



To: Planning Committee
From: Raul Allueva
Director of Development
Re: **APPLICATION BY ROCKY SETHI FOR REZONING AT 9491 NO. 3 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)**

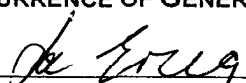
To Council - Apr 13, 2004
To Planning - Apr 6, 2004
Date: March 24, 2004
RZ 03-250878
File: 8060-20-7695

Staff Recommendation

That Bylaw No. 7695, for the rezoning of 9491 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.


Raul Allueva
Director of Development

RA:jmb
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> 

Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 9491 No. 3 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the subject property to be subdivided into two lots each with a single-family dwelling and a second dwelling unit above the garage.

Findings of Fact

Item	Existing	Proposed
Owner	Ripudaman, Kulwinder, Rapinder & Rajinder Aujla	To be determined
Applicant	Rocky Sethi	No change
Site Size	790 m2 (8504 ft2)	two lots each 395 m2 (4252 ft2)
Land Uses	Large Lot Single Family	Two Smaller lots each with a main dwelling and a coach house
OCP Designation	Low Density Residential	No change
Sub-Area Plan Designation – Central West Sub-Area	Low Density Residential	No change
Zoning	R1/E	R9

Surrounding Development

Properties surrounding the subject site are a mix of single family, duplex and townhouse. Two properties to the north of the subject site (9291 & 9251 No. 3 Road) are in the process of being rezoned to Coach House District as well. There is an existing lane running behind the subject property as well as an unused lane right of way running along the south side of the property.

Related Policies & Studies

Arterial Road Redevelopment Policy

The proposal to redevelop to two coach house lots is consistent with the Policy which supports redevelopment along Richmond’s arterial roads.

Lane Policy

As there is an existing lane, the Lane Policy requires that the applicant pay for the upgrade of the lane to current standards.

Central West Broadmoor Area Plan

The area plan that was adopted for this quarter section in 1996, envisioned that redevelopment in the form of townhouses and smaller lots would occur along No. 3 Road. This redevelopment began with a small townhouse project three properties to the south of the subject property. The current Land Use Designation on the property, Low Density Residential, permits a range of uses on the site including the proposed Coach House District.

Staff Comments

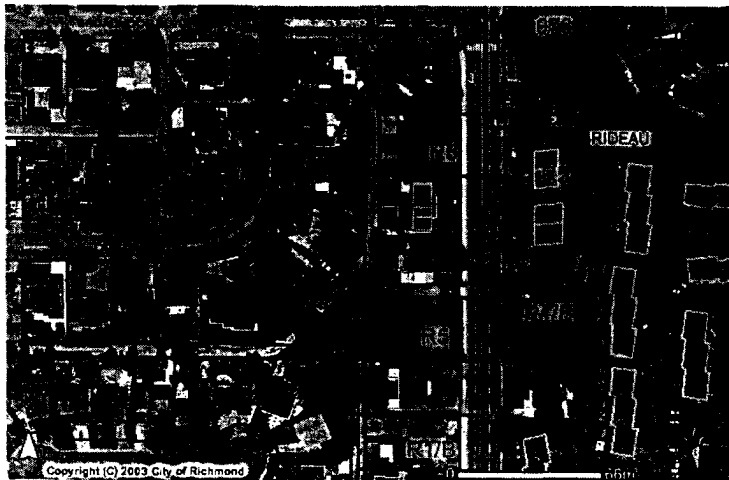
Engineering

The rear lane is substandard (no curbs, drainage or City lighting), but to improve it now would mean bringing services in via No. 3 Road, which is a substantial cost that is not really necessary at this time. The alternative, which is proposed, is that the applicant is charged for the lane upgrades at the time of subdivision, and that the works are completed at such time as the rest of the lane is upgraded. There would be no charges for the upgrading the lane right of way along the southern property line which is serving as a pedestrian walkway as it is expected that this surplus lane will be incorporated with the redevelopment of the adjacent site. This arrangement is acceptable to the City.

Analysis

Overall, staff is supportive of this straightforward application. Impacts on the adjacent neighbours will be minimal, given that the lane is in place and is already being used for accessing the subject site.

The main consideration is the future redevelopment of this block. The City owns a surplus triangular piece of land that sits primarily behind 9511 No. 3 Road (see aerial photo). Additionally, the lane running to No. 3 Road is also surplus and is currently only in use for pedestrian traffic. The applicant explored the possibility of incorporating the unused lane along the south side, the property to the south (9511 No. 2 Road), and the triangular piece of land adjacent to the lane (while keeping a portion for the lane) to achieve a larger development parcel, however, the owner of 9511 No. 3 Road was not interested in developing his property at this time.



Although the applicant is not able to utilize the excess City land for the subject application, the remnant lands, including portions of lane and City property, comprise a viable redevelopment assembly. When 9511 No. 3 Road is ready to be redeveloped, the City will ensure that all options are explored to utilize this surplus land and that the pedestrian walkway is maintained.

Financial Impact

None.

Conclusion

The proposal to subdivide the subject lot into two coach house lots is consistent with the Arterial and Lane Policies as well as the Central West Broadmoor Area Plan. Few impacts are expected on the adjacent neighbours. While the site is adjacent to surplus City lands that could be incorporated into a larger development, the adjacent property owner to the south is not interested at this time, therefore, sale of the City owned lands will be explored with adjacent properties as part of future redevelopments in the area.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7695 (RZ 03-250878)
9491 NO. 3 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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 003-638-847

Lot 2 Except Firstly: Part Subdivided by Plan 16641, Secondly: Parcel J (Statutory Right of Way Plan 68053); Block "A" Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7695"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 13 2004

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

MAYOR

CITY CLERK