



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: August 23, 2002
File: RZ 01-196022
Re: **APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 8300 & 8320 RYAN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Bylaw No. 7430, for the rezoning of 8300 & 8320 Ryan Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

U. Erceg

for

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>Jim Wells</i>

Staff Report

Origin

Les Cohen and Azim Bhimani have applied to the City of Richmond to rezone 8300 and 8320 Ryan Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 ft. minimum width) to Single-Family Housing District, Subdivision Area B (R1/B) (12m or 39.4 ft. minimum width) in order to permit a three lot subdivision.

Findings of Fact

Item	Existing	Proposed
Owner	Sarban Singh	To be determined
Applicant	Les Cohen & Azim Bhimani	No change
Site Size	8300 Ryan 1335.7m ² (14378 ft ²) 8320 Ryan 1335.6m ² (14377 ft ²)	Three lots each 890.4 m ² (9585 ft ²)
Land Uses	Single Family (vacant)	No change
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Surrounding Development

The subject lots are surrounded by single family lots to the east, north and west. The Bridge School Park site is situated directly to the south.

Related Policies & Studies

Lot Size Policy

A Lot Size Policy was recently completed for this area (**Attachment 2**) which permits subdivision to R1/B size lots which is consistent with the subject application.

Staff Comments

Prior the final reading of the rezoning the applicant will be required to consolidate the two parcels.

Analysis

After the initial application was made by the applicants to rezone for three single family lots, staff suggested that the applicants explore a townhouse option in conjunction with the lots to the east. Staff would have been supportive of a townhouse concept because the lots are quite deep (204 ft.) and to increase park openness to the Bridge school park site which has little visibility currently.

In addition to the two subject lots, there are four other lots to the east of the subject lots with similar deep dimensions. With all or most of these properties participating in redevelopment, there could have been an opportunity to provide a wide (60 ft.) landscaped pedestrian walkway from the park through to Ryan Road. As, the neighbouring property owners were not interested in redevelopment at this time, the applicant has proceeded with the original concept.

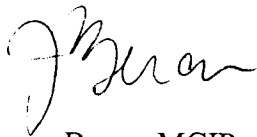
The proposal for smaller single lot single family is consistent with the Lot Size Policy for the area and will result in little impact on the surrounding properties. The only disadvantage of the proposal is that it will result in quite long narrow lots. The lots will be four times longer (approx 204 ft.) than they will be wide (approx 47 ft.).

Financial Impact

None.

Conclusion

This is a straightforward application to rezone two single family lots in order that they consolidate and then subdivide into three lots. It is consistent with the Lot Size Policy and will result in few impacts on the surrounding neighbourhood.



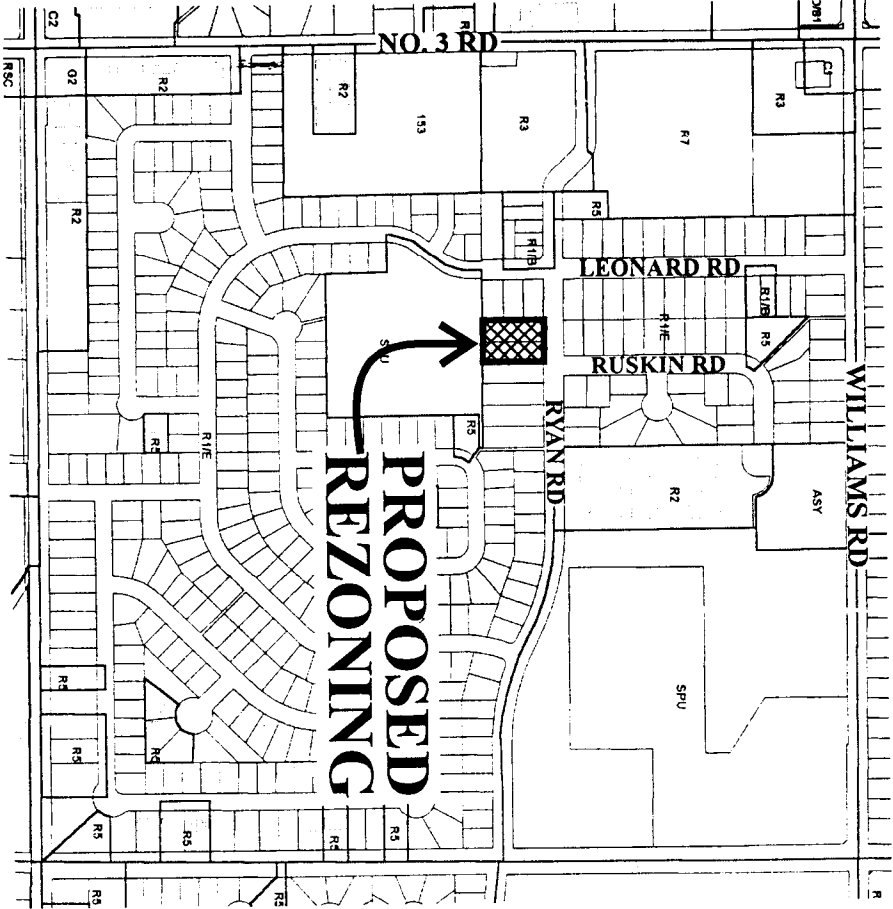
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

Prior to final adoption the applicant will be required to consolidate the two parcels.

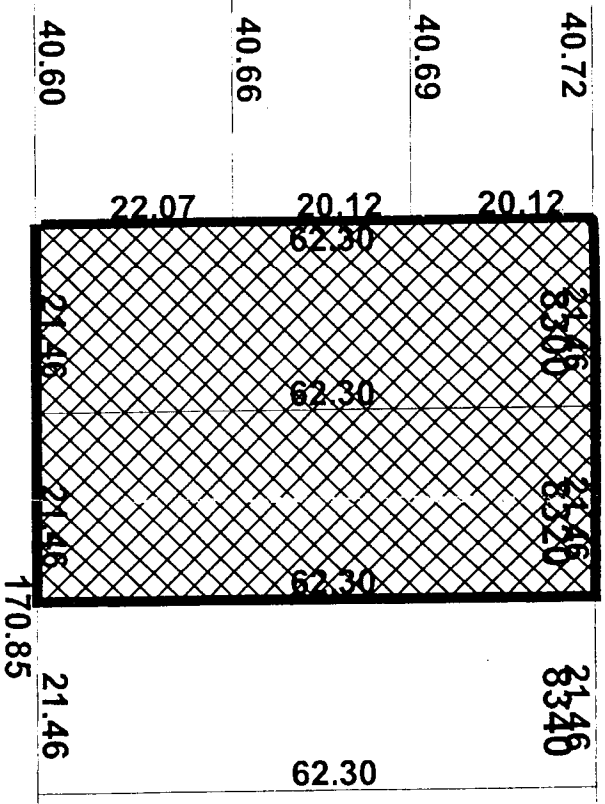


City of Richmond

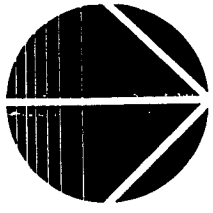


8291	20	8311	20	21
40.75		36.58		3

RYAN RD



RZ 01 -196022



Original Date: 1102/01
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

Policy Manual

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Adopted by Council: February 19, 2001

POLICY 5469

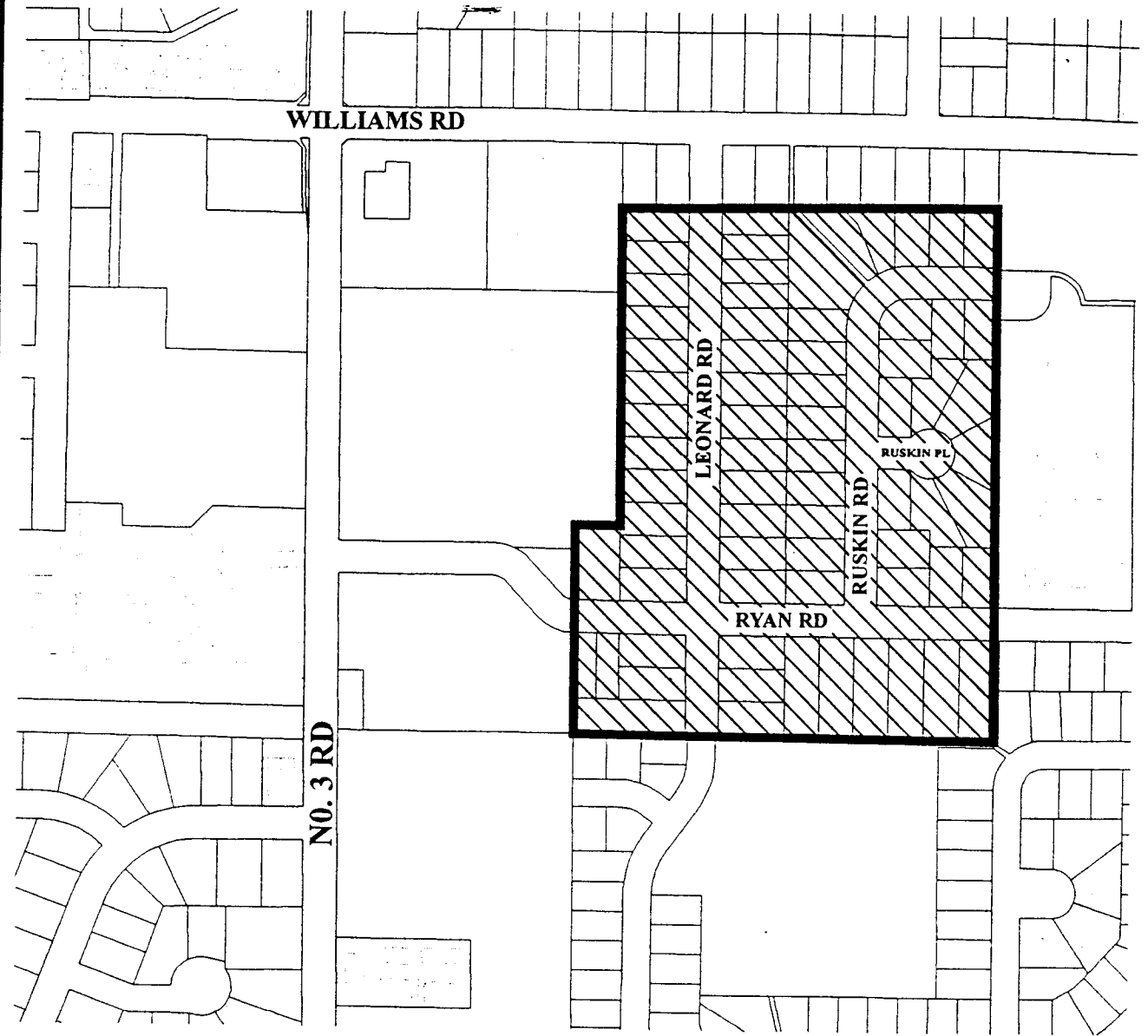
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6

POLICY 5469:

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



 Subdivision permitted as per R1/B



POLICY 5469
SECTION 33,4-6

Adopted Date: 02/19/01
 Amended Date:



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7430 (RZ 01-196022)
8300 AND 8320 RYAN ROAD**

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, SUBDIVISION AREA B (R1/B)**.

P.I.D. 010-379-819

Lot 21 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-016-927

Lot 22 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7430”**.

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.
<i>HB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK