



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: Application by Mr. Ranjit Rattan for Rezoning at 7791 Eperson Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area B (R1/B)

To Council - Nov 14 /00
To Planning - Nov. 7 /00
DATE: October 18, 2000

FILE: RZ 00-179065

8060-20-7180

STAFF RECOMMENDATION

That Bylaw No. 7180, for the rezoning of 7791 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.

Joe Erceg
Manager, Development Applications

JE:aws
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT**ORIGIN**

Mr. Ranjit Rattan has applied to rezone 7791 Eperson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" in order to create two lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Wendy Pui Wah Wong and 338338 Enterprises Ltd.	Undetermined
Applicant	Mr. Ranjit Rattan	No change
Site Size	1,129 m ² (12,153 ft ²)	2 -564.5m ² (6,076.5 ft ²)
Land Uses	Single-family dwelling	One single-family dwelling on each new lot
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

RELATED POLICIES & STUDIES

The property is subject to Lot Size Policy No. 5457 (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

In September, 1994, Council adopted Lot Size Policy No. 5457 that permitted Single-Family Housing District, Subdivision Area B (R1/B) lots on both sides of Eperson Road. Since this policy was adopted, there has only been one property (7631 Eperson Road) that took advantage of rezoning (August, 1995).

There would be six properties remaining in the area (after rezoning of 7791 Eperson Road) that have the potential to rezone to Single-Family Housing District, Subdivision Area B (R1/B) (see Attachment 2).

The property is surrounded by small (R1/B) single-family lots to the west and large (R1/E) single-family lots to the north, south and across the street. The creation of two smaller lots should have little impact on the adjacent properties.

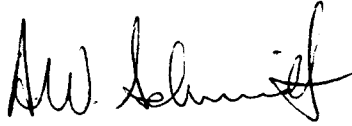
The proposal to rezone the property is consistent with Lot Size Policy 5457 for the area.

FINANCIAL IMPACT

None

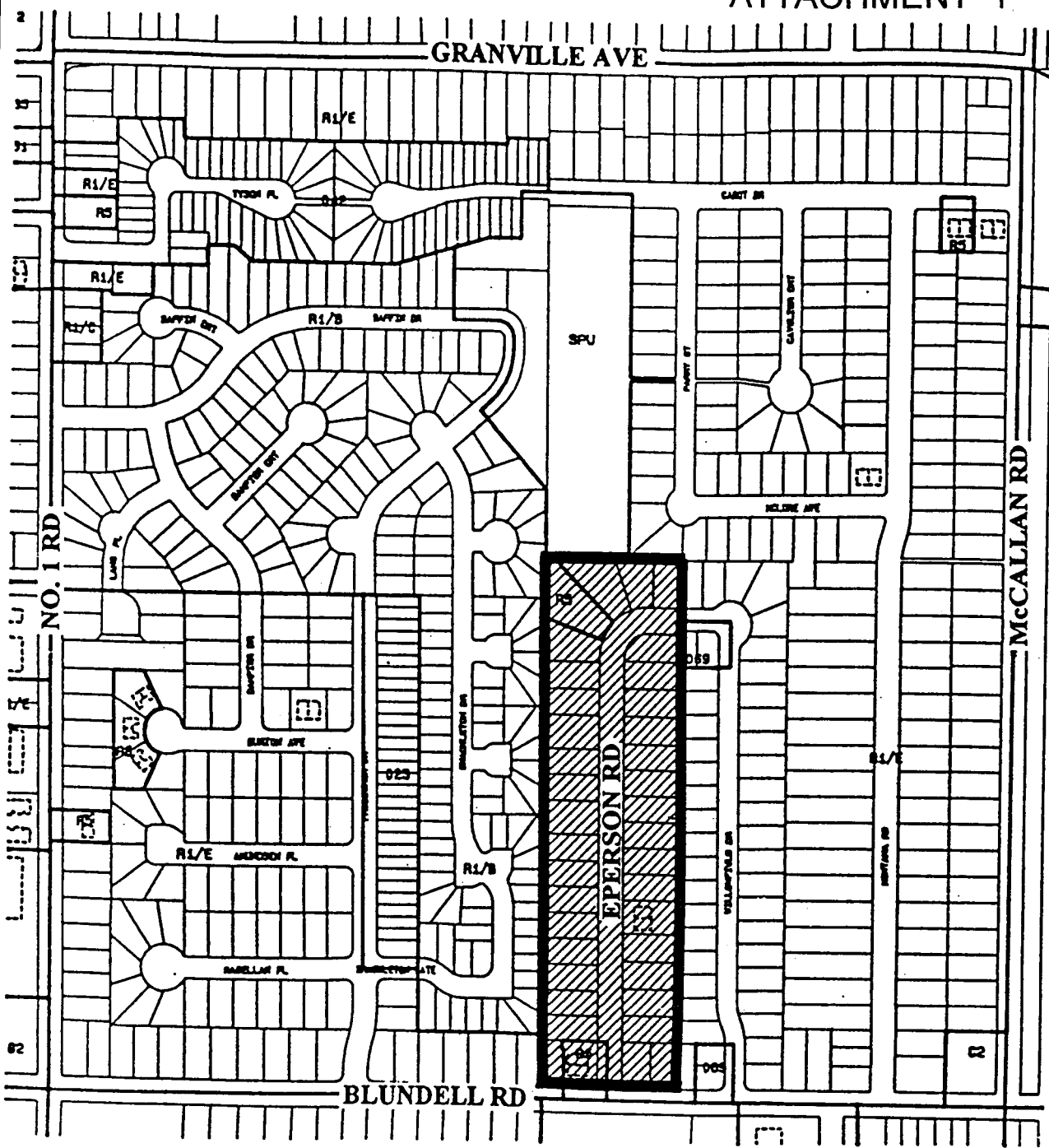
CONCLUSION

1. The application is to rezone 7791 Eperson Road to "Single-Family Housing District, Subdivision Area B (R1/B)" to permit the construction of two single-family dwellings.
2. The proposal is worthy of support, as it is consistent with the Lot Size Policy for the area.



A.(AI) W. Schmidt
Supervisor, Urban Development (utilities)

AWS:aws



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



**POLICY
SECTION**

**5457
14,4-7**

**DATE
09/19/94**

For Dec 18 Public Hearing

B/L 7/180
CITY OF RICHMOND
DATE

dm



Dec 09, 2000

Urban Development Division
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

		INIT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	SF	

6550-02

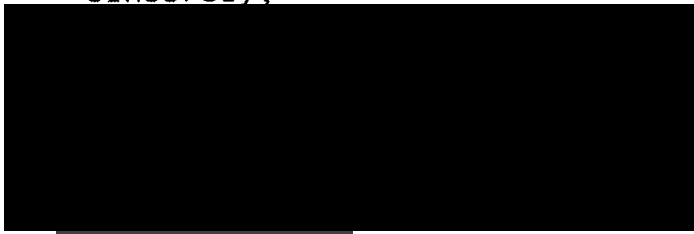
Dear Sirs/Mesdames:

Re: File No. RZ 00-179065

We would like to file a complaint about the tall cedar hedge along the back yard fence of 7791 Eperson Road. These trees are too tall and overshadow our lawn most of the time, causing serious moss problem. The branches grow well over to our side of the fence but the property owner so far has never trimmed the trees.

We agree to keep the hedge but request that the height of the trees should be cut by 1/3 and the branches should be trimmed at the owner's expense.

Sincerely,





Page 1 of 2

Adopted by Council: Sept. 19/94 Expires: Sept. 19/99

POLICY 5457

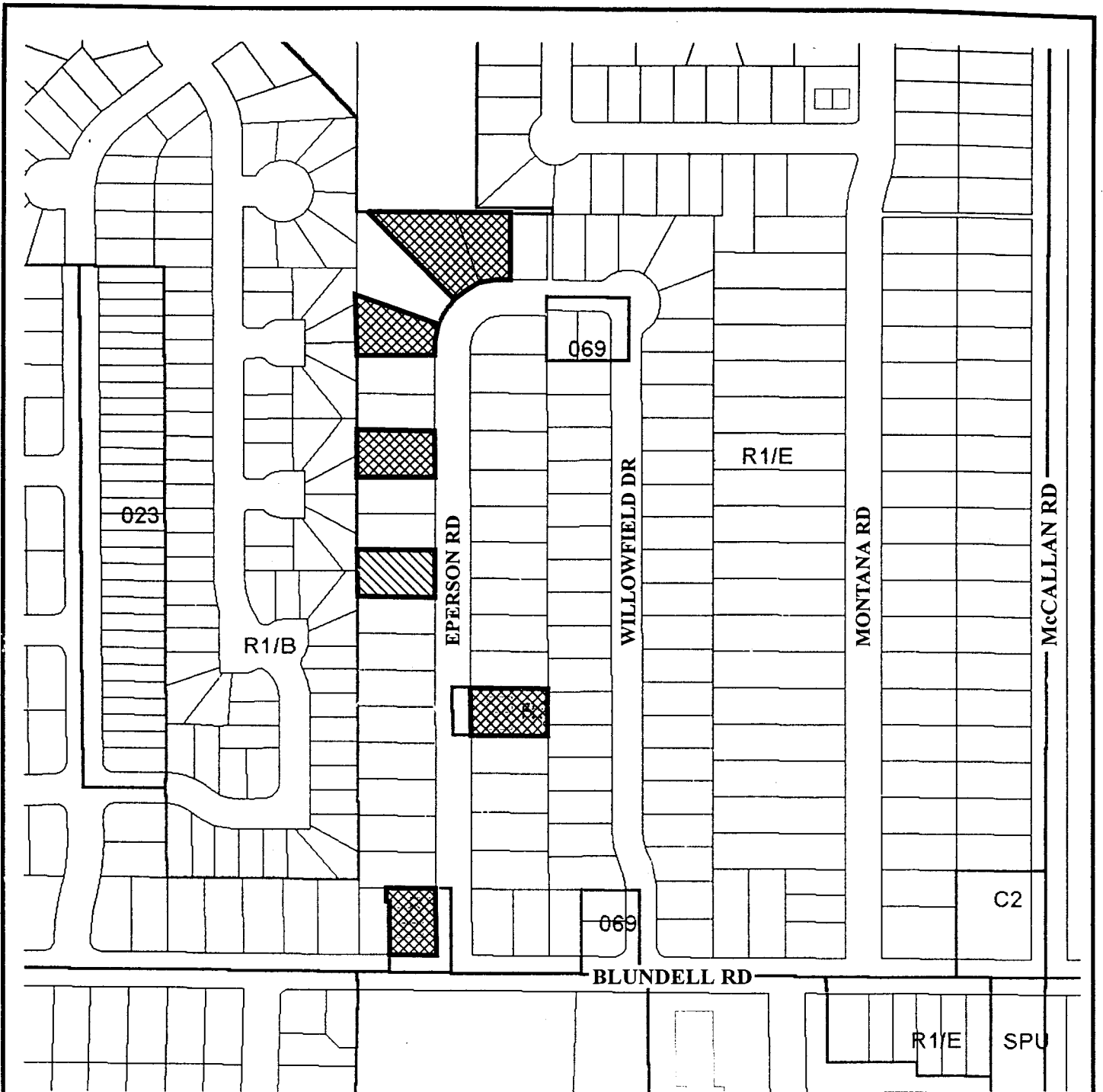
File Ref: ●

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.



Potential Rezoning to R1/B



Proposed Rezoning



Attachment 2

RZ 00-179065

Original Date: 10/16/00

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND

BYLAW 7180

RICHMOND ZONING AND DEVELOPMENT BYLAW 5300

AMENDMENT BYLAW 7180 (RZ 00-179065)

7791 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. 010-199-811

Lot 37 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 7180".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

NOV 14 2000

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

MAYOR

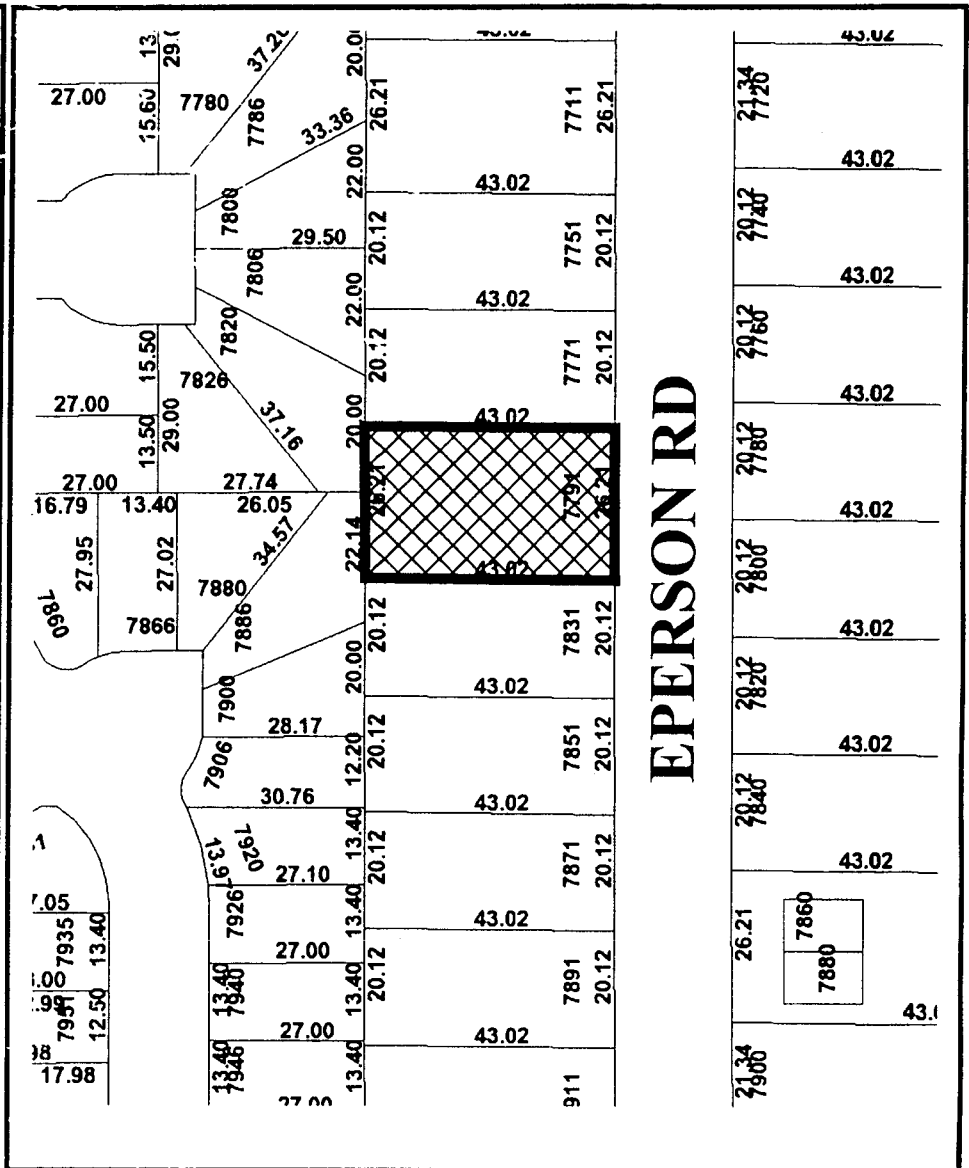
CITY CLERK



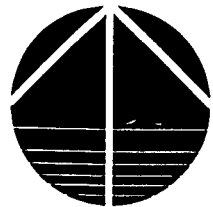
City of Richmond



PROPOSED REZONING



EPERSON RD



RZ 00-179065

Original Date: 08/28/00

Revision Date:

Note: Dimensions are in METRES