



**City of Richmond**  
Urban Development Division

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

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**To:** Planning Committee **Date:** April 29, 2004  
**From:** Raul Allueva **File:** RZ 04-267776  
Director of Development  
**Re:** **Application by Les Cohen & Azim Bhimani for Rezoning at 4860 Garry Street from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)**

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**Staff Recommendation**

That Bylaw No. 7719, for the rezoning of 4860 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

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Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

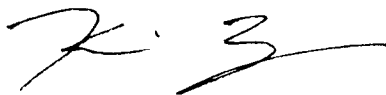
Item	Details
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<b>Application</b>	RZ 04-267776
<b>Location</b>	4860 Garry Street
<b>Owner</b>	Yu-Mei & Agnes Kuit
<b>Applicant</b>	Les Cohen & Azim Bhimani

<b>Date Received</b>	March 18, 2004
<b>Acknowledgement Letter</b>	April 14, 2004
<b>Fast Track Compliance</b>	April 26, 2004
<b>Staff Report</b>	April 29, 2004
<b>Planning Committee</b>	May 18, 2004

<b>Site Size</b>	772 m <sup>2</sup> (8,310 ft <sup>2</sup> )
<b>Land Uses</b>	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family residential lots (each 386 m <sup>2</sup> or 4,155 ft <sup>2</sup> )
<b>Zoning</b>	<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)
<b>Planning Designations</b>	Steveston Area Plan Land Use Map designation – Single-family
<b>Related Policies</b>	Lot Size Policy 5471 (rezoning permitted to R1/A) – <i>Complies</i>
<b>Surrounding Development</b>	Redevelopment has occurred on the north side of Garry Street to the west and east of the subject site with many single-family dwellings recently completing construction in the past year. Older character single-family dwellings are located on adjacent lots to the west, east and south.

<b>Staff Comments</b>	There have been numerous approved rezoning and subdivisions to R1/A since the adoption of Lot Size Policy 5471 in July 2002, which has guided residential redevelopment along this block of Garry Street between Railway Avenue and No. 1 Road. Neighbouring lots to the east and west of the subject site on the south side of Garry Street have potential to each redevelop into two single-family lots.
<b>Analysis</b>	The application is fairly straightforward and would allow for the creation of two new single-family lots. This proposal is consistent with the guidelines outlined in the Area Plan land use map and Lot Size Policy designation. The application is similar to other applications for single-family residential redevelopment along this portion of Garry Street.
<b>Attachments</b>	Attachment 1 – Location Map Attachment 2 – Lot Size Policy 5471
<b>Recommendation</b>	Approval



Kevin Eng  
Planning Technician – Design  
(Local 3205)





# City of Richmond

# Policy Manual

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Adopted by Council – July 29, 2002

POLI

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 2-3-7

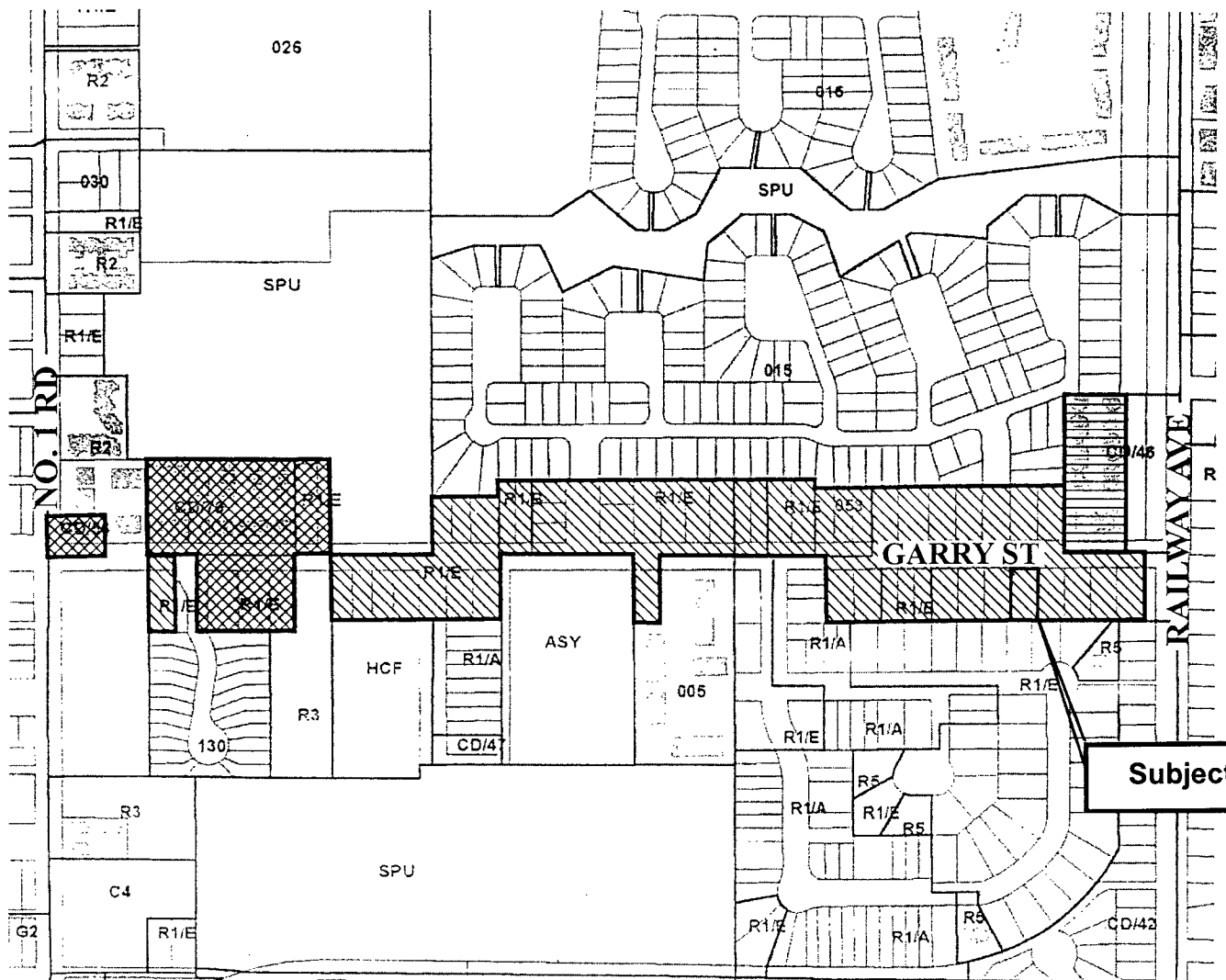
## POLICY 5471:



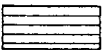
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

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.

**Subject Site**



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 7719 (RZ 04-267776)  
4860 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. 003-789-349

Lot 59 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7719”**.

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>

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MAYOR

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