



**CITY OF RICHMOND**  
**URBAN DEVELOPMENT DIVISION**

**REPORT TO COMMITTEE**

*To Planning - October 3, 2000*  
*To Planning - July 18, 2000*  
**DATE:** July 4, 2000  
**FILE:** RZ 00-173715

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**RE:** Application by John J. Volrich, on behalf of Pritam Singh Basi, for Rezoning at 11140 Westminster Highway from Agricultural District (AG1) to Single-Family Housing District, Subdivision Area F (R1/F)

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**STAFF RECOMMENDATION**

That the application for the rezoning of 11140 Westminster Highway from "Agricultural District (AG1)" to "Single-Family Housing District, Subdivision Area F (R1/F)" be denied.

Joe Erceg  
Manager, Development Applications

JE:hb  
Att. 2

**FOR ORIGINATING DIVISION USE ONLY**  
**CONCURRENCE OF GENERAL MANAGER**

**STAFF REPORT****ORIGIN**

John J. Volrich has applied on behalf of Pritam Singh Basi to rezone 11140 Westminster Highway from Agricultural District (AG1) to Single-Family Housing District, Subdivision Area F (R1/F) in order to permit a two lot residential subdivision.

Attachment 1 shows the location of the subject property and Attachment 2 is the information the applicants submitted.

**FINDINGS OF FACT**

<b>ITEM</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Owner	Pritam Singh Basi	Undetermined
Applicant	John J. Volrich	Undetermined
Site Size	0.35 ha (0.87 ac.)	Two lots 0.175 ha (0.435 ac.)
Land Uses	One single-family dwelling	Two single-family dwellings
OCP Designation (Generalized Land Use Map)	Agriculture	Neighbourhood Residential
Sub-Area Plan Designation	Agriculture	Residential
Zoning	Agricultural District (AG1) (2 ha/4.942 ac. minimum parcel size)	Single-Family Housing District, Subdivision Area F (R1/F) (0.0828 ha/0.20 ac. minimum parcel size)
ALR Designation	Within the ALR (but exempt because less than 0.8 ha/2 ac.)	No Change

**RELATED POLICIES & STUDIES**

The Richmond Official Community Plan (OCP) adopted March 15, 1999 has two Agriculture objectives:

- *"Continue to protect all farmlands in the Agricultural Land Reserve."*
- *"Maintain and enhance agricultural viability and productivity in Richmond."*

In support of these objectives, Council has adopted the following policy in the OCP:

- *"Limit the subdivision of farmland and investigate ways to encourage the consolidation of lots in the ALR, for example in the McLennan agricultural area."*

The goal of the McLennan Sub-Area Plan adopted on May 27, 1987 is:

- *"To preserve the agricultural lands in the East Richmond McLennan Sub-Area, and to minimize urban/rural conflicts."*

To achieve this goal, the Plan has as one of its objectives:

- *"To enhance the agricultural viability of the area east of No. 4 Road in the short term."*

The McLennan Sub-Area Plan also has the following policies:

- *"Retain the East Richmond McLennan Sub-Area in the Agricultural Land Reserve."*
- *"Approve rezoning applications that conform to Attachment 1."*  
(Attachment 1 is the Land Use map, and does not currently contain any Residential designated lands.)

## **STAFF COMMENTS**

Parcel is exempt from the ALR because it is less than 0.8 ha (2 ac.). The Richmond OCP and McLennan Sub-Area Plan designations will have to be amended from "Agriculture" to "Neighbourhood Residential" and "Residential" respectively.

Sanitary sewer is unavailable. No other servicing concerns.

Building Permit approvals will be subject to the application and approval of an on-site sewage disposal system permit for the proposed lot. Proposed property lines must maintain a minimum 3 m (10 ft.) setback to existing or new septic drain fields and 0.9 m (3 ft.) to septic tanks.

The Single-Family Housing District (R1) zone requires a 1.8 m (5.905 ft.) side yard setback for lots of 18 m (59.055 ft.) or more but less than 20 m (65.617 ft.), whereas the existing Agricultural District (AG1) zone permits a side yard setback of 1.2 m (3.937 ft.) on one side and 3 m (9.843 ft.) on the other side. A survey certificate will be required to ensure that the existing house at 11140 Westminster Highway complies with these setback provisions should the subject property be rezoned and subdivided.

The Ministry of Transportation and Highways has granted preliminary approval to this rezoning application pursuant to Section 54(2) of the Highway Act.

## **ANALYSIS**

Staff can not support this rezoning application on the following grounds:

1. It is contrary to the objectives and policies of the Richmond Official Community Plan and McLennan Sub-Area Plan.
2. Amending the Agriculture designation of the subject property in both of the aforesaid plans would set a precedent for similar rezoning and subdivision requests in the ALR (particularly in the McLennan area and along Westminster Highway).
3. Only one of the parcels between Shell Road and No. 5 Road south of Westminster Highway was subdivided since the adoption of the McLennan Sub-Area Plan in 1987 and this involved a consolidation of the land locked parcels to the south (11240 and 11260 Westminster Highway were created by SD 88-170).
4. Council has not approved any rezoning applications in this area and in 1998 denied the request to rezone the lots at the corner of Westminster Highway and No. 5 Road to permit a funeral home (RZ 99-119691).
5. Of the 29 petitioners supporting this rezoning application, only 8 are landowners and 3 are tenants between Shell Road and No. 5 Road south of Westminster Highway. The others are located west of Shell Road, east of No. 5 Road and on Granville Avenue.

**FINANCIAL IMPACT**

None to the City.

**CONCLUSION**

John J. Volrich has applied on behalf of Pritam Singh Basi to rezone 11140 Westminster Highway from Agricultural District (AG1) to Single-Family Housing District, Subdivision Area F (R1/F) in order to permit a two lot residential subdivision. Staff are recommending that this application be denied because it is contrary to the Richmond Official Community Plan and McLennan Sub-Area Plan, would set a precedent for similar rezoning and subdivision requests in the ALR (particularly in the McLennan area and along Westminster Highway), the City has not approved other subdivision or rezoning applications between Shell Road and No. 5 Road south of Westminster Highway, and the petition submitted by the applicant is not conclusive of the support in this immediate area for the proposed rezoning.



Holger Burke, MCIP  
Development Coordinator

HB:hb

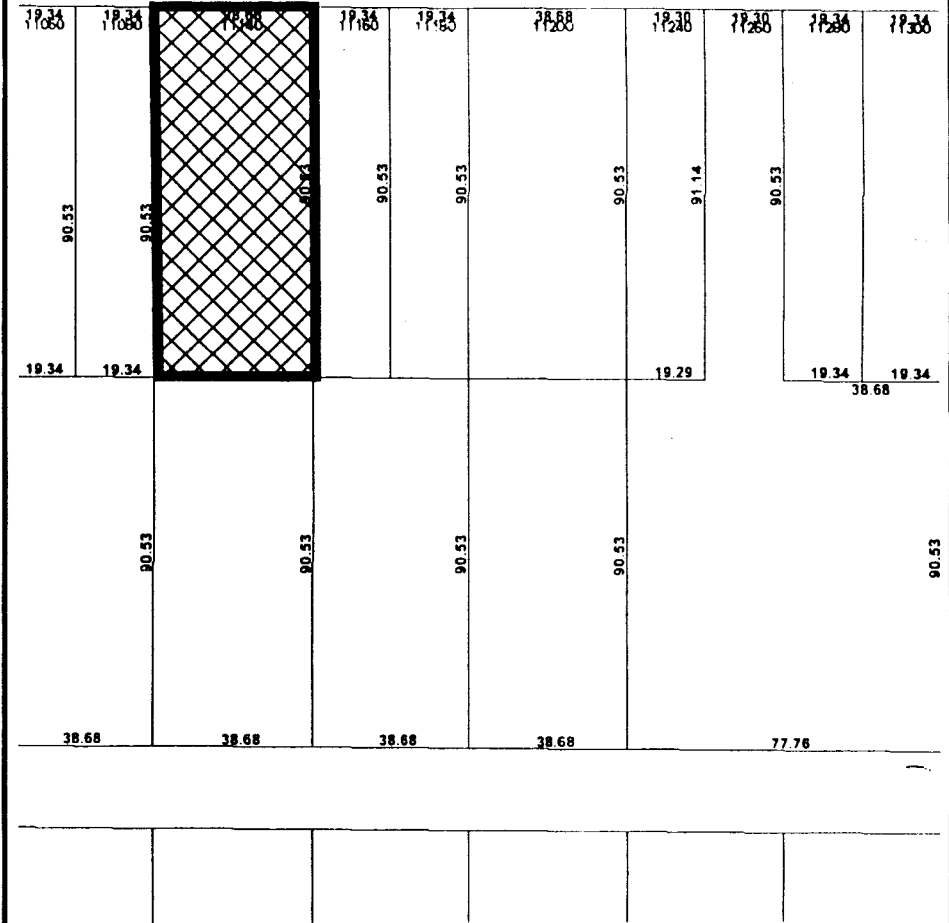
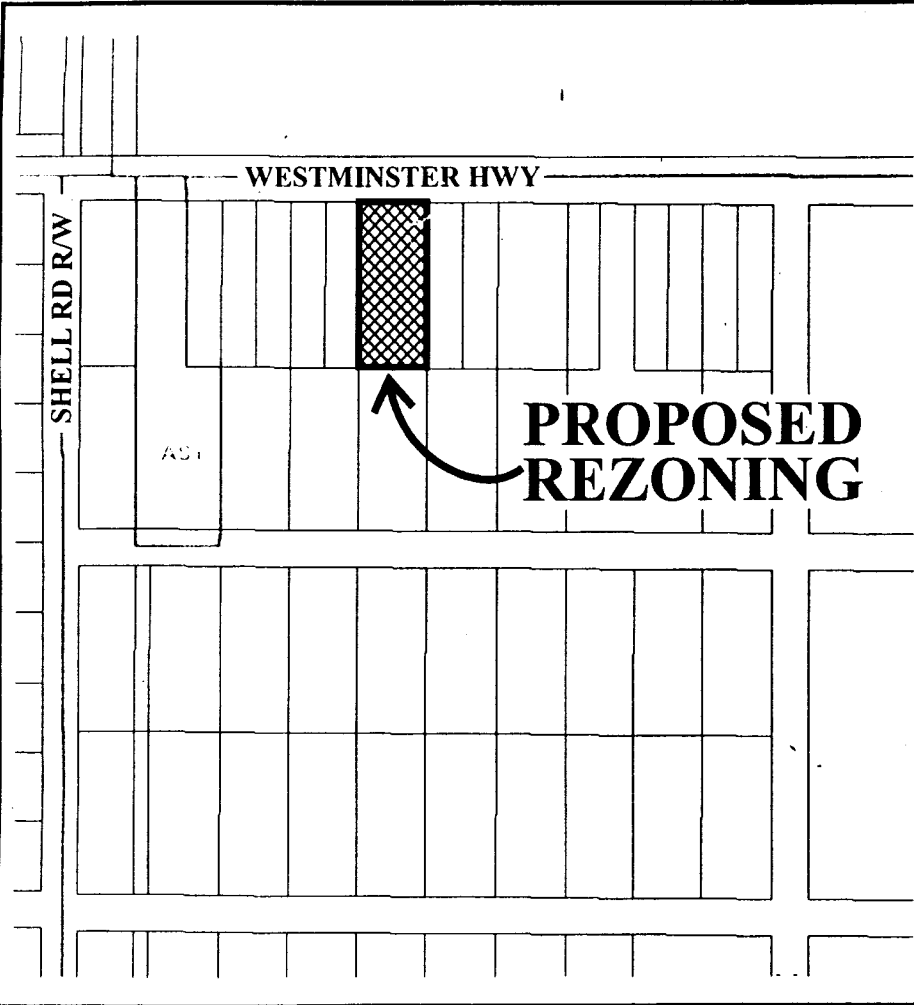
Should the Planning Committee and/or Council decide to favourably consider this rezoning application, the approval of the Ministry of Transportation and Highways would be required prior to final adoption.



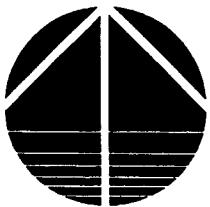
# City of Richmond

1:86.1

## WESTMINSTER HWY



97



# RZ 00-173715

Original Date: 05/16/00

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

**J.J. Volrich**  
1700 – 808 Nelson Street  
Vancouver, BC  
V6Z 2H2  
Telephone: 684-6662  
Fax: 685-8993

<sup>13</sup>  
April 4, 2000

**City of Richmond**  
7577 Elmbridge Way  
Richmond, BC  
V6X 2Z8

Attention: Development Applications Department

Dear Sir/Madam:

**Re: Application for Subdivision**  
**Subject Property: 11140 Westminster Highway**  
**Owners: Pritam Singh Basi**

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I am acting as agent for Mr. Pritam Singh Basi, owner of the above-noted property in regard to his application for sub-dividing his property into two parcels.

The following are enclosed:

1. Development Application form, duly signed
2. Letter of Authorization
3. Cheque of Mr. Basi to cover the required fee of \$1,575.00
4. Site Plan for lot 5, the subject property
5. Copy of Certificate of Title

The proposal is to subdivide lot 5 into two equal parcels. The dwelling presently sited on the east part of the lot will remain in place. There is no present structure on the westerly part of the lot. The intention is to build a dwelling on the westerly subdivided lot.

It will be appreciated if you will provide me with the acknowledgement of your receipt of this application, and a reference number.

Upon your receipt thereof, an appropriate informational sign will be installed.

...2/

The subject property was purchased by the present owner Mr. Basi on June 22, 1973, under Agreement for sale from the previous owners Mr. and Mrs. Burgett. Upon the Agreement for sale being paid out, ownership title has been held by Mr. Basi since June 29, 1983.

The subdivision of the property would result in two lots with the following approximate dimensions:

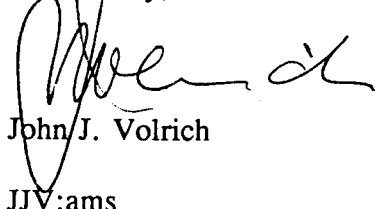
Width:	19.2 m
Depth:	91.104 m
Area:	1,750. m square

While this application is not in compliance with the current O.C.P., it is requested that you give consideration to the following factors:

1. There are 17 properties located in the immediate area, beginning at Shell Road and extending towards No. 5 Road, in respect of which only two parcels are not subdivided. The majority of properties located from Shell Road to No. 4 Road, fronting Westminster Highway, are subdivided into smaller parcels.
2. The subject property is therefore one small parcel of land that is located in the middle of an extended residential area, fronting Westminster Highway. It is submitted that this parcel cannot reasonably be considered as having any use whatever for farming purposes, in light of its size and location.
3. The subdivision of this unused parcel will add a further residential dwelling use to the many dwellings that presently exist along this portion of the Westminster Highway, and it is submitted that this will add to the enhancement of the area, and be in full keeping with the character of the area.
4. The owner Mr. Basi has carried out a personal survey of all the owners of the residential properties along Westminster Highway, and has the supporting signatures of all of them. A copy of his petition is enclosed.

Your consideration to this application is requested, and your notice as to when the matters may be dealt with before the Planning Committee.

Yours truly,



John J. Volrich

JJV:ams

Enclosure

I support the rezoning application to subdivide the property located at,

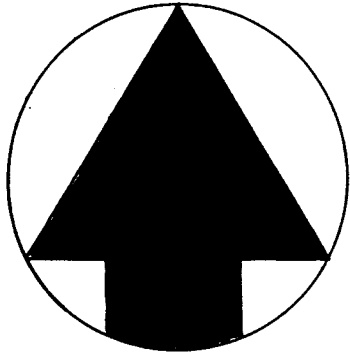
11140 Westminster Hwy.  
 Richmond  
 B.C.

Supporting Signatures.

Name	Address & Phone.
RICKARD J.	11320 Westminister Hwy
D. BEAUDRY	11400 Westminister Hwy
S. Grassie	11540 WESTMINSTER HWY
J. Johal	10520 Westminister Hwy Rich
N. (Akhwar)	10660 " " "
A. Hudegar	10760 " " "
H. Furuta	10900 " " "
Kal Ranji	11040 " " "
W. G. Lees	11060 " " "
J. Chack	11240 " " "
Manjiv Ranje	11020 " " "
Anura Perera	11046 " " "
Sujya Khinterstein	10320 " " "
D. Jany	10440 " " "
E. March	10400 " " "
Mr. Jitaj	10620 " " "
Frieda Rauljensen	10648 " " "
LAI LO MIN	10700 " " "
" NORTHICK	10600 " " "
Rudlan	10560 " " "
Went	10540 " " "
Bruce Aulakh	10260 Westminister Hwy
BARB Fuentes	10900 Westminister Hwy
Sue Sulimstein	11200 WESTMINSTER HWY
2 MD D. ...	11300 Westminister Hwy
Gian Singh Gussel	10231 Granville Ave
JASMINDEE K GOSL	10231 Granville Ave
Avtar Singh Grewal	10271 Granville AVE.

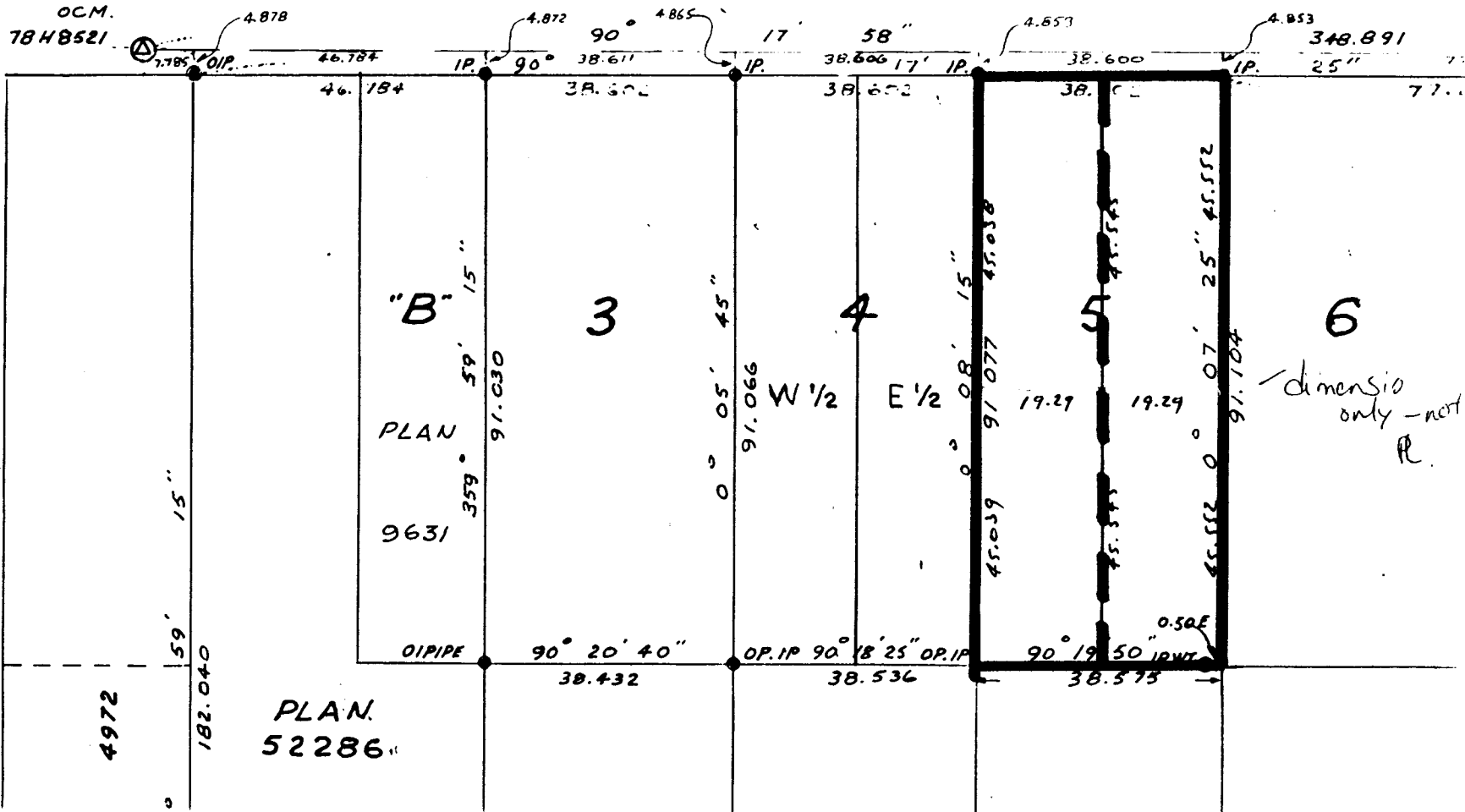






WESTMINSTER

HIGHWAY



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