



City of Richmond
Urban Development Division

**Report to Committee
Fast Track Application**

To: Planning Committee
From: Raul Allueva
Director of Development

To Council - Apr 26, 2004
To Planning - Apr 20, 2004
Date: April 02, 2004
RZ 04-266769
File: 8060-20-7691

Re: **Application by Rav Bains for Rezoning at 7611 Eperson Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

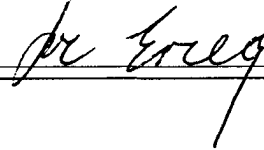
That Bylaw No. 7691, for the rezoning of 7611 Eperson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 04-266769
Location	7611 Eperson Road
Owner	Robert and Betty Robertson
Applicant	Rav Bains

Date Received	March 2, 2004
Acknowledgement Letter	March 4, 2004
Fast Track Compliance	March 10, 2004
Staff Report	April 02, 2004
Planning Committee	April 20, 2004

Site Size	1,484 m ² (15,974 ft ²)
Land Uses	<i>Existing</i> – One (1) single-family residential dwelling <i>Proposed</i> – Once consolidated with neighbouring lot - Six (6) single-family residential lots in the range of 434 m ² (4,672 ft ²) to 576 m ² (6,200 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 12 m or 39 ft.)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Lot Size Policy 5457 (Permits subdivision to R1/B) – Complies with policy.
Surrounding Development	Generally, there is a mix of old and new single-family houses on existing lot sizes in the neighbourhood. Two lots to the south have previously been rezoned to R1/B. One of these lots has been subdivided with two dwellings recently completing construction.

Staff Comments	<ul style="list-style-type: none"> • The applicant proposes to rezone the subject property and consolidate it with the lot to the south (7631 Eperson Road) and create six (6) new single-family lots. 7631 Eperson Road already has the required zoning. Existing dwellings on both properties will be removed prior to final subdivision approval. • At subdivision, a Servicing Agreement will be required for frontage upgrades on both 7611 & 7631 Eperson Road. These works will include frontage improvements as well as off-site improvements extending from the subject site(s) to the public walkway located to the east. Works would be done to complete a new cul-de-sac that includes road widening, curb and gutter, sidewalk and street lighting. The applicant has agreed to the off-site improvements to provide a benefit to the community. • In order to achieve an aesthetic streetscape for the new dwellings, the applicant has agreed to the following conditions, which will be required at future subdivision (Please refer to Attachment 4): <ul style="list-style-type: none"> ○ A cross access easement for pairings of lots is required (Maximum easement width is 5 m or 2.5 m on each property). This enables the implementation of shared driveways for the proposed subdivision. ○ Register a Restrictive Covenant for a simple Building Scheme for all 6 lots that ensures that: <ol style="list-style-type: none"> 1. All dwellings must be setback a minimum of 10 m (33 ft) from the front property line. 2. Landscaping for the front yards be implemented according to submitted landscape plans. 3. No fencing is to be located within the minimum 10 m front yard setback.
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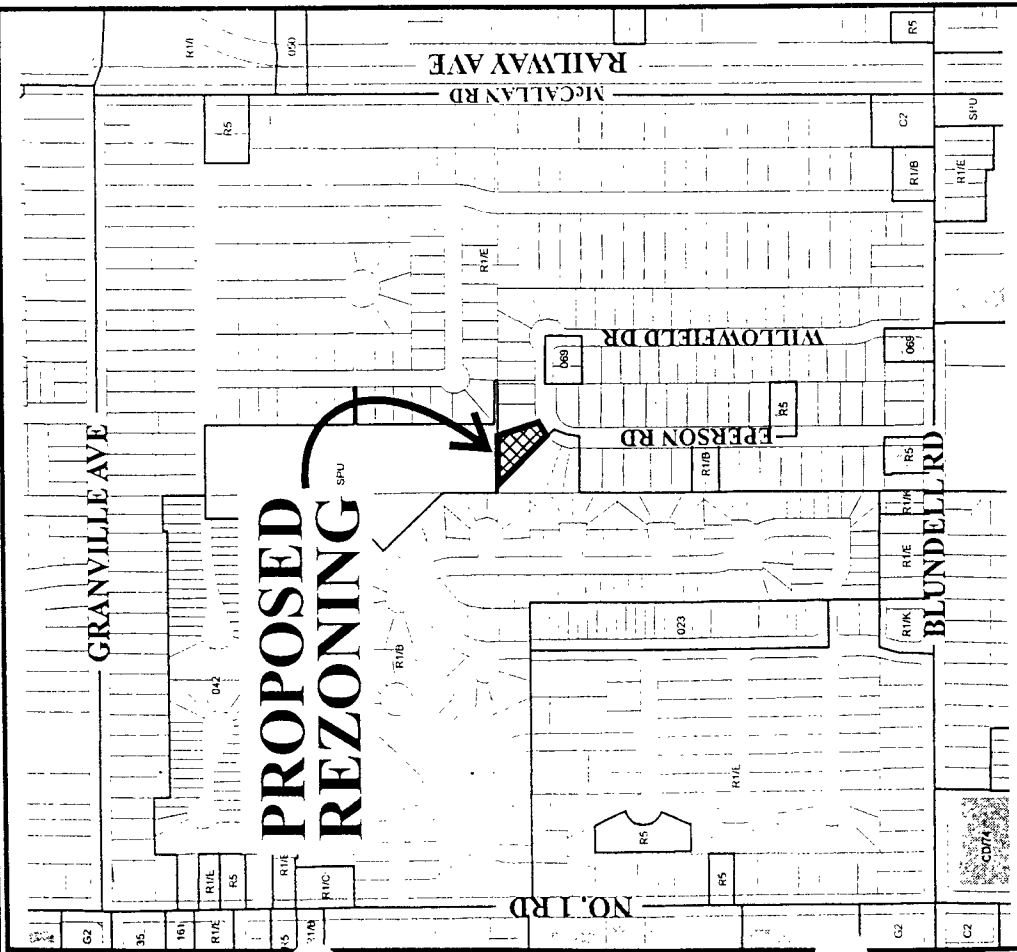
Analysis	<ul style="list-style-type: none"> Although the proposed lots will be slightly narrower than the width of lots that may be subdivided in the area under the existing Lot Size Policy (R1/B), due to the width of existing lots, the application complies with the prevailing Lot Size Policy. The proposed Restrictive Covenant for the Building Scheme and implementation of shared driveways ensures adequate front yard open space and landscaping, a reduced amount of pavement, and an increased front yard setback. A Servicing Agreement will be required at subdivision in order to secure both on-site and off-site works, including a public sidewalk. On this basis, the application can be supported.
Attachments	Attachment 1 – Location Map Attachment 2 – Lot Size Policy 5457 Attachment 3 – Proposed Subdivision Plan Attachment 4 – Proposed Site Plan.
Recommendation	Approval



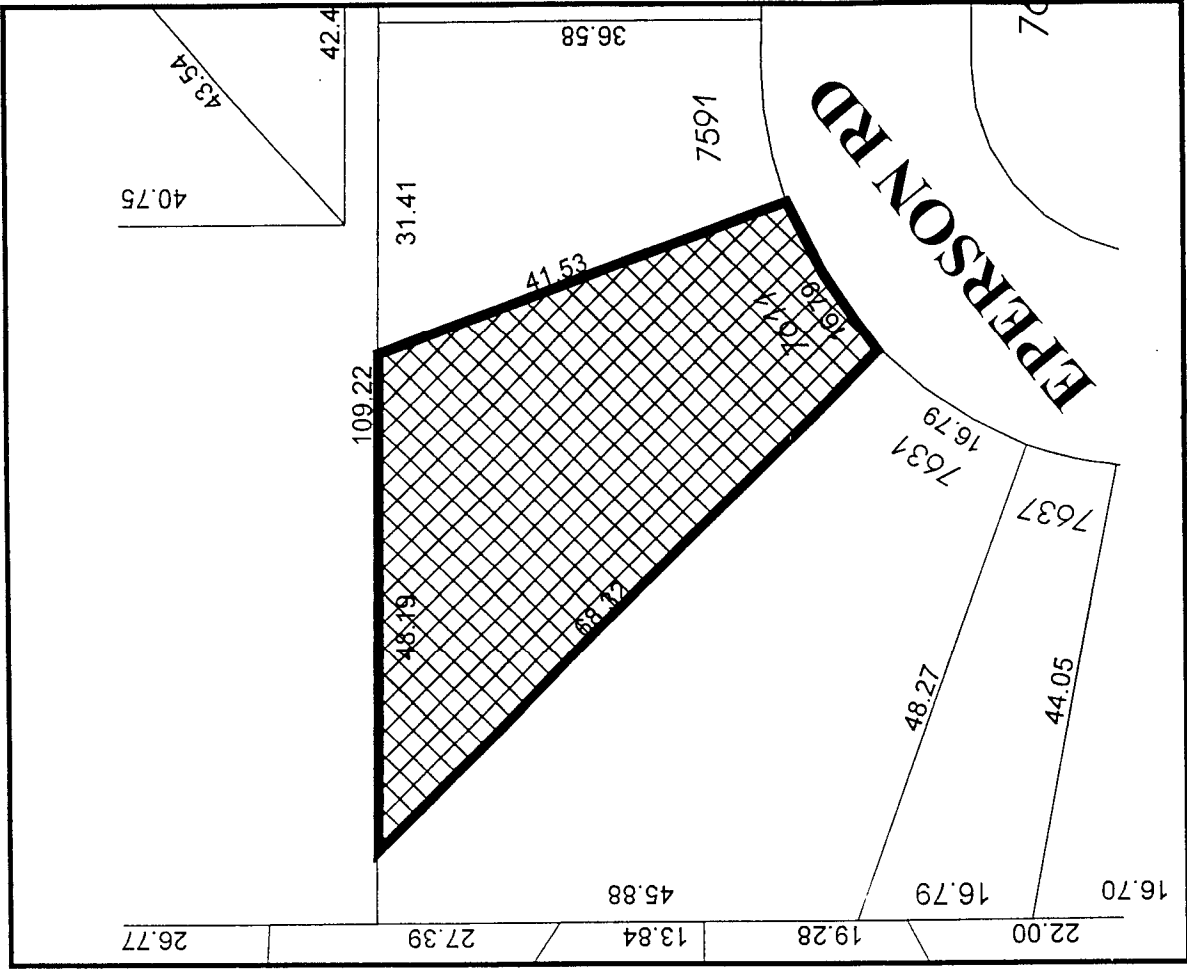
Kevin Eng
 Planning Technician – Design
 (604) 276-4000 (Local 3205)



City of Richmond



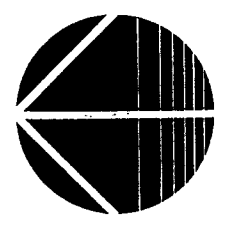
PROPOSED REZONING



ATTACHMENT 1

Original Date: 03/05/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-266769





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 19, 1994

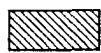
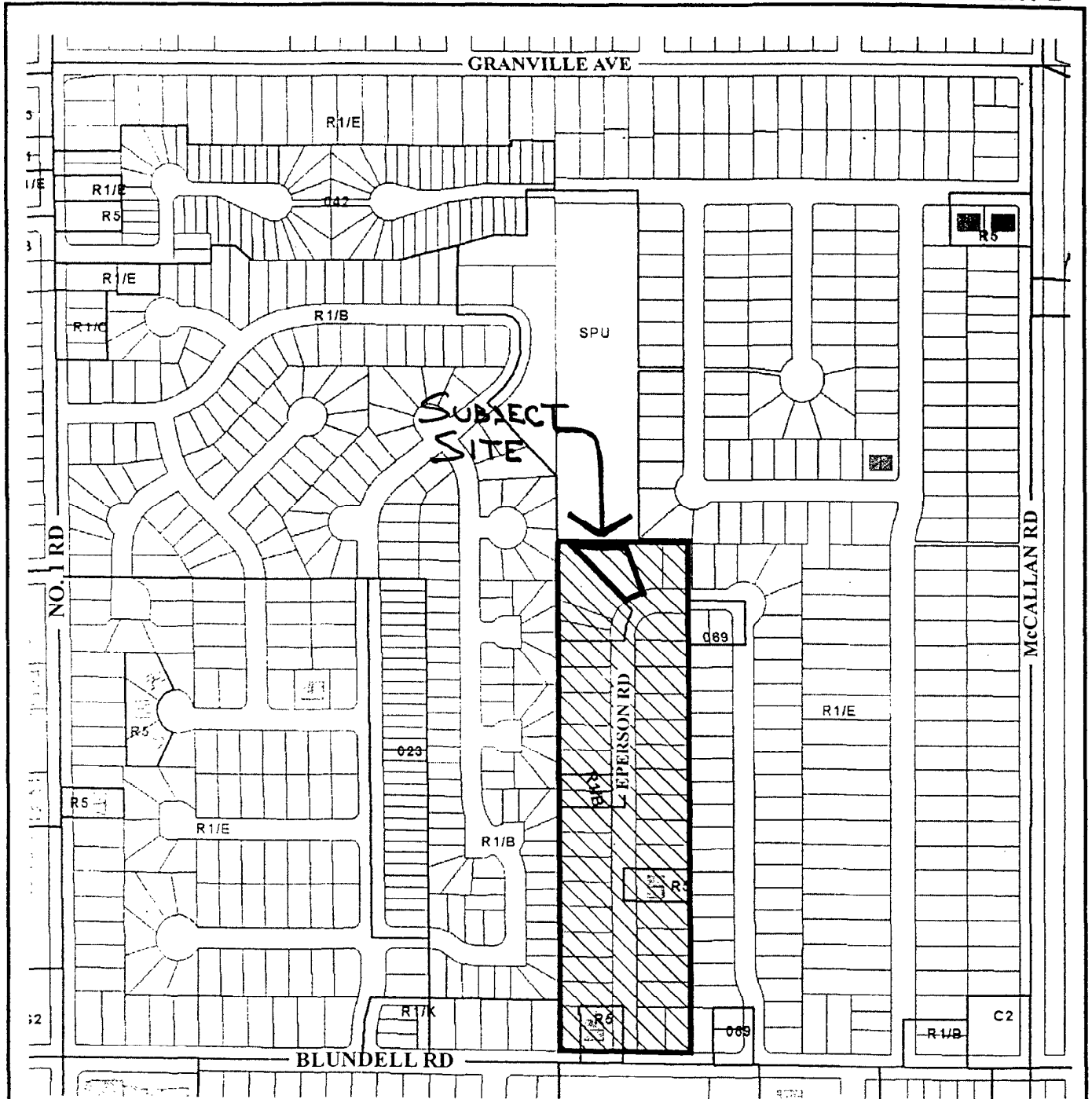
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 14-4-7

POLICY 5457:

The following policy establishes lot sizes in a portion of Section 14-4-7 located on Eperson Road to the north of Blundell Road:

That properties along Eperson Road to the north of Blundell Road, (in a portion of Section 14-4-7 - more specifically shown on the accompanying plan), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300, provided that the new lots created access Eperson Road, and that this policy be used to determine the disposition of future single-family 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/B, provided that new lots access Epeperson Road.



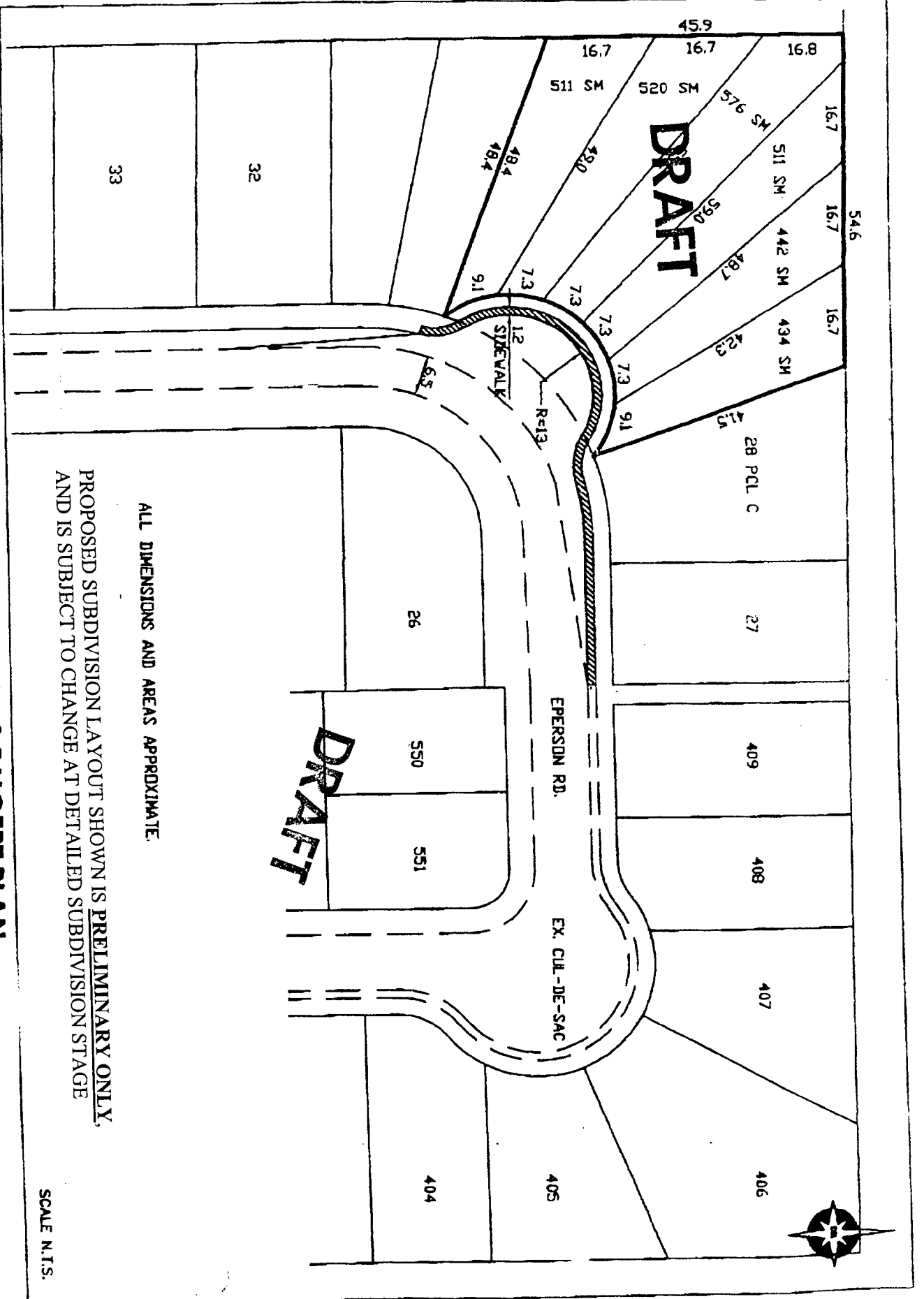
Policy 5457
Section 14-4-7

Adopted Date: 09/19/94

Amended Date:

Note: Dimensions are in METRES

7611/7631 Eperson Road, Richmond - R1/B CONCEPT PLAN



ALL DIMENSIONS AND AREAS APPROXIMATE.

PROPOSED SUBDIVISION LAYOUT SHOWN IS PRELIMINARY ONLY,
AND IS SUBJECT TO CHANGE AT DETAILED SUBDIVISION STAGE

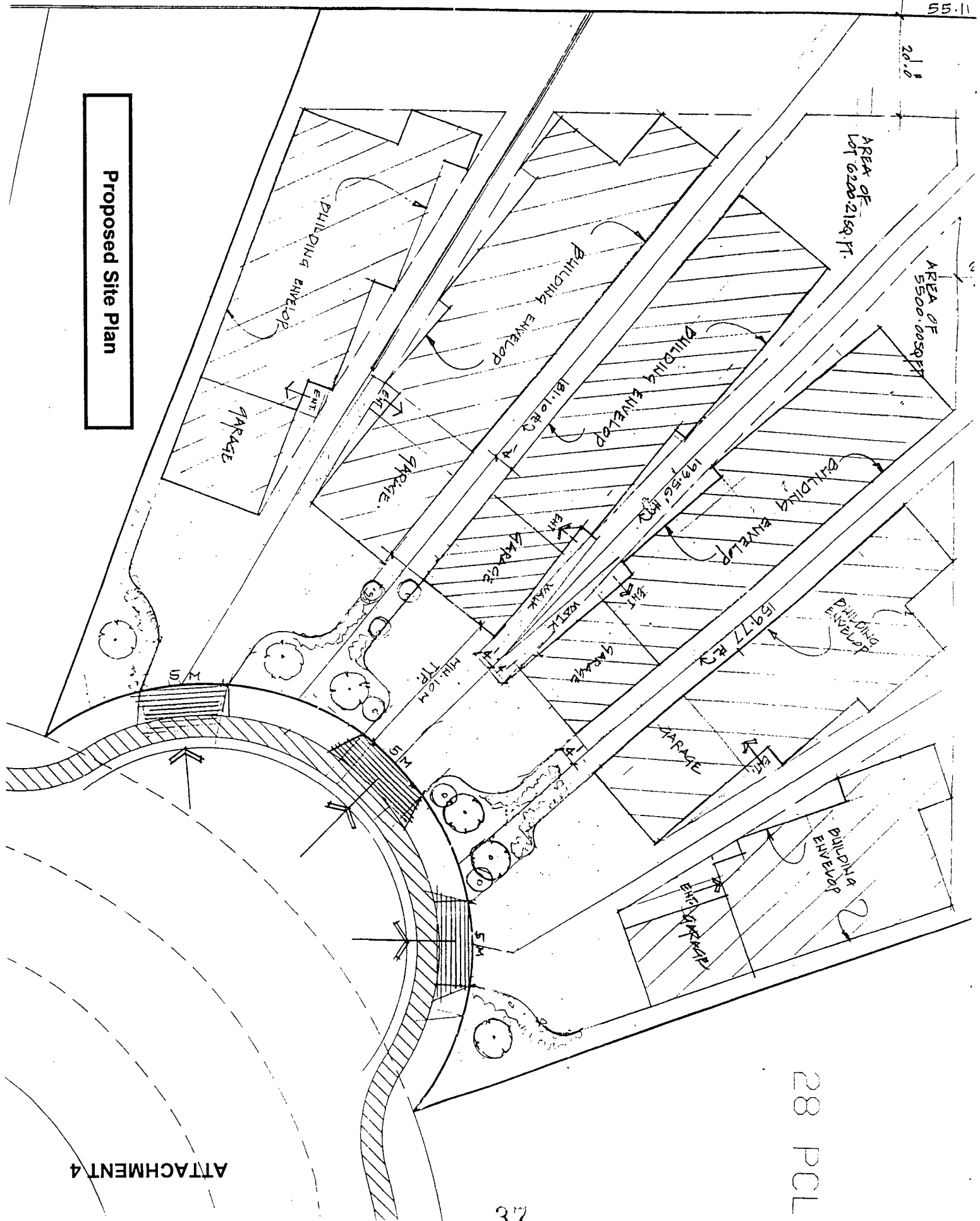
SCALE N.T.S.

20.0'

AREA OF LOT 6220: 2150 SQ. FT.

AREA OF 5500.00 SQ. FT.

Proposed Site Plan



28 PCL



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7691 (RZ 04-266769)
7611 EPERSON 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. 010-190-261

Lot 29 Section 14 Block 4 North Range 7 West New Westminster District Plan 16504

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7691”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 26 2004

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

MAYOR

CITY CLERK