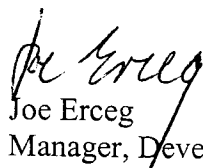





To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: September 5, 2003
File: RZ 03-237850
Re: **APPLICATION BY CHRISTOPHER BOUCHARD FOR REZONING AT 4820 BONAVISTA DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Bylaw No. 7584, for the rezoning of 4820 Bonavista Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:dcb
Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

An application has been made by Christopher Bouchard for rezoning at 4820 Bonavista Drive from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District Subdivision Area B (R1/B) for the purpose of developing two single family dwellings on separate lots. The subject lot is located in section 35 of 4-7. A location map is provided in **Attachment 1**.

Findings of Fact

Item	Existing	Proposed
Owner	Christopher V. Bouchard	same
Applicant	Christopher V. Bouchard	same
Site Size	1302 m ² (14015.07 ft ²)	same – future subdivision will create 2 lots of approximately equal size
Land Uses	Residential	same
OCP Designation	Neighbourhood Residential	same
Area Plan Designation	Single Family	same
Zoning	R1/E	R1/B
Parking Required	2.0 per lot	same
Parking Actual	2.0 per lot	same

Reference: Lot Widths – Small Lot Size Policies

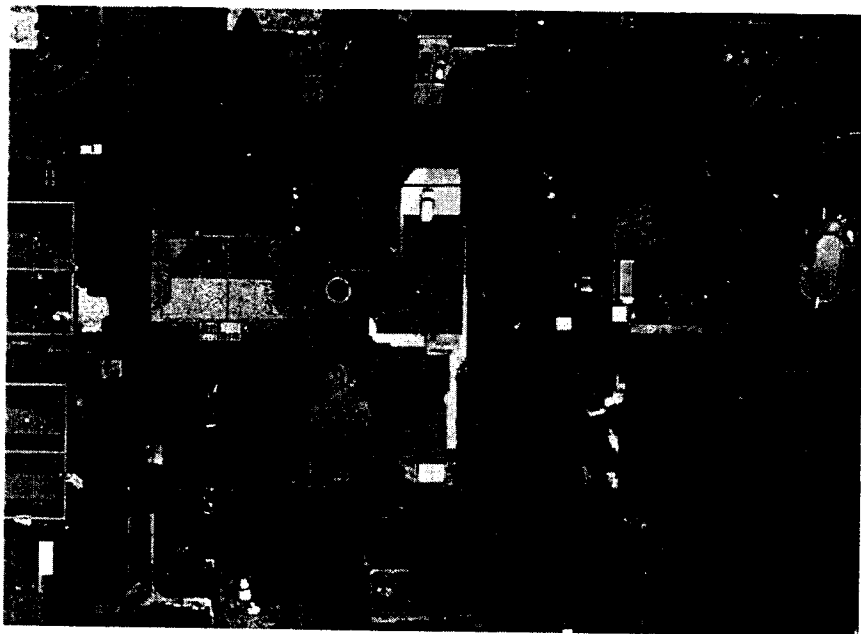
Single Family R1 Zone	
Type	Lot Width
Sewered Areas	
A	9m (29.527 ft.)*
B	12m (39.370 ft.)*
C	13.5m (44.291 ft.)*
D	15m (49.213 ft.)*
E	18m (59.055 ft.)*
H	16.5m (54.134 ft.)*
K	10m (32.808 ft.)
Unsewered Areas	
F	18m (59.055 ft.)*
G	20m (65.617 ft.)*
* For corner lots, add 2m (6.562 ft.) to width	

Surrounding Development

South-east: 12 Multi-Family residential dwellings (CD/135)

North, South and East: Large lot single-family dwellings (R1/E)

West: A duplex dwelling (R5)



Site aerial (taken May 2002)

Related Policies & Studies

None applicable.

Consultation

None undertaken.

Staff Comments

Community Planning

No objection to the proposed rezoning and future subdivision to two R1/B lots. The existing pattern of single family lot widths in the subdivision are such that similar rezoning requests would not be possible (except for the existing duplex properties) so that this application can be treated as relatively unique and one that would not establish a precedent for the entire neighbourhood.

Engineering Works and Design / Review

Development Applications staff support the Rezoning application. There is no lot size policy for this area, but (other than the existing duplex lots in the area) this is the only lot that could subdivide to R1/B. Frontage has been built to 1970's standard; 1.2m sidewalk etc, but utilities are all underground. Staff see no need for a beautification type of upgrade for what is meant to be a stand alone rezoning. Also, staff do not see need for shared access, but this would be supported if desired by the applicant. No utility or landscaping conflicts are evident. No lane dedication is required in rear - per Servicing Agreement 03-231929, the future lane will be entirely on 4751 Steveston Hwy. No other comment or concerns. To be processed as a "regular minor Subdivision" when the Rezoning is complete.

Analysis

The proposed rezoning is not expected to set a precedent in the area since the other standard single family lots in the interior of the quarter section, with one exception at 4760 Fortune Ave., are not able to subdivide to a similar zoning without first consolidating.

The number of lots which can similarly subdivide is also one of the criteria used to determine whether a Single Family Lot Size Policy (702) review is warranted. Where a significant number of lots exist which could similarly rezone and subdivide without consolidation, staff would normally recommend that a lot size study be undertaken. In this quarter section the prevailing lot sizes are already typically less than 24 m in width. In the immediate area houses fronting Argentinia Dr. or Trepassy Dr. tend to be either 18 or 21 metres wide while houses fronting Bonavista Pl. or Hermitage Dr. tend to be 12 m wide. Canso Cr. has both 12 m and 18 m wide lots. None of these lots could themselves subdivide into two R1/B (12 m wide) lots.

Three of the lots to the west of the subject property are duplex units – two of these are zoned Two-Family Housing District (R5). The subject property has sufficient dimension to meet the R5 zoning criteria however the owner has indicated a distinct preference for R1/B instead. The owner has also stated that he has discussed this with his neighbour to the east and reports that his neighbour would not be in favour of an R5 rezoning. The other existing R5 properties have sufficient dimension to permit subdivision to R1/B but their subdivision would not result in any net increase in the number of units in the quarter section (i.e. there subdivision potential is typically limited to two R1/B lots each).

From a technical standpoint, there are no other apparent constraints against the proposed rezoning and subsequent subdivision of the subject lot into two single family lots.

Options

Option 1: Require a single family lot size policy review of the quarter section. Such a study could examine the neighbourhood's desire for even smaller lots

Option 2: Approve the rezoning of the subject property. (Recommended)

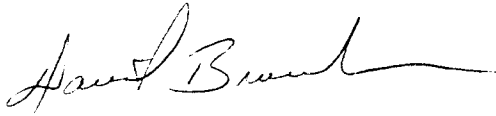
Staff support the proposed rezoning and recommend its approval.

Financial Impact

None.

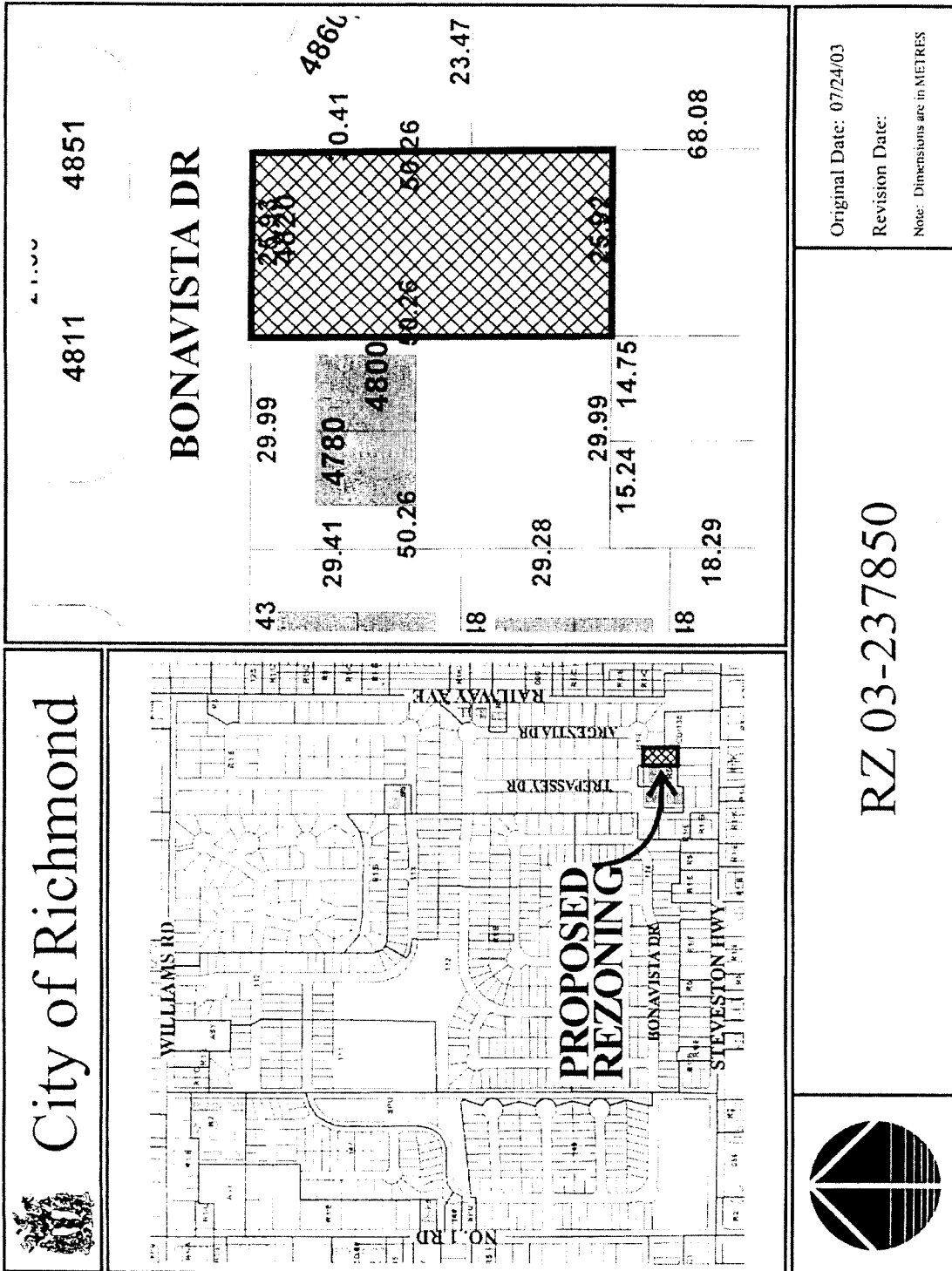
Conclusion

The proposed rezoning of 4820 Bonavista Drive from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District Subdivision Area B (R1/B) has merit. Staff are recommending approval.

A handwritten signature in cursive script, appearing to read "David Brownlee", with a long horizontal flourish extending to the right.

David Brownlee
Planner 2

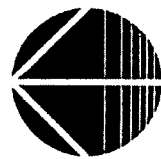
DCB:cas



City of Richmond

4811 4851

BONAVISTA DR



RZ 03-237850

Original Date: 07/24/03

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7584 (RZ 03-237850)
4820 BONAVIDA DRIVE**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. 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 B.(R1/B):

P.I.D. 006-177-832

Lot 115 Section 35 Block 4 North Range 7 West New Westminster District Plan 47349

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7584”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK