



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **APPLICATION BY RAJINDER TAKHAR FOR REZONING AT 5988 RIVERDALE DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**

*To Planning - June 22, 2004.
Date: May 25, 2004
RZ 04-255365
File: 12-8060-20-7743 YR: 4045-00.*

Staff Recommendation

1. That Lot Size Policy 5456, adopted by Council in July 1994, be forwarded to Public Hearing with the amendment to exclude the properties fronting Westminster Highway from Riverdale Drive to McCallan Road.
2. That Bylaw No. 7743, for the rezoning of 5988 Riverdale Drive 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:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Rajinder Takhar has applied to the City of Richmond for permission to rezone 5988 Riverdale Drive (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the subdivision of two single-family residential lots with access to a newly constructed lane (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Rajinder and Gurminder Takhar	To be determined
Site Size	One lot 847m ² (9,117 ft ²)	Two lots 357m ² (3841 ft ²) & 348m ² (3743 ft ²)
Land Uses	Large lot single family	Small lot single family
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/E	lots along Westminster to be removed from policy area
Zoning	R1/E	R1-0.6

Surrounding Development

The subject lot is situated on the corner of Riverdale Drive and Westminster Highway with single family neighbourhoods both to the north and south. The lot directly to the east of the subject lot has recently redeveloped with a new home and there have been a number of new homes built along Westminster Highway. Of the 31 lots situated along the north and southern section of this block of Westminster Highway, 12 lots, or 39% have newer homes on them.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5456 restricts subdivision of lots to R1/E (18m or 59 foot minimum width) (**Attachment 3**). However, as has occurred in many neighbourhoods, the Policy may be amended, through a public process, to remove the lots along the arterial road (Westminster Highway) to permit redevelopment consistent with the Lane and Arterial Policies (**Attachment 4**). A letter summarizing this proposal was sent to the residents in the current policy area (**Attachment 5**). Two letters expressing concerns were received (**Attachments 6 & 7**).

Arterial Redevelopment Policy

Redevelopment of the subject property for two smaller lots is consistent with the Arterial Road Redevelopment Policy which is supportive of redevelopment along major arterial roads in conjunction with lane development.

Lane Policy

Redevelopment of the subject lot would require that the lane be dedicated, and in this case as it is a corner lot, constructed, as part of the requirements for the final reading of the zoning bylaw.

Staff Comments

Prior to the adoption of the Zoning Amendment Bylaw, the developer is required and agrees to complete a number of requirements that have been identified (**Attachment 8**) in relation to lane dedication, corner cut and noise and access covenants.

Analysis

There are two options for Council with regard to the application:

Option 1: Deny the Application

Council has the option to maintain the existing Lot Size Policy and deny the application based on the facts that:

- some of the neighbours are concerned about redevelopment;
- almost 40% of the lots in this block of Westminster Highway have been redeveloped already with large single family homes, setting and certain development character; and
- lane implementation would be very long term given the age of many of the homes.

Option 2: Support the Application – Recommended

Staff is supportive of the application for the following reasons:

- the proposal is similar to many other applications that have been approved along arterial roads in Richmond;
- no other similar applications have been denied due to an existing Lot Size Policy;
- there will be some areas where lane implementation will take decades;
- the proposal is consistent with the Arterial and Lane Policies; and
- there are examples where small and larger homes are situated successfully side by side (9060 and 9046 Railway Avenue).

Financial Impact

None.

Conclusion

The proposal to rezone and subdivide the subject lot to R1-0.6 is consistent with the Lane and Arterial Policies and would require an amendment to the Lot Size Policy to remove the lots fronting Westminster Highway from the policy area. A few of the residents have expressed opposition, and a number of new, large homes have already been built along Westminster Highway. However, recognizing that lane implementation will take a considerable amount of time, on balance, staff believe that the application should be supported.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

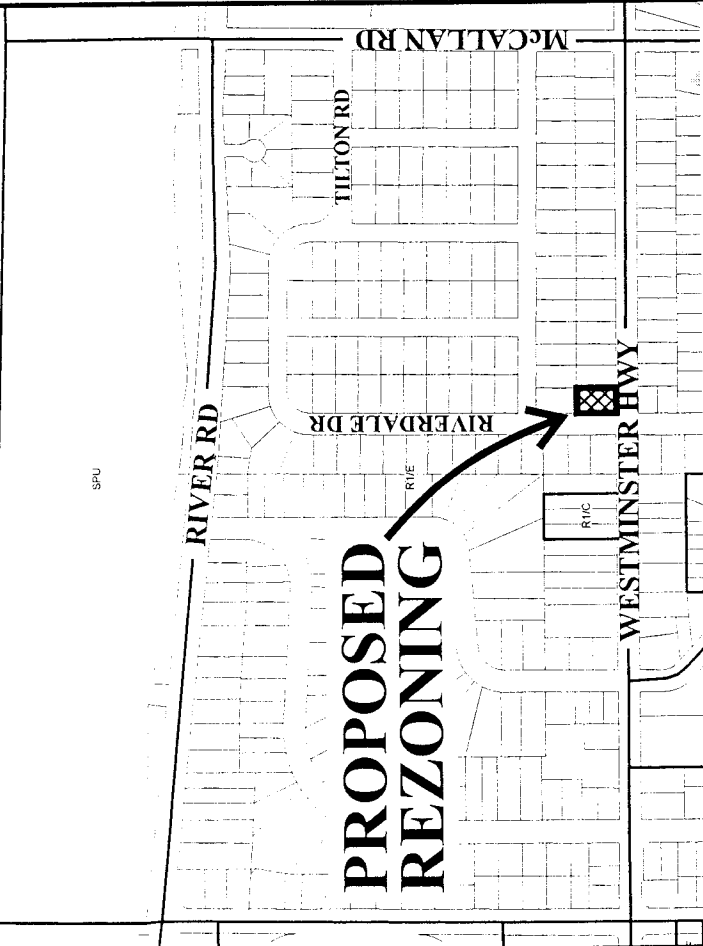
Prior to final adoption of the Bylaw, the developer is required to complete the following requirements:

1. a 6m lane dedication across their entire north property line;
2. a 4m x 4m corner cut at the corner of Westminster and Riverdale;
3. Registration of an aircraft noise covenant;
4. Registration of a restrictive covenant ensuring that the only means of access is via the lane and that there be no access to Riverdale Drive.

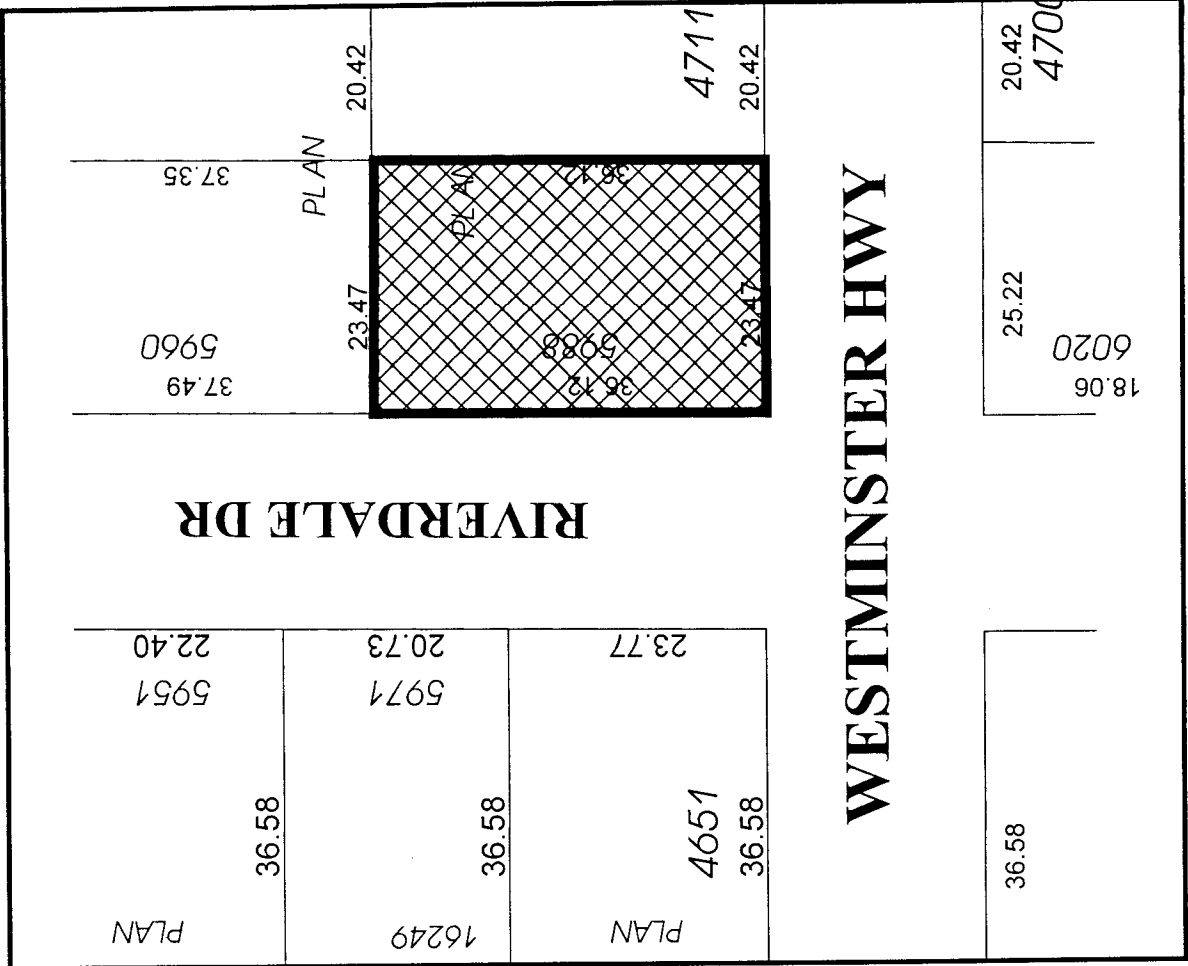


City of Richmond

Middle Arm Fraser River

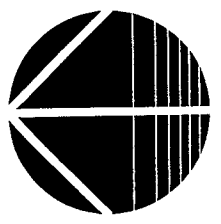


**PROPOSED
REZONING**



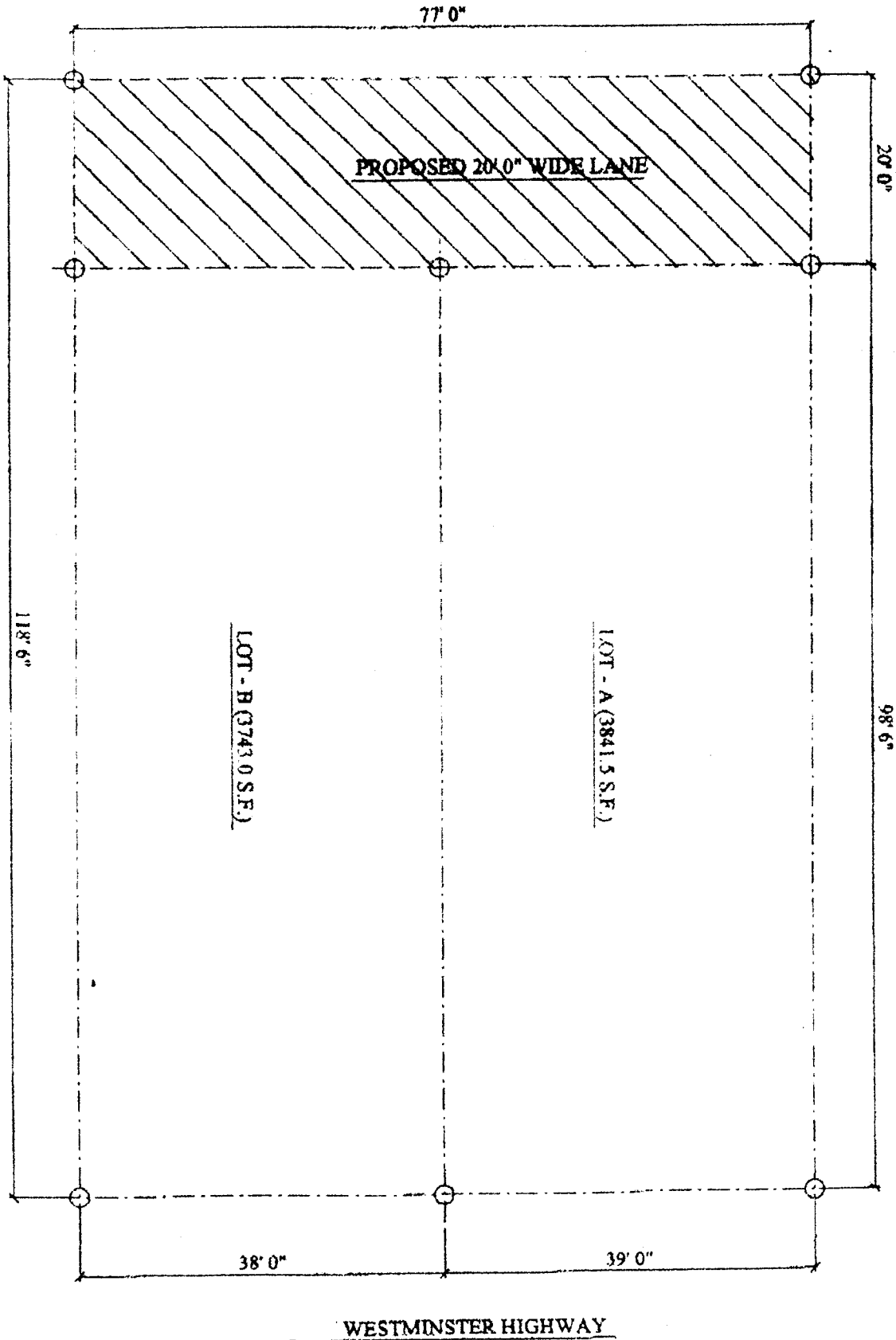
RIVERDALE DR

WESTMINSTER HWY



RZ 04-255365

Original Date: 02/09/04
 Revision Date: 05/31/04
 Note: Dimensions are in METRES



PROPOSED LOT SUBDIVISION PLAN
SCALE: 1/8" = 1'-0"

RIVERDALE

WESTMINSTER HIGHWAY



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: July 18, 1994

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 2-4-7

POLICY 5456:

The following policy establishes lot sizes for the area bounded by the lots on the west side of **Riverdale Drive and by River Road, McCallan Road and Westminster Highway**, in Section 2-4-7:

That properties within the area bounded by the lots on the west side of Riverdale Drive and by River Road, McCallan Road and Westminster Highway, in a portion of Section 2-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in the Richmond Zoning and Development Bylaw No. 5300.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

RIVER RD

GIBBONS DR

RIVERDALE DR

R1/E

McCALLAN RD

R1/O

WESTMINSTER HWY

SUBJECT SITE



Subdivision Permitted as per R1/E.



Letters of Concern



Policy 5456
Section 2-4-7

Adopted Date: 07/18/94

Amended Date: 05/31/04

Note: Dimensions are in METRES



Page 1 of 2

Adopted by Council: July 18, 1994

POLICY 5456

File Ref: 4045-00

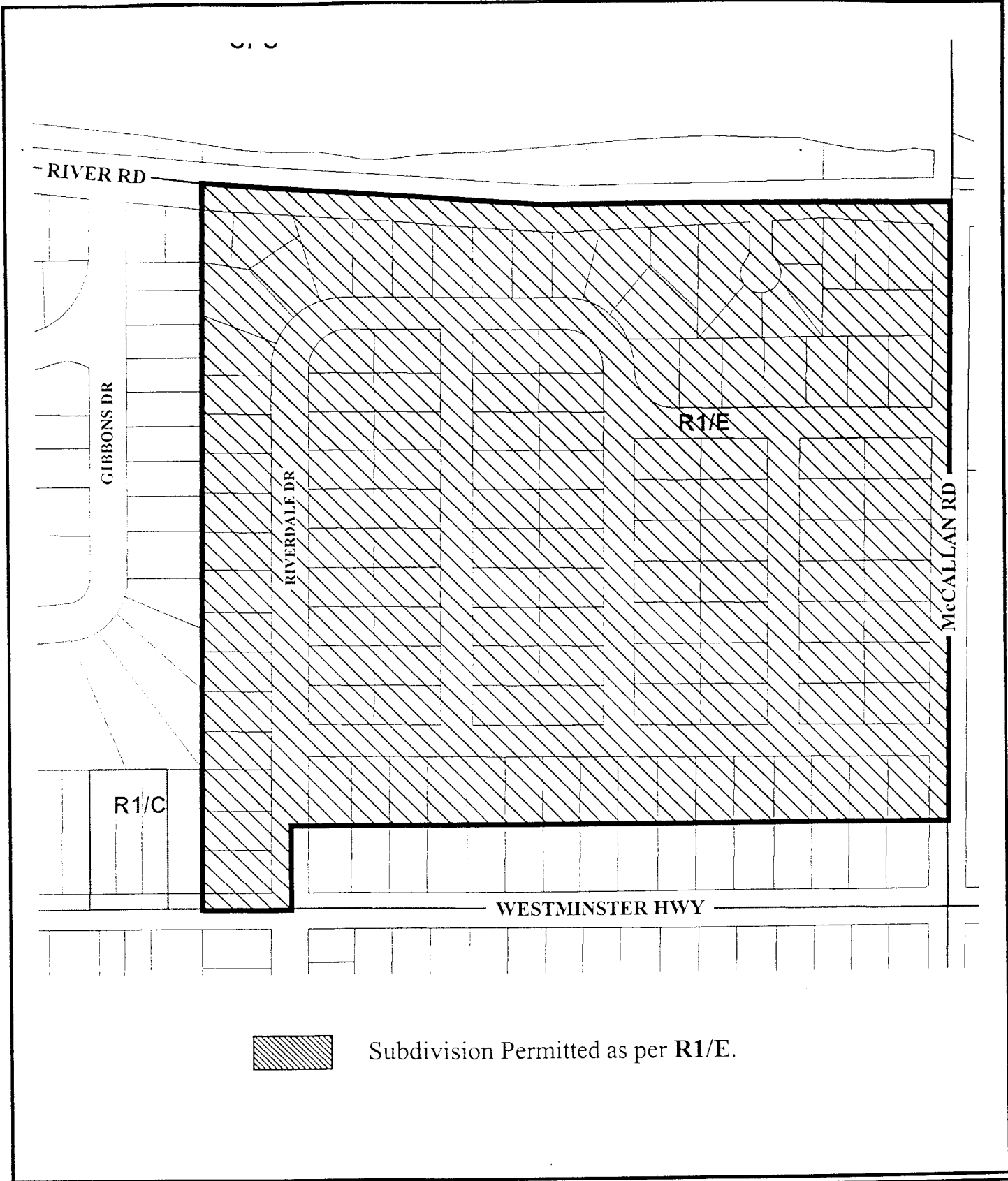
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-4-7

POLICY 5456:

The following policy establishes lot sizes for the area generally bounded by the lots on the west side of **Riverdale Drive and by River Road, McCallan Road and Westminster Highway**, in Section 2-4-7:

That properties within the area generally bounded by the lots on the west side of Riverdale Drive and by River Road, McCallan Road and Westminster Highway, in a portion of Section 2-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in the Richmond Zoning and Development Bylaw No. 5300.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.



Proposed Amended
Policy 5456
Section 2-4-7

Adopted Date: 07/18/94

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

March 22, 2004

Urban Development Division

Fax: (604) 276-4177

File:

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5456

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 5988 Riverdale Drive to permit subdivision of the lot into two single family lots with a new back lane has been received by the City of Richmond (shown on **Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5433 (**Attachment 2**) that was adopted by Council in 1990 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 Westminster 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 Westminster Highway in order that various sizes of single family lots can be considered for redevelopment; and
2. The subject application to rezone and subdivide 5988 Riverdale 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 5456 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,



Jenny Beran, MCIP
Planner

JMB:cas

Holger Burke,

Policy # 5456

This letter is for the re-zoning application for 5988 Riverdale Dr.

I am strongly against the proposed re-zoning for this property. I do not want to see more homes put up where they shouldn't be. Let's leave the neighborhood the way it is. We moved here for the large lots, great area and quietness. If this is approved that will be compromised.

Sincerely

Kameljeet Singh Grewal

4920 Webster Rd

April 20, 2004

Dear Jenny Beran or Holger Burke,

Policy # 5456

This letter is in response to the zoning application intended for 5988 Riverdale Dr.

We are residents and owners of 4811 Webster Rd and have lived in the resident for over 20 years. We are not supportive of this possible re-zoning as we often walk and drive along Riverdale Rd. We feel if the rezoning is approved more traffic will be created on a corner which should be looked at and redesigned already.

In addition we feel the rezoning would decrease the wholesome image of the subdivision which we have grown to love over the last 20 plus years.

We do not want to feel as though the city of Richmond is looking for tax dollars instead at the expense of the voices of those who will be affected by this change.

Thank you

Harminder Singh Grewal

4811 Webster Rd

MAY 27 2004 17:09 FR CITY OF RICHMOND

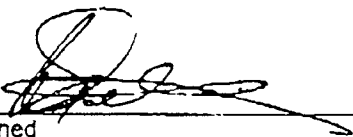
604 276 4157 TO 96042732480

P.03/03

Conditional Rezoning Requirements 5988 Riverdale Drive RZ RZ 04-255365

Prior to final adoption of Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. a 6m lane dedication across their entire north property line;
2. a 4m x 4m corner cut at the corner of Westminster and Riverdale;
3. Registration of an aircraft noise covenant;
4. Registration of a restrictive covenant ensuring that the only means of access is via the lane and that there be no access to Riverdale Drive.



Signed _____

MAY 28/04
Date _____

PAGE 1

JUNE 7, 2004

CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION
6911 MIDBURY ROAD, RICHMOND
B.C. V6Y 2C4

TO JENNY SERVAZ:

Per our telephone conversation this morning on the rezoning of 5988 Riverside Dr into building 2 small homes, I strongly opposed this rezoning for the following reasons:

1. This rezoning will lower the value of the houses around this area. Hence it is difficult to keep the value of our houses with the rezoning application signs up. Please kindly have these signs taken down.
2. Everyone around this area is building houses over 5000 sq ft. It is not

for this zoning to build 2 tiny houses. For this zoning does affect the appearance of the environment which the City of Richmond wouldn't like.

3. Zoning the piece of land requires a back laneway behind their house. I don't think this is a good idea to the other houses around them.

Please kindly voice our objection to the zoning Council as soon as possible.

Thank you for your attention.

Sincerely,

Richard [Signature]

4711 WESTMINSTER HWY

RICHMOND BC V7C 1B7



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7743 (RZ 04-255365)
5988 RIVERDALE DRIVE**

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 (R1-0.6)**.

P.I.D. 003-559-611

Lot 16 Block 1 Section 2 Block 4 North Range 7 West New Westminster District Plan 14897

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7743**”.

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