



**City of Richmond**  
Urban Development Division

## Report to Committee

**To:** Planning Committee  
**From:** Holger Burke, MCIP  
Acting Director of Development

*to Planning - Nov. 08, 2005.*  
**Date:** October 20, 2005

RZ 05-309343

*File: 12-8060-20-7982*

**Re:** Application by Gurmej Bains for Rezoning at 11800/11820 Montego Street from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

### Staff Recommendation

That Bylaw No. 7982, for the rezoning of 11800/11820 Montego Street 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.

Holger Burke, MCIP  
Acting Director of Development

RB:blg  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Mr. Gurmej Bains has made application to rezone property located at 11800/11820 Montego Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to facilitate subdivision into two (2) single-family lots (**Attachment 2**). The proposed subdivision is consistent with *Single-Family Lot Size Policy 5454*.

### Findings of Fact

Item	Existing (R1/E Zone)	Required (R1/B Zone)	Proposed
Minimum Frontage	28.35 m	6.0 m	14.18 m
Minimum Width	28.35 m	12.0 m	14.18 m
Minimum Depth	40.23 m	24.0 m	40.23 m
Minimum Area	1140 m <sup>2</sup>	360 m <sup>2</sup>	570 m <sup>2</sup>

### Surrounding Development

Single-Family residential exists on all sides of the subject property.

### Related Policies & Studies

- The subject property is located within the East Cambie Planning Area and is consistent with the general objectives of the Plan.
- The proposed subdivision is consistent with Single Family Lot Size Policy 5454, which permits properties with duplexes to subdivide into a maximum of two (2) lots (**Attachment 3**).

### Staff Comments

No significant concerns have been identified through the technical review. However, at future subdivision, the developer will pay Neighbourhood Improvement Charges (NICs) for all items but storm sewer.

**Analysis**

Two (2) properties in the subject block rezoned in 1993 and 1994 to Single-Family Housing District, Subdivision Area B (R1/B) and subsequently each subdivided into two (2) parcels. Two (2) properties within the subject residential block are currently zoned Two-Family Housing District (R5) and have the potential to apply for a similar rezoning. The balance of properties are zoned Single-Family Housing District, Subdivision Area E (R1/E).

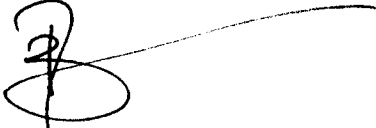
- The subject property is located within an established, predominantly single-family neighbourhood comprised of mixed-age housing stock (**Attachment 4**).
- The proposed rezoning and subdivision conforms to the general character of the adjacent properties and existing neighbourhood overall.
- No net increase in neighbourhood density would occur as a result of the subject proposal; consequently there are no implications for existing utilities/services.
- The property is located within 2015 Noise Exposure Forecast (NEF) Contours and as such will require registration of a NEF Covenant. The applicant has acknowledged this requirement (**Attachment 5**).
- Ministry of Transportation approval will be required prior to final reading of this application.
- The applicant chose not to take advantage of the “fast-track” option.

**Financial Impact or Economic Impact**

None.

**Conclusion**

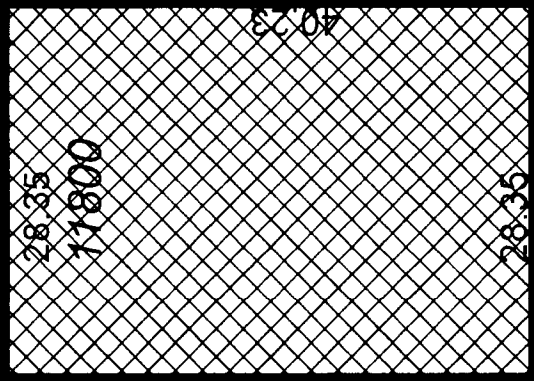
The proposal conforms to Single-Family Lot Size Policy 5454. Furthermore, the subdivision phase will facilitate development of a single-family housing form that will complement this established single-family neighbourhood. On this basis, staff recommends that the proposed rezoning application be approved.

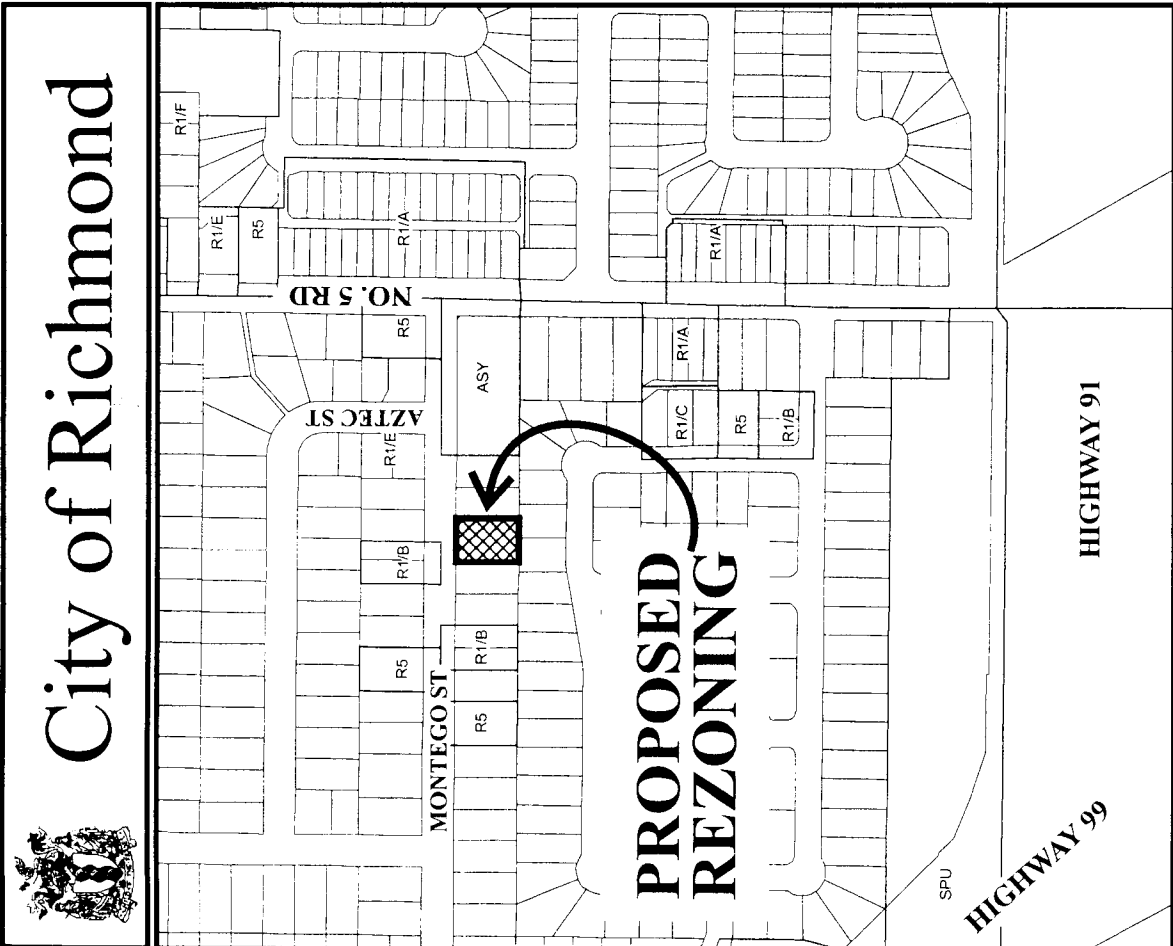


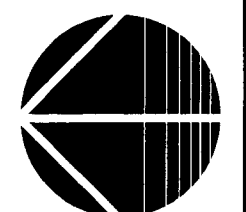
Ross Blackwell, MCIP  
Planner 1  
604 (247-4662)

RB:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Subdivision Plans
- Attachment 3: Single Family Lot Size Policy 5454
- Attachment 4: Aerial Photograph
- Attachment 5: Rezoning Requirements

40	11791 15.55	11811 12.19	11831 20.12	40	11851 20.12
<b>MONTEGO ST</b>					
40	20.12 11780			20.12 11840	40.23
40	20.12	22.02	21.50	20.12	21.95
40	0.20			20.12	40.23

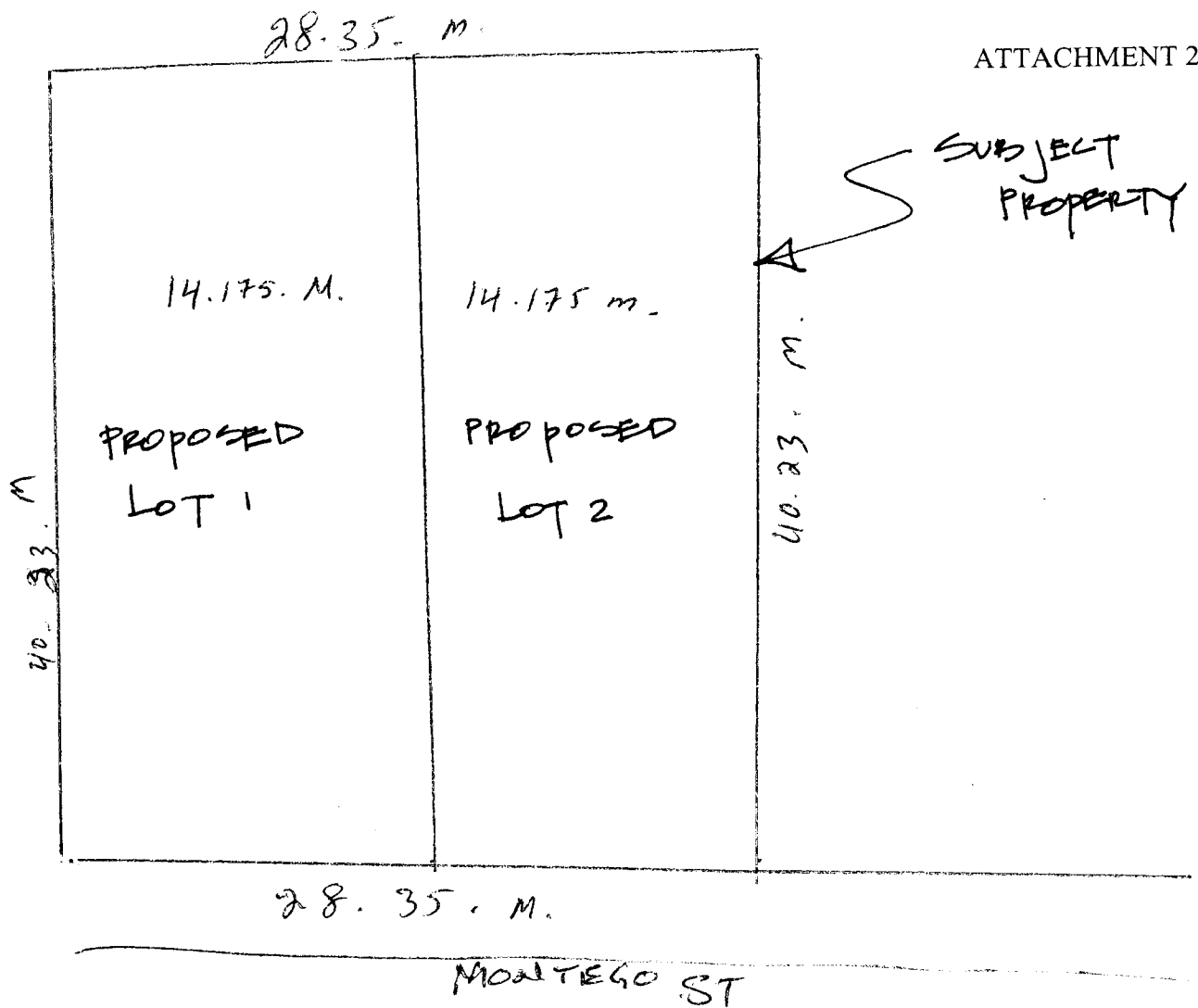




# RZ 05-309343

Original Date: 08/09/05  
Revision Date:  
Note: Dimensions are in METRES

**ENTERED**



I GURMEI BAIALS OWNER OF 11800-11820 MONTEGO STREET  
WOULD LIKE TO SUBDIVID THIS PROPERTY IN TO EQUAL ~~TO~~  
~~IN~~ TWO LOTS.

R.O.I.E. INTO TWO EQUAL LOTS.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: May 16, 1994  
 Amended by Council: February 19, 2001 \*  
 Amended: November 17, 2003

**POLICY 5454**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

**POLICY 5454:**

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the **area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.**

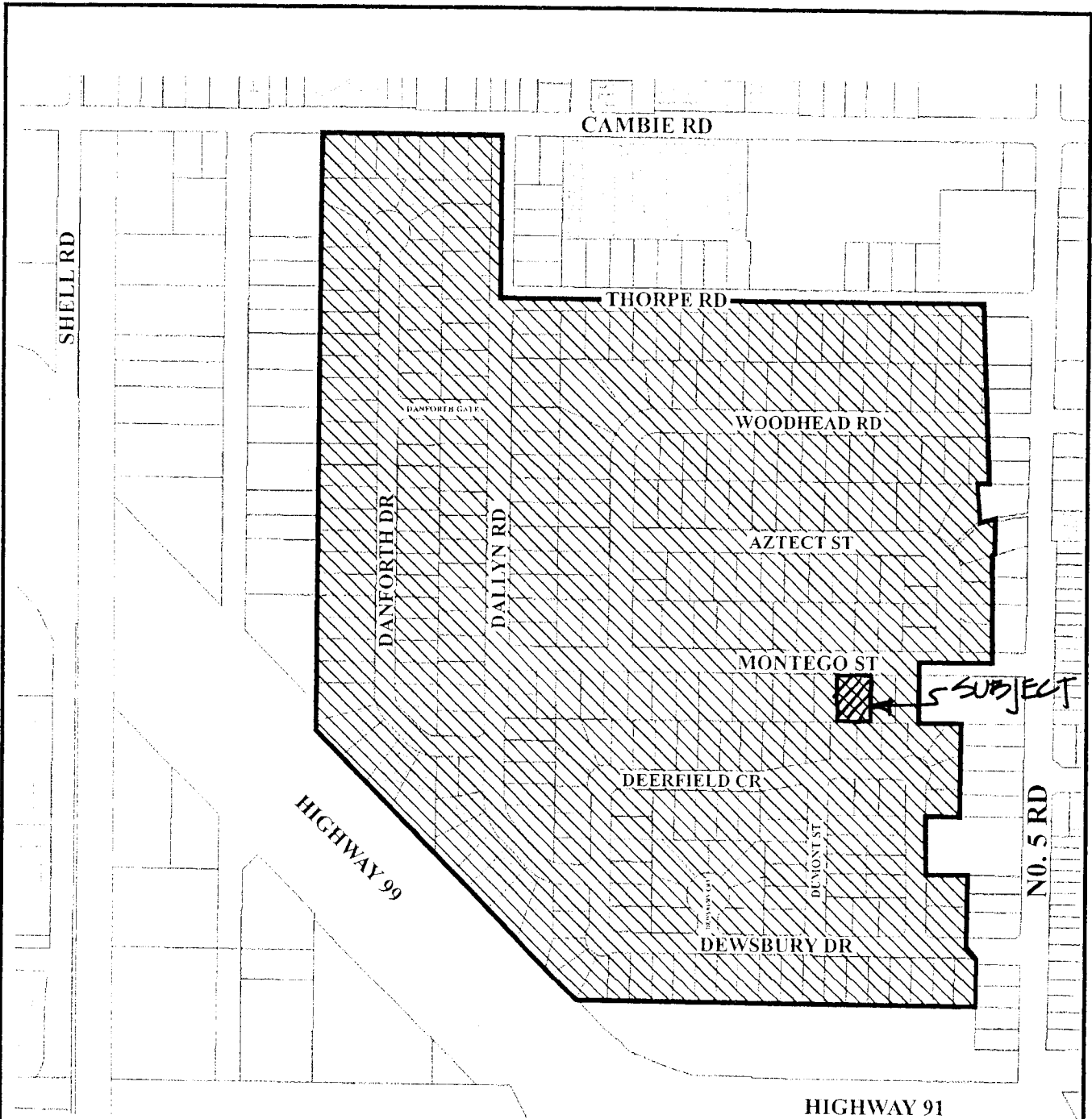
That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy 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 5300.

\* Original Adoption Date In Effect

280602



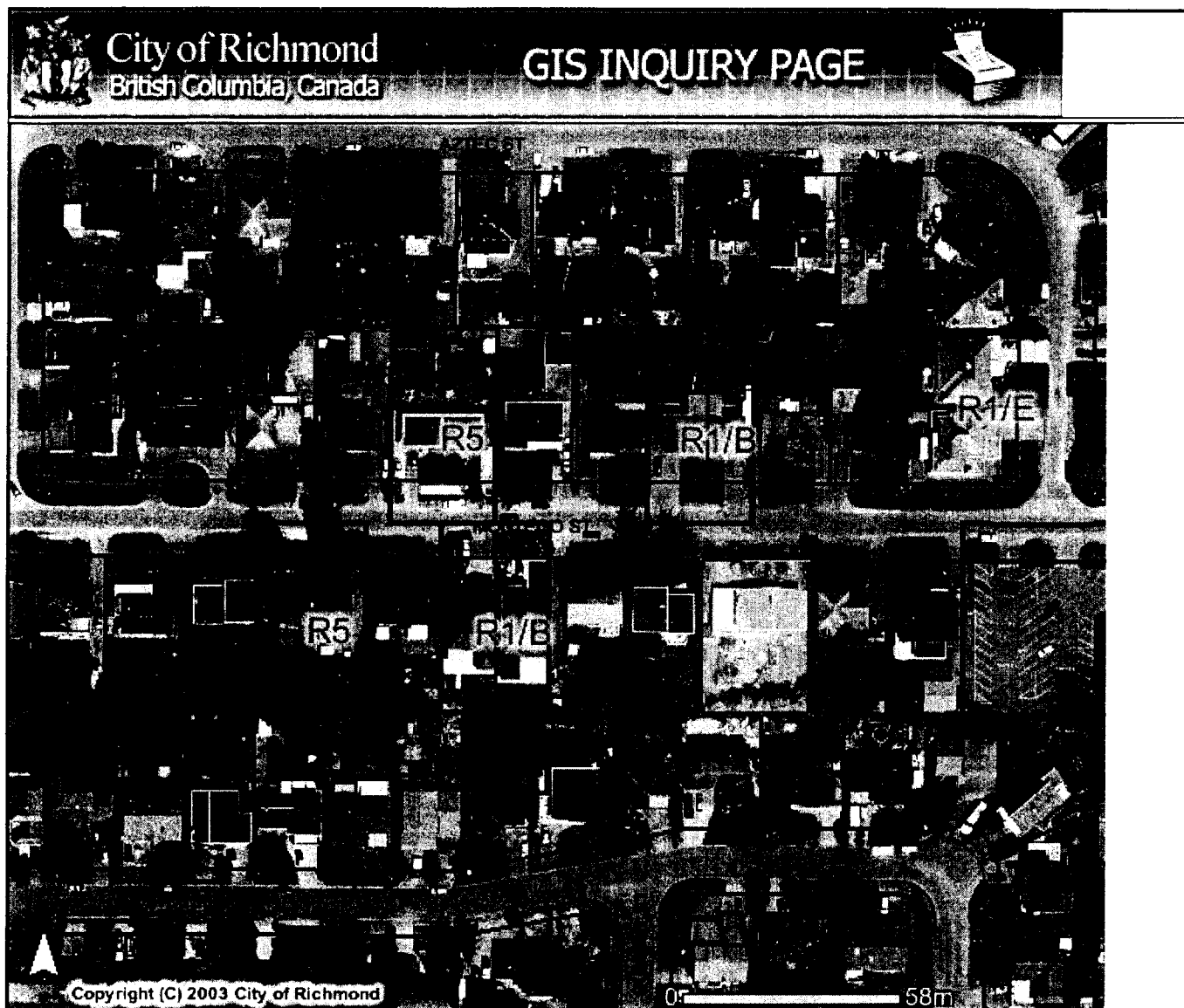
Subdivision Permitted as per R1/E except:  
 a) Subdivision of duplexes into a maximum of two lots.  
 (Zoning to be determined at rezoning)



**Policy 5454**  
**Section 36-5-6**

Adopted Date: 05/16/94  
 Amended Date: 11/17/03





**City of Richmond Property Information**

**Address:** 11800 Montego St

**Richmond Key:** 21252

**Zoning:** R1/E

**OCP SCH:** 2.11b

**DPA:** No **ALR:** No **Heritage:** No **ESA:** No **NEF:** Yes

**BCAA Legal:** 27 SEC 36 BLK5N RG6W PL 17398

**Roll:** 085777000

**BER-C:** 0.9m

**PID:** 010-267-841

**BER-P:** 0.9m

**Recycling Pick up Day:** Thursday

**Assessments**

**Gross Taxes:** \$2,823.31

**Gross Land:** \$383,000.00

**Net Land:** \$383,000.00

**Parcel Area:** 1140 sq.m.

**Gross Improvement:** \$42,600.00

**Net Improvement:** \$42,600.00

**Gross Total:** \$425,600.00

**Net Total:** \$425,600.00

**Owners**

**Gurmej K Bains**

11591 BIRD RD

RICHMOND BC V6X 1N7

**Disclaimer**

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.

Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

These maps are NOT a legal document, and is published for information and convenience purposes only.

© City of Richmond, 2003.

All rights reserved. Not to be reproduced or distributed without permission.

**Conditional Rezoning Requirements**  
**11800/11820 Montego Street (RZ 05-309343)**

Prior to final adoption of Zoning Amendment Bylaw 7982, the following is required:

1. Registration of an aircraft noise covenant.
2. Ministry of Transportation approval.

*-SIGNED COPY ON FILE-*

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7982 (RZ 05-309343)  
11800/11820 MONTEGO 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 B (R1/B)**.

P.I.D. 010-267-841

Lot 27 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7982”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER