



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: **Single-Family Lot Size Policy 5454 for the area generally bounded by No. 5 Road, Thorpe Road, Danforth Drive and Highway 99 in Section 36-5-6**

Application by Dava Development for Rezoning at 4591 No. 5 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area A (R1/A)

To Planning Committee - Jan 16, 2001

DATE: December 6, 2000

FILE: RZ 00-175758 (xr)
8060-20-7200

STAFF RECOMMENDATION

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

That Single-Family Lot Size Policy No. 5454 adopted by Council in May 1994 be amended to exclude those properties fronting the west side of No. 5 Road from Thorpe Road to Highway 91; and

2. That Bylaw No. 7200, for the rezoning of 4591 No. 5 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

H. Budee

for Joe Erceg
Manager, Development Applications

JE:jmb
Att.9

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Amia Hill

STAFF REPORT

ORIGIN

Dava Developments has applied to rezone 4591 No. 5 Road (**Attachment 1**) in order to subdivide it into five R1/A (9m or 29.5 ft wide) lots and three R1/C (13.5m or 44.3 ft wide) lots as shown on **Attachment 2 & 3**. The original application was for a 16 unit townhouse development.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	Dava Developments	To be Determined
Site Size	One lot – 4001 m ² (43,068 ft ²)	3 lots approx 510m ² (5500 ft ²) & 5 lots approx 386 m ² (4160 ft ²)
Land Uses	Single-Family Residential	Single-Family Residential
OCP Designation	Neighbourhood Residential	No change
Area Plan Designation	Residential	No change
702 Policy Designation	R1/E	Remove lots along No. 5 from policy area
Zoning	R1/E	R1/A and R1/C

Development surrounding the site is primarily single-family. Lots on the west side of No. 5 Road are primarily zoned R1/E (18m or 59 ft wide). Lots along the east side of No. 5 Road, across from the subject site, are zoned R1/A (9m or 29.5 ft wide) and R1/B (12m or 39.4 ft wide) and vehicular access to these lots is via a lane.

RELATED POLICIES AND STUDIES

Council recently approved an amendment to Section 702 of the Zoning and Development Bylaw 5300 that exempts properties along major roads from the Lot Size Policy process. As there is an existing Lot Size Policy in this neighbourhood (**Attachment 4**), letters were sent to all properties in the existing policy area to inform them of the application and of the intent to remove the lots facing No. 5 Road from the policy area (see **Attachment 5**).

The Lane Policy requires that the applicant dedicate land and pay for the construction of a lane.

PUBLIC RESPONSE

Staff received a number of calls from residents in the neighbourhood who were expressing concern over various aspects of the initial townhouse proposal. Staff suggested that the applicant meet with the residents to talk about the proposal.

An information meeting was held by the applicant on November 1, 2000, at which approximately 40 residents attended to express concerns, mainly about the increased traffic in the neighbourhood. **Attachments 6 & 7** are summaries of the meeting by the neighbourhood organizer, Marie Murtagh, and by the applicant. Due to the neighbours concerns, Mr. Chung revised his proposal from the 16 unit townhouse proposal to an eight lot subdivision.

In terms of the amendment to the Lot Size Policy, staff did receive a number of phone inquiries regarding the details of this proposed change. However, there did not seem to be any resistance to the proposal.

STAFF COMMENTS

Lot Size

Under the current zoning (R1/E which has an 18m or 59 feet wide minimum) the site could be split into four new lots. The applicant is proposing to face five R1/A lots onto No. 5 Road and three R1/C lots onto Deerfield Crescent.

The three new lots facing Deerfield Crescent would be 14.3m or 47 feet wide which is similar in size to the three lots directly facing these new lots which are 16.4m or 53.8 feet wide. The five new lots facing No. 5 Road would be 9.7m or 32 feet wide. The other lots on the west side of No. 5 Road surrounding the new lots are larger, averaging 18.5m or 60 feet wide. The lots directly across No. 5 Road, which also have lane access, are 9.53m or 31.3 feet wide.

Engineering Works Design/Review

Prior to the 4th reading of the rezoning application the following will be required:

- dedicate a 6m lane running north-south through the property with a 3m by 5m corner cut so that the future lane will line up with the neighbouring property lines;
- a 6m wide right of way for temporary lane access from lane dedication to Deerfield Crescent ;
- enter into a Servicing Agreement to design and construct a 6m lane with drainage, curbs and lighting; and
- covenant ensuring no vehicular access from the new lots to No. 5 Road.

ANALYSIS

OCP Designation

The land use designation on the subject property is "Residential". This land use designation differs from that of the neighbouring properties which is "Residential (Single-Family Only)" as shown on **Attachment 8**. All of the townhouses in the neighbourhood were developed under this same land use designation, therefore, the applicant had reasonable expectations to also develop townhouses on the subject site.

Neighbourhood Concerns

The main concerns expressed by the neighbours regarding both proposals were regarding increased traffic moving through their neighbourhood and an increase in the number of cars parking on the street.

Regardless of the type of redevelopment, there will be an increase in the number of cars moving through the neighbourhood due to the fact that vehicular access will not be permitted to No. 5 Road and access will be provided via a lane that will connect to Deerfield Crescent. With the revised proposal, there will be approximately half the number of cars that will potentially travel through the neighbourhood, and while this will be an increase, in either case, the increased flows are not considered to be significant.

In terms of an increase in the number of parked cars in the area, each new house will provide 2 on-site parking spaces. However, the new homes will have garages at the rear of the property, rather than driveways in the front leading to garages, as most of the other homes in the neighbourhood. Therefore, there will be less "overflow" parking in the form of driveways located on the individual lots, and therefore there will likely be visitors who will park on the street.

Rezoning

The subject site has been for sale for a number of years and the property is currently in a state of disrepair. There are two instances of the City enforcing the Unsightly Premises Bylaw.

While redevelopment will result in more density on the site than currently exists, the proposed lot sizes are generally consistent with other lots sizes in the area and new homes will provide a more attractive streetscape.

Lot Size Policy Change

As part of the application, staff recommend that Lot Size Policy 5454 be amended to remove the properties fronting No. 5 Road from the Lot Size Policy area (**Attachment 9**). By amending the policy, redevelopment to smaller lots can be considered in conjunction with lane development.

FINANCIAL IMPACT

None.

CONCLUSION

1. The application is for 8 new single-family lots, three fronting Deerfield Crescent and five fronting No. 5 Road.
2. The applicant revised this proposal from an earlier proposal for townhouses, which would be permitted under the existing Area Plan designation, due to concerns of residents in the neighbourhood. The new proposal partially addresses neighbourhood concerns about increased traffic. However, any new development on this site will result in changes to the neighbourhood.
3. Staff support the rezoning proposal. The new lots proposed on Deerfield are consistent with those across the street. The new lots on No. 5 Road are smaller than the lots to the north and south but they are consistent in size with the lots across the street which are also serviced by a lane.

4. Staff also propose that the lot size policy be revised as shown on Attachment 9 to remove lots facing No. 5 Road from the policy area. This will streamline the rezoning process for other potential small lot applications along No. 5 Road by removing the need to undertake a lot size study.



Jenny Beran, MCIP
Planner

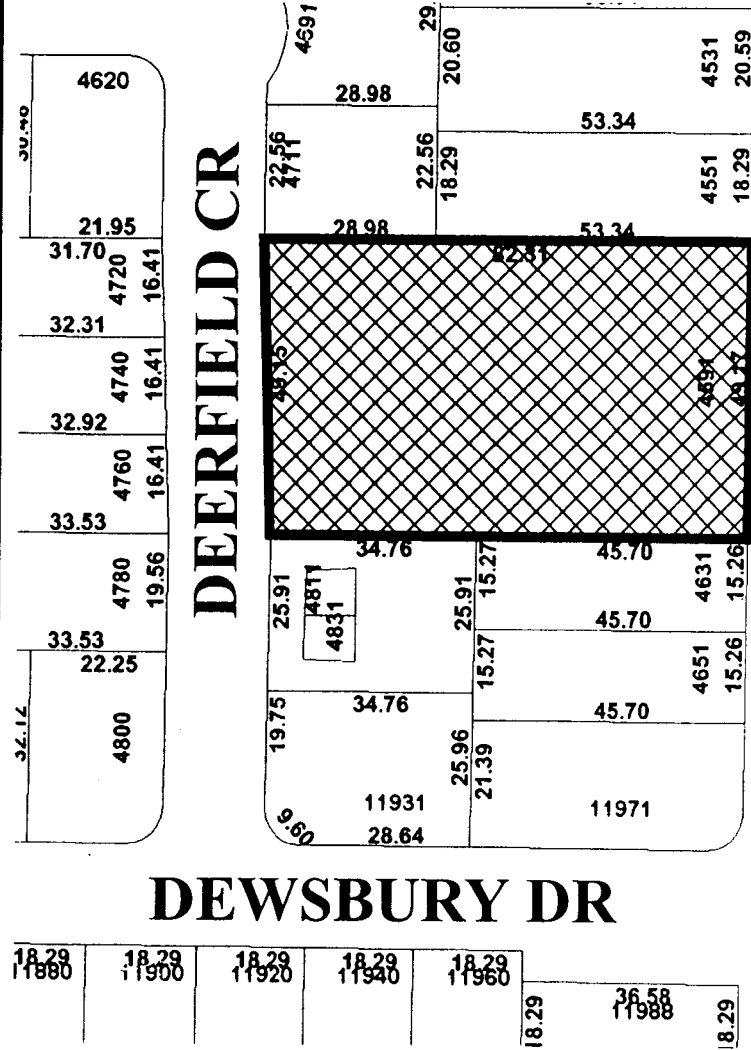
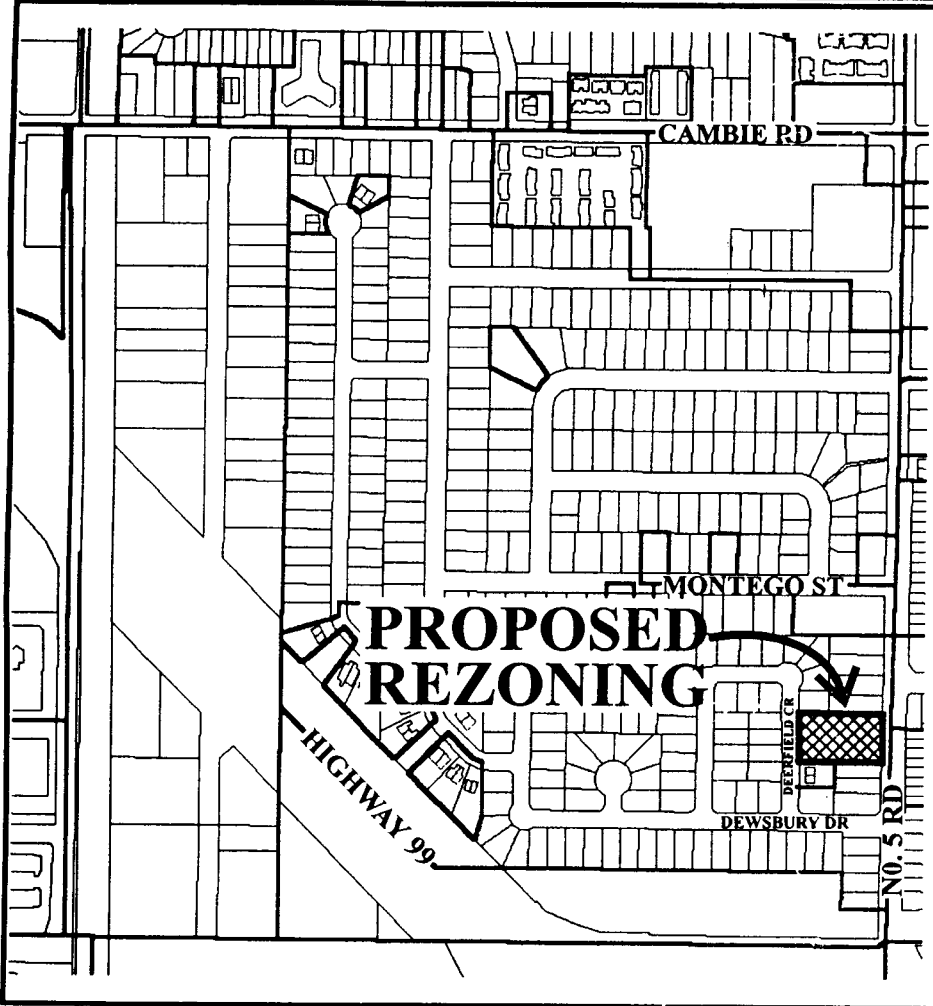
JMB:cas

There are requirements to be dealt with prior to final adoption:

- Transportation and Highways approval required.
- Legal requirement, specifically, a covenant ensuring no vehicular access to No. 5 Road.
- Development requirements, specifically, prior to 4th reading of the rezoning application the following will be required:
 - dedicate a 6m lane running north-south through the property that will line up with the neighbouring property lines for a future lane;
 - enter into a Servicing Agreement to design and construct a 6m lane with drainage, curbs and lighting; and
 - provide a 6m wide right of way from lane to Deerfield Crescent.



City of Richmond

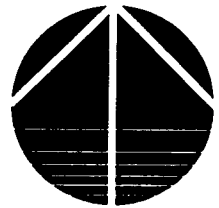


DEERFIELD CR

DEWSBURY DR

NO. 5 RD

127



RZ 00-175758

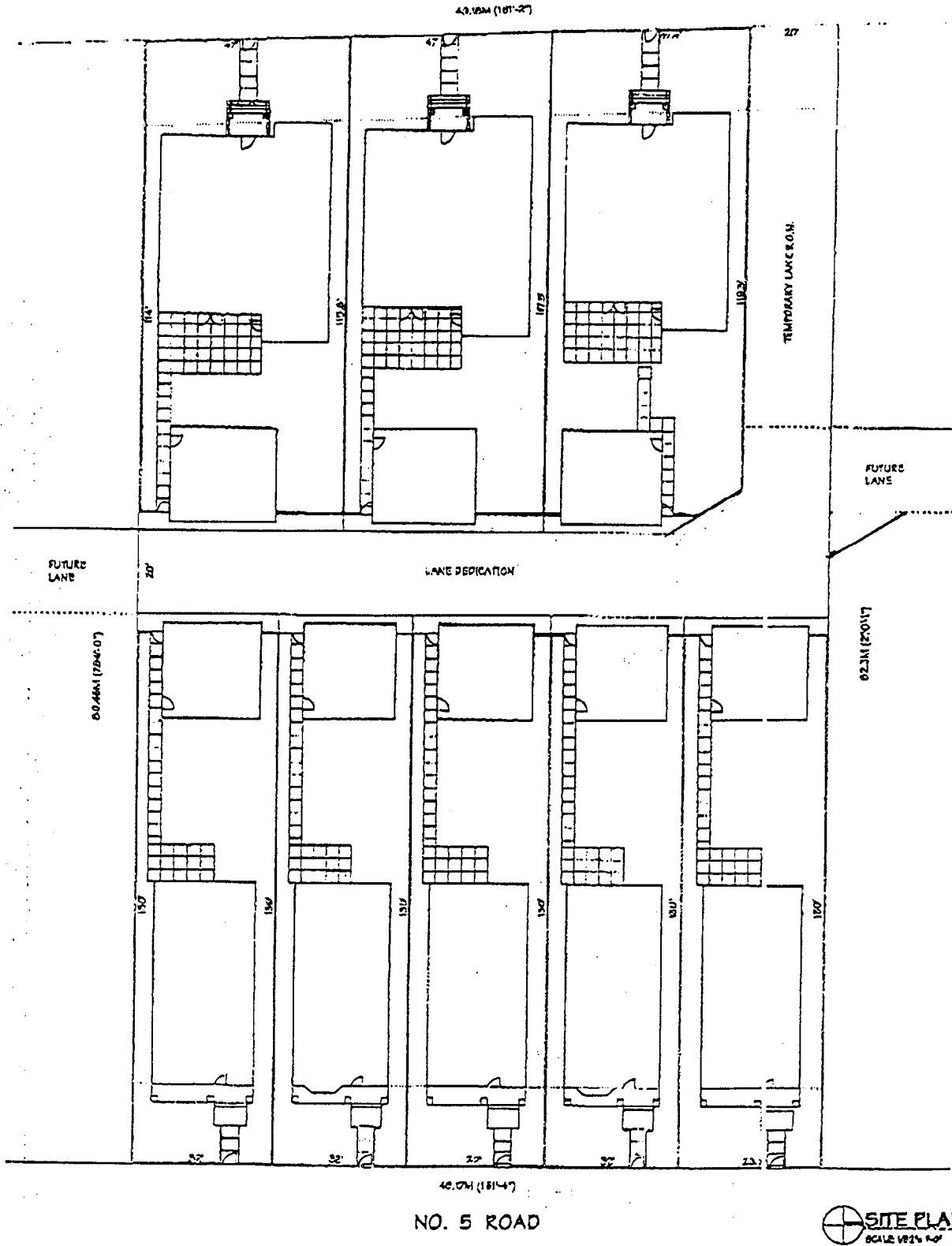
Original Date: 06/30/00

Revision Date:

Note: Dimensions are in METRES

DEERFIELD CRES.

Attachment 2



2008

December 14, 2000

SUBDIVISION DEVELOPMENT

4591 No. 5 Road, Richmond, B.C.

tomizo yamamoto architect inc.

#101-277 Mountain Hwy., North Vancouver
B.C. V7J 3P2 Tel. 983-3350 Fax 983-3312
E-mail : tyarch@jltanet.ca



NO. 5 ROAD STREET ELEVATION



DEERFIELD CRES. STREET ELEVATION

601

Attachment 3

2008

December 8, 2000

tomizo yamamoto architect inc.
 #101-277 Mountain Hwy, North Vancouver
 B.C. V7J 3P2 Tel. 983-3350 Fax. 983-3312
 E-mail: tyarch@ultranet.ca

SUBDIVISION DEVELOPMENT
 4591 NO. 5 ROAD, RICHMOND, B.C.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 16/94

POLICY 5454

File Ref: ●

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

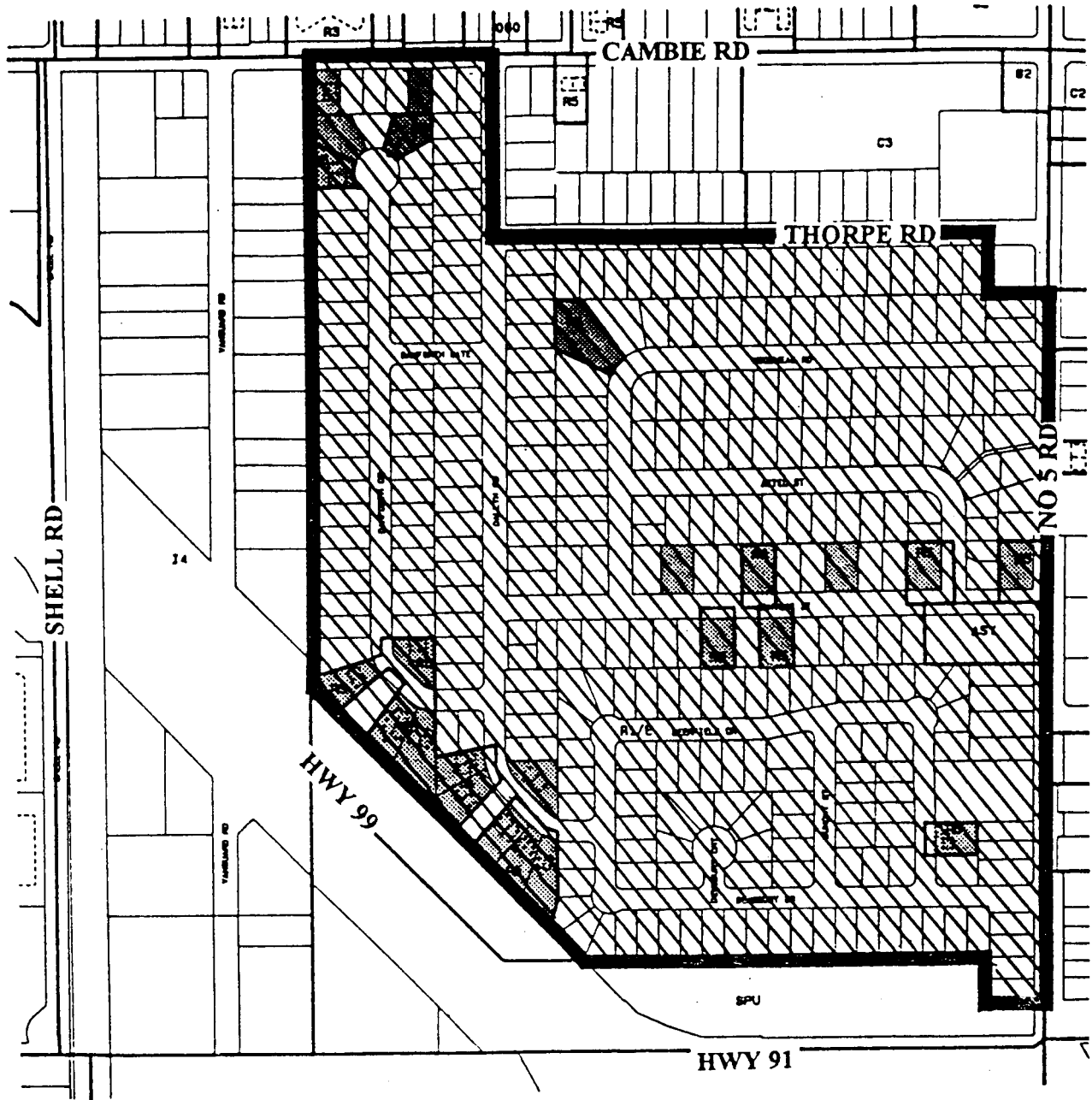
POLICY 5454:

The following policy establishes lot sizes in a portion of Section 36-5-6, bounded by the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.

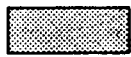
That properties within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future 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.



SUBDIVISION PERMITTED AS PER R1/E.



SUBDIVISION OF DUPLEXES PERMITTED INTO A MAXIMUM OF TWO LOTS. (Zoning to be determined at rezoning.)



POLICY 5454
SECTION 13136-5-6

DATE
 05/16/94



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

November 14, 2000
 File: 4105-20

Urban Development Division
 Fax: (604) 276-4177

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5453

An application to rezone 4591 No. 5 Road to permit subdivision into five single family, R1/A size lots (minimum average width of 30 feet) fronting No. 5 Road and three single family R1/C size lots (minimum average width of 44 feet) fronting Deerfield Crescent has been received by the City of Richmond (Attachment 1). The application is contrary to the existing Single Family Lot Size Policy 5454 (Attachment 2) that was adopted by Council in 1994, which permits R1/E size lots (minimum average width of 59 feet).

New Approach

Recently, Council approved a new approach to better manage residential development along arterial roads. Now, Council will consider the subdivision of single-family residential lots along major roads independently of the Single Family Lot Size Policy and process. The reason is to eliminate an inconsistency. Specifically, it does not make sense to use the Single Family Lot Size Policy process to restrict single family lot sizes along arterial roads on one hand, when on the other hand, the Official Community Plan encourages more intensive residential development (e.g. duplexes & townhouses) along arterial roads.

For areas with existing Single Family Lot Size Policies, this new approach means that, where the Policy has been in place for over five years, all single family residential rezoning applications along arterial roads are exempt from the Lot Size Policy and will be evaluated on their own merits. At the time of rezoning, Council will also determine whether or not to exempt the properties along the blockface from the existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. the rezoning application at 4591 No. 5 Road is exempt from the existing Lot Size Policy 5454 and will be reviewed on its own merits; and
2. it is proposed that all of the lots along this arterial blockface be exempt from the existing Lot Size Policy No 5454 (Attachment 3) in order that various sizes of single family lots can be considered in addition to other forms of residential redevelopment (e.g., duplexes, townhouses).

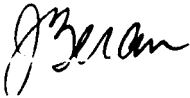
You should note that these two proposals do not imply that staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5408 and the proposed rezoning of 4591 No. 5 Road will be considered concurrently by Planning Committee and Council in the near future.

If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at 276-4212.

Yours truly,



Jenny Beran, MCIP
Planner

JMB:cas

Marie Murtagh
4771 Dumont Street
Richmond, B.C.
V6X 2Z4

November 5/00

re: Rezoning application RZ00-175758

Dear Jenny Beran,

On November 1/00, a meeting was held at the Dava Development office with Mr. Chung and approximately 40 residents of the Deerfield, Dumont, Dewsbury and No. 5 Rd. area.

The meeting was held at the request of the residents to express concerns regarding the current rezoning application for 4591 No. 5 Rd.

The residents are vehemently opposed (mainly due to traffic concerns) to the proposal of having 16 Townhomes built on the property.

Mr. Chung also made the residents aware of the restrictions regarding vehicle access onto an arterial road: he indicated that no matter what form the redevelopment takes, vehicular access onto No. 5 Rd. would no longer be available and all vehicles would be entering and exiting onto Deerfield.

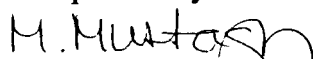
After much discussion, Mr. Chung noted the strong objections against his proposed rezoning application and stated that there would be "no townhouse development" taking place.

Mr. Chung further stated that he could develop 5 homes (3 homes facing No. 5 Rd. and 2 homes facing Deerfield) without any need to rezone.

Notwithstanding the afore mentioned, Mr. Chung has indicated that he will now be proceeding with a new rezoning application that would permit him to build 8 homes (5 facing No. 5 Rd. and 3 homes facing Deerfield).

The residents now await the new rezoning application.

Respectfully submitted,


Marie Murtagh



DAVA DEVELOPMENTS LTD. 地華發展公司

November 7, 2000

Jenny Beran
Planner, Urban Development
City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

Dear Ms. Beran :

Re : Rezoning application at 4591 No. 5 Road
File no. RZ00-175758

After the neighbourhood meeting on Wednesday evening, Nov. 1, 2000 held at my office, I am submitting a change to the original application. The change will be from R1/E to R1/A and R1/C instead of to R2.

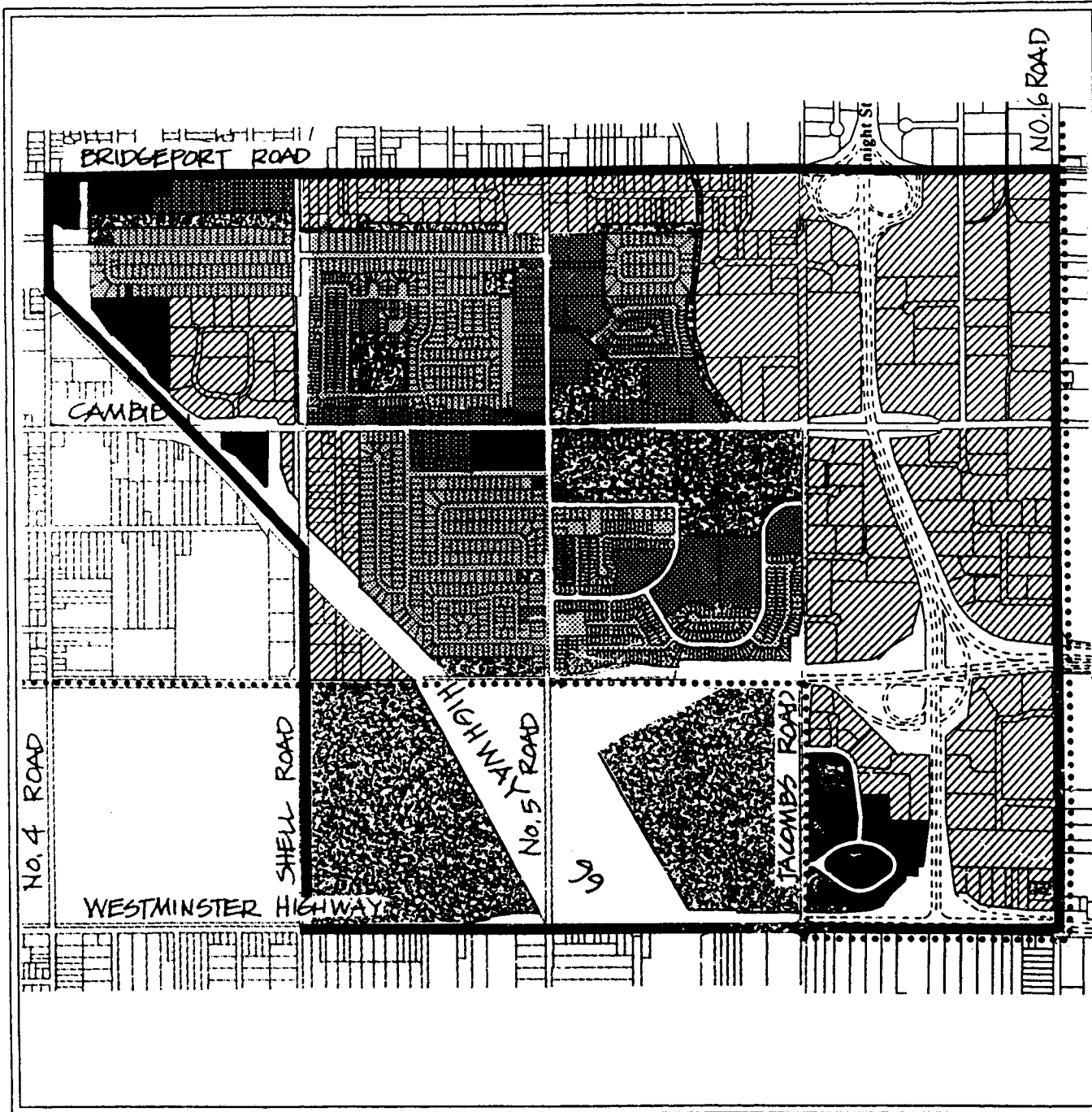
There were about 20 families attending the meeting. Most of them objected to having 16 townhouses on the site. The two major reasons for the objection are (1) devaluation and (2) increase in traffic in the subdivision. I don't think they believe me when I say the former is not necessarily true and the latter is quite insignificant. I proposed to them that I would change my application of rezoning from R1/E to R1/A and R1/C instead. Most of them seemed satisfied with single-family lots although I felt that there were still a few who wanted as few number of lots created there as possible. The attendees were told about the back lane required by the city and also possible different consideration for lots fronting arterial roads. The meeting lasted about one hour.

Please consider this letter as the official application for the change of rezoning. For any further questions, please contact the writer at 671-2871.

Yours truly,








David Chung
President

DC:vy



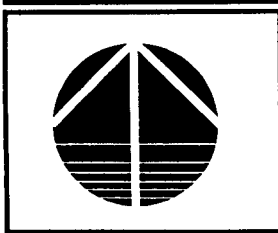
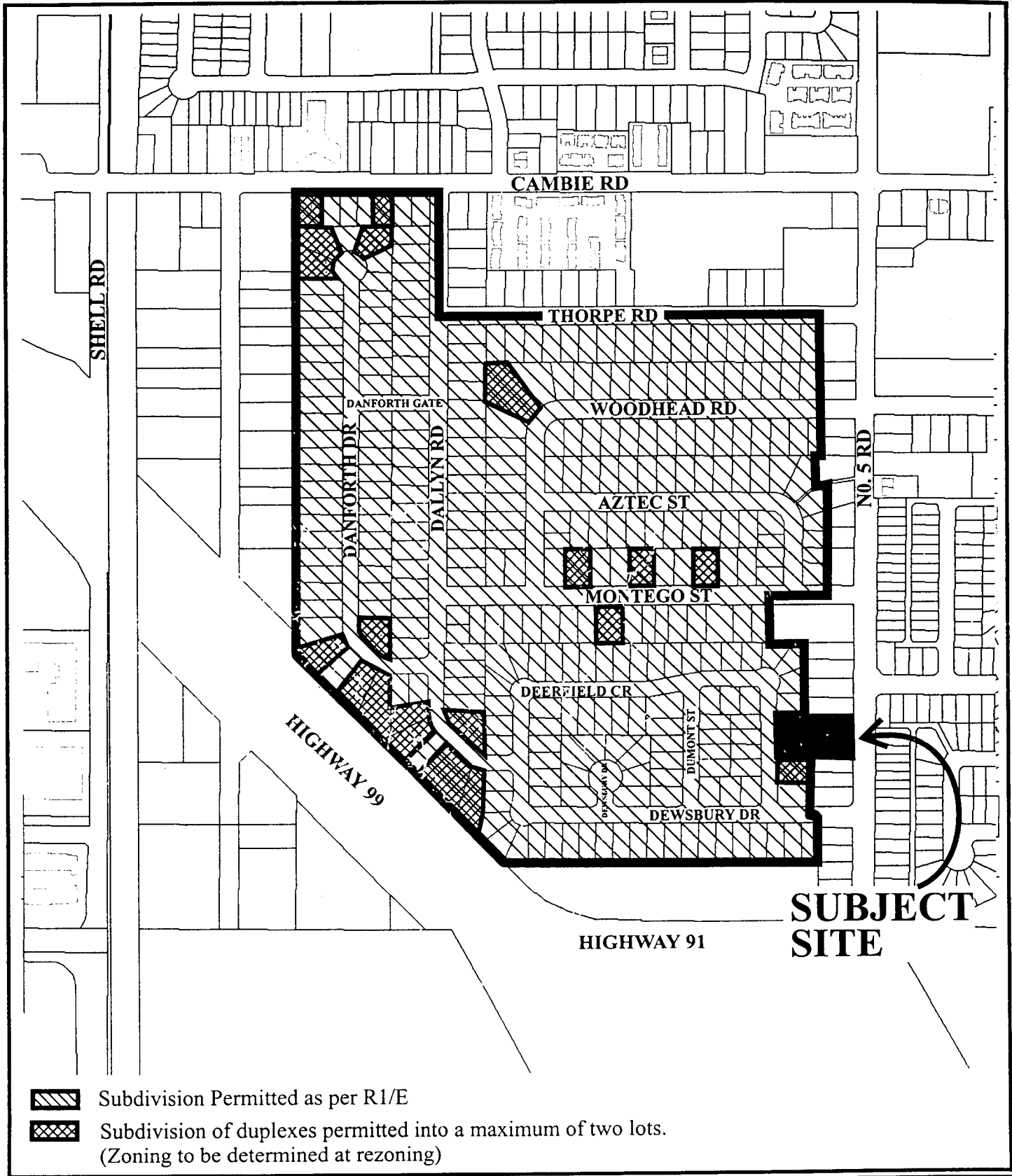
Attachment 1

Land Use

-  Residential
-  Residential (Single Family Only)
-  Commercial
-  Industrial
-  School/Park, Institutional
-  Agricultural Land Reserve Boundary
-  Area Boundary

East Cambie
Official Community Plan





Proposed Revised Policy 5454
Section 36-5-6

Original Date: 11/14/00
 Revision Date:
 Note: Dimensions are in METRES

**CITY OF RICHMOND
 BYLAW 7200
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7200 (RZ 00-175758)
 4591 NO. 5 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 Lot 49 Except: Part Subdivided By Plan 61127, Section 36 Block 5 North Range 6 West New Westminster District Plan 30184 (P.I.D.: 004-065-425) and by designating "Part A" **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)** and "Part B" **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)** as shown on the attached map.

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7200**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
 HIGHWAYS APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

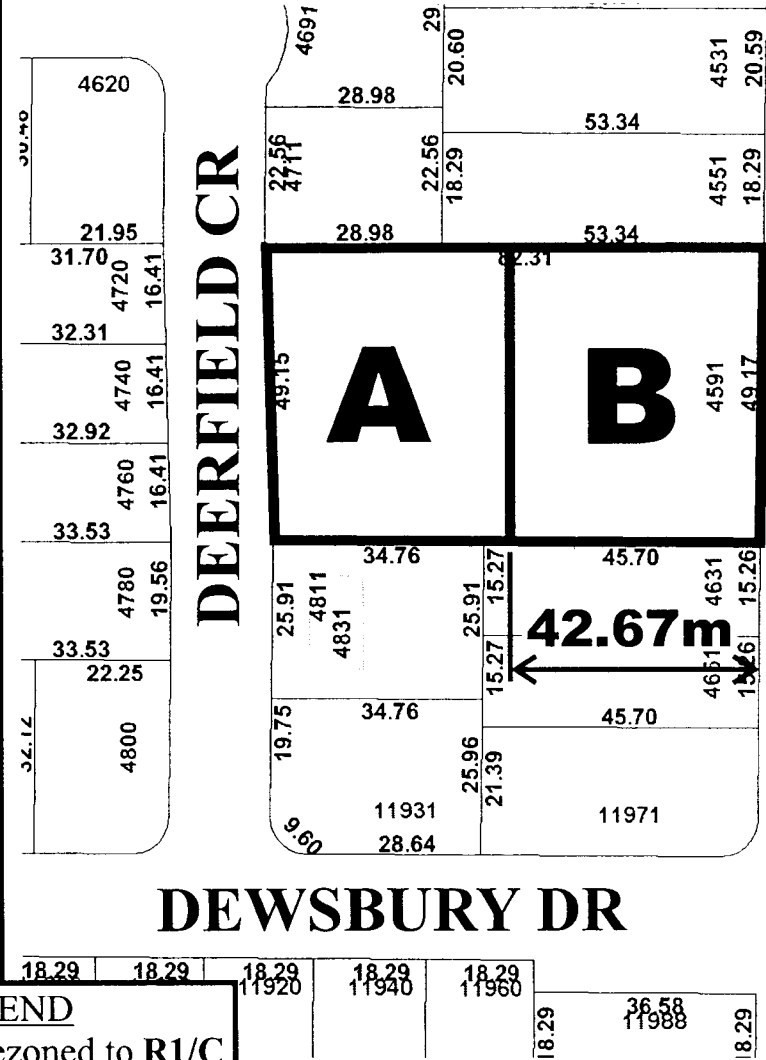
_____	CITY OF RICHMOND
_____	APPROVED for content by originating dept.
_____	HB
_____	APPROVED for legality Solicitor

 MAYOR

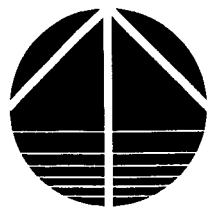
 CITY CLERK



City of Richmond



LEGEND
 Area **A** to be rezoned to R1/C
 Area **B** to be rezoned to R1/A



RZ 00-175758

Original Date: 06/30/00

Revision Date: 12/28/00

Note: Dimensions are in METRES