



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

From: Raul Allueva
Director of Development

Re: Application by J.C. Tam & Associates for Rezoning at 3971 Pacemore 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: July 7, 2004

RZ 04-272541

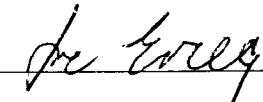
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Staff Recommendation

That Bylaw No. 7776, for the rezoning of 3971 Pacemore 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



Item	Details
Application	RZ 04-272541
Location	3971 Pacemore Avenue
Owner	K.C. Lew; C.P. Ip
Applicant	J.C. Tam & Associates (Johnson Tam)

Date Received	June 16, 2004
Acknowledgement Letter	June 30, 2004
Fast Track Compliance	July 7, 2004
Staff Report	July 7, 2004
Planning Committee	July 20, 2004

Site Size	674 m ² (7,255 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two single-family lots each approximately 306 m ² (3,294 ft ²) and 361 m ² (3,886 ft ²) in size.
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) <i>Proposed</i> – 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	Older character single-family dwellings are located to the immediate north and across No. 1 Road to the east. There are a few new dwellings to the south on the opposite side of Pacemore Avenue and within the existing residential neighbourhood to the west behind the subject site. Newly constructed dwellings on subdivided lots are located further north.

Staff Comments	<ul style="list-style-type: none"> • The subject site is located along a portion of No. 1 Road where numerous rezoning and subdivision applications have been approved to the north. Redevelopment and construction of new single-family dwellings on subdivided lots is currently ongoing in this area. • The subject site is serviced by an existing lane, which is not currently built to City standards. • Although the lane and Pacemore Avenue frontages are to be constructed at subdivision through a Servicing Agreement, staff explored the possibility of implementing the current lane standard further north due to the amount of redevelopment activity already undertaken along this portion of No. 1 Road and subsequent Neighbourhood Improvement Charge fees collected. Upon review of this, there is the possibility for inclusion in the 2005 capital works program as staff will undertake the necessary requests to determine the feasibility of this. • Attachment 2 outlines some requirements to be completed at future subdivision stage. These generally relate to entering into a Servicing Agreement for the design and construction of frontage upgrades along Pacemore Avenue and lane works to City standards.
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Analysis	<ul style="list-style-type: none">• This is a straightforward application to rezone and subdivide a corner property to permit the creation of two new single-family lots. Of the nine properties eligible for residential redevelopment along No. 1 Road between Pacemore Avenue and Blundell Road, five have approved rezonings.• Staff support the application as it complies with all relevant policies and is consistent with the direction of development already undertaken.
Attachments	Attachment 1 – Location Map; Attachment 2 – General Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval



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

Conditional Subdivision Requirements
3971 Pacemore Avenue RZ 04-272541

At future subdivision stage along with standard servicing costs and fees, the following is required:

1. Registration of a restrictive covenant ensuring that the only means of access for the proposed new corner lot is to the existing lane and that there be no access to Pacemore Avenue.
2. Dedicate a 4 m x 4 m corner cut at No. 1 Road and Pacemore Avenue.
3. Enter into a Servicing Agreement* (additional \$1,000 application fee) for the design and construction of improvements along the Pacemore Avenue frontage and the existing lane along the rear (west) property line. Pacemore Avenue Works include road widening, curb & gutter, creation of a 2 m grass and treed boulevard complete with davit arm street lighting. Laneworks include the creation of a 5.1 m wide asphalt lane with roll curb and gutter on both sides, post top street lighting and storm sewer.

* Note: This requires a separate application.


Signed _____

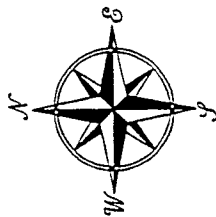
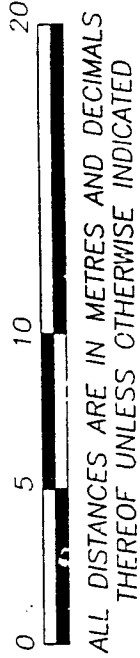
July 7, 2004
Date _____

51064-71827

PROPOSED SUBDIVISION PLAN OF LOT 11 SECTIONS 21 AND 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 18098

3971 PACEMORE AVENUE
RICHMOND, B.C.
P.I.D. 000-611-018

SCALE: 1:250



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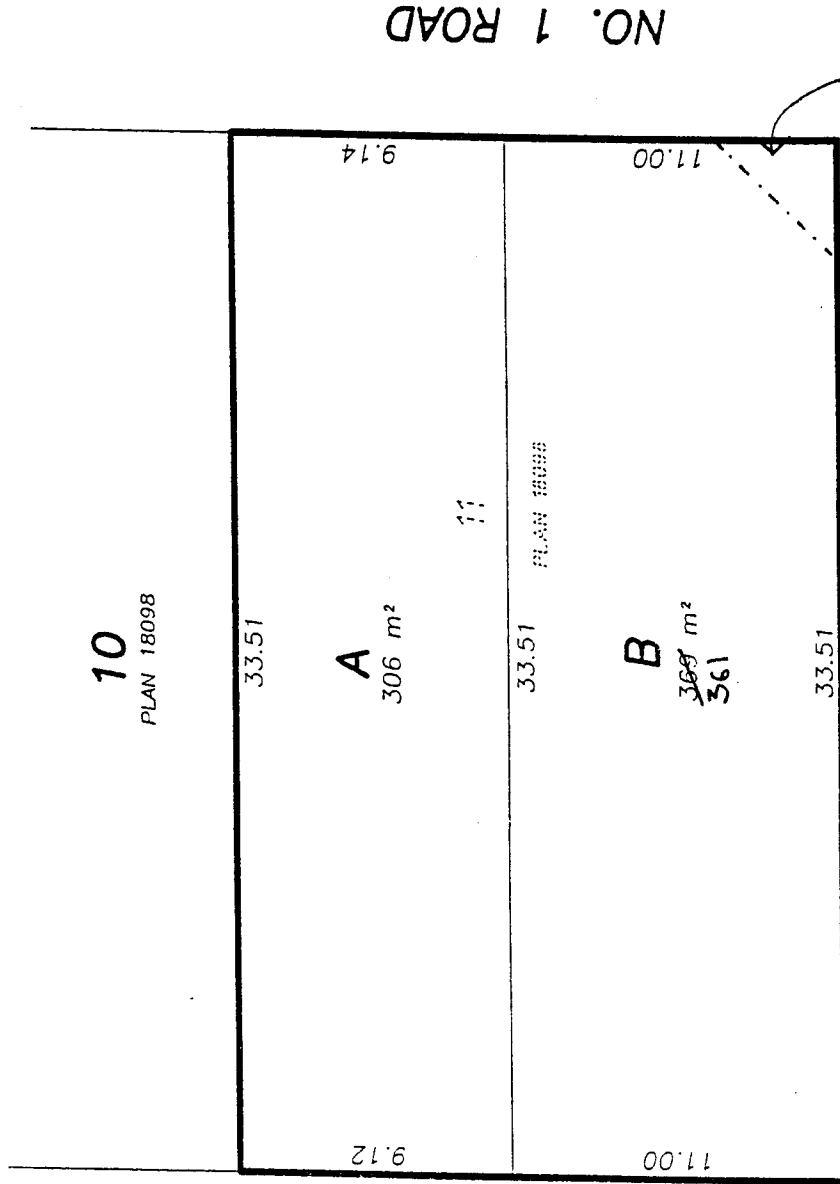
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 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2474
 Drawn By: JT

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

ATTACHMENT 3

MAY 27th, 2004.



DWG No. 2474-PRO-SUB



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7776 (RZ 04-272541)
3971 PACEMORE 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. 000-611-018

Lot 11 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 18098

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7776”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUL 26 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK