



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: **Application by John Lackner for Rezoning at 9046 Railway Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

To Planning - October 3, 2000
DATE: September 18, 2000
FILE: RZ 00-177323
2060-20-7170

STAFF RECOMMENDATION

That Bylaw No. 7170, for the rezoning of 9046 Railway Avenue 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.

H. Swale

bor Joe Erceg
Manager, Development Applications

JE:jmb
Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

STAFF REPORTORIGIN

John Lackner has applied to the City to rezone 9046 Railway Avenue (**Attachment 1**) to Single Family Housing District, Subdivision Area B (R1/B) in order to subdivide it into two lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	John Lackner	To be determined
Site Size	One lot – 823m ² (8860 ft ²)	Two lots – 412 m ² (4430 ft ²)
Land Uses	Vacant	Single-family residential
OCP Designation	Neighbourhood Residential	No change
Zoning	R1/E	R1/B

This is primarily a single family neighbourhood with a townhouse development located across the existing lane to the east. The property to the south is the site of a large new single family home owned by the brother of the applicant. The applicant provided the following photos as examples of the kind of heritage style homes that he and his brother intend to develop.

**RELATED POLICIES & STUDIES**

Council recently approved an amendment to Section 702 of the Zoning and Development Bylaw 5300 that exempts properties along major roads from the Lot Size Policy process, therefore, this application may be considered on its own merits and no Lot Size Policy Study is required to be undertaken.

STAFF COMMENTS

A covenant will be required to restrict vehicular access to the existing lane.

ANALYSIS

The application is a straightforward rezoning that will result in the subdivision of the property into two 12.95m (42.4 ft) wide lots. The existing lane makes it easy for the subject lot and the other lots in the area to redevelop and in the future it is likely that two other neighbouring properties with older homes will also rezone in order to subdivide to smaller lots. As there is one new large home to the south of the subject site, this area will be a mix of new large and small houses in the future.

FINANCIAL IMPACT

None.

CONCLUSION

1. The subject application is to rezone the property in order that it be subdivided into two parcels.
2. Staff have no concerns with the proposal and recommend that the application be supported.



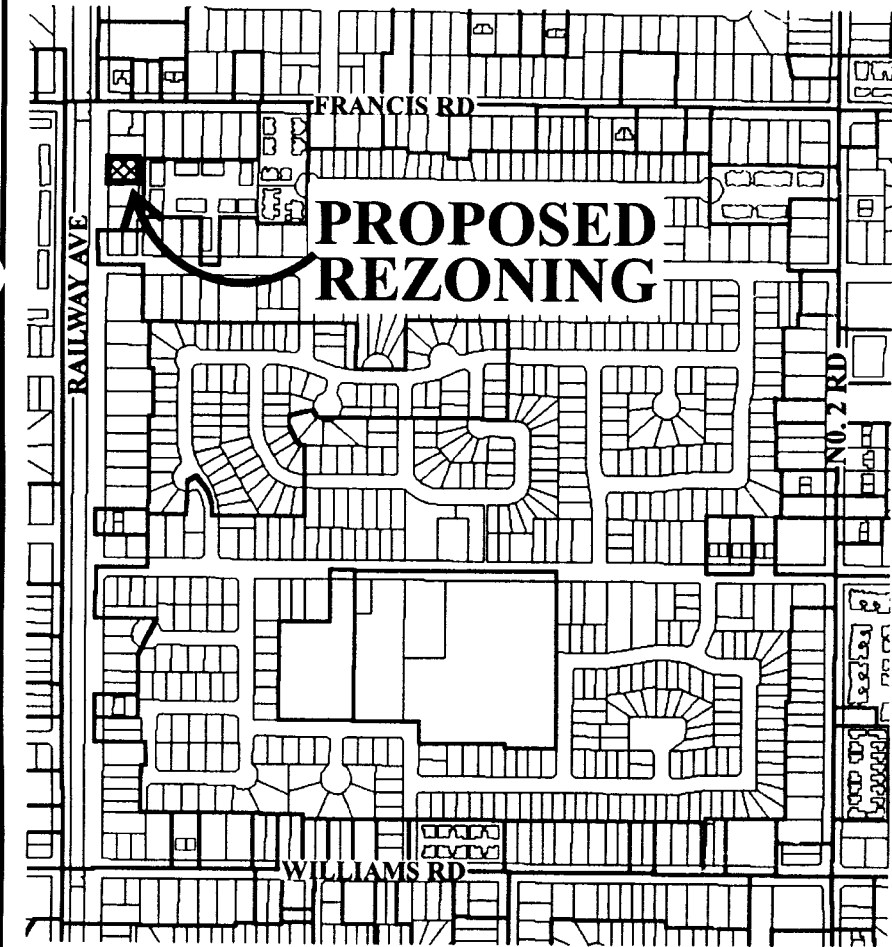
Jenny Beran, MCIP
Planner

JMB:cas

There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically, a covenant to restrict vehicular access to the lane.



City of Richmond



4851
18.28

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4900

4900

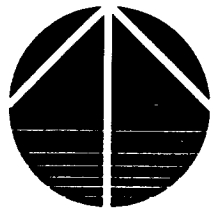
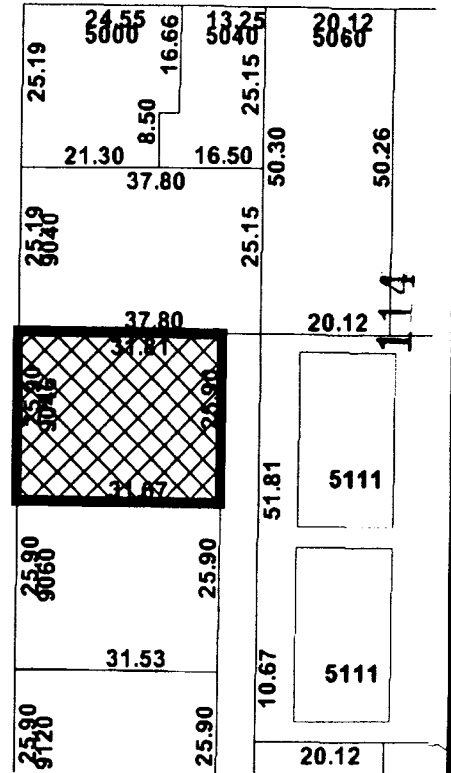
229.10

45

37.9	5013	34.37	34.38	34.39	50
5011			5031	5035	
24.66			15.24	15.24	

FRANCIS RD

RAILWAY AVE



RZ 00-177323

Original Date: 07/28/00

Revision Date:

Note: Dimensions are in METRES

**CITY OF RICHMOND
 BYLAW 7170
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7170 (RZ 00-177323)
 9046 RAILWAY AVENUE**

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. 023-640-383

Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan LMP31314

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7170"**.

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 Solicitor

MAYOR

CITY CLERK