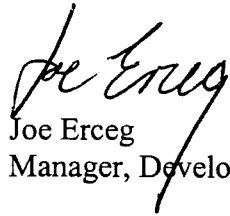




To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: October 22, 2002
File: RZ 02-209347
Re: **APPLICATION BY RAV BAINS FOR REZONING AT 4280 NO. 5 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Bylaw No. 7448, for the rezoning of 4280 No. 5 Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

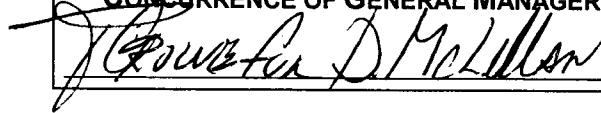


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 4280 No. 5 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) (unsewered lot with minimum width of 18m or 60 ft) to Single-Family Housing District, Subdivision Area E and B (R1/E and R1/B) (minimum width 18m or 60 ft and 12m or 40 ft) in order to permit the retention of the existing home along No. 5 Road (under the R1/E zoning) and the subdivision of the rear of the property into five new single-family residential lots which will front Cameron Drive, a portion of which will be completed as part of the application (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Chung Chi	Chung Chi and five new property owners
Applicant	Rav Bains	No change
Site Size	4137m ² (44,532 ft ²)	One R1/E lot and five R1/B lots ranging from 411 m ² (4,424 ft ²) to 671 m ² (7,223 ft ²)
Land Uses	One Single Family Lot	Six Single Family Lots and Road
OCP Designation	Low Density Residential	No change
East Cambie Area Plan Designation	Residential (Single Family Only)	No change
Zoning	R1/F	R1/E & R1/B

Related Policies & Studies

East Cambie Area Plan

The East Cambie Area Plan supports the development of the subject lot and the surrounding lots for single family homes. There are a number of large properties left in this area which also have potential to subdivide for single family lots.

Lane Policy

The current owner of 4280 No. 5 Road is interested in retaining the existing home and as such the front of this lot will remain undeveloped. Therefore, as there will still be development potential on this site, the only requirement at this stage, in terms of the lane, will be the dedication of land. Construction of the lane will be a requirement of the future rezoning and subdivision of this site.

Staff Comments

Engineering

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

- Dedication of 5.18m across entire No 5 Road frontage for road widening (however, the land will not be used at this time); and
- Dedication of a lane to run in behind the No. 5 Road properties.

With the subdivision, the developer will dedicate, design & construct their portion of Cameron Drive via our standard Servicing Agreement. Works on Cameron will involve the planting of street trees.

Transportation

Staff would have preferred that the lane continue in a straight line, however, the owner of the subject lot is unwilling to sell any further area of his lot and the adjacent lot is uninterested in developing at this time. The proposed lane configuration, while not the ideal is still functional.

Zoning

Once the road and lane dedications are complete for 4280 No. 5 Road the remaining house will not comply with the front yard setback requirements of 6m (19.685 ft). However, staff are not concerned about this as there are no plans to widen No. 5 Road in the foreseeable future, and therefore, the front yard setback will not seem to have been changed.

Additionally, the applicant wishes to retain the garage, which is located on the area to be dedicated to the City for the future lane, until such time as the lane is constructed. The City will enter into an agreement permitting the use of the garage however, funds will be required now for the garage demolition.

Analysis

The development of the back of this lot permits the subdivision of five lots which is consistent with the Area Plan. As part of the construction of this subdivision, a portion of Cameron Drive will also be completed. However, Cameron Drive will not be totally finished until the lot to the east of the subject lot redevelops.

The only drawback to this development is that lane configuration is not ideal. As the owner of the lot is unwilling to sell any more of his lot and the neighbouring lot is unwilling to redevelop at this time, the lane will not be in a direct line from the existing lane. As there are alternative access / egress points to the lane, and because the lane is quite short, staff are not overly concerned about this configuration.

Financial Impact

None.

Conclusion

The proposal is to rezone the back of the subject lot into five new lots while retaining the existing house along No. 5 Road under R1/E zoning. The proposal results in partial completion of Cameron Drive and the dedication of land for a future lane.

While staff would have preferred that the lane be in direct line with the existing lane, the small jog in the lane alignment is acceptable.

Overall, staff is supportive of the application.



Jenny Beran, MCIP
Planner, Urban Development

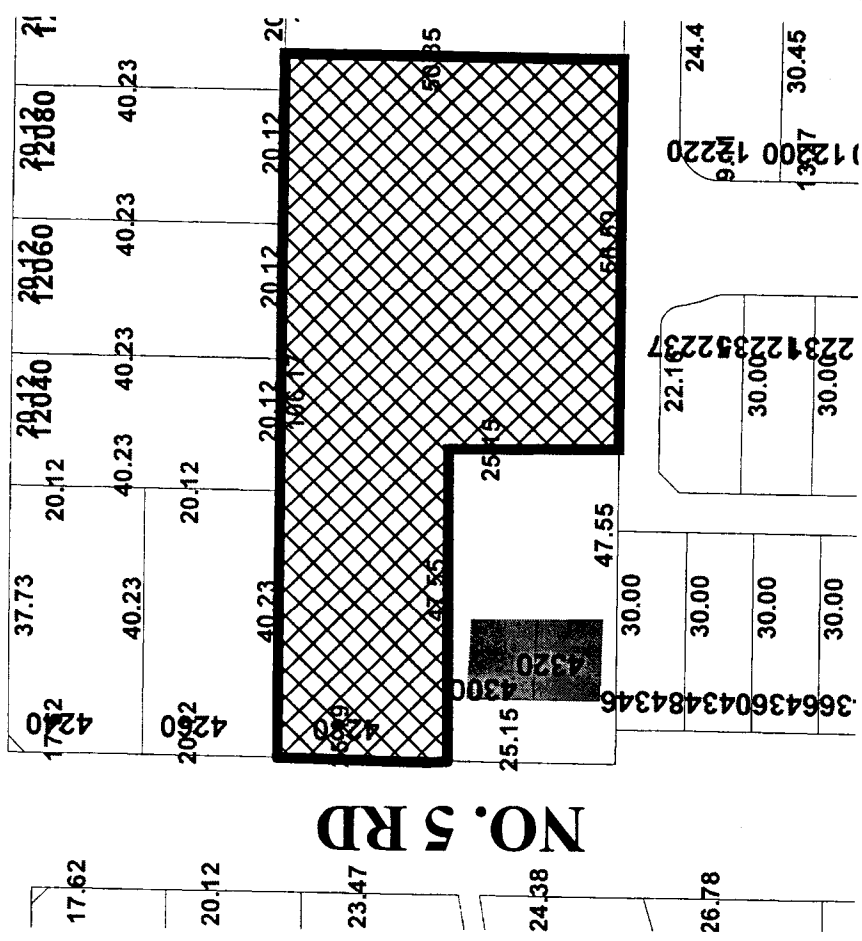
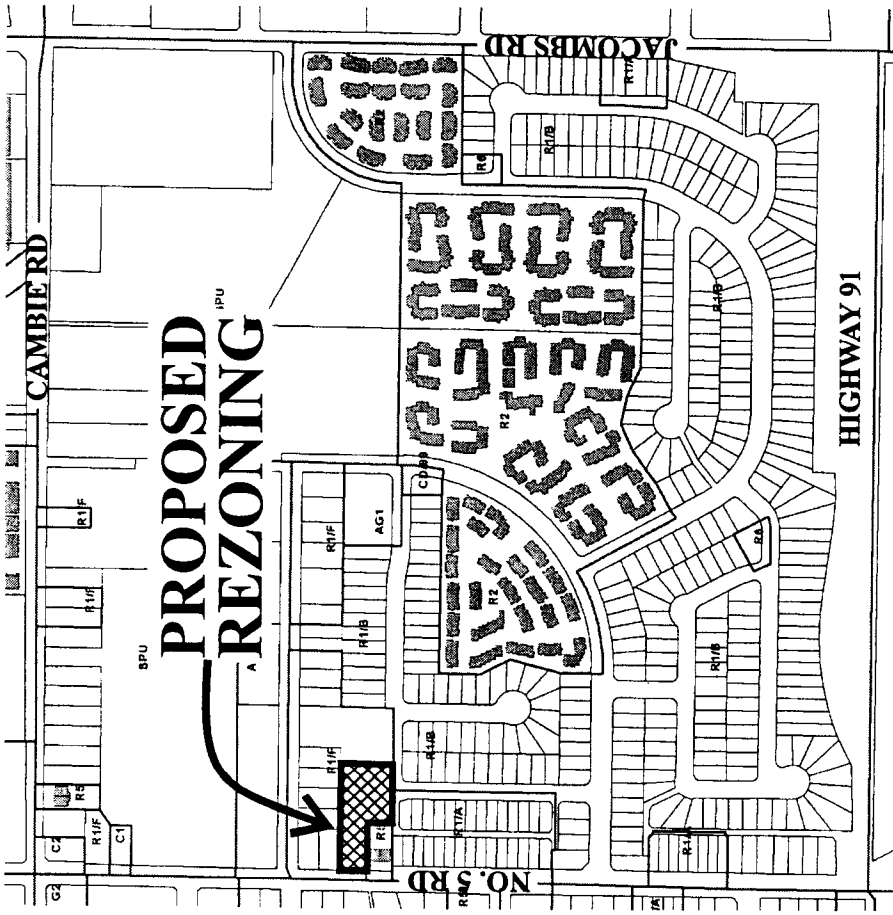
JMB:cas

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

- Ministry of Transportation approval;
- dedication of the front 5.18m across the entire No 5 Road frontage;
- Dedication of lane to run in behind the No. 5 Road properties;
- An agreement permitting use of the garage until the lane is constructed including the payment of funds to the City now for the removal of the garage; and
- Airport noise insulation covenant required.



City of Richmond

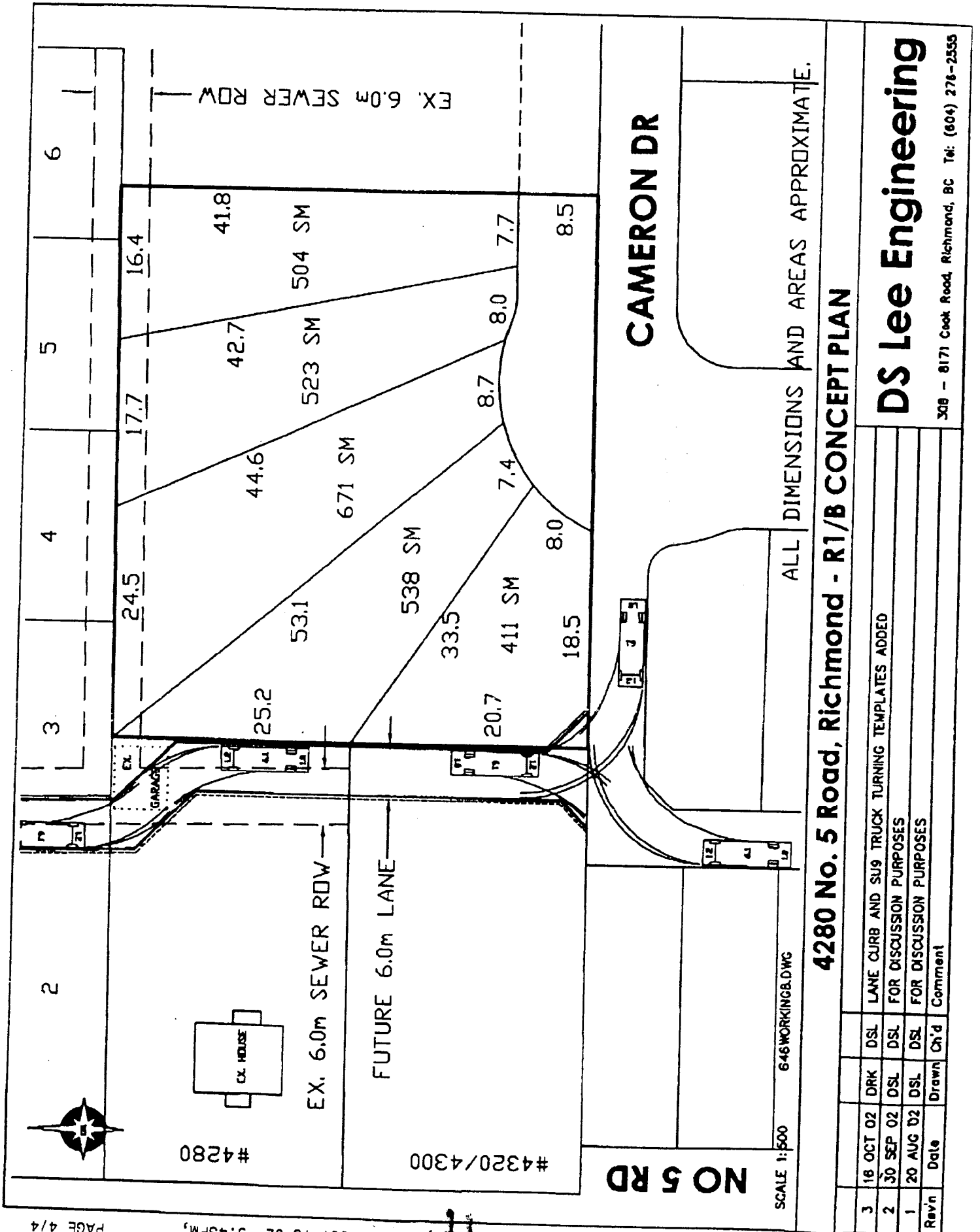


RZ 02-209347

Original Date: 07/31/02

Revision Date: 10/21/02

Note: Dimensions are in METRES



DS Lee Engineering

308 - 8171 Cook Road, Richmond, BC Tel: (604) 278-2555

4280 No. 5 Road, Richmond - R1/B CONCEPT PLAN

Rev'n	Date	Drawn	Ch'd	Comment
3	16 OCT 02	DRK	DSL	LANE CURB AND SU9 TRUCK TURNING TEMPLATES ADDED
2	30 SEP 02	DSL	DSL	FOR DISCUSSION PURPOSES
1	20 AUG 02	DSL	DSL	FOR DISCUSSION PURPOSES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7448 (RZ 02-209347)
4280 No 5 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 of the following area and **DESIGNATING THE FRONT 47.55 M (156 FT) OF THE PROPERTY SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) AND THE REMAINDER OF THE PROPERTY SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B):**

P.I.D. 001-960-831

Lot 59 Section 31 Block 5 North Range 5 West New Westminster District Plan 40970

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7448”**.

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>JB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK