



To: Planning Committee
From: Raul Allueva
Director of Development
Date: February 3, 2005
File: RZ 05-288407
Re: **Application by Gurinder Bath for the Rezoning of a Portion of
23960 Thompson Gate from Local Commercial District (C1) to Single-Family
Housing District, Subdivision Area F (R1/F)**

Staff Recommendation

That Bylaw No. 7901, for the rezoning of a portion of 23960 Thompson Gate from “Local Commercial District (C1)” to “Single-Family Housing District, Subdivision Area F (R1/F)”, be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Prior to Final Adoption of the Rezoning Bylaw, the following is required.

- Ministry of Transportation approval.

Item	Details
Application	RZ 05-288407
Location	A portion of 23960 Thompson Gate
Owner	P. Dhanda; J. Sidhu
Applicant	Gurinder Bath


Date Received	January 10, 2005
Acknowledgement Letter	January 19, 2005
Fast Track Compliance	February 2, 2005
Staff Report	February 3, 2005
Planning Committee	February 22, 2005

Site Size	Entire Parcel – 3,260 m ² (35,090 ft ²) Portion zoned Local Commercial District (C1) – 1,964 m ² (21,140 ft ²)
Land Uses	Existing – Vacant
	Proposed – 3 proposed single-family lots
Zoning	Existing – R1/F for western portion C1 for eastern portion
	Proposed – R1/F for entire parcel
Planning Designations	General OCP – Neighbourhood Residential Hamilton Sub Area – Residential (Mixed multi-family and single-family) Proposal complies with planning designations
Surrounding Development	The subject site is surrounded by single-family dwellings zoned R1/F to the north, south and west. Boundary Road and single-family dwellings within the City of New Westminster are positioned east of the site.

Staff Comments	Staff note that the site can be serviced by potable water and drainage. As there is no sanitary sewer service in this area, the proposal is to rezone to R1/F. This zoning district is intended to be use in un-sewered areas as it requires a larger lot area and depth to implement an adequate septic field.
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Analysis	<ul style="list-style-type: none">• All 3 proposed lots comply with minimum lot size requirements in the R1/F zone, which requires a larger lot area to provide space for a septic system that can adequately service the dwelling.• At subdivision stage, Richmond Health approval will be required for the proposed septic system servicing the dwellings on future subdivided lots. The forthcoming Building Permits for any proposed dwellings will examine the design and adequacy of the septic system, which is circulated to Richmond Health for review. The applicant has been informed of these future requirements and will correspond with Richmond Health to ensure that the septic systems are adequately designed to service the proposed dwellings.• The applicant intends to construct single-family dwellings on the 2 proposed westerly lots and leave the larger easterly lot vacant for future construction of a single-family residential dwelling.• The applicant is wishing to remove the Local Commercial District (C1) zoning and replace it with the R1/F residential zone. Staff support the removal of the C1 zone, as commercial uses permitted in this zoning district are not consistent with the low-density residential character of the area. Furthermore, the Land Use Map within the Hamilton Sub Area Plan also designates the site and surrounding area for residential land uses, which is not consistent with the C1 zoning currently in place on the subject site.• The rezoning application is consistent with the direction set forth in the Hamilton Sub Area Plan, which designates the site for residential (mixed multi-family and single-family).• The Hamilton Area Plan includes a phasing plan for 3 sub-areas that have development potential. The subject site is located in Phase 2 (Boundary Road/Thompson Gate area). Most redevelopment activity involving compact single-family lots and townhouses is occurring in the Phase 1 area (Lower Westminster area) where full services are available.<ul style="list-style-type: none">○ To date, the City has not processed any development applications in the Phase 2 area.○ Although identified as Phase 2, the proposal is consistent with current development policies applicable to the area as the applied for zoning district is intended for lots without sanitary sewer service.
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Analysis (con't)	o The proposal to rezone the commercial zoning (C1) and replace it with a single-family residential zone (R1/F) is consistent with the character of the neighbourhood and does not introduce a more intensive residential land use or density to the area.
Attachments	Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision and Site Plan; Attachment 3 – Hamilton Sub Area Land Use Map
Recommendation	Staff support the rezoning application that would allow the applicant to implement the R1/F zoning district across the entire parcel (westerly portion already zoned R1/F) in order to enable the future subdivision of 3 residential lots.

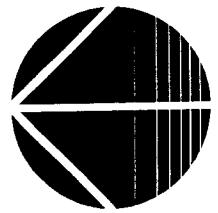

Kevin Eng
Planning Technician - Design
(Local 4626)
KE:blg

Original Date: 01/19/05

Revision Date: 02/03/05

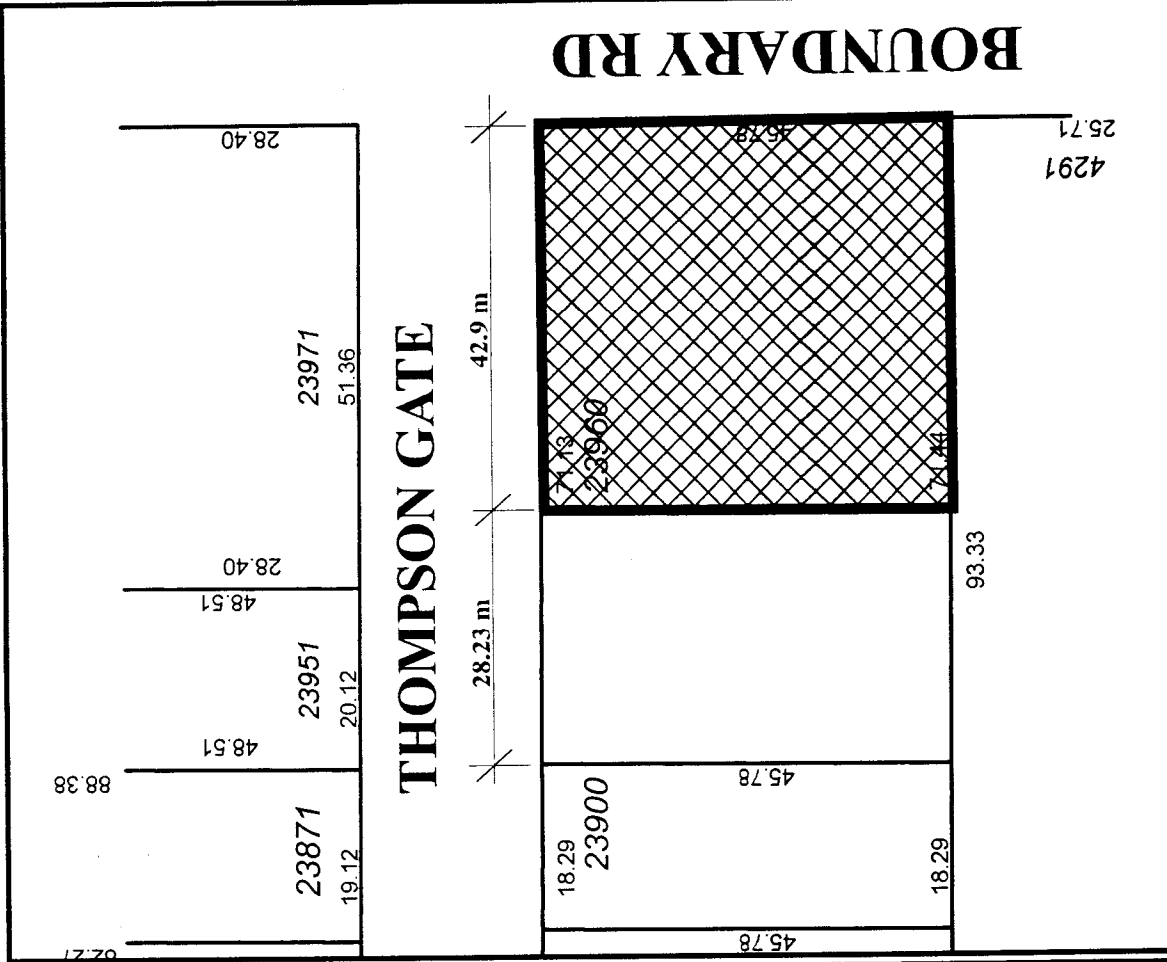
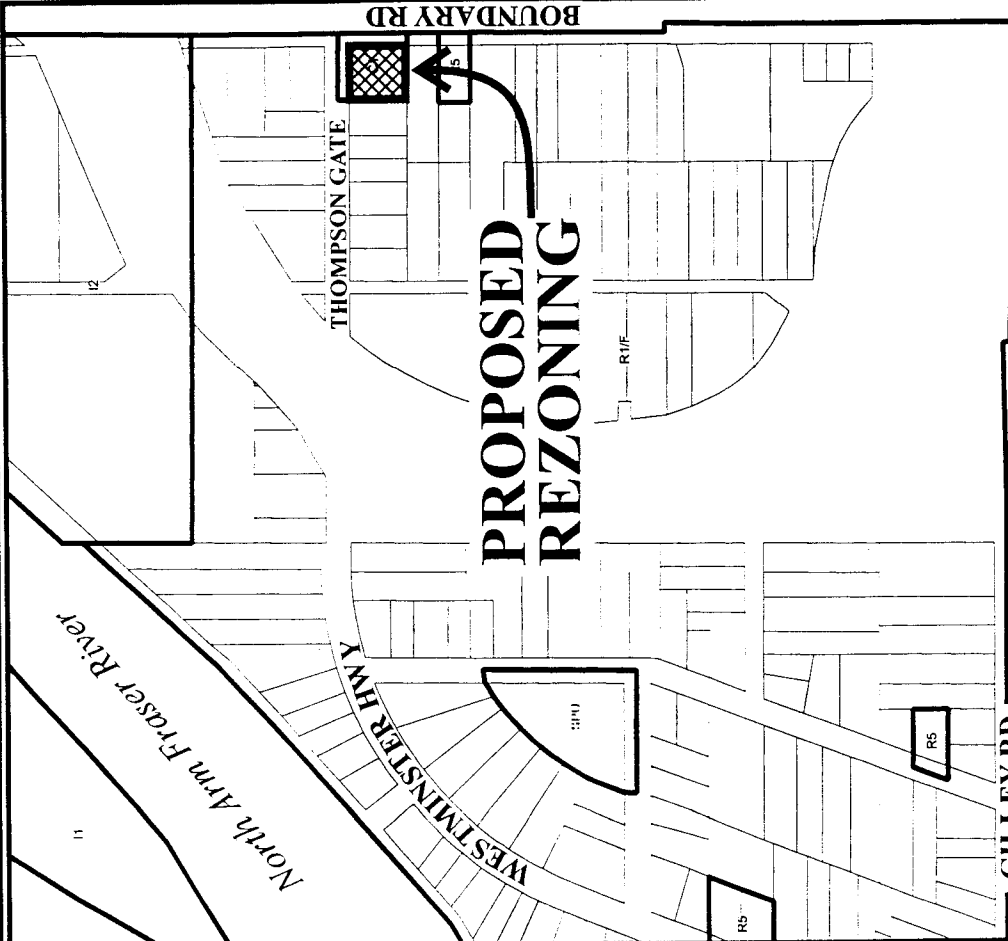
Note: Dimensions are in METRES

RZ 05-288407



GILFORD

City of Richmond



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

BOULEVARD

150

83.88

Thompson Gate.

150

75

150

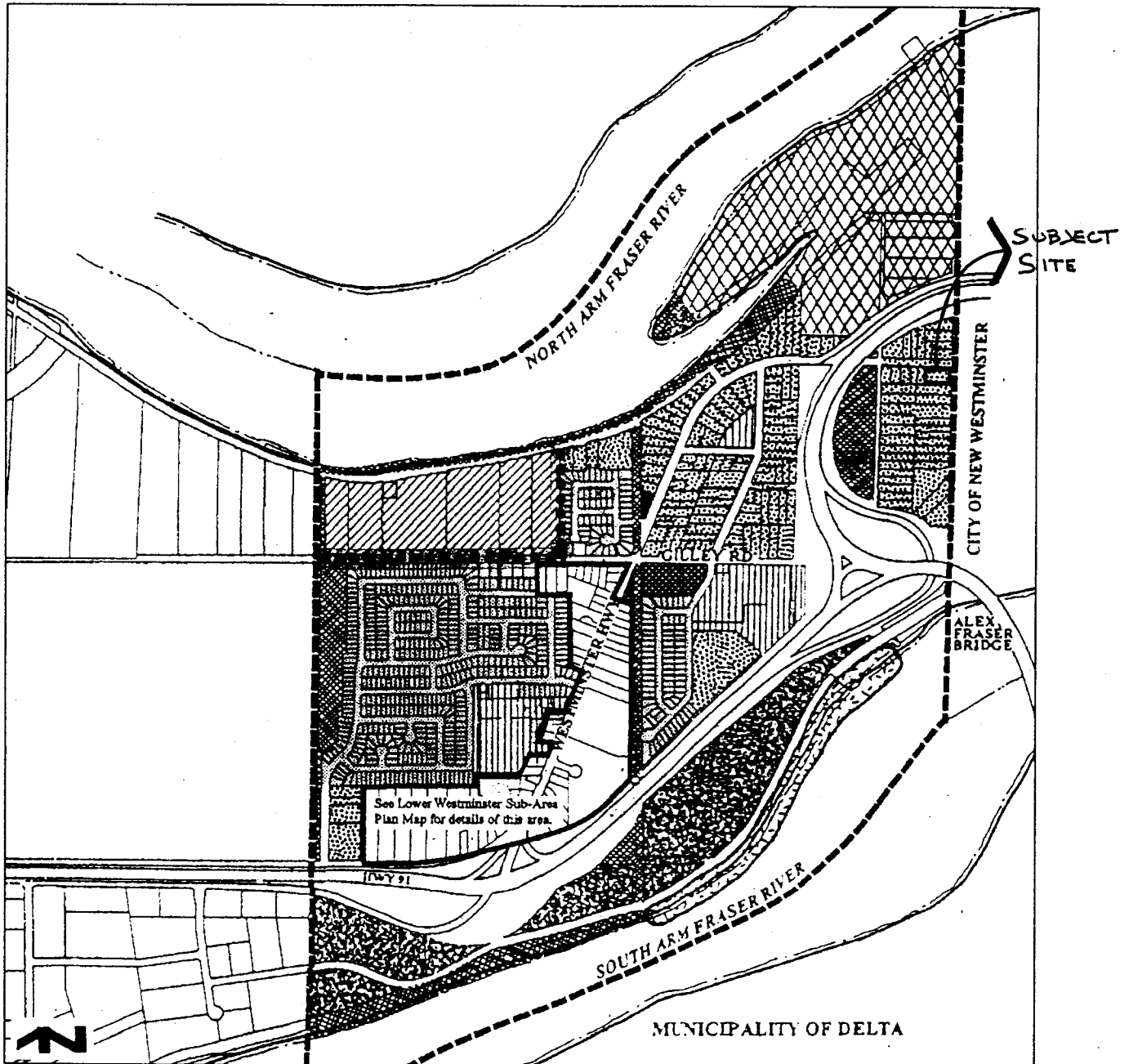
75

150

**Subdivision plan for:
23960 Thompson Gate**

All measurements
in feet.

Land Use Map



Agricultural Land Reserve Boundary	Community Facilities	Residential (Single Family Only)
Agriculture	Industrial	Residential (Mixed Multiple & Single Family)
Assembly	Mixed Use Water Oriented Industrial/Residential	School, Park
Business Park	Natural Areas/Open Space (Public & Private)	Public Open Space & Roads
Commercial		



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7901 (RZ 05-288407)
A PORTION OF 23960 THOMPSON GATE**

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 F (R1/F)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7901"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7901"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

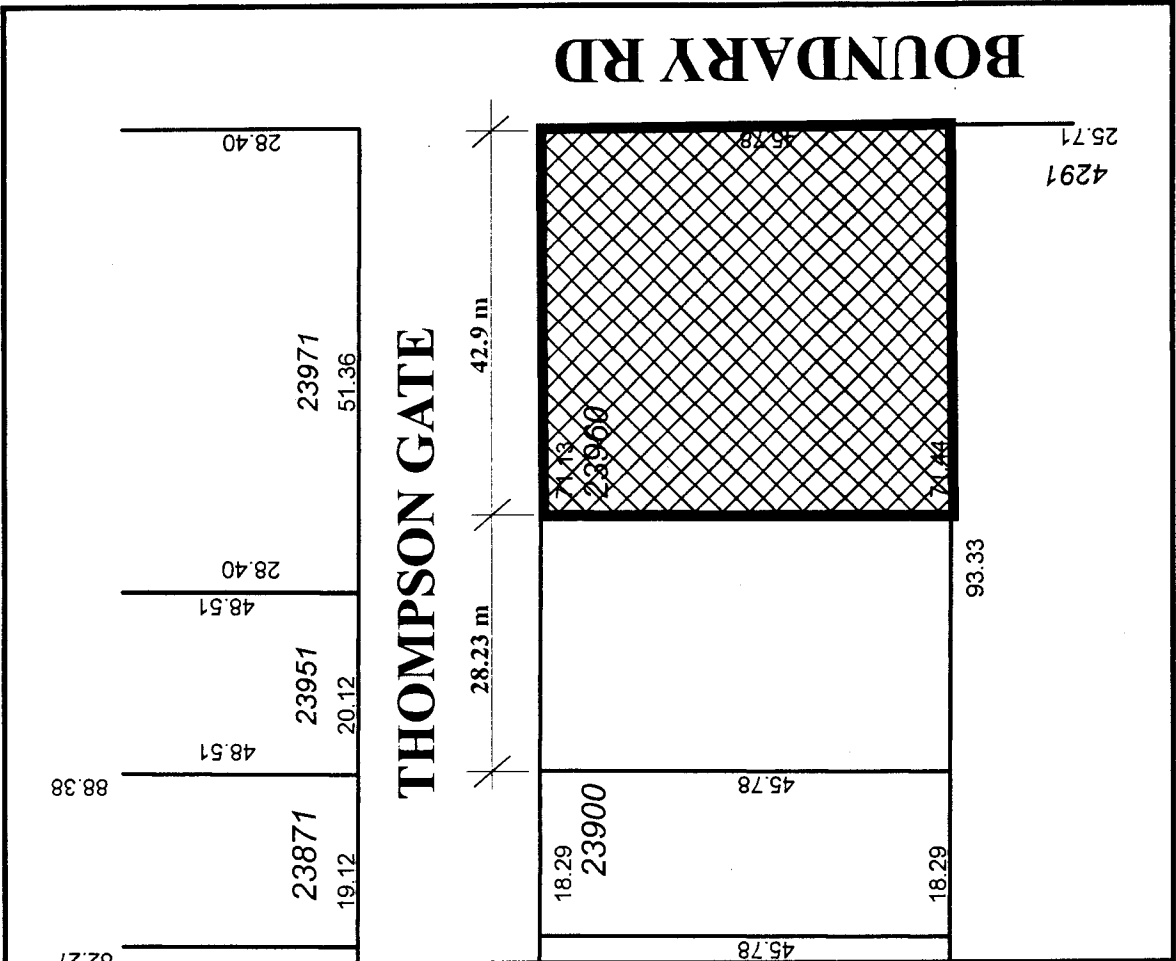
MINISTRY OF TRANSPORTATION

ADOPTED

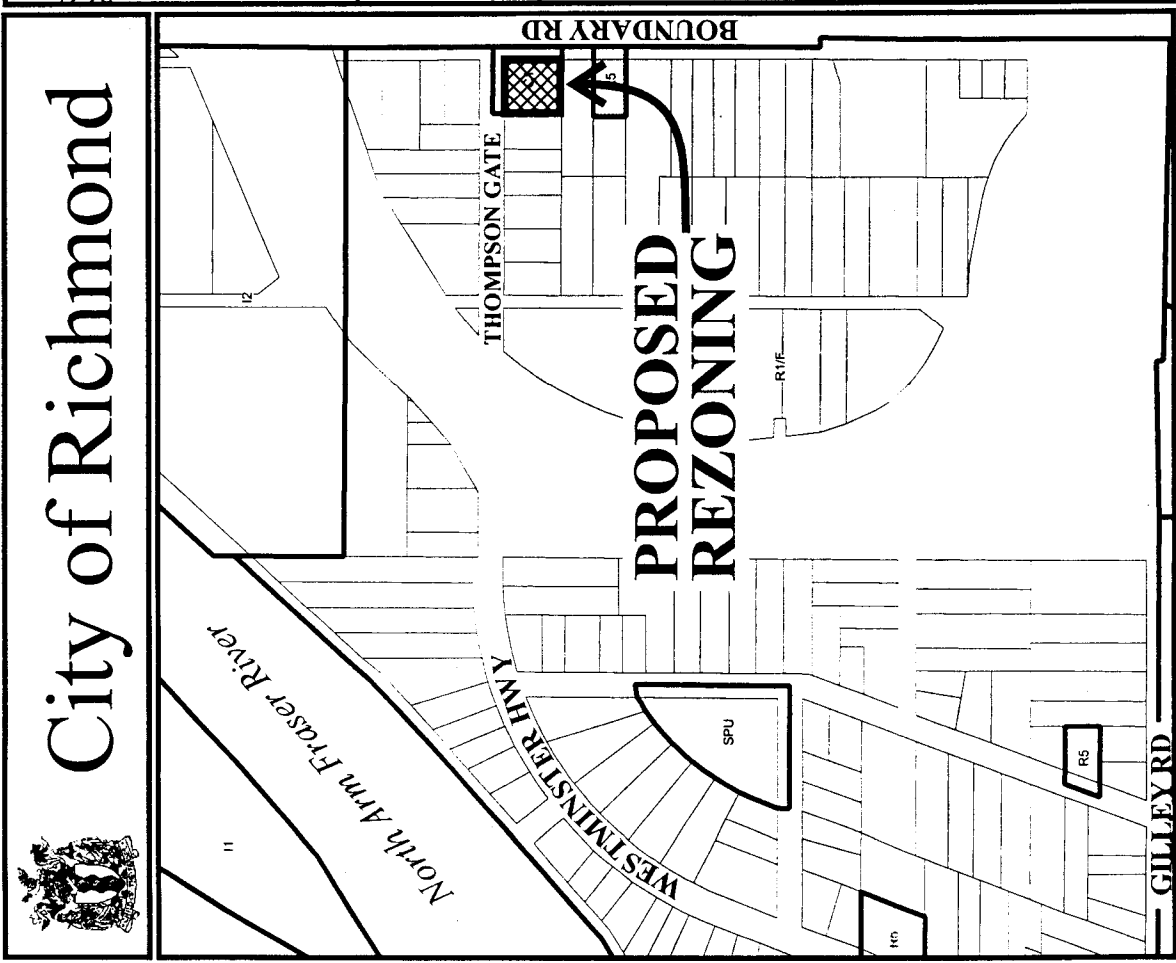
CITY OF RICHMOND
APPROVED by KE
APPROVED by Director or Solicitor
FOA

MAYOR

CITY CLERK



Original Date: 01/19/05
 Revision Date: 02/03/05
 Note: Dimensions are in METRES



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