



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: January 21, 2000
FILE: RZ 99-170437
RE: **Application by Paula Litt, on behalf of All Line Construction Ltd., for Rezoning at 9611 Geal Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

STAFF RECOMMENDATION

1. That (in accordance with Section 702.01 of the Zoning and Development Bylaw No. 5300) no further action be taken on the establishment of a larger area for which to set a Lot Size Policy in connection with the application by Paula Litt on behalf of All Line Construction Ltd.
2. That Bylaw No. 7077, for the rezoning of 9611 Geal Road 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

AWS:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

Ms. Paula Litt, on behalf of All Line Construction Ltd., applied to rezone 9611 Geal Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)” in order to create three single-family lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Teresa Leszko	To be determined
Applicant	All Line Construction Ltd.	No change
Site Size	1,325.68 m ² (14,269.97 ft ²)	3 – 441.89 m ² (4,756.66 ft ²)
Land Uses	One Single-Family dwelling	Three Single-Family dwellings
OCP Designation	Neighbourhood Residential	No change
Zoning	R1/E	R1/B

The subject property is located on the west side of Geal Road and is surrounded by smaller conventional single-family lots.

There is no 702 Lot Size Policy designation for this area.

STAFF COMMENTS

Land Use

There is no lot size policy in this neighbourhood but, as there are no other lots that have subdivision potential in this “neighbourhood”, there is no need to undertake a study. The lot sizes that would result from a rezoning/subdivision would be consistent to those developed under the Land Use Contract (LUC 117) in the surrounding neighbourhood. No concerns.

Development Applications

Development Cost Charges (DCC's) and servicing costs to be determined at subdivision stage. Being a three-lot subdivision, the developer will be required to service the proposed lots with underground Hydro, Telephone and Cablevision.

No other departments contacted had adverse comments.

ANALYSIS

There are nine other lots along Geal Road between Groat Avenue and Pendelbury Road that have frontages ranging from 12 m (39.37 ft.) to 14 m (45.93 ft.), four of which were created by re-subdivision in the mid-80's. The others resulted from a Land Use Contract (LUC 117) in the late 70's. The subject property is the last remaining large property along this stretch of Geal Road.

The application is to rezone this property to create three single-family lots which would meet all the requirements for Subdivision Area B (R1/B). This shift from a large single-family lot to three smaller single-family lots should have little impact on the adjacent properties, as the lot sizes resulting from a rezoning/subdivision would be consistent to those in the surrounding neighbourhood and as such, it does not merit a lot size study.

FINANCIAL IMPACT

None.

CONCLUSION

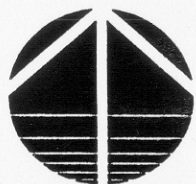
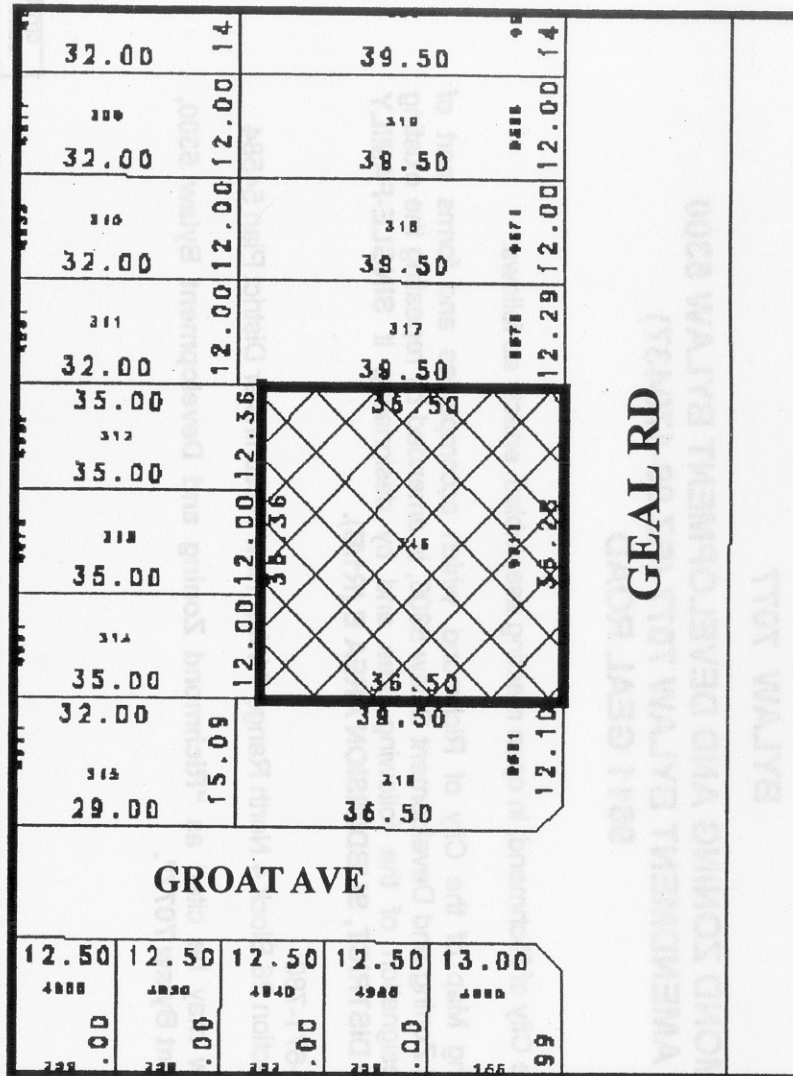
1. The application is to rezone 9611 Geal Road to "Single-Family Housing District, Subdivision Area B (R1/B) to permit the construction of three single-family dwellings.
2. The proposal is such that it will have little impact on adjacent properties and does not merit a lot size study. Staff supports the rezoning on its merits.

A.(Al) W. Schmidt
Supervisor, Urban Development (Utilities)

AWS:blg



City of Richmond



RZ 99-170437

Original Date: 11/09/99

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7077
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7077 (RZ 99-170437)
9611 GEAL 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 B (R1/B)**.

P.I.D. 003-671-780

Lot 346 Section 26 Block 4 North Range 7 West New Westminster District Plan 54584

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7077”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK