



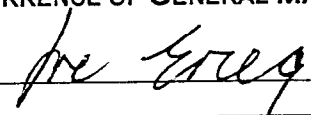
To: Planning Committee
From: Raul Allueva
Director of Development
Date: March 7, 2005
File: RZ 04-279231
Re: **Application by Henry and Wendy Chan for Rezoning at 6331 and 6351 Comstock Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7923, for the rezoning of 6331 and 6351 Comstock 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.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Henry and Wendy Chan have applied to the City of Richmond for permission to rezone 6331 and 6351 Comstock Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit a three (3) lot residential subdivision.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is in **Attachment 2**.

Surrounding Development

To the North: Newer single-family dwellings on Single-Family Housing District, Subdivision Area B (R1/B) zoned lots backing onto the subject site;
To the East: A new single-family dwelling on a 20 m (66 ft.) wide lot;
To the South: Older character single-family dwellings; and
To the West: A new single-family dwelling on a 20 m (66 ft.) wide lot.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5433 (**Attachment 3**) permits subdivision to Single-family Housing District, Subdivision Area B (R1/B) size lots. A majority of the surrounding properties within the Lot Size Policy Area are zoned R1/B, especially to the east and west of the subject site along Comstock Road.

The Policy also stipulates that servicing upgrades along the north side of Comstock Road are to be secured through either a Local Improvement Construction Bylaw or construction agreement with the applicant. This requirement is being fulfilled by a Servicing Agreement, which will cover half road frontage upgrades across both subject site and lot to the immediate west (6311 Comstock Road). Therefore, the proposed lot size and Servicing Agreement required in this rezoning application is consistent with guidelines stated within this Lot Size Policy.

Staff Comments

Staff Technical Review comments are in **Attachment 4**. No significant concerns have been identified through the technical review. Engineering requirements relate to the design and construction of frontage upgrades across both sites and property to the west (6311 Comstock Road) in order to connect with existing frontage improvements. Remaining frontage upgrades for the portion of Comstock Road east of the subject site will be possible in the future as other single-family developments have contributed Neighbourhood Improvement Charge fees to facilitate these works.

Analysis

Consultation with Neighbours

The applicant has contacted the neighbouring property owners to the immediate east and west of the subject site in regards to the proposed rezoning on the subject site. Both neighbours (6311 and 6371 Comstock Road) have submitted letters indicating no objection to the proposed development. The letters are contained in **Attachment 5**.

Existing Lot Size Policy and Surrounding Development

A majority of the surrounding residential properties along Comstock Road and Livingstone Place to the north consists of new single-family dwellings on Single-Family Housing District, Subdivision Area B (R1/B) zoned properties, which is consistent with the existing Lot Size Policy for the area.

The subject site is flanked by new single-family dwellings to the immediate east and west. Both of these new dwellings are situated on large Single-Family Housing District, Subdivision Area E (R1/E) sized lots (20 m or 66 ft.) in width. These properties, based on the existing Lot Size Policy for the area, would not be able to rezone and subdivide as individual parcels as they do not meet the minimum width requirements for a Single-Family Housing District, Subdivision Area B (R1/B) lot. Future development of these two (2) parcels is further limited as both contain new single-family dwellings.

Development Proposal

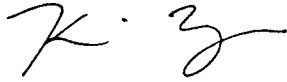
The proposed development involves rezoning and subdividing 6331 and 6351 Comstock Road (40 m or 132 ft.) total frontage in order to create three (3) single-family residential lots (each lot approximately 13.3 m or 44 ft. in width). These lot dimensions comply with all requirements of the Single-Family Housing District, Subdivision Area B (R1/B) zoning.

Financial Impact or Economic Impact

None anticipated.

Conclusion

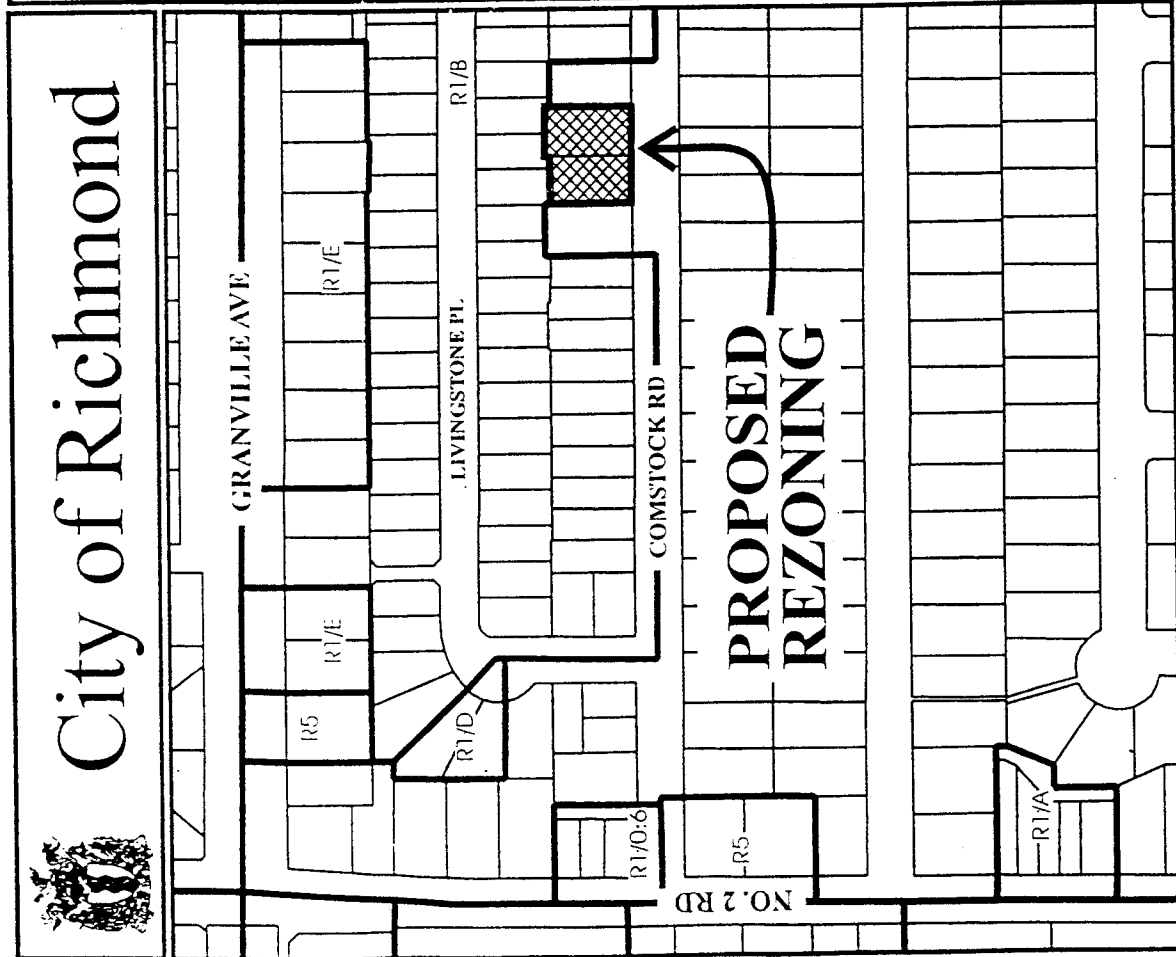
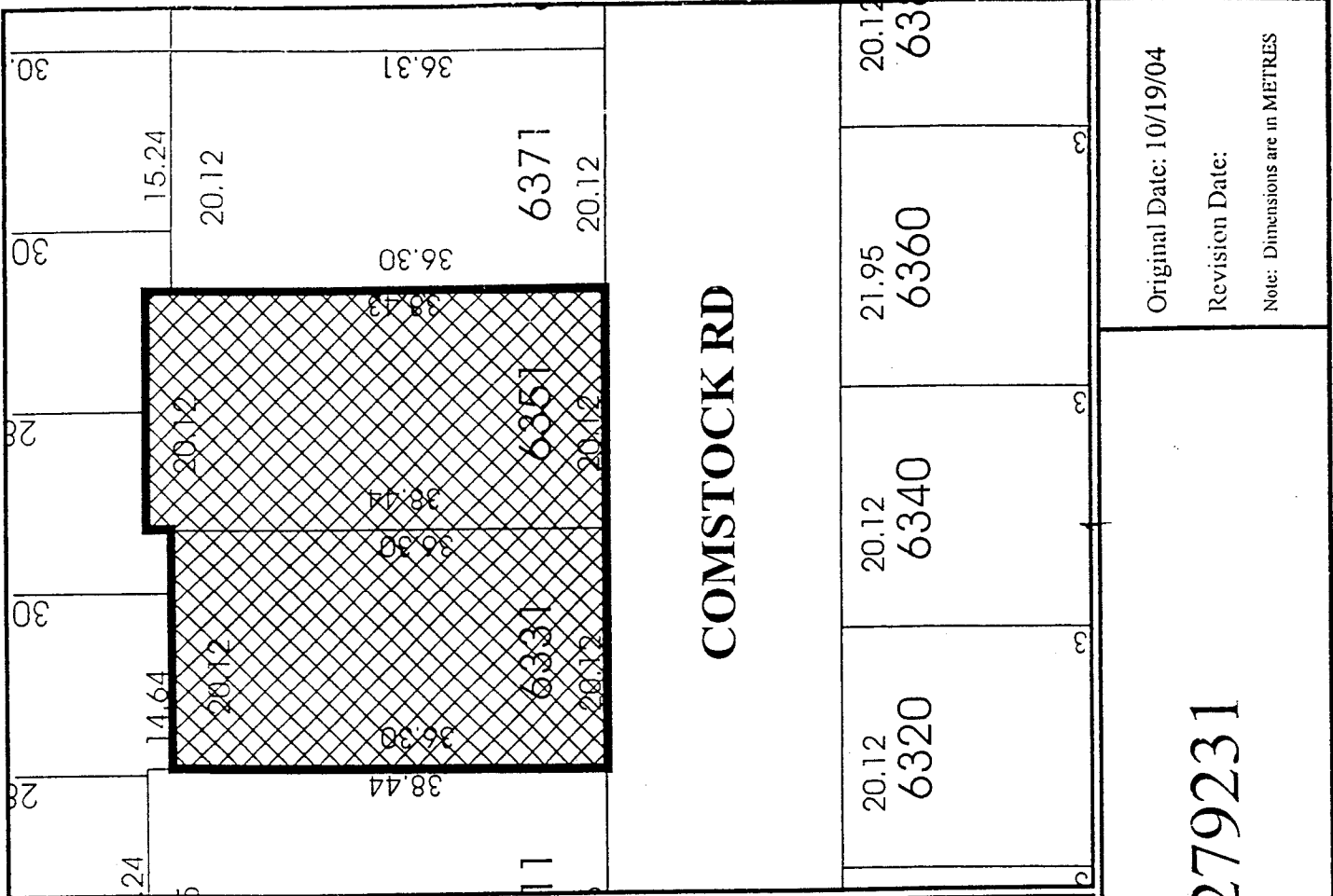
The rezoning application for 6331 and 6351 Comstock Road is consistent with the existing Lot Size Policy, which dictates residential rezoning and subdivision in this neighbourhood. A proposal involving the creation of three (3) new single-family residential properties would result in a lot size and housing character that is consistent with the surrounding neighbourhood. On this basis, staff support the application.



Kevin Eng
Planning Technician – Design
(604) 247-4626

KE:blg

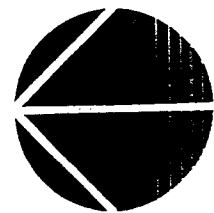
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5433
- Attachment 4: Conditional Rezoning Requirements Concurrence
- Attachment 5: Letters from Neighbours



**PROPOSED
REZONING**

RZ 04-279231

Original Date: 10/19/04
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond





City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Development Application Data Sheet

RZ 04-279231 **Attachment 2**

Address: 6331 & 6351 Comstock Road

Applicant: Henry & Wendy Chan

Planning Area(s): N/A

	Existing	Proposed
Owner:	W. & H. Chan	To be determined
Site Size (m²):	Combined lots 1,503 m ² (16,178 ft ²)	Three lots each approximately 501 m ² (5,393 ft ²)
Land Uses:	Single-family residential	Single-family residential on R1/B designated lots
OCP Land Use Map Designation:	General – Neighbourhood Residential Specific – Low Density Residential	No change – complies with designations
702 Policy Designation:	Lot Size Policy 5433 – Permits subdivision to R1/B	Complies with policy
Zoning:	R1/E	R1/B



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: June 17, 1996
 Area Boundary Amended: September 15, 2003

POLICY 5433

File Ref: 4045-00

~~SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 18-4-6~~

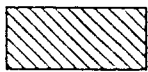
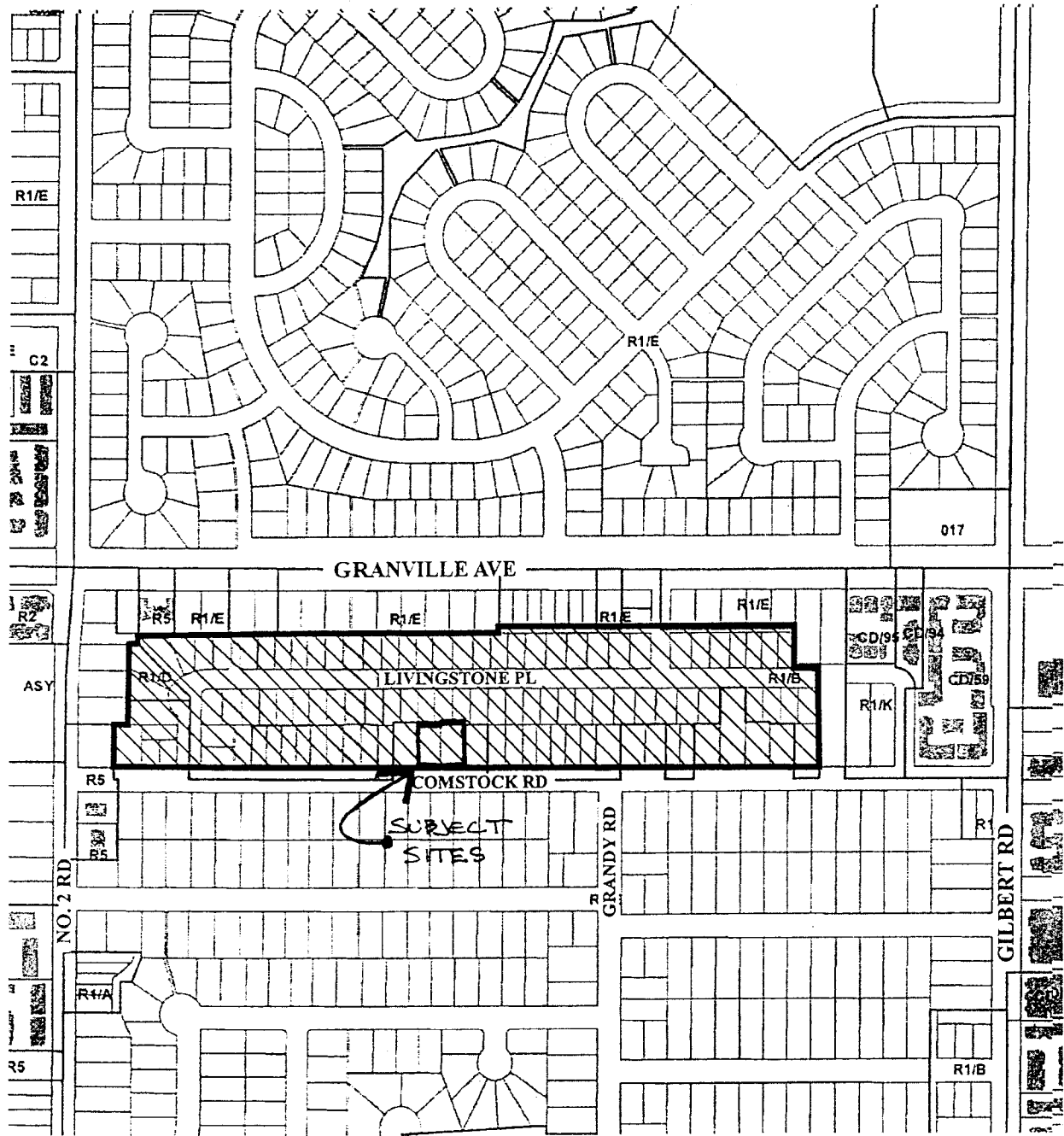
POLICY 5433:

The following policy establishes lot sizes in a portion of Section 18-4-6, within the area generally bounded by **Granville Avenue, No. 2 Road, Comstock Road and the West property lines of 6600 Granville Avenue and 6671 Comstock Road:**

That properties within the area generally bounded by Granville Avenue, No. 2 Road, Comstock Road, and the West property lines of 6600 Granville Avenue and 6671 Comstock Road (in a portion of Section 18-4-6), 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) Ditch and watermain improvements for the north side of Comstock Road are to be established either by a Local Improvement Construction Bylaw or construction agreement with the applicants before redevelopment occurs on this road, 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 5300.



Subdivision permitted as per R1/B



Policy 5433
Section 18-4-6

Adopted Date: 02/19/90

Amended Date: 09/15/03

Note: Dimensions are in METRES

Conditional Rezoning Requirements 6331 & 6351 Comstock Road RZ 04-279231

Prior to final adoption of Zoning Amendment Bylaw 7923, the developer is required to complete the following requirements:

1. Enter into a Servicing Agreement* (\$1,000 application fee) for the design and construction of full half road frontage upgrades across the subject site, connecting to where existing works end to the west (generally at the common property line between 6291 & 6311 Comstock Road). Works include but are not limited to road widening, curb & gutter, creation of a 1.5m grass & treed boulevard, storm sewer and a 1.5 m concrete sidewalk at or near the existing front property line. Upon completion of these works, the City will reimburse the developer/applicant for the value of frontage works across 6311 Comstock Road. The value of these works will be identified and determined by the Servicing Agreement design drawings.

* Note: This requires a separate application.

Also of note to the applicant/developer is that an existing power pole is situated on the common property line between 6331 & 6351 Comstock Road, which may effect the future driveway access to one of the proposed residential lots.

— SIGNED LETTER

Signed

ON FILE —

_____ Date

February 24, 2005

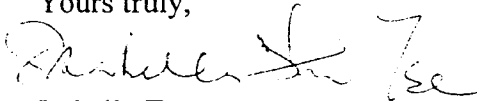
City of Richmond
Urban Development Division

Isabella H. Tse
6371 Comstock Road,
Richmond, B.C.
V7C 2X5

Dear Sir,

I am the registered owner of 6371 Comstock Road, Richmond, B.C.. I am aware of the development application to rezone the two lots adjacent to my property and have no objection to the proposal.

Yours truly,



Isabella Tse

FROM : C3D HIKITA

FAX NO. : 604-275-3314

Oct. 21 2004 08:49PM P1

October 20, 2004

City of Richmond
Urban Development Division

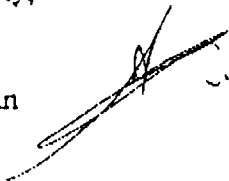
Alex Chan
6311 Comstock Road,
Richmond, BC. V7C 2X5

Dear Sir,

I am the registered owners of 6311 Comstock Road, Richmond. I am aware of the development application to subdivide the two lots adjacent to my property and fully support the proposal.

Yours truly,

Alex Chan





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7923 (RZ 04-279231)
6331 & 6351 COMSTOCK 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. 005-534-917

Lot 50 Block 1 Except: Part Subdivided by Plan 74413, Section 18 Block 4 North Range 6 West New Westminster District Plan 14764

P.I.D. 003-420-086

Lot 49 Block 1 Except: Part Subdivided by Plan 74413, Section 18 Block 4 North Range 6 West New Westminster District Plan 14764

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7923”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
BA

MAYOR

CITY CLERK