



**City of Richmond**  
Urban Development Division

**Report to Committee**  
**Fast Track Application**

**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development

**Date:** March 11, 2004  
**File:** RZ 04-265929

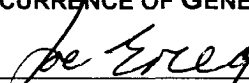
**Re:** **Application by Les Cohen and Azim Bhimani for Rezoning at  
7111/7131 Lucas Road from Two-Family Housing District (R5) to Single-Family  
Housing District, Subdivision Area B (R1/B)**

**Staff Recommendation**

That Bylaw No. 7689, for the rezoning of 7111/7131 Lucas Road from "Two-Family Housing District (R5)" 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**  


| Item | Details |
|------|---------|
|------|---------|

|                    |                            |
|--------------------|----------------------------|
| <b>Application</b> | RZ 04-265929               |
| <b>Location</b>    | 7111/7131 Lucas Road       |
| <b>Owner</b>       | Gisela Meier               |
| <b>Applicant</b>   | Les Cohen and Azim Bhimani |

|                               |                   |
|-------------------------------|-------------------|
| <b>Date Received</b>          | February 26, 2004 |
| <b>Acknowledgement Letter</b> | March 3, 2004     |
| <b>Fast Track Compliance</b>  | March 9, 2004     |
| <b>Staff Report</b>           | March 11, 2004    |
| <b>Planning Committee</b>     | April 6, 2004     |

|                                |   |
|--------------------------------|---|
| <b>Site Size</b>               | 921 m <sup>2</sup> (9,914 ft <sup>2</sup> )   |
| <b>Land Uses</b>               | <i>Existing</i> – A two-family dwelling<br><i>Proposed</i> – Two single-family residential lots (each approximately 460.5 m <sup>2</sup> or 4,957 ft <sup>2</sup> )                             |
| <b>Zoning</b>                  | <i>Existing</i> – Two-Family Housing District (R5)<br><i>Proposed</i> – Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.)                                |
| <b>Planning Designations</b>   | OCP Designation – Low Density Residential   |
| <b>Related Policies</b>        | Lot Size Policy 5432 (Subdivision permitted to R1/E – minimum width 18 m or 59 ft) – Section 702.05 of the Zoning and Development Bylaw exempts existing two-family dwellings from this policy. |
| <b>Surrounding Development</b> | Newer style single-family homes are located to the east and west. Older single-family dwellings across Lucas Road to the south.   |

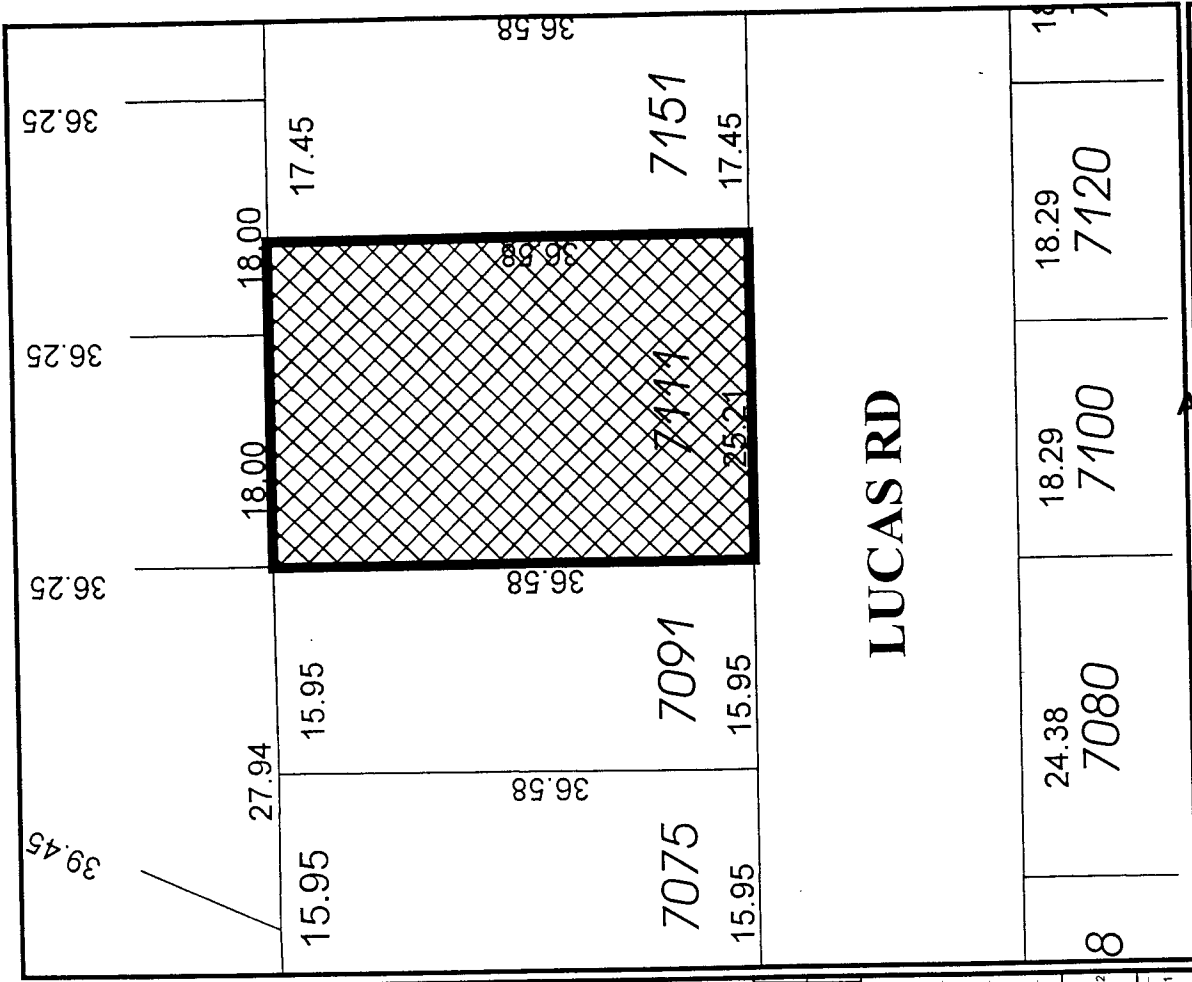
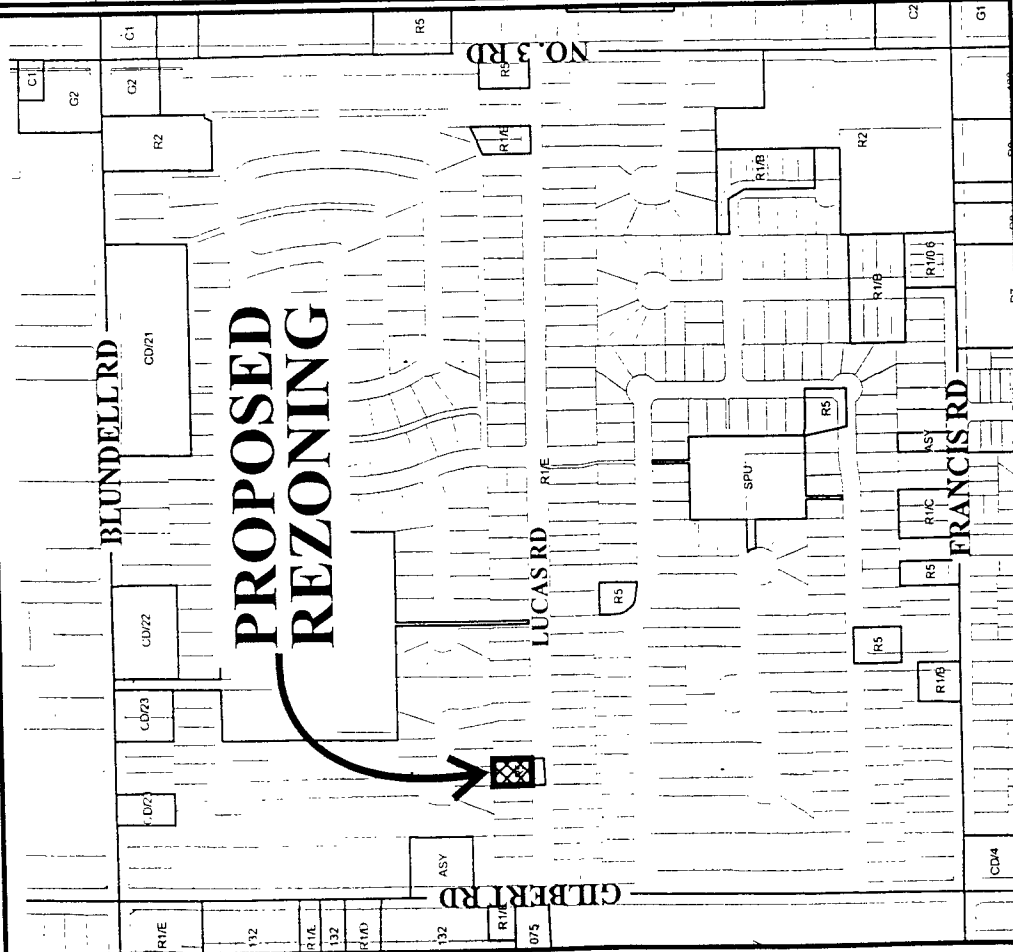
|                       |  |
|-----------------------|--|
| <b>Staff Comments</b> | <ul style="list-style-type: none"> <li>• Similar rezoning (7751 Lucas Road; RZ 01-116068) along Lucas Road approved in June, 2001.</li> <li>• The subject site has an existing two-family dwelling, and therefore is exempt from Lot Size Policy 5432 that restricts subdivision to R1/E so long as no more than two single-family lots are created.</li> <li>• Restrictive Covenant limiting the property to a maximum of two dwellings units is to be discharged at the subdivision stage.</li> </ul>  |
| <b>Analysis</b>       | <ul style="list-style-type: none"> <li>• Precedent for the proposed rezoning exists as a similar two-family dwelling was rezoned in June 2001 further east along Lucas Road (RZ 01-116068).</li> <li>• The proposal is consistent with regulations outlined in the Zoning and Development Bylaw exempting it from subdivision restrictions of Lot Size Policy 5432.</li> <li>• There is only one other remaining duplex located at the corner of Lucas Road and No. 3 Road (7851 Lucas Road) that has similar subdivision potential in the same manner as the subject site.</li> </ul> |
| <b>Attachments</b>    | Attachment 1 – Location Map<br>Attachment 2 – Lot Size Policy 5432<br>Attachment 3 – Zoning and Development Bylaw, Section 702.05  |
| <b>Recommendation</b> | Approval   |

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





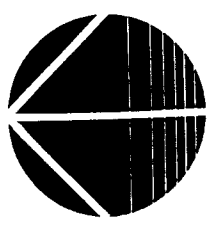
# City of Richmond



Original Date: 03/04/04  
Revision Date:  
Note: Dimensions are in METRES

ATTACHMENT 1

RZ 04-265929





## City of Richmond

## Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990

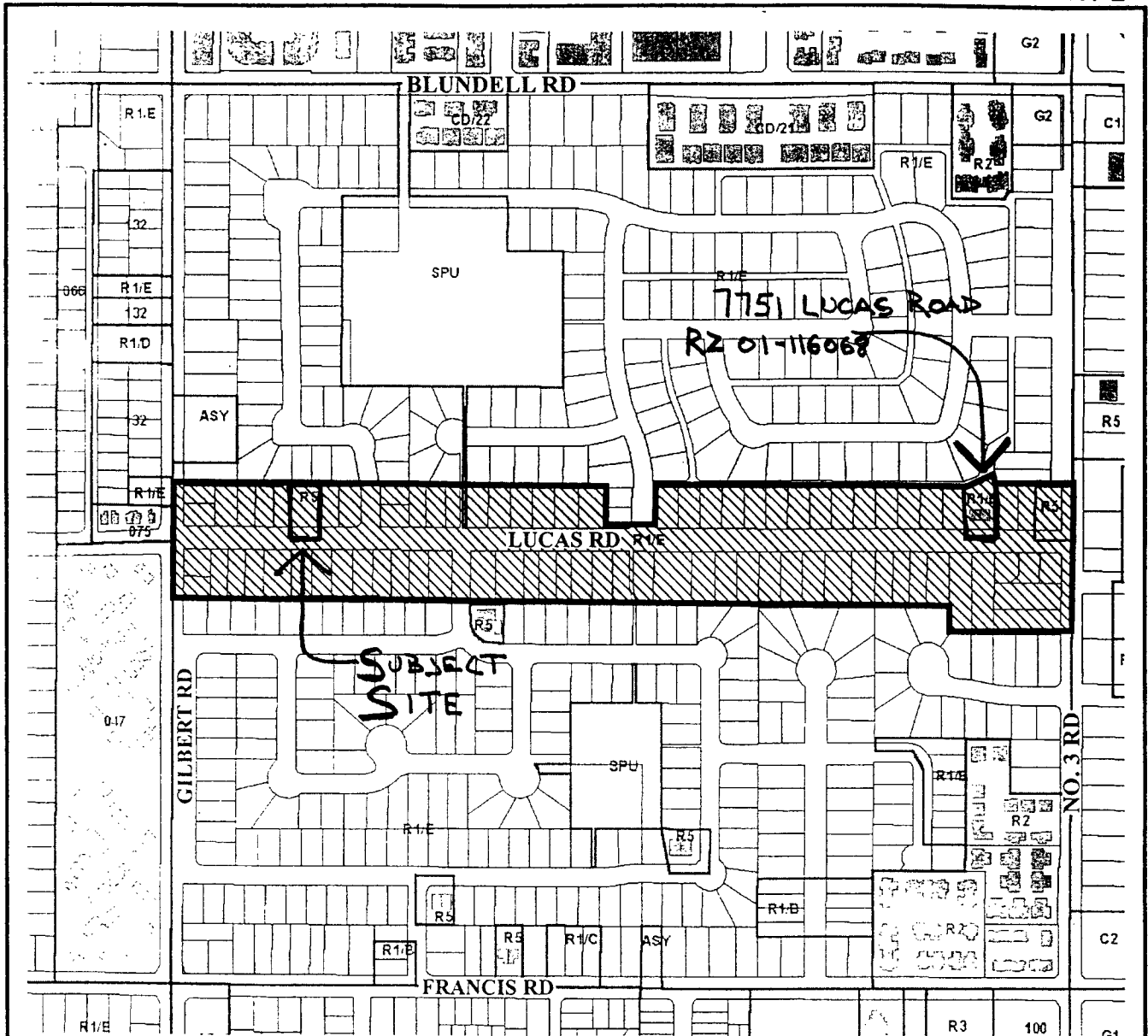
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
SINGLE-FAMILY LOT SIZE POLICY IN PORTION OF SECTION 20-4-6

**POLICY 5432:**

The following policy establishes lot sizes in a portion of Section 20-4-6, located on **Lucas Road, between Gilbert Road and No. 3 Road:**

That properties within the area located on Lucas Road between Gilbert Road and No. 3 Road, in a portion of Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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.



 Subdivision permitted as per R1/E



**POLICY 5432**  
**SECTION 20, 4-6**

Adopted Date: 06/19/89

Amended Date:

- .04 (a) Notwithstanding Section 703, where a **Rezoning** application is contrary to a lot size policy for a larger area, which has been adopted by Council in conjunction with considering a previous **Rezoning** application within the preceding five years, the current **Rezoning** application shall be submitted to Council, and Council shall, without hearing any delegations on the matter, either direct staff to process the application in conjunction with a reconsideration of the policy or deny the application.
- (b) Where Council directs that the **Rezoning** application be processed in conjunction with the reconsideration of the applicable policy, then the process set out in Section 703 shall be followed.

**Section 702.05**

*Bylaw 7155  
2000/09/18*



- .05 Section 702 does not apply when the land which is the subject of the application is:
  - (i) the site of a legal **two-family dwelling** and intended to be subdivided into no more than two **one-family dwelling lots**; or
  - (ii) along an arterial road and not within a Lot Size Policy area that has been adopted within the previous five years.
- .06 Where, in accordance with Section 702.05 ii), there is a rezoning application along an arterial road in an existing Lot Size Policy area that has been in place over five years, Council will determine whether to remove all the properties in the block which front the subject arterial road from the applicable lot size policy in conjunction with consideration of the rezoning application.

**703**

**PROCESS**

- .01 (a) An applicant for **Rezoning** shall, prior to Council's consideration of first reading of the bylaw to amend the Zoning and Development Bylaw, post and maintain on the subject property clearly visible signage which indicates the intent of the application, and which complies with the standards set out in Schedule A accompanying and forming part of this Division.

*Bylaw 7610  
2003/12/15*



- Where the Manager of Development Applications advises the applicant that the sign required is deficient, all corrections and modifications to such signage must be completed as soon as possible and approved by the Manager not less than two weeks prior to the Public Hearing on the application in question.
- (b) In every case, a sign shall be located adjacent to the **front property line**. Where the subject property also abuts a separate but unconnected improved **public road**, a like sign shall also be located adjacent to the second **public road**.



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7689 (RZ 04-265929)  
7111/7131 LUCAS 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. 003-808-611

Lot 453, Except Part Subdivided by Plan 64025 Section 20 Block 4 North Range 6 West New Westminster District Plan 57582

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7689”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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| CITY OF RICHMOND                          |
| APPROVED for content by originating dept. |
| <b>HB</b>                                 |
| APPROVED for legality by Solicitor        |

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK