



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

To Council - Nov. 13 /01
To PLANNING - NOV. 6/01
DATE: October 17, 2001

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RZ FILE: RZ 01-194465
FILE NO.: 8060-20-7294

RE: APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 8375
RUSKIN PLACE 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. 7294, for the rezoning of 8375 Ruskin Place 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.

H. Bueh

for Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

David H. H. H.

STAFF REPORT

ORIGIN

Les Cohen and Azim Bhimani have applied to the City of Richmond for permission to rezone 8375 Ruskin Place (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (7.5 m or 25 ft minimum frontage and 550 m² or 5920 ft² minimum area) to Single-Family Housing District, Subdivision Area B (R1/B) (6 m or 20 ft minimum frontage and 360 m² or 3875 ft² minimum area) in order to permit a two lot residential subdivision.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	Azim Bhimani & Lakhbir Gill	To be determined
Applicant	Azim Bhimani & Les Cohen	To be determined
Site Size	one lot – 927 m ² (9978 ft ²)	two lots – approx. 376 m ² (4047 ft ²) and 551 m ² (5931 ft ²)
Land Uses	Single Family	No change
OCP Specific Land Use Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Development surrounding the subject site is primarily large lot single family homes. Some of the other lots on Ruskin Place also have potential to subdivide to R1/B.

RELATED POLICIES & STUDIES

Lot Size Policy

A Lot Size Policy was adopted in February 2001 for this neighbourhood (**Attachment 2**) which supports subdivision of lots to R1/B.

STAFF COMMENTS

Engineering

Development Cost Charges and Neighbourhood Improvement Charges will be required at the subdivision stage.

ANALYSIS

The proposal is consistent with the Lot Size Policy for the neighbourhood which supports rezoning to R1/B lots.

Staff's only concern is that the odd shape of the eastern lot may result in the building being constructed further back on the site and therefore the setbacks would be inconsistent with the other homes on the street and the new building may interfere with the privacy of the neighbours.

In response to this concern the applicants have provided a site plan which demonstrates that it is possible to construct a house on the front portion of the lot (**Attachment 3**) with a single car garage. The applicant has agreed to enter into a covenant increasing the rear yard setback from 6 m (20 ft) to 10.7 m (35 ft) on the proposed easterly lot at the time of subdivision.

FINANCIAL IMPACT

None.

CONCLUSION

The proposal to subdivide 8375 Ruskin Place to two – R1/B size lots is consistent with the Lot Size Policy in the neighbourhood. In response to concerns about the potential siting of the new home, the applicants have agreed to place a covenant increasing the rear yard setback on the proposed easterly lot at the time of subdivision.

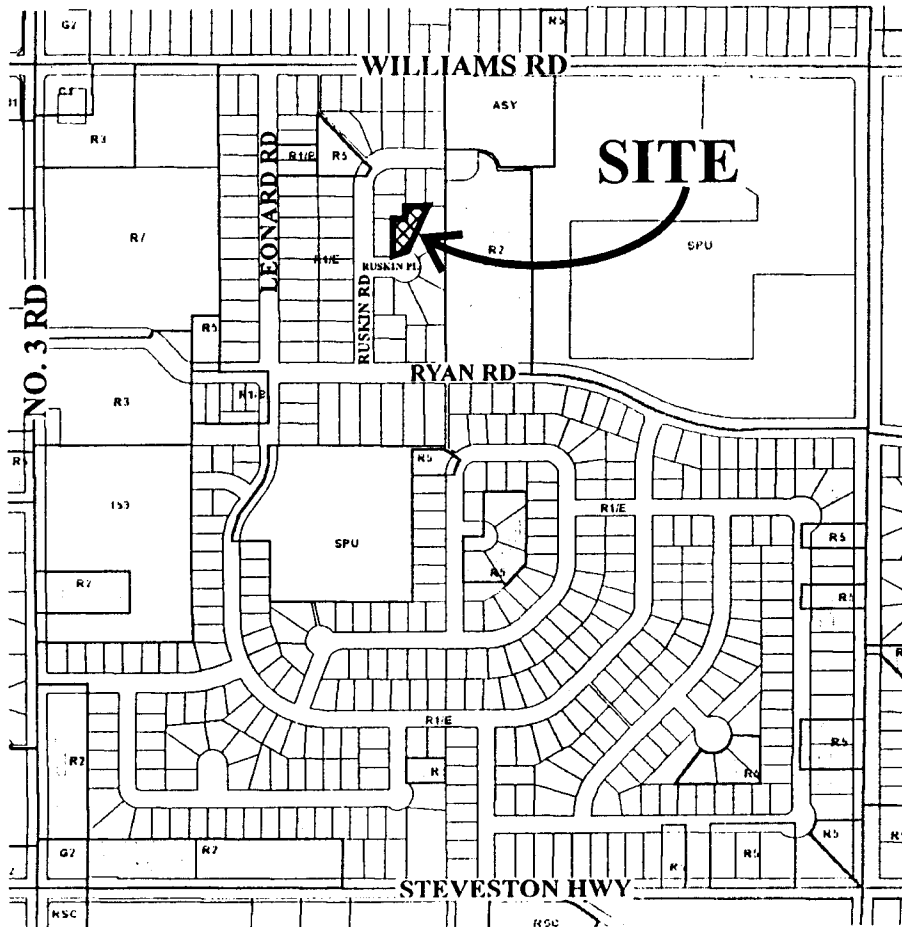


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

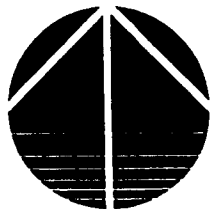
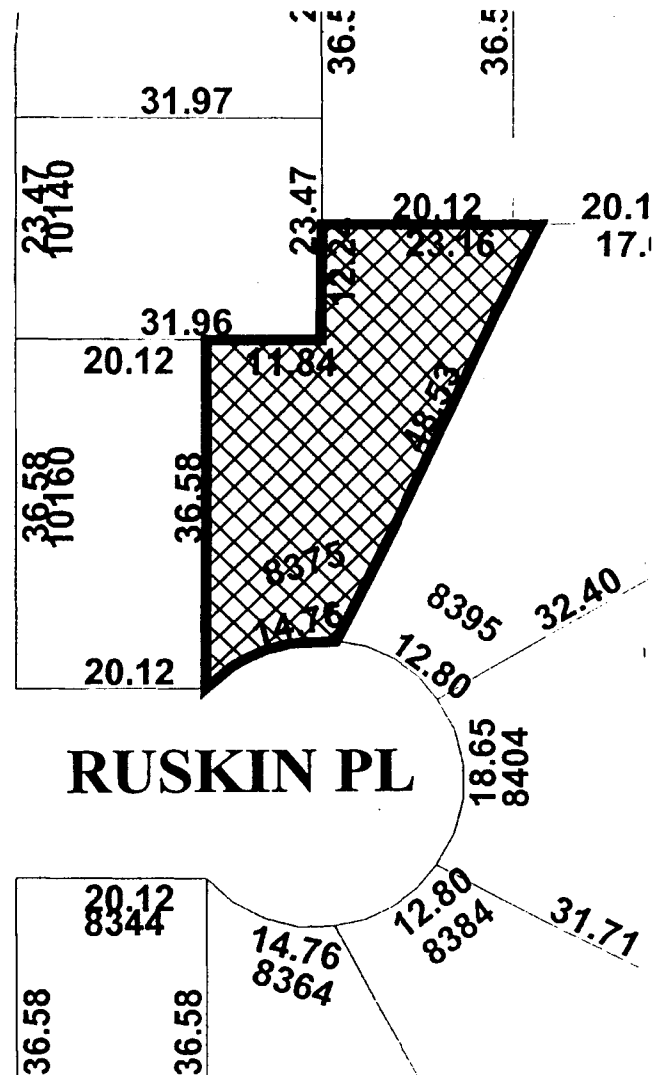


City of Richmond



10211	10191	10171	10151	10131	101
20.12	20.12	20.12	20.12	20.12	

RUSKIN RD



RZ 01-194465

Original Date: 10/05/01

Revision Date:

Note: Dimensions are in METRES

ENTERED
10/05/01

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: February 19, 2001

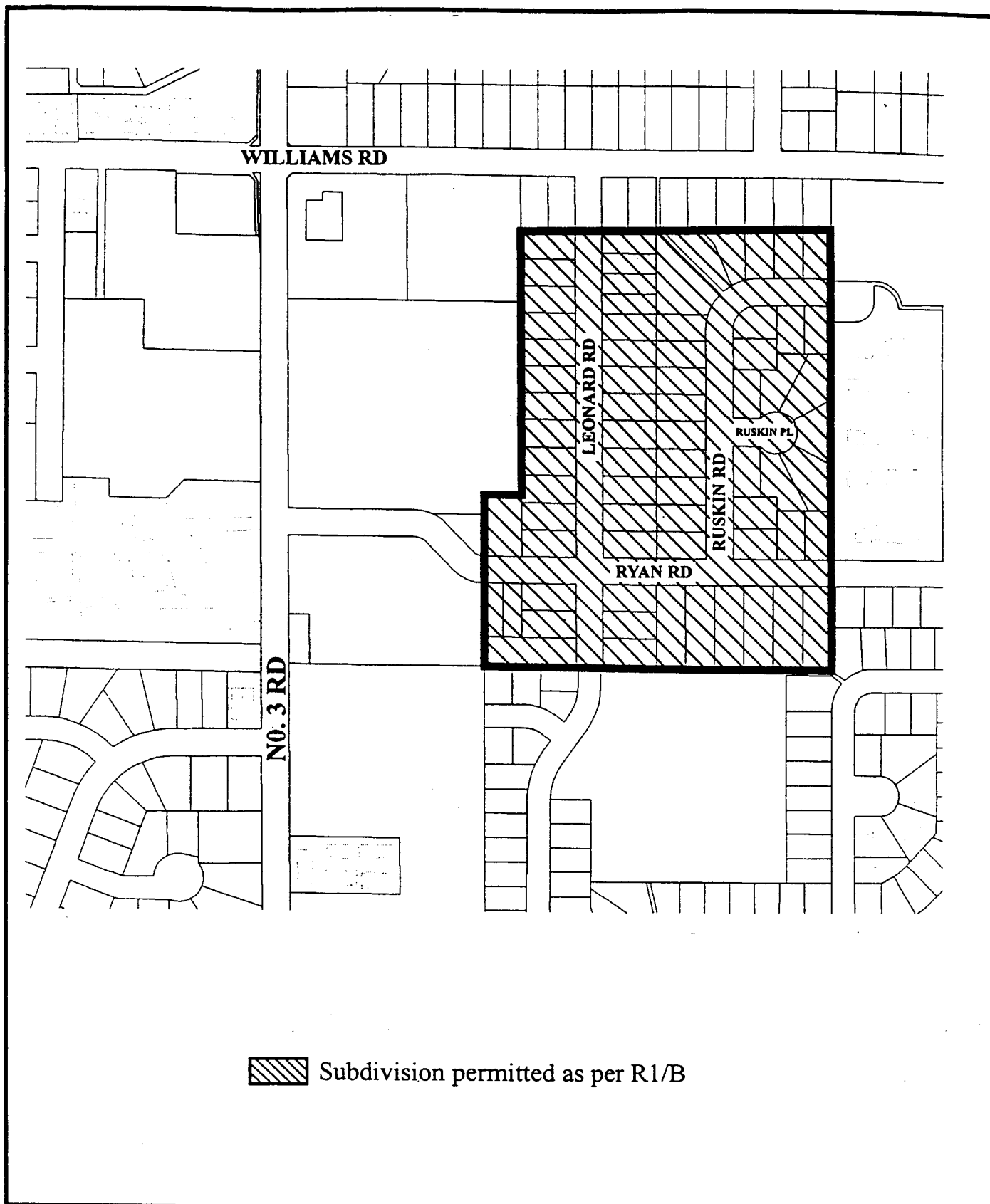
POLICY 5469

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6**POLICY 5469:**

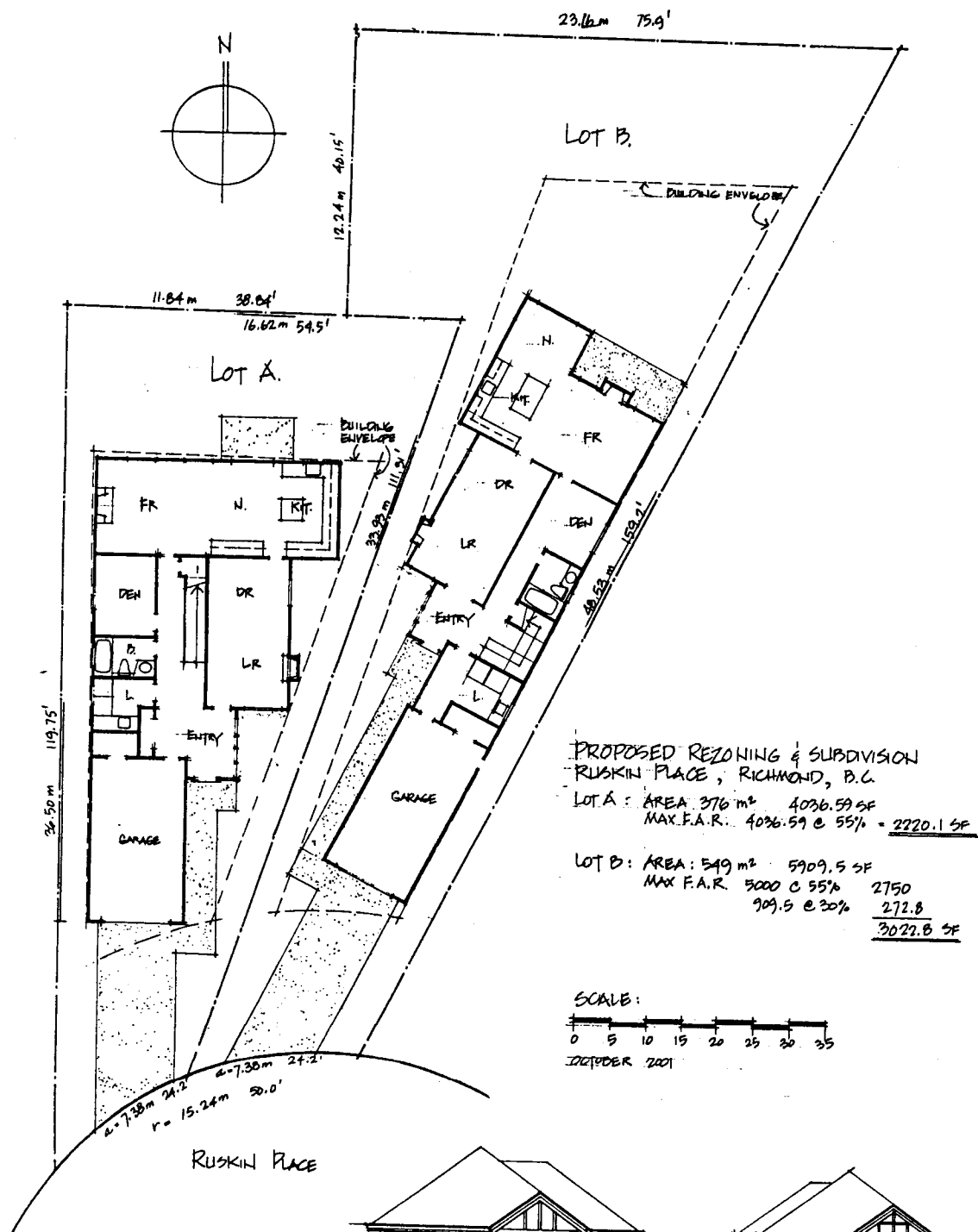
The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



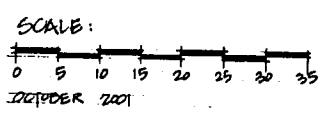
POLICY 5469
SECTION 33,4-6

Adopted Date: 02/19/01
Amended Date:

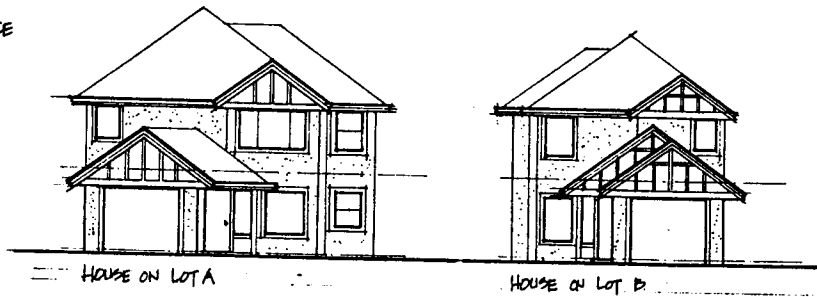


PROPOSED REZONING & SUBDIVISION
 RUSKIN PLACE, RICHMOND, B.C.
 LOT A: AREA: 376 m² 4036.59 SF
 MAX F.A.R. 40% 59 C 55% = 2220.1 SF

LOT B: AREA: 549 m² 5909.5 SF
 MAX F.A.R. 5000 C 55% 2750
 309.5 C 30% 272.8
 3021.8 SF



RUSKIN PLACE



HOUSE ON LOT A

HOUSE ON LOT B

CITY OF RICHMOND
BYLAW 7294
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7294 (RZ 01-194465)
8375 RUSKIN PLACE

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. 001-679-481

Lot 36 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7294**".

FIRST READING

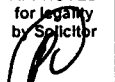
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

NOV 13 2001

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

MAYOR

CITY CLERK