



To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Camino Construction Ltd. for Rezoning at 5311/5331 Clifton Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

To Planning - Sept 21, 2004
Date: September 7, 2004
RZ 04-276165
File: 12-8060-20-7804

Staff Recommendation

That Bylaw No. 7804, for the rezoning of 5311/5331 Clifton Road from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

Raul Allueva
Director of Development

WC:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

The applicant has agreed to complete the following requirements prior to final adoption:
Legal requirements, specifically:

1. The discharge of the existing Restrictive Covenant, registered on Title under charge AE29580, which restricts the property to a two-family dwelling unit only; and
2. The removal of the existing duplex to ensure compliance with the R1/B zone.

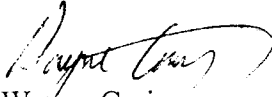
Agreement by Applicant
Frank Isaak—Camino Construction Ltd.

Item	Details
Application	RZ 04-276165
Location	5311/5331 Clifton Road
Owner	Theresa & Ronald Alfred Peters
Applicant	Camino Construction Ltd. c/o Frank Isaak

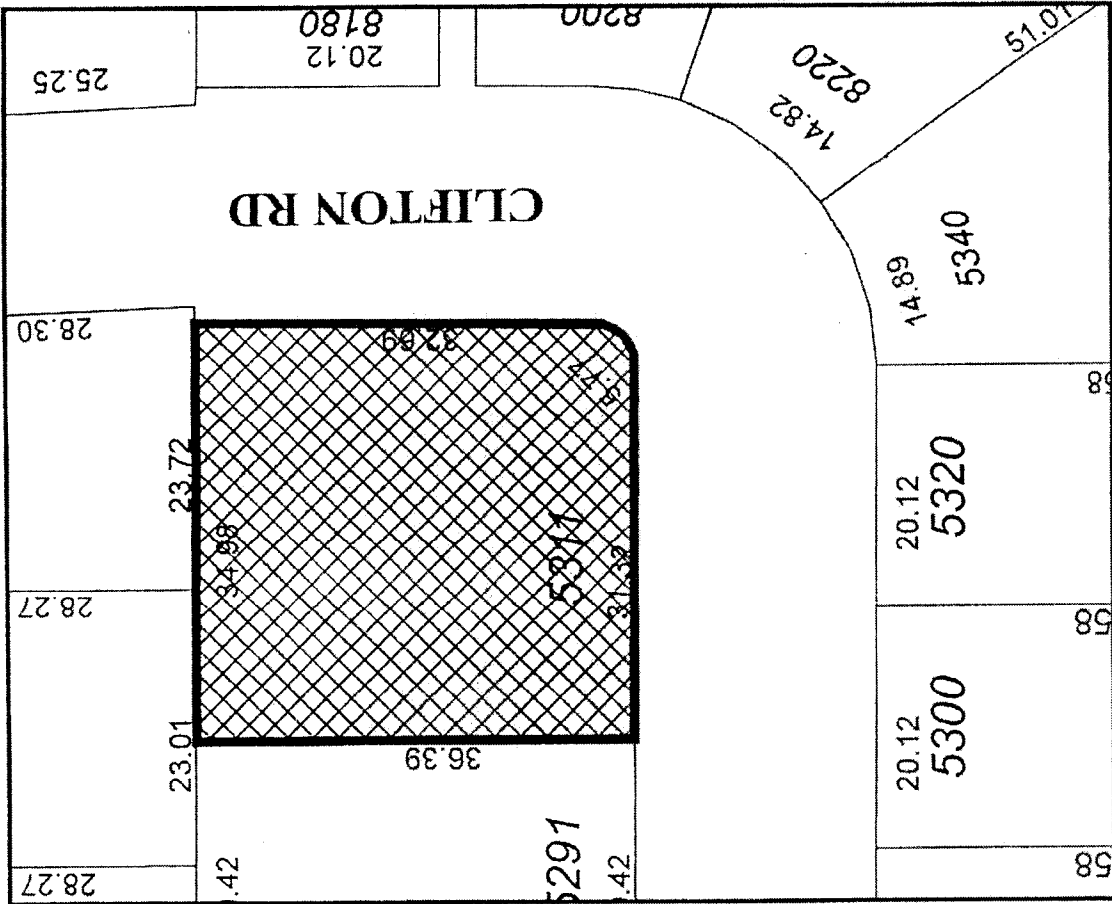
Date Received	August 20, 2004
Acknowledgement Letter	August 30, 2004
Fast Track Compliance	September 7, 2004
Staff Report	September 7, 2004
Planning Committee	September 21, 2004

Site Size	1,270 m ² (13,670 ft ²)
Land Uses	<i>Existing</i> – Two-Family Dwelling
	<i>Proposed</i> – Three (3) single-family lots (average 423 m ² [4,553 ft ²], Minimum width 12 m [39 ft.])
Zoning	<i>Existing</i> – Two-Family Housing District (R5)
	<i>Proposed</i> – Single-Family Housing District, Subdivision Area B (R1/B) (Minimum Area 360 m ² [3,875 ft ²], Minimum width 12 m [39 ft.])
Planning Designations	OCP Designation – Low Density Residential - <i>Complies</i>
Related Policies	Lot Size Policy 5453 (subdivision of existing duplexes permitted as per R1/B) - <i>Complies</i>
Surrounding Development	To the north – existing single-family dwellings, zoned R1/E To the south – across Clifton Road existing single-family dwellings, zoned R1/E To the east – across Clifton Road existing single-family dwellings, zoned R1/E To the west – an existing single-family dwelling, zoned R1/E

<p>Staff Comments</p>	<ul style="list-style-type: none"> • The existing duplex on the site will have to be removed prior to final adoption of the rezoning bylaw and subdivision approval. The applicant has agreed to this condition. • There is an existing Restrictive Covenant (RC) registered on Title, which restricts the property to a two-family dwelling only. This RC is required to be discharged prior to final adoption of the rezoning bylaw. The applicant has agreed to this condition. • At future subdivision, a standard Servicing Agreement to design and construct full frontage half road upgrades will be required. Works include, but are not limited to, a review of existing Clifton Road, acceptable to our Engineering Department, to ensure the road base is adequate for the proposed improvements. Also required is road widening, curb and gutter, storm sewer, creation of a grass and treed boulevard and street lighting, all at the developers' sole cost for the entire east and south frontages. Note there is no sidewalk requested as the sidewalk pattern for the neighbourhood has sidewalk on the east side of Clifton Road.
<p>Analysis</p>	<ul style="list-style-type: none"> • The proposal complies with the OCP land use designation • The proposal is an efficient use of the subject site, which complies with Lot Size Policy 5453. The rezoning, if approved, would allow the creation of three (3) single-family lots. • One of the resulting lots fronting on Clifton Road (proposed lot 3) contains an existing sewer right-of-way along the north property line. The right-of-way will necessitate a wider north side yard, which will provide a greater separation from the existing dwelling to the north. The applicant has demonstrated that a dwelling unit can be constructed on this lot.
<p>Attachments</p>	<p>Attachment 1 – Location Map Attachment 2 – Proposed Subdivision Layout Attachment 3 – Lot Size Policy 5453 Attachment 4 – Subdivision Requirements</p>
<p>Recommendation</p>	<p>Approval</p>


Wayne Craig
Program Coordinator - Development
(Local 4625)

WC:blg

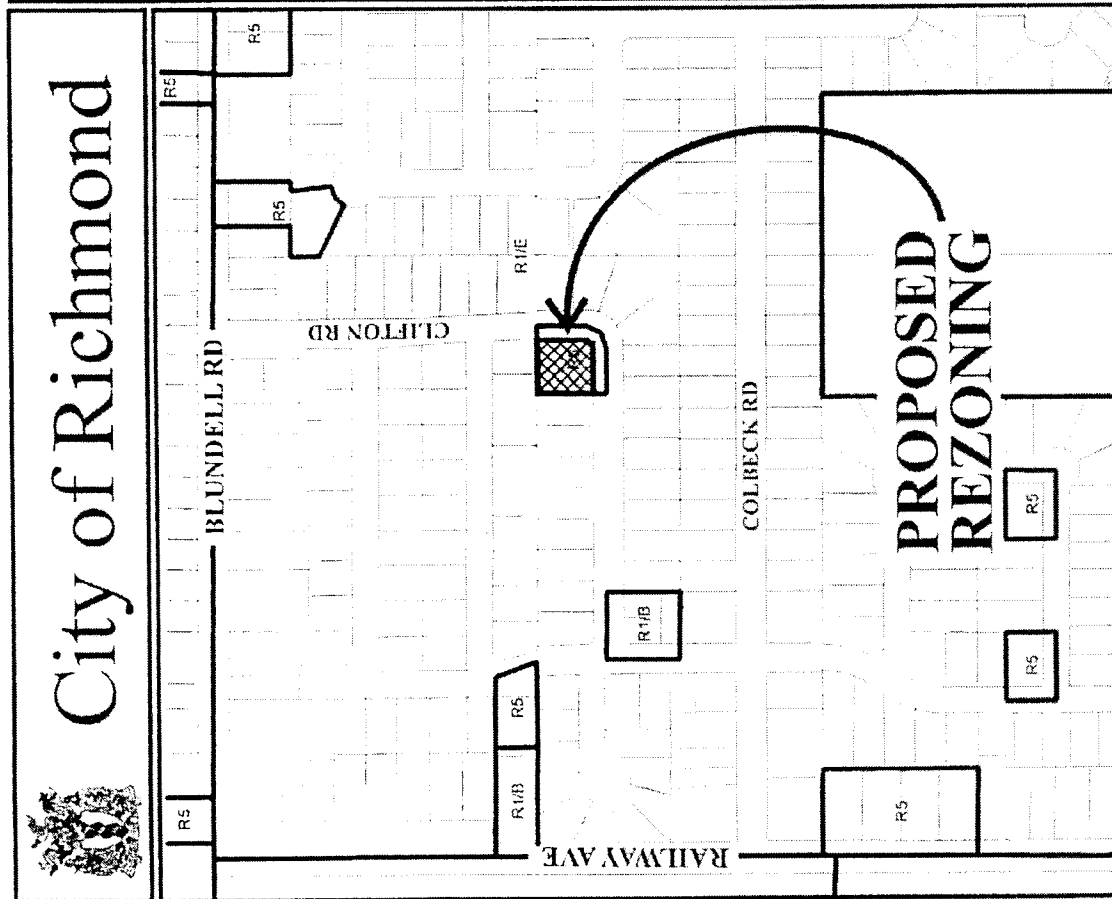
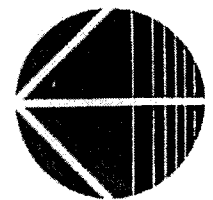


Original Date: 08/25/04

Revision Date:

Note: Dimensions are in METRES

RZ 04-276165



City of Richmond



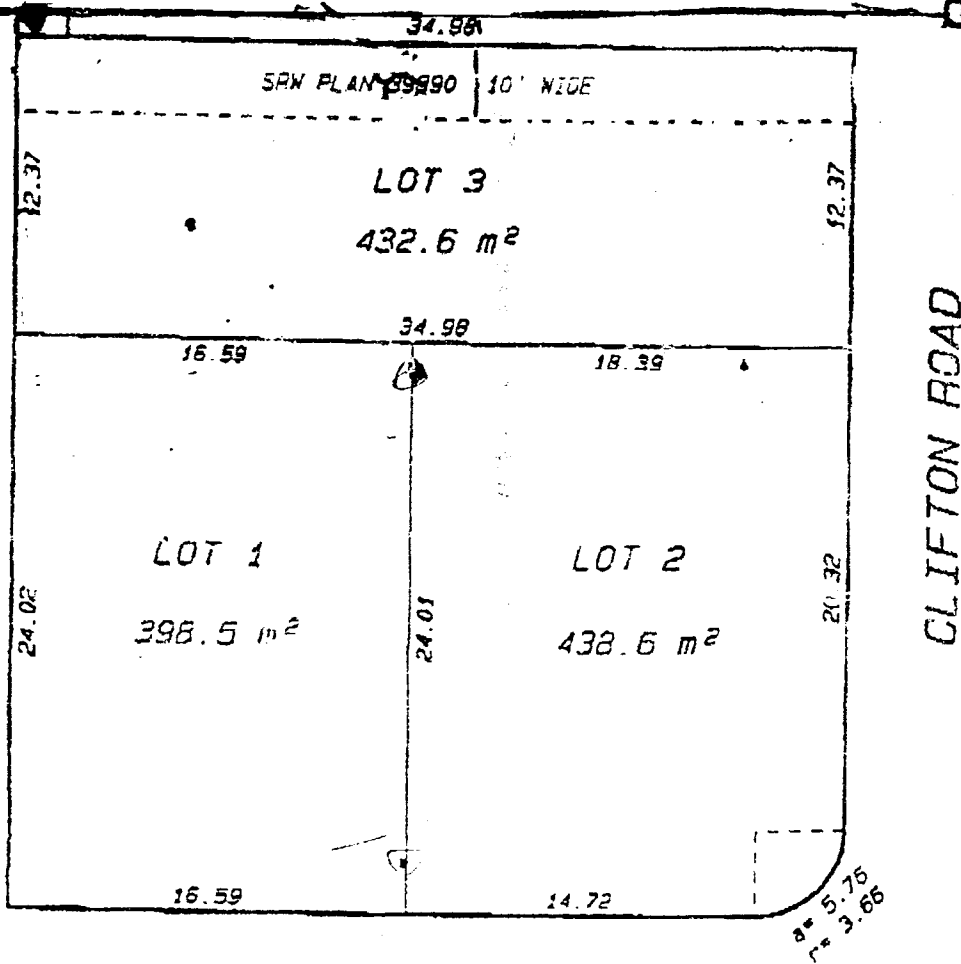
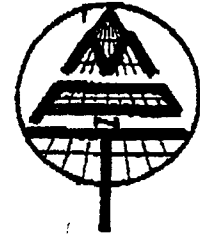
PROPOSED REZONING

R04-14402

PROPOSED SUBDIVISION PLAN OF
LOT 14 SECTION 24 BLOCK 4 NORTH
RANGE 7 WEST N.W.D. PLAN 19858

TO ACCOMPANY APPLICATION TO SUBDIVIDE

SCALE 1:300



ADDRESS: 5311 CLIFTON ROAD
RICHMOND, B.C.

CLIFTON ROAD

CURRENT ZONING : R5
PROPOSED ZONING : R1/E

MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(DN) 270-9331
(fax) 270-4137

NOTE:
ALL DIMENSIONS AND AREAS ARE
PRELIMINARY ONLY AND ARE DERIVED
FROM LAND TITLE OFFICE RECORDS
AND ARE SUBJECT TO REVISION
FOLLOWING LEGAL FIELD SURVEYS.

R04-14402

CACFILE: 14402.PRE

JUNE 24, 2004



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:

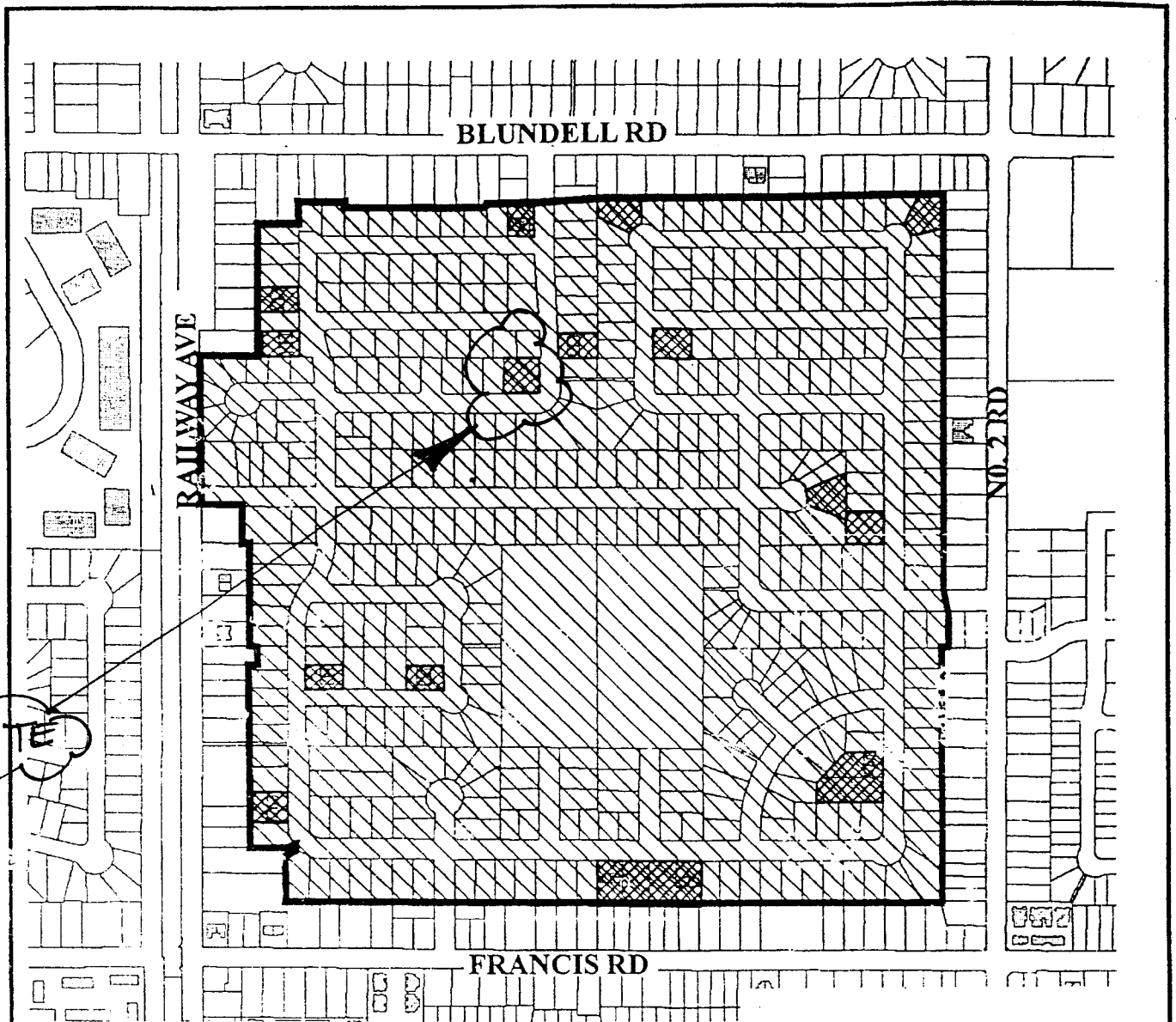
That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and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

* Original Adoption Date In Effect

1081046



-  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

Conditional Rezoning/Subdivision Requirements 5311/5331 Clifton Road RZ 04-276165/SD 04-277251

Prior to final approval of the Rezoning Bylaw for 5311/5331 Clifton Road, the developer is required to complete the following requirements:

1. The existing two-family dwelling on the subject site must be removed. Applicable permits and a site inspection are required in this regard; and
2. Discharge of the existing Restrictive Covenant, registered on Title under charge AE29580, which restricts the property to a two-family dwelling only.

Prior to final approval of the Subdivision Plan for 5311/5331 Clifton Road, the developer is required to complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of full frontage half road upgrades. Works include, but are not limited to, Benkleman Beam or another strength test of existing Clifton Road acceptable to our Engineering Department, to ensure the road base is adequate for the proposed improvements. Also required is road widening, curb and gutter, storm sewer, creation of a grass and treed boulevard and davit arm street lighting, all at the developers' sole cost for the entire east and south frontages. Note there is no sidewalk requested as the sidewalk pattern for the neighbourhood has sidewalk on the east side of Clifton Road.

* Note: This requires a separate application.



Signed

SEPT 7/04

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7804 (RZ 04-276165)
5311/5331 CLIFTON 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. 004-263-774

Lot 14 Section 24 Block 4 North Range 7 West New Westminster District Plan 19858

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7804".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

LEGAL REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

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

MAYOR

CITY CLERK