



To: Planning Committee **Date:** July 13, 2004
From: Raul Allueva **File:** RZ 04-272324
Director of Development
Re: **Application by Elegant Development Inc. for Rezoning at 9211**
Steveston Highway from Single-Family Housing District, Subdivision
Area E (R1/E) to Single-Family Housing District (R1 - 0.6)

Staff Recommendation

That Bylaw No. 7781, for the rezoning of 9211 Steveston Highway 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

KE: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.
- 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 \$18,134.32 for Neighbourhood Improvement Charge (NIC) fees for future lane construction.

Agreement by Applicant
Jay Minhas

Item	Details
Application	RZ 04-272324
Location	9211 Steveston Highway
Owner	T. & R. Nakagaki
Applicant	Elegant Development Inc. (Jay Minhas)

Date Received	June 10, 2004
Acknowledgement Letter	June 30, 2004
Fast Track Compliance	July 13, 2004
Staff Report	July 13, 2004
Planning Committee	August 4, 2004

Site Size	792 m ² (8,525 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two single-family lots each approximately 331 m ² (3,563 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> – 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	Single-family dwellings along this portion of Steveston Highway are generally older in character. Mortfield Gate is located one property to the east. The Buddhist Temple is located on the opposite side of Steveston Highway.

Staff Comments	<ul style="list-style-type: none"> As the subject lot is located next to a corner property, staff requested that the applicant contact the property to the east and determine if they are interested in redevelopment. This would facilitate immediate implementation of the lane and avoid the requirement for temporary shared driveways. The property owner of 9231 Steveston Highway is not interested in redeveloping at this time. Staff note that this corner property does have redevelopment potential and could apply for rezoning in the future. An application for a residential subdivision, four lots to the west at 9091 Steveston Highway cleared Public Hearing on June 21/04 (ref. file RZ 04-268084). As all properties along this section of Steveston Highway between Mortfield Gate and the Garden City Road right-of-way have redevelopment potential, establishment of an operational laneway remains possible in the future. Attachment 2 outlines rezoning requirements and issues to be addressed at subdivision stage.
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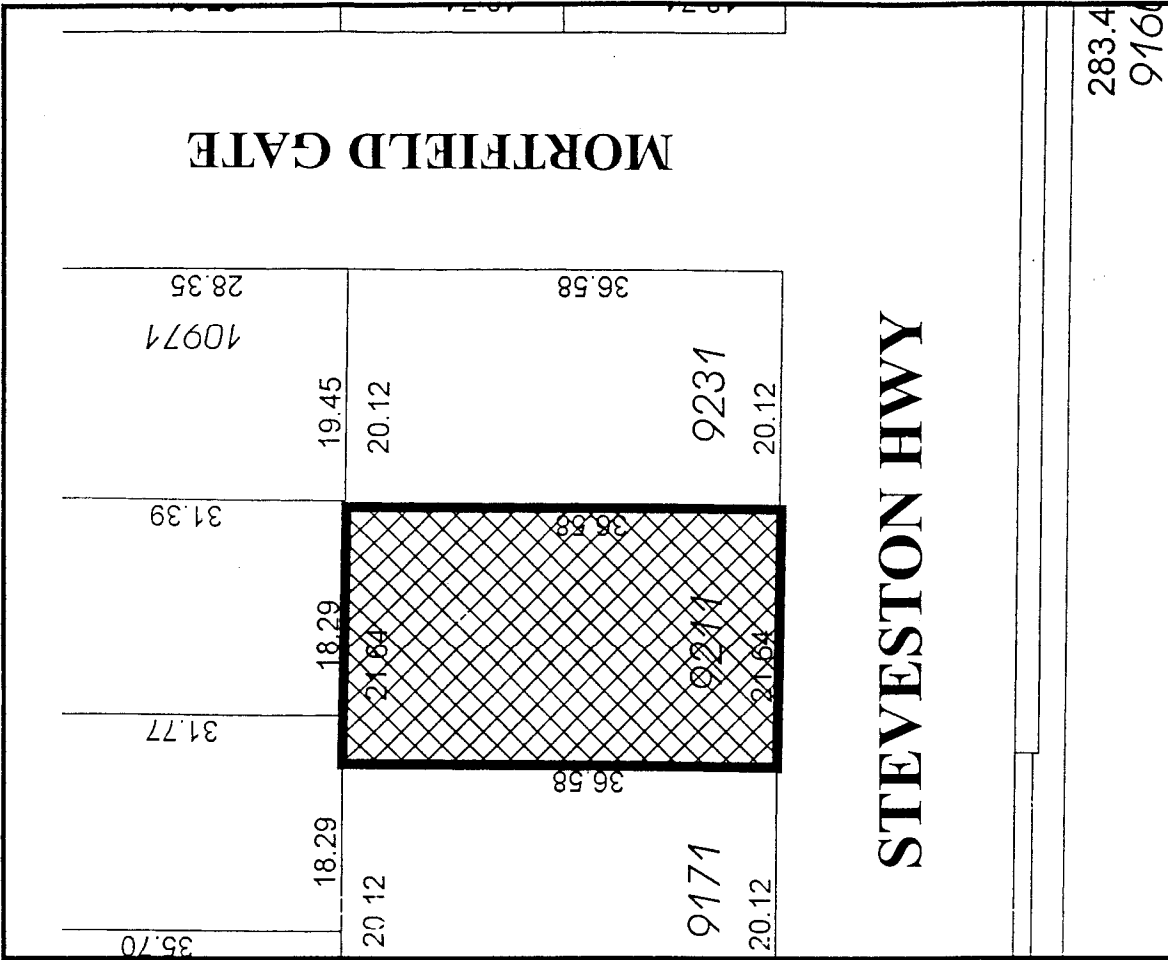
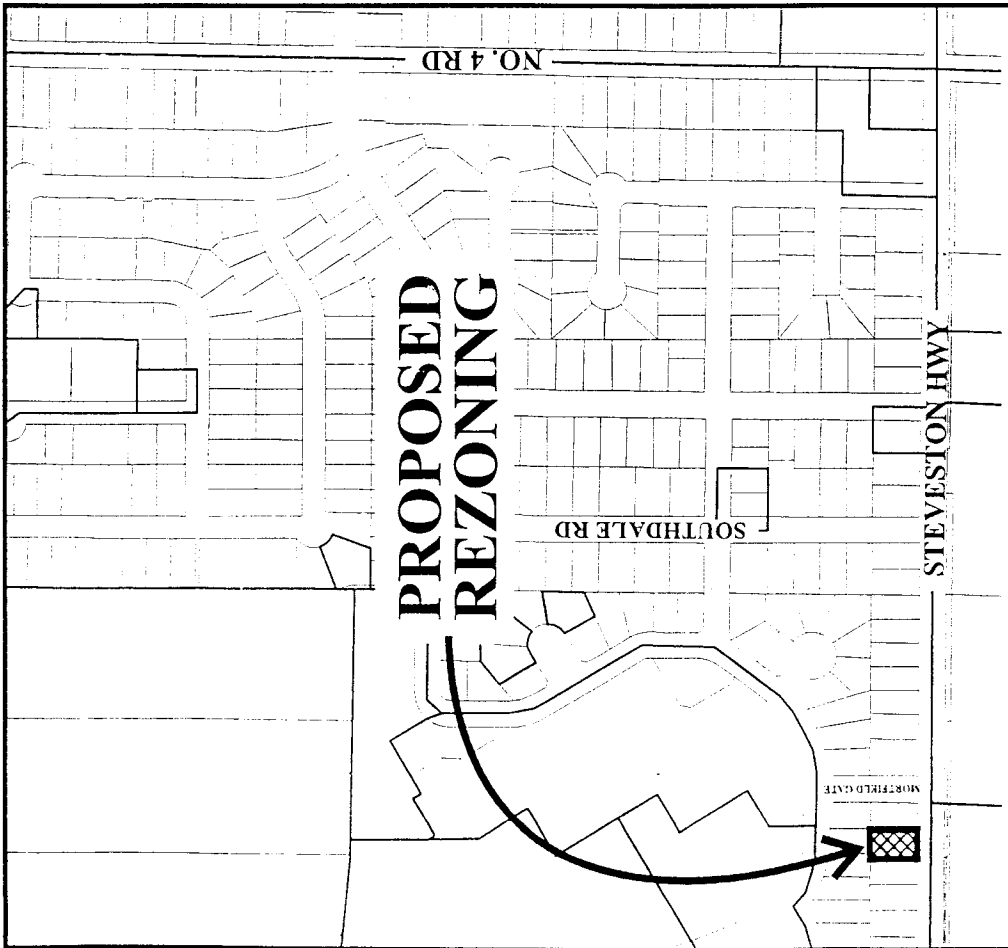
Analysis	The proposal for a two-lot residential subdivision with a temporary shared driveway to Steveston Highway and provisions for a future lane complies with the Arterial Road Redevelopment and Lane Establishment Policies. On this basis, staff support the application.
Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval

Kevin Eng
Planning Technician – Design
(Local 4626)





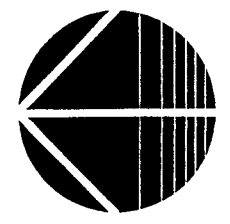
City of Richmond



ATTACHMENT 1

Original Date: 06/30/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-272324



**Conditional Rezoning Requirements
9211 Steveston Highway RZ 04-272324**

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

1. 6 m lane dedication along the entire north 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 \$18,134.32 for Neighbourhood Improvement Charge fees for future lane construction.

Also note that the following will be required at subdivision:

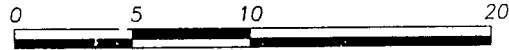
1. Provide a 4 m cross access easement, centred on the new property line, for the temporary shared driveway between the street and the lane.
2. Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location.
3. Staff note that there is an existing street light located near the centre of the property that will need to be relocated to accommodate the temporary driveway access. This is to be done at the developer's cost.

DL 01-2 12077

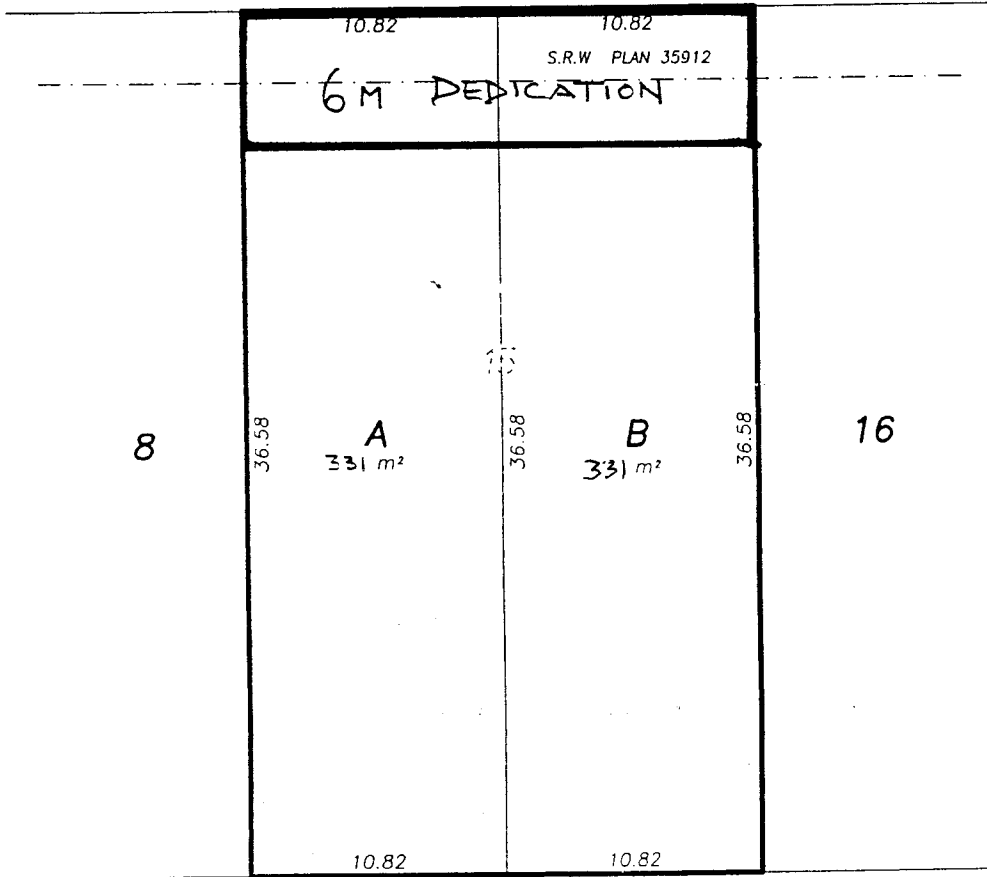
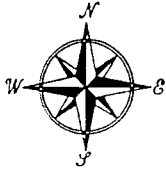
PROPOSED SUBDIVISION PLAN OF LOT 15 ATTACHMENT 3
SECTION 34 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN 17430

P.I.D. 000-777-021
#9211 STEVESTON HIGHWAY
RICHMOND, B.C.

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



STEVESTON HIGHWAY

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E-mail: jctam@telus.net
Job No. 2507
Drawn By: JT

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

DWG No. 2507-PRO

June 8th, 2004.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7781 (RZ 04-272324)
9211 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 **SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**.

P.I.D. 000-777-021

Lot 15 Section 34 Block 4 North Range 6 West New Westminster District Plan 17430

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7781”**.

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