



To: Planning Committee **Date:** January 6, 2004
From: Raul Allueva **File:** RZ 04-275991
Director of Development
Re: **Application by Tara Development Ltd. for rezoning at 5540 and 5560 Garrison 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. 7879, to rezone 5540 and 5560 Garrison 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.

Raul Allueva
Director of Development

TCB:rg

Att. 4

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Tara Development Ltd. has applied to the City of Richmond for permission to rezone 5540 and 5560 Garrison Road from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 or 59.055 ft) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12.0 m or 39.370 ft) in order to permit the two (2) properties to be subdivided into three (3) new single-family residential lots (**Attachment 1**).

Findings of Fact

Item	Existing	Proposed
Owner	5540 – Garrison Road – Norman Williams, Silja Williams 5560 – Garrison Road – Vivia Liu	To be determined
Applicant	Tara Development Ltd.	No change
Site Size	Combined lots – 1,506 m ² (16,211 ft ²)	One lot 512 m ² (5,513 ft ²) Two lots each 496 m ² (5,339 ft ²)
Land Uses	Two single-family lots	Three single-family lots
OCP Designation	Low density residential	No change
702 Policy Designation	Lot Size Policy 5419 (Adopted 1989, Area Boundary Amended 2003) – Subdivision Permitted to R1/B (Attachment 2)	Complies with policy
Zoning	R1/E	R1/B

Surrounding Development

The majority of homes in the neighbourhood are older in nature. However, there are a number of new homes on both Single-Family Housing District, Subdivision Area E (R1/E) and Subdivision Area B (R1/B) zoned lots in the vicinity of the subject sites. New houses are located to the north and south with older single-family homes to the west and across Cairns Court to the east.

- To the north – recent single-family dwellings on R1/E zoned lots;
- To the east – older single-family dwellings on R1/E zoned lots across Cairns Court;
- To the south – recent single-family dwellings on R1/B zoned lots around Cairns Court; and
- To the west – older single-family dwellings on R1/E zoned lots.

Related Policies

Lot Size Policy

Lot Size Policy 5419, adopted by Council on November 27th, 1989 (Area Boundary Amended November 17th, 2003), permits the two (2) subject properties to be rezoned and subdivided to Single-Family Housing District, Subdivision Area B (R1/B).

Staff Comments


Engineering supports the Rezoning application. Both frontages are upgraded to a 1980's style standard with sidewalks and streetlights: hence, there is no need for a Servicing Agreement. Vehicular access to the new corner lot should be as far from the intersection as possible, preferably to Cairns Court, which is the lesser street. Staff note that there are some medium sized evergreen trees around the perimeter of both properties (possibly into the boulevard). Both of these matters will be addressed at the time of subdivision if possible. An aircraft noise (NEF) covenant is required as a condition of rezoning.

Analysis

This is a straightforward application to permit the two (2) existing lots to be subdivided into three (3) new residential lots. There is precedent for this proposal with thirty-four (34) properties zoned Single-Family Housing District, Subdivision Area B (R1/B) in the neighbourhood.

Conclusion

Staff support the rezoning application as it complies with Lot Size Policy 5419.



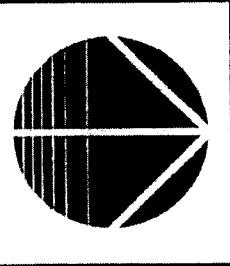
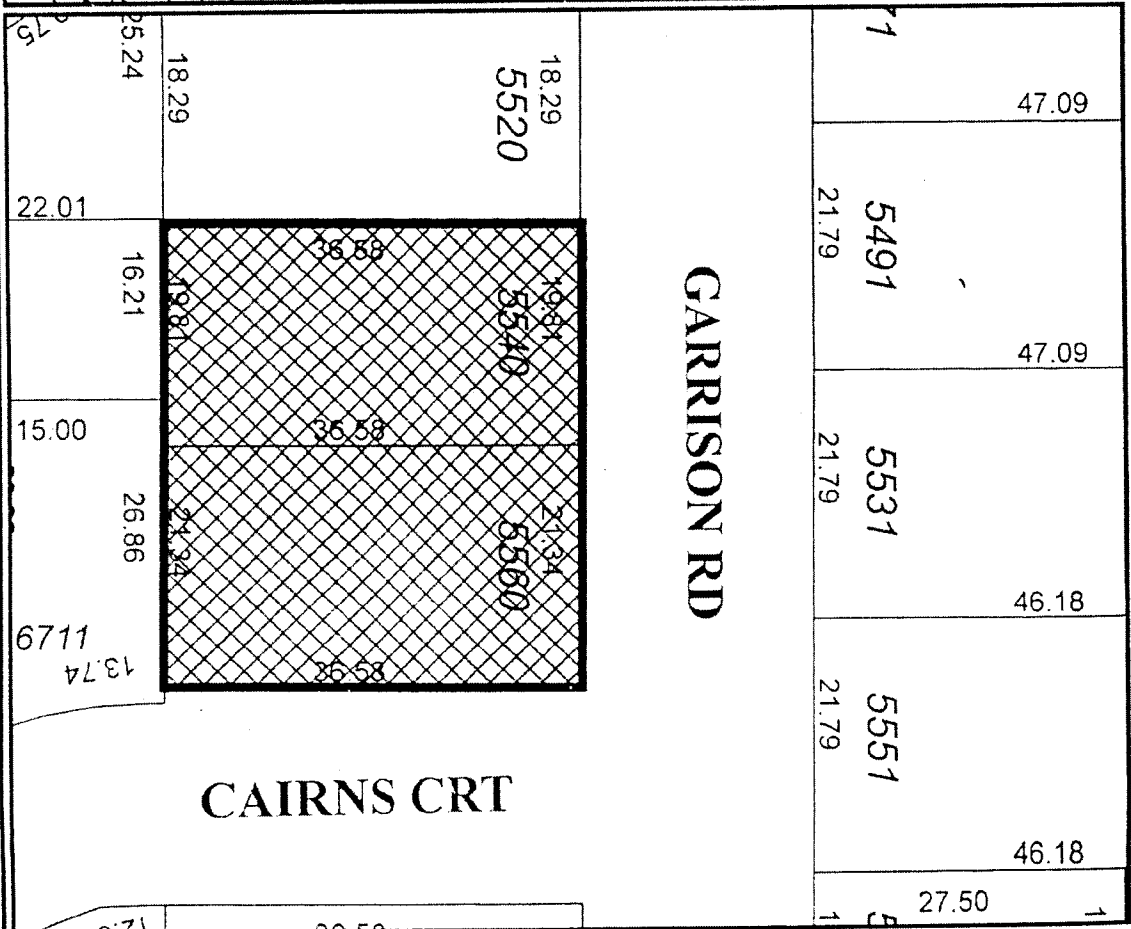
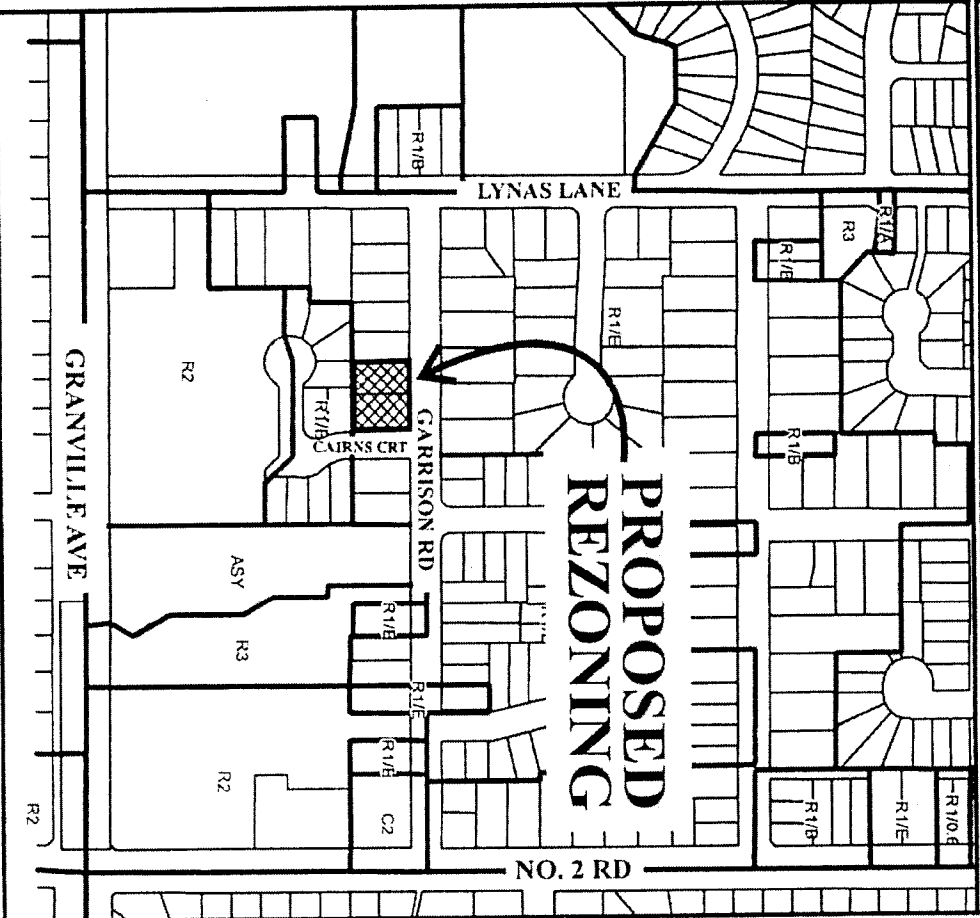
Terence Brunette, Planner (Temp.)
(4212)

TCB:rg

The *Conditional Rezoning Requirements* agreed to in **Attachment 3** must be completed prior to the adoption of Bylaw 7879.



City of Richmond

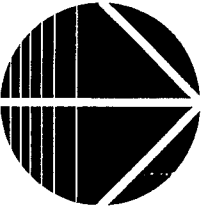
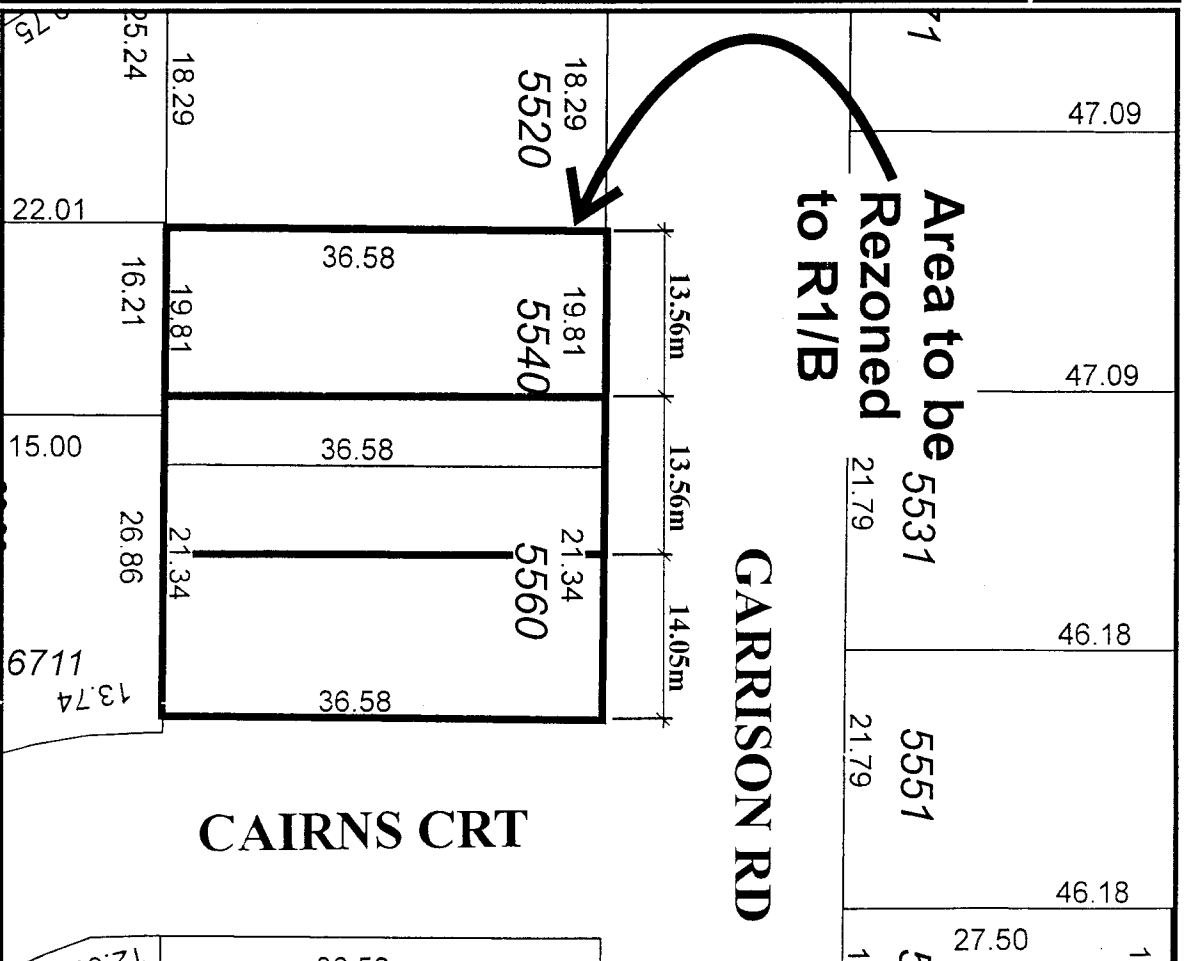
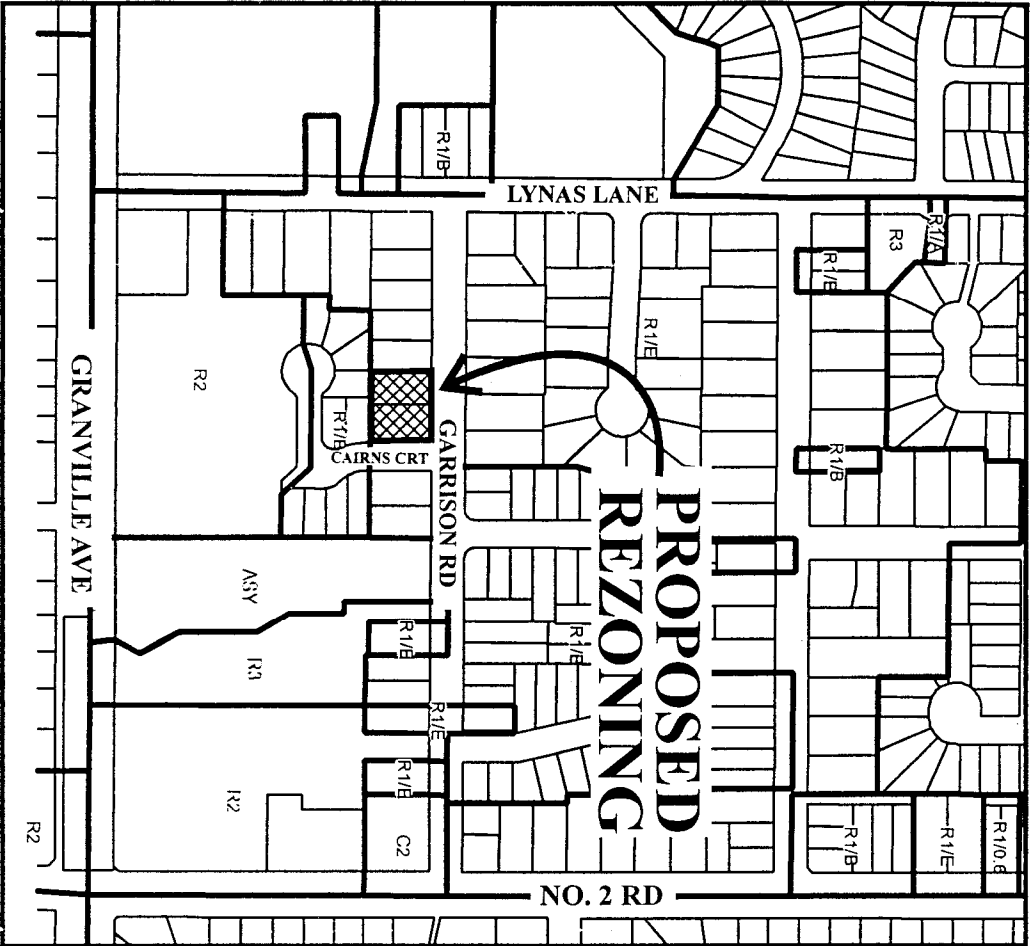


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Original Date: 08/20/04
 Revision Date:
 Note: Dimensions are in METERS

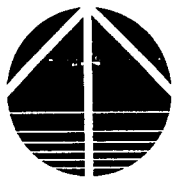
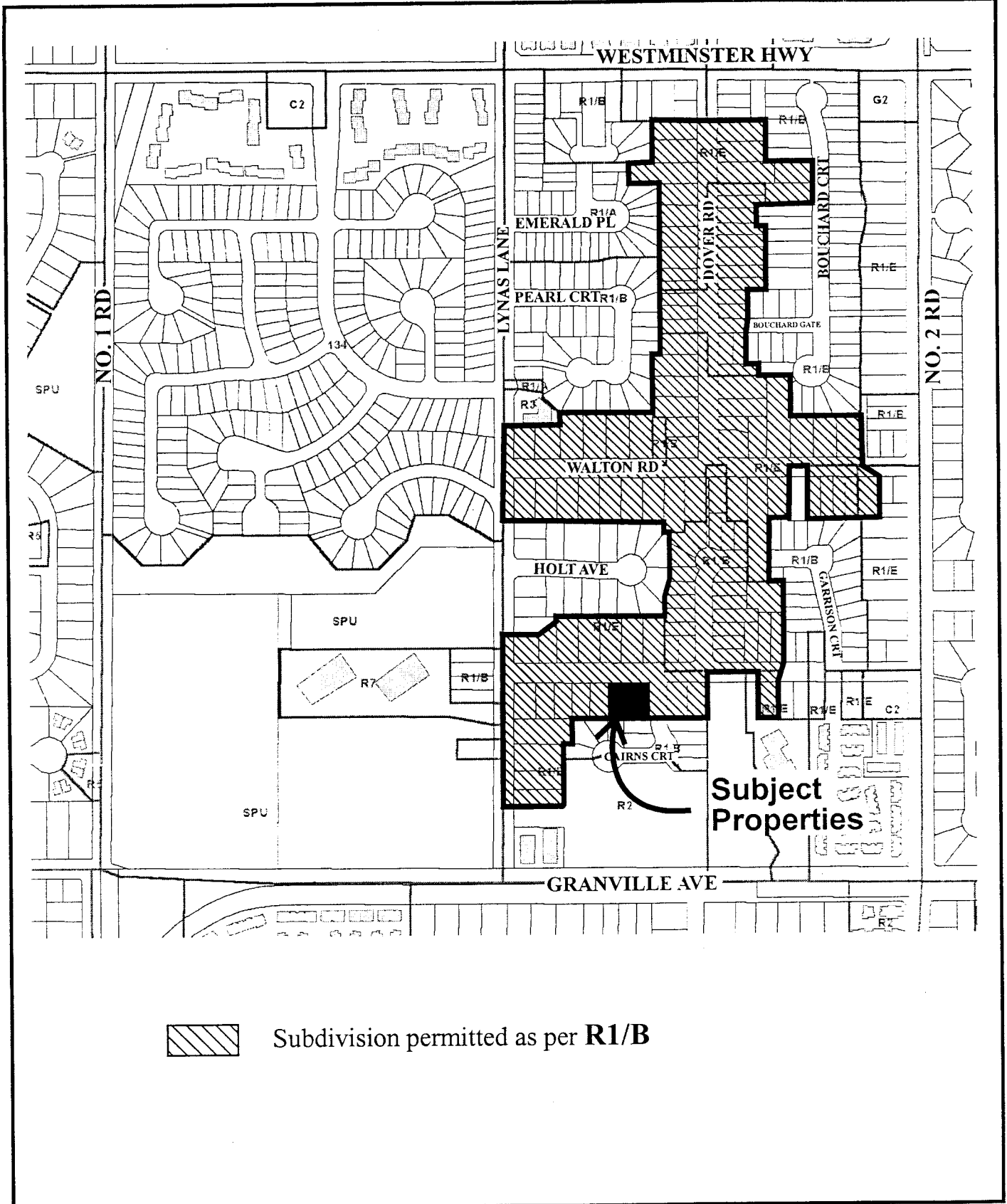


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Policy 5419
Section 12, 4-7

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

Conditional Rezoning Requirements
5540-5560 Garrison Road RZ 04-275991

Prior to final adoption of Zoning Amendment Bylaw 7879, the developer is required to register an aircraft noise (NEF) covenant.

(Signed Copy on File)

January , 2005

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7879 (RZ 04-275991)
5540/5560 GARRISON 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. 003-771-491

Lot 89 Section 12 Block 4 North Range 7 West New Westminster District Plan 41974

P.I.D. 006-305-661

Lot 90 Section 12 Block 4 North Range 7 West New Westminster District Plan 41974

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7879”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
REVIEWED by HB
APPROVED by Director/ Solicitor [Signature]

MAYOR

CITY CLERK