



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee *to Planning - Mar 16, 2004*
From: Holger Burke **Date:** February 6, 2004
Acting Manager, Development Applications RZ 03-240492
Re: **APPLICATION BY ADIL BHATHENA FOR REZONING AT 4471 STEVESTON**
HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E
(R1/E) TO COACH HOUSE DISTRICT (R9) *file: 8060-20-7599 Xref: 4045-00*

Staff Recommendation

- 1) That Single Family Lot Size Policy 5425, adopted by Council on December 18, 1989, be referred to Public Hearing with the recommendation that it be repealed; and
- 2) That Bylaw No. 7599, for the rezoning of 4471 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

HB:dcb
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Adil Bhatena has applied for rezoning of 4471 Steveston Highway in section 35-4-7 from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the construction of two single-family dwellings with a rear laneway.

4471 Steveston Highway is located within a group of houses fronting onto Steveston Highway which have an existing Single-Family Lot Size Policy (Policy No. 5425).

A location map is provided in **Attachment 1**.

Single Family Lot Size Policy No. 5425 is provided in **Attachment 2**.

This application was first presented to Planning Committee on October 21, 2003. The application was referred to staff to discuss the possibility of a land consolidation and townhouse development with the applicant and the adjacent property owners at 4431 Steveston Hwy. This report responds to Planning Committee's referral of October 21, 2003.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Adil Aspy Bhatena	Same
Site Size	approx. 928 m ² (9989.24 ft ²)	approx 806.38m ² (8680.09ft ²) after lane dedication. With subdivision: 2 lots of approximately 403.19 m ² (4340.04 ft ²) each with frontages of approximately 10.06m (33.00 ft.).
Land Uses	Residential	same
OCP Designation	Neighbourhood Residential	same
Area Plan Designation	Single-Family	same
702 Policy Designation	Policy 5425 adopted December 18, 1989-	Proposed to be repealed
Zoning	R1/E	R/9
Parking Required	2.0 per unit	same

Surrounding Development

To the east, west and south: Typically large single family (R1/E) lots with a number of duplex (R5) lots interspersed.

To the north: Medium sized single family lots governed by Land Use Contract 111 – typically 12 m (39.3 ft.) in width.



Site Aerial Photo – Taken May 2002.

Related Policies & Studies

Section 702.06 of the Zoning Bylaw (Bylaw No. 5300) makes provisions for Council to remove a lot size policy that has been in place for more than five years from properties fronting an arterial. The section states:

Where, in accordance with Section 702.05 ii), there is a rezoning application along an arterial road in an existing Lot Size Policy area that has been in place over five years, Council will determine whether to remove all the properties in the block which front the subject arterial road from the applicable lot size policy in conjunction with consideration of the rezoning application.

The existing lot size policy (No. 5425) permits subdivision to R1/B (12 m – 39.37 ft.) widths with the provision of a lane.

As per standard procedure, an information letter was sent out in October 2003 to all those properties within the existing lot size policy area (see “Consultation” below).

The City’s Lane Establishment Policy (No. 5038) requires provision of a lane where subdivision is permitted along an arterial.. This provision is also reinforced by the proposed Coach House District R/9 zone being applied for on the subject property. This zoning district is intended to accommodate a single family dwelling with a second dwelling unit above a garage where lots front a section line road and where provisions have been made for access to a lane.

Referral Response

In response to the Committee referral to discuss the possibility of a land consolidation and townhouse development with the applicant and the adjacent property owners at 4431 Steveston Hwy. staff worked with the owners of both properties and with Mr. Dana Westermark to determine whether a solution could be found.

Mr. Westermark did come up with a preliminary concept which would require that the existing heritage house at 4431 Steveston Hwy. be relocated on the lot closer to Steveston Hwy. This would allow for a row of 3 townhouses to be placed along side the heritage house, an access driveway to Steveston Hwy., and another 5 townhouses placed along the rear of the two lots (see the conceptual siteplan in **Attachment 4**). The resulting development would require an FAR of approximately 0.735 and add approximately 12,800 sq. ft. of new construction on the site (in addition to the heritage house itself). The interior of the heritage house was proposed to be redeveloped into a duplex with only some changes to the exterior building shell.

A primary difficulty in the approach would be in finding a developer who was capable and experienced in working with heritage structures. There are only a handful of developers in the area with the skills and experience needed to do this type of work successfully.

The second difficulty was the cost of undertaking the work. The size of the lot imposes limitations upon how many new structures could be placed on the lot and therefore how much additional revenue could be generated to allow for the relocation and redevelopment of the existing heritage house – while still providing the existing owners with enough return to permit this work to proceed.

The latter of these issues has proved to be significant as the owners of 4431 Steveston Hwy. were seeking a price consideration which could not be met through the proposed concept. They have since sold their property at a price closer to their asking price to a couple who currently reside overseas. The purchaser of the lot was informed of the proposed concept for redeveloping the two lots however he has indicated that he intends to live in the house and at this time he has no plans to redevelop the property.

Based upon the above information, staff have concluded that there is very little likelihood of redeveloping the two lots as proposed and that the current application for 4471 Steveston Hwy. should be considered on its own merits.

Consultation

Letters were sent out in October 2003 to all the residents of properties in the lot size policy area plus properties within 50 feet. The letters advise these residents that Council will be considering removing the lot size policy (No. 5425). A sample of this letter is provided in **Attachment 3**.

The initial letter to the owners of lots within 50 feet of the lot size policy area received minimal response and no subsequent letter has been prepared prior to bringing this application back to Committee. It is anticipated that a follow up letter would be sent out to those properties affected, or within 50 feet of the policy area, in advance of the Public Hearing process.

Staff Comments*Policy Planning:*

The subject property lies within a Single Family Lot Size Policy area which should be considered for removal. No other concerns with the proposed rezoning / redevelopment since it conforms to the lane establishment policy.

Transportation:

1. A 6 m wide lane dedication is required along the entire north property line.
2. Garages are to be located at the rear of the new lots.
3. Shared temporary access required which will be removed when lane is fully functional.
4. Driveway throat width to be 5 m. This should be ensured at sub-division stage.

Engineering:

Development Applications staff support the rezoning application. Prior to final reading, the following must be in place:

1. Dedication of a 6m lane across the entire north property line.
2. Registration of Restrictive Covenant to require that garages are located at the rear of the new lots, ensuring that vehicular access is available to the lane when it becomes operational.
3. Registration of a Restrictive Covenant requiring one shared temporary access, which will be removed when the lane has a permanent connection.
4. Payment of \$838/m for future lane construction. The developer also has the option of constructing the lane via the subdivision stage. They must advise in writing which option they prefer prior to the rezoning being adopted.

Field trip observations indicate no significant landscaping on the property, an existing driveway at east edge of lot, a power pole at west property line and a street light at east property line. No other rezoning concerns.

Then with future subdivision:

- A. A cross access easement is required for the temporary driveway on the new property line. It is 2m on each new lot for a total of 4m.
- B. Payment of a deposit for future reinstatement of the driveway crossing. Those works will be done when the lane becomes operational.

Analysis

The proposed rezoning is relatively straight forward from a technical standpoint and, to the time of writing, no complaints or calls of concern have been received by staff. Letters have been sent to those lot size policy properties as noted earlier regarding the potential removal of the lot size policy however, this report is not able to provide an overview of the responses.

Options

Option 1: Rescind the Single Family Lot Size Policy No. 5425 and approve the proposed rezoning (*recommended*).

Option 2: Retain Lot Size Policy 5425 and reject the application.

Financial Impact

None determined.

Conclusion

Staff have investigated the possibility of a land consolidation and townhouse development with the applicant and the adjacent property owners at 4431 Steveston Hwy. however the recent sale of the adjacent lot and the new owner's indication that he is planning to live in the existing house have precluded further action on the concept plan.

Given this situation, staff recommend that the current application for rezoning of 4471 Steveston Highway be considered on its own merits.

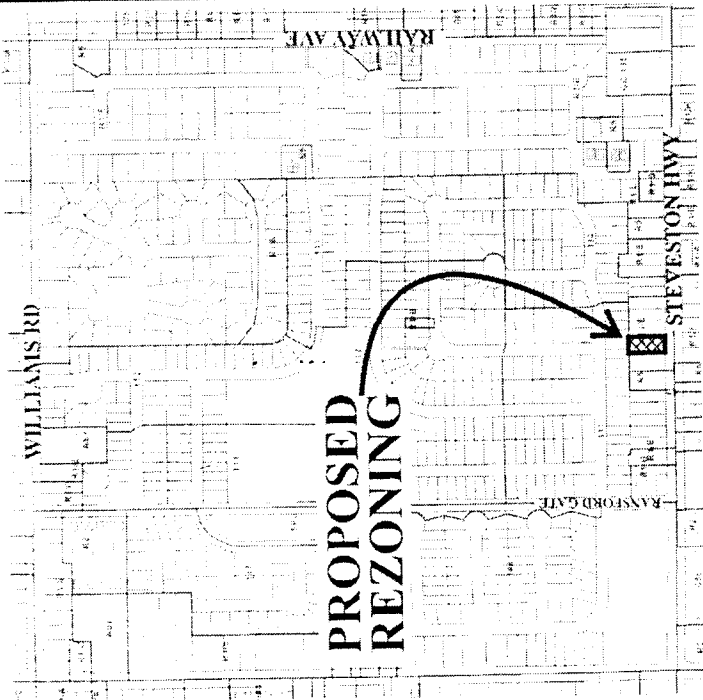


David Brownlee
Planner 2
DCB:cas

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

1. Dedication of a 6m lane across the entire north property line.
2. Registration of Restrictive Covenant to require that garages are located at the rear of the new lots, ensuring that vehicular access is available to the lane when it becomes operational.
3. Registration of a Restrictive Covenant requiring one shared temporary access, which will be removed when the lane has a permanent connection.
4. Payment of \$838/m for future lane construction or constructing the lane via the subdivision stage. A letter advising which option is preferred must be received prior to the rezoning being adopted.

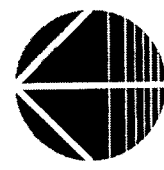
City of Richmond



12	30.02	30.02	30.02	30.02	30.02	30.02	30.02
8	12.00	12.00	12.00	12.00	12.00	12.00	12.00
	22.90		20.12		20.12		15.4
	45.71	45.70	45.72	45.72	45.72		4
5	4431		4471		4475		449
8	22.98		20.12		20.12		15.4

STEVESTON HWY

2486	1880	1860	1886	18
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RZ 03-240492

Original Date: 07/30/03
 Revision Date:
 Note: Dimensions are in METERS



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

R0

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 35-4-7

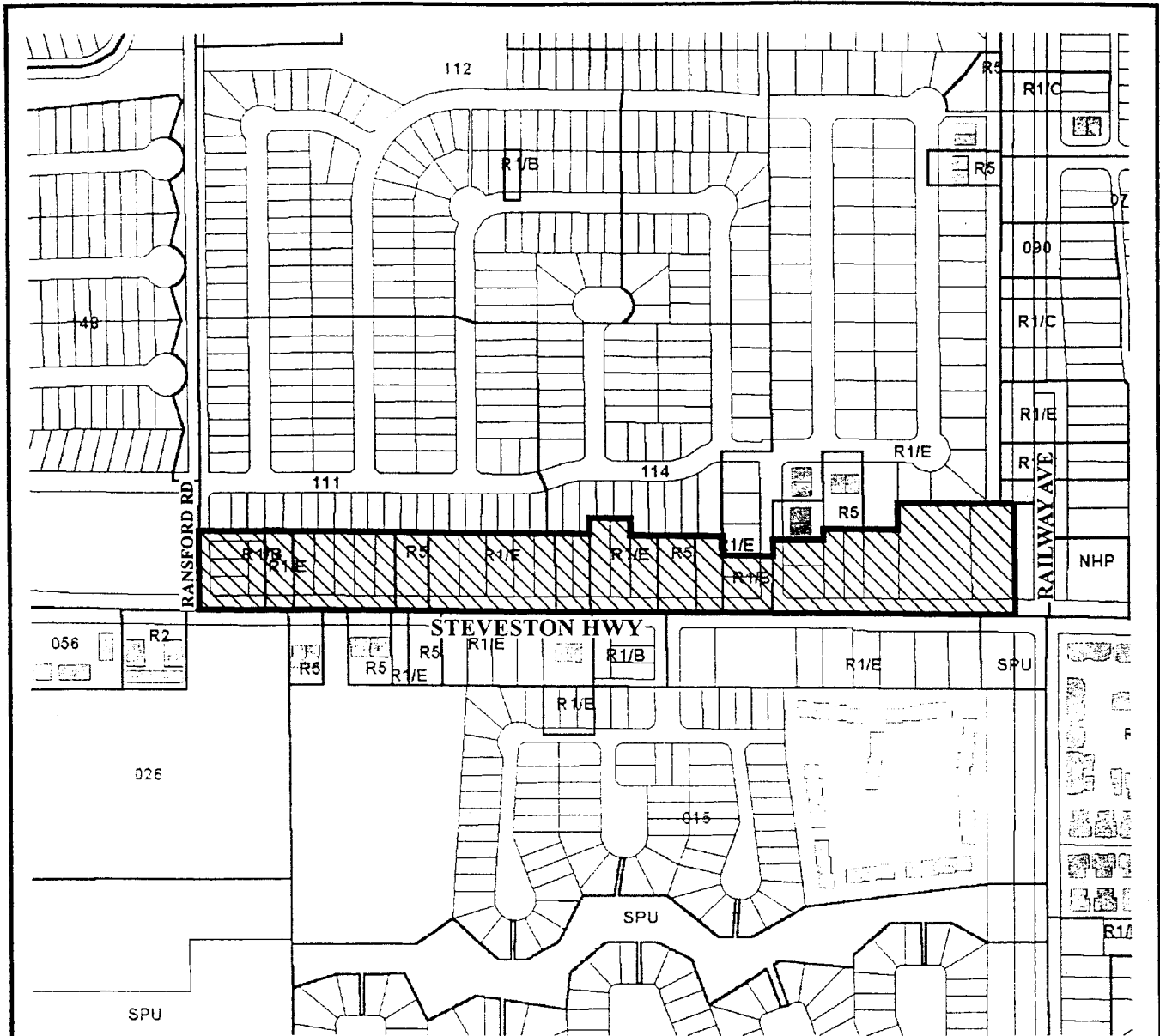
POLICY 5425:

The following policy establishes lot sizes in Section 35-4-7, located on the north side of Steveston Highway, between Railway Avenue and Ransford Gate:

That properties within the area along the north side of Steveston Highway, between Railway Avenue and Ransford Gate, 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:

1. If there is no lane or internal road access, then properties along Steveston Highway and Railway Avenue will be restricted to Single-Family Housing District (R1/E); and
2. Duplexes may be permitted to subdivide into two equal portions provided that each lot meets the requirements of Single-Family Housing District (R1/C). Otherwise, these lots will be restricted to Single-Family Housing District (R1/E);

and that this policy, as shown on the accompanying plan, 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/B except

1. Steveston Highway - R1/E unless there is a lane or internal road accessible then R1/B
2. Duplexes - Eligible to be split into two single-family lots under R1/C zoning.



POLICY 5425 SECTION 35, 4-7

Adopted Date: 09/25/89

Amended Date:



City of Richmond

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

October 6, 2003
 File: -

Urban Development Division
 Fax: (604) 276-4177

Dear Resident:

Re: Notice: To Repeal The Single Family Lot Size Policy 5425

The purpose of this letter is to inform you of a proposed rezoning application along Steveston Highway and a proposed change to the Lot Size Policy for your area.

An application to rezone 4471 Steveston Highway to permit subdivision into 2 single-family, R/9 size lots (width of approximately 10.06 m (33.01 feet)) with a laneway has been received by the City of Richmond (see **Attachment 1** for a location map). The application is contrary to the existing Single Family Lot Size Policy 5425 (shown in **Attachment 2**) that was adopted by Council in 1989, which permits R1/B size lots (minimum average width of 12 m (39.37 feet)) provided there is a lane or internal road access, otherwise R1/E (minimum average width of 18 m (59.06 feet)) sized lots are required.

New Approach

In the fall of 2000, 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. smaller lots, 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 will be evaluated on their own merits; and
- Council will also determine whether or not to remove this existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. it is proposed that the existing Lot Size Policy No 5425 (**Attachment 2**) be repealed in order that various sizes of single family lots can be considered for redevelopment; and
2. the rezoning application at 4471 Steveston Highway will be reviewed on its own merits.

You should note that this does 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 proposal to repeal Lot Size Policy 5425 and the proposed rezoning of 4471 Steveston Highway is expected to be considered concurrently by Planning Committee and Council in October, 2003. In addition, if the application proceeds, you will be receiving a letter from the City Clerk's Department advising you when the application will be heard at Public Hearing.

If you have any questions or concerns regarding the above, please contact me at (604)276-4200 or in writing at the address above.

Yours truly,

David Brownlee
Planner 2

DCB:cas

FACSIMILE COVER PAGE

ATTACHMENT 4

To : David Brownlee
Sent : 11/7/2003 at 3:16:56 PM
Subjec Ida Steves house and neighbour

From : Dana Westermark
Pages 2 (including Cover)

David:

Attached please find a suggested layout for the redevelopment of the this site, including the retention of the Ida Steves house.

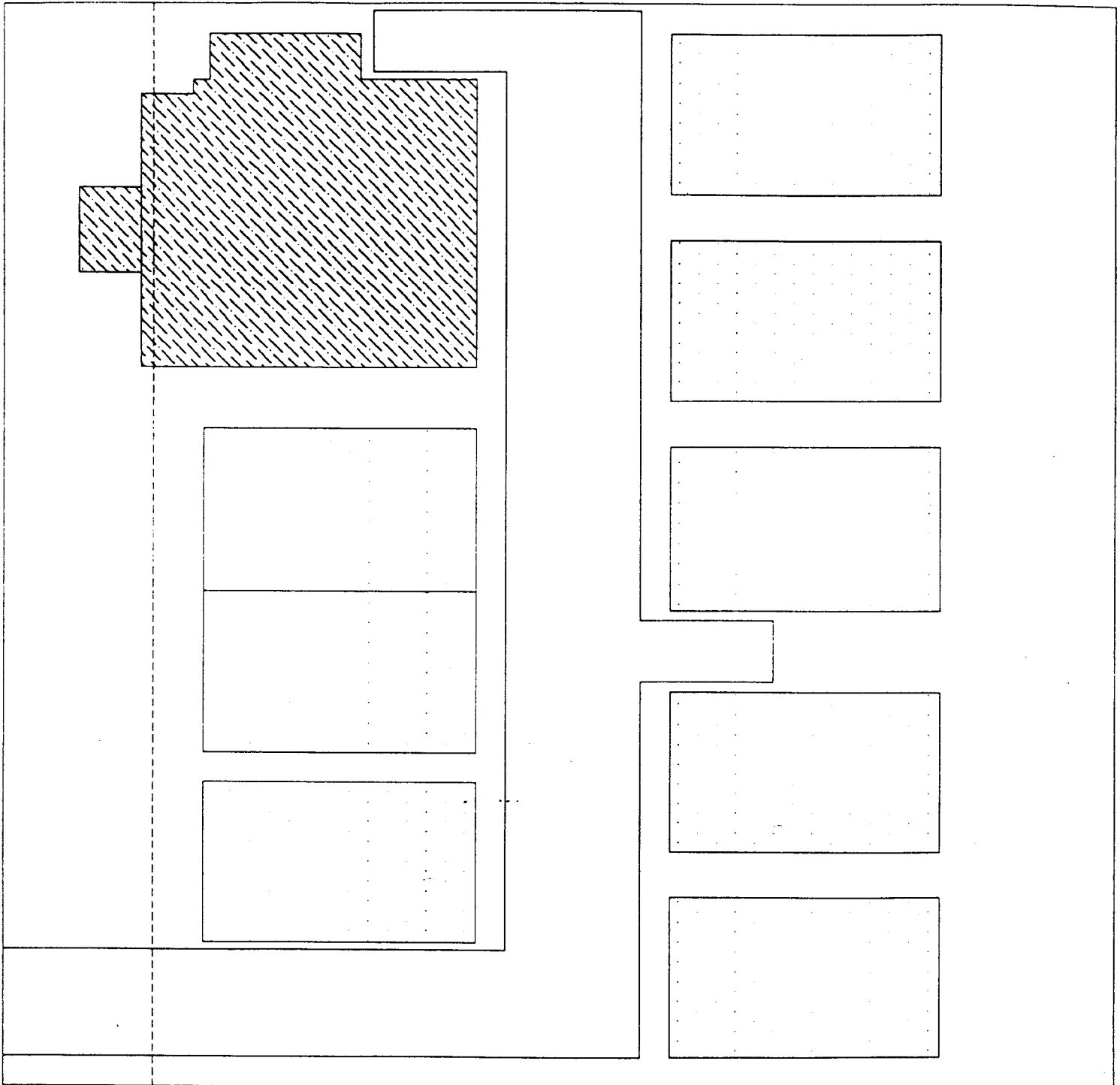
Some stats:

Site: 21235 sq. ft.
Proposed buildings, net of Steves house: 12800 sq. ft.
Including Steves house: about 15600 Sq. ft.
FAR: .735

Give me a call if you have a minute.

Thanks,

Dana





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7599 (RZ 03-240492)
4471 STEVESTON HIGHWAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing designation of the following area and by designating it **COACH HOUSE DISTRICT (R9)**.

P.I.D. 003-474-569

Lot 1 Except: Part Subdivided by Plan 50090; Section 35 Block 4 North Range 7 West New Westminster District Plan 9234

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7599”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK