



To: Planning Committee **Date:** April 17, 2002
From: Joe Erceg **File:** RZ 02-202588
Manager, Development Applications
Re: **APPLICATION BY C.P.S. ENTERPRISES LTD. FOR REZONING AT 6551 AND A PORTION OF 6531 COMSTOCK ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

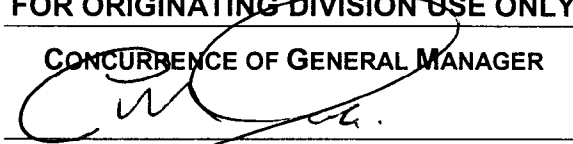
Staff Recommendation

That Bylaw No. 7359, for the rezoning of 6551 and a portion of 6531 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.



Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

C.P.S. Enterprises Ltd. has applied to the City of Richmond for permission to rezone 6551 and a portion of 6531 Comstock Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width of 18m or 59 ft) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width of 12m or 39.4 ft) in order to permit a two lot residential subdivision.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	6551 and 6531 Comstock – C.P.S. Enterprises	To be determined
Site Size	6551 Comstock – 775 m ² (8342 ft ²) 6531 Comstock – 774 m ² (8331 ft ²)	Two new lots 443 m ² (4763 ft ²) 6531 Comstock - 663 m ² (7136 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Surrounding Development

Most of the rest of the north side of Comstock has already developed with new homes under both R1/B zoning and R1/E zoning. Some of the south side of Comstock has also recently redeveloped under the R1/E zone.

Related Policies & Studies

Lot Size Policy

The Lot Size Policy (**Attachment 2**) which covers the subject lots permits subdivision to R1/B size lots.

Staff Comments

The applicant is proposing to rezone only 3.56m of 6531 Comstock Road and retain the existing house. The attached surveyor's drawing (**Attachment 3**) illustrates that the new lot and existing house will meet the R1/E zoning requirements.

With the future subdivision, Development Cost Charges will be payable for the cost of service connections and alterations and Neighbourhood Improvement Charges will be payable for the full existing 6531 and 6551 Comstock frontages (42.77m).

Analysis

The subject application conforms with the Lot Size Policy for the neighbourhood therefore staff have no concerns with the proposed lot size.

Staff note that the house that is proposed to be retained is quite a bit older than the homes around it and therefore will not have a consistent look with that of the neighbouring houses. The applicant has stated that the house is in good condition and that he wishes to retain it as a rental property.

Financial Impact

None.

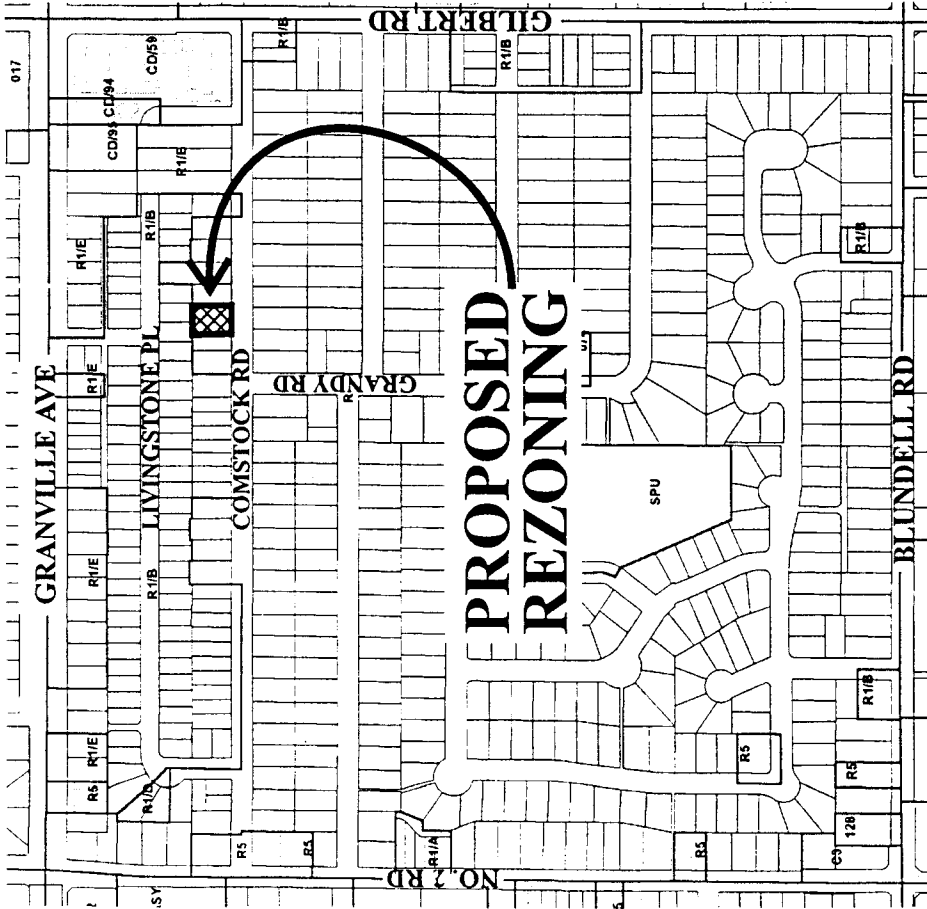
Conclusion

The application is to rezone 6551 and a portion of 6531 Comstock Road in order to permit a two lot subdivision. The proposal is consistent with the Lot Size Policy for the neighbourhood and the remainder of 6531 Comstock Road conforms to the R1/E zoning requirements therefore staff is supportive of the application.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



PROPOSED REZONING

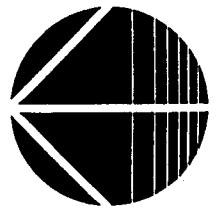
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6480	6500	6520	6540	6560	6580	6600	6620	6640	6660

LIVINGSTONE PL

54	30.54	30.54	30.54	30.54	30.54	30.54	30.54	30.54	30.54
21	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29
6.28	36.31	36.31	36.31	36.31	36.31	36.31	36.31	36.31	36.31
79	6491	6511	6531	6551	6571	6591	6611	6631	6651
21	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34	21.34

COMSTOCK RD

0	20.40	20.40	20.40	20.40	20.40	20.40	20.40	20.40	20.40
51.82	51.82	51.82	51.82	51.82	51.82	51.82	51.82	51.82	51.82



RZ 02-202588

Original Date: 03/18/02

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: June 17, 1996

POLICY 5433

File Ref: 4045-00

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

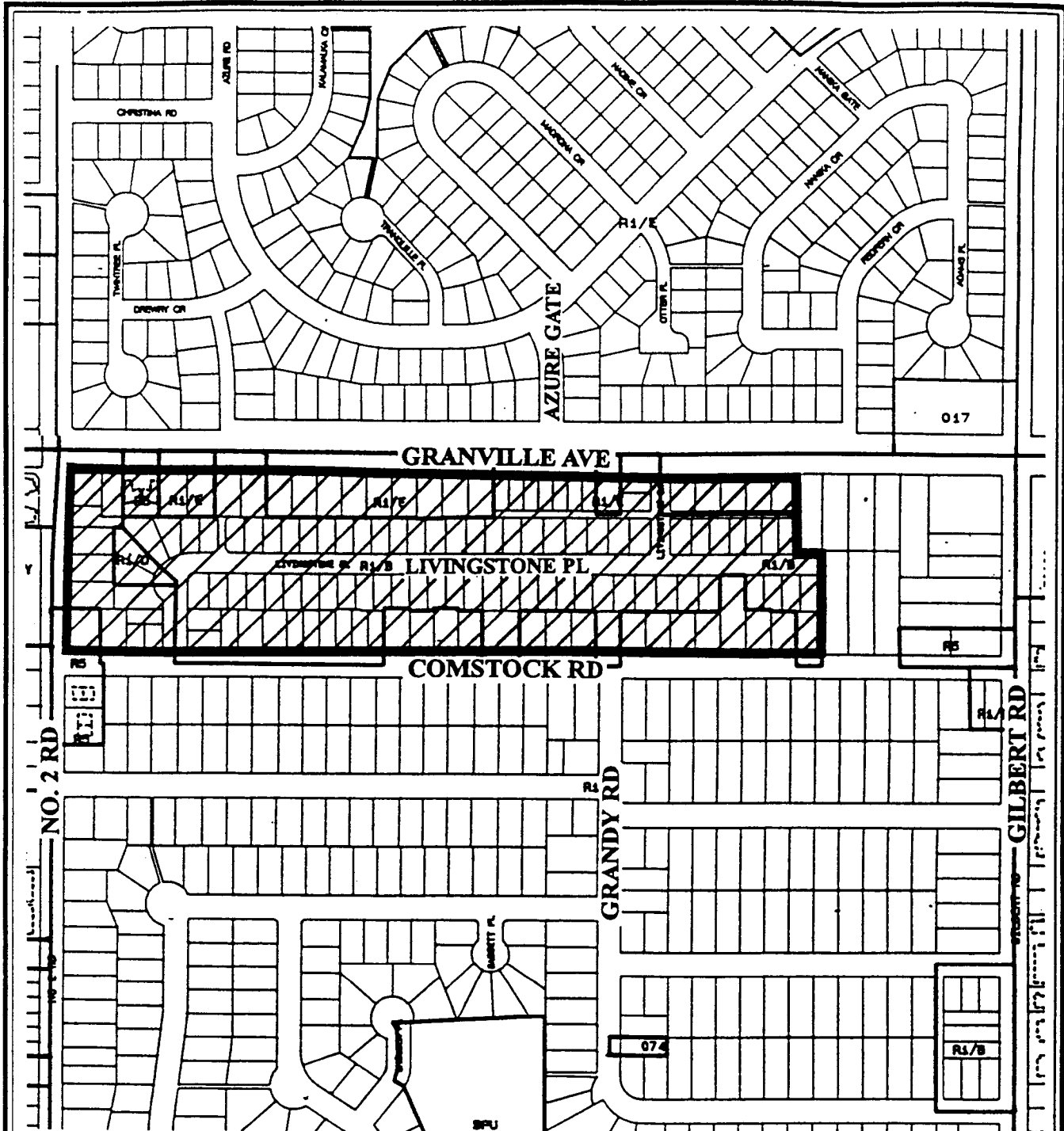
POLICY 5433:

The following policy establishes lot sizes in a portion of Section 18-4-6, within the area 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 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) If there is no lane or internal road access, then properties along Granville Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E) Zoning and,
- (b) 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 except

- 1) Lots facing Granville Ave and No. 2 Rd R1/E, unless there is a lane or internal road access then R1/B.



POLICY 5433
SECTION 18, 4-6

Adopted Date: 02/19/90

Amended Date: 06/17/96

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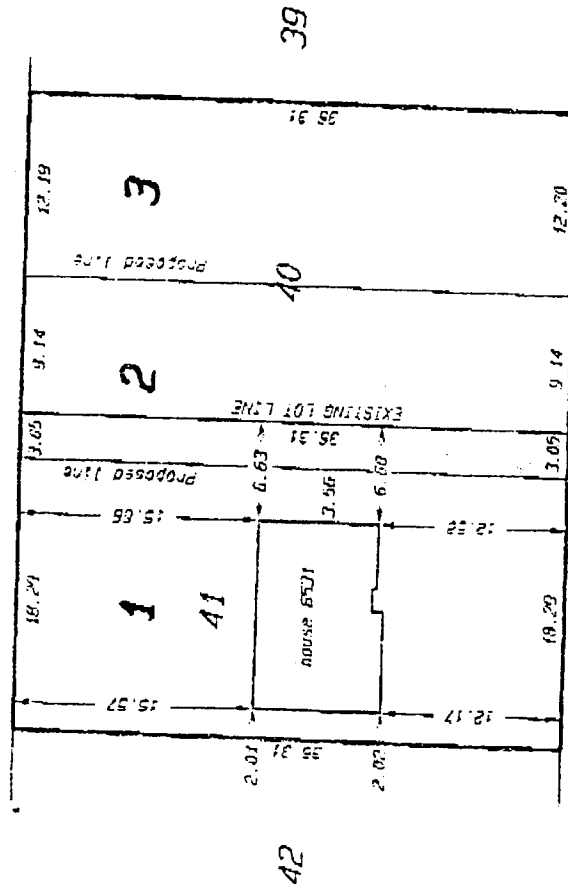
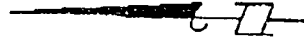
**PLAN OF PROPOSED SUBDIVISION OF LOT 41 EXCEPT; PART SUBDIVIDED BY PLAN 81281;
AND LOT "A" EXCEPT; PART SUBDIVIDED BY PLAN 81705; BOTH OF SECTION 18
BLOCK 4 NORTH RANGE 6 WEST NEN WESTMINSTER DISTRICT**

Current civic address:
6551 / 6551 Comstock Road
Richmond, B.C.

SCALE 1:500

Notes:

- All dimensions are in metres.
- Property dimensions are based on Land Title Office records.



COMSTOCK ROAD

24

Dated this 07th day of March, 2002

© COPYRIGHT
DHALIVAL OLIVER MONS
 PROFESSIONAL LAND SURVEYING INC.
 121-13340 80th Avenue
 Surrey, B.C.
 V3W 3D2
 (PH) 501-6108
 (FX) 501-6189
 F.I.C. 0202106.P51



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 7359 (RZ 02-202588)
6551 AND A PORTION OF 6531 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)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7359".

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 7359**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

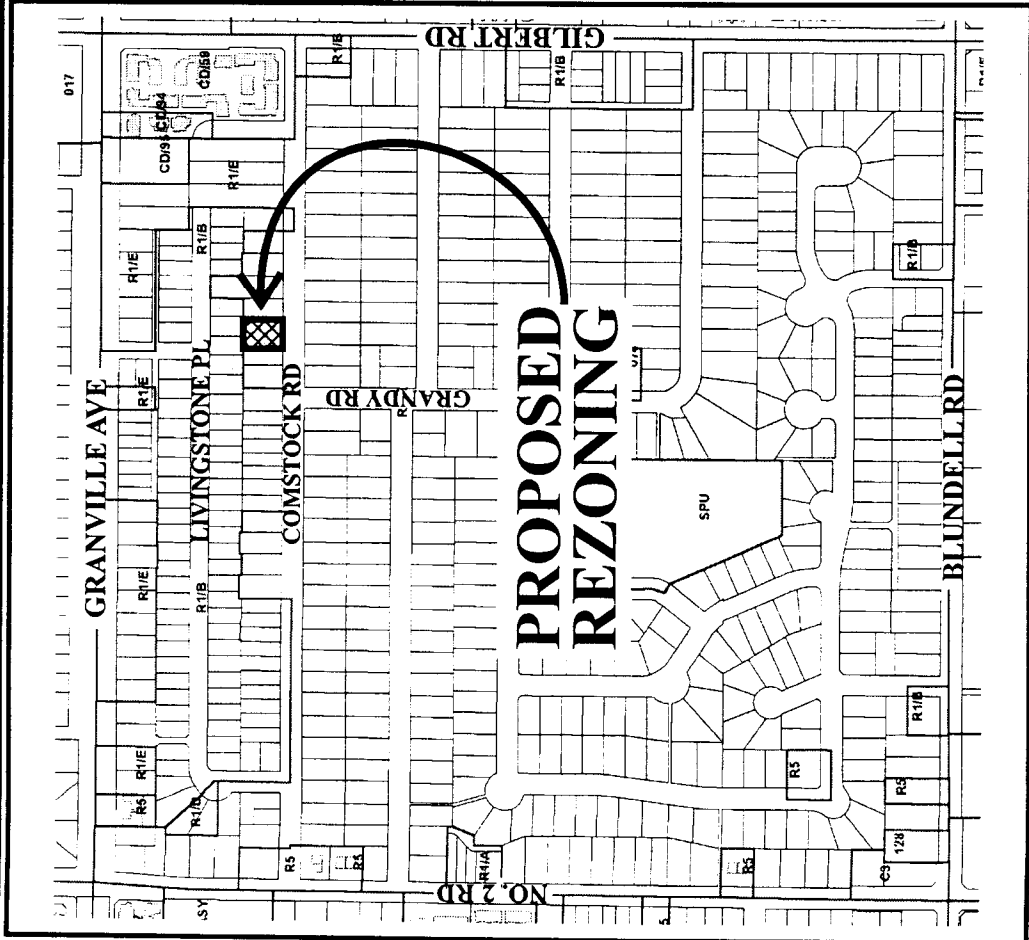
MAYOR

CITY CLERK



City of Richmond

Schedule A attached to and forming part of Bylaw No. 7359



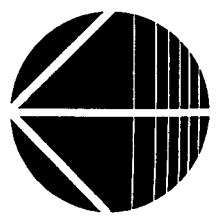
18.29	18.29	18.29	18.29	18.29	15.24	16.76	13.73
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LIVINGSTONE PL

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COMSTOCK RD

3	6560	6540	6520	6540	6560	6580
51.82	51.82	51.82	51.82	51.82	51.82	51.82



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