



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: January 3, 2003
File: RZ 02-219197
Re: **APPLICATION BY AUSTIN KAY FOR REZONING AT 10151 LASSAM ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Bylaw No. 7469, for the rezoning of 10151 Lassam 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. Buelee

for Joe Erceg
Manager, Development Applications

JE:jmb
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> <p><i>David Kelly</i></p>
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Staff Report

Origin

Austin Kay has applied to rezone 10151 Lassam Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 ft) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12m or 39.37 ft) in order to permit the subject property to be subdivided into 8 lots (4 fronting Lassam Road and 4 fronting Hollywell Drive)(**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Austin Kay	To be determined
Site Size	3763 m ² (40,506 ft ²)	Eight lots each approx 470m ² (5060 ft ²)
Land Uses	One large single family lot	Eight small single family lots
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B
Heritage	Old Lassam house – not on the Heritage Inventory	Request documentation from the applicant

Lot Size Study

Lot Size Policy 5420 (**Attachment 3**), adopted by Council in 1989, amended in 1992, and re-adopted along Lassam Road in 1995, permits the subject lot and the lots along Lassam Road to subdivide to R1/B size lots. Therefore the proposal is consistent with the Policy.

Staff Comments

Transportation

There are a number of traffic improvements required in this area therefore, a contribution of \$17,500 is requested for approximately half the cost of installing overhead flashers and wheelchair ramps at west leg of Steveston and Lassam. This work is scheduled in next year's capital budget.

Engineering

There are no requirements at time of rezoning. The Lassam frontage was recently upgraded by the City with a wide grass and treed boulevard. The developer is to co-ordinate their new driveway access with the City to (hopefully) retain all the existing street trees. With the future subdivision, details such as servicing the new lots will be determined.

Heritage

While the Lassam home is not on the heritage inventory it is recognized as having heritage merit. The applicants have been asked to deposit as many photos and records as possible in the City of Richmond archives in order that there be a record of this home. Additionally, the applicants

have offered to place ads in the local papers and real estate paper offering the home for free to anyone interested in moving it to another site.

Analysis

Staff is supportive of the application as it is consistent with the Lot Size Policy first adopted for this area in 1989. Additionally, the applicant has offered:

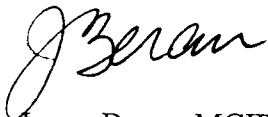
- a contribution toward the cost of an overhead illuminated sidewalk at Steveston Highway and Lassam Road;
- to give the building for free to anyone who is interested in moving it off site;
- to provide current and historical photos to be deposited in the City of Richmond Archives.

Financial Impact

None.

Conclusion

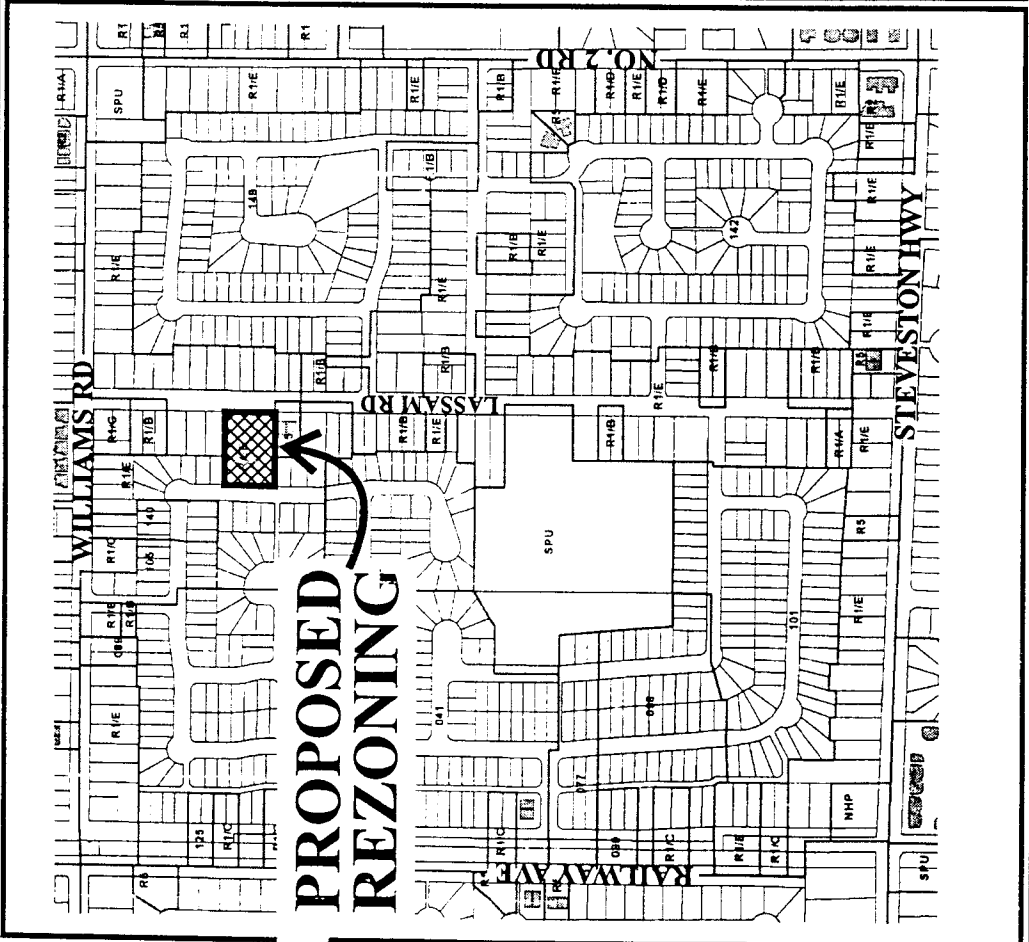
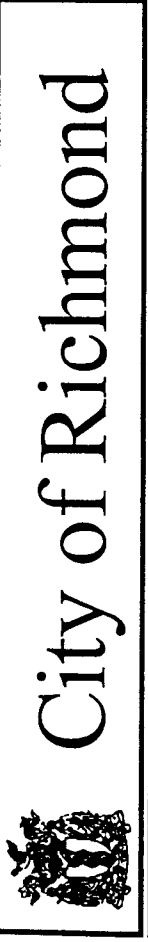
The application is to rezone the old Lassam property on Lassam Road into eight single family properties, four of which will front on Lassam Road and four will front on Hollywell Drive. Staff is supportive of the proposal as it is consistent with the Lot Size Policy for the area, because the applicant has offered to pay for transportation improvements for the area and because the applicant has made an effort to respect the historical nature of the home.



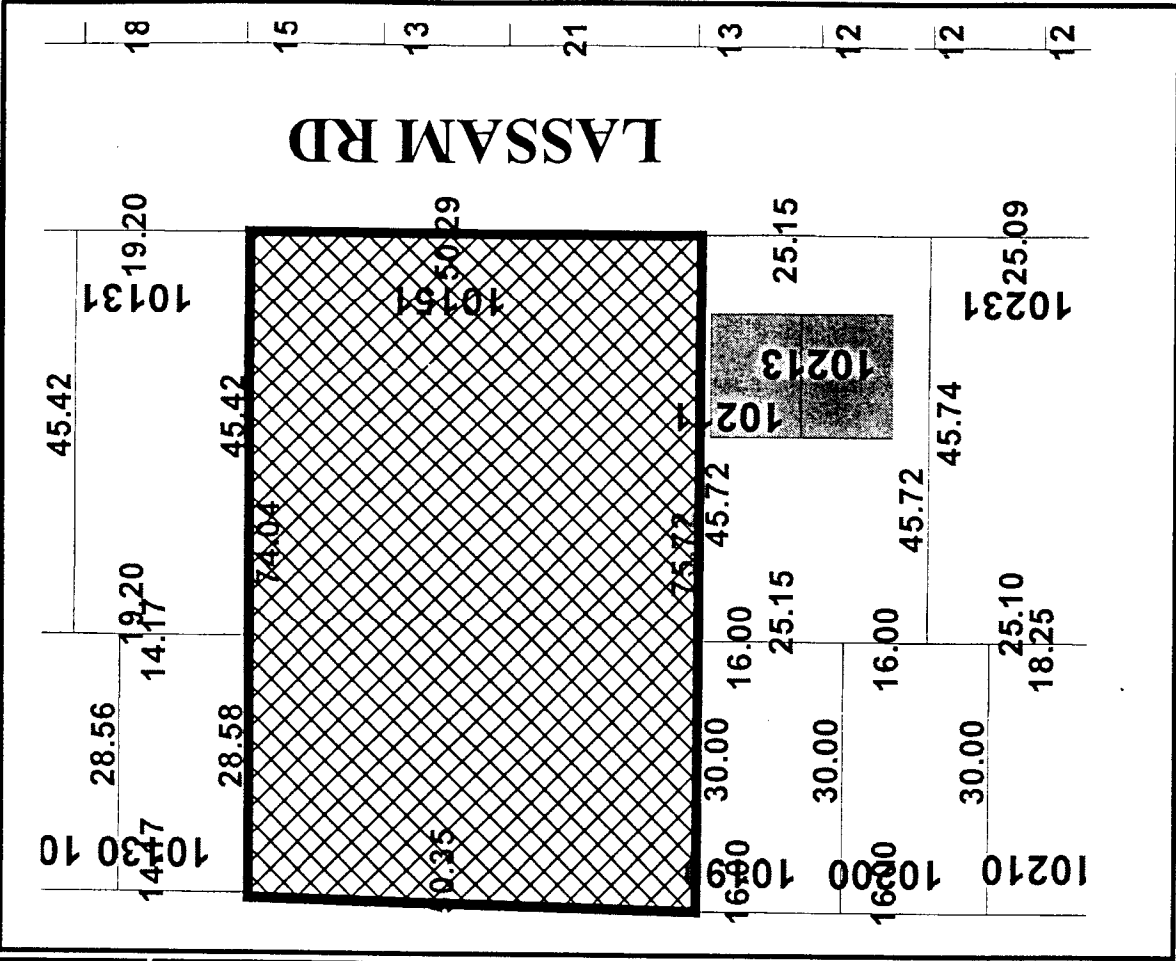
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

Prior to final reading a contribution of \$17,500 toward the cost of installing overhead flashers and wheelchair ramps at west leg of Steveston and Lassam is required.



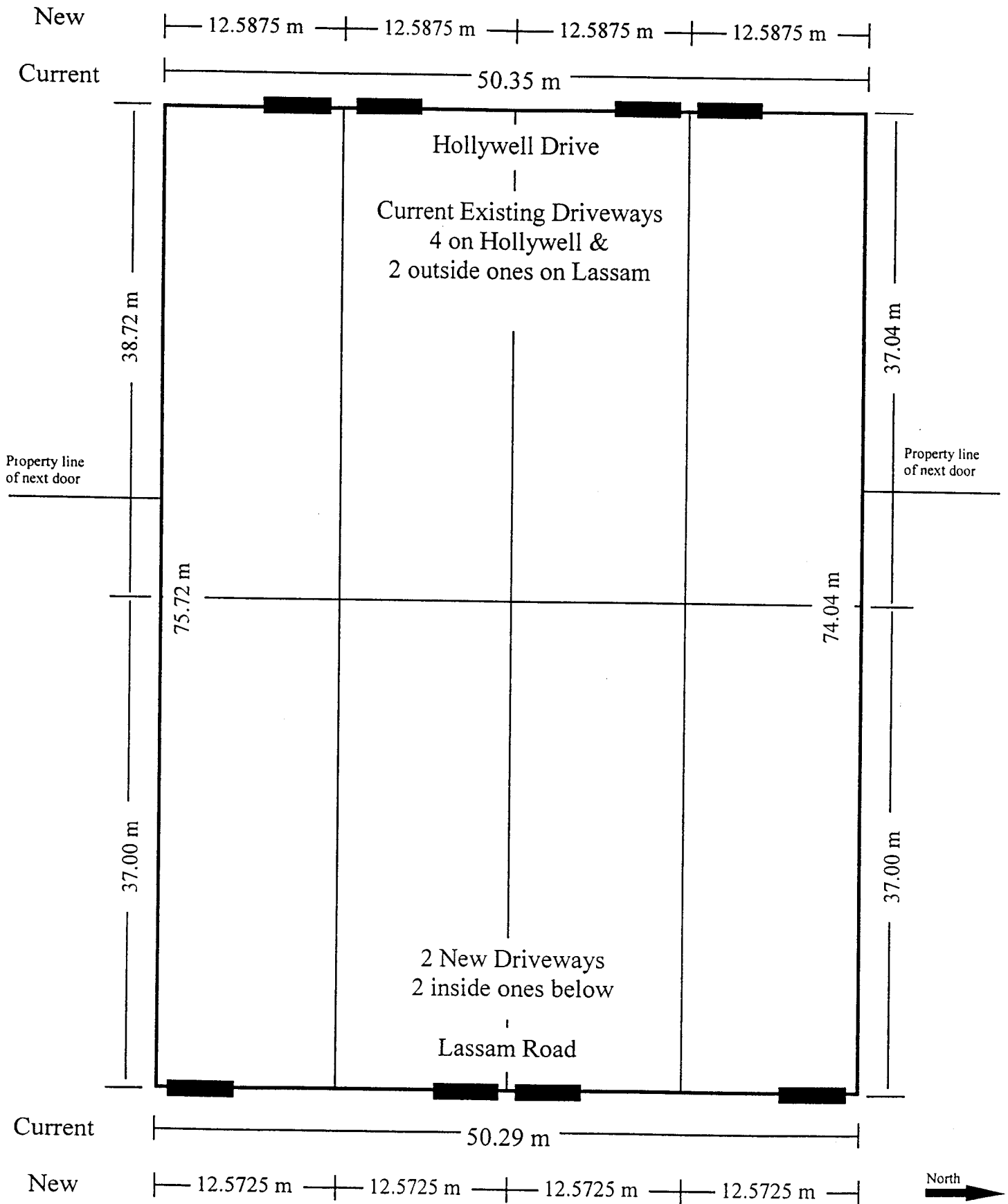
**PROPOSED
REZONING**

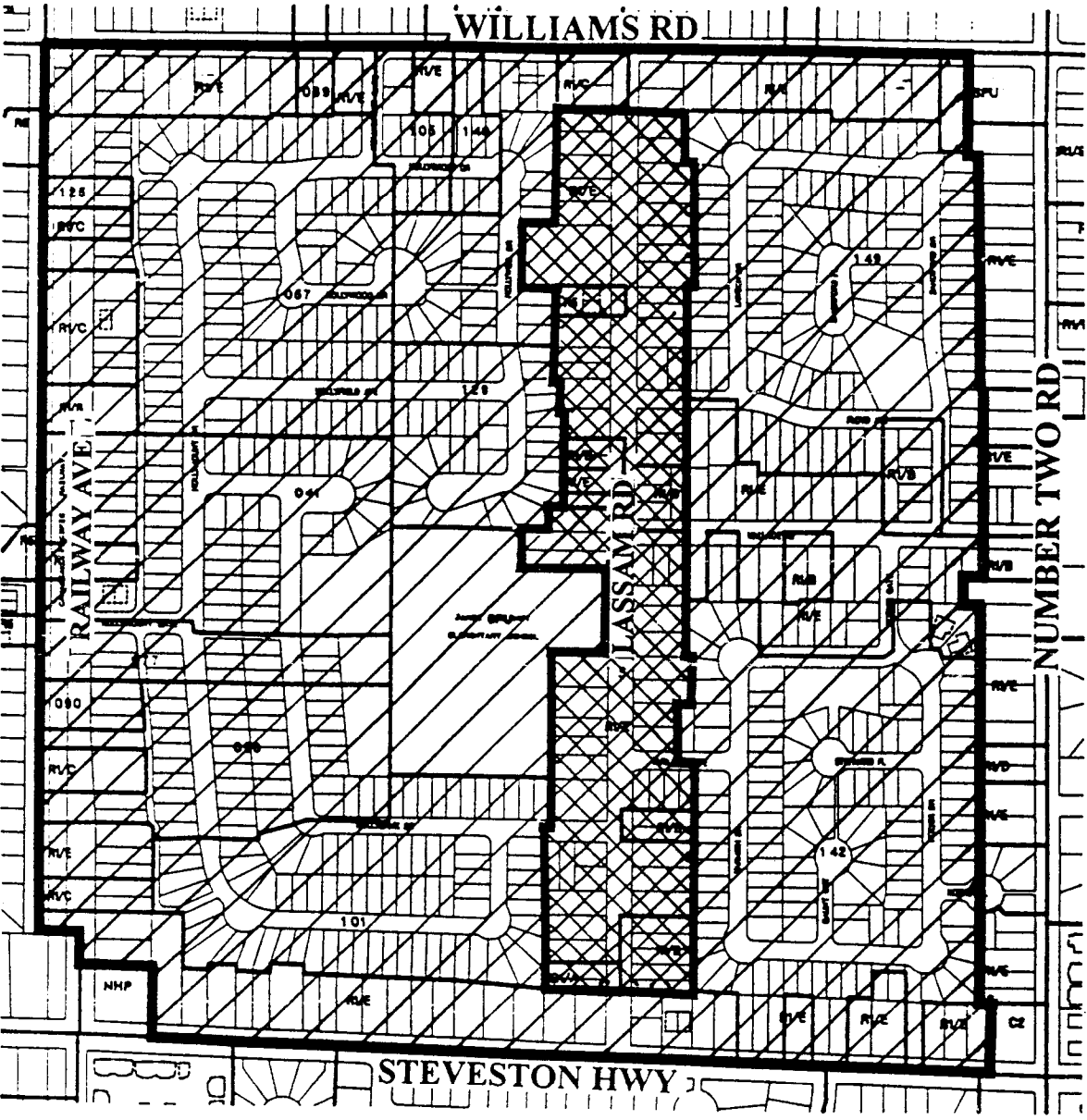


Original Date: 10/31/02
 Revision Date:
 Note: Dimensions are in METRES

RZ 02-219197

Proposed Subdivision of 10151 Lassam Road, Richmond





Subdivision permitted as per R1/B (date of adoption 08/21/95)



Subdivision permitted as per R1/B (date of adoption 10/16/89) except:

- 1) Williams Rd. - R1/C unless there is a lane or internal access then R1/B
- 2) Railway Ave & Steveston Hwy - R1/E unless there is a lane or internal access then R1/B



POLICY 5420
SECTION 36,4-7

Adopted Date: 10/16/89
Amended Date: 08/17/92
Lassam Rd.
Adopted Date: 08/21/95



Page 1 of 2	Adopted by Council: October 16, 1989 Amended by Council: August 17, 1992 Lassam Rd. Adopted by Council: August 21, 1995	POLICY 5420
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7	

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd. in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) if there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7469 (RZ 02-219197)
10151 Lassam 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. 006-984-720

Lot 19 Except Part Subdivided by Plan 74316, Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7469”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK