City of Richmond
Urban Development Division

Report to Committee

to Planning - August 19, 2003

To: Planning Committee
Date: July 23, 2003

From: Joe Erceg
Manager, Development Applications
File: ~~RZ 03-235245~~
8060-20-7567

Re: **Application by J.A.B. Enterprises Ltd. for Rezoning at 10071/10091 Ruskin Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7567, for the rezoning of 10071/10091 Ruskin Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:ke:ms
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

1030273

Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to rezone 10071/10091 Ruskin Road **(Attachment 1)** from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (Rl/B) (minimum frontage 6m or 19.685 ft.) in order to subdivide the property into three (3) new single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Thomas Edward Jones Angeline Teresa Jones	To be determined
Applicant	J.A.B. Enterprises Ltd (Amar Sandhu)	No change
Site Size	1774 m^2 (19095.18 $ft.^2$)	Three lots at: 469 m^2 (5048 $ft.^2$) 557 m^2 (5995 $ft.^2$) 753 m^2 (8105 $ft.^2$)
Land Uses	Two-family dwelling on one lot	Three (3) single-family lots
OCP Designation	Low density residential	No change
702 Policy Designation	R1/B	No change
Zoning	R5	R1/B

Surrounding Development

There is an existing duplex located on the subject site. To the northeast of the subject site along Ruskin Road are two (2) new single-family homes (R1/E) (minimum frontage 7.5m or 24.606 ft.) that have a similar 'triangular' lot shape. To the southeast, a property was rezoned to R1/B in Ruskin Place. A property abutting the rear of the subject site and fronting onto Leonard Road was also rezoned to R1/B, allowing two (2) single-family homes to be built. A majority of the residential development in the close vicinity of the subject site consists of older single-family homes on R1/E designated lots. There is a public walkway along the northeast property line.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5469 was adopted for this area by Council in February, 2001. The Lot Size Policy supports subdivision of the subject site to R1/B **(Attachment 2)**.

Staff Comments

Development Applications supports the rezoning application. As for future subdivision, the applicant is required to pay full Neighbourhood Improvement Charge fees (NIC) including storm sewer based on average frontage of the subdivided lots.

The subject site has a two-family dwelling Restrictive Covenant registered on the property . At the time of subdivision, the two-family dwelling Restrictive Covenant is to be removed from the property.

Parks

The Parks Department offered some comments regarding the walkway neighbouring the northeast side of the subject site. These suggestions offered some initial ideas about walkway improvements that could be done to upgrade the condition and functionality of the walkway as well as provide better entrance/exit identification through the use of various design elements.

Environment and Land Use

Rezoning and subdivision of the subject site to R1/B size lots is consistent with Lot Size Policy 5469. The applicant has submitted site plans for the proposed subdivision of the lot to ensure that it complies with zoning (**Attachment 3**). No variances are required for this rezoning application according to the submitted site plans. Placement of the houses on the subdivided lot is indicated on one site plan and shows that setbacks for the proposed three (3) houses to the front property line will be kept at 14 m (45.931 ft.), 15 m (49.213 ft.) and 16 m (52.493 ft.) respectively.

Analysis

The application is to rezone the subject site to an R1/B lot size. According to the submitted site plan, the subject site is to be subdivided into three (3) single-family lots with an area of 753 m^2 (8105 $ft.^2$), 557 m^2 (5995 $ft.^2$) and 469 m^2 (5048 $ft.^2$) each. The site plan also indicates that houses on each lot will be setback an average of 15 m (49.213 ft.) from the front property line, which would result in houses being located further back in the lot compared to older existing single-family houses in the area.

Older single-family homes in the area have houses positioned on lots so as to allow for a smaller front yard (8m to 10m setback) and larger rear yard. The applicant's site plans display a differing character of development compared to older single-family houses in the area. The proposed new single-family houses on the subject site are positioned in such a manner as to allow larger front yards (15m setback) and smaller rear yards. This development practise of positioning houses on the lot to allow for larger front yards and smaller rear yards is not new to this neighbourhood. The proposed setback of the three (3) single-family homes on the subject site is consistent with a new single-family house on the corner lot to the northeast, where the distance between the front property line and front portion of the house is approximately 15m (49.213 ft).

Staff initiated discussions with the applicant regarding potential improvements to the walkway. The applicant was informed by City staff of the possible upgrades to maintain functionality and enhance entrance/exit features of the walkway. The applicant indicated that he was not prepared to undertake walkway upgrades for this rezoning application.

Financial Impact

None.

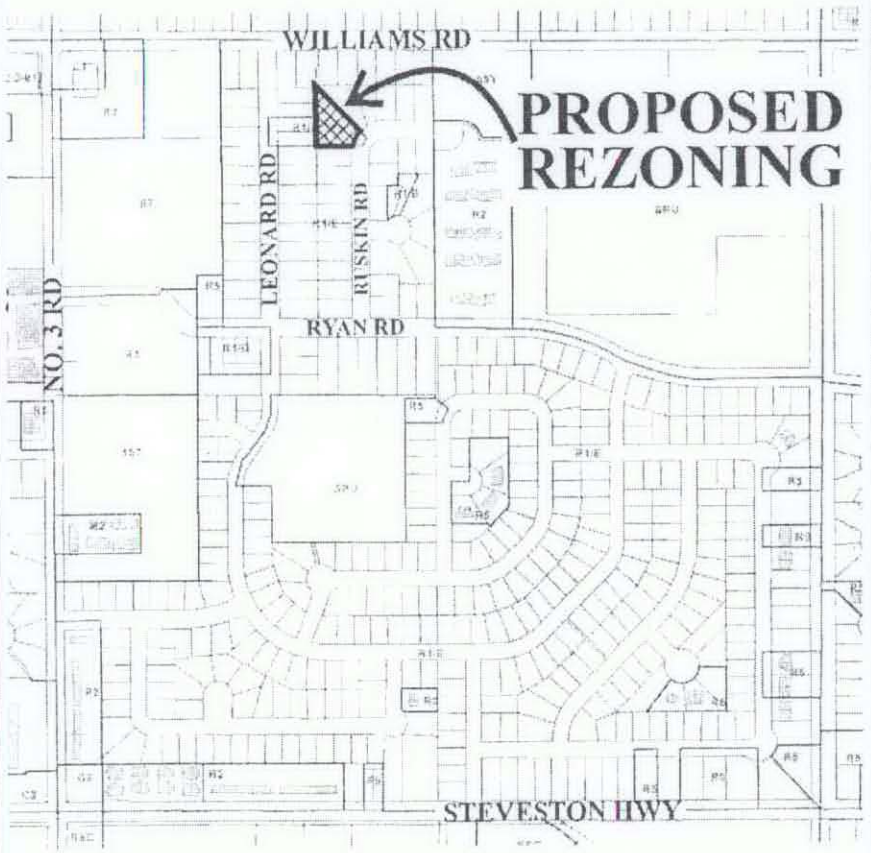
Conclusion

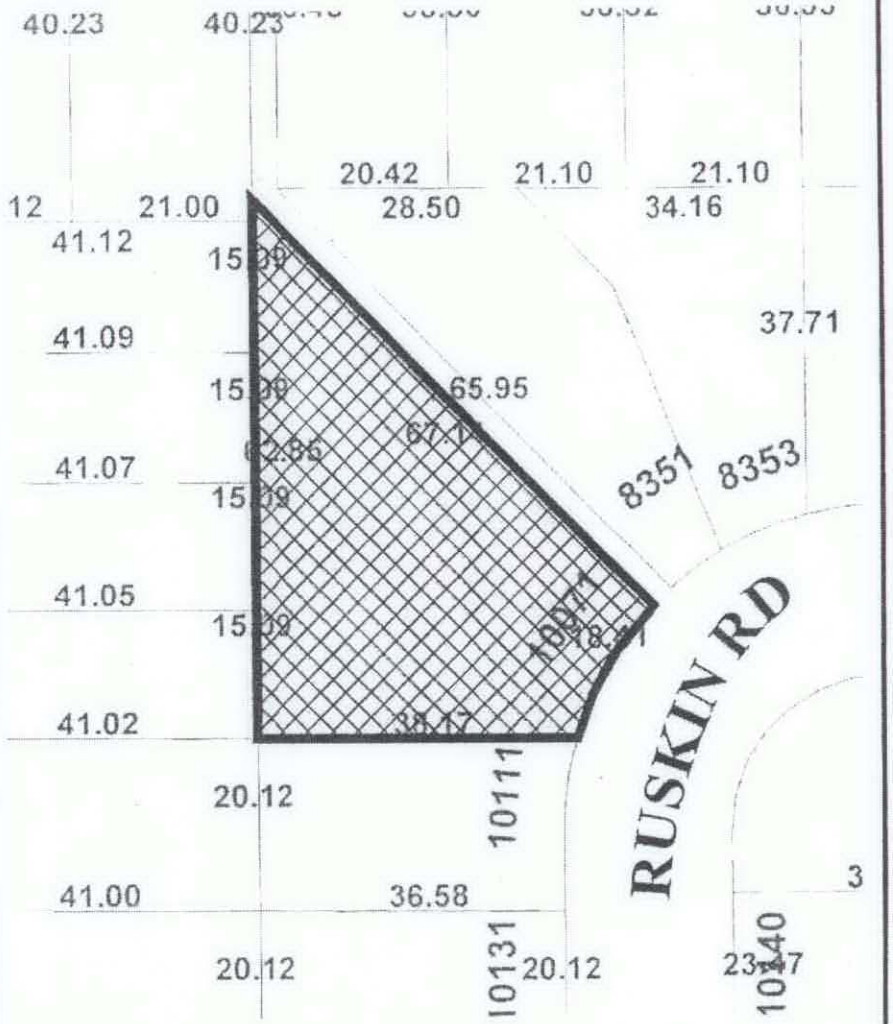
The application is to rezone the subject site at 10071/10091 Ruskin Road to R1/B that would permit the creation of three (3) new single-family lots. Staff supports the rezoning application as it complies with Lot Size Policy 5469.

Kevin Eng
Planning Technician - Design

KE:ms

City of Richmond





RZ 03-235245

Original Date: 05/20/03

Revision Date:

Note: Dimensions are in METRES

City of Richmond Policy Manual

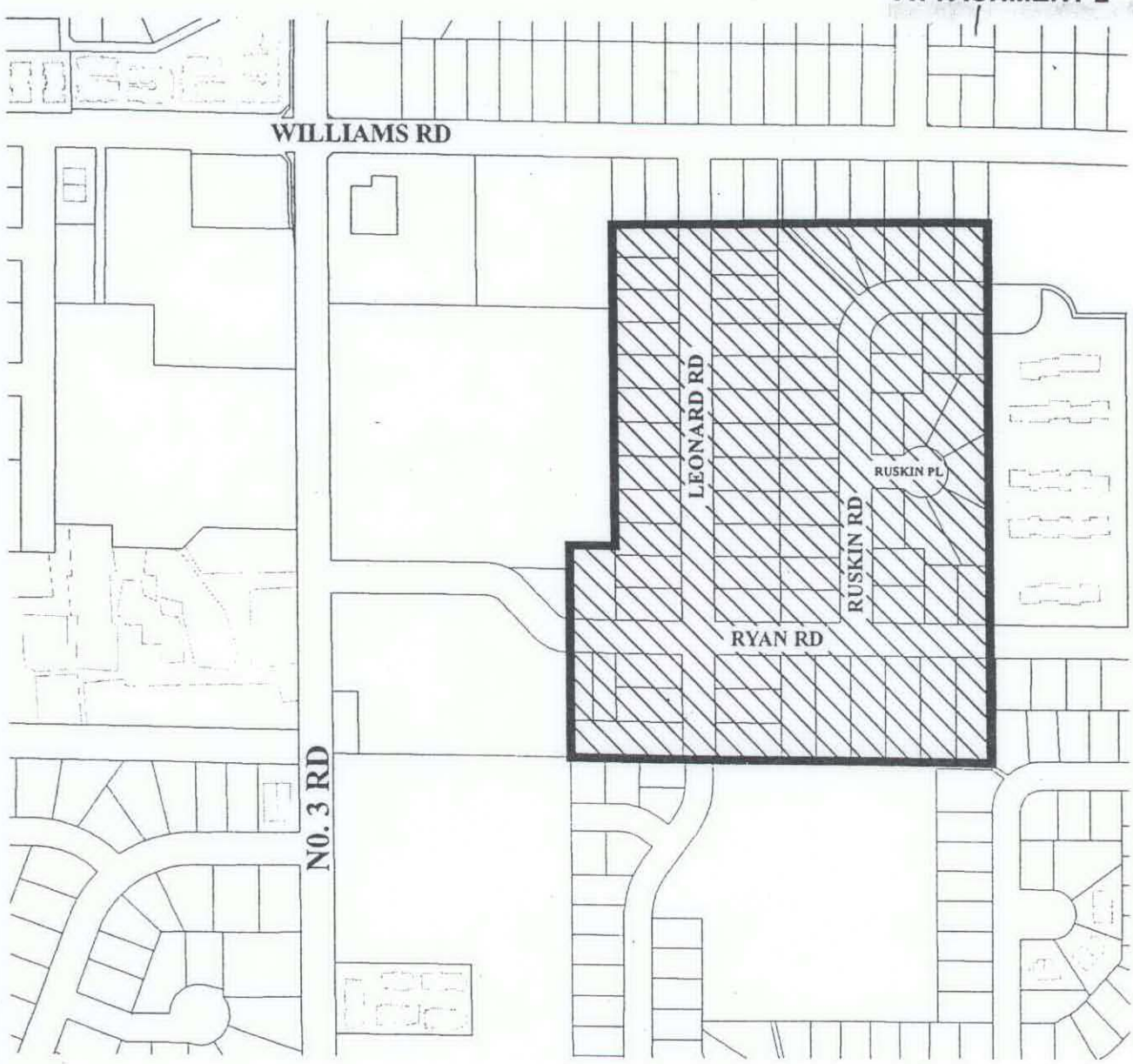
Page 1 of 2	Adopted by Council: February 19, 2001	POLICY 5469
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6	

POLICY 5469:

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

ATTACHMENT 2



Subdivision permitted as per R1/B

POLICY 5469
SECTION 33,4-6

Adopted Date: 02/19/01

Amended Date:

PROPOSED SUBDI SION PLAN OF LOT 11 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST N.W.D. PLAN 18353

R-03-13929-1-PROPOSAL

RZ 03-235245

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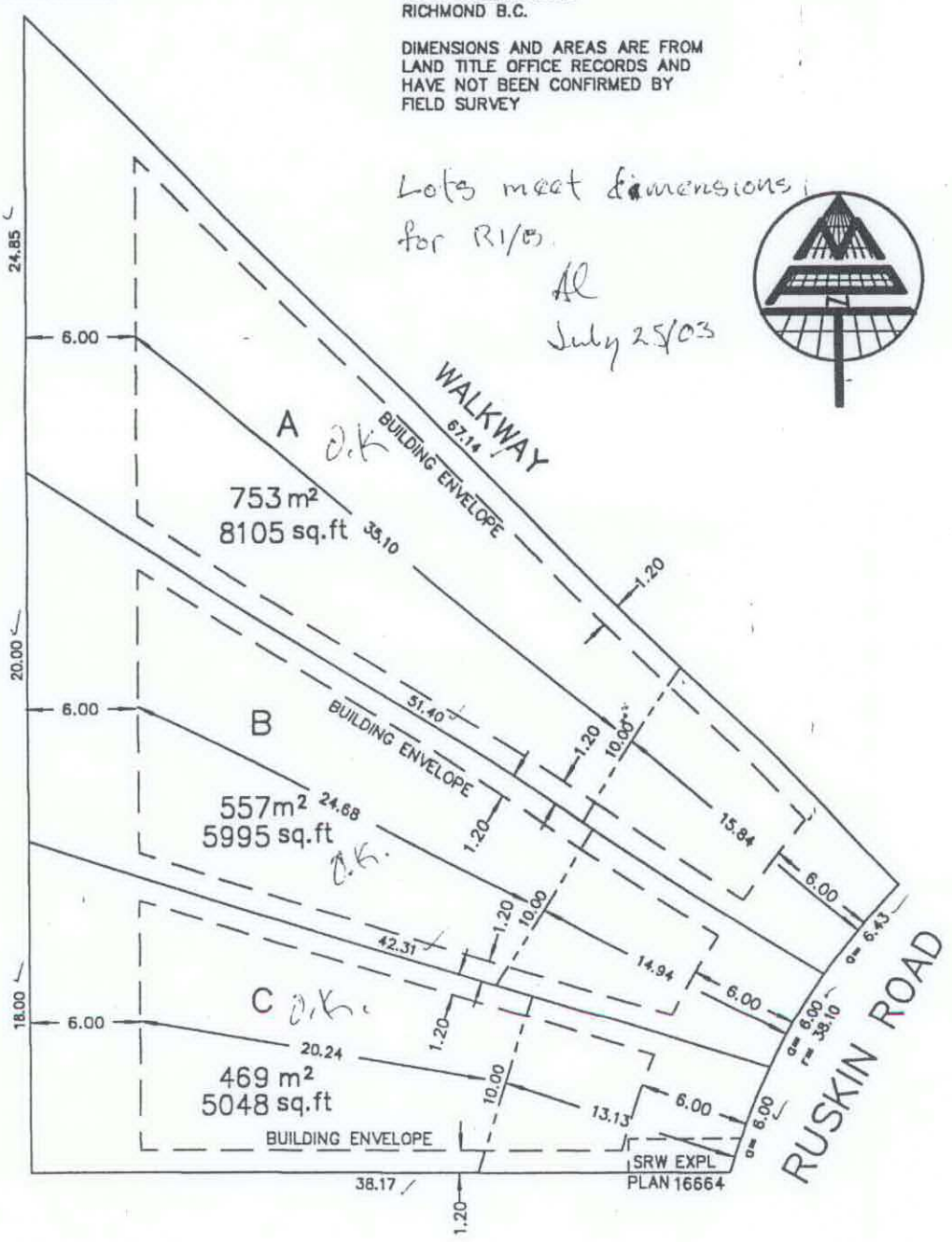
ATTACHMENT 3

MAY 29, 2003

CURRENT ADDRESS:
10071 RUSKIN ROAD
RICHMOND B.C.

DIMENSIONS AND AREAS ARE FROM LAND TITLE OFFICE RECORDS AND HAVE NOT BEEN CONFIRMED BY FIELD SURVEY

Lots meet dimensions for R1/B.
AL
July 25/03



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 13929-1-PRO.FLX

R-03-13929-1-PROPOSAL

LEGEND

SCALE 1:300

6 0 6 12 18

DISTANCES ARE IN METRES
m² INDICATES SQUARE METRES
sq.ft INDICATES SQUARE FEET

RZ 03-235245
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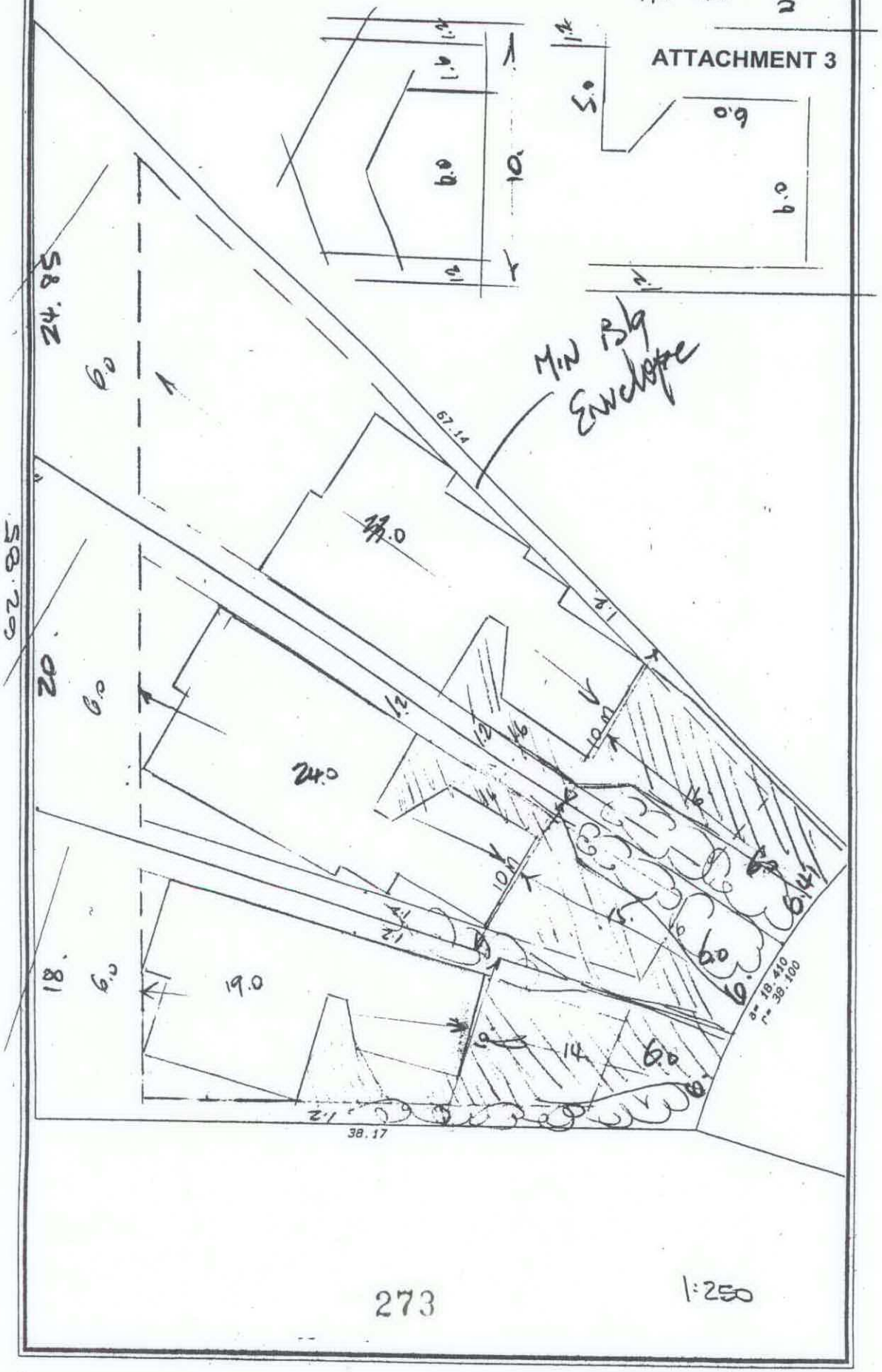
ATTACHMENT 3



City of Richmond

Bylaw 7567

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7567 (RZ 03-235245) 10071/10091 RUSKIN 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 (R1/B).**

   P.I.D. 007-723-318
   Lot 11 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7567".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
ADOPTED	

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

MAYOR

CITY CLERK