



City of Richmond

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: ZONING TEXT AMENDMENT FOR PENDLEBURY ROAD

To Council - May 27/02
To Planning - May 22/02
Date: April 17, 2002
: (ZT 02-204462)
File: 8060-20-7357

Staff Recommendation

That Bylaw 7357 that would amend Division 600 of the Zoning Bylaw to require lots to front Pendlebury Road in matters regarding subdivision to ensure that corner lots are not permitted to subdivide along the side roads, be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jb

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

A subdivision along Pendlebury Road that would have created three lots from the consolidation from two lots was recently denied by the Subdivision approving officer based on the fact that the resulting lots would be considerably smaller and therefore out of character with the established pattern of subdivision along Pendlebury Road. Additionally, over 85% of the neighbourhood expressed opposition to smaller lots in the neighbourhood.

The purpose of this report is to bring forward an amendment to the Zoning Bylaw which would in effect, restrict the subdivision of the corner lots through a requirement that all lots have their frontages on Pendlebury Road.

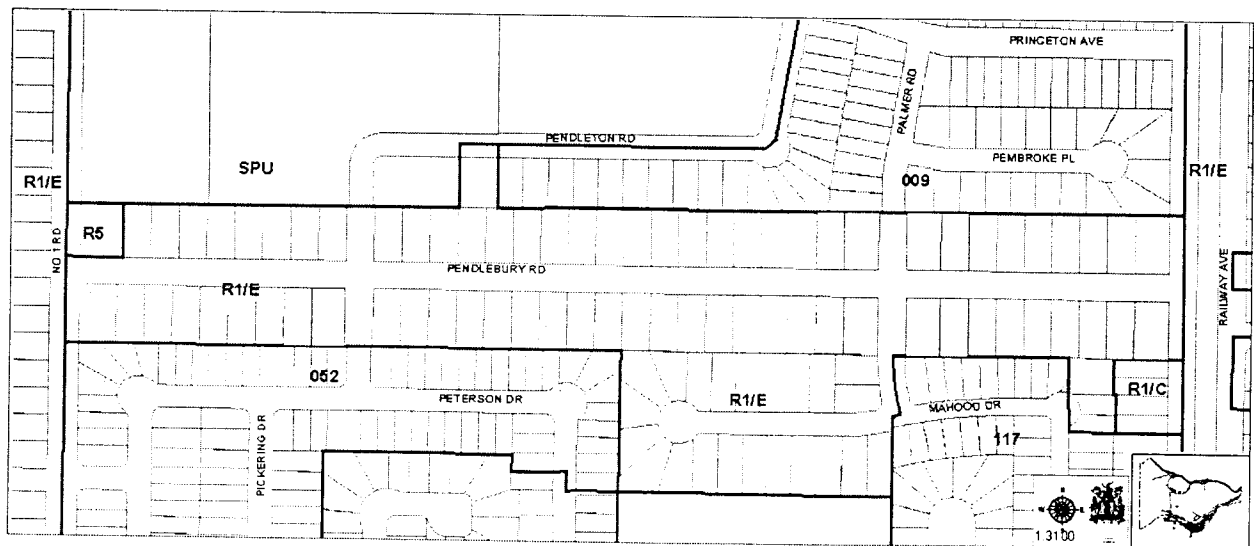
Findings Of Fact

The existing Lot Size Policy for the neighbourhood was adopted in 1988 and renewed in 1996. The Policy restricts the lots to R1/E which is the largest sewered lot size. A subdivision application to consolidate one corner lot with the lot beside it and then re-subdivide to three R1/E size lots was made. In addition to this application there was a Development Permit Variance application in order to vary the front yard setback and eliminate the requirement for frontage improvements in order that the existing character trees that line Pendlebury were not impacted.

An information meeting was held with the neighbourhood and it was very clear at this meeting, at the Development Permit Panel meeting and at meetings with previous rezoning applications along Pendlebury that this neighbourhood does not want to see smaller lots along this character street.

Analysis

The attached map shows the locations where it would be possible for two corner lots to consolidate and re-subdivide into three lots.



In order that the neighbourhood not have to come out again in opposition to such a proposal there are two options:

Option 1: Conduct a Lot Size Policy Review

This option would normally involve a public information meeting and survey, however, given that the intentions of the neighbourhood are clear this step could be omitted. The problem with this option is that there are no larger lot sizes currently in the Zoning Bylaw, so a new larger lot size would have to be created that would not necessarily be applicable to other areas of Richmond.

Option 2: Amend the Zoning Bylaw – Recommended Option

An easier solution, that would reinforce the residents intention for the neighbourhood, would be to amend the Zoning Bylaw to require that lots front Pendlebury Road, rather than the side streets. This option would achieve the same result as Option 1 without the need to create a larger single family lot size. This option has been discussed with one of the neighbourhood representatives who was most pleased that the City was initiating this change which would ensure that the residents would no longer have to come out to defend the character of their neighbourhood.

Financial Impact

None.

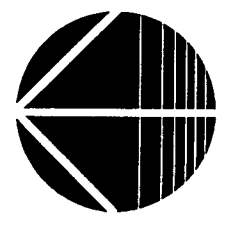
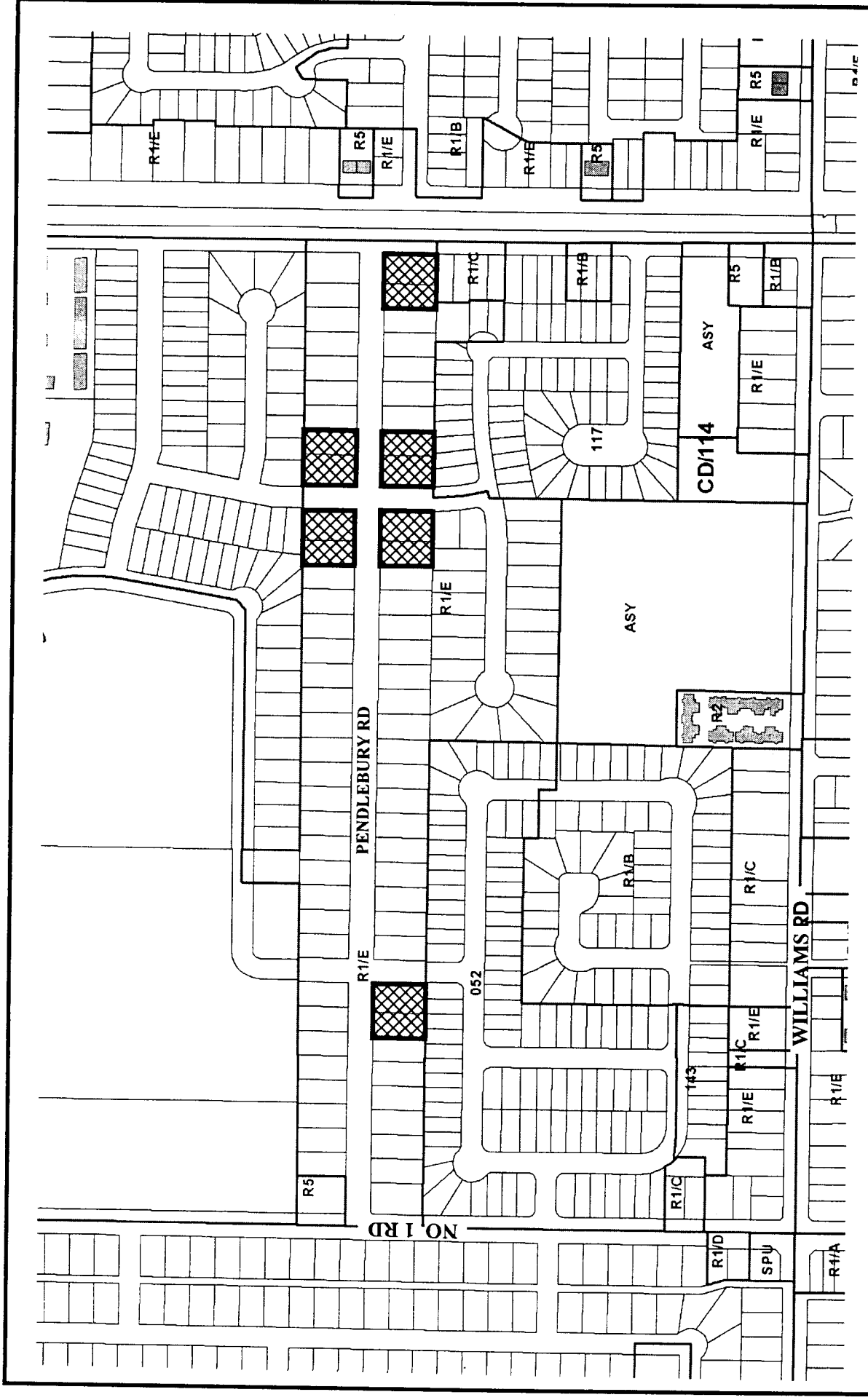
Conclusion

It is clear that the residents of the Pendlebury area wish to retain the existing character of their street. In order to discourage future subdivision applications, staff is suggesting an amendment to the Zoning Bylaw requiring all lots to front Pendlebury Road.



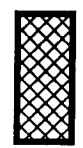
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



RZ 02-204462

Properties directly affected by bylaw change requiring frontages along Pendlebury Road.



Original Date: 06/03/02

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7357**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by adding the following:

604.18 PENDLEBURY ROAD

Subject to the provisions of Section 605 of this Bylaw, new parcels which may be created for single-family **residential** purposes along Pendlebury Road shall have their frontages, as defined in Section 104 of this Bylaw, on Pendlebury Road.

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7357”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAY 27 2002

CITY OF RICHMOND
APPROVED for content by originating dept
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK