



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Council- Oct. 15, 2002
To Planning- October 8, 2002
Date: September 23, 2002

From: Joe Erceg
Manager, Development Applications

RZ 02-209352

File: 8060-20-7436

Re: **APPLICATION BY RAV BAINS FOR REZONING AT 7651 EPERSON ROAD
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. 7436, for the rezoning of 7651 Eperson 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.

H. Bulee

for

Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

<p>FOR ORIGINATING DIVISION USE ONLY</p> <hr/> <p>CONCURRENCE OF GENERAL MANAGER</p> <p><i>Christa Hall</i></p>

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 7651 Eperson Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12m or 39.4 ft.) in order to permit a two lot residential subdivision (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	A.H.B. Construction	To be determined
Site Size	1122.5 m ² (12083 ft ²)	Two lots 548m ² (5899 ft ²) and 574 m ² (6179 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Related Policies & Studies

Lot Size Policy 5457 (**Attachment 3**), which was adopted in 1994, permits subdivision along Eperson to R1/B size lots. The application is consistent with this policy.

Staff Comments

Engineering

With the future subdivision the developer is to pay Neighbourhood Improvement Charges for storm sewer, road widening, curb & gutter, sidewalk, boulevard trees & landscaping and street lighting at the rates then in effect. DCC's and connections fees would also be applicable.

Analysis

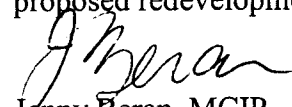
The proposed rezoning and subdivision of the subject lot is consistent with the Lot Size Policy for the area. Two other lots along Eperson have rezoned to R1/B.

Financial Impact

None.

Conclusion

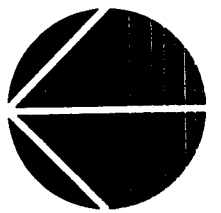
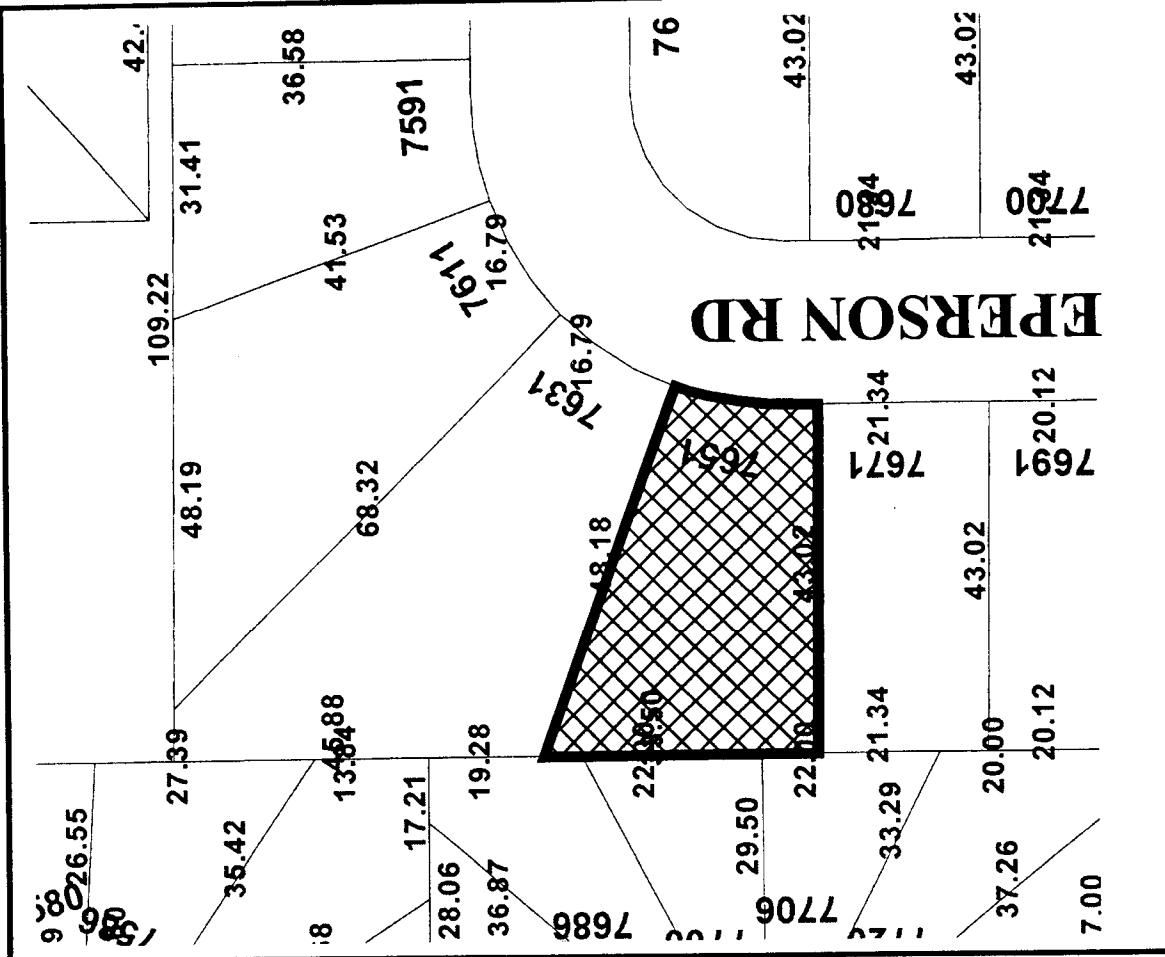
This is a straightforward application to rezone and subdivide 7651 Eperson from R1/E to R1/B which is consistent with the Lot Size Policy for the area. Staff have no concerns about the proposed redevelopment.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

City of Richmond



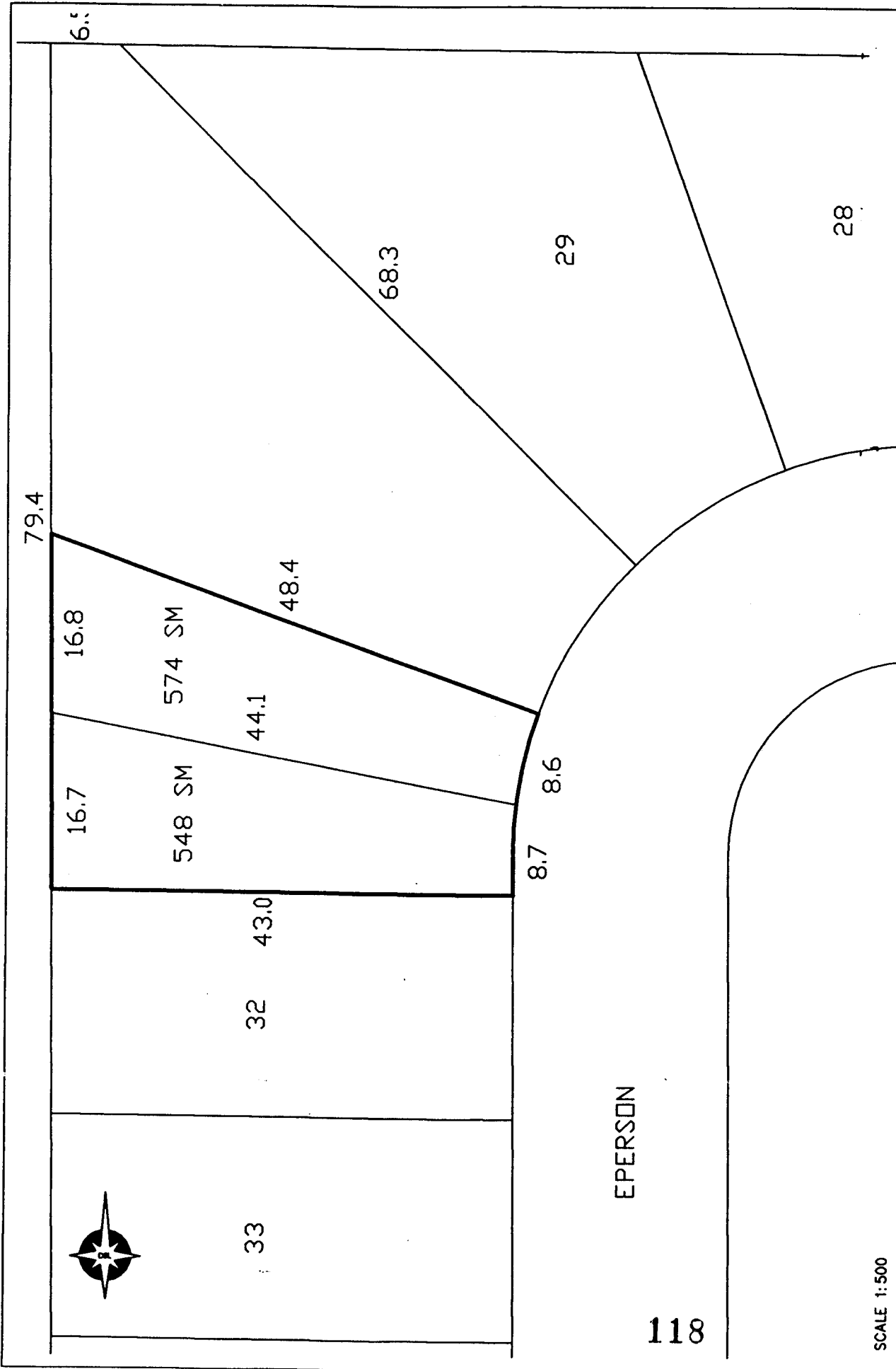
ENTERED

RZ 02-209352

Original Date: 07/26/02

Revision Date:

Note: Dimensions are in METRES



118

SCALE 1:500

7651 Eperson Road, Richmond - R1/B CONCEPT PLAN

Rev'n	Date	Drawn	Ch'd
1	7 JUNE 02	DSL	DSL

DS Lee Engineering

308 - 8171 Cook Road, Richmond, BC Tel: (604) 276-2555

**City of Richmond****Policy Manual**

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Adopted by Council: September 19, 1994

POLICY 5457

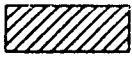
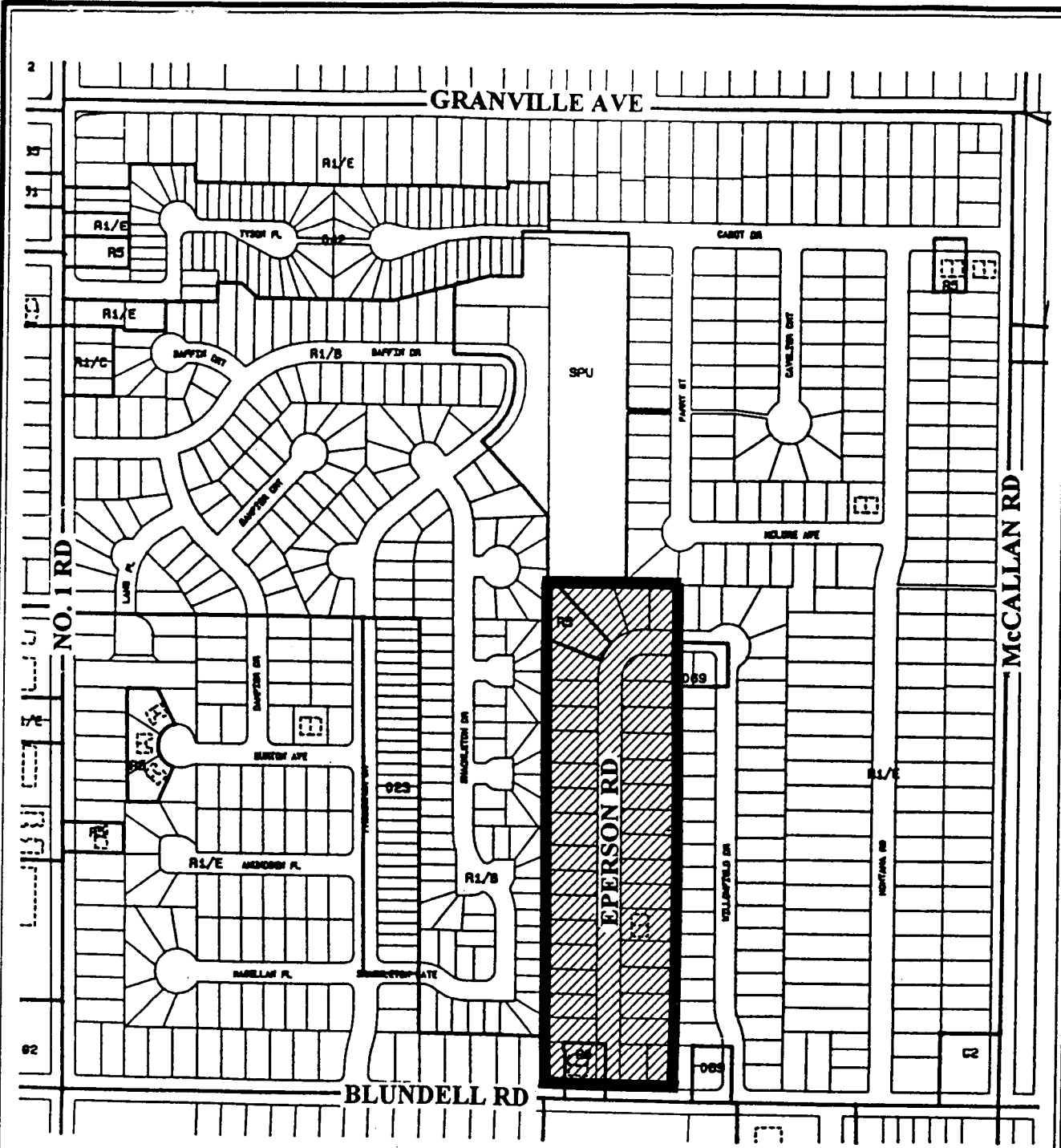
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 14-4-7

POLICY 5457:

The following policy establishes lot sizes in a portion of Section 14-4-7 located on Eperson Road to the north of Blundell Road:

That properties along Eperson Road to the north of Blundell Road, (in a portion of Section 14-4-7 - more specifically shown on the accompanying plan), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300, provided that the new lots created access Eperson Road, and that this policy 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.



Subdivision permitted as per R1/B, provided that new lots access Eperson Rd.



**POLICY
SECTION**

**5457
14,4-7**

DATE
09/19/94



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7436 (RZ 02-209352)
7651 EPERSON 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. 001-827-995

Lot 31 Section 14 Block 4 North Range 7 West New Westminster District Plan 16504

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7436”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

OCT 15 2002

CITY OF RICHMOND
APPROVED for content by originating dept. MB
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK