



TO Planning Ctte - May 6, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: April 14, 2003
File: RZ 03-223342
Re: **APPLICATION BY ALFREDO HUESPE FOR REZONING AT 7160 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

Staff Recommendation

1. That Lot Size Policy 5430, adopted by Council in February 1990, be forwarded to Public Hearing with the amendment to exclude those properties fronting Williams Road as shown on Attachment 4 to the report dated April 14, 2003 from the Manager, Development Applications.
2. That Bylaw No. 7518, for the rezoning of 7160 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.

Joe Erceg
Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Chris Antella

Staff Report

Origin

Vladimir Vekic has applied on behalf of Alfredo Huespe to the City of Richmond for permission to rezone 7160 Williams Road (**Attachment 1**) from Single Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 feet) to Single Family Housing District, Subdivision Area K (R1/K) (minimum width 12m or 39.4 feet) in order to permit the property to be subdivided into two new single-family residential lots with a lane.

Findings of Fact

Item	Existing	Proposed
Owner	Alfredo Huespe	To be determined
Applicant	Vladimir Vekic	No change
Site Size	1040 m ² (11,195 ft ²)	each lot 447 m ² (4812 ft ²) & a lane
Land Uses	Large lot single family	Small lot single family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	no policy
Zoning	R1/E	R1/K

Surrounding Development

Development surrounding the subject site is primarily single family with a townhouse project in behind the subject site. The property to the west of the subject site has similar redevelopment potential. The three single family lots to the west of this lot are too shallow for lane development and therefore the new lane will potentially serve the four single family lots at the corner.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5430 (**Attachment 2**), adopted by Council in 1990, restricts the subdivision of the subject lots to R1/E. However, as has occurred with other Lot Size Policies, it is recommended that the Policy be amended to remove the lots fronting Williams Road in order to enable them to redevelop in conjunction with lane development. Letters were sent to the properties within the Policy Area (**Attachment 3**) recommending that the Policy be amended as shown on **Attachment 4**.

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports redevelopment along arterial roads in conjunction with lane development.

Lane Establishment Policy

The subject proposal creates a lane for the subject properties and therefore is in conformance with the Lane Policy.

Staff CommentsEngineering

Prior to final reading the developer shall dedicate a 6.0m lane across their entire south property line and a 4m x 4m corner cut at the corner of Deagle and Williams. As part of the subdivision the applicant will be required to undertake:

1. Deagle Road improvements for the full frontage including, but not limited to, Benkleman Beam test, road widening (Transportation to determine width), curb & gutter, storm sewer infill, a minimum 2m grass & treed boulevard, street lighting and a 1.5m sidewalk at or very near the property line.
2. Full lane construction from Deagle to the west property line. Works include, but are not limited to, lane construction, storm sewer and street (lane) lighting designed to be extended, plus curb & gutter on both sides.

Analysis

The subject application is a relatively straightforward request to split the lot into two smaller single family properties. The site dimensions are such that the split could occur along either frontage. The proposed new lane would potentially serve only the two corner lots as the property immediately to the west is considerably smaller and does not have sufficient depth or area to provide a lane.

This neighbourhood has recently seen some other redevelopment closer to the Broadmoor Shopping Centre along Williams Road where the first coach houses are being constructed.

With the proposed change to the Lot Size policy, the proposal is in conformance with city policies, and will contribute to the neighbourhood by improving the Deagle Road street frontage.

Financial Impact

None.

Conclusion

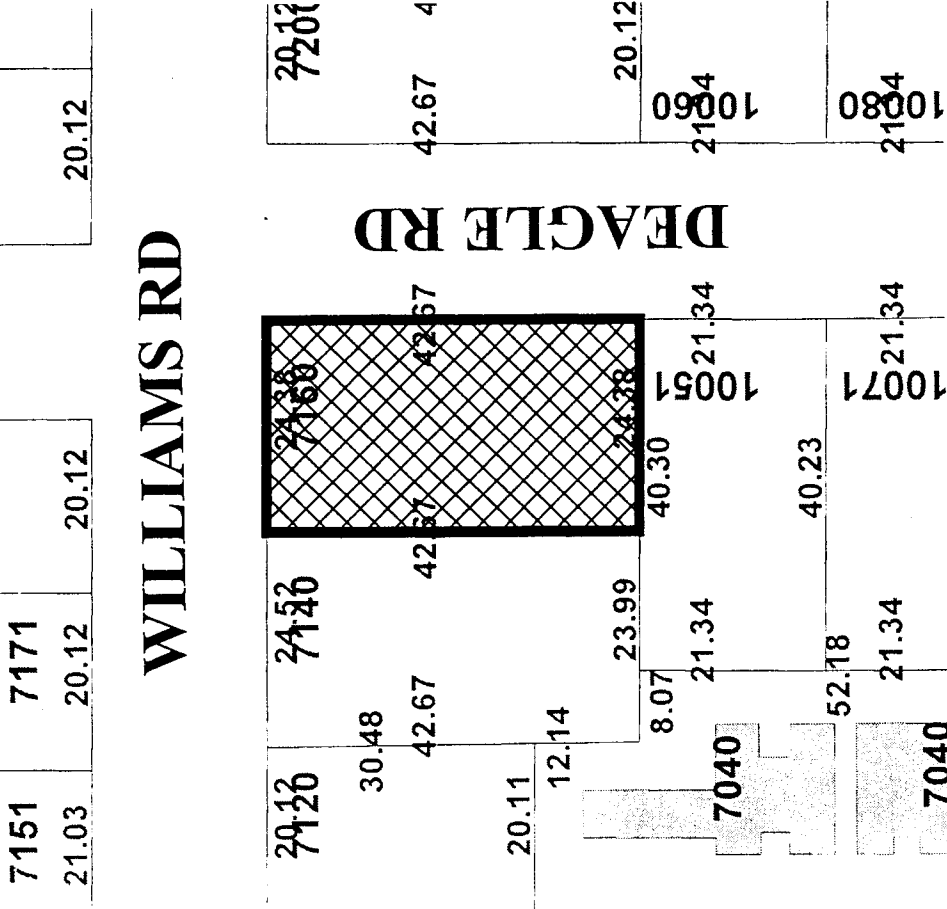
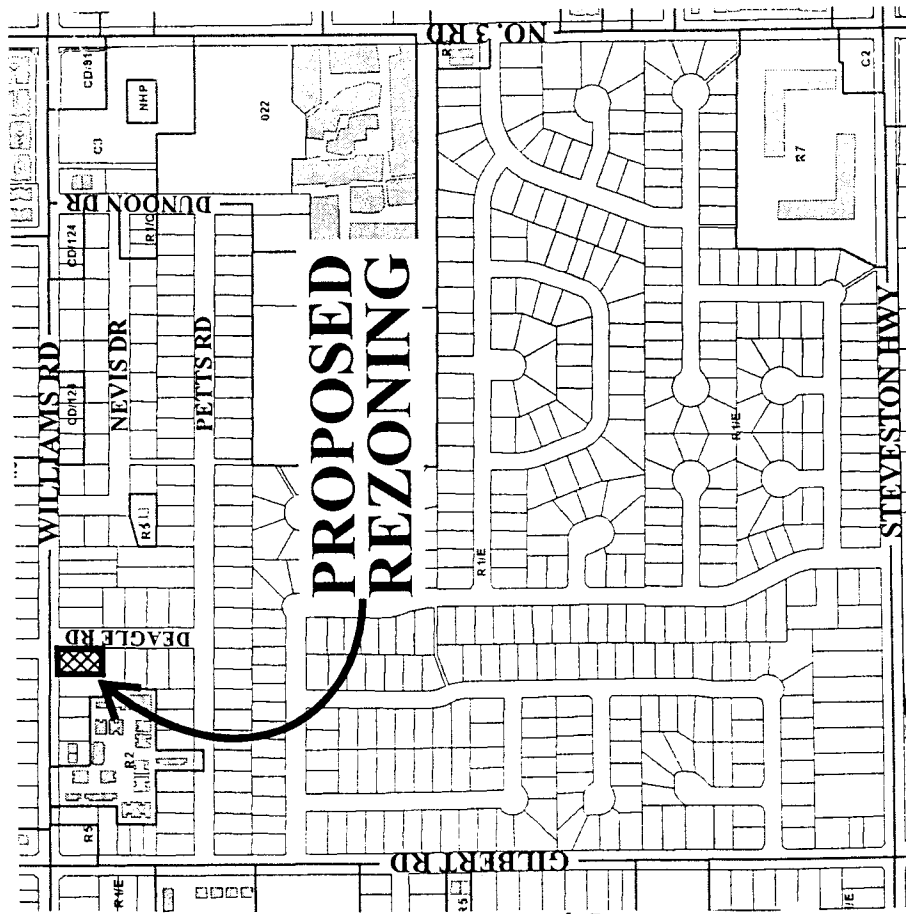
Staff have no concerns about the proposal to split 7160 Williams Road into two smaller single family properties. A lane will be provided for vehicular access and upgrades will be made to the Deagle Road frontage.



Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

City of Richmond

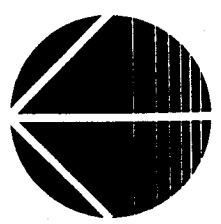


RZ 03-223342

Original Date: 02/13/03

Revision Date:

Note: Dimensions are in METRES





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990

POLICY 5430

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 32-4-6

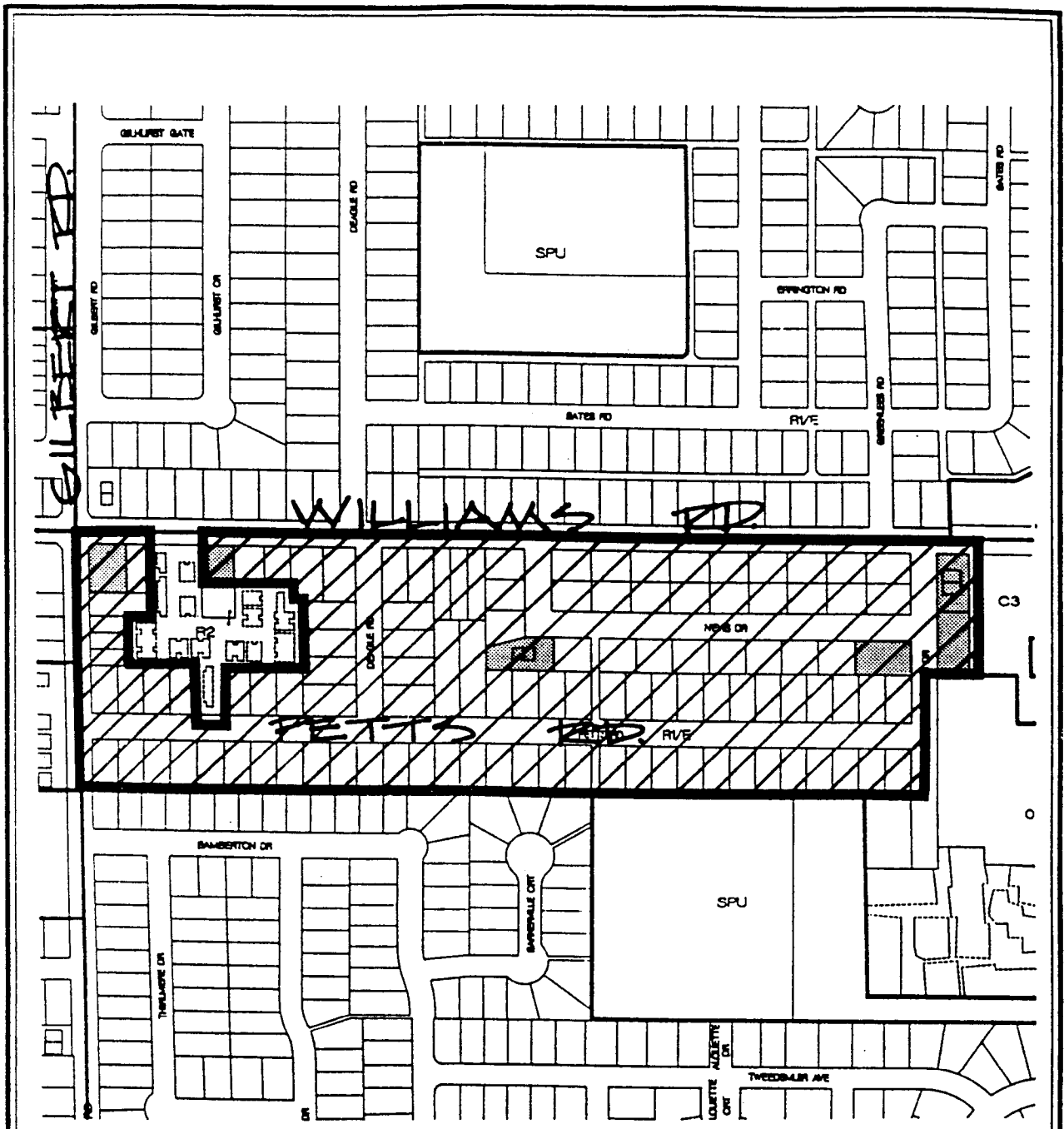
POLICY 5430:

The following policy establishes lot sizes within the area bounded by Williams Road, Gilbert Road, the south side of Petts Road, the east side of Dunoon Drive (Section 32-4-6):

That properties within the area bounded by Williams Road, Gilbert Road, the south side of Petts Road and the east side of Dunoon Drive, in a portion of Section 32-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

That properties with duplexes be permitted to subdivide into two single-family lots as per Single-Family Housing District (R1/C).

This policy, as shown on the accompanying plan, is to 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 R/E

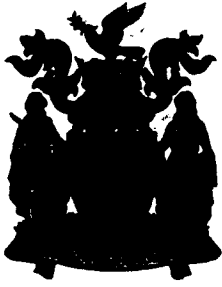


DUPLEXES ELIGIBLE TO BE SPLIT INTO TWO LOTS



POLICY 2445430
SECTION 32,4-6

DATE
12/01/89



City of Richmond

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

April 14, 2003

Urban Development Division
Fax: (604) 276-4177

File: RZ 03-223342

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5430

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

An application to rezone 7160 Williams Road to permit subdivision of the lot into two single family, R1/K size lots (minimum average width of 32.8 feet) with a new back lane, 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 5430 (**Attachment 2**) that was adopted by Council in 1990 which permits R1/E size lots (minimum average width of 59 feet) for the area.

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 encourage 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 Road in order that various forms of redevelopment be considered for redevelopment; and
2. The subject application to rezone and subdivide 7160 Williams Road be viewed 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 proposed amendment to Lot Size Policy 5430 and the proposed rezoning 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 604-276-4212 or Holger Burke at 604-276-4164.

Yours truly,



Jenny Beran, MCIP
Planner

JMB:cas

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: February 19, 1990
Area Boundary Amended:**POLICY 5430**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 32-4-6

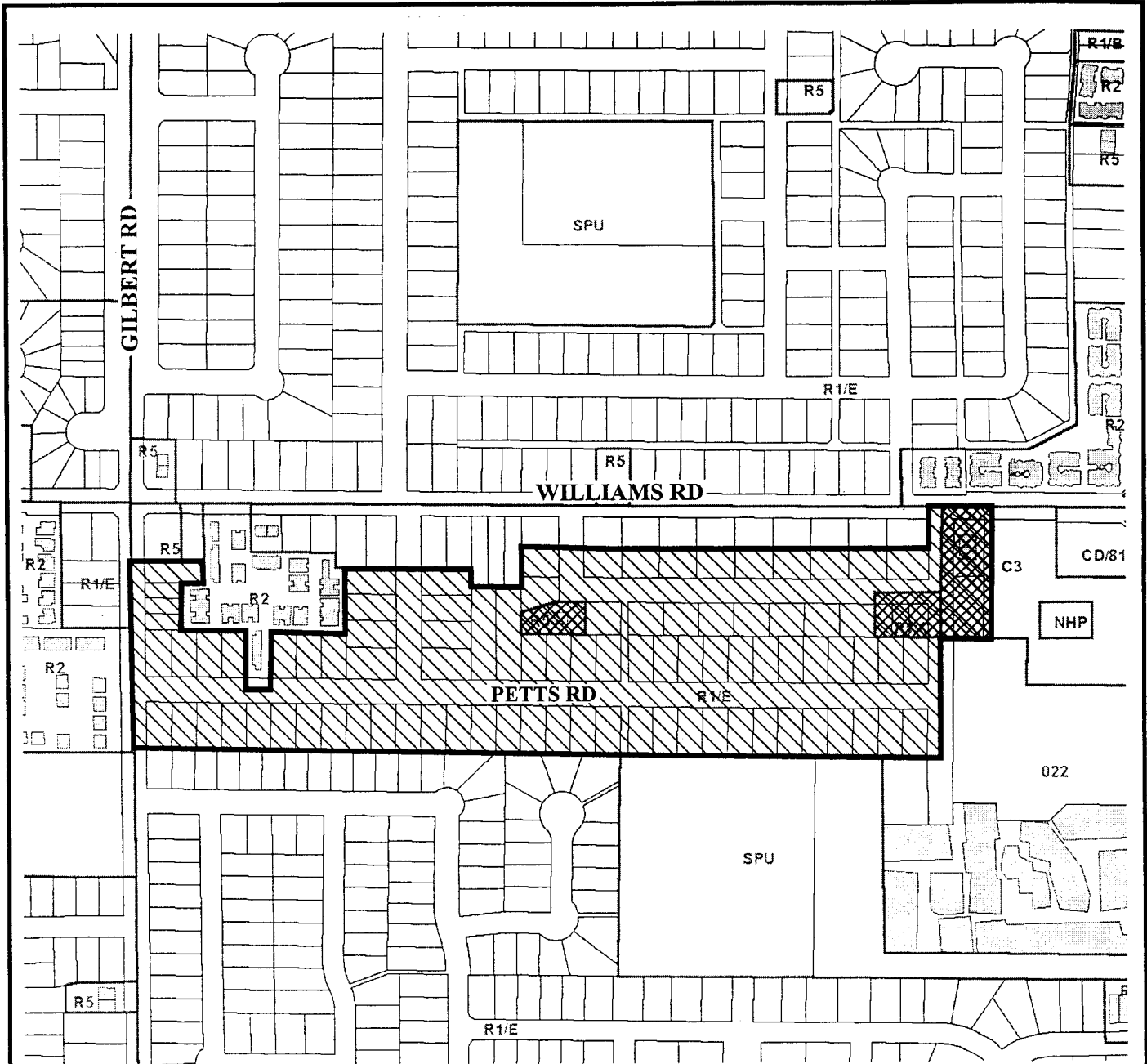
POLICY 5430:

The following policy establishes lot sizes within the area bounded generally by **Williams Road, Gilbert Road, the south side of Petts Road, the east side of Dunoon Drive** (Section 32-4-6):

That properties within the area generally bounded by Williams Road, Gilbert Road, the south side of Petts Road and the east side of Dunoon Drive, in a portion of Section 32-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

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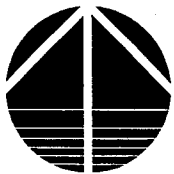
This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per R1/E.



Duplexes eligible to be split into two lots.



Proposed Amended
 Policy 5430 248
 Section 32, 4-6

Adopted Date: 12/01/89
 Amended Date:



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7518 (RZ 03-223342)
7160 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. 004-025-199
Lot 15 Section 32 Block 4 North Range 6 West New Westminster District Plan 15143
2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7518**".

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

MAYOR

CITY CLERK