



City of Richmond
Urban Development Division

**Report to Committee
Fast Track Application**

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Rav Bains for Rezoning at 10620 Gilbert Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area B (R1/B)**

To Council - Jun 29, 2004
to Planning - June 22, 2004.
Date: June 9, 2004

RZ 04-270746

File: 12-8060-20-7756.

Staff Recommendation

That Bylaw No. 7756, for the rezoning of 10620 Gilbert 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

Item	Details
Application	RZ 04-270746
Location	10620 Gilbert Road
Owner	Dalwara, Kuldip, Jetinder and Purbjit Sidhu
Applicant	Rav Bains
Date Received	May 13, 2004
Acknowledgement Letter	May 25, 2004
Fast Track Compliance	June 4, 2004
Staff Report	June 8, 2004
Planning Committee	June 22, 2004
Site Size	1,228 m ² (13,218 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family lots each approximately 614 m ² or 6,609 ft ²
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) <i>Proposed</i> – Single-Family Housing District, Subdivision Area B (R1/B) (Minimum width 12m or 39 ft.)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – <i>Complies.</i>
Surrounding Development	<ul style="list-style-type: none"> The subject lot has a double frontage along Gilbert Road and Monashee Drive. The dwelling currently fronts Gilbert Road with one established vehicle driveway onto the arterial road. Three single-family dwellings to the north are older in character with driveway access onto Gilbert Road only. The dwelling to the immediate south also has a double frontage with the dwelling fronting the internal residential subdivision with the driveway and front door oriented to Monashee Drive. A majority of the houses within the Monashee Drive cul-de-sac are new single-family dwellings on existing R1/E designated lots.
Staff Comments	<ul style="list-style-type: none"> There is no Lot Size Policy guiding residential subdivision in this neighbourhood. As the subject lot is located along an arterial road, the Arterial Road Redevelopment Policy is applicable. However, this lot is situated in an unusual manner, with frontages on both Gilbert Road and Monashee Drive. As alternative vehicle access is already established through Monashee Drive, the Lane Establishment Policy does not apply. The applicant is proposing to rezone and subdivide the subject lot, with both the dwellings frontages and all vehicle access to be from Monashee Drive only. Although the applicant is applying to rezone to R1/B, the subject lot is wide (approximately 28 m). After subdivision, both lots will each be at least 14 m wide. Potential redevelopment for the three properties to the north (10560, 10600 and 10606 Gilbert Road) exists in the form of a consolidated townhouse project. Subdivision potential on these sites is severely problematic due to the jogged property line and vehicle access limitations. The property immediately to the south of the subject lot (10691 Monashee Drive) does not have redevelopment potential due to the fact that it would require a rezoning and subdivision to the R1/A zone (minimum width 9 m or 29.5 ft wide lots). As the resulting lots would be narrow and fronting Monashee Drive, the housing form and character

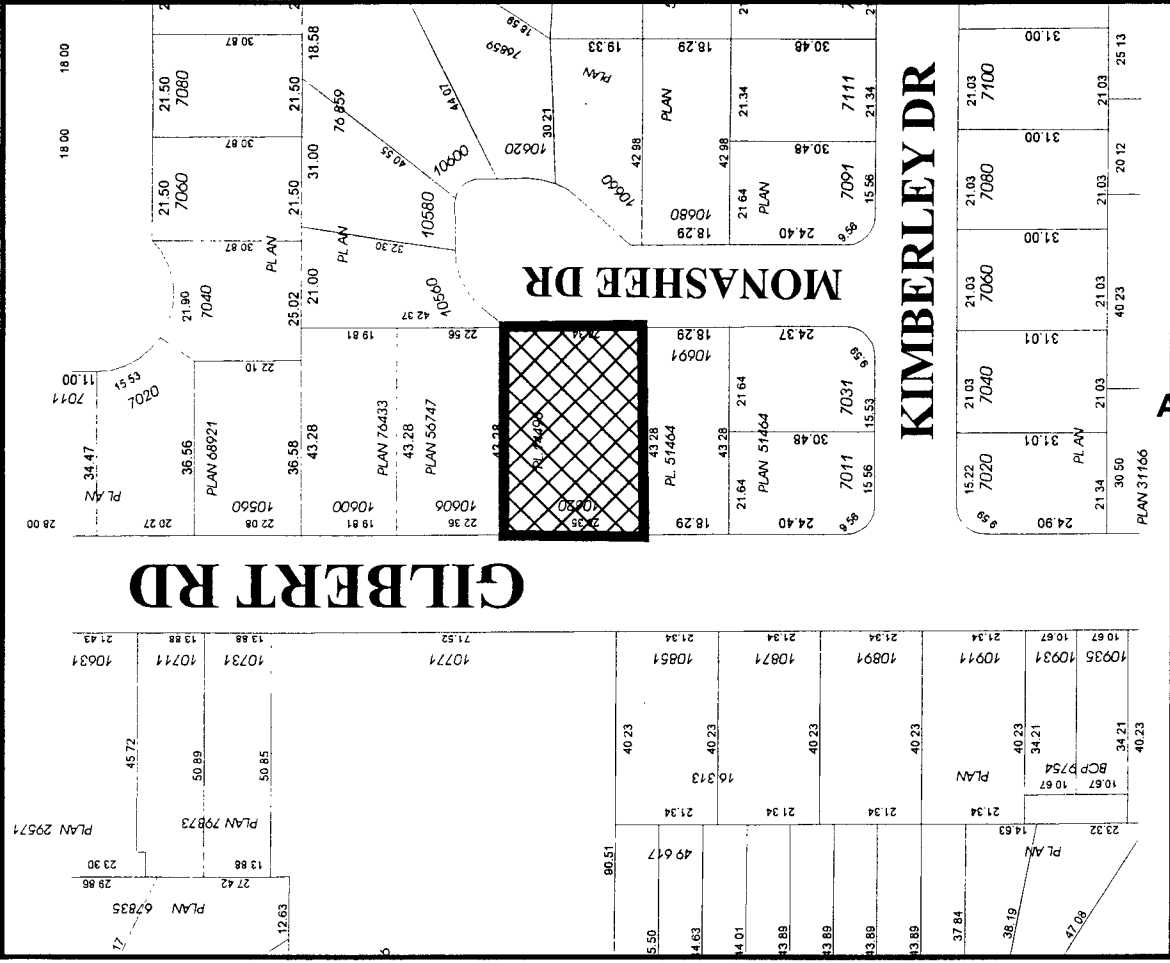
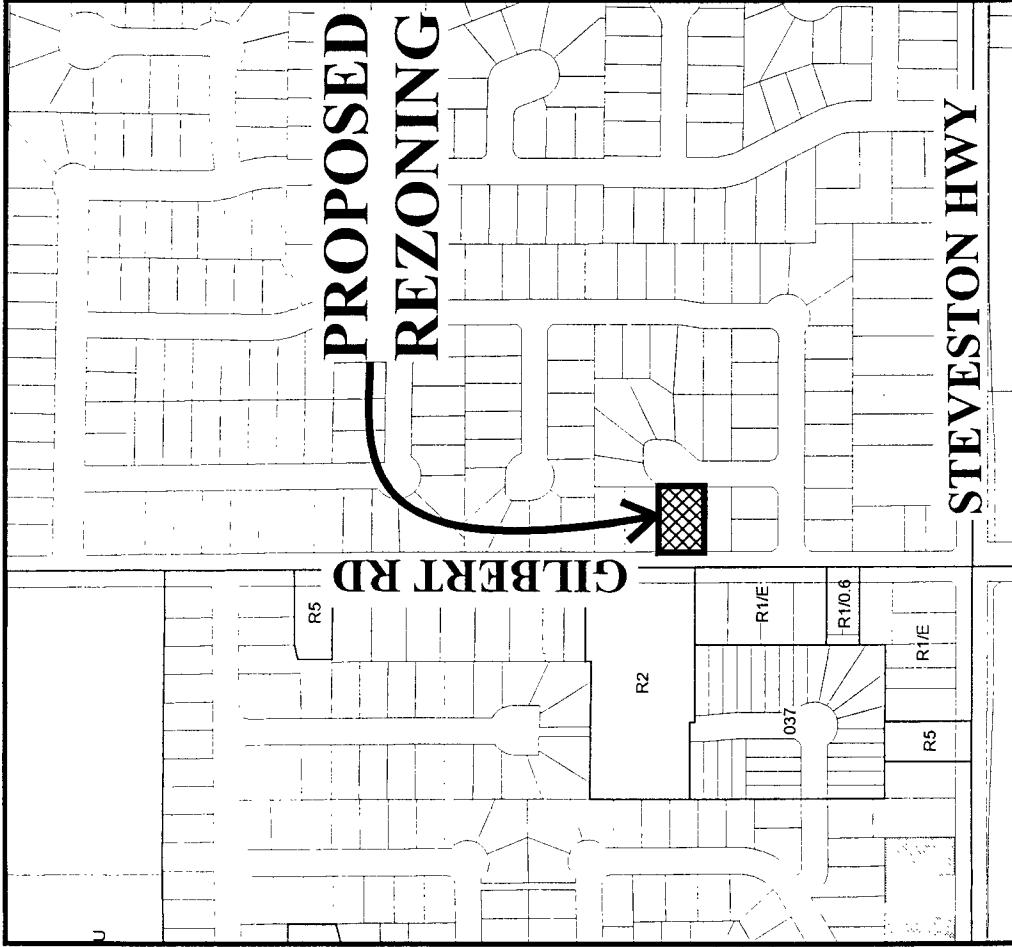
	<p>would not be consistent with existing dwellings in the established neighbourhood along Monashee Drive. Therefore, this property to the south of the subject lot does not have subdivision potential.</p> <ul style="list-style-type: none"> An issue associated with this application is whether dwellings should be oriented to Monashee Drive or Gilbert Road. Vehicle access for either option is required to be from Monashee Drive only and not from the arterial road as outlined in Bylaw 7222 - Residential Lot (Vehicular) Access Regulation.
<p>Analysis</p>	<p>Although the Arterial Road Redevelopment Policy supports a residential subdivision of the subject lot, staff foresee two options for consideration relating to orientation of proposed lots and dwellings.</p> <p>Option 1: Two single-family lots fronting Gilbert Road</p> <ul style="list-style-type: none"> This option would result in single-family dwellings fronting Gilbert Road with garages located at the rear, accessed from Monashee Drive only. Although the dwelling frontage is along Gilbert Road, the resulting frontage along Monashee Drive would consist of garage doors and fencing that is not consistent with existing housing character in the cul-de-sac, including the lot to the south. Staff do not support this option, as the resulting residential development would not be sensitive too nor fit in with the established residential neighbourhood along Monashee Drive. <p>Option 2 - Recommended: Two single-family lots fronting Monashee Drive</p> <ul style="list-style-type: none"> This option proposed by the applicant would result in dwellings and driveway access fronting Monashee Drive with rear yards along Gilbert Road. By orienting dwellings, garages and driveways onto Monashee Drive only, the proposed residential redevelopment fits in better with existing housing character. However, this option will result in rear yards and associated fencing being located along the Gilbert Road frontage, which is not aesthetically desirable. To address this issue, the applicant is required to provide landscape screening along the Gilbert Road property line to obscure the fence. Both the fence and landscaping is to be located within the boundaries of the subject lot. This landscaping will be secured through a landscape plan and letter of credit at subdivision stage. The applicant has agreed to this requirement. <p>The subject application complies with the Arterial Road Redevelopment Policy, which allows for single-family residential redevelopment at 0.55 floor area ratio (F.A.R.). This proposal would allow for removal of the existing driveway access onto Gilbert Road.</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan</p>
<p>Recommendation</p>	<p>Staff support the application to rezone and subdivide the subject lot into two (2) R1/B lots, which front onto Monashee Drive.</p>



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



City of Richmond



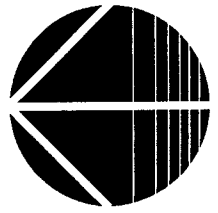
ATTACHMENT 1

Original Date: 05/18/04

Revision Date:

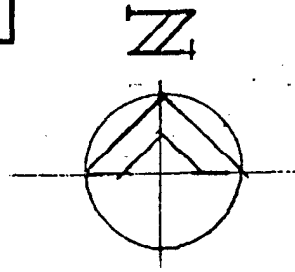
Note: Dimensions are in METRES

RZ 04-270746

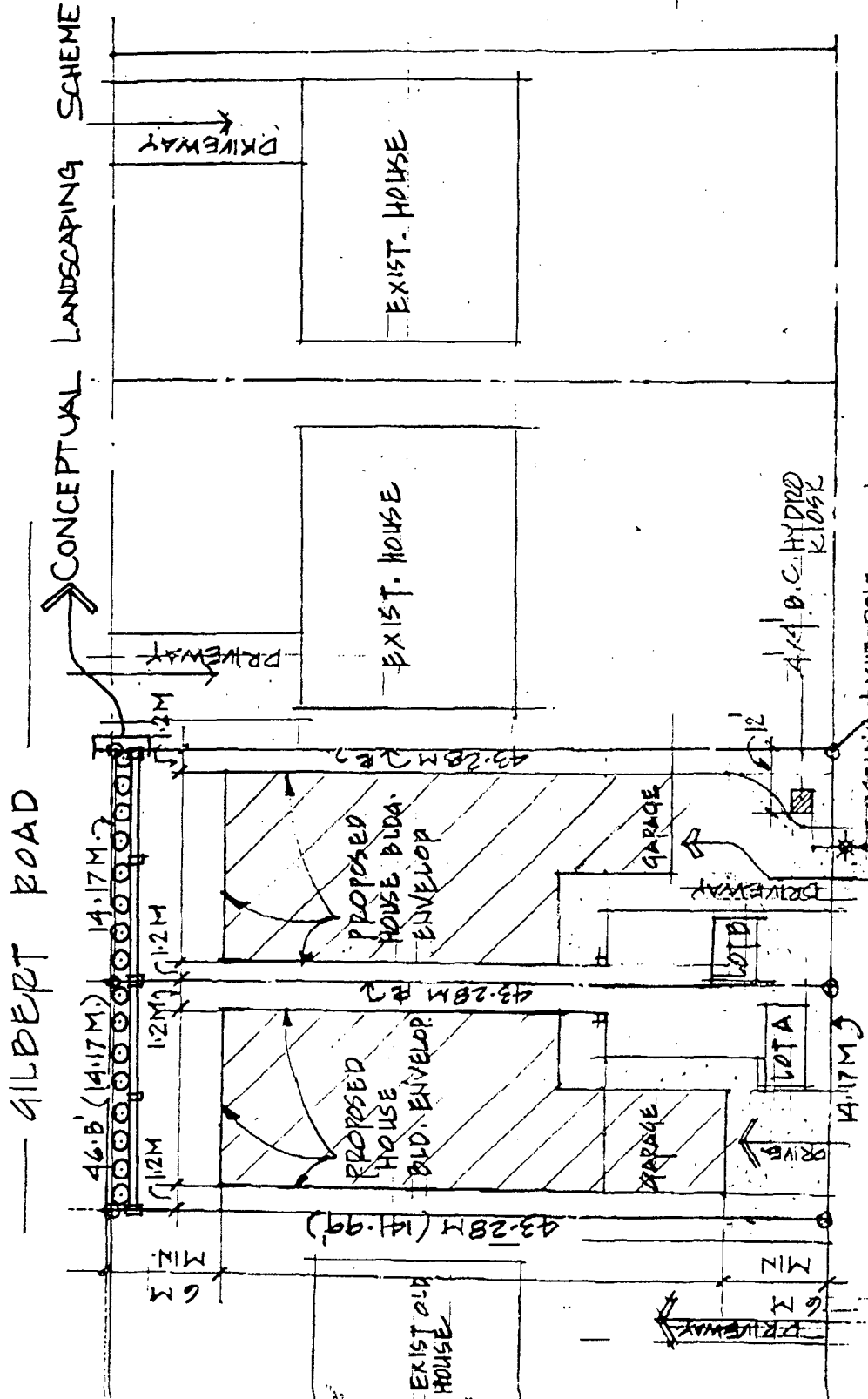


ATTACHMENT 2

Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage



PROPOSED REZONING AND SUBDIVISION FOR RAY BAINS FOR PROPERTY LOCATED AT 10620 GILBERT ROAD. PROPOSED REZONING FROM R1/E (S.F.H.D.) TO R1/B. PROPOSED HOUSES WILL BE FACING EAST (CENT. AT MONASHEE DRIVE).



CONCEPTUAL LANDSCAPING SCHEME

MONASHEE DRIVE

EXIST. HOUSE
EXIST. HOUSE
PROPOSED HOUSE ENVELOP
PROPOSED HOUSE ENVELOP
GARAGE
GARAGE
LOT A
LOT B
DRIVEWAY
DRIVEWAY
4x4 D.C. HYDRD KIOSK
EXISTING LIGHT POLE TO BE RELOCATED.

HEAD. DESCRIPTION
LOT C, SEC. 22-4-0
PLAN 1449B
REV. JUNE 8/06

SITE PLAN
SCALE 1/8"=1'-0"



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7756 (RZ 04-270746)
10620 GILBERT 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. 004-150-996

Block "C" Except:

Firstly: Part Subdivided by Plan 42475

Secondly: Part Subdivided by Plan 56747

Thirdly: Part Subdivided by Plan 76433,

Section 32 Block 4 North Range 6 West New Westminster District Plan 14498

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7756**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUN 29 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK