



To: Planning Committee
From: Joe Erceg
 Manager, Development Applications
Re: **DESIGNATION OF A STUDY AREA PURSUANT TO SECTION 702 OF THE ZONING AND DEVELOPMENT BYLAW 5300 LOCATED IN SECTION 02-3-7**

To Planning- Feb 5/02
Date: January 22, 2002
File: RZ 01-195507 and
 RZ 01-195511
 Section 02-3-7

Staff Recommendation

1. That authorization be given for staff to examine the establishment of a new single-family lot size policy for the area located along Dunfell Rd. and Duncliffe Rd. in Section 02-3-7 (as illustrated on the attached map entitled **Attachment 6**).
2. That authorization be given for staff to examine the establishment of a new single-family lot size policy for the area located along Garry St. between No. 1 Rd. and Railway Ave. in Section 02-3-7 (as illustrated on the attached map entitled **Attachment 7**).
3. That staff conduct separate public processes with property owners and occupants within each of the two study areas, and that the findings be reported to Council through the Planning Committee.

Joe Erceg
 Joe Erceg
 Manager, Development Applications

JE:dcb
Att.(7)

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Design, Construction & Programs..Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		<i>David Wells</i>

Staff Report

Origin

The City has received the following rezoning applications for two adjacent areas in Section 02-3-7 of the Steveston Planning Area:

Dunfell / Duncliffe Road: RZ 01-195507

SEAN LAWSON has applied on behalf of the owners of 4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 Duncliffe Road to rezone these properties from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to permit each to be subdivided into two single-family residential lots. Refer to the location map in **Attachment 1**.

Garry Street: RZ 01-195511

SEAN LAWSON has applied on behalf of the owners of 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 Garry Street to rezone these properties from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to permit each to be subdivided into two single-family residential lots. Refer to the location map in **Attachment 2**.

In accordance with Division 702 of Zoning and Development Bylaw 5300, whenever a small lot single-family rezoning application is received in an established single-family neighbourhood located outside of the City Centre area that is either contrary to an existing 702 policy that has been in place for over five years, or where no policy exists, staff will make a recommendation to the appropriate Council Committee on whether the application should be judged on its own merits or considered in conjunction with a Single-Family Lot Size (702) Study.

Findings Of Fact

Dunfell / Duncliffe Road Application: RZ 01-195507

Address	Owner	Site Size (ac)	PID
4771 Dunfell Road	Ken & Kim Oszinski	0.165	003-590-267
4811 Dunfell Road	Polycarp & Maria Pereira	0.165	003-720-241
4851 Dunfell Road	Keld & Alida Hansen	0.176	005-234-115
4871 Dunfell Road	Abdul & Nazira Sovani	0.195	003-635-147
4780 Duncliffe Road	David Anderson	0.169	003-846-709
4791 Duncliffe Road	Patrick Safianuk	0.169	004-144-155
4840 Duncliffe Road	David & Kathy Chevreau	0.182	005-153-514
4880 Duncliffe Road	Dennis & Lynn Rodgers	0.225	005-234-158
4900 Duncliffe Road	Douglas & Leanne Tweedlie	0.165	003-907-945
4911 Duncliffe Road	Fiona Li	0.161	004-179-862
4920 Duncliffe Road	Kenneth & Louise Peterson	0.165	005-234-140
4931 Duncliffe Road	Kazumi & Chizuko Nishi	0.188	005-234-239
4940 Duncliffe Road	Patrick Safianuk	0.165	003-638-529
4960 Duncliffe Road	James Pepper	0.165	000-625-485
4980 Duncliffe Road	Timothy & Justing Scheuer	0.17	005-234-131

Garry Street Application: RZ 01-195511:

Address	Owner	Site Size (ac)	PID
4440 Garry Street	David & Lori Pfortmueller	0.185	008-518-483
4451 Garry Street	Michael & Susan Spence	0.207	003-523-322
4471 Garry Street	Andrew & Severina Dardano	0.207	004-305-451
4491 Garry Street	Madeline & George Maeda	0.207	007-136-188
4540 Garry Street	Akiko & Shitsue Kumagai	0.2	010-455-663
4611 Garry Street	Markus Berg & Alia Khan	0.189	003-526-721
4631 Garry Street	Irene McDiarmid	0.225	005-768-462
4651 Garry Street	Robert Busse	0.197	009-079-963
4751 Garry Street	Don McMartin	0.197	009-017-194
4920 Garry Street	Chris Campion	0.191	000-475-084
4940 Garry Street	David & Priscilla Fraser	0.212	002-113-287

Zoning Bylaw Excerpt: Section 605

NEW PARCELS WHICH MAY BE CREATED IN R1 ZONING DISTRICT (Sewered Areas Only)				
SUB-DIVISION AREAS	MINIMUM FRONTAGE	MINIMUM WIDTH	MINIMUM DEPTH	MINIMUM AREA
A	6m (19.685 ft.)	9m (29.527 ft.)*	24m (78.740 ft.)	270m ² (2,906.35 ft ²)
B	6m (19.685 ft.)	12m (39.370 ft.)*	24m (78.740 ft.)	360m ² (3,875.13 ft ²)
C	13.5m (44.291 ft.)	13.5m (44.291 ft.)*	24m (78.740 ft.)	360m ² (3,875.13 ft ²)
D	7.5m (24.606 ft.)	15m (49.213 ft.)*	24m (78.740 ft.)	450m ² (4,843.92 ft ²)
E	7.5m (24.606 ft.)	18m (59.055 ft.)*	24m (78.740 ft.)	550m ² (5,920.34 ft ²)
H	7.5m (24.606 ft.)	16.5m (54.134 ft.)*	24m (78.740 ft.)	550m ² (5,920.34 ft ²)
J	13.4m (43.963 ft.)	13.4m (43.963 ft.)	24m (78.740 ft.)	360m ² (3,875.13 ft ²)
K	6m (19.685 ft.)	10m (32.808 ft.)	24m (78.740 ft.)	315m ² (3,390.75 ft ²)

**For corner lots, add 2m (6.562 ft.) to width, except along Fourth Avenue and those corner lots with a north-south orientation in Section 3 Block 3 North Range 7 West New Westminster District (Steveston Townsite Area).*

Related Policies & Studies

The two Single Family Lot Size Studies adopted in the areas affected by the applications are more than five years old and therefore are subject to review [Policy 5458 (Dunford/Dunfell) adopted Mar 20, 1995 (see **Attachment 3**); Policy 5462 (Garry Street) adopted Jan 15, 1996 (see **Attachment 4**)].

The Garry Street Single Family Lot Size study permitted subdivision to R1/B size lots and made specific provision for townhouses at four locations. Preliminary analysis suggests that no new R1/B lots have been created along Garry Street since the adoption of Policy 5462. Three of the four proposed townhouse sites now have townhouse developments on them.

The existing Lot Size Policy in the Dunford/Dunfell/Duncliffe Road area resulted in subdivision being permitted as per R1/A in the western half of the area. Much of this area has subsequently been rezoned and subdivided to R1/A. The eastern portion of the area (primarily along Duncliffe Road) was only permitted to subdivide to R1/E. Very little change has subsequently occurred in this area.

Staff Comments

As part of the pre-702 review process, staff have undertaken a capacity review for the two areas. The capacity review premise was based upon an estimate of the number of lots in each area that could subdivide without consolidation.

- Within the Dunfell/Duncliffe Road study area (RZ 01-195507), 20 additional properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/A zoning requirements.
- Within the Garry Street study area (RZ 01-195511), 27 additional properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/A zoning requirements.

Engineering:

A review of core utilities including water, storm and sanitary has been conducted. Staff are quite confident that, as this is single family, the existing infrastructure can readily accommodate the extra lots.

Parks:

The Steveston Planning Area is adequately serviced with parkland and presently, Steveston Park is being upgraded, therefore, it is anticipated that the additional residents can be accommodated within the existing park system.

Transportation:

No transportation infrastructure improvements are required to support the potential demand from subdivision in either of the two study areas.

Transportation's Analysis:

The subject portion of Duncliffe Road (eastern half of crescent) is a local street with curb and gutter on both sides and a monowalk on the east side of the street. Garry Street is a local road (although it is serving a collector function). The portion of interest (between Railway Ave. and Fentiman Place) is an urban section (curb and gutter on both sides) with monowalk on the north side and a boulevard walk on the south side. The road has recently been traffic calmed with the addition of mid-block curb extensions. Because Garry Street is serving a collector function, it is **strongly recommended that all new pairs of lots created through subdivision be accessed by a common, shared driveway** to eliminate a proliferation of additional access onto Garry Street.

The two rezoning areas combined have the potential to create 47 additional parcels and approximately 50 additional peak hour vehicle trips. Access to the arterial grid is provided primarily at the intersection of Railway and Garry. Signalization of this intersection is not warranted under either the existing condition or built-out condition.

School Board:

A detailed capacity review is provided in **Attachment 5** by Mr. Ken Morris, Secretary-Treasurer for School District No. 38. Mr. Morris notes that the potential increase in lots would be expected to result in approximately 19 new elementary age students, and 10 new secondary age students. Mr. Morris comments that "the proposed rezoning will put pressure on Westwind Elementary School, and **may result in us being required to add a portable classroom**. There will be no detrimental effect on McMath Secondary School."

Analysis And Recommendations

After conducting a neighbourhood profile, staff recommend that the subject rezoning applications be considered in conjunction with two separate 702 studies covering areas similar to the previous 702 studies conducted six and seven years ago.

- The study area proposed by staff for the Dunfell/Duncliffe Road rezoning (RZ 01-195507) is shown in **Attachment 6**.
- The study area proposed by staff for the Garry Street rezoning (RZ 01-195511) is shown in **Attachment 7**.

The focus of the two studies will be confined to those areas shown in the attachments. During the public hearing stage of the rezoning review notices would be sent to a broader region including all lots within the previous 702 policy areas plus all properties within the standard perimeter distance of 50 metres from the propose study areas.

Process Selection Criteria

The subject rezoning and the properties in the proposed study area meet the following Process Selection Criteria for conducting a 702 Study:

- The majority of the housing stock in the area is approximately 20 years old or more;
- Approximately 62% of the lots between the two areas could potentially subdivide to a smaller lot size without consolidation;
- The area has remained relatively stable as a single-family neighbourhood;
- There has been considerable development interest expressed in the area for small lot development;
- There are no apparent servicing concerns with the introduction of smaller lot sizes in the study area, although there is a potential need for a portable classroom to be added to Westwind Elementary School should the increased demand be realized;
- Based on the park space provision formula there is sufficient park space in the area to accommodate additional residents;
- There is an opportunity to provide affordable housing;
- The application is located within close proximity to an area that is already developed with small single-family lots, duplexes or townhouses; and
- The proposed study areas are similar to the previously conducted study areas.

Staff anticipate that the two studies will be conducted between March and April, 2002, reporting results back to Planning Committee in May, 2002. Given the previous studies conducted in these two areas, and the orientation of the land owners seeking rezoning toward R1/A sized lots, staff anticipate that the options presented in the mail out survey will focus on either retaining the existing 702 designations in these areas, or permitting subdivision to R1/A sized lots. No other options are anticipated at this time.

Financial Impact

There are extra costs associated with the process, specifically mail outs; return postage and overtime for staff members to attend two public information meetings. Costs for postage are covered in the postage account and costs for overtime are covered in the Urban Development Division's salary account.

Conclusion

As the proposed rezoning applications are being made in areas with existing Single Family Lot Size Policies, it is proposed that both applications be considered in conjunction with updated 702 studies for the areas shown in **Attachments 6 and 7**.



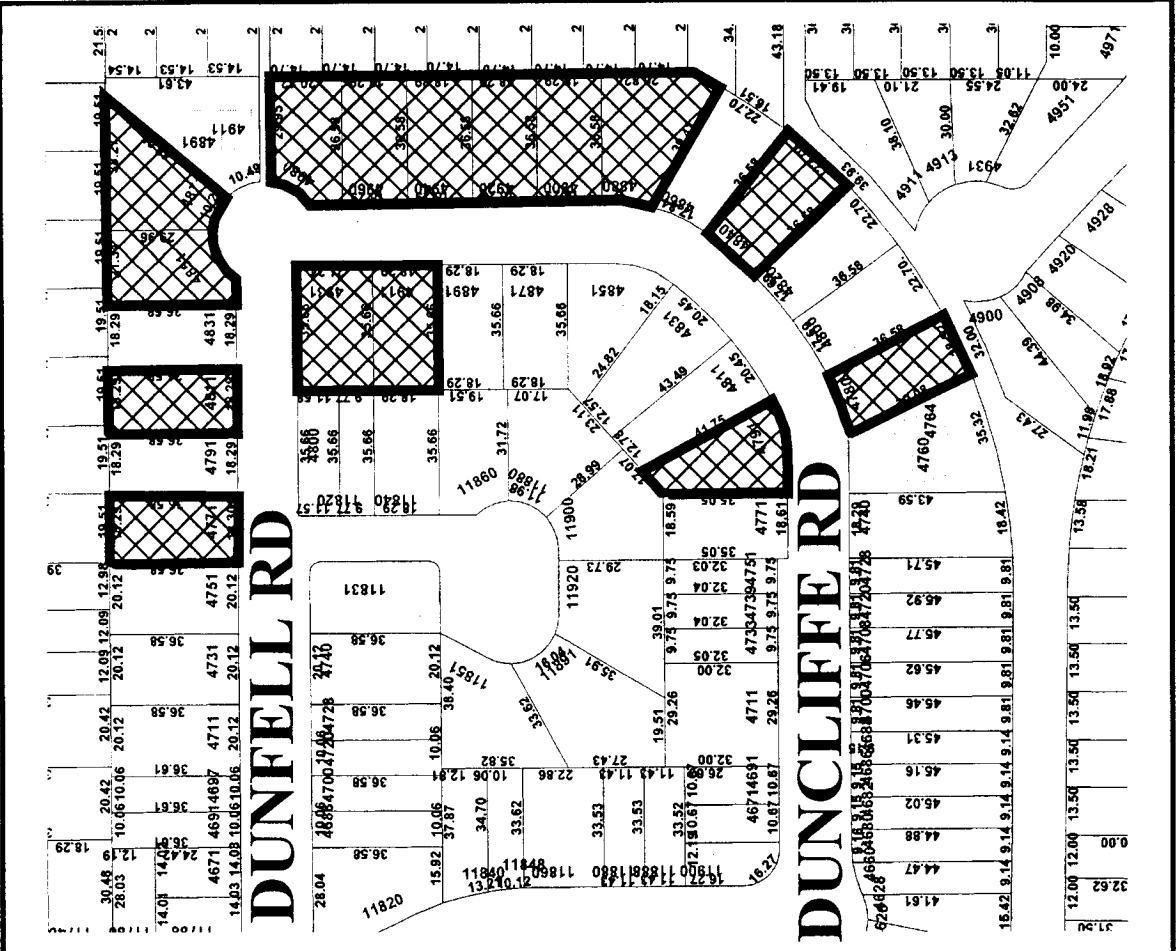
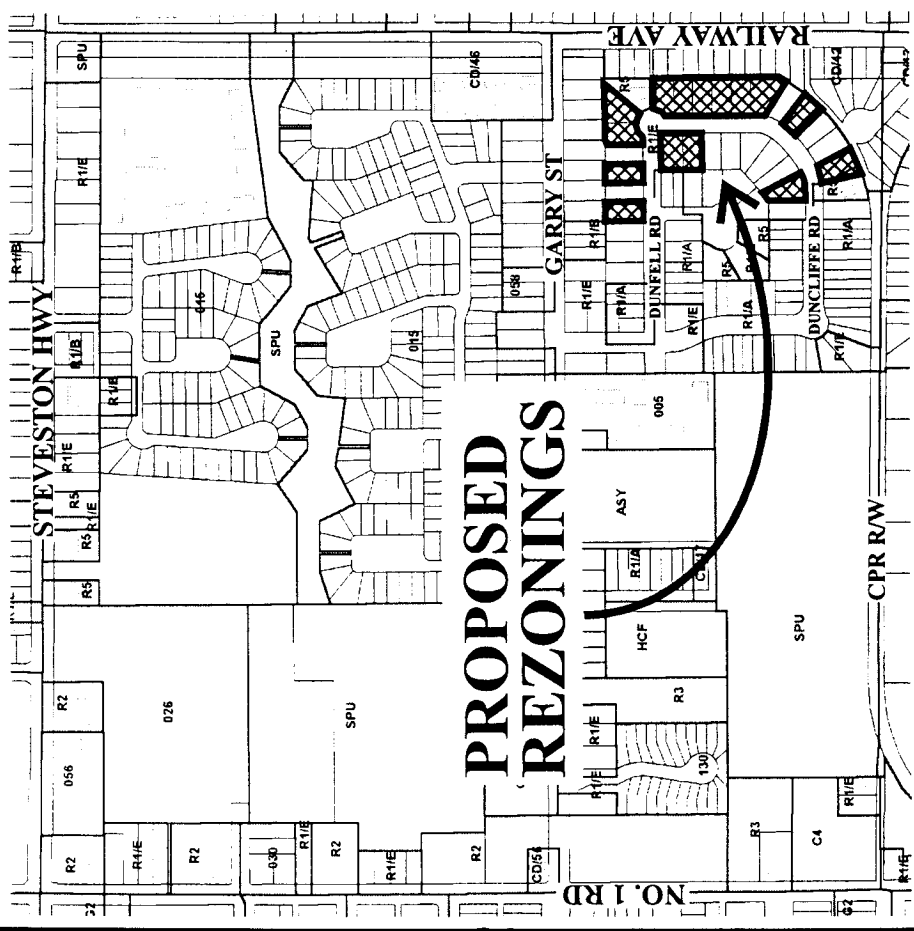
David Brownlee
Planner 2

DCB:cas

List of Attachments

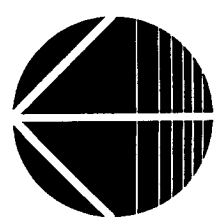
- Attachment 1:** Location Map – Dunfell / Duncliffe Road: RZ 01-195507
- Attachment 2:** Location Map – Garry Street: RZ 01-195511
- Attachment 3:** Existing Lot Size Policy No. 5458 Dunfell / Duncliffe Road
- Attachment 4:** Existing Lot Size Policy No. 5462 Garry Street
- Attachment 5:** School District Response To Capacity Information Enquiry
- Attachment 6:** Proposed Study Area: Dunford / Duncliffe Road: RZ 01-195507
- Attachment 7:** Proposed Study Area: Garry Street: RZ 01-195511

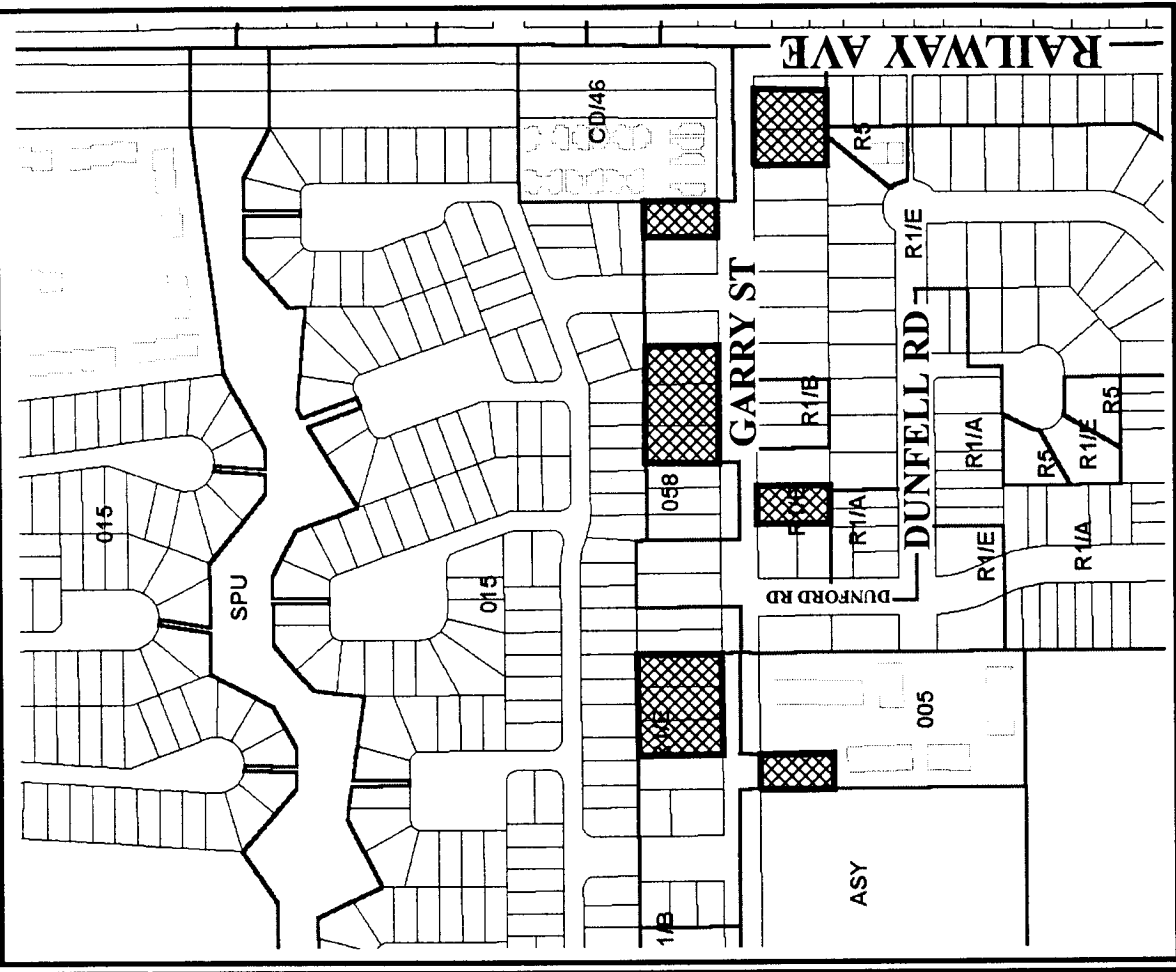
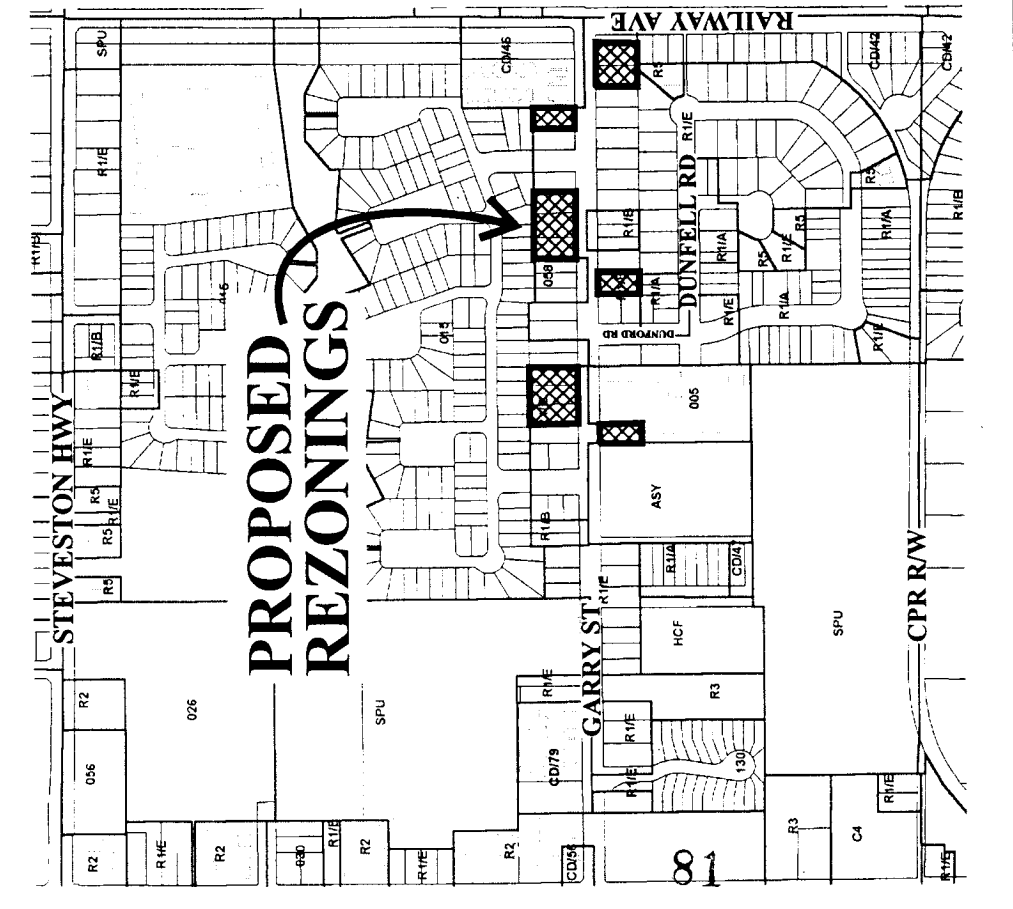
City of Richmond



Original Date: 10/31/01
 Revision Date: 01/11/02
 Note: Dimensions are in METRES

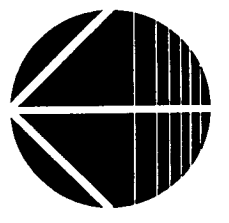
RZ 01-195507





RZ 01-195511

Original Date: 10/31/01
 Revision Date: 01/11/02
 Note: Dimensions are in METRES





City of Richmond

Policy Manual

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Adopted by Council: March 20, 1995

POLICY 5458

File Ref: 4045-00

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

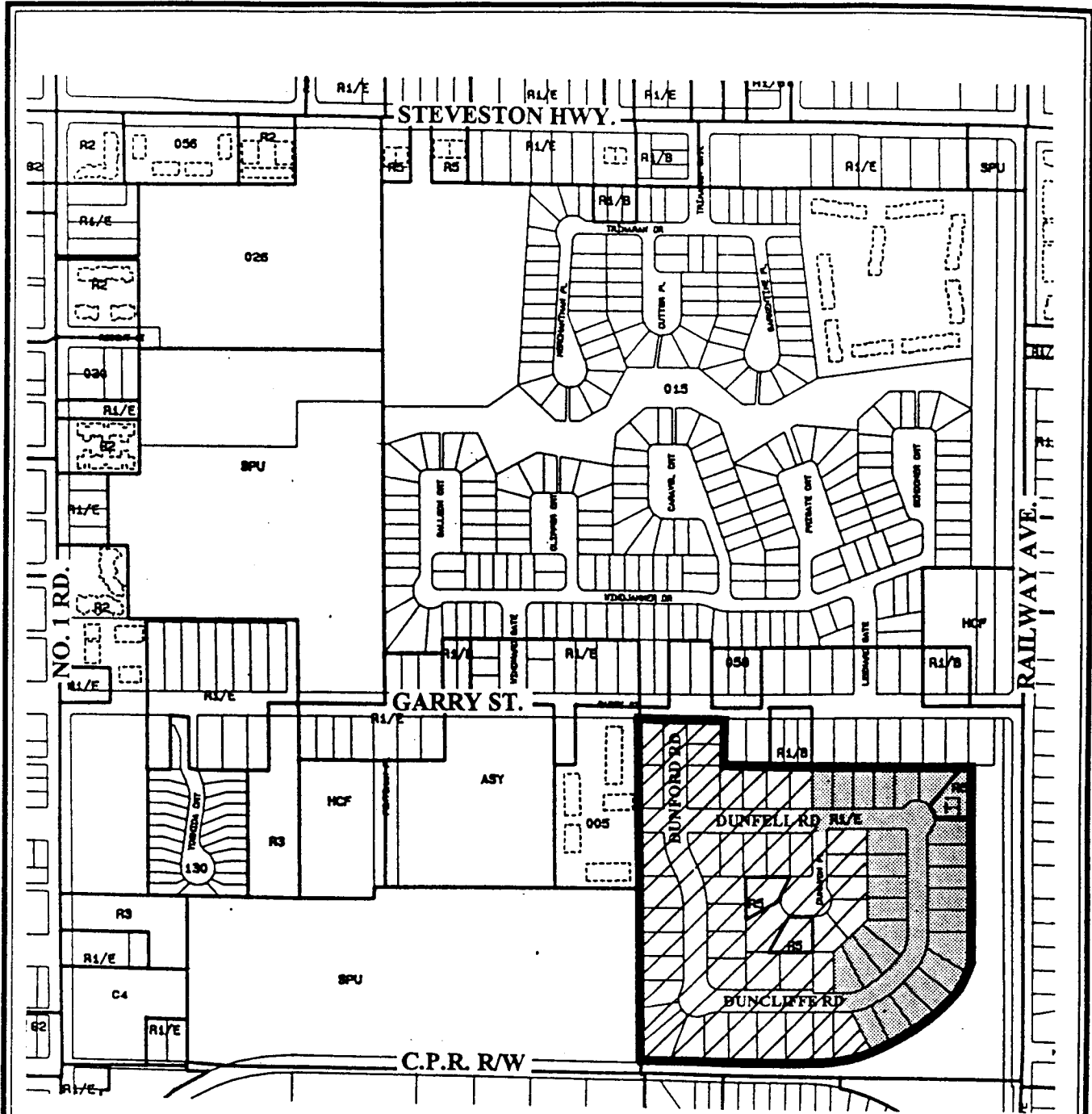
POLICY 5458:

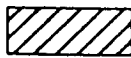
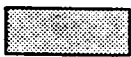
The following policy establishes lot sizes for properties within the area located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of the existing large lot Single-Family Housing District, Subdivision Area E (R1/E) zoning of the Zoning and Development Bylaw 5300, with the following exception:

That properties along Dunfell Road to the west of 4771 Dunfell Road, along Duncliffe Road to the west of 4780 and 4791, and all properties on Dunavon Place and Dunford Road in the western portion of the study area be permitted to subdivide as per Single-Family Housing District, Subdivision Area A (R1/A).

This policy is to 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.



-  Subdivision permitted as per R1/A.
-  Subdivision permitted as per R1/E.



POLICY SECTION ⁸³ **5458**
02,3-7

DATE
03/20/95



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: January 15, 1996

POLICY 5462

File Ref: 4045-00

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

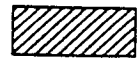
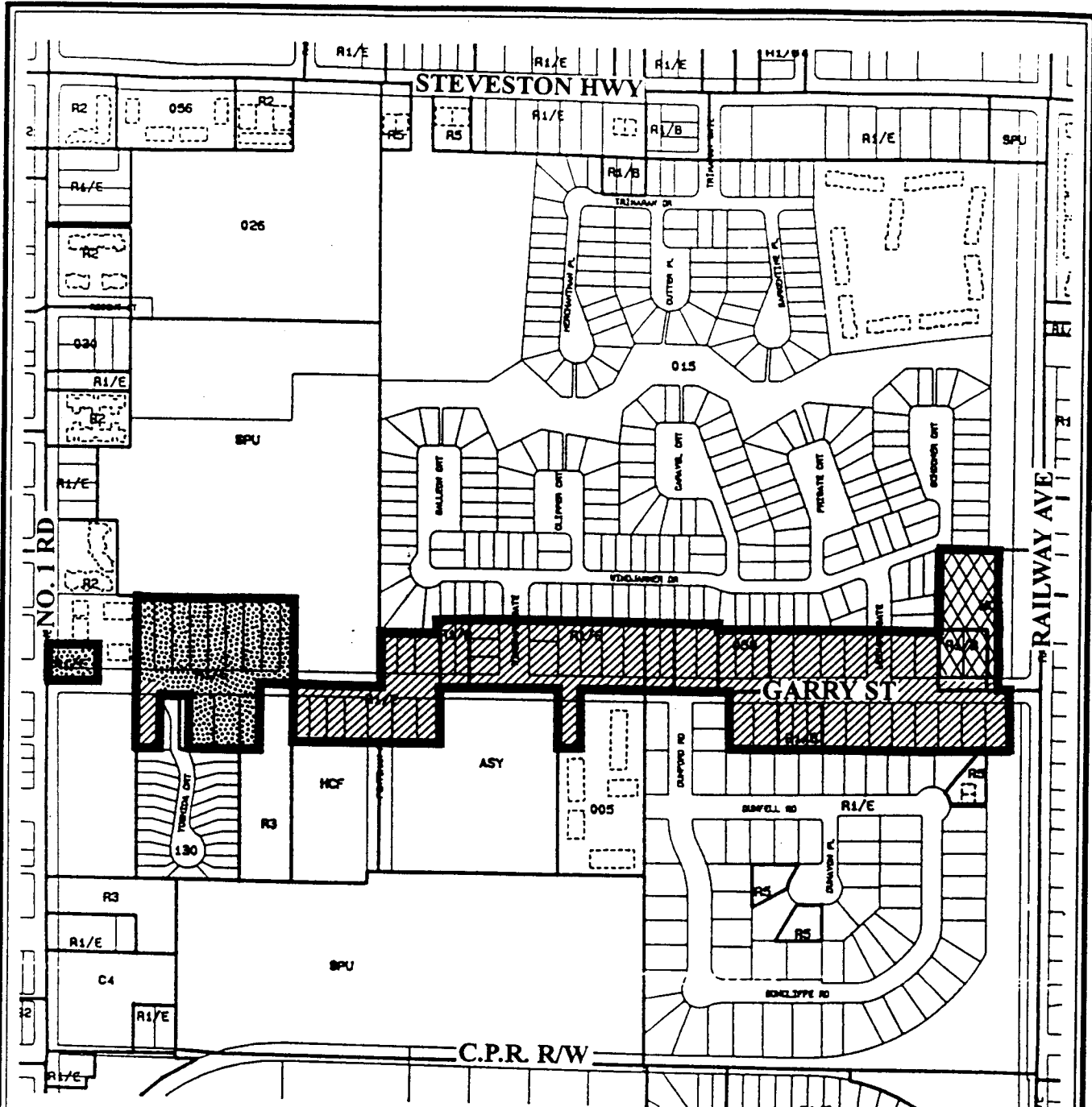
POLICY 5462:

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 B (R1/B) 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, 4791, 4991, 4107, 4109, 4111, 4131, 4151, 4171, 4191, 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.



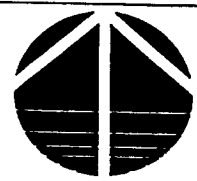
R1/B size lots



Possible townhouse or single family lots



16 detached townhouse units that resemble single family homes.



POLICY 5462
SECTION 02, 3-7

Adopted Date: 01/15/96

SCHOOL DISTRICT No. 38



(RICHMOND)

December 3, 2001

7811 GRANVILLE AVENUE / RICHMOND / B.C. / V6Y 3E3 / (604) 668-6000
FAX (604) 668-6161City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1
(fax 276-4177)

Office of the Secretary Treasurer

Attn. David Brownlee, Planner 2

3/12/01

Re: Capacity Information for 702 Study in Section 02-3-7

Dear Sir:

We refer to your request of November 20, 2001 for input on school capacities for a 702 Study in Section 02-3-7 relating to two rezoning applications. The subject properties are within the catchments of Westwind Elementary School, and McMath Secondary School. Based on our demographic studies of past developments in Richmond, we anticipate the rezoning would result in approx. 19 new elementary age students, and 10 new secondary age students.

Westwind Elementary has a theoretical capacity of 72 kindergarten students (36 morning, 36 afternoon) and 352 Grades 1 through 7. It presently has 51 kindergarten students and 392 Grades 1 through 7. The school is close to full capacity, but does not have any portables, and there are no District-wide programs that could be moved out of the school. The enrollment is projected to increase over the next 2 to 3 years, and then decline for a number of years.

McMath Secondary School has a capacity of 1300 students, and a present enrollment of 1019, which is expected to climb for the next few years and then decline. This will be affected, however, by the redevelopment of the B.C. Packers site.

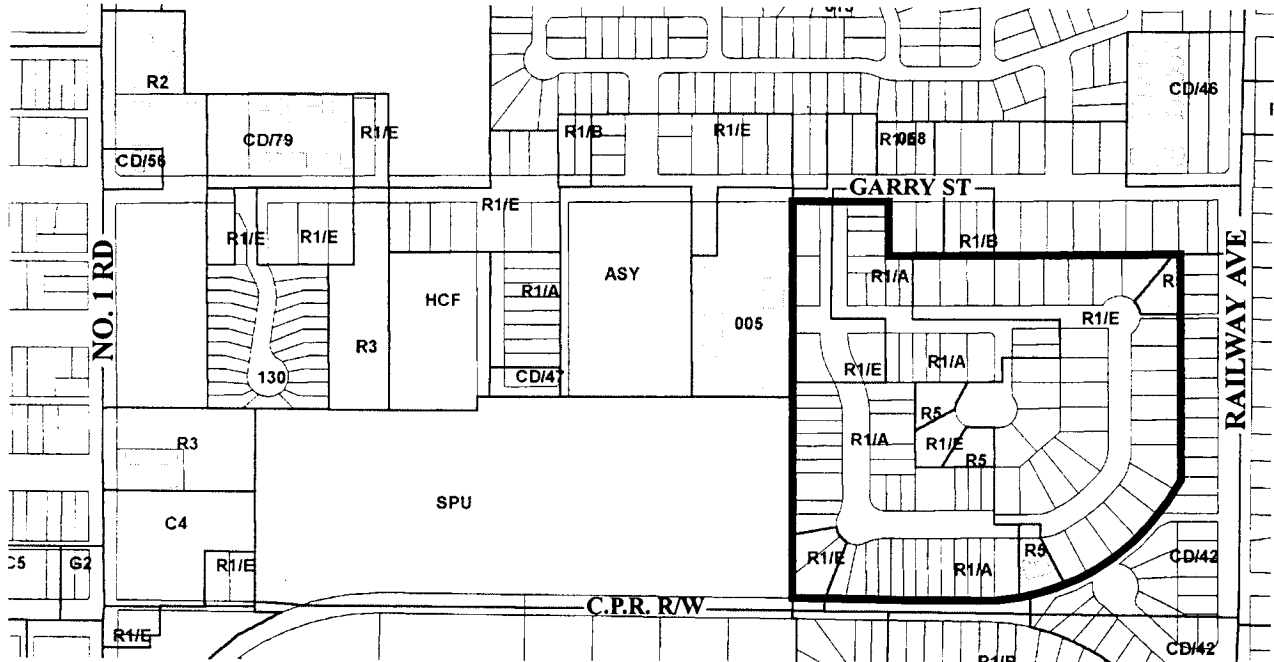
The proposed rezoning will put pressure on Westwind Elementary School, and may result in us being required to add a portable classroom. There will be no detrimental effect on McMath Secondary School.

Please contact the writer if you need any additional information.

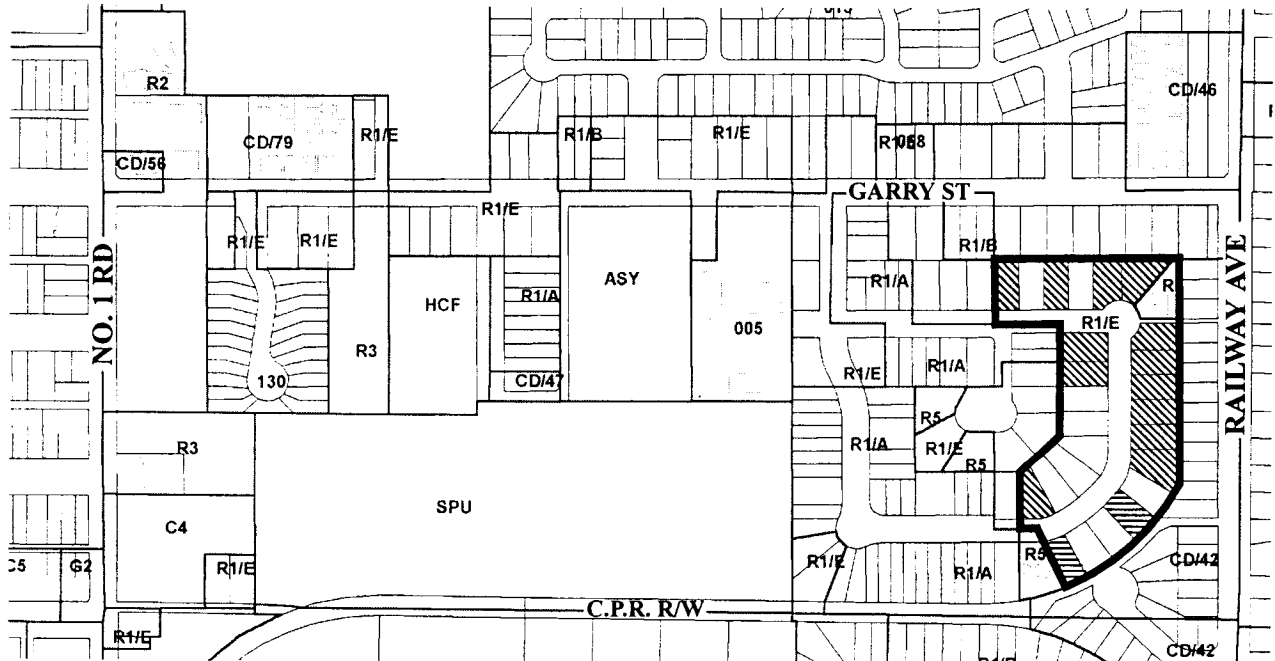
Yours truly,



K.L. Morris
Secretary-Treasurer

c G. McLean Manager of Facilities



Previous Study Area Boundary (Policy 5458)

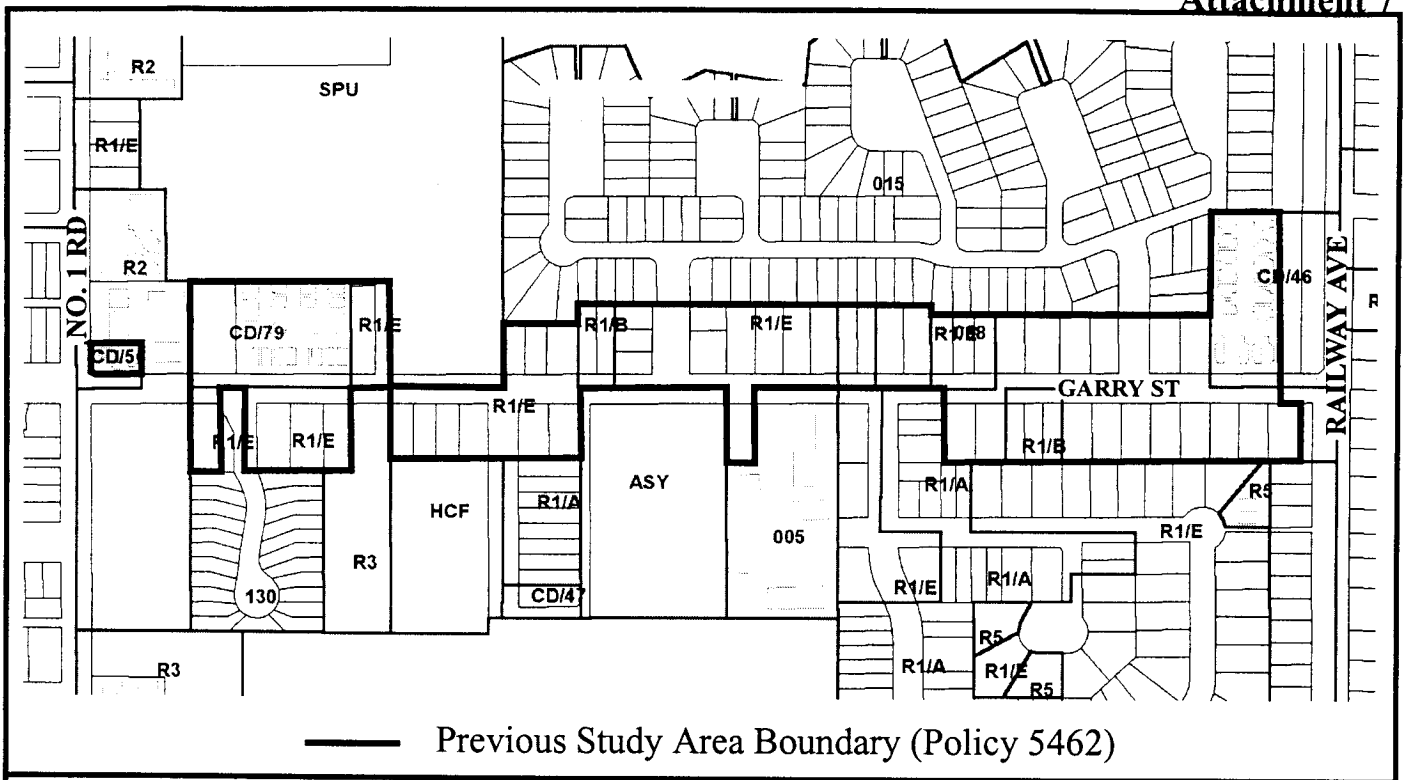


 Proposed Rezoning
 Proposed Study Area Boundary

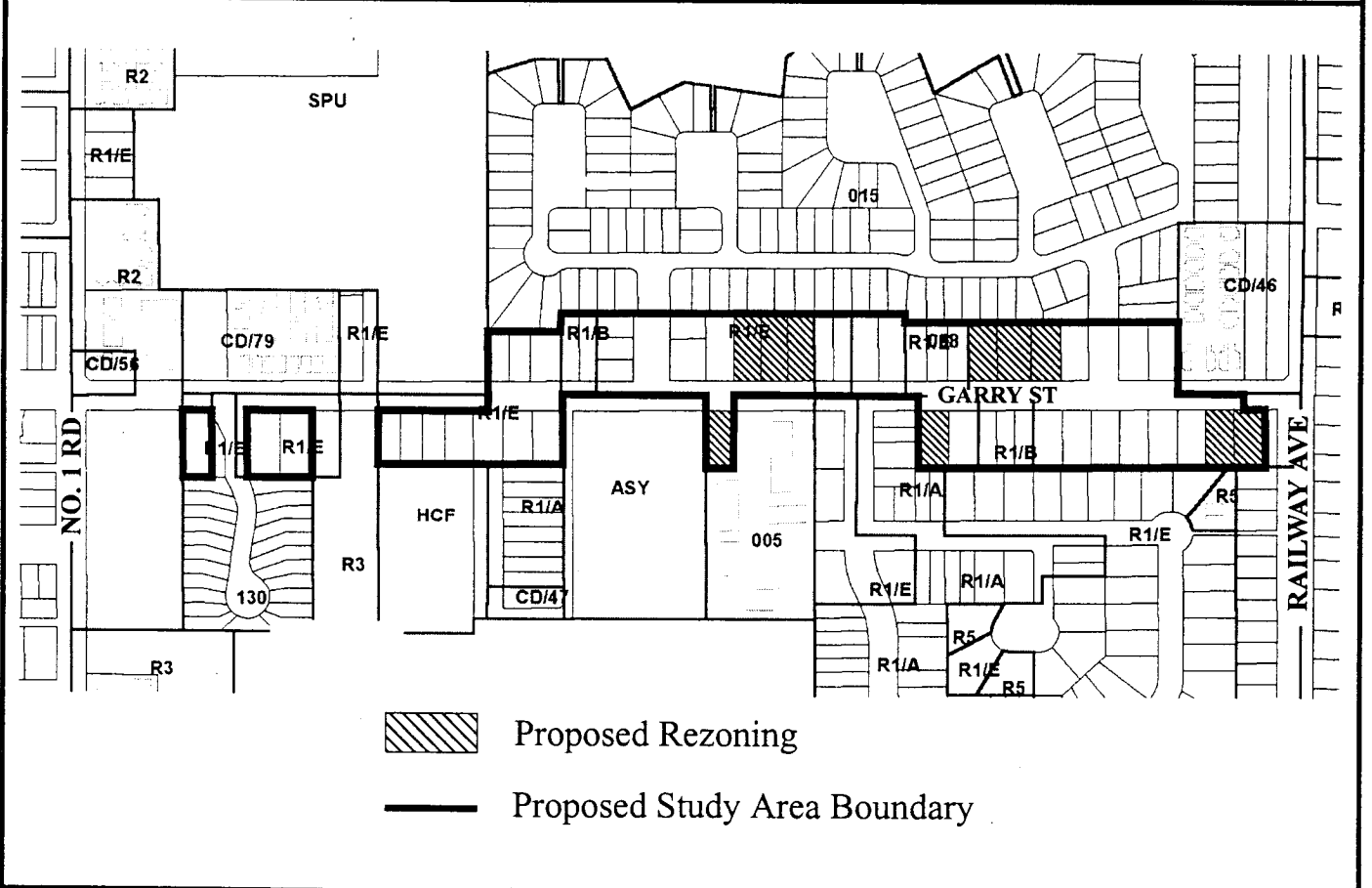


SECTION 02, 3-7


Adopted Date:
 Amended Date:



— Previous Study Area Boundary (Policy 5462)



▨ Proposed Rezoning
 — Proposed Study Area Boundary

	<p>SECTION 02, 3-7</p> <p>88</p>	<p>Adopted Date:</p> <p>Amended Date:</p>
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