



City of Richmond
Urban Development Division

Report to Committee Fast Track Application

To: Planning Committee

To Planning - June 22, 2004.
Date: June 1, 2004

From: Raul Allueva
Director of Development

RZ 04-270555

Re: **Application by Vignarajah Sellathurai for Rezoning at 4500 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

File: 12-8060-20-7747.

Staff Recommendation

That Bylaw No. 7747, for the rezoning of 4500 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Raul Allueva
Director of Development

RV:ke
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

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

- 6m lane dedication along the entire south property line.
- Registration of a Restrictive Covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational.
- Registration of a Restrictive Covenant ensuring that a single temporary vehicle access be provided for both future properties, which will be closed once the lane connects to a permanent access point and becomes operational.
- Payment of \$15,771.16 for Neighbourhood Improvement Charge fees for future lane construction.

Agreement by Applicant
Vignarajah Sellathurai

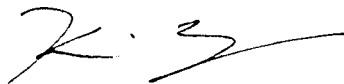
Item	Details
Application	RZ 04-270555
Location	4500 Steveston Highway
Owner	Vignarajah Sellathurai
Applicant	Vignarajah Sellathurai

Date Received	May 10, 2004
Acknowledgement Letter	May 25, 2004
Fast Track Compliance	June 1, 2004
Staff Report	June 1, 2004
Planning Committee	June 22, 2004

Site Size	826 m ² (8,891 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two (2) coach house lots (each approximately 356 m ² or 3,832 ft ²)* <i>*Excludes 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> – Coach House District (R9)
Planning Designations	Steveston Area Plan Land Use Map Designation – Single-Family
Related Policies	Arterial Road Redevelopment Policy – <i>Complies</i> . Lane Establishment Policy – <i>Complies</i> .
Surrounding Development	The south and north side of Steveston Highway contains a mix of new and older character single-family dwellings as well as stratified duplexes. Older Character single-family dwellings zoned under Land Use Contract 015 are located behind the subject site to the south.

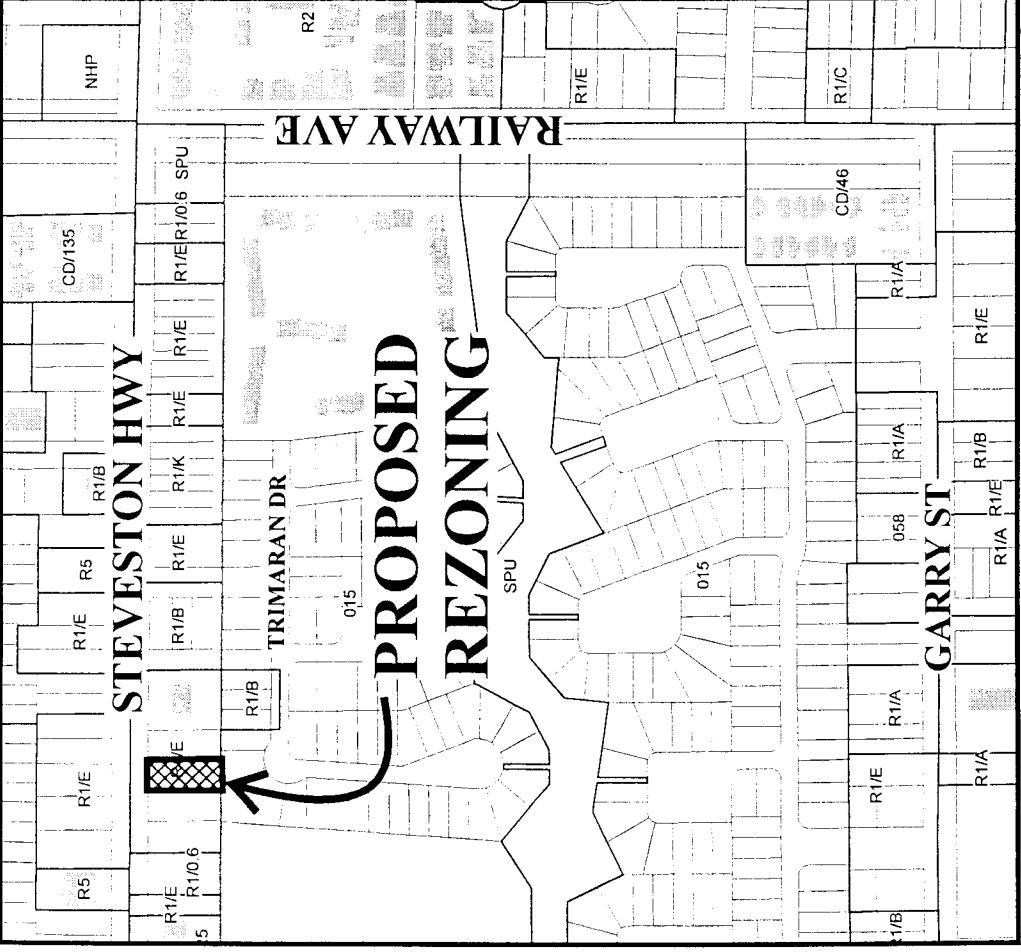
Staff Comments	<ul style="list-style-type: none"> An application to the west at 4400 Steveston Highway to rezone to R1 – 0.6 was approved by Council on January 26, 2004 (RZ 03-237986). Another application across the street to rezone 4471 Steveston Highway to Coach House District (R9) zone had a Public Hearing and 2nd and 3rd readings on April 19, 2004. The subject site's depth after the 6 m lane dedication will be approximately 38 m (125 ft.), which is adequate to accommodate the coach house above the garage and additional parking stall required for each proposed lot. Rezoning requirements and general conditions of subdivision are outlined in Attachment 2.
Analysis	<ul style="list-style-type: none"> The subject site is located along a portion of Steveston Highway where there have been numerous rezoning and subdivision applications to permit redevelopment of existing single-family lots. The proposal complies with all applicable City policies. A lane has been established from Trimaran Gate, with all properties between the subject lot and where the lane ends having redevelopment potential. If development applications continue to be received for properties along this portion of Steveston Highway, establishment of an operational lane may occur in the near future.
Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval

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

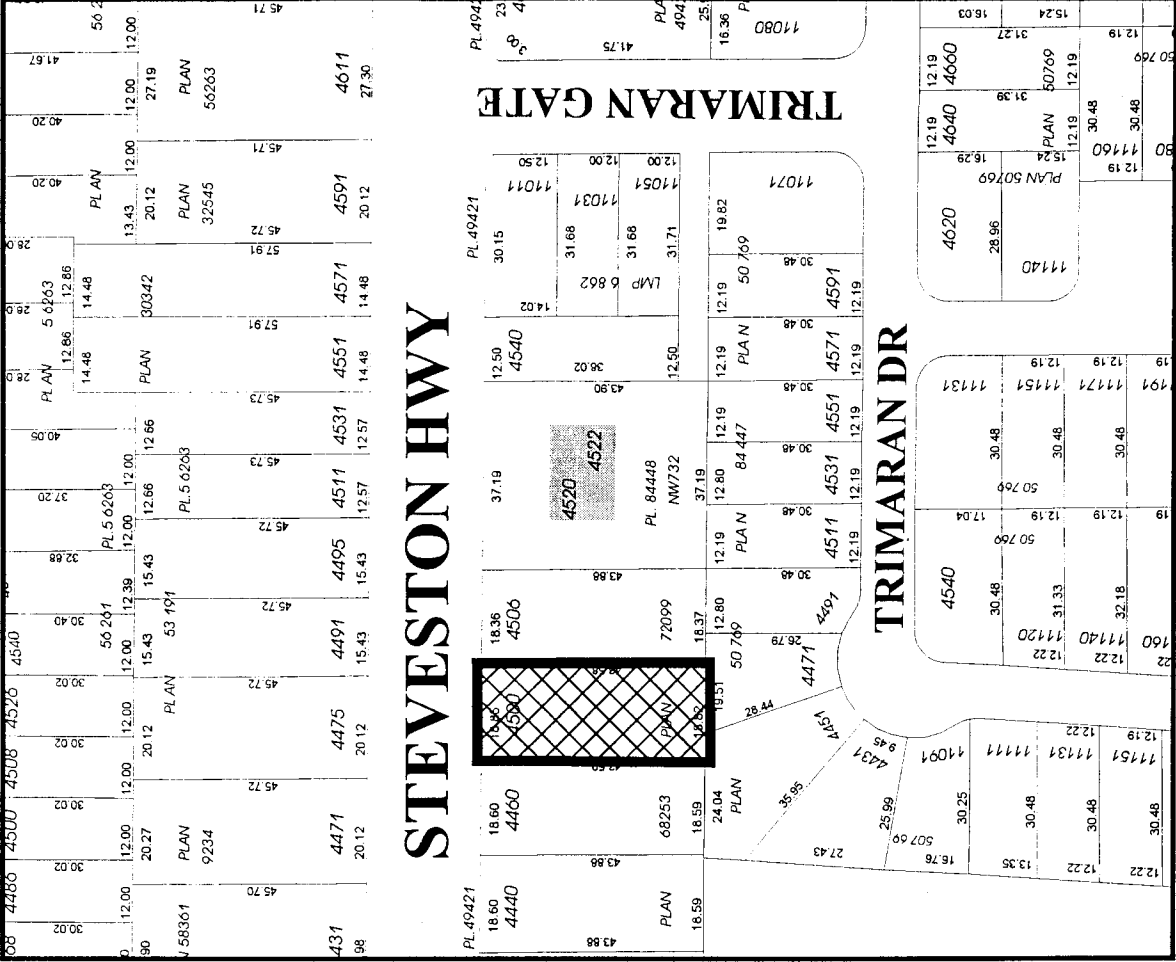




City of Richmond



**PROPOSED
REZONING**

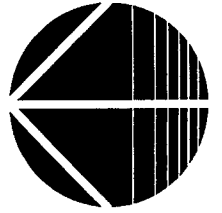


Original Date: 05/18/04
 Revision Date:

ATTACHMENT 1

RZ 04-270555

Note: Dimensions are in METRES



Rezoning Requirements and Conditions of Subdivision for 4500 Steveston Highway

The following are requirements to be fulfilled prior to Final Adoption of the rezoning:

1. 6 m lane dedication along the entire south property line.
2. Registration of a Restrictive Covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational.
3. Registration of a Restrictive Covenant ensuring that a single temporary vehicle access be provided for both future properties, which will be closed once the lane connects to a permanent access point and becomes operational.
4. Payment of \$15,771.16 for Neighbourhood Improvement Charge fees for future lane construction.

At future subdivision stage, the following is required:

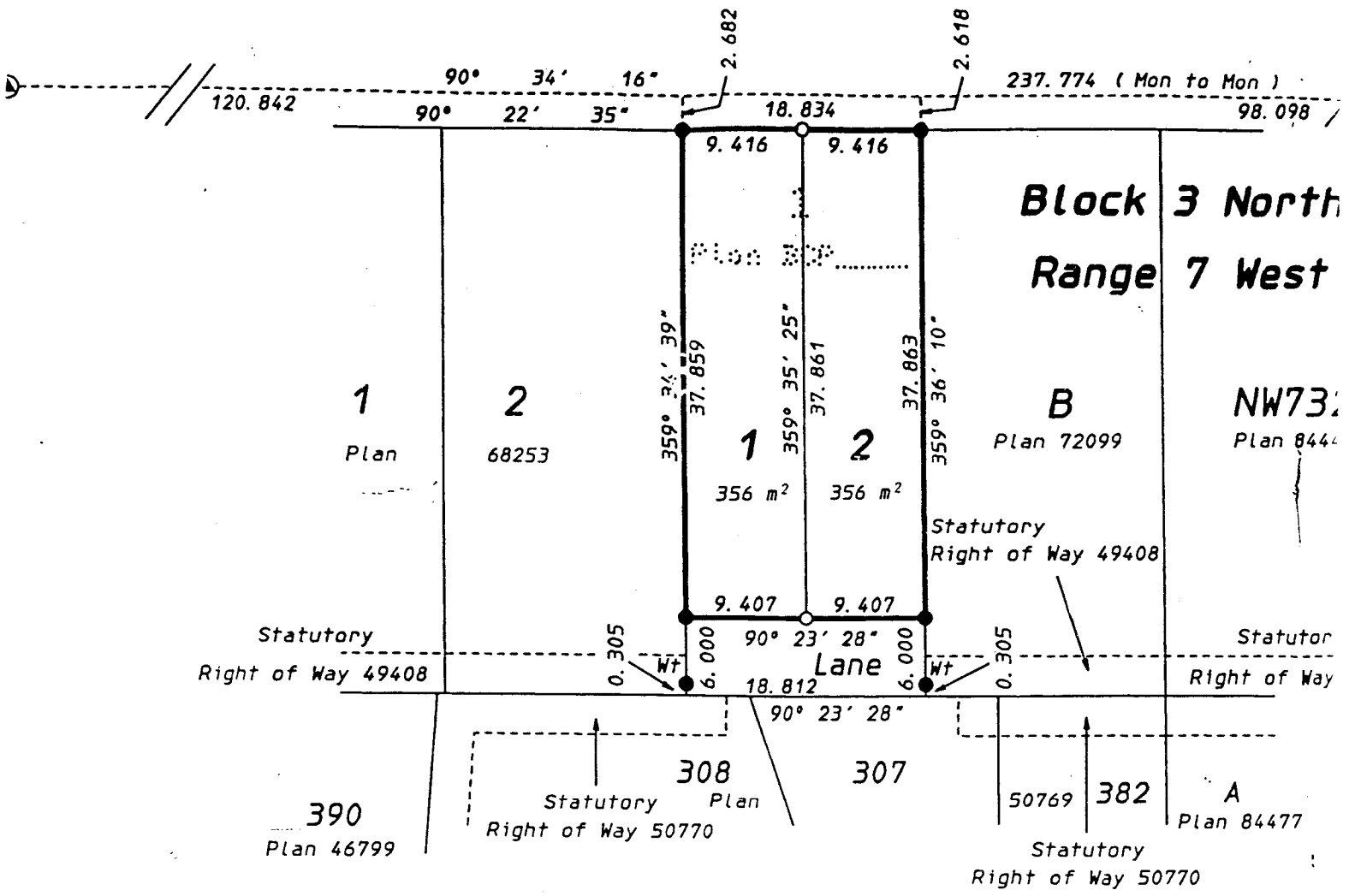
1. Provide a 4m cross access easement, centred on the new property line for the temporary driveway access from the street to the lane.
2. Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location.



4500 Steveston Hwy.

ATTACHMENT 3

Steveston Highway



Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7747 (RZ 04-270555)
4500 STEVESTON HIGHWAY**

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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 004-448-324

Lot "A" Section 2 Block 3 North Range 7 West New Westminster District Plan 72099

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7747"**.

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

MAYOR

CITY CLERK