



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke, MCIP
Acting Director of Development
Date: October 3, 2005
File: RZ 05-304874

Re: **Application by G.S. Purewal for Rezoning at 8220/8240 Luton Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area C (R1/C)**

Staff Recommendation

That Bylaw No. 7980, for the rezoning of 8220/8240 Luton Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

Holger Burke, MCIP
Acting Director of Development

RB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Mr. G.S. Purewal has made application to rezone property located at 8220/8240 Luton Road (**Attachment 1**) from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area C (R1/C) in order to facilitate subdivision into two (2) single-family lots (**Attachment 2**). The proposed subdivision is consistent with *Single-Family Lot Size Policy 5423*.

Findings of Fact

Item	Existing (R5 Zone)	Required (R1/C Zone)	Proposed
Minimum Frontage	28.38 m	13.5 m	14.19 m
Minimum Width	28.38 m	13.5 m	14.19 m
Minimum Depth	43.14 m	24 m	43.14 m
Minimum Area	1225 m ²	360 m ²	612.5 m ²

Surrounding Development

Single-Family residential exists on all sides of the subject property.

Related Policies & Studies

- The subject property is located within the Broadmoor Planning Area but not within any of the Sub-Area Plan districts. The proposal is consistent with the general objectives of the Official Community Plan (OCP).
- The proposed subdivision is consistent with Single Family Lot Size Policy 5423, which permits properties with duplexes to subdivide into two (2) equal halves subject to the provisions of the Single Family Housing District (R1/B or R1/C) (**Attachment 3**).

Staff Comments

No significant concerns have been identified through the technical review. Discharge of Restrictive Covenant BE257216 (limiting the use of the property to a two-family dwelling) will occur at the subdivision stage.

Analysis

- The subject property is the only property on Luton Road that is currently zoned Two-Family Housing District (R5) and is one of five within the immediate neighbourhood.

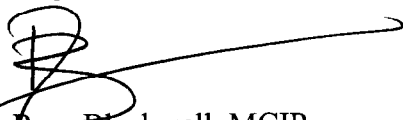
- The subject property is located within an established, predominantly single-family neighbourhood comprised of mixed-age housing stock (**Attachment 4**).
- The proposed rezoning and subdivision conforms to the character of the adjacent properties and existing neighbourhood overall.
- No net increase in neighbourhood density would occur as a result of the subject proposal, consequently there are no implications for existing utilities/services.

Financial Impact or Economic Impact

None.

Conclusion

The proposal conforms to Single Family Lot Size Policy 5423. Furthermore, the subdivision phase will facilitate a single-family housing form that will complement this established single-family neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



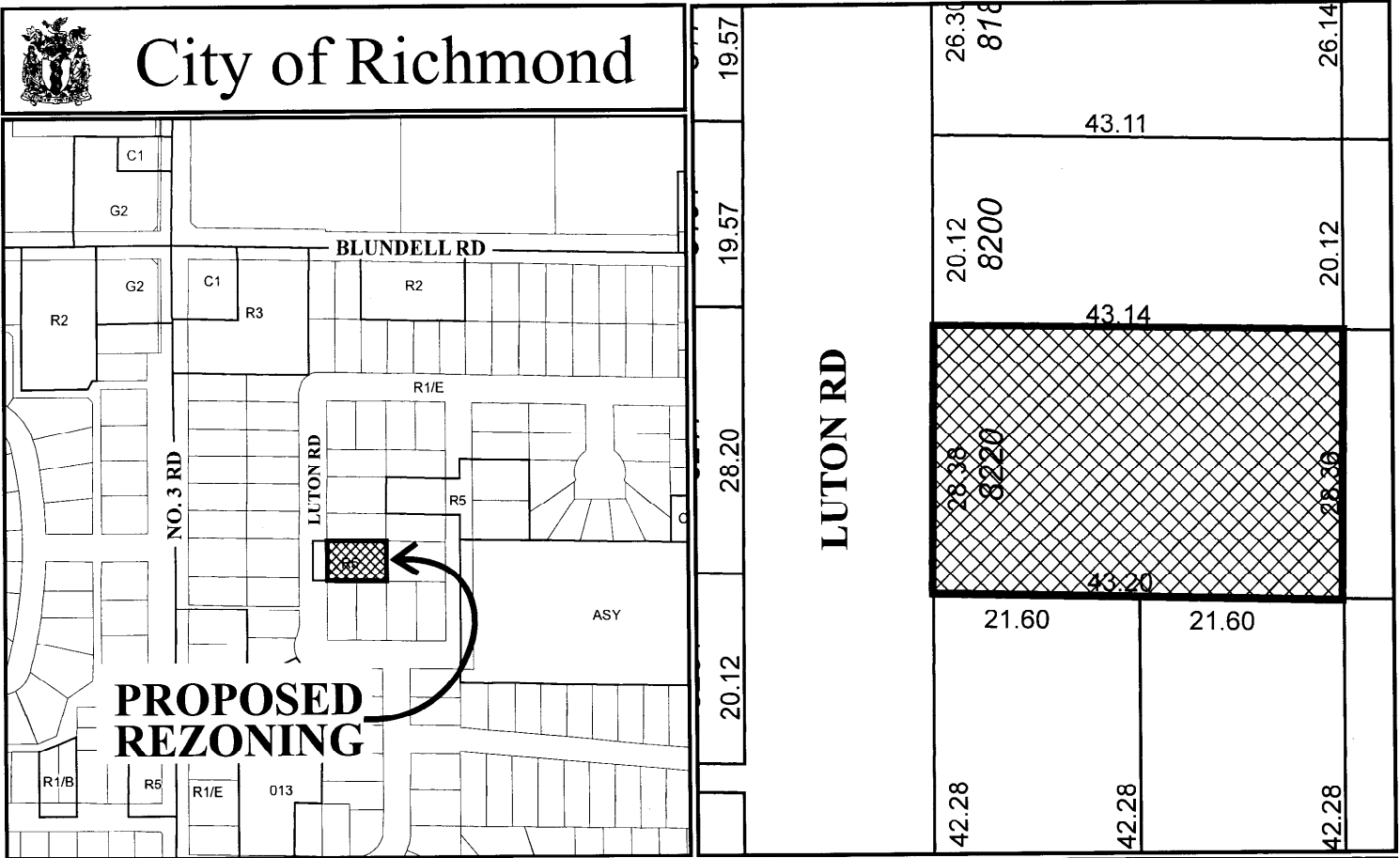
Ross Blackwell, MCIP
Planner 1
(604) 247-4662

RB:blg

Attachment 1: Location Map
Attachment 2: Conceptual Subdivision Plans
Attachment 3: Single Family Lot Size Policy 5423
Attachment 4: Aerial Photograph



City of Richmond



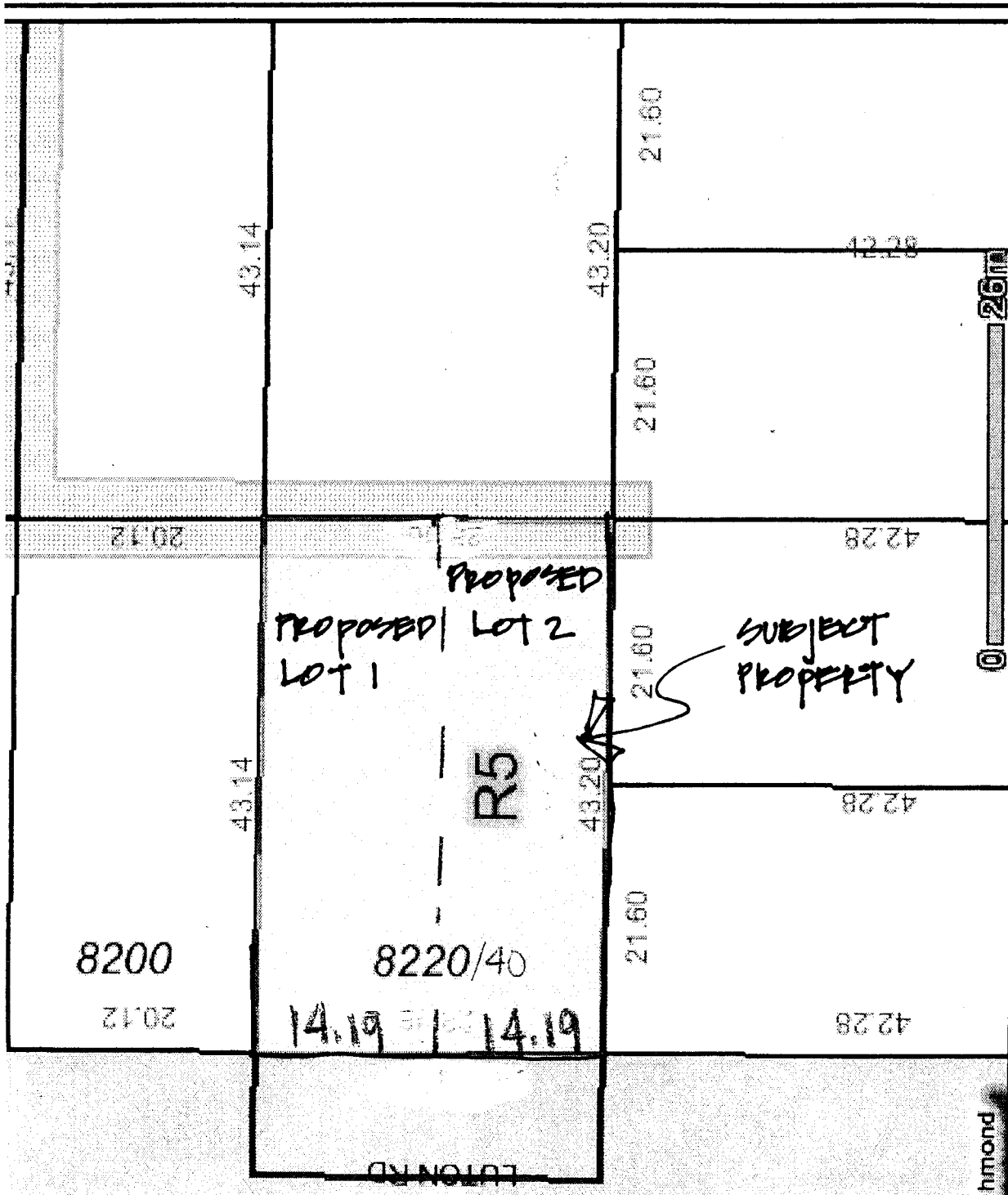
RZ 05-304874

Original Date: 07/13/05

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



City of Richmond Property Information

Roll: 067114028
BER-C: 0.9m

PID: 000-601-501
BER-P: 0.9m

Sewer Area: 42921
Recycling Pick up Day: Tuesday

ESA: No NEF: No
RG6W PL 20753



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989
 Amended by Council: November 17th, 2003
 Amended by Council: March 15th, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

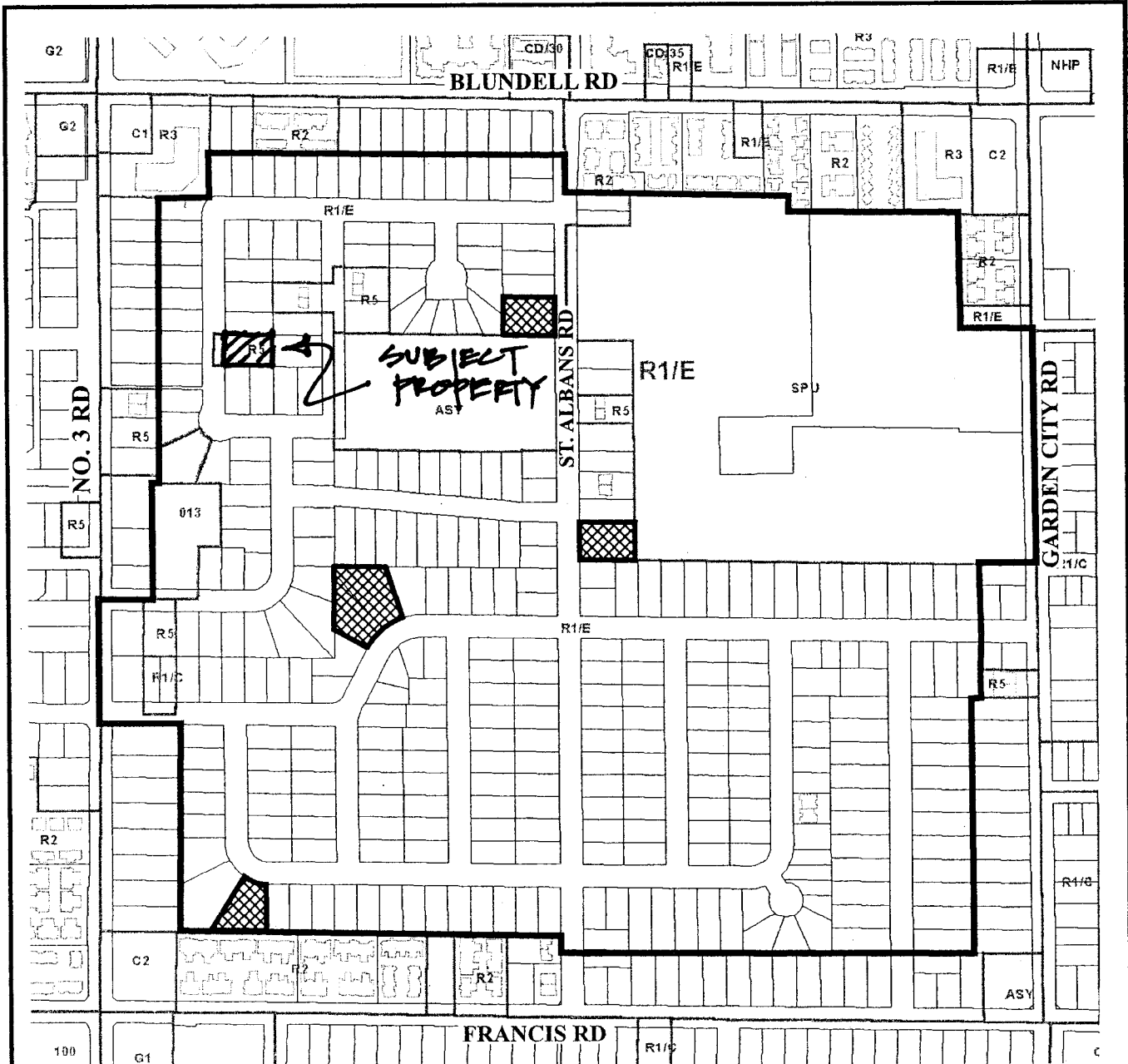
POLICY 5423:



The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

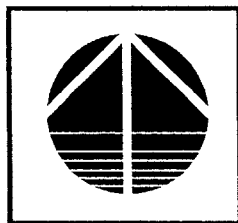
That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to 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..

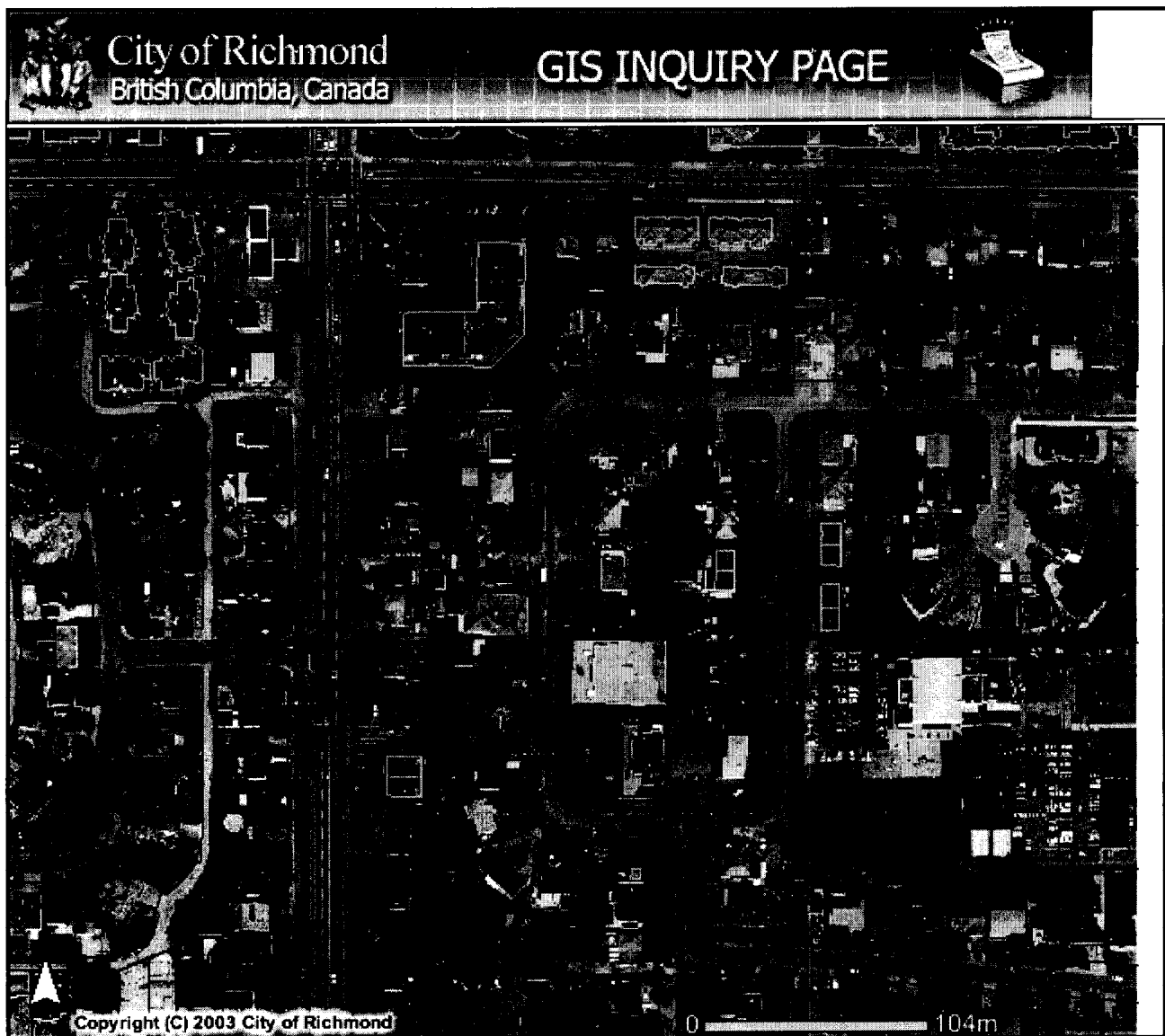


-  Lots which can be subdivided under **R1/E**
(Existing Policy)
-  Lots which can subdivide under **R1/H**



Policy 5423
Section 21, 4-6

Adopted Date: 11/20/89
Amended Date: 03/15/04



City of Richmond Property Information

Address: 8220 Luton Rd

Richmond Key: 10001

Zoning: R5

OCP SCH:

Rights of Way: 42921

DPA: No **ALR:** No **Heritage:** No **ESA:** No **NEF:** No

BCAA Legal: 66 SEC 21 BLK4N RG6W PL 20753

Roll: 067114028

BER-C: 0.9m

PID: 000-601-501

BER-P: 0.9m

Sewer Area: 42921

Recycling Pick up Day: Tuesday

Assessments

Gross Taxes: \$3,354.02

Gross Land: \$429,000.00

Net Land: \$429,000.00

Parcel Area: 1225 sq.m.

Gross Improvement: \$77,800.00

Net Improvement: \$77,800.00

Gross Total: \$506,800.00

Net Total: \$506,800.00

Owners

Jeeta Purewal

9431 Ryan Cres

RICHMOND BC V7A 2H1

Gurdev S Purewal

9431 Ryan Cres

RICHMOND BC V7A 2H1

Disclaimer

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7980 (RZ 05-304874)
8220/ 8240 LUTON 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. 000-601-501

Lot 66 Section 21 Block 4 North Range 6 West New Westminster District Plan 20753

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7980”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER