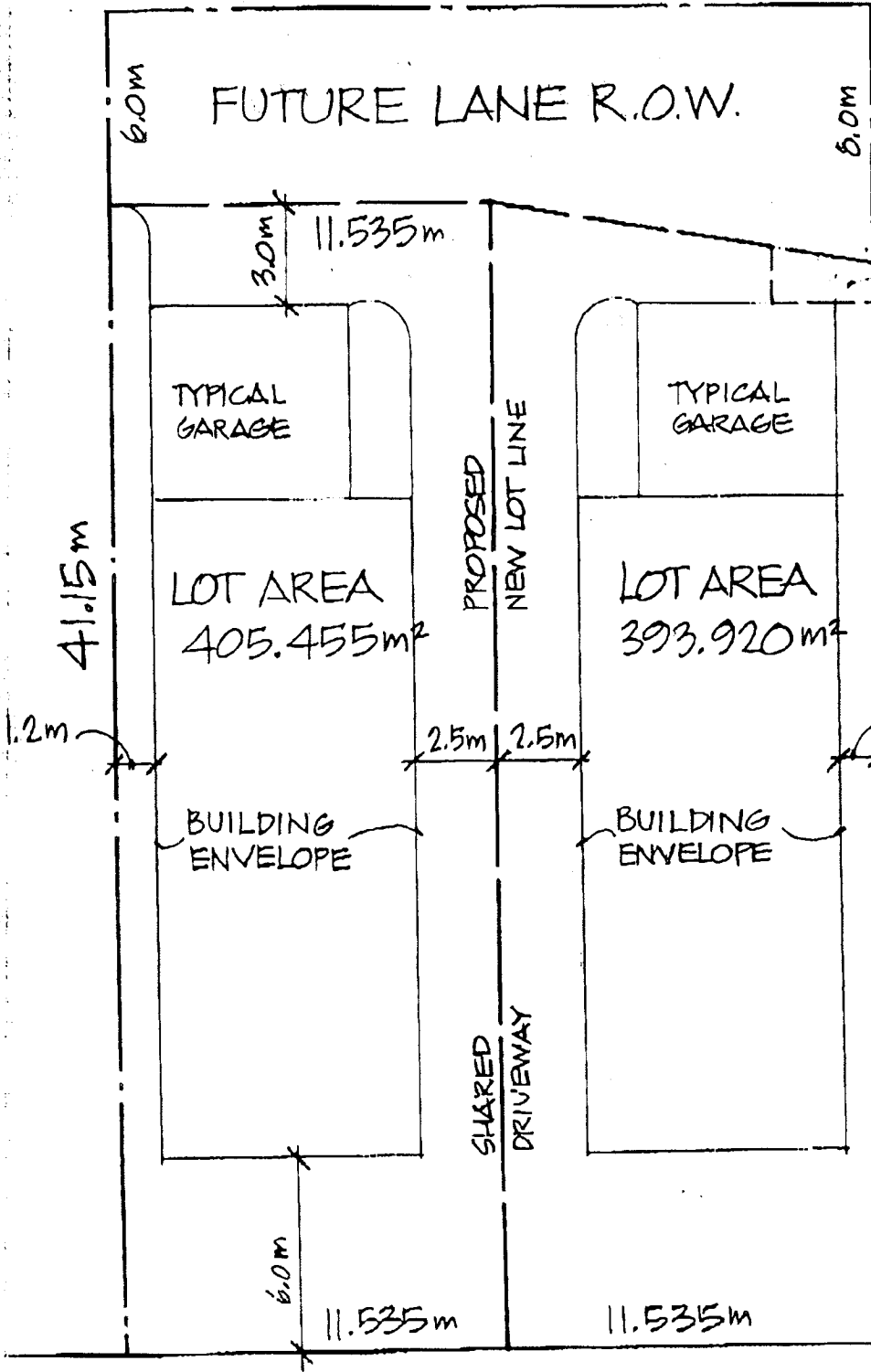
City of Richmond



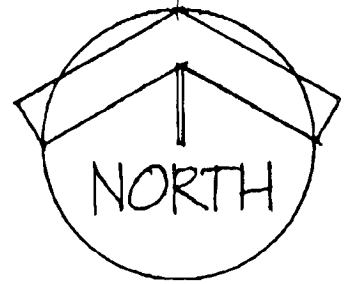
RZ 02-205666

Original Date: 05/27/02
 Revision Date: 06/26/02
 Note: Dimensions are in METRES

ATTACHMENT 2



EXISTING
SANITARY
SEWER
R.O.W.



SITE PLAN
SCALE 1:200 m.

PLAN SHOWING
PROPOSED
SUBDIVISION OF
LOT 3
SEC. 14-4-7
PLAN 23262
#4371 BLUNDELL R
RICHMOND B.C.
FOR C.P.S. ENT./
RICHLIFE HOMES

DRAWN JULY 4, 2002

#4371
BLUNDELL ROAD 71

8171 Claysmith Road
Richmond, B.C.
V7C 2K9
(604) 275-8085

**Lynde
Designs Ltd.**

ATTENTION: JENNY BERAN



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7401 (RZ 02-205666)
4371 Blundell Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 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 K (R1/K)**:

P.I.D. 003-071-634

Parcel 3 (Reference Plan 23262) Lot "B" Section 14 Block 4 North Range 7
West New Westminster District Plan 3132

- This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7401**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK