



**City of Richmond**  
Urban Development Division

**Report to Committee**  
**Fast Track Application**

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

*to Planning - June 21, 2005*  
**Date:** June 8, 2005

RZ 05-296540

*File: 12-8060-20-7964*

**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.

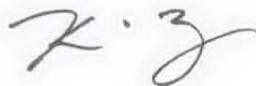
<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

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 <sup>2</sup> or 7,556 ft <sup>2</sup> 4260 Garry Street – 557 m <sup>2</sup> or 5,995 ft <sup>2</sup>
Land Uses	Existing – Single-family residential
	Proposed – Four single-family residential lots – Lots range in area from 309 m <sup>2</sup> (3,326 ft <sup>2</sup> ) to 326 m <sup>2</sup> (3,509 ft <sup>2</sup> )
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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<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 &amp; 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><b>Attachment 1</b> – Location Map; <b>Attachment 2</b> – Lot Size Policy 5471; <b>Attachment 3</b> – 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>



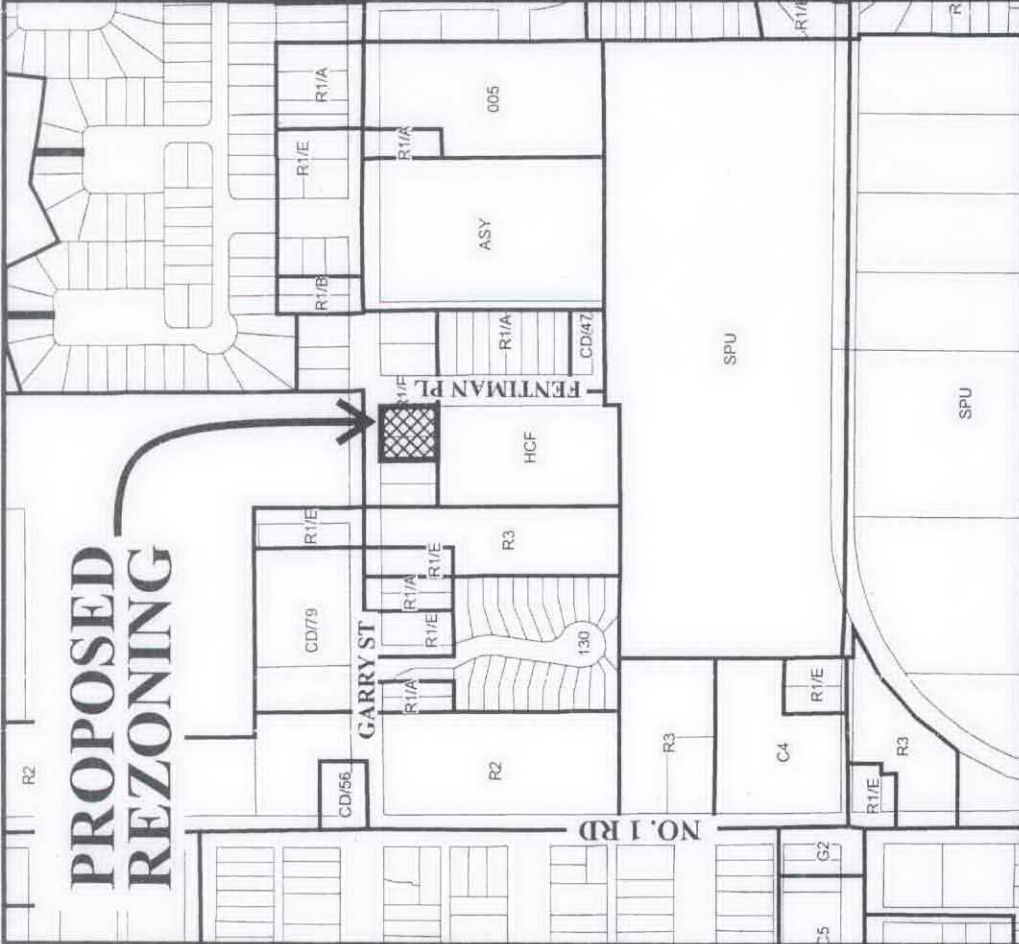
Kevin Eng  
Planning Technician - Design  
(4626)

KE:blg



# City of Richmond

## PROPOSED REZONING



14.36	14.36	21.34
33.53	33.53	33.53
4271	4291	4311
14.37	14.37	21.34
4251		
74.55		

### GARRY ST

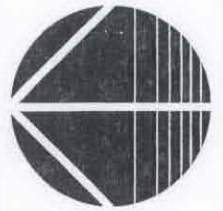
### FENTIMAN PL

94	14.94	20.12	21.34
220	4226	4280	4300
	36.58	36.58	36.58
94	14.94	20.12	21.34
	64.26	41.45	
		11760	11762

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

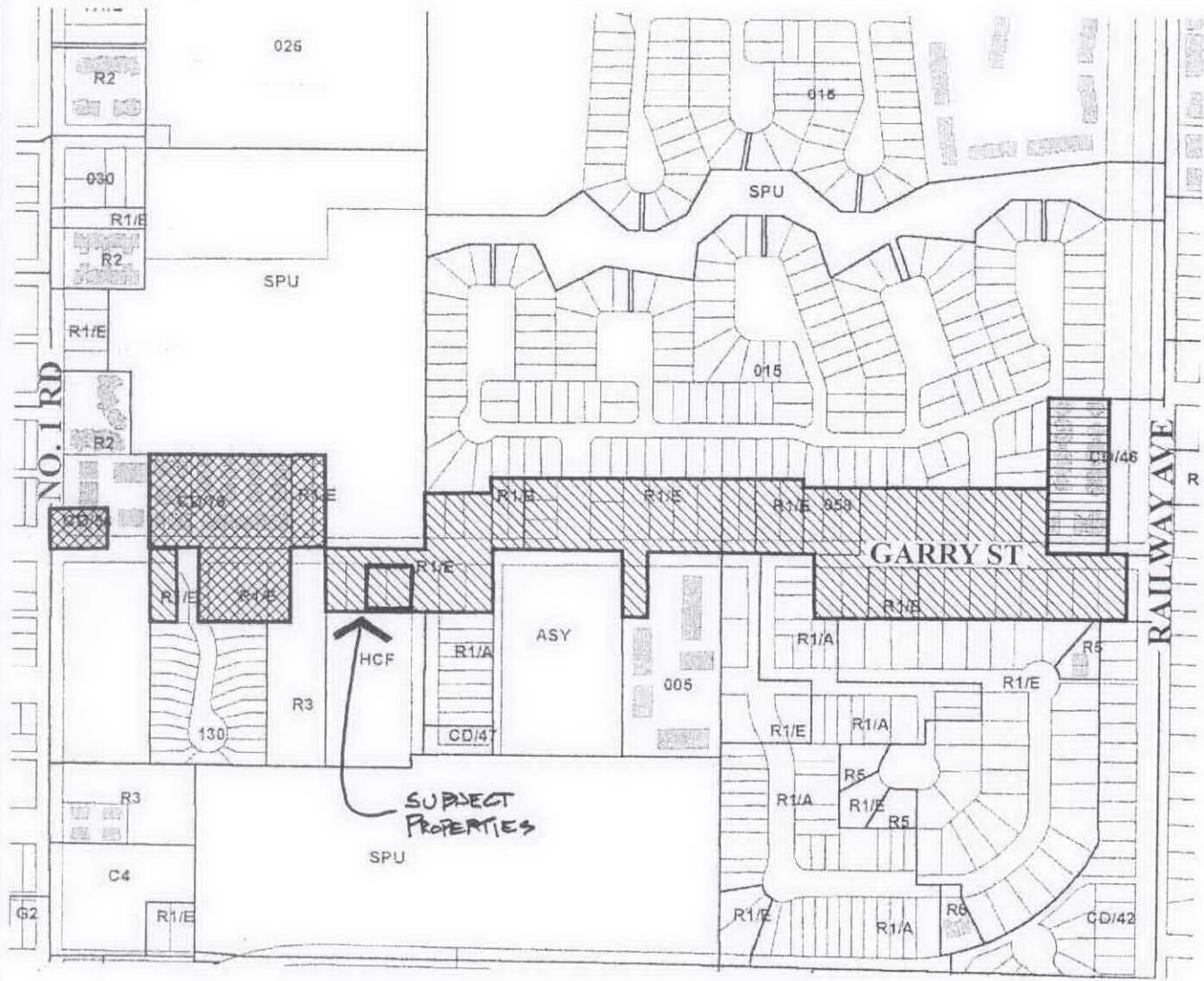
**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7****POLICY 5471:**



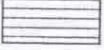
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

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

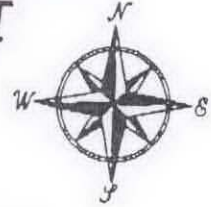
Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES

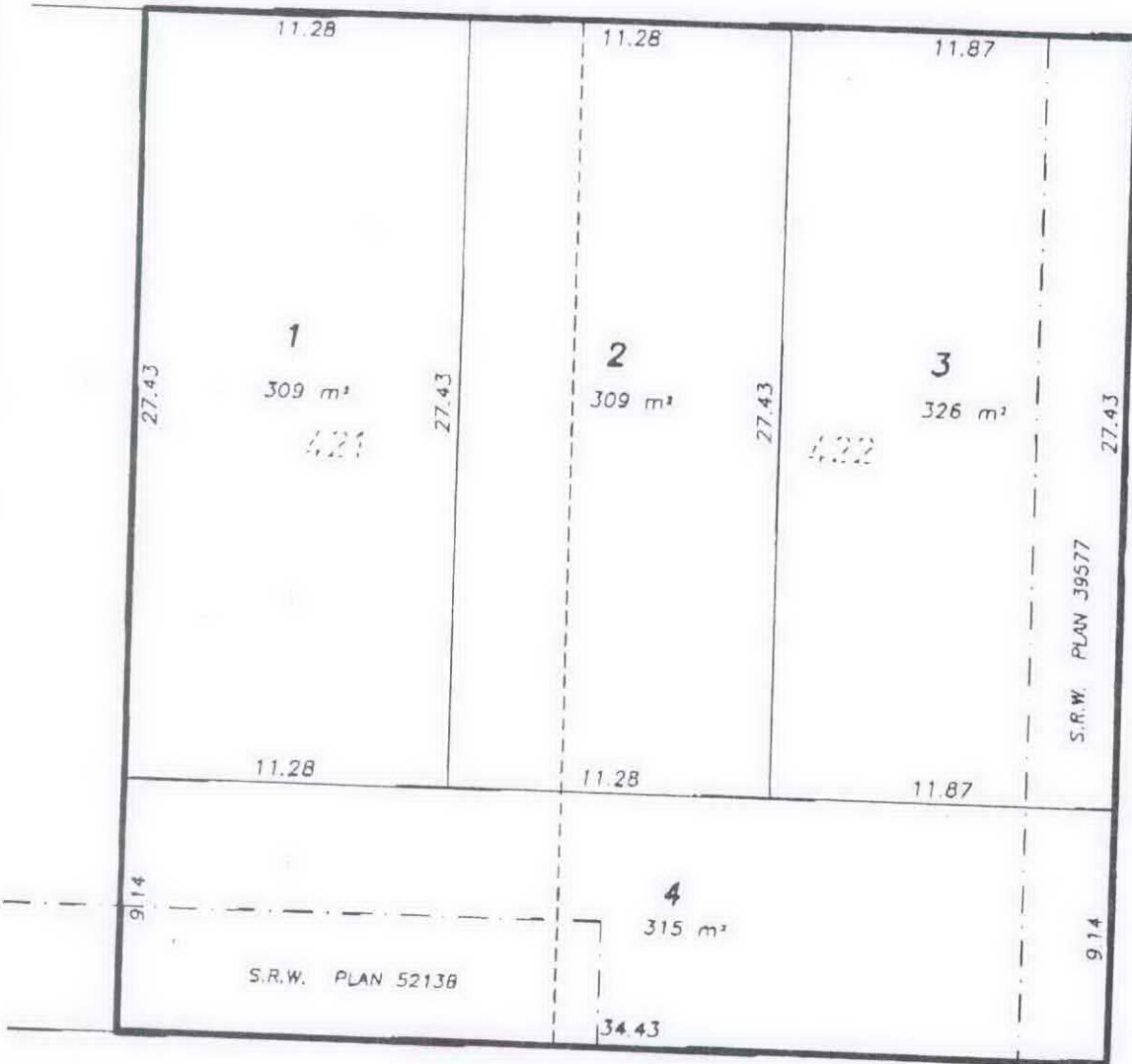
# PLAN OF PROPOSED SUBDIVISION OF LOTS 421 AND 422 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 52137

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

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\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER