City of Richmond
Urban Development Division

Report to Committee

To Planning - Nov 18, 2003

To: Planning Committee **Date:** October 28, 2003

From: Joe Erceg
Manager, Development Applications

RZ 03-247433
File: 8060-20-7624/8060-20-76:

Re: **APPLICATION BY ROCKY SETHI FOR REZONING AT 9251 AND 9291 NO. 3 ROAD FROM "TWO-FAMILY HOUSING DISTRICT (R5)" AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7624, to amend Schedule 2.6B Broadmoor Area (Central West Sub-Area Plan) of Official Community Plan Bylaw No. 7100 in order to permit redevelopment along No.3 Road and Williams Road, be introduced and given first reading.

2. That Bylaw No. 7624, having been considered in conjunction with:

   - the City's Financial Plan and Capital Program;
   - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

   is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 7624, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

4. That Bylaw No. 7625, for the rezoning of 9251 and 9291 No. 3 Road from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

1084932

Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 9291 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) and 9251 No. 3 Road (**Attachment 1**) from Two-Family Housing District (R5) to the Coach House District (R/9) zone in order to permit the properties to be subdivided into six lots in total (3 lots each) with a single-family dwelling and a second dwelling unit above the garage on each lot.

Findings of Fact

Item	Existing	Proposed
Owner	9291 No. 3 Road – Rapinder Singh Aujula 8251 No. 3 Road – Bradley Warren Natyna	To be determined
Applicant	Rocky Sethi	No change
Site Size	Combined lots – 1981 m^2 (21324 ft^2)	Six lots approximately 330 m^2 (3554 ft^2)
Land Uses	One single-family lot and one duplex lot	Six residential lots – one principal and one coach house dwelling unit each
OCP Designation	Neighbourhood Residential	No change
Broadmoor Central West Area	Small lot single-family (R1/B)	Low Density Residential
Zoning	9291 No. 3 Road – R1/E 9251 No. 3 Road – R5	R9

Surrounding Development

The properties surrounding the subject lots are single family. The property directly to the north has recently subdivided into two lots. There are a number of other lots in this stretch of No. 3 Road which area also served by a back lane and have redevelopment potential.

Related Policies & Studies

Lane Policy

Lanes are already in place behind the subject lot therefore the application would be responsible for paying for the improvements to current city standards.

Arterial Policy

The proposed coach houses are consistent with the Arterial Policy.

Lot Size Policy

The Lot Size Policy for the area was recently amended along Williams Road to remove the lots fronting No. 3 Road and Williams Road from the Policy area.

Broadmoor Central West Sub-Area

This quarter section is one of the few areas in West Richmond which has its own Area Plan due to an earlier expanded lot size (702) process. The current land use designations (**Attachment 2**) were specifically tailored to the outcome of the lot size study therefore, the properties along the major arterial roads (Williams and No. 3) have specific lot size designations (R1/E and R1/B) which corresponded to the original Lot Size Policy. The area plan should have been amended at the time that the Lot Size Policy was amended for two earlier applications along Williams Road. Therefore, in order to accommodate the subject application, the appropriate amendments are being brought forward now.

The proposed change removes the specific designations of "Large Lot Single Family (R1/E)", "Small Lot Single Family (R1/B)", and "Townhouse (R2) Residential" along No.3 Road and Williams Road and replaces them with the "Low Density Residential" designations (**Attachment 3**) which permits all of the previous land uses as well as other residential land uses consistent with the Arterial Road Redevelopment Policy.

Staff Comments

Engineering

No works are required along the No. 3 Road frontage and no covenants are required restricting access to the lane as Bylaw #7222 requires that all future vehicular access be from the lane only. Prior to final adoption of the rezoning, the developer shall enter into the City's standard Servicing Agreement for design and construction of lane improvements, from Broadmoor Boulevard to the north property line of 9251 No. 3 Road. Works include, but are not limited to, new lane base construction as required to create a 5.1m wide lane, storm sewer, post top street lighting and roll curb and gutter on both sides.

Analysis

Proposed Land Use

The proposal is for each of the two subject lots to subdivide into three Coach House lots. The size of these new lots would correspond to the R1/A lot size which is 9m or 29.5 feet wide. Of note is the fact that the lot directly to the north already redeveloped under the R1/B lot size which has a 12m or 40 foot minimum width. The differences in lot widths is not considered problematic and both lots have the same side yard setbacks.

Area Plan

The subject proposal is consistent with the Arterial Road Redevelopment policy and with development practice on other arterial roads in Richmond. The only issue is that the current land use designation in the Area Plan permits only subdivision to R1/B as the possibility of Coach Houses and the Arterial Road Redevelopment Policy did not exist at the time the plan was adopted.

It is staff's recommendation that the Area Plan be amended to the more generic "Low Density Residential" designation to permit a range of uses including R1/B and Coach Houses. This designation should also be applied to the corner grouping of lots which is currently "Townhouse (R2) Residential" as well as the lots along Williams Road designated "Large Lot Single Family (R1/E)".

Financial Impact

None.

Conclusion

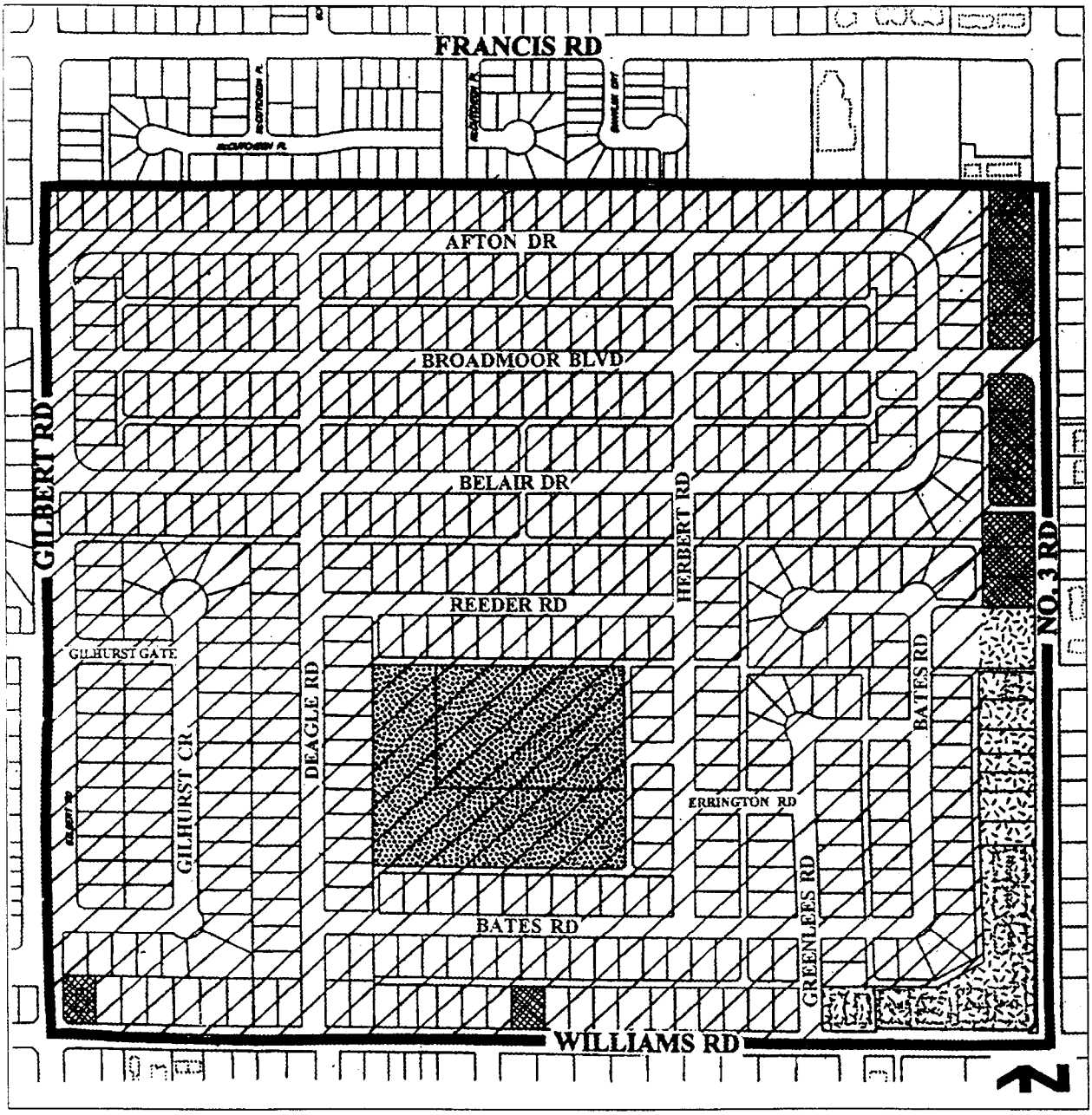
Staff is supportive of the proposal for six Coach House lots as it is consistent with the Arterial Redevelopment Policy and with current development practice. However, an amendment to the Sub Area Plan is required in order to ensure consistency with the subject application.

Jenny Beran, MCIP
Planner, Urban Development

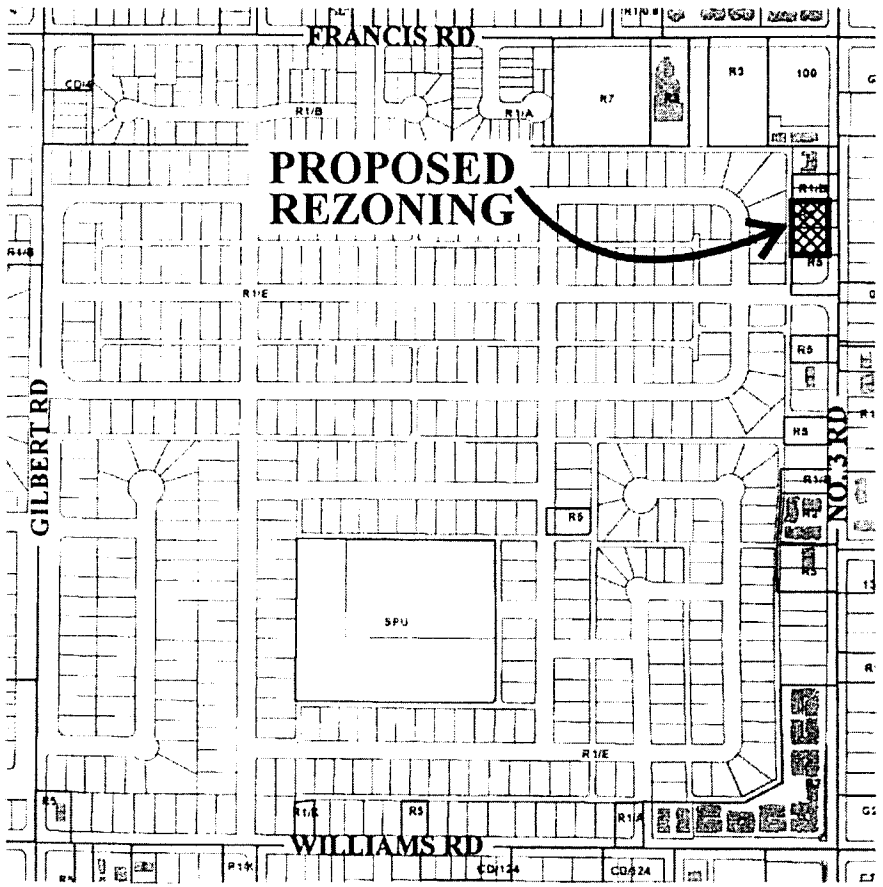
JMB:cas

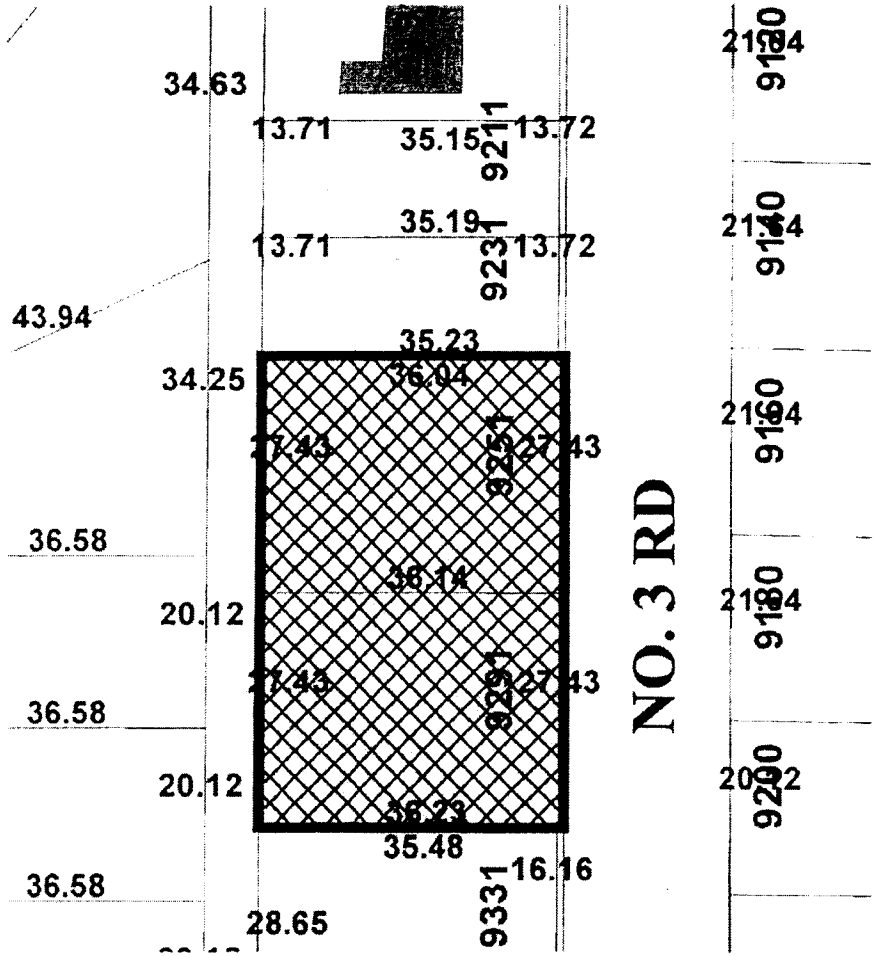
Prior to final adoption of the rezoning, the developer shall enter into the City's standard Servicing Agreement for design and construction of lane improvements, from Broadmoor Boulevard to the north property line of 9251 No 3 Road. Works include, but are not limited to, new lane base construction as required to create a 5.1m wide lane, storm sewer, post top street lighting and roll curb and gutter on both sides.

Land Use Map


FRANCIS RD
AFTON DR
BROADMOOR BLVD
BELAIR DR
REEDER RD
GILBERT RD
HERBERT RD
NO. 3 RD
GILHURST GATE
GILHURST CR
DEAGLE RD
BATES RD
ERRINGTON RD
GREENLEES RD
WILLIAMS RD
Small Lot Single-Family (R1/B)
Large Lot Single-Family (R1/E)
Townhouse (R2) Residential
Public and Open Space Use
Strata Outlines

City of Richmond





RZ 03-247433

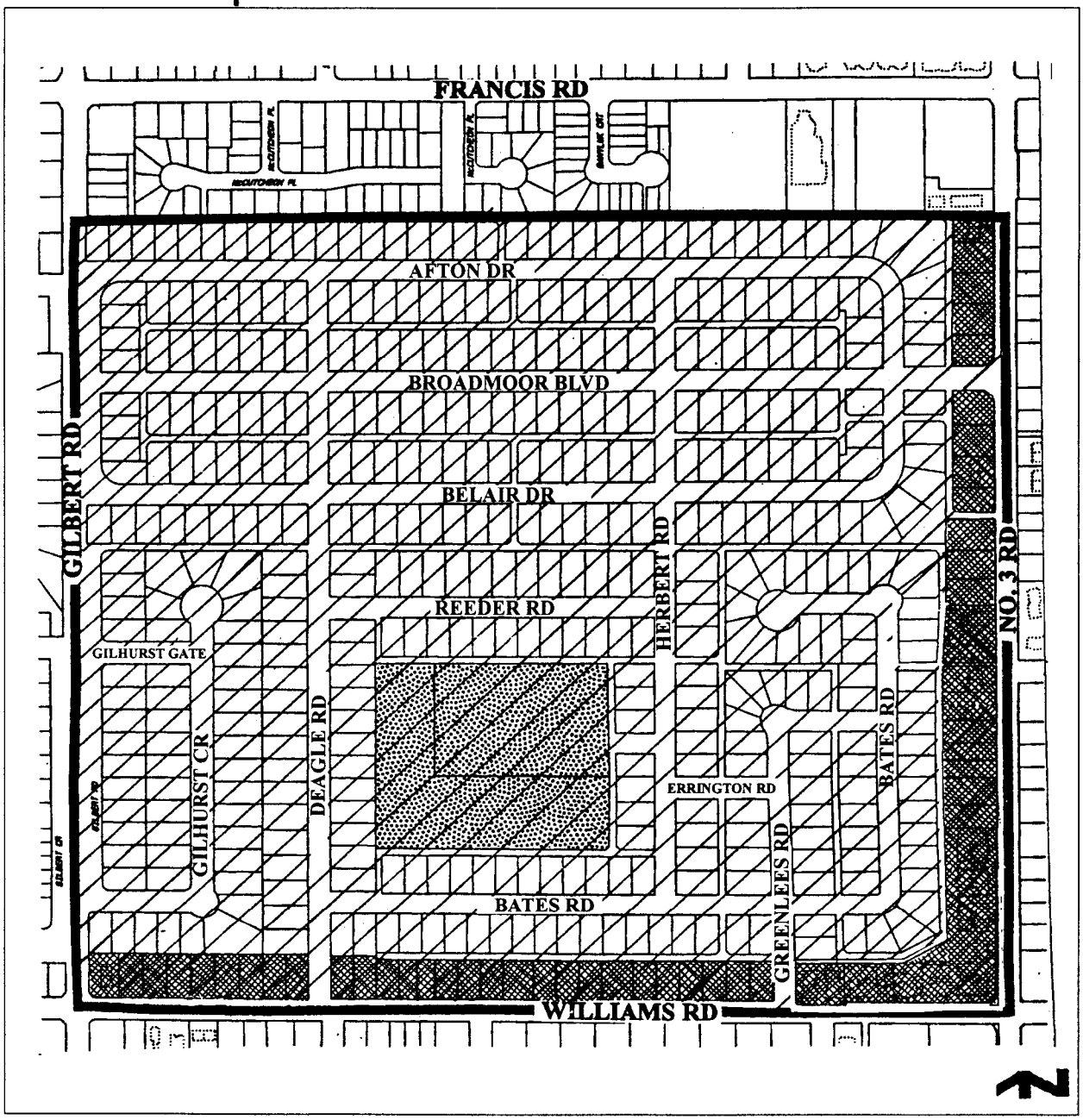
Original Date: 09/30/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

Land Use Map


FRANCIS RD
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GILHURST CR
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BATES RD
ERRINGTON RD
GREENLEES RD
WILLIAMS RD
Low Density Residential
Large Lot Single-Family (R1/E)
Public and Openspace Use

City of Richmond

Bylaw 7624

Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 7624 (RZ 03-247433)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.6B Broadmoor Area (Central West Sub-Area Plan) is amended by:

   i) deleting the wording in Section 1.2 Goals and replacing it with:

   "To create a livable and stable family oriented residential neighbourhood while permitting distinct urban corridors along the arterial road edges with strong linkages to adjacent neighbourhoods outside Central West Broadmoor."

   ii) deleting the word "eastern" in Section 3.1a); and

   iii) deleting the Land Use Map and replacing it with the attached Land Use Map, "Schedule A attached to and forming part of Bylaw No. 7624"

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7624".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

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

MAYOR

CITY CLERK

1084816

City of Richmond

Bylaw 7625

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7625 (RZ 03-247433) 9251 AND 9291 NO. 3 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 **COACH HOUSE DISTRICT (R9).**

   P.I.D. 003-950-662
   Lot 3 Except Firstly: Part Plan 16641 Secondly: Parcel "A" (Statutory Right of Way Plan 68053), Block B Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

   P.I.D. 007-527-098
   Lot 4 Except: The west 20 feet Plan 16641; Block B Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7625".**

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. HB
APPROVED for legality by Solicitor

_____
MAYOR

_____
CITY CLERK

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