



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development

To planning - May 18, 2004
Date: April 29, 2004

RZ 04-268666

File: 12-8060-20-7728

Re: Application by Gurmeet Jagde for Rezoning at 9631 No. 4 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)

Staff Recommendation

That Bylaw No. 7728, for the rezoning of 9631 No. 4 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

Raul Allueva
Director of Development

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Att.

FOR ORIGINATING DIVISION USE ONLY


CONCURRENCE OF GENERAL MANAGER

The applicant has agreed to complete the following requirements prior to final adoption:

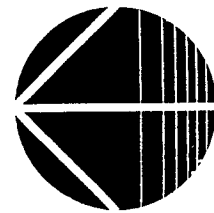
- ☐ 6 m dedication along the entire west property line.
- ☐ Payment of \$18,134.32 in Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- ☐ Registration of two Restrictive Covenants ensuring the following:
 1. Garages are located at the rear of the property and that vehicle access is available to them once the lane becomes operational.
 2. One shared temporary vehicle access to No. 4 Road, which will be removed when the lane become operational.

Agreement by Applicant
Gurmeet Jagde

Item	Details
Application	RZ 04-268666
Location	9631 No. 4 Road
Owner	Bal & Manor Reddy
Applicant	Gurmeet Jagde
Date Received	April 1, 2004
Acknowledgement Letter	April 20, 2004
Fast Track Compliance	April 29, 2004
Staff Report	April 29, 2004
Planning Committee	May 18, 2004
Site Size	774 m ² (8,331 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family lots each approximately (322 m ² or 3,466 ft ²)* <i>*Excludes 6 m lane dedication</i>
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) <i>Proposed</i> – Single-Family Housing District (R1 – 0.6) (Minimum width 9 m or 29.5 ft.)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	A majority of surrounding houses along No. 4 Road north of Saunders Road, consists primarily of older single-family dwellings. Single-family dwellings behind the subject site are also older in character (single-storey bungalows). McNair Park and the Fire Hall are located across No. 4 Road to the east.
Staff Comments	Attachment 2 outlines engineering requirements and conditions of future subdivision. Rezoning requirements generally relate to the dedication of land and payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction. Restrictive Covenants are also required to ensure the provision of one temporary shared driveway and that garages are positioned at the rear of the lot.
Analysis	This application is consistent with land use designations and policies guiding residential redevelopment along arterial roads in Richmond. A single-family residential subdivision is appropriate considering a majority of surrounding residential uses consist of single-family dwellings on existing lot sizes (R1/E).
Attachments	Attachment 1 – Location Map Attachment 2 – Engineering Requirements
Recommendation	Approval



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)



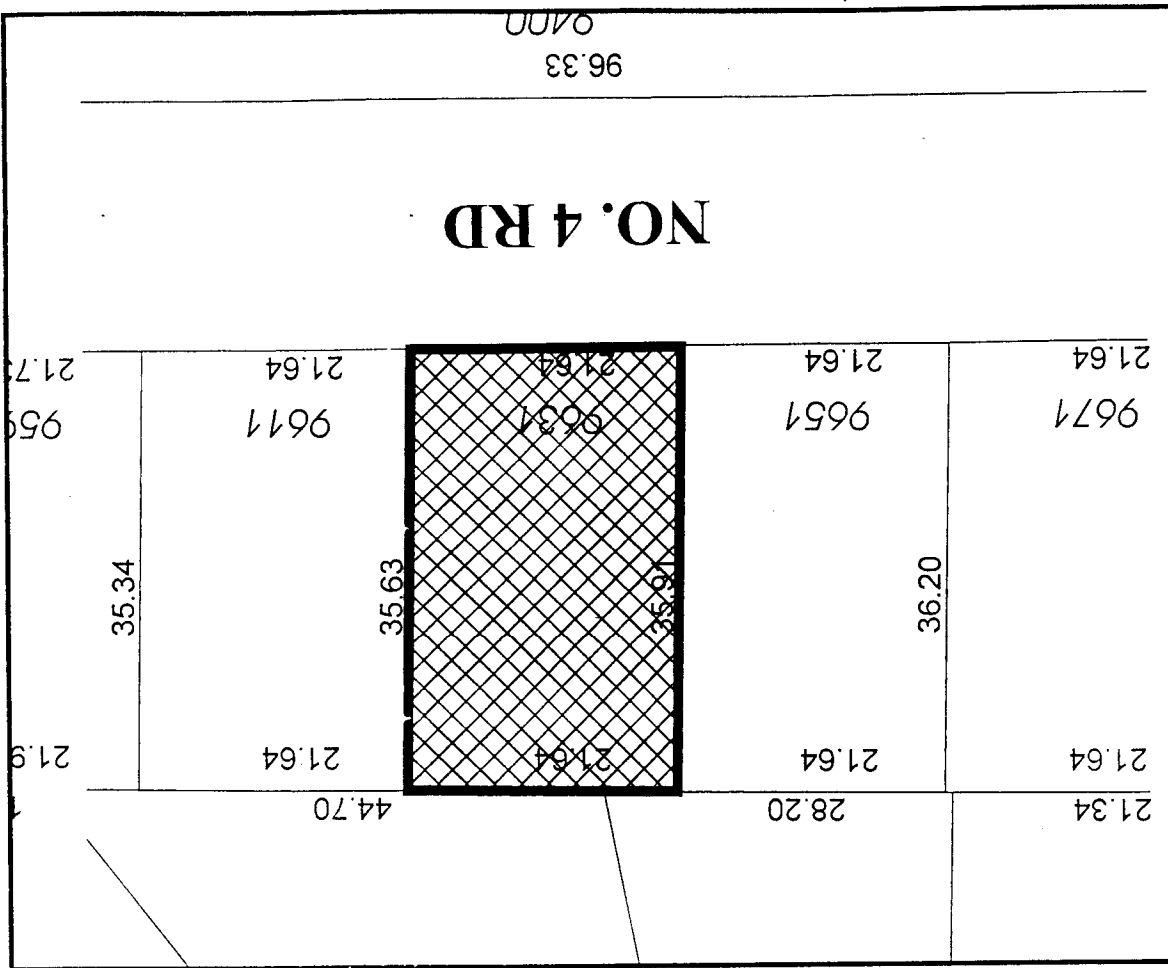
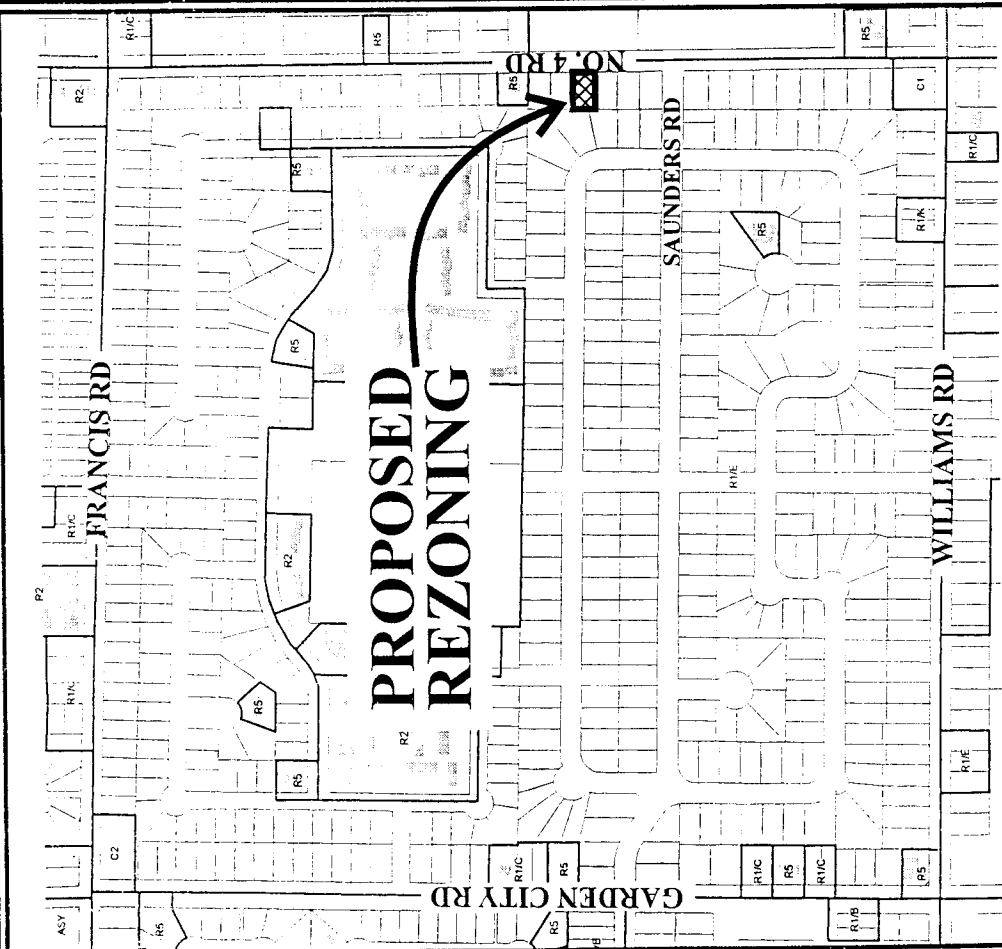
RZ 04-268666

Original Date: 04/16/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



Engineering Requirements for 9631 No. 4 Road

Prior to final adoption of the Rezoning, the following must be complete:

- ❑ 6 m dedication along the entire west property line.
- ❑ Payment of \$18,134.32 in Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- ❑ Registration of two Restrictive Covenants ensuring the following:
 1. Garages are located at the rear of the property and that vehicle access is available to them once the lane becomes operational.
 2. One shared temporary vehicle access to No. 4 Road, which will be removed when the lane become operational.

At the future subdivision stage, the following will be required along with standard Development Cost Charges and servicing costs:

- ❑ Register a 4 m cross access agreement (2 m on each side of the new property line).
- ❑ Pay a deposit for the future reinstatement of the driveway crossing when the lane becomes operational.



City of Richmond

Bylaw 7728

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7728 (RZ 04-268666)
9631 NO. 4 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 (R1 – 0.6)**.

P.I.D. 003-753-468

Lot 30 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7728”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK