



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

DATE: December 11, 2000
FILE: RZ 00-176792

RE: Single Family Lot Size Policy for the Properties Located along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place in a portion of Section 33-4-6
Application by Sian Enterprises for Rezoning at 10311 and 10331 Leonard Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

STAFF RECOMMENDATION

1. That the following recommendations be forwarded to Public Hearing:

That the following Single-Family Lot Size Policy be adopted:

That the properties located generally along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place in Section 33-4-6 (shown on Attachment 1 to the report dated December 11, 2000, from the Manager of Development Applications), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300; and

2. That Bylaw No. 7199, for the rezoning of 10311 and 10331 Leonard Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

H. Bulee

for

Joe Erceg
Manager, Development Applications
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
David R. Kelly

STAFF REPORT

ORIGIN

Resham Sian applied in July 2000 to rezone his properties at 10311 and 10331 Leonard Road (**Attachment 2**) from R1/E (18m or 59 ft. wide) to R1/B (12m or 39.4 ft. wide) in order to subdivide to three single-family lots. He later changed his proposal to a four lot subdivision under the same proposed zoning. **Attachment 3** shows the revised site plan. **Attachment 4** shows the original proposed elevations. There is no Lot Size Policy currently in the area and in October 2000, Council authorized a Lot Size Study to be undertaken.

This report presents the findings of the Lot Size Study, a recommended policy for the study area and a recommendation for the subject application.

FINDINGS OF FACT

Data on the subject application is as follows:

ITEM	EXISTING	PROPOSED
Owner/Applicant	Sian Enterprises	Undetermined
Site Size	two lots 809 m ² (8708 ft ²)	four lot in total: 2 lots 367 m ² (3,957 ft ²), 1 lot 392 m ² (4,225 ft ²) and 1 lot 490 m ² (5,281 ft ²)
Land Use	Single-Family	Single-Family
OCP Designation	Residential	Residential
Lot Size Policy	No	Proposed
Zoning	R1/E	R1/B

Area Context

The proposed redevelopment site is at the edge of the north-west part of the quarter section which accommodates a mix of multi-family housing across from the Broadmoor Shopping Centre. The remainder of the housing in the quarter section is single-family ranging in age from 10 to over 30 years old. The area of the Lot Size Study has seen some redevelopment of the older homes being replaced with new large homes.

The subject lots are directly beside two small lot single family R1/B properties that front Ryan Road. The proposal is to orient three new lots on Ryan Road alongside these two small lots to create a continuous streetscape and one lot along Leonard Road. To the south of the subject lots is one large deep single family lot with an older house that will likely apply to redevelop in the future. To the north, on the other side of the street from the subject site is a new larger home fronting Ryan Road.

Public Input on Lot Size Study

The City of Richmond sought input from the community through a Public Information Meeting and a Lot Size Survey (see **Attachment 5**). Eleven people attended the information meeting, which was held on November 14, 2000 at Bridge Elementary School.

Fifty-three surveys were returned from the 79 properties in the survey area for a survey response rate of 67%. The following survey results show that 79% of respondents preferred to permit subdivision of lots to R1/B.

Options	Number of Responses	% of Total Responses
Option 1: No change – Subdivision to R1/E	11	21%
Option 2: Some change – Subdivision to R1/B	42	79%
Option 3: Most change Subdivision to R1/K	0	0%

As the surveys are legally considered the personal property of the respondents, it is not possible to provide a map to show how specific properties voted.

An additional question on the survey asking if the Lot Size Policy process adequately addressed concerns resulted in a handful of responses, all of which were supportive of the existing process.

STAFF COMMENT

At subdivision stage the applicant will be required to do the following:

- Dedicate a 3m x 3m corner cut; and
- Grant right of ways as required for sanitary sewer etc.

ANALYSIS

As shown on the survey (Attachment 5), there are three options for the study area.

- 1.) Under Option 1, the "No change" option, an R1/E (18m or 59 ft wide) policy would be consistent with the current zoning. No lots would be able to subdivide on their own under this option. 21% of respondents supported this option.
- 2.) Option 2, the "Some change" option, would permit subdivision to R1/B (12m or 39.4 ft wide). Some of the pie shaped lots on Ruskin Road and Place could subdivide on their own and two lots would be able to consolidate and then subdivide to three lots. 79% of respondents supported this option.
- 3.) For Option 3, the "Most change" option, subdivision would be permitted to R1/K (10m or 32.8 ft wide). Under this option, most of the lots in the area would be able to subdivide on their own. No respondents supported this option.

Based on the positive survey response, and that:

- the proposed development would provide a transition from the three storey rental apartments to the single family neighbourhood;
- the policy is not likely to result in many changes to the neighbourhood as it requires two properties for subdivision; and
- the proposal would be consistent with the other two small lots which have recently been redeveloped beside the subject lots on Ryan Road;

staff support the proposal.

FINANCIAL IMPACT

None.

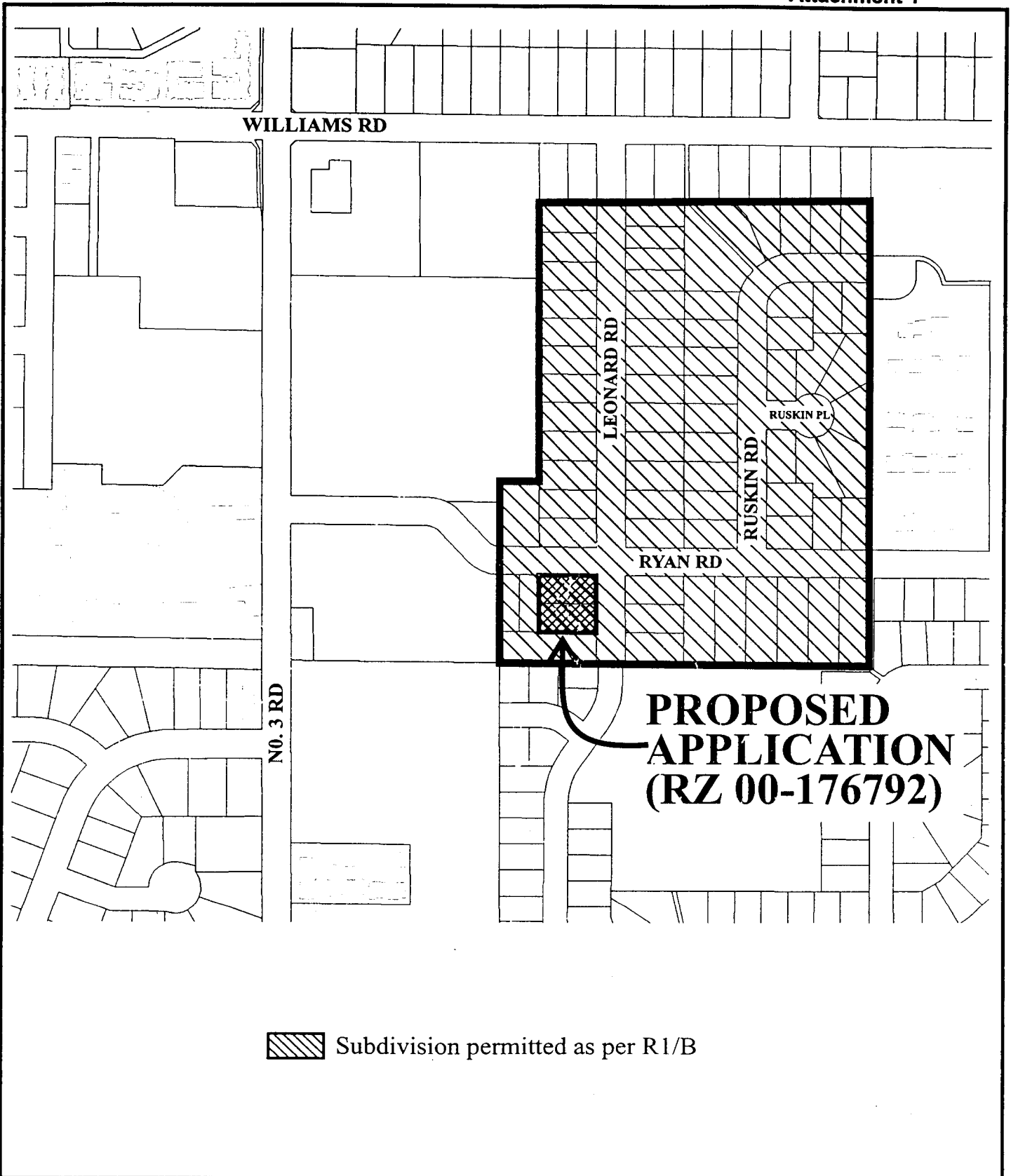
CONCLUSION

1. The Urban Development Division has completed a Lot Size Study to determine future lot sizes for a portion of Section 33-4-6.
2. Based on the study results, staff recommend that a Lot Size Policy be adopted for the area to permit subdivision of lots to R1/B (12m or 39.4 ft).
3. Under the proposed policy the subject application would be approved.



Jenny Beran, MCIP
Planner Analyst

JMB:cas



Subdivision permitted as per R1/B



Attachment 1 Proposed Policy

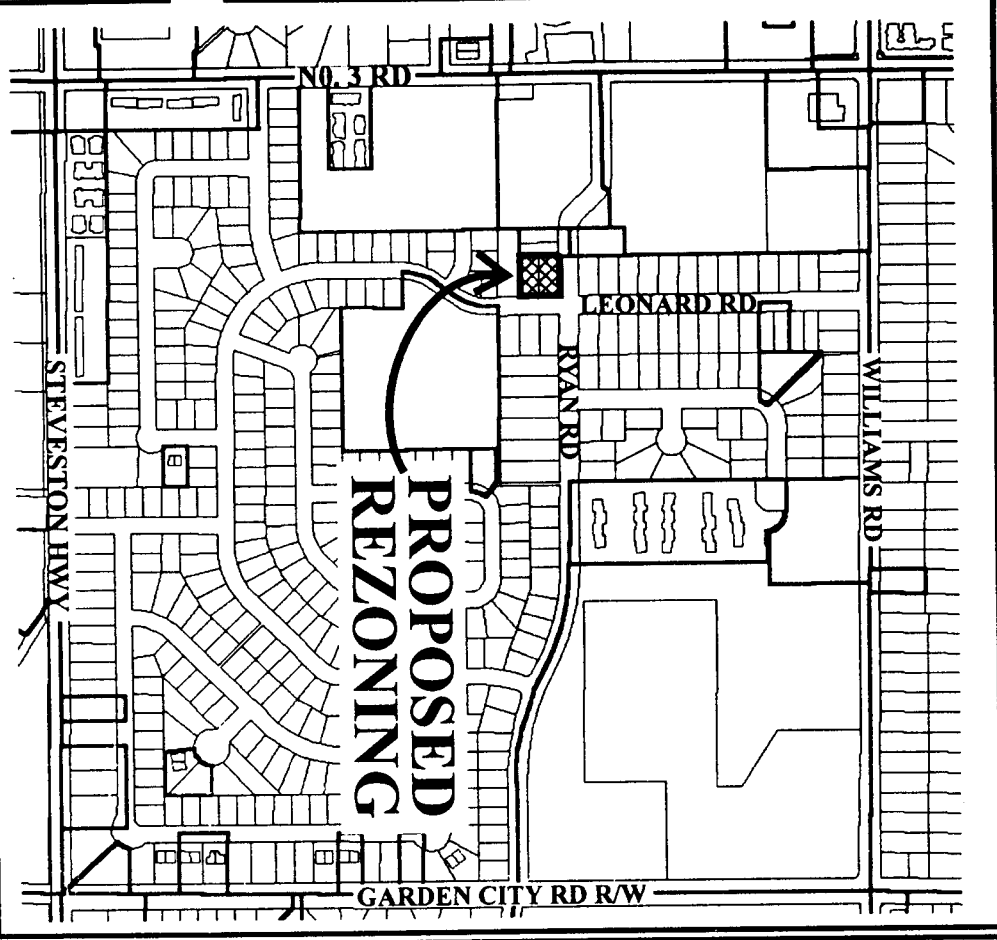
Original Date: 12/06/00

Revision Date:

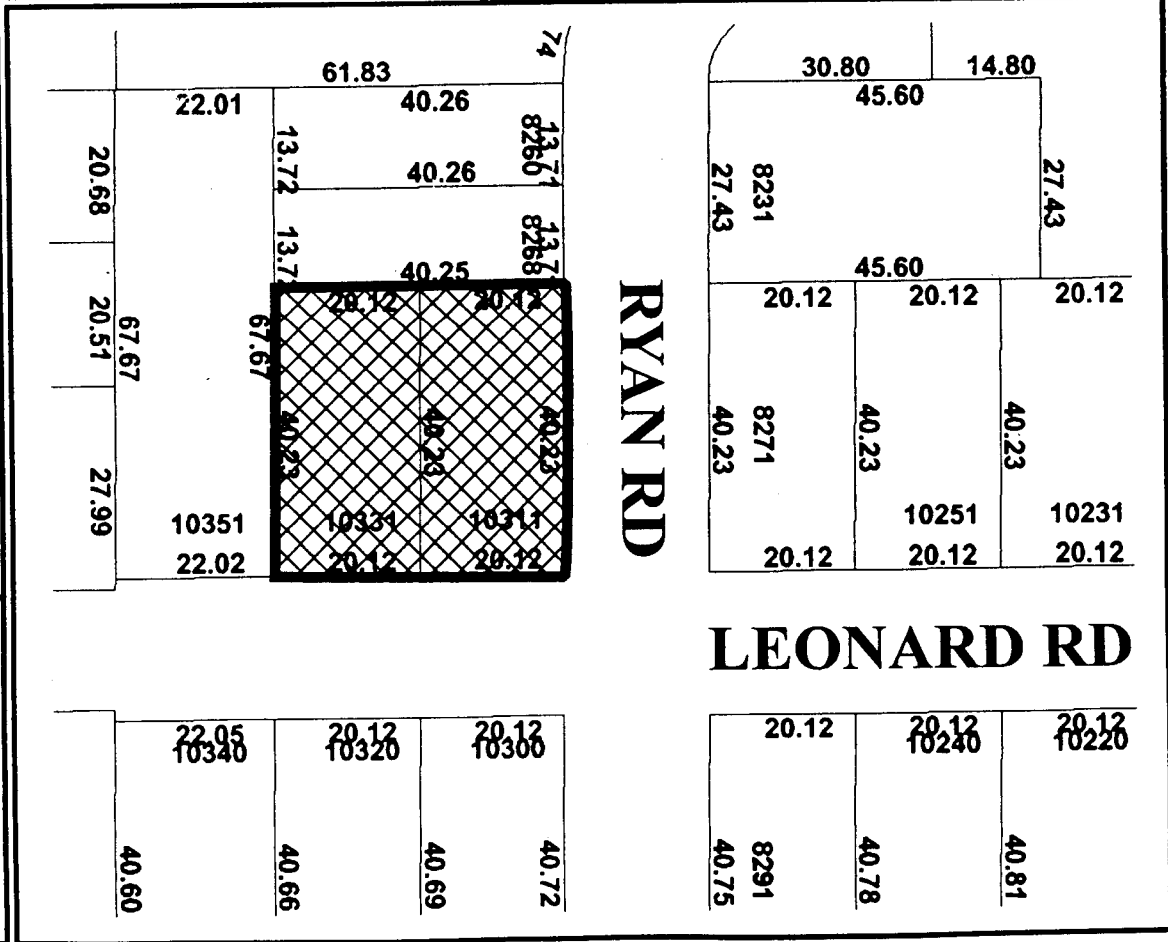
Note: Dimensions are in METRES



City of Richmond

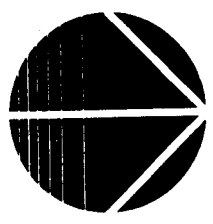


**PROPOSED
REZONING**



RYAN RD

LEONARD RD



RZ 00-176792

Original Date: 07/27/00

Revision Date:

Note: Dimensions are in METRES



Rafiq Shaikh, d.arch.(ind)
residential designer

PROPOSED REZONING PROPERTY LOCATED @ 10311 AND
10331 LEONARD ROAD FOR SIAN ENTERPRISE LTD.

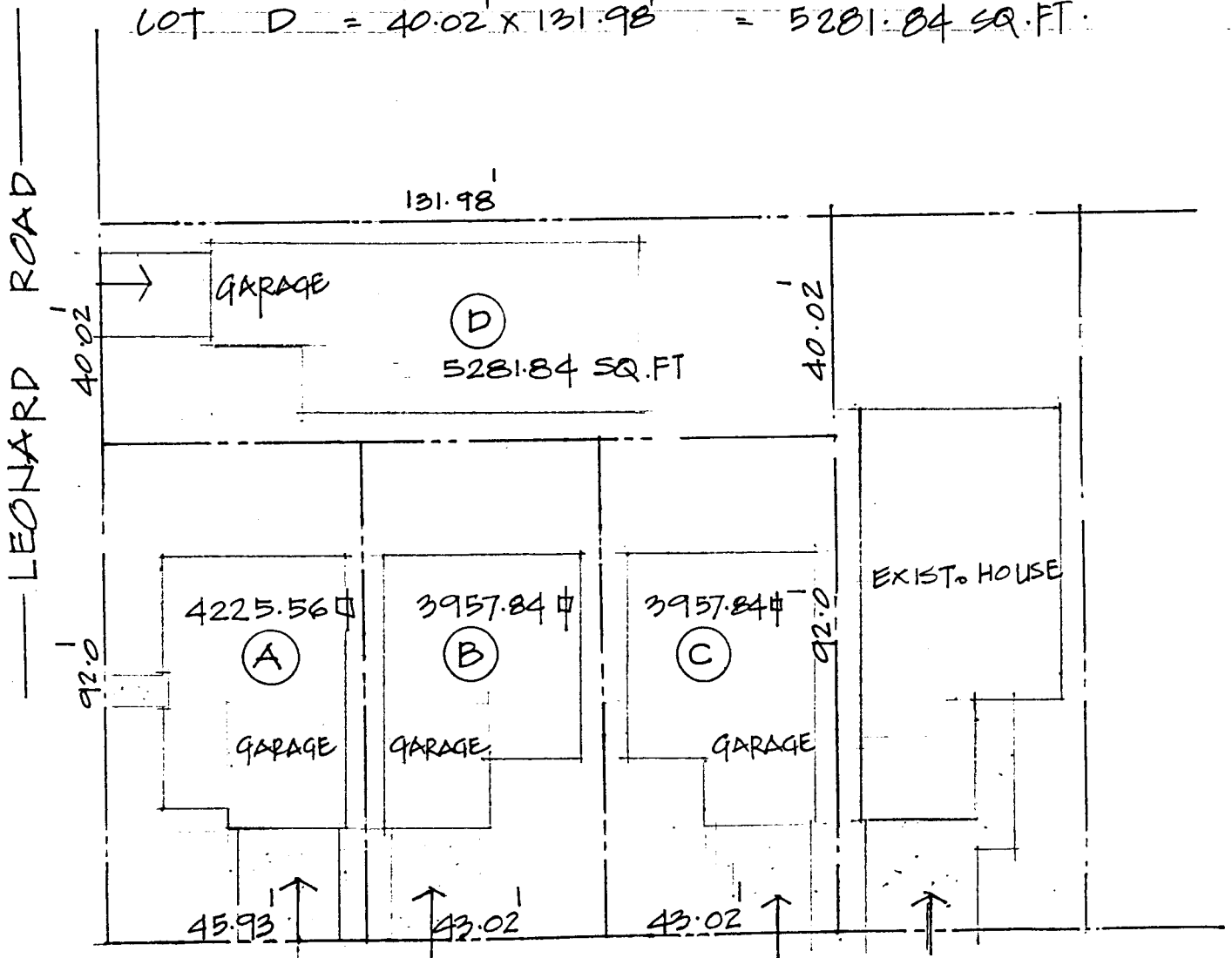
PROPOSED SUBDIVISION [RI-B] SINGLE FAMILY RES.

LOT A = $45.93' \times 92.0'$ = 4225.56 SQ.FT.

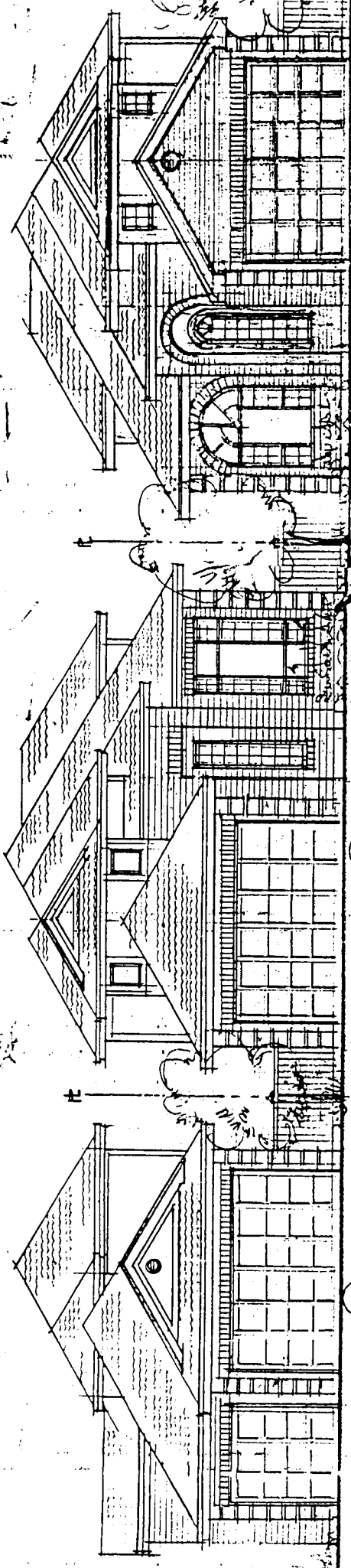
LOT B = $43.02' \times 92.0'$ = 3957.84 SQ.FT.

LOT C = $43.02' \times 92.0'$ = 3957.84 SQ.FT.

LOT D = $40.02' \times 131.98'$ = 5281.84 SQ.FT.



SITE PLAN.

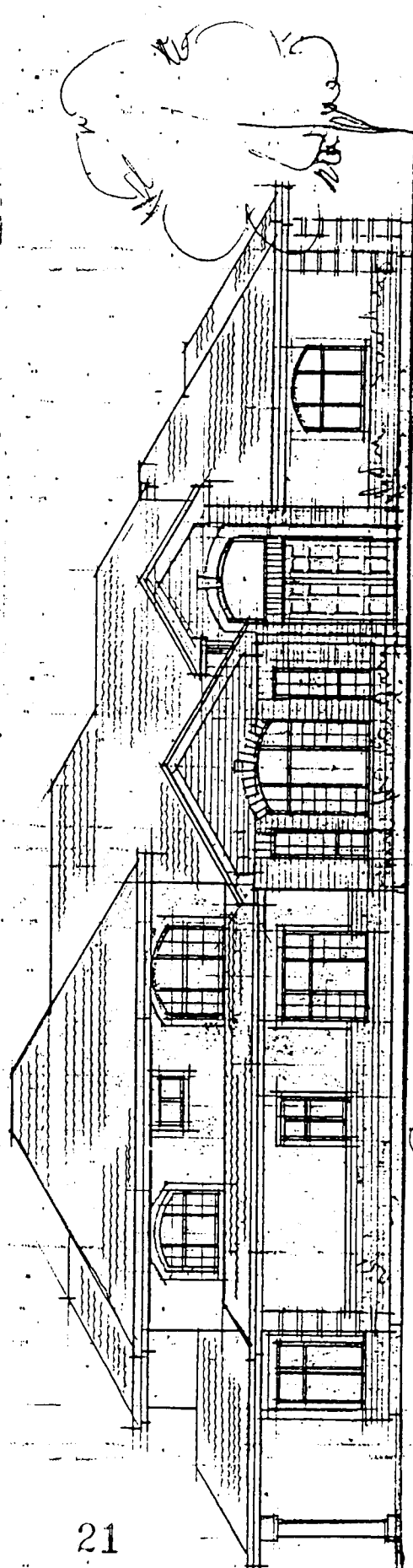


LOT C

LOT B

LOT A

NORTH ELEVATIONS (RYAN RD.)



LOT A

EAST ELEVATION (LEONARD RD.)

RAFIQ SHAIKH DESIGNS LTD.
4580 Pendlebury Road
Richmond, B.C. V7E 1E7
Phone 241-7689

Urban Development Division Land Use Department

6911 No. 3 Road
Richmond, BC V6Y 2C1



City of Richmond

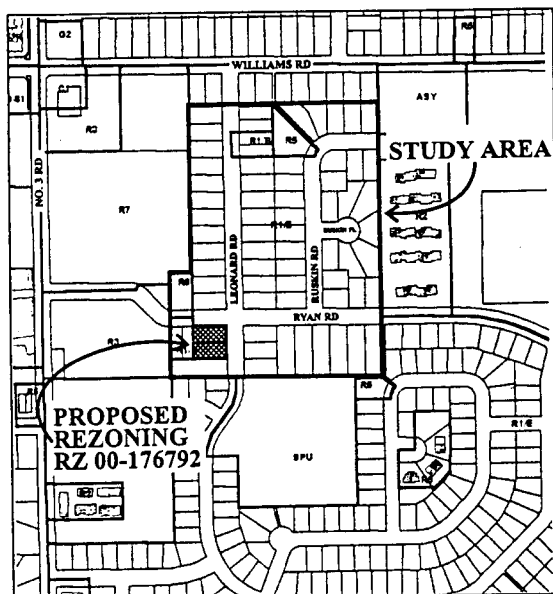
Contact (604) 276-4212 Fax (604) 276-4052

LOT SIZE STUDY SURVEY Section 33-4-6

To ensure that your response is valid, please fill in the following:

Name: _____ Address in Study Area: _____

Property Owner or Resident



Please check the box for the option you prefer:

- Option 1: No change.**
- Subdivision permitted as per R1/E (59 ft. wide).
 - Under this option no lots can subdivide.
- Option 2: Some change.**
- Subdivision permitted as per R1/B (39.4 ft. wide).
 - Under this option:
 1. Some of the pie shaped lots on Ruskin Road and Place would be able to subdivide on their own;
 2. Two lots could subdivide into three as with the proposed rezoning.
- Option 3: Most change.**
- Subdivision permitted as per R1/K (32.8 ft. wide).
 - Under this option most of the lots in the area would be able to subdivide on their own.

Does this Lot Size Study process adequately address your concerns or would you prefer just using the rezoning process to review the applications?

The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

Thank you for taking the time to complete our survey. **Please return the completed survey (using the enclosed postage paid envelope) by November 28, 2000 or fax to Jenny Beran at 276-4052.**

Please contact Jenny Beran, Planner, at 276-4212 if you have any questions regarding the survey.

For Translation Assistance:

如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ ਸੋਸਾਇਟੀ ਵਿਖੇ
279-7160 ਤੇ ਫੋਨ ਕਰੋ

CITY OF RICHMOND

BYLAW 7199

RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7199 (RZ 00-176792)
10311 AND 10331 LEONARD ROAD

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 B (R1/B)**.

P.I.D. 004-099-249

Lot 23 Section 33 Block 4 North Range 6 West New Westminster District Plan 15569

P.I.D. 004-092-775

Lot 22 Section 33 Block 4 North Range 6 West New Westminster District Plan 15569

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7199**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK