



To: Planning Committee **Date:** January 6, 2005
From: Raul Allueva **File:** 08-4105-20/Vol 01
 Director of Development
Re: **In-Stream Rezoning Applications Pending The Review Of The Lane Establishment And Arterial Road Redevelopment Policies**

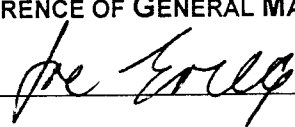
Staff Recommendation

1. That all of the rezoning applications received prior to the August 30, 2004 approval of the "Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies" be processed prior to the completion of the new lane and arterial road redevelopment policies provided that they endeavour to comply with the staff recommendations regarding these policies.
2. That Bylaw No. 7764 (RZ 04-269086, 4240 No. 5 Road; Rav Bains) be referred to the February 21, 2005 Public Hearing.
3. That Bylaw No. 7772 (RZ 04-27106, 9831 Williams Road; Les Cohen & Azim Bhimani) be referred to the February 21, 2005 Public Hearing.
4. That Bylaw No. 7780 (RZ 04-269537, 6791 and 6811 Steveston Highway; Elegant Development Inc.) be introduced and given first reading.


 Raul Allueva
 Director of Development

HB:rg

Att

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

On August 30, 2004, Council approved an Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.

As a result of this decision, a total of 27 rezoning applications that were submitted prior to August 30, 2004 were put on hold pending the finalization of the review of these policies.

These applications were at the following different stages:

- six (6) applications were referred by Council to staff prior to the August 23, 2004 Public Hearing;
- two (2) applications were referred back to staff at the August 24, 2004 Planning Committee;
- one (1) application had already been referred back to staff by Council at the July 19, 2004 Public Hearing because of neighbourhood concerns;
- three (3) applications were at the Staff Report stage but had not yet proceeded to Planning Committee;
- eleven (11) applications were in circulation with staff; and
- four (4) older applications were already being held up because of staff concerns regarding the proposed development.

The six (6) applications referred at the August, 2004 Public Hearing and the two (2) applications referred at the August, 2004 Planning Committee are discussed in this report for possible action in **Attachments 1 - 8**. All of the other applications will be dealt with in the future under separate Staff Reports (although the location map for each of these applications is included as **Attachments 9 -27**).

Under separate cover is a Staff Report outlining the recommendations arising from the block-by-block review of the Lane Establishment and Arterial Road Redevelopment Policies.

It is estimated that it will take several more months to implement these recommendations if they are supported by Planning Committee and Council (e.g. another Staff Report with the appropriate amendments to the Official Community Plan, Zoning & Development Bylaw and Single-Family Lot Size Policies; required first reading of the bylaws and Council resolutions; Public Hearing on the amendments; etc.).

In the meantime, staff have received pressure from the "in-stream" applicants to allow their applications to proceed.

The purpose of this report is to present the different options of dealing with these in-stream rezoning applications while the review of the Lane Establishment and Arterial Road Redevelopment Policies continues.

Findings Of Fact

Council has the following options with regard to these in-stream applications, each of which has different pros and cons.

1. ***That all of the "in-stream" applications continue to be held in abeyance and be required to comply with the new lane and arterial road redevelopment policies once they are officially adopted.***

Pros:

- both in-stream applications and new developments will comply with the revised policies, resulting in a more consistent building product.
- all in-stream applications are treated the same with no exceptions.
- Council and the public do not have to accept a proposal that is not the preferred development option.

Cons:

- many in-stream applicants purchased their property and/or assumed that a certain form of development would be approved under the previous policies.
- it is unfair to retroactively apply a revised policy to in-stream applications.
- some applicants are willing to comply with the recommendations being proposed by staff and should not have to wait until the new policies are adopted.

2. ***That only the in-stream applications that were referred at the August, 2004 Public Hearing and Planning Committee meeting be processed provided that they endeavour to comply with the staff recommendations regarding the new lane and arterial road redevelopment policies.***

Pros:

- allows those in-stream applications that were close to being approved to proceed.
- staff have worked with the applicants to try to come up with a proposal that complies with the new recommendations along arterial roads.
- enables these applicants to proceed with their development now rather than having to wait until the new policies are adopted.

Cons:

- the other in-stream applicants were "caught" by the Interim Strategy and have similar reasons for wanting to proceed (e.g. they may have purchased the property and are willing to comply with the proposed new policies).
- it will be perceived that Council is not treating all applications the same.
- some of the other applications were submitted prior to those which were referred at the August, 2004 Public Hearing or Planning Committee meeting.

3. ***That all of the in-stream applications be processed prior to the completion of the new lane and arterial road redevelopment policies provided that they endeavour to comply with the staff recommendations regarding these policies.***

Pros:

- all in-stream applications are treated the same with no exceptions.
- those applications which need to be revised to comply with the staff recommendations can do so now and do not have to wait until the new policies are adopted.
- it indicates that staff and Council are willing to work with the development community to facilitate in-stream applications when policies change.

Cons:

- some applicants may want to proceed with their original proposal.
- it may be premature to negotiate changes to an application based on recommendations that have not been adopted.
- the public may find it confusing that certain applications are proceeding in advance of a new, adopted lane and arterial road redevelopment policy.

Analysis

Staff recommend that the ***Option 3*** be approved by Planning Committee and Council for the following reasons:

1. This option is the most fair and equitable to the in-stream rezoning applicants:
2. Although the City could insist on the final preferred development scenario, staff are satisfied that by working with the applicants an acceptable form of development will be built.
3. It is agreed that in-stream applications can be treated differently than new applications that were received after the Interim Strategy was approved.
4. This option recognizes that in-stream applicants were “caught” by the policy change and gives them the opportunity to recover some of their investment.
5. Processing the in-stream applications takes some of the pressure off of having to adopt the new lane and arterial road redevelopment policies as soon as possible.
6. Allowing these in-stream applications to proceed will give staff and Council the opportunity to gauge the public response to the proposed new recommended policies.

Financial Impact

No financial impact to the City.

Conclusion

A total of 27 rezoning applications were put on hold when Council approved the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies. Staff have received pressure from some of these applicants to allow their applications to proceed. This report presents three (3) different options for handling these "in-stream" applications. It is recommended that all of these applications be processed prior to the completion of the review of the Lane Establishment and Arterial Road Redevelopment Policies provided that they endeavour to comply with the recommendations contained in a separate report regarding this review.



Holger Burke, MCIP
Development Coordinator
(4164)

HB:rg

List of Attachments**Applications Referred Prior To The August 23, 2004 Public Hearing:**

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
1.	RZ 04-268223	Silverado Homes Ltd.	5411/5431 Steveston Hwy	8
2.	RZ 04-269086	Rav Bains	4250 No. 5 Rd	9
3.	RZ 04-270312	Les Cohen/Azim Bhimani	5420 Granville Ave	10
4.	RZ 04-271606	Les Cohen/Azim Bhimani	9831 Williams Rd	11
5.	RZ 04-272170	Les Cohen/Azim Bhimani	9131 Williams Rd	12
6.	RZ 04-272320	Jay Minhas	9071 Williams Rd	13

Applications Referred At The August 24, 2004 Planning Committee:

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
7.	RZ 04-269537	Elegant Development Inc.	6791/6811 Steveston Hwy	14
8.	RZ 04-272324	Elegant Development Inc.	9211 Steveston Hwy	15

Application Referred At The July 19, 2004 Public Hearing:

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
9.	RZ 04-255365	Rajinder Takhar	5988 Riverdale Dr	16

Applications At The Staff Report Stage But Not Yet Proceeded To Planning Committee:

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
10.	RZ 04-268688	Les Cohen/Azim Bhimani	10351 No. 4 Rd	17
11.	RZ 04-273100	ATI Construction Ltd.	7271 Gilbert Rd	18
12.	RZ 04-274399	Raman Kooner	6340 Williams Rd	19

Applications In Circulation With Staff:

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
13.	RZ 04-267411	All Star Development Ltd.	5728 Woodward's Rd & 9531 No. 2 Rd	20
14.	RZ 04-271169	Shinder Sahota	10260 No. 1 Rd	21
15.	RZ 04-272345	Dave Sandhu	8691 Garden City Rd	22
16.	RZ 04-273075	Abbas Hobuti-Ford	4611 Granville Ave	23
17.	RZ 04-273560	Jasdeep Uppal	6680 Francis Rd	24
18.	RZ 04-273777	Harbhajan Atwal	9711 No. 2 Rd	25

Applications In Circulation With Staff (con't):

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
19.	RZ 04-274200	Ajit Thaliwal	10871 Gilbert Rd	26
20.	RZ 04-274842	Rav Bains	9751 No. 2 Rd	27
21.	RZ 04-274895	Manjit Moore	5400 Francis Rd	28
22.	RZ 04-275631	Mandeep Nijjar	8300 Francis Rd	29
23.	RZ 04-275758	Swarn Chahal	4451 Granville Ave	30

Older Applications Already Held Up Due To Staff Concerns:

<u>Att #</u>	<u>Application #</u>	<u>Applicant</u>	<u>Location</u>	<u>Pg</u>
24.	RZ 03-236490	Winnie Li	4680 Blundell Rd	31
25.	RZ 03-242716	Jagdev Virk	8191 Williams Rd	32
26.	RZ 03-244042	Ramandeep Kooner	4031 Tucker Ave	33
27.	RZ 03-254986	Shinder Sahota	8111 Williams Rd	34

APPLICATIONS REFERRED
AT THE
AUGUST 2004
PUBLIC HEARING
OR
PLANNING COMMITTEE
(STAFF REPORTS PREVIOUSLY PREPARED)

Attachment 1

**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED PRIOR TO THE AUGUST 23, 2004 PUBLIC HEARING

Application:	RZ 04-268223
Applicant:	Silverado Homes Ltd.
Owner:	Silverado Homes Ltd & Margot Sprong/David Dougherty
Location:	5411 and 5431 Steveston Highway
Date Received:	March 30, 2004

Original Proposal:	4 lot single-family residential subdivision with a newly constructed lane off Lassam Road
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning (Original Proposal):	Single-Family Housing District (R1-0.6)
Single-Family Lot Size Policy:	5420 restricts rezoning/subdivision to R1/B with a lane (application proposed to amend this policy)
Status:	Referred prior to the August 23, 2004 Public Hearing (Bylaw 7737 has received 1 st reading). Opposition to the lane was received from some of the neighbouring property owners.

Recommended New Policy:	A townhouse development on this consolidated 50.32 m wide by 40.23 m deep (2024 m ² area) site
Applicant's Position:	The applicant has changed the proposal to a townhouse development with access via a driveway to Lassam Road
Staff Position:	Allow the applicant to amend his application to rezone the property to the Townhouse District (R2-0.6)
Recommendation:	Bring forward the revised townhouse development (R2-0.6 rezoning) without a lane under the existing Interim Strategy

**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED PRIOR TO THE AUGUST 23, 2004 PUBLIC HEARING

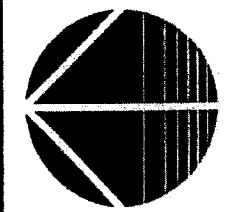
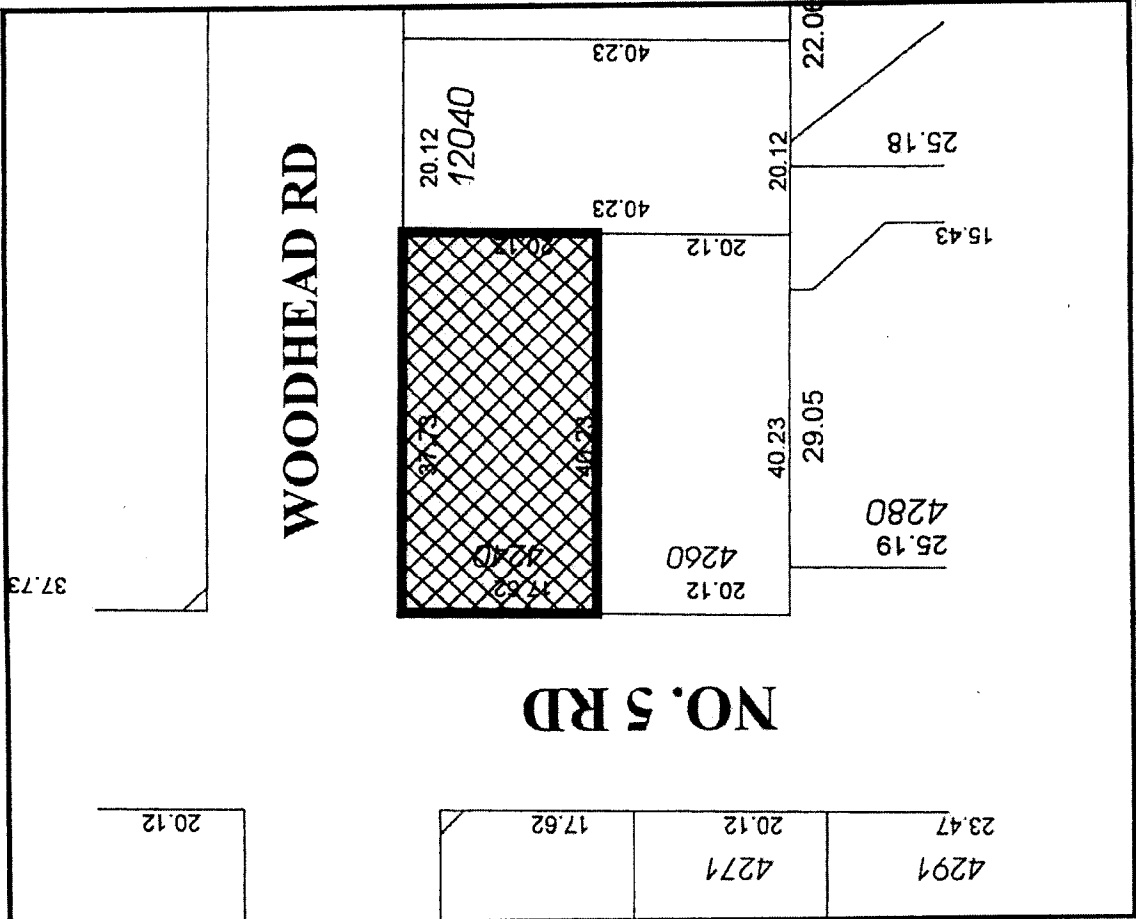
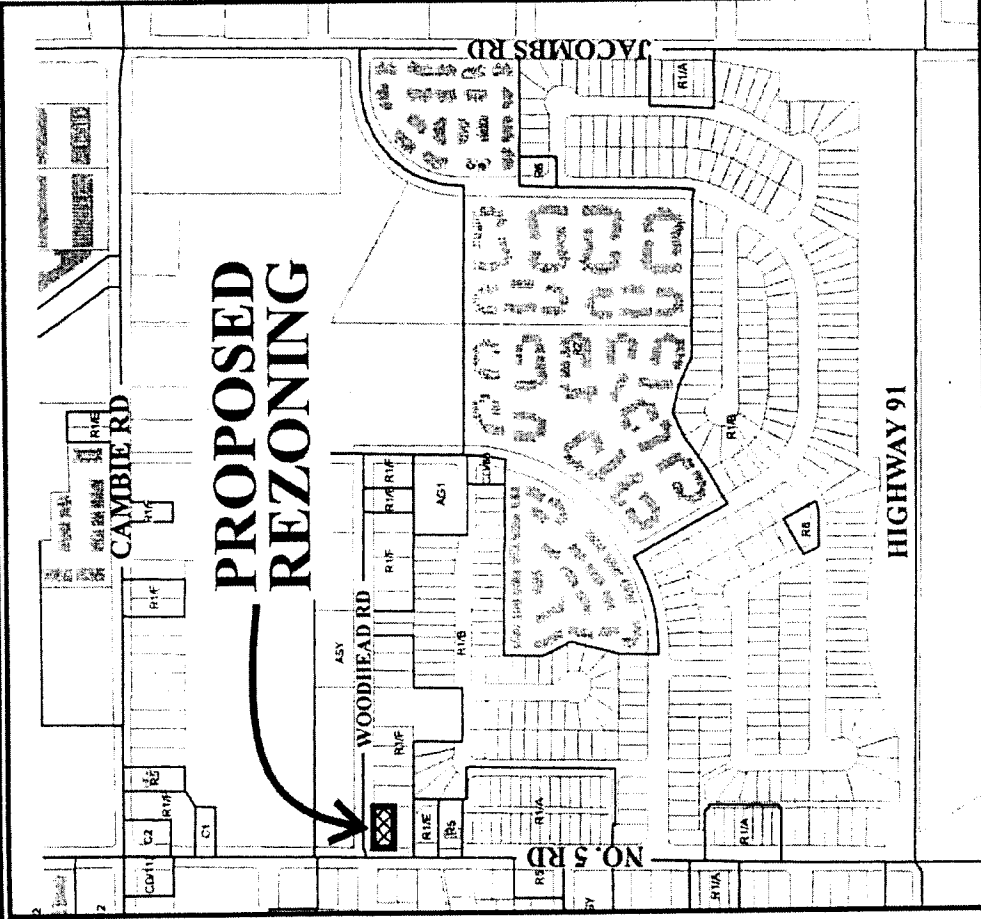
Application:	RZ 04-269086
Applicant:	Rav Bains
Owner:	Narinder Bains and Sameet Lilly
Location:	4250 No. 5 Road
Date Received:	April 14, 2004

Original Proposal:	2 lot single-family residential subdivision with a newly constructed lane off Woodhead Road
Existing Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)
Proposed Zoning:	Single-Family Housing District (R1-0.6)
Single-Family Lot Size Policy:	None
Status:	Referred prior to the August 23, 2004 Public Hearing (Bylaw 7764 has received 1 st reading)

Recommended New Policy:	Single-family residential development on this site and the three properties to the south. This application will help complete the lane pattern already started in the area. A townhouse development would not be consistent with the surrounding single-family residential neighbourhood.
Applicant's Position:	Wants to proceed with the original proposal
Staff Position:	Allow the application proceed as submitted in advance of the new lane and arterial road redevelopment policies being adopted
Recommendation:	Application be referred to the February 21, 2005 Public Hearing



City of Richmond



RZ 04-269086

Original Date: 04/19/04

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7764 (RZ 04-269086)
4240 NO. 5 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 (R1 - 0.6)**.

P.I.D. 004-119-053

Lot 1 Except Part in Plan LMP22889 Section 31 Block 5 North Range 5 West New Westminster District Plan 16008

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7764".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 12 2004

AUG 23 2004

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

MAYOR

CITY CLERK

**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED PRIOR TO THE AUGUST 23, 2004 PUBLIC HEARING

Application:	RZ 04-270312
Applicant:	Les Cohen & Azim Bhimani
Owner:	Les Cohen & Azim Bhimani
Location:	5420 Granville Avenue
Date Received:	May 4, 2004

Original Proposal:	2 coach house lots with a lane dedication, payment of neighbourhood improvement charges (NIC) and a temporary cross access easement to the garages in the back
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning (Original Proposal):	Coach House District (R9)
Single-Family Lot Size Policy:	5439 restricts rezoning/subdivision to R1/E (application proposed to amend this policy)
Status:	Referred prior to the August 23, 2004 Public Hearing (Bylaw 7761 has received 1 st reading)

Recommended New Policy:	Property be consolidated with either 5460 or 5420 Granville Avenue and be developed as a townhouse development
Applicant's Position:	That the 25.05 m wide by 48.76 m deep (1222 m ²) lot be allowed to develop on its own as a townhouse development with cross access to 5460 and 5420 Granville Avenue. The owner of 5460 Granville Avenue is not prepared to develop for another 5 years. The owner of 5420 Granville Avenue will only redevelop if his entire 24.72 m wide by 165.70 m deep (3766 m ²) lot is developed for townhouses (which staff do not support).
Staff Position:	Allow the applicants to amend their application to rezone the property Townhouse District (R2-0.6) on the understanding that the adjacent lots will be developed for multiple-family residential development in the future
Recommendation:	Bring forward the revised townhouse development (R2-0.6 rezoning) at the February 2005 Planning Committee and Council

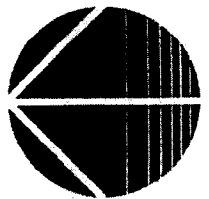
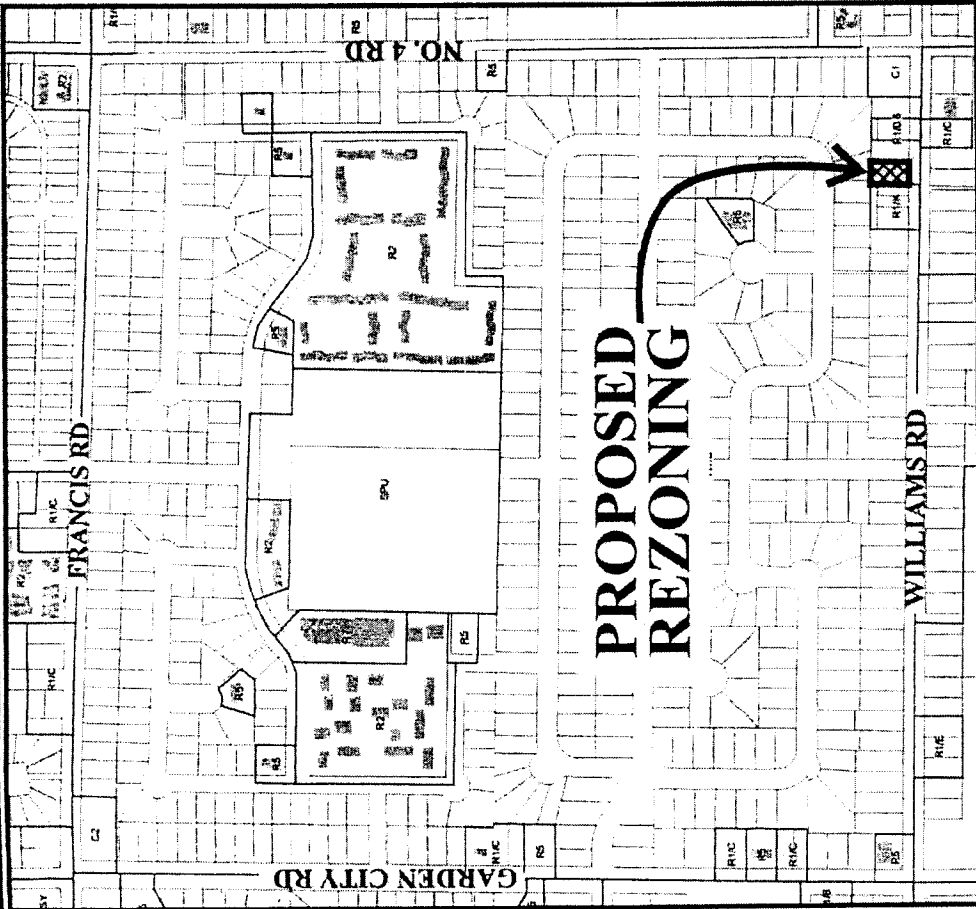
**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED PRIOR TO THE AUGUST 23, 2004 PUBLIC HEARING

Application:	RZ 04-271606
Applicant:	Les Cohen & Azim Bhimani
Owner:	Suvic Holdings Inc.
Location:	9831 Williams Road
Date Received:	May 27, 2004
Original Proposal:	2 lot single-family residential subdivision with a lane dedication, payment of neighbourhood improvement charges (NIC) in lieu of lane construction and a temporary cross access easement to the garages in the back
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning:	Single-Family Housing District (R1-0.6)
Single-Family Lot Size Policy:	5441 has been amended to exclude Williams Road (restricts rezoning/subdivision to R1/E)
Status:	Referred prior to the August 23, 2004 Public Hearing (Bylaw 7772 has received 1 st reading)
Recommended New Policy:	Although single-family residential development is supported at this location, staff recommend that 9851 Williams Road be included in this application so that the lane can be constructed now for the benefit of these and other single-family residential developments fronting Williams Road
Applicant's Position:	9851 Williams Road is not prepared to develop now
Staff Position:	Council has two options: 1. Deny the application to force 9831 & 9851 Williams Road to develop together; or 2. Allow the application to proceed as submitted and obtain the lane out to Williams Road when 9771 & 9751 Williams Road are required to develop together
Recommendation:	Application be referred to the February 21, 2005 Public Hearing



City of Richmond

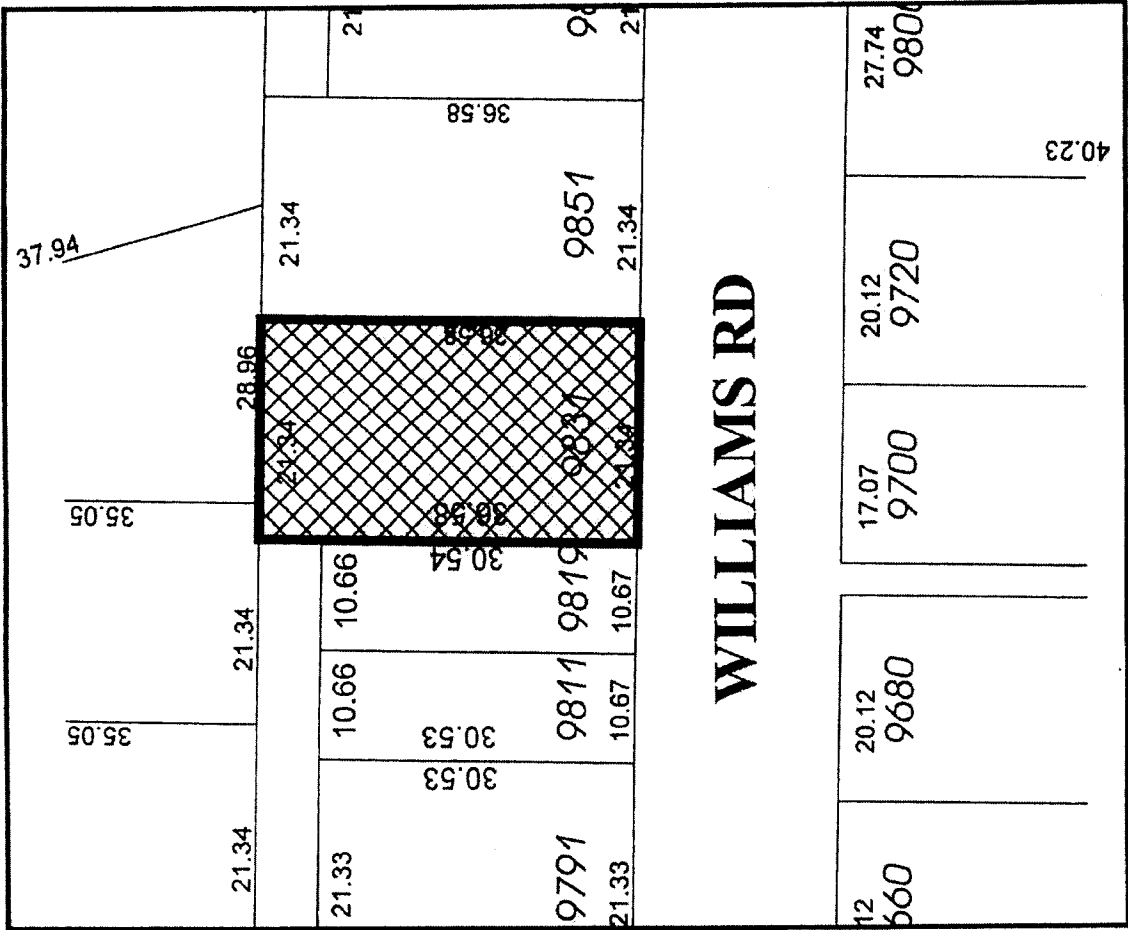


RZ 04-271606

Original Date: 06/07/04

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7772 (RZ 04-271606)
9831 WILLIAMS 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 (R1 - 0.6)**.

P.I.D. 003-310-019

Lot 13 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7772".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 26 2004

AUG 23 2004

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

MAYOR

CITY CLERK

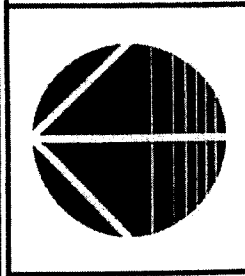
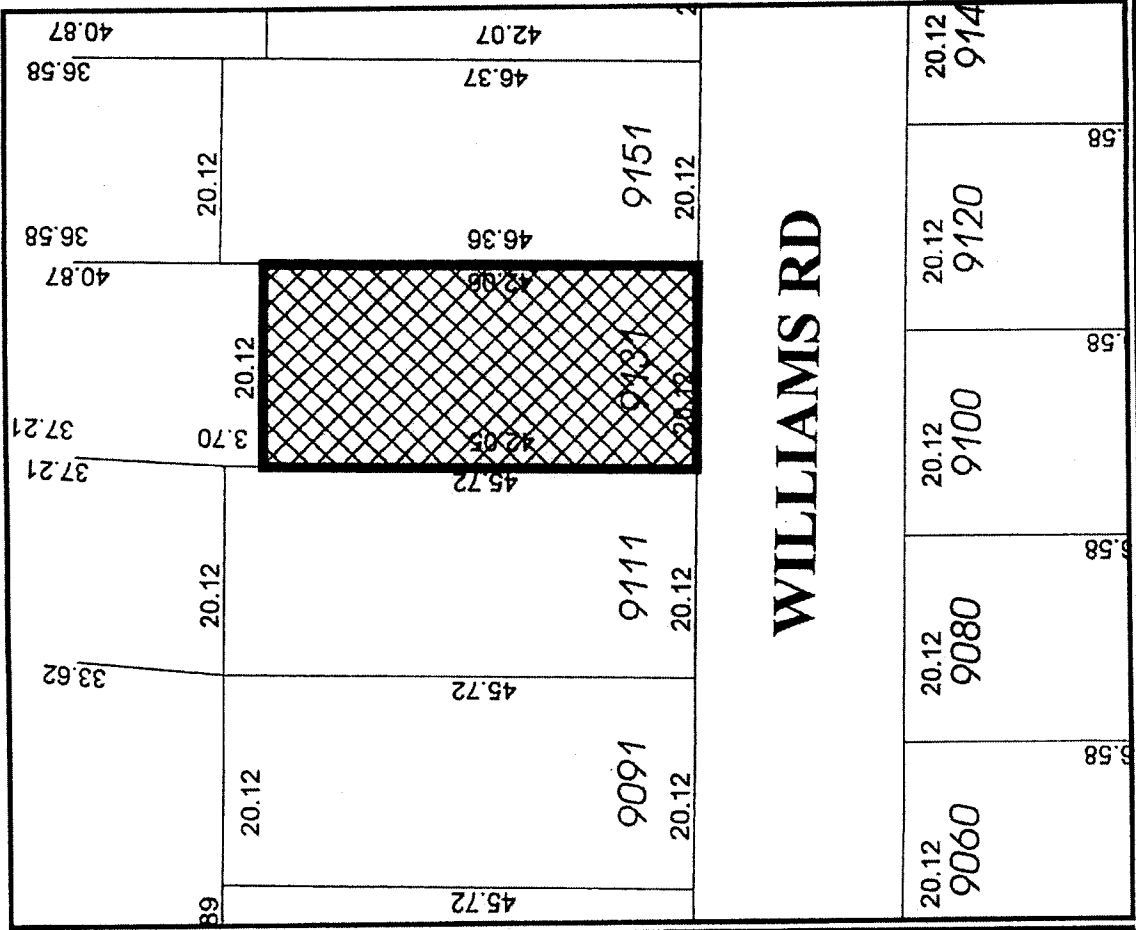
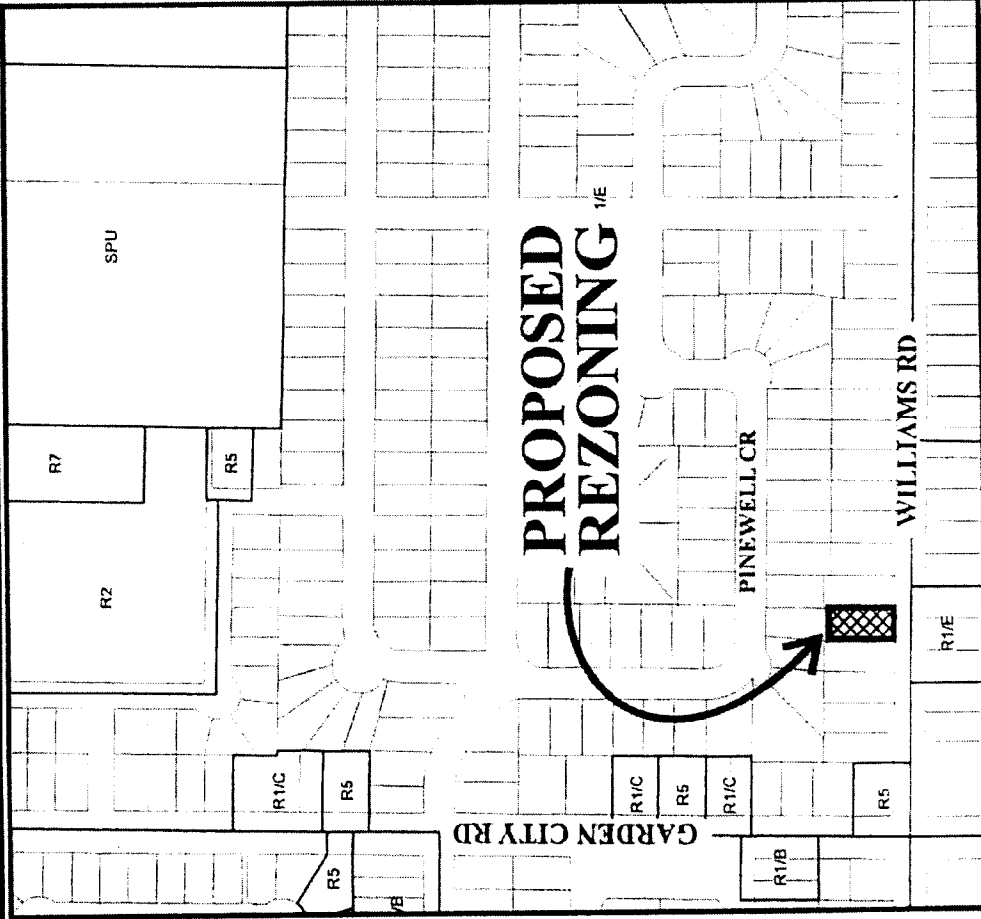
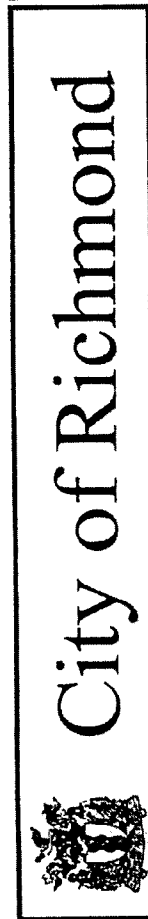
**In-Stream Rezoning Application Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED PRIOR TO THE AUGUST 23, 2004 PUBLIC HEARING

Application:	RZ 04-272170
Applicant:	Les Cohen & Azim Bhimani
Owner:	Jeanette Fenton
Location:	9131 Williams Road
Date Received:	June 7, 2004

Original Proposal:	2 coach house lots with a lane dedication, payment of neighbourhood improvement charges (NIC) and a temporary cross access easement to the garages in the back
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning (Original Proposal):	Coach House District (R9)
Single-Family Lot Size Policy:	5441 has been amended to exclude Williams Road (restricts rezoning/subdivision to R1/E)
Status:	Referred prior to the August 23, 2004 Public Hearing (Bylaw 7773 has received 1 st reading)

Recommended New Policy:	Property be consolidated with 9111 and/or 9151 Williams Road and be developed for multiple-family residential purposes
Applicant's Position:	Applicants are trying to see if either 9111 or 9151 Williams Road are willing to develop together with the subject property as a townhouse site
Staff Position:	If neither 9111 and/or 9151 Williams Road are willing to develop now, this application should be amended to an innovative residential development (e.g. duplex or triplex) on its own with cross access to the adjacent lots
Recommendation:	Await the applicant's final position



RZ 04-272170

Original Date: 06/30/04
Revision Date:
Note: Dimensions are in METRES

**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED PRIOR TO THE AUGUST 23, 2004 PUBLIC HEARING

Application:	RZ 04-272320
Applicant:	Jay Minhas
Owner:	Harvinder Narula & Ranjit Singh
Location:	9071 Williams Road
Date Received:	June 10, 2004

Original Proposal:	2 coach house lots with a lane dedication, payment of neighbourhood improvement charges (NIC) and a temporary cross access easement to the garages in the back
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning (Original Proposal):	Coach House District (R9)
Single Family Lot Size Policy:	5441 has been amended to exclude Williams Road (restricts rezoning/subdivision to R1/E)
Status:	Referred prior to the August 23, 2004 Public Hearing (Bylaw 7777 has received 1 st reading)

Recommended New Policy:	Property be consolidated with 9051 and/or 9091 Williams Road and be developed for multiple-family residential purposes
Applicant's Position:	Applicant is trying to see if either 9051 and/or 9091 Williams Road are willing to develop together with the subject property as a townhouse site
Staff Position:	If neither 9051 and/or 9091 Williams Road are willing to develop now, this application should be amended to an innovative residential development (e.g. duplex or triplex) on its own with cross access to the adjacent lots
Recommendation:	Await the applicant's final position

Attachment 7

**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

APPLICATIONS REFERRED AT THE AUGUST 24, 2004 PLANNING COMMITTEE

Application:	RZ 04-269537
Applicant:	Elegant Development Inc.
Owner:	Elegant Development Inc. & Narayan Enterprises Ltd. and Marguerite Atkinson
Location:	6791 and 6811 Steveston Highway
Date Received:	April 22, 2004
Original Proposal:	4 coach house lots with a lane off Gilbert Road
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning:	Coach House District (R9)
Single-Family Lot Size Policy:	None
Status:	Referred at the August 24, 2004 Planning Committee (Bylaw 7780 has not received 1 st reading). Some neighbourhood opposition has been expressed, particularly from the east side of Gilbert Road.
Recommended Policy:	Single-family residential development along Gilbert Road in order to complete the lane access that has been partially started to the north. Townhouse development would be difficult in light of the existing development on the site.
Applicant's Position:	Proceed with the original single-family residential development with a lane. Townhouse development is not economical on this property alone with the existing single-family residence that has already been built.
Staff Position:	A lane system is preferred to accommodate an existing subdivision to the north. Allow the application to proceed as submitted in advance of the new lane and arterial road redevelopment policies being adopted.
Recommendation:	Application be given 1st reading and proceed to the February 21, 2005 Public Hearing



City of Richmond

Bylaw 7780

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7780 (RZ 04-269537)
6791 & 6811 STEVESTON HIGHWAY**

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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 010-168-541

Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan 16313

P.I.D. 004-871-588

Lot 549 Section 31 Block 4 North Range 6 West New Westminster District Plan 46915

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7780”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK

**In-Stream Rezoning Applications Pending The Review Of The Lane Establishment
And Arterial Road Redevelopment Policies**

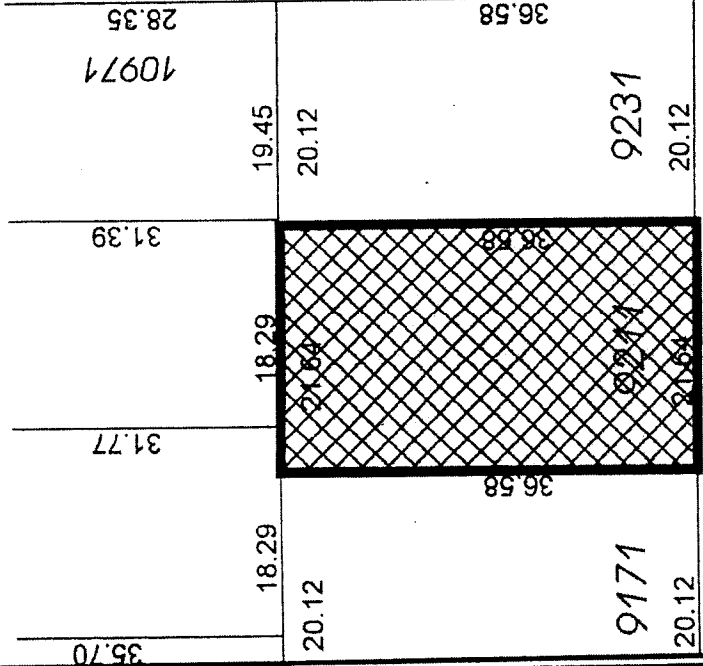
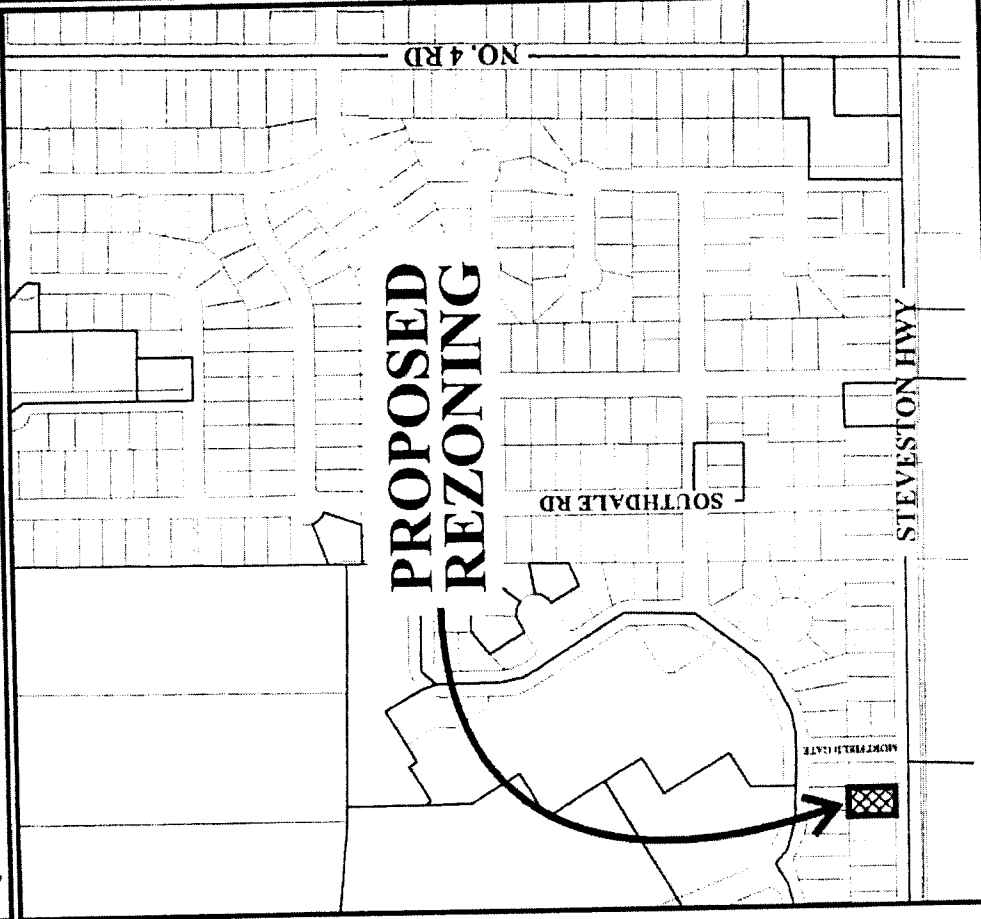
APPLICATIONS REFERRED AT THE AUGUST 24, 2004 PLANNING COMMITTEE

Application:	RZ 04-272324
Applicant:	Elegant Development Inc.
Owner:	Darshan Rakhra
Location:	9211 Steveston Highway
Date Received:	June 10, 2004

Original Proposal:	2 lot single-family residential subdivision with a lane dedication, payment of neighbourhood improvement charges (NIC) in lieu of lane construction and a temporary cross access easement to the garages in the back
Existing Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)
Proposed Zoning:	Single-Family Housing District (R1-0.6)
Single-Family Lot Size Policy:	5450 has been amended to exclude Steveston Highway (restricts rezoning to R1/E)
Status:	Referred August 24, 2004 Planning Committee (Bylaw 7781 has not received 1 st reading)

Recommended New Policy:	Property be consolidated with 9171 and 9151 or 9231 Steveston Highway and be developed for multiple-family residential purposes
Applicant's Position:	The owners of 9231 Steveston Highway aren't prepared to develop now. The applicant is still trying to see if 9171 and 9151 Steveston Highway are willing to develop together with the subject property as a townhouse site.
Staff Position:	Council has two options: 1. Deny the application if 9171 and 9151 or Steveston Highway are not willing to develop now; or 2. Allow the application to proceed as an innovative residential development (e.g. duplex or triplex) on its own with cross access to the adjacent lots
Recommendation:	Await the applicant's final position

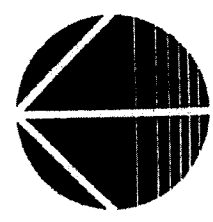
City of Richmond



MORTFIELD GATE

STEVESTON HWY

283.4
916.0



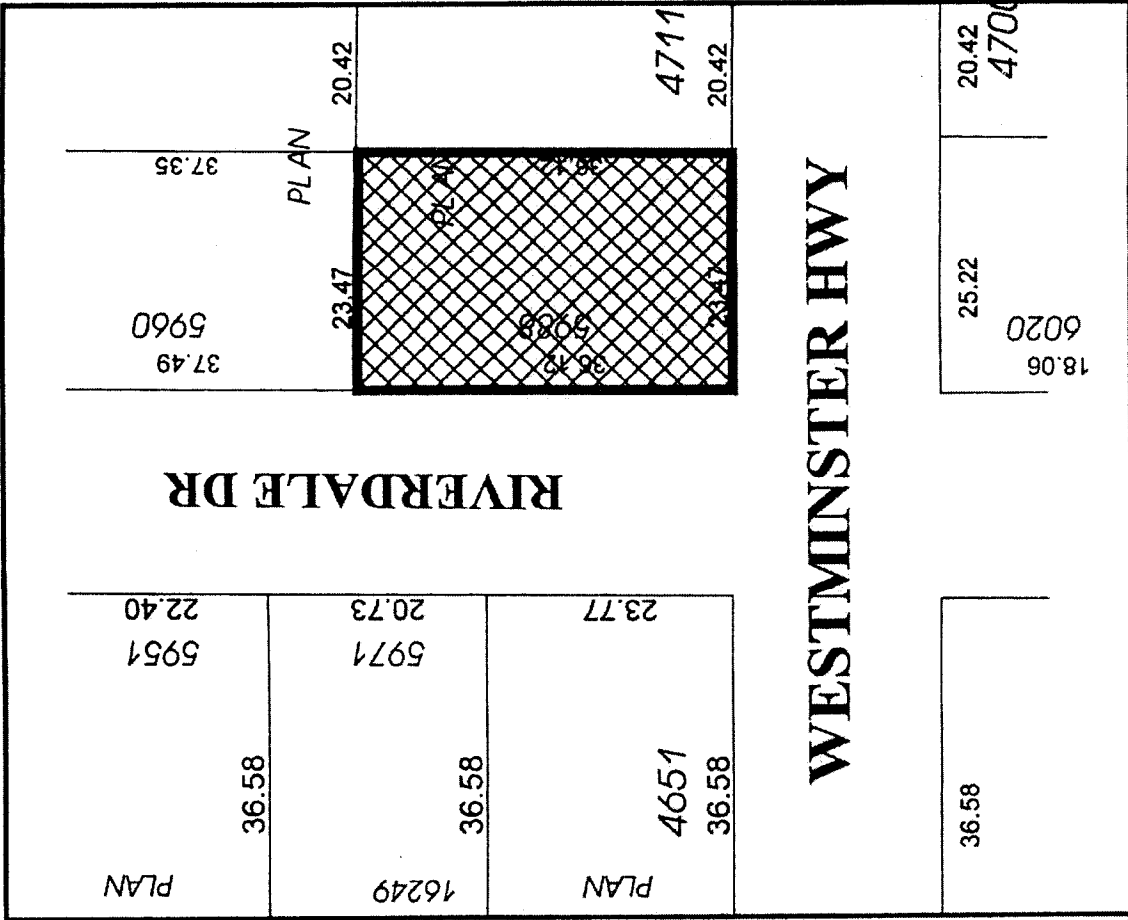
RZ 04-272324

Original Date: 06/30/04

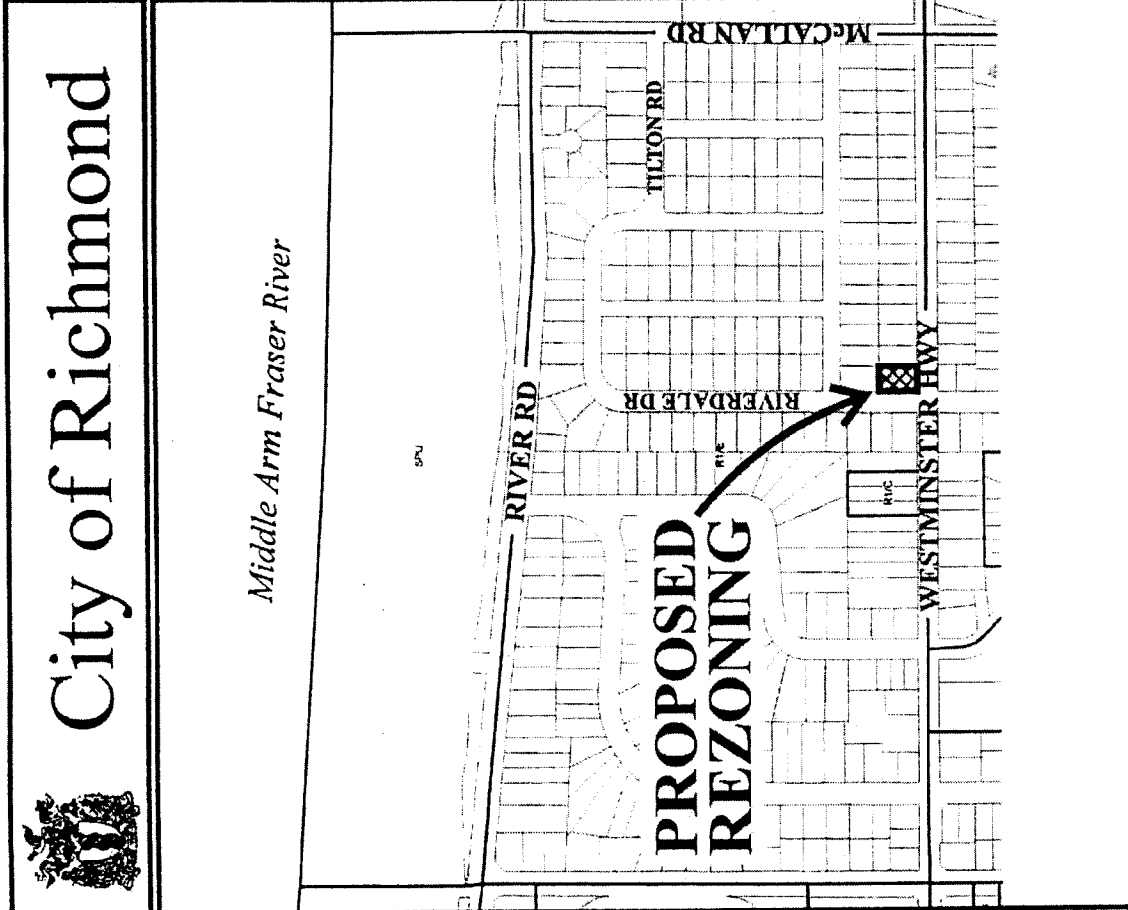
Revision Date:

Note: Dimensions are in METRES

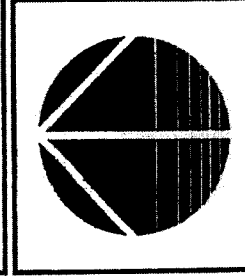
**APPLICATIONS REQUIRING
STAFF REPORTS
(REFERRED AT JULY 2004 PUBLIC HEARING)
(AT STAFF REPORT STAGE)
(IN CIRCULATION)
(APPLICATIONS WITH STAFF CONCERNS)**



Original Date: 02/09/04
 Revision Date: 05/31/04
 Note: Dimensions are in METRES



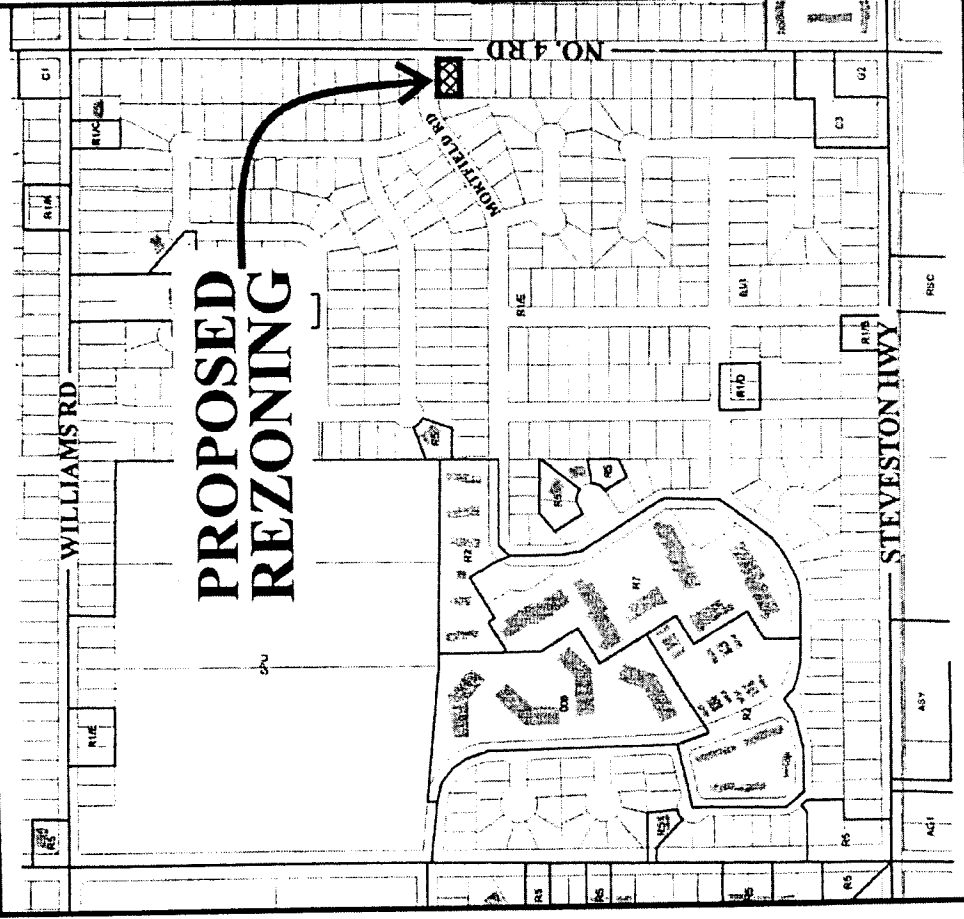
RZ 04-255365



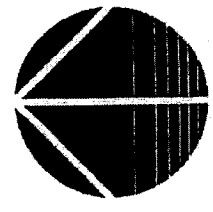
City of Richmond

Middle Arm Fraser River

PROPOSED REZONING



PROPOSED REZONING

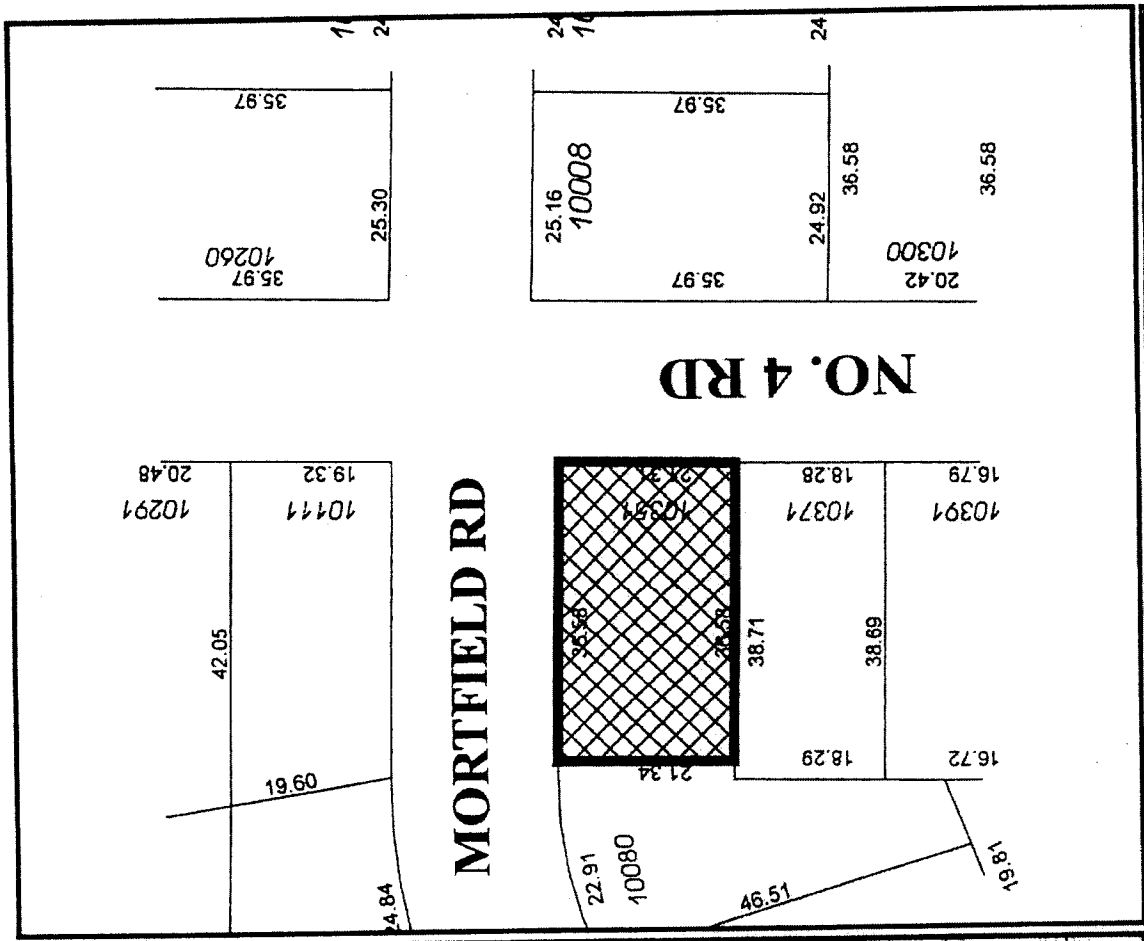


RZ 04-268688

Original Date: 04/19/04

Revision Date:

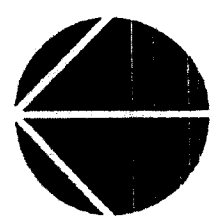
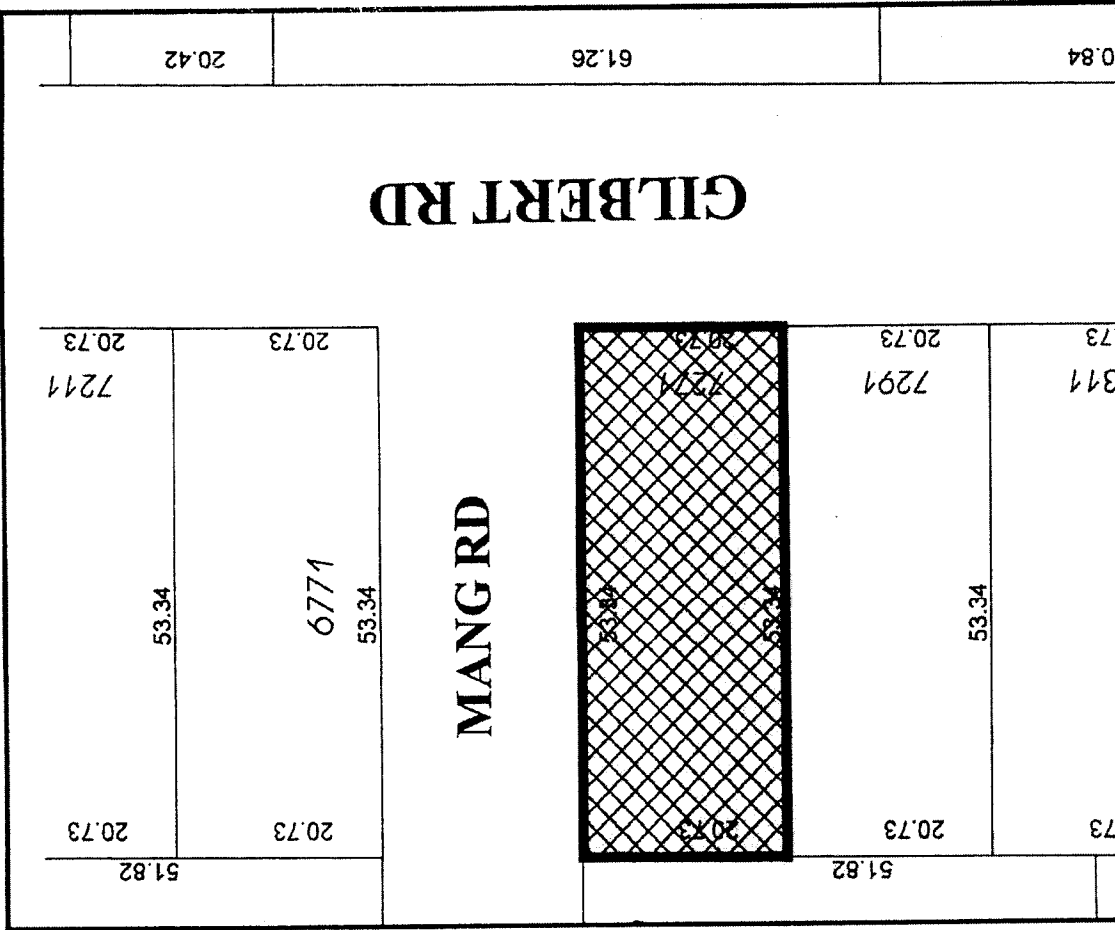
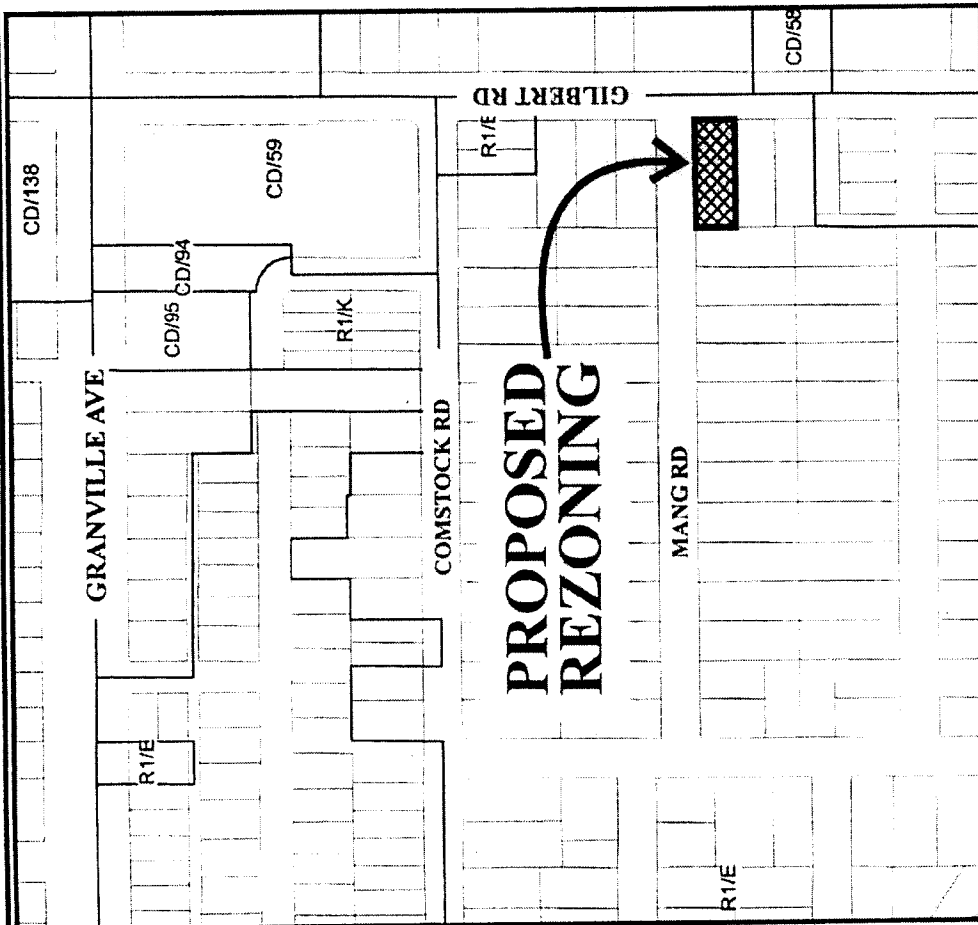
Note: Dimensions are in METRES



NO. 4 RD

MORTFIELD RD

City of Richmond



RZ 04-273100

Original Date: 07/09/04

Revision Date:

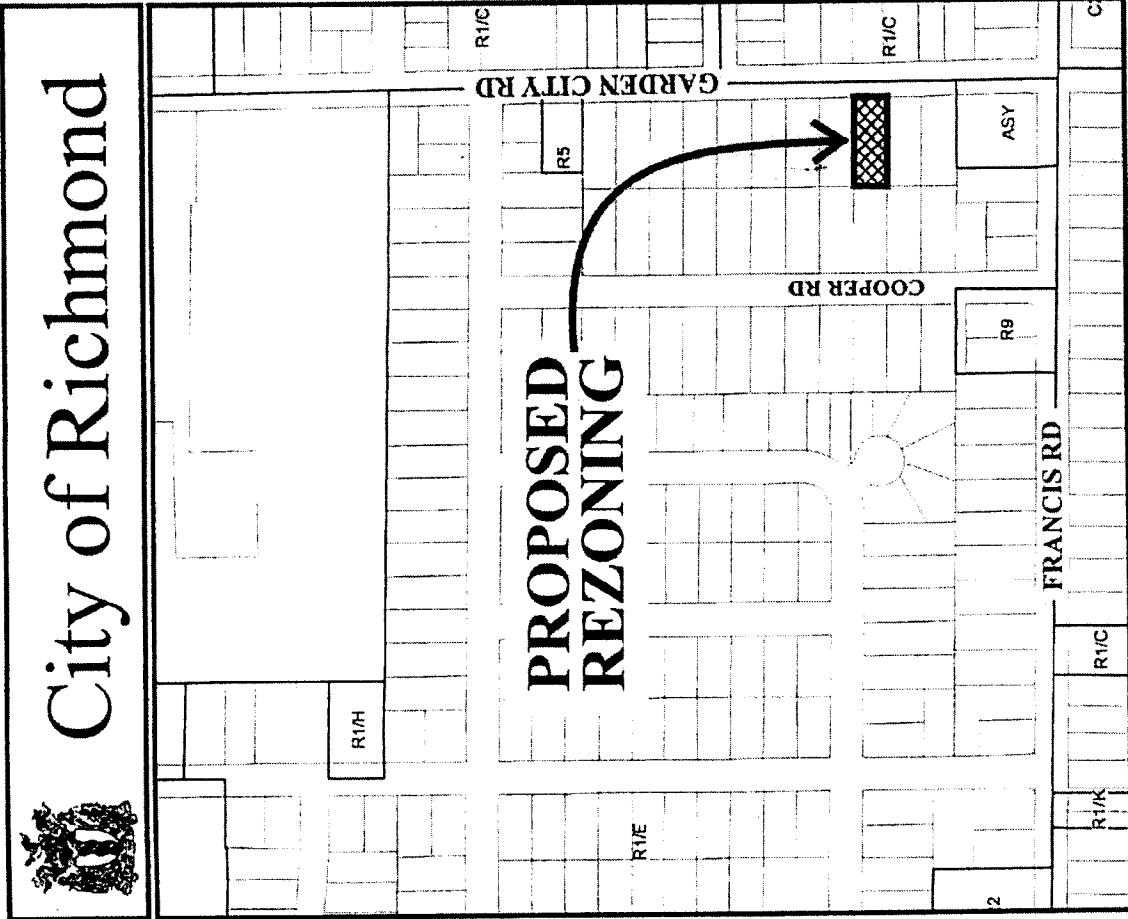
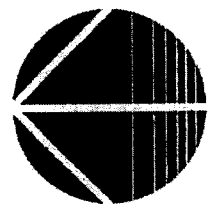
Note: Dimensions are in METERS

18	18.29	8740	15.20	8720	21.47	8700	19.05	8680	19.05	8660	22.25	8640
GARDEN CITY RD												
20.73	20.73	8731	20.73	8711	20.73	8694	20.73	8671	20.73	8651	20.73	8631
53.25	42.73	53.07	52.73	52.56	20.73	20.73	20.73	20.73	20.73	20.73	20.73	20.73
18.30	21.03	20.73	20.73	20.73	20.73	20.73	20.73	20.73	20.73	20.73	20.73	20.73

Original Date: 07/07/04
 Revision Date:
 Note: Dimensions are in METRES

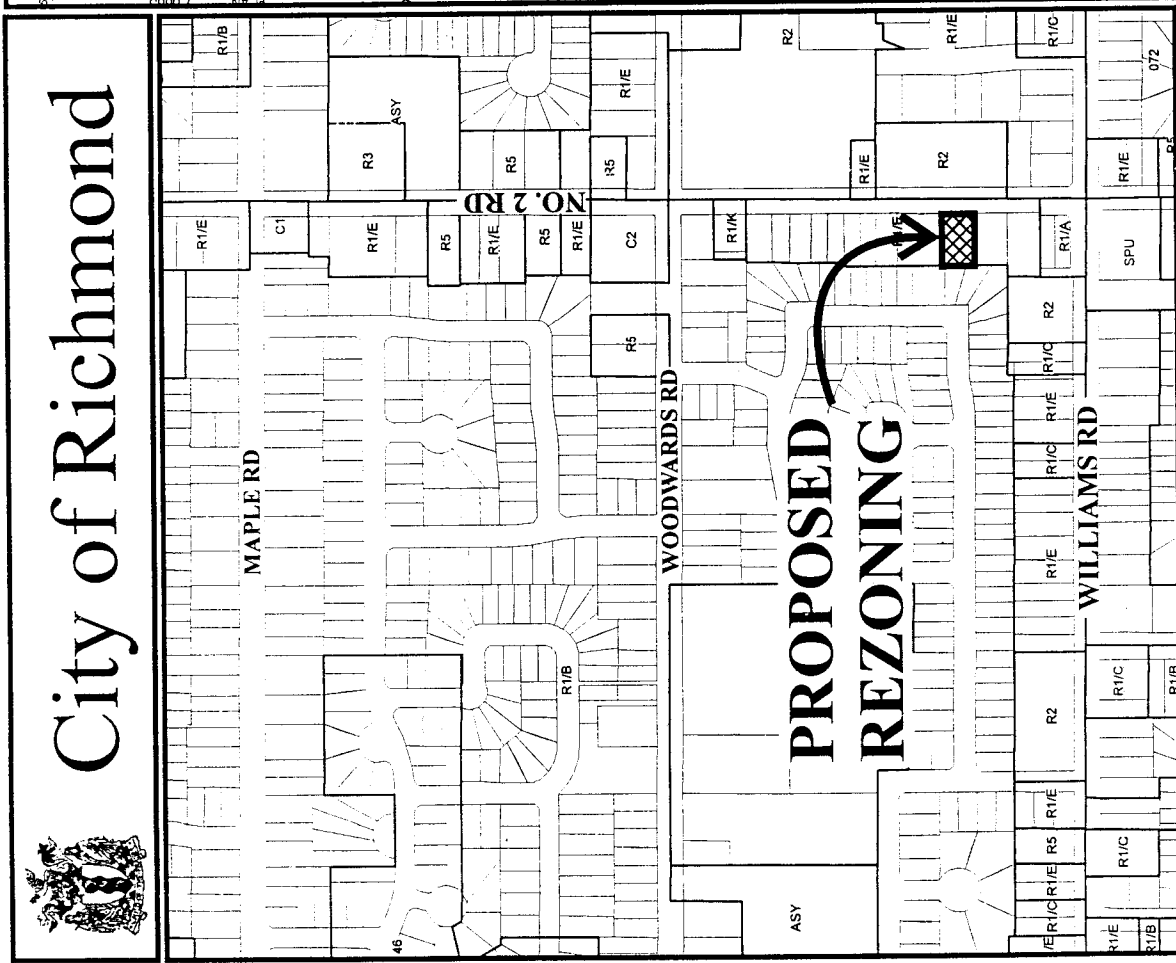
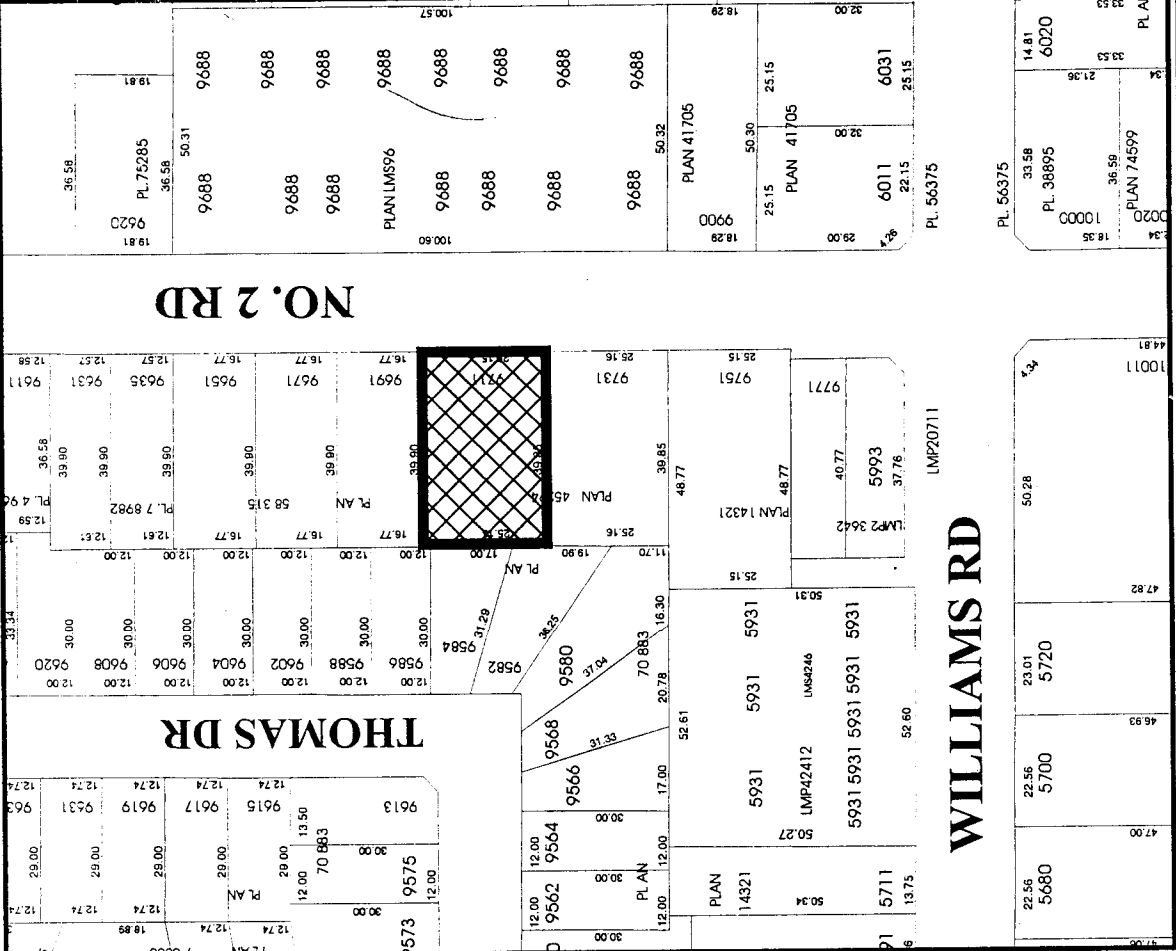
ATTACHMENT 1

RZ 04-272345



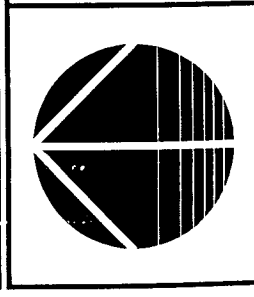
City of Richmond

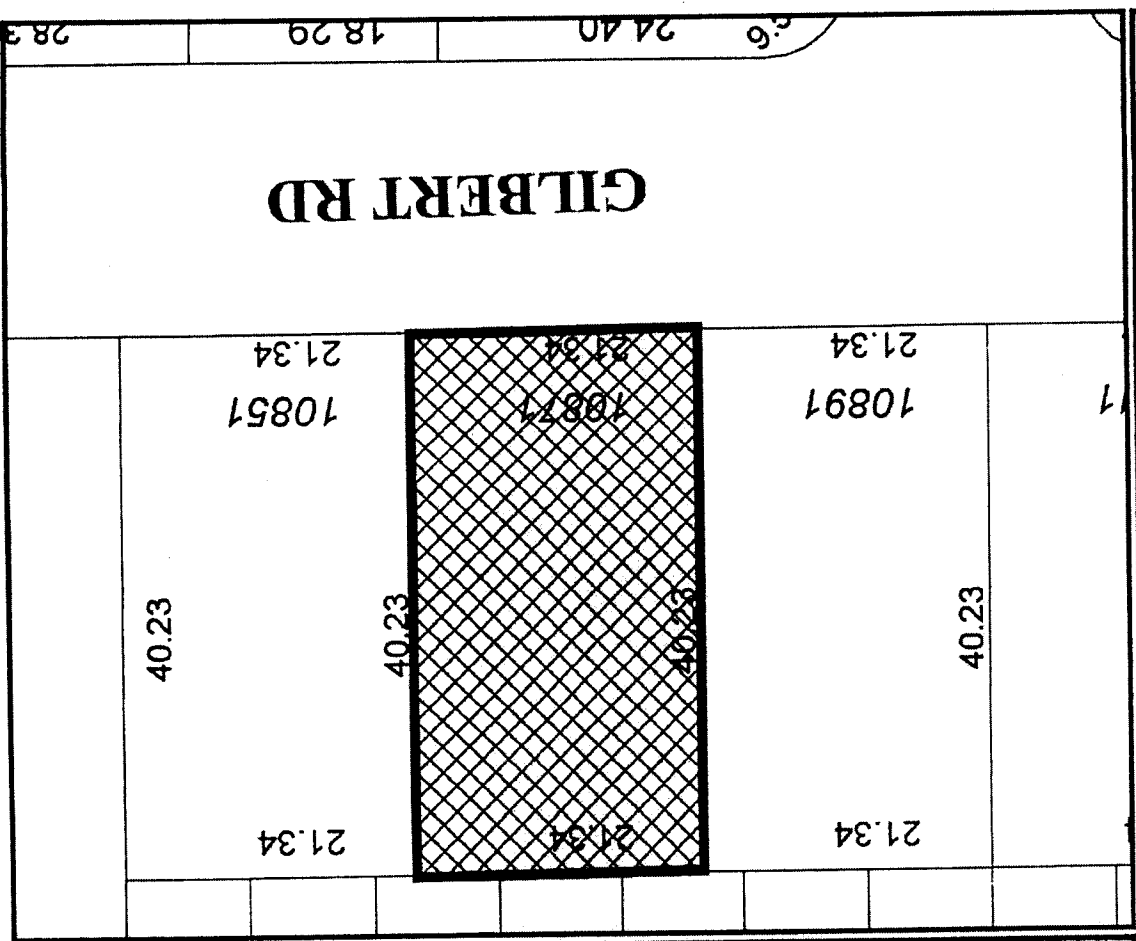




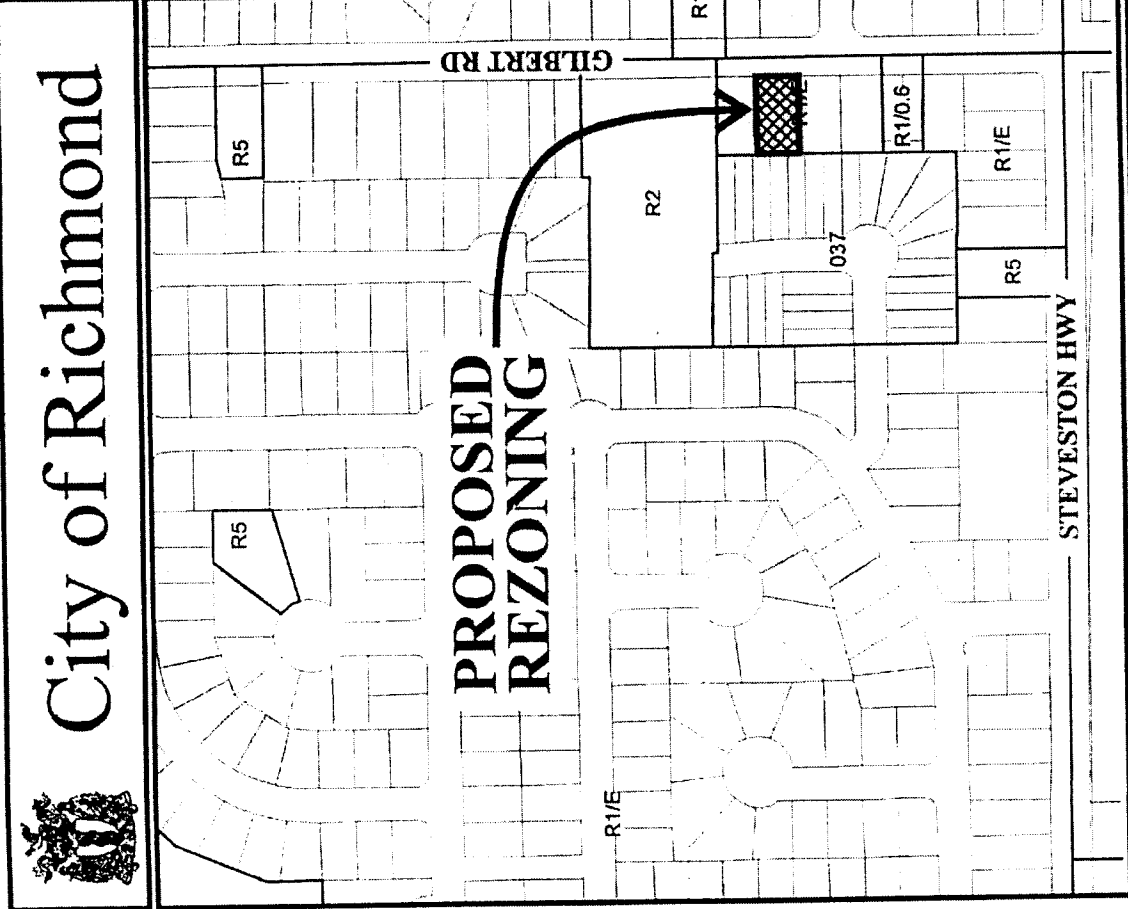
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 Note: Dimensions are in METRES

RZ 04-273777

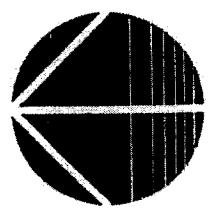




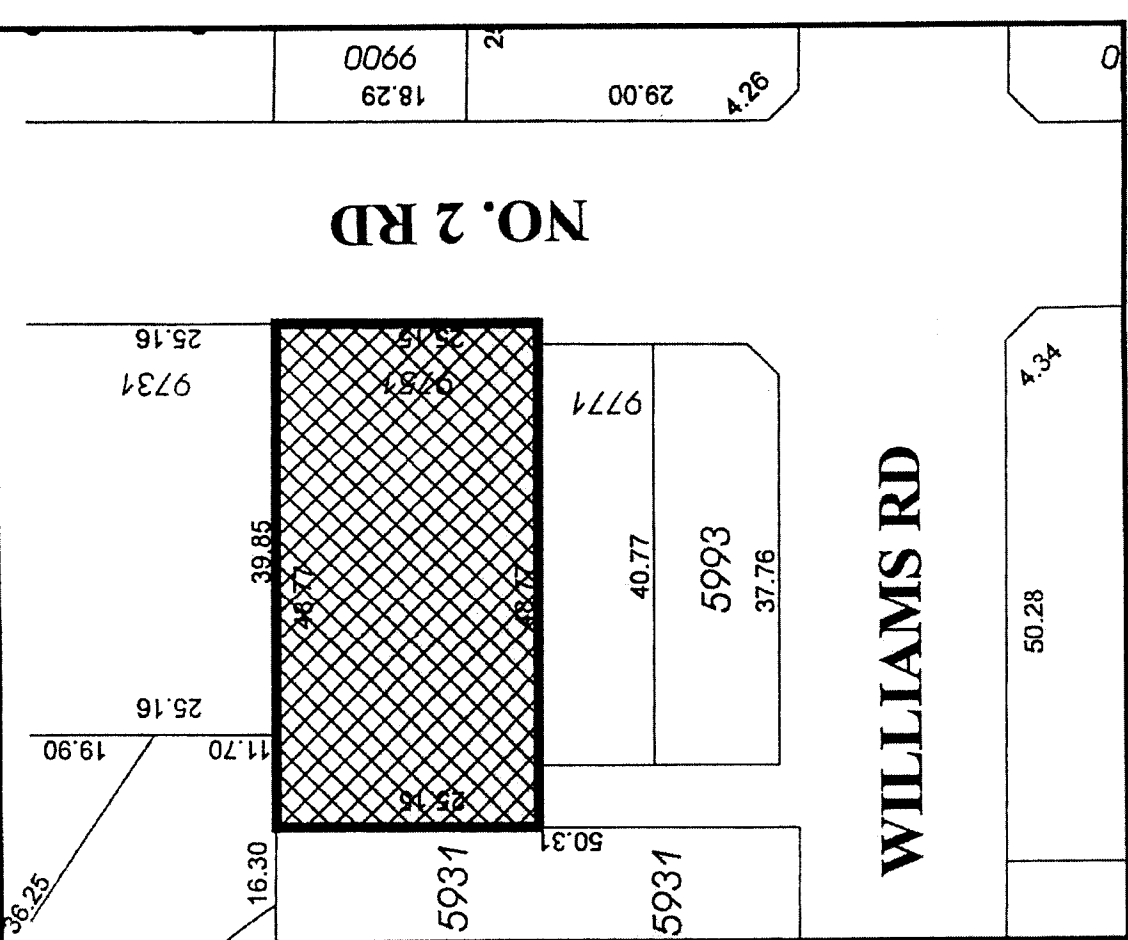
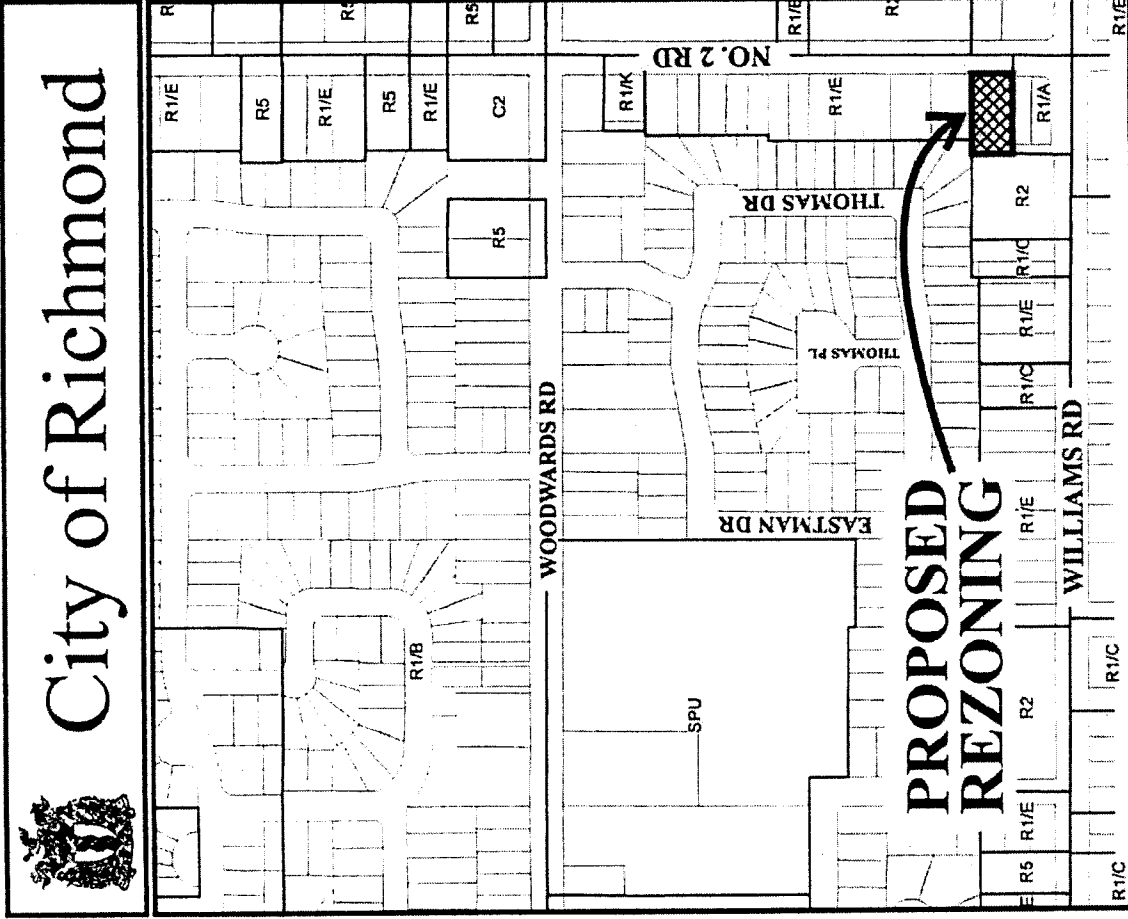
Original Date: 07/29/04
 Revision Date:
 Note: Dimensions are in METRES



RZ 04-274200



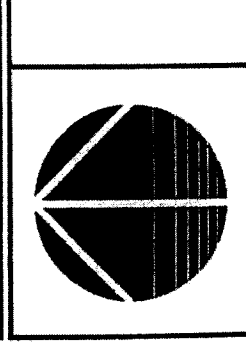
City of Richmond

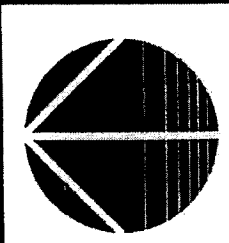
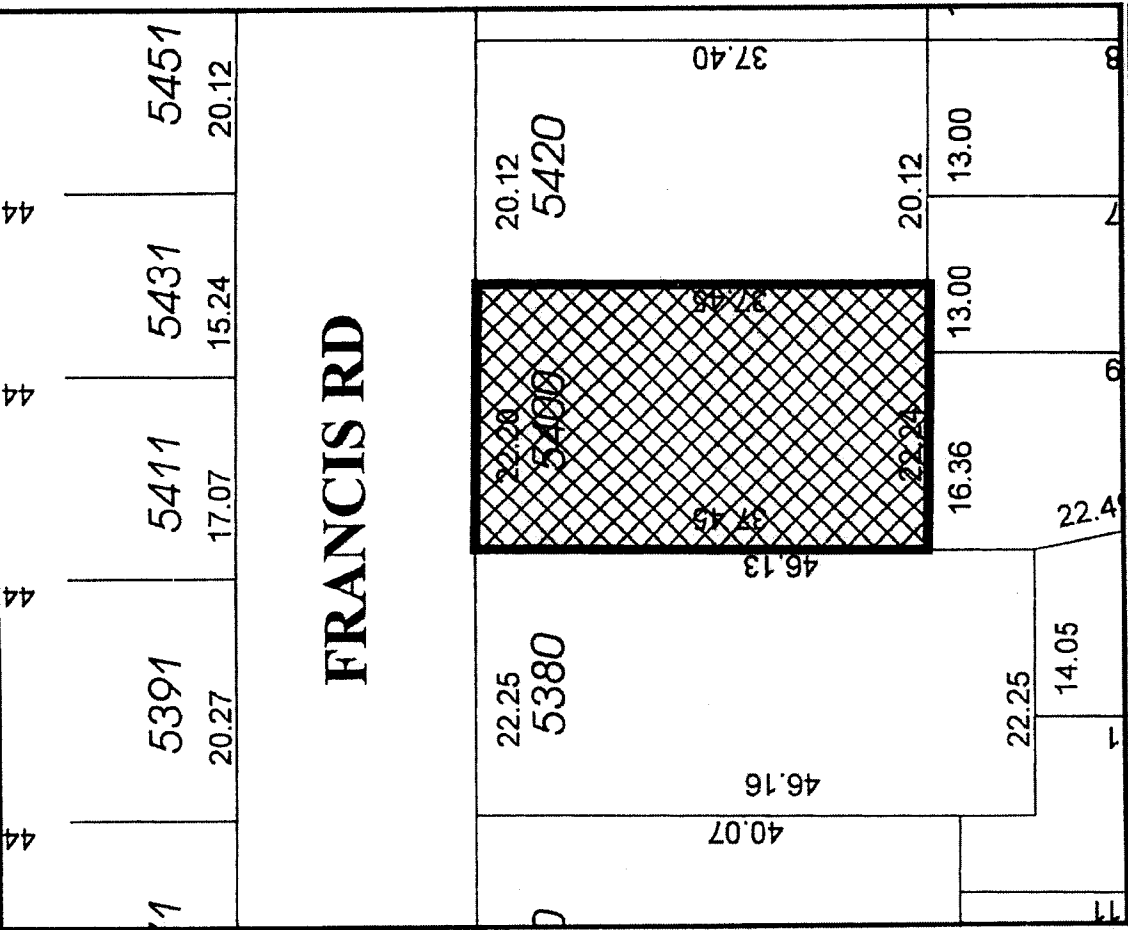
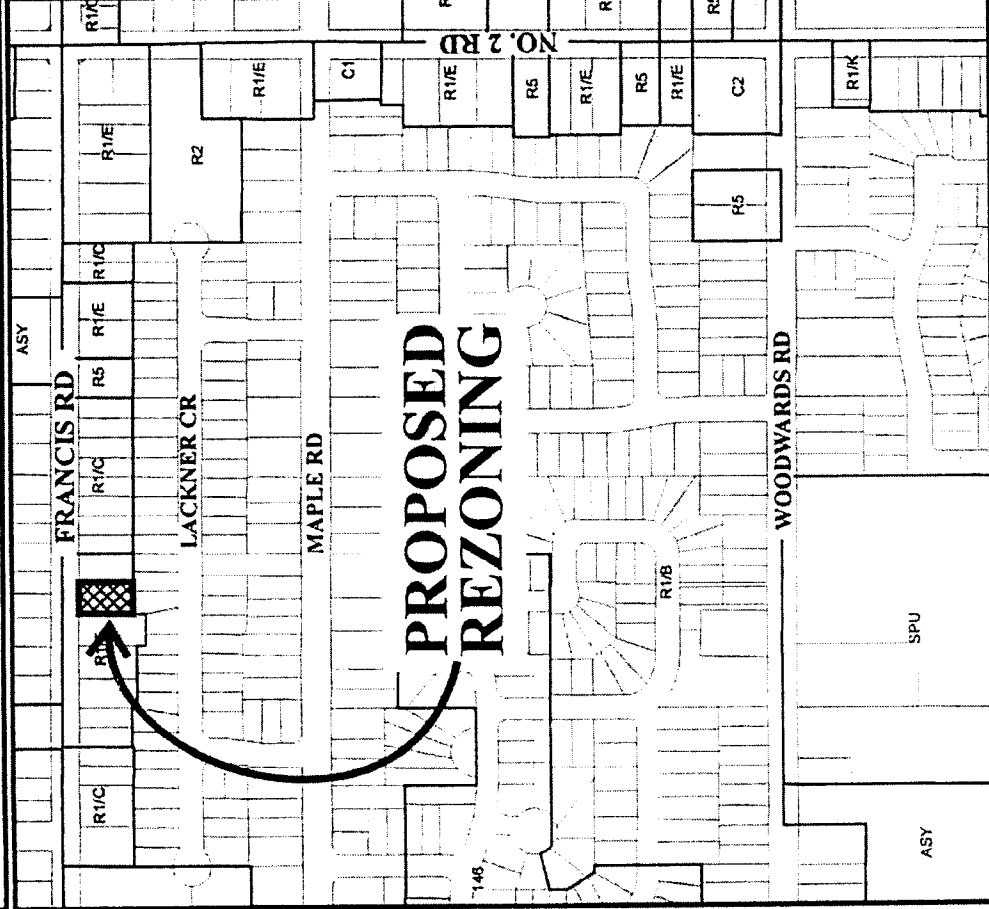
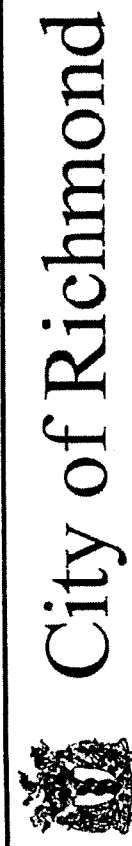


City of Richmond

Original Date: 08/04/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-274842



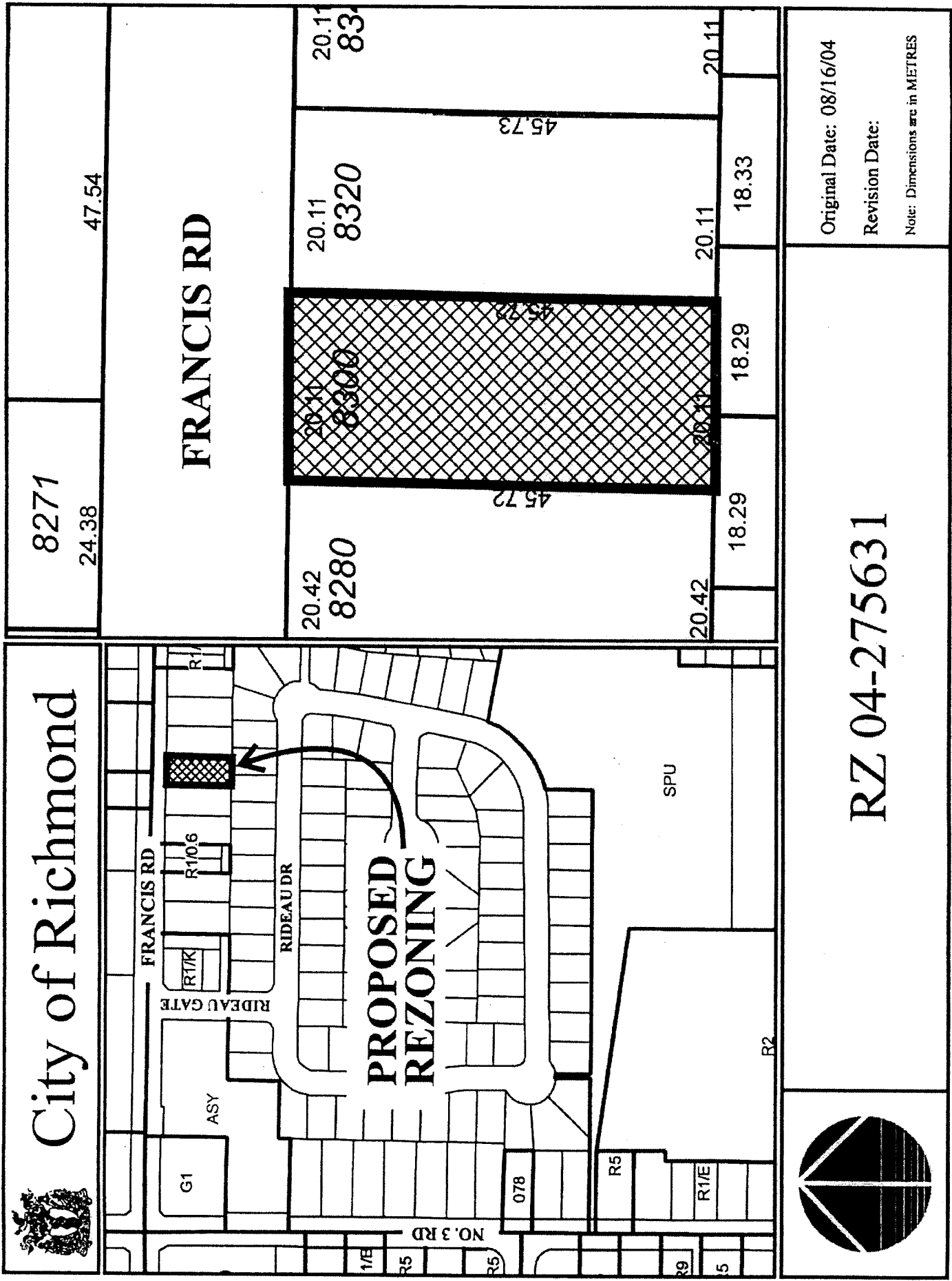


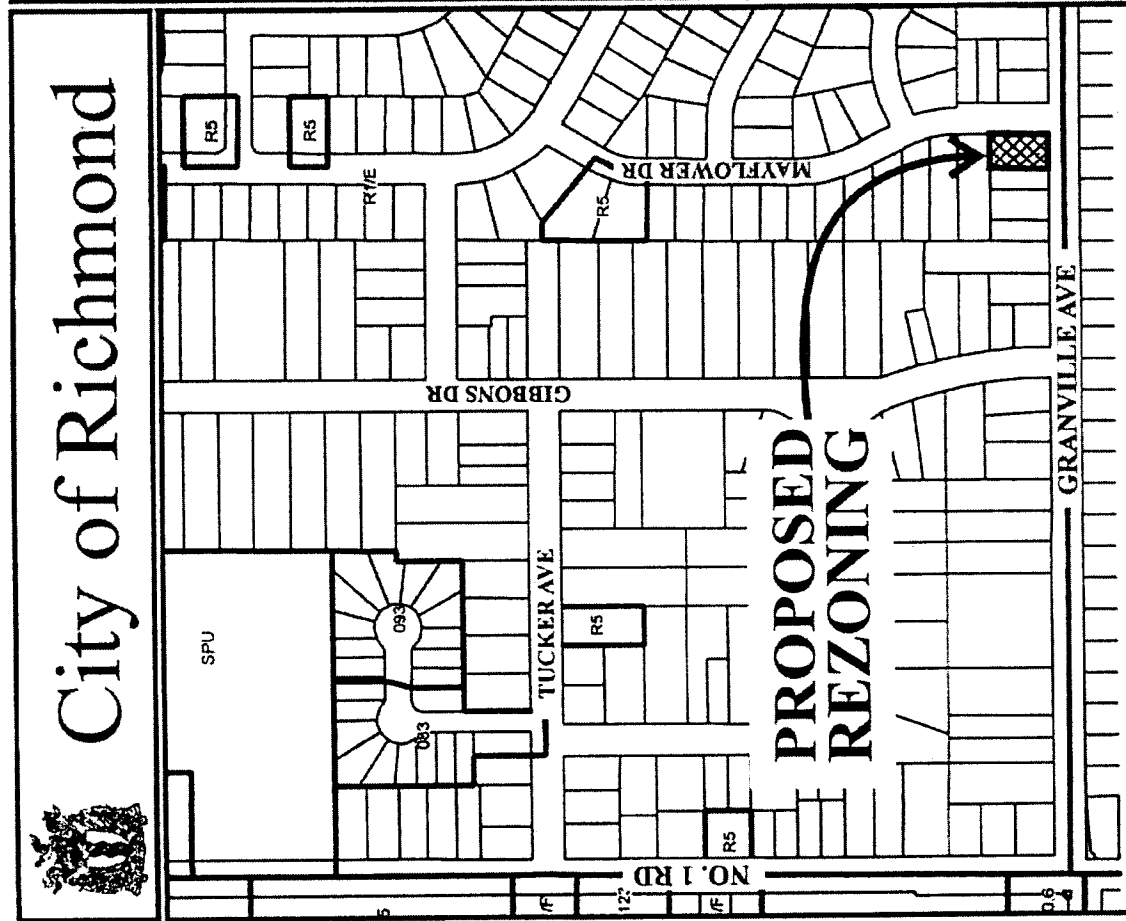
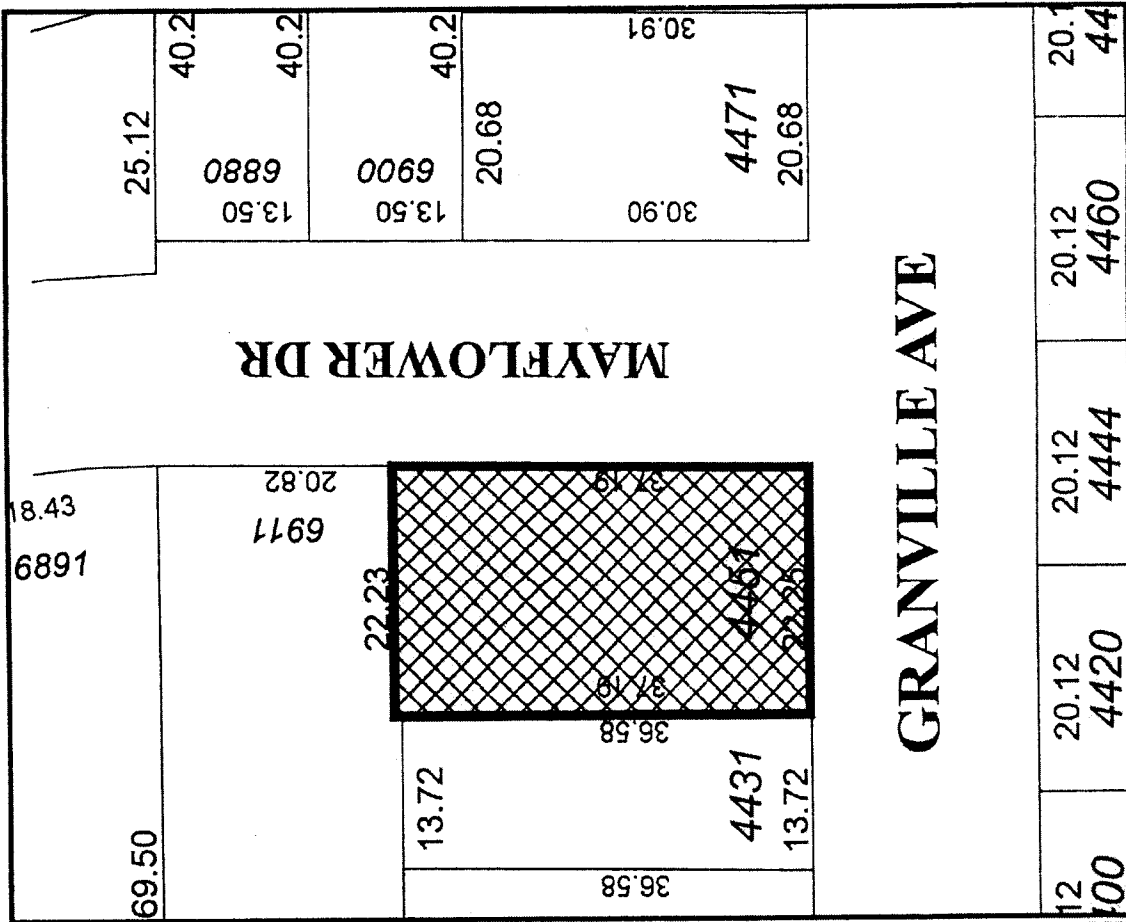
RZ 04-274895

Original Date: 08/05/04

Revision Date:

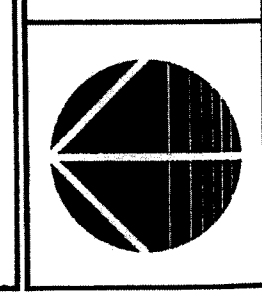
Note: Dimensions are in METRES





Original Date: 08/18/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-275758

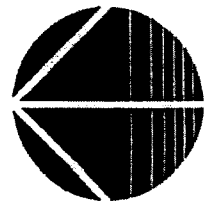
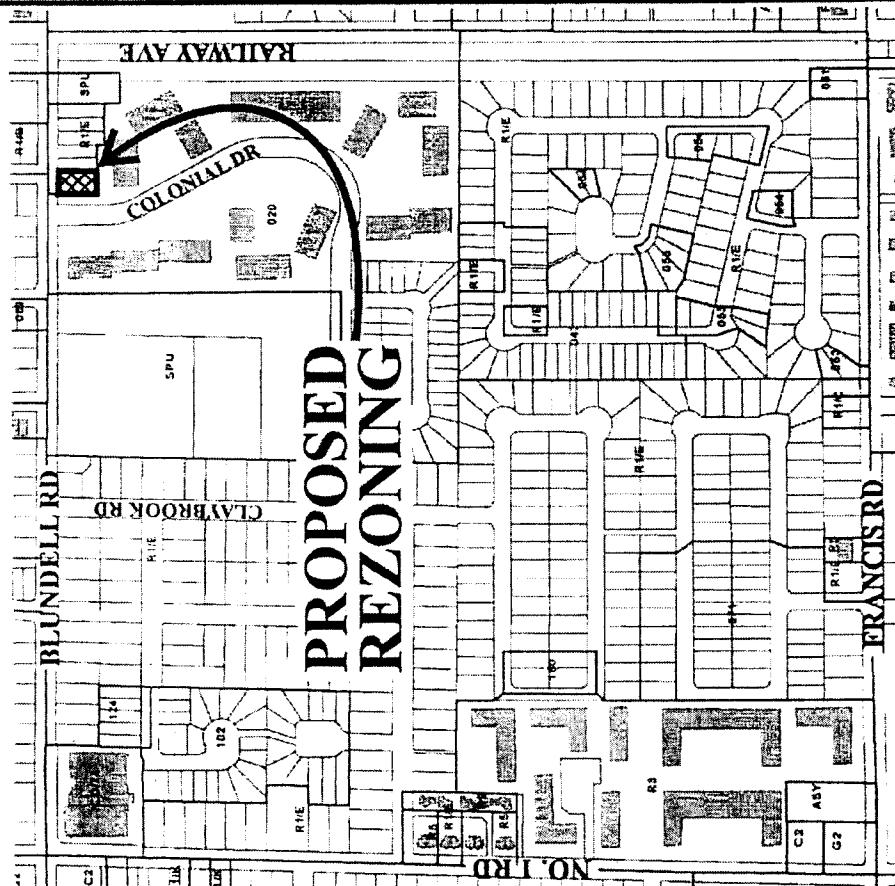


City of Richmond

**PROPOSED
 REZONING**



City of Richmond

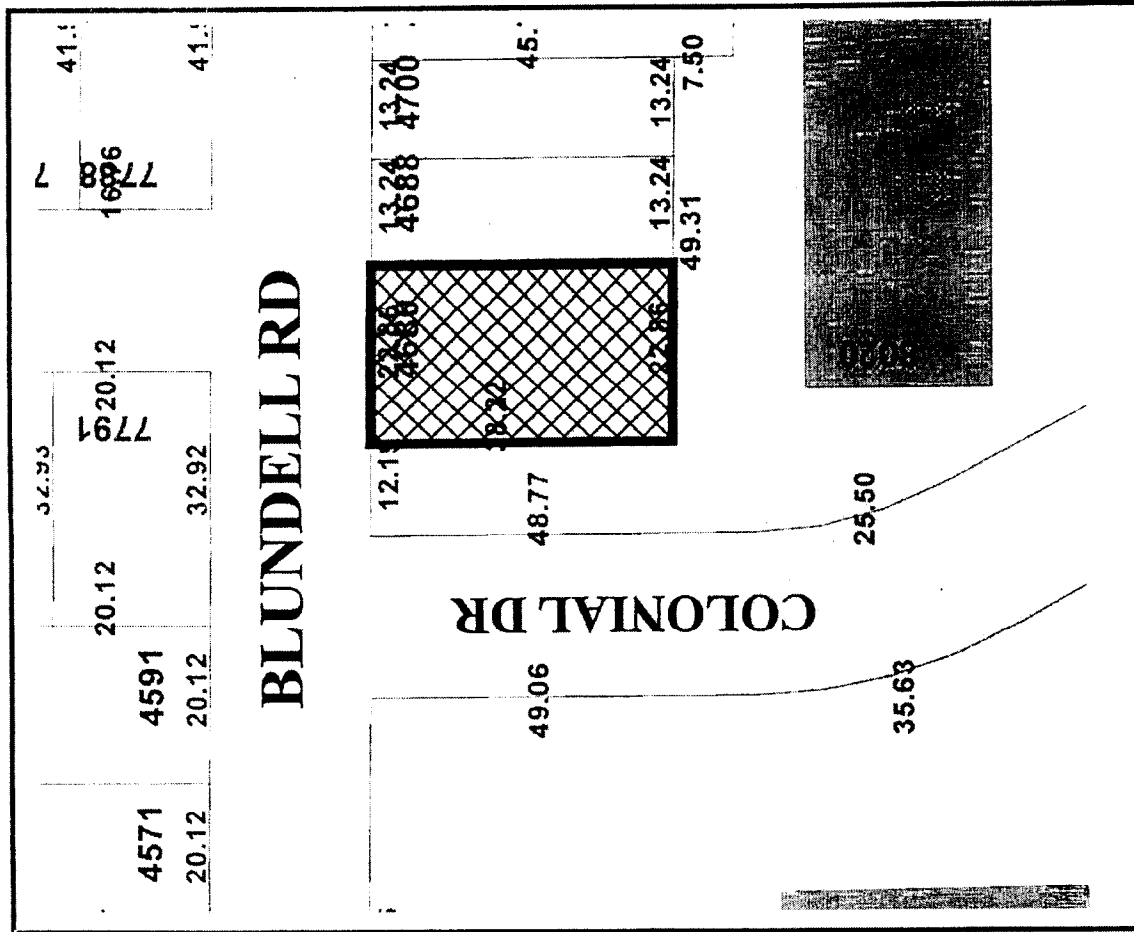


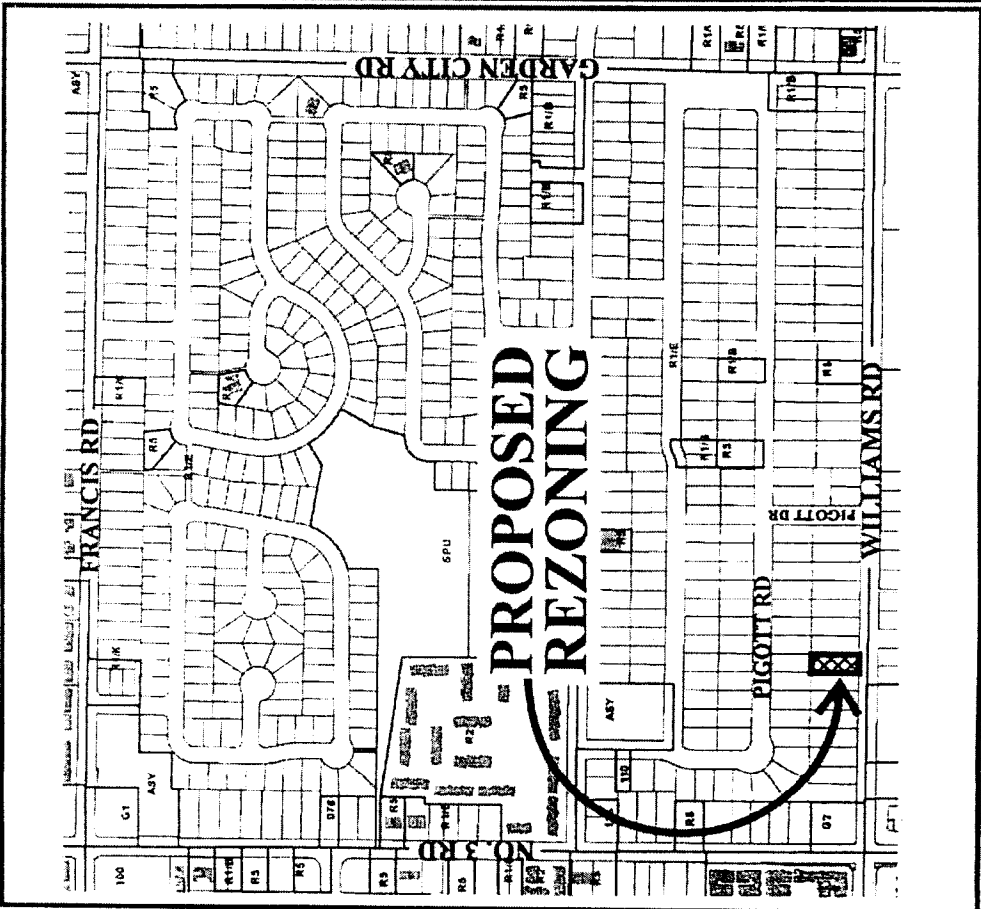
RZ 03-236490

Original Date: 07/10/03

Revision Date:

Note: Dimensions are in METRES

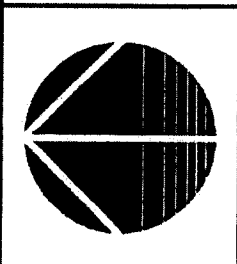




20.12	20.12	20.12	20.12	20.12
48.73	48.73	48.73	48.73	4
8151	8171	8191	8211	8231
20.12	20.12	20.12	20.12	20.12

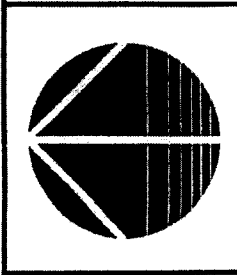
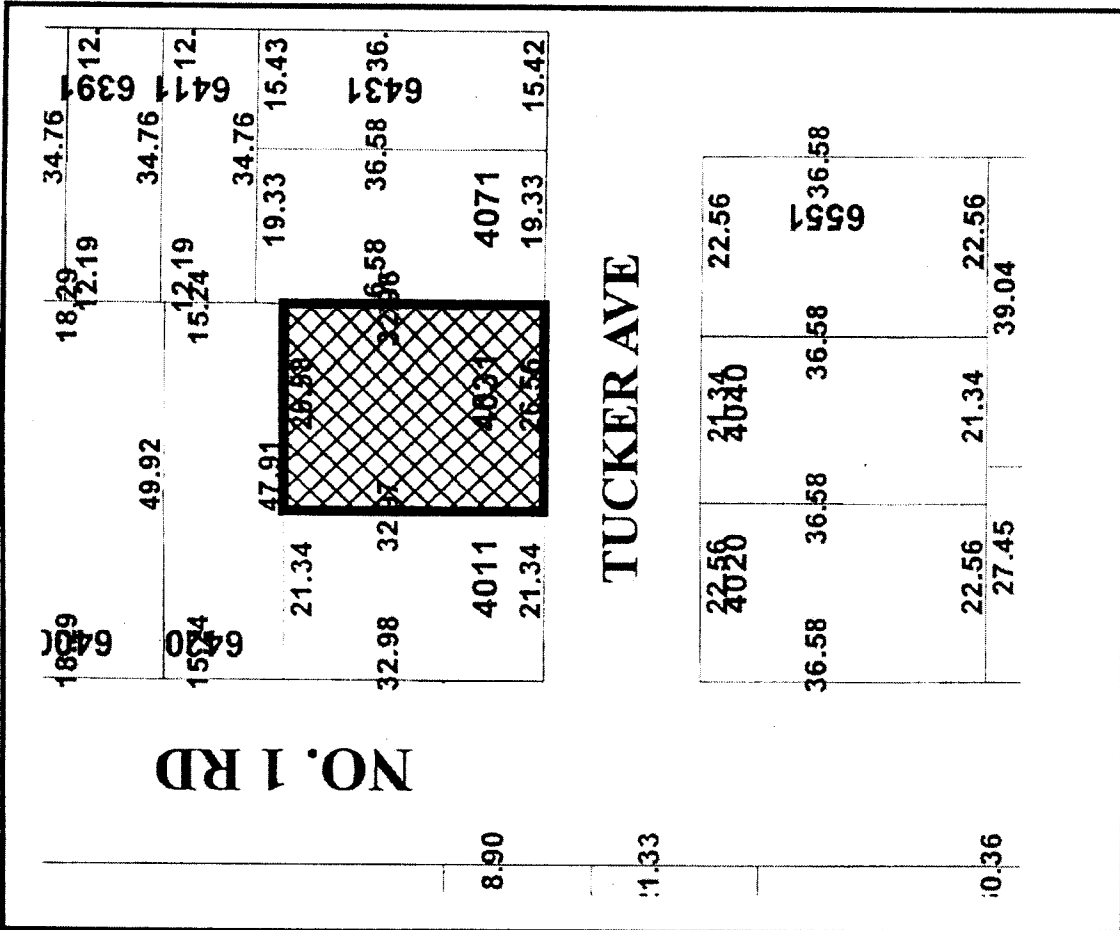
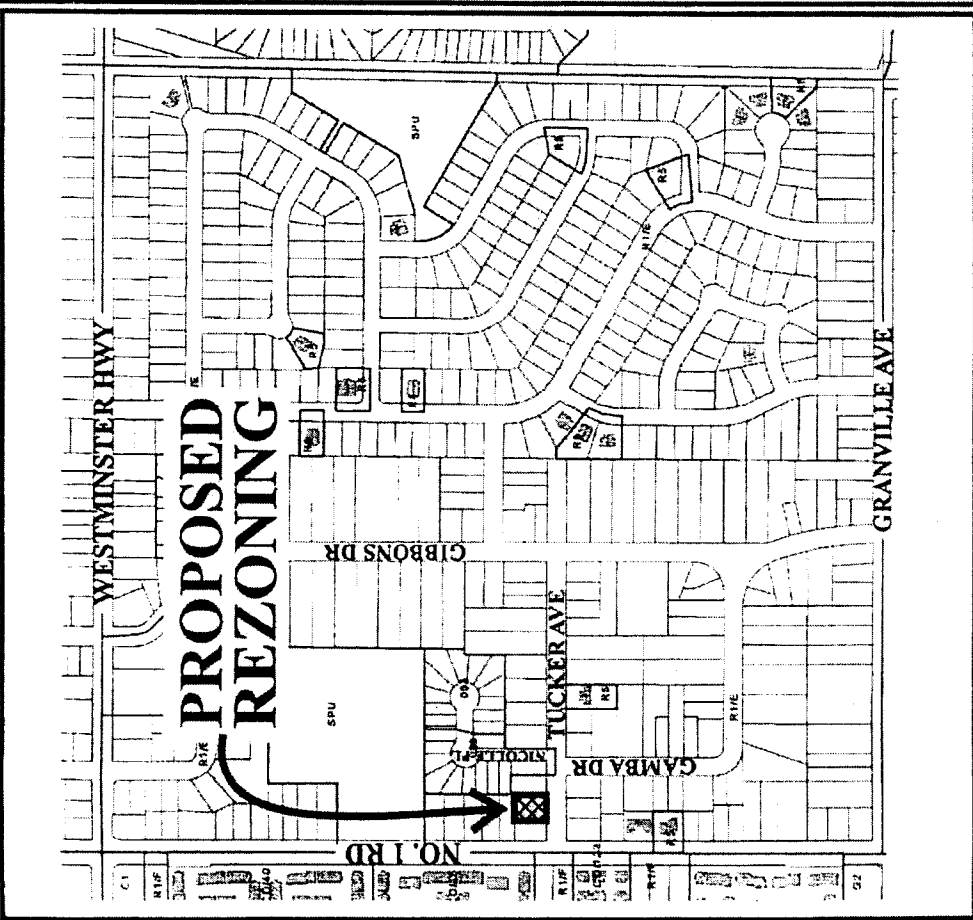
WILLIAMS RD

8206	20.12	3
40.23	40.23	40.23



RZ 03-242716

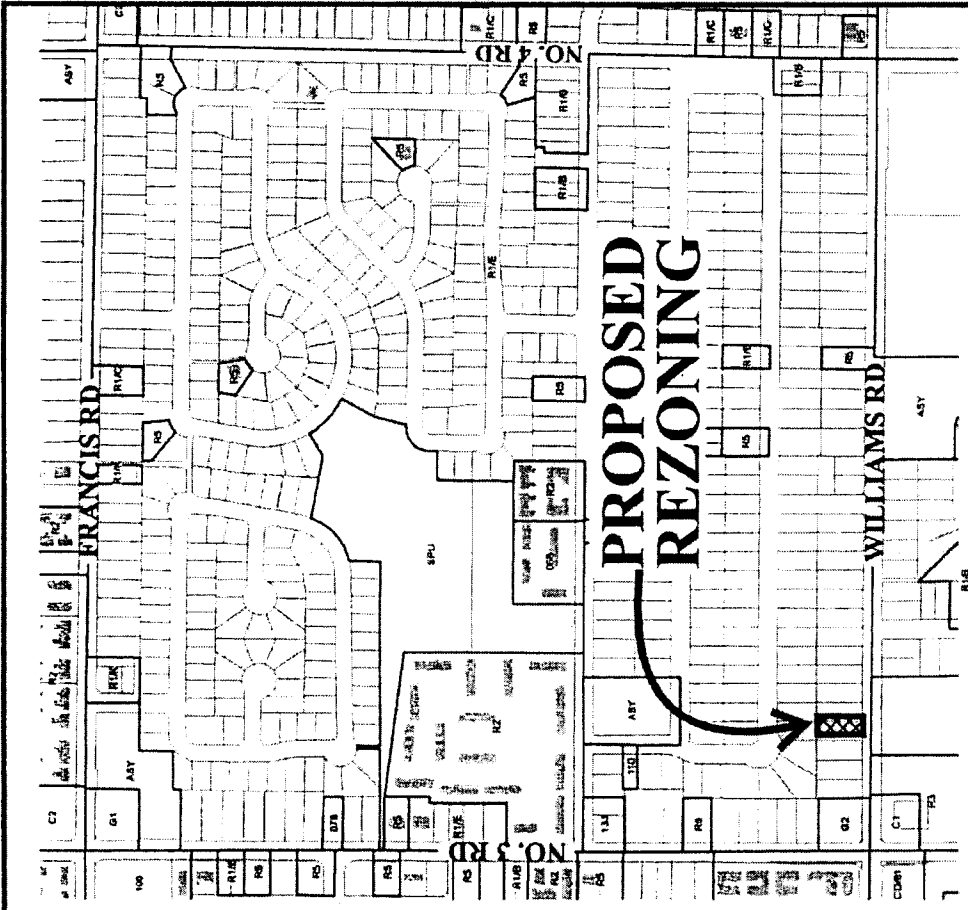
Original Date: 07/30/03
 Revision Date:
 Note: Dimensions are in METRES



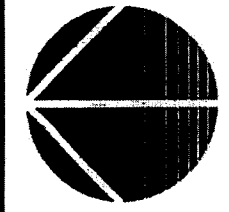
RZ 03-244042

Original Date: 08/14/03
Revision Date:
Note: Dimensions are in METRES

City of Richmond



36.58	20.12	20.12	20.12	40.77	40.77	40.77
48.73	48.73	48.73	48.73	48.73	48.73	48.73
8091	8131	8151	8151	8151	8151	8151
20.12	20.12	20.12	20.12	20.12	20.12	20.12
WILLIAMS RD						
83.28 8140						



RZ 03-254986

Original Date: 01/08/04

Revision Date:

Note: Dimensions are in METRES