



To: Planning Committee **Date:** June 2, 2003
From: Joe Erceg **File:** RZ 03-232826
 Manager, Development Applications
Re: **APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 9091 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

Staff Recommendation

That Lot Size Policy 5450, adopted by Council in April 1992, be forwarded to Public Hearing with the amendment to exclude those properties fronting Steveston Highway as shown on Attachment 5 to the report dated June 2, 2003 from the Manager, Development Applications.

That Bylaw No. 7535, for the rezoning of 9091 Steveston Highway from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to rezone 9091 Steveston Highway (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum lot width of 18m or 59 feet) to Single-Family Housing District, Subdivision Area (R1/A) (minimum width of 9m or 29.5 ft) in order to permit the subdivision of 4 single-family residential lots with a rear lane and temporary lane connecting to Steveston Highway (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Keith and Gwendolyne Vint	To be determined
Applicant	Amar Sandhu	No change
Site Size	1471 m ² (15,834 ft ²)	4 lots each 275 m ² (2,964 ft ²)
Land Uses	Large lot single family	Small lot single family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	Remove from policy area
Zoning	R1/E	R1/A

Surrounding Development

The subject lot sits along Steveston Highway with a primarily single family residential neighbourhood to the north and a Buddhist temple across Steveston Highway to the south.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5450 (**Attachment 3**), which was adopted by Council in 1992, permits subdivision to an R1/E lot size. It is proposed that this policy be amended to remove the lots that front Steveston Highway in order to permit them to redevelop in conjunction with the Arterial Road Redevelopment and Lane Policies. Letters were sent to the properties within the Policy Area (**Attachment 4**) recommending that the Policy be amended as shown on **Attachment 5**.

Arterial Road Redevelopment Policy

The Arterial Road Policy supports redevelopment for a range of uses along Richmond's major roads in conjunction with lane development. The subject proposal is consistent with the policy.

Lane Policy

Redevelopment along Arterial Roads requires access to be obtained from rear lanes. In most cases, these lanes still need to be developed, therefore, a 6m road dedication is required at the rear of subject property in order to facilitate the future development of a lane system. In the case of the subject lot, in addition to the rear lane, 4.23m is provided for a lane access connecting the lane to Steveston Highway. A further 1.77m will be obtained from the adjacent lot one day when it redevelops in order to provide a full width lane access.

Staff Comments

Policy Planning

The applicant amended his earlier application for a three lot subdivision with no lane to a four lot subdivision with a lane. Staff is supportive of this revised proposal as all the lots will be able to obtain access from the lane while the earlier proposal would have retained two driveways on to Steveston Highway.

Transportation

Transportation supports the current application with the requirement for lane access. In terms of siting the lane access connecting the lane to Steveston Highway, there are a number of factors to consider: the proximity of the lane to the existing driveways to the golf course and the temple, the location of the western terminus of the lane and which neighbouring lot is likely to develop first to complete the lane access. Weighing all these factors, it is suggested that the lane access be located on the eastern side of the lot.

Engineering

Requirements prior to final reading of the application include:

1. Dedicate a 6m lane along the entire north edge of the site; and
2. Registration of a 4.23m wide Public Rights of Passage right of way (PROP ROW) along the east edge of the site from the new lane to Steveston Highway.

With the future subdivision, along with the DCC's, School site acquisition fees, new service plus alteration fees, the developer shall enter into the City's standard Servicing Agreement for the design & construction of the lane and the lane access to current City standards. Works include, but are not limited to, lane construction with roll curb and gutter on both edges of the lane and along the west edge only for the lane access, storm sewer and laneway street lighting. Also with future subdivision, a Restrictive Covenant is required ensuring the sideyard for the new east lot is 1.2m from the PROP ROW line plus another Restrictive Covenant on the east lot ensuring that the garage access is to the rear lane only (not to the lane access along the east edge). No other concerns.

Analysis

There are a two main options for the redevelopment of the subject site that would be consistent with the Lane and Arterial policies, a small lot development as proposed, or a townhouse development. Staff is supportive of either of these options as a lane will be able to be introduced for access for the whole block.

In terms of the continuation of the lane for the rest of the block, the majority of the lots have sufficient width in order to split into two R1/K (10m or 33 feet wide) size lots and as the majority of the homes are older, it is likely that this entire block face will redevelop in the nearer rather than the distant future.

Financial Impact

None.

Conclusion

The applicant has proposed a four lot single family small lot subdivision in conjunction with the provision of a back lane and a lane access. The proposal requires an amendment to remove the lots from the Lot Size Policy area, however staff is supportive of the application as it is consistent with the Lane Establishment and Arterial Road Redevelopment Policies.

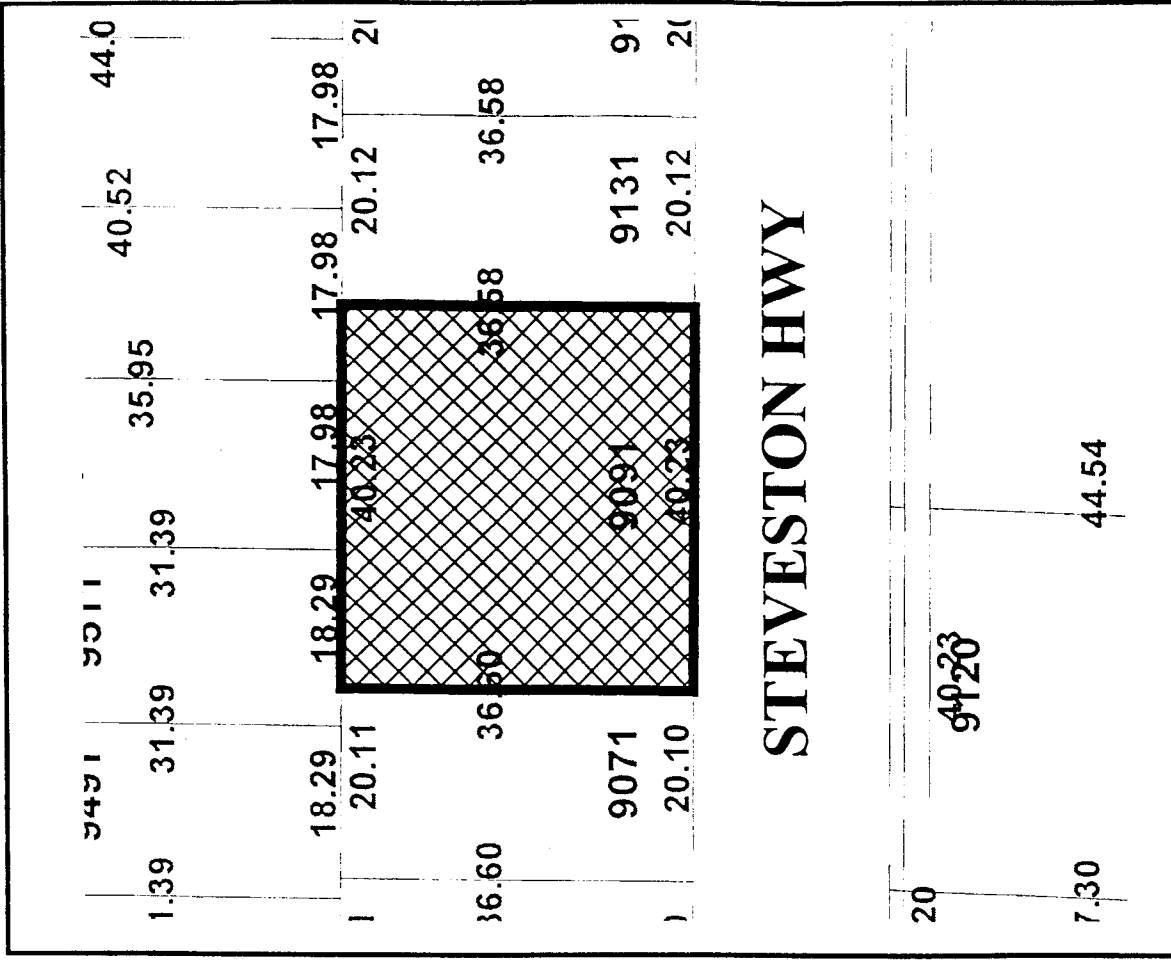


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

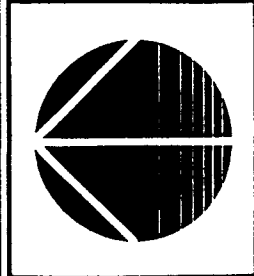
Requirements prior to final reading of the application include:

1. Dedicate a 6m lane along the entire north edge of the site; and
2. Register a right-of-way for a 4.23m wide lane on the edge of the site.



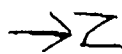
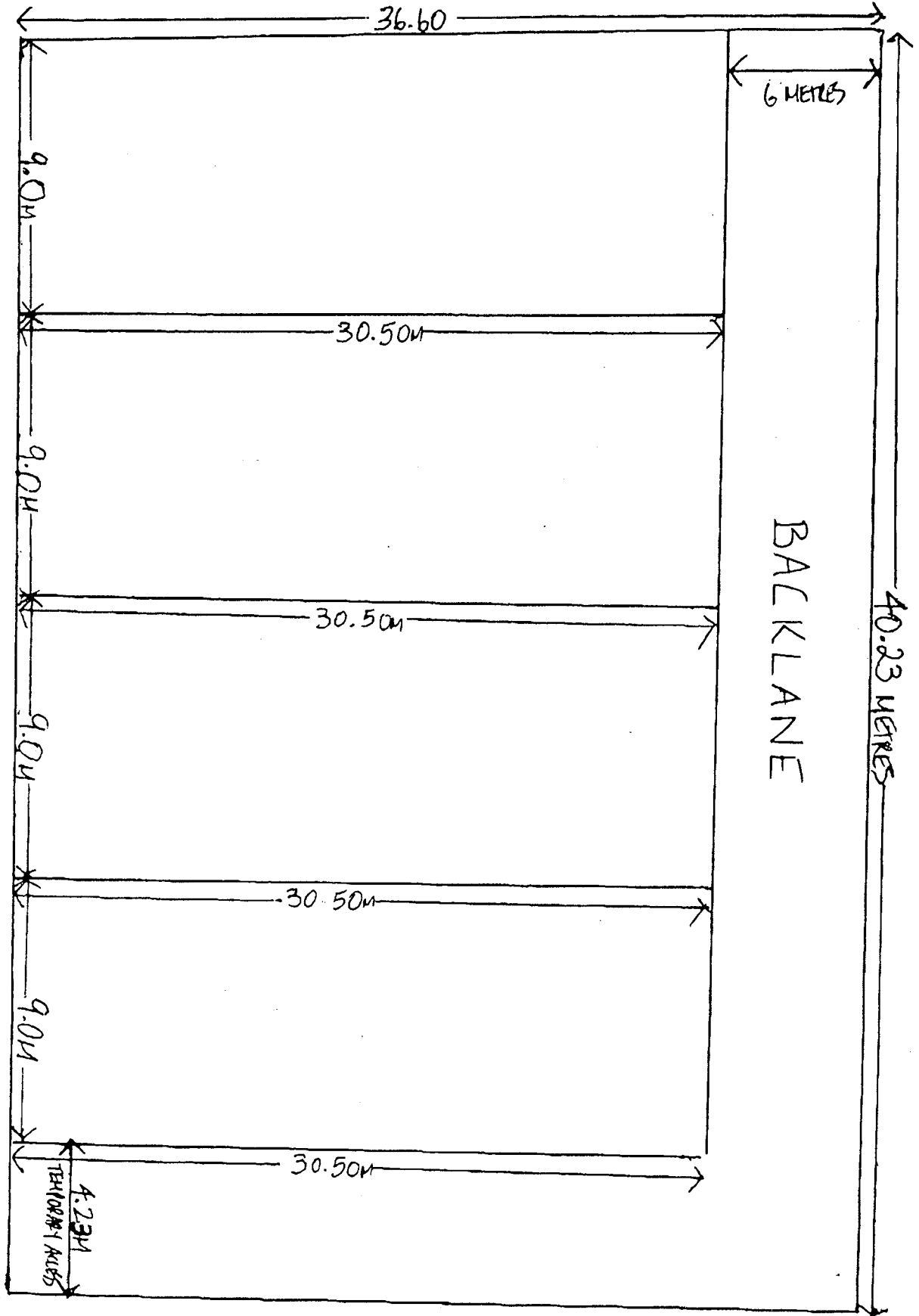
Original Date: 04/15/03
 Revision Date:
 Note: Dimensions are in METRES

RZ 03-232826



ATTACHMENT 2

9091 STEVESTON HWY.





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 21, 1992

POLICY 5450

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 34-4-6

POLICY 5450:

The following policy establishes lot sizes in Section 34-4-6 within the area bounded by Steveston Highway, Garden City Road, Mortfield Road and No. 4 Road:

That properties within the area bounded by Steveston Highway, Garden City Road, Mortfield Road and No. 4 Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivision Area D (R1/D) in Zoning and Development Bylaw 5300, and that this policy, as shown on the following map, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw No. 5300.



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

June 3, 2003

Urban Development Division
 Fax: (604) 276-4177

File: RZ 03-232826

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5450

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to the Lot Size Policy for your area.

An application to rezone 9091 Steveston Highway to permit subdivision of the lot into four single family, R1/A size lots (minimum average width of 29.527 feet) with a new back lane has been received by the City of Richmond (location shown on **Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5418 (**Attachment 2**) that was adopted by Council in 1992 which permits R1/E size lots (minimum average width of 59 feet) for the area.

New Approach

In the last few years, Council has taken a new approach to better manage residential development along arterial roads. Now Council will 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 and other policies encourage more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads. This proposed change affects only the lots along Steveston Highway and not the lots within the neighbourhood.

Specifics

Therefore, it is proposed that:

1. The Lot Size Policy be amended (see **Attachment 3**) to remove the lots fronting Steveston Highway in order that various sizes of single family lots can be considered for redevelopment; and
2. The subject application to rezone and subdivide 9091 Steveston Highway be viewed on its own merits.

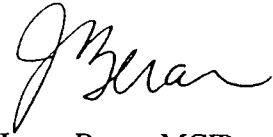
You should note that this does not imply that staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5450 and the proposed rezoning will be considered concurrently by Planning Committee and Council in the near future.

If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at 604-276-4212 or Holger Burke at 604-276-4164.

Yours truly,

A handwritten signature in cursive script, appearing to read "J Beran".

Jenny Beran, MCIP
Planner

JMB:cas



City of Richmond

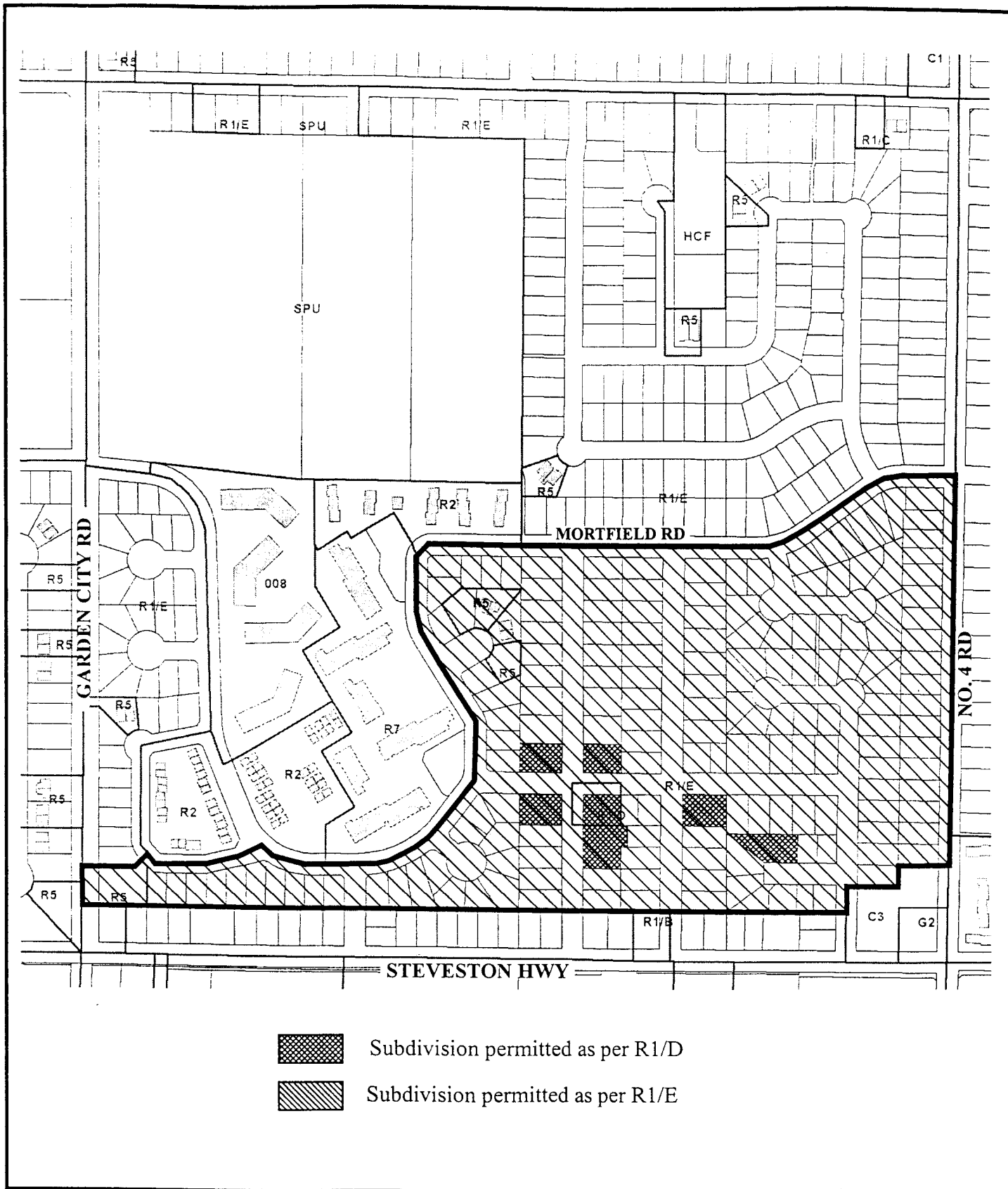
Policy Manual

Page 1 of 2	Adopted by Council: April 21, 1992 Area Boundary Amended:	POLICY 5450
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 34-4-6	

POLICY 5450:

The following policy establishes lot sizes in Section 34-4-6 within the area bounded by **Steveston Highway, Garden City Road, Mortfield Road and No. 4 Road:**

That properties generally within the area bounded by Steveston Highway, Garden City Road, Mortfield Road and No. 4 Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivision Area D (R1/D) in Zoning and Development Bylaw 5300, and that this policy, as shown on the following map, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw No. 5300.



Subdivision permitted as per R1/D



Subdivision permitted as per R1/E



Proposed Revised Policy 5450

Section 34-4-6

Adopted Date: 03/16/92

Amended Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7535 (RZ 03-232826)
9091 STEVESTON 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 A (R1/A)**.

P.I.D. 003-880-885

Lot "D" (Explanatory Plan 29747) Section 34 Block 4 North Range 6 West New Westminster District Plan 16935

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7535"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK