



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

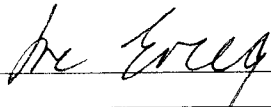
To: Planning Committee *To Planning - May 3, 2005*
From: Raul Allueva **Date:** April 19, 2005
 Director of Development RZ 05-296867
Re: **Application by Elegant Development Inc. for Rezoning at 4431 Garry Street**
from Single-Family Housing District, Subdivision Area E (R1/E) to
Single-Family Housing District, Subdivision Area A (R1/A) *File: 8060-20-7943*

Staff Recommendation

That Bylaw No. 7943, for the rezoning of 4431 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.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Item	Details
Application	RZ 05-296867
Location	4431 Garry Street
Owner	C. Rehm-Latiff
Applicant	Elegant Developments Inc. (Jay Minhas)

Date Received	March 31, 2005
Acknowledgement Letter	April 15, 2005
Fast Track Compliance	April 20, 2005
Staff Report	April 20, 2005
Planning Committee	May 3, 2005

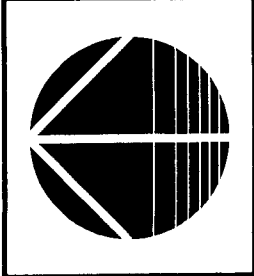
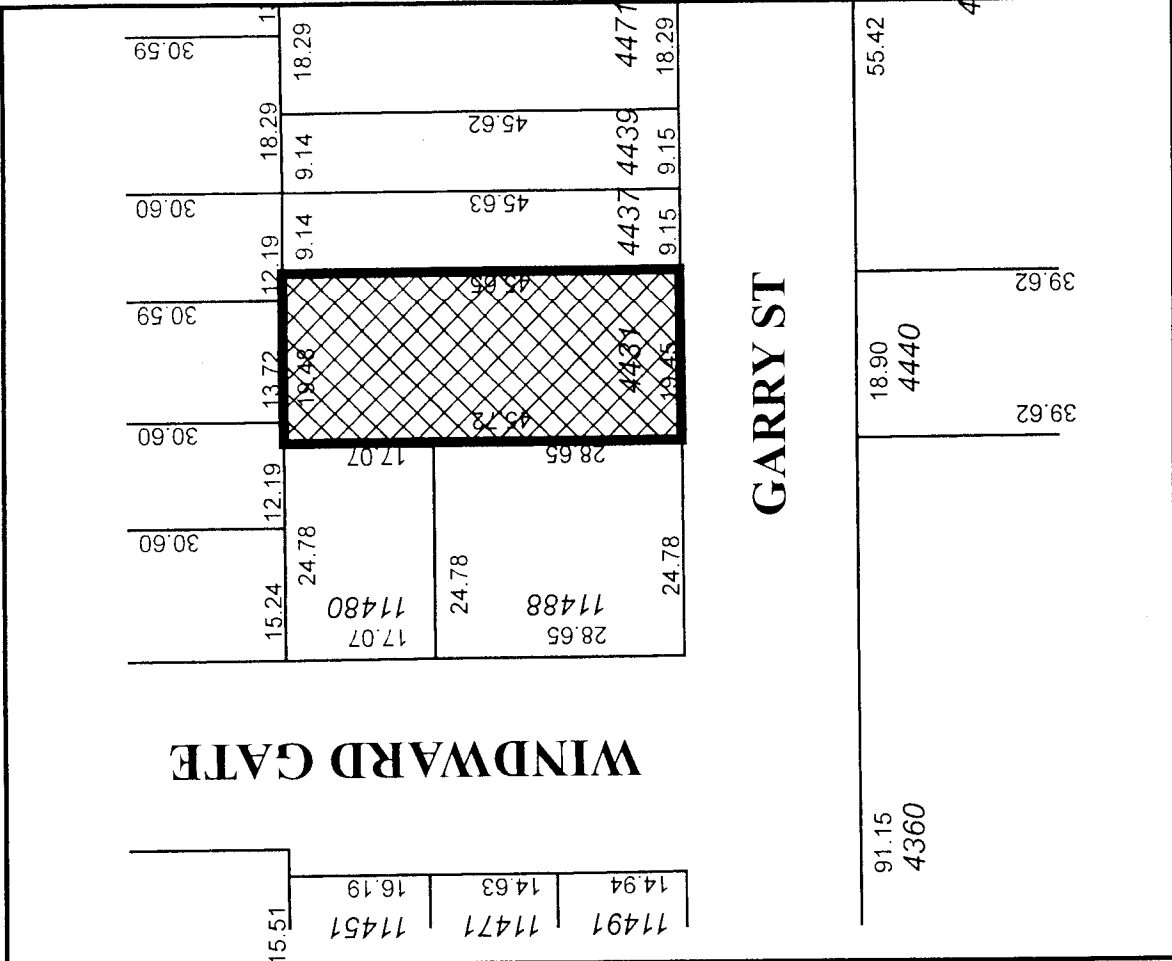
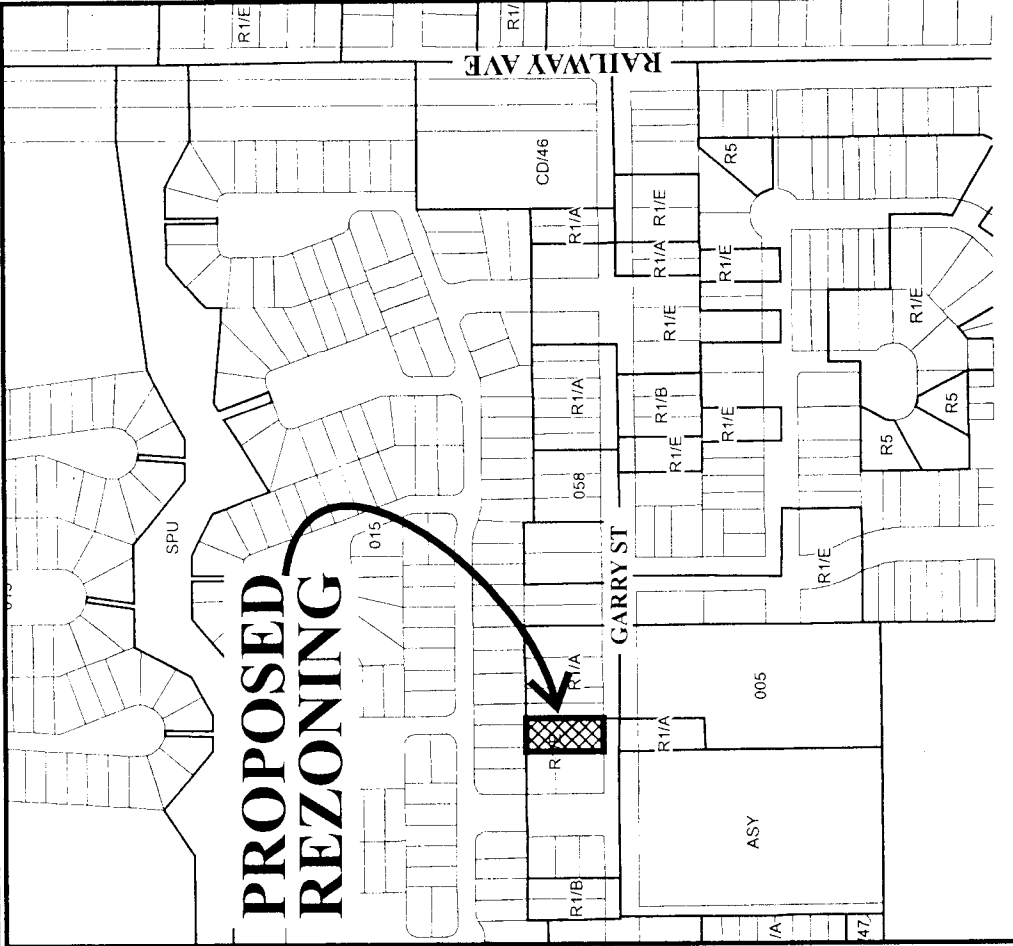
Site Size	890 m ² (9,580 ft ²)
Land Uses	Existing – Single-family dwelling
	Proposed – Two single-family residential lots (each lot 445 m ² or 4,790 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District, Subdivision Area A (R1/A)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Lot Size Policy 5471 - Subdivision permitted to R1/A <i>Complies with land use designation</i>
Surrounding Development	Recently constructed single-family dwellings on subdivided R1/A zoned lots are located east of the subject site. Single-family dwellings on a variety of lot sizes are situated to the west and north.

Staff Comments	No technical/detailed staff comments.
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 along Garry Street between No. 1 Road and Railway Avenue. There has been significant amounts of residential development along this portion of Garry Street in the form of rezoning and subdivisions to R1/A designated lots. The property to the east contains recently constructed dwelling on R1/A zoned lots.
Attachments	Attachment 1 - Location Map; Attachment 2 – Proposed Subdivision Plan; Attachment 3 – Lot Size Policy 5471
Requirements	No rezoning requirements
Recommendation	Approval



Kevin Eng
Planning Technician - Design
(Local 4626)

KE:blg



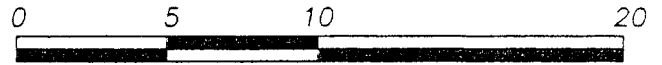
RZ 05-296867

Original Date: 04/18/05
 Revision Date:
 Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF LOT 66 EXCEPT:
PART SUBDIVIDED BY PLAN 46667
SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 34747

SCALE: 1:250

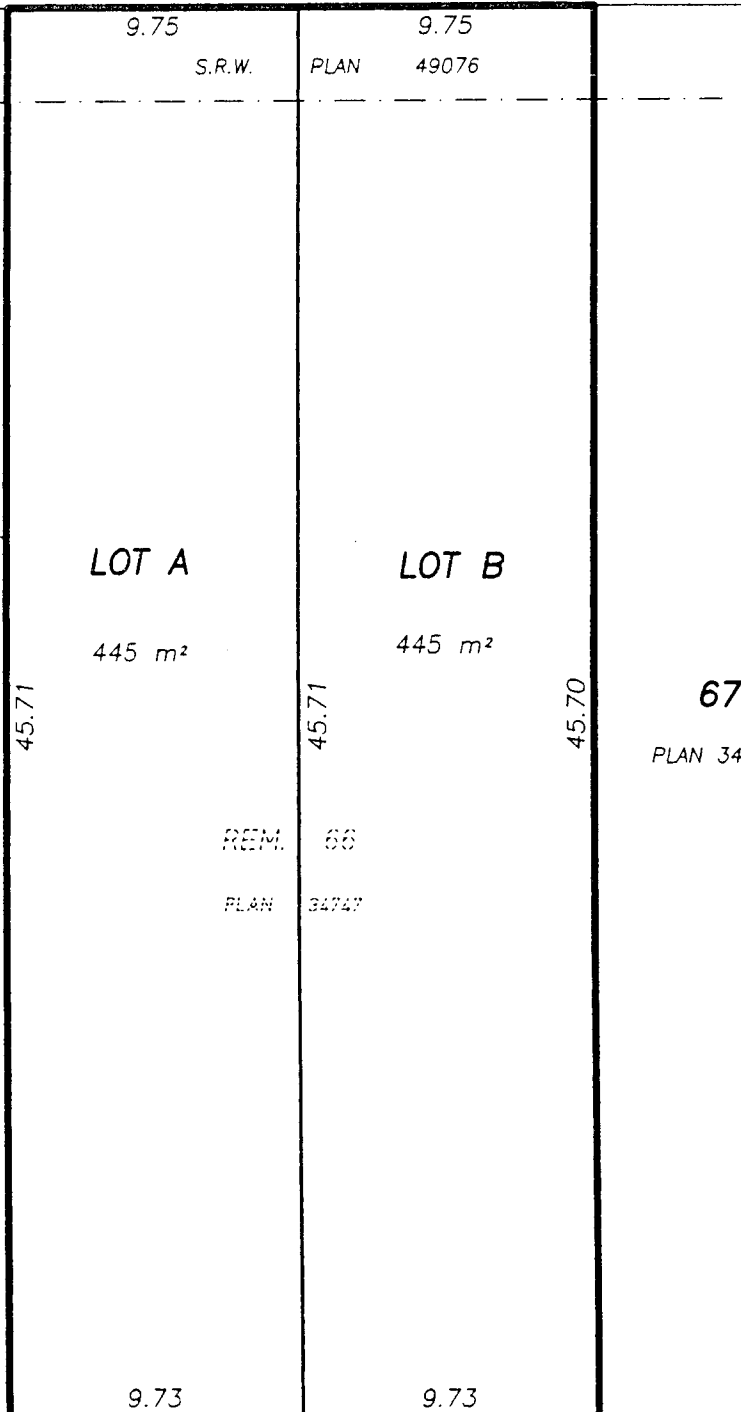
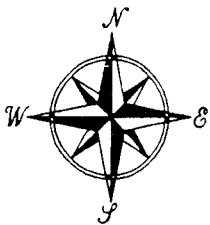
#4431 GARRY STREET,
 RICHMOND, B.C.



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

**N. 17.07m
 OF B**

FILING
 RD206910



67
 PLAN 34747

REM. B
 PLAN 24015

REM. 66
 PLAN 34747

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 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. 2705
 Drawn By: KA

GARRY STREET

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

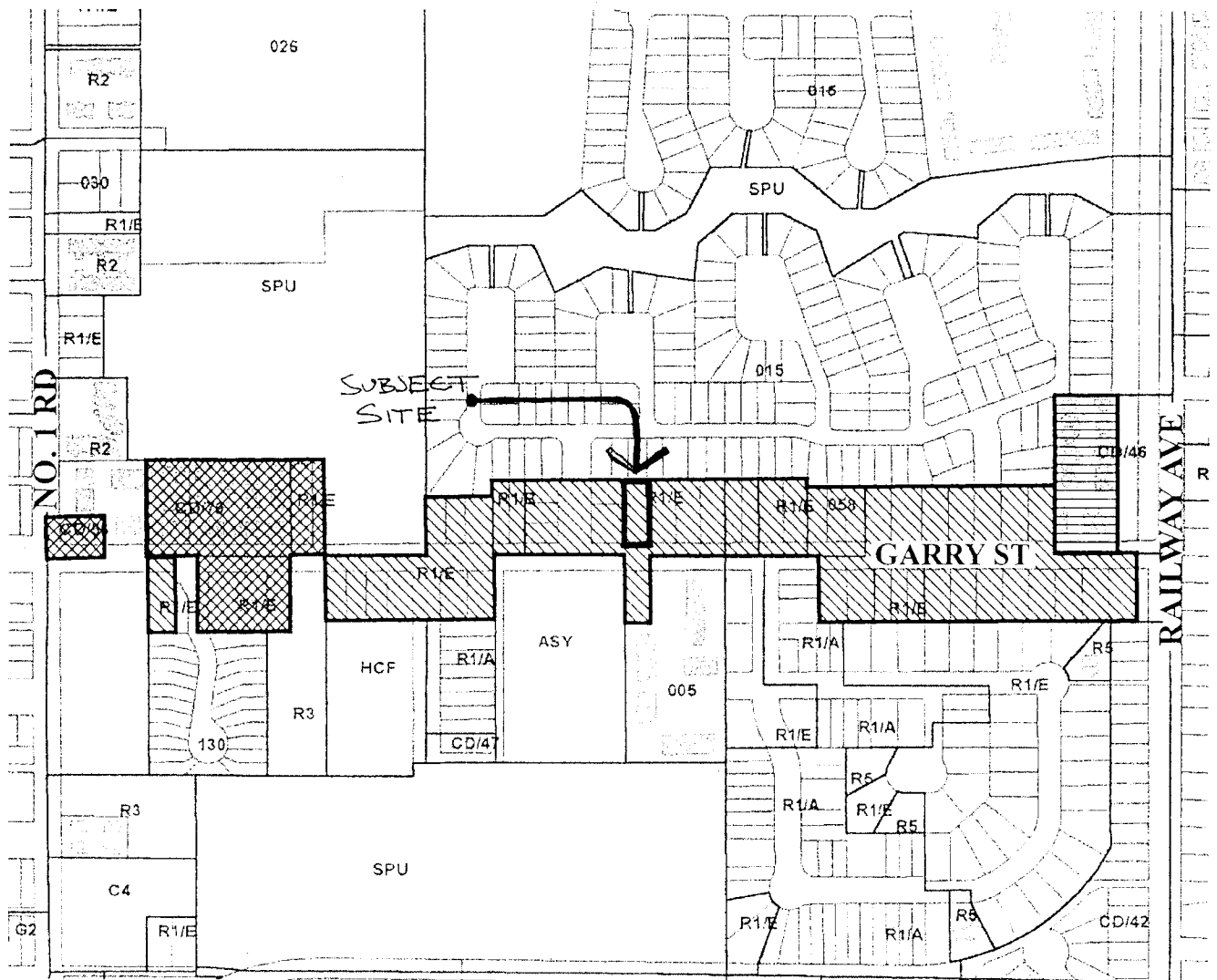
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**POLICY 5471:**

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

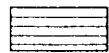
That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7943 (RZ 05-296867)
4431 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. 004-918-304

Lot 66 Except: Part Subdivided By Plan 46667, Section 2 Block 3 North Range 7 West
New Westminster District Plan 34747

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7943**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
PCA

MAYOR

CITY CLERK