




To: Planning Committee **Date:** April 28, 2004
From: Raul Allueva **File:** RZ 04-268084
 Director of Development
Re: **Application by Khalid Hasan for Rezoning at 9091 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

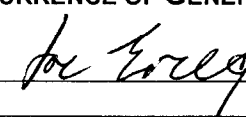
Staff Recommendation

That Bylaw 7535, for the rezoning of 9091 Steveston Highway from “Single-Family Housing District, Subdivision Area E (R1/E) to “Single-Family Housing District, Subdivision Area A (R1/A), be abandoned; and

That Bylaw No. 7717, for the rezoning of 9091 Steveston Highway from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1 - 0.6)”, be introduced and given first reading.

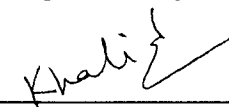

 Raul Allueva
 Director of Development

RV:ke
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


The applicant has agreed to complete the following requirements prior to final adoption:

- 6 m dedication along the entire north edge of the subject site for the future lane.
- Registration of a 6.0 m Public Rights of Passage (PROP) Right-of-Way (ROW) through the centre of the site from Steveston Highway to the new lane along with 3 m x 3 m corner cuts at the north edges where the Public Rights of Passage Right-of-Way meets the lane.



 Agreement by Applicant
 Khalid Hasan

Item	Details
------	---------

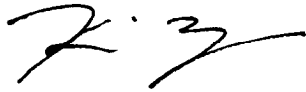
Application	RZ 04-268084
Location	9091 Steveston Highway
Owner	Parmjit & Jasbir Sandhu
Applicant	Khalid Hasan

Date Received	March 25, 2004
Acknowledgement Letter	April 14, 2004
Fast Track Compliance	April 28, 2004
Staff Report	April 28, 2004
Planning Committee	May 18, 2004

Site Size	1,472 m ² (15,844 ft ²)
Land Uses	<p><i>Existing</i> – A single-family dwelling.</p> <p><i>Proposed</i> – Four single-family lots (two lots each approximately 279 m² or 3,003 ft²)*(two (2) lots each approximately 335 m² or 3,606 ft²)*</p> <p><i>*Excludes 6 m lane dedication</i></p>
Zoning	<p><i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.)</p> <p><i>Proposed</i> – Single-Family Housing District (R1 – 0.6) (Minimum width 9 m or 29.5 ft.)</p>
Planning Designations	OCP Land Use Designation – Low Density Residential
Related Policies	<p>Arterial Road Redevelopment Policy – <i>Complies</i></p> <p>Lane Establishment Policy - <i>Complies</i></p>
Surrounding Development	The subject site is located along a portion of Steveston Highway that consists primarily of older character single-family dwellings. The Buddhist Temple is located on the south side of Steveston Highway.

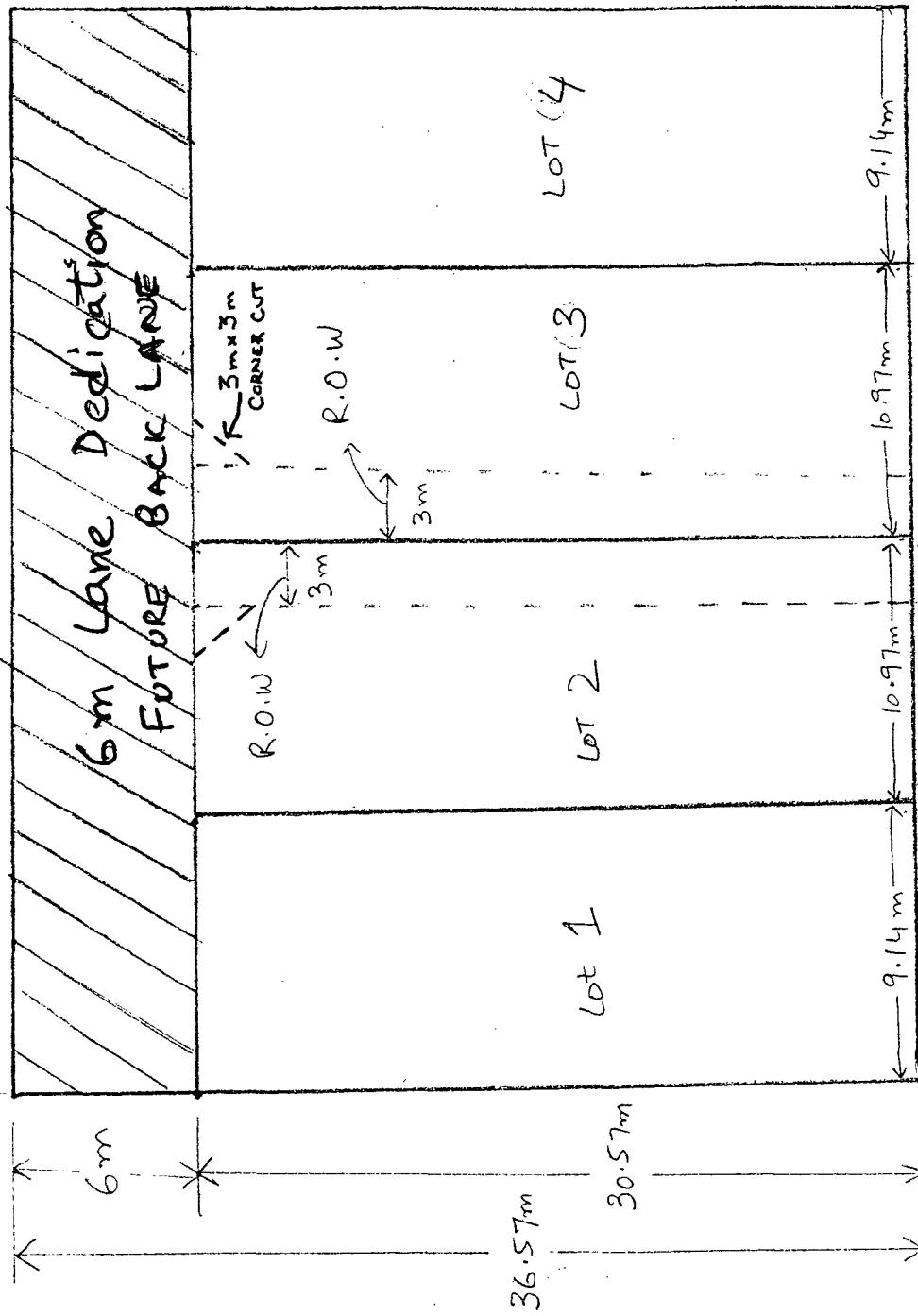
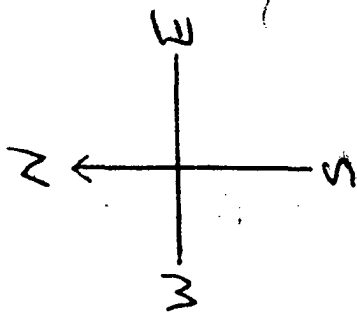
Staff Comments	<ul style="list-style-type: none"> • This application replaces a previous rezoning (Bylaw 7535; RZ 03-232826), which had a Public Hearing, Second and Third Readings on July 21, 2003. Staff received a letter from the previous applicant (J.A.B. Enterprises) confirming the withdrawal of the past rezoning application. • The previous application proposed the creation of four (4) R1/A lots with a lane access (4.23 m wide) along the east property line (refer to Attachment 4). • The new application to four (4) lots zoned R1 – 0.6 is appropriate as this zone is intended for single-family residential development along arterial roads. A lane access (6.0 m wide) from Steveston Highway is now proposed down the centre of the existing lot (refer to Attachment 2 for preliminary site plan). This temporary lane access will be achieved by registration of a public right-of-way between proposed lots 2 and 3. The temporary lane access will be available for access to adjacent lots until a permanent lane access is established. The applicant is aware of this possibility. • Transportation staff support the revised location of this lane access, as it would not interfere with existing driveways on the opposite side of Steveston Highway for either the Richmond Country Club or Buddhist Temple. • Please refer to Attachment 3 for Engineering requirements and related conditions of subdivision. Generally, these requirements are to secure the following: <ol style="list-style-type: none"> 1. Rezoning requirements – 6 m dedication for the rear lane and
-----------------------	--

	<p>register a 6 m public right-of-way for the lane access along with associated corner cuts.</p> <p>2. Subdivision requirements – Servicing Agreement for the design and construction of the lane and lane access; and registration of Restrictive Covenants to ensure a 0.6 m side yard setback for lots abutting the lane access (Right-of-Way) and that vehicle access to the garages be to the rear lane only.</p>
<p>Analysis</p>	<ul style="list-style-type: none"> • This application replaces a similar, previous application, which received Public Hearing, Second and Third Readings on July 21, 2003. • The proposal would allow for the creation of 4 single-family lots serviced by a 6 m lane. This rear lane will be made operational with the establishment of a lane access (6.0 m wide right-of-way) to Steveston Highway. • The lane access is to be secured through a Public Rights of Passage (PROP) Right-of-Way (ROW) with the proposed two middle lots sharing the 6.0 m right-of-way (3 m on each property). • A Servicing Agreement will be required at the subdivision stage for the design and construction of the lane and lane access.
<p>Attachments</p>	<p>Attachment 1 – Location map Attachment 2 – Preliminary site plan Attachment 3 – Engineering and future subdivision requirements Attachment 4 – Site plan from previous application</p>
<p>Recommendation</p>	<p>Approval</p>



Kevin Eng
Planning Technician – Design
(Local 3205)

SUBJECT PROPERTY 9091 STEVESTON HWY. 40.234m



NOT TO SCALE

Meas. Approx.

STEVESTON HIGHWAY

4 LOT SUBDIVISION PROPOZAL IN R1(0.6) ZONING

Attachment 2 - Proposed site plan and subdivision layout is Preliminary Only and subject to change at detailed subdivision stage

Engineering Requirements for 9091 Steveston Highway

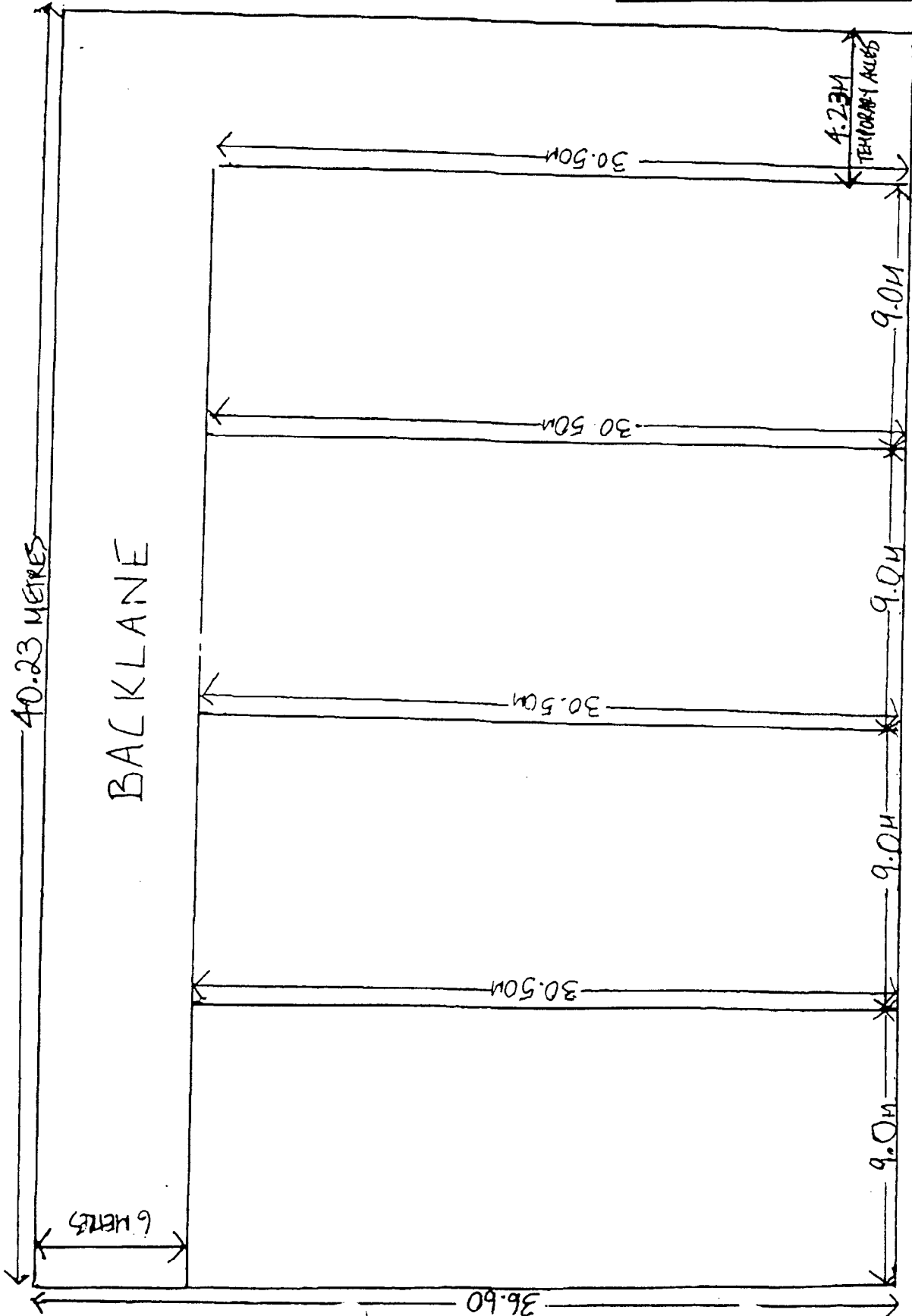
Prior to final adoption of the Rezoning, the following must be complete:

1. 6 m dedication along the entire north edge of the subject site.
2. Registration of a 6.0 m Public Rights of Passage (PROP) Right-of-Way (ROW) along the centre of the site from Steveston Highway to the new lane along with 3 m x 3 m corner cuts at the north edges where the Public Rights of Passage Right-of-Way meets the lane.

At the future subdivision stage, the following will be required:

1. Developer is to enter into the City's Standard Servicing Agreement for the following works. Design and construction of the lane and lane access to current City Standards. Works include but are not limited to lane construction with roll curb and gutter on both sides of the lane, storm sewer and street lighting.
2. Registration of Restrictive Covenants for the two lots abutting the lane access (PROP ROW) to ensure the following:
 - a. That the side yard for both lots is 0.6 m from the PROP ROW line; and
 - b. That garage access for both lots is to the rear lane only and not from the lane access.
3. Payment of Development Cost Charges, school site acquisition fees and other standard servicing costs.

Attachment 4 - Site plan from previous application (RZ 03-232826)



9091 STEVESTON HWY



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7717 (RZ 04-268084)
9091 STEVESTON HIGHWAY**

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. 003-880-885

Lot 'D' (Explanatory Plan 29747) Section 34 Block 4 North Range 6 West New Westminster District Plan 16935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7717”**.

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

MAYOR

CITY CLERK