



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 Council - Oct 10 / 00
To Planning - October 3, 2000
DATE: September 18, 2000

FILE: RZ 00-177323
8060-20-7170

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. Bullock

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
 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

OCT 10 2000

NOV - 1 2000

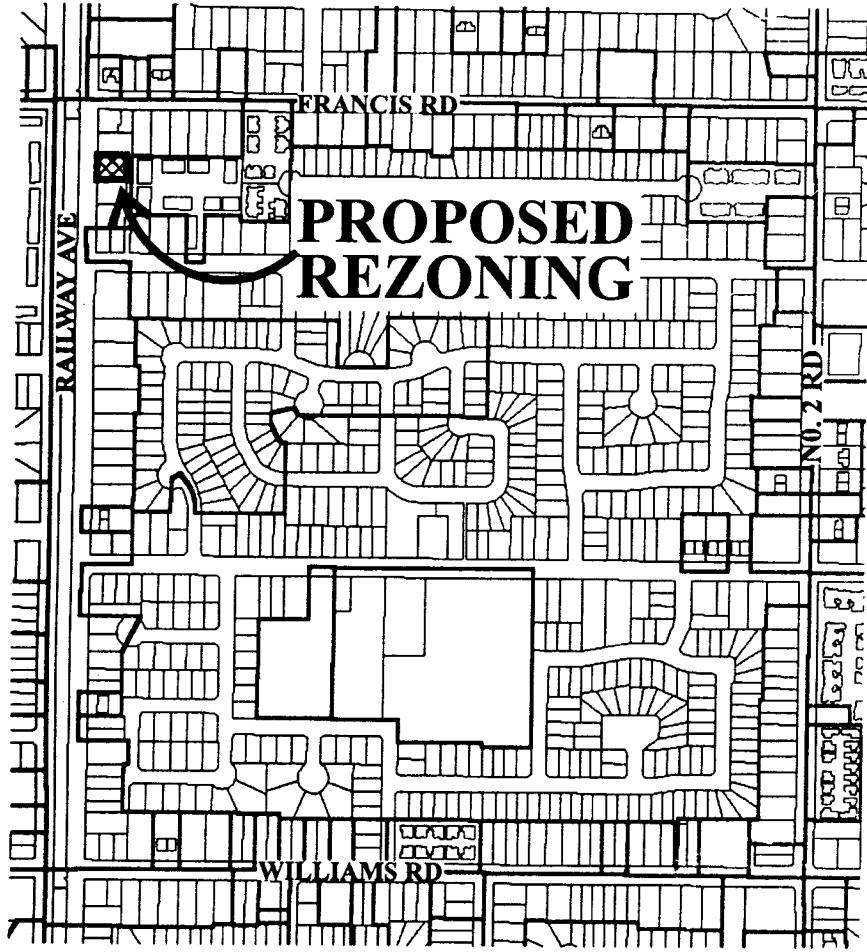
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

 MAYOR

 CITY CLERK



City of Richmond



4851
18.28

00

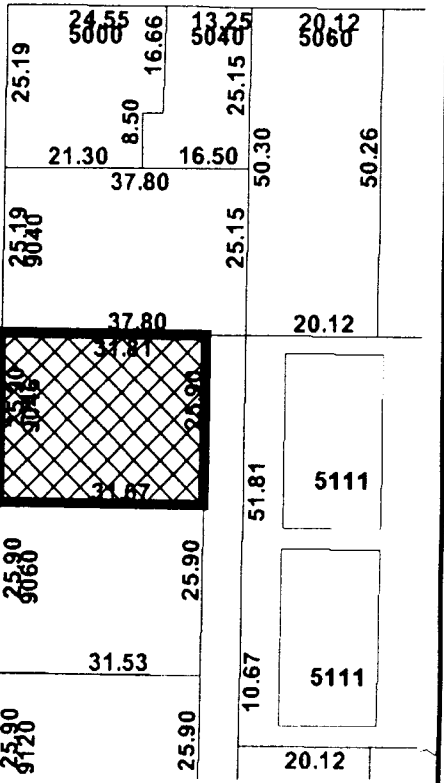
4900

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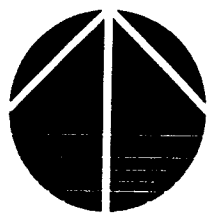
229.10

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
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: See Distribution List **DATE:** October 16, 2000
FROM: Joe Erceg **FILE:** -
Manager, Development Applications

RE: Lane Access for rezoning by John Lackner on Railway Avenue

Bylaw 7170, that would rezone 9046 Railway Avenue to permit subdivision to two lots was introduced and given first reading on October 10, 2000. At that time, staff were requested to report to the Public Hearing on the status of the rear lane to ensure that the two proposed properties would not be accessible from Railway Avenue.

The lane in question was provided as a road dedication in conjunction with an earlier subdivision and in fact, a covenant already exists on 9046 Railway Avenue, limiting access to the lane only. The two new properties will also have covenants to ensure that access will not be from Railway Avenue.

A handwritten signature in cursive script that reads 'Joe Erceg'.

Joe Erceg
Manager, Development Applications

JE:jmb

Mayor G. Halsey-Brandt	Councillor K. Kumagai
Councillor M. Brodie	Councillor B. McNulty
Councillor D. Dang	Councillor L. Barnes
Councillor L. Greenhill	Councillor H. Steves
Councillor K. Johnston	

Erceg, Joe

From: Erceg, Joe
Sent: October 12, 2000 11:41 AM
To: Beran, Jenny
Subject: FW: Referral/Work Program

Jenny, please take care of this. Is there any issue regarding the legal status of this lane?

-----Original Message-----

From: Ashton, Fran
Sent: October 12, 2000 11:18 AM
To: Erceg, Joe
Subject: Referral/Work Program

Project : Appl. For Rezoning - John Lackner

Source : Council Referral

Status : In progress

Dates : Origin	10/10/00	Start		Comp			
	Review		Comm		Cow		Council
11/20/00							

Mgr/Dept.Head : Erceg Joe

Prime Person: Erceg Joe

Bylaw 7170 was introduced and given first reading, and will be forwarded to the November 20th Public Hearing for 2nd and 3rd readings. In giving direction, staff were requested to report to the Public Hearing on the status of the rear lane to ensure that the 2 proposed properties would not be accessible from Railway Avenue.