



City of Richmond

Report to Committee

To: Planning Committee
From: David McLellan
General Manager, Urban Development
Re: **Time Limit on Re-application for Rezoning**

Date: March 7, 2003

File: 4000-01

Staff Recommendation

That Zoning Amendment Bylaw No. 7499, to reduce the time limit on re-application for rezoning, be introduced and given first reading.

David McLellan
General Manager, Urban Development

Staff Report

Origin

A letter has been received from Gurdial Dha expressing concern that the time period for re-application under the City's Zoning Bylaw is particularly onerous and should be adjusted. This report addresses the concern.

Analysis

Section 704 of the Zoning and Development Bylaw stipulates that "where an application to amend the Zoning & Development Bylaw has been considered and denied by Council, no further application which would have the same effect shall be processed by staff within 5 years of the date of Council's decision.". This provision was enacted during a time when Council's Single Family Lot Size Policy was first implemented and this reapplication period was consistent with the effective time of an enacted Lot Size Policy. The policy produced the intended effect of stabilizing the existing single family districts during a busy development cycle.

A review of similar time limits in other Lower Mainland municipalities reveals the maximum time period utilized is only one year. It appears appropriate to consider reducing the time limit and two options are offered for consideration:

- 3 year time limit, which would offer the opportunity to reconsider a rezoning during any new term of Council
- 1 year time limit, which would be consist with common practice in the Lower Mainland

This author suggests a time limit of one year based on the rationale above.

Financial Impact

No budgetary impact.

Conclusion

The time limit on reapplication for rezoning should be reduced given present conditions.



David McLellan
General Manager, Urban Development

DJM:djm

GURDIAL DHA

7931 McLennan Avenue
Richmond, B.C. V6Y 2T8

February 13, 2003

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

**Attention: David McLellan
General Manager Urban Development**

Re: Time Limit on Re-applications

Dear Sir:

You will recall that more than a year ago, Council failed to approve final adoption of OCP and rezoning amendment bylaws for our property at 7931 McLennan Avenue.

We now wish to have Council consider a new application on this property and we understand section 704 of your Zoning and Development Bylaw prohibits re-applications from being processed within 5 years of the date of Council's previous decision.

We believe this time period to be particularly onerous, especially when compared to the practices of other municipalities. We are hereby respectfully requesting that you immediately review the provisions in section 704 and amend them to allow for a more reasonable time period, specifically no more than one year.

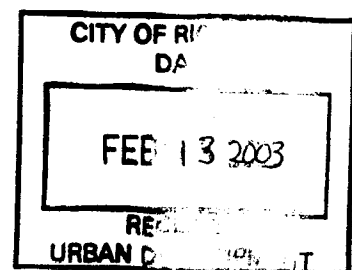
Thank you for your attention to this matter.

Yours truly,



Gurdial Dha

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Hand delivered Feb 13/03



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7499
(City of Richmond)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by reducing the time limit on re-applications in Section 704 from "5 years" to "1 year".
2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7499**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK