



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

Date: July 13, 2004

From: Raul Allueva
Director of Development

File: RZ 04-269537

Re: Application by Elegant Development Inc. for Rezoning at 6791 and 6811 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)

Staff Recommendation

That Bylaw No. 7780, for the rezoning of 6791 and 6811 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

RA:blg
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 north property line of 6791 and 6811 Steveston Highway as well as a 4 m x 4 m corner cut at the Steveston Highway and Gilbert Road intersection.

Agreement by Applicant
Jay Minhas

Item	Details
Application	RZ 04-269537
Location	6791 & 6811 Steveston Highway
Owner	6791 Steveston Highway – Elegant Development Inc.; Narayan Ent. Ltd. 6811 Steveston Highway – M. Atkinson
Applicant	Elegant Development Inc. (Jay Minhas)

Date Received	April 22, 2004
Acknowledgement Letter	May 11, 2004
Fast Track Compliance	July 15, 2004
Staff Report	July 15, 2004
Planning Committee	August 04, 2004

Site Size	6791 Steveston Highway – 825 m ² (8,880 ft ²) 6811 Steveston Highway – 820 m ² (8,826 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling on both properties <i>Proposed</i> – Four coach house lots: Three lots approximately 336 m ² (3,617 ft ²); One lot approximately 400 m ² (4,306 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	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	Located at the corner of Steveston Highway and Gilbert Road with both properties front onto Steveston Highway. Single-family dwellings to the immediate west and north are older in character.

Staff Comments	<ul style="list-style-type: none"> Property two lots to the north was rezoned and subdivided in 2003 with two single-family dwellings currently under construction. Provision for a rear lane was made with this past application (10931 Gilbert Road; RZ 03-238448). Staff received the initial application in April, however, fast track processing of the development application could not proceed until confirmation of the neighbouring property's inclusion in this application. As the subject properties are at a corner locale, implementation of an operational laneway accessed from Gilbert Road is required. Transportation staff have reviewed the proposal and location of the lane access with no objections noted. The laneway established along the north property line would serve as the permanent access to lots redeveloping along Steveston Highway and Gilbert Road. All properties fronting Gilbert road to the north have redevelopment potential. Staff note that two properties containing older dwellings adjacent to 6791 Steveston Highway (westerly property) are too narrow to rezone and subdivide on their own, therefore a consolidation is required to facilitate redevelopment to achieve one additional lot. Transportation and Engineering staff have identified that this site could be a possible candidate as a pilot project for the new experimental lane standard. The feasibility of this can be determined through the Servicing Agreement. Attachment 2 outlines rezoning requirements and items to be addressed at subdivision.
----------------	---

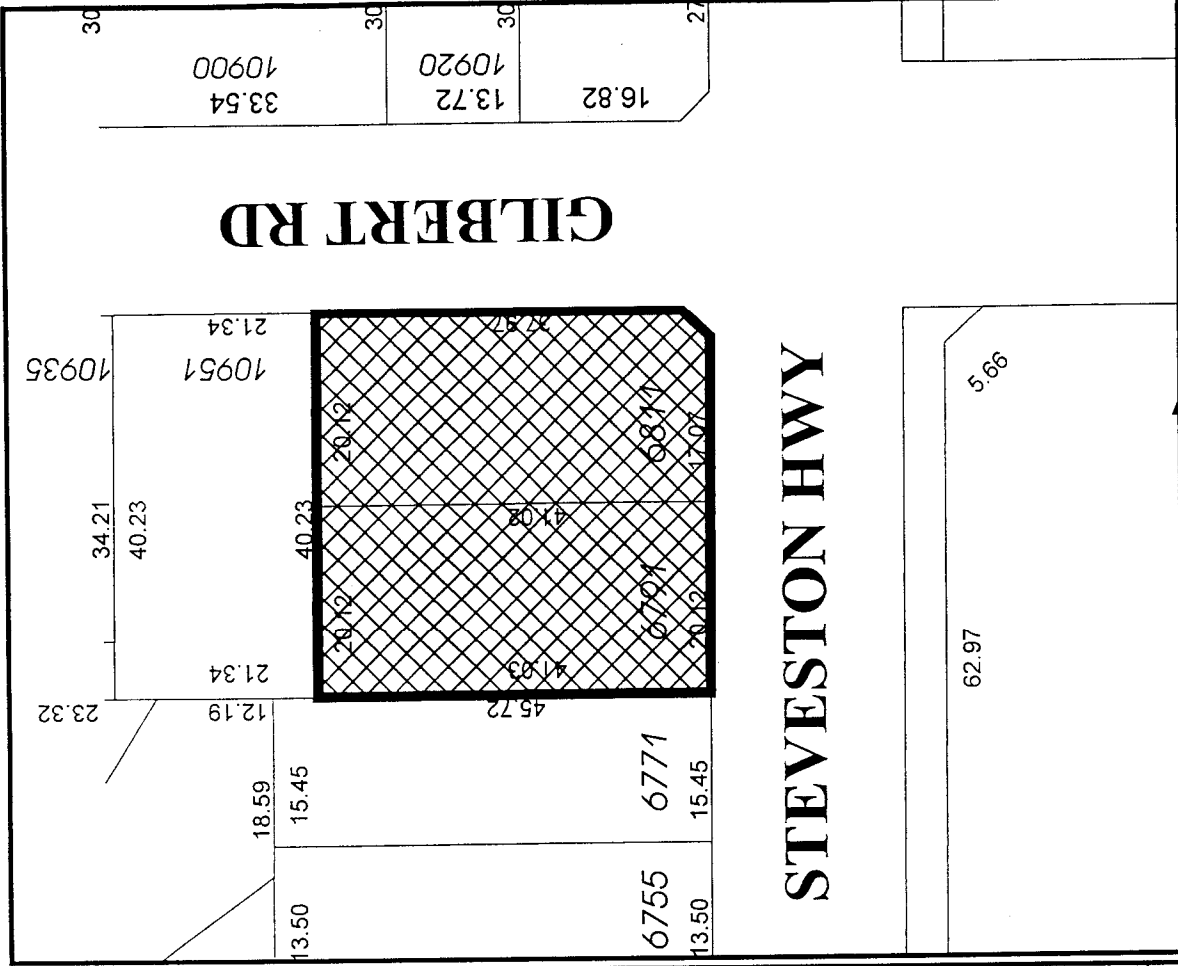
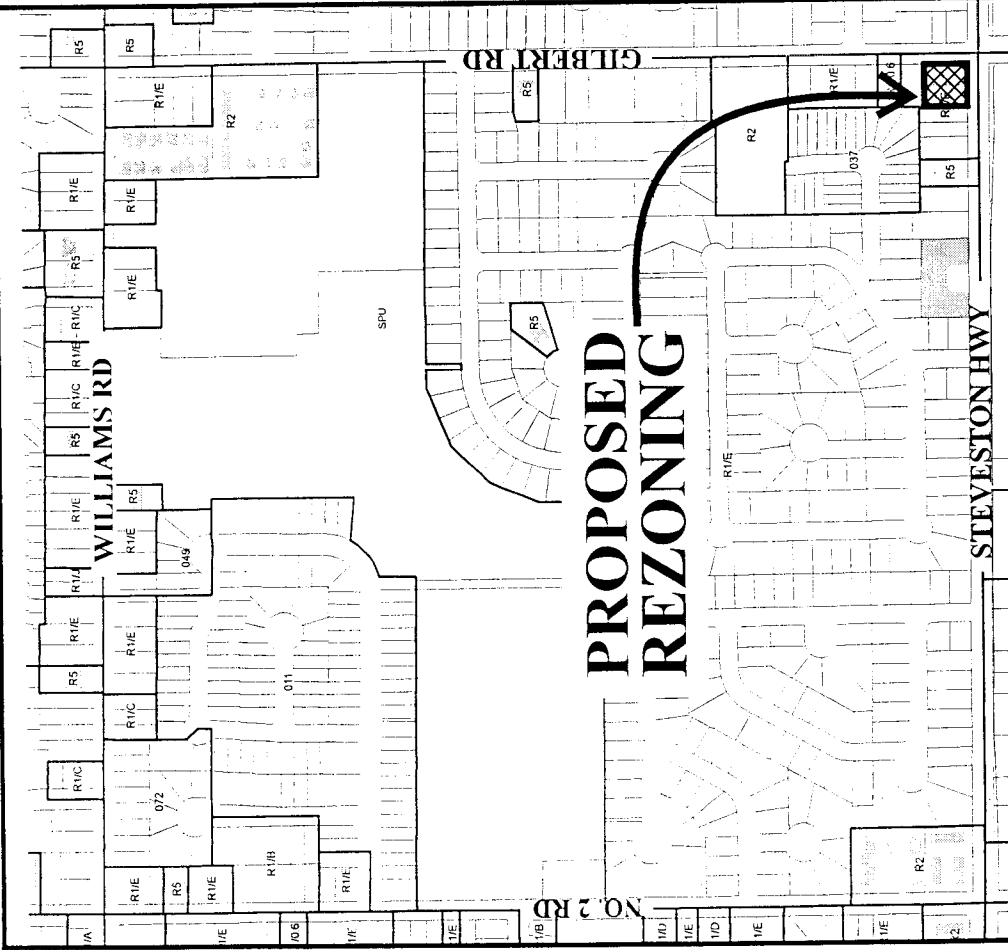
<p>Analysis</p>	<ul style="list-style-type: none"> • The depth and area of the subject properties is considered adequate to accommodate coach house units above the garage and the additional required parking stall. • The proposal for four coach house lots complies with all applicable policies and provides an opportunity to establish a permanent lane access for properties redeveloping along Steveston Highway and Gilbert Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan</p>
<p>Recommendation</p>	<p>Approval</p>



Kevin Eng
Planning Technician – Design
(Local 4626)



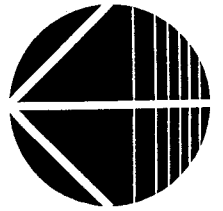
City of Richmond



ATTACHMENT 1

Original Date: 04/30/04
 Revision Date: 07/20/04
 Note: Dimensions are in METRES

RZ 04-269537



**Conditional Rezoning Requirements
6791 & 6811 Steveston Highway RZ 04-269537**

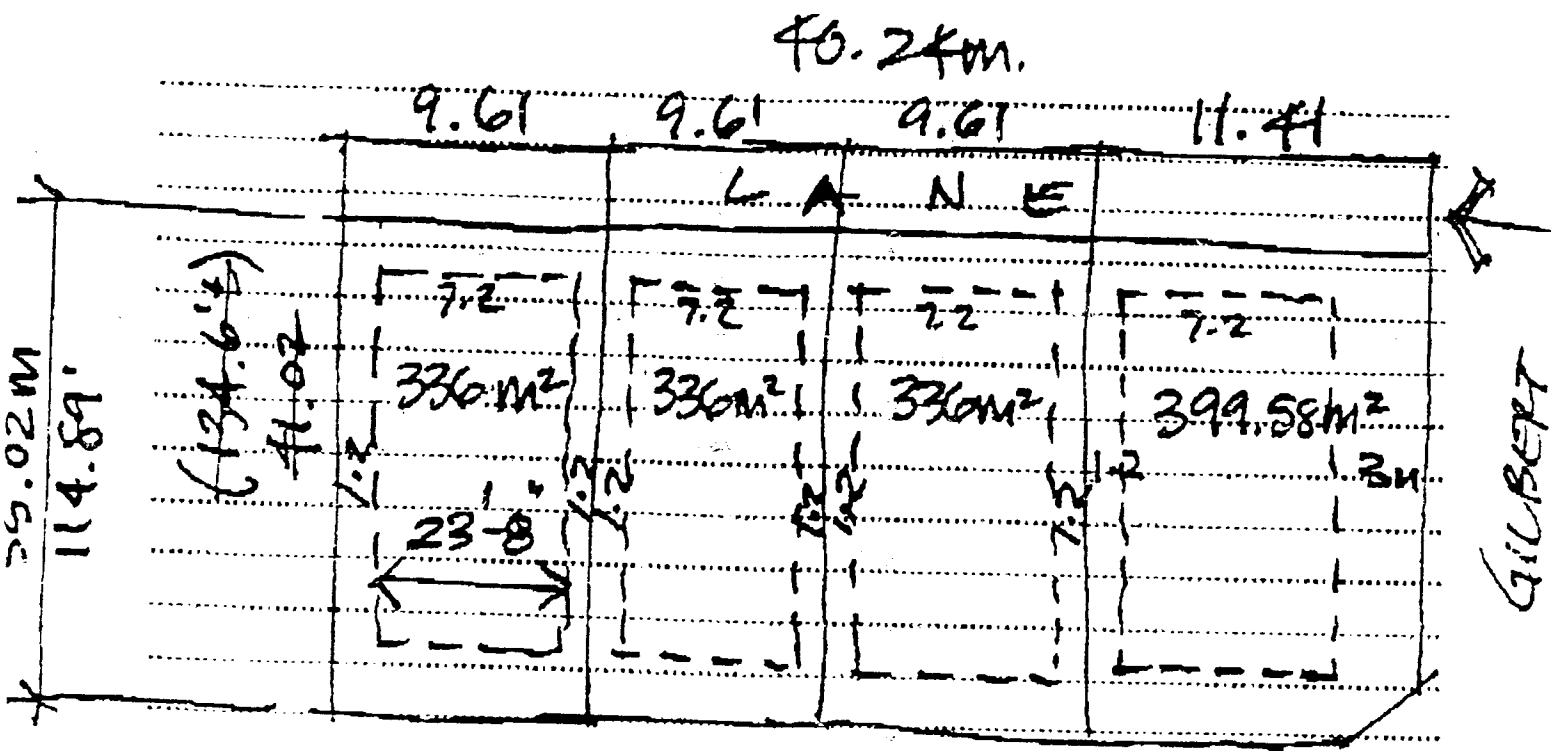
Prior to final adoption, the developer is required to complete the following requirements:

1. 6 m lane dedication along the entire north property line of 6791 & 6811 Steveston Highway as well as a 4 m x 4 m corner cut at the Steveston Highway and Gilbert Road intersection.

Please also note that the following will be a requirement of future subdivision:

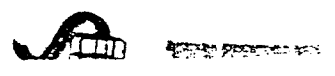
1. Enter into a Servicing Agreement* (\$1,000 Application Fee) for the design and construction of laneworks complete with 5.1 m wide lane pavement with roll curb & gutter on both sides, storm sewer and post top street lighting. These works are to be done at the developer's cost. Staff have identified that this site is a possible candidate as a pilot project for the new experimental lane standard. Whether the lane will be to the existing standard or new experimental standard is to be determined through the processing of the Servicing Agreement.

* Note: This requires a separate application.



4 LOTS: 3 @ 9.61m
1 @ 11.41m.

WIDTH OF HOUSE: 23'-8"



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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7780 (RZ 04-269537)
6791 & 6811 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. 010-168-541

Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan 16313

P.I.D. 004-871-588

Lot 549 Section 31 Block 4 North Range 6 West New Westminster District Plan 46915

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7780”**.

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
<i>[Signature]</i>

MAYOR

CITY CLERK