




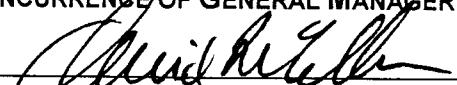
To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: July 25, 2003
File: RZ 03-235384
Re: **Application by Rav Bains for Rezoning at 3411 Regina Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K)**

Staff Recommendation

That Bylaw No. 7565, for the rezoning of 3411 Regina Avenue 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

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Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 3411 Regina Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft) to Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 32.8 ft) in order to permit the property to be subdivided into two new single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Francis Lee Ayshe Lee	To be determined
Applicant	Rav Bains	No change
Site Size	1043 m ² (11226.76 ft ²)	One lot at 454.3 m ² * (4890.04 ft ²) One lot at 593.32 m ² * (6386.34 ft ²) *Approximate area
Land Uses	One single-family lot	Two small single-family lots
OCP Designation	Neighbourhood Residential	No change
West Cambie Area Plan Designation	Residential (Single-family only)	No change
702 Policy Designation	R1/K	No change
Zoning	R1/E	R1/K

Surrounding Development

- To the east across Regina Avenue are relatively new single-family houses on R1/B size lots (minimum width 12m or 39.37 ft).
- To the south, there is a townhouse complex (R2).
- To the west, there are some two-family houses. A similar rezoning to R1/K took place west of the subject property on the opposite side of the block fronting Garden City Road.
- To the north across Kilby Street is a mix of new and old single-family houses on small and medium sized lots.

Related Policies & Studies

West Cambie Area Plan

The West Cambie Area Plan designates the area for Residential (Single-Family Only) development (**Attachment 2**). Policy in the Cambie West Area Plan require dwellings to comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation and require covenants to hire professionals qualified in acoustics to determine and implement noise mitigation measures.

Lot Size Policy

Lot Size Policy 5468 (**Attachment 3**), adopted by Council in 1999, permits three properties on Regina Avenue and Garden City Road to subdivide to R1/K size lots. This applies to the subject site as well. Therefore, the proposal is consistent with existing Lot Size Policy 5468.

Staff Comments

Development Applications Staff have suggested to the applicant to make the southerly lot wider due to a sanitary sewer right-of-way that runs along the southern property line of 3411 Regina Avenue. No off-site upgrades are required for the subject site. Service and driveway (2 crossings) alterations will be required upon subdivision of the lot.

Analysis

This is a straightforward application to rezone and subdivide the subject site into two (2) single-family lots. The proposal conforms to Lot Size Policy 5468. Of the three lots permitted to subdivide to R1/K in the Lot Size Policy Area, one has already been rezoned to R1/K in 1999. The applicant recognizes Staff concerns regarding the sanitary sewer right-of-way along the southern property line and has verbally replied that the redevelopment plans are to be adjusted accordingly. The proposal to rezone and subdivide the subject site into two small single-family lots is compatible with new existing housing in the neighbourhood.

Financial Impact

None.

Conclusion

The application is to rezone the subject site to permit subdivision into two (2) smaller single-family lots. This application complies with the existing Lot Size Policy for the area and is consistent with a similar approved rezoning on Garden City Road. As a result, Staff is supportive of the application.



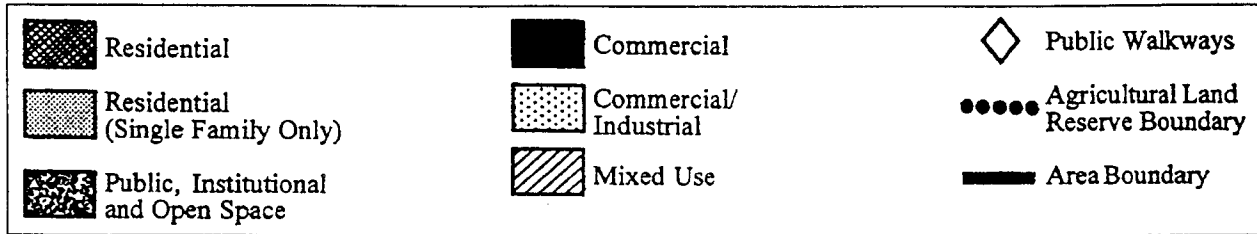
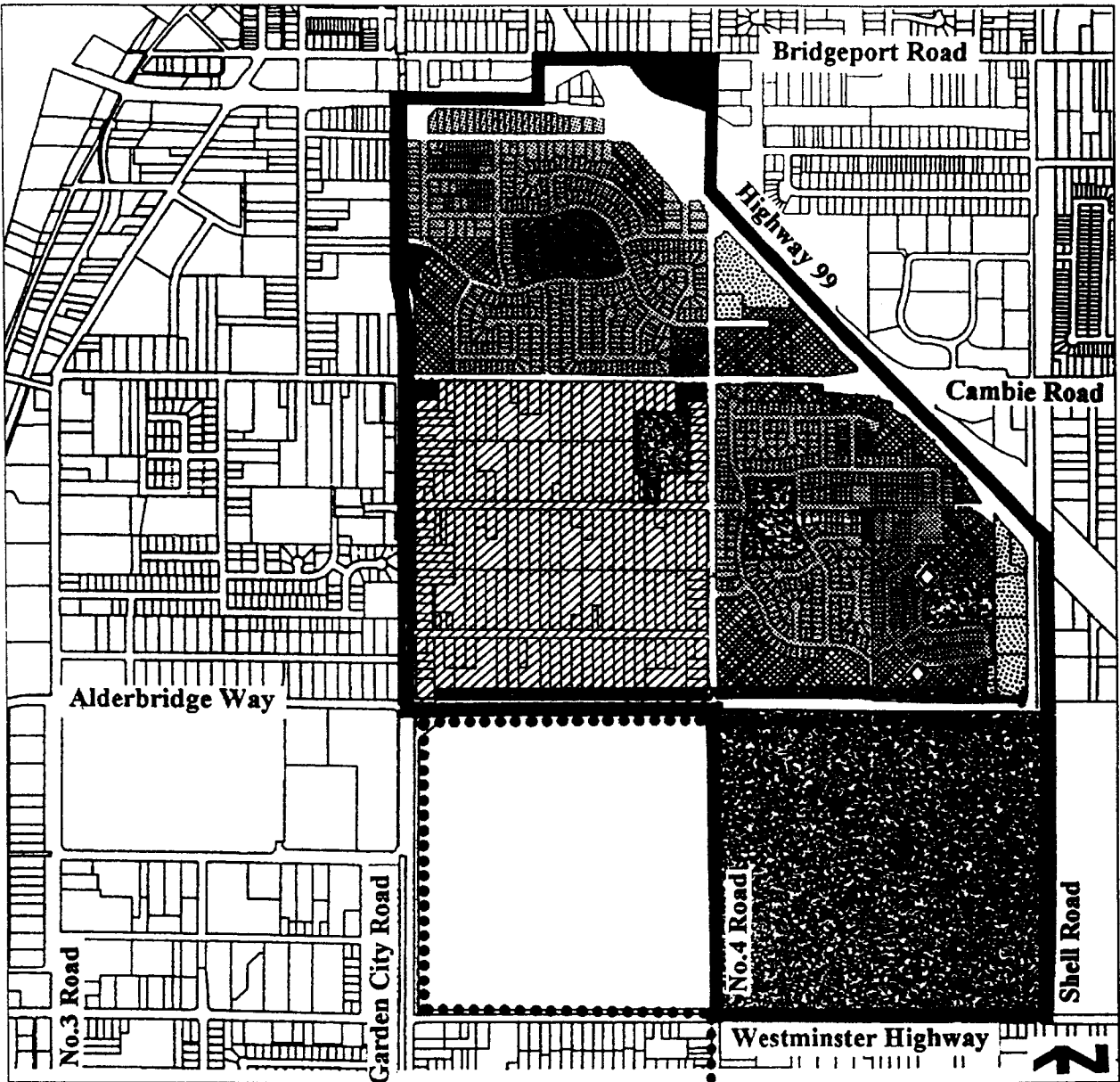
Kevin Eng
Planning Technician - Design

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

- Ministry of Transportation approval; and
- An aircraft noise covenant.

Land Use Map





POLICY 5468:

The following policy establishes lot sizes in a portion of Section 27-5-6, generally along the west side of the 3000 block of Garden City Road and the south side of Kilby Street:

That properties generally along the west side of the 3000 block of Garden City Road and the south side of Kilby Street in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception that the three lots, as shown on the accompanying plan, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw 5300.

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



Subdivision permitted as per R1/K



POLICY 5468
SECTION 27, 5-6

Adopted Date: 06/21/99



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7565 (RZ 03-235384)
3411 REGINA AVENUE**

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. 002-581-221

Lot 57 Section 27 Block 5 North Range 6 West New Westminster District Plan 33184

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7565”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK