



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: Application by Babu Bansal for Rezoning at 10151 Bridgeport Road from
Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family
Housing District, Subdivision Area B (R1/B)

To Planning - Dec 2, 2003

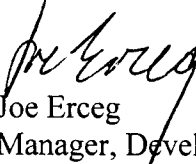
Date: November 4, 2003

RZ 03-246795

File: 8060-20-7626

Staff Recommendation

That Bylaw No. 7626, for the rezoning of 10151 Bridgeport Road from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", 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

Babu Bansal has applied to the City of Richmond for permission to rezone 10151 Bridgeport Road (Attachment 1) from Single-Family Housing District, Subdivision Area D (R1/D) (minimum width 15 m or 49.213 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.) in order to permit a two (2) lot single-family residential subdivision with access to a newly constructed lane.

Findings of Fact

Item	Existing	Proposed
Owner	Wilbert Reed; Roseanne Gaertner	To be determined
Applicant	Babu Bansal	No change
Site Size	1098 m ² (11819 ft ²)	Two lots each approximately 471 m ² (5070 ft ²)* *Excludes lane dedication
Land Uses	One (1) single-family lot	Two (2) single-family lots
Bridgeport Area Plan Designation (Attachment 2)	Single-family residential	No change – Consistent with plan
702 Policy Designation – Lot Size Policy 5448 (Attachment 3)	Subdivision permitted as per R1/B along Bridgeport Road with lane implementation	No change – Complies with policy
Zoning	R1/D	R1/B

Surrounding Development

Two (2) new single-family houses fronting McLeod Avenue are located east of the subject site. A lane has been constructed from McLeod Avenue, to the east property line of the subject site. A majority of surrounding residential development consists of older single-family houses. There is a commercial centre located across Bridgeport Road to the south that is zoned Automobile-Oriented Commercial District (C6).

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policy

The Arterial Road Redevelopment Policy allows single-family residential development along arterial roads in conjunction with lane implementation. In support of this, the Lane Establishment Policy requires a 6 m lane dedication at the rear of those properties redeveloping along arterial roads. The subject application is consistent with both policies as the site fronts an arterial road (Bridgeport Road) slated for lane establishment.

Bridgeport Area Plan

The Area Plan recognizes that residential buildings throughout the area experience greater noise levels generated from the airport and vehicle traffic. Restrictive covenants are required to hire professionals qualified in acoustics to determine and implement noise mitigation measures.

Staff CommentsEngineering

Prior to final reading of the rezoning, the developer is required to dedicate a 6 m lane along the entire north property line of the site. This will be an extension of the lane established off McLeod Avenue.

At subdivision, the developer is required to:

1. Design and construct lane works through the City's standard Servicing Agreement. Works include, but are not limited to a 5.1 m constructed lane complete with roll curb and gutter on both sides, storm sewer and post top street lighting; and
2. Alternate access to the site will be provided by the future lane, no vehicle access to Bridgeport Road is permitted. Vehicle access to the future lots will be from the lane only. All existing driveways and crossings to Bridgeport Road will be closed and reinstated at the developers cost.

Analysis

The application is consistent with other rezonings to Single-Family Housing District, Subdivision Area B (R1/B) along Bridgeport Road between No 4. Road and Shell Road. This rezoning also provides the opportunity to implement the lane further west from McLeod Avenue and to remove individual driveways accessing onto Bridgeport Road.

Conclusion

The application is to rezone 10151 Bridgeport Road to Single-Family Housing District, Subdivision Area B (R1/B). Staff supports the rezoning as it is consistent with all relevant City policies and guidelines.



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

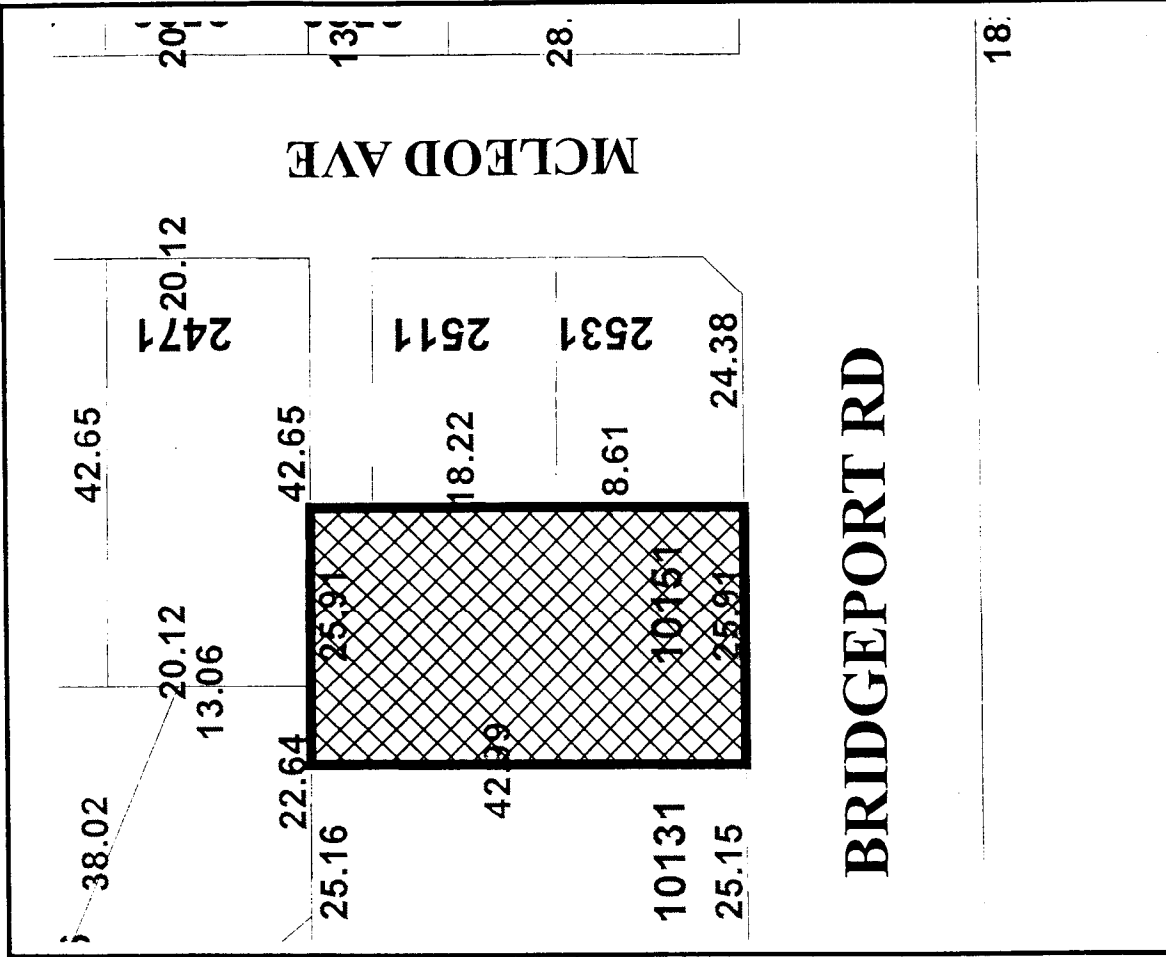
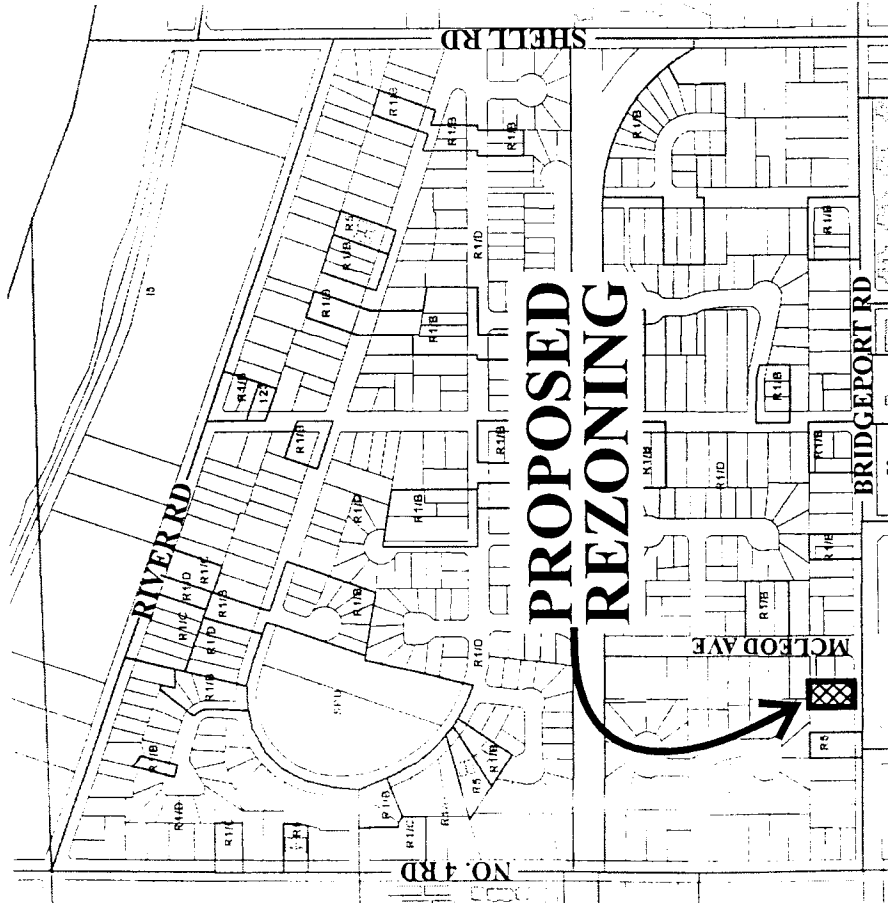
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There are requirements to be dealt with prior to final adoption:

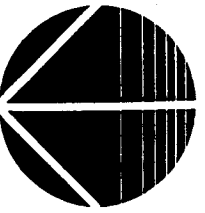
- Dedication of a 6 m lane along the entire north property line of the subject site.
- Registration of an aircraft noise covenant.
- Ministry of Transportation approval.



City of Richmond



ATTACHMENT 1

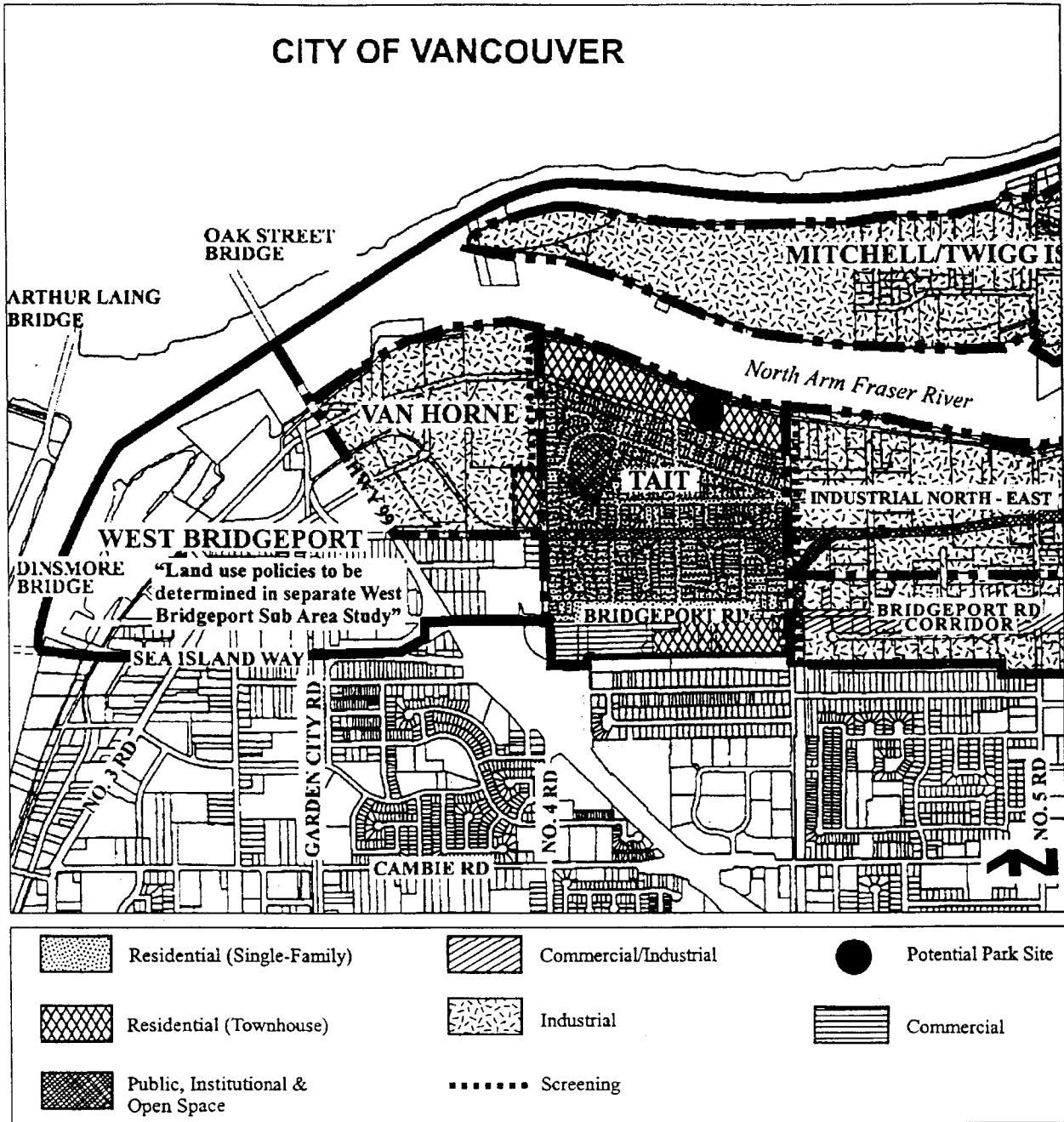


RZ 03-246795

Original Date: 09/18/03
 Revision Date:
 Note: Dimensions are in METRES

City of Richmond

Land Use Map – West Bridgeport





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 23-5-6

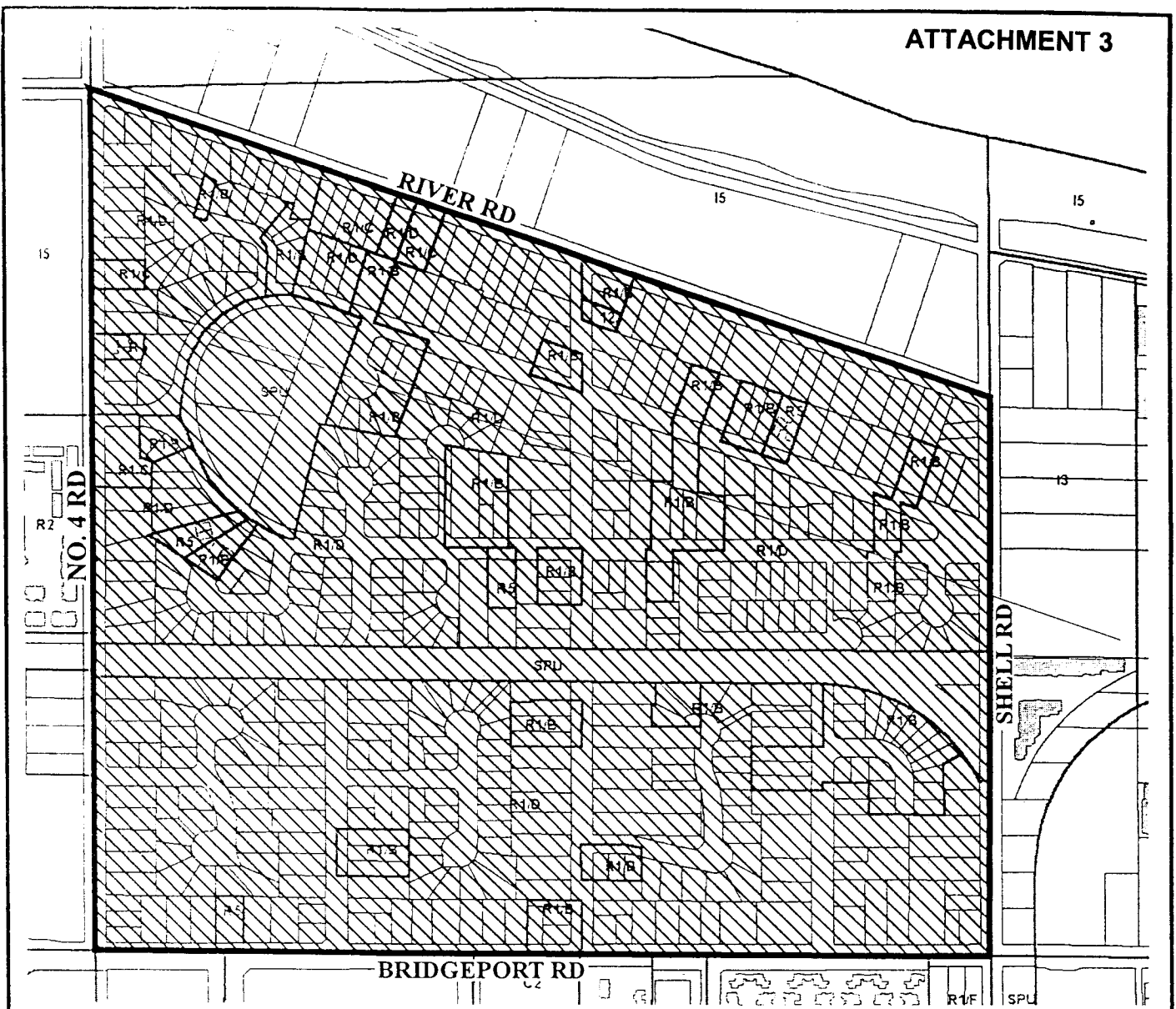
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per R1/B except:

1. River Drive: R1/C unless there is a lane or internal road access, then R1/B.
2. Shell Road: R1/D unless there is a lane or internal road access, then R1/B.
3. No. 4 Road: R1/C unless there is a lane or internal road access then R1/B.
4. Bridgeport Road: R1/D unless there is a lane or internal road access then R1/B.



POLICY 5448 SECTION 23, 5-6

Adopted Date: 04/30/93

Amended Date:



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7626 (RZ 03-246795)
10151 BRIDGEPORT 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. 010-605-894

West 85 Feet Lot "B" Except: Part Subdivided By Plan LMP21420, Section 23 Block 5 North Range 6 West New Westminster District Plan 21944

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7626"**.

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

MAYOR

CITY CLERK