




To: Planning Committee
From: Raul Allueva
Director of Development
Date: May 28, 2004
File: RZ 04-268683
Re: **APPLICATION BY SHINDER SAHOTA FOR REZONING AT 8100 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

Staff Recommendations

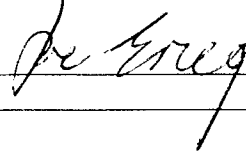
- 1) That Single Family Lot Size Policy 5437 be amended to exclude the following properties:
 - 8060 No. 1 Road through to and including 8506 No. 1 Road;
 - 4088 Blundell Road through to and including 4380 Blundell Road, and;
 - 4171 and 4191 Coldfall Road.
- 2) That Bylaw No. 7730, for the rezoning of 8100 No. 1 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.


Raul Allueva
Director of Development

RV:dcb
Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Shinder Sahota has applied for permission to rezone 8100 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the property to be subdivided into two new single-family residential lots with access to a future new lane at the rear. The subject property is located in Section 23-4-7 and is shown in **Attachment A**.

Findings of Fact

Item	Existing	Proposed
Owner	Harwinder Singh Mangat and NeerJa Mangat	To be determined
Applicant	Shinder Sahota	same
Site Size	919 m ² (9892.36 ft ²)	2 lots of approximately 399.14m ² (4296.45 ft ²) A laneway of approximately 120.74 m ² (1299.68 ft ²) will be created.
Land Uses	residential	same
OCP Designation	Neighbourhood Residential	same
702 Policy Designation	Policy 5437 Subdivision as per R1/E	Proposed to exclude the subject property and other selected properties fronting No. 1 Rd and Blundell Rd
Zoning	R1/E	R1-0.6

Surrounding Development

- The subject property is bordered by large lot single-family residential lots to the north and south.
- To the east are smaller lot single-family residential lots under land use contract No. 102.
- The west side of No. 1 Road is a mixture of small and large lot single-family residential lots (R1-0.6 through to R1/E).

Related Policies & Studies

Lot Size Policy

Single Family Lot Size Policy No. 5437, adopted by Council March 19, 1990 and amended March 15, 1999, permits subdivision within the designated area (refer to **Attachment B**) to R1/E. Provision is also made for duplexes eligible to be split into two lots provided there is a lane access.

Arterial Road Redevelopment Policy and the Lane Establishment Policy

The Arterial Road Redevelopment Policy No. 7017 establishes how redevelopment will be managed and prioritized along arterial roads outside the City Centre. Specific provisions allow for small lot single-family developments with the provision of specified improvements such as laneways.

The Lane Establishment Policy No. 5038 requires applicants for rezoning in specified areas (e.g. certain arterial routes) to provide land and pay for, or construct, lanes.

The application proposal for 8100 No. 1 Road is consistent with both the Arterial Road Redevelopment Policy and the Lane Establishment Policy.

Consistent with similar applications along arterials in other locations, properties fronting onto the arterials in the vicinity of the proposed rezoning may be excluded from their respective lot size policies subject to approval through the exclusion process, which involves public consultation. If approved, the following properties would be excluded from Lot Size Policy No. 5437:

- 8060 No. 1 Road through to and including 8506 No. 1 Road;
- 4088 Blundell Road through to and including 4380 Blundell Road, and;
- 4171 and 4191 Coldfall Road.

Consultation

Community Notice

As part of the process of excluding properties from an existing lot size policy, a notification letter (**Attachment 1 with Attachments A, B, C included**) was sent to those properties in the vicinity or with access roads near to the lots being proposed for exclusion from Lot Size Policy No. 5437. A map showing the mail out coverage is provided in **Attachment 2**.

Staff Comments on the Rezoning Application

Subdivision Pattern and Lane Establishment

Properties to the north and south all have redevelopment potential according to provisions outlined in the Arterial Road Redevelopment and Lane Establishment Policies. As more lots along this block choose to redevelop in the long term, establishment of a permanent lane access is most likely to occur either directly out to No. 1 Road or to the nearest side street located to the south (Coldfall Road) sometime in the future. A permanent lane access cannot be accommodated on this site due to the existing lot width.

Engineering / Design

Requirements of the rezoning relate to dedication of land (6 m along east property line) and payment of monies for future lane construction as well as registration of Restrictive Covenants to locate garages at the rear of the lot and ensure the provision of one temporary shared driveway (Please refer to **Attachment 3**). The applicant has agreed to complete these rezoning requirements. Subdivision requirements are also outlined in **Attachment 3**. A preliminary site plan of the proposed subdivision of lots is shown in **Attachment 4**.

Policy Planning

No objection to the proposed rezoning from a technical perspective as it conforms to the Arterial Road Redevelopment Policy and the Lane Establishment Policy. Community input will be monitored through the notification letter to affected property owners and properties within 15 metres of those lots to be excluded from Single Family Lot Size Policy 5437.

Analysis

The proposed Rezoning is relatively straightforward, involving only one property. The exclusion of the lots fronting onto No. 1 Road and Blundell Road from Lot Size Policy No. 5437, if approved, will likely result in gradual redevelopment of the single family lots in this area into new small lot subdivisions and/or low density townhouses.

Options

Two options are available:

- Option 1: Approve the proposed amended Single-Family Lot Size Policy No. 5437 (as shown in **Attachment 5**) to exclude the listed properties along No. 1 Road and Blundell Road, and approve the application for rezoning of 8100 No. 1 Road to R1-0.6 (*Recommended*).
- Option 2: Reject the application for rezoning and retain the Single-Family Lot Size Policy No. 5437 as it currently exists.

Financial Impact

None

Conclusion

Staff have reviewed the application for rezoning of 8100 No. 1 Road from R1/E to R1-0.6. The proposal complies with all issues and requirements identified through the technical review of the application. To date, there has been no opposition expressed in the community's response to the notification letter mailed out by staff. On this basis, staff are supportive of the application.



David Brownlee (4200)
Planner 2

DCB:cas

Prior to final adoption of the Rezoning Bylaw, the following must be complete:

1. Dedicate a 6m wide lane across the entire east edge of their site.
2. Payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction: $20.12\text{m} \times \$838/\text{m} = \$16,860.56$.
3. Registration of two Restrictive Covenants ensuring:
 - A) garages are located in the rear of the property and that vehicular access is available to them once the lane is operational; and,
 - B) one shared temporary vehicular access to No 1 Road, which will be removed when the lane becomes operational.

May 4, 2004
File: RZ 04-268683

Urban Development Division
Fax: (604) 276-4177

Dear Resident:

Re: Notice: To Exclude The Following Properties From Single-Family Lot Size Policy 5347:

- 8060 No. 1 Road through to and including 8506 No. 1 Road;
- 4088 Blundell Road through to and including 4380 Blundell Road, and;
- 4171 and 4191 Coldfall Road.

The purpose of this letter is to inform you of a proposed rezoning application along No. 1 Road and a proposed change to the Single Family Lot Size Policy for your area.

An application to rezone **8100 No. 1 Road** to permit subdivision into two (2) single-family, R1-0.6 size lots (width of approximately 10.06 m (33.01 feet)) with a laneway has been received by the City of Richmond (see **Attachment A** for a location map). The application is contrary to the existing Single-Family Lot Size Policy 5347 (shown in **Attachment B**) that was adopted by Council in 1990 and amended in 1999. Policy 5347 currently permits subdivision to R1/E size lots (minimum average width of 18 m (59.06 feet)) and allows eligible duplexes to be split into two lots provided that there is a lane access.

New Approach

In the fall of 2000, Council approved a new approach to better manage residential development along arterial roads. Under this new approach Council will now 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 encourages more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

For areas with existing Single-Family Lot Size Policies, this new approach means that:

- where the Policy has been in place for over five years, all single-family residential rezoning applications along arterial will be evaluated on their own merits; and
- Council will also determine whether or not to remove this existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. the existing Single-Family Lot Size Policy No. 5437 (**Attachment B**) is proposed to be amended to exclude those properties identified above (also see the map in **Attachment C**) in order that various sizes of single-family lots can be considered for redevelopment; and;
2. the rezoning application at **8100 No. 1 Road** will be reviewed 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

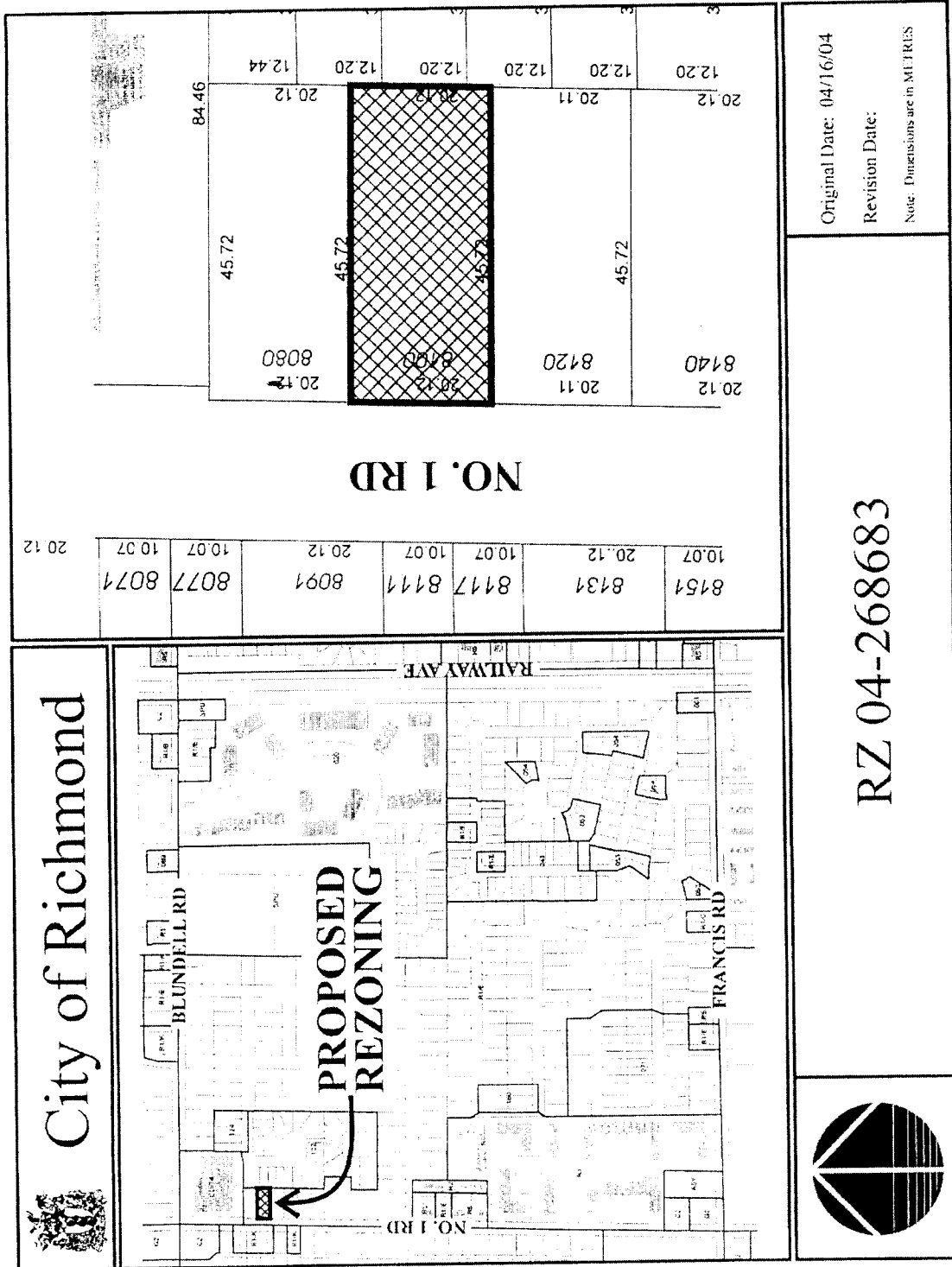
The proposal to repeal Lot Size Policy 5437 and the proposed rezoning of **8100 No. 1 Road** is expected to be considered concurrently by Planning Committee and Council in June 2004. In addition, if the application proceeds, you will be receiving a letter from the City Clerk's Department advising you when the application will be heard at Public Hearing.

If you have any questions or concerns regarding the above, please contact me at (604)276-4200 or in writing at the address above.

Yours truly,

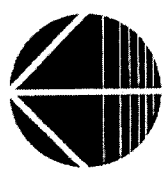
David Brownlee
Planner 2

DCB:cas



Original Date: 04/16/04
 Revision Date:
 Note: Dimensions are in METERS

RZ 04-268683





City of Richmond

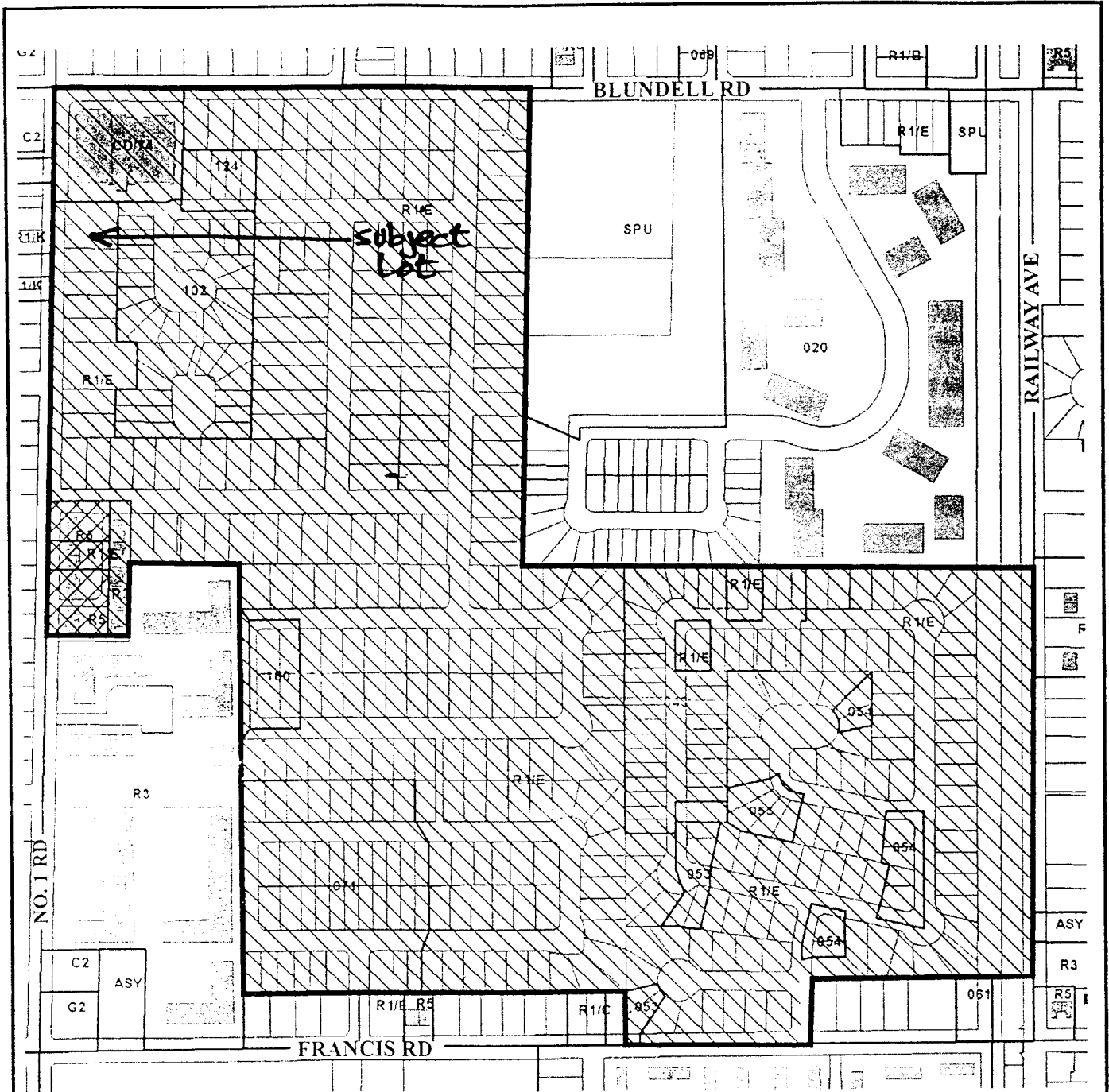
Policy Manual



Page 1 of 2	Adopted by Council: March 19, 1990 Amended by Council: March 15, 1999	Policy 5437
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 23-4-7	

POLICY 5437:

The following policy establishes lot sizes in Section 23-4-7, located between **Railway Avenue, Blundell Road, Francis Road and No. 1 Road:**

That properties within the area bounded by Blundell Road, Railway Avenue, Francis Road and No. 1 Road, in a portion of Section 23-4-7, but to exclude those properties fronting the north side of Francis Road between Railway Avenue and No. 1 Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300. The exception being that properties with duplexes be permitted to subdivide, provided that each new lot meets the requirements of Single-Family Housing District (R1/B) and can be accessed via a lane. That this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to the Zoning and Development Bylaw No. 5300.



-  Subdivision permitted as per R1/E
-  Duplexes eligible to be split into two lots **provided** there is a lane access.





Policy 5437

Section 23-4-7

Adopted Date: 01/04/90
 Amended Date: 03/15/99
 Note: Dimensions are in METRES



-  Subdivision permitted as per R1/E
-  Lots proposed for exclusion

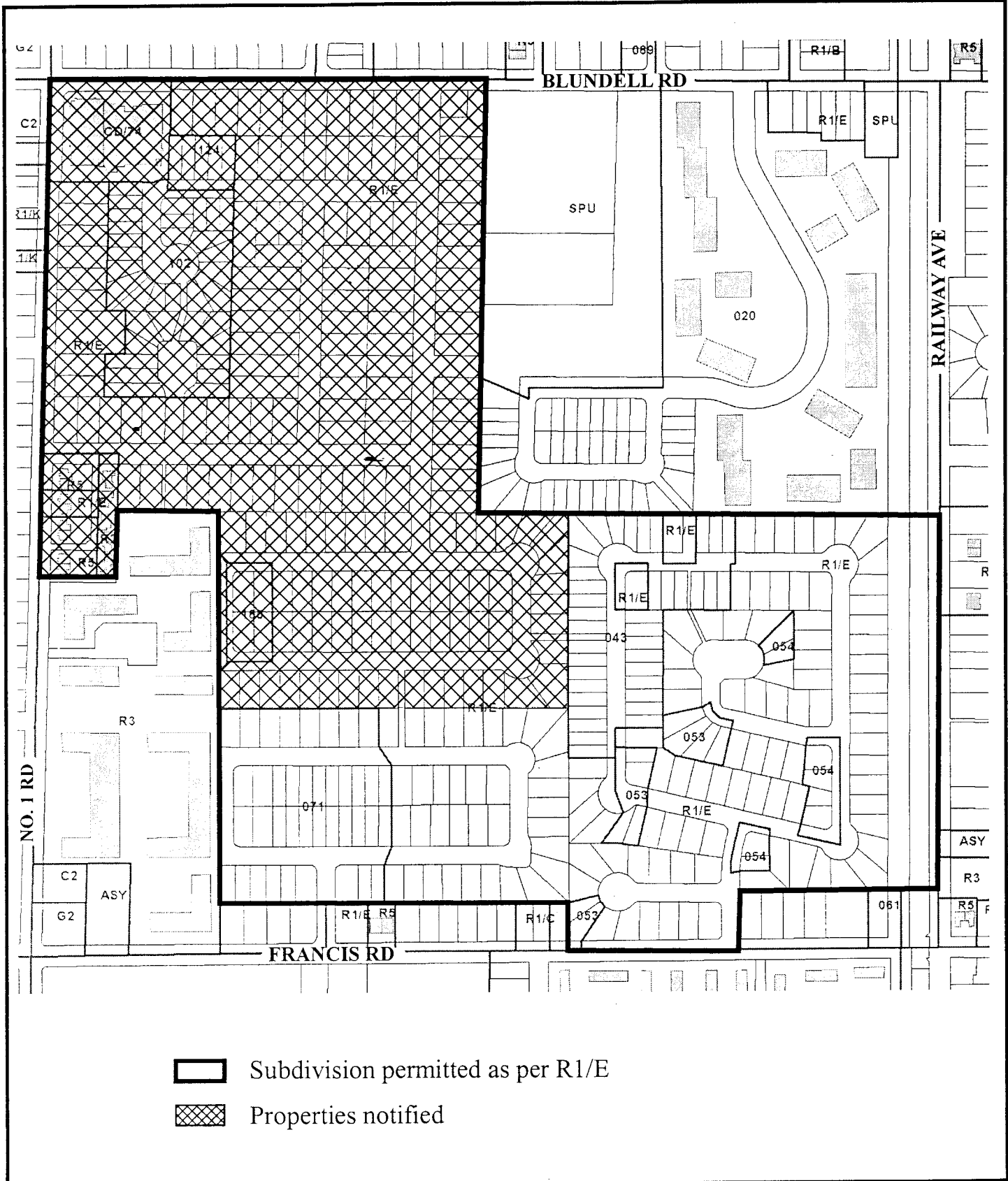




Lots proposed for exclusion for
 Proposed Amendment Policy 5437
 Section 23-4-7

Adopted Date: 01/04/90

Amended Date:

Note: Dimensions are in METRES



-  Subdivision permitted as per R1/E
-  Properties notified



Notification Area for
Proposed Amendment Policy 5437
Section 23-4-7

Adopted Date: 01/04/90
 Amended Date:
 Note: Dimensions are in METRES

Engineering /Design Requirements for 8100 No. 1 Road (RZ 04-268683)

The following are conditions of **rezoning**:

1. Dedicate a 6m wide lane across the entire east edge of their site.
2. Payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction:
20.12m x \$838/m = \$16,860.56.
3. Registration of two Restrictive Covenants ensuring:
 - A) garages are located in the rear of the property and that vehicular access is available to them once the lane is operational; and,
 - B) one shared temporary vehicular access to No 1 Road, which will be removed when the lane becomes operational.

There is a power pole right about dead centre along this site's No. 1 Road frontage - where the temporary driveway must be located. The developer has been advised that relocation of this pole must be done at their sole expense - this will not need to be done until the Subdivision stage. The developer has agreed to this requirement.

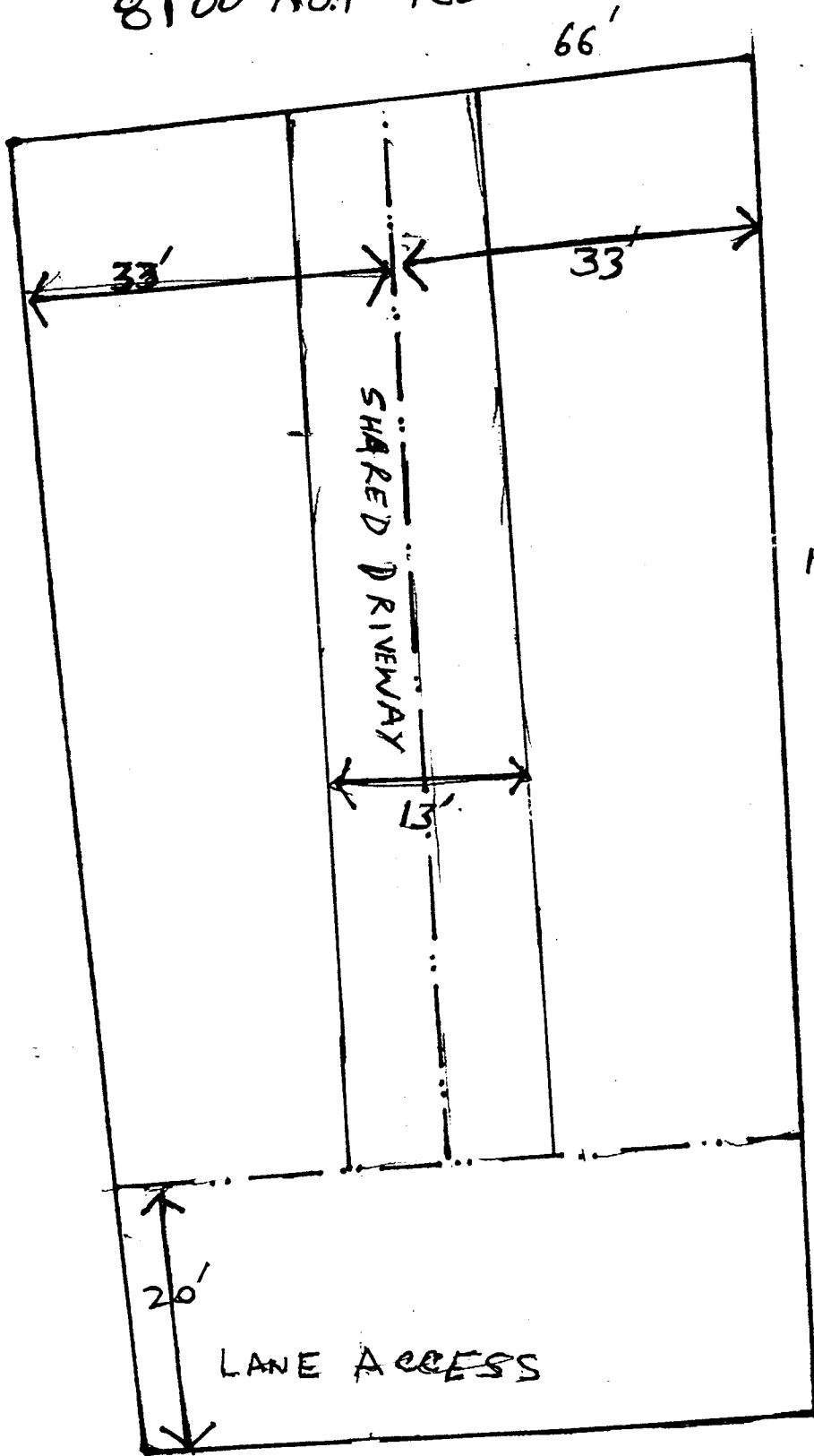
Then, with future **subdivision**, along with the usual DCC's and other service tie-in fees, the developer shall:

1. Register a 4m (2m on each side of the new Property Line) cross access easement from No. 1 Road to the new lane, for the temporary driveway.
2. Pay a deposit for the future reinstatement of the driveway crossing when the lane becomes operational.
3. Relocate the power pole as noted with the rezoning comments above.

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ATTACHMENT 4

8100 NO.1 ROAD





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: **Proposed Amended Policy 5437****POLICY 5437**

File Ref: 4430-00

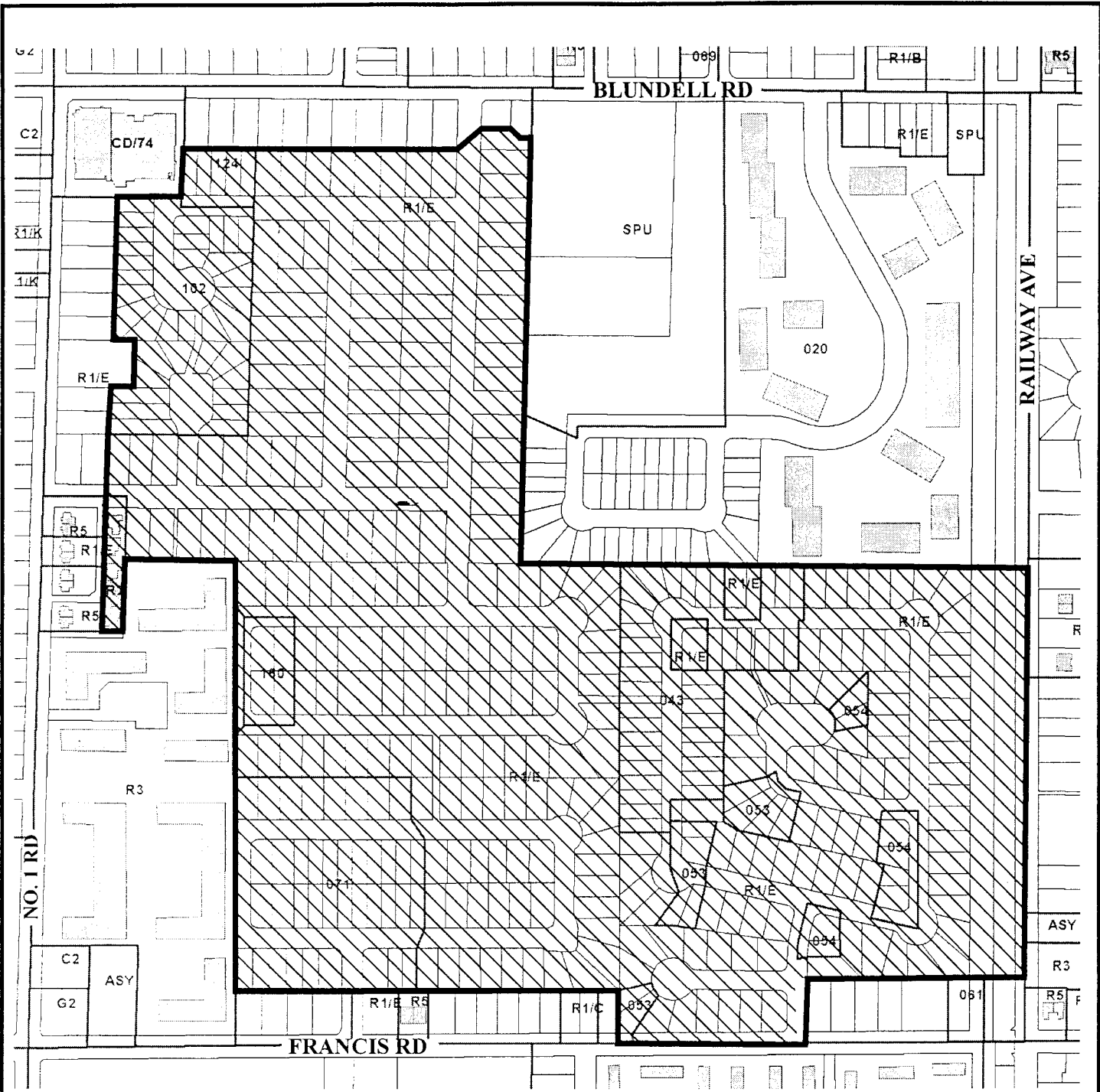
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-4-7


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That this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to the Zoning and Development Bylaw No. 5300.



 Subdivision permitted as per R1/E



Proposed Amendment Policy 5437
Section 23-4-7

Adopted Date: 01/04/90

Amended Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7730 (RZ 04-268683)
8100 NO. 1 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 000-672-661

LOT 385 SECTION 23 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 46190

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7730”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK