



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: September 16, 2002
File: RZ 02-207724
Re: Application by Rocky Sethi for Rezoning at 10020 Odlin Road from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

That Bylaw No. 7434, for the rezoning of 10020 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

H. Buelee

for
Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

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

Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 10020 Odlin Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) (minimum width 18 m or 59 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.4 ft.) in order to permit a two lot residential subdivision. There is quite a large garage that was built on the site by the current owners who plan to retain the garage and to build a new home on the proposed northerly lot (**Attachments 2 & 3**).

Findings of Fact

Item	Existing	Proposed
Owner	Mary Semenchuk	No change
Applicant	Rocky Sethi	No change
Site Size	934 m ² (10054 ft ²)	Two lots – one 360 m ² (3875 ft ²) and one 574 m ² (6179 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
West Cambie Area Plan Designation	Residential (Single Family Only)	No change
Zoning	R1/F	R1/B

Surrounding Development

The surrounding properties are zoned as follows:

- to the east and north within the subdivision they are zoned R1/B;
- to the south along No. 4 Road they are zoned R1/D; and
- across No.4 Road to the west they are zoned R1/F but this area will change in the future to include non-residential uses.

Related Policies & Studies

West Cambie Area Plan

The proposed redevelopment is consistent with the West Cambie Area Plan which permits single family residential development for the subject property and the surrounding lots.

Lane Policy

A lane has already been implemented on this block and the two lots will have the potential to access the lane. Access to the lane from the northern lot will be blocked while the garage remains on the property and therefore access will need to remain on Odlin Road.

Arterial Road Redevelopment Policy

Redevelopment of the subject lot for smaller lots is consistent with the Arterial Road Redevelopment Policy.

Staff Comments

Transportation

A Restrictive Covenant must be registered prior to final reading ensuring that vehicular access to the southerly lot will be from the lane. Transportation staff have no objection to the proposed driveway on Odlin Road.

Zoning

The garage that is being retained will conform to the R1 zone. However, a transfer in density from the house to the garage will be required. The allowable area for a garage is 50 m² (538 ft²) while the existing garage is 140 m² (1500 ft²). Therefore, part of the density that is permitted on the site will have to be used for the garage which means that the new house will be approx 200 m² (2140 ft²) rather than approx 290 m² (3100 ft²).

Engineering

This area has been serviced with sanitary sewer so the R1/F zone which is for unsewered areas is no longer the appropriate zoning. No other servicing concerns.

Analysis

Some staff had objected to the retention of the garage on the site. This is because the retention of the garage will:

- require a jogged lot line at time of subdivision,
- block access to the lane for the northly lot; and
- affect the attractiveness of the streetscape.

However, other staff felt that the denial of the application was not justified given that:

- jogged lot lines do occur, although rarely;
- lane access for lots not fronting an arterial road is not required by Bylaw; and
- in terms of design, the applicant has provided some drawings that show how the new two-storey home will be able to mask the appearance of the garage. (However, there is no easy way to ensure that the new home is constructed as shown.)

Financial Impact

None.

Conclusion

The proposed rezoning of the site to R1/B is consistent with some of the lot sizes adjacent to the site, with the area plan and the Lane and Arterial Road Redevelopment Policies. While the proposal to retain the garage will result in a jogged lot configuration, the retention of an access to Odlin Road and an odd streetscape, staff have no strong objections to the proposal.



Jenny Beran, MCIP
Planner, Urban Development

JMB:jmb

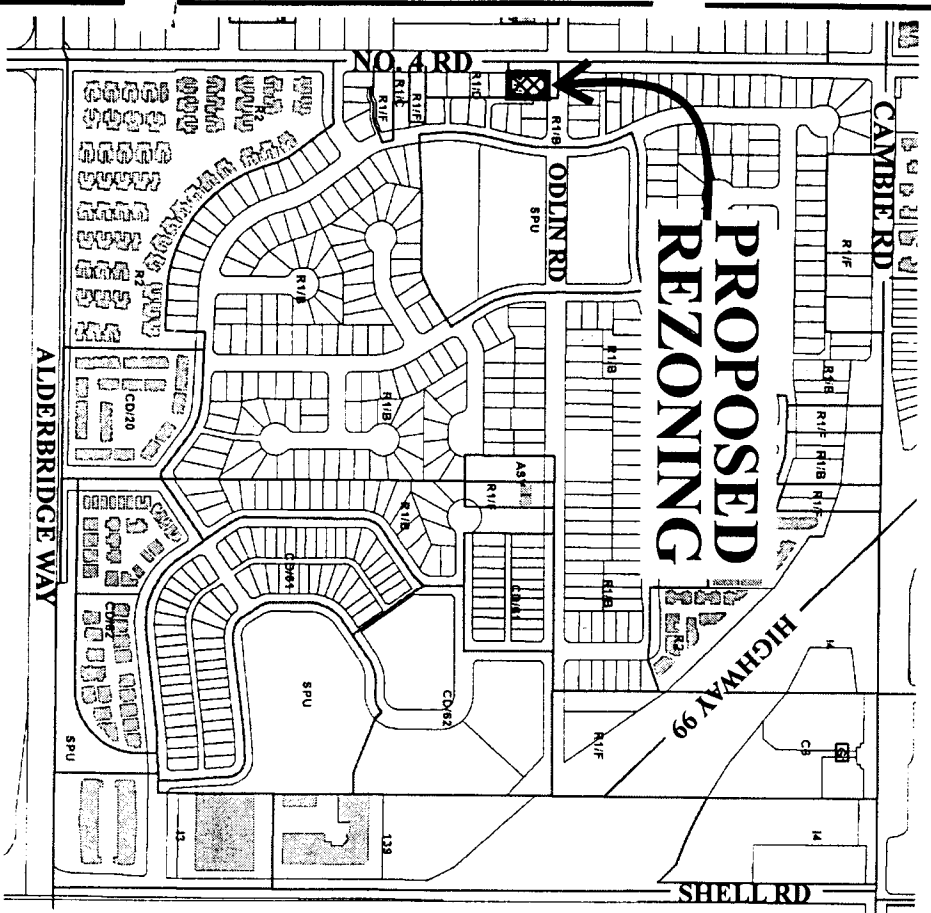
There are requirements to be dealt with prior to final adoption:

Restrictive Covenants must be registered ensuring that vehicular access to the southerly lot will be from the lane and ensuring that the standard aircraft noise covenant is registered for both lots.

Ministry of Transportation approval will be required.

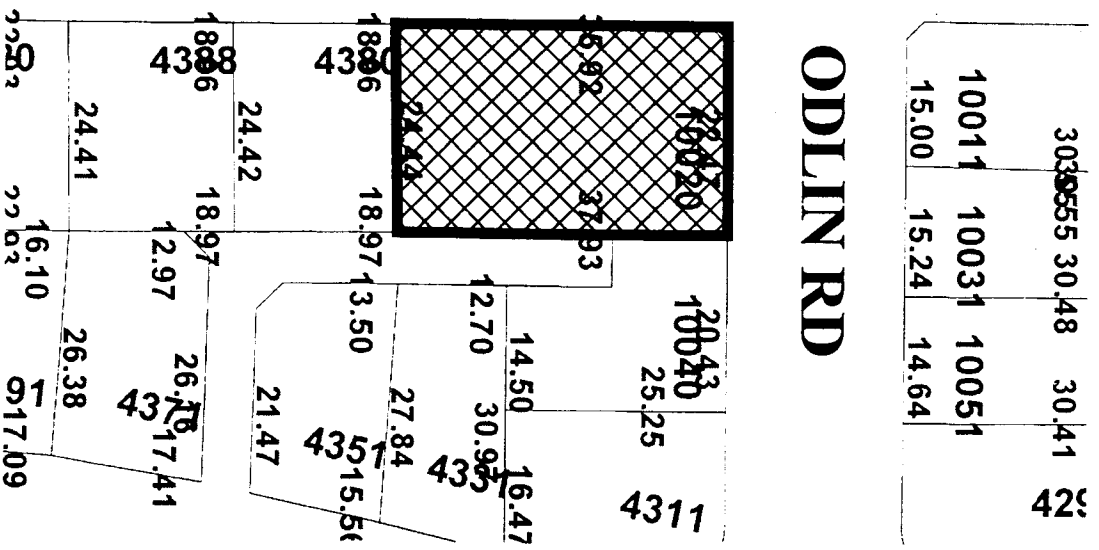


City of Richmond

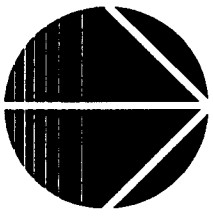


9811	26.82
3686	151.96

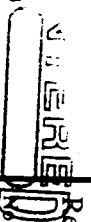
NO. 4 RD



3039555	30.48	30.41	429
10011	10031	10051	
15.00	15.24	14.64	



RZ 02-207724

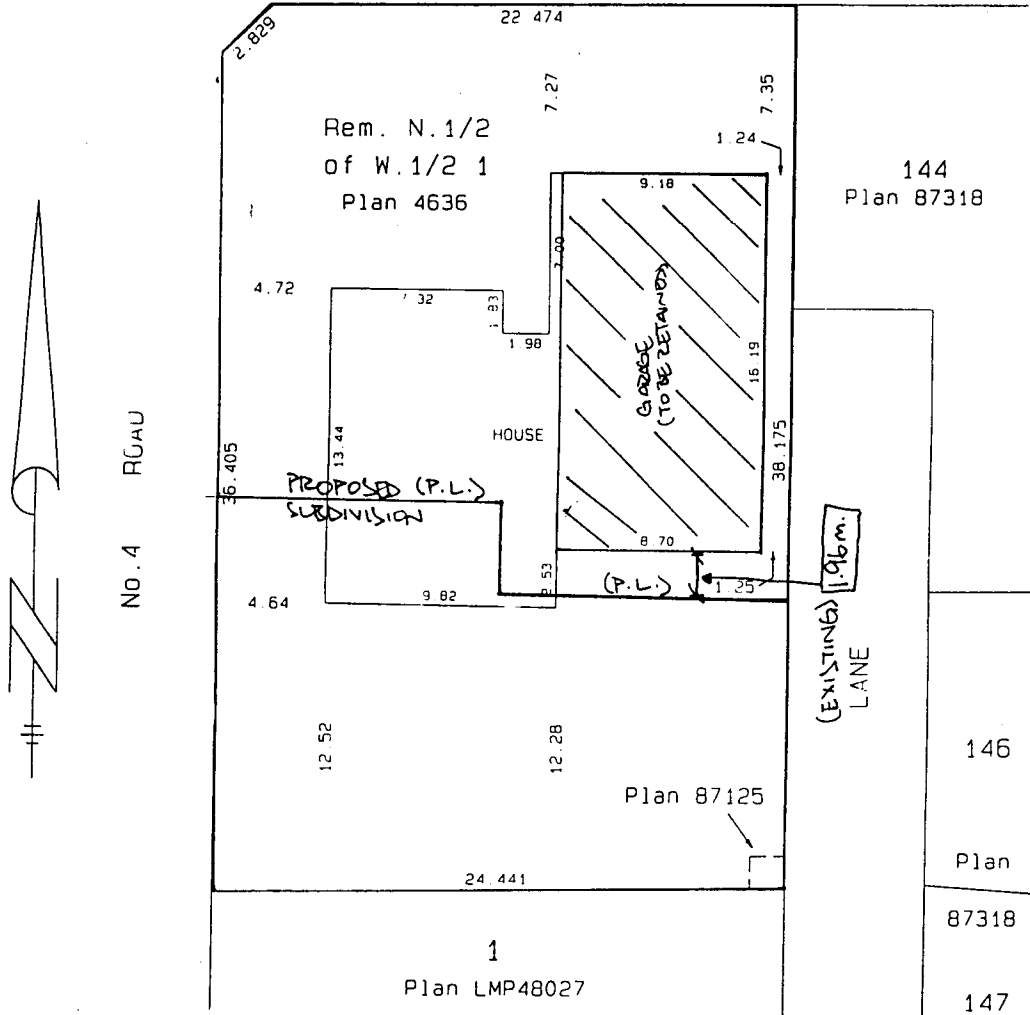


Original Date: 06/20/02
 Revision Date:
 Date: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION

SHOWING HOUSE ON THE NORTH HALF OF THE WEST HALF OF LOT 1 EXCEPT: FIRSTLY: PARCEL C (EXPLANATORY PLAN 14045) AND SECONDLY: PARCEL A (BYLAW PLAN NWP87496) SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 4636

ODLIN ROAD



THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

This plan is for mortgage or municipal purposes only and is not to be used to establish property lines. Information is related to date of survey only. Pertains to visible improvements only. Dimensions according to Land Title Office records Plan LMP48027.

Scale: 1:250 metric

Certified correct this 30th day of May, 2001.

J.R.E.
© James R. Enders, B.C.L.S. 2001 013351 CRT

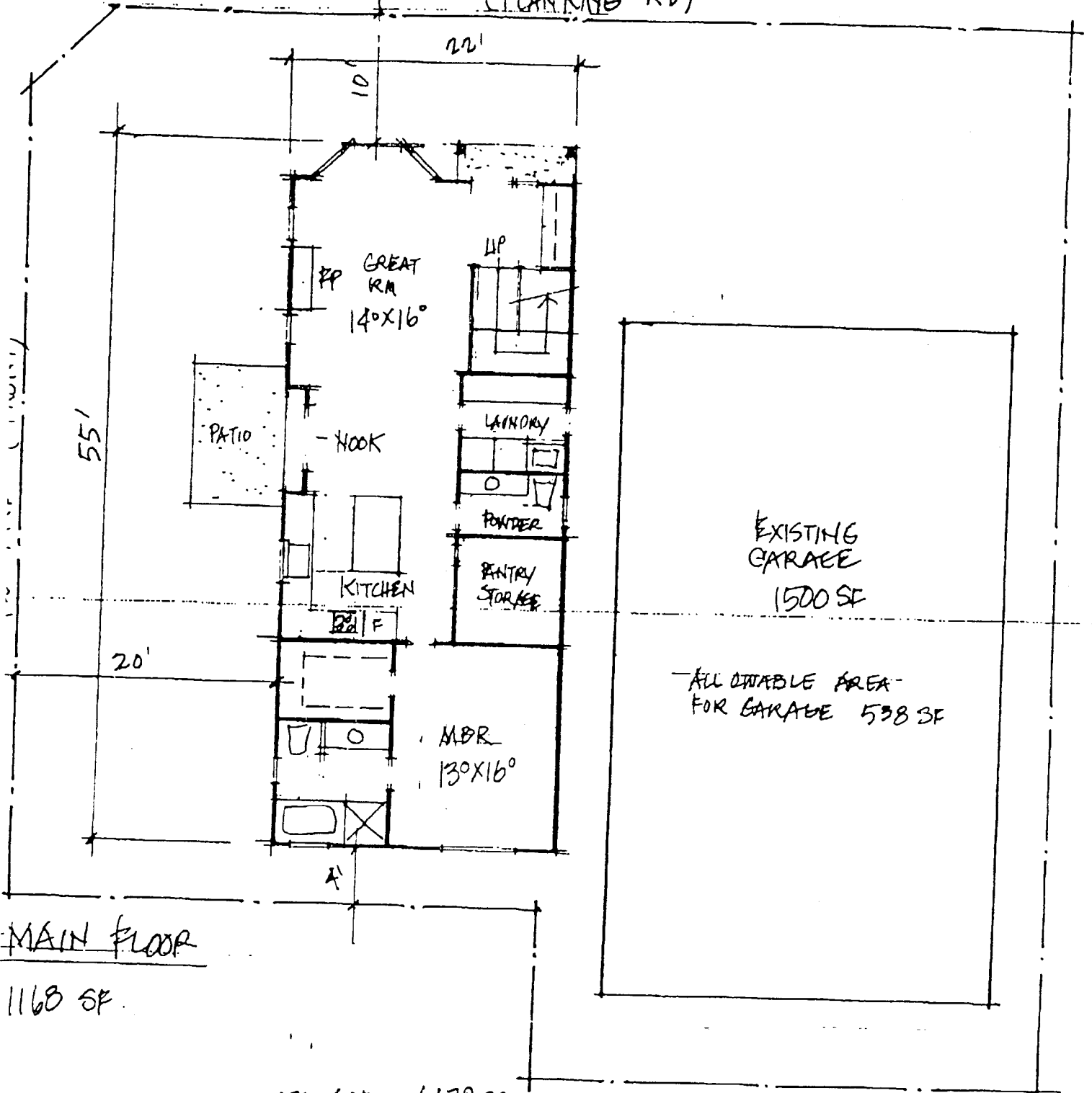
Issued to: Charan Sethi
Reference:

Civic address: 10020 Odlin Road
City of Richmond

JAMES R. ENDERS B.C. LAND SURVEYOR
20412 Douglas Crescent, Langley, B.C. 533-4666

ATTACHMENT 3

ODLIN
(FLANKING RD)



MAIN FLOOR

1168 SF

SITE AREA: 6178 SF

F.A.R. 5000 @ 55% 2750

1178 @ 30% 353.6

3103.6 SF

GARAGE OVER 50m² -962.0 SF

MAX FAR 2441.6 SF



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7434 (RZ 02-207724)
10020 ODLIN 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).

The North Half of the West Half of Lot 1 Except: Firstly: Parcel C (Explanatory Plan 14045) and Secondly: Parcel A (Bylaw Plan NWP87496) Section 35 Block 5 North Range 6 West New Westminster District Plan 4636

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7434".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

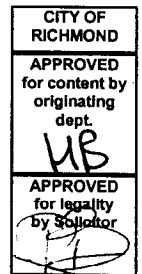
THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and dates.



MAYOR

CITY CLERK