



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Council - Sept 22, 2003

to Planning - Sept 16, 2003


Date: September 5, 2003

File: ~~RZ 03-236587~~ 8060-20-758

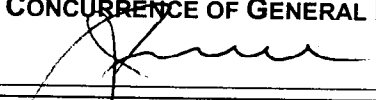
**Re: APPLICATION BY RAV BAINS FOR REZONING AT 4100 GARRY STREET
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

Staff Recommendation

That Bylaw No. 7583, for the rezoning of 4100 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.


Joe Erceg
Manager, Development Applications

JE:dcb
Att. 2

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

Staff Report

Origin

An application has been made by Rav Bains for rezoning at 4100 Garry Street from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District Subdivision Area A (R1/A) for the purpose of developing two single family dwellings on separate lots. A location map is provided in **Attachment 1**.

Findings of Fact

Item	Existing	Proposed
Owner	Yuan and Tsu-Mei T. Chen Pending transfer on land title to new owners: Jasbir Singh Mann Paramjit Kaur Mann	Jasbir Singh Mann Paramjit Kaur Mann
Applicant	Rav Bains	same
Site Size	937 m ² (10086.11 ft ²)	same – future subdivision will create two single family lots
Land Uses	Residential	same
OCP Designation	Neighbourhood Residential	same
Area Plan Designation	Single Family	same
702 Policy Designation	Policy #5471 adopted 07/29/02 – permits rezoning to R1/A	same
Zoning	R1/E	R1/A
Parking Required	2.0 per unit	same
Parking Actual	2.0 per unit	same

Reference: Lot Widths – Small Lot Size Policies

Single Family R1 Zone	
Type	Lot Width
Sewered Areas	
A	9m (29.527 ft.)*
B	12m (39.370 ft.)*
C	13.5m (44.291 ft.)*
D	15m (49.213 ft.)*
E	18m (59.055 ft.)*
H	16.5m (54.134 ft.)*
K	10m (32.808 ft.)
Unsewered Areas	
F	18m (59.055 ft.)*
G	20m (65.617 ft.)*
* For corner lots, add 2m (6.562 ft.) to width	

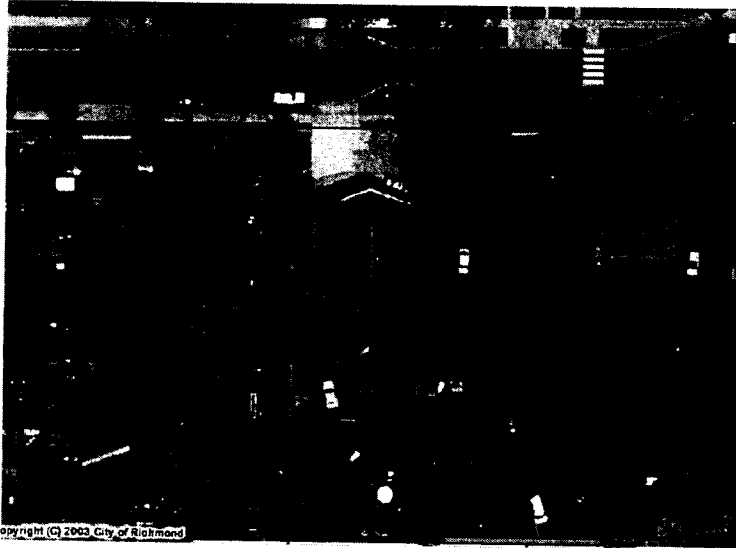
Surrounding Development

South: Small lot single-family lots (LUC 130)

East: Large lot single-family lots (R1/E)

North: Multi-family townhouses (CD / 79)

West: Rivers End Housing Co-Operative – Multi-family townhouses (R2)



Site aerial (taken May 2002)

Related Policies & Studies

702 Lot Size Policy No. 5471 (adopted 07/29/02) applies to this site. The Policy (shown in **Attachment 2**) permits rezoning to R1/A (9 metre wide lots).

Consultation

None undertaken.

Staff Comments*Engineering Works Design / Review*

Development Applications staff support the Rezoning application. The existing trees along the East Property Line should be retained. No other Rezoning concerns. Then with future Subdivision, the developer is to provide a shared access at the new property line. This will encroach into the existing traffic calming bubble, but several examples of this already exist along Garry showing that this approach can be adequately designed. No other concerns.

Community Planner

No objection to the proposed rezoning and future subdivision. The proposed rezoning conforms to the 702 Lot Size Policy No. 5471 (adopted 07/29/02) which permits Rezoning to R1/A for this lot. Access should be via shared driveway and the appropriate covenants applied to achieve this.

Protective fencing as close to the drip line as possible should be installed around the trees along the eastern property boundary during demolition and construction activity on the site.

Transportation

The shared driveway, which will conflict with curb extension, is to be 4 m wide at throat and flared as per standard (i.e. bylaw 7222).

Analysis

No significant problems have been identified with this application. Preservation of the existing trees through protection measures and appropriate construction techniques should be employed by the builders but will likely pose no undue restrictions on the reconstruction activity.

Transportation staff have reviewed the driveway location within the curb extension on Garry Street. Similar designs at other locations on Garry Street have not had any reported negative traffic impact to the operations of the roadway.

Staff support and recommend approval of the proposed rezoning of 4100 Garry Street as consistent with existing Lot Size Policy for the area.

Financial Impact

None.

Conclusion

The application for rezoning of 4100 Garry Street has merit and is consistent with the existing Lot Size Policy. Preservation of the existing trees noted in the report should be addressed by the developer.



David Brownlee
Planner 2

DCB:cas

Prior to final adoption the developer shall:

1. Register a covenant for one shared access to be shared by both properties.
2. Provide a letter committing to the placement of temporary protective fencing along the construction side of the trees on the eastern property line prior to the commencement and for the duration of construction activity.



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Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

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

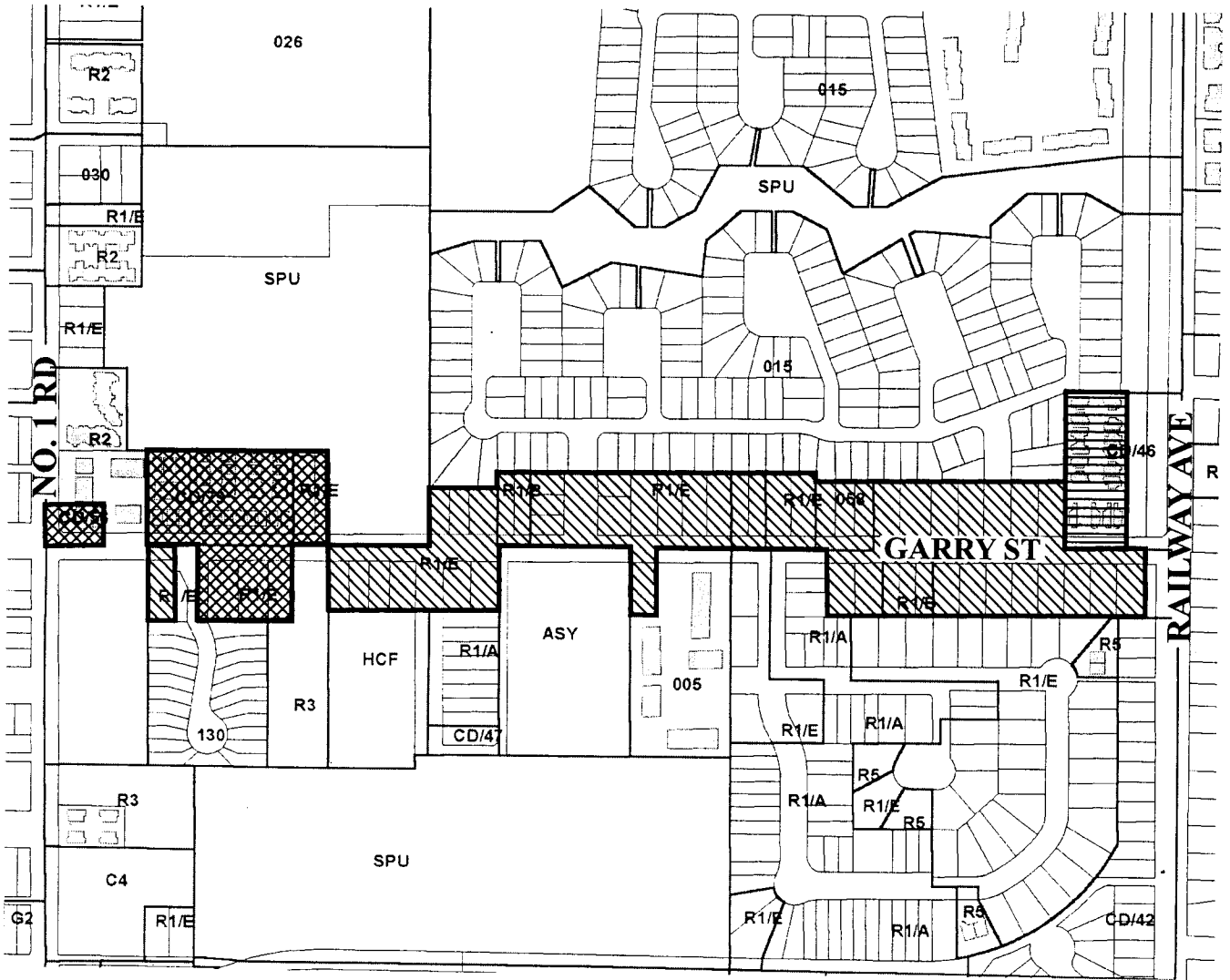
POLICY 5471:

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.



POLICY 5471

SECTION 02, 3-7

Adopted Date: 07/29/02



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7583 (RZ 03-236587)
4100 GARRY STREET**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. 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. 003-602-290

Lot 91 Except: Part On Explanatory Plan 52034, Section 2 Block 3 North Range 7 West
New Westminster District Plan 38440

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7583”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 22 2003

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

MAYOR

CITY CLERK