




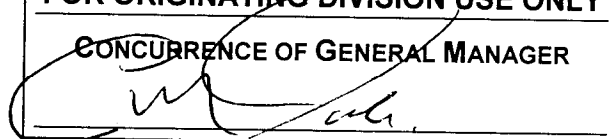
To: Planning Committee **Date:** October 31, 2003
From: Joe Erceg **File:** RZ 03-248592
Manager, Development Applications
Re: **Application by Nobob Properties Ltd. for Rezoning at 10100 Cambie Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/61)**

Staff Recommendation

That Bylaw No. 7618, for the rezoning of 10100 Cambie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/61)", 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

Nobob Properties Ltd. has applied to the City of Richmond for permission to rezone 10100 Cambie Road (Attachment 1) from Single-Family Housing District, Subdivision Area F (R1/F) (minimum width 18 m or 59.055 ft.) to Comprehensive Development District (CD/61) in order to subdivide the property into ten (10) single-family residential lots with access to a new lane at the rear (Attachment 2).

Findings of Fact

Item	Existing	Proposed
Owner	Grace Fisher	To be determined
Applicant	Nobob Properties Ltd. (Robert Ostry)	No change
Site Size	4397 m ² (47329 ft ²)	Ten lots each approximately 353.6 m ² (3806 ft ²)* *excludes 3 m road and 6 m lane dedication.
Land Uses	One large residential lot (single-family)	Ten single-family residential lots
OCP Designation	Neighbourhood residential	No change
West Cambie Area Plan Designation	Residential	No change
Zoning	R1/F	CD/61

Surrounding Development

The subject property is the site of a large lot that currently fronts onto and is accessed by Cambie Road. Significantly smaller residential lots are located to the east and are zoned Single-Family Housing District, Subdivision Area F (R1/F). Across Cambie Road to the north is a multi-family townhouse development. A residential neighbourhood zoned Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.) is located behind the subject site.

Related Policies & Studies

West Cambie Area Plan

The subject property is designated for residential development (includes single-family) in the West Cambie Area Plan (Attachment 3) and is located in an area where the housing stock consists of a variety of new single and multi-family projects. There are a large number of single-family houses around Odlinwood Park in the southeast portion of the quarter section, which are zoned Comprehensive Development District (CD/61) (Attachment 4). This project is currently in the final stages of construction.

The Area Plan indicates that dwellings must comply with Canada Mortgage and Housing Corporation's (CMHC) guidelines for noise mitigation and requires restrictive covenants to hire professionals qualified in acoustics to determine and implement noise mitigation measures.

Arterial Road Redevelopment and Lane Establishment Policy

The Arterial Road Redevelopment Policy supports numerous forms of single-family residential development (up to 0.6 Floor Area Ratio) along arterial roads. This must be in conjunction with the implementation of a 6 m lane along the rear of those lots redeveloping along arterial roads. Single-Family housing permitted under Comprehensive Development District (CD/61) is consistent with the residential development permitted in the Arterial Road Redevelopment Policy and also allows for the establishment of a rear lane to access the garages. As such, the rezoning application is consistent with both policies.

Staff Comments

Development Applications

The applicant has requested the use of Comprehensive Development District (CD/61) as it allows for some unique architectural features to be implemented on single-family houses built to this zone. Utilizing this zoning district also allows for the applicant to emulate the general form and character of houses currently being built in the residential development around Odlinwood Park. Staff have no objections to the use of Comprehensive Development District (CD/61).

Engineering

Prior to final reading of the rezoning, the following is required:

1. A 3 m road dedication strip across the entire Cambie Road frontage; and
2. Dedication of a 6 m lane across the entire south property line.

At subdivision, existing vehicle crossings onto Cambie Road are to be removed, with all access being from the lane. The developer is to enter into the City's standard Servicing Agreement to design and construct the following:

1. Beatification works on Cambie Road across the full frontage of the site. Works include, but are not limited to removing the existing sidewalk behind the curb and installation of a new 1.5 m concrete sidewalk at the new property line. A grass and treed boulevard is to be created in between. The consultant is also required to design all service tie-ins (water, storm and sanitary sewer) for the new lots as part of the Servicing Agreement design package.
2. Laneworks across the entire south property line of the site. Works include, but are not limited to construction of a 5.1 m lane complete with roll curb and gutter on both sides that will meet the existing 4.8 m lane off Fisher Drive, storm sewer and post top street lighting. All works are at the developers sole cost.

Development Applications staff note that opportunities for tree retention do exist for the substantial trees situated along the west and east property lines. Therefore, staff requested that the applicant retain as many of these trees as part of the proposed residential development. The applicant has submitted a letter stating that the substantial trees located along the west and east property lines of the subject site will be retained (Attachment 5).

Analysis

Precedent of implementing Comprehensive Development District (CD/61) in the neighbourhood surrounding the subject site exists in the area around Odlinwood Park. In the south-east portion of quarter section 35, 5-6, which is in same quarter section containing the subject property, there are 127 residential lots zoned Comprehensive Development District (CD/61) (Attachment 4).

Development Applications staff consider the applicant's rezoning to Comprehensive Development District (CD/61) reasonable as it is appropriate for implementation within the context of the site. The subject lot is situated along a section of Cambie Road where a lane access has been established from within the residential subdivision at the end of Fisher Drive and along Bryson Drive (Attachment 4). The subject site is adjacent to one of these lane accesses, therefore implementation of the lane will be a requirement of this proposed development.

Financial Impact

None.

Conclusion

The subject application is to rezone 10100 Cambie Road to Comprehensive Development District (CD/61). The proposed rezoning is to permit a residential development containing ten (10) single-family lots on the subject property. Utilizing Comprehensive Development District (CD/61) is considered appropriate as the proposed lots will have garages located at the rear and accessed by a lane. Staff support the rezoning as it is consistent with the Arterial Road Redevelopment and Lane Establishment Policies.



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

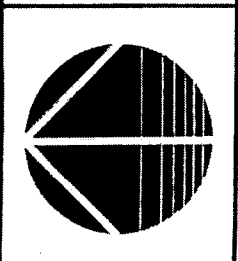
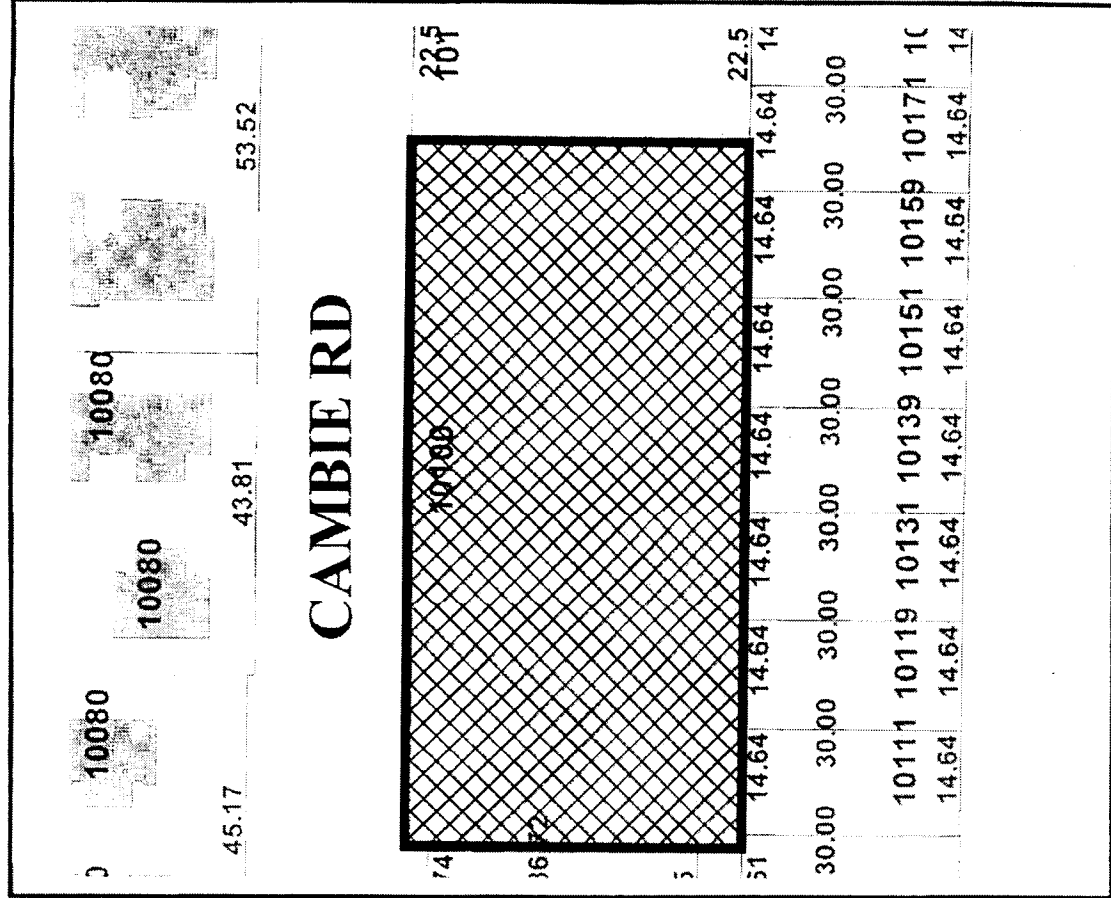
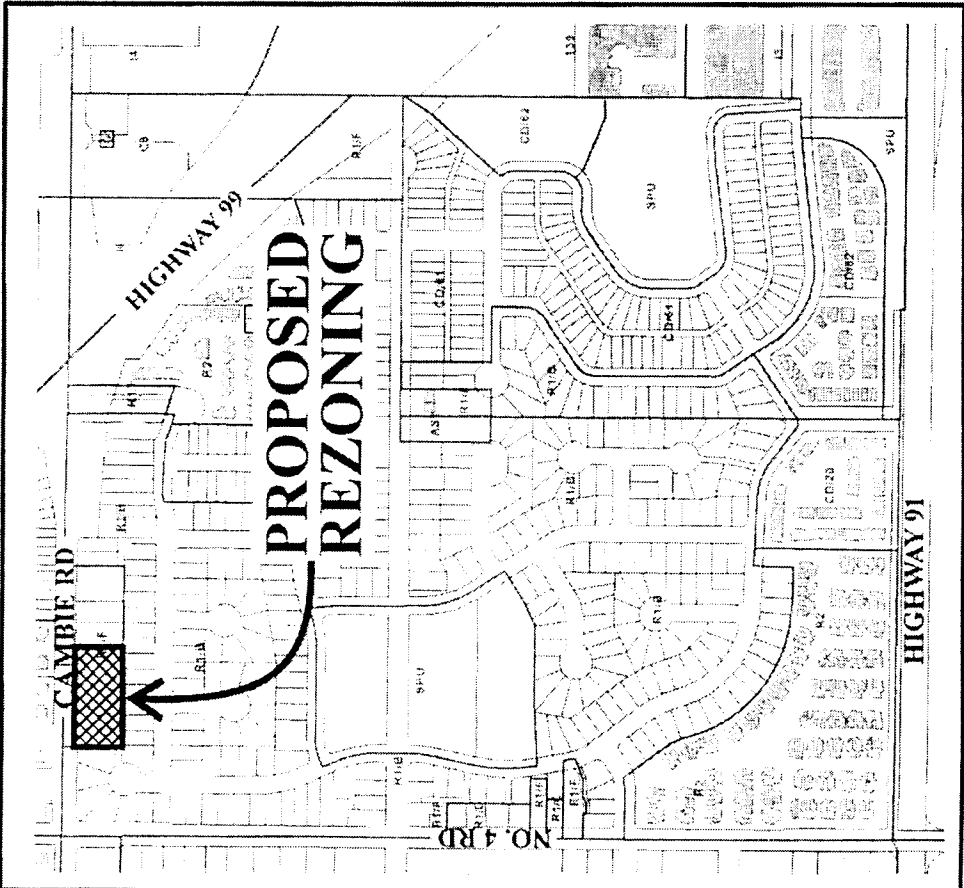
KE:blg

The following are requirements to be dealt with prior to final adoption:

- Dedication of a 3 m strip across the entire Cambie Road frontage.
- Dedication of a 6 m lane across the entire south property line.
- Ministry of Transportation approval.
- Registration of an aircraft noise covenant.



City of Richmond

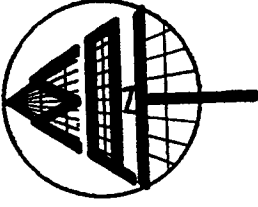


RZ 03-248592

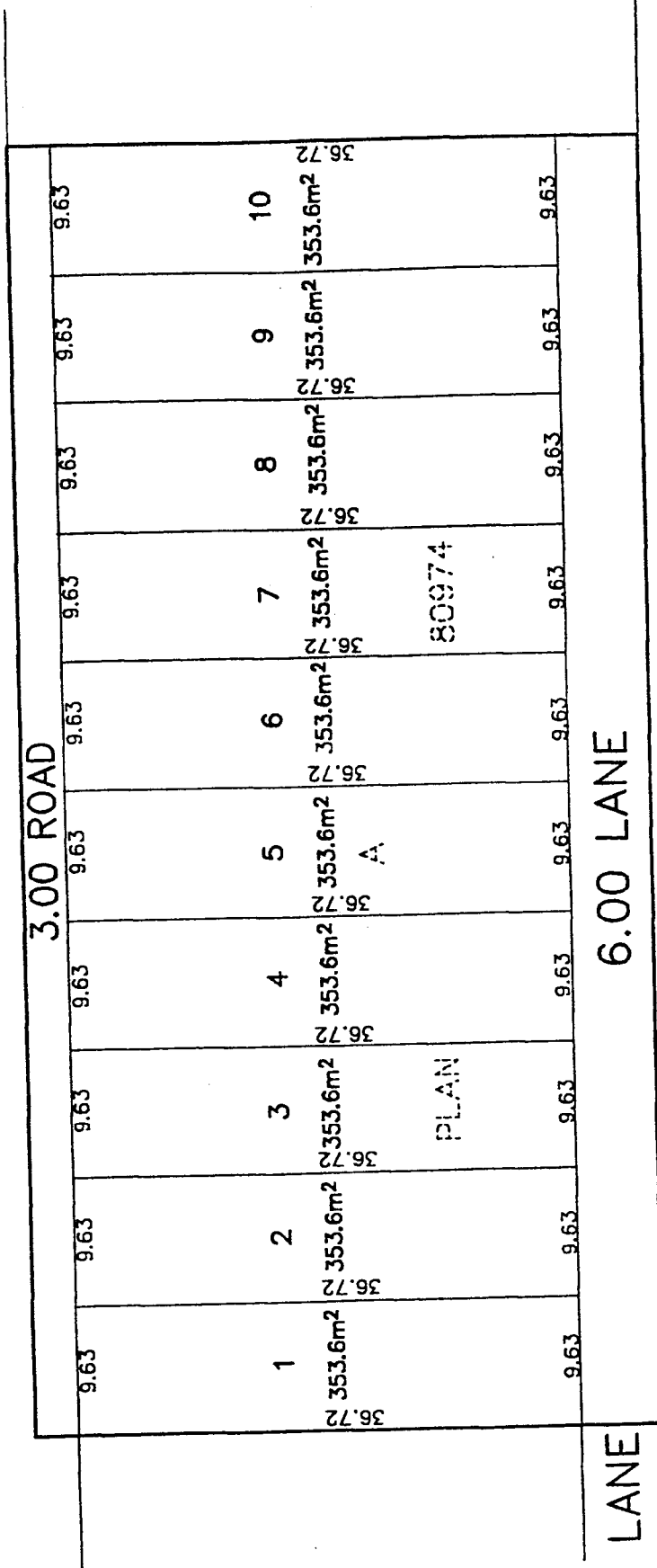
Original Date: 10/09/03
 Revision Date:
 Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF PART OF SECTION 35 BLOCK 5 NORTH RANGE 6 WEST N.W.D.

SEPTEMBER 17, 2003



CAMBIE ROAD



LANE

6.00 LANE

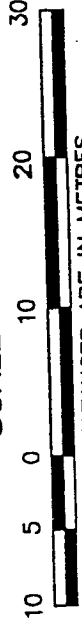
3.00 ROAD

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
 #210 - 8171 COOK ROAD
 RICHMOND, B.C.
 V6Y 3T8

PH: 604-270-9331
 FAX: 604-270-4137
 CADFILE: 13862-PROPOSAL-1.FLX

LEGEND

SCALE 1:500

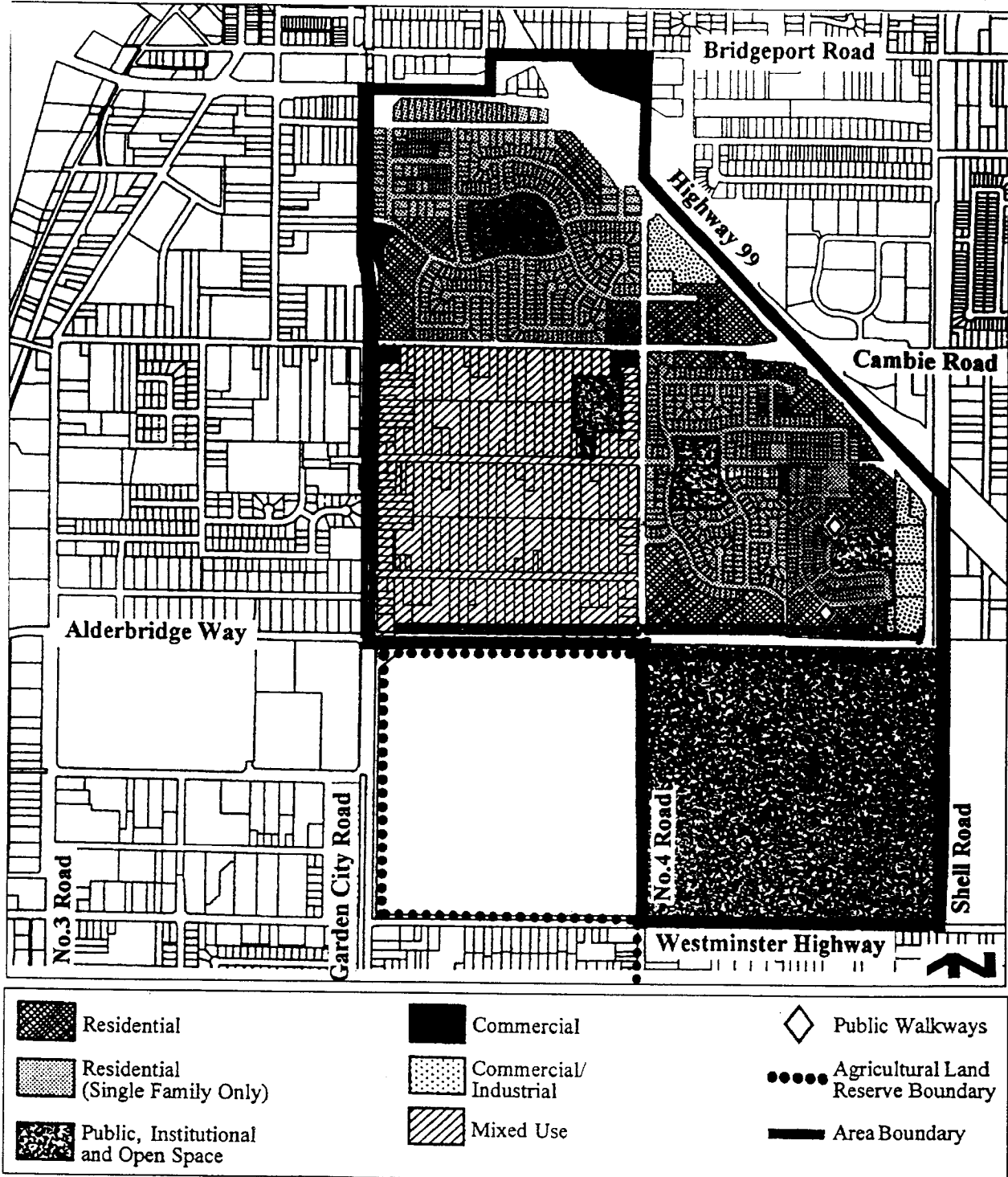


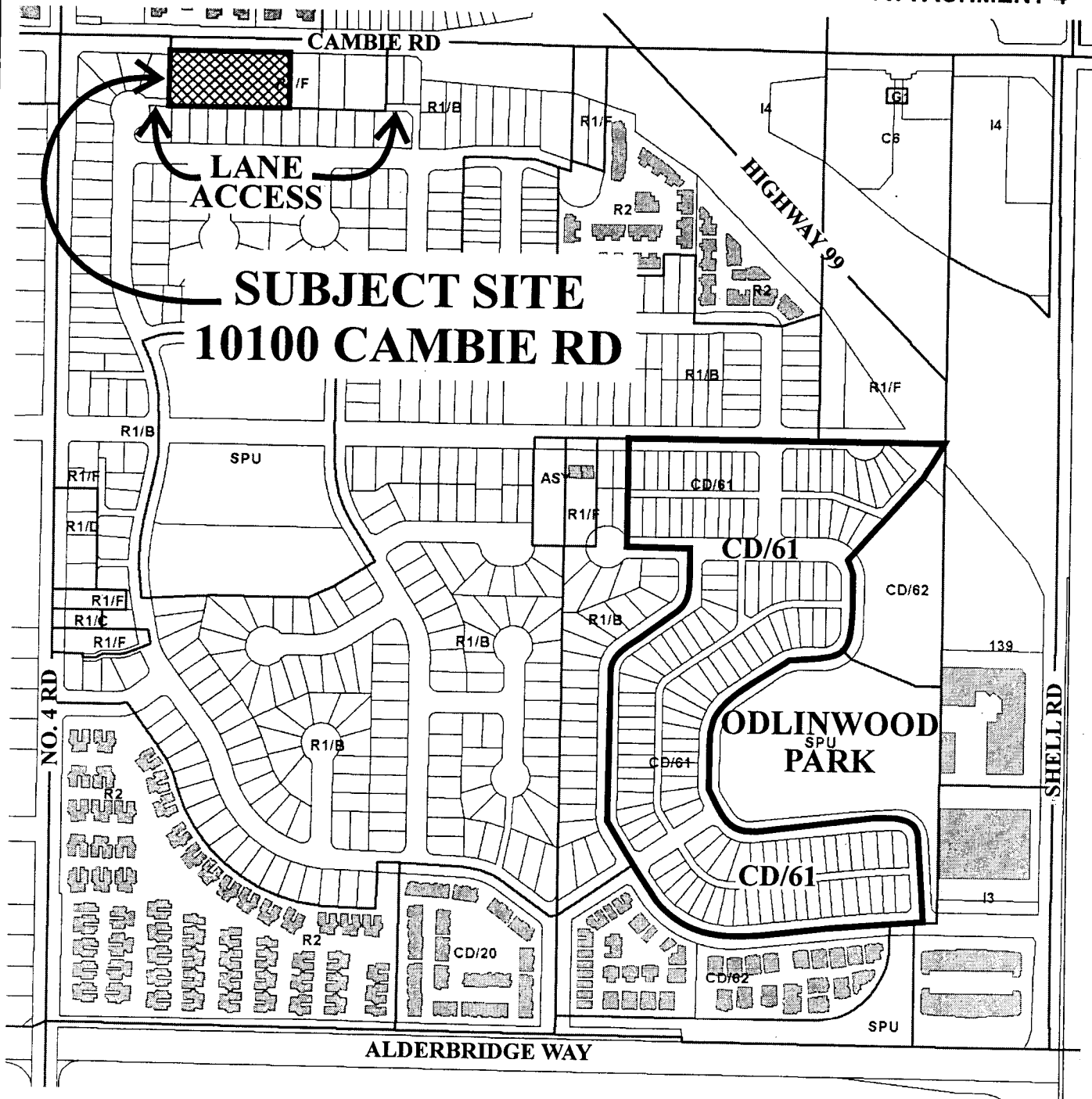
ALL DISTANCES ARE IN METRES

DISTANCES AND AREAS ARE TENTATIVE
SUBJECT TO FIELD SURVEY

City of Richmond

Land Use Map





Section 35-5-6

Adopted Date: 10/28/03

Amended Date:

Note: Dimensions are in METRES

ATTACHMENT 5



DEVELOPMENTS LTD. PROPERTIES LTD. HOLDINGS LTD.

October 29, 2003

City of Richmond
6911 No. 3 Road
Richmond B.C.
V6Y 2C1

Attention: Kevin Eng
Planning Technician-Design Dev. Applications

Dear Keven

Re: 10100 Cambie Rezone – Tree Agreement

In response to your email dated October 28, 2003, Nobob Properties Ltd. agrees to the following tree layout. (Preserving existing trees.)

1. To maintain the existing trees along the west boundary of the property from North to South.
2. To maintain the large tree at the corner of the West property if physically possible, whereby roots etc do not interfere with construction of the Westerly lot.
3. To maintain as many trees as possible along the East property line from North to South.
4. To remove at the developers expense all trees fronting on Cambie Road between these two corner points to allow the development of 10 single family lots.
5. To cooperate with the City in tree retention.

If you require any additional information, please call.

Yours truly,

Nobob Properties Ltd.

Per: Robert G. Ostry



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7618 (RZ 03-248592)
10100 CAMBIE 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**.

P.I.D. 013-551-221

Lot A Section 35 Block 5 North Range 6 West New Westminster District Plan 80974

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7618”**.

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.
HB
APPROVED for legality by Solicitor
(Signature)

MAYOR

CITY CLERK