



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: Application by Les Cohen for Rezoning at 7751 and 7771 Lucas Road from
Two-Family Housing District (R5) to Single-Family Housing District,
Subdivision Area B (R1/B)

To Council - May 14, 2001
To PLANNING - May 8, 2001
DATE: April 25, 2001
FILE: 8060-20-7232

STAFF RECOMMENDATION

That Bylaw No. 7232, for the rezoning of 7751 and 7771 Lucas Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", 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

Les Cohen has applied on behalf of the owners of 7751 and 7771 Lucas Road (**Attachment 1**) to rezone the property from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B) in order replace the existing strata titled duplex and subdivide the property into two single family lots.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Chiu Tai Cheng & Chiu Ping Cheng	To be determined
Applicant	Les Cohen	No change
Site Size	one lot approx. 1115 m ² (12,000 ft ²)	two lots approx. 521 m ² (5605 ft ²) & 594 m ² (6395 ft ²)
Land Uses	Two – Family Dwelling	Two Single Family Dwellings
OCP Designation	Low-Density Residential	No change
702 Policy Designation	R1/E but Section 702.05 exempts legal two-family dwellings	No change
Zoning	Two-Family Housing District (R5)	Single Family Housing District, Subdivision Area B (R1/B)

The subject lot is located along the north side of Lucas Road, four properties west of No.3 Road and also accessible via a lane on the north side of the property. The majority of lots in this single-family neighbourhood are 20m or 65 feet wide and are zoned R1/E which as a minimum lot width of 18m or 59 feet.

RELATED POLICIES & STUDIES

Lot Size Policy 5432 (**Attachment 2**) restricts subdivision of lots along Lucas Road to the R1/E zone. However, Section 702.05 of the Zoning Bylaw permits sites with existing duplexes to be considered for subdivision into two lots independent of the Lot Size Policy process.

STAFF COMMENTS

As part of the subdivision:

- The City will release the covenant on the property restricting the use to a two family dwelling;
- Neighbourhood Improvement Charges will be assessed for the future upgrade of the lane along the entire north property line of the site; and
- Servicing costs will also be determined. Frontage along Lucas Rd. has existing curb/gutter, sidewalk, street lighting and storm sewer, therefore no offsite improvements are required.

ANALYSIS

The proposal to rezone and subdivide this existing duplex lot does not require consideration as part of a lot size study and therefore may be considered on its own merits.

The resulting lots, with a width of about 13m or 43 feet, will be smaller than the average lot on the street (width of 20m or 65 feet).

However, the proposal is consistent with previous Council direction in terms of supporting the subdivision of duplex lots.

Benefits of the proposal will include upgrades to the lane and new housing stock in the neighbourhood.

FINANCIAL IMPACT

None

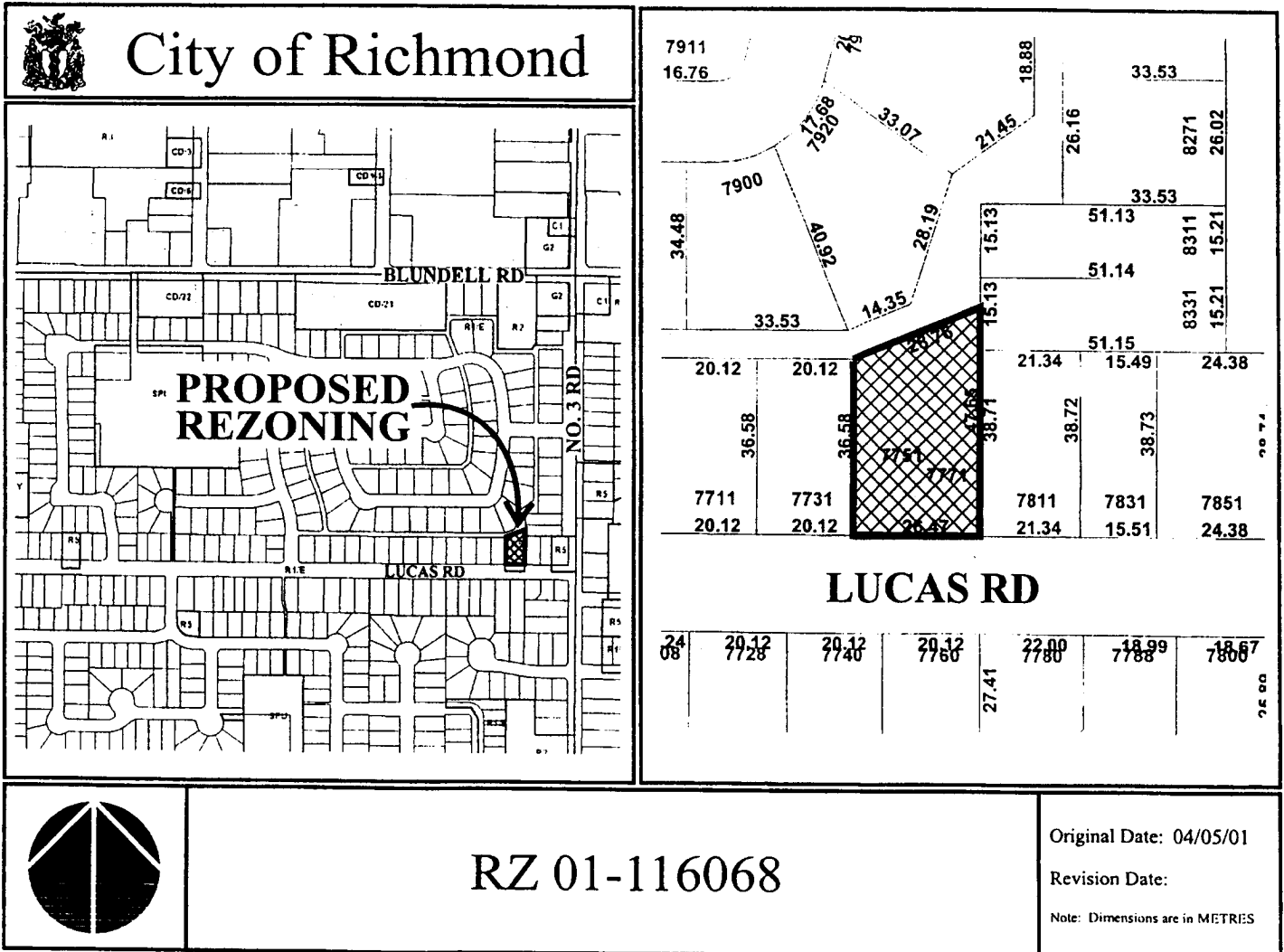
CONCLUSION

1. The proposal is to rezone 7751 and 7771 Lucas Road in order to permit it to be subdivided into two lots.
2. Staff have no concerns regarding the proposal and it is consistent with previous Council direction with regard to the subdivision of duplex lots.



Jenny Beran, MCIP
Planner

JMB:cas





City of Richmond

Policy Manual

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Adopted by Council: Feb. 19/90 Expires: Feb. 19/95

POLICY 5432

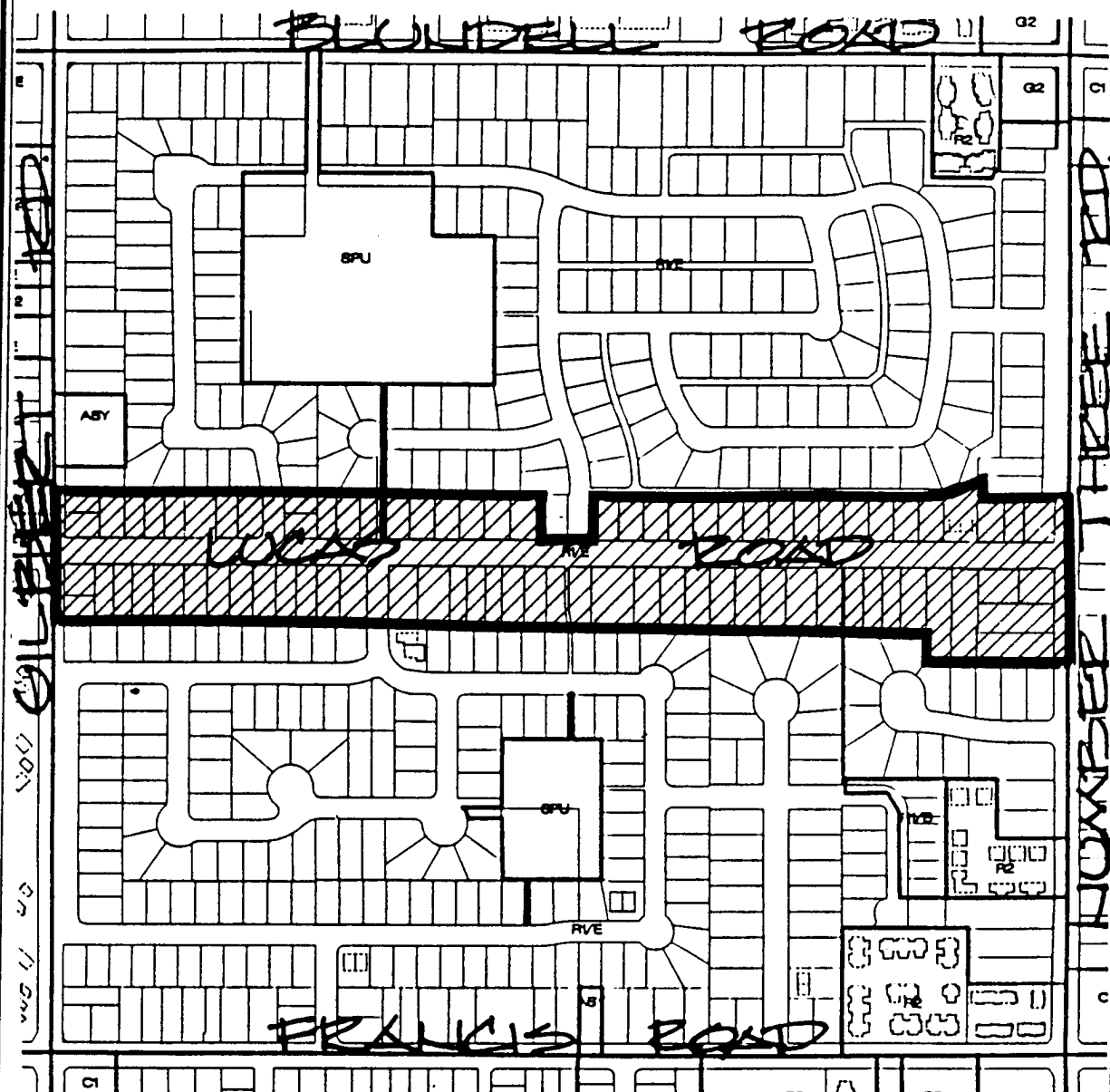
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6

POLICY 5432:

The following policy establishes lot sizes in a portion of Section 20-4-6, located on Lucas Road, between Gilbert Road and No. 3 Road:

That properties within the area located on Lucas Road between Gilbert Road and No. 3 Road, in a portion of Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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.



 SUBDIVISION PERMITTED
AS PER R/E



POLICY 5432
SECTION 20,4-6

DATE
06/19/89

CITY OF RICHMOND
BYLAW 7232
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7232 (RZ 01-116068)
7751 & 7771 Lucas Road

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 B (R1/B)**.

P.I.D. 001-817-604

Strata Lot 2 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW1493 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 001-817-591

Strata Lot 1 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW1493 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7232”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAY 14 2001

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

MAYOR

CITY CLERK



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: See Distribution List
FROM: Jenny Beran, MCIP
Planner

DATE: June 1, 2001
FILE: -

**RE: Additional Information for Public Hearing for Rezoning Application by Les Cohen
at 7751 and 7771 Lucas Road**

At the May 14th, 2001 Council meeting, staff were directed to provide a copy of:

- (a) the Single-Family Lot Size Policy for the subject area; and
 - (b) the policy adopted by Council regarding the subdivision of "R/5" zoned properties into two equally sized properties;
- to the Public Hearing on Bylaw No. 7232.

The additional information is provided as follows:

- (a) the Lot Size Policy for the area (Attachment 1); and
- (b) Council minutes (July 22nd, 1996) (Attachment 2) and Section 702.05 of the Zoning Bylaw (Attachment 3) which enable Council to review applications to subdivide properties with duplexes on them independently of the Lot Size Policy process.

Jenny Beran, MCIP
Planner

JMB:jmb
Att.

Mayor G. Halsey-Brandt	Councillor K. Kumagai
Councillor M. Brodie	Councillor B. McNulty
Councillor D. Dang	Councillor L. Barnes
Councillor L. Greenhill	Councillor H. Steves
Councillor K. Johnston	





City of Richmond

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Adopted by Council: Feb. 19/90 Expires: Feb. 19/95

POLICY 5432

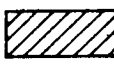
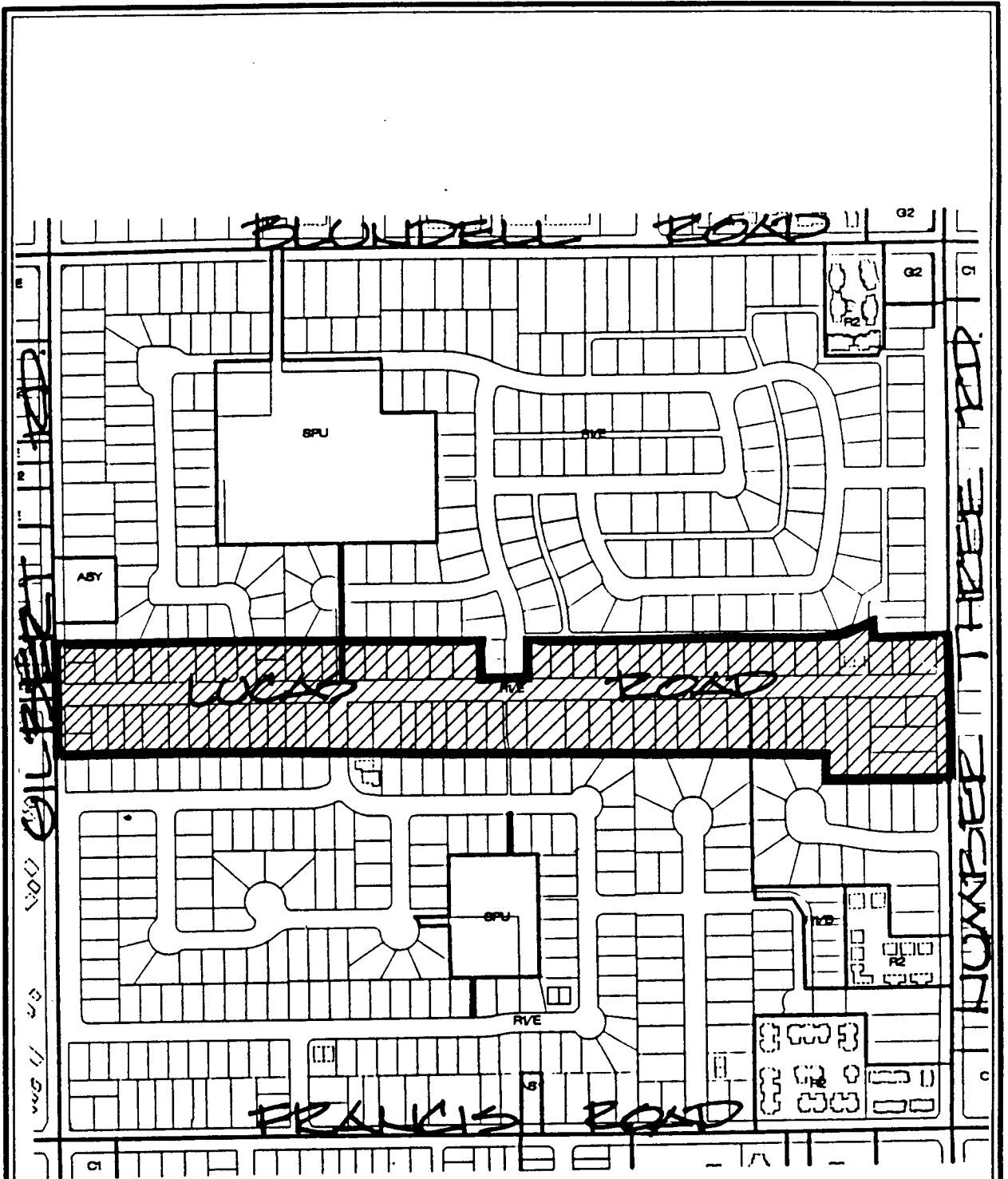
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SUBDIVISION PERMITTED
AS PER R1/E



POLICY 5432
SECTION 20,4-6

DATE
06/19/89



MINUTES

REGULAR COUNCIL MEETING

MONDAY, JULY 22ND, 1996

RES. NO. ITEM

8.

Prior to the question being called, Councillor Kumagai requested that copies of phase 1 of the consultant's report be provided to Councillors for their information, prior to the commencement of the public consultation process.

The question on Resolution No. R96/14-14 was then called, and it was **CARRIED**.

11. 702 PROCESS REVIEW

(Report: June 21, 1996; File No.: 4045-00, B/L No. 6584)

R96/14-15

It was **MOVED** and **SECONDED**

- (1) *That administrative improvements to the existing process for Standard-Lot Size Policies, (as outlined in the report dated June 21, 1996, from the Manager, Environment and Land Use), be endorsed.*
- (2) *That Bylaw No. 6584, which would remove duplex subdivision applications, eliminate the Expanded Policy process, and incorporate housekeeping changes into Zoning and Development Bylaw No. 5300 be introduced and given first reading.*
- (3) *That staff be directed to report on a strategy for administering development applications as an alternative to the Standard and Expanded Policy processes, in areas with many Lot Size or Townhouse Policies, or areas with high development activity.*

(Councillor Sandberg returned to the meeting during the discussion on this matter.)

The question on Resolution No. R96/14-15 was then called, and it was **CARRIED**.

- .04 (a) Notwithstanding Section 703, where a **Rezoning** application is contrary to a lot size policy for a larger area, which has been adopted by Council in conjunction with considering a previous **Rezoning** application within the preceding five years, the current **Rezoning** application shall be submitted to Council, and Council shall, without hearing any delegations on the matter, either direct staff to process the application in conjunction with a reconsideration of the policy or deny the application.
- (b) Where Council directs that the **Rezoning** application be processed in conjunction with the reconsideration of the applicable policy, then the process set out in Section 703 shall be followed.

Bylaw 7155
2000/09/18



- .05 Section 702 does not apply when the land which is the subject of the application is:
 - (i) the site of a legal **two-family dwelling** and intended to be subdivided into no more than two **one-family dwelling lots**; or
 - (ii) along an arterial road and not within a Lot Size Policy area that has been adopted within the previous five years.
- .06 Where, in accordance with Section 702.05 ii), there is a rezoning application along an arterial road in an existing Lot Size Policy area that has been in place over five years, Council will determine whether to remove all the properties in the block which front the subject arterial road from the applicable lot size policy in conjunction with consideration of the rezoning application.

703

PROCESS

- .01 (a) An applicant for **Rezoning** shall, prior to Council's consideration of first reading of the bylaw to amend the Zoning and Development Bylaw, post and maintain on the subject property clearly visible signage which indicates the intent of the application, and which complies with the standards set out in Schedule A accompanying and forming part of this Division.
- (b) In every case, a sign shall be located adjacent to the **front property line**. Where the subject property also abuts a separate but unconnected improved **public road**, a like sign shall also be located adjacent to the second **public road**.

To: Public Hearing
June 18, 2001

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AS	
DB	
SF	

7831 Lucas Road
Richmond, BC
V6Y 1G1
June 11, 2001

8060-20-7232

Urban Development Division
c/o Jenny Beran
Richmond City Hall
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Re: ZONING AMENDMENTS BYLAW 7232 (RZ 01-116068)
Locations: 7751 and 7771 Lucas Road
Applicant: Les Cohen

Dear Madam and/or Sir:

My name is Tsi Choi Leung and I have been living on Lucas Road for over twenty years. I am strongly opposed to the rezoning of 7751 and 7771 Lucas Road to two single-family lots. Given that the average frontage of single-family homes on Lucas Road is twenty meters, introducing two dwellings with 13.24-meter frontage represents a 34 percent reduction in frontage and thus; will greatly affect the aesthetics of the neighborhood. Simply put, the houses will look comparably narrow and out of place within the neighborhood.

I suggest that if Mr. Cohen wishes to rezone 7751 and 7771, he should also purchase 7731 and re-divide the two lots into three lots with frontages of 15.5 meters. Anything less will be unacceptable.

Best regards,



Tsi Choi Leung.

