



To: Planning Committee
From: Raul Allueva
Director of Development
Date: April 28, 2005
File: RZ 05-298445
Re: **Application by Parminder Rishi for Rezoning at 3180 Granville Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7946, for the rezoning of 3180 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Raul Allueva
Director of Development

RA:ke
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

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

1. Registration of a restrictive covenant limiting driveway access to the corner lot to the southern edge of the Marrington Road frontage; and
2. Dedication of a 4m x 4m road corner cut at the intersection of Granville Avenue and Marrington Road.

Agreement by Applicant
Parminder Rishi

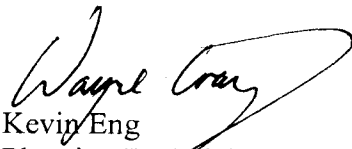
Item	Details
Application	RZ 05-298445
Location	3180 Granville Avenue
Owner	Evelyn Ruth Hinchcliffe
Applicant	Parminder Rishi

Date Received	April 15, 2005
Acknowledgement Letter	April 18, 2005
Fast Track Compliance	April 28, 2005
Staff Report	April 28, 2005
Planning Committee	May 17, 2005

Site Size	742 m ² (7,987 ft ²)
Land Uses	Existing – Single-family Dwelling
	Proposed – Two (2) single-family residential lots (each lot approximately 370.4 m ² or 3,897 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Lot Size Policy 5447 – Permits subdivision to R1/B <i>Complies with policies and designation</i>
Surrounding Development	To the north, across Granville Ave a multiple residential townhouse complex zoned CD/43 and the driveway entrance to Quilchena Golf and Country Club zoned AG2. To the east, a single-family dwelling zoned R1/B. To the south, a single-family dwelling zoned R1/B. To the west, across Marrington Rd a single-family dwelling zoned R1/B fronting Granville Ave.

Staff Comments	<ul style="list-style-type: none"> The site contains an existing single-family dwelling fronting Granville Ave. The residential character of the neighbourhood is a mix of new and old character single-family dwellings and two-family dwellings.
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<p>Analysis</p>	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject site into two (2) single-family residential lots is consistent with Lot Size Policy 5447 and the OCP Land Use designations. • As redevelopment in this Lot Size Policy area continues, the residential character will continue to evolve from older character dwellings on larger lots to newer dwellings on more compact lots. This evolution is evident along the west side of Marrington Rd south of Granville Ave. • A Restrictive Covenant limiting driveway access of the corner lot to the southern edge of the Marrington Rd frontage is required prior to final adoption. • Dedication of a 4 m x 4 m Rd corner cut is required at the intersection of Granville Ave and Marrington Rd. • Staff requested the applicant provide a subdivision layout illustrating potential building envelopes for the proposed lots. The proposed building envelopes maintain a minimum 6 m setback along Granville Ave to ensure a consistent streetscape along Granville Ave (Attachment 3). The provisions of the R1 zone enable the minimum rear yard setback to be reduced from 6 m to 1.2 m provided the side yard setback abutting a public road (i.e. the Granville Ave frontage) is maintained at 6.0 m. A Restrictive Covenant requiring a minimum 6 m building setback from Granville Ave will be required at the subdivision stage. • Staff received a telephone call from an area resident indicating concerns related to the proposed development and urged the resident to submit a letter expressing the specific concerns. • Staff have also advised the applicant to investigate the potential for tree retention on the subject site.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5447; Attachment 3 – Proposed Subdivision Plan</p>
<p>Recommendation</p>	<p>The rezoning application is consistent with Lot Size Policy 5447, which permits properties to be subdivided in accordance with the provisions of Single-Family Housing District (R1/B) and also complies with the OCP Land Use Designations. Based on adherence with existing policies and the development already undertaken in the neighbourhood, staff support the proposal.</p>

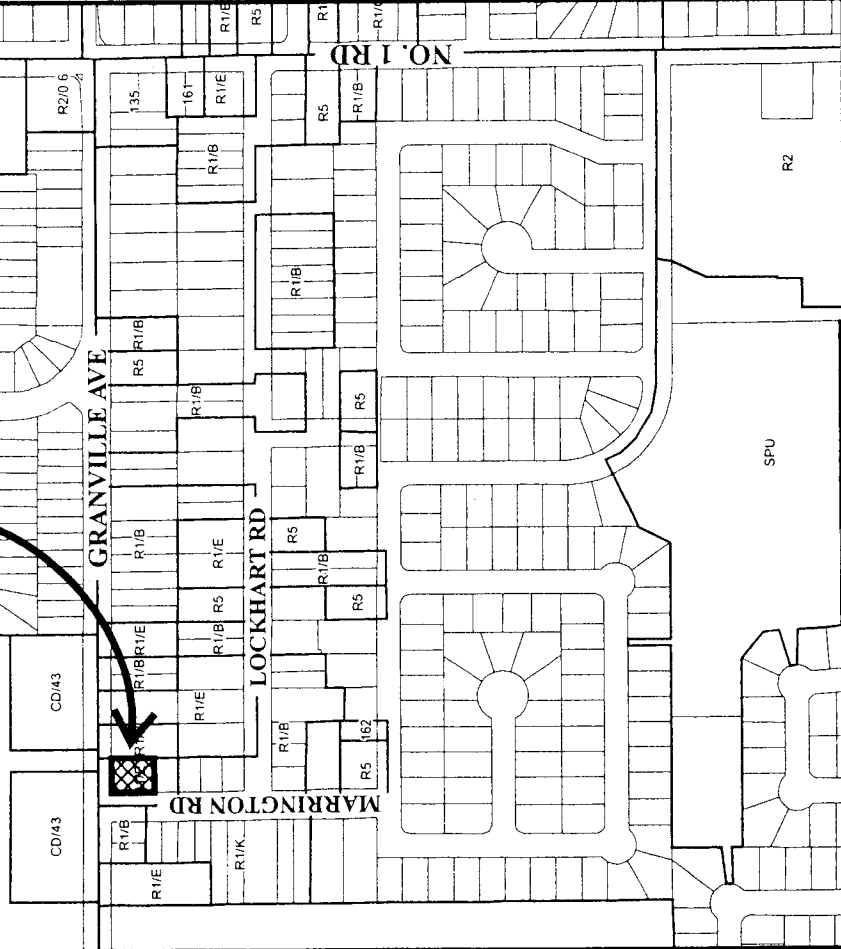
for 
 Kevin Eng
 Planning Technician - Design
 (4626)



City of Richmond

AG2

PROPOSED REZONING



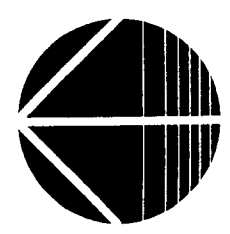
3511	3511	3591	3551	3551	3591
91.44	18.24				
14.68	7011	24.61			
14.69	7031	11.44			
9.37	7033	11.44			
9.39	7039	11.89			
40	7051	11.89			
0	7071	11.89			
1	7040	15.83	24.38	15.83	7040
	7020	15.83	24.38	15.83	7020
	7016	17.13	24.38	17.13	7016
	2085	24.39	17.13	24.39	2085
	3180	24.38	47.47	24.38	3180
	3220	24.38	47.47	24.38	3220
	3240	24.38	47.47	24.38	3240
		3411	3431	3411	3451
		3411	3431	3411	3451

GRANVILLE AVE

MARRINGTON RD

Original Date: 04/19/05
 Revision Date:
 Note: Dimensions are in METRES

RZ 05-298445





City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: July 20, 1998 Area Boundary Amended: October 20 th . 2003	POLICY 5447
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7	

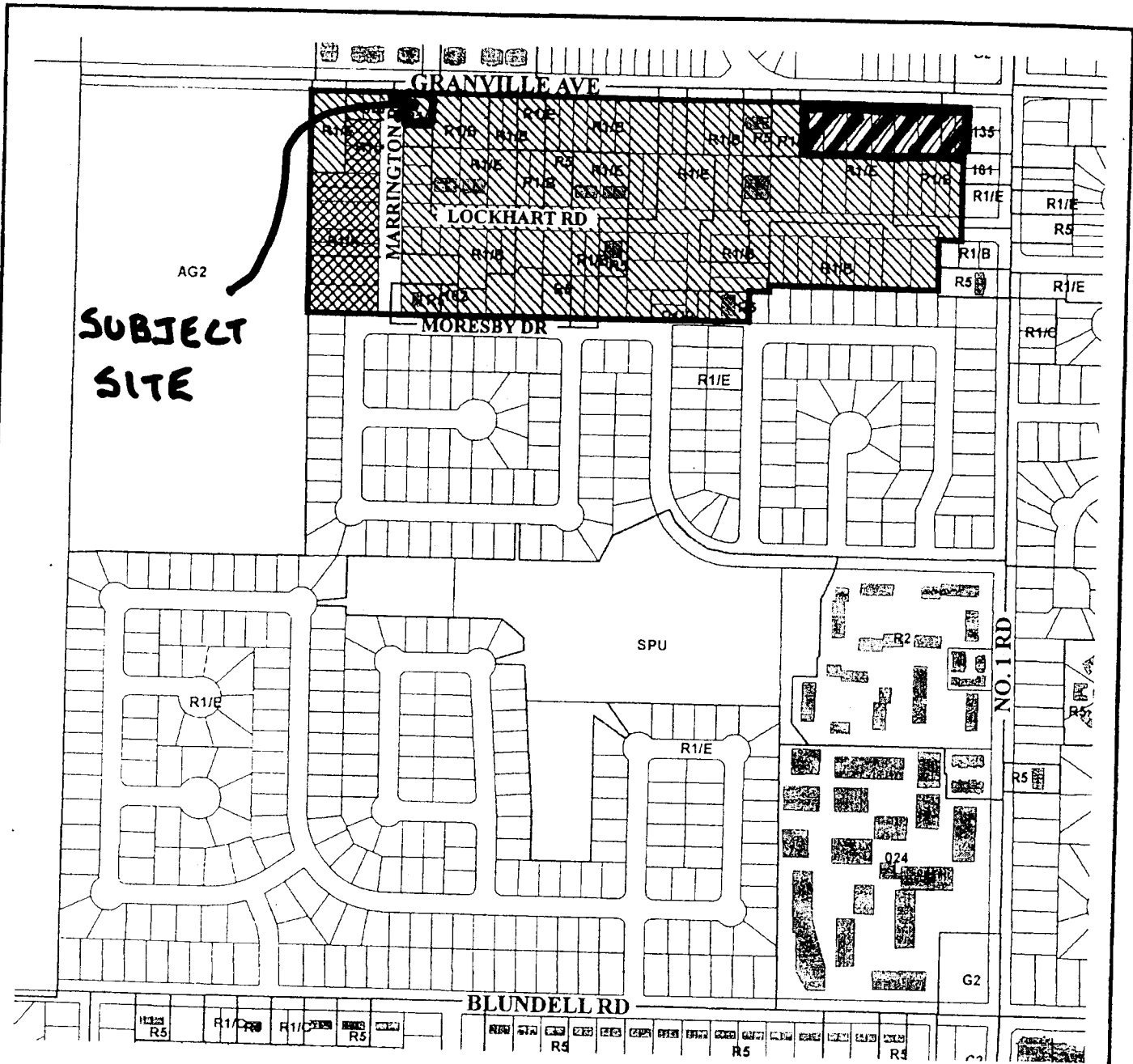
POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**




That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.



**SUBJECT
SITE**

-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.



Policy 5447
Section 15-4-7

Adopted Date: 09/16/91
Amended Date: 10/20/03
Note: Dimensions are in METRES

PLAN OF PROPOSED SUBDIVISION OF LOT A
SECTION 15, BLOCK 4 NORTH, RANGE 7 WEST
NEW WESTMINSTER DISTRICT, PLAN 68813

SCALE 1 : 250

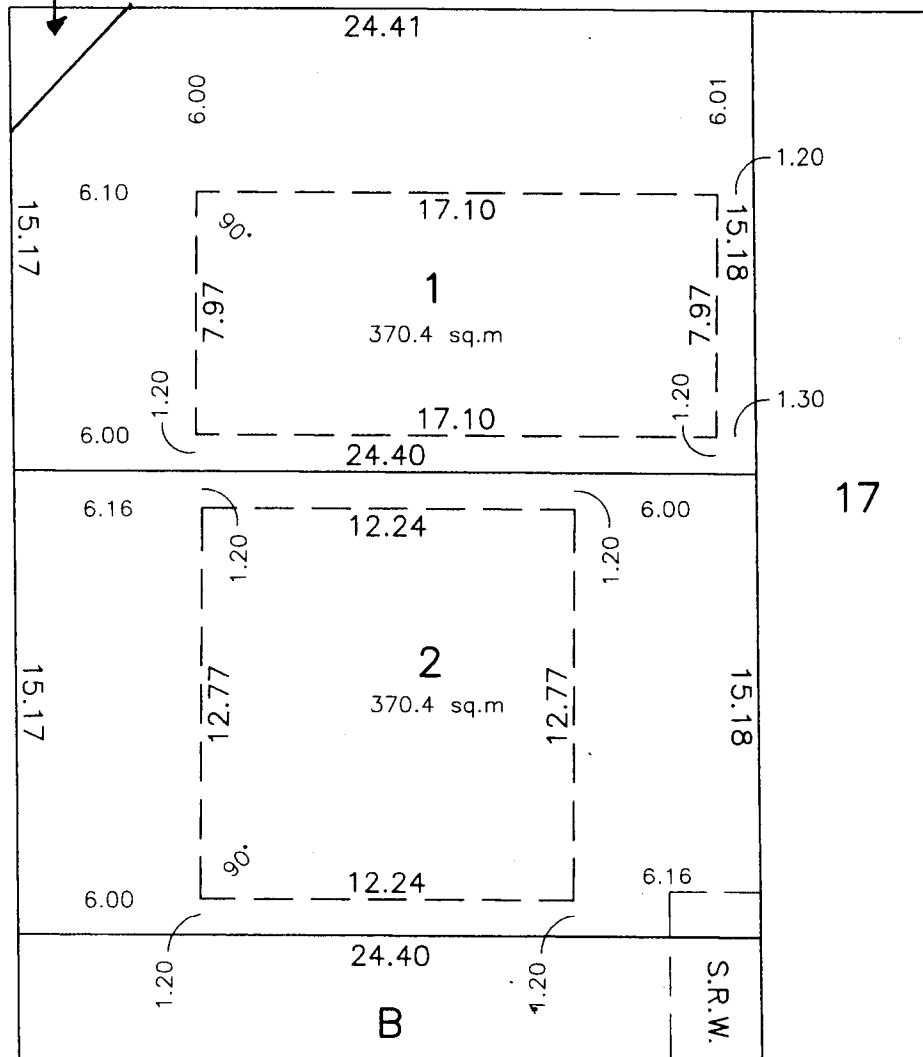


All distances are in metres.

Road corner cut

GRANVILLE AVENUE

MARRINGTON ROAD

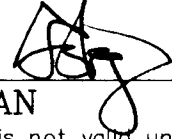


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CERTIFIED CORRECT.
DATED THIS 26TH DAY OF APR., 2005

CIVIC ADDRESS
3180 GRANVILLE AVENUE
RICHMOND, B.C.

NOTE:
1. Lot dimensions are derived from Plan 68813.


LOUIS NGAN B.C.L.S.
This document is not valid unless originally signed and sealed

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
RICHMOND, B.C., V6X 3N8
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OUR FILE: RGR-3180PR YOUR FILE:



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7946 (RZ 05-298445)
3180 GRANVILLE AVENUE**

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 B (R1/B)**.

P.I.D. 000-972-312

Lot A Section 15 Block 4 North Range 7 West New Westminster District Plan 68813

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7946”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>ml</i>
APPROVED by Director or Solicitor
HB

MAYOR

CORPORATE OFFICER