



To:	Planning Committee	Date:	October 23, 2002
From:	Joe Erceg Manager, Development Applications	File:	RZ 02-209811 RZ 02-213101 RZ 02-215552

Re: **APPLICATION BY FIKRAT BURAKAZ FOR REZONING AT 9271 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

APPLICATION BY DARRELL YONG FOR REZONING AT 9391, 9411 AND 9431 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 9631 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

Staff Recommendation

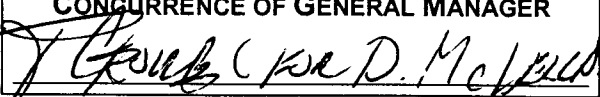
That Bylaw No. 7452, for the rezoning of 9271 No. 1 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.

That Bylaw No. 7453, for the rezoning of 9391, 9411 and 9431 No. 1 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

That Bylaw No. 7454, for the rezoning of 9631 No. 1 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:jmb
Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Applications have been received by:

- Fikrat Burakaz for 9271 No. 1 Road;
- Darrell Yong for 9391, 9411 & 9431 No. 1 Road; and
- Amar Sandhu for 9631 No. 1 Road,

to rezone from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area K (R1/K) for two of the applications and Single Family Housing District, Subdivision Area A (R1/A) for 9271 No.1 Road in order to permit each lot to be subdivided into two single-family lots (see **Attachment 1**).

Findings of Fact

The details for each application are as follows:

Item	Existing	Proposed
Owner	9271 No. 1 – Fikrat Burakaz 9391 No. 1 – Kenneth Davidson 9411 No. 1 – Judy Wan 9431 No. 1 – Kenneth & Elizabeth Wilson 9631 No. 1 – Joy Anderson	To be determined
Applicant	9271 No. 1 – Fikrat Burakaz 9391, 9411 & 9431 No. 1 – Darrell Yong 9631 No. 1 – Amar Sandhu	No change
Site Size	Either 673 or 674 m ² (7,244 or 7255 ft ²)	Either 336.5 or 337 m ² (3,622 or 3627 ft ²)
Land Uses	Large Lot Single Family Lots	Small Lot Single Family Lots
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K & R1/A

Surrounding Development

The properties surrounding the subject applications are primarily older single family homes. Across No. 1 Road to the East is the West Richmond Community Centre. To the north is a commercial property with a Canada Trust Bank and Dental Office. The new ambulance station is to the south

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
A	9m (29.527 ft.)	270 m ² (2,906 ft ²)
K	10m (32.808 ft.)	315 m ² (3,390 ft ²)
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)

Related Policies & Studies

Lot Size Policy

There was a Lot Size Policy for the 9,000 block of No. 1 Road but it was amended with an earlier applicant to remove the lots fronting No. 1 Road.

Arterial Road Redevelopment Policy

For the subject lots, the Arterial Road Policy supports redevelopment in the form of small lot single family, duplex or coach house.

Lane Policy

The subject sites are currently serviced by an existing 6m (20 ft) wide lane. However, the lane is not built to current standards, therefore it will be upgraded when redevelopment occurs.

Staff Comments

Engineering staff have commented that while there have been some drainage problems in this area, they are of a more typical nature common to most of Richmond's neighbourhoods and are not at a level of concern that would warrant a hold on development activity.

For all applications staff note that as per Access Bylaw 7222 no direct access will be permitted to No 1 Road for any of the subject sites. Additionally, no works or monies are required to "beautify" No 1 Road as it is built to full standard minus a grass boulevard and street trees.

While it is not a requirement for the rezoning applications, staff note that as much of the existing landscaping along No 1 Road should remain as possible.

Specific requirements for applications are as follows:

- for 9271 No. 1 Road, as the adjacent application at 9291/9311 No 1 is already required to upgrade the lane frontage north to Osmond Road, this developer will be responsible, at time of subdivision, for the design and construction of the Osmond Road frontage, via the City's standard Servicing Agreement. Works are to include but are not limited to, Benkleman beam test, road widening, curb & gutter, creation of a grass and treed boulevard, street lighting and a sidewalk. Prior to final reading of the rezoning, the following must be in place:
 - a covenant ensuring sole vehicular access is to the lane for the future corner lot; and
 - dedication of a 4m x 4m corner cut at Osmond & No 1 Road.
- for 9311, 9411 and 9431 No. 1 Road with the future subdivision the developer will be required to pay Neighbourhood Improvement Charges (NIC) for full lane upgrading. NIC assessments will include costs for new laneworks including roll curb and gutter on both sides, storm sewer and street lighting.
- for 9631 No. 1 Road with the future subdivision, the developer will be responsible for payment of Neighbourhood Improvement Charges (NIC) for full lane upgrading. NIC assessment will include new laneworks including roll curb & gutter on both sides, storm sewer and street lighting.

Analysis

There are seven lots that have already been approved to rezone in the 8000 and 9000 blocks of No. 1 Road. The subject applications would add another 7 lots to the 9000 block and there is another pending rezoning application in this block for 8 properties which would leave 14 lots in the 9000 block with subdivision potential under R1/K.

For 9271 No.1 Road, while it has the same dimensions as the other subject lots, as it is a corner lot an additional 2m (6.56 ft) in width is required. Therefore, it does not meet the minimum requirements for an R1/K size lot and therefore, the application is for an R1/A size lot.

Impacts that may result from these developments are:

- the loss of mature vegetation as the older homes are replaced with new;
- increased traffic in the lane;
- the raising of part of the properties to be level or above No. 1 Road; and
- the loss of surveillance opportunities over the lane as the garages will occupy two-thirds of the lane frontage.

The subdivision of these lots is consistent with the Arterial Road Redevelopment Policy. This form of redevelopment is an opportunity to introduce more affordable housing and is consistent with population projections over the next 20 to 30 years.

Financial Impact

None.

Conclusion

There are three applications in the 9000 block of No. 1 Road to rezone 7 large lot single family properties to subdivide into two lots each. The applications are consistent with the Arterial Road Redevelopment Policy and the Lane Policy. Works to upgrade the lane will be undertaken at the subdivision stage.

Some impacts will occur such as the loss of vegetation and increased traffic in the lane. However, on balance staff believe that the projects are in the appropriate location and will introduce an affordable housing form and therefore are supportive of the proposal.

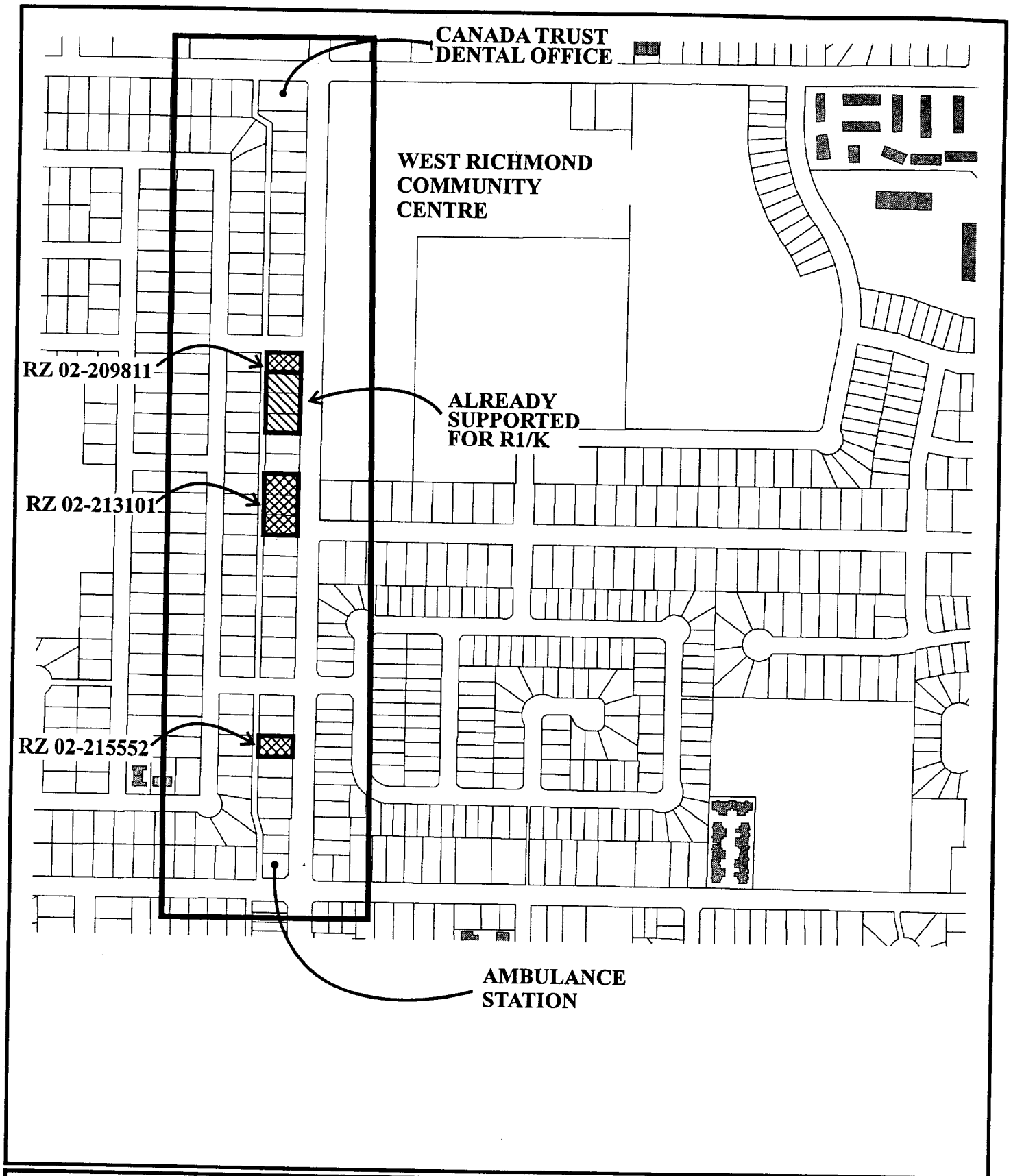


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

There are development requirements to be dealt with prior to final adoption, specifically:

- for 9051 to 9191 No. 1 Road each property is required to pay NIC fees for the cost of upgrading the lane in behind the commercial property at the corner (3960 Francis) and in addition a 2m road dedication is required up to 100m south from the Francis Road intersection;
- for 9271 No. 1 Road the following must be in place:
 - a covenant ensuring sole vehicular access is to the lane for the future corner lot; and
 - dedication of a 4m x 4m corner cut at Osmond & No 1 Road.



Context Map for 9000
Block No. 1 Road

Original Date: 10/29/02
 Revision Date:
 Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7452 (RZ 02-209811)
9271 No. 1 Rd.**

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 A (R1/A)**.

P.I.D. 000-450-855

Lot 16 Block 8 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7452”**.

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7453 (RZ 02-213101)
9391 No. 1 Rd., 9411 No. 1 Rd. and 9431 No. 1 Rd.**

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 K (R1/K)**.

P.I.D. 004-305-990

Lot 10 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

P.I.D. 010-477-195

Lot 9 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

P.I.D. 003-423-921

Lot 8 Block 8 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7453”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7454 (RZ 02-215552)
9631 No. 1 Rd.**

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 K (R1/K)**.

P.I.D. 010-487-841

Lot 20 Block 9 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7454”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Auditor
<i>[Signature]</i>

MAYOR

CITY CLERK