



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

TO PLANNING - July 17/01
DATE: June 27, 2001

FILE: 8060-20-7262

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)

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

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

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 ² (15,123 ft ²)	2 lots 702.5 m ² (7562 ft ²)
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 m² or 7562 ft², the lot far exceeds the minimum requirement for an R1/K lot (315 m² or 3,390 ft²) and is actually larger than the minimum area requirements for an R1/E lot (550 m² or 5,920 ft²).

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

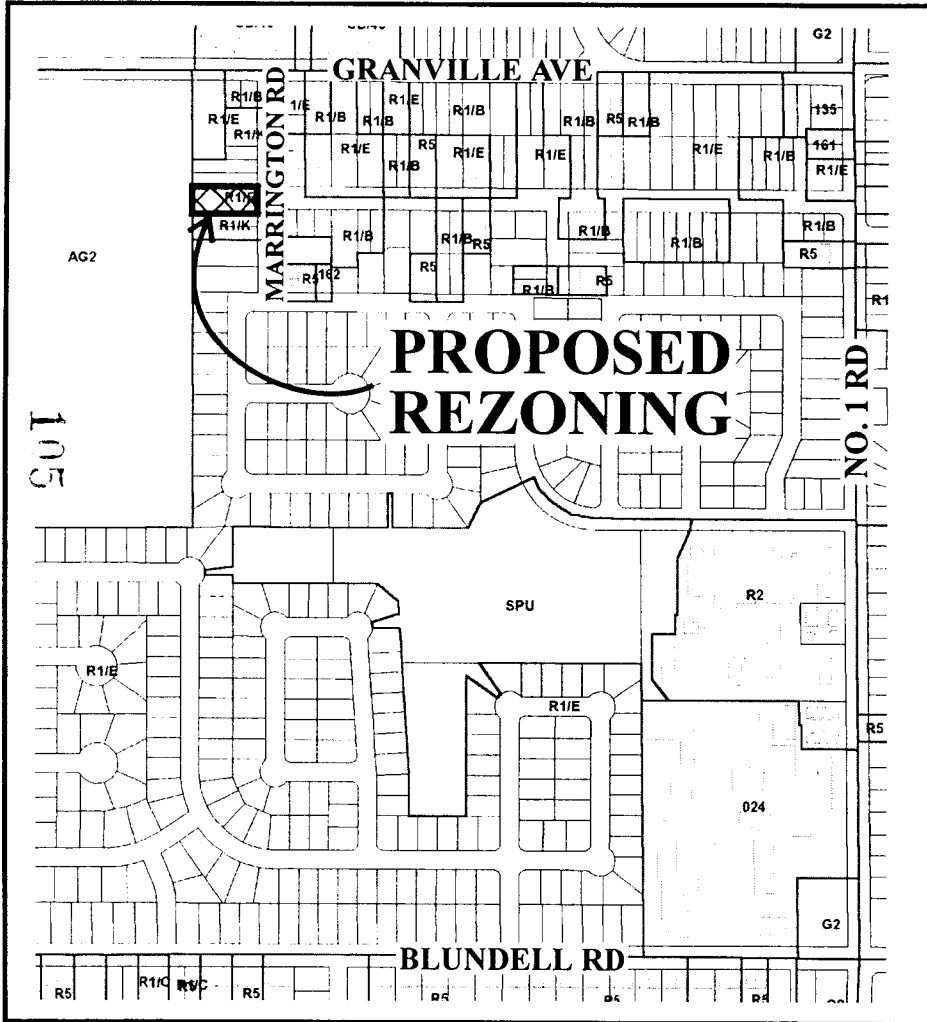
JMB:cas

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.



City of Richmond



GRANVILLE AVE

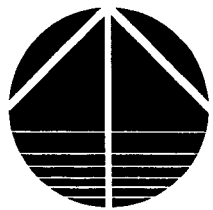
29.32 3080	24.65	14.68 3100	14.68 7011
71.24	71.29	14.69	14.69
29.63	11.88	29.39	7031
11.91	11.88	29.40	7039
11.91	11.88	29.41	7051
11.91	11.88	7071	11.89
11.91	11.88	7071	11.89
11.91	11.88	7093	11.89
11.89	11.88	7117	7111
23.77	11.89	11.89	11.88

MARRINGTON RD

24.39 3180	24.38 3220	24.38 3240
30.35	30.37	47.47
17.13 7016	17.13	47.47
24.39	24.38	24.38
15.83 7020	15.83	47.47
15.83 7040	15.83	3431
15.83 7060	15.83	3451
24.38	24.38	24.38

LOCKHART RD

24.36 3360	16.10 3380	16.10 3400	24.38 3420
24.36	24.36	24.38	51.77
16.46	16.09	16.09	24.38
24.38 7100	48.71	48.71	24.38



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

POLICY 5447

Amended by Council: July 20, 1998

File Ref: 4430-00

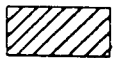
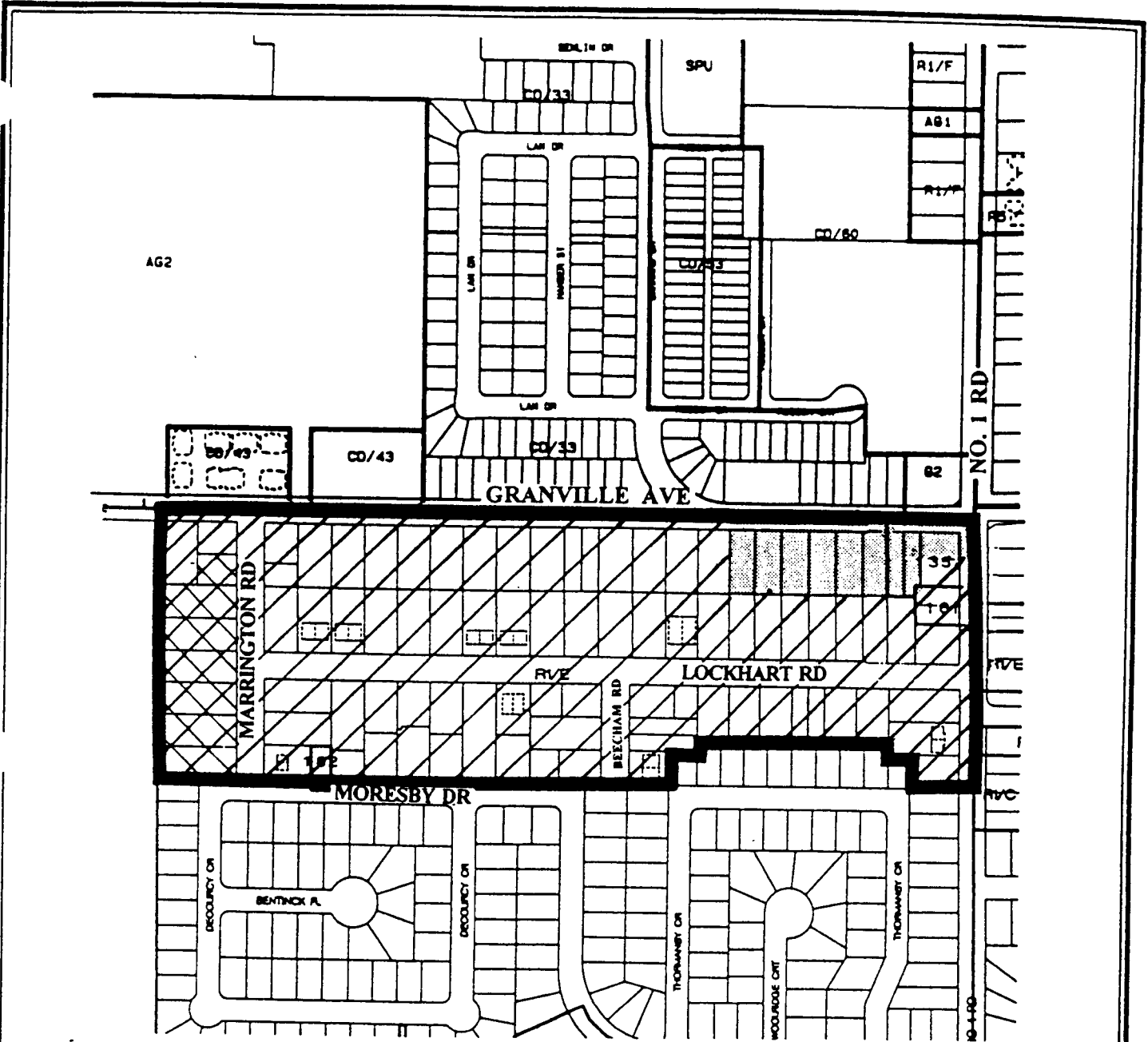
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7**POLICY 5447:**

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

107

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

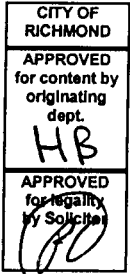
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK