



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To Planning Committee

From Raul Allueva
Director of Development

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)**

To Council - May 9, 2005
To Planning - May 3, 2005
Date: April 19, 2005

RZ 05-296867

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

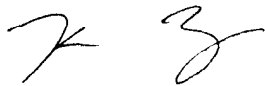
CONCURRENCE OF GENERAL MANAGER

| 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 |



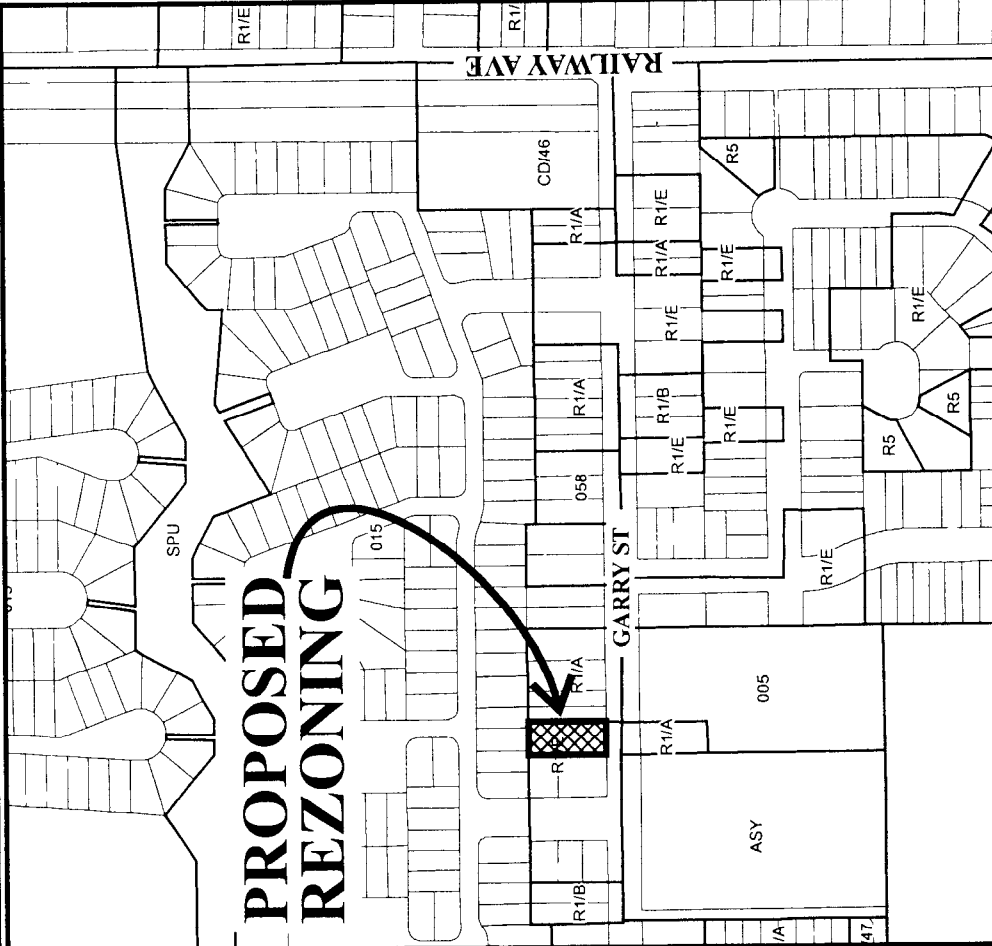
Kevin Eng
Planning Technician - Design
(Local 4626)

KE blg



City of Richmond

PROPOSED REZONING



WINDWARD GATE

| | | |
|-------|-------|-------|
| 15 51 | 11491 | 14 94 |
| | 11471 | 14 63 |
| | 11451 | 16 19 |

| | | | | | |
|-------|-------|-------|-------|-------|-------|
| 15 24 | 12 19 | 12 19 | 13 72 | 18 29 | 30 59 |
| 17 07 | 24 78 | 17 07 | 18 29 | 44 31 | 30 60 |
| 28 65 | 11488 | 24 78 | 45 63 | 44 39 | 30 59 |
| | | | 45 62 | 44 71 | 18 29 |

GARRY ST

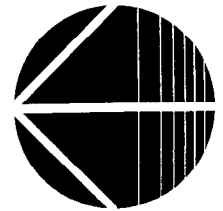
91 15
4360

18 90
4440

55 42

39 62

39 62

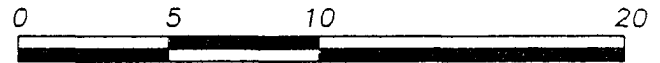
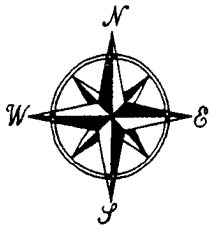


RZ 05-296867

Original Date 04/18/05

Revision Date

Note Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF LOT 66 EXCEPT:PART SUBDIVIDED BY PLAN 46667SECTION 2 BLOCK 3 NORTH RANGE 7 WESTNEW WESTMINSTER DISTRICT PLAN 34747SCALE: 1:250#4431 GARRY STREET,
RICHMOND, B CALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATEDN. 17.07m
OF BFILING
RD206910

LOT A

445 m²

LOT B

445 m²

67

PLAN 34747

REM. B

PLAN 24015

© 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 2705

Drawn By KA

GARRY STREET

DWG No. 2705-PRO-SUB

MARCH 30th, 2005

**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

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

MAY 9 2005

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

| |
|--|
| CITY OF RICHMOND |
| APPROVED by HB |
| APPROVED by Director or Solicitor RCA |

MAYOR

CITY CLERK