



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

To Planning - August 22, 2000
DATE: July 18, 2000
FILE: RZ 00-173437
8060-20-7152

RE: Application by Joe Uppal on behalf of Nargis Lalani for Rezoning at 10595 McLennan Place from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B)

STAFF RECOMMENDATION

That Bylaw No. 7152, for the rezoning of 10595 McLennan Place from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", 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. Joe Uppal, on behalf of Nargis Lalani, has applied to rezone 10595 McLennan Place from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)" in order to allow the creation of three lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Nargis Lalani	To be determined
Applicant	Joe Uppal	No change
Site Size	1,736 m ² (18,686.6 ft ²)	2-421.4m ² (4,536 ft ²)and 1-622.5 m ² (6,701 ft ²)
Land Uses	Single-family dwelling	One single-family dwelling on each lot
OCP Designation	Neighbourhood Residential	No change
Area Plan Designation	Residential (single-family)	No change
702 Policy Designation	R1/B	No Change
Zoning	R1/D	R1/B

RELATED POLICIES & STUDIES

The subject property lies within an area subject to Lot Size Policy No. 5448 (see Attachment 1) which permits the creation of Single-Family Housing District, Subdivision Area B (R1/B) size lots.

STAFF COMMENTS

No adverse comments arose from the circulation/review process.

ANALYSIS

The applicant's proposal is to retain the existing dwelling and create two new single-family lots. The purpose of this rezoning is that the proposed frontages do not meet the Single-Family Housing District, Subdivision Area D (R1/D) subdivision requirements.

The subject property is located at the end of McLennan Place in a partially constructed cul-de-sac surrounded by conventional single-family lots.

The proposal to rezone the property is consistent with the Lot Size Policy (No. 5448) for the area.

The subdivision of this property will require additional dedication to expand the existing cul-de-sac (see Attachment 2) for the proposed subdivision. This additional dedication would provide a more convenient turnaround within the cul-de-sac.

The creation of three smaller single-family lots should have little impact on the adjacent properties, as the size of the lots is consistent to those in the area.

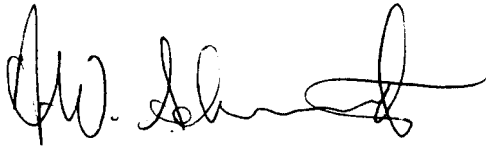
Prior to final adoption, the registration of a restrictive covenant is required to ensure that the dwellings on the new lots are soundproofed against aircraft noise to Canada Mortgage and Housing Corporation (CMHC) noise insulation standards.

FINANCIAL IMPACT

None.

CONCLUSION

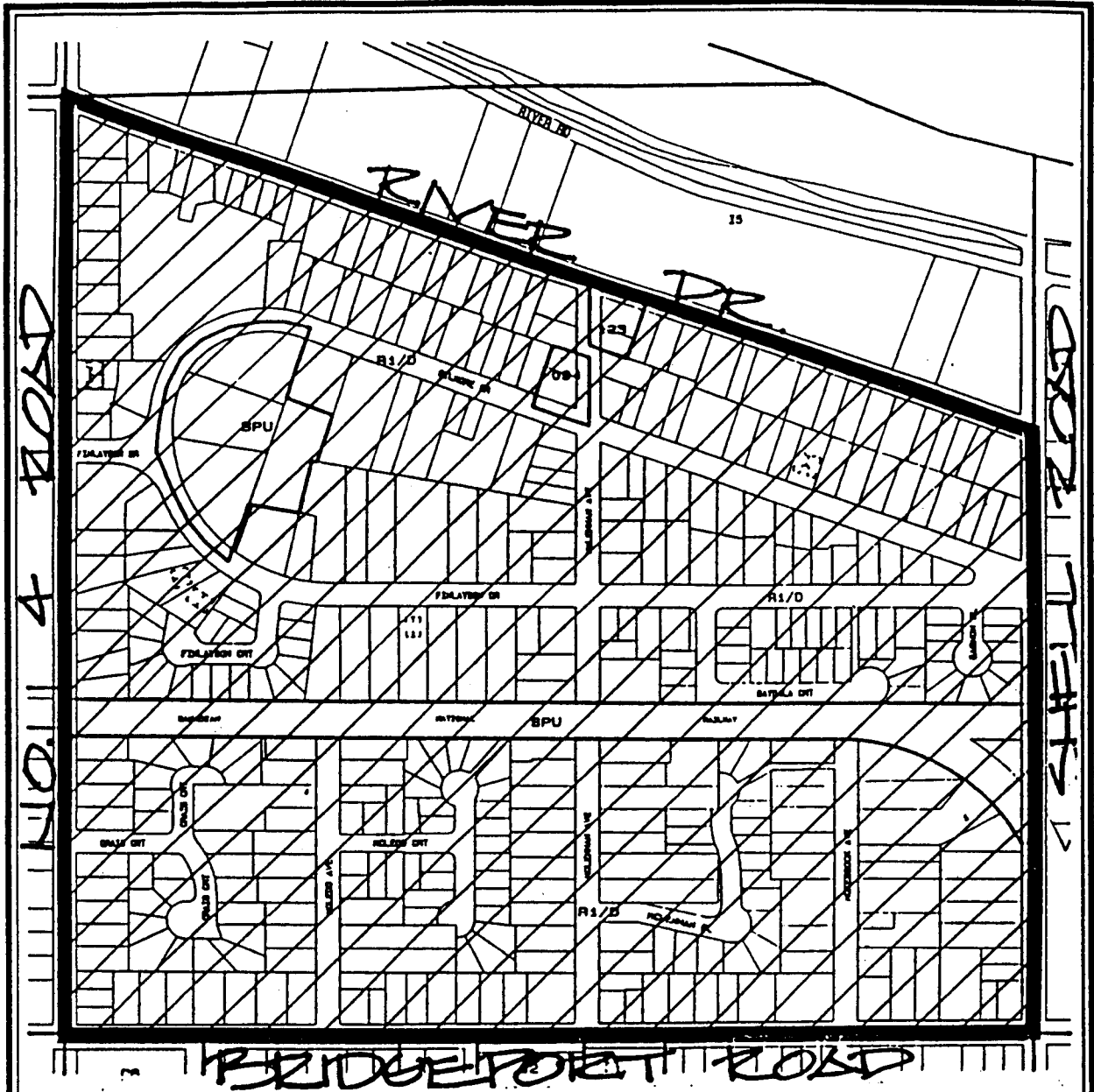
1. The application is to rezone 10595 McLennan Place to "Single-Family Housing District, Subdivision Area B (R1/B)" to permit the construction of two new single-family dwellings.
2. The proposal is worthy of support, as it is consistent with the Lot Size Policy for the area.



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 for aircraft noise insulation.



 SUBDIVISION PERMITTED AS PER R1/B EXCEPT:

- 1) RIVER DRIVE: R1/C UNLESS THERE IS A LANE OR INTERNAL ROAD ACCESS, THEN R1/B.
- 2) SHELL ROAD: R1/D UNLESS THERE IS A LANE OR INTERNAL ROAD ACCESS, THEN R1/B.
- 3) NO 4 RD. R1/C UNLESS THERE IS A LANE OR INTERNAL ROAD ACCESS THEN R1/B.
- 4) BRIDGEPORT ROAD: R1/D UNLESS THERE IS A LANE OR INTERNAL ROAD ACCESS THEN R1/B.



POLICY 5448
SECTION 107 23,5-6

DATE
 04/30/93



POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, 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) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

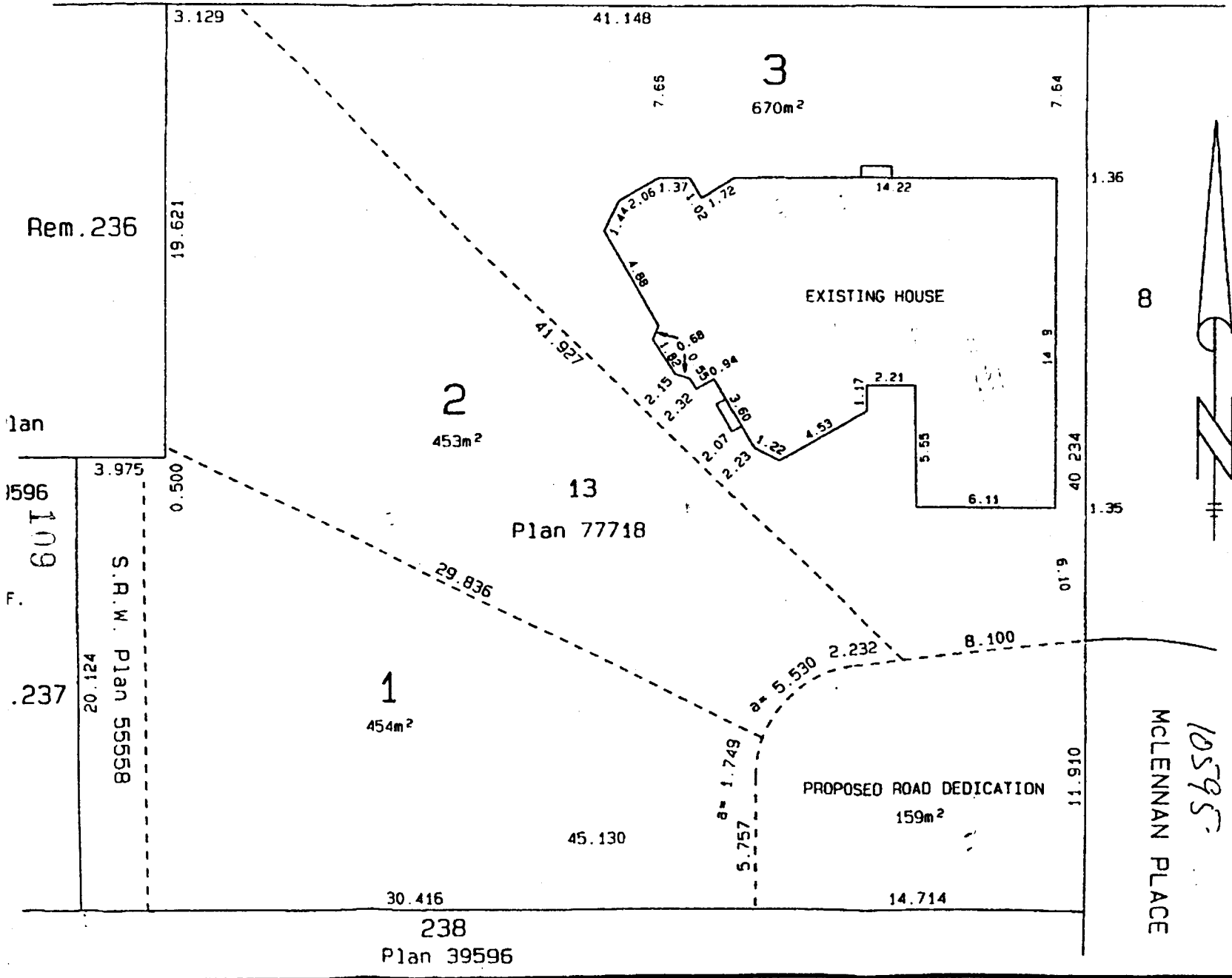
C.N.R.

S.R.W. Plan 4747

MAR-05-00 09:36 AM BARKATALI LALANI

ATTACHMENT 2

P.04



10595
MCLENNAN PLACE

Rem. 236

lan

1596
109
F.

.237

3.975
S.R.W. Plan 55558
20.124

1
454m²

2
453m²

3
670m²

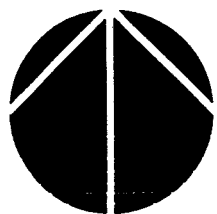
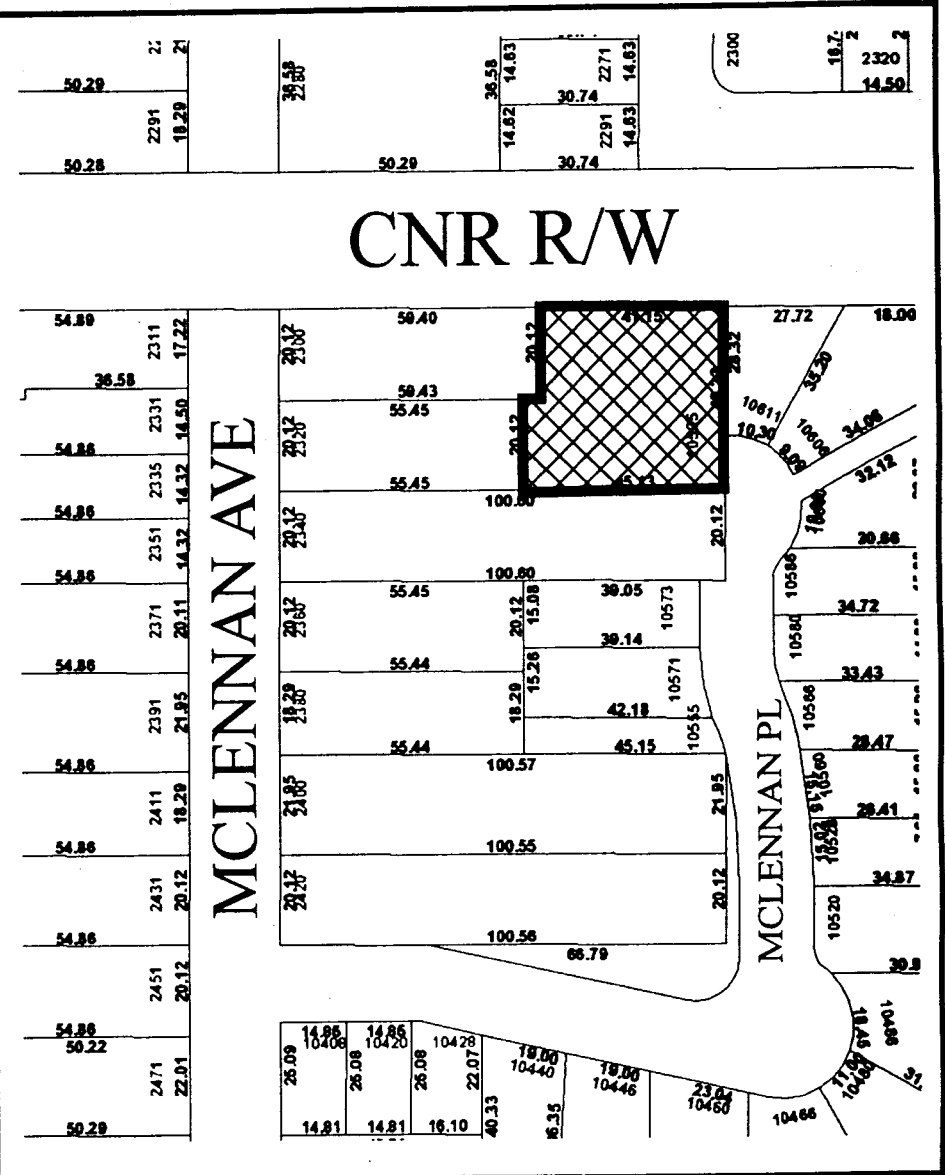
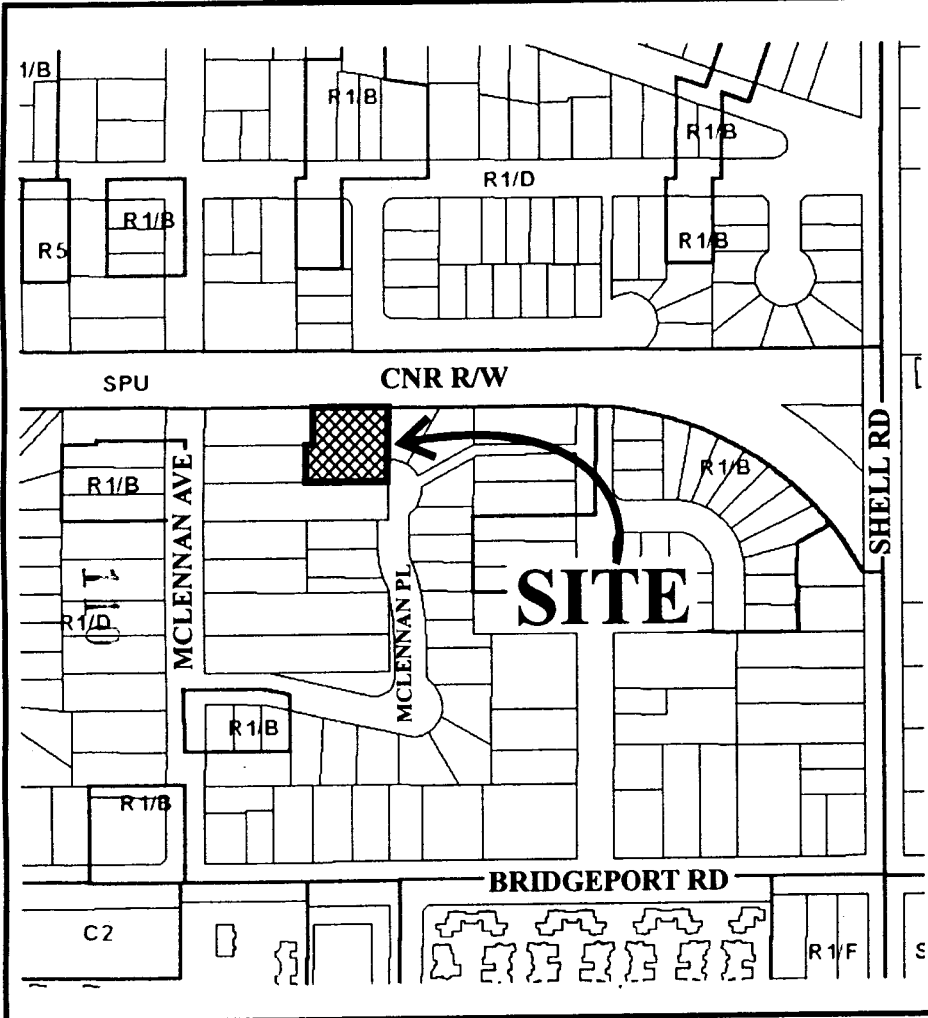
13
Plan 77718

PROPOSED ROAD DEDICATION
159m²

238
Plan 39596



City of Richmond



RZ 00-173437

Original Date: 04/17/00

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND

BYLAW 7152

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7152 (RZ 00-173437)
10595 MCLENNAN PLACE**

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. 011-043-474

Lot 13 Section 23 Block 5 North Range 6 West New Westminster District Plan 77718

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7152"**.

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

MAYOR

CITY CLERK