



City of Richmond
Urban Development Division

Report to Committee

To Planning - May 21, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **DESIGNATION OF A STUDY AREA PURSUANT TO SECTION 702 OF THE ZONING AND DEVELOPMENT BYLAW 5300 LOCATED IN SECTION 31-5-5**

Date: April 30, 2003

File: RZ 03-226615
Section 31-5-5

Staff Recommendation

1. That authorization be given for staff to examine the establishment of a single-family lot size policy for the area located between Cameron Drive, Woodhead Road, McNeely Drive and No. 5 Road in Section 31-5-5 (as illustrated on the attached map entitled **Attachment 1**).
2. That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.

Joe Erceg
Joe Erceg
Manager, Development Applications

JE:jmb
Att.(1)

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CONCURRENCE OF GENERAL MANAGER

David H. Kelly

Staff Report

Origin

A rezoning application has been made in Section 31-5-5 to rezone 12340 Woodhead Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area B (R1/B). The purpose of the rezoning is for the applicant to subdivide the subject site into two single family lots.

In accordance with Division 702 of Zoning and Development Bylaw 5300, whenever a small lot single-family rezoning application is received in an established single-family neighbourhood located outside of the City Centre area that is either contrary to an existing 702 policy that has been in place for over five years or where no policy exists, staff will make a recommendation to the appropriate Council Committee on whether the application should be judged on its own merits or considered in conjunction with a Single-Family Lot Size (702) Study.

Findings Of Fact

Item	Existing	Proposed
Owner	John and Katie Epp	To be determined
Applicant	David Chung	No change
Site Size	969 m ² (10,430 ft ²)	Two lots 484.5m ² (5215 ft ²)
Land Uses	Large lot single family	Small lot single family
OCP Designation	Low density Residential	No change
Cambie East Area Plan Designation	Residential (Single Family Only)	No change
Zoning	R1/F	R1/B

Related Policies & Studies

Cambie East Area Plan

The Cambie East Area Plan permits both single family and multi family housing in this quarter section with the subject properties designated for single family use only which is consistent with the proposal. The Plan also supports the residential infill on vacant or underutilized land.

Staff Comments

The subject area is located across the street from King George Park and the Cambie Plaza Shopping Centre is across No.5 Road, therefore, as the focal point for services, it makes sense to locate additional housing units in the area.

Options for smaller lot sizes would include R1/B, R1/K and R1/A. Under the R1/B option there would be eight lots (including the subject lot) with the potential to subdivide, four of which are larger and have the ability to subdivide to up to five lots. Under the R1/K option fourteen lots would be able to subdivide with five of the larger lots able to subdivide to up 7 lots. Under an R1/A option seventeen lots would have the potential to subdivide in half and five of the larger lots would be able to subdivide to up to 7 lots.

Analysis

The area surrounding the subject lot is one of the few larger lot areas left with older houses and no lot size policy. As many of the properties in this block would be affected by the size of lot permitted, it is important to determine what lot size the neighbourhood wishes.

Therefore staff are recommending that the subject rezoning be considered in conjunction with a 702 Study. The study area boundaries include all the lots, in the block surrounded by Cameron Drive, Woodhead Road, McNeely Drive and No. 5 Road except for the lots along No. 5 Road.

Financial Impact

There are extra costs associated with the process, specifically mail outs; return postage and overtime for two staff members to attend one public information meeting. Costs for postage are covered in the postage account and costs for overtime are covered in the Urban Development Division's salary account.

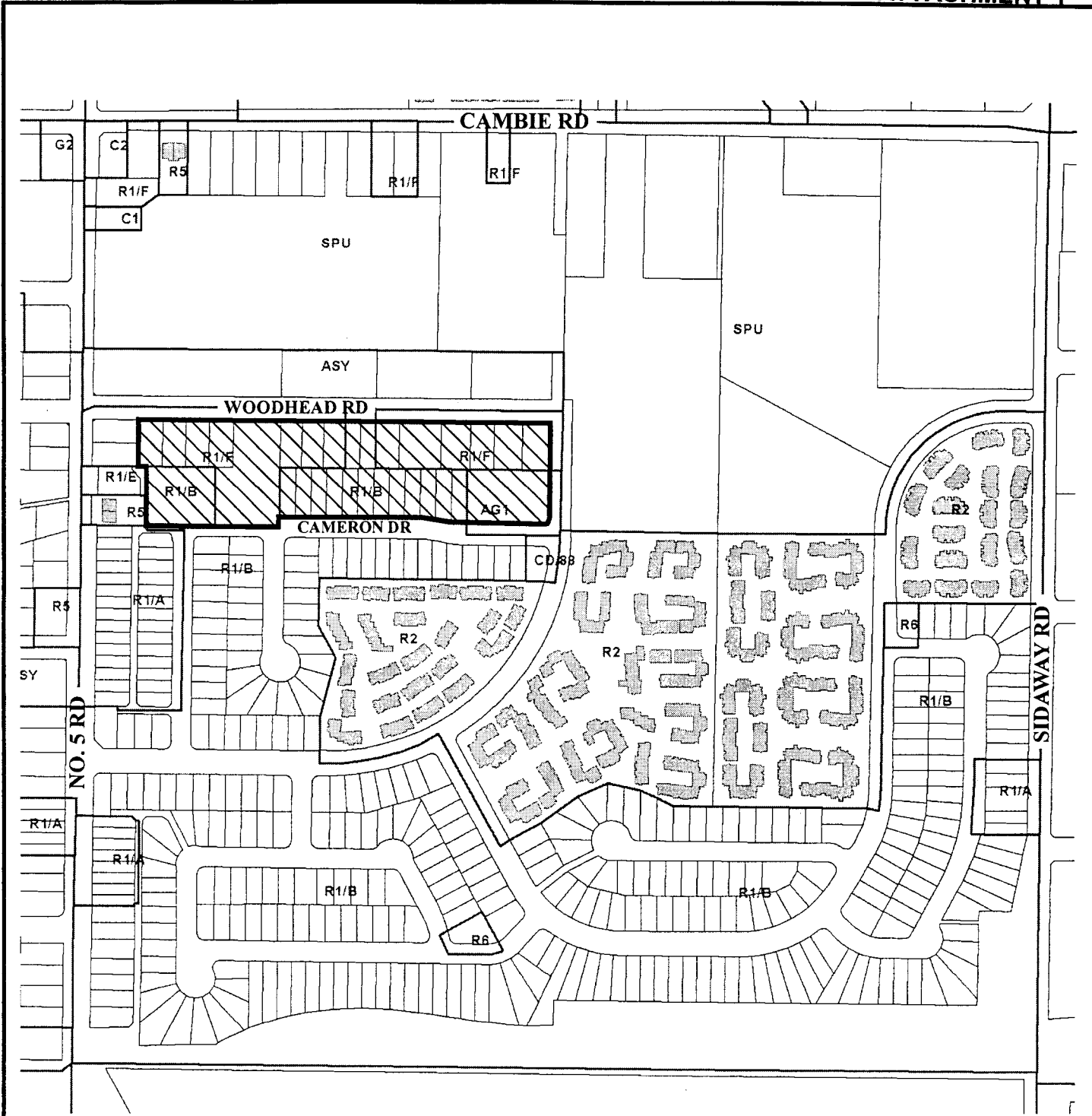
Conclusion


The subject rezoning application should be considered in conjunction with a 702 Study for the area bounded by Cameron Drive, Woodhead Road, McNeely Drive and No. 5 Road.



Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas



 Proposed Study Area



Proposed Study Area
31-5-5 100

Original Date: 04/29/03
Revision Date:
Note: Dimensions are in METRES

