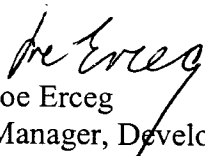




To: Planning Committee **Date:** October 31, 2003
From: Joe Erceg
Manager, Development Applications **File:** RZ 03-236251
Re: **Application by Raymond Ching for Rezoning at 5500/5502 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5)**

Staff Recommendation

That Bylaw No. 7627, for the rezoning of 5500/5502 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Raymond Ching has applied to the City of Richmond for permission to rezone 5500/5502 Blundell Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Two-Family Housing District (R5) in order to permit an addition to the existing two-family dwelling.

Findings of Fact

Item	Existing	Proposed
Owner	Peter Yip and Terry Chow	To be determined
Applicant	Raymond Ching	No change
Site Size	1116 m ² (12012 ft ²)	No change
Land Uses	One (1) duplex	No change
OCP Designation	Low density residential	No change
Zoning	R1/E	R5

Surrounding Development

Residential development around the property consists primarily of older single-family houses. There are a few new single-family houses along Blundell Road to the west and east as well as across Blundell Road to the north. Two (2) additional separate rezoning applications to the east and west of the subject site are currently being processed by City staff. These applications are to permit subdivision of each site into two (2) residential lots.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports various forms of residential development along arterial roads in conjunction with lane implementation. Duplexes are an encouraged form of development.

Lane Establishment Policy

The subject property fronts an arterial road (Blundell Road) slated for lane implementation. This policy requires land to be provided by the applicant in order to facilitate the development of a future lane. This requirement is applicable to the subject rezoning.

Staff Comments

Development Applications and Policy Planning

A 6 m wide strip for the future lane will be secured through a Public Rights-of-Passage (PROP) Right-of-Way (ROW). This allows for implementation of a future lane and permits the proposed addition to the duplex as a right-of-way does not decrease the subject property's area.

The combined floor area of the existing duplex and proposed addition complies with the density permitted in Two-Family Housing District (R5). Existing and proposed setbacks are also within limits outlined in the zoning. Renovations are limited to the proposed addition at the rear, with no further upgrades planned for remaining portions of the duplex (Attachment 2 shows site plan).

In order to permit an addition on the subject site and secure the means to implement a future lane, the following is required prior to final reading of the rezoning:

1. Registration of a 6 m Public Rights of Passage (PROP) Right-of-Way (ROW) that runs along the entire south property line
2. Registration of a Restrictive Covenant that states that if a new duplex is built on the subject site, the developer and/or property owner will be required to build the lane to full standard at their sole cost and design the new duplex in such a way as to have vehicle access to the lane only.
3. Registration of a Restrictive Covenant limiting the duplex to a maximum of two (2) dwelling units. A letter has also been submitted stating that there are no illegal suites in the duplex (Attachment 3).

Analysis

Staff discussed numerous options with the applicant including the possibility of redeveloping the subject site into single-family residential lots. None of the presented options were feasible to the applicant as they would not permit the retention of the duplex and allow the proposed addition. Therefore, the proposed rezoning and conditions outlined in this report are the result of a compromise between staff and the applicant.

The applicant is requesting permission to rezone the subject site to maintain the duplex and permit a proposed addition at the rear of the structure. As the duplex is being retained and the proposed zoning conforms with the existing duplex, staff are willing to accept a 6 m right-of-way along the entire south property line for the future lane. This method of securing the lane does not effect site area, thus allowing an increase in density from the proposed addition to comply with the zoning.

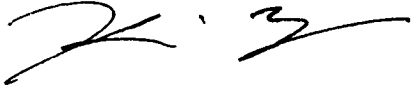
Conditions of this rezoning are the registration 6 m right-of-way and covenant to ensure that if a new duplex is constructed on the subject site, the developer and/or property owner will be required to build the lane and design the new duplex in such a way as to have vehicle access to the lane. This addresses staff concerns of being able to establish a rear lane in the immediate and distant future if necessary.

Financial Impact

None.

Conclusion

The application is to rezone the subject site with the existing duplex at 5500/5502 Blundell Road to Two-Family Housing District (R5). Securing the lane by means of a right-of-way is acceptable to staff. As a result, staff support the rezoning.



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

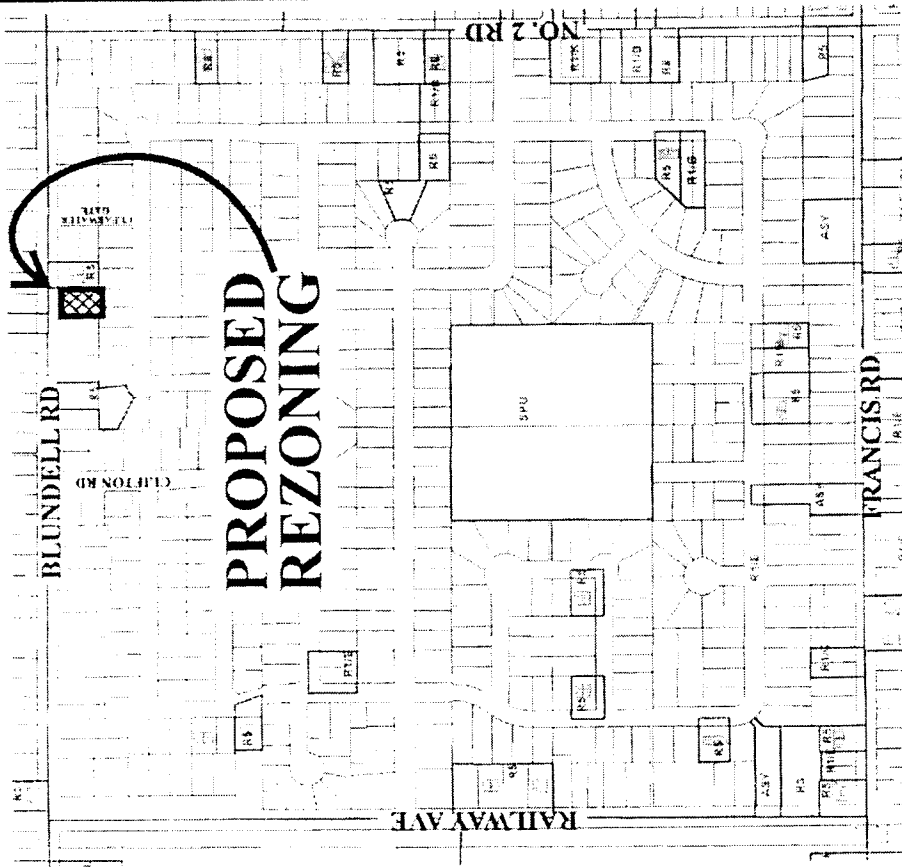
KE:blg

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

- Registration of a 6 m Public Rights-of-Passage Right-of-Way along the entire south property line.
- Registration of a Restrictive Covenant ensuring that if a new duplex is built on the subject site, the developer and/or property owner will be required to build the lane to standard at their sole cost and design the new duplex in such a way as to have vehicle access to the lane only.
- Registration of a Restrictive Covenant limiting the existing duplex to a maximum of two (2) dwelling units.

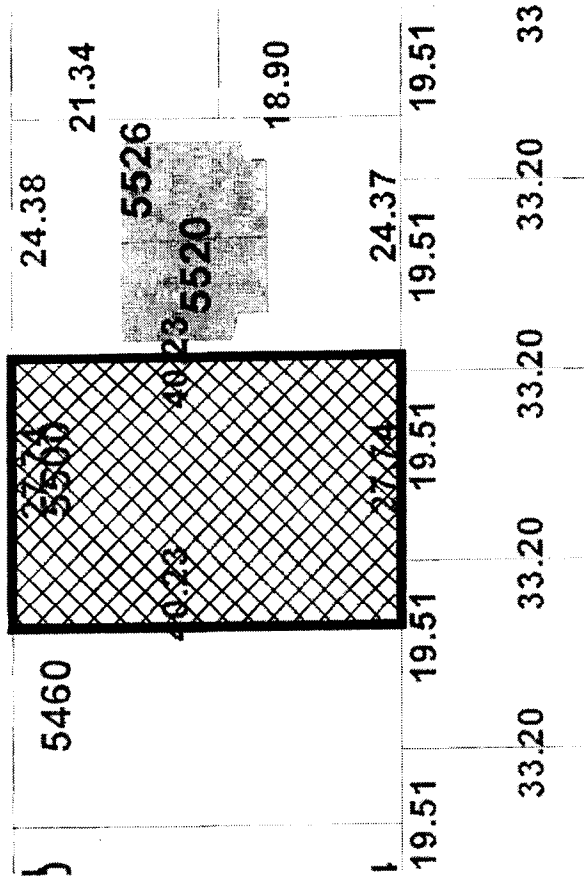


City of Richmond

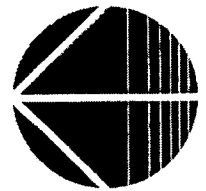


51	5471	5511	5531	5551
19	20.29	20.29	20.29	20.30

BLUNDELL RD



RZ 03-236251

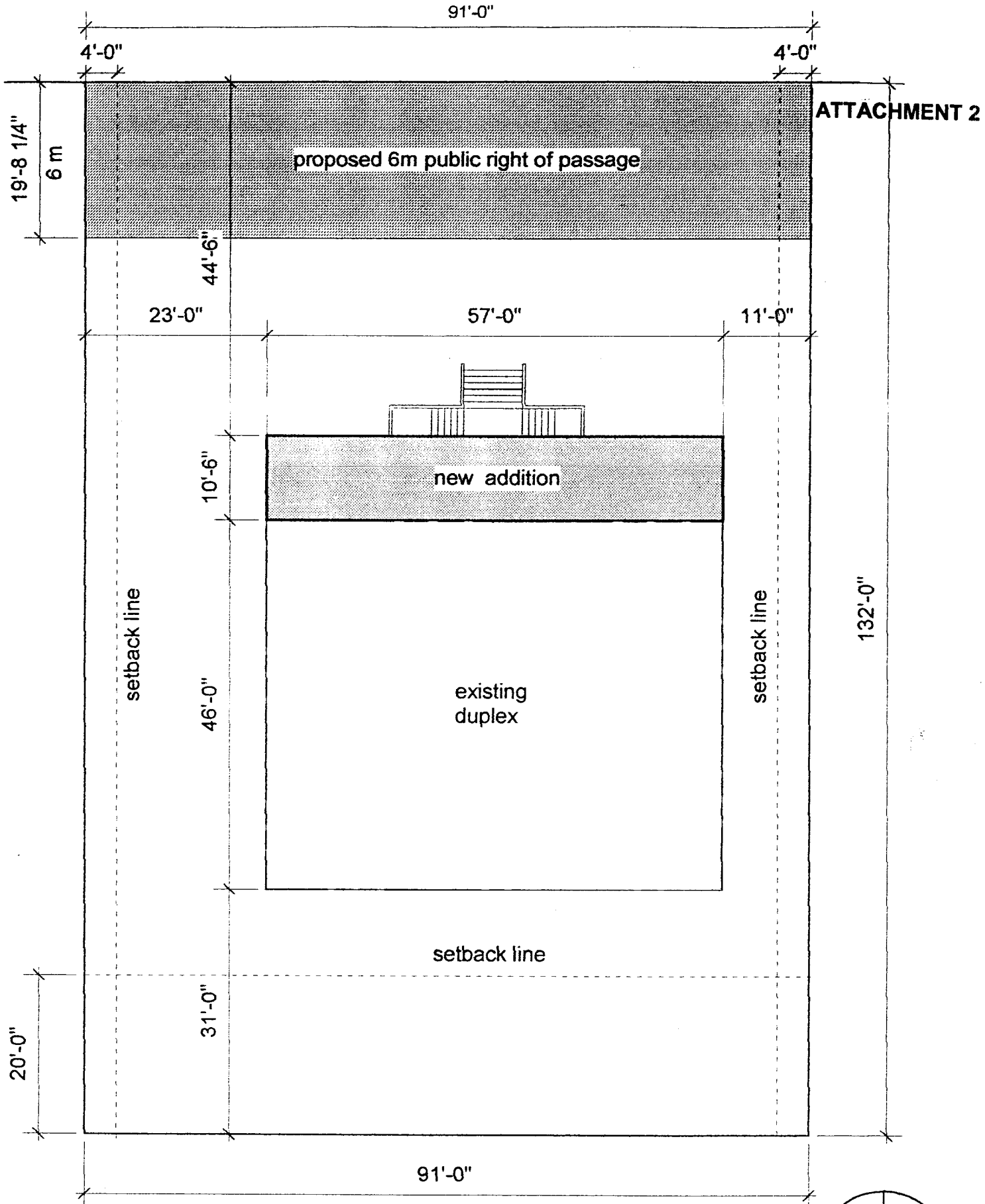


Original Date: 07/11/03

Revision Date:

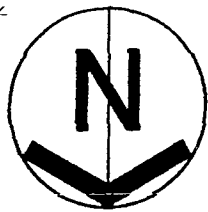
Note: Dimensions are in METRES

ATTACHMENT 1



Blundell Road

site plan 1/16" = 1'0"



Copyright Reserved
 The plan and design are, and as a result remain the exclusive property of
RAYMOND Y. CHIN ARCHITECT
 and may not be used or reproduced without written consent. Written dimensions shall have precedence over all other dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the site and the office shall be informed of any changes in the dimensions and conditions shown on the drawings.

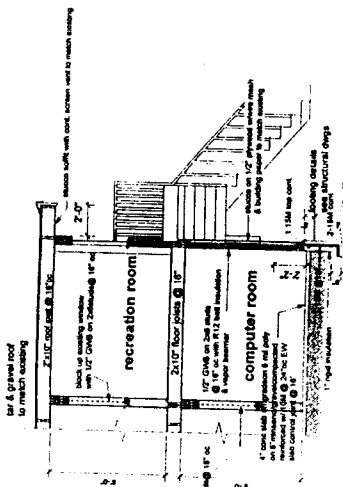
REVISIONS	
No	Date

North Arrow

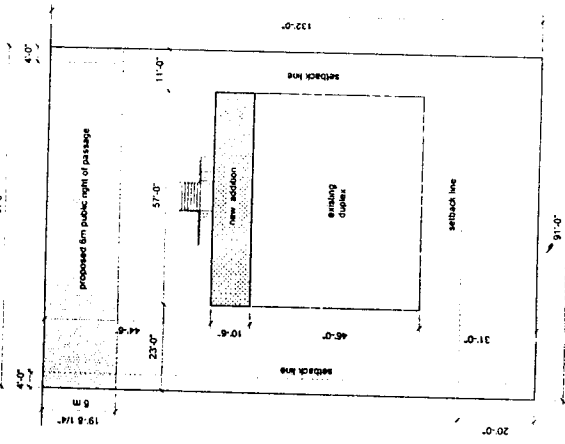
 Detail Revisions
 RAYMOND Y. CHIN ARCHITECT
 5502 Blundell Road
 Richmond, B.C.
 TEL: (604) 683-1411 FAX: (604) 683-1412

Project
 5502 Blundell Road
 Richmond, B.C.
 Drawing Title
SITE PLAN ELEVATIONS SECTION
 PROJECT No. _____
 Date July 24, 2003
 Scale as shown
 Drawn by _____
 Approved by _____
 Drawing No. **A-**
 of 2

ATTACHMENT 2

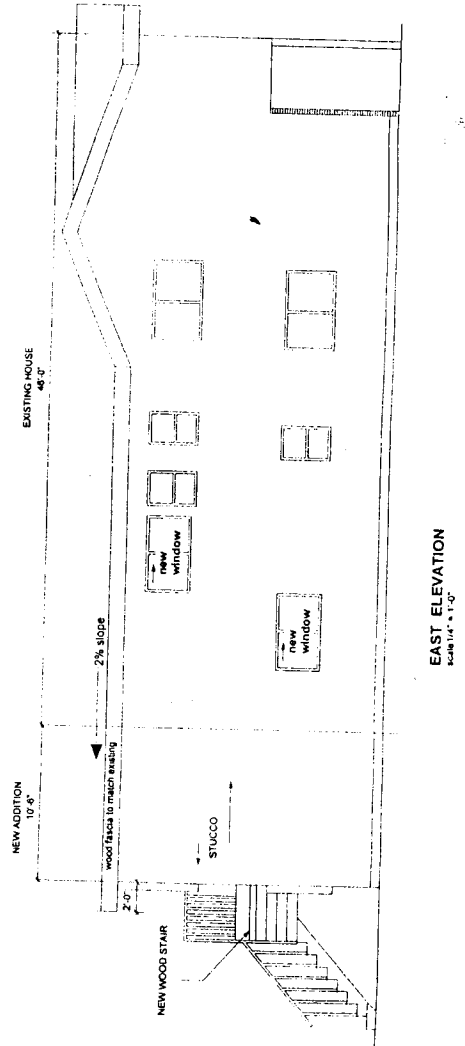
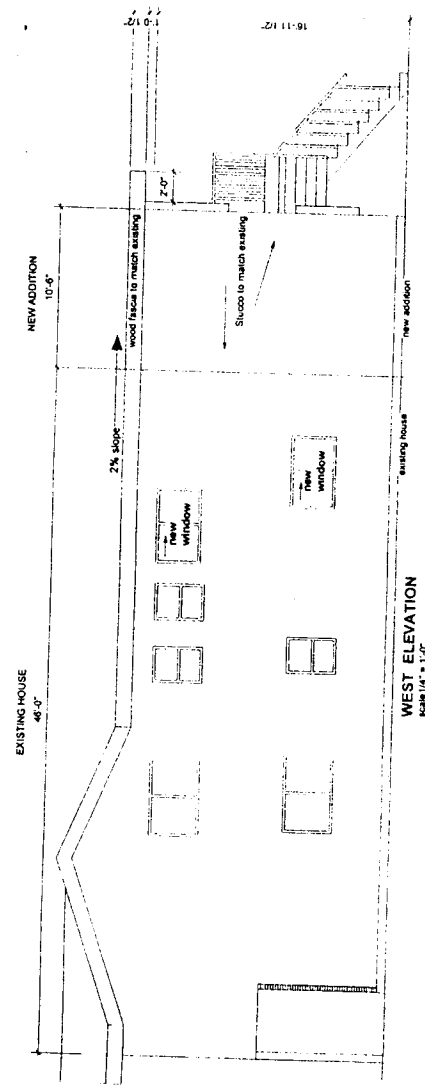
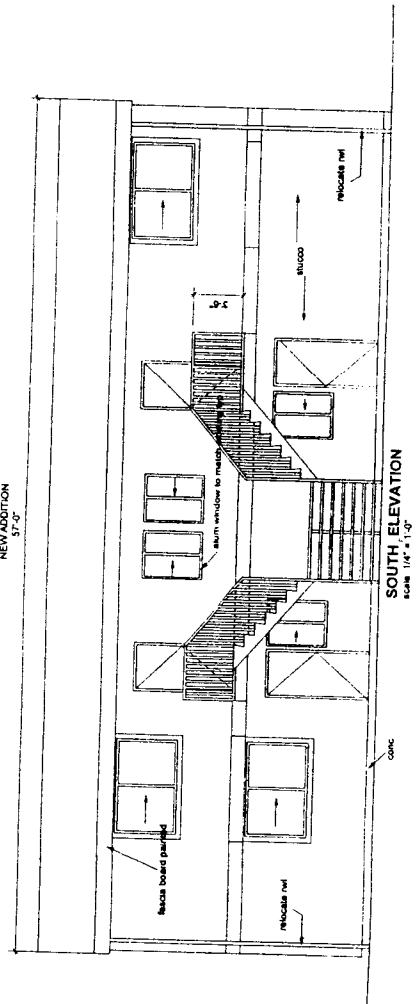


blundell road



site plan 1/16" = 1'0"

site statistics
 current zone R1
 proposed zone R5
 site area 2,012 sf
 existing area 4,883 sf
 maximum addition permitted 1,240 sf
 proposed addition 1,197 sf
 total proposed floor area 6060 sf



Oct 17, 2003

City of Richmond
5911 No. 3 Road
Richmond, B.C V6Y 2C1

Dear Sirs,


Re: Rezoning Application File No. RZ 03-236251
Site address: 5500 - 5502 Blundell Road, Richmond

We, Peter Kai-Chew Yip and Terry Chung-Wai Chow, are the Property Owners
of 5500 - 5502 Blundell Road.

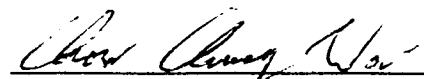
This is to certify that the above Property has been in used as a "Duplex" and
there are no illegal suites in this Two-Family Dwelling.

Thank you very much for your best attention,

Sincerely Yours,



Peter Kai-Chew Yip (Owner)



Terry Chung-Wai Chow (Owner)



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7627 (RZ 03-236251)
5500/5502 BLUNDELL 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 designation of the following area and by designating it **TWO-FAMILY HOUSING DISTRICT (R5)**.

P.I.D. 003-214-290

Lot 77 Section 24 Block 4 North Range 7 West New Westminster District Plan 39397

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7627”**.

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

MAYOR

CITY CLERK