



To: Planning Committee
From: Raul Allueva
Director of Development
Date: June 21 2004
File: RZ 04-269086
Re: **Application by Rav Bains for Rezoning at 4240 No. 5 Road from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District (R1 - 0.6)**

Staff Recommendation

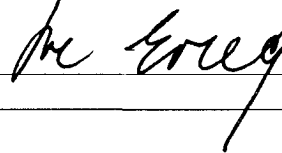
That Bylaw No. 7764, for the rezoning of 4240 No. 5 Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Single-Family Housing District (R1 - 0.6)”, be introduced and given first reading.


Raul Allueva
Director of Development

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 4240 No. 5 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) (minimum width 18 m or 59 ft.) to Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 29.5 ft.) in order to permit the property to be subdivided into two (2) new single-family residential lots with a new lane along the east property line (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Sameet Lilli; Narinder Bains	To be determined
Applicant	Rav Bains	No change
Site Size	806 m ² (8,676 ft ²)	One lot 271 m ² (2,917 ft ²)* One lot 319 m ² (3,434 ft ²)* <i>*Excludes frontage and lane dedication.</i>
Land Uses	An existing single-family dwelling	Two single-family lots
OCP Designation	Neighbourhood Residential	No change
East Cambie Area Plan Designation	Residential (Single-Family Only)	No change
Zoning	R1/F	R1 – 0.6

Surrounding Development

The subject site is located at the corner of No. 5 Road and Woodhead Road with neighbouring properties containing older single-family dwellings. Across Woodhead Road to the north is the St. Monica Parish Roman Catholic Church. Newer houses are located further to the south along No. 5 Road and within the residential subdivision to the southeast. An existing lane system is situated to the south and services dwellings fronting No. 5 Road and Cameron Drive.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policy

Both policies support numerous residential redevelopment options along designated arterial roads. The Arterial Road Redevelopment Policy supports single-family dwellings at a density of 0.6 floor-area-ratio (F.A.R.), which is what is proposed for the subject site. As this portion of No. 5 Road is identified for long-term lane establishment, the developer will be required to dedicate a 6 m wide lane as well as design and construct the laneway to City standards.

East Cambie Area Plan

The subject site is located in the East Cambie Area Plan. Land use designation for this portion of the Area Plan is for single-family residential development only. The redevelopment proposal is consistent with this designation.

Staff Comments

Development Applications – Land Use

This application was referred to the Ministry of Transportation for review. As with past applications along this portion of No. 5 Road, the Ministry has required a 5.18 m road dedication along No. 5 Road. This 5.18 m dedication applies to the subject lot and is to enable future road widening. A 6 m lane dedication along the rear property line (east property line) is also required for establishment of a lane access from Woodhead Road. Due to the dedication of land at the front and rear of the property, the subject lot would no longer meet minimum lot dimensions (11 m minimum width for corner properties) and area requirements (270 m² minimum area) of the Single-Family Housing District (R1 – 0.6) zone. To address this, staff examined options to enable redevelopment of this lot.

In order to maintain dedication requirements along No. 5 Road, staff reviewed the possibility of reducing the 6 m lane dedication to 5.35 m and retain the balance of the 6 m through a 0.65 m right-of-way (ROW). This would enable the developer to adjust the subdivision plan in order to meet minimum lot size and area requirements outlined in the proposed zoning. The combining of the right-of-way (ROW) and dedication enables the subdivided lots to meet dimension requirements of the Single-Family Housing District (R1 – 0.6) zone, while maintaining the required width for the laneway. Staff have reviewed this option with related departments with no objections noted.

Development Applications – Utilities and Engineering

Attachment 3 outlines rezoning requirements and general conditions of subdivision. Rezoning requirements cover dedication of lands along No. 5 Road and for the lane at the rear.

At future subdivision, a Servicing Agreement will be required for the design and construction of lane works. A Restrictive Covenant will also be required to ensure that access to the new proposed corner lot is from the future laneway only. No direct vehicle access will be permitted to Woodhead Road. The property owner must also enter into a Restrictive Covenant to ensure that all setback requirements pertaining to the rear yard of the proposed new lots be measured from the right-of-way (ROW) line.

Analysis

The application for a residential subdivision complies with land use designations identified in the East Cambie Area Plan and associated policies relating to redevelopment along arterial roads. The applicant is to dedicate portions of property along No. 5 Road for future road widening (as required by the Ministry of Transportation) and along the rear of the property for the future lane.

A permanent lane access from Woodhead Road, which services the subject site, will be established as part of the redevelopment process. There is an existing lane system to the south servicing properties fronting No. 5 Road and Cameron Drive. As all properties to the south between the subject site and existing lane have redevelopment potential, there remains a good

possibility that the lane being established from Woodhead Road as part of this application will connect to the existing lane system to the south.

Financial Impact

None.

Conclusion

Staff support the application to rezone 4240 No. 5 Road to Single-Family Housing District (R1 - 0.6) as the proposal complies with policies guiding redevelopment along arterial roads.



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

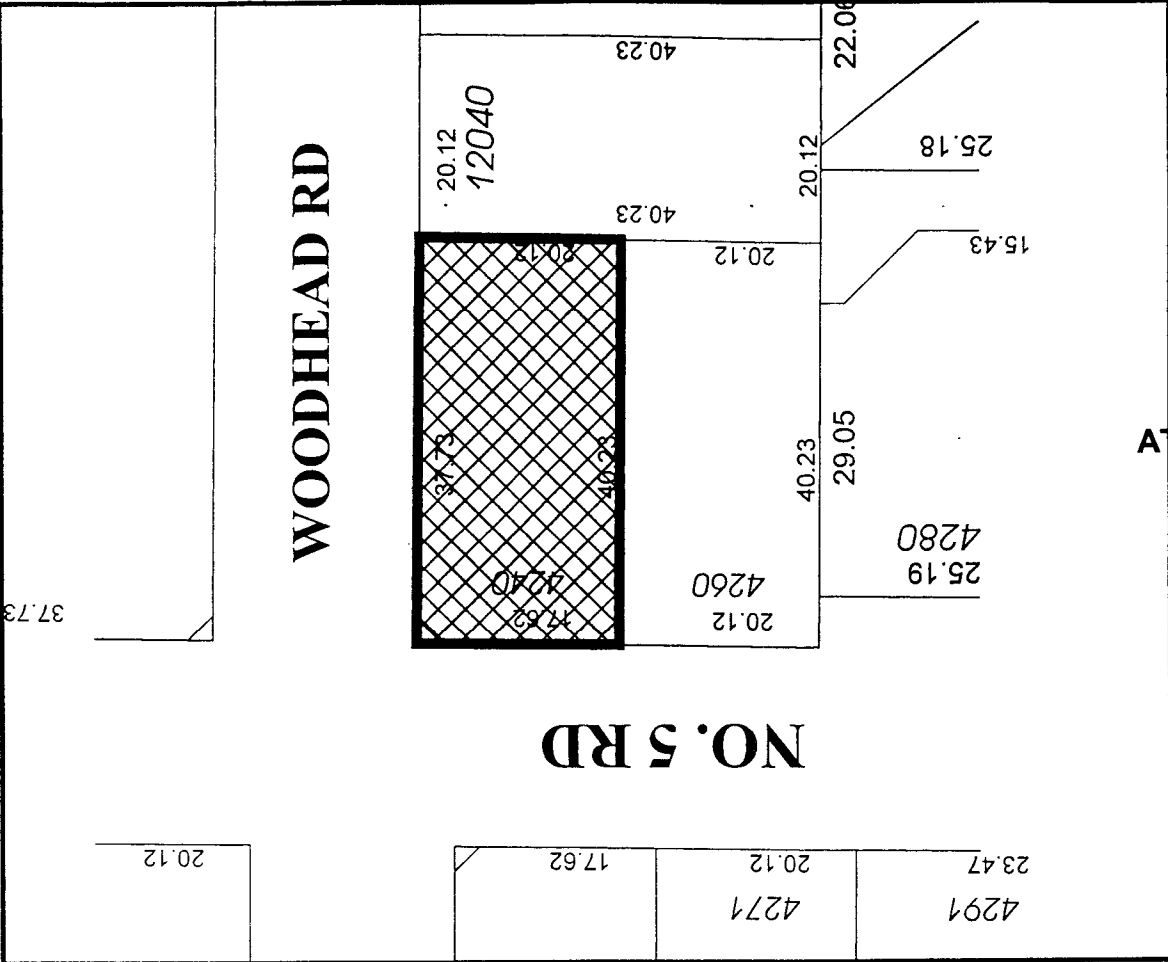
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The following are requirements to be completed prior to final adoption of the rezoning:

1. Ministry of Transportation approval.
2. Registration of an aircraft noise covenant.
3. Dedicate 5.18 m along No. 5 Road along with a 4 m x 4 m corner cut at Woodhead Road and No. 5 Road.
4. Dedicate 5.35 m along the east property line.
5. The granting of a 0.65 m wide public rights-of-passage right-of-way adjacent to the 5.35 m lane dedication. This public rights-of-passage right-of-way must widen to 1.65 m at Woodhead Road to allow for the lane to avoid a power pole located just west of the east property line. The tapering of the right-of-way must begin at the shared property line between the proposed two (2) lots. Total combined width of the dedication and right-of-way at the entranceway to the lane at Woodhead Road must be 7 m.

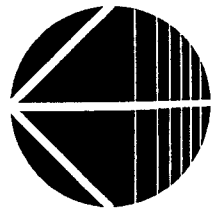


City of Richmond



ATTACHMENT 1

RZ 04-269086



Original Date: 04/19/04

Revision Date:

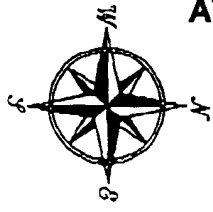
Note: Dimensions are in METRES

ENTERED

**PROPOSED SUBDIVISION PLAN OF LOT 1 SECTION 31
BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 16008**

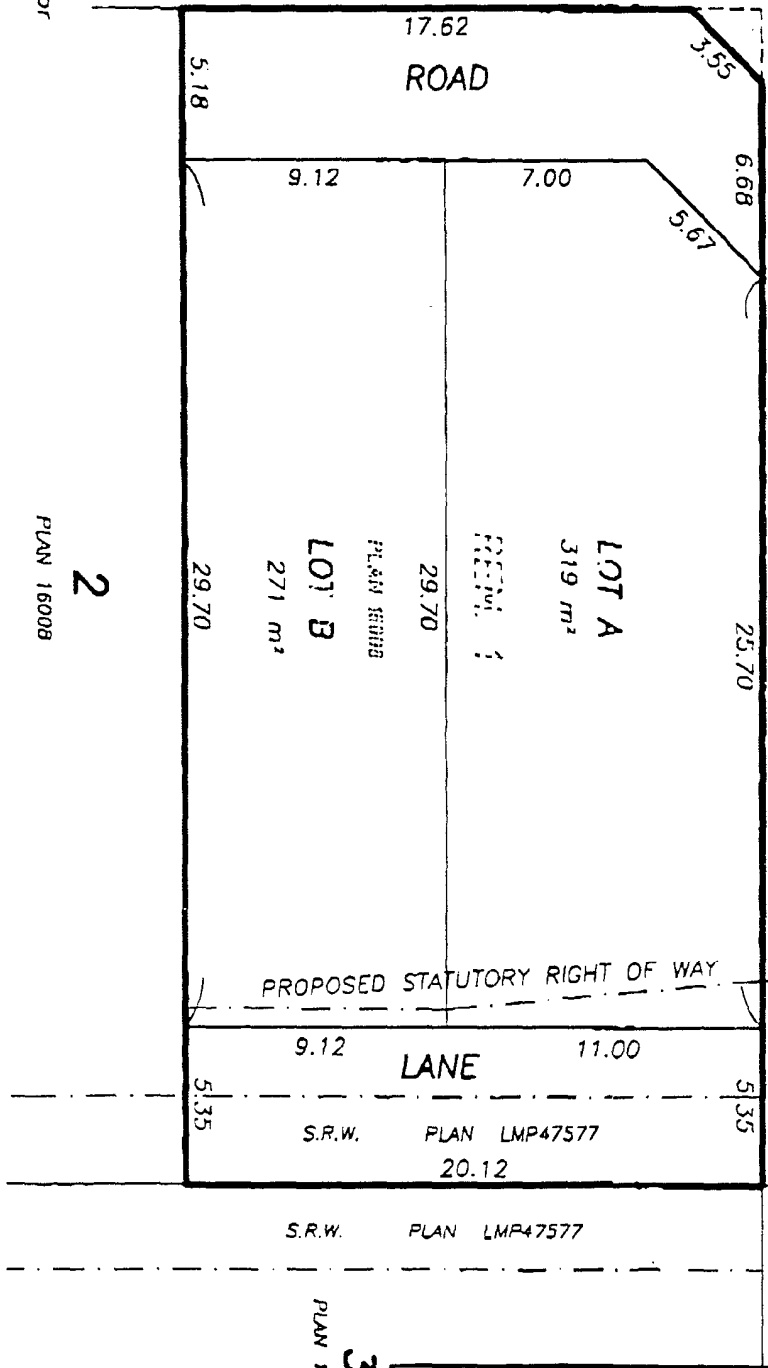
#4240 No. 5 ROAD
RICHMOND, B.C.

ATTACHMENT 2



NUMBER 5 ROAD

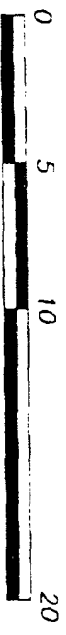
REF. PLAN LMP22889



2

PLAN 16008

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctom@telus.net
 Job No. 2494
 Drawn By: KA

DWG No. 2494-PRO-SUB-2

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

3
PLAN 16008

June 18th, 2004.

Conditional Rezoning Requirements
4240 No. 5 Road RZ 04-269086

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. 5.35m lane dedication along the entire east property line.
2. 5.18m road dedication along the entire No. 5 Road frontage.
3. The granting of a 0.65m wide public rights of passage right-of-way adjacent to the 5.35m lane dedication. This public rights of passage right-of-way must widen to 1.65m at Woodhead Road to allow for the lane to avoid a power pole located just west of the east property line. The tapering of the right-of-way must begin at the shared property line between the proposed two lots. Total combined width of the dedication and right-of-way at the entranceway to the lane at Woodhead Road must be 7 m.
4. Registration of an aircraft noise covenant.
5. Ministry of Transportation approval.

Also note that the following are some of the requirements to be completed at future subdivision:

1. Registration of a restrictive covenant ensuring that the only means of access for the new proposed corner lot is to the lane and that there be no access to Woodhead Road.
2. Registration of a restrictive covenant ensuring that all setback requirements pertaining to the rear yard of the proposed new lots be measured from the right-of-way line.
3. Enter into a Servicing Agreement* (\$1,000 application fee) for the design and construction of lane works at 4240 No. 5 Road. Works include, but are not limited to 5.1m wide pavement with roll curb & gutter on both sides, storm sewer and laneway street lighting . The laneway must be designed to safely avoid the existing power pole located at the east property line.

* Note: This requires a separate application.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7764 (RZ 04-269086)
4240 NO. 5 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 (R1 – 0.6)**.

P.I.D. 004-119-053

Lot 1 Except Part in Plan LMP22889 Section 31 Block 5 North Range 5 West New Westminster District Plan 16008

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7764**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK