



**CITY OF RICHMOND**  
URBAN DEVELOPMENT DIVISION

**REPORT TO COMMITTEE**

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**DATE:** June 27, 2001  
**FILE:** RZ 01-188624  
**RE:** **APPLICATION BY DUNCAN INNES FOR REZONING AT 7091 MARRINGTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

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**STAFF RECOMMENDATION**

That Bylaw No. 7262, for the rezoning of 7091 Marrington 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. 1

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## STAFF REPORT

### ORIGIN

Duncan Innes has applied, on behalf of Harold James Peckinpaugh, to the City of Richmond for permission to rezone 7091 Marrington 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 subdivision.

### FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	James Peckinpaugh	No change
Applicant	Duncan Innes	No change
Site Size	1 lot 1405 m <sup>2</sup> (15,123 ft <sup>2</sup> )	2 lots 702.5 m <sup>2</sup> (7562 ft <sup>2</sup> )
Land Uses	Single Family	No change
OCP Specific Land Use Designation	Low Density Residential	No change
OCP Generalized Land Use Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/K	No change
Zoning	R1/E	R1/K

Development surrounding the subject property is single-family residential with a mixture of lot sizes. However, the lots directly to the north and south have both been rezoned to R1/K.

### RELATED POLICIES & STUDIES

Lot Size Policy 5447 (**Attachment 2**), adopted in 1998 supports the subdivision of the subject lot to R1/K

### STAFF COMMENTS

No adverse comments arose from the circulation/review process.

The Development Application Department noted that the ditches were covered with a storm sewer system; this upgrading was funded from the Neighbourhood Improvement Charge (NIC) account. Therefore the subject property will pay towards these improvements (which are equal to the Neighbourhood Improvement Charge) at the time of subdivision. Prior to final adoption, a restrictive covenant registered against the property is required, ensuring that a Latecomer Charge equivalent to the Neighbourhood Improvement Charge (NIC) be payable at the time of subdivision.

### ANALYSIS

The proposal is consistent with the Lot Size Policy, which has resulted in three of the original seven lots along the west side of Marrington Road being rezoned to R1/K.

The subdivision of the lot in question results in two lots that are 11.89m (39 ft) wide, meeting the minimum requirements of the R1/K lot (10m or 32.8 ft). However, in terms of area, at 705 m<sup>2</sup> or 7562 ft<sup>2</sup>, the lot far exceeds the minimum requirement for an R1/K lot (315 m<sup>2</sup> or 3,390 ft) and is actually larger than the minimum area requirements for an R1/E lot (550 m<sup>2</sup> or 5,920 ft<sup>2</sup>).

#### **FINANCIAL IMPACT**

None.

#### **CONCLUSION**

Staff support the application to rezone the subject site to R1/K to permit subdivision into two single-family lots as this is consistent with the Lot Size Policy 5447 and with the type of redevelopment occurring in the area.

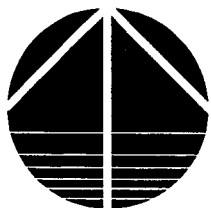
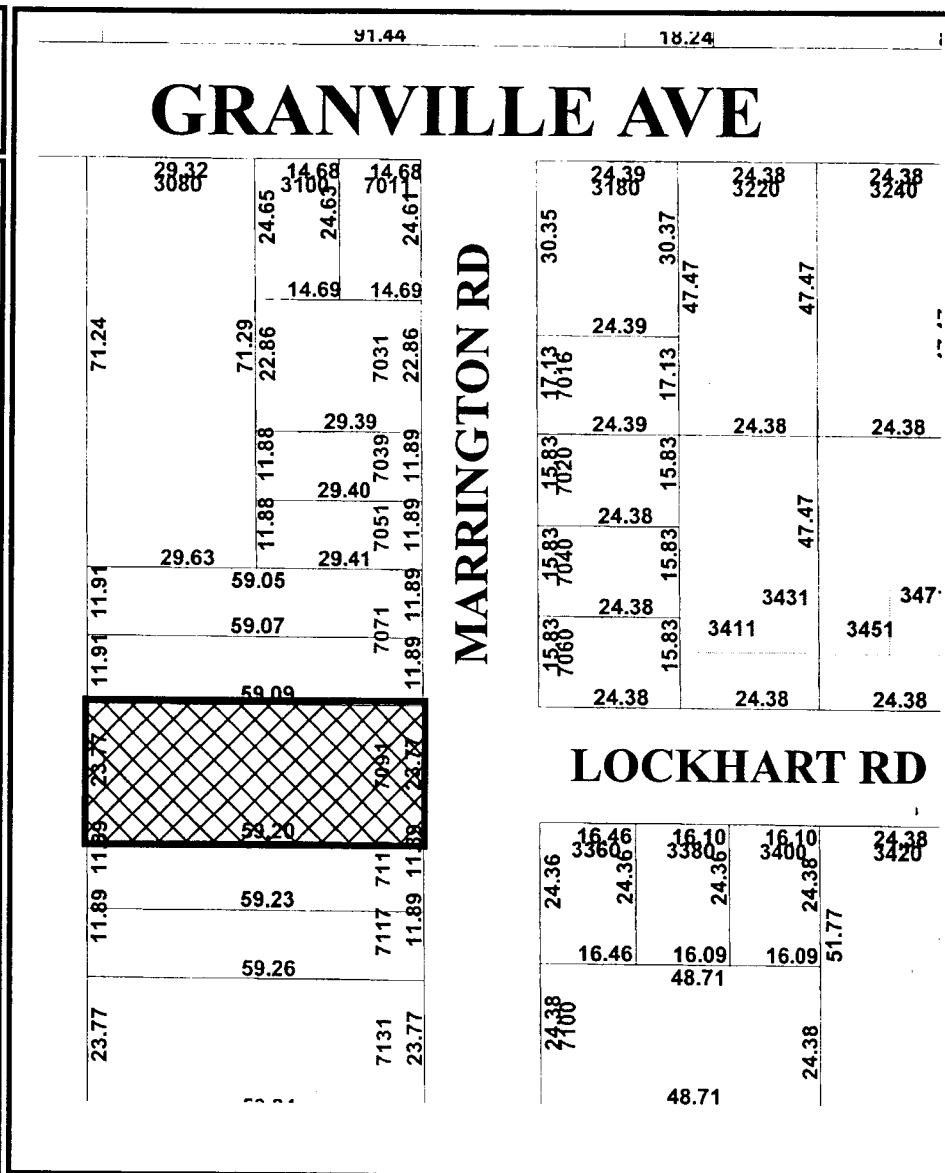


Jenny Beran, MCIP  
Planner

JMB:cas

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

Legal requirement, specifically, a covenant requiring a Latecomer Charge equivalent to the Neighbourhood Improvement Charge be payable at the time of subdivision.



RZ 01-188624

Original Date: 06/27/01

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

# Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: July 20, 1998	<b>POLICY 5447</b>
File Ref: 4430-00	<b>SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7</b>	

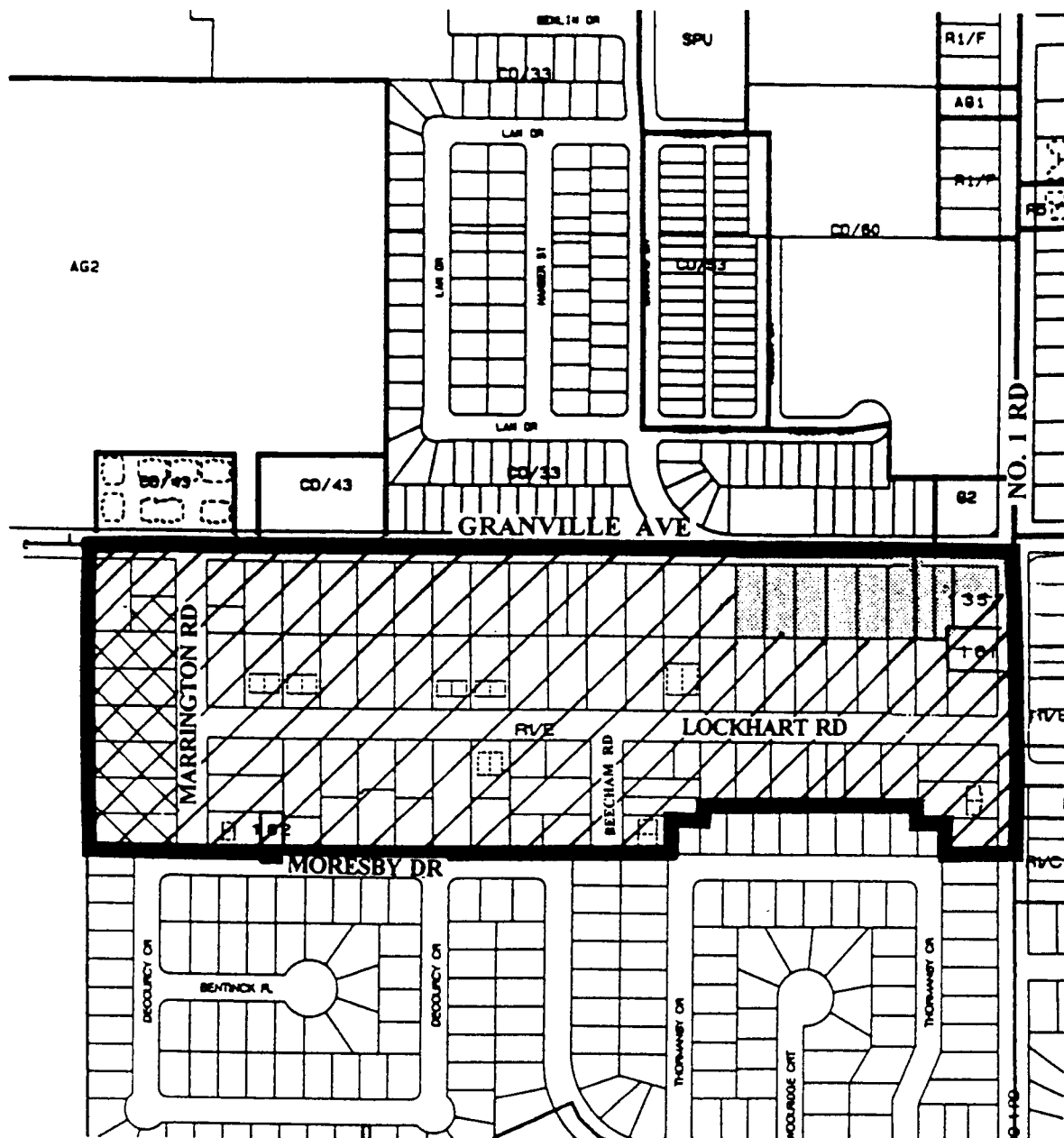
## **POLICY 5447:**

The following policy establishes lot sizes in a portion of Section 15-4-7, located between the south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:

That properties within the area bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road will be restricted to Single-Family Housing District (R1/E) zoning, and
- (b) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (c) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per R1/B with the following provisions:

1. No. 1 Road R1/E unless there is a lane access then R1/B.
2. Between 3620 and 3780 Granville Avenue R1/C.
3. Between 7151 and 7031 Marrington Road R1/K.



# POLICY 5447 SECTION 15, 4-7

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Adopted Date:  
09/16/91  
Amended Date:  
07/20/98

**CITY OF RICHMOND**  
**BYLAW 7262**  
**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300**  
**AMENDMENT BYLAW 7262 (RZ 01-188624)**  
**7091 MARRINGTON 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 K (R1/K)**.

P.I.D. 010-118-527

Lot 58 Section 15 Block 4 North Range 7 West New Westminster District Plan 15447

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7262"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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MAYOR

CITY OF RICHMOND
APPROVED for content by originating dept. <b>HB</b>
APPROVED for legality by Solicitor <b>[Signature]</b>

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CITY CLERK