



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: APPLICATION BY MANJINDER & GURINDER GILL FOR REZONING AT
7780 MONTANA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA B (R1/B)

To Planning - Aug. 21/01
DATE: July 24, 2001

FILE: RZ 01-189547

8060-20-7267

STAFF RECOMMENDATION

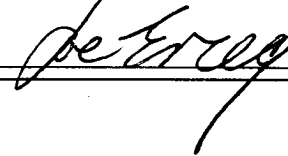
That Bylaw No. 7267, for the rezoning of 7780 Montana Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



STAFF REPORT**ORIGIN**

Manjinder and Gurinder Singh Gill have applied to the City of Richmond for permission to rezone 7780 Montana Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 feet minimum width) to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39.4 feet minimum width) in order to permit a two lot residential subdivision (**Attachment 2**).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	Manjinder & Gurinder Gill	To be determined
Site Size	1210.56 m ² (13,031 ft ²)	
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
Zoning	R1/E	R1/B

Surrounding Development

Development surrounding the site is primarily large lot single family with a small commercial development to the east.

RELATED POLICIES & STUDIES**Lot Size Study**

As the subject site is along an arterial road a Lot Size Study is not required in order to consider subdivision of the subject lot.

Lane Policy

Under the Lane Policy, lanes are not required where the property is less than 30 m (98.4 ft.) in depth or where an alternative public access is approved which will result in no additional accesses to the major road. As this is the only residential lot on this short block face, and it is only 28.83 m (94.6 ft.) deep and the accesses will be from a local road, the proposal conforms to the Lane Policy.

Arterial Road Redevelopment Policy

The subject lot is located along an arterial road. However, it is not located in an area, such as close to a Neighbourhood Services Centre or community centre, where increased densities would be encouraged. Therefore, small lot redevelopment is appropriate.

STAFF COMMENTSEngineering

With the future subdivision, the developer is to:

1. Enter a Restrictive Covenant ensuring sole vehicular access is to Montana and at the new north property line for the corner lot.
2. Enter into the City's standard Servicing Agreement to design and construct full beautification improvements along their Montana frontage. Works include road widening, extending the curb and gutter at it's existing offset (3.96 m), creating a 1.5 m wide grass and treed boulevard (tree species to be determined), installing street lights in the boulevard and providing a 1.5 m wide sidewalk behind the boulevard. This leaves about 1 m from the back of the sidewalk to the property line.
3. Remove the 0.76 m asphalt lighting strip along Blundell, replacing it with a grass boulevard. All works are at the developers sole cost. DCC's and service connections also apply and will be determined via subdivision. (The neighbour to the north (7760) has a cedar hedge which runs almost parallel to the curb and gutter line and will have to be relocated).

Lot Orientation

Subdivision of the subject lot into two lots fronting Blundell Road is permitted under the existing zoning, however, in order to reduce the number of driveways on a major arterial road, staff have suggested that the properties subdivide fronting Montana Road instead. Under this lot configuration the resulting lots do not meet the minimum width requirements for an R1/E (18 m or 59 feet minimum width) sized lot and therefore require a rezoning to R1/B (12 m or 39.4 feet minimum width).

Lot Size

Once the subject site is subdivided, the resulting lots at 605 m² (6,513 ft²) meets the minimum requirements of an R1/E size lot (550 m² or 5,920 ft²). However, they will be smaller than the other lots along Montana Road which are 844 m² (9,091 ft²) on the east side and 1471 m² (15,838 ft²) on the west side. The single family properties directly across from the subject site at 458 m² (4,930 ft²), 492 m² (5,295 ft²) and 662 m² (7,130 ft²) are closer in area to the subject lot.

ANALYSIS

Staff is supportive of the proposal as it is consistent with the Lane Policy and the Arterial Road Redevelopment Policy and will result in fewer vehicular access points to Blundell Road. The only issue is that the resulting lots will be substantially smaller than the other lots along Montana Road. However, they will be consistent with the lots directly to the west also along Blundell and Montana Roads.

FINANCIAL IMPACT

None.

CONCLUSION

Under the subject application, two new lots will be created that are smaller than the other single family lots on Montana Road. However, the subject lots are situated along an arterial road and the lots directly facing the subject site are a similar size.

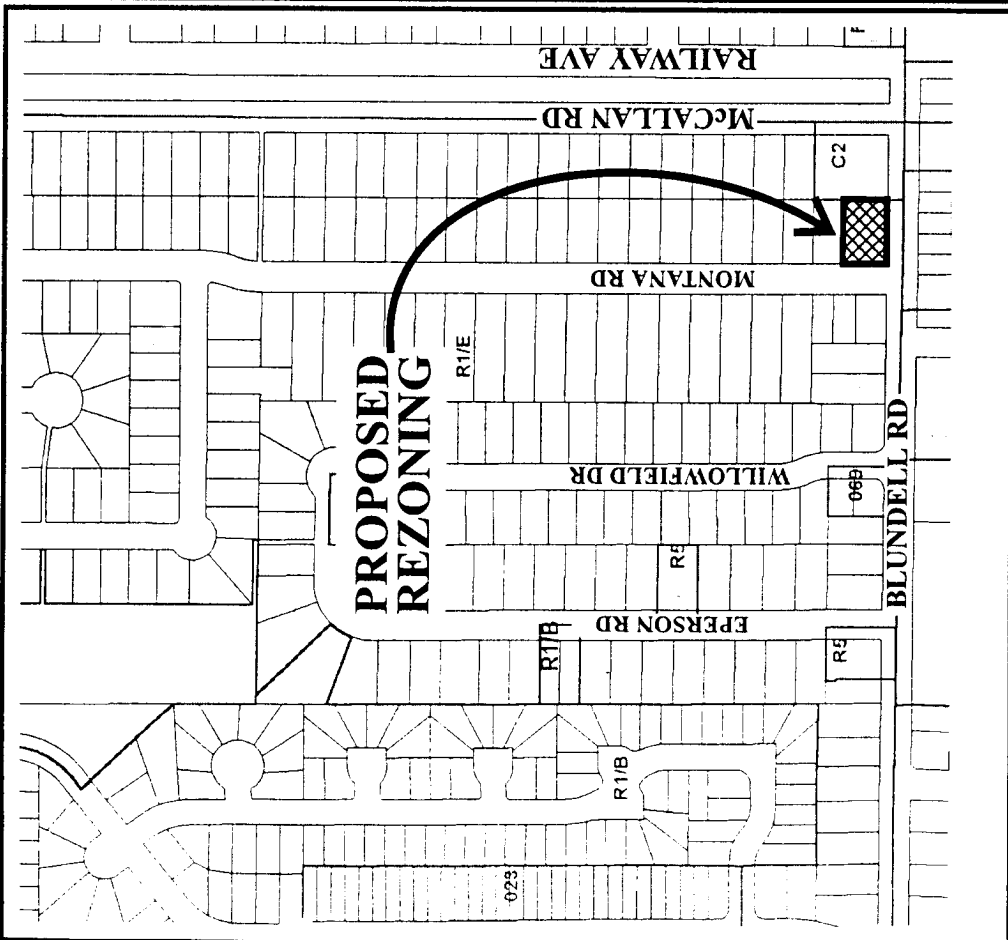
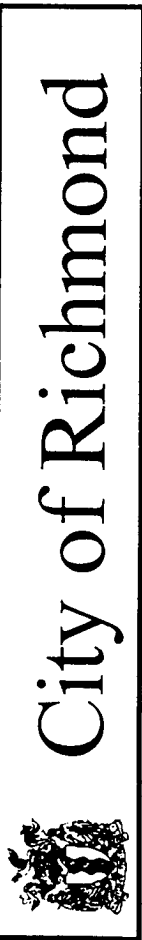
As there is no requirement for a Lot Size Study or a lane, and the lot can subdivide under the existing zoning already, staff support the subject application which will result in two new lots fronting Montana Road.



Jenny Beran, MCIP
Planner

JMB:sk

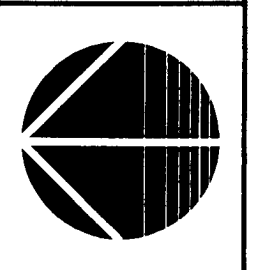
There are no requirements to be dealt with prior to final adoption:

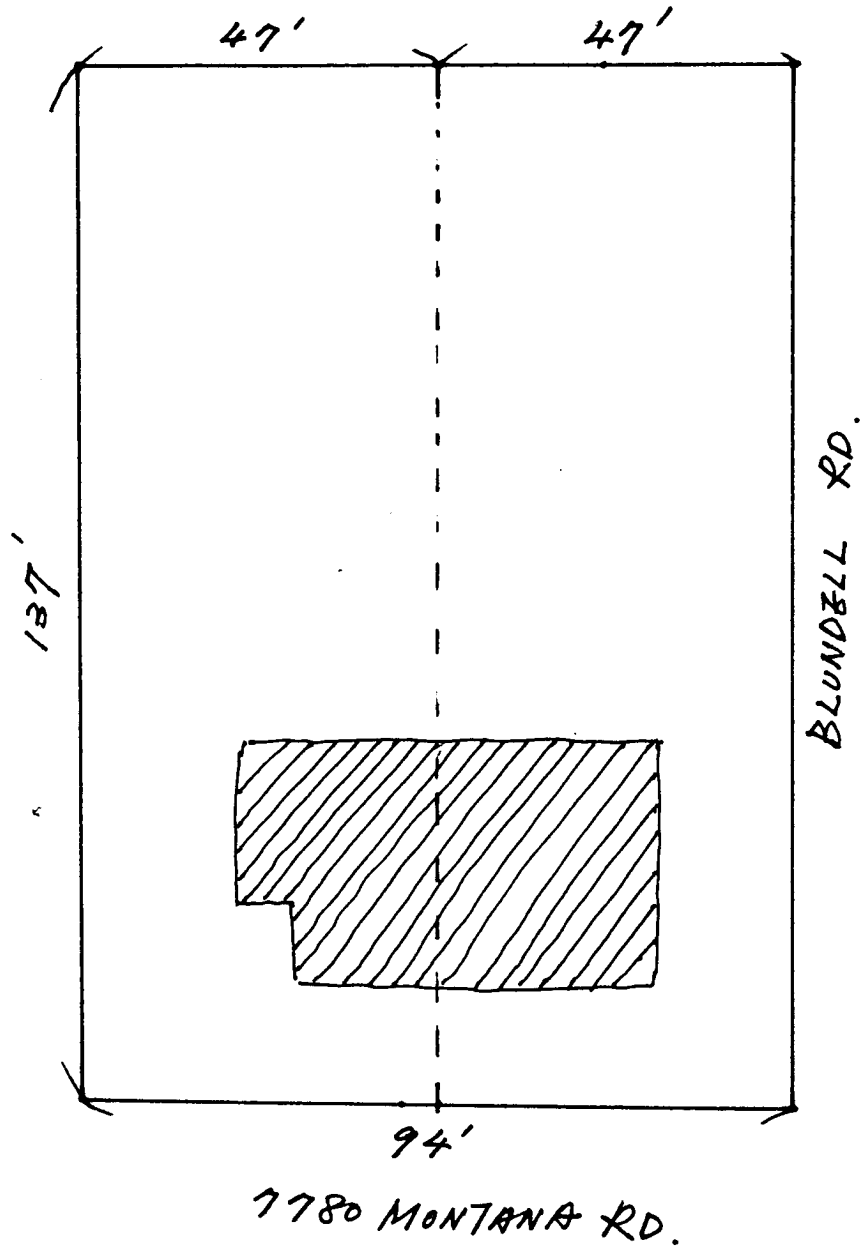


7671	20.12	7791	20.12	41.98	20.12	41.71
7691	20.12	7771	14.94	41.98	20.12	41.71
7731	20.12	7751	13.91	41.98	20.12	41.71
7960	20.12	7771	14.94	41.98	20.12	41.71
7920	20.12	7751	13.91	41.98	20.12	41.71
7880	20.12	7791	20.12	41.98	20.12	41.71
7860	20.12	7791	20.12	41.98	20.12	41.71

Original Date: 07/18/01
 Revision Date:
 Note: Dimensions are in METRES

RZ 01-189547





TO DEMOLISH THE EXISTING BUILDING

CITY OF RICHMOND

BYLAW 7267

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7267 (RZ 01-189547)
7780 Montana 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. 003-821-081

Lot 61 Section 14 Block 4 North Range 7 West New Westminster District Plan 7460

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7267"**.

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 <i>[Signature]</i>

MAYOR

CITY CLERK