



City of Richmond

Report to Council

To: Richmond City Council
From: Raul Allueva
Director of Development
Date: January 20, 2005
File: RZ 04-274078
Re: **Application by Les Cohen and Azim Bhimani for Rezoning at 5091 and 5111 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 - 0.6) - Bylaw No. 7854**

Staff Recommendation

1. That third reading of Bylaw No. 7854, for the rezoning of 5091 and 5111 Francis Road, be rescinded; and
2. That Bylaw No. 7854, for the rezoning of 5091 and 5111 Francis Road, be referred to the February 21, 2005 Public Hearing.

Raul Allueva
Director of Development

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CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Les Cohen and Azim Bhimani applied to the City of Richmond for permission to rezone 5091 and 5111 Francis Road (**Attachment 1**) from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)" in order to permit development of 12 townhouse units.

Findings Of Fact

Bylaw No. 7854, for the rezoning of 5091 and 5111 Francis Road, was introduced and granted first reading by Council at the December 13, 2004 Council Meeting. At the January 17, 2005 Public Hearing, Council granted second and third reading to Bylaw No. 7854.

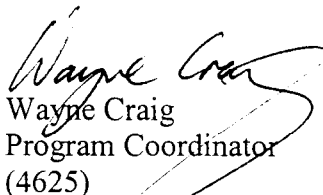
In the days following the Public Hearing, area residents advised City staff that although a Development Proposal Sign was originally installed on the subject site the signage was not in place leading up to or on the date of the Public Hearing. Prior to forwarding a report to Planning Committee on the proposed rezoning, staff verified the required signage was in place, however, the applicant has confirmed that the signage was subsequently vandalised and not re-erected prior to the Public Hearing.

Analysis

Zoning and Development Bylaw No. 5300 Amendment Procedures require an applicant for rezoning to post and maintain a Development Proposal sign on the subject properties until Council has made a final decision on the application. As the required signage was not in place before or during the statutory notification period, staff recommend Council rescind third reading of Bylaw No. 7854 and the Bylaw be referred to the February 21, 2005 Public Hearing. The applicant has been consulted on this matter, is aware a new Public Hearing is required and will be providing the applicable fee for a second Public Hearing.

Conclusion

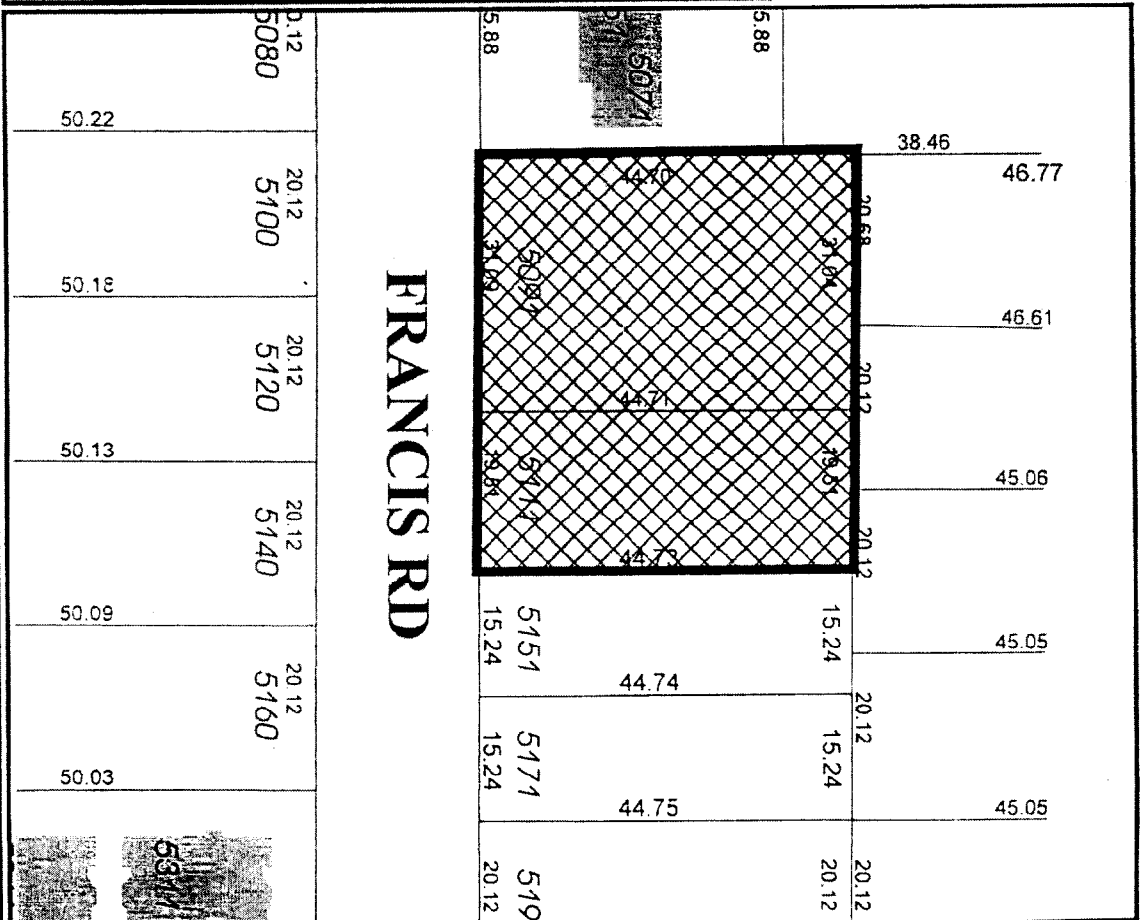
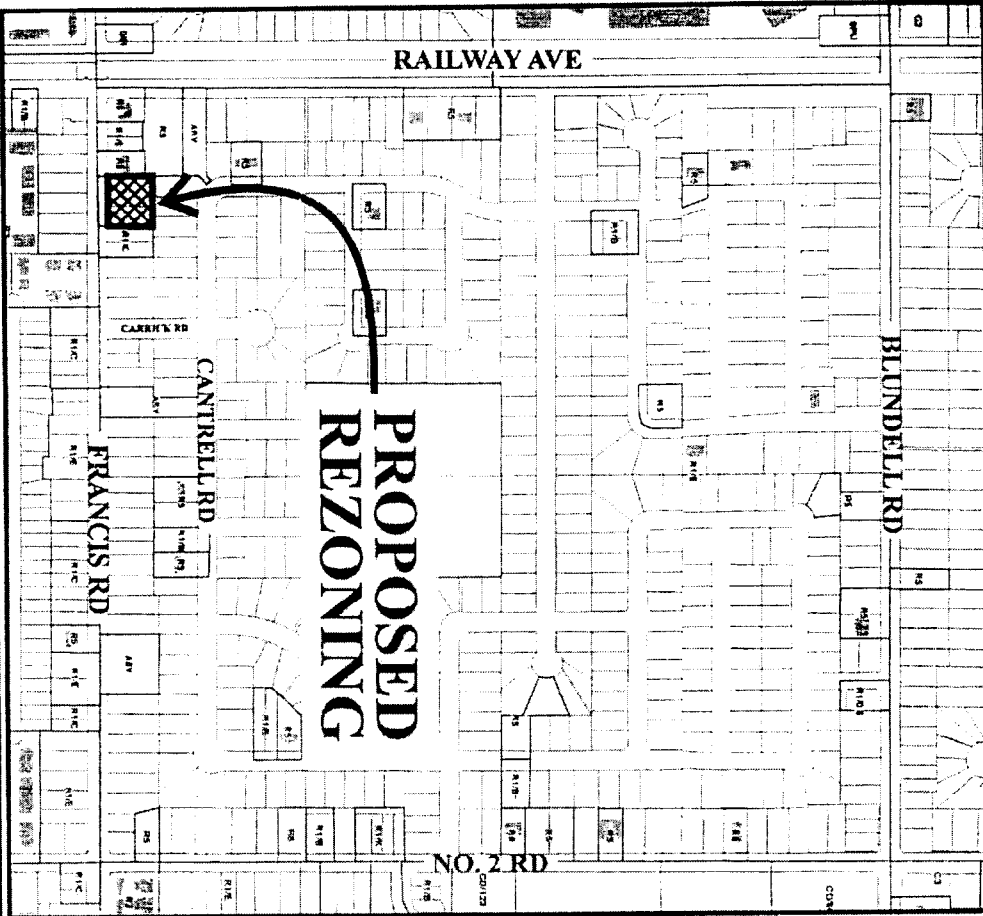
In order to rectify the absence of the required on-site signage prior to the Public Hearing for Bylaw No. 7854, staff recommend Council rescind third reading of Bylaw No. 7854 and that Bylaw No. 7854 be referred to the February 21, 2005 Public Hearing.


Wayne Craig
Program Coordinator
(4625)

WC:rg



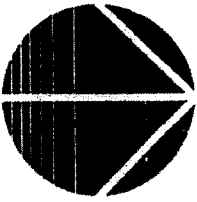
City of Richmond



**PROPOSED
REZONING**

FRANCIS RD

RZ 04-274078



Original Date: 08/04/04

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7854 (RZ 04-274078)
5091 AND 5111 FRANCIS 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 **TOWNHOUSE DISTRICT (R2 - 0.6)**.

P.I.D. 006-160-433

Lot 120 Section 24 Block 4 North Range 7 West New Westminster District Plan 41553

P.I.D. 003-686-043

Lot 60 Except Part Subdivided by Plan 41553 Section 24 Block 4 North Range 7 West New Westminster District Plan 29697

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7854”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 13 2004

JAN 17 2005

JAN 17 2005

JAN 17 2005

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

MAYOR

CITY CLERK