



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: Application by 1951 Enterprises Ltd. for Rezoning at 4400 Steveston Highway from Two-Family Housing District (R5) to Single-Family Housing District (R1 - 0.6)

To Planning - Oct 7, 2003

Date: September 8, 2003

RZ 03-237986

File: 8060-20-7573

Staff Recommendation

That Bylaw No. 7573, for the rezoning of 4400 Steveston Highway from "Two-Family Housing District (R5)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

H. Bullock

for Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

Staff Report

Origin

1951 Enterprises Ltd. has applied to the City of Richmond for permission to rezone 4400 Steveston Highway (Attachment 1) from Two-Family Housing District (R5) to Single-Family Housing District (R1 - 0.6) in order to permit the redevelopment of the existing duplex into two (2) new single-family residential lots with access to a future lane at the rear property line.

Findings of Fact

Item	Existing	Proposed
Owner	1951 Enterprises Ltd.	To be determined
Applicant	1951 Enterprises Ltd.	No change
Site Size	1097 m ² (11808.01 ft ²)	Two lots each 472.9 m ² (5090.25 ft ²)* ** *Approximate area **Lane dedication excluded
Land Uses	One two-family lot (duplex)	Two single-family lots
OCP Designation	Neighbourhood Residential	No change
Steveston Area Plan Designation	Single-family residential only	No change
Zoning	R5	R1 – 0.6

Surrounding Development

Neighbouring houses consist of a mix of old and newer style single-family homes. A townhouse complex is located south of the subject site. Lane implementation has begun along this block of Steveston Highway with access from Trimaran Gate. All properties between the subject lot and lane have potential for subdivision and redevelopment.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports development of properties along arterial roads in conjunction with lane upgrading or implementation. This rezoning application conforms with the policy.

Lane Establishment Policy

The Lane Establishment Policy requires a 6 m lane dedication for the creation of a new lane at the rear of properties redeveloping along arterial roads. This policy is applicable to the subject lot as the property fronts onto Steveston Highway. A temporary shared driveway access and crossing from the arterial road is required when there is no permanent access point to the lane. Once the lane is established, the temporary shared driveway must be closed and the driveway crossing reinstated at the cost of the developer.

Staff Comments

Environment and Land Use

Upon preliminary examination, staff noted that there were some substantial trees located near the south property line that may be affected by future lane construction. As a result, staff directed the applicant to confirm the location of the trees in question.

Engineering

Prior to final reading, the following must be in place:

1. Dedication of a 6 m lane across the entire south property line.
2. Registration of a Restrictive Covenant to require garages to be located at the rear of the new lots and situated in such a manner as to allow direct and immediate vehicular access to the lane once it becomes operational.
3. Registration of a Restrictive Covenant requiring one shared temporary access, which will be removed when the lane has a permanent vehicle access.
4. Payment of \$838 per lineal metre for future lane construction. The developer also has the option of constructing the lane at subdivision. They must advise staff in writing as to which option they prefer prior to the rezoning being adopted.

At subdivision, the following is required:

1. An existing street light is located near the centre of the subject site. The street light must be relocated at the owners cost via a City work order.
2. A cross-access easement is required for the temporary driveway access on the new property line dividing the two (2) new single-family lots. The width of the cross-access easement is 2 m for each new lot for a total of a 4 m easement.
3. Payment of a deposit for the future reinstatement of the temporary driveway crossing. These works are to be done once the lane becomes operational.

Analysis

This is a straight-forward rezoning application to permit subdivision of the property into two (2) single-family lots with a future lane at the rear of the property. This application is similar to development to the east along Steveston Highway between Trimaran Gate and Railway Avenue where four (4) lots received approval to rezone and subdivide, thus permitting the creation of twelve (12) new single-family lots.

The applicant has confirmed, as requested by City staff, that the trees along the south (rear) property line are not located on the subject property and will not be removed in order for lane implementation. The two-family dwelling covenant on the property should be removed at the time of subdivision.

Financial Impact

None.

Conclusion

The subject application is to rezone 4400 Steveston Highway to Single-Family Housing District (R1 – 0.6). Staff support this rezoning as the subject application complies with the Lane Establishment and Arterial Road Redevelopment Policy.



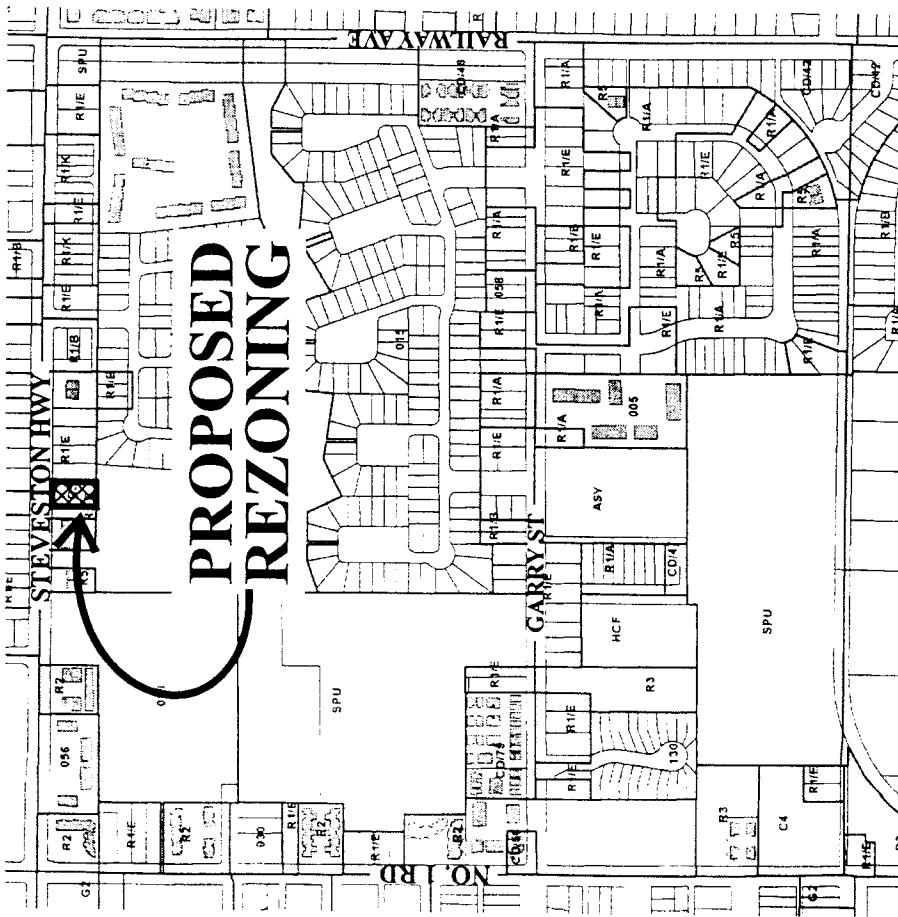
Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

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

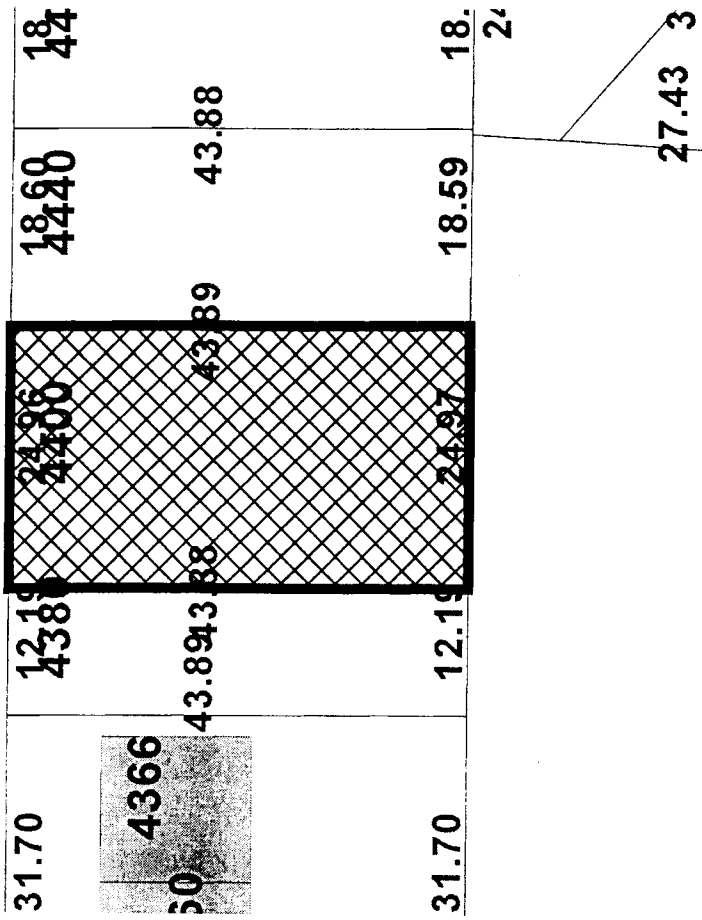
- Dedication of a 6 m lane across the entire south property line.
- Payment of \$838 per lineal metre for Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- Restrictive Covenant ensuring that garages be constructed in such a manner as to allow immediate access to the lane once it becomes operational.
- Restrictive Covenant ensuring that one shared temporary vehicle access be provided for both properties, which will be closed once the lane connects to a permanent access point and becomes operational.

City of Richmond



391	4411	4415	4431	4471
1.75	14.99	24.38	22.98	20.12

STEVESTON HWY



RZ 03-237986

Original Date: 07/11/03
Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7573 (RZ 03-237986)
4400 STEVESTON HIGHWAY**

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 (R1 - 0.6)**

P.I.D. 008-389-993

Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 75609

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7573”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK