



To: Planning Committee

Date: February 8, 2006

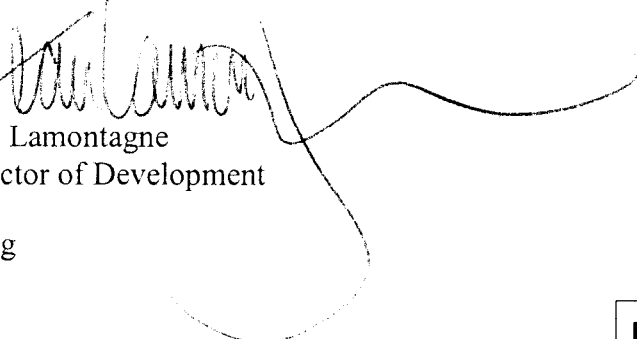
From: Jean Lamontagne
Director of Development

File: RZ 06-321407

Re: **Application by Paul Atwal for Rezoning at 9140 Patterson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

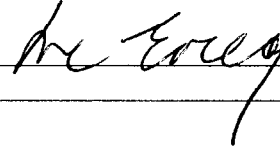
That Bylaw No. 8034, for the rezoning of 9140 Patterson Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:rg

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



There are requirements to be dealt with prior to final adoption:

Development requirements, specifically:

- Submission of a Landscaping Letter of Credit in the amount of \$2,000.00.
- Registration of an Aircraft noise covenant.
- Ministry of Transportation approval required.

- Signed Copy on File -

Agreement by Applicant

Paul Atwal


Item	Details
Application	RZ 06-321407
Location	9140 Patterson Road (Attachment 1)
Owner	Amrit Paul Atwal & Lakhwinder Atwal
Applicant	Paul Atwal

Date Received	January 4, 2006
Acknowledgement Letter	January 13, 2006
Fast Track Compliance	February 7, 2006
Staff Report	February 8, 2006
Planning Committee	March 7, 2006

Site Size	639 m ² (6,878 ft ²)
Land Uses	Existing – single-family residential dwelling
	Proposed – two single-family residential lots (319.5 m ² or 3,439 ft ² each)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed - Single-Family Housing District, Subdivision Area A (R1/A)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential West Cambie Area Plan – Residential (single-family) Lot Size Policy 5446 – Permits subdivision to R1/A (Attachment 2) <i>Proposal complies with designations and policy</i>
Surrounding Development	Single-family dwellings on small lots are situated to the east and south. A mix of old and new single-family dwellings on larger lots is located across the street to the north and west.

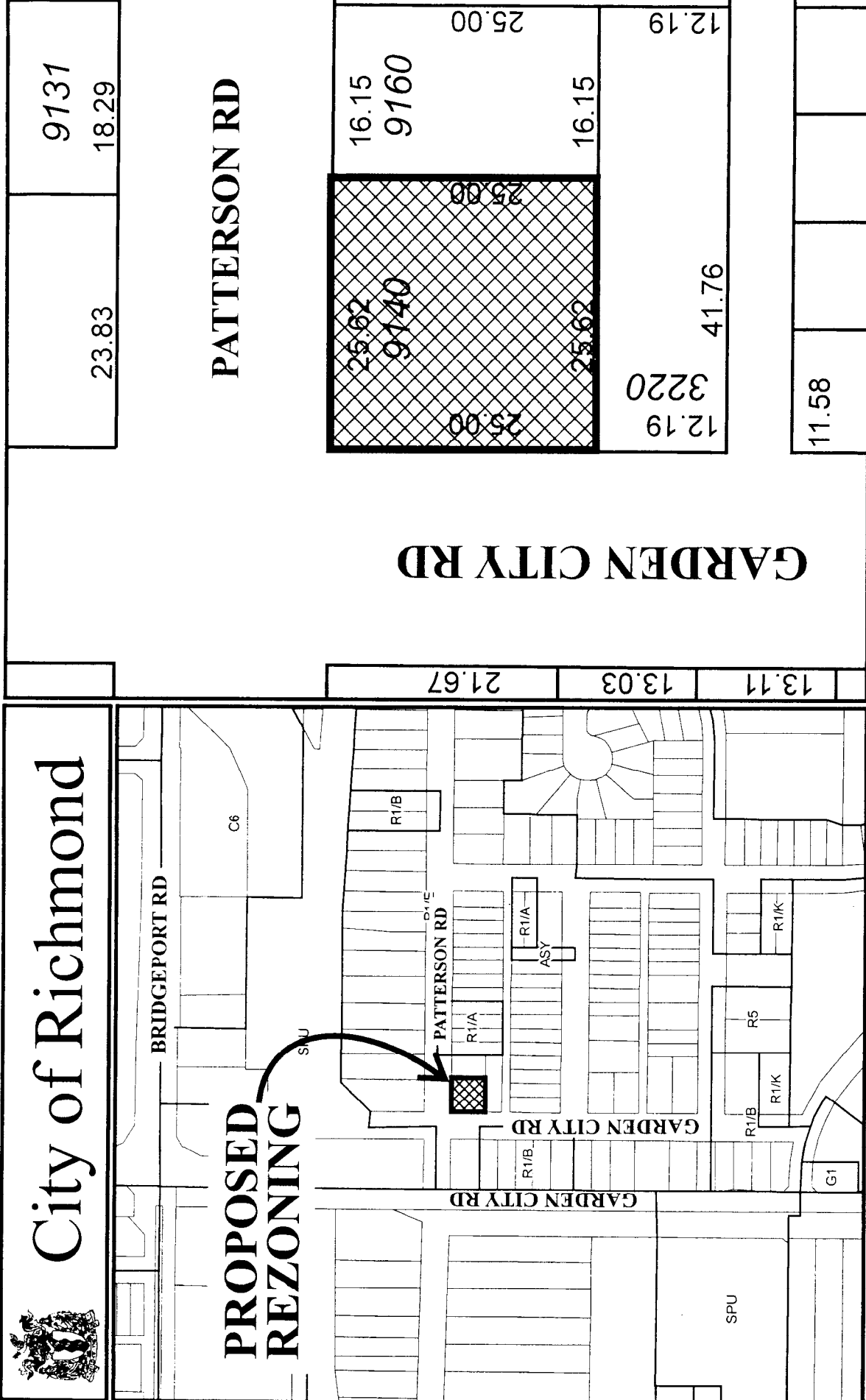
Staff Comments	<ul style="list-style-type: none"> • An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw. • One (1) mature tree was removed recently. It is staff's impression that this occurred shortly before the subject application was submitted and the Tree Protection Bylaw was adopted by Council. • The applicant is proposing to plant two (2) four-foot high Cherry trees on each of the future lots. • In order to ensure that the landscape works are undertaken, the City would require a Landscaping Letter of Credit in the amount of \$2,000 prior to final adoption of the rezoning bylaw.
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Staff Comments (Cont.)	<ul style="list-style-type: none"> • The applicant is also required to enter into a standard Servicing Agreement for the design and construction of Storm Sewer along both frontages on Garden City Road and Patterson Road, connecting to the existing storm sewer on the west side of Garden City Road. • The applicant is required to pay Neighbourhood Improvement Charge (NIC) for future road improvements, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.
Analysis	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designation and policies guiding development in this block. • Ministry of Transportation approval required prior to rezoning due to the subject site being within 800 m of a Provincial Limited Access Highway.
Attachments	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5446; Attachment 3 – Proposed Subdivision Plan.</p>
Recommendation	<p>The rezoning application complies with Lot Size policy 5446 and the applicable OCP Land Use designations. On this basis, staff support the application.</p>



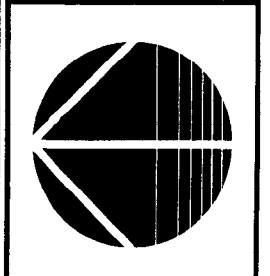
Edwin Lee
Planning Technician - Design
(4121)

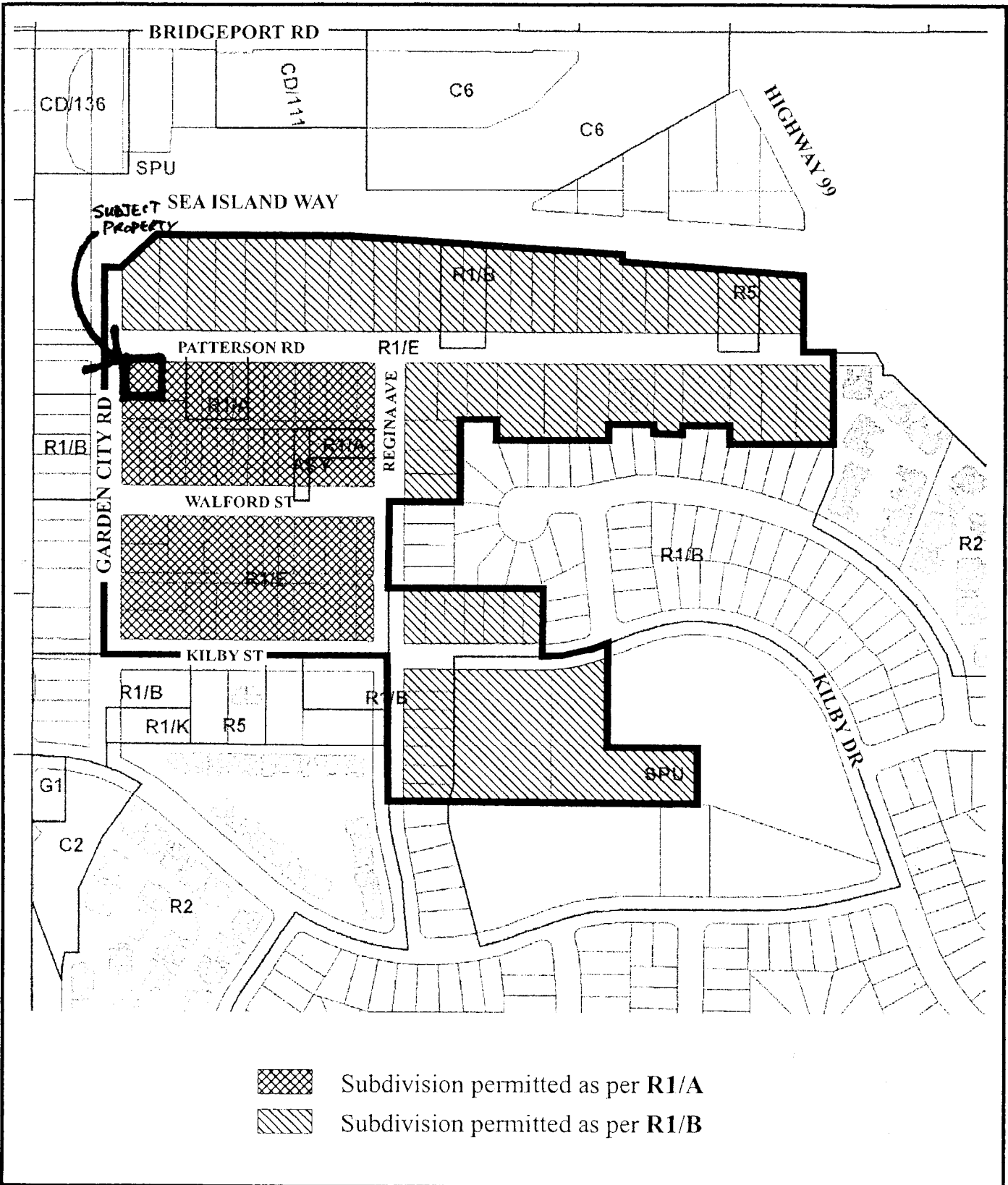
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Original Date: 01/16/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-321407



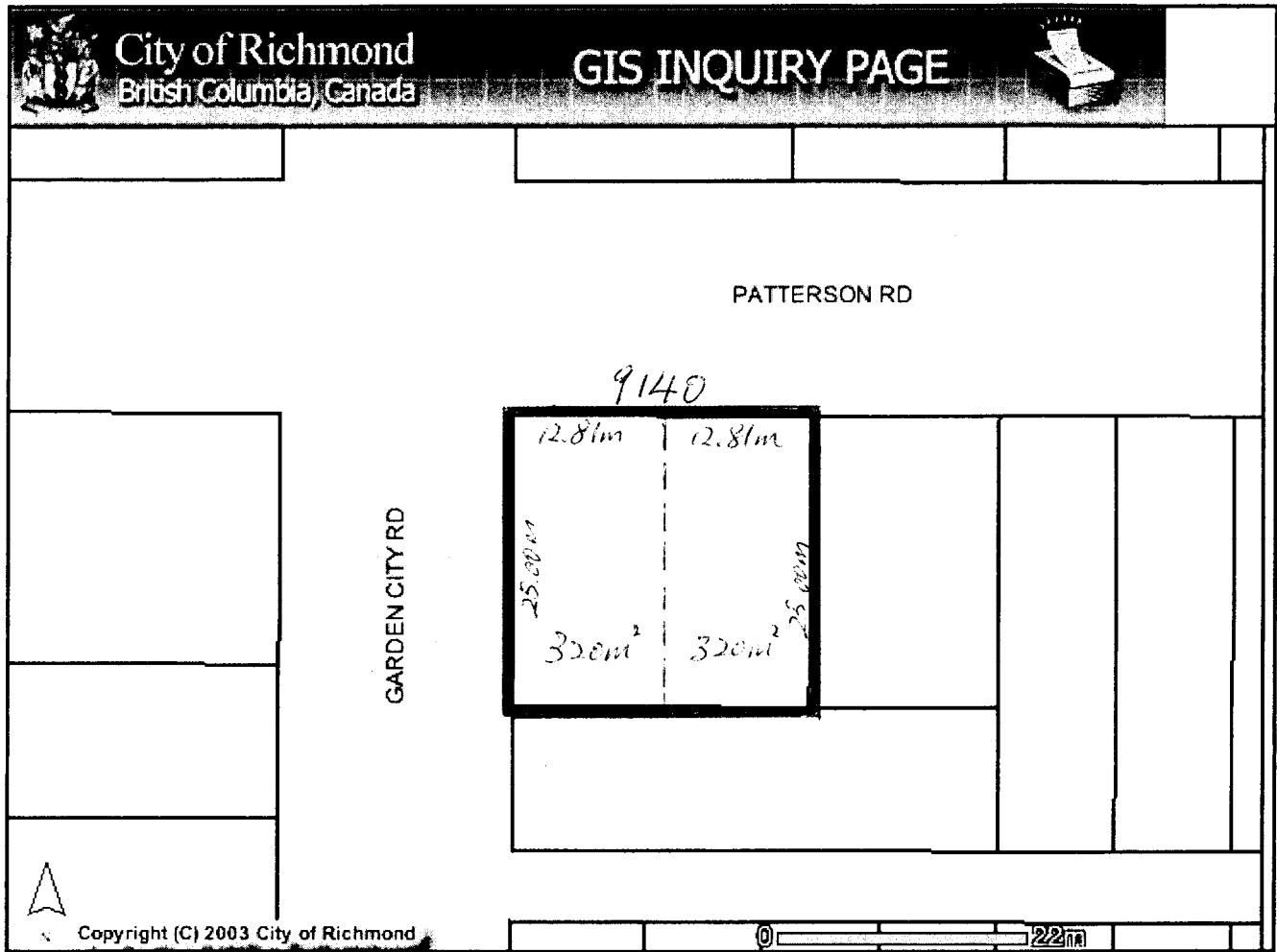


Policy 5446
Section 27-5-6

Adopted Date: 09/16/91

Amended Date: 06/21/99

Note: Dimensions are in METRES



Disclaimer

GIS information is provided as a public resource for general information purposes only. The Information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
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Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8034 (RZ 06-321407)
9140 PATTERSON 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 A (R1/A).

PID: 013-300-873

Lot 1 Sections 27 Block 5 North Range 6 West New Westminster District Plan 80751

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8034".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

Series of horizontal lines for signatures and dates.



MAYOR

CORPORATE OFFICER