



CITY OF RICHMOND  
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

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

To Planning - September 6, 2000  
DATE: August 21, 2000

FILE: RZ 00-174523  
RZ 00-177671

RE: Application by Mr. Ping Zhang for Rezoning at <sup>Byl 8060-20-7156 & 7157</sup> 7071 and 7111 Marrington Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K)

STAFF RECOMMENDATION

1. That Bylaw No. 7156, for the rezoning of 7071 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.
2. That Bylaw No. 7157 , for the rezoning of 7111 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.

*H. Bullee*

*for* Joe Erceg  
Manager, Development Applications

AWS:blg  
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>David Intel</i>

**STAFF REPORT****ORIGIN**

Mr. Ping Zhang has made two separate applications to rezone 7071 and 7111 Marrington Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)" in order to create two lots on each property.

**FINDINGS OF FACT**

<b>ITEM</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Owner	7071 Marrington Road Ping Zhang and Xiaojun Liu 7111 Marrington Road Bennie Cuason and Milagros Lim Cuason	To be determined
Applicant	Ping Zhang (as to both properties)	No change
Site Size	7071 Marrington Road 1403.05 m <sup>2</sup> (15,102.8 ft <sup>2</sup> ) 7111 Marrington Road 1407.9 m <sup>2</sup> (15,155 ft <sup>2</sup> )	2 – 701.5 m <sup>2</sup> (7,551.4 ft <sup>2</sup> )  2 – 703.95 m <sup>2</sup> (7,577.5 ft <sup>2</sup> )
Land Uses	Single-family dwelling on each property	One single-family dwelling on each new lot
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/K	No change
Zoning	R1/E	R1/K

**RELATED POLICIES & STUDIES**

The subject properties lie within an area subject to Lot Size Policy No. 5447 (see Attachment 1) which permits the creation of Single-Family Housing District, Subdivision Area K (R1/K) size lots.

**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 each of the subject properties 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 properties is required, ensuring that a Latecomer Charge equivalent to the Neighbourhood Improvement Charge (NIC) be payable at the time of subdivision.

## ANALYSIS

On July 20, 1998 Council amended Lot Size Policy No. 5447 to permit the properties between 7151 and 7031 Marrington Road to subdivide in accordance with Single-Family Housing District, Subdivision Area K (R1/K). Council also adopted Bylaw 6811 which amended Richmond Zoning and Development Bylaw 5300 by inserting in Division 600 Subdivision of land, Section 605 Subdivision Area K (R1/K).

Since this amendment, only two of the seven properties have been rezoned to Subdivision Area K (R1/K). Upon rezoning of 7071 and 7111 Marrington Road, there would be three lots that could rezone to Subdivision Area K (R1/K).

The proposal to rezone the properties is consistent with the Lot Size Policy No. 5447 for the area.

The creation of two smaller single-family lots on each property should have little impact on the adjacent properties, as the size of the lots is consistent to those in the area.

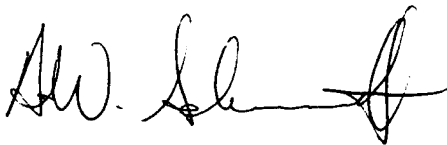
Prior to final adoption, the registration of a restrictive covenant is required to ensure that a Latecomer Charge equivalent to the Neighbourhood Improvement Charge (NIC) be payable at the time of subdivision.

## FINANCIAL IMPACT

None.

## CONCLUSION

1. The application is to rezone 7071 and 7111 Marrington Road to "Single-Family Housing District, Subdivision Area K (R1/K)" to permit the construction of two new single-family dwellings on each property.
2. The proposal is worthy of support, as it is consistent with the Lot Size Policy for the Area.



A. (Al) W. Schmidt  
Supervisor, Urban Development (Utilities)

AWS:blg

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.



Page 1 of 2

Adopted by Council: Sept 16/91  
 Amended by Council: July 20/98

POLICY 5447

File Ref: 4430-00

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

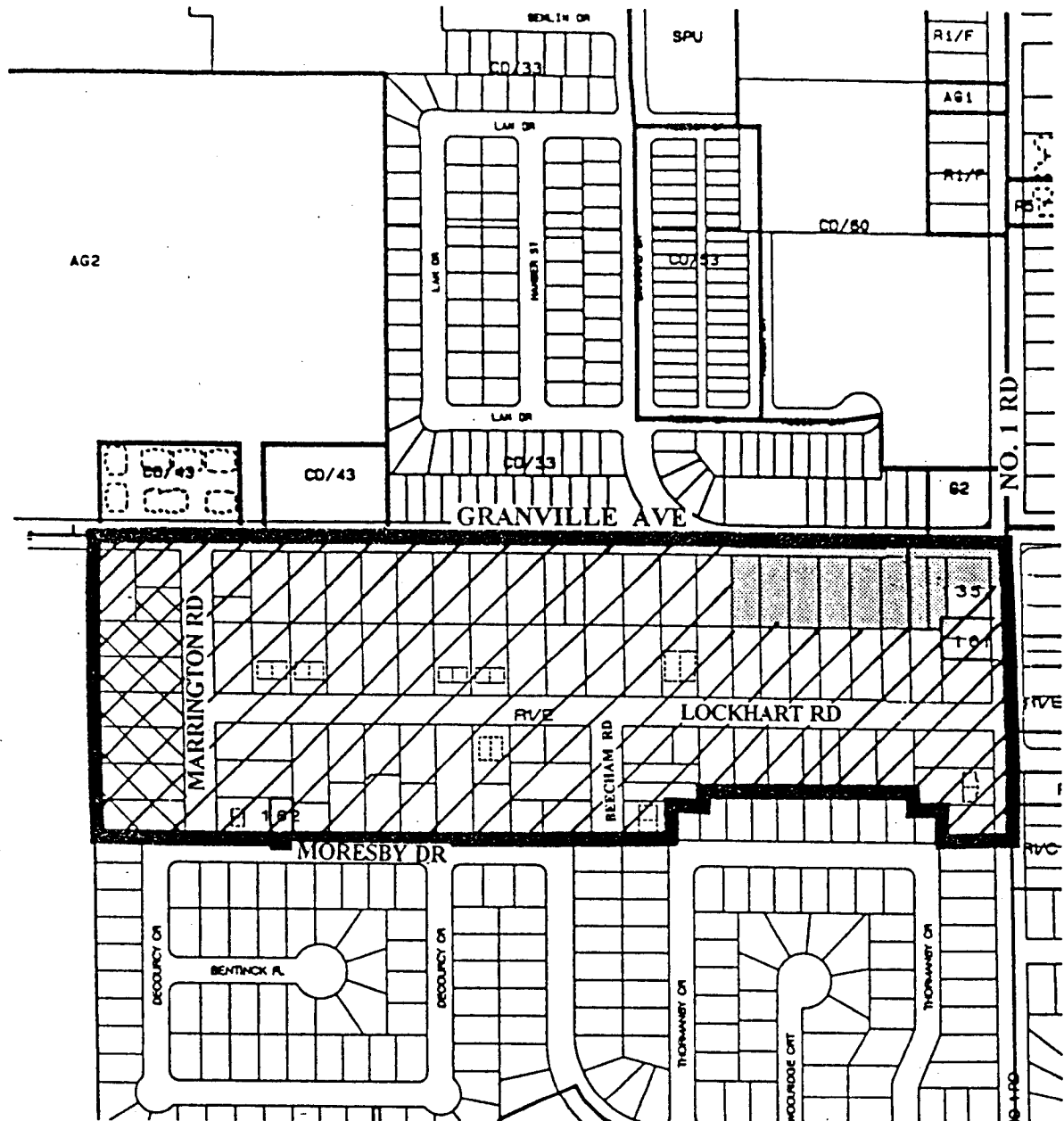
**POLICY 5447:**

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:

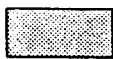
- (a) If there is no lane or internal road access, then properties along No. 1 Road will be restricted to Single-Family Housing District (R1/E) zoning, and
- (b) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C)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

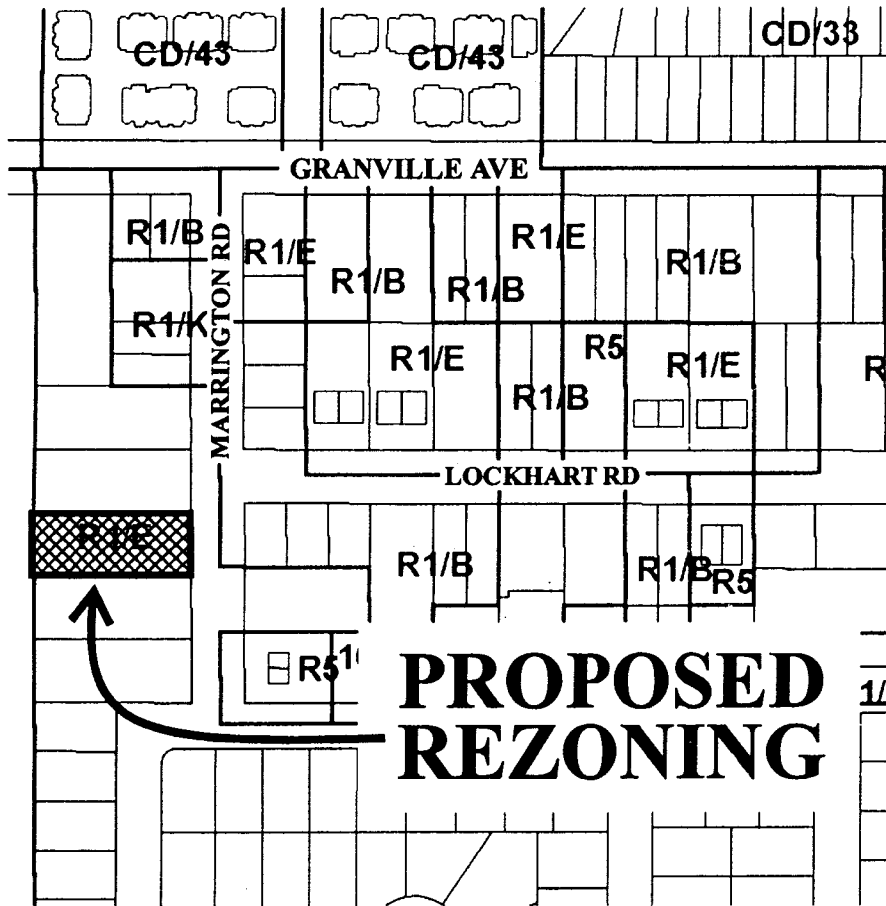
Adopted Date:  
09/16/91  
Amended Date:  
07/20/98





# City of Richmond

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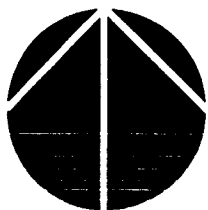


3511	3511	3511	3551	3591	3591	3591
	91.44		18.24		83.21	

## GRANVILLE AVE

29.32 3080	24.65 3168	24.65 3168	24.65 3168	24.65 3168	30.35	24.38 3220	24.38 3240	24.38 3260	12.15 3280	12.2
71.24	71.29	22.86	7031	22.86	24.39	47.47	47.47	47.47	47.47	47.47
29.63	11.88	11.88	29.39	29.40	24.39	24.38	24.38	24.38	12.15	12.2
23.77	29.41	7051	7031	22.86	24.38	47.47	47.47	47.47	47.47	47.47
23.77	29.41	7051	7031	22.86	24.38	47.47	47.47	47.47	47.47	47.47
23.77	59.06	7071	23.77	23.77	24.38	3411	3431	3451	3491	24.38
23.77	59.16	7091	23.77	23.77	24.38	3411	3431	3451	3491	24.38
23.77	59.34	7131	23.77	23.77	24.38	3411	3431	3451	3491	24.38
23.70	7151	23.68	7131	23.77	24.38	3411	3431	3451	3491	24.38
26.18	7140	7160	34.14	14.57	24.38	3351	3371	23.16	36.58	3411
26.18	3351	23.16	3371	23.16	24.38	3351	3371	23.16	36.58	3411
26.18	3351	23.16	3371	23.16	24.38	3351	3371	23.16	36.58	3411

## MARRINGTON RD



# RZ 00-177671

Original Date: 08/14/00

Revision Date: 08/24/00

Note: Dimensions are in METRES

**CITY OF RICHMOND**  
**BYLAW 7156**  
**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300**  
**AMENDMENT BYLAW 7156 (RZ 00-174523)**  
**7071 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. 010-118-543

Lot 59 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 7156"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

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MAYOR

\_\_\_\_\_  
CITY CLERK



**CITY OF RICHMOND  
 BYLAW 7157  
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
 AMENDMENT BYLAW 7157 (RZ 00-177671)  
 7111 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. 010-118-519  
 Lot 57 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 7157"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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 MAYOR

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 CITY CLERK

