



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To Council - May 25, 2004
To Planning - May 18, 2004
Date: April 29, 2004
RZ 04-267776
File: 12-8060-20-7719

To: Planning Committee
From: Raul Allueva
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)**

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
<i>[Handwritten signature]</i>

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

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

Site Size	772 m ² (8,310 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family residential lots (each 386 m ² or 4,155 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 – Single-family
Related Policies	Lot Size Policy 5471 (rezoning permitted to R1/A) – <i>Complies</i>
Surrounding Development	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.

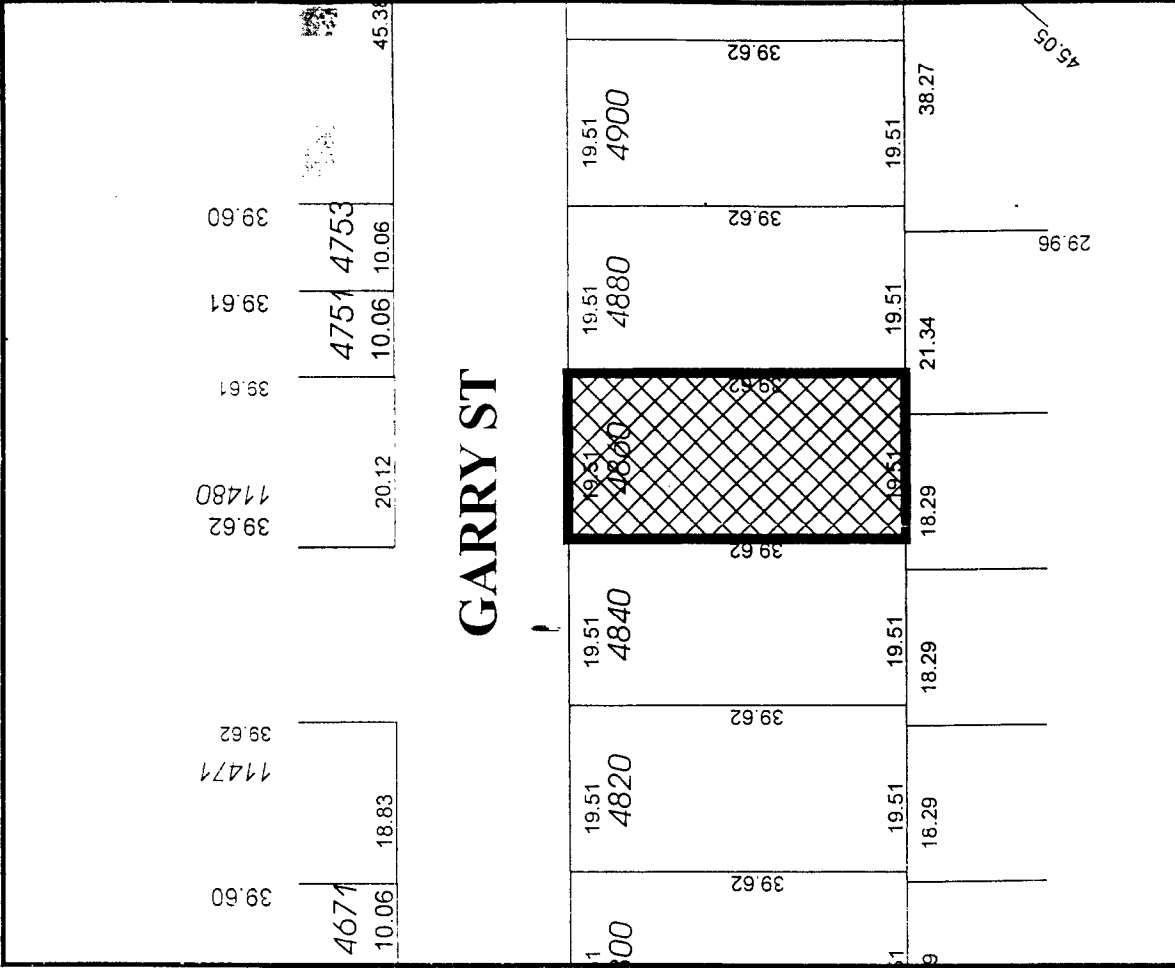
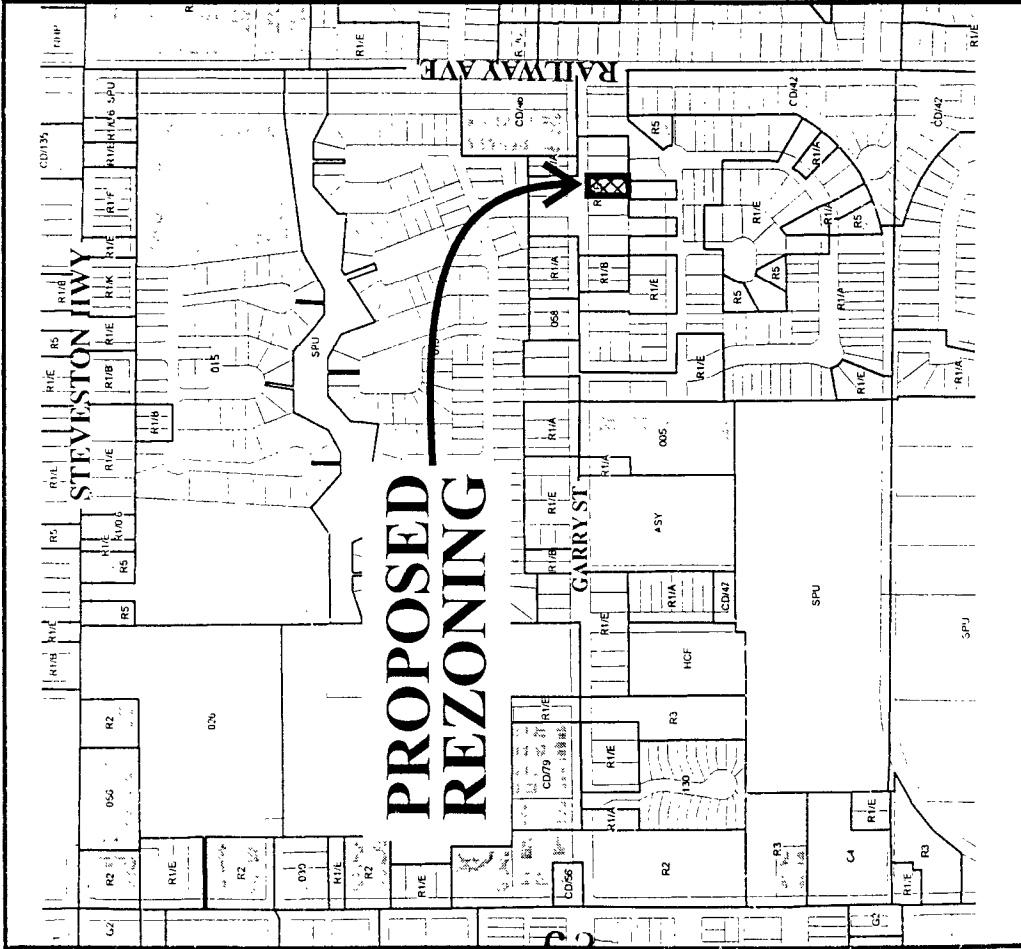
Staff Comments	There have been numerous approved rezoning and subdivisions to R1/A since the adoption of Lot Size Policy 5471 in July 2002, which has guided residential redevelopment along this block of Garry Street between Railway Avenue and No. 1 Road. Neighbouring lots to the east and west of the subject site on the south side of Garry Street have potential to each redevelop into two single-family lots.
Analysis	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.
Attachments	Attachment 1 – Location Map Attachment 2 – Lot Size Policy 5471
Recommendation	Approval



Kevin Eng
Planning Technician – Design
(Local 3205)



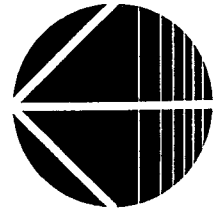
City of Richmond



ATTACHMENT 1

Original Date: 04/14/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-267776



ENTERED



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

File Ref: 4045-00

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

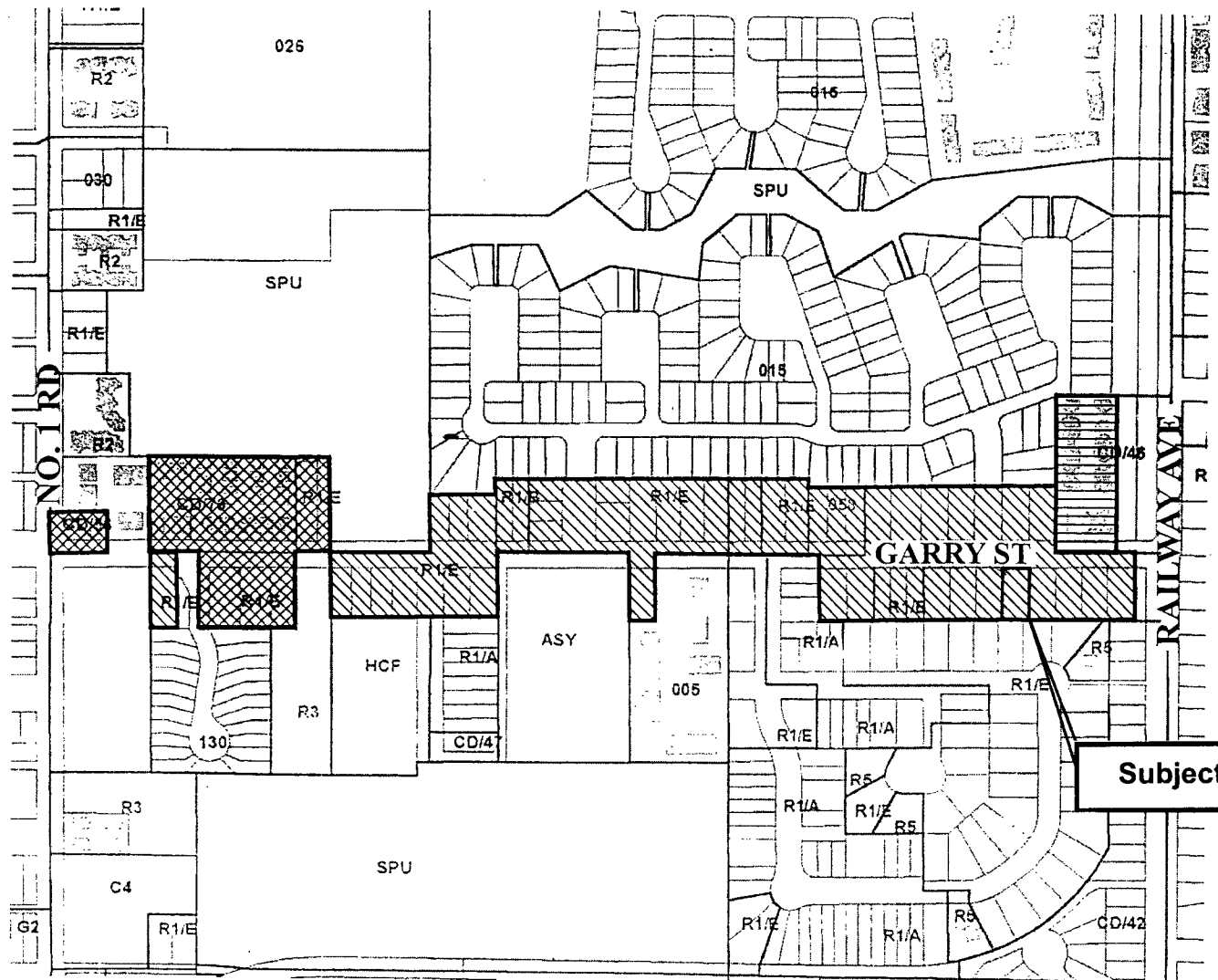
POLICY 5471:



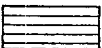
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

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

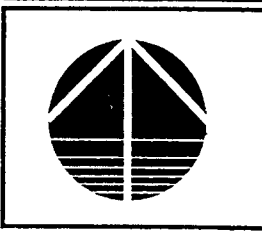
That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

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

MAY 25 2004

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

MAYOR

CITY CLERK