



City of Richmond

Report to Council

**To:** Richmond City Council **Date:** November 4, 2002  
**From:** Joe Erceg **File:** RZ 01-196022  
 Manager, Development Applications  
**Re:** **APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT**  
**8300 & 8320 RYAN ROAD**

**Staff Recommendation**

That no action be taken with regard to Bylaw 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)", pending consideration of the revised application for this property.

*Joe Erceg*  
 Joe Erceg  
 Manager, Development Applications

| FOR ORIGINATING DIVISION USE ONLY |                    |                                                                           |
|-----------------------------------|--------------------|---------------------------------------------------------------------------|
| <b>ROUTED TO:</b>                 | <b>CONCURRENCE</b> | <b>CONCURRENCE OF GENERAL MANAGER</b><br><i>T. Grouse For D. McLELLAN</i> |

## Staff Report

### Origin

At the October 21<sup>st</sup>, 2002 Public Hearing, Council considered a rezoning of 8300 and 8320 Ryan Road for smaller single family lots. At that time, the potential use of the site for townhouses was discussed. As the applicant and staff will be exploring this option further, staff recommend that reading of the bylaw be put on hold.

### Findings Of Fact

The potential rezoning of the subject properties for townhomes will be explored by the applicant and staff and a report will be prepared for Planning Committee in the near future. At that time Bylaw 7430 would be abandoned if Council wishes to support a townhouse application on the site.

### Financial Impact

None.

### Conclusion

Council considered a bylaw to rezone two single family properties for the purpose of subdividing into three smaller single family lots. The potential for rezoning the site for townhouses was discussed and the applicant and staff will be exploring this option. Therefore, it is recommended that no action be taken with regard to Bylaw 7430, until such time as the potential rezoning of the site for townhouses be considered by Council.



Jenny Beran, MCIP  
Planner, Urban Development

JMB:jmb



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

SEP 23 2002

Stamp: CITY OF RICHMOND, APPROVED for content by originating dept., APPROVED for legality by Solicitor. Includes handwritten initials 'UB' and a signature.

MAYOR

CITY CLERK



# City of Richmond



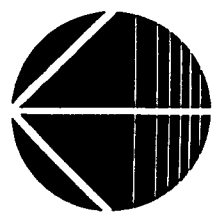
## PROPOSED REZONING

### RYAN RD

|       |       |       |       |
|-------|-------|-------|-------|
| 20.12 | 36.58 | 20.12 | 36.58 |
| 8311  | 8311  | 8371  | 8371  |
| 36.58 | 36.58 | 20.12 | 20.12 |
| 10360 | 23009 | 31.88 | 31.88 |
| 31.90 | 36.58 | 36.58 | 36.58 |
| 23.19 | 23.19 | 20.12 | 20.12 |
| 8     | 8     | 21    | 21    |

|        |       |       |       |       |       |       |       |       |
|--------|-------|-------|-------|-------|-------|-------|-------|-------|
| 20     | 8380  | 8370  | 8360  | 8350  | 8340  | 8330  | 8320  | 8310  |
| 20     | 62.30 | 62.30 | 62.30 | 62.30 | 62.30 | 62.30 | 62.30 | 62.30 |
| 22     | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 |
| 170.85 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 | 21.46 |
| 33.53  | 26.00 | 33.53 | 1R 29 |       |       |       |       |       |

# RZ 01 -196022



Original Date: 1102/01  
 Revision Date: 09/26/02  
 Note: Dimensions are in METRES