



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: April 29, 2003
File: DV 03-222918
Re: **Application by David Gordon on behalf of Michel Vernier for a Development Variance Permit at 4280, 4300 Westminster Highway and 6020 Gibbons Drive**

Manager's Recommendation

That a Development Variance Permit be issued that would vary the subdivision regulations of the Single-Family Housing District, Subdivision Area E (R1/E) zone as follows:

- a. The minimum width requirement of 4300 Westminster Highway from 18 m (59.055 ft.) to 16.32 m (53.543 ft.);
- b. The minimum width requirement of 6020 Gibbons Drive from 18 m (59.055 ft.) to 14.68 m (48.163 ft.); and
- c. The minimum area requirement of 6020 Gibbons Drive from 550 m² (5,920.344 ft.) to 409 m² (4,402.583 ft²).

Joe Erceg
Manager, Development Applications

JDK:blg

Staff Report

Origin

The subject properties are located at the south-east corner of Westminster Highway and Gibbons Drive and are zoned Single-Family Housing District, Subdivision Area E (R1/E).

The applicant is requesting permission to vary the minimum width requirement of the Single-Family Housing District, Subdivision Area E (R1/E) zone for two (2) proposed new lots from 18 m (59.055 ft.) to 16.32 m (53.543 ft.) and 14.68 m (48.163 ft.) and the minimum area requirement of this zone for one (1) proposed new lot from 550 m² (5,920.344 ft²) to 409 m² (4,402.583 ft²) in order to permit 4280, 4300 Westminster Highway and 6020 Gibbons Drive to be re-subdivided from three (3) lots into four (4) new single-family residential lots.

A copy of the development application filed with the Urban Development Division is appended to this report.

Findings of Fact

The original property was subdivided into three (3) lots in 1985, via Minor Subdivision Application (Min 84-129). The original house still remains at 4280 Westminster Highway. The lots at 4300 Westminster Highway and 6020 Gibbons Drive are vacant and were subdivided under the previous Zoning Bylaw. These latter two (2) lots do not meet the minimum requirements under the current Zoning and Development Bylaw 5300 which was adopted in 1989. Existing lots 2 and 3 have areas of 405 m² (4,359.526 ft²). Existing lot 2 has an average width of 14.15 m (46.42 ft.) and existing lot 3 has an average width of 14.04 m (46.06 ft.).

Staff Comments

No adverse comments were received.

Analysis


The applicant has been unsuccessful in selling 4300 Westminster Highway and 6020 Gibbons Drive due to the lots odd shape and configuration. The applicant has requested his surveyor design a proposed subdivision to create two (2) new lots from these properties in order improve their buildable area. The surveyor has done this by an adjustment of the interior lot lines.

The proposed subdivision plan attempts to bring all four (4) lots into better conformance with the existing Single-Family Housing District, Subdivision Area E (R1/E) zoning. Proposed lots 1 and 4 meet all the minimum requirements for the zone. Proposed lot 2 is a substantial improvement over the existing lot configuration and will satisfy the area and depth criteria but will require a variance for width from 18 m (59.055 ft.) to 16.32 m (53.543 ft.). Proposed lot 3 satisfies the lot depth criteria but will require a variance for the lot area from 550 m² (5,920.344 ft²) to 409 m² (4,402.583 ft²) and lot width from 18 m (59.055 ft.) to 14.68 m (48.163 ft.).

Staff agree that the proposed four-lot subdivision is an improvement of the lot configuration and buildable area as compared to the three (3) existing lots.

Conclusions

Staff support the variances as requested.

A handwritten signature in black ink, appearing to read "J. DeKleer". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jim DeKleer
Engineering Assistant - Development & Processing
JDK:blg



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Development Application
 Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: VARIANCE PERMIT.

Property Address(es): 4300 WESTM. 6020 GIBBONS
4280 WESTMINSTER HWY RICHMOND

Legal Description(s): LOT 1, 2 and 3, SECTION 11, BLOCK 4 NORTH
RANGE 7 WEST, NEW WESTMINSTER DISTRICT PLAN 69807

Applicant: MICHEL C. VERNIER

Correspondence/Calls to be directed to:

Name: DAVID GORDON

Address: 4280 WESTMINSTER HIGHWAY
RICHMOND, B.C. V7C 1B5

Postal Code

Tel. No.: 604 244-1903

Business

Residence

E-mail

Fax

Property Owner(s) Signature(s): *Michel C. Vernier*

MICHEL C. VERNIER
 Please print name

OR

Authorized Agent's Signature: _____

Attach Letter of Authorization

Holger advised plans OK + No site profile req'd
 Please print name

For Office Use

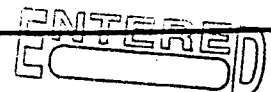
Date Received: Jan 16/03

Application Fee: \$ 1500-00

File No.: V03-222918

Receipt No.: 15-0015922

Only assign if application is complete





No. DV 03-222918

To the Holder: DAVID GORDON ON BEHALF OF MICHEL VERNIER

Property Address: 4280, 4300 WESTMINSTER HIGHWAY AND
6020 GIBBONS DRIVE

Address: c/o MR. DAVID GORDON
4280 WESTMINSTER HIGHWAY
RICHMOND, BC V7C 1B5

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to permit lot 2 to vary the minimum lot width from 18 m (59.055 ft.) to 16.32 m (53.543 ft.) and permit lot 3 to vary the minimum lot area from 550 m² (5,920.344 ft²) to 409 m² (4,402.583 ft²) and minimum lot width from 18 m (59.055 ft.) to 14.68 m (48.163 ft.) as shown on the proposed subdivision Plan #1 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

