



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO COUNCIL - SEPT. 24, 2001
TO PLANNING - SEPTEMBER 18, 2001
DATE: September 4, 2001

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

FILE: 8060-20-7280

RE: **APPLICATION BY JOE UPPAL FOR REZONING AT 7500 RAILWAY AVENUE
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

STAFF RECOMMENDATION

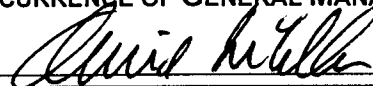
That Bylaw No. 7280, for the rezoning of 7500 Railway Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



STAFF REPORT

ORIGIN

Joe Uppal has applied to the City of Richmond for permission to rezone 7500 Railway Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 feet minimum width) to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39.37 feet minimum width) in order to permit a two lot subdivision (**Attachment 2**) with a right-of-way for a lane access.

The original application on the subject property for three R1/A size lots (9m or 29.527 ft) was reviewed by Planning Committee on August 21st, 2001 where it was moved and seconded: "That the matter be referred to staff in order that the application be amended to R1/B."

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Helen Campbell & Frank Schmidt	To be determined
Applicant	Joe Uppal	No change
Site Size	1560.7 m ² (16,800 ft ²)	2 lots each 691 m ² (7,438 ft ²)
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Development surrounding the site is primarily older single-family homes however, one new larger home has been built along the same block.

RELATED POLICIES & STUDIES

Lot Size Policy

There is an existing Lot Size Policy for the area, adopted in February 1996 (**Attachment 3**), which permits lots along Railway Avenue to subdivide to R1/B (minimum 12 m or 39.4 ft. width) with lane access. The application is consistent with this policy.

Lane Policy

The applicant will be required to provide dedicated land for a lane as well as build a lane and the lane access which will be secured through a right-of-way (R.O.W.) agreement.

Arterial Road Redevelopment Policy

The proposed redevelopment of the lots for smaller lot single family is consistent with the Arterial Road Redevelopment Policy.

STAFF COMMENTS

Transportation

A 6.0 m dedicated lane is required at the rear of the property (running north-south). Additionally, as this is the largest parcel to subdivide in the 7000 block of Railway Avenue a lane access is also required.

Engineering

Prior to final adoption of the rezoning the developer shall:

- 1) Grant a 6 m lane dedication across the entire rear portion of the lot, plus a 6 m wide Public Rights of Passage (P.R.O.P.) R.O.W. straddling the property line, from Railway to the 6 m lane dedication;
- 2) Enter a restrictive covenant ensuring sole vehicular access is to the dedicated lane; i.e. no vehicular access to Railway or the temporary (P.R.O.P.) lane.

Then with future subdivision, the developer is responsible to enter our standard Servicing Agreement for design and construction of:

- 1) The full lane network. The dedicated portion is to be to full standard including roll curb & gutter and street lighting. The P.R.O.P. portion of lane does not require street lights, and extruded curb is okay. The storm sewer line must run at 0.75 m from the proposed centre property line. The storm will require a 3 m R.O.W., split into two 1.5 m portions along the new centre property line.
- 2) A new sidewalk on Railway. Existing 1 m asphalt walk behind the curb and gutter to be removed, and a 2 m grassed boulevard to be installed with a new 1.5 m concrete sidewalk behind that. The existing pole line is 4 m behind the curb. Recommend no trees in the boulevard as two or three new trees would really "stick out". The new sidewalk will stick out too, but work as a marker for the lane access.

ANALYSIS

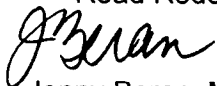
Redevelopment of this blockface with smaller lots and a lane is supported by the existing Lot Size Policy as well as by the recently adopted Arterial Road Redevelopment Policy. Under the existing policy, which supports subdivision to R1/B size lots, it is possible to create two 14.85m (48.7 ft) wide lots with a 6m right of way for a lane access.

FINANCIAL IMPACT

None.

CONCLUSION

- 1) An application has been received to rezone 7500 Railway Avenue to R1/B in order to create two lots with a lane access.
- 2) Staff is supportive of the application as it is consistent with the Lane Policy and the Arterial Road Redevelopment Policy.

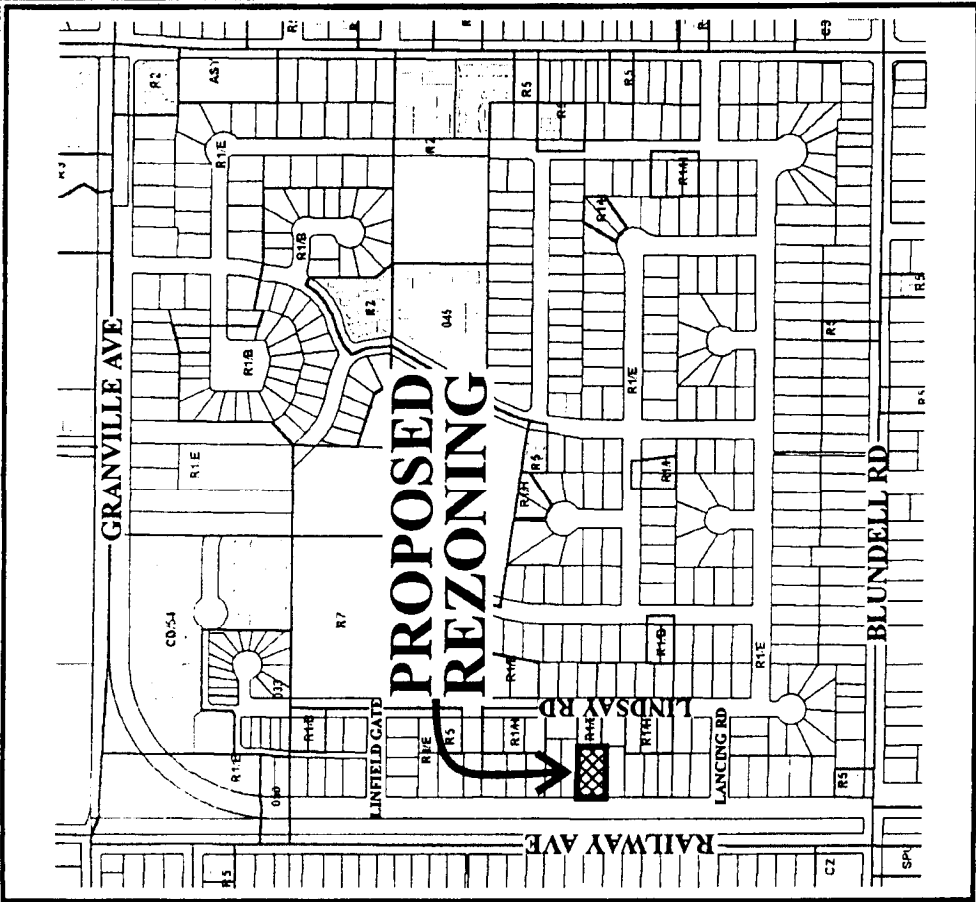


Jenny Beran, MCIP
Planner

JMB:sk

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

- 1) Grant a 6 m lane dedication across the entire rear portion of the lot, plus a 6 m wide Public Rights of Passage Right-of-Way between the two future lots from Railway Avenue to the 6 m lane dedication; and
- 2) Enter a restrictive covenant ensuring sole vehicular access is to the dedicated lane; i.e. no vehicular access to Railway Avenue or the Public Right of Passage Right-of-Way lane access.



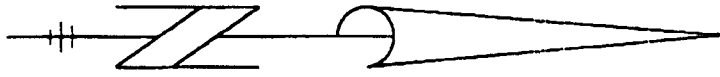
45.72	60.39	37.27	22.64
16.76	60.39	33.52	16.76
16.76	60.39	12.46	12.46
16.76	60.39	22.65	30.49
16.76	60.39	30.49	7473
16.76	60.39	30.49	7491
16.76	60.39	30.49	7531
16.76	60.39	30.49	7535

RZ 01-188957

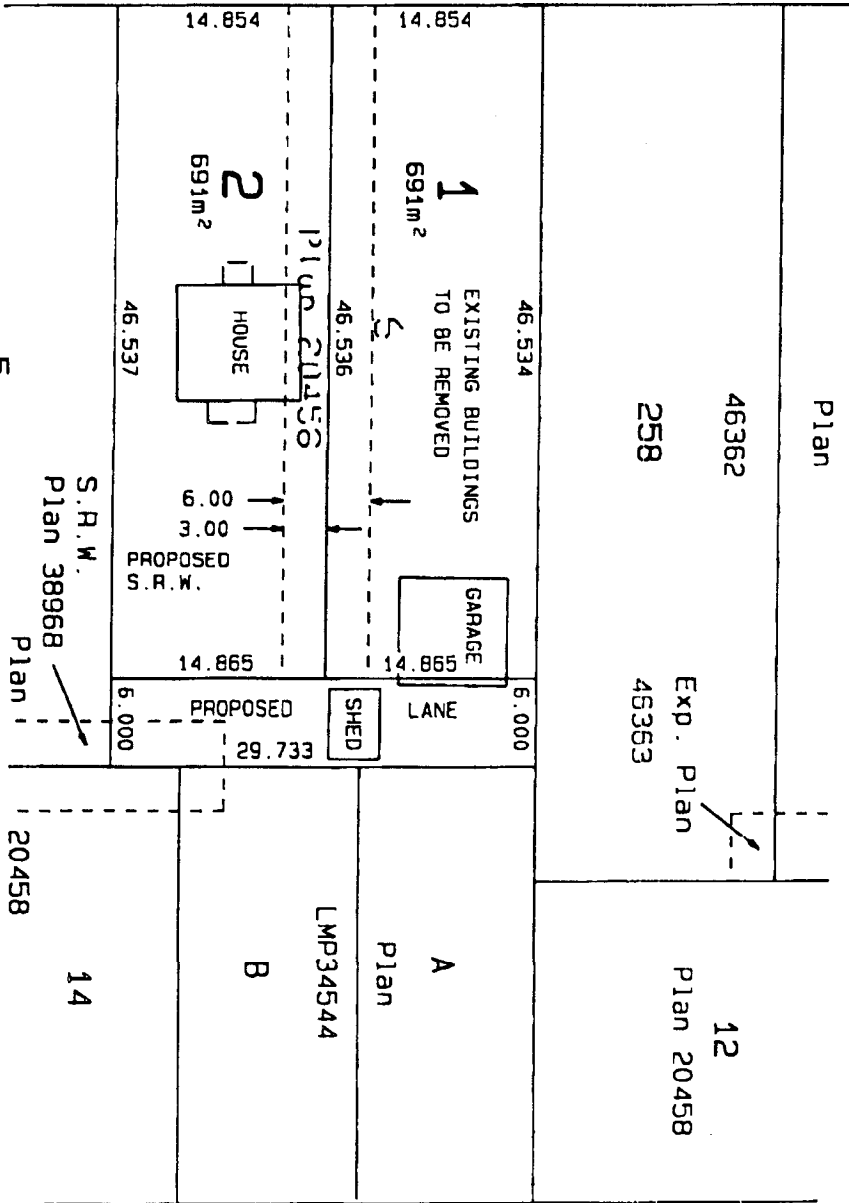
Original Date: 07/10/01
 Revision Date:
 Note: Dimensions are in METRES

Attachment 2

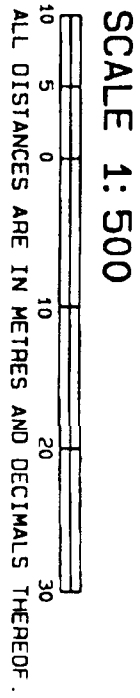
PLAN SHOWING PROPOSED SUBDIVISION
OF LOT 6 SECTION 13 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT
PLAN 20458



RAILWAY AVENUE



James R. Enders
British Columbia Land Surveyor
Langley, B.C. 533-4666
File 013371E.APP





City of Richmond

Policy Manual

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Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

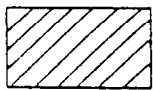
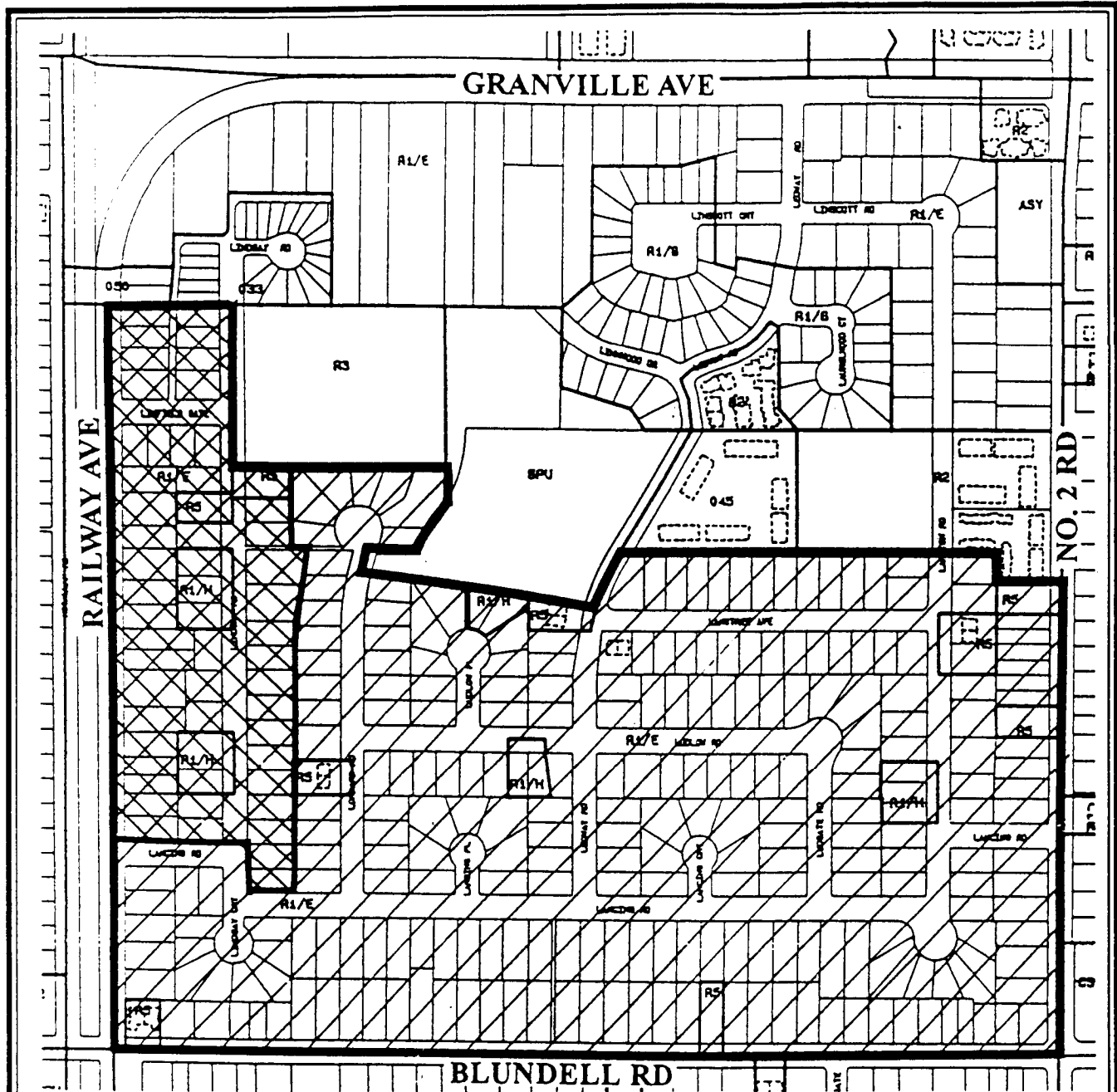
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road, Railway Avenue and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road, Railway Avenue and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road, Linfield Gate and Railway Avenue in the western portion of Section 13-4-7 with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties fronting Railway Avenue that do not have lane or internal road access; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Subdivision permitted as per R1/H with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road, Railway Avenue and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

**CITY OF RICHMOND
 BYLAW 7280
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7280 (RZ 01-188957)
 7500 RAILWAY AVE**

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. 008-823-502

Lot 6 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7280”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 24 2007

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

MAYOR

CITY CLERK