



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

Date: November 16, 2004

From: Raul Allueva
Director of Development

File: RZ 04-267169

Re: **Application by Surinder Grewal for Rezoning at 7480/7500 Langton Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7762, for the rezoning of 7480/7500 Langton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Surinder Grewal has applied to the City of Richmond for permission to rezone 7480/7500 Langton Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) in order to permit the existing duplex to be replaced by a two (2) lot single-family residential subdivision (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Nirmal & Taranpaul Dhaliwal	To be determined
Applicant	Surinder Grewal	No change
Site Size	1,130 m ² (12,163 ft ²)	565 m ² (6,081.5 ft ²) each
Land Uses	Existing duplex	Two (2) single-family lots
OCP Designation	Low Density Residential	No change
702 Policy Designation	Lot Size Policy 5463 – Permits subdivision of existing duplexes to R1/B	Complies with policy
Zoning	R1/E	R1/B

Surrounding Development

This neighbourhood has a mix of old and new single-family dwellings as well as existing older character duplexes in the neighbourhood bounded by No. 2 Road, Railway Avenue and Blundell Road. There are existing older character duplexes to the north and south of the subject site that have not yet redeveloped as permitted in Lot Size Policy 5463. Single-family dwellings are located on the opposite side of Langton Road. The subject lot contains a duplex that is non-conforming to the existing zone.

Related Policies & Studies

Lot Size Policy 5463

A provision in Lot Size Policy 5463 (Adopted February 2, 1996) permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) so long as there is an existing duplex located on the site (refer to **Attachment 3**). Redevelopment and subdivision of existing single-family lots are restricted to Single-Family Housing District, Subdivision Area H (R1/H) (minimum width 16.5 m or 54 ft.).

Staff Comments

Staff have confirmed through site visits and previously issued building permits that the subject lot contains a two-family dwelling. A review of the legal title for the property indicates that there are no two-family dwelling covenants that need to be discharged as part of this application.

At future subdivision, Neighbourhood Improvement Charge (NIC) fees will be assessed for frontage upgrades across the subject site's Langton Road frontage in addition to the standard servicing costs. The applicant/owner has been made aware of and agrees to these future subdivision requirements.

Analysis

Previous Rezoning and Redevelopment

This application to rezone the existing duplex to permit the creation of two (2) single-family residential lots complies with provisions of Lot Size Policy 5463. Under the existing policy, a majority of the previous rezoning applications have been to rezone and subdivide large single-family lots to Single-family Housing District, Subdivision Area H (R1/H) (minimum width 16.5 m or 54 ft.), which is also permitted in Lot Size Policy 5463. These applications have been generally dispersed throughout the entire Lot Size Policy Area.

Surrounding Development Potential

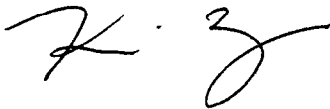
Staff note that there are numerous existing duplexes along Langton Road to the north and south of the subject site that have the potential to rezone and subdivide. However, none have applied to do so. Although the size of all of the duplex lots (including the subject site) vary slightly, all have a minimum width of 24 m (80 ft.) and a maximum width of 30 m (98 ft.). The resulting form of single-family residential development on subdivided lots will allow for garages and a majority of the house frontage to be visible from the street. This will be consistent with the existing form of newer character dwellings that have recently been constructed in the area.

Financial Impact

None.

Conclusion

Staff support the rezoning application as it complies with Lot Size Policy 5463, which permits existing duplexes to rezone and subdivide to Single-Family Housing District, Subdivision Area B (R1/B).



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

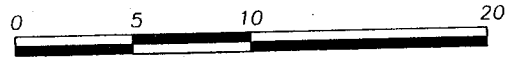
Ac. 0.120211

PROPOSED SUBDIVISION PLAN OF
LOT 88 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 20458

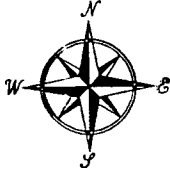
ATTACHMENT 2

#7480-7500 LANGTON ROAD
 RICHMOND, B.C.
 P.I.D. 003-844-781

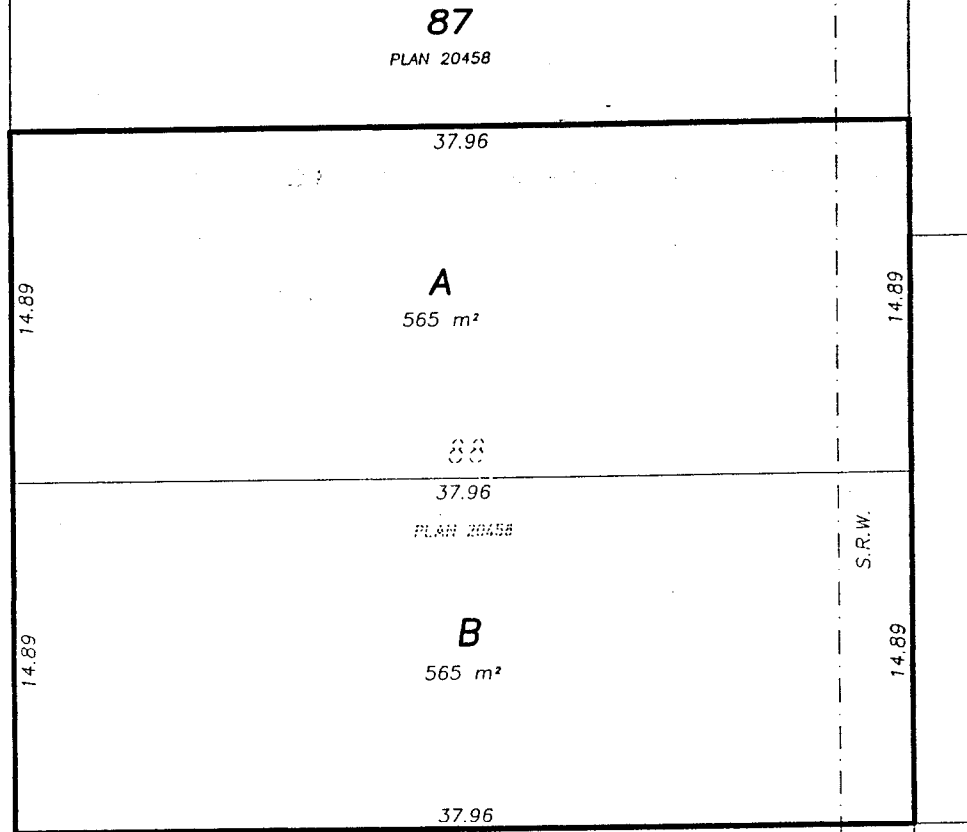
SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LANGTON ROAD



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 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2428
 Drawn By: JT

**Proposed subdivision plan is preliminary and
 subject to change at detailed subdivision stage**

FILE COPY

MARCH 4th, 2004.

DWG No. MB-1004



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

Area Boundary Amended: *

File Ref: 4045-00

~~SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 13-4-7~~

POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

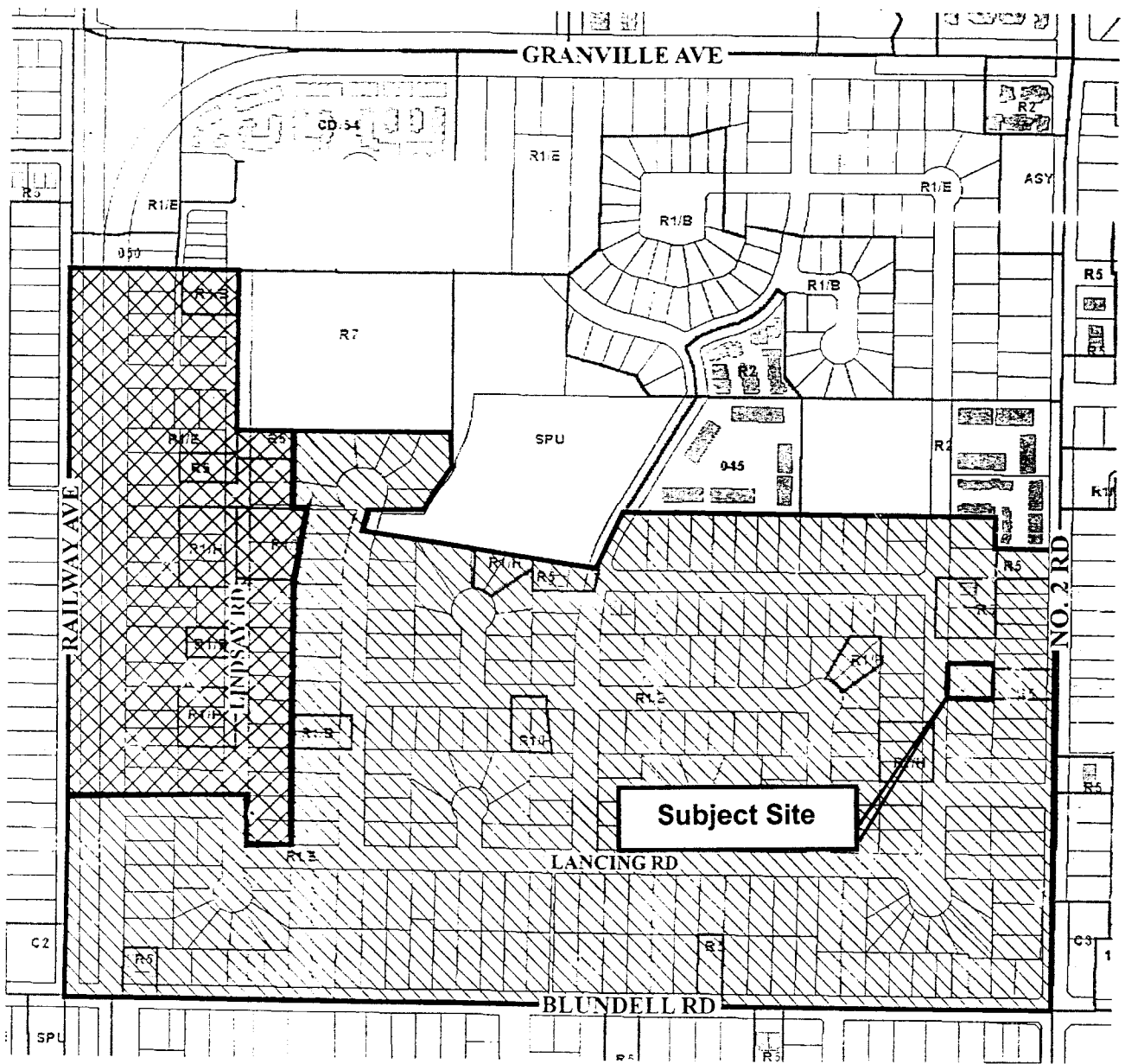
That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

* Original Adoption Date In Effect

280115



Subdivision permitted as per R1/H with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463
SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7762 (RZ 04-267169)
7480/7500 LANGTON 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

P.I.D. 003-844-781

Lot 88 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7762”**.

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 Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK