



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Holger Burke
Acting Director of Development

Date: June 8, 2005
File: RZ 05-296540

Re: **Application by Elegant Development Ltd. for Rezoning at 4240 and 4260 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. 7964, for the rezoning of 4240 and 4260 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.

Holger Burke
Acting Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

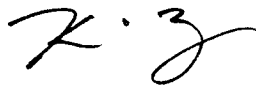
CONCURRENCE OF GENERAL MANAGER

Item	Details
Application	RZ 05-296540
Location	4240 & 4260 Garry Street
Owner	4240 Garry Street – JMJ Developments Ltd. 4260 Garry Street – W. & K. Hawkes
Applicant	Elegant Development Ltd. (Jay Minhas)

Date Received	May 04, 2005 (Amended application)
Fast Track Compliance	June 08, 2005
Staff Report	June 08, 2005
Planning Committee	June 21, 2005

Site Size	4240 Garry Street – 702 m ² or 7,556 ft ² 4260 Garry Street – 557 m ² or 5,995 ft ²
Land Uses	Existing – Single-family residential
	Proposed – Four single-family residential lots – Lots range in area from 309 m ² (3,326 ft ²) to 326 m ² (3,509 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	Steveston Area Plan Land Use Map – Single-Family Residential Lot Size Policy 5471 – Subdivision Permitted to R1/A <i>Complies with designations and policies</i>
Surrounding Development	Single-family dwellings on a variety of lot sizes are located on Garry Street to the east and west. McMath Secondary is situated to the north. The parking lot for a health care facility is located to the immediate south.

<p>Staff Comments</p>	<p>No requirements are attached to the rezoning application. Servicing costs will be assessed at subdivision stage along with costs associated with street tree and hydro pole relocation, and adjustments to existing driveway crossings for the new residential lots. Specific subdivision comments are as follows:</p> <ul style="list-style-type: none"> • No changes to the existing frontage works along Garry Street (i.e. curb bulges) are required other than minor changes to adjust or install new driveway crossings. • The driveway crossing to the proposed lot 3 will be from Fentiman Place. The existing driveway crossing on Garry Street will be removed and the curb and sidewalk reinstated. • The existing sanitary sewer right-of-way at the south edge of the site (on lot 4) will be removed and adjusted to service the additional lots fronting Garry Street.
<p>Analysis</p>	<p>Residential rezoning and subdivision has occurred on various single-family lots along Garry Street to the east and west of the subject site. A 4-lot subdivision (3 lots fronting Garry Street; 1 lot fronting Fentiman Place) complies with the Lot Size Policy (5471) for the area and adheres to all requirements of the zone.</p> <p>There is precedent for narrower R1/A lots on Fentiman Place as 9 narrow lots are situated on the east of the street.</p> <p>Development options for the two neighbouring properties to the west (4226 & 4220 Garry Street) exists in the form of a consolidation and subdivision into three R1/A zoned properties.</p> <p>The development proposal for a single-family residential subdivision is consistent with the pattern of redevelopment underway in the neighbourhood</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5471; Attachment 3 – Proposed Subdivision Plan</p>
<p>Recommendation</p>	<p>Staff recommend support of the rezoning application as it complies with all applicable land use policies and continues the pattern of redevelopment already underway.</p>



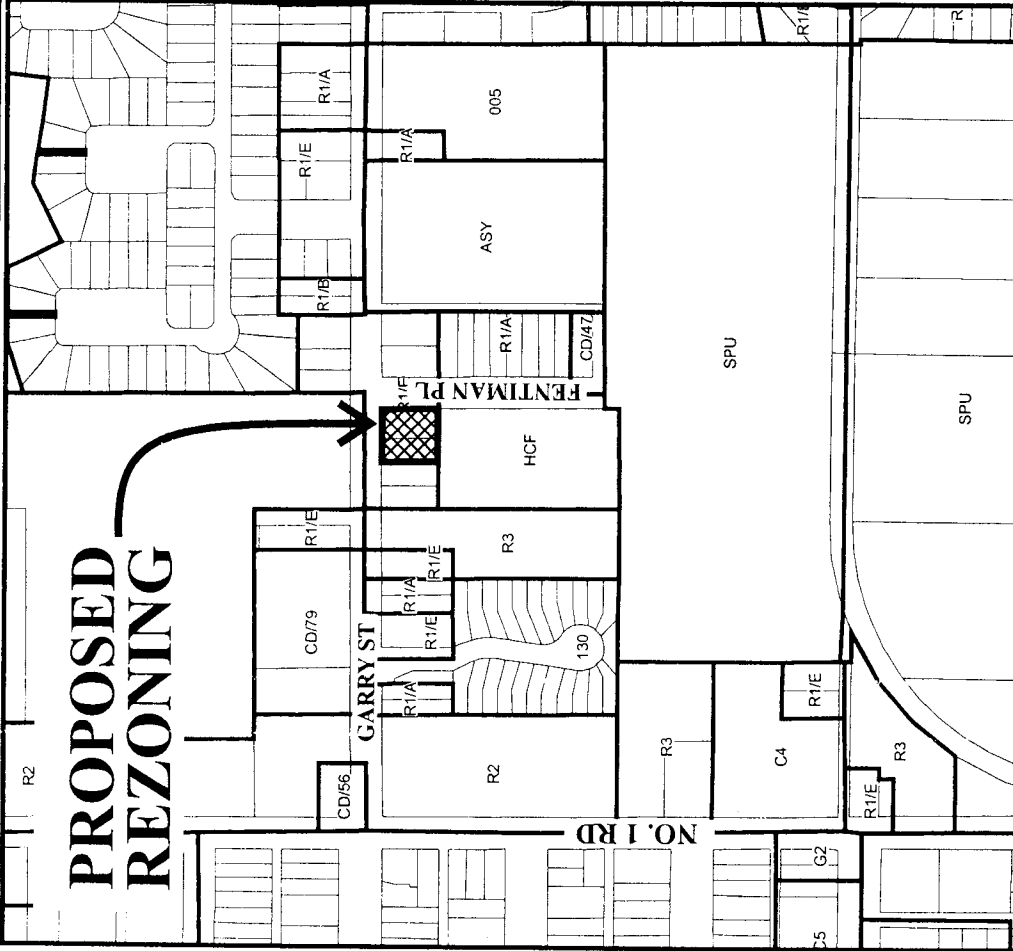
Kevin Eng
Planning Technician - Design
(4626)

KE:blg



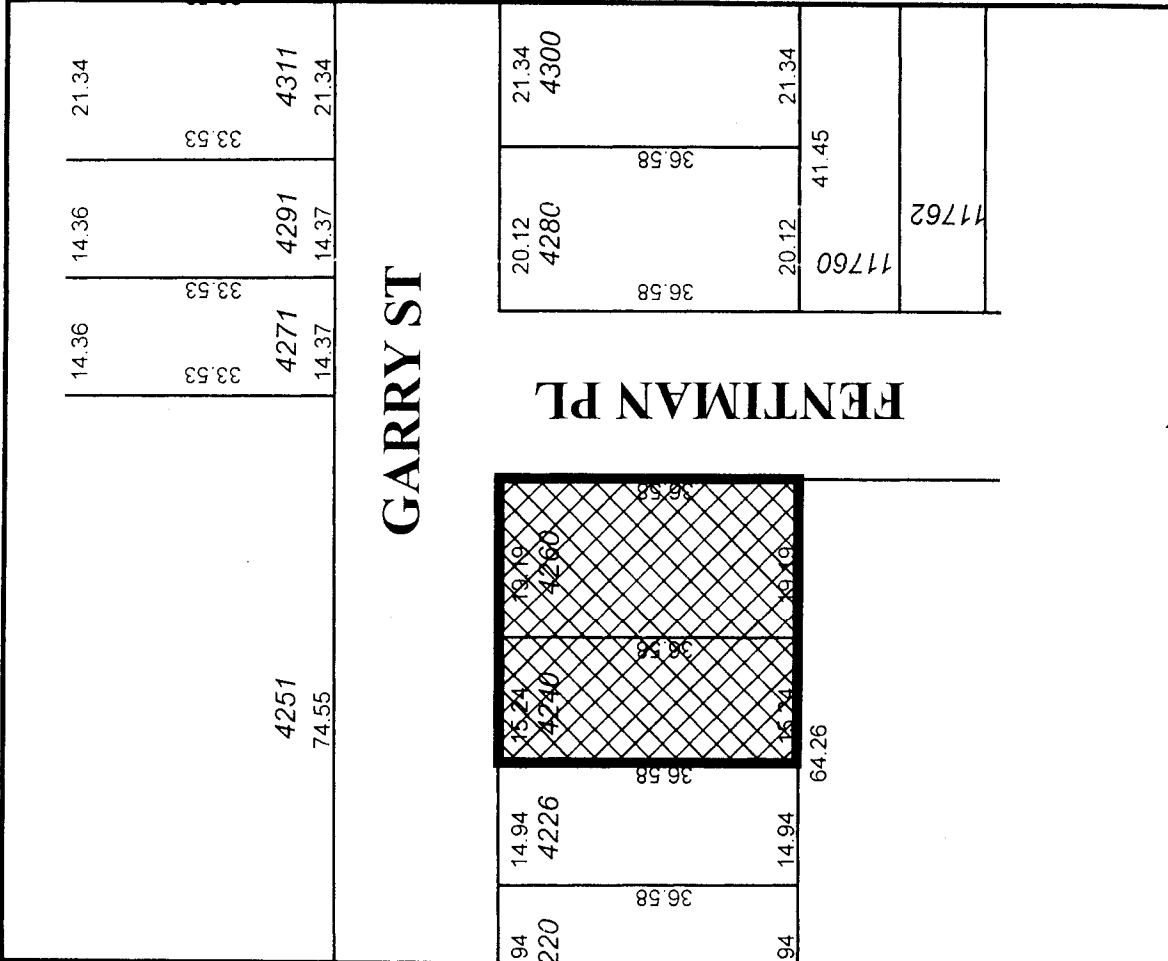
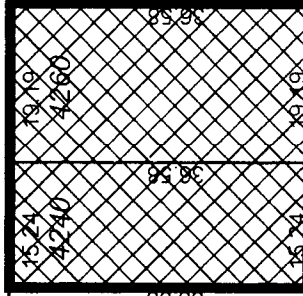
City of Richmond

PROPOSED REZONING



GARRY ST

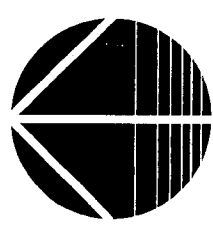
FENTIMAN PL



ATTACHMENT 1

Original Date: 04/04/05
 Revision Date: 06/08/05
 Note: Dimensions are in METRES

RZ 05-296540





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

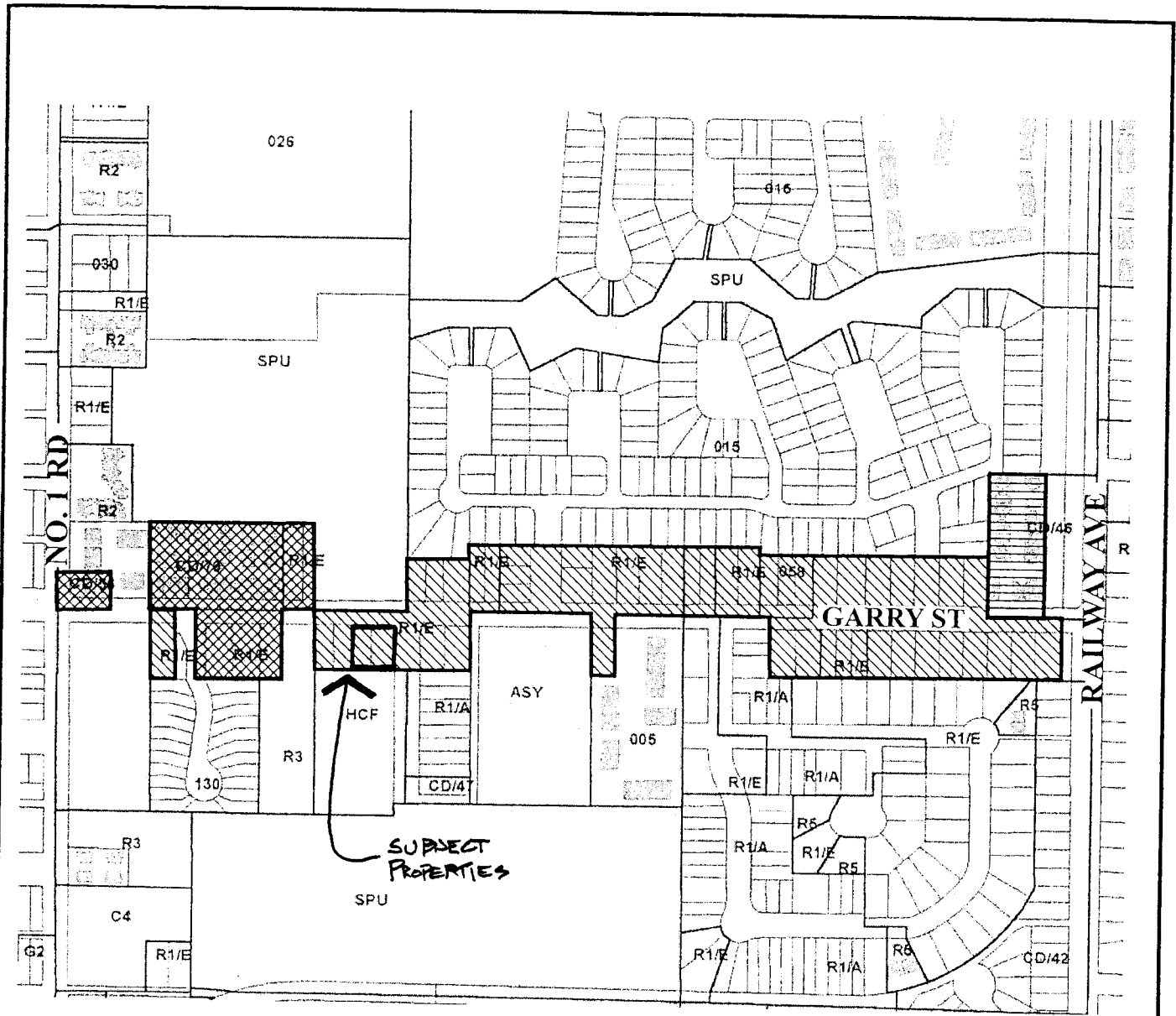
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**POLICY 5471:**

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

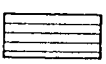
That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



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

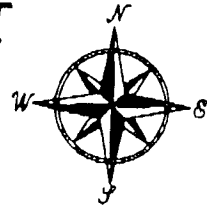
Original Date: 07/29/02

Revision Date:

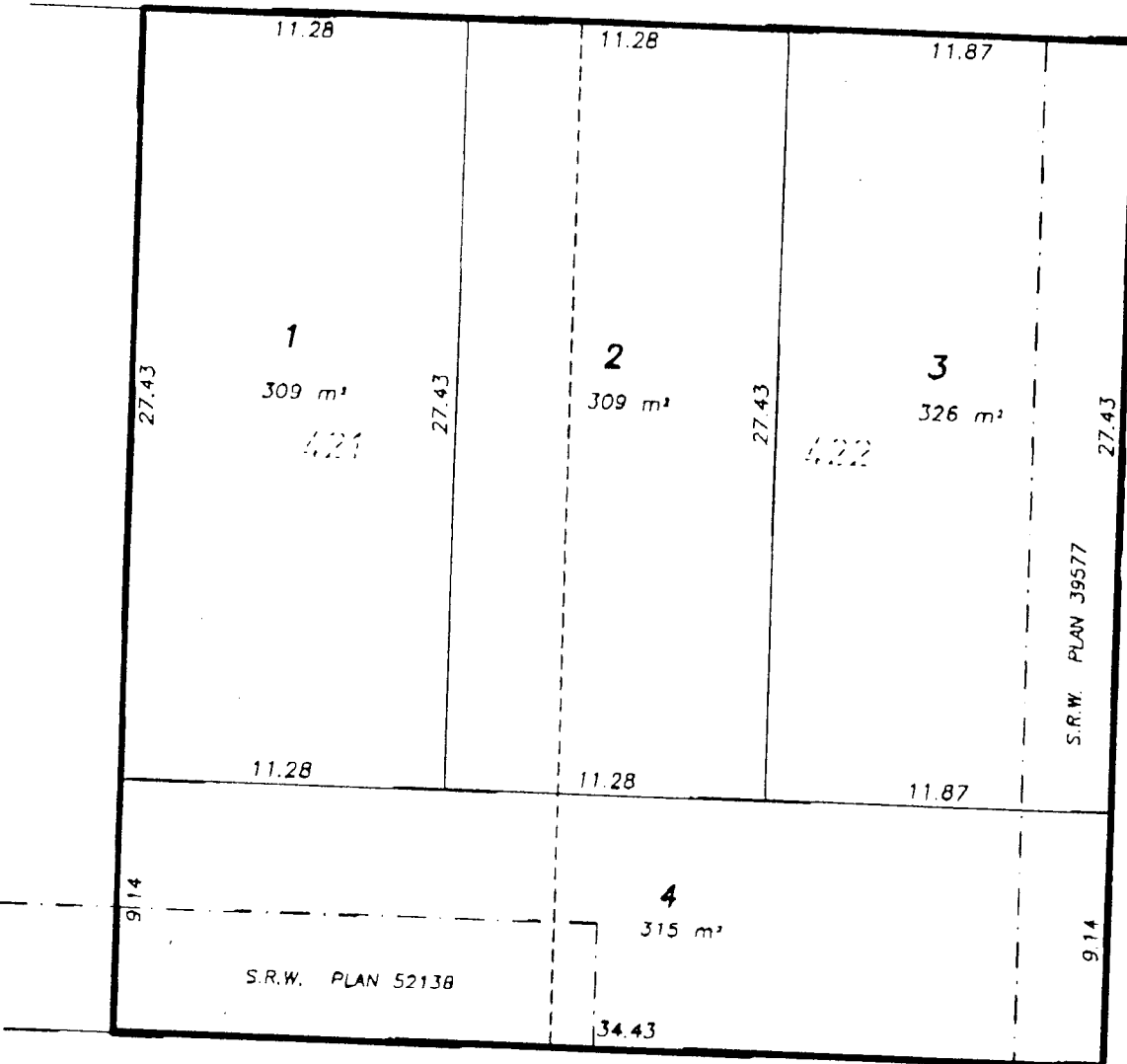
Note: Dimensions are in METRES

PLAN OF PROPOSED SUBDIVISION OF LOTS 421 AND 422 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 52137

4240 & 4260 GARRY STREET
RICHMOND, B.C.



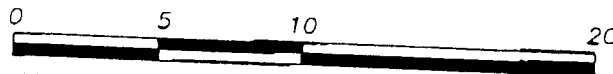
GARRY STREET



FENTIMAN PLACE

© 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. 2702
 Drawn By: JT

A
 SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

DIMENSION ACCORDING TO LAND TITLE OFFICE RECORDS.

DWG No. 2702-PROSUB-02

APRIL 22nd, 2005.

PRELIMINARY SUBDIVISION PLAN



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7964 (RZ 05-296540)
4240 & 4260 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. 001-503-545

Lot 421 Section 2 Block 3 North Range 7 West New Westminster District Plan 52137

P.I.D. 004-070-968

Lot 422 Section 2 Block 3 North Range 7 West New Westminster District Plan 52137

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7964”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>KE</i>
APPROVED by Director or Solicitor <i>UB</i>

MAYOR

CORPORATE OFFICER