



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
 FROM: Joe Erceg
 Manager, Development Applications
 RE: Application by Anne Lo, on behalf of Pak Leung Lai and Hui Ming Li, for Rezoning from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) and for a Strata Title Conversion at 6651 and 6671 Mayflower Drive

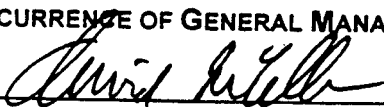
DATE: October 18, 2000
 FILE: RZ 00-173938 and
 SC 00-173939

STAFF RECOMMENDATION

1. That Bylaw No. 7181, for the rezoning of 6651 and 6671 Mayflower Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.
2. That the application for a strata title conversion by Anne Lo, on behalf of Pak Leung Lai and Hui Ming Li, for the property located at 6651 and 6671 Mayflower Drive be approved on fulfilment of the following conditions:
 - a) Adoption of Bylaw No. 7181 (Rezoning Application RZ 00-173938), including the filing by the City of a restrictive covenant limiting the number of dwelling units to two;
 - b) Payment of all City utility charges and property taxes up to and including the year 2001; and
 - c) Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date that Bylaw No. 7181 is adopted.


 Joe Erceg
 Manager, Development Applications

JE:hb
Att. 3

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> 
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STAFF REPORT**ORIGIN**

Anne Lo, of Sutton Group – Seafair Realty, has applied on behalf of Pak Leung Lai and Hui Ming Li, to rezone 6651 and 6671 Mayflower Drive from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to strata title the existing duplex on the subject property.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Pak Leung Lai and Hui Ming Li	To be determined
Applicant	Anne Lo, Sutton Group – Seafair Realty	No change
Site Size	1,138.5 m ² (12,255 ft ²)	Two strata lots approximately 569.25 m ² (6,127.5 ft ²) each
Land Uses	Duplex	No change
OCP Designation – Generalized Land Use Map	Neighbourhood Residential	No change
OCP Designation – Specific Land Use Map	Low-Density Residential	No change
Zoning	Single-Family Housing District Subdivision Area E (R1/E)	Two-Family Housing District (R5)

RELATED POLICIES & STUDIES

Both the Neighbourhood Residential and Low-Density Residential designations in the Official Community Plan (OCP) permit two-family housing.

The area to the immediate west is subject to 702 Policy 5411, which restricts the area around Gibbons Drive to Single-Family Housing District, Subdivision Area E (R1/E).

The lot to the immediate north is zoned Two-Family Housing District (R5).

There are ten Two-Family Housing District (R5) zoned properties in Section 11-4-7. Furthermore, in addition to the subject property, there are at least eight other duplexes in this section that exist but do not have the Two-Family Housing District (R5) zoning.

STAFF COMMENTS

There were no adverse comments from the staff who commented on the proposed rezoning application or strata title conversion subdivision application.

ANALYSIS

Prior to the approval of a strata title conversion, it is standard City policy to require that the applicant:

- a) Pay all City utility charges and property taxes up to and including the following year if the subdivision is approved after September 1st;
- b) Agree to the City filing a restrictive covenant limiting the number of dwelling units to two (which would be a condition of rezoning adoption in case the strata title conversion does not proceed); and
- c) Submit the appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date that Council approves the strata title conversion (in this case, when Bylaw No. 7181 is adopted).

The applicants are aware of and have agreed to these requirements. Furthermore, the owners have confirmed in writing that the existing duplex is only being used as a two-family dwelling.

Staff can offer no reason why both of these applications should not be approved, particularly since there are a number of Two-Family Housing District (R5) zoned properties and other duplexes in this neighbourhood.

FINANCIAL IMPACT

None to the City.

CONCLUSION

Anne Lo, of Sutton Group – Seafair Realty, has applied on behalf of Pak Leung Lai and Hui Ming Li, to rezone 6651 and 6671 Mayflower Drive from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to strata title the existing duplex on the subject property. Staff have no objection to either application.



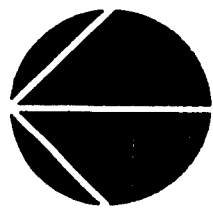
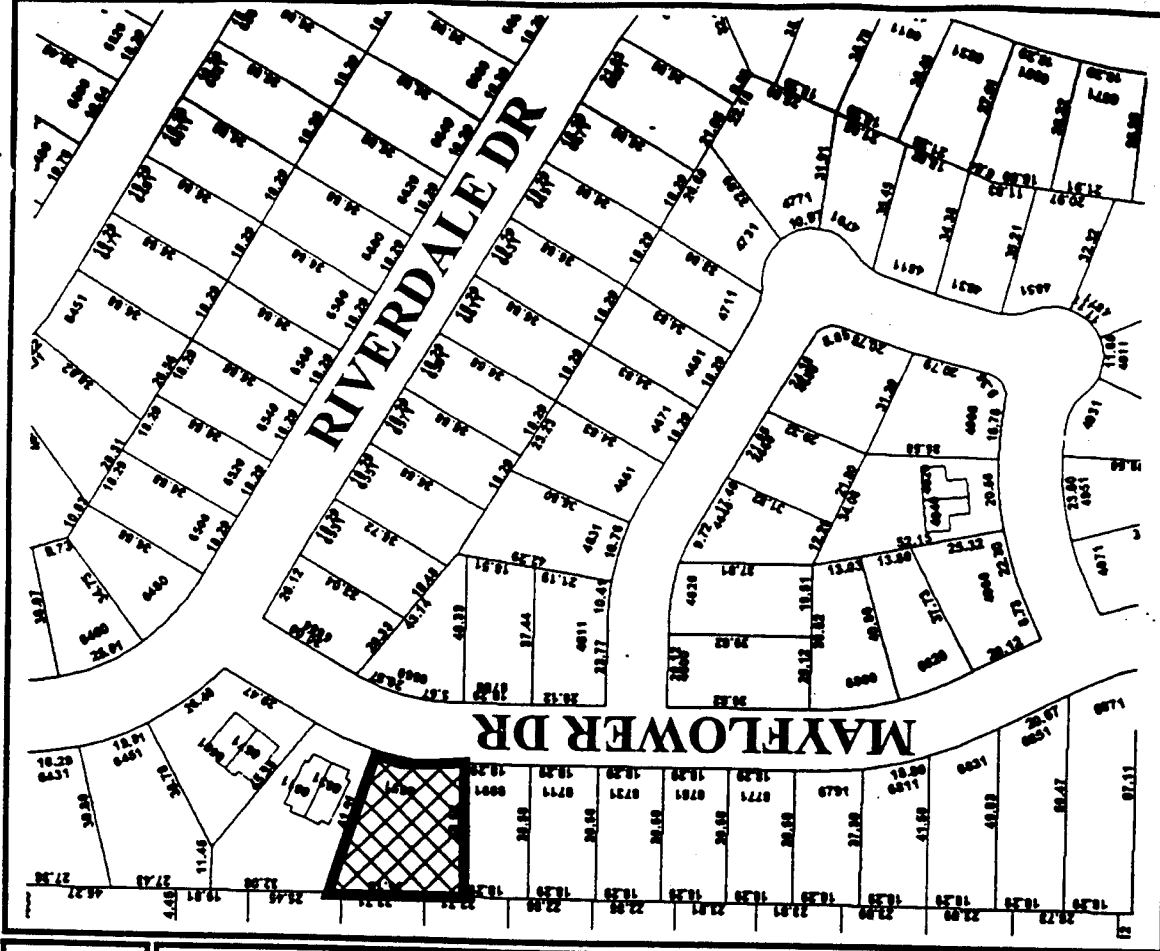
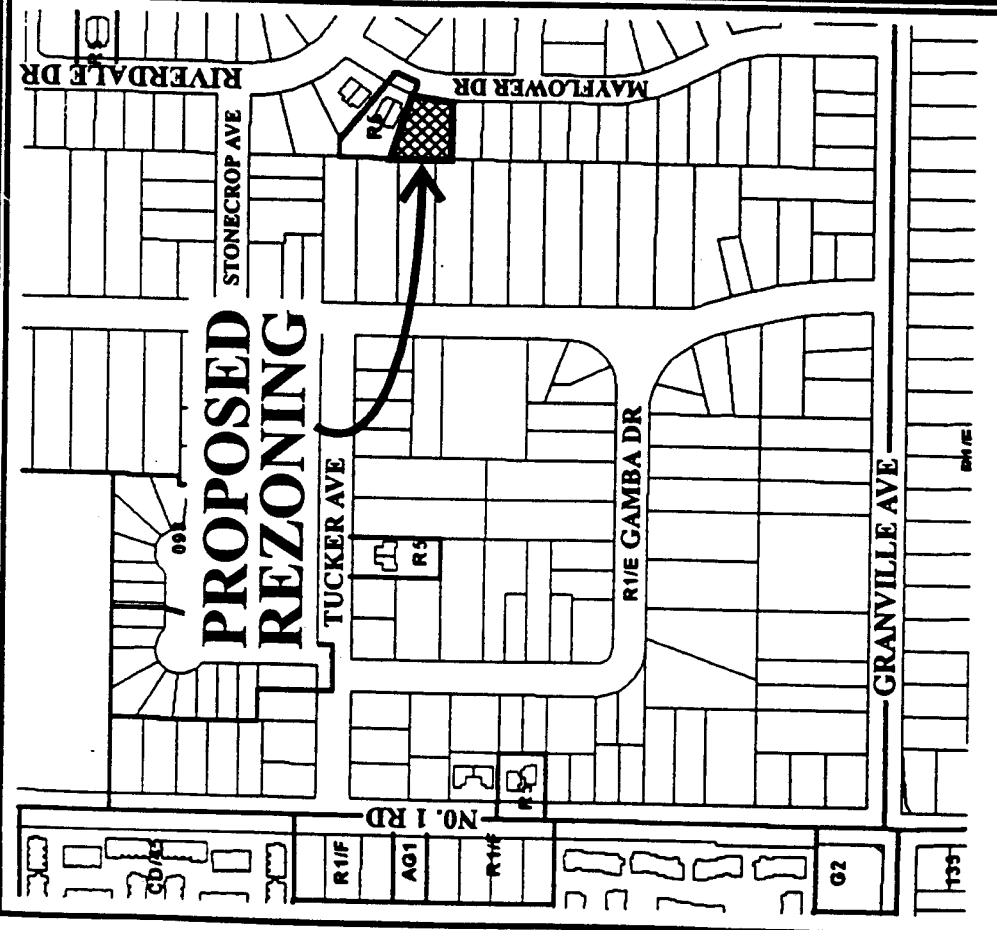
Holger Burke, MCIP
Development Coordinator

HB:hb

There is one requirement to be dealt with prior to final adoption, specifically a legal requirement for a covenant to limit the use of the subject property and residence thereon to a two-family dwelling for no more than two families.



City of Richmond



RZ 00-173938

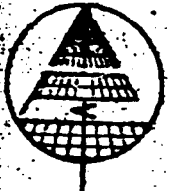
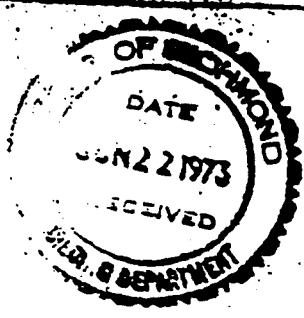
Original Date: 05/16/00

Revision Date:

Note: Dimensions are in METRES

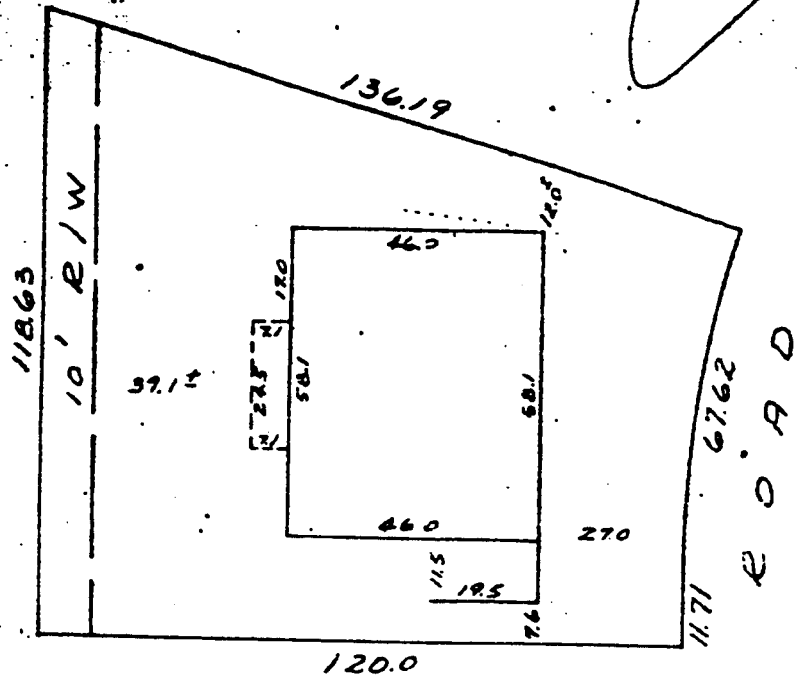
267 MAY FLOWER

PLAN SHOWING
POSITION OF BUILDING ON
Lot 317 of Sec. 11
BLOCK 4 NORTH RANGE 7 WEST
-NEW WESTMINSTER DISTRICT
Scale 30 feet to 1 inch
PLAN 40451



RY. GD. 3.1
CURB 3.2
S.W. COR. 4.9

Jfo



OK
K-D.

Certified correct this 31 day of
MAY 19 73

V. Field
B.C. Land Surveyor.

MATSON, PECK & TOPLISS
British Columbia Land Surveyors
Professional Civil Engineers
815 Cook Road, Richmond, B.C.
Phone 276-9674

NOTE—This plan is for the protection of the Mortgagee
only and is not to be used for the location of the property
lines. We accept no responsibility for the unauthorized use.

665-667 MAY FLOWER

ACACIA BUILDERS
R-550

