



**To:** Planning Committee

**Date:** April 28, 2005

**From:** Raul Allueva  
Director of Development

**File:** RZ 05-298266

**Re:** **Application by Julie Le Hoa Chan for Rezoning at 12300 Woodhead Road from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area B (R1/B)**

**Staff Recommendation**

That Bylaw No. 7947, for the rezoning of 12300 Woodhead Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Raul Allueva  
Director of Development

for

KE/WC:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

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

1. Registration of an Aircraft Noise Covenant; and
2. Registration of a "No Build" Restrictive Covenant on a 0.64 m wide strip of land along the west property line of the western proposed lot. This covenant will include language to ensure the building side yard setback is calculated from the edge of the no build area and the no build area is transferred at fair market value upon future subdivision of 12260 Woodhead Road.

Agreement by Applicant  
 Julie Le Hoa Chan

Item	Details
Application	RZ 05-298266
Location	12300 Woodhead Rd
Owner	Richard Huber
Applicant	Julie Le Hoa Chan

Date Received	April 12, 2005
Acknowledgement Letter	April 21, 2005
Fast Track Compliance	April 21, 2005
Staff Report	April 28, 2005
Planning Committee	May 17, 2005

Site Size	1,004 m <sup>2</sup> (10,806 ft <sup>2</sup> )
Land Uses	Existing – Single-family dwelling
	Proposed – Two (2) single-family lots (each lot approximately 490 m <sup>2</sup> or 5,274 ft <sup>2</sup> in area, excluding “no build” RC area)
Zoning	Existing – Single-Family Housing District, Subdivision Area F (R1/F)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential East Cambie Area Plan – Residential (single-family) Lot Size Policy 5472 – Permits subdivision to R1/B <i>Proposal complies with designations and policy</i>
Surrounding Development	To the north, across Woodhead Rd is Cambie/King George Park.  A mixture of single-family dwellings on a variety of large and small lots surrounds the subject site along Woodhead Rd and Cameron Dr to the south. The larger lots generally have rezoning and subdivision potential according to Lot Size Policy 5472.

Staff Comments	<ul style="list-style-type: none"> <li>• An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw.</li> <li>• A “No Build” Restrictive Covenant on a 0.64 m wide strip of land along the west property line of the western proposed lot is required to preserve the future subdivision potential of 12260 Woodhead Rd.</li> </ul>
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<p>Analysis</p>	<ul style="list-style-type: none"> <li>• Lot Size Policy 5472 was adopted by Council on December 18, 2003. The Lot Size Policy for the area was developed in conjunction with the rezoning of a property to the east (12340 Woodhead Rd – RZ 03-226615).</li> <li>• There are a number of existing R1/B zoned lots in the area (particularly along Cameron Dr to the south).</li> <li>• The adjacent large lot to the west (12260 Woodhead Rd) has potential to rezone and subdivide into two (2) R1/B lots. However, the existing lot width (35.36 m) is only marginally short of the lot width required (36 m) for three (3) future R1/B lots. The subject site has the lot width to subdivide into two (2) R1/B lots and provide a 0.64 m wide strip of property to the neighbouring lot to the west thus preserving the future ability of 12260 Woodhead Rd to subdivide to create three (3) R1/B lots.</li> <li>• Staff requested the applicant contact the owner of 12260 Woodhead Rd regarding this situation and report back on the possibility of 12260 Woodhead Rd purchasing a 0.64 m wide strip of land to facilitate a future 3-lot subdivision. The applicant has advised in writing that:             <ul style="list-style-type: none"> <li>• The property owner of 12260 Woodhead Rd is not interested in pursuing redevelopment in the near future as the existing single-family dwelling has recently undergone significant renovations; and</li> <li>• The applicant wishes to proceed with a rezoning and subdivision that does not include the sale of a 0.64 m wide strip of land to the neighbouring lot at 12260 Woodhead Rd.</li> </ul> </li> <li>• Staff contacted Mr. Ginn, the owner of 12260 Woodhead Rd, regarding this situation and confirmed he was approached regarding the purchase of a 0.64 m wide strip of land. Mr. Ginn, indicated he is not interested in pursuing redevelopment at this time and while he has interest in purchasing the strip of land, an acceptable purchase price could not be agreed on.</li> <li>• Staff recommend the proposed subdivision plan be revised to preserve a 0.64 m wide strip of land along the western property line of the proposed western lot in order to preserve the full subdivision potential of 12260 Woodhead Rd (Attachment 3). This strip of land would be protected by a “no build” Restrictive Covenant until the adjacent lot to the west (12260 Woodhead Rd) pursues redevelopment. The Restrictive Covenant will include language to ensure this area is transferred at fair market value upon redevelopment of 12260 Woodhead Rd. Staff recommend this Restrictive Covenant be required as a condition of final adoption of the rezoning bylaw.</li> </ul>
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Attachments	<b>Attachment 1</b> – Location Map; <b>Attachment 2</b> – Lot Size Policy 5472; <b>Attachment 3</b> – Proposed Subdivision Plan
Recommendation	The proposal complies with Lot Size Policy 5472 and the applicable OCP Land Use designations. There is significant precedent for R1/B designated lots in the surrounding area. On this basis, staff support and recommend approval of the application.

*for*   
Keyin Eng  
Planning Technician - Design  
(4626)

WC/KE:blg





# City of Richmond

# Policy Manual

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Adopted by Council: December 15<sup>th</sup>, 2003**POLICY 5472**

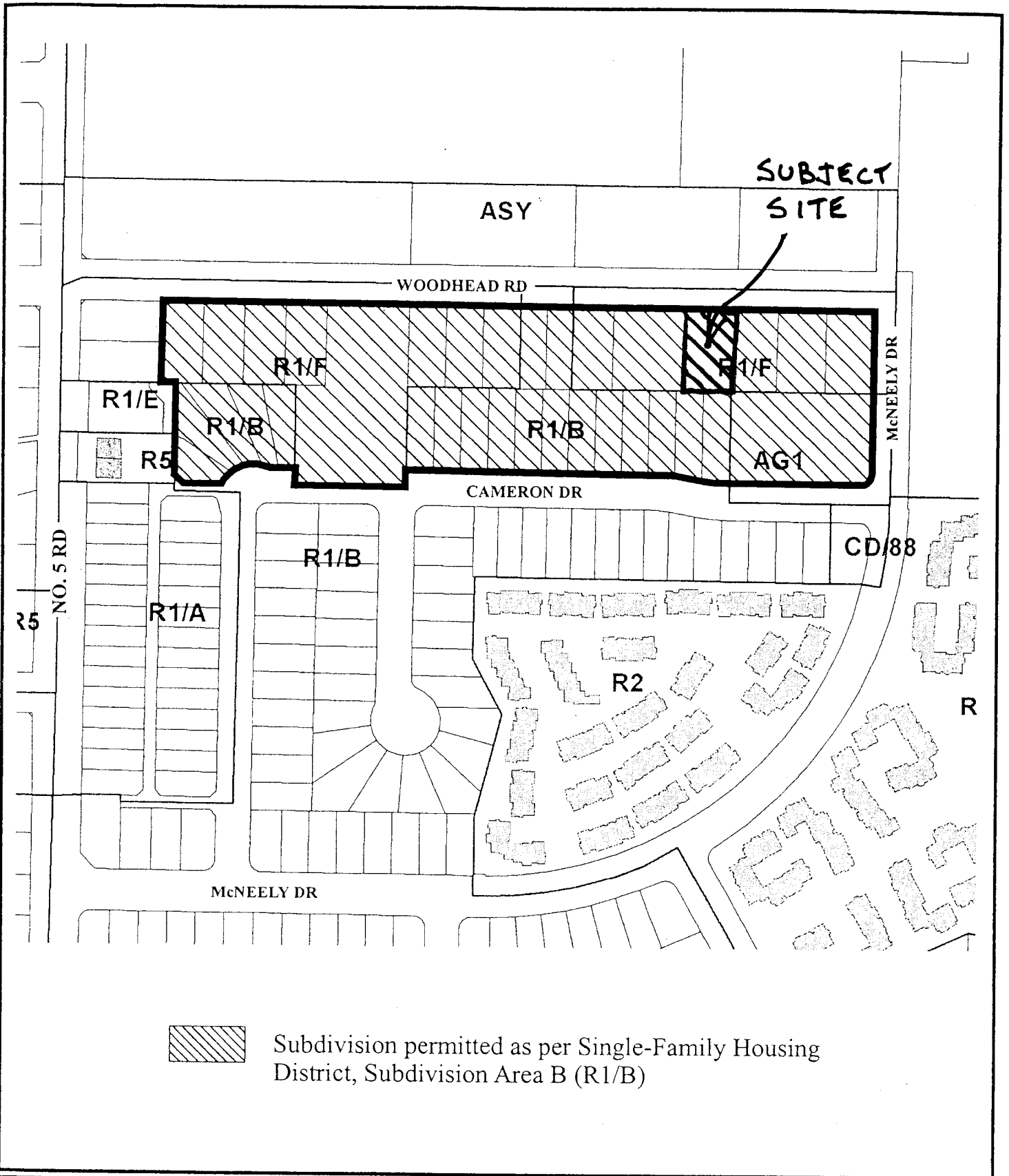
File Ref: 4045-00

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 31-5-5****POLICY 5472:**

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, 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.

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.



SUBJECT SITE

ASY

WOODHEAD RD

R1/F

R1/F

R1/E

R1/B

R1/B

R5

AG1

CAMERON DR

McNEELY DR

R1/B

CD/88

R5

R1/A

R2

R

McNEELY DR



Subdivision permitted as per Single-Family Housing District, Subdivision Area B (R1/B)



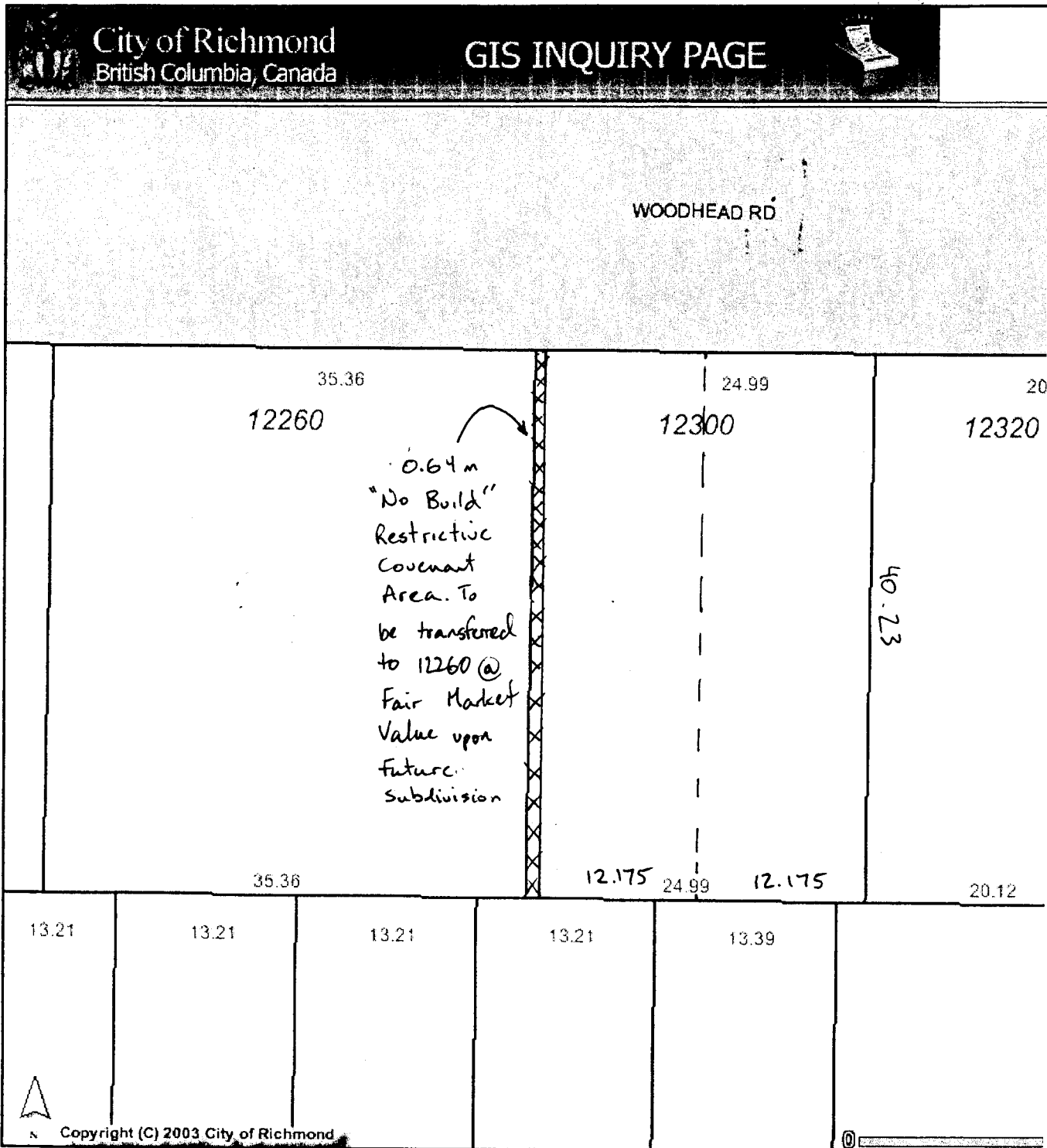
Policy 5472  
Section 31, 5-5

Adopted Date: 12/18/03

Amended Date:

Note: Dimensions are in METRES

Proposed Subdivision  
Plan 12300 Woodhead Rd.



City of Richmond Property Information

Address: 12300 Woodhead Rd  
 Richmond Key: 1912 Roll: 040822000 PID: 012-400-190  
 Zoning: R1/F BER-C: 0.9m BER-P: 0.9m  
 OCP SCH: 2.11b Sewer Area: Lmp13157  
 Rights of Way: Lmp13157 Recycling Pick up Day: Thursday  
 DPA: No ALR: No Heritage: No ESA: No NEF: Yes  
 BCAA Legal: 7 SEC 31 BLK5N RG5W PL 1863 E 82' OF E 3/4 OF LOT 7.

NOTE: Not drawn to scale.





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7947 (RZ 05-298266)  
12300 WOODHEAD 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 B (R1/B)**.

P.I.D. 012-400-190

East 82 feet of the east three-quarters Lot 7 Section 31 Block 5 North Range 5 West New Westminster District Plan 1863

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7947”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by <i>ul</i>
APPROVED by Director or Solicitor <i>HB</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER