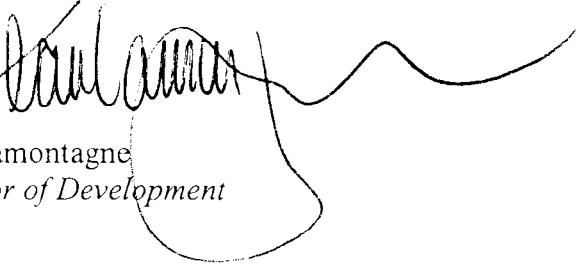




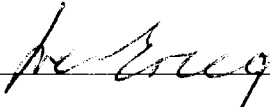
To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: April 25, 2006
File: RZ 05-317983
Re: **Application by Samuel Cheung for Rezoning at 8091 and 8111 Calder Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8011, for the rezoning of 8091 and 8111 Calder 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.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Samuel Cheung has applied to the City of Richmond for permission to rezone 8091 and 8111 Calder Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to replace the existing duplex with two (2) new single-family residential lots (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner:	Gian S. & Amarjit K. Dhillon, Raymond C. Lo, and Linda L. Chan	To be determined
Site Size (m²):	891.86 m ² (9,6000 ft ²)	approx. 445.93 m ² (4,800 ft ²) each
Land Uses:	1 Two-Family Dwelling	2 One-family Dwellings
OCP Designation:	Low Density Residential	No Change
702 Policy Designation:	R1/E with support for duplexes to rezone to R1/B	No Change
Zoning:	R1/E	R1/B
Number of Units:	1 Two-Family Dwelling	2 One-family Dwellings

Surrounding Development

This is an established single-family neighbourhood contains a majority of character single-family dwellings and a number of older duplexes (**Attachment 3**).

To the North & East: Single-family lots zoned R1/E with no development potential under the existing Lot Size Policy;

To the South: A Single-family lot zoned R1/E with no development potential under the existing Lot Size Policy; then a duplex lot zoned Two-Family Housing District (R5) that could be rezoned and subdivided into two (2) R1/B lots under the existing Lot Size Policy; and

To the West: Large sized R1/E fronting Railway Avenue.

Related Policies & Studies

Lot Size Policy 5453 (**Attachment 4**), adopted in 1993, specifically identifies the subject lot for support for rezoning to Single-Family Housing District, Subdivision Area B (R1/B).

Staff Comments

There are 19 duplex lots specifically identified in the neighbourhood under the provision of Lot Size Policy 5453 for their ability to rezone and subdivide under Single-Family Housing District, Subdivision Area B (R1/B) zoning. 5560/5580 Cantrell Road and 8671 Cantley Road were rezoned in 1997 and 2002 to Single-Family Housing District, Subdivision Area B (R1/B) and subsequently, each subdivided into two (2) parcels. 5311/5331 Clifton Road was rezoned in 2004 to Single-Family Housing District, Subdivision Area B (R1/B) and subsequently subdivided into three (3) parcels. The balance of properties are zoned Single-Family Housing District, Subdivision Area E (R1/E).

A letter from a professional land surveyor was submitted confirming that there is no tree over 10 cm in diameter on site. No significant concerns have been identified through the technical review.

There are no conditions to be addressed prior to final adoption of the rezoning bylaw. However, at future subdivision, the developer will pay Neighbourhood Improvement Charges (NICs) for all items but storm sewer.

Analysis

The subject property is located within an established, predominantly single-family neighbourhood comprised of mixed-age housing stock. The proposed rezoning and subdivision conforms to the general character of the adjacent properties and existing neighbourhood overall. No net increase in neighbourhood density would occur as a result of the subject proposal; consequently there are no implications for existing utilities/services. Staff have no concerns with the proposal.

Financial Impact or Economic Impact

None.

Conclusion

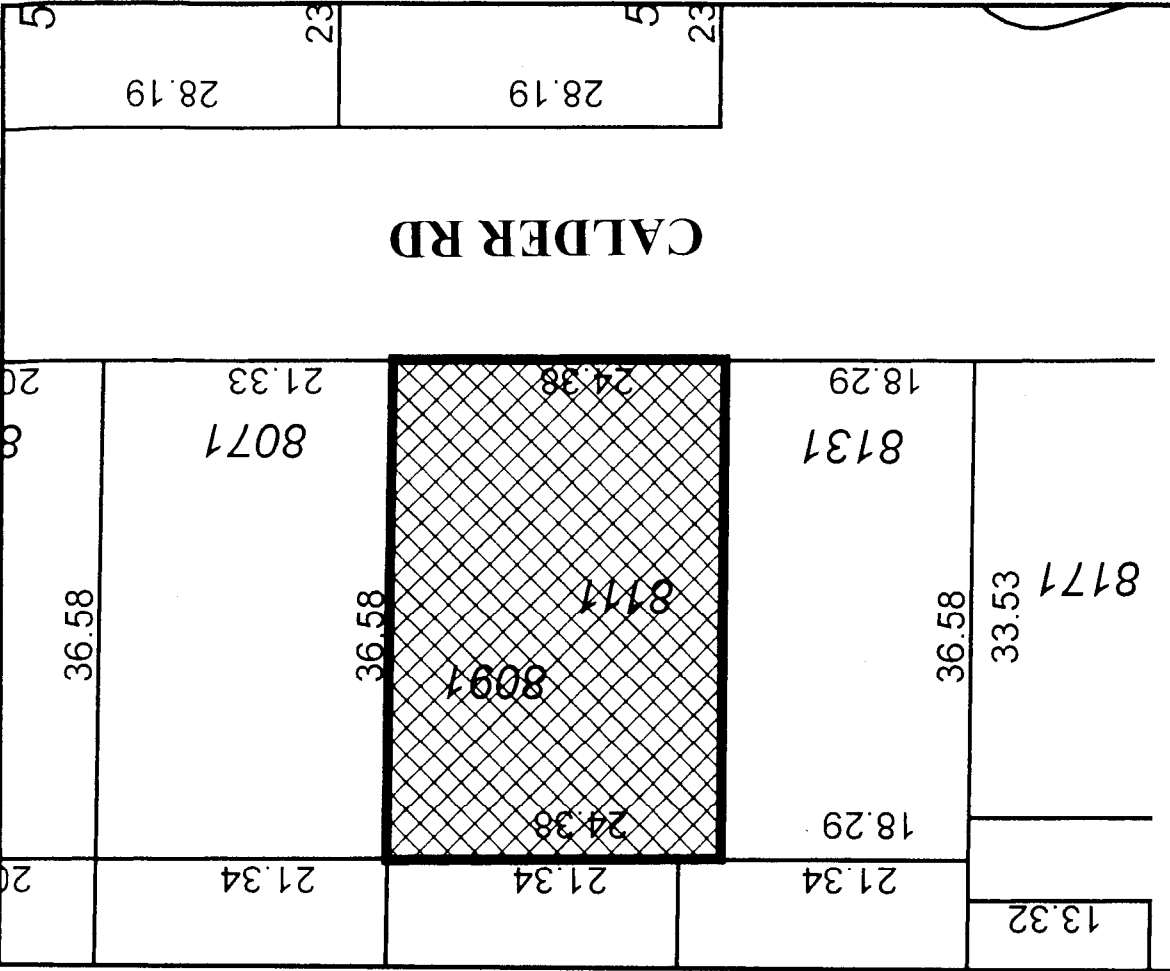
This is a straight forward rezoning application to subdivide a lot with an existing duplex into two (2) smaller lots as supported by the Lot Size Policy for the area. On this basis, staff are supportive of the proposal.



Edwin Lee
Planning Technician – Design
(Local 4121)

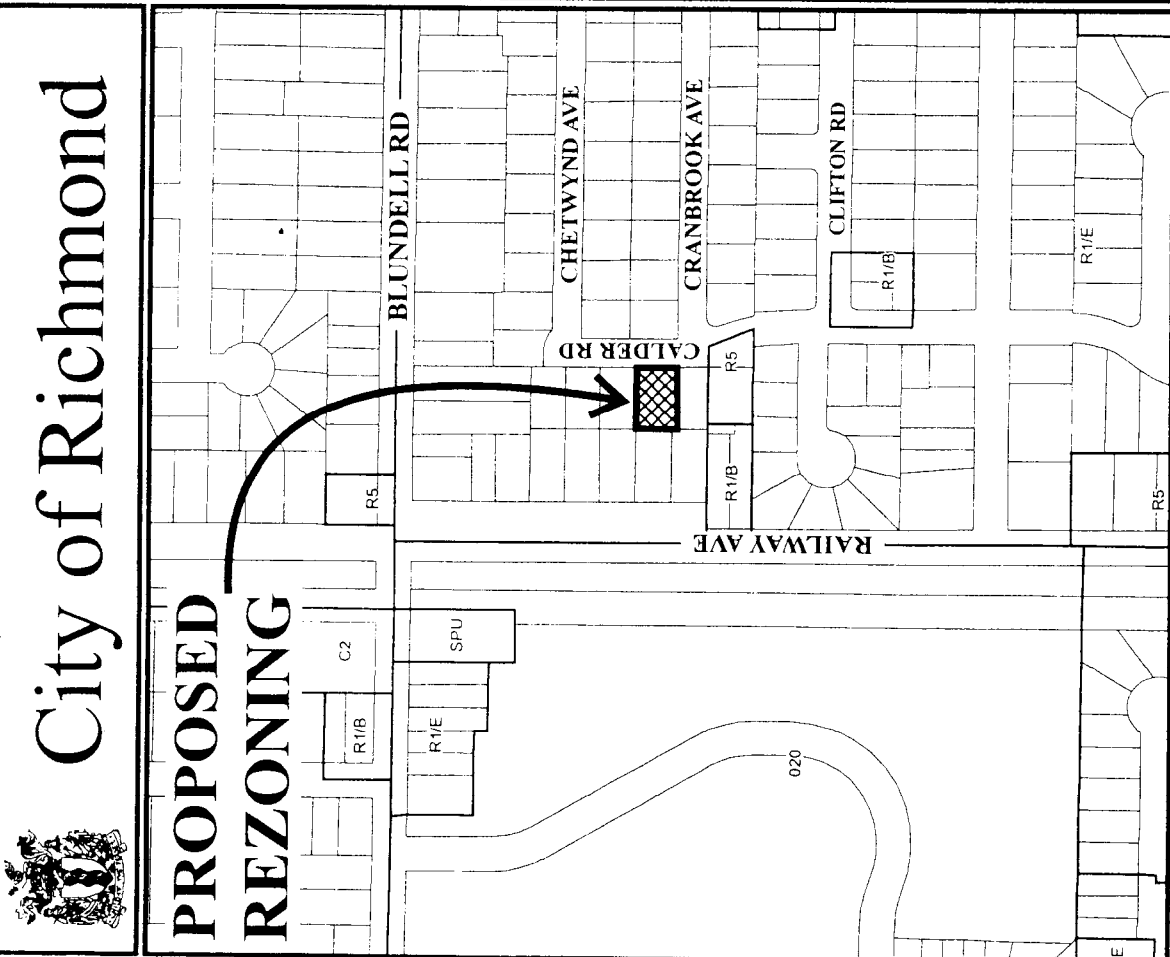
EL:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Aerial Photo
- Attachment 4: Lot Size Policy 5453



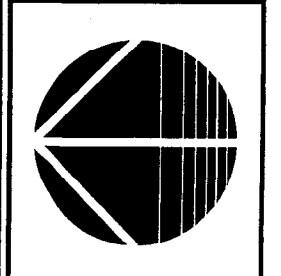
Original Date: 12/05/05
 Revision Date:
 Note: Dimensions are in METRES

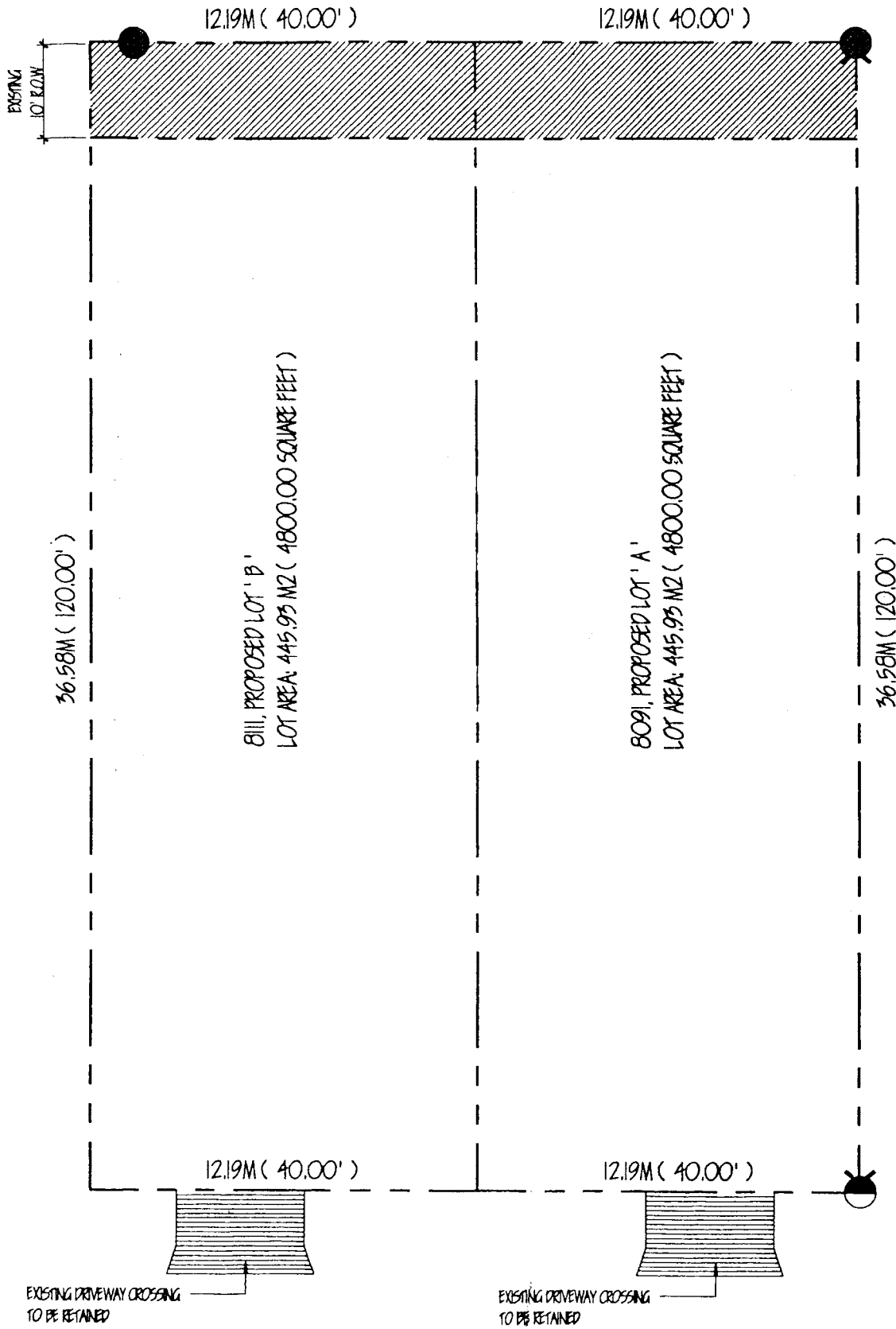
RZ 05-317983



City of Richmond

**PROPOSED
 REZONING**





Copyright reserved. No plan and design are, and it is to remain the exclusive property of Lung Design Group Ltd.

The General Contractor shall verify all dimensions and be responsible for all conditions on the job site. He shall request clarification of errors and discrepancies in the contract documents. Failure to check and clarify makes the Contractor responsible for any resulting, temporary and/or permanent conditions.

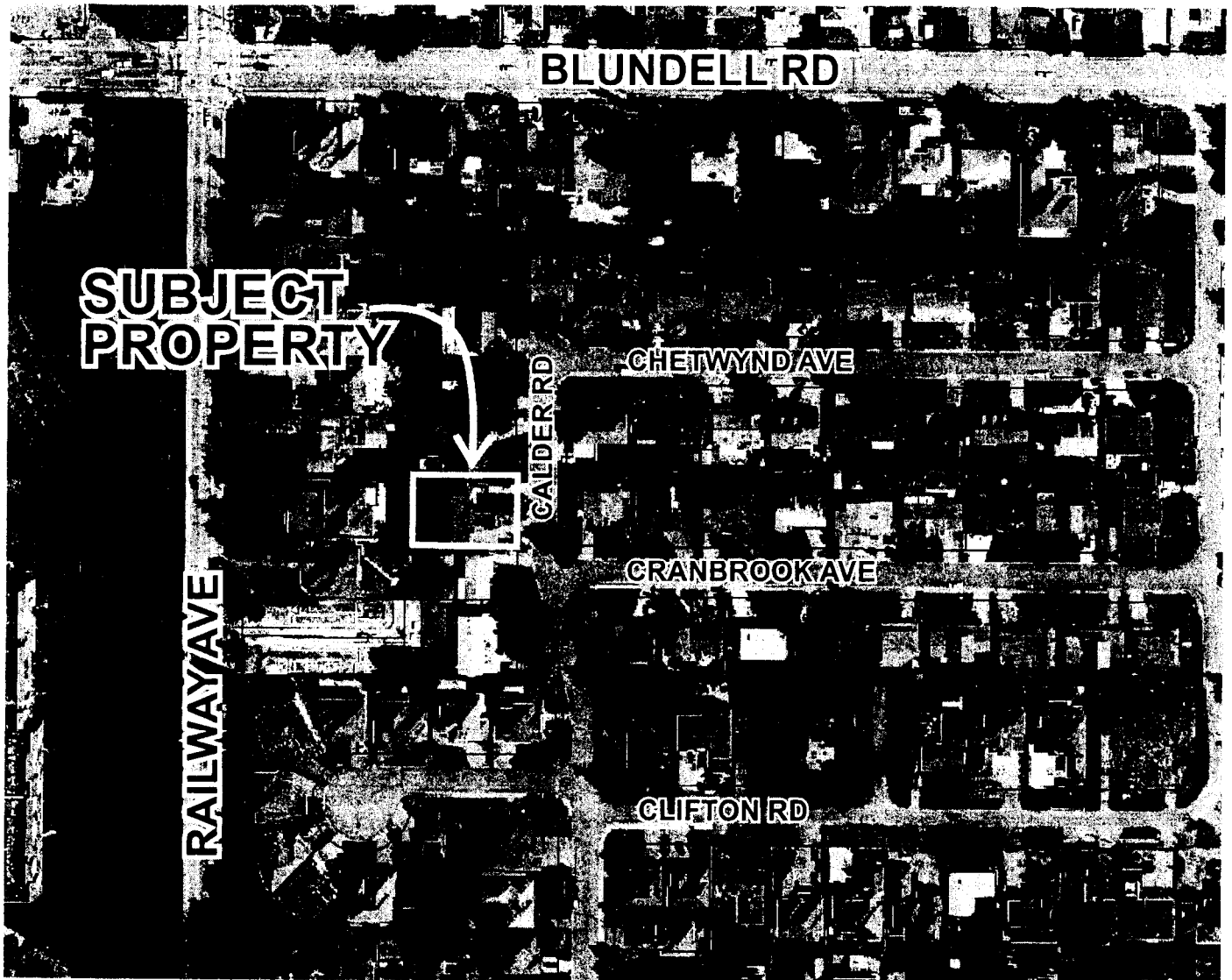
Revisions			
No.	Description	Date	By

Lung Designs Group Ltd.
 210-11811 Voyageur Way, Richmond, B.C. V6X 3J4
architectural & interiors
 Tel: 278-7482 Fax: 278-3871

NOV. 05, 2005 ISSUED FOR REZONING APPLICATION

Project For:
MR. SAMUEL CHEUNG

8091 - 8111 CALDER ROAD,
 RICHMOND, B.C.



RZ 05-317983

Date: 04/28/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 15, 1993

POLICY 5453Amended by Council: January 15, 2001 *
October 20th, 2003

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

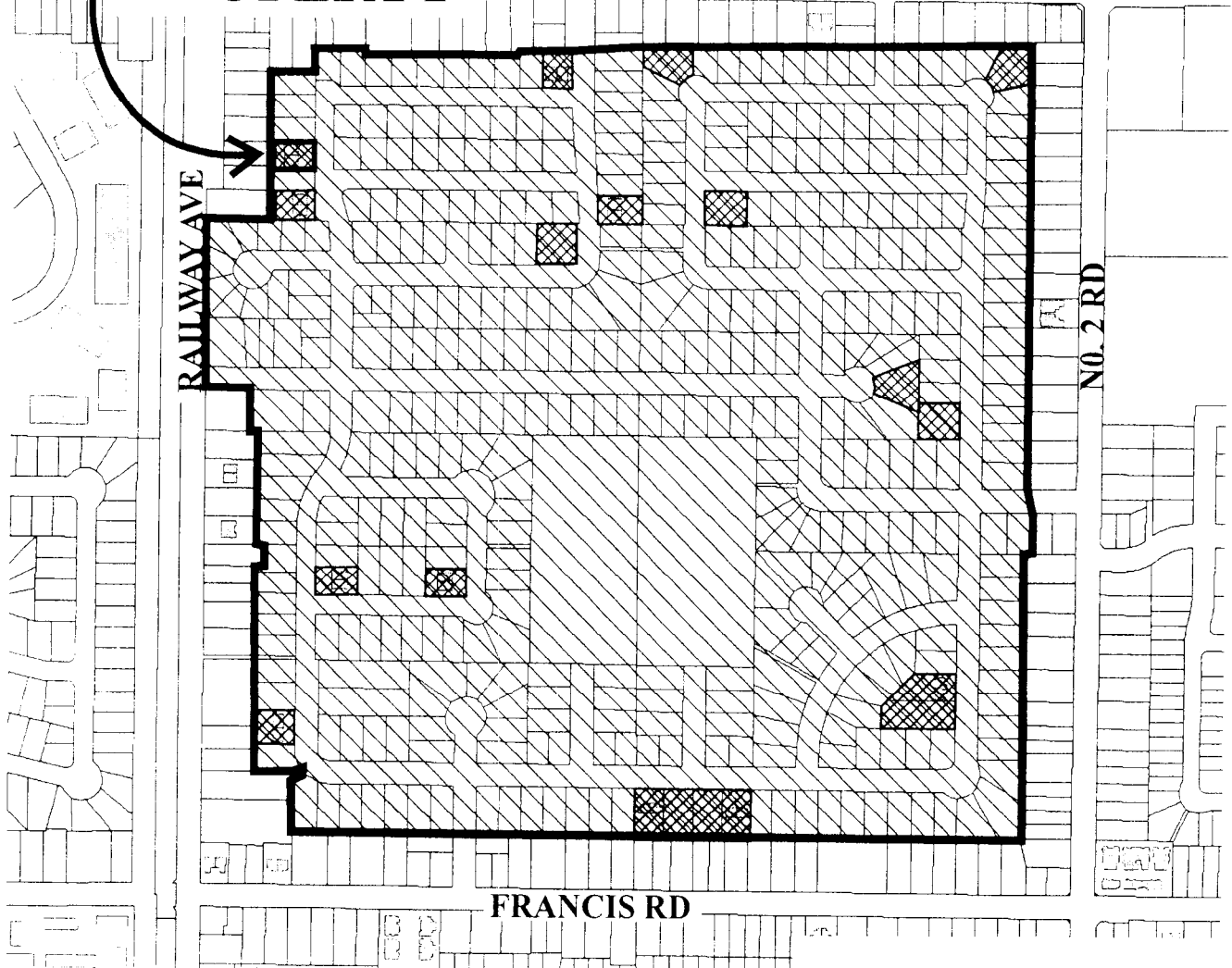
- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and



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, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

1081046

**SUBJECT
PROPERTY - BLUNDELL RD**



-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



**Policy 5453
Section 24-4-7**

Adopted Date: 11/15/93
Amended Date: 10/20/03



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8011 (RZ 05-317983)
8091 & 8111 CALDER 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. 001-236-571

Strata Lot 1 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW257 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

AND

P.I.D. 001-236-580

Strata Lot 2 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW257 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8011**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER