



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - Dec 07, 2004
Date: November 15, 2004

From: Raul Allueva
Director of Development

RZ 04-273015

File: 12-8060-20-7861.

Re: Application by Allan Chandhok for Rezoning at 8271 No. 3 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. 7861, for the rezoning of 8271 No. 3 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

Allan Chandhok has applied to the City of Richmond for permission to rezone 8271 No. 3 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 subdivision of the property into two (2) new single-family residential lots with access to the existing lane system only. A site plan is shown in **Attachment 2**.

Findings of Fact

Item	Existing	Proposed
Owner	Y. Chan; C. Mak	To be determined
Applicant	Allan Chandhok	No change
Site Size	875 m ² (9,418 ft ²)	Two lots each 437.5 m ² (4,709 ft ²)
Land Uses	Existing single-family dwelling	Two single-family lots
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/B

Surrounding Development

The subject site and surrounding properties are located on a portion of No. 3 Road serviced by an existing lane at the rear of the properties as well as a frontage road running parallel to the arterial road. Properties located along this frontage road are well maintained single-family dwellings on similarly sized lots. To the west, behind the subject site is an existing single-family neighbourhood with a mix of old and newer character single-family dwellings.

Most single-family lots along this portion of No. 3 Road access the frontage road rather than the existing lane system at the rear.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policy

The existing frontage road and lane running along the rear of the subject property makes this site unique in the sense that few examples exist in Richmond where a property is serviced by a frontage road running parallel to an arterial road as well as having an operational lane at the rear. Both policies are applicable to the subject application as the property is located along a major arterial (No. 3 Road) with an existing substandard lane servicing the site. On this basis, the application can be brought forward and is in accordance with the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.

The initial findings produced through the Review of the Lane Establishment and Arterial Road Redevelopment Policies indicate that the proposed residential rezoning and subdivision will be consistent with the policy recommendation for this portion of No. 3 Road.

Staff Comments

Detailed technical staff comments relating to rezoning requirements are listed in **Attachment 3**. There is no existing Lot Size Policy guiding subdivision of residential properties for the subject site or neighbourhood positioned to the west. A majority of these properties located along No. 3 Road and behind the site to the west are zoned Single-Family Housing District, Subdivision Area E (R1/E), which limits residential lot widths to a minimum of 18 m (59 ft). Based on this requirement, there is limited redevelopment potential for properties located west of the existing laneway.

There are approximately ten (10) properties along this portion of No. 3 Road to the north and south of Sunnymede Gate that are serviced by a frontage road and existing rear lane. There is an existing evergreen hedge between the frontage road and major arterial (No. 3 Road), which provides a landscape buffer for the single-family dwellings located along the frontage road. This hedge separates the main arterial road and sidewalk from the frontage road and would be maintained as part of this development proposal as it is solely located on City property and would not conflict with the two (2) proposed residential lots.

Analysis

Development Proposal

All of the properties with a frontage road running along the main arterial road are wide enough to accommodate a 12 m (39 ft.) wide lot, which is the minimum lot width required in the Single-Family Housing District, Subdivision Area B (R1/B) zoning district. The proposed subdivision would result in two (2) 13 m (43 ft.) wide lots with garage and vehicle access being permitted to the existing laneway only. Lot sizes after subdivision are considered appropriate to surrounding residential land uses and character of dwellings as the subject site is wide enough to accommodate a single-family dwelling with adequate house frontage and living space oriented to the public road.

To ensure that a high quality of design is achieved in the development of the single-family dwellings, a building scheme will be required to be registered at the time of subdivision. This building scheme will generally cover issues relating to ensuring use of a variety of exterior cladding materials, achieving adequate open space and landscaping as well as implementing roof forms and materials that complement existing surrounding housing types and enhances the overall design of the dwellings.

Surrounding Future Development

A total of seven (7) properties to the north of the subject property are in a similar situation where they are located on an arterial road that is serviced by a frontage road and existing lane system. According to the City's existing policies guiding development along arterial roads in conjunction with lane upgrading, all of these properties would have the potential to rezone and subdivide. The potential residential infill development that could result is the creation of sixteen (16) new

single-family residential lots from the original eight (8) along this portion of No. 3 Road. All of these new residential lots would have dwellings oriented to the frontage road with vehicle access and garages situated at the rear adjacent to the existing lane.

Limited potential for townhouses exists along this block due to the narrow lot sizes (25 m or 82 ft.) and shallow depth (33 m or 108 ft.). The minimum lot size for a townhouse site is 30 m (98 ft.) width and 35 m (115 ft.) depth.

Financial Impact

None.

Conclusion

The application to rezone and subdivide the property at 8271 No. 3 Road is consistent with the direction of redevelopment already occurring on arterial roads where there is an existing lane system. Staff support the application and are bringing it forward in accordance with the protocol established through the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.



Kevin Eng
Planning Technician – Design
(Local 4626)

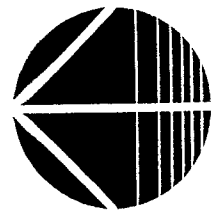
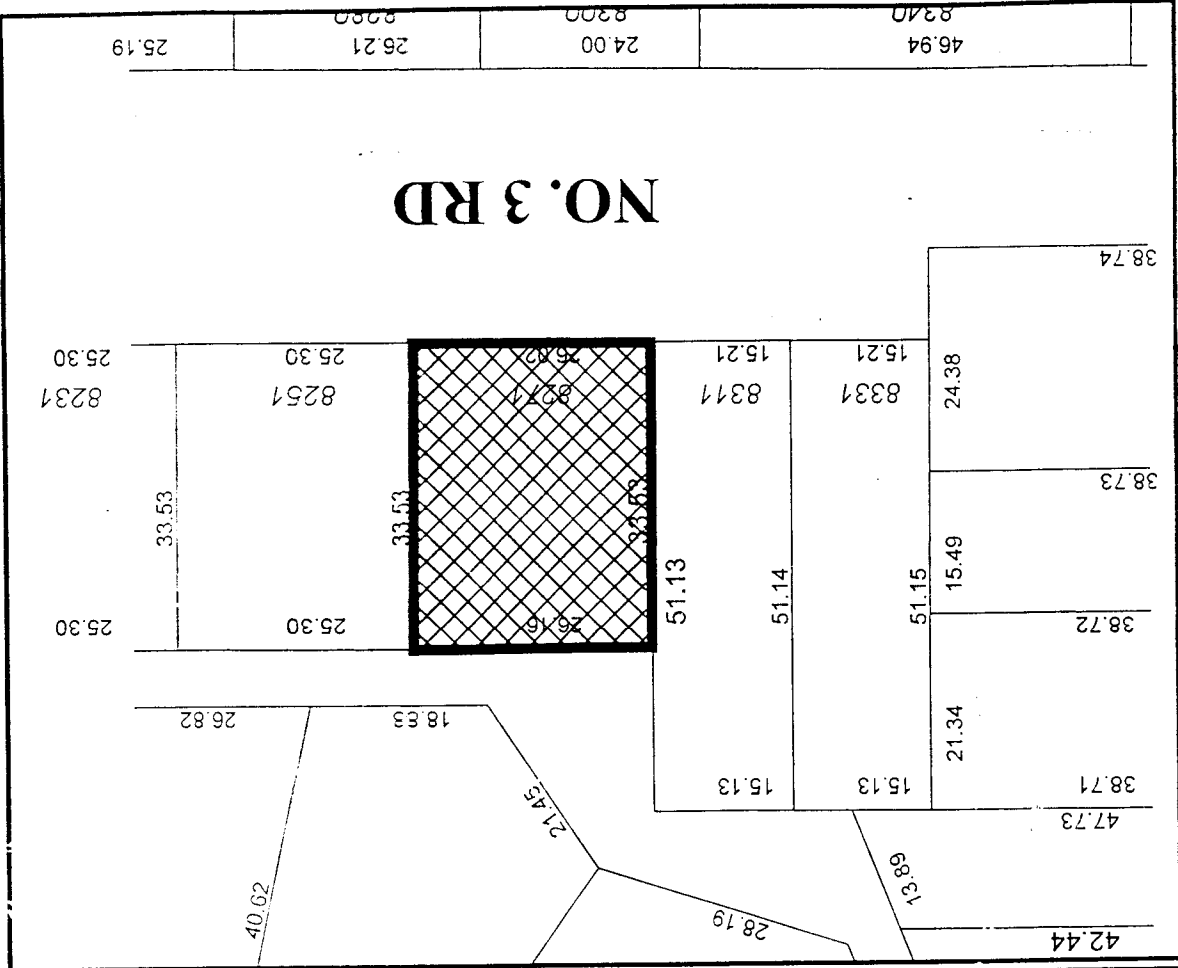
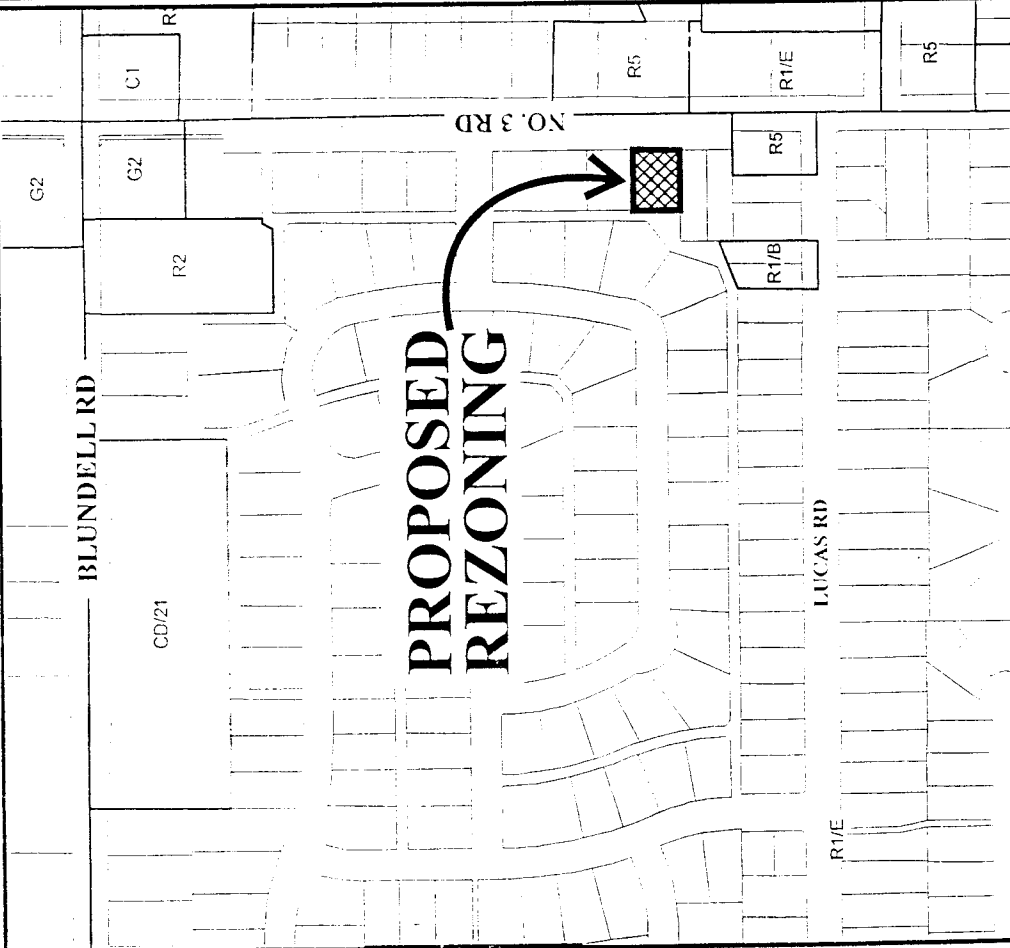
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The following must be completed prior to final adoption of the Rezoning Bylaw:

1. Payment of Neighbourhood Improvement Charge (NIC) fees in the amount of \$21,922.08 (\$838 per lineal metre of lane frontage).
2. Registration of a Restrictive Covenant ensuring that all vehicle access is to the lane only. No vehicle access will be permitted to the frontage road or No. 3 Road.



City of Richmond



RZ 04-273015

ATTACHMENT 1

Original Date: 07/07/04

Revision Date:

Note: Dimensions are in METRES

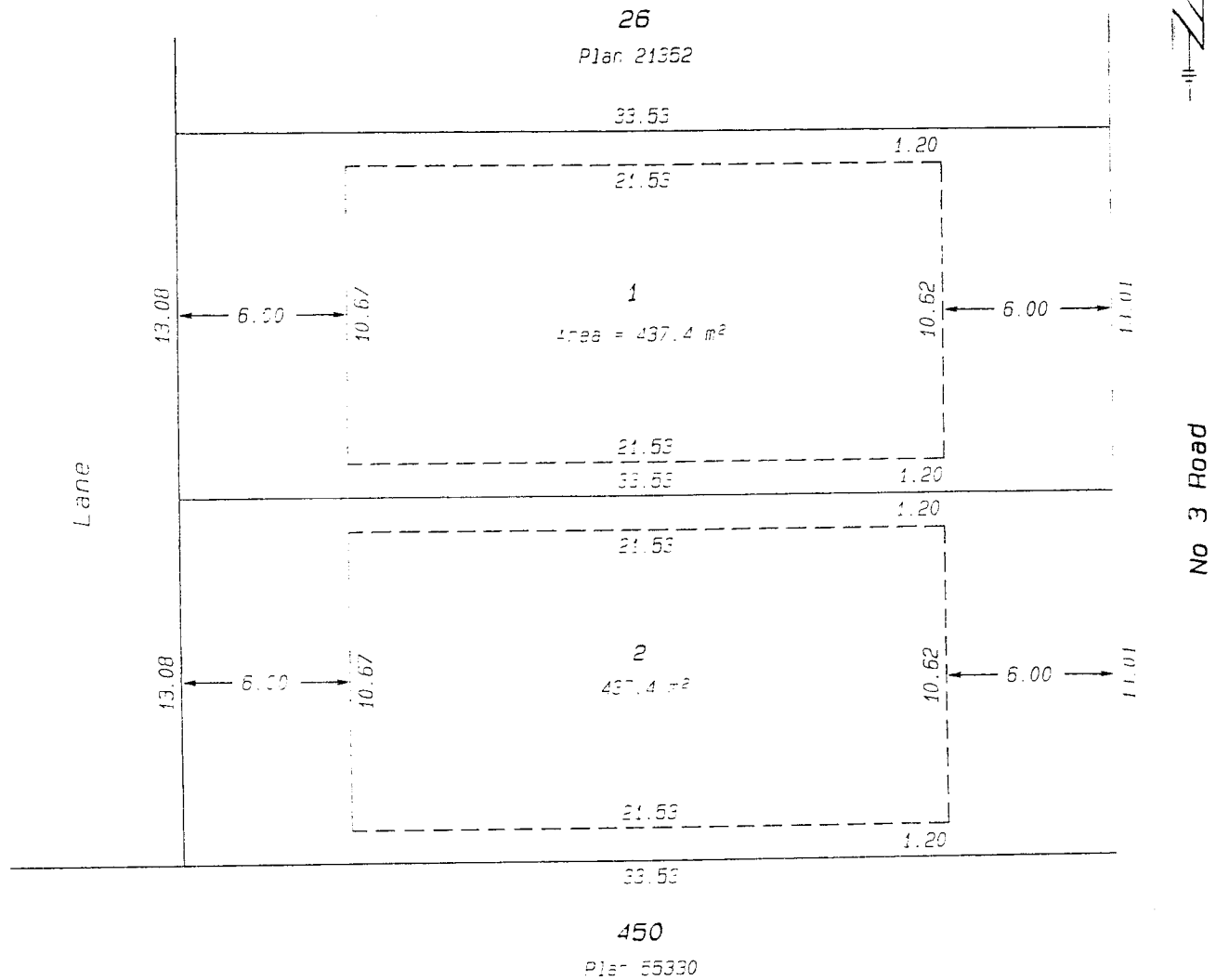
Plan of Proposed Subdivision of
 Lot 25, Section 20, B4N, R6W,
 New Westminster District, Plan 21352.

P.I.D. 003-824-616

Civic Address: 8271 No 3 Road, Richmond

Scale: - 1:250

All dimensions are in Metres.



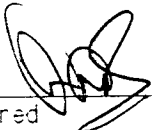
Conditional Rezoning Requirements

8271 No. 3 Road RZ 04-273015

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Payment of \$21,922.08 for Neighbourhood Improvement Charge fee for future lane construction.
2. Registration of a restrictive covenant ensuring that the only means of access is to the existing lane at the rear and that there be no access to the frontage or main arterial road (No. 3 Road).

Also note that at future subdivision along with standard servicing costs, the existing driveway access to the frontage road will need to be removed as all vehicle access will be to the existing lane.

Signed 

Date Nov. 15 / 04



City of Richmond

Bylaw 7861

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7861 (RZ 04-273015)
8271 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

P.I.D. 003-824-616

Lot 25 Section 20 Block 4 North Range 6 West New Westminster District Plan 21352

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7861"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor 102