



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Planning - May 2, 2006
Date: April 10, 2006

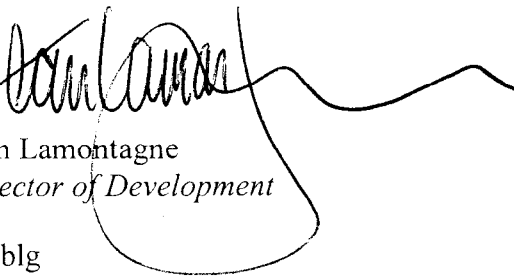
RZ 06-329556

File: 8060-20-8064

**Re: Application by 450470 BC Ltd. for Rezoning at 4840 Garry Street from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

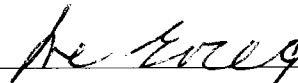
That Bylaw No. 8064, for the rezoning of 4840 Garry Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



The following requirement is to be dealt with prior to final adoption of the rezoning bylaw:

Submission of a Landscaping Security in the amount of \$1,000 for the planting of two (2) replacement trees (minimum 6 cm calliper) on site.

[signed copy on file]

Agreement by Applicant

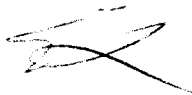
Item	Details
Application	RZ 06-329556
Location	4840 Garry Street (Attachment 1)
Owner	450470 BC Ltd.
Applicant	450470 BC Ltd.

Date Received	February 28, 2006
Acknowledgement Letter	March 31, 2006
Fast Track Compliance	April 10, 2006
Staff Report	April 10, 2006
Planning Committee	May 2, 2006

Site Size	772 m ² (8,310 ft ²)
Land Uses	Existing – A single-family dwelling
	Proposed – Two (2) single-family residential lots (each lot approximately 386 m ² or 4,155 ft ²)
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 Steveston Area Plan – Single-Family Lot Size Policy 5471 – Permits subdivision to R1/A (Attachment 2) <i>Complies with land use designation and policies.</i>
Surrounding Development	The block of Garry Street contains a majority of recently constructed single-family dwellings on subdivided R1/A zoned lots as well as older character single-family dwellings on larger R1/E zoned lots. (Attachment 3)

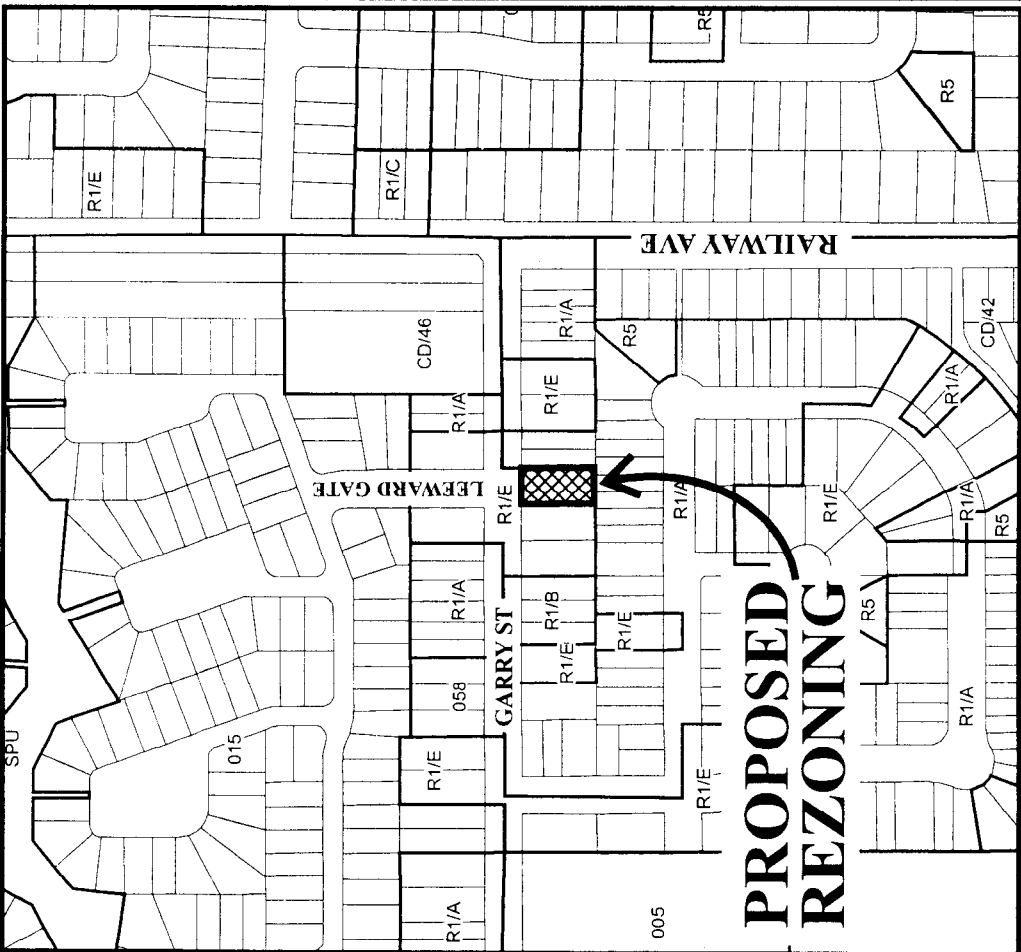
Staff Comments	<ul style="list-style-type: none"> • There have been numerous approved rezoning and subdivision applications to R1/A since the adoption of Lot Size Policy 5471 in July, 2002, which has guided residential development along this block of Garry Street between Railway Avenue and No. 1 Road (reference file RZ 01-195511, RZ 04-267776, RZ 04-284983). • Neighbouring lots to the west of the subject site have potential to each redevelop into two (2) single-family lots. • There is one (1) tree on site (Attachment 4) and the applicant is proposing to remove it to accommodate a future driveway.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • The applicant will plant and maintain one (1) new tree (minimum 6 cm calliper) on each of the new lots (two (2) new trees in total). • In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$1,000 for the two (2) replacement trees on site prior to final adoption of the rezoning bylaw. • The applicant is also proposing to remove one (1) boulevard tree in front of the site to allow construction of a future driveway. The applicant will need to seek permission from Parks Department and may need to plant replacement trees or contribute to the Tree Planting Fund to plant trees elsewhere. Removal and replanting of boulevard trees will be at the owner's cost. • At future Subdivision stage the developer will be required to pay Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
<p>Analysis</p>	<p>The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designation guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5471; Attachment 3 – Aerial Photo; Attachment 4 – Tree Survey/Subdivision Plan.</p>
<p>Recommendation</p>	<p>The rezoning application complies with all land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>

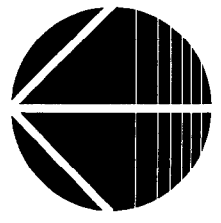


Edwin Lee
Planning Technician - Design
 (Local 4121)

EL:blg



4671 10.06	18.83	20.12	4751 10.06
GARRY ST			
51 300	19.51 4820	9.76 4860	19.51 4840
51 329	39.62	9.75 4868	19.51 4840
36.62	36.62	36.62	36.62
36.62	36.62	36.62	32.86



RZ 06-329556

Original Date: 03/31/06
Revision Date:
Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

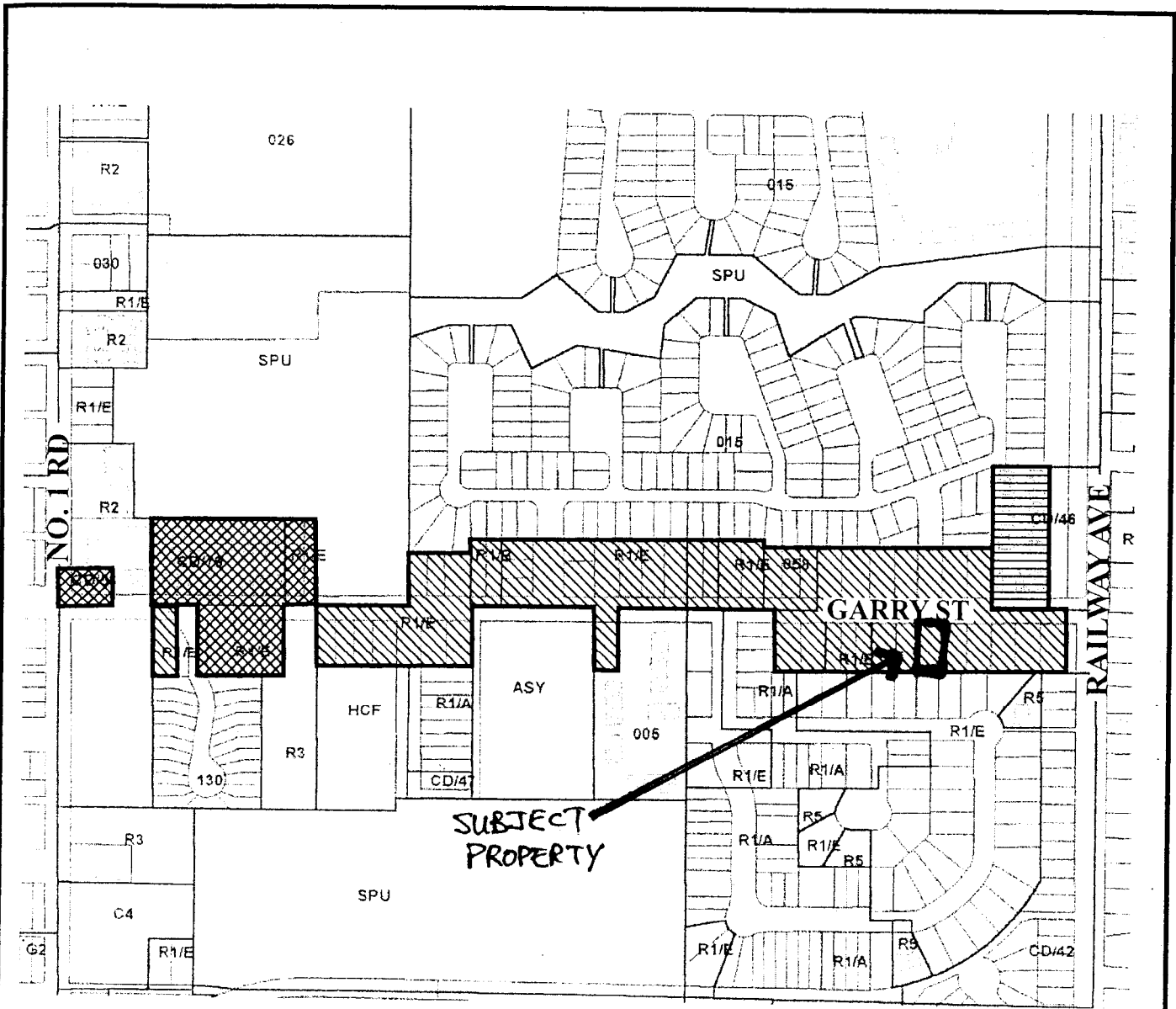
POLICY 5471:

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

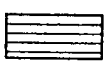
That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)



Townhouse or single-family lots.



16 detached townhouse units that resemble single-family homes.



Policy 5471 Section 02-3-7

Original Date: 07/29/02

Revision Date:

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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**PLAN OF SURVEY OF TREE AND PROPOSED
SUBDIVISION OF LOT 58 SECTION 2 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 31520**

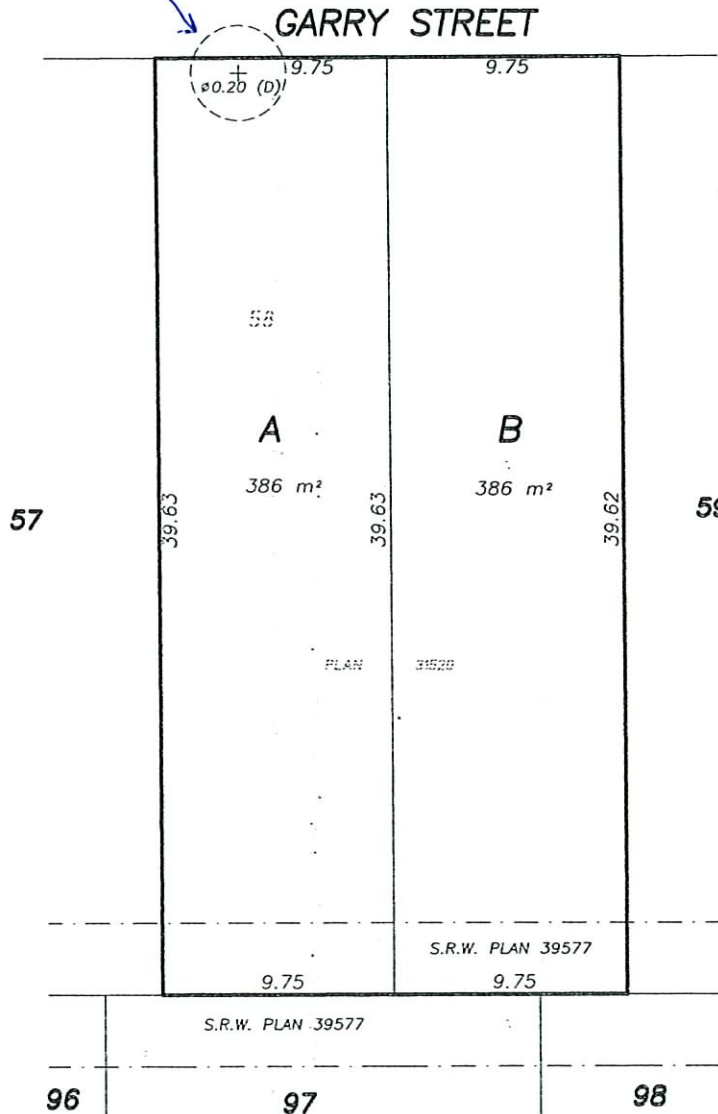
#4840 GARRY STREET
RICHMOND, B.C.

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

TO BE REMOVED



© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2931
FB-74 P21
Drawn By: GB

LEGEND:
(D) denotes deciduous tree

Survey completed on February 6th, 2006.

DWG No. 2931-TREE



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8064 (RZ 06-329556)
4840 GARRY STREET**

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)**.

P.I.D. 001-666-711

Lot 58 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8064”**.

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER