



To: Planning Committee

To Planning - Oct 21, 2003

Date: October 6, 2003

From: Joe Erceg
Manager, Development Applications

RZ 03-244803

File: 8060-20-7607 14045-00

Re: Application by Gurmej K. Bains for Rezoning at 11931/11951 Dewsbury Drive from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

That Lot Size Policy 5454, adopted by Council on May 16, 1994, and amended on February 19, 2001, be referred to Public Hearing with the recommendation that the attached map (Attachment 4) be amended by removing the identification of individual duplexes so that all duplexes would be permitted to subdivide to an appropriate Single-Family Housing District zone, provided that no more than two (2) parcels are created.

That Bylaw No. 7607, for the rezoning of 11931/11951 Dewsbury Drive 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.

H. Bulea

for

Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER.
[Signature]

Staff Report

Origin

Gurmej K. Bains has applied to the City of Richmond for permission to rezone 11931/11951 Dewsbury Drive (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.) in order to permit subdivision of the property into two (2) single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Bhanjno Hayre; Gurmit Brach; Jasbinder Hayre; Gurdial Brach	To be determined
Applicant	Gurmej K. Bains	No change
Site Size	892 m ² (9601 ft ²)	446 m ² (4800.5 ft ²)
Land Uses	One duplex lot	Two single-family lots
East Cambie Area Plan Designation	Residential (single-family only)	No change
702 Policy Designation	Duplexes permitted to subdivide to a maximum of two lots	No change
Zoning	R1/E	R1/B

Surrounding Development

Seven (7) new single-family houses are located to the north of the subject site, three (3) of which front onto Deerfield Crescent. The remaining four (4) houses front No. 5 Road and have a lane along the rear property line. Remaining development surrounding the subject property generally consists of single-family houses with 25 duplexes scattered throughout the neighbourhood.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5454, adopted by Council in 1994 and amended in 2001, restricts subdivision in the area to Single-Family Housing District, Subdivision Area E (R1/E). The Lot Size Policy does permit subdivision of existing duplexes in the area to an appropriate Single-Family Housing District (R1) zone provided that no more than two (2) residential lots are created (Attachment 2).

Staff Comments

Policy Planning and Development Applications

Past Lot Size Policies attempted to identify individual duplexes in the study area, however this practice often leads to existing duplexes being missed in the initial study and therefore omitted from the Lot Size Policy map. This is what happened with regard to the subject site. After examining the subject site and surrounding area, staff are satisfied that the duplex on the property is legal (applicant has submitted relevant Plumbing and Building Permits) and does not contain any illegal suites. Also of note is that four (4) additional lots with existing duplexes, which meet criteria for subdivision, are not identified in the map for Lot Size Policy 5454 (Attachment 3).

A two-family dwelling covenant is currently registered on the subject property. At the time of subdivision, the two-family dwelling covenant needs to be removed.

Engineering

Vehicle access to the new corner lot should be as far away from the intersection of Dewsbury Drive and Deerfield Crescent as possible.

Analysis

Although the duplex at 11931/11951 Dewsbury Drive was not initially identified in the Lot Size Policy for the neighbourhood, staff are satisfied that the subject site is a legal duplex. As a result, staff propose that the rezoning application be considered as a duplex in Lot Size Policy 5454 that is able to subdivide to a maximum of two (2) residential lots. Staff also suggest that the Lot Size Policy map be revised to remove individually identified duplexes. Lot Size Policy 5454 would still allow for the subdivision of duplexes to a maximum of two (2) residential lots (Attachment 4).

The purpose of revising the policy map is to:

1. Ensure that past Lot Size Policies are consistent with current practices of generally allowing duplex lots in Lot Size Policy areas to subdivide into no more than two (2) single-family lots.
2. To allow staff to consider rezoning applications in this neighbourhood more consistently.
3. Take into account the four (4) duplexes (in addition to the subject site) that were previously omitted in Lot Size Policy 5454.


The rezoning application will not add any additional households to the neighbourhood, as there is an existing duplex on the subject site. Three (3) single-family homes fronting onto Deerfield Crescent and four (4) houses fronting No. 5 Road were recently constructed and are within the immediate vicinity of the subject site. Furthermore, the rezoning application is generally consistent with Lot Size Policy 5454, which permits subdivision of existing single-family lots to Single-Family Housing District, Subdivision Area E (R1/E) and allows duplexes that do not meet these zoning requirements to subdivide to an appropriate Single-Family Housing District so long as the creation of more than two (2) parcels is not possible.

Financial Impact

None.

Conclusion

Staff supports the application to rezone 11931/11951 Dewsbury Drive to Single-Family Housing District, Subdivision Area B (R1/B). Staff also recommend that the map attached to Lot Size Policy 5454 be amended to remove individually identified duplex lots, while maintaining the wording of the Lot Size Policy to permit the subdivision of duplexes to no more than two (2) residential lots (See Attachment 2 & 4).

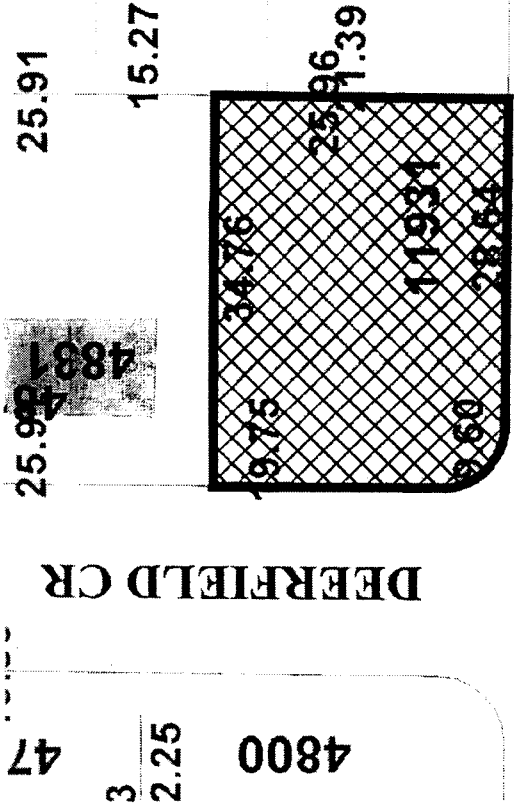
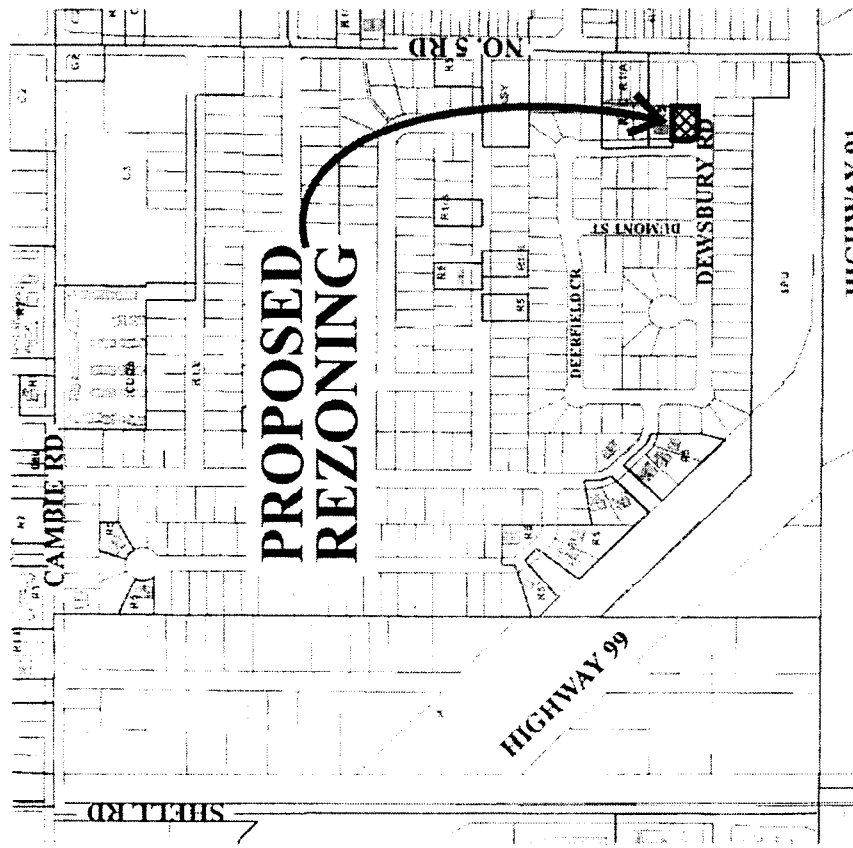


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

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

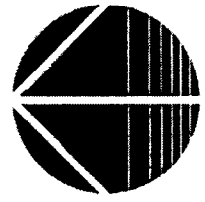
- Ministry of Transportation approval required; and
- An aircraft noise covenant is required.

City of Richmond



DEWSBURY DR

18300	18320	18340	18360	18.2
'6	41.76	41.76	41.76	41.76



RZ 03-244803

ATTACHMENT 1

Original Date: 09/09/03
 Revision Date:
 Note: Dimensions are in METRES



Page 1 of 2

Adopted by Council: May 16, 1994

Area Boundary Amended: February 19, 2001 *

File Ref: 4045-00

POLICY 5454:

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 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 5300, with the following exception:

Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

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



Subdivision Permitted as per R1/E

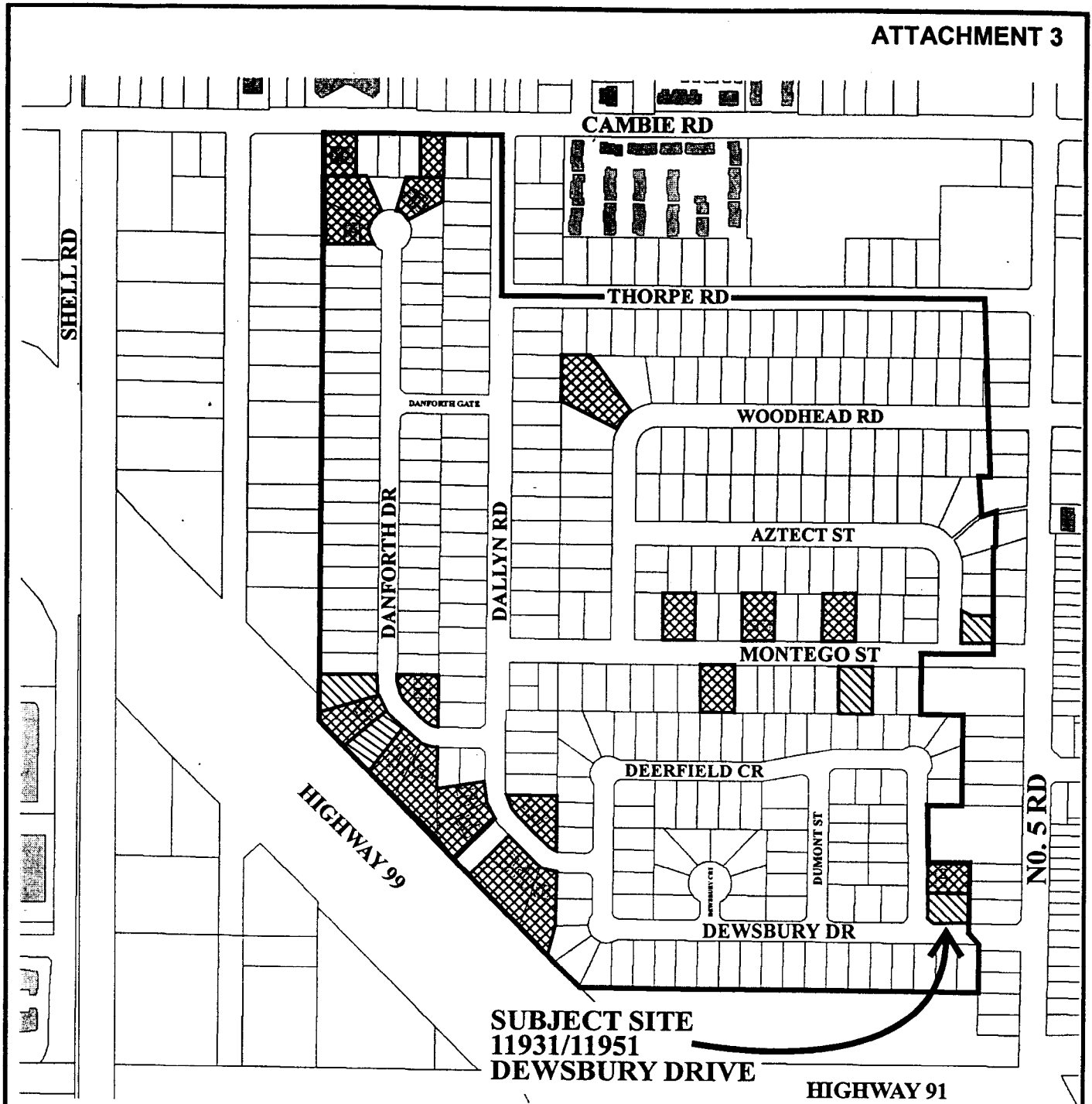




Subdivison of duplexes permitted into a maximum of two lots.
(Zoning to be determined at rezoning)



POLICY 5454
SECTION 36,5-6 119

Adopted Date: 05/16/94
Amended Date: 02/19/01

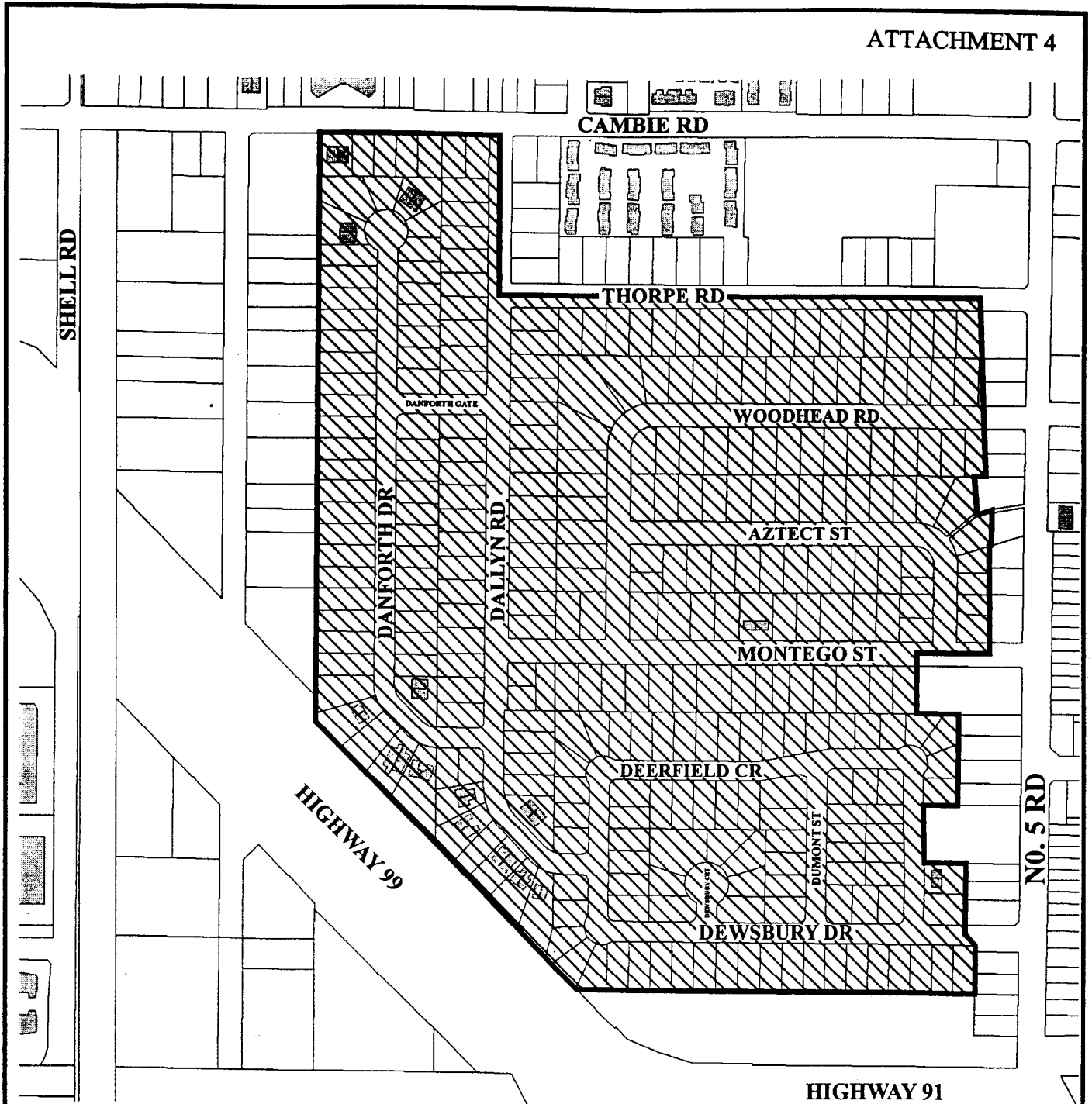


-  Duplexes identified in Lot Size Policy 5454
-  Additional existing duplexes identified



SECTION 36,5-6 120

Origin Date: 10/02/03



Subdivision Permitted as per R1/E except:
 a) Subdivision of duplexes into a maximum of two lots.
 (Zoning to be determined at rezoning)



Proposed Policy 5454
Section 36-5-6 121

Adopted Date: 05/16/94
 Amended Date:



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7607 (RZ 03-244803)
11931/11951 DEWSBURY DRIVE**

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. 003-940-357

Lot 99 Section 36 Block 5 North Range 6 West New Westminster District Plan 49529

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7607”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK