



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: February 10, 2000
FILE: RZ 99-170255
RE: **Application by Mr. Mark Sakai (Fraserview Construction Co. Ltd.), on behalf of Teruo and Margaret Sakai, for Rezoning at 5091 Moncton Street and 5131 Moncton Street from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C)**

STAFF RECOMMENDATION

That Bylaw No. 7089, for the rezoning of 5091 Moncton Street and 5131 Moncton Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)", 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

Mr. Mark Sakai (Fraserview Construction Co. Ltd.), on behalf of Teruo and Margaret Sakai, applied to rezone 5091 Moncton Street and 5131 Moncton Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" in order to allow the creation of four lots in two phases.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Teruo and Margaret Sakai	To be determined
Applicant	Mark Sakai	No change
Site Size	5091 Moncton Street 1666 m ² (17,933 ft ²) 5131 Moncton Street 1424 m ² (15,328 ft ²)	Phase 1- two lots 903 m ² (9,720 ft ²) and 2,187 m ² (23,541 ft ²) Phase 2 - three lots 729 m ² (7,847 ft ²) each
Land Uses	One single-family dwelling on each lot	One single-family dwelling on each lot
OCP Designation	Neighbourhood Residential	No change
Area Plan Designation	Single-Family	No change
702 Policy Designation	R1/C	No change
Zoning	R1/E	R1/C

The subject properties are located on the north side of Moncton Street and are surrounded on the north and south by smaller Single-Family Housing District, Subdivision Area B (R1/B) conventional single-family lots, and to the east and west by larger Single-Family Housing District, Subdivision Area E (R1/E) single-family lots.

RELATED POLICIES AND STUDIES

The subject site lies within an area subject to Lot Size Policy No. 5429 (see Attachment 1) which permits the creation of Single-Family Housing District, Subdivision Area C (R1/C) size lots.

STAFF COMMENTS

Land Use

Single-Family Lot Size Policy No. 5429 applies to the subject properties. Under this policy, subdivision is permitted as follows: *"if there is no lane or internal road access then properties along Moncton Street will be restricted to Single-Family Housing District, Subdivision Area C (R1/C)..."*. The proposed future subdivision would appear to conform with this policy as well as the property dimensions for the anticipated zoning district.

Transportation

In light of the Lane Policy (being drafted by staff), a 6 m (20 ft.) strip of land may be required for the construction of a future lane for properties along a major arterial and local arterial roads that are part of the bicycle network. Since these properties are located along a local arterial road that is NOT part of the bicycle network, there is no need for a future lane.

Development Applications

No servicing concerns. Single-Family Housing District, Subdivision Area C (R1/C) lots require the proposed new single-family dwellings to be setback 9 m from Moncton Street to allow for a vehicular turn-around in order to avoid vehicles from having to back-out onto Moncton Street; a covenant will be required prior to final adoption. Servicing costs will be determined at the subdivision stage.

ANALYSIS

The proposal to rezone the sites is consistent with the Steveston Area Plan as well as the Lot Size Policy No. 5429 for the area.

The proposal is to create four smaller single-family lots over two phases. In phase 1, two lots will be created, one of which will be 16.46 m (54 ft.) wide, the other will be 40.54 m (133 ft.). A concurrent application for consolidation and subdivision is being processed for phase 1. Phase 2 will proceed at a later date; the subdivision of the remaining 40.54 m (133 ft.) wide lot will create three 13.51 m (44.32 ft.) wide lots (see Attachment 2).

The existing single-family dwelling on 5131 Moncton Street will be demolished in phase 1 to make way for a new single-family dwelling. There is no intention of demolishing the existing single-family dwelling at 5091 Moncton Street at this time.

The creation of four 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.

Prior to final adoption, the registration of a restrictive covenant is required to ensure a 9 m building setback and that motor vehicles have the ability to turn around on the property without having to back-out onto Moncton Street. There are no servicing concerns.

FINANCIAL IMPACT

None.

CONCLUSION

1. The application is to rezone 5091 Moncton Street and 5131 Moncton Street to "Single-Family Housing District, Subdivision Area C (R1C)" to permit the eventual construction of four single-family dwellings over two phases.
2. The proposal is worthy of support, as it is consistent with the Steveston Area Plan and the Lot Size Policy for the area.

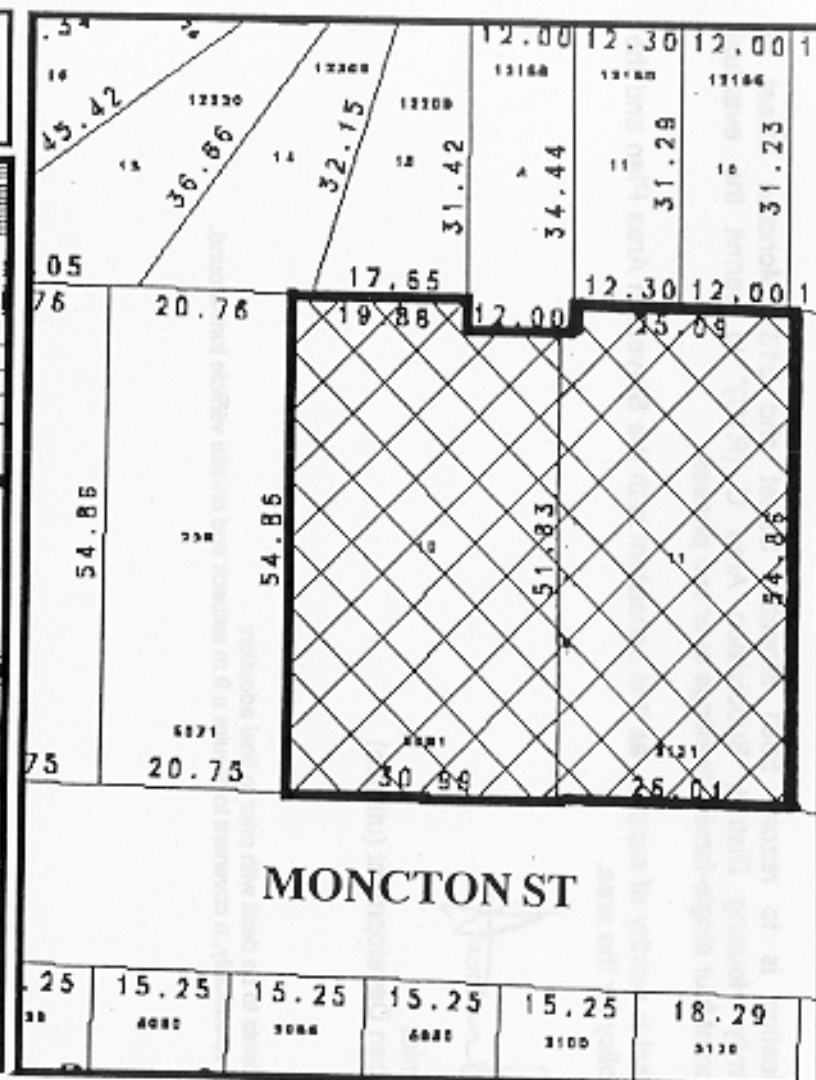
A.(Al) W. Schmidt
Supervisor, Urban Development (utilities)

AWS:blg

There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically, a covenant to require a 9 m setback and on-site vehicle turn-around.



City of Richmond



RZ 99-170255

Original Date: 11/09/99

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: Jan. 15/90

Expires: Jan. 15/95

POLICY 5429

File Ref: •

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-3-7/12-3-7

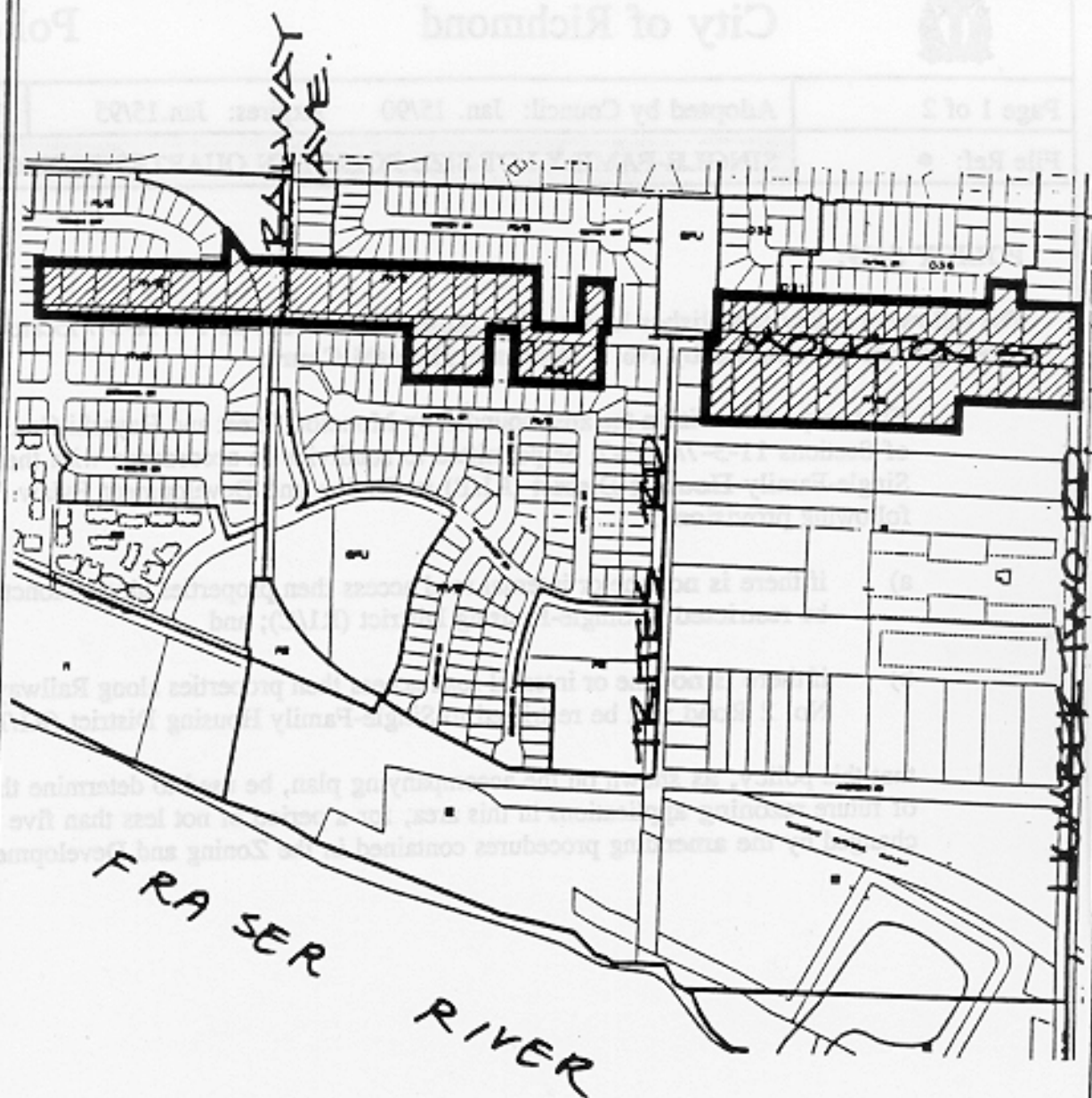
POLICY 5429:

The following policy establishes lot sizes in a portion of Sections 11-3-7/12-3-7 located on Moncton Street generally bounded by No. 2 Road and Hayashi Court:

That properties within the area bounded by Moncton Street and Hayashi Court, in a portion of Sections 11-3-7/12-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 with the following provisions:

- a) if there is no lane or internal road access then properties along Moncton Street will be restricted to Single-Housing District (R1/C); and
- b) if there is no lane or internal road access then properties along Railway Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E); and

that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS
PER R/VB EXCEPT

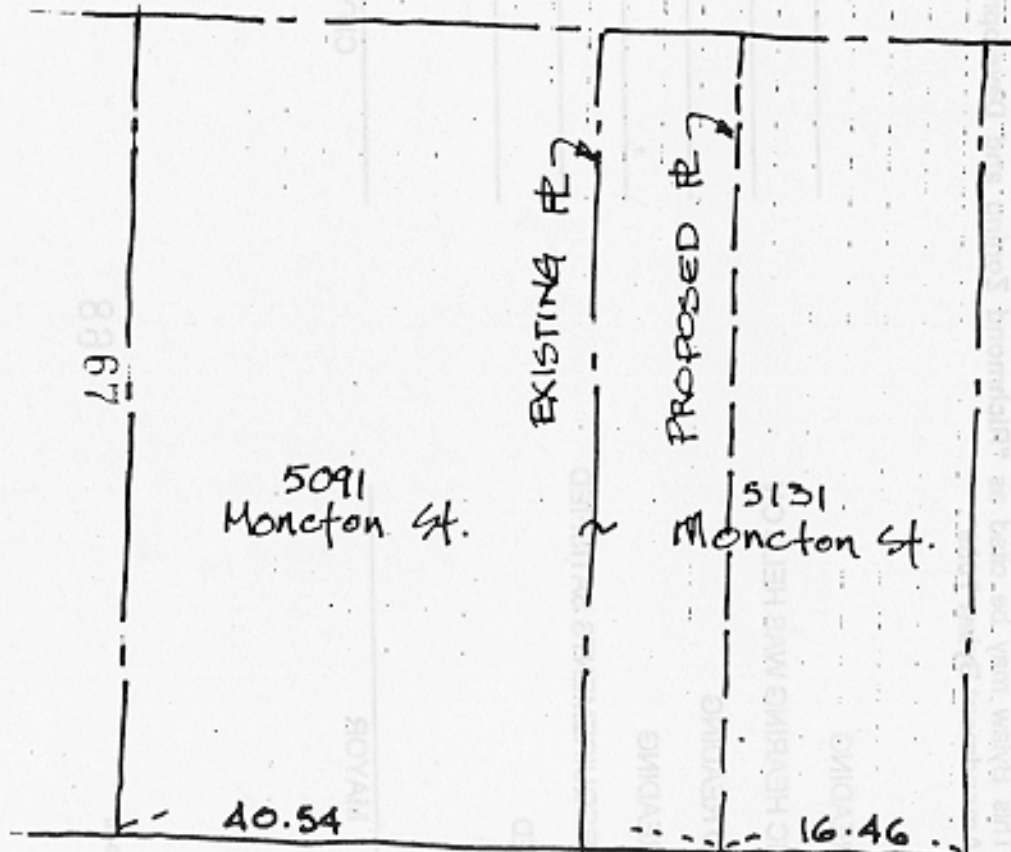
- (1) MONCTON ST.: R1/C UNLESS THERE IS A LANE OR INTERNAL ROAD ACCESS, THEN R1/B.
- (2) RAILWAY AVE. AND NO. 2 RD.: R1/E UNLESS THERE IS A LANE OR INTERNAL RD ACCESS, THEN R1/B



POLICY 5429
SECTION 11&12,3-7

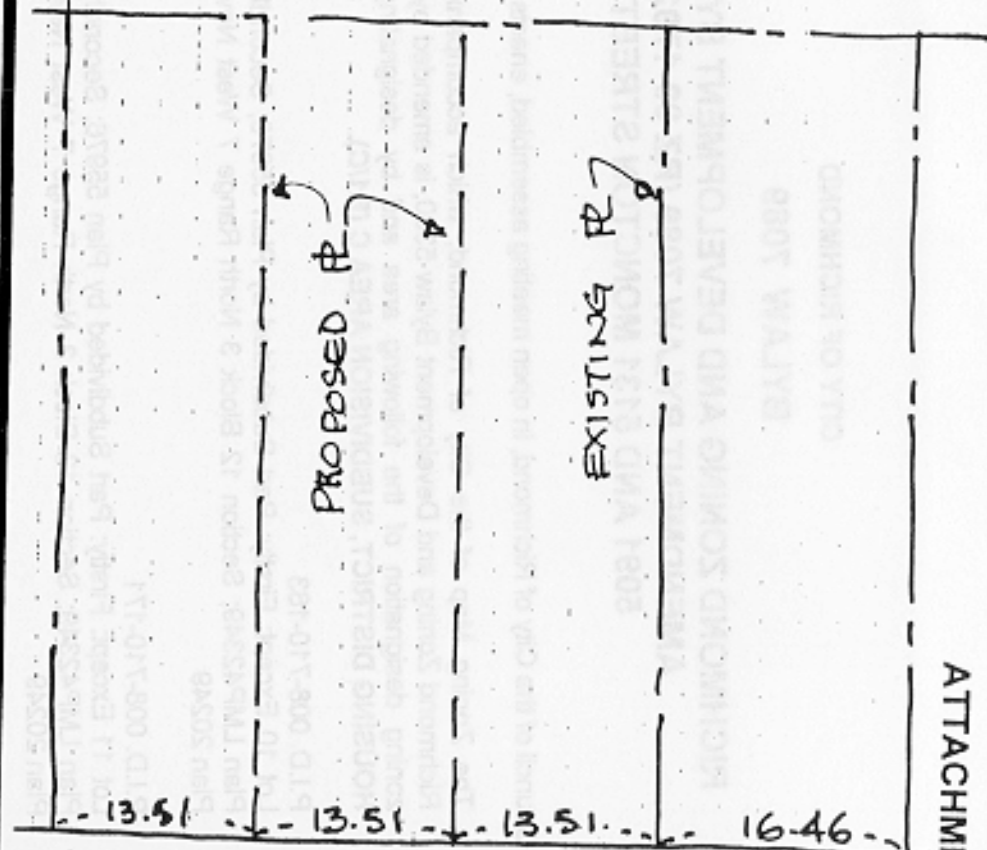
DATE
11/16/89

PHASE 1



MONCTON ST.

PHASE 2



MONCTON ST.

CITY OF RICHMOND
BYLAW 7089
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7089 (RZ 99-170255)
5091 AND 5131 MONCTON STREET

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 C (R1/C)**.

P.I.D. 008-710-163

Lot 10 Except: Firstly: Part Subdivided by Plan 55976; Secondly: Part Subdivided by Plan LMP42349; Section 12 Block 3 North Range 7 West New Westminster District Plan 20249

P.I.D. 008-710-171

Lot 11 Except: Firstly: Part Subdivided by Plan 55976; Secondly: Part Subdivided by Plan LMP42349; Section 12 Block 3 North Range 7 West New Westminster District Plan 20249

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7089”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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