



**City of Richmond**  
Urban Development Division

**Report to Committee**  
**Fast Track Application**

**To:** Planning Committee  
**From:** Raul Allueva  
 Director of Development  
**Re:** Application by J.C. Tam & Associates for Rezoning at 3971 Pacemore Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)

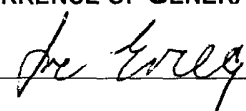
*to Planning - Jul 20, 2004.*  
**Date:** July 7, 2004  
 RZ 04-272541  
*File: 12-8060-20-7776*

**Staff Recommendation**

That Bylaw No. 7776, for the rezoning of 3971 Pacemore Avenue 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

RV:ke  
 Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


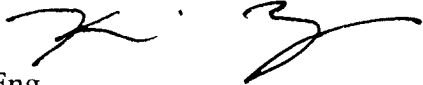
Item	Details
Application	RZ 04-272541
Location	3971 Pacemore Avenue
Owner	K.C. Lew; C.P. Ip
Applicant	J.C. Tam & Associates (Johnson Tam)

Date Received	June 16, 2004
Acknowledgement Letter	June 30, 2004
Fast Track Compliance	July 7, 2004
Staff Report	July 7, 2004
Planning Committee	July 20, 2004

Site Size	674 m <sup>2</sup> (7,255 ft <sup>2</sup> )
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two single-family lots each approximately 306 m <sup>2</sup> (3,294 ft <sup>2</sup> ) and 361 m <sup>2</sup> (3,886 ft <sup>2</sup> ) in size.
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	Older character single-family dwellings are located to the immediate north and across No. 1 Road to the east. There are a few new dwellings to the south on the opposite side of Pacemore Avenue and within the existing residential neighbourhood to the west behind the subject site. Newly constructed dwellings on subdivided lots are located further north.

Staff Comments	<ul style="list-style-type: none"> <li>The subject site is located along a portion of No. 1 Road where numerous rezoning and subdivision applications have been approved to the north. Redevelopment and construction of new single-family dwellings on subdivided lots is currently ongoing in this area.</li> <li>The subject site is serviced by an existing lane, which is not currently built to City standards.</li> <li>Although the lane and Pacemore Avenue frontages are to be constructed at subdivision through a Servicing Agreement, staff explored the possibility of implementing the current lane standard further north due to the amount of redevelopment activity already undertaken along this portion of No. 1 Road and subsequent Neighbourhood Improvement Charge fees collected. Upon review of this, there is the possibility for inclusion in the 2005 capital works program as staff will undertake the necessary requests to determine the feasibility of this.</li> <li><b>Attachment 2</b> outlines some requirements to be completed at future subdivision stage. These generally relate to entering into a Servicing Agreement for the design and construction of frontage upgrades along Pacemore Avenue and lane works to City standards.</li> </ul>
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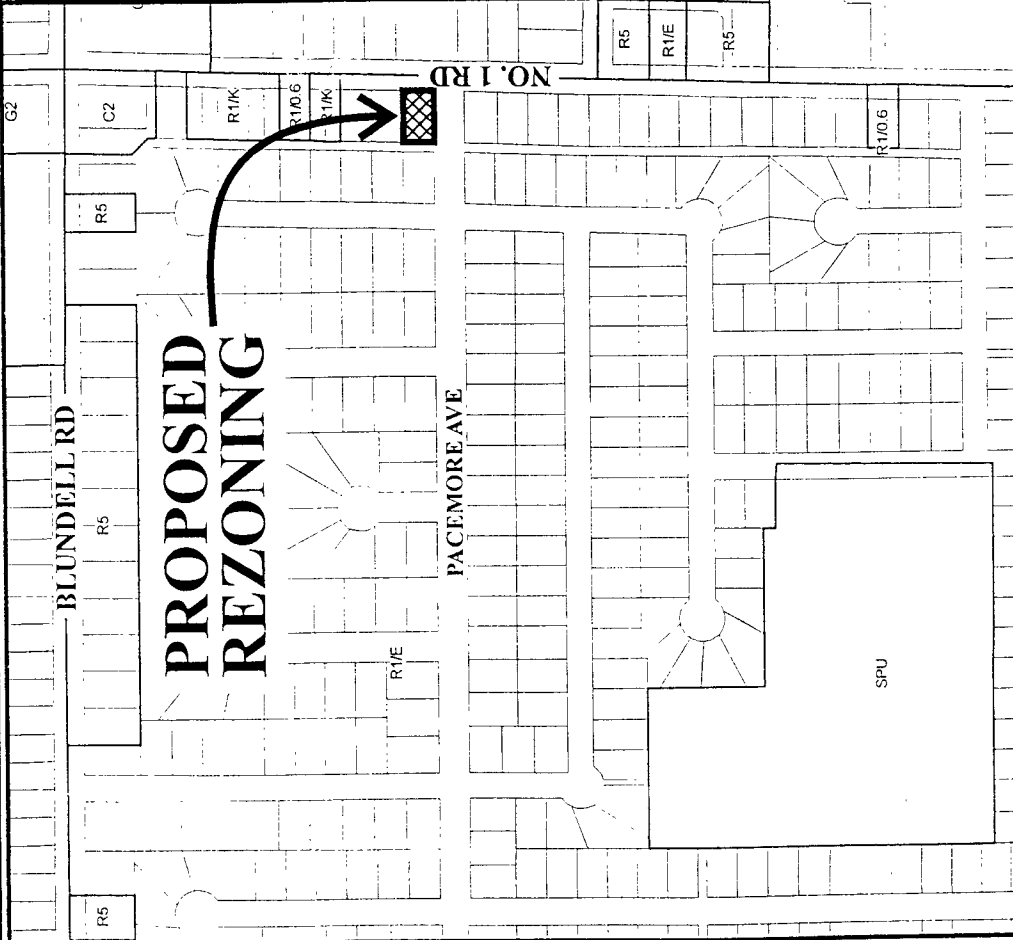
<b>Analysis</b>	<ul style="list-style-type: none"><li>• This is a straightforward application to rezone and subdivide a corner property to permit the creation of two new single-family lots. Of the nine properties eligible for residential redevelopment along No. 1 Road between Pacemore Avenue and Blundell Road, five have approved rezonings.</li><li>• Staff support the application as it complies with all relevant policies and is consistent with the direction of development already undertaken.</li></ul>
<b>Attachments</b>	<b>Attachment 1</b> – Location Map; <b>Attachment 2</b> – General Conditions of Subdivision; <b>Attachment 3</b> – Proposed Subdivision Plan
<b>Recommendation</b>	Approval



Kevin Eng  
Planning Technician – Design  
(604) 276-4000 (Local 3205)



# City of Richmond

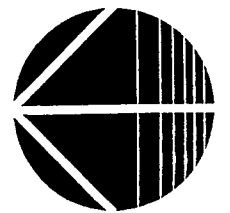


8140	33.53	20.12	8155	33.50	10.07	45.72
8160	33.53	20.12	8171	20.12	10.07	45.72
8180	33.53	20.12	8191	20.12	10.07	45.72
8200	33.53	20.12	8220	40.23	63	45.72
8280	33.53	20.12	8280	45.72	63	45.72
8300	33.53	20.12	8300	45.72	63	45.72

ATTACHMENT 1

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

## RZ 04-272541




**Conditional Subdivision Requirements**  
**3971 Pacemore Avenue RZ 04-272541**

At future subdivision stage along with standard servicing costs and fees, the following is required:

1. Registration of a restrictive covenant ensuring that the only means of access for the proposed new corner lot is to the existing lane and that there be no access to Pacemore Avenue.
2. Dedicate a 4 m x 4 m corner cut at No. 1 Road and Pacemore Avenue.
3. Enter into a Servicing Agreement\* (additional \$1,000 application fee) for the design and construction of improvements along the Pacemore Avenue frontage and the existing lane along the rear (west) property line. Pacemore Avenue Works include road widening, curb & gutter, creation of a 2 m grass and treed boulevard complete with davit arm street lighting. Laneworks include the creation of a 5.1 m wide asphalt lane with roll curb and gutter on both sides, post top street lighting and storm sewer.

\* Note: This requires a separate application.

  
Signed \_\_\_\_\_

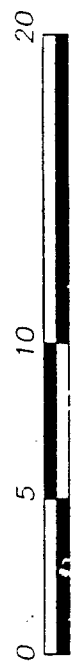
July 7, 2004  
Date

51064-1107

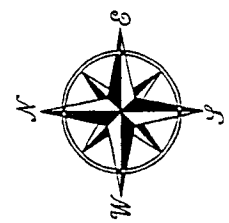
**PROPOSED SUBDIVISION PLAN OF LOT 11 SECTIONS 21 AND 22  
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 18098**

3971 PACEMORE AVENUE  
RICHMOND, B.C.  
P.I.D. 000-611-018

SCALE: 1:250



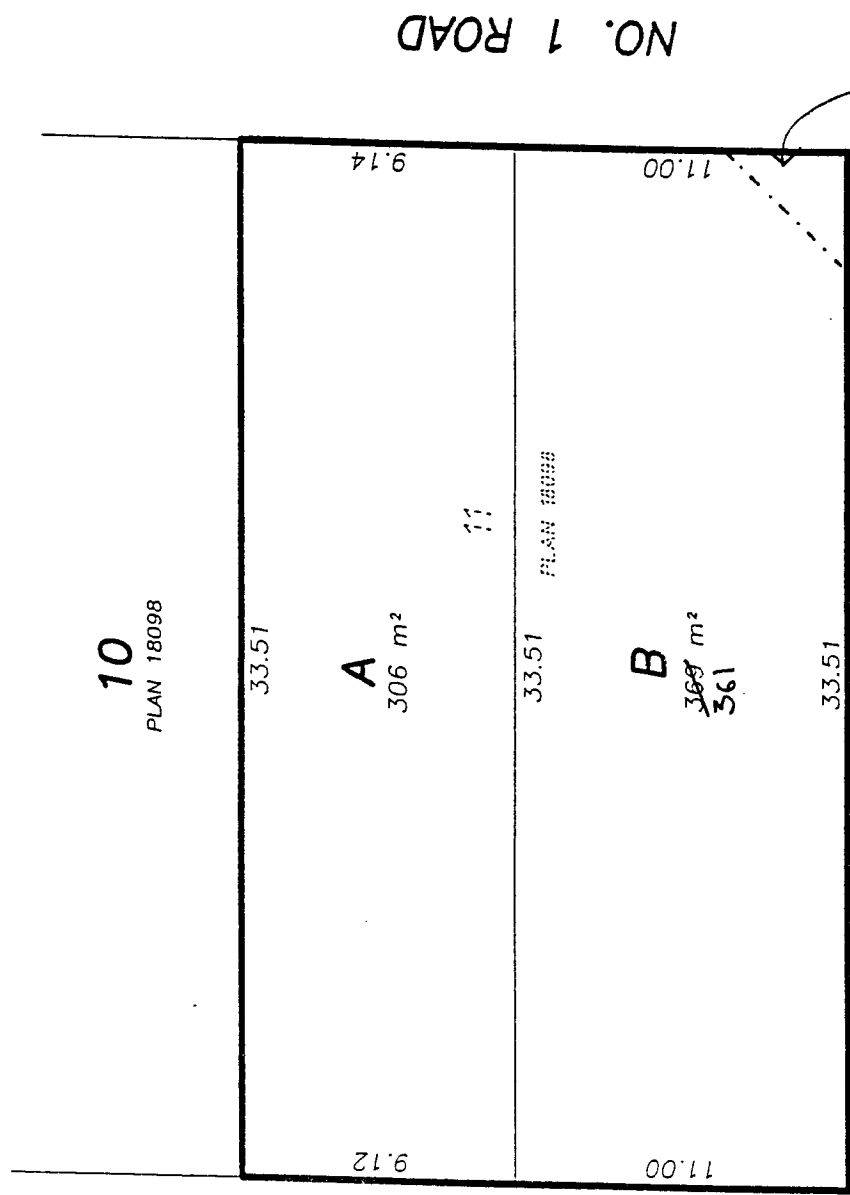
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



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

ATTACHMENT 3

MAY 27th, 2004.



LANE

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 2474  
Drawn By: JT

DWG No. 2474-PRO-SUB

283



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7776 (RZ 04-272541)  
3971 PACEMORE AVENUE**

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. 000-611-018

Lot 11 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 18098

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7776**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK