



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: May 31, 2000
FILE: RZ 00-085803
RE: Application by Allan Beley for Rezoning at 5671 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. 7143, for the rezoning of 5671 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. Allan Beley has applied to rezone 5671 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 two lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Stanley Allan Beley and Rosemarie Ann Schlossarek	To be determined
Applicant	Allan Beley	No change
Site Size	1,196 m ² (12,874.4 ft ²)	2 – 598 m ² (6,437.2 ft ²) lots
Land Uses	Single-family dwelling	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

RELATED POLICIES & STUDIES

The subject property 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

No adverse comments arose from the circulation/review process.

ANALYSIS

The subject property is located on the north side of Moncton Street and is surrounded on the north, east and west by small single-family lots, and to the south by larger single-family lots.

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

The creation of two 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 5671 Moncton Street to "Single-Family Housing District, Subdivision Area C (R1/C)" to permit the construction of two single-family dwellings.
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

Policy Manual

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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

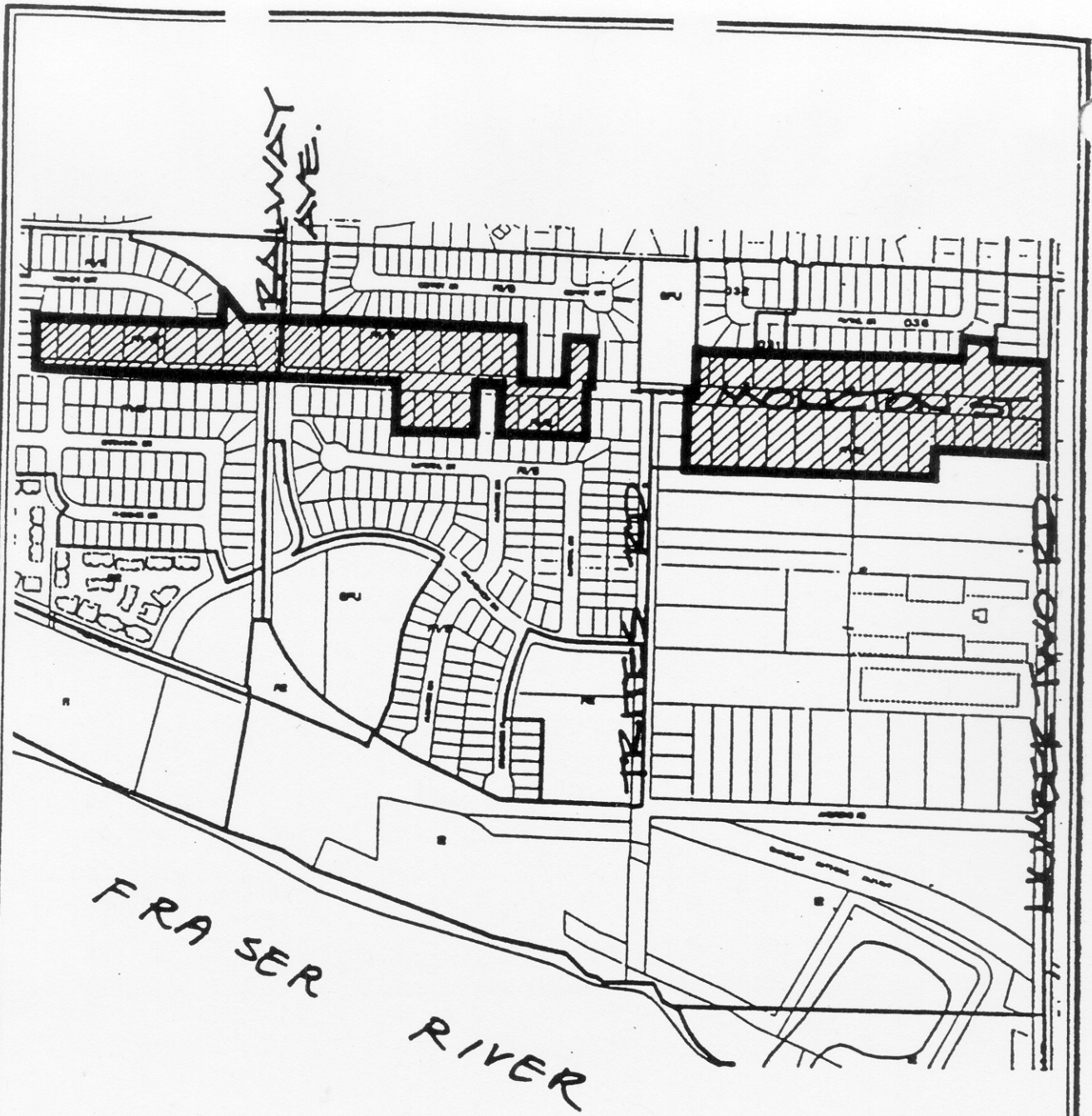
POLICY 5429:


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:

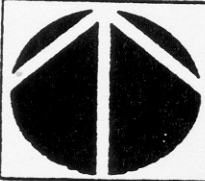
- a) if there is no lane or internal road access then properties along Moncton Street will be restricted to Single-Housing District (R1/C); and
- b) if there is no lane or internal road access then properties along Railway Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E);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

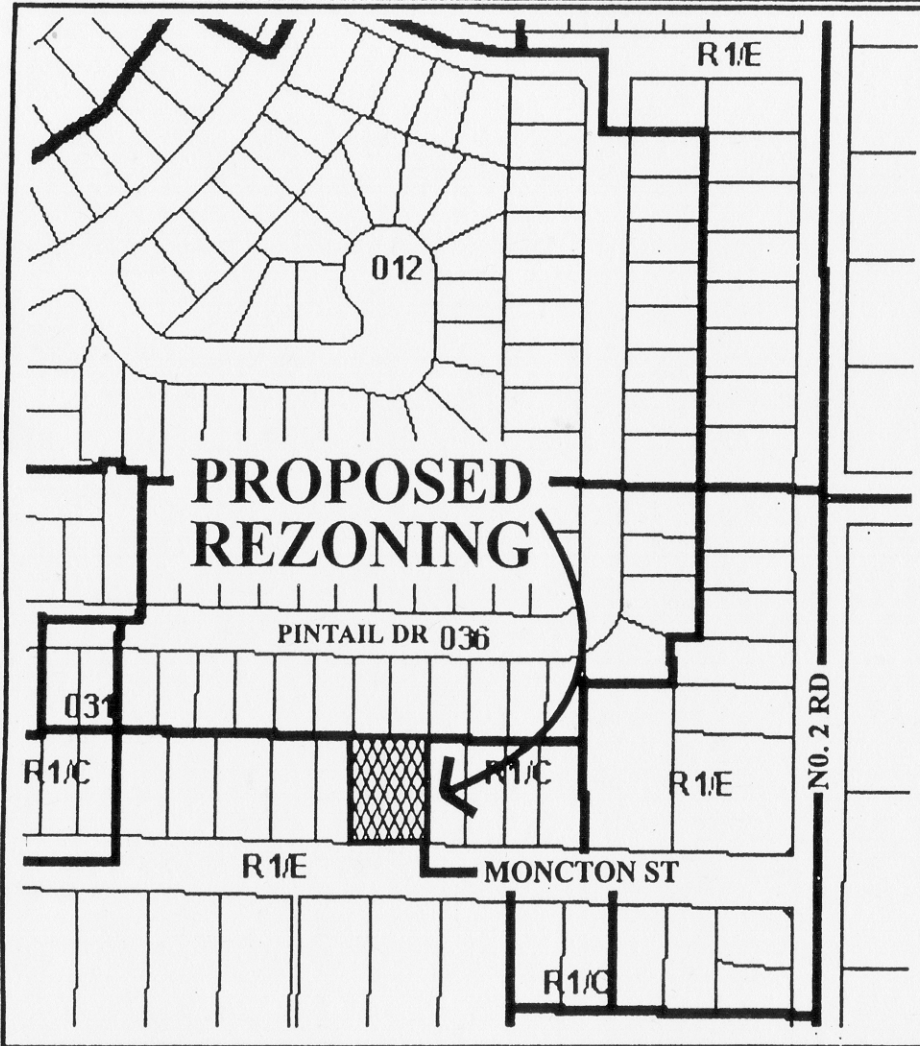


POLICY 5429
SECTION 11&12,3-7

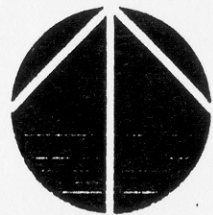
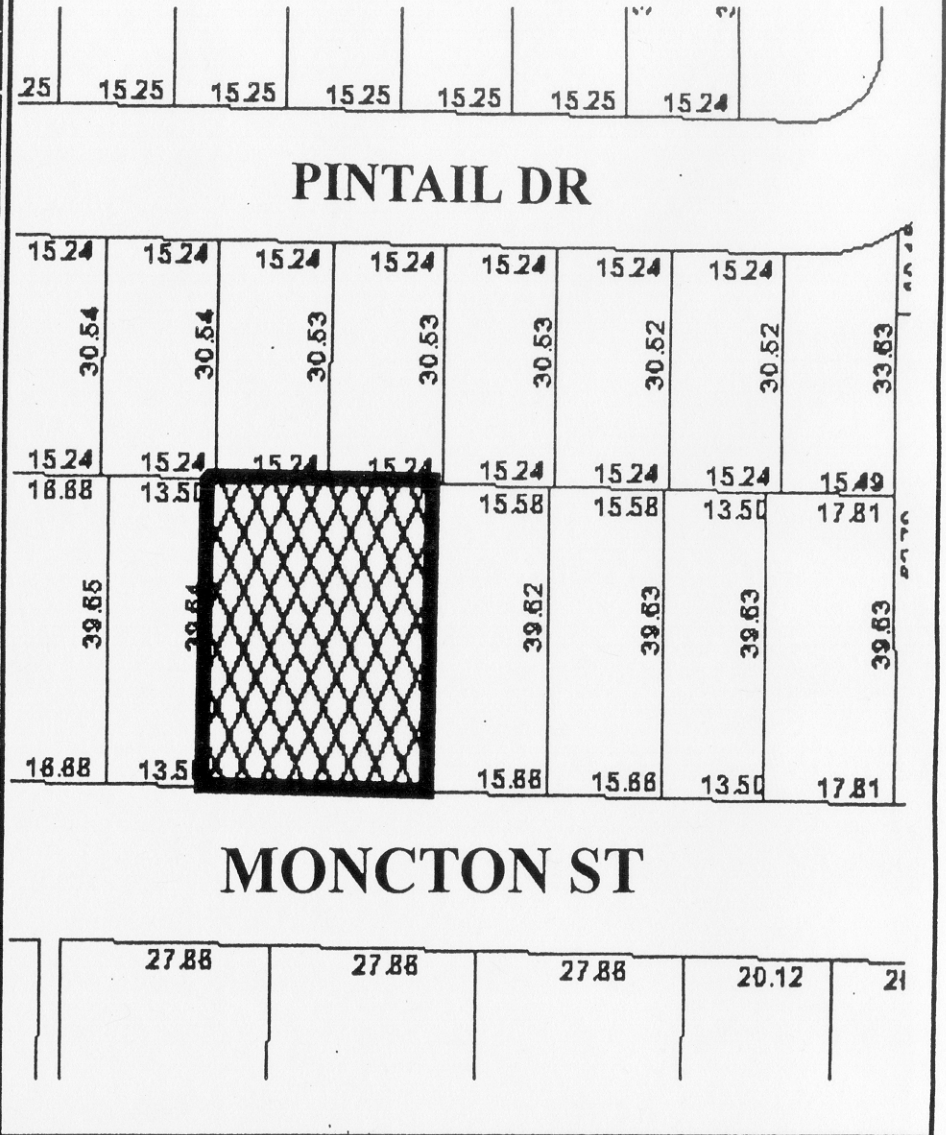
DATE
 11/15/89
 216



City of Richmond



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RZ 00-085803

Original Date: 02/21/00

Revision Date: 06/21/00

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7143
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7143 (RZ 00-085803)
5671 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. 010-721-665

Lot 7 Except: Firstly: West Half and Secondly: Part Subdivided by Plan 48843; Section 12 Block 3 North Range 7 West New Westminster District Plan 2794

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7143”**.

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