



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: APPLICATION BY RAV BAINS FOR REZONING AT 5600 BLUNDELL ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
SINGLE-FAMILY HOUSING DISTRICT (R1-.06)

To Council - Dec 8, 2003
To Planning - Dec 2, 2003
Date: November 19, 2003
RZ 03-245844
File: 8060-20-7633

Staff Recommendation

That Bylaw No. 7633, for the rezoning of 5600 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-.06)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
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 5600 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to subdivide the property into two single-family residential lots with access to a new rear lane (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Charnjit Sandhu, Kevin Sandhu and Amandeep Bhanoya	To be determined
Applicant	Rav Bains	No change
Site Size	one lot 857 m ²	two lots and a lane dedication
Land Uses	Single Family	Small lot Single Family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1-0.6

Surrounding Development

The subject site is surrounded by large single family housing. It is expected that many of the lots along Blundell, especially between the subject lot and the corner of No. 2 Road, will redevelop.

Related Policies & Studies

Lane Establishment Policy

The subject lot is along an arterial road therefore the applicant is required to dedicate and construct the lane as the lot is on the corner.

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy is supportive of increased density along arterial roads especially close (within 400m) of a Neighbourhood Shopping Centre. The subject site is located less than 200m from the shopping centre therefore densities greater than single family would be ideal. However, the site on its own is not large enough to accommodate a multi-family development and the applicant has indicated that the adjacent property is not interested in redevelopment.

Staff Comments

Engineering

Prior to final reading of rezoning the developer shall:

1. Dedicate a 6m lane along their entire south property line and a 4m x 4m corner cut at Clearwater Gate and Blundell;
2. Register a restrictive covenant ensuring that no direct vehicular access shall be permitted from the corner lot to Clearwater Gate; access via lane only for both lots.

With the future subdivision, the developer shall:

1. Via our standard Servicing Agreement, design and construct the laneworks. Works include, but are not limited to, 5.1m lane construction c/w roll curb and gutter on both sides, storm sewer and post top street lighting. Boulevard trees are required to be planted between lane up to almost Blundell.
2. Close the existing access to Blundell at the developers cost

Analysis

This is a straightforward application to subdivide the lot into two lots. The applicants will construct the back lane and therefore start the lane for the rest of the block.

Staff's only concern is that the proposal may be out scale with the kind of redevelopment expected around the Blundell Shopping Centre. As a Neighbourhood Service Centre, it is expected that additional services and housing will be locating around the intersection of Blundell and No. 2 Road in a pedestrian oriented village centre. In this environment, the proposed smaller lots may be out of scale.

However, as the adjacent property is not interested in redevelopment at this time, the applicant wishes to pursue a simple lot split.

Financial Impact

None.

Conclusion

An application has been made to subdivide a lot at the corner of Blundell and Clearwater Gate into two smaller lots. The application is consistent with both the Arterial and Lane Policies. While the Arterial Policy would support additional density on the site, as it is close to a major neighbourhood shopping centre, a multi-family development is not possible due to the fact that the adjacent lot is not interested in redevelopment at this time.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

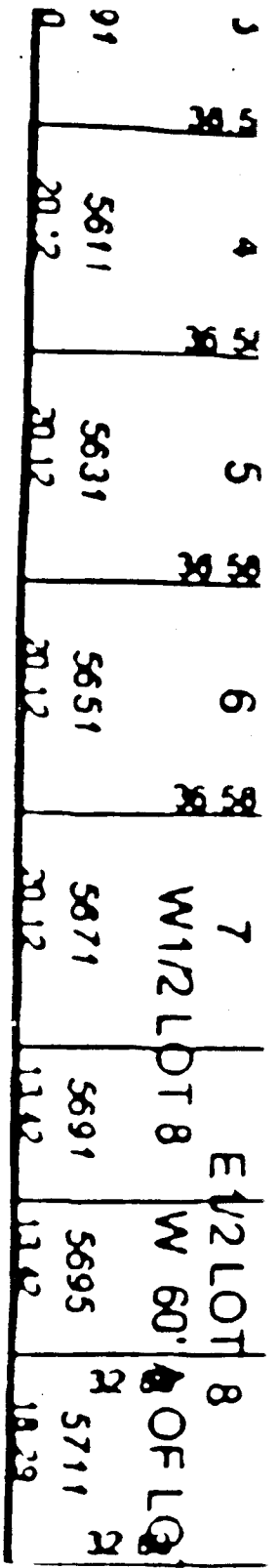
Prior to final reading of rezoning the developer shall:

1. Dedicate a 6m lane along their entire south property line and a 4m x 4m corner cut at Clearwater Gate and Blundell;
2. Register a restrictive covenant ensuring that no direct vehicular access shall be permitted from the corner lot to Clearwater Gate; access via lane only for both lots.

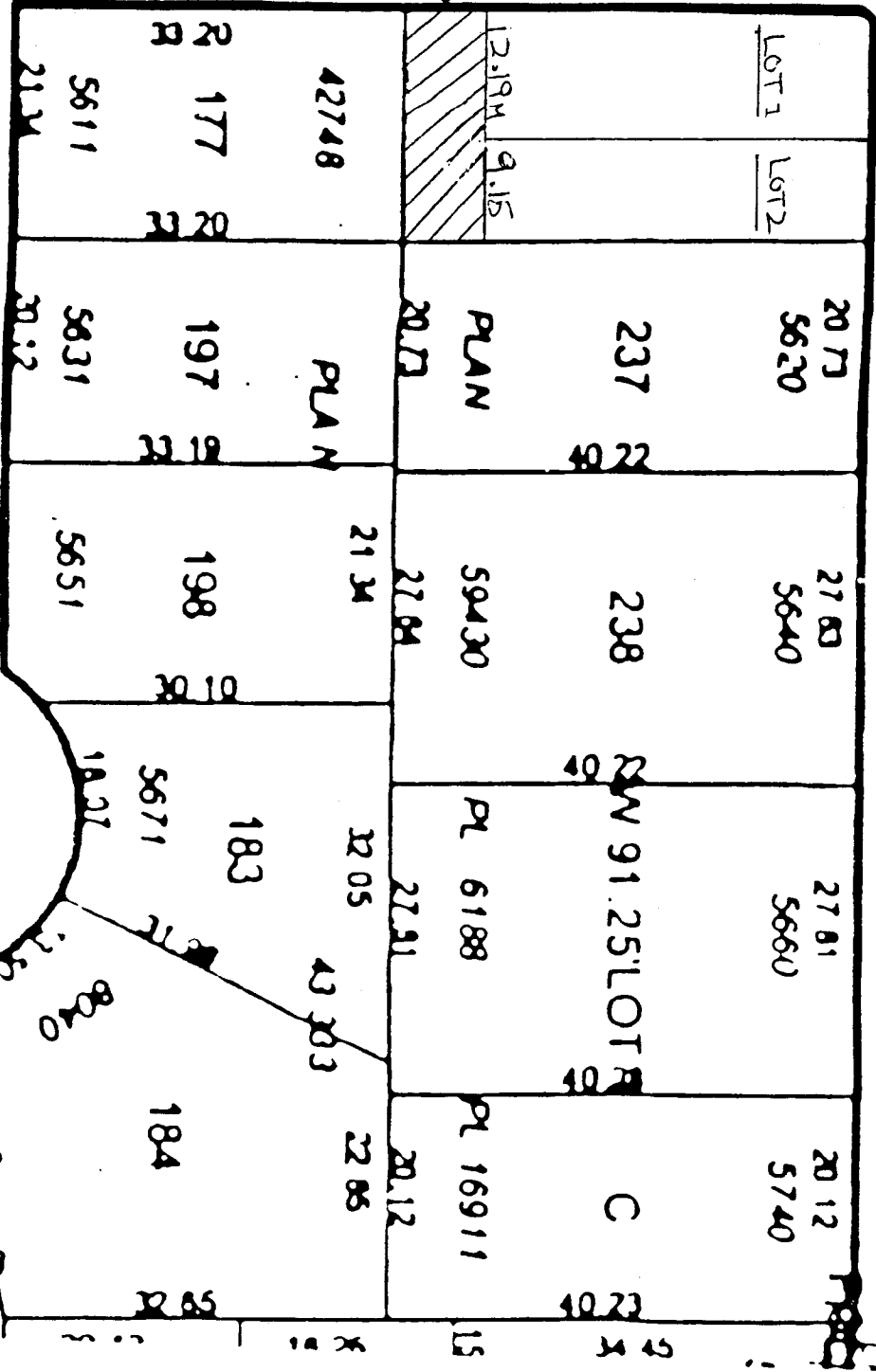
CLEARWATER GATE

ATTACHMENT 2

PROPOSED NEW CM LANE



BLUNDELL ROAD





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7633 (RZ 03-245844)
5600 BLUNDELL 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. 002-129-434

Lot 182 Except: Part on Plan 53770; Section 24 Block 4 North Range 7 West New Westminster District Plan 42748

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7633”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC - 8 2003

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

MAYOR

CITY CLERK