



City of Richmond
Urban Development Division

Report to Committee

To Council - Nov 24, 2003
To Planning - Nov 18, 2003

To: Planning Committee **Date:** October 20, 2003
From: Joe Erceg
Manager, Development Applications **RZ 03-241733**
File: 8060-20-7593
Re: **Application by Rav Bains for Rezoning at 3060/3080 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C)**

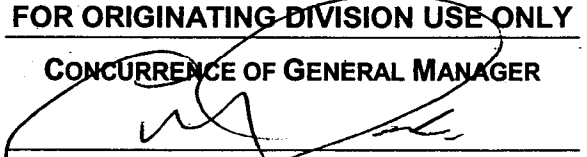
Staff Recommendation

That Bylaw No. 7593, for the rezoning of 3060/3080 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)", 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

Rav Bains has applied to the City of Richmond for permission to rezone 3060/3080 Blundell Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Single-Family Housing District, Subdivision Area C (R1/C) (minimum width 13.5 m or 44.291 ft.) to permit subdivision into two (2) single-family residential lots.

A change of applicant occurred on October 15th, 2003 as the applicant for the rezoning application was amended from Manjit Dhanda to Rav Bains. Staff received all necessary correspondence and the external signage was amended and posted accordingly.

Findings of Fact

Item	Existing	Proposed
Owner	Manjit Dhanda	To be determined
Applicant	Rav Bains	No change
Site Size	929 m ² (10,000 ft ²)	464.5 m ² (5,000 ft ²)
Land Uses	One duplex lot	Two single-family lots
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/C

Surrounding Development

The subject site is located on the south side of a block of Blundell Road that predominantly consists of duplex houses. Older single-family houses are located to the north across Blundell Road and to the south. A total of four (4) new houses zoned Single-Family Housing District, Subdivision Area C (R1/C) are located to the immediate east of the site.

Staff Comments

Environment and Land Use

The proposed rezoning is not subject to the Arterial Road Redevelopment or Lane Establishment Policy as the subject site is located west of No. 1 Road where Blundell Road is classified as a local collector road. Although there is no Lot Size Policy for the area, precedent for the subdivision of duplex lots does exist in the surrounding area. To the immediate east of the subject site, 3100/3120 Blundell Road and 3180/3200 Blundell Road were duplex lots rezoned to Single-Family Housing District, Subdivision Area C (R1/C), thus permitting four (4) new single-family homes.

Staff note that the precedent of rezoning duplex lots along this block will have implications as more rezoning applications are submitted. Six (6) duplex lots, including the subject site, along Blundell Road between Seafair Drive and Dalemore Road are quite wide with all duplex lot widths being at least 28.65 m (94 ft.). Lot width after subdivision will be 14.33 m (47 ft.), which leaves adequate width for the garage (typically 6 m or 20 ft. wide) as well as the front door and portion of the house. The proposed zoning also requires a 9 m (29.5 ft) setback to allow for a driveway with turn-around capability. However, fifteen (15) duplex lots between Dalemore Road and No. 1 Road have smaller widths (24.38 m or 80 ft.) and as a result, would only meet the minimum lot size requirements of Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.). As a result, frontage along Blundell Road will become an issue if single-family rezonings are submitted for the narrower duplex lots between Dalemore Road and No. 1 Road.

Engineering

No lane is required for the rezoning of the subject site. Staff recommend a complete sidewalk rebuild through a City Work Order across the entire frontage of the subject site as has been done for the neighbouring lot at 3100/3120 Blundell Road. One driveway with turn-around capability onto Blundell Road needs to be provided for each new proposed single-family lot.

Analysis

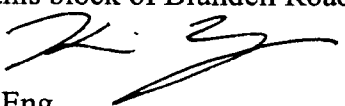
The precedent of rezoning duplex lots along Blundell Road between Seafair Drive and Dalemore Road has implications for the fifteen (15) duplex lots further east. These lots between Dalemore Road and No. 1 Road are narrower and will only permit rezoning to Single-Family Housing District, Subdivision Area B (R1/B). Therefore, house frontages being dominated by garage doors becomes more prevalent an issue. However, staff note that after the required side yard setbacks and implemented garage widths; approximately 3.6 m (12 ft.) will remain for the entrance and remaining portion of the front façade for each subdivided lot. Furthermore, if house frontage becomes an issue, the possibility of tandem garages could be explored. Staff have no concerns with regards to house and garage frontage for the subject rezoning at 3060/3080 Blundell Road.

Financial Impact

None.

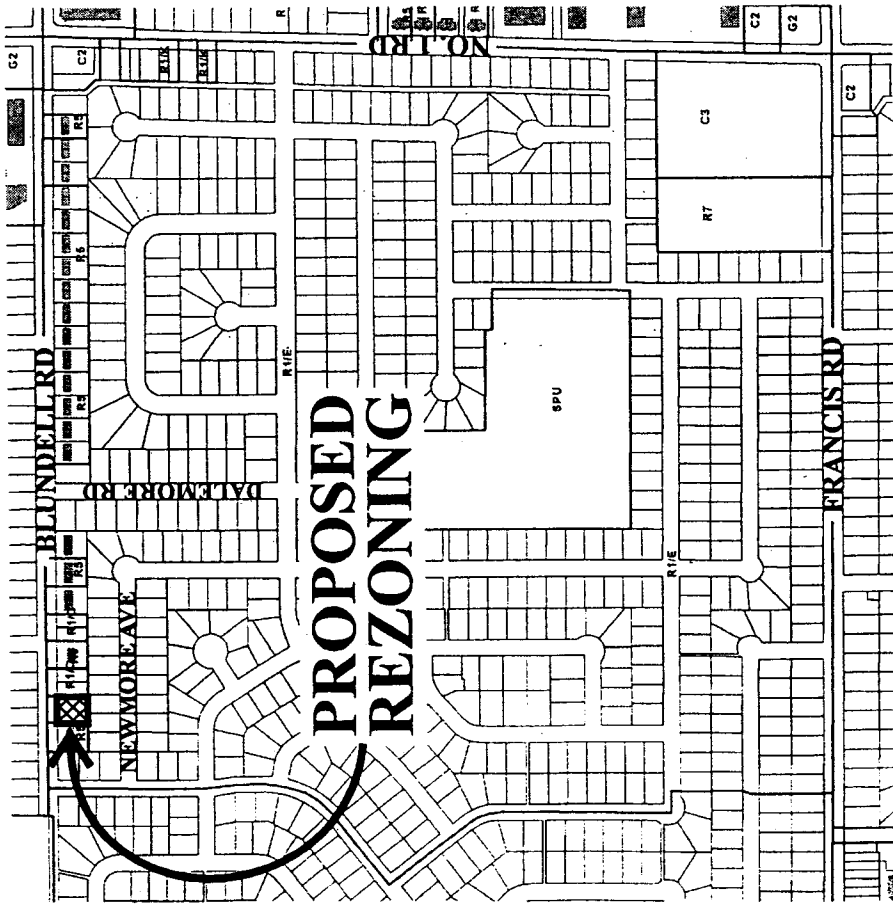
Conclusion

The application is to rezone the existing duplex to Single-Family Housing District, Subdivision Area C (R1/C). As the application is consistent with two (2) approved rezonings along this block of Blundell Road, staff supports the rezoning application.


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



City of Richmond



3091	3111	3131	3151
18.75	18.75	18.75	18.75

BLUNDELL RD

30.05	30.05	30.05	30.05
20.12	20.12	20.12	20.12
16	32.46	32.46	32.46
3391	3411	3431	3451
3	3	3	3

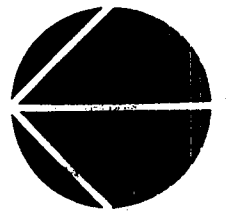
ATTACHMENT 1

Original Date: 07/30/03

Revision Date:

Note: Dimensions are in METRES

RZ 03-241733





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7593 (RZ 03-241733)
3060/3080 BLUNDELL 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 C (R1/C)**.

P.I.D. 009-004-114

Lot 325 Section 22 Block 4 North Range 7 West New Westminster District Plan 28787

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7593”**.

FIRST READING

NOV 24 2003

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK