



Regular Council Meeting for Public Hearings

Monday, June 16th, 2003

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Rob Howard

Call to Order: Mayor Malcolm D. Brodie opened the proceedings at 7:00 p.m.

PH03/6-01 It was moved and seconded
That the order of the agenda be varied in order that Item 4 be heard prior to Item 1.

CARRIED

- 4. **Zoning Amendment Bylaw 7522 (RZ 02-218186)**
(7131 Bridge Street; Applicant: Amar Sandhu)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Mr. David Yu, 7151 Bridge Street – Schedule 1.



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Prior to submissions from the floor being heard, the Chair requested that the Manager, Development Applications, Joe Erceg, briefly summarize the contents of the memorandum, dated June 16th, 2003 from Suzanne Carter-Huffman, Senior Planner/Urban Design, that had been distributed to each member of Council. A copy of the memorandum is attached as Schedule 2 and forms a part of these minutes.

Submissions from the floor:

None.

PH03/6-02

It was moved and seconded

That Zoning Amendment Bylaw 7522 be given second and third readings.

CARRIED

1. **Zoning Amendment Bylaw 7451 (RZ 02-207795)**
(9051, 9071, 9091, 9111, 9131, 9151, 9171 and 9191 No.1 Road; Applicant: Patrick Cotter Architect Inc.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/6-03

It was moved and seconded

That Zoning Amendment Bylaw 7451 be given second and third readings.

CARRIED



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2a. Proposed Single-Family Lot Size Policy 5430 (Section 32-4-6)

2b. Zoning Amendment Bylaw 7518 (RZ 03-223342)
(7160 Williams Road; Applicant: Alfredo Huespe)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/6-04

It was moved and seconded

That Zoning Amendment Bylaw 7518 be given second and third readings.

CARRIED

PH03/6-05

It was moved and seconded

That Proposed Single-Family Lot Size Policy 5430 (Section 32-4-6) be amended to exclude the properties fronting Williams Road.

CARRIED

3. Zoning Amendment Bylaw 7521 (RZ 03-230337)
(8300 Ash Street; Applicant: Wedgewood Construction Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.



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PH03/6-06 It was moved and seconded
That Zoning Amendment Bylaw 7521 be given second and third readings.

CARRIED

PH03/6-07 It was moved and seconded
That Zoning Amendment Bylaw 7521 be adopted.

CARRIED

5. Zoning Amendment Bylaw 7523 (RZ 03-230253)
(8400 Francis Road; Applicant: Gary Dhami)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/6-08 It was moved and seconded
That Zoning Amendment Bylaw 7523 be given second and third readings.

CARRIED

6. Zoning Amendment Bylaw 7528 (RZ 99-170129)
(10300 No. 5 Road; Applicant: Canada Shin Yat Tong Moral Society)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH03/6-09

It was moved and seconded

That Zoning Amendment Bylaw 7528 be given second and third readings.

CARRIED

7. ADJOURNMENT

PH03/6-10

It was moved and seconded

That the meeting adjourn (7:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, June 16th, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

To Public Hearing	
Date:	<u>June 16, 2003</u>
Item #:	<u>4</u>
Re:	<u>Bylaw 7522</u> <u>7131 Bridge St.</u>

David Yu

7151 Bridge Street, Richmond, BC V6Y 2S6
Tel 604-270-3566
Fax 604-482-8248

June 16, 2003

City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond BC
V6Y 2C1

Re: Written submission to rezoning application file number RZ02-218186

The rezoning application as presented in file RZ02-218186 has a number of implications to the safety and privacy of my property (7151 Bridge Street, Richmond BC). I would like the developer to take note of these concerns and accept the requests.

Item #1 - The house in Lot # 1 of the proposed development will come within 2 meter of my property. To preserve the privacy of my property and reduce the visual impact of that house I hereby request the developer to limit the structure at the south end of Lot #1 to no more than one storey in height.

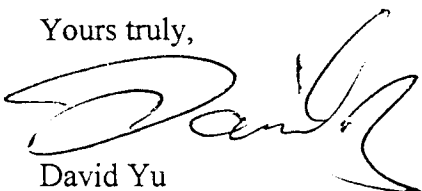
Item #2 - Since all the new lots will be backing onto my property I would like to see the developer put up fence along the whole length on the south side of the property. If the finished grade is different between the two properties put up appropriate retaining wall.

Item #3 - To prevent flooding of my flooding when the development is completed, the developer to install proper drainage pipe along the south property line.

Item #4 - There are a number of tall trees near the west end of my property. Some of the branches overhang onto the property of 7131 Bridge Street. Those trees do not present any issues at the moment since no houses are nearby, however, once new houses are built, there could be maintenance problems for the new owner(s). I am willing to let the developer cut down and remove those trees and shrubs at the developer's expenses.

A number of rezoning applications have appeared on Bridge Street in recent months. It appears more developments will be coming in future months. To prevent the introduction of more new east/west roads I suggest the City to acquire the necessary back land from the property owners on Ash and Bridge streets and construct the new north/south road from Sills Avenue to General Currie Road. It is much easier and less costly to build the whole road than doing it by piece meal. Once the road is in place any property owner can go ahead for redevelopment The City can recover the cost of the new road from new developments later.

Yours truly,



David Yu





City of Richmond
Urban Development Division

Memorandum

To: Mayor and Councillors
From: Suzanne Carter-Huffman
Senior Planner/Urban Design
Date: June 16, 2003
File: RZ 02-218186
RZ 03-227858
Re: McLennan South Single-Family Lot Size Survey – June 11, 2003 Findings

Purpose

The purpose of this memorandum is to report back following the recently held McLennan South Public Information Meeting and to share the results of the survey conducted at that meeting.

Background

On June 11, 2003, a Public Information Meeting was held to discuss the designated single-family area in McLennan South and possible options for the subdivision of its large existing lots. The sub-area plan adopted in 1996 for McLennan South identifies that a large area of single-family homes should be retained and that properties within that area should have the opportunity to subdivide. The plan does not, however, clearly set out boundaries for the area or appropriate lot sizes. This has caused concern with residents and property owners faced with recent applications for rezoning at 7131 Bridge Street (RZ 02-218186) and 7320 Bridge Street (RZ 03-227858).

At the meeting, information regarding the sub-area plan was presented, together with four possible lot size options for the area. (**Attachment 1**) These options were not intended to represent all the lot size combinations that could be considered for the area, but rather illustrated a range from large, R1/E lots (e.g. 18 m/59 ft. wide) throughout to small, R1/A lots (e.g. 9 m/30 ft. wide) throughout, and their possible implications for road and lane development.

Attendees were encouraged to complete a survey (**Attachment 2**) at the meeting so that results could be presented at the Public Hearing scheduled for June 16, 2003. Attendees were, however, given the option to submit their surveys later (by June 25, 2003) for inclusion in the results of a neighbourhood-wide survey mail-out. The neighbourhood-wide results will be presented to Planning Committee on July 8, 2003.

Survey Findings as of June 11, 2003

Eighty (80) people attended the June 11th meeting, and 42 surveys were submitted by 47 people (e.g. 2 names appeared on 5 surveys). Of these surveys, 1 was submitted by a non-resident and 3 made proposals contrary to the sub-area plan (e.g. 1 recommended multiple-family development in the single-family area and 2 recommended that no subdivision be permitted). These 4 surveys are not included in the following summary of survey results, thus, reducing the total number of respondents to 43.

Distribution of June 11, 2003 Survey Respondents

Streets	No. of Respondents	
	Streets, portions of which are designated for single-family homes	Streets, no portions of which are designated for single-family homes
Heather	-	1
Granville	-	2
No. 4	-	5
Ash	6	-
Bridge	29	-
Total (43)	35	8

Summary of Area-Wide Survey Results

Lot Size Options	No. of Respondents
1 – Large Lots (R1/E) Throughout	14
2 – Large Lots (R1/E), Except Along Sills/Keefer (R1/B)	6
3 – Varied Lot Sizes (R1/E, R1/B & R1/A)	14
4 – Small Lots (R1/A) Throughout	6
2 & 3 – Either option acceptable	1
3 & 4 – Either option acceptable	2
Total	43

Summary of Bridge Street Survey Results

Lot Size Options	No. of Respondents
1 – Large Lots (R1/E) Throughout	9
2 – Large Lots (R1/E), Except Along Sills/Keefer (R1/B)	6
3 – Varied Lot Sizes (R1/E, R1/B & R1/A)	7
4 – Small Lots (R1/A) Throughout	4
2 & 3 – Either option acceptable	1
3 & 4 – Either option acceptable	2
Total	29

Summary of Preferences

Feature	Area-wide	Bridge Street
Preferred Options	1 & 3	1, 2 & 3
Large lots (R1/E) along Bridge & Ash	86%	86%
Smaller lots (R1/B or R1/A) along Sills & Keefer	67%	69%
Small lots (R1/A) along new north-south streets	54%	48%
Large lots (R1/E) throughout	33%	31%

Respondents also provided comments. The following is a summary of the comments related directly to development of the single-family area, grouped according to the option each respondent selected.

Option 1: Large Lots (R1/E @ 18 m/59 ft. wide min.) Throughout

- Opposed to R1/B at **7131 and 7320 Bridge Street** because it will:
 - a) Compromise the intended “country estate” character;
 - b) Encourage the development of other east-west roads; and
 - c) Devalue existing large homes.
- Anything smaller than R1/E would not be consistent with the sub-area plan’s intended “country estate” character or the area’s existing character, which people would like to see preserved.

Option 2: Large Lots (R1/E), Except Along Sills/Keefer (R1/B @ 12 m/39 ft. wide min.)

- Opposed to the proposal at **7320 Bridge Street** and any similar developments.
- Notes that development of 7131 Bridge Street, as proposed, could make it difficult to establish rear lanes, which could compromise Options 3 and 4.

Option 3: Varied Lot Sizes (R1/E, R1/B, plus R1/A @ 9 m/30 ft. wide min.)

- Supportive of the proposals at **7131 and 7320 Bridge Street**.
- There is a shortage of small lots in Richmond and McLennan South is a good location in which to provide them.
- New development will benefit the area.
- The City should find ways to access the area’s backlands (e.g. like the proposal at **7320 Bridge Street**) and open General Currie Road.
- The rear lanes proposed under this option raise security/safety concerns.
- Opposed to the manner in which R1/A was previously developed at the corner of Bridge and Granville because the character and quality of those homes does not fit with the area’s expensive homes.
- More control needs to be exercised over the form and character of development (e.g. more important than controlling density) to ensure the area will remain attractive.

Option 4: Small Lots (R1/A @ 9 m/30 ft. wide min.) Throughout

- Supportive of the proposal at **7320 Bridge Street** and the development of similar projects elsewhere in the area.
- The area should provide more affordable housing, and the provision of smaller R1/A lots is the preferable way to do this (as opposed to allowing multiple-family development).

Overall, the respondents express progressively less resistance to development as the comments move from Option 1 to Option 4, but concern is expressed throughout regarding the character and quality of new development and the need to take steps to ensure that it will be attractive and satisfy the plan’s intended image. In addition, a number of respondents commented that the neighbourhood’s townhouse development was not consistent with their understanding of the sub-area plan’s intended “country estate” character and that effort should be made to improve on this situation.

Furthermore, it was noted on one survey and during comments from the floor at the public information meeting that the neighbourhood would like to have the opportunity to decide on a preferred lot size option prior to Council making its final decision regarding the pending application at 7230 Bridge Street (RZ 03-227858). This application is tentatively scheduled for consideration at Planning Committee on July 8th, followed by Public Hearing on August 18th.

Next Steps

1. The information contained within this memo will be presented at Public Hearing on June 16, 2003 in connection with the application for rezoning at 7131 Bridge Street (RZ 02-218186).

This application is for rezoning to R1/B for the purpose of creating 6 single-family lots fronting onto a portion of Sills Avenue (e.g. the "ring road") along its north edge, with additional land being set aside along its west edge for future development as a new north-south road. This proposal is consistent with Options 2 and 3 and with neighbourhood preferences for allowing smaller R1/B or R1/A along Sills. In addition, the proposal provides for 6 m (20 ft.) building setbacks along Bridge Street to match the minimum front yard setbacks along that street and maintain the stand of heritage trees along that frontage.

2. The neighbourhood-wide survey has been mailed out to residents and property owners across McLennan South, and submissions are to be received at City Hall by June 25, 2003.
3. Results of the neighbourhood-wide survey will be presented at Planning Committee on Tuesday, July 8, 2003 at 4 pm.



Suzanne Carter-Huffman
Senior Planner/Urban Design (4228)

SPC:spc
Att. 1

pc: Joe Erceg, Manager, Development Applications (4138)
Terry Crowe, Manager, Policy Planning (4139)

Mayor Malcolm Brodie	Councillor Rob Howard
Councillor Linda Barnes	Councillor Kiichi Kumagai
Councillor Derek Dang	Councillor Bill McNulty
Councillor Evelina Halsey-Brandt	Councillor Harold Steves
Councillor Sue Halsey-Brandt	

Lot Size Options

Option 1 Large Lots (R1/E) Throughout

Following are four subdivision options for McLennan South's single-family area.

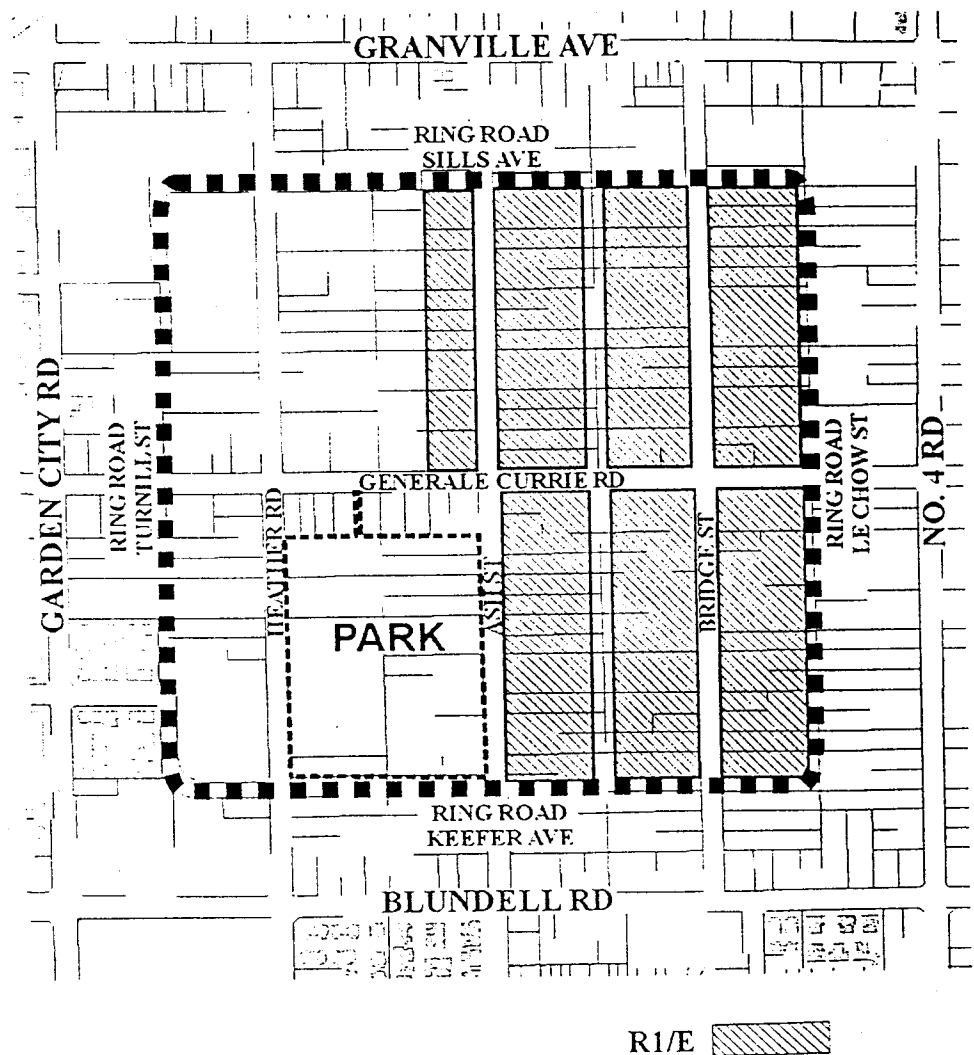
As noted earlier, most properties will need to be rezoned from R1/F to a smaller lot size in order to subdivide.

Under Option 1, rezoning is proposed to:

- **R1/E**, which requires a minimum width of 18 m (59 ft.), depth of 24 m (79 ft.), and area of 550 m² (5,900 ft²).

R1/E is Richmond's largest lot size intended for properties served by sanitary sewer, and is the largest one that will permit the subdivision of a "typical lot" fronting Bridge or Ash.

- A "typical lot" could subdivide off its "backlands" to create 2 lots roughly 790 m² (8,500 ft²) in size with houses of 430 m² (4,600 ft²).
- Along Sills and Keefer, subdivision would require 2 "typical lots" to be assembled first and then cut into 4 new lots fronting the new road, each measuring roughly 20 m (67 ft.) wide and 580 m² (6,200 ft²) in area, with houses of 320 m² (3,400 ft²).



Implications:

Use of R1/E throughout the area would help preserve its image of large homes and lots. However, it provides no incentive to property owners along the proposed alignments of Sills and Keefer to take on the extra costs of developing there, which could hamper the establishment of these roads and the ability of neighbours to access their backlands.

Option 2 Large Lots (R1/E), Except Along Sills/Keefer (R1/B)

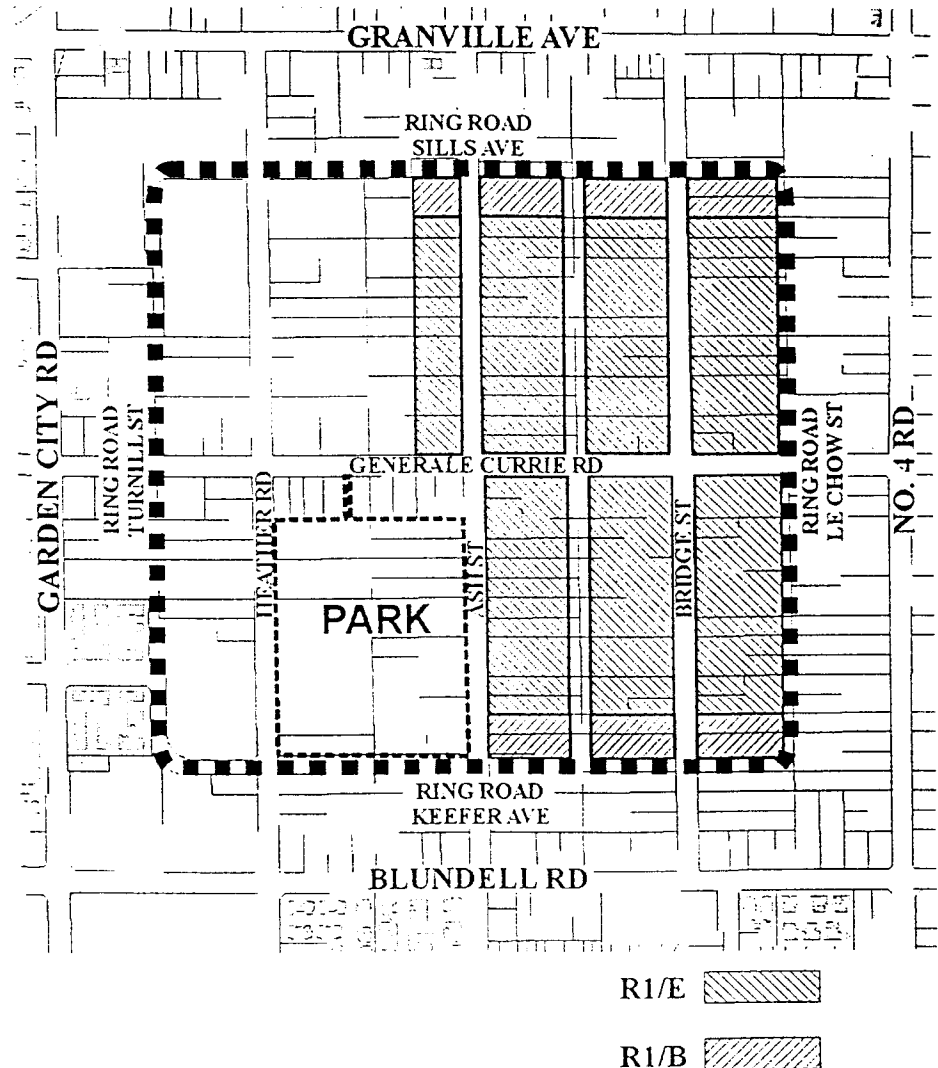
Under Option 2, rezoning is proposed to:

- R1/E, which requires a minimum width of 18 m (59 ft.), depth of 24 m (79 ft.), and area of 550 m² (5,900 ft²).

R1/E is Richmond's largest lot size intended for properties served by sanitary sewer, and is the largest one that will permit the subdivision of a "typical lot" fronting Bridge or Ash.

- R1/B, which requires a minimum width of 12 m (39 ft.), depth of 24 m (79 ft.), and area of 360 m² (3,900 ft²).

- A "typical lot" could subdivide off its "backlands" to create 2 lots roughly 790 m² (8,500 ft²) in size with houses of 435 m² (4,700 ft²).
- Along Sills and Keefer, subdivision would require that 2 "typical lots" be assembled first and then cut into 6 new lots fronting the new road, each measuring roughly 13 m (43 ft.) wide and 390 m² (4,200 ft²) in area, with houses of 220 m² (2,300 ft²).



Implications:

Use of R1/E would help preserve the image of large homes and lots along Bridge and Ash; while the smaller lots permitted under R1/B could provide an incentive for development of and along Sills and Keefer (thus, facilitating necessary access to adjacent backlands).

The pending application at 7131 Bridge Street (RZ 02-218186) is for rezoning to R1/B and is consistent with this option.

Option 3 Varied Lot Sizes (R1/E, R1/B & R1/A)

Under Option 3, rezoning is proposed to:

- R1/E, which requires a minimum width of 18 m (59 ft.), depth of 24 m (79 ft.), and area of 550 m² (5,900 ft²).

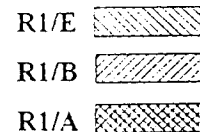
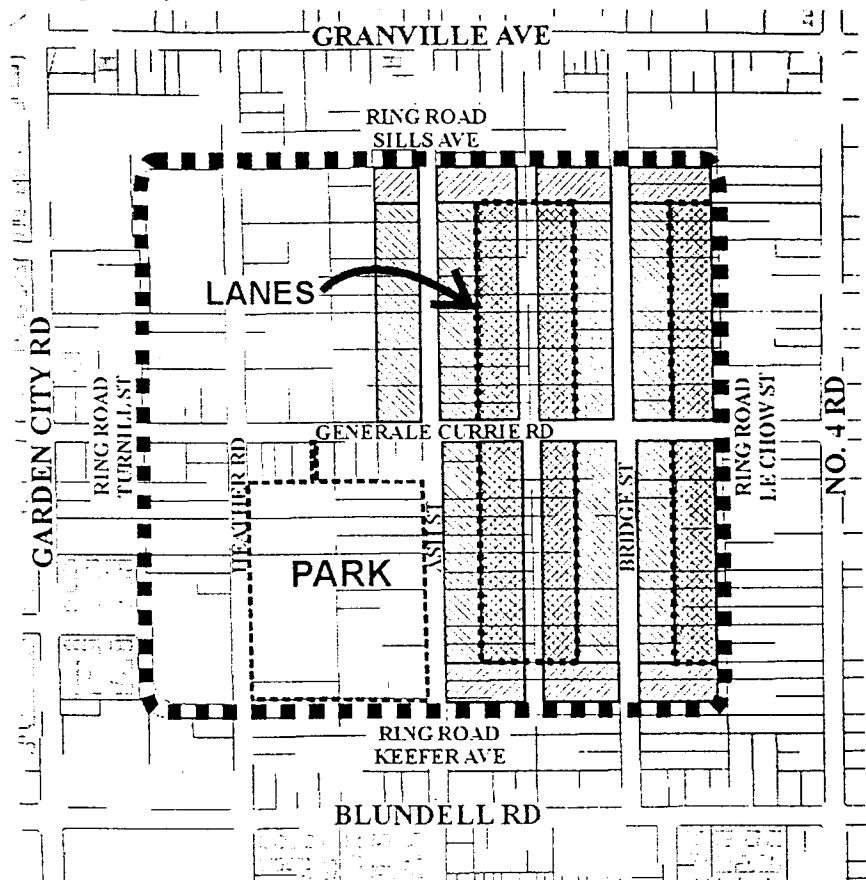
R1/E is Richmond's largest lot size intended for properties served by sanitary sewer, and is the largest one that will permit the subdivision of a "typical lot" fronting Bridge or Ash Street

- R1/B, which requires a minimum width of 12 m (39 ft.), depth of 24 m (79 ft.), and area of 360 m² (3,900 ft²).

- R1/A, which is Richmond's smallest standard lot size and requires a width of only 9 m (30 ft.), a depth of 24 m (79 ft.), and an area of 270 m² (2,900 ft²).

R1/A lots typically require parking access to be via rear lanes.

- A "typical lot" could subdivide to create 3 lots with one R1/E lot fronting the existing street (as in Options 1 & 2) and two R1/A lots fronting the new road in the rear (as in Option 4), with parking access to new homes via a rear lane.
- Along Sills and Keefer, subdivision would require that 2 "typical lots" be assembled first and then cut into 6 new lots fronting the new road (as in Option 2).



Implications:

Use of R1/E would help preserve the image of large homes and lots along Bridge and Ash, while small R1/A lots along the new north-south roads could make subdivision more cost effective. Use of R1/B along Sills and Keefer could provide an attractive transition between the other two lot sizes, but does not provide a clear incentive for development of these important roads. Furthermore, the need to establish rear lanes for the R1/A lots will make the implementation of this option more challenging than options that do not require lanes.

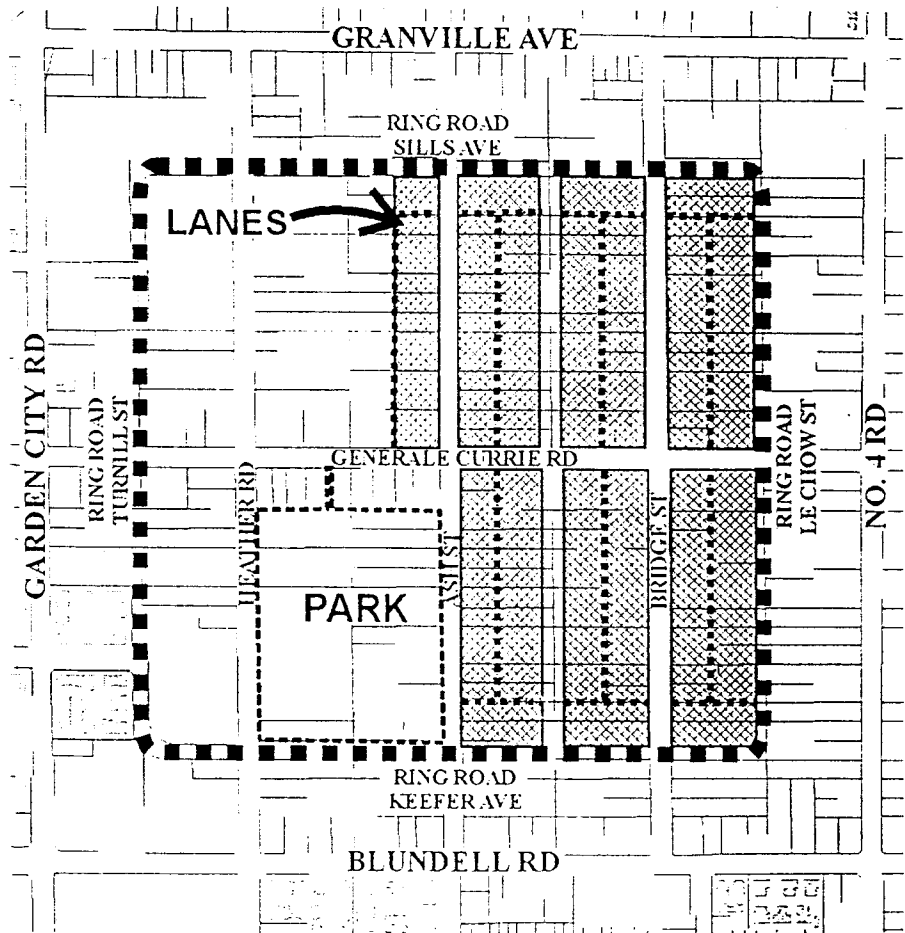
Option 4 Small Lots (R1/A) Throughout

Under Option 4, rezoning is proposed to:

- R1/A, which is Richmond's *smallest* standard lot size and requires a width of only 9 m (30 ft.), a depth of 24 m (79 ft.), and an area of 270 m² (2,900 ft²).

R1/A lots typically require parking access to be via rear lanes.

- A “typical lot” could subdivide to create 4 lots roughly 9.6 m (31 ft.) wide and 390 m² (4,200 ft²) in area, with houses of 215 m² (2,300 ft²) and parking access via a rear lane.
- Along Sills and Keefer, subdivision would require 2 “typical lots” to be assembled first and then cut into 7 new lots fronting the new road, each measuring roughly 11.5 m (38 ft.) wide and 280 m² (3,000 ft²) in area, with houses of 155 m² (1,650 ft²) and parking via a rear lane.



Implications:

Under this option, development along Sills and Keefer would be faced with both higher road costs and less new lots per existing typical lot (e.g. 3½ per lot along Sills and Keefer versus 4 per lot elsewhere). This option also introduces the possibility that small lots and homes may be interspersed with large lots and homes along the area's existing streets, which raises a question of character “fit”. And, as with Option 3, the need to establish rear lanes will make the implementation of this option more challenging than those that do not require them.



McLennan South
Single-Family Lot Size Survey
June 2003

The purpose of this survey is to determine the neighbourhood's preference regarding lot size in the area designated exclusively for single-family homes.

Name:-----

Address (in McLennan South):-----

Preferred Lot Size Option:

- Option 1** *Large Lots (R1/E) Throughout*
- Option 2** *Large Lots (R1/E), Except Along Sills/Keefer (R1/B)*
- Option 3** *Varied Lot Sizes (R1/E, R1/B & R1/A)*
- Option 4** *Small Lots (R1/A) Throughout*

Comments:

Please return your completed survey:

- **At the Public Information Meeting on Wednesday, June 11th**, for inclusion with the results presented to Council and the public at Public Hearing at 7 pm on June 16, 2002, in Council Chambers, Richmond City Hall; OR
- **Via postage paid envelope or fax to Suzanne Carter-Huffman at 604-276-4228 by Wednesday, June 25th**, for inclusion with results presented to Council and the public at Planning Committee at 4 pm on July 8, 2003, in the Anderson Room, Richmond City Hall.

To ensure that your response is valid, please be sure to provide your name and address.

Thank you for taking the time to complete this survey.