



To: Planning Committee **Date:** April 27, 2004
From: Raul Allueva **File:** RZ 04-268290
Director of Development
Re: **Application by G. & R. Basra for Rezoning at 4180 Garry Street from**
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area A (R1/A)

Staff Recommendation

That Bylaw No. 7715, for the rezoning of 4180 Garry Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>for Greg</i>

Item	Details
Application	RZ 04-268290
Location	4180 Garry Street
Owner	C. Morrell; M. Wittman; J. Wittman
Applicant	G. & R. Basra (Danny Basra)
Date Received	March 31, 2004
Acknowledgement Letter	April 14, 2004
Fast Track Compliance	April 19, 2004
Staff Report	April 27, 2004
Planning Committee	May 18, 2004
Site Size	1,004 m ² (10,807 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family residential lots (each 502 m ² or 5,403.5 ft ²)
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, Subdivision Area A (R1/A) (Minimum width 9 m or 29.5 ft.)
Planning Designations	Steveston Area Plan Land Use Map designation – ‘Multiple-family’ However, a townhouse project is only possible if both the subject lot and neighbouring lot to the west (4160 Garry Street) develop together. The applicant has approached the neighbour, but is unable to reach an agreement for a joint development for a multi-family use at this time. The proposal for a single-family residential subdivision is generally consistent with the Area Plan.
Related Policies	Lot Size Policy 5471 (rezoning permitted to R1/A) – <i>Complies</i>
Surrounding Development	To the east – Lions Park Seniors housing complex zoned Townhouse and Apartment District (R3) To the west – Existing single-family dwelling on a lot zoned R1/E To the north – Three-storey townhouses To the south – Single-family dwellings on small lots zoned under Land Use Contract 130 Garry Street contains a mix of single-family small lots and multi-family townhouse developments.
Staff Comments	Most of the single-family residential redevelopment along this block of Garry Street containing the Lot Size Policy has been east of the subject site. However, 4100 Garry Street (west of Yoshida Court) recently received approval to rezone to R1/A on January 13, 2004.
Analysis	<ul style="list-style-type: none"> • Although the Steveston Area Plan designates the site for ‘multiple-family’, a townhouse proposal requires a joint development with the neighbouring lot to the west. No agreement could be arranged with the neighbouring property owner. The adjacent lot (4160 Garry Street) will also qualify for rezoning and subdivision under the R1/A zoning district at a future date to complete development in this remaining pocket. • The Lions Park Seniors housing complex (R3) is on the neighbouring property to the east. As such, a rezoning to permit a residential subdivision is considered appropriate for the subject lot and complies with the existing Lot Size Policy, and is generally consistent with the existing mix of residential uses on Garry Street.

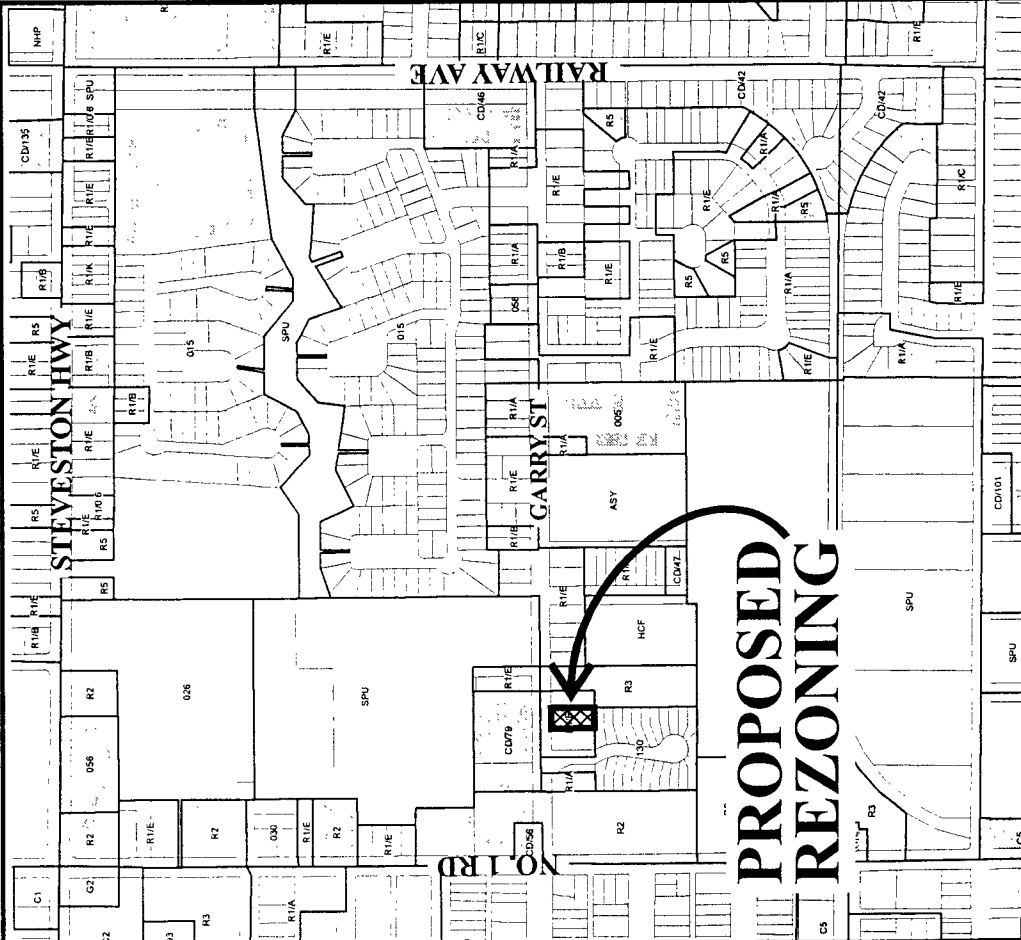
Attachments	Attachment 1 – Location Map Attachment 2 – Lot Size Policy 5471
Recommendation	Approval



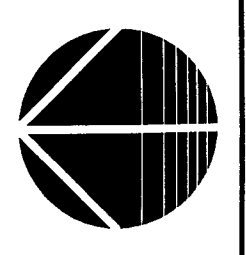
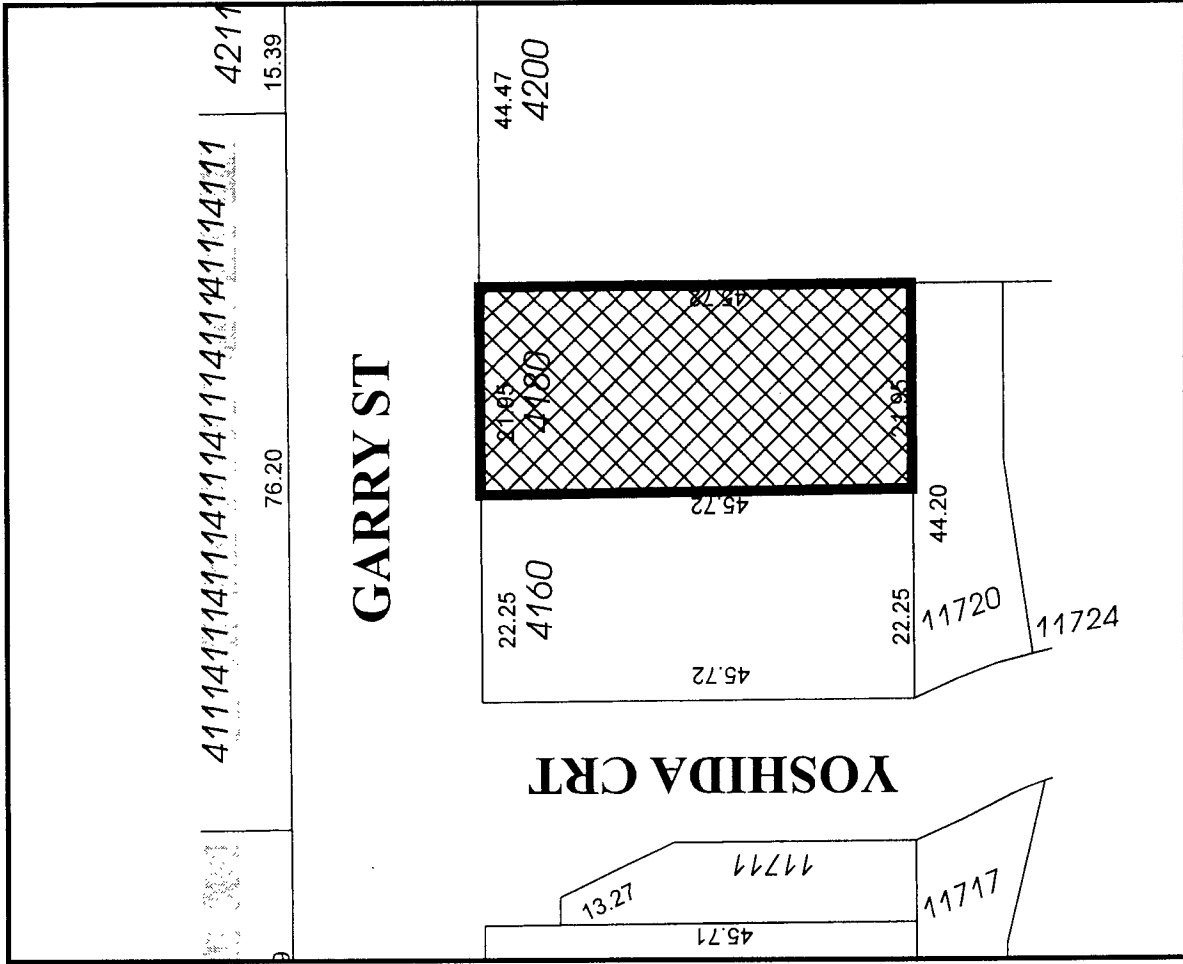
Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)



City of Richmond



PROPOSED REZONING



RZ 04-268290

ATTACHMENT 1

Original Date: 04/14/04

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

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Adopted by Council – July 29, 2002

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION

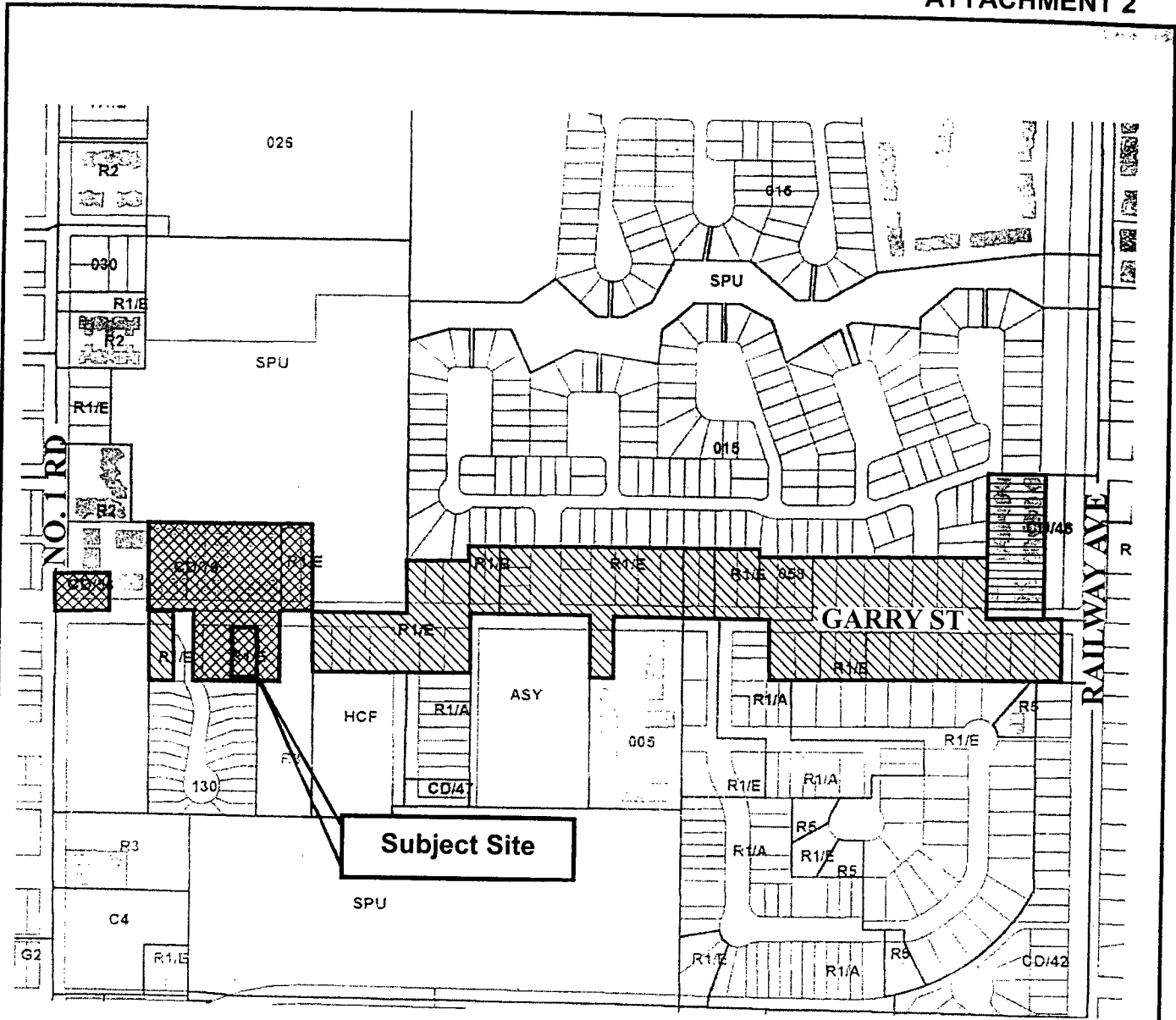
POLICY 5471:



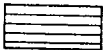
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471
Section 02-3-7

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7715 (RZ 04-268290)
4180 GARRY STREET**

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 A (R1/A)**.

P.I.D. 011-323-701

Parcel 'One' (Reference Plan 16444) Lot 'D' Section 2 Block 3 North Range 7 West New Westminster District Plan 8497

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7715"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK