City of Richmond
Urban Development Division

Report to Committee

to Planning - Aug. 30, 2005

To: Planning Committee

Date: August 9, 2005

From: Holger Burke
Acting Director of Development

RZ 05-301131

File: 12-8060-20-7971

Re: **Application by Dereck Hamada for Rezoning at 5520 Cantrell Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7971, for the rezoning of 5520 Cantrell Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

H. Burke

Holger Burke
Acting Director of Development

HB:ke
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

1630897

Staff Report

Origin
Dereck Hamada has applied to the City of Richmond for permission to rezone 5520 Cantrell Road (**Attachment 1**) from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)(minimum width 12 m or 39 ft) in order to permit the existing duplex to be subdivided into two (2) single-family residential lots.

Findings of Fact
A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 2**.

Surrounding Development
To the North: Newer character dwellings on R1/E zoned lots;
To the East: Two (2) newly created residential lots zoned R1/B;
To the South: Single-family dwellings fronting Francis Road; and
To the West: An existing duplex zoned R5.

Related Policies & Studies
Lot Size Policy 5453 (Adopted by Council in 1993; Amended in 2003)(**Attachment 3**) permits subdivision of existing duplexes to R1/B size lots. As the subject property contains an existing duplex (zoned R5) and meets all the minimum R1/B lot requirements (12 m width; 24 m depth and 360 m^2), the proposal complies with the existing policy.

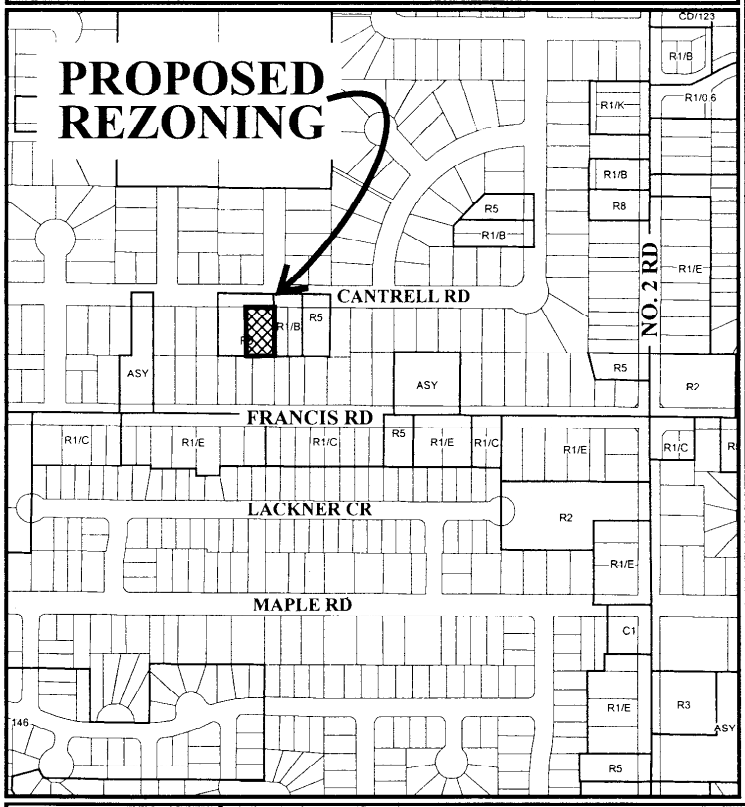
Staff Comments
No rezoning requirements have been identified through the technical review of the proposal. At future subdivision, Neighbourhood Improvement Charge fees along with standard servicing and connection costs will be assessed. An existing restrictive covenant limiting the property to a two-family dwelling only will need to be discharged at subdivision stage as well.

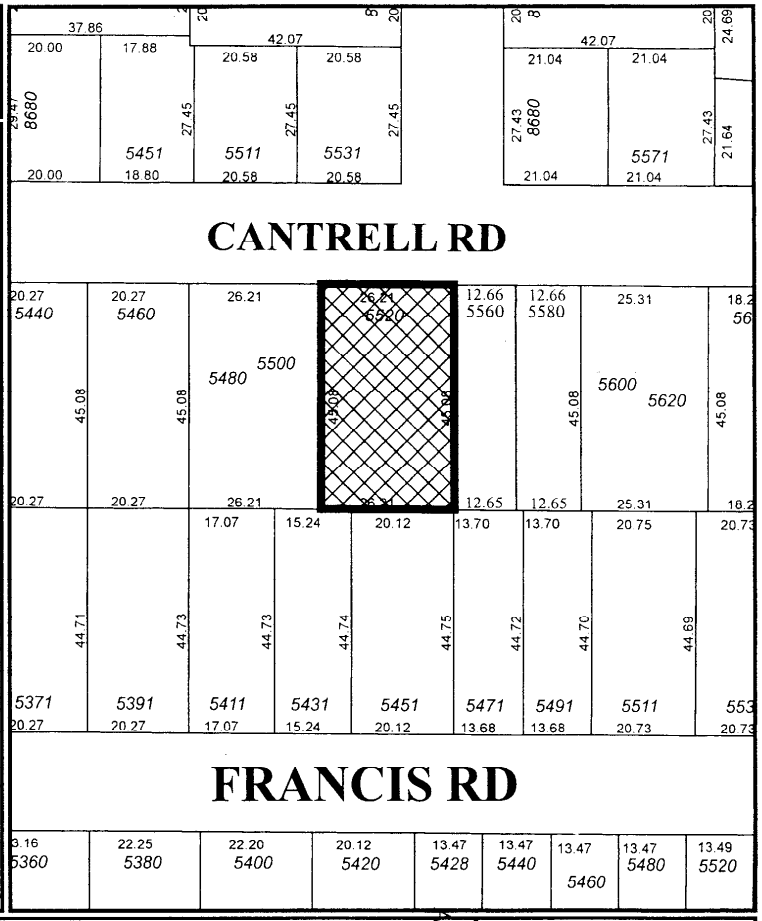
Analysis
The proposal to rezone and subdivide the existing duplex into two (2) single-family residential lots is consistent with Lot Size Policy 5453, which permits subdivision of duplexes to R1/B size lots. The lot to the immediate east received approval to rezone to R1/B and was recently subdivided based on this Lot Size Policy. Within the quarter-section containing Lot Size Policy 5453, there are a number of lots identified as having subdivision potential, based on the grounds that those properties contain existing duplexes. Therefore, more rezoning and subdivision applications for the remaining duplex lots in the Lot Size Policy area can be expected in the future.

Conclusion
Staff support the application to rezone 5520 Cantrell Road as it complies with all land use designations and established policies for the area.

Kevin Eng
Planning Technician – Design
(4626)
KE:rg

City of Richmond





RZ 05-301131

ATTACHMENT 1

Original Date: 05/31/05

Revision Date: 08/16/05

Note: Dimensions are in METRES

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 05-301131 **Attachment 2**

Address: 5520 Cantrell Road

Applicant: Dereck Hamada

	Existing	Proposed
Owner:	Dereck Hamada; Cheryl Hamada; Satoshi Hamada; Junko Hamada	To be determined
Site Size (m^2):	1,182 m^2	591 m^2
Land Uses:	Existing duplex	2 single-family lots
OCP Generalized Land Use Designation:	Neighbourhood Residential	Complies – No change
OCP Specific Land Use Designation	Low Density Residential	Complies – No change
702 Policy Designation:	Existing duplexes permitted to subdivide to R1/B	Complies
Zoning:	R5	R1/B

City of Richmond Policy Manual

Page 1 of 2	Adopted by Council: November 15, 1993 Area Boundary Amended: January 15, 2001 * Area Boundary Amended: October 20th, 2003	POLICY 5453
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7	

POLICY 5453:

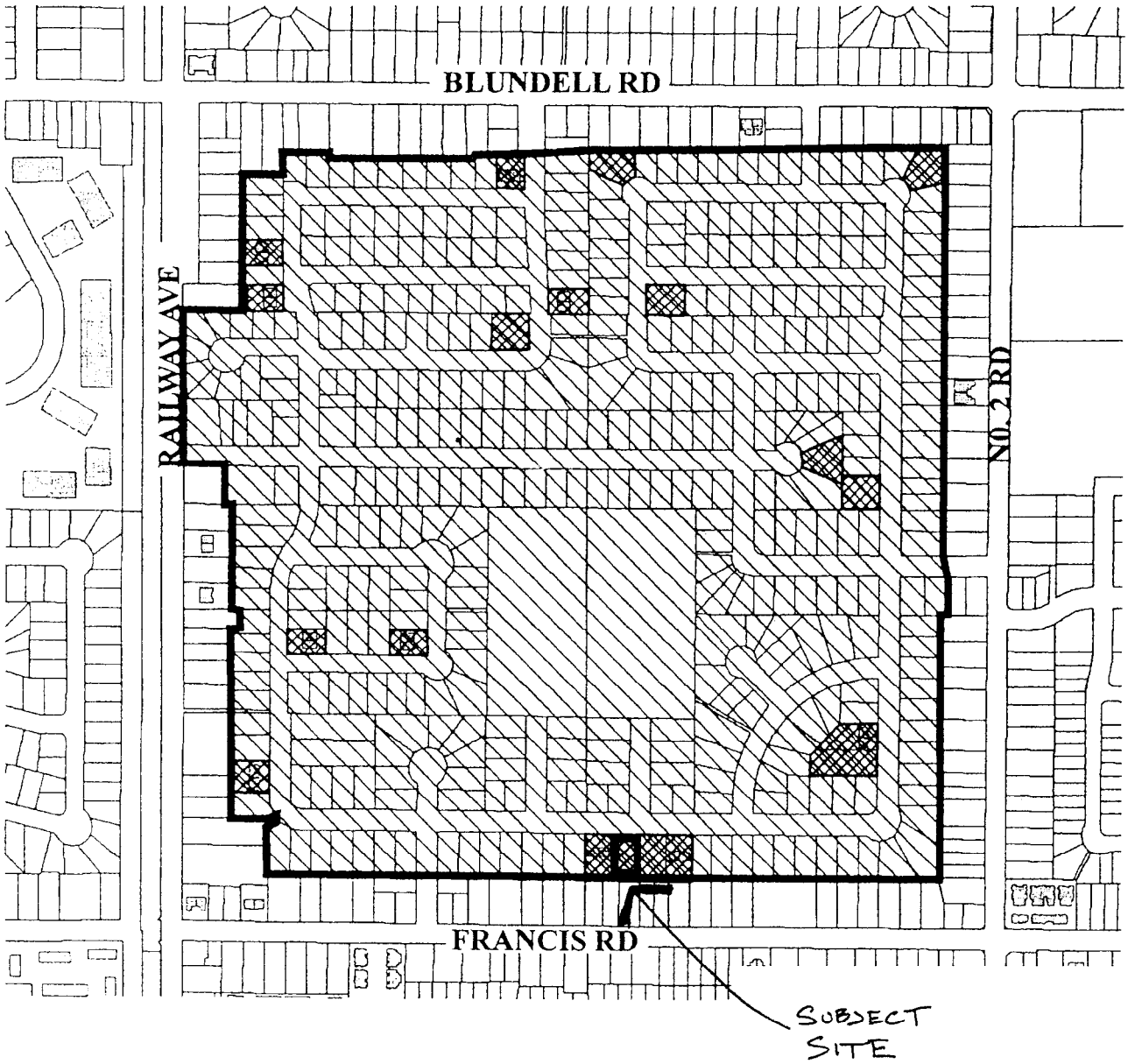
The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

(i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less that five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect



Subdivision Permitted as Per **R1/E**

Subdivision of Duplexes Permitted as Per **R1/B**

Policy 5453
Section 24-4-7

Adopted Date: 11/15/93

Amended Date: 10/20/03

City of Richmond

Bylaw 7971

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7971 (RZ 05-301131) 5520 CANTRELL 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 B (R1/B).**

   P.I.D. 007-566-794
   Lot 50 Section 24 Block 4 North Range 7 West New Westminster District Plan 28870

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7971".**

FIRST READING SEP 6 2005

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by KE
APPROVED by Director or Solicitor MB

MAYOR

CORPORATE OFFICER

1631084