



City of Richmond
Urban Development Division

Report to Committee


To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Planning - March 5, 2002
Date: February 14, 2002
File: (RZ 02-199665)
8060-20-7332

Re: APPLICATION BY MR. DAVID GOERTZ FOR REZONING AT 9120 RAILWAY AVENUE 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. 7332, for the rezoning of 9120 Railway Avenue 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.

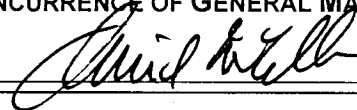


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

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CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

David Goertz of Companion Construction Ltd. has applied to the City of Richmond for permission to rezone 9120 Railway Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 ft minimum width) to Single-Family Housing district, Subdivision Area B (R1/B) (12m or 39.4 ft minimum width) in order to permit a two lot residential subdivision.

Findings of Fact

Item	Existing	Proposed
Owner	Raymond Lackner	To be determined
Applicant	David Goertz of Companion Construction	No change
Site Size	816 m ² (8,784 ft ²)	2 lots each 408 m ² (4,392 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/B

Surrounding Development

This is primarily a single family neighbourhood with a townhouse development located across the existing lane to the east. The property to the north is the site of a large new single family home. The two lots to the north of this new home were the subject of a similar rezoning application in the fall of 2000.

Related Policies & Studies

Lot Size Policy

There is no Lot Size Policy for the subject property and as the lot is along an arterial road, there is no need to conduct a Lot Size Policy.

Lane Policy

There is an existing lane already. The applicants will be responsible for paying for the upgrading of the lane to current City standards with drainage and lighting.

Arterial Road Redevelopment Policy

The proposed rezoning is consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

Staff Comments

As per Bylaw 7222 access is restricted to the lane. Prior to final reading, the applicant is responsible for payment of Neighbourhood Improvement Charges (NIC) for future curb and gutter works to the existing lane. There are no servicing issues in this area.

Analysis

This a straightforward application that will result in the subdivision of the lot into two R1/B size parcels. As there is a new house on the one remaining large parcel served by the existing lane, this is likely the extent of the redevelopment along this current lane.

Financial Impact

None.

Conclusion

1. The subject application is to rezone the property in order that it be subdivided into two parcels.
2. Staff have no concerns with the proposal and recommend that the application be supported.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

There only requirements to be dealt with prior to final adoption is the payment of Neighbourhood Improvement Charges (NIC) for future curb and gutter works to the existing lane.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7332 (RZ 02-199665)
9120 Railway Avenue**

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. 023-640-405

Lot C Section 25 Block 4 North Range 7 West New Westminster District Plan LMP31314

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7332”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK