



To: Planning Committee

*To Planning - Mar 18, 2003*  
Date: February 10, 2003

From: Joe Erceg  
Manager, Development Applications

RZ 02-219757 File: 8060-20-7493  
RZ 02-221450 File: 8060-20-7494

Re: **APPLICATION BY RAV BAINS FOR REZONING AT 7231 WILLIAMS ROAD  
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO  
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**  
**APPLICATION BY RAV BAINS FOR REZONING AT 9971 GREENLEES ROAD  
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO  
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

Staff Recommendation

That Lot Size Policy 5435, adopted by Council in March 1990, be forwarded to Public Hearing with the amendment to exclude those properties fronting No. 3 Road and Williams Road as shown on Attachment 3 to the report dated February 10, 2003 from the Manager, Development Applications.

That Bylaw No. 7493, for the rezoning of 7231 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

That Bylaw No. 7494, for the rezoning of 9971 Greenlees Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

*for*

Joe Erceg  
Manager, Development Applications

JE:jmb  
Att. 4

FOR ORIGINATING DIVISION USE ONLY  
CONCURRENCE OF GENERAL MANAGER

**Staff Report**

**Origin**

Rav Bains has applied to the City of Richmond for permission to rezone:

- 7231 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K); and
- 9971 Greenlees Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)

in order to permit both properties to be subdivided into two new single-family residential lots with access to the lane only (**Attachment 1**).

**Findings of Fact**

**7231 Williams Road**

Item	Existing	Proposed
Owner	Kashmir and Ravinder Hayer	To be determined
Applicant	Rav Bains	No change
Site Size	One lot 711 m <sup>2</sup> (7,653 ft <sup>2</sup> )	Two lots each 355.5 m <sup>2</sup> (3,827 ft <sup>2</sup> )
Land Uses	Large Lot Single Family	Small Lot Single Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	Amend Policy to remove lots along arterial road
Zoning	R1/E	R1/K

**9971 Greenlees Road**

Item	Existing	Proposed
Owner	Mark and Mary Tizya	To be determined
Applicant	Rav Bains	No change
Site Size	723 m <sup>2</sup> (7,783 ft <sup>2</sup> )	389 m <sup>2</sup> (4,187 ft <sup>2</sup> ) & 334 m <sup>2</sup> (3,595 ft <sup>2</sup> ) lots
Land Uses	Large Lot Single Family	Small Lot Single Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	Amend Policy to remove lots along arterial road
Zoning	R1/E	R1/A

**Related Policies & Studies**

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports redevelopment along arterial roads in conjunction with lane development. The subject proposals are consistent with the policy.

Lane Policy

The Lane Policy requires the upgrading of existing lanes or the creation of new lanes with redevelopment along arterial roads. As the subject lots have lane access, the applicants will be required to upgrade the lane and use the lane for access for the new lots.

### Lot Size Policy

Lot Size Policy 5435 (**Attachment 2**), adopted by Council in 1990 and amended in 1996, restricts the subdivision of lots in the neighbourhood to R1/E except for some lots along No. 3 Road and Williams Road which are permitted to rezone to R2 (Townhouse) and to R1/B (12m or 39 feet minimum width).

However, as has been the practice in other areas, it is proposed that properties along the arterial roads be removed from the policy in order to allow for redevelopment along these roads but still protecting the neighbourhood within (see **Attachment 3** for proposed revised policy).

Therefore, it is proposed that the No. 3 Road and Williams Road properties be removed from the policy area. The policy currently permits townhousing and R1/B development for some of these properties, however, the Arterial Road Redevelopment Policy, which was adopted by Council after the policy, now permits other forms of redevelopment. It should be noted that Gilbert Road was not included in the proposed policy amendment because the properties front either a frontage road or a local road.

Letters were sent to the property owners within the policy area informing them of the rezoning applications and of the proposed change (**Attachment 4**).

### **Staff Comments**

#### Engineering

There are no complaints of flooding in the lane, or in the general vicinity of the subject sites.

#### *7231 Williams Road*

In order to facilitate the continuation of the lane through to Deagle Road, a dedication is required at the time of rezoning at the west edge of the property so that when the next two lots redevelop the lane will be able to access Deagle Road.

In the interim at the subdivision stage, a public rights of passage will be required in order that a turnaround (approx 4m wide and 3m deep) be provided for cars in the lane. Additionally, at the time of subdivision, the existing access to Williams will be closed at the developers cost and a Neighbourhood Improvement Charge (NIC) fee will be assessed for full lane upgrading including storm sewer, street lighting and curb & gutter (both sides).

#### *9971 Greenlees Road*

At the time of rezoning corner cuts will be required on Williams Road/Greenlees Road and the Lane/Greenlees Road.

With future subdivision, the developer is to enter into the standard Servicing Agreement to design and construct full improvements along both the Greenlees frontage and the lane frontage. Works include, but are not limited to:

1. Greenlees Road: Benkleman beam test, road widening (Transportation to determine ultimate road width), curb and gutter, closing the ditch with a storm sewer system, creation of a grass and treed boulevard, street lighting and a 1.5m sidewalk at, or near, the property line. There is a watermain and power pole line on the west side of Greenlees, which will have to be taken into consideration as part of the design process.

2. Lane Construction: Full lane reconstruction including new base and asphalt, a storm sewer system, street lighting and curb and gutter on both sides.

### Analysis

The subject applications are consistent with the Arterial Road Redevelopment Policy and the Lane Policy. A change is required to the Lot Size Policy, however, this change is consistent with other similar changes that have been made in other neighbourhoods to permit redevelopment to occur along arterial roads while still restricting the subdivision of the interior lots.

As this block is already serviced by a lane and there are other lots that are wide enough to subdivide, it is expected that the City will receive further applications for similar rezoning applications in this block. Even though there is a lane already running behind most of the lots in the block, many still have access to the arterial road. Redevelopment of these properties enables the individual accesses to be moved to the lane thereby increasing the efficiency of the arterial road network.

The application for the property at the corner of Greenlees and Williams is for the R1/A lot size, rather than the R1/K lot size, even though the Greenlees lot is larger, because of the requirement of an additional 2m width for corner lots.

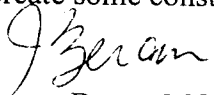
### Financial Impact

None.

### Conclusion

Staff is supportive of the subject applications as they are consistent with the Lane Policy and the Arterial Policy. A change is required to the Lot Size Policy, however, this change is consistent with other similar changes that have been made in other neighbourhoods to permit redevelopment to occur along arterial roads while still restricting the subdivision of the interior lots.

There is the potential for most of the lots along this blockface to undertake similar rezoning applications, resulting in the subdivision of many of the lots. Staff expect that these initial rezonings will result in a slow steady stream of similar applications in the block. While this will create some construction activity for the neighbouring lots, no significant impacts are expected.

  
Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

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

- For 7231 Williams Road a dedication of land at the north-west property line is required to ensure the continuation of the lane through to Deagle Road; and
- For 9971 Greenlees Road the dedication of corner cuts on Williams Road/Greenlees Road and the Lane/Greenlees Road is required.





## City of Richmond

## Policy Manual

Page 1 of 2

Adopted by Council: March 19, 1990  
 Amended by Council: March 18, 1996

POLICY 5435

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 29-4-6

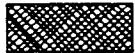
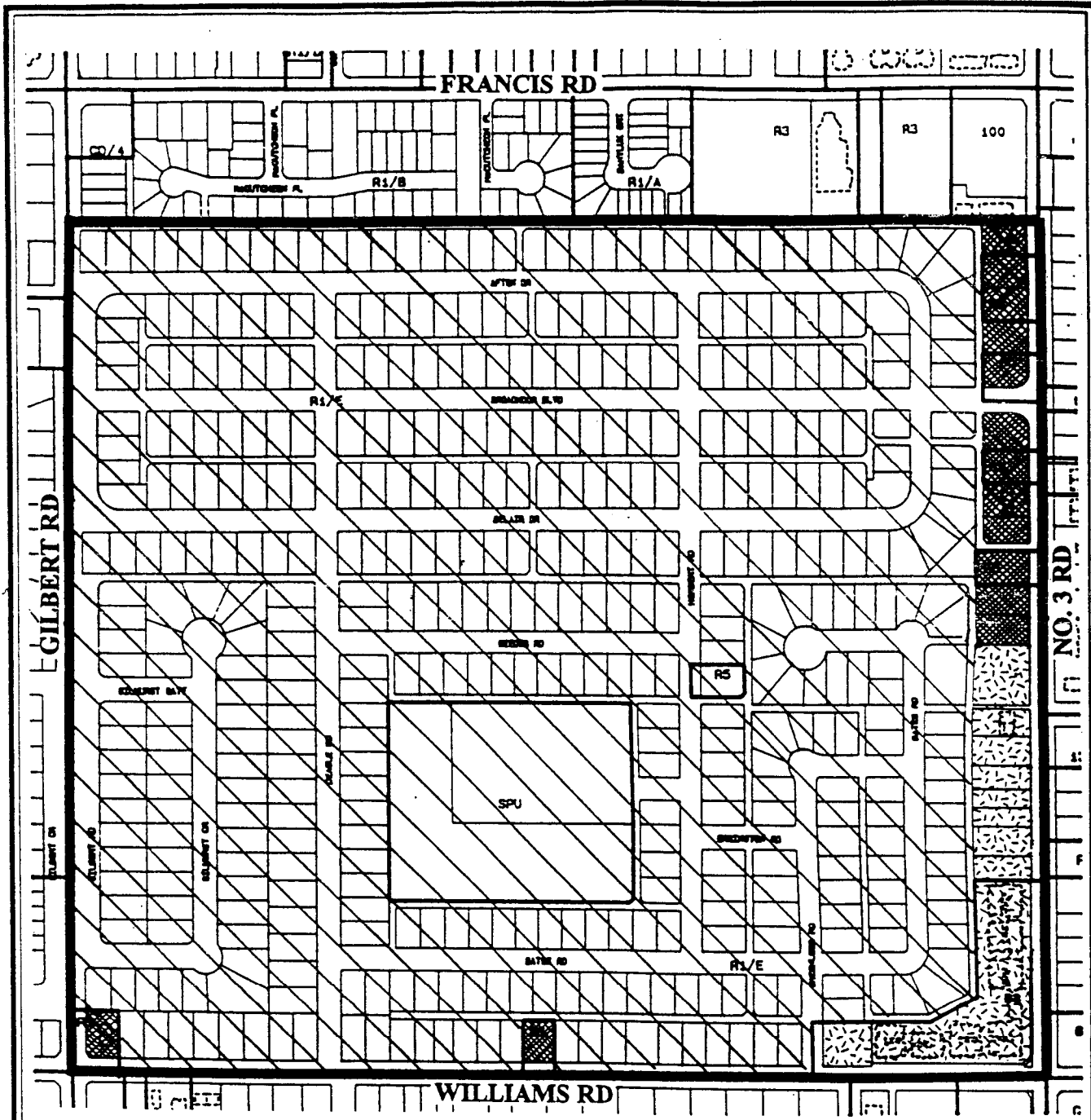
**POLICY 5435:**

The following policy establishes lot sizes in Section 29-4-6 bounded by Williams Road, No. 3 Road, Gilbert Road and the north side of Afton Drive:

That properties within the area bounded by Williams Road, No. 3 Road, Gilbert Road and the north side of Afton Road, in Section 29-4-6, 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 exceptions:

- (a) That those properties that have at least partial lane access, be permitted to develop in accordance with Townhouse District (R2);
- (b) That those properties that have lane access, be permitted to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B); and

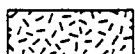
That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Subdivision permitted as per R1/B



Subdivision permitted as per R1/E



Redevelopment permitted as per R2



**POLICY SECTION 5435**  
**98 29, 4-6**

Adopted Date: 03/19/90

Amended Date: 03/18/96



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: March 19, 1990  
 Amended by Council: March 18, 1996  
 Area Boundary Amended: \*

POLICY 5435

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 29-4-6

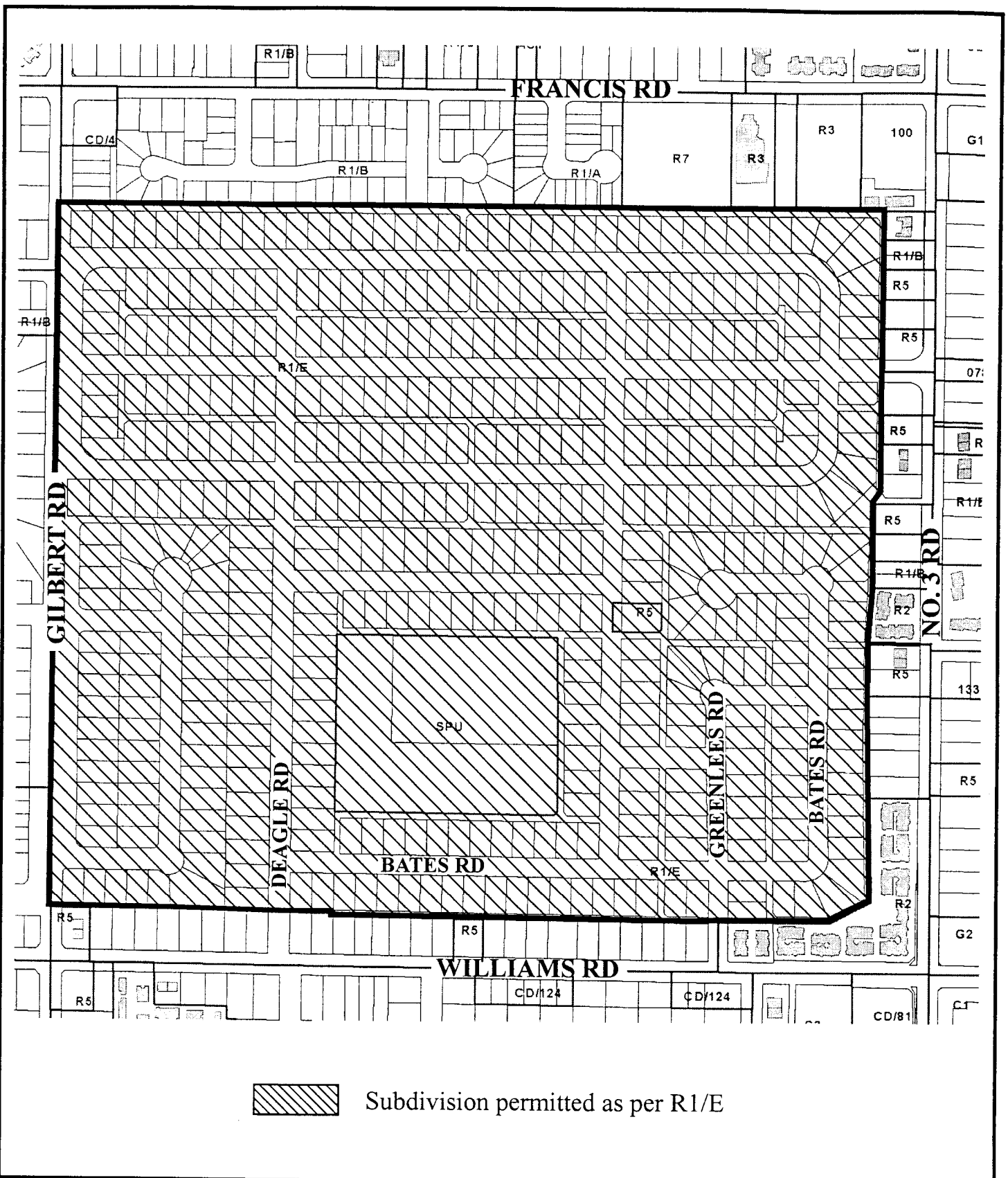
## POLICY 5435:

The following policy establishes lot sizes in Section 29-4-6 bounded by **Williams Road, No. 3 Road, Gilbert Road and the north side of Afton Drive:**

That properties generally within the area bounded by Williams Road, No. 3 Road, Gilbert Road and the north side of Afton Road, in Section 29-4-6, 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, 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 amended according to Bylaw No. 5300.

\* Original Adoption Date in Effect





Proposed Amended Policy 5435  
Section 29-4-6

Original Date: 02/12/03

Revision Date:

Note: Dimensions are in METRES



## City of Richmond

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

February 19, 2003

### CORRECTION NOTICE replace letter dated February 17<sup>th</sup>, 2003

Urban Development Division  
 Fax: (604) 276-4177

File: RZ 02-219757  
 RZ 02-221450

Dear Resident:

#### Re: Notice: A Change to the Single Family Lot Size Policy 5435

The purpose of this letter is to inform you of two proposed rezoning applications in your neighbourhood and a proposed change to the Lot Size Policy for your area.

An application to rezone 7231 Williams Road and 9971 Greenlees Road to permit subdivision of the lots into two R1/K and R1/A size single family lots (minimum average width of 32.8 feet and 29.5 feet respectively) has been received by the City of Richmond (location shown on **Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5435 (**Attachment 2**) that was adopted by Council in 1990 and renewed in 1996 which permits R1/E size lots (minimum average width of 59 feet) for most of the area with some exceptions for smaller lots and townhouses along No. 3 Road.

#### New Approach

In the last few years, Council has taken 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 and other policies encourages more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

#### Specifics

Therefore, it is proposed that:

1. The Lot Size Policy be amended (see **Attachment 3**) to remove the lots fronting Williams and No. 3 Roads in order that various sizes of single family lots can be considered for redevelopment; and
2. The subject applications to rezone and subdivide 7231 Williams Road and 9971 Greenlees Road be viewed on their own merits.

You should note that this does not imply that staff and/or Council automatically support the proposed rezonings 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 5435 and the proposed rezonings 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 or Holger Burke at 276-4164.

Yours truly,



Jenny Beran, MCIP  
*Planner*

JMB:cas



FAX

To: City of Richmond  
Urban Development Division

604 276 4177 FAX

Attention: Jenny Beran, MCIP, Planner

From: Harold Erbe  
Broadmoor Neighbourhood Group  
9951 Greenlees Road  
Richmond, BC V7A 1V5  
604 448 8775

Re: Change to Single Family Lot Size Policy 5435

As residents of the Broadmoor neighbourhood, we wish to present the following:

1. The 1996 Broadmoor Neighbourhood Community Plan indicates that smaller lots would be an appropriate use on properties bordering on arterial roads on the outside of Broadmoor. We are of the belief that this would indicate single family lots in the 40-45' frontage size. We are surprised that this application is for much more density being 33' lots. Since the builders on the south side of Williams Road are creating 33' lots with rear suites, the neighbourhood will now have four families residing on each 66' front lot. We believe this is too much density for an established neighbourhood.
2. Furthermore, we maintain that the neighbourhood has not been adequately serviced by the city. Adding density does nothing to enhance the already baren community. There is no sidewalk access to the school, there is no lighting on most streets, albeit an abundance of lights along one only street: Deagle. Since the sidewalks and ditches along Williams Road have long since been created, the development cost charges from any new development bordering the Broadmoor neighbourhood should rightly be put toward upgrading our community. Is there a playground planned for this new community? Will there be additional street lights installed? Will there be any ditch in-fill such as would permit the Federal Postal box from constantly falling into the ditch at Greenlees and Bates?
3. The rear lane accessing this development is in need of repair and there is no storm sewer. The lane is subject to flooding because of the lack of storm sewers. We believe any redevelopment should include an upgrade to the lane. This development would create double and triple the traffic on the lane. Steve Ono of our Engineering Department is aware of this and other problems in the Broadmoor neighbourhood and our efforts on behalf of the neighbours to attain some modest improvements.



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7493 (RZ 02-219757)
7231 WILLIAMS 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 K (R1/K).

P.I.D. 010-138-048

Lot 38 Except: the North 10 Feet; Section 29 Block 4 North Range 6 West New Westminster District Plan 16015

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7493".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

Official stamps: CITY OF RICHMOND, APPROVED for content by originating dept. (with initials HB), APPROVED for legality by Solicitor (with signature).

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7494 (RZ 02-221450)  
9971 GREENLEES 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 A (R1/A)**.

P.I.D. 010-320-920

Lot 14 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7494”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK