



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee **DATE:** April 25, 2000
FROM: Joe Erceg **FILE:** RZ 99-168971
Manager, Development Applications
RE: **Application by Goertzen Contracting Ltd. for Rezoning at 22611 Westminster Highway from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area C (R1/C)**

STAFF RECOMMENDATION

That Bylaw No. 7131, for the rezoning of 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

AWS:blg
Att.

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

STAFF REPORT

ORIGIN

Mr. Johann Goertzen (Goertzen Contracting Ltd.), on behalf of Tarja Rauhala and Jaana Stevensen, has applied to rezone 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area C (R1/C)" in order to allow the creation of three single-family lots.

FINDINGS OF FACT

| ITEM | EXISTING | PROPOSED |
|---|--|--|
| Owner | Tarja Rauhala and Jaana Stevensen | Johann Goertzen |
| Applicant | Johann Goertzen | No change |
| Site Size | 2,024 m ² (21,787 ft ²) | 2 – 401 m ² (4,316.5 ft ²) 1 – 1222 m ² (13,154 ft ²) |
| Land Uses | Single-family dwelling | 3 single-family dwellings |
| OCP Designation | Neighbourhood Residential | No change |
| Hamilton Area Plan (Lower Westminster Sub-Area) | Land Use: Small and large lot single-family residential; Two family Residential; Townhouse residential; and institutional | No change |
| Zoning | R1/F | R1/C |

The subject property is located on the west side of Westminster Highway surrounded by McLean Park to the north and west, a large single-family lot zoned Single-Family Housing District, Subdivision Area F (R1/F) to the south and the Bethany Baptist Church across Westminster Highway.

RELATED POLICIES & STUDIES

Lower Westminster Sub-Area

The Lower Westminster Sub-Area, adopted in 1995, promotes a family oriented community and recent trends confirm the continuance of this orientation. Since the Hamilton area contains some of the City's more affordable residential land prices, it should continue to attract young family homebuyers.

New development is intended to have diverse housing types; this includes an emphasis on single-family homes, larger lots, lower building density and mature landscaping.

STAFF COMMENTS

The property is currently on a septic tank system. Subdivision of the property can only occur if a City sanitary sewer system is provided, which is located on the opposite side of Westminster Highway. The Engineering and Public Works Division has indicated that a sanitary sewer connection can be provided; the cost is to be borne by the developer at the subdivision stage.

Westminster Highway is a major arterial; the impact of accesses are to be minimized by shared driveways and an on-site turn-around to prevent vehicles from having to back out onto Westminster Highway. A 9 m building setback would be required.

No other departments contacted had adverse comments.

ANALYSIS

The applicant's original intent was to exchange portions of his property with McLean Park to reconfigure the parcel in order to create three uniform lots (see Attachment 1). The Parks Department had no strong desire to entertain this proposal as the park was already developed and perimeter drainlines were installed to follow the configuration of the existing property lines. Staff worked with the applicant to investigate other options (see Appendix 1); the exercise was to create three lots utilizing the existing property lines.

Options

Five options were considered; three of which required that the property be rezoned to Single-Family Housing District, Subdivision Area B (R1/B) versus Single-Family Housing District, Subdivision Area C (R1/C) as the new lots did not conform to the minimum lot size requirements for R1/C (width). These three options were not supportable by staff, as the access policy does not allow R1/B lots to be created on major arterial roads unless they have alternate access.

One of the remaining two options was somewhat ambitious, in that it involved exchanging property (area for area) with the City at a different location in McLean Park. The new lots would have been an extension of the existing lots along McLean Drive and wrapping them around along Westminster Highway. Parks Department staff was supportive of this option, as it provided a more reasonable openness to McLean Park along Westminster Highway. The applicant was willing to pursue this option further, however, the technical analysis revealed that the Engineering and Public Works Division could not provide the new lots with sanitary sewer. The applicant also analysed this option and determined that it would be too costly to make all the alterations and restoration to the park.

The last remaining option created two conventional single-family lots and one irregular-shaped lot (see Attachment 2). All of the lots meet the minimum lot size requirements for Single-Family Housing District, Subdivision Area C (R1/C). The irregular-shaped lot raised a concern with staff, in that there is likelihood that a dwelling could be located at the rear of the property, whereby creating non-uniform building setbacks along Westminster Highway and what could be perceived as an intrusion into the park. Staff suggested to the applicant that a covenant be placed on this lot at time of subdivision ensuring that no dwelling can be constructed on the rear portion of the property and that it has the same setbacks as the adjacent dwellings. Staff can support this option as the applicant has agreed to the conditions of placing a covenant on the irregular-shaped lot

FINANCIAL IMPACT

None.

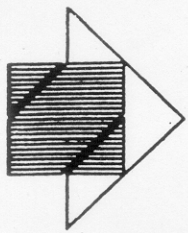
CONCLUSION

This application is to rezone 22611 Westminster Highway to Single-Family Housing District, Subdivision Area C (R1/C) to create three single-family lots; one of which is irregular in shape. The applicant has agreed to enter into a restrictive covenant ensuring that any new dwelling on the irregular-shaped lot would have the same setbacks as the adjacent dwellings. The proposal is worthy of support, and is consistent with the Lower Westminster Sub-Area.

A. (Al) W. Schmidt
Supervisor, Urban Development (Utilities)

AWS:blg

There are requirements to be dealt with prior to final adoption:
Ministry of Transportation and Highways (MOTH) approval required.
Legal requirement, specifically, a covenant to ensure that the buildings have a 9 m setback and that an on-site turn-around is provided.



WESTMINSTER HIGHWAY

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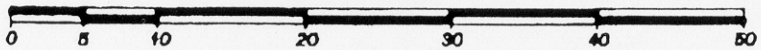
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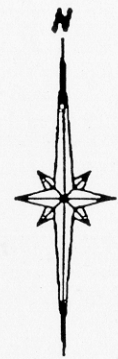
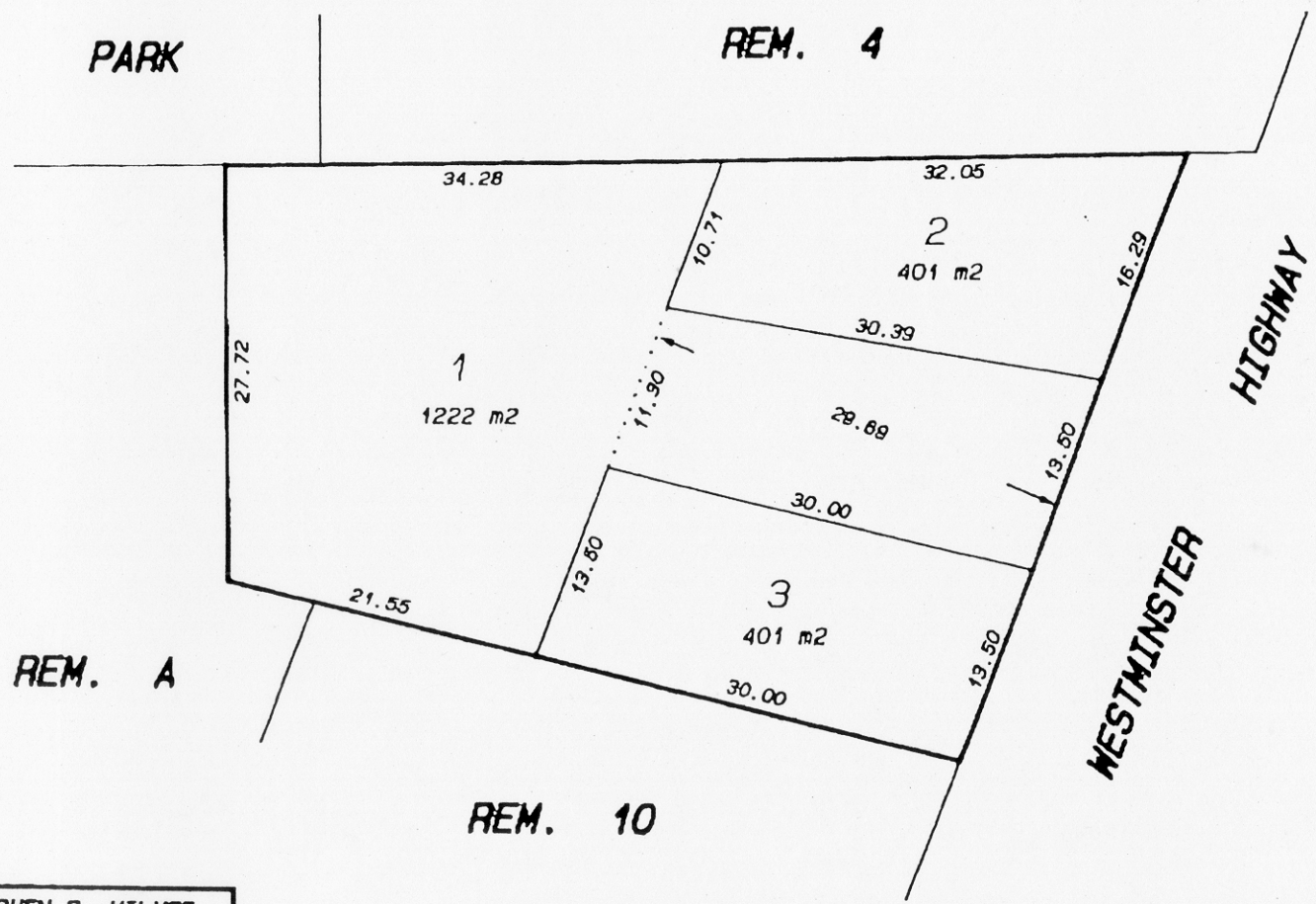
McLEAN PARK

SKETCH SHOWING PROPOSED SUBDIVISION OF
LOT 9, SEC. 2, B. 4 N., R. 4 W., N.W.D., PLAN 63514
CITY OF RICHMOND

SCALE: 1: 500



CIVIC ADDRESS: 22611 - WESTMINSTER HIGHWAY, RICHMOND, B.C.



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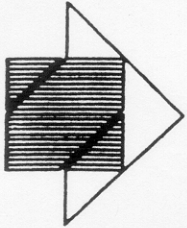
STEPHEN D. MILNER
B.C. LAND SURVEYOR
#102-5007 47A AVENUE
DELTA, B.C. V4K 1T9
TEL.: (604) 946-1788
FAX: (604) 946-1789

NOTE: DIMENSIONS ARE SUBJECT TO MINOR CHANGES UPON SUBDIVISION.

FILE: 5459-4
MAP: 2-4-4

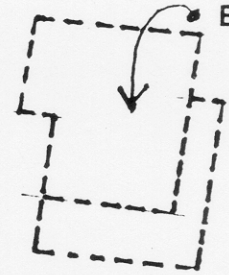
APPENDIX 1

OPTIONS



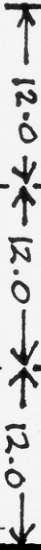
WESTMINSTER HIGHWAY

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EXISTING HOUSE

22611

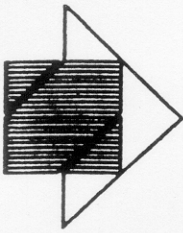


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NOTE

REQUIRES REZONING TO R1/B

McLEAN PARK



WESTMINSTER HIGHWAY

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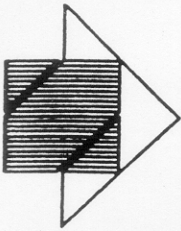
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NOTE

REQUIRES REZONING TO R1/B

McLEAN PARK



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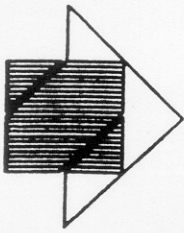
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DEDICATE TO THE CITY FOR PARK

NOTE

REQUIRES REZONING TO R1/B

McLEAN PARK



WESTMINSTER HIGHWAY

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22611

REQUIRED ROAD DEDICATION

42.2

1

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McLEAN PARK

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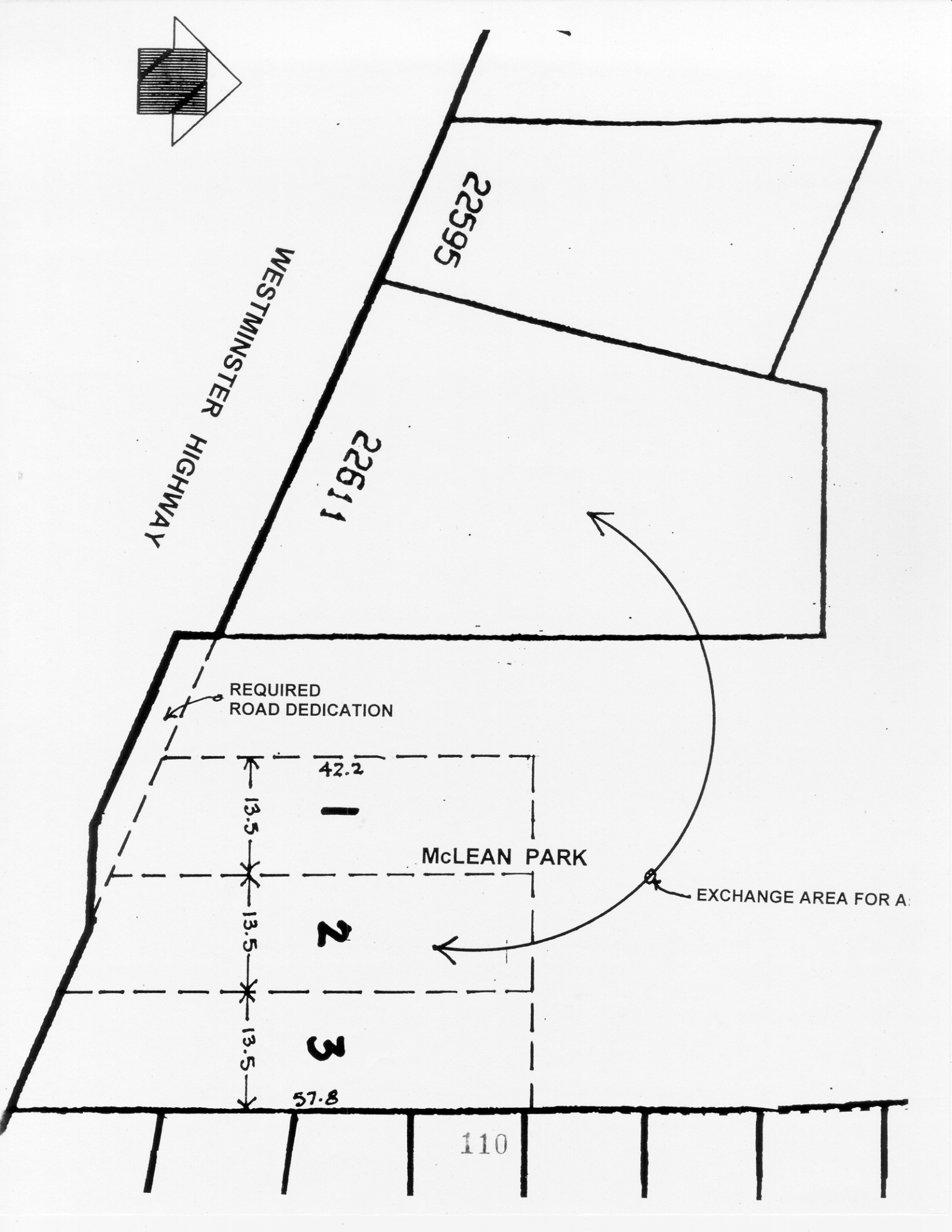
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EXCHANGE AREA FOR A:

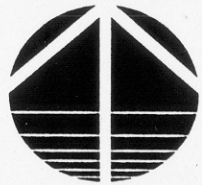
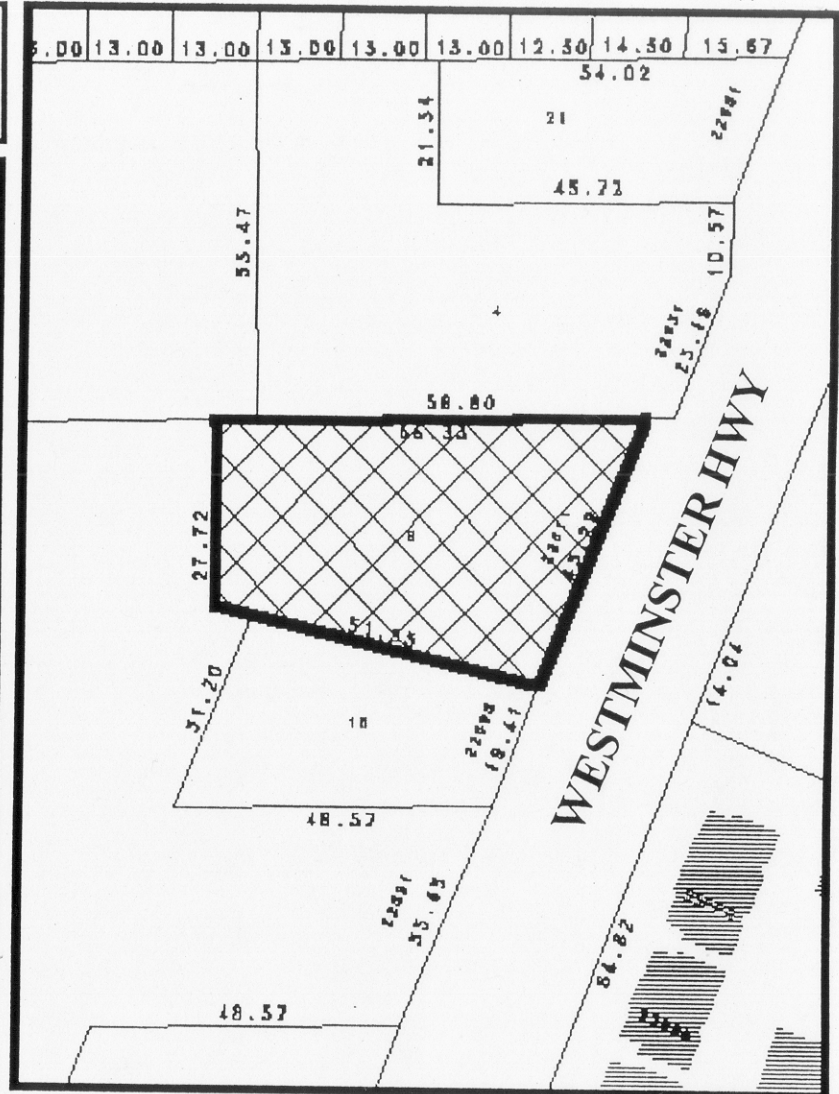
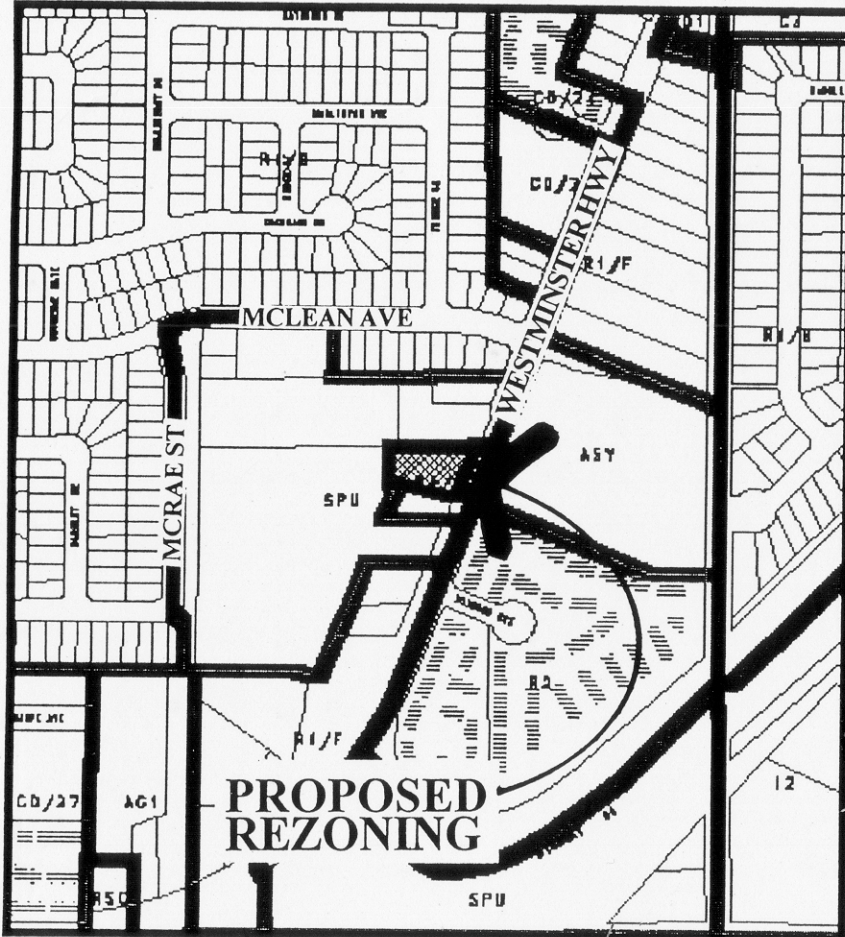
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City of Richmond

111



RZ 99-168971

Original Date: 09/23/99

Revision Date:

Note: Dimensions are in METRES

**CITY OF RICHMOND
BYLAW 7131**

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7131 (RZ 99-168971)
22611 WESTMINSTER HIGHWAY**

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 C (R1/C)**.

P.I.D. 003-334-953

Lot 9 Section 2 Block 4 North Range 4 West New Westminster District Plan 63514

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7131”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
HIGHWAYS APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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