



To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Shahin Ansari for Rezoning at 6100 Granville Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

To Council - July 26, 2004
To Planning - Jul 20, 2004
Date: June 30, 2004

RZ 04-271957

File: 12-8060-20-7711

Staff Recommendation

That Bylaw No. 7771, for the rezoning of 6100 Granville Avenue 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

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:

- 6 m 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 and that garage doors face the shared driveway access easement
- 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 \$19,156.68 for Neighbourhood Improvement Charge fees for future lane construction.

Agreement by Applicant
Shahin Ansari

Item	Details
Application	RZ 04-271957
Location	6100 Granville Avenue
Owner	John Allan
Applicant	Shahin Ansari

Date Received	June 2, 2004
Acknowledgement Letter	June 15, 2004
Fast Track Compliance	June 30, 2004
Staff Report	June 30, 2004
Planning Committee	July 20, 2004

Site Size	836 m ² (9,000 ft ²)
Land Uses	Existing – A single-family dwelling. Proposed – Two single-family residential lots (each approximately 349 m ² or 3,757 ft ²)* *Excludes lane dedication
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) Proposed – Single-Family Housing District (R1 – 0.6)
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 new duplex is located on the neighbouring lot to the west with an older single-family dwelling on the opposite side to the east. There are new single-family dwellings in behind the subject lot along Livingstone Place on smaller R1/B designated lots.

Staff Comments	<ul style="list-style-type: none"> • A majority of dwellings along Granville Avenue are older in character with the exception of one newer character dwelling located two lots to the east. There is a lane system established from Livingstone Gate to the east with all properties having redevelopment potential. • Land dedicated for a north-south lane access from Livingstone Place, which would service any future lane system running parallel to Granville Avenue, is located two properties to the east. Once enough properties have redeveloped along Granville Avenue, this north-south lane would provide an additional access and/or egress point from Livingstone Place. • Attachment 2 outlines rezoning requirements and general conditions of subdivision. Rezoning requirements include 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. • There is an open ditch along the Granville Avenue frontage located just south of the existing concrete sidewalk. The open ditch exists on lots to the west and east. Newer residential development to the east off Livingstone Gate has resulted in ditch infill and implementation of a storm sewer system. As all properties with open drainage ditches along this block have redevelopment potential, the collection of funds for future ditch infill as redevelopment occurs in the future is required. As a result, Neighbourhood Improvement Charge (NIC) fees will be collected for future ditch infill and implementation of a storm sewer system (refer to Attachment 2). NIC fees will be collected at subdivision stage.
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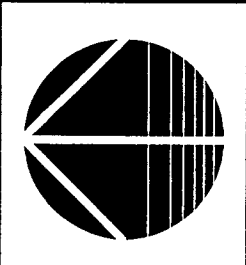
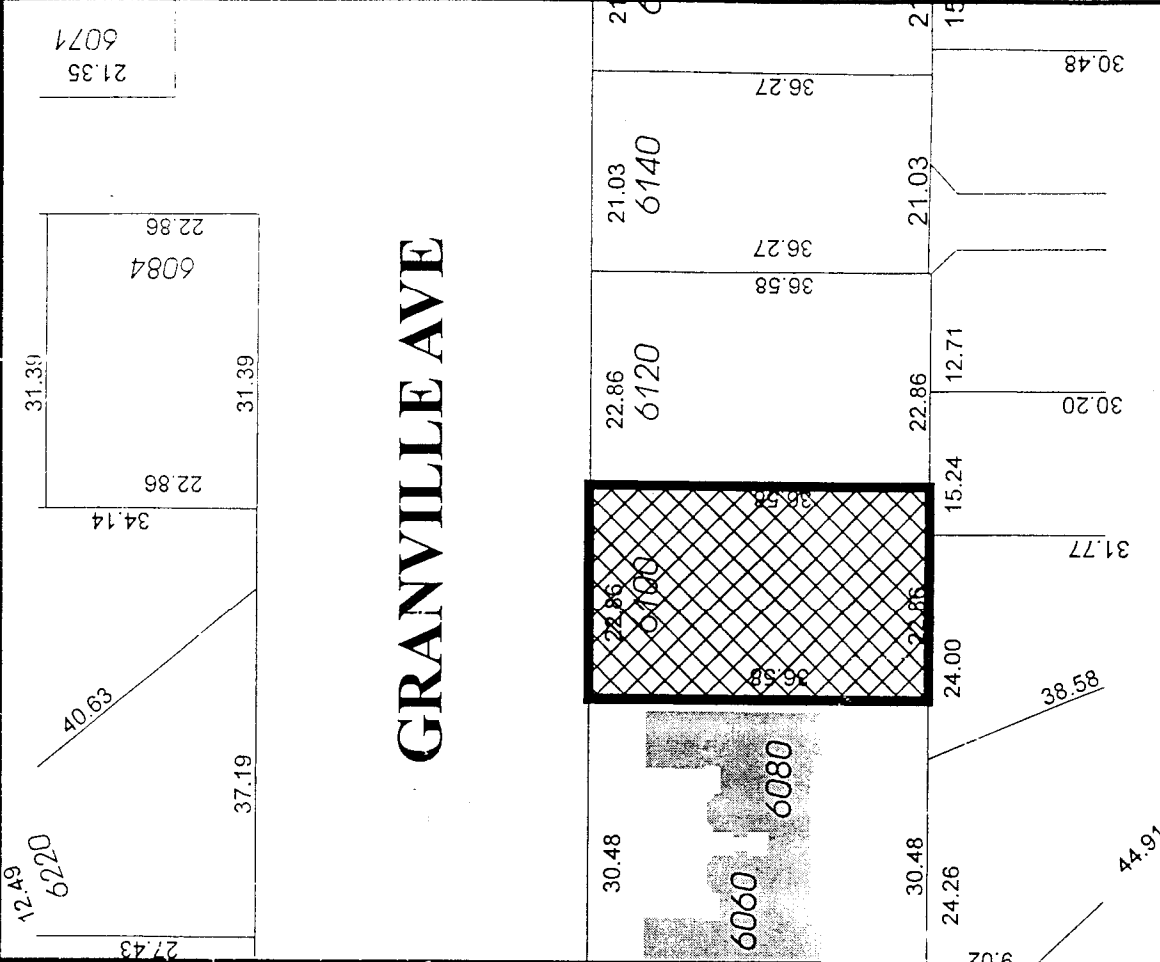
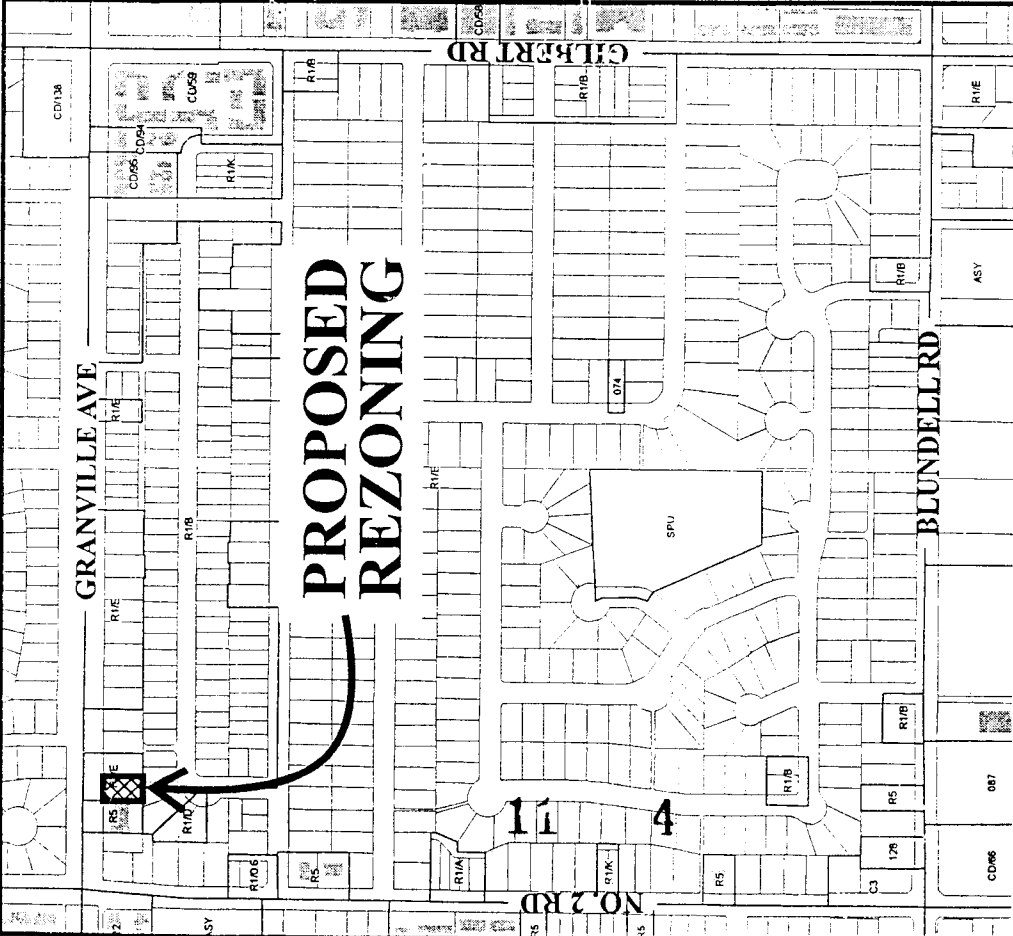
Analysis	A residential rezoning and subdivision is consistent with the Arterial Road Redevelopment and Lane Establishment Policies. Provisions for a future lane are being made in conjunction with this application, which is consistent with the form of residential development to the east, where single-family dwellings are serviced by an operational lane system accessed from Livingstone Gate. Staff support the proposal as it complies with all criteria and policies related to redevelopment along arterial roads.
Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision
Recommendation	Approval



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



City of Richmond



RZ 04-271957

ATTACHMENT 1

Original Date: 06/07/04
 Revision Date:
 Note: Dimensions are in METRES

Conditional Rezoning Requirements 6100 Granville Avenue RZ 04-271957

Prior to final adoption of Zoning Amendment Bylaw 7771, the developer is required to complete the following requirements:

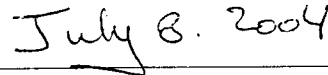
1. 6 m lane dedication along the entire south property line.
2. Registration of a restrictive covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational and that garage doors face the shared driveway access easement.
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 \$19,156.68 (\$838 per lineal metre) in Neighbourhood Improvement Charge fees for future lane construction.

Also note that the following will be required at time of subdivision:

1. Provide a 4 m 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.
3. Payment of \$9025.13 (\$394.80 per lineal metre) in Neighbourhood Improvement Charge fees for future ditch infill and implementation of storm sewer along the Granville Avenue frontage.



Signed



Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7771 (RZ 04-271957)
6100 GRANVILLE AVENUE**

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. 000-547-735

Lot 69 Section 18 Block 4 North Range 6 West New Westminster District Plan 17641

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7771”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 26 2004

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

MAYOR

CITY CLERK