



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

to Planning - August 19, 2003
Date: July 22, 2003


From: Joe Erceg
Manager, Development Applications

File: ~~RZ 03-233563~~
8060-20-7564

Re: Application by Benjamin P. Edra for Rezoning at 3980 Desmond Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)

Staff Recommendation

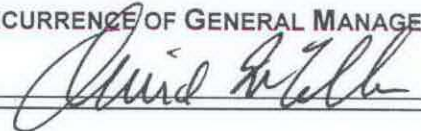
That Bylaw No. 7564, for the rezoning of 3980 Desmond Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:ke:ms
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Benjamin P. Edra has applied to the City of Richmond for permission to rezone 3980 Desmond Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59.055 ft minimum width) to Single-Family Housing District (R1 – 0.6) in order to permit a two lot single-family residential subdivision with access to the lane only.

Findings of Fact

Item	Existing	Proposed
Owner	Benjamin P. Edra Elsie P. Edra	To be determined
Applicant	Benjamin P. Edra	No change
Site Size	673 m ² (7244.11 ft ²)	One lot at 370.62 m ² (3989.32 ft ²)* One lot at 303.6 m ² (3267.92 ft ²)* *Approximate area
Land Uses	One single-family lot	Two small single-family lots
OCP Designation	Low density residential	No change
Zoning	R1/E	R1 – 0.6

Surrounding Development

Significant rezoning, subdivision and redevelopment into smaller single-family lots has occurred to the north and south of the subject site for lots fronting onto No. 1 Road between Williams and Francis Road. Seven lots have been approved for rezoning and subdivision, thus permitting up to 14 new single-family lots along this west side block of No. 1 Road. Eleven lots (including the applicant's subject site) within this block have rezoning applications currently being processed by City Staff (**Attachment 2**).

Related Policies & Studies

Lot Size Policy

There was an existing Lot Size Policy (5452) for properties fronting No. 1 Road between Williams and Francis Road. However, the Lot Size Policy was amended to remove the properties fronting No. 1 Road. The amendment to exclude lots fronting onto No. 1 Road from Lot Size Policy 5452 includes the subject site of 3980 Desmond Avenue.

Arterial Road Redevelopment Policy

For the subject lot, the Arterial Road Redevelopment Policy encourages numerous housing options including:

- Single-family at 0.55 Floor-Area-Ratio (FAR) or 0.6 FAR where a lane is being provided and upgraded;

- duplexes and coach houses and similar forms of housing at a density of 0.55 FAR or 0.6 FAR; and
- townhouses at a density in the range of 0.6 FAR.

Lane Establishment Policy

The subject site is currently serviced by an existing lane approximately 6 m (20 ft) wide. Currently, the lane is not built to standard. Vehicle access to the lane is from Desmond Avenue and Williams Road.

Staff Comments

The initial application was to rezone the subject site to R1/A (minimum width 9 m or 29.527 ft). Upon learning of the proposed R1 – 0.6 Single-Family Housing District, the applicant decided to defer the current R1/A rezoning application and reapply for the R1 – 0.6 zone. In doing so, the applicant submitted a Letter of Intent and revised the external rezoning sign for the property.

Policy Planning

The subject site is consistent with the Arterial Road Redevelopment Policy. The Lot Size Policy was already amended to exclude the lots along No.1 Road. Of the 35 single-family residential lots along the west side of No. 1 Road between Williams Road and Francis Road, seven (7) have already been approved for rezoning with another eleven (11) currently going through the rezoning process to permit each lot to be subdivided into two single-family lots.

Engineering

Engineering notes that a Restrictive Covenant is required to be registered ensuring that vehicle access to the new corner lot is to the lane only. Although Bylaw No. 7222 ensures no vehicle access to the section line road (No. 1 Road), it would still permit vehicle access to Desmond Avenue, which is not desirable. Prior to final adoption the developer shall dedicate a 4m x 4m corner cut at Desmond Avenue and No. 1 Road.

As for future subdivision, the developer will be required to construct and/or upgrade both Desmond Avenue and lane frontages via the City of Richmond's standard Servicing Agreement. On Desmond Avenue frontage works include, but are not limited to the Benkleman beam test, road widening, curb and gutter construction, creation of a minimum 2 m grass and treed boulevard, davit arm street lighting in the boulevard and a 1.5 m concrete sidewalk at or near the property line. Work requirements for the lane include a new lane base, storm sewer, lane street lighting and roll curb and gutter on both sides. All works are at the developers sole cost and are not subject to any credits.

Analysis

This is a straightforward rezoning application to subdivide the subject lot into two single-family lots. The subject lot, including those that front No. 1 Road between Williams and Francis Road, have been removed from Lot Size Policy 5452. The application complies with Lane Establishment and Arterial Road Redevelopment Policies. Significant redevelopment has occurred on lots fronting No. 1 Road between Williams Road and Francis Road, with seven (7) of the 35 single-family lots on this block already being approved for rezoning and subdivision.

of the 35 single-family lots on this block already being approved for rezoning and subdivision. This current application is similar to previous rezoning applications approved by Council along No. 1 Road and is consistent with the development direction already undertaken in the area.

Financial Impact

None

Conclusion

The application is to rezone the subject lot at 3980 Desmond Avenue to R1 – 0.6 that would permit two new single-family lots. As the application complies with the Lane Establishment Policy and Arterial Road Redevelopment Policy and is consistent with previous rezoning applications along No. 1 Road, staff is supportive of the rezoning application.



Kevin Eng
Planning Technician - Design

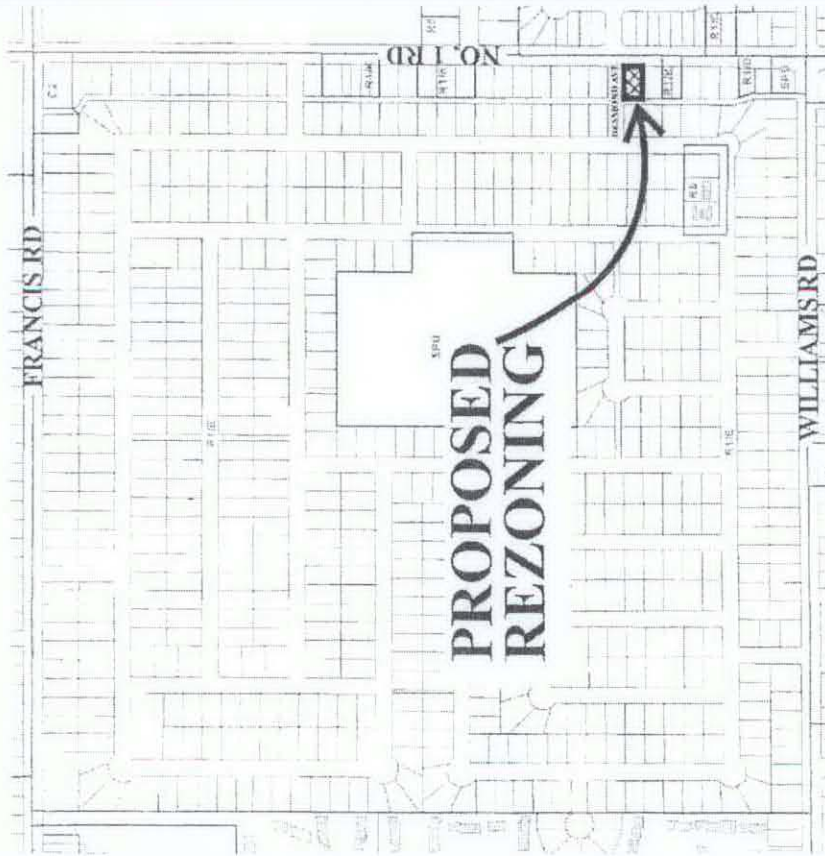
KE:ms

Prior to final adoption, the following is required:

- A Restrictive Covenant is required to be registered ensuring vehicular access to the new corner lot is to the lane only.
- Dedication of a 4m x 4m corner cut at Desmond Avenue and No. 1 Road.

Also, prior to or as condition of this property being rezoned, the proposed new Single-Family Housing District (R1 – 0.6) has to be adopted (Bylaw 7515).

City of Richmond



PROPOSED REZONING

NO. 1 RD

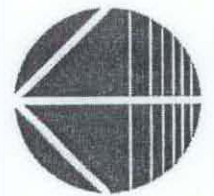
DESMOND AVE

33.47	20.12	20.12	33.51
3951	3971	20.12	3971
33.47	33.51		33.51

DESMOND AVE

33.46	20.12	20.12	33.51
33.46	20.12	20.12	33.51
33.46	20.12	20.12	33.51
33.46	20.12	20.12	33.51

NO. 1 RD

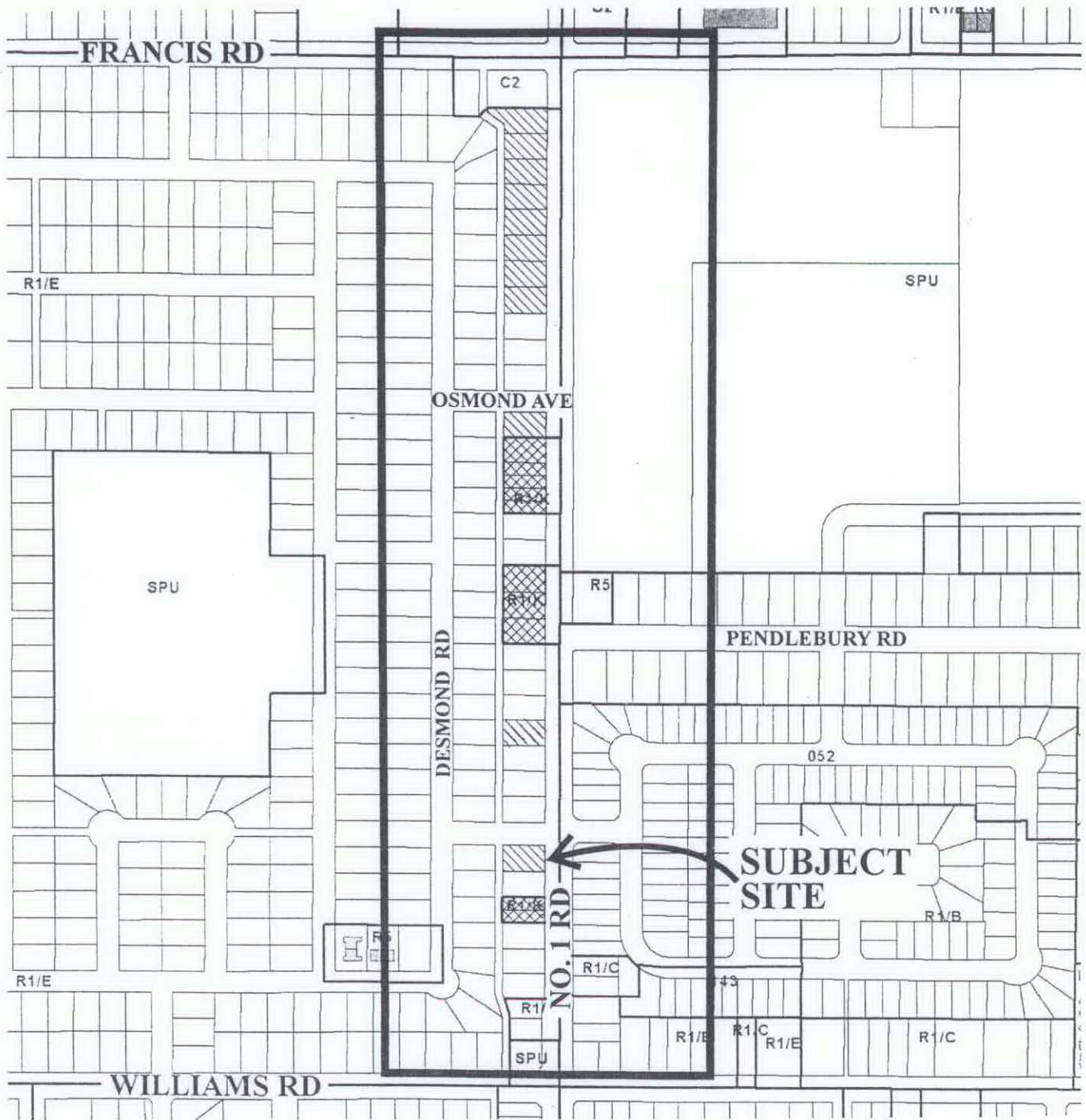


RZ 03-233563



Original Date: 04/16/03

Revision Date:

Note: Dimensions are in METRES



LEGEND

-  Applications in Process
-  Rezoned Sites



Rezoning for 3980 Desmond Avenue

Original Date: 06/26/03

Revision Date: 07/25/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7564 (RZ 03-233563)
3980 DESMOND 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 (R1 - 0.6)**.

P.I.D. 002-803-836

Lot 18 Block 9 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7564"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

