



City of Richmond
Urban Development Division

Report to Committee

To Council - Feb 9, 2004

To Planning - Feb 3, 2004

To: Planning Committee

Date: January 19, 2004

From: Holger Burke
Acting Manager, Development Applications

RZ 03-252048

File: 8060-20-7654

Re: Application by Nobob Properties Ltd. for Rezoning at 10220 Cambie Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/61)

Staff Recommendation

That Bylaw No. 7654, for the rezoning of 10220 Cambie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/61)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Nobob Properties Ltd. has applied to the City of Richmond for permission to rezone 10220 Cambie Road (Attachment 1) from Single-Family Housing District, Subdivision Area F (R1/F) (minimum width 18 m or 59.055 ft.) to Comprehensive Development District (CD/61) in order to subdivide the property into three (3) single-family residential lots with access to a new lane at the rear (Attachment 2).

Findings of Fact

Item	Existing	Proposed
Owner	Emil Alexander; Edith Cvitanovic; George Alexander	To be determined
Applicant	Nobob Properties Ltd. (Robert Ostry)	No change
Site Size	1,545 m ² (16,630 ft ²)	Three lots each approximately 412 m ² (4,435 ft ²)* *excludes 3 m road and 6 m lane dedication.
Land Uses	One single-family residential lot	Three single-family residential lots
OCP Designation	Neighbourhood residential	No change
West Cambie Area Plan Designation	Residential	No change
Zoning	R1/F	CD/61

Surrounding Development

The site is located in an area where a majority of development consists of recently built single-family houses. New houses zoned Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) are located to the south and east with a new house zoned Single-Family Housing District, Subdivision Area F (R1/F) located to the west.

Related Policies & Studies

West Cambie Area Plan

The Area Plan indicates that dwellings must comply with Canada Mortgage and Housing Corporation's (CMHC) guidelines for noise mitigation and requires restrictive covenants to hire professionals to determine and implement noise mitigation measures.

Arterial Road Redevelopment and Lane Establishment Policy

The Arterial Road Redevelopment Policy supports single-family residential development in conjunction with implementation of a 6 m lane along the rear of properties redeveloping along arterial roads. The proposal complies with both policies as the zoning allows for implementation of a lane with garages located at the rear.

Staff CommentsDevelopment Applications

There is precedent for use of this zoning district in the area. The applicant is requesting the use of Comprehensive Development District (CD/61) to emulate the general form and character of single-family houses in the Odlinwood area. A similar rezoning to the west at 10100 Cambie Road to Comprehensive Development District (CD/61) went to the Public Hearing on December 15, 2003 where it received second and third readings.

The issue of tree retention for landscaping along the rear property line of 10100 Cambie Road was a concern brought forward by residents at the Public Hearing. Staff are currently working with the applicant to retain a majority of these trees in conjunction with lane implementation across the rear of the site. Tree retention is not an issue for the subject site at 10220 Cambie Road as there is no landscaping at the rear property line.

Engineering

Prior to final reading of the rezoning, the following is required:

1. A 3 m road dedication across the entire Cambie Road frontage;
2. Dedication of a 6 m lane across the entire south property line;
3. Registration of an aircraft noise covenant; and
4. Ministry of Transportation approval.

At subdivision, the developer is required to enter into the City's standard Servicing Agreement to design and construct the following:

1. Beautification works along the site's full Cambie Road frontage;
2. Lane works across the entire south property line of the site; and
3. Design all service tie-ins (water, storm and sanitary sewer).

Analysis

The application is similar to the proposal at 10100 Cambie Road for a ten (10) lot residential subdivision zoned Comprehensive Development District (CD/61). In the Odlinwood area, there are 127 residential lots zoned Comprehensive Development District (CD/61), which is in the south-east portion of the same quarter section (35, 5-6) as the subject site.

The use of this zoning district is acceptable because it allows for development of single-family houses with garages accessing a lane in the rear. A vehicle access and laneway has been established off Bryson Drive. The existing laneway abuts the east property line of the subject site.

Financial Impact

None.

Conclusion

Staff recommend approval of the rezoning as it is consistent with applicable policies and guidelines.

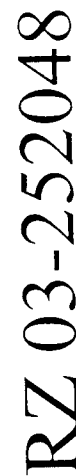


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

The following are requirements to be dealt with prior to final adoption:

- Dedication of a 3 m strip across the entire Cambie Road frontage;
- Dedication of a 6 m lane across the entire south property line;
- Ministry of Transportation approval; and
- Registration of an aircraft noise covenant.

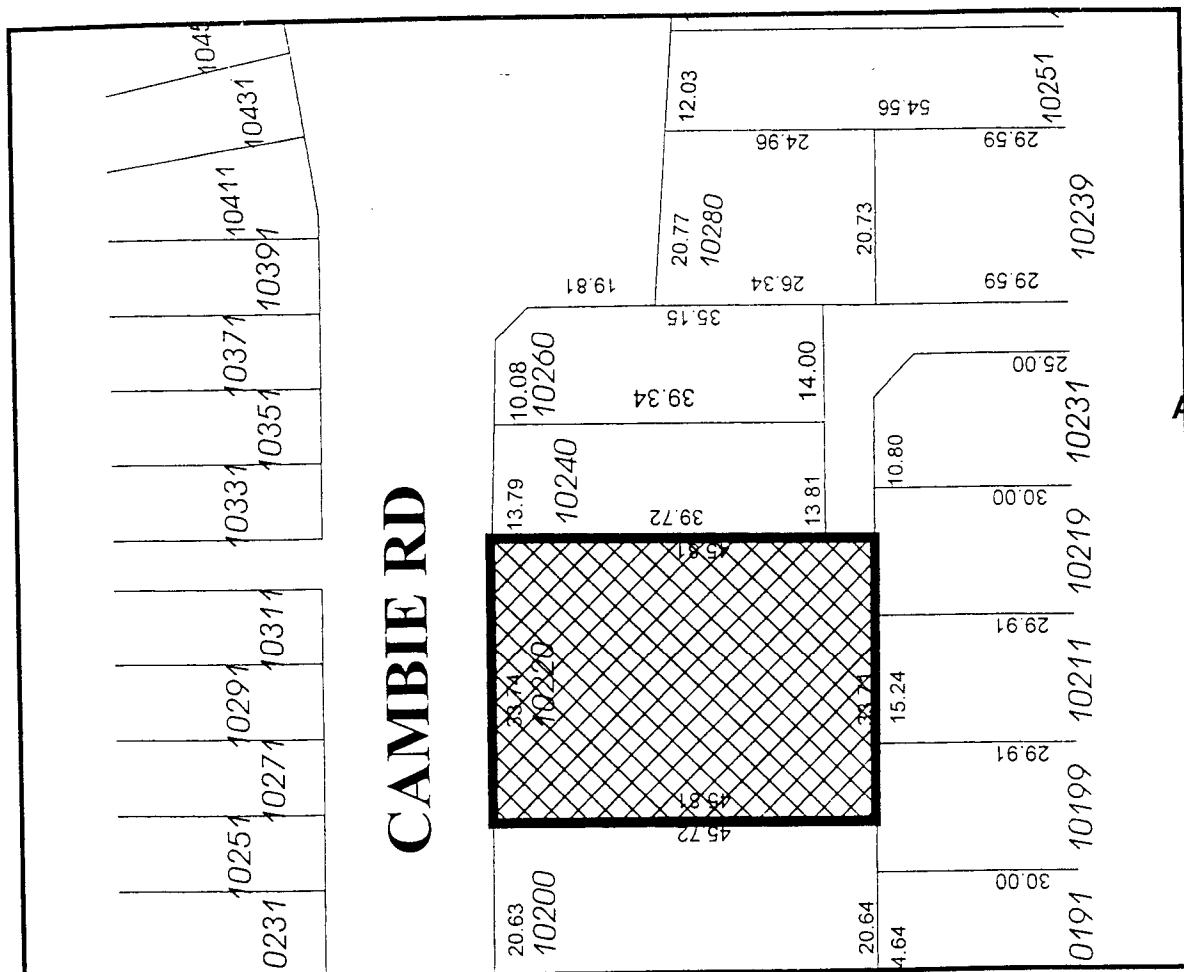
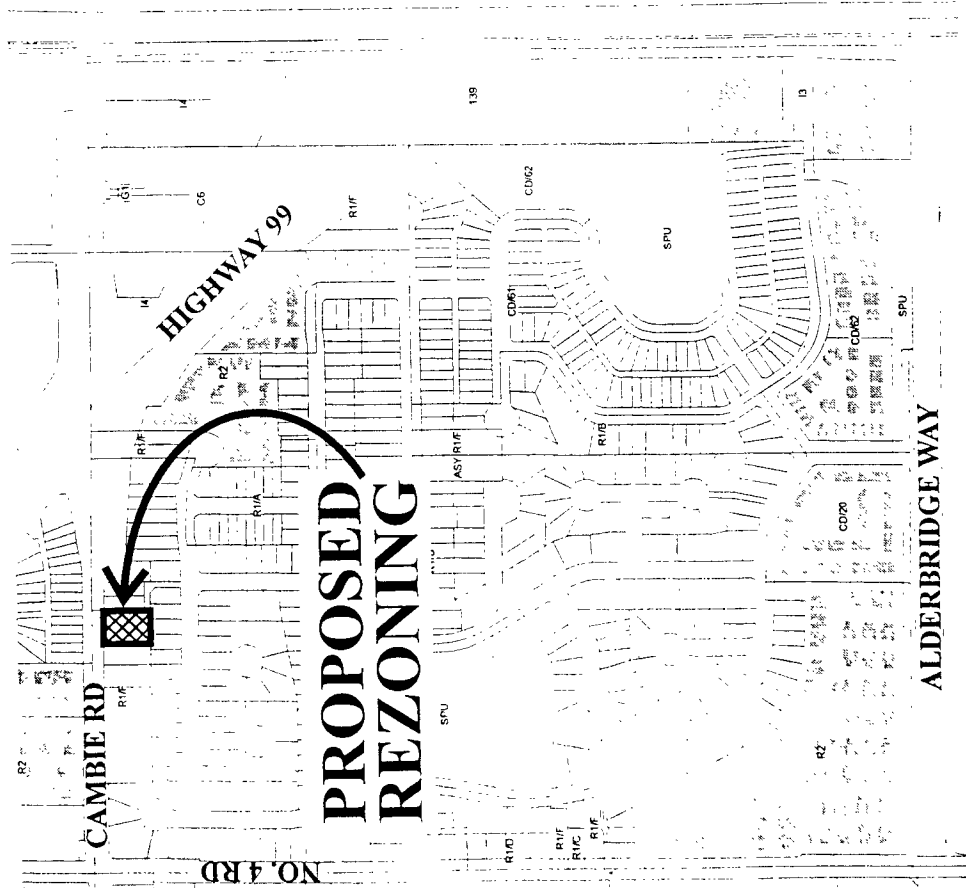


Original Date: 12/19/03

Revision Date:

Note: Dimensions are in METRES

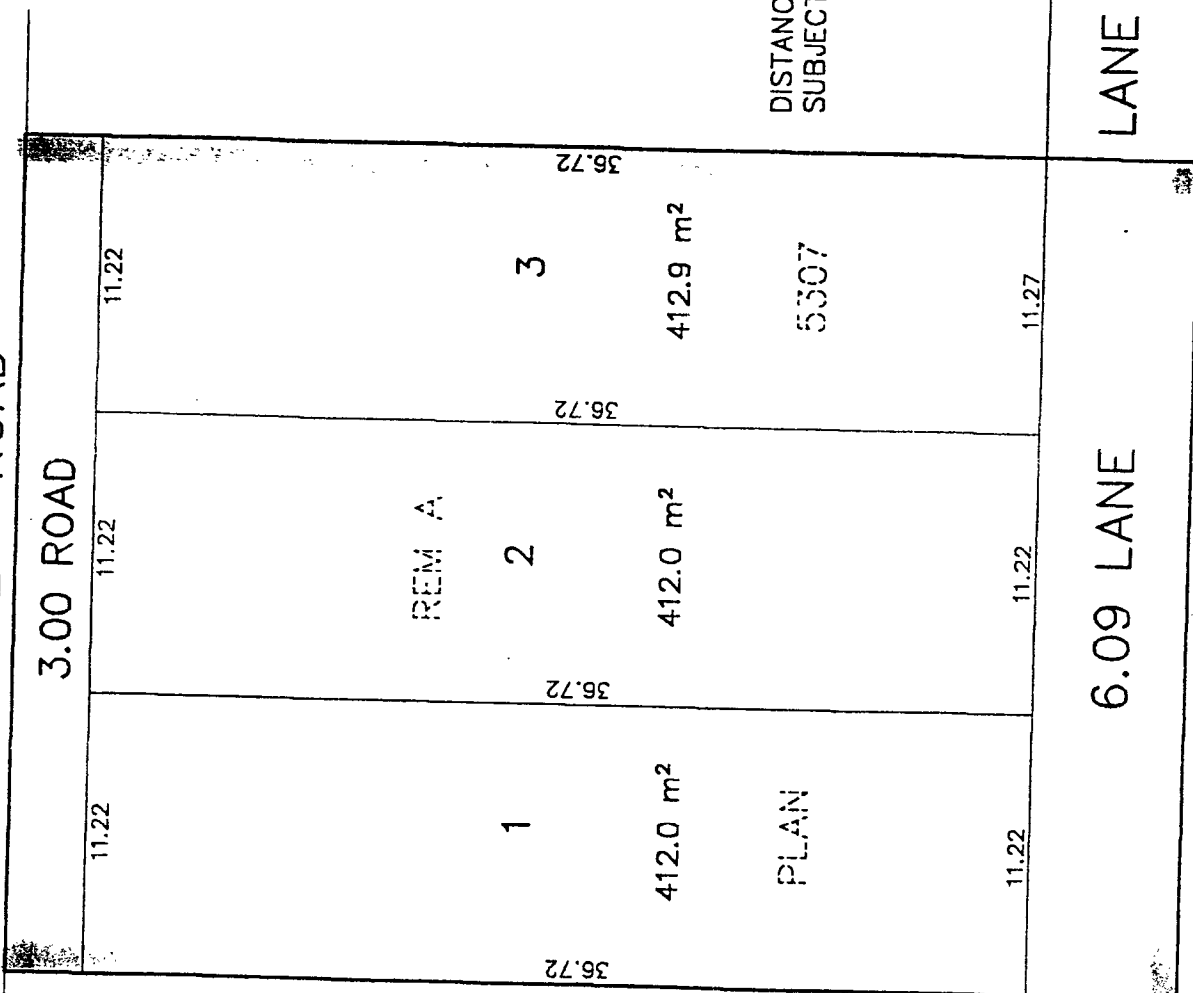
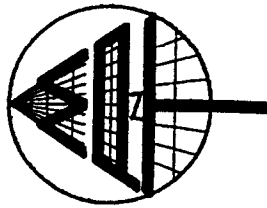
ATTACHMENT 1



REFUSED SUBDIVISION PLAN OF PART OF SECTION 35 BLOCK 5 NORTH RANGE 6 WEST N.W.D.

SEPTEMBER 19, 2003

CAMBIE ROAD



DISTANCES AND AREAS ARE TENTATIVE
SUBJECT TO FIELD SURVEY

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD

RICHMOND, B.C.

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FAX: 604-270-4137

CADFILE: 13862-PROPOSAL-2.FLX

R-03-14067-PROPOSAL-2

ATTACHMENT 2

LEGEND

SCALE 1:300

6 3 0 6 12 18

ALL DISTANCES ARE IN METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7654 (RZ 03-252048)
10220 CAMBIE 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**.

P.I.D. 011-152-451

Lot A Except: Firstly; Parcel One (Reference Plan 12129), Secondly; Part Subdivided by Plan 81134 Section 35 Block 5 North Range 6 West New Westminster District Plan 5307

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7654**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

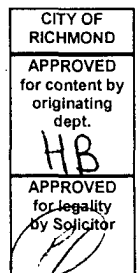
THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 09 2004



MAYOR

CITY CLERK