



**City of Richmond**  
Urban Development Division

## Report to Committee

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**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** December 16, 2003  
**File:** RZ 03-249167  
**Re:** **APPLICATION BY RAV BAINS FOR REZONING AT 6228 GARRISON COURT  
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO  
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

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### Staff Recommendation

That Bylaw No. 7643, for the rezoning of 6228 Garrison Court 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. Bwlee*

*for* Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>
<i>John Chan</i>

## Staff Report

### Origin

Rav Bains has applied to the City of Richmond for permission to rezone 6228 Garrison Court (**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 permit the subject property and the adjacent 6266 Garrison Court to be subdivided into three (3) single-family residential lots.

### Findings of Fact

Item	Existing	Proposed
Owner	Westmark Developments Ltd	To be determined
Applicant	Rav Bains	No change
Site Size	301 m <sup>2</sup> (3240 ft <sup>2</sup> )	To be consolidated with adjacent property
Land Uses	vacant lot	Once combined with adjacent property 3 new single family lots will be created
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

Lot Size Policy 5419 (**Attachment 2**) supports the rezoning of the subject lot under the R1/B zone which, when consolidated with the adjacent lot will result in 3 new single family lots.

### Staff Comments

The subject parcel of land was created from a much larger lot which was recently subdivided to create a new lot along Walton, a lot along Garrison and the new road connecting the east and west sides of Garrison Court. It left the subject parcel on the south side of Garrison Court.


There are no requirements at the time of rezoning. At time of the future subdivision, the perimeter drainage right-of-way which meanders through the lots as well as two of the development related covenants must be discharged.

### Financial Impact

None.

### Conclusion

This is a straight forward application to rezone a remnant parcel of land so that it can be consolidated with the adjacent lot and subdivided into three lots. The application is consistent with the Lot Size Policy and with the zoning of the surrounding lots in the neighbourhood.

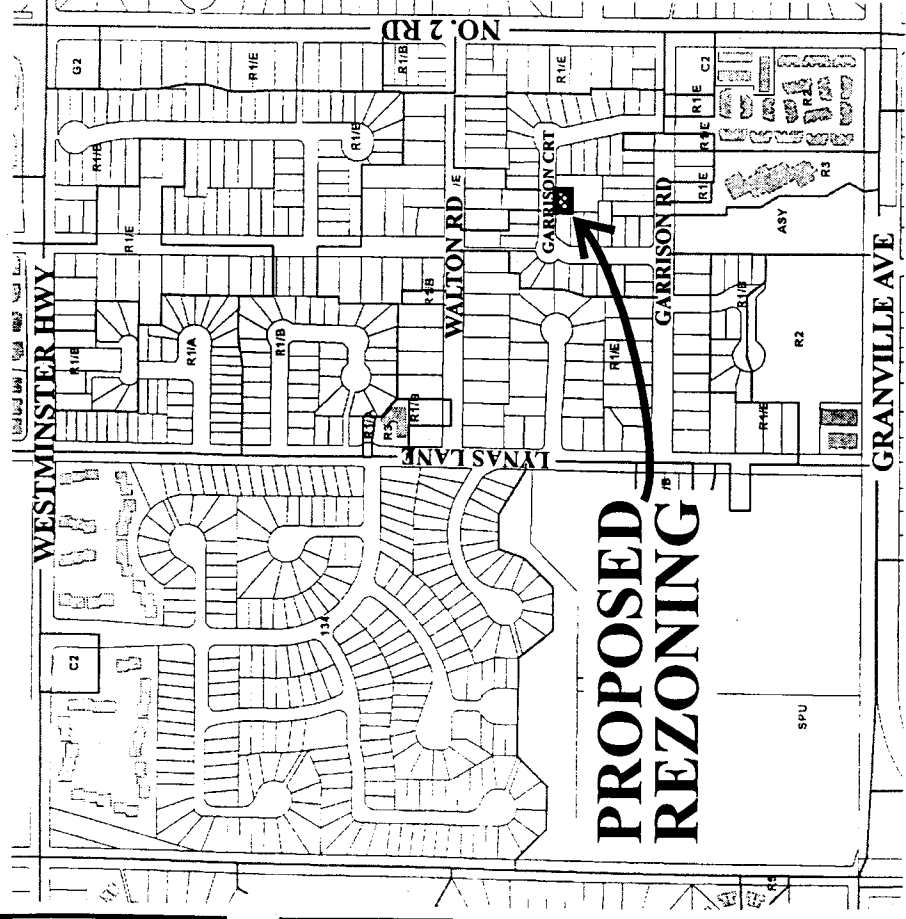
  
Jenny Beran, MCIP

Planner, Urban Development

JMB:cas



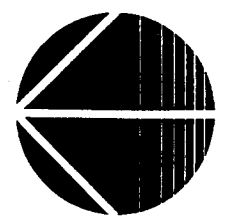
# City of Richmond



11	6215	6233	6251	62
.00	13.22	20.19	13.44	13

GARRISON CRT

14.99	20.15	62.66	15.27	
3.35	134.745	20.15	45.474	
3.60	13.29		12.4	



## RZ 03-249167

Original Date: 10/27/03  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond

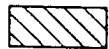
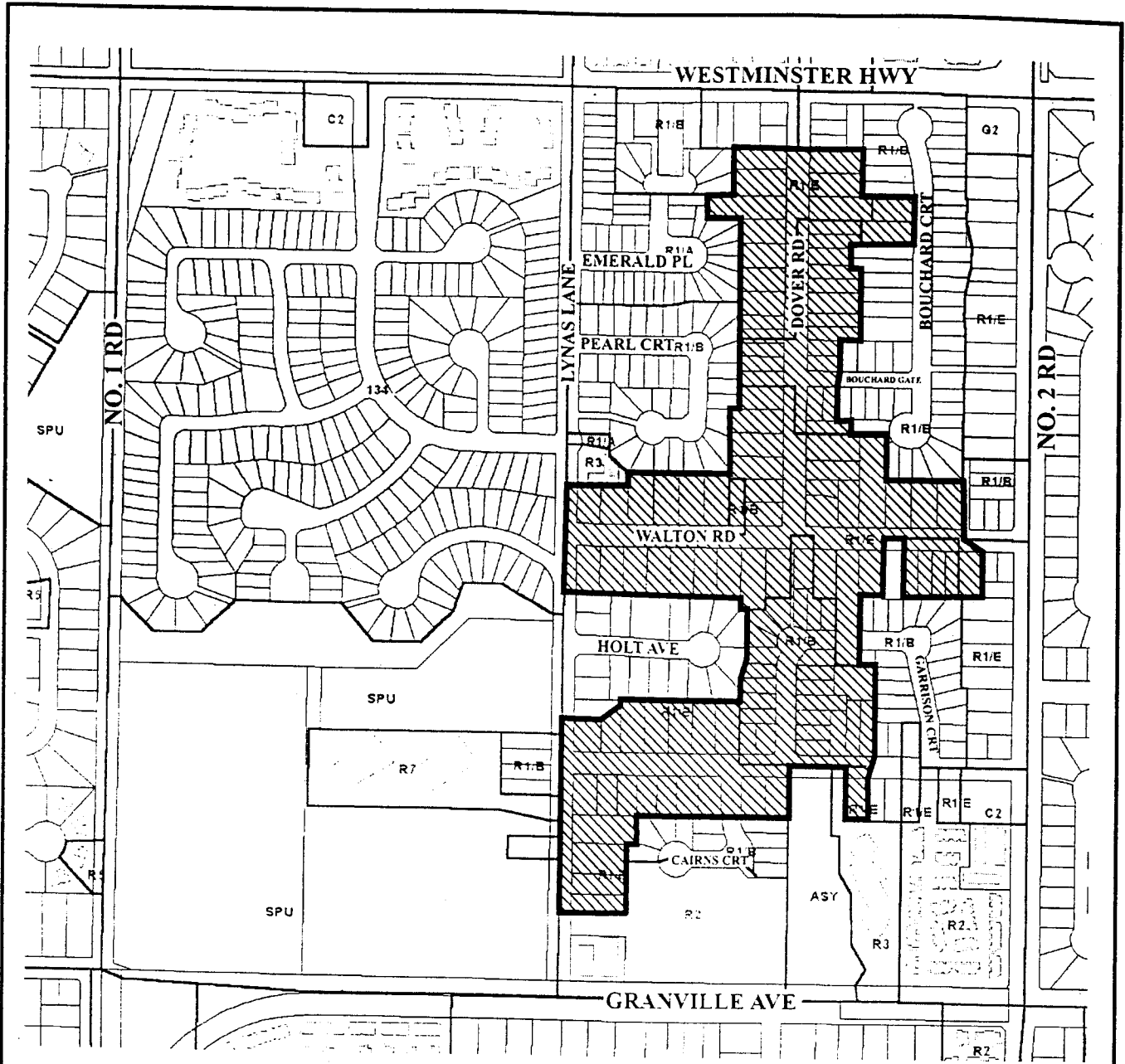
# Policy Manual

Page 1 of 2	Adopted by Council: November 27, 1989 Area Boundary Amended: November 17 <sup>th</sup> , 2003	POLICY 5419
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 12-4-7	

## POLICY 5419:

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by **No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:**

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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.



Subdivision permitted as per R1/B



**Policy 5419**  
**Section 12, 4-7**

Adopted Date: 02/17/89  
 Amended Date: 11/17/03



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7643  
(RZ 03-249167)**

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. 025-502-883

Lot 3 Section 12 Block 4 North Range 7 West New Westminster District Plan BCP1639

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7643”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK