



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: April 25, 2002
File: RZ 02-203351
Re: **APPLICATION BY STACY MAEDA FOR REZONING AT 6711 AND 6691
COMSTOCK ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION
AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA
K (R1/K)**

Staff Recommendation

That Bylaw No. 7364, for the rezoning of 6711 and 6691 Comstock Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, 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

Stacy Maeda has applied to the City of Richmond for permission to rezone 6711 and 6691 Comstock Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit an eight lot residential subdivision and the extension of Livingstone Place (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	6711 Comstock – Shirley Olafsson 6691 Comstock – Jon and Elisa Qua	To be determined
Applicant	Stacy Maeda	No change
Site Size	6711 Comstock – 1861 m ² (20,032 ft ²) 6691 Comstock – 1860 m ² (20,022 ft ²)	Eight lots ranging from 357.8 m ² (3,851 ft ²) to 420.8 m ² (4,530 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
East Livingstone Sub-Area Plan Designation	Small Lot Single-Family, Two-Family or Townhouse Residential	No change
702 Policy Designation	R1/A	No change
Zoning	R1/E	R1/K

Surrounding Development

There are new townhouses to the east and north of the subject site. There are smaller single family lots (20m or 65 feet wide) across the street to the south. The two subject properties, the one to the west and two others to the north-west are the last few large lots remaining in this neighbourhood.

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
A	9m (29.527 ft.)	270 m ² (2,906 ft ²)
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)
K	10m (32.808 ft.)	315 m ² (3,390 ft ²)

Related Policies & Studies

The East Livingstone Sub-Area Plan designates the subject properties for a range of residential uses (**Attachment 3**) including small lots which is what is proposed by the applicant.

Lot Size Policy 5461 (**Attachment 4**) permits rezoning of the subject lots to R1/A.

Staff Comments

Land Use

The adjacent property to the west has been contacted over the years and has no wish to join in a redevelopment proposal at this time. Livingstone Place will not connect through until this last property redevelops.

Engineering

Prior to final reading of rezoning the developer shall provide a 17m road dedication along their entire north property line complete with a 3m x 3m corner cut at the "elbow"

Then, with the subdivision, the developer shall enter into a standard Servicing Agreement to design and construct half road works on Comstock and full road works on Livingstone Place. Works include but are not limited to:

- Comstock Road: Benkleman Beam test, road widening complete with curb and gutter, sanitary sewer extension to service new lots, filling in ditch and providing a storm sewer system, creating a 2m grass and treed blvd behind the new curb, ornamental street lighting and a 1.5m concrete sidewalk.
- Livingstone Place: continuation of the full utility package (water, storm, sanitary, hydro, tel, gas, street lighting etc) as it is stubbed off at the current road end. A 1.5m grass and treed blvd and a 1.5m sidewalk is to be placed on the north side of the street, with just trees and street lights placed behind the curb on the south side. The curb and gutter is to align exactly with existing Livingstone Place to the west.

Analysis

The land use designation on these properties permits a range of residential uses, from single family to townhouse. Given that there are townhouses across Livingstone Place and single family properties to the west, either housing form would be appropriate here.

The Lot Size Policy would also support the rezoning of the lots to R1/A. Under this zoning it would be possible to subdivide into nine lots rather than eight as is proposed. However, the applicant prefers the eight lot option in order to maintain the north-south orientation as occurs with the rest of the single family homes along Comstock Road.

The only limiting factor is that with the subject lots redeveloping for single family, the one adjacent lot to the west will then be restricted to redevelop to single family at such time as they are interested. This property would be able to subdivide into four single family properties under the R1/K zoning.

Financial Impact

None.

Conclusion

The application is to rezone two large lots to enable them to subdivide into eight small lots with the continuation of Livingtone Place. Staff is supportive of the application as it is consistent with the Sub-Area Plan and the Lot Size Policy for the area.



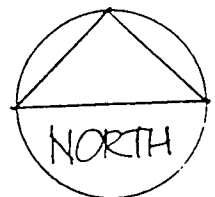
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

There are requirements to be dealt with prior to final adoption:
Development requirements, specifically the developer shall provide a 17m road dedication along their entire north property line complete with a 3m x 3m corner cut at the "elbow.

PLAN SHOWING PROPOSED SUBDIVISION (RI K)
FOR 6691 & 6711 COMSTOCK ROAD, RICHMOND B.C.

Attachment 2

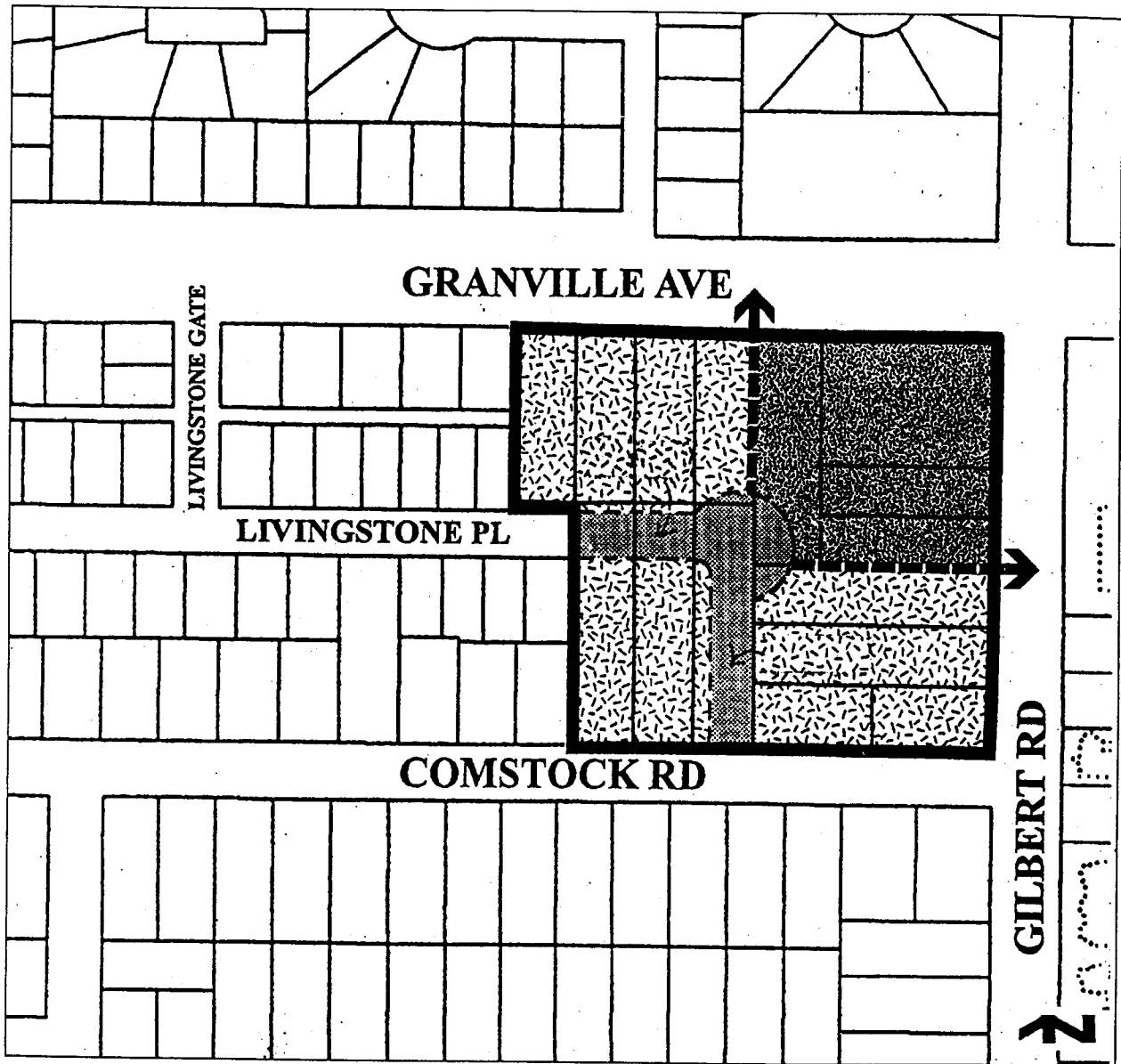


SCALE 1:500

OPTION # 1

City of Richmond

Land Use Map



	Small Lot Single-Family, Two-Family or Townhouse Residential		Townhouse or Low Rise Apartment Residential
	Public Path/Pedestrian Right-of-way (approximate)		Future road, exact alignment to be determined. Road provision may be phased, with phase one consisting of the connection to Comstock Road.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: June 17, 1996

POLICY 5461

File Ref: 4045-00

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

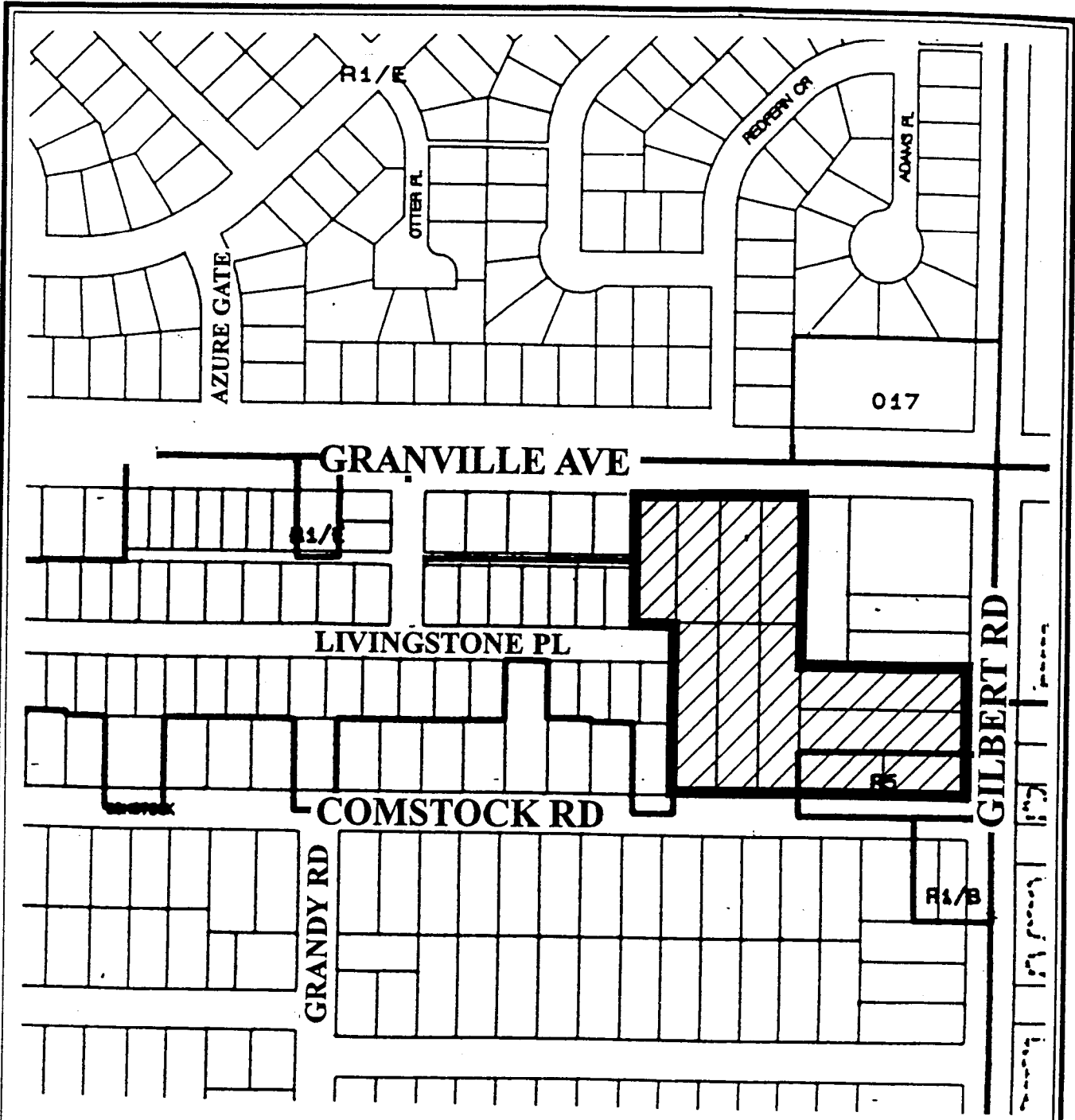
POLICY 5461:

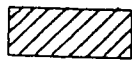
The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by Granville Avenue, Comstock Road and the Livingstone Place road allowance.

That properties within the area bounded by the west property lines of 6600 Granville Avenue and 6671 Comstock Road, Comstock Road, Gilbert Road, the south property lines of 7071 Gilbert Road, the south and west property lines of 6680 Granville Avenue, and Granville Avenue (in a portion of Section 18-4-6), be deemed eligible for Townhouse District (R2), Two-Family Housing District (R5) or subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in the Richmond Zoning and Development Bylaw No. 5300 with the following exception:

If there is no lane or internal road access, then properties along Gilbert Road and Granville Avenue must remain Single-Family Housing District, Subdivision Area E (R1/E) zoning; and,

That this policy be used to determine the disposition of future Single-Family, Two-Family and Townhouse rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Richmond Zoning and Development Bylaw No. 5300.



 Subdivision permitted as per R1/A, R2 or R5 except

- 1) Lots facing Granville Ave and Gilbert Rd R1/E, unless there is a lane or internal road access then R1/A, R2 or R5.



POLICY 5461
SECTION 18, 4-6

Adopted Date: 06/17/96



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7364 (02-203351)
6711 and 6691 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 K (R1/K)**.

P.I.D. 003-454-622

Lot 32 Block 1 Section 18 Block 4 North Range 6 West New Westminster District Plan 13714

P.I.D. 004-206-525

Lot 33 Block 1 Section 18 Block 4 North Range 6 West New Westminster District Plan 13714

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7364”**.

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.
<i>MB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK