



Planning Committee

Date: Tuesday, July 8th, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Harold Steves
Absent: Councillor Sue Halsey-Brandt
Councillor Rob Howard
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, June 17th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **August 19th, 2003**, at 4:00 p.m. in the Anderson Room.

The Chair noted an additional item, an application by J.A.B. Enterprises, would be added to the agenda as Item 5a.

At this point a brief discussion ensued on the August Public Hearing date that resulted in the following motion being introduced:

It was moved and seconded
That any items on the agenda that would move forward to the August 18th, 2003 Public Hearing would be heard on August 25, 2003.

CARRIED

Planning Committee

Tuesday, July 8th, 2003

URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY STEVESTON FLUID POWER LTD. FOR REZONING AT 12160 - 1ST AVENUE FROM LIGHT INDUSTRIAL DISTRICT (I2) TO A NEW COMPREHENSIVE DEVELOPMENT DISTRICT (CD/77)**

(RZ 02-217382 - Report: June 27/03, File No. 8060-20-7498) (REDMS No. 953531, 975586, 975367)

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, Special Projects, were present. Mr. Erceg referred to the continuing concerns of staff regarding the current design of the building and indicated that Mr. Dixon recognized those concerns and had demonstrated a willingness to work with staff to address the design issues. Mr. Erceg also gave advice that the Development Permit process would ensure appropriate design aspects were incorporated. In addition, the Heritage Advisory Commission would be requested to comment on the design, and the project would be re-submitted to the Advisory Design Panel for review.

The Chair requested that the applicant work with staff to prepare a preliminary re-design of the street and rear elevations for this project and that the applicant present the re-design at the Public Hearing. Cllr. Steves requested that a document previously adopted by Moncton Street business owners and Steveston Village as a whole, with the involvement of Mr. Bud Sakamoto, be used as a guide for the re-design and that the document be distributed to Council prior to the August 25th Public Hearing.

Mr. Dixon, the applicant, in response to questions, said that he recently purchased an aluminium fabrication business in Steveston that would be combined with his current business and that he would continue to operate his business from the new site. Mr. Dixon indicated that it was hoped for economic reasons that the building type would remain as presented but that the façades could be revised to address the concerns of the Planning Committee and staff. He hoped that the courtyard that was incorporated into his plan as a small green space would be used elsewhere throughout the Steveston core during re-development.

It was moved and seconded

That:

- (1) *Bylaw 7498 for the rezoning of 12160 – 1st Avenue from “Light Industrial District (I2)” to “Comprehensive Development District (CD/77),” be introduced and given first reading; and*
- (2) *the applicant present preliminary architectural re-design plans for the building at the August 25th, 2003 Public Hearing.*

CARRIED

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4. **APPLICATION BY CITY OF RICHMOND FOR REZONING AT 6931 GRANVILLE AVENUE FROM LAND USE CONTRACT 017 TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/138)**

(Report: June 11/03, File No.: 8060-20-7541/7545) (REDMS No. 924655, 1025462, 1025455, 1025505)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw No. 7541, to redesignate 6931 Granville Avenue from:*

(a) *Public and Open Space” to “Mixed Use” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100; and*

(b) *“Community Institutional” to “Limited Mixed Use” in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100,*

be introduced and given first reading.

(2) *That Bylaw No. 7541, having been considered in conjunction with:*

(a) *the City’s Financial Plan and Capital Program; and*

(b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

(3) *That Bylaw No. 7541, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

(4) *That “Land Use Contract 017” be discharged and that Bylaw No. 7545, to zone 6931 Granville Avenue to Comprehensive Development District (CD/138), be introduced and given first reading.*

CARRIED

5. **CITY & STONE SCULPTURES AT THE HOLLYBRIDGE PUMP HOUSE STATION**

(Report: June 25/03, File No.: 7000-09-20-025) (REDMS No. 808441)

The Manager, Policy Planning, Terry Crowe, and Kari Huhtala, Planner, were present.

It was moved and seconded

That:

(1) *the artwork donation by the City & Stone Sculpture Symposium artists to the City of Richmond be accepted.*

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- (2) *an allocation of \$27,000 from Project #40802, originally approved in the 2001 Capital Plan, for the installation and location of the City & Stone Sculptures at the Hollybridge Pump House Station site be approved.*

CARRIED

- 5a. **APPLICATION BY J.A.B. ENTERPRISES LTD. TO REZONE 7060 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/23)**
(RZ 03-235248 Report: July 7/03, File No.: 8060-20-7542) (REDMS No. 1024437)

The Manager, Development Applications, Joe Erceg, was present.

It was moved and seconded

That Bylaw No. 7542, for the rezoning of 7060 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)" be introduced and given first reading.

CARRIED

6. **MANAGER'S REPORT**

The Manager, Policy Planning, Terry Crowe, referred to a memorandum, dated July 8th, 2003 from Suzanne Carter-Huffman, Senior Planner/Urban Design and Cindy Chan Piper, Community Planner/Urban Design, a copy of which is attached as Schedule 1 and forms a part of these minutes, regarding the McLennan south Single-Family Lot Size Survey – Final Results. Mr. Crowe and Ms. Carter-Huffman then provided a brief summary of those results.

It was moved and seconded

That the memorandum (dated July 8th, 2003 from Suzanne Carter-Huffman, Senior Planner/Urban Design and Cindy Chan Piper, Community Planner/Urban Design) regarding the McLennan South Single-Family Lot Size Survey – Final Results, be received for information.

CARRIED

The Manager, Development Applications, Joe Erceg, reported:

- (i) that 2003 Development Application levels are approximately 10% higher than the same period last year; and
- (ii) that, in cooperation with the Greater Vancouver Home Builders Association, a workshop is being planned for September that would focus on rezoning and subdivision processes.

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Cllr. Barnes referred to complaints received about improper construction practices such as improper dumping, extended work hours, and a lack of traffic direction. The Acting General Manager, Urban Development, Rick Bortolussi gave advice that the matter was under referral from the Community Safety Committee and was not yet complete. Mr. Erceg suggested that these matters could also be discussed at the previously mentioned workshop.

The Acting General Manager, Urban Development, reported on a future amendment to the Zoning and Development Bylaw that would provide a clearer definition of, and set parameters for, crawlspace.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:42 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, July 8, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

Distribution of Properties Represented by the Survey

Streets	No. of Properties Represented	
	Streets, portions of which are designated for single-family homes	Streets, no portions of which are designated for single-family homes
No.4	-	4
Ash	24	-
Blundell	-	2
Bridge	38	-
General Currie	3	-
Granville	-	6
Heather	-	3
Jones	-	3
Sills	-	2
Total (85)	65	20

Summary of Area-Wide Survey Results

Lot Size Options	No. of Properties Represented	
1 – Large Lots (R1/E) Throughout	31	(36%)
2 – Large Lots (R1/E), Except Along Sills/Keefer (R1/B)	16	(19%)
3 – Varied Lot Sizes (R1/E, R1/B & R1/A)	21	(25%)
4 – Small Lots (R1/A) Throughout	11	(13%)
2 & 3 – Either option acceptable	2	(2%)
3 & 4 – Either option acceptable	4	(5%)
Total	85	(100%)

- The preference is for “Option 1 – Large Lots (R1/E) Throughout” with 31 votes (36%). However, the number of properties favouring “Option 3 – Varied Lot Sizes (R1/E, R1/B & R1/A)”, when taken together with the number of properties that indicated a preference for “Options 2 & 3” and “Options 3 & 4”, is a close second at 27 votes (32%).
- The third most popular choice is “Option 2 – Large Lots (R1/E), Except Along Sills/Keefer (R1/B)”, which considered with “Option 2 & 3”, received 18 votes (21%).

Summary of Bridge Street Survey Results

Lot Size Options	No. of Properties Represented	
1 – Large Lots (R1/E) Throughout	13	(34%)
2 – Large Lots (R1/E), Except Along Sills/Keefer (R1/B)	9	(24%)
3 – Varied Lot Sizes (R1/E, R1/B & R1/A)	7	(18%)
4 – Small Lots (R1/A) Throughout	4	(10.5%)
2 & 3 – Either option acceptable	1	(3%)
3 & 4 – Either option acceptable	4	(10.5%)
Total	38	(100%)

- In light of the high level of interest demonstrated by Bridge Street residents/owners, results are summarized here for that street alone.

- As with the area-wide survey, the preference is for “Option 1 – Large Lots (R1/E) Throughout” with roughly one-third of the votes (34%), followed closely by “Option 3 – Varied Lot Sizes (R1/E, R1/B & R1/A)”, in combination with those that chose “Options 2 & 3” and “Options 3 & 4”, with slightly less of the vote (31.5%).
- The third most popular choice is “Option 2 – Large Lots (R1/E), Except Along Sills/Keefer (R1/B)”, which considered with “Option 2 & 3”, received 10 votes (26%).
- It is interesting to note that Bridge Street residents/owners ranked the options in the same order as area-wide residents/owners, and that the percentage favouring the first and second preferences are very similar. The third preference (e.g. Option 2), however, received somewhat greater support on Bridge than across the area as a whole.

Summary of Preferences

Feature	No. of Properties Represented	
	Area-Wide	Bridge Street
a) Large lots (R1/E) along Bridge & Ash	74 (87%)	34 (89%)
b) Smaller lots (R1/B or R1/A) along Sills & Keefer	54 (64%)	25 (66%)
c) Smaller lots somewhere in the area	54 (64%)	25 (66%)
d) Small lots (R1/A) along new north-south streets	38 (45%)	16 (42%)
e) Large lots (R1/E) throughout	31 (36%)	13 (34%)

- In light of the fact that the neighbourhood did not indicate a clear preference for a single option, it is interesting to review neighbourhood preferences with regard to individual features. The table above indicates five features. Votes are calculated for each feature in the above table on the basis of the following:
 - Large lots (R1/E) along Bridge & Ash* – Includes all votes with the exception of those in favour of Options 4, as it was the only option that did not provide for large lots along Bridge and Ash.
 - Smaller lots (R1/B or R1/A) along Sills & Keefer* – Includes all votes with the exception of those in favour of Option 1, as it was the only one that did not provide for smaller lots along Sills and Keefer.
 - Smaller lots somewhere in the area* – Like (b), this includes all votes with the exception of those in favour of Option 1, as it was the only option that made no allowance anywhere for smaller lots.
 - Small lots (R1/A) along new north-south streets* – Includes all votes in favour of Options 3 and 4, as they were the only two that allowed for smaller lots along those new streets.
 - Large lots (R1/E) throughout* – Only includes votes for Option 1.
- *Conclusion:* The results of this review of individual features indicate:
 - An overwhelming preference (87/89%) for large lots along Bridge and Ash;
 - Roughly one-third prefer large lots throughout the area, while two-thirds prefer to have smaller lots somewhere in the area (e.g. in limited locations or throughout); and
 - A combination of the 2-3 highest ranked features (e.g. large lots on Bridge and Ash, smaller lots on Sills and Keefer, and some smaller lots) would describe “Option 2”, which was the third ranked option overall.

Comments & Suggestions

In addition to stating preferences with regard to the options, respondents also provided comments and suggestions. (Attachment 2) Overall:

- The respondents' support for development is consistent with the degree of change their preferred option represents (e.g. those that favour Option 1/large lots are least supportive of development and those that favour Option 4/small lots are most supportive of development);
- Concern is expressed 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; and
- A number of respondents commented that they did not consider the neighbourhood's townhouse development to be consistent with their understanding of the sub-area plan's intended "country estate" character and that effort should be taken to improve on this situation.

In addition, 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 August 19, 2003.

Summary

Option 1 (large lots throughout) received the greatest number of votes; however, roughly two-thirds of the responses indicate an interest in allowing smaller lots somewhere in the area, with the exception of the Bridge and Ash Street frontages.

Next Steps

1. Results of the neighbourhood-wide survey will be presented at Planning Committee on July 8, 2003.
2. A second Public Information Meeting will be held to review the findings of the survey, and arrive at a preferred single-family lot-size option for the area. This meeting is tentatively scheduled for Wednesday, July 23, 2003. Staff will report back at the Planning Committee meeting scheduled for August 19, 2003.

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

Cindy Chan Piper
Community Planner /Urban Design (3050)

SPC:spc
Att. 2

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	



City of Richmond
Urban Development Division

Memorandum

To: Mayor and Councillors
Date: June 16, 2003

From: Suzanne Carter-Huffman
Senior Planner/Urban Design
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)

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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.

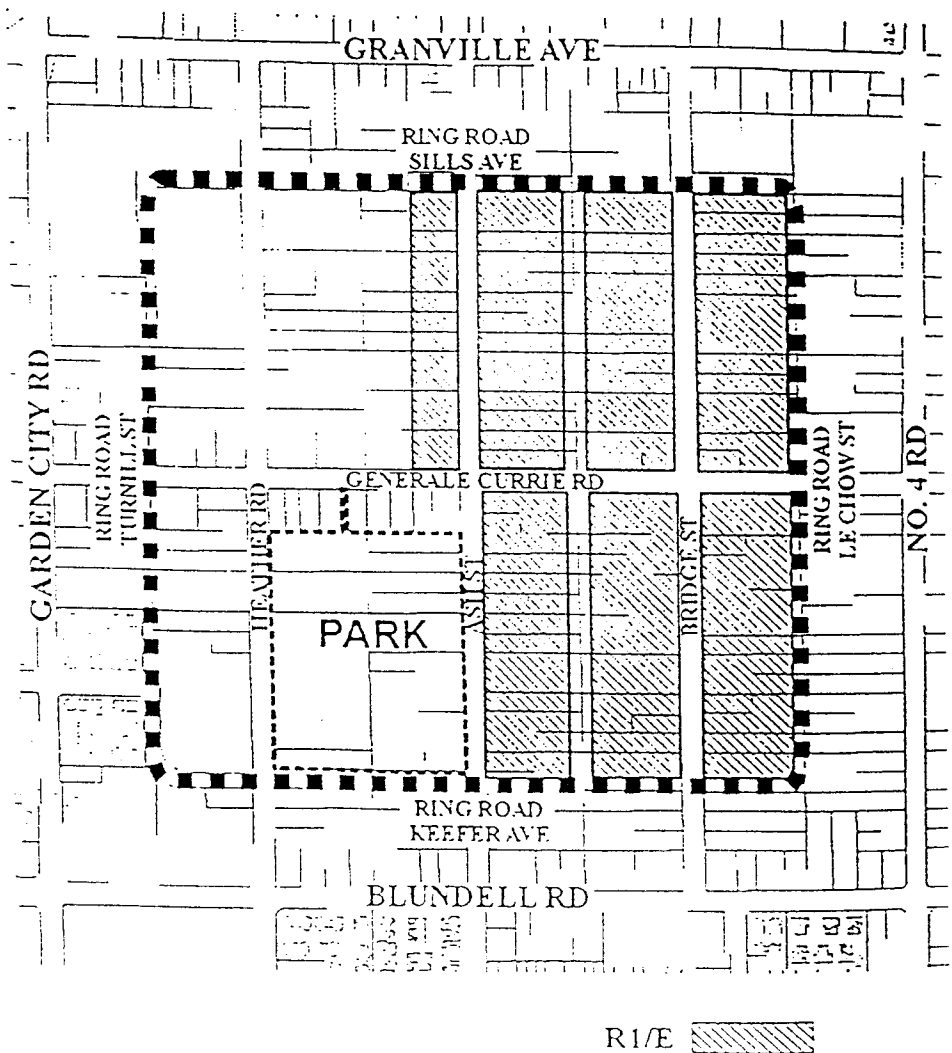
As noted earlier, most properties will need to be rezoned from R1/F to a smaller lot size in order to subdivide.

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)

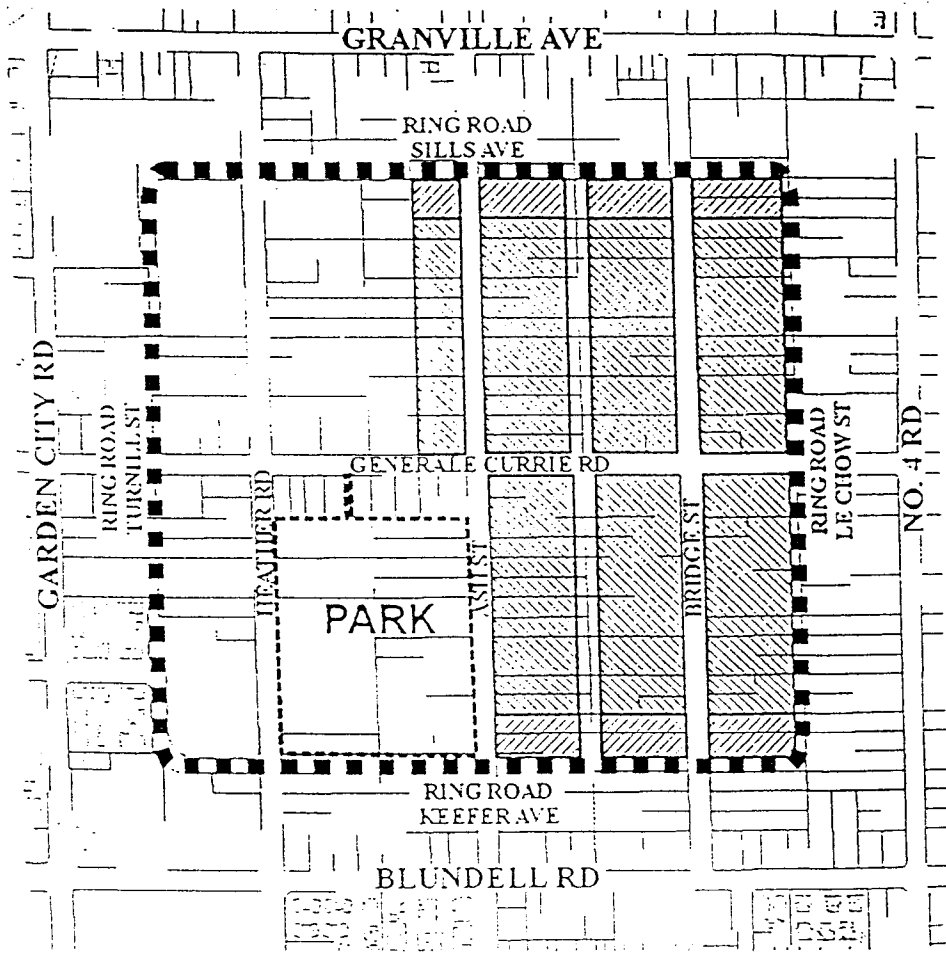
Under Option 2, rezoning is proposed to:

- 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).



R1/E
 R1/B

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).

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).

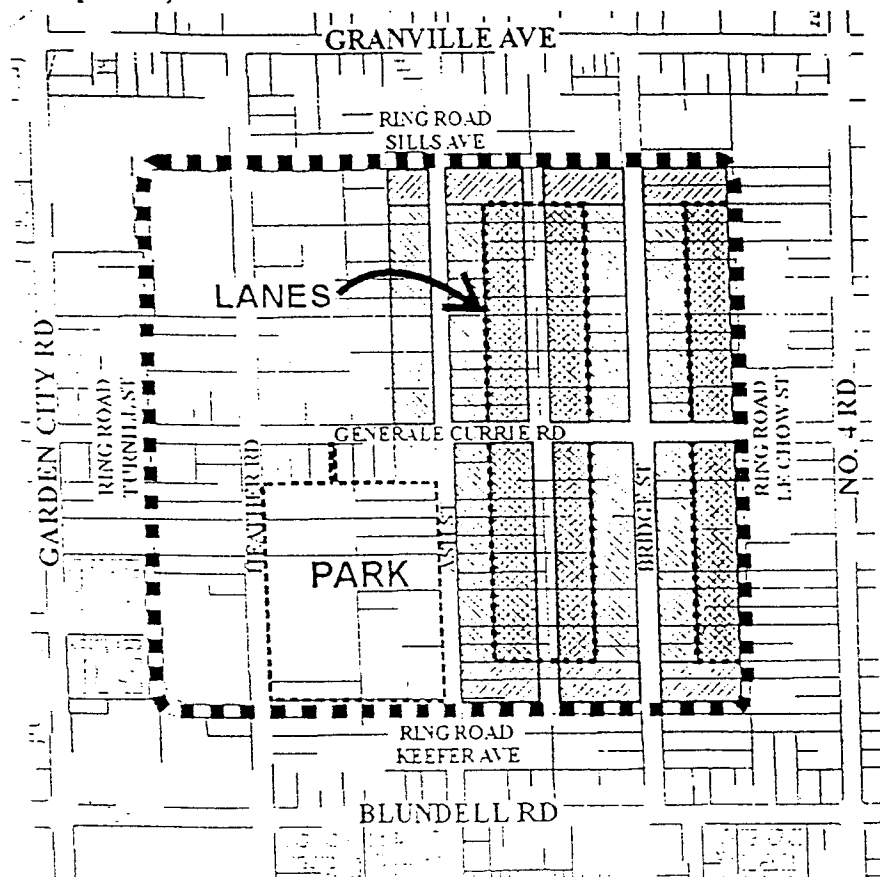
R1/E is Richmond's largest lot size intended for properties served by sanitary sewer, and is the largest one that will permit the subdivision of a "typical lot" fronting Bridge or Ash Street.

- 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).



- R1/E
- R1/B
- R1/A

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.

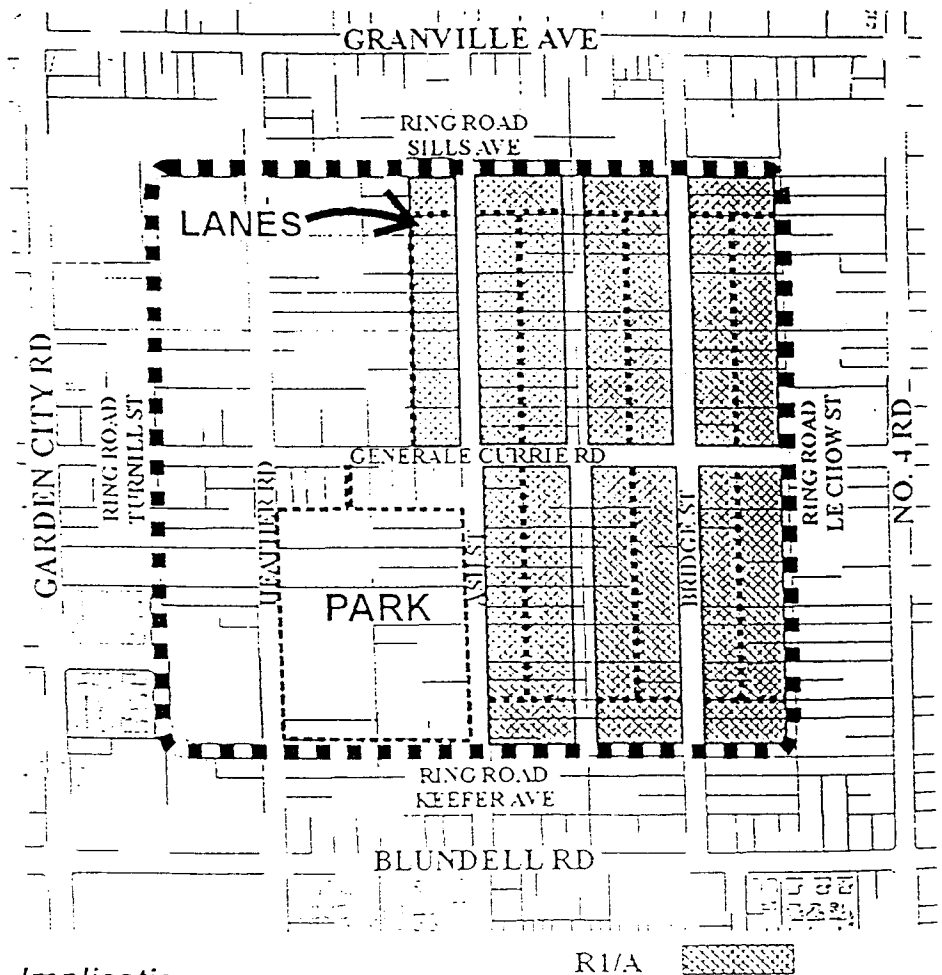
Option 4 Small Lots (R1/A) Throughout

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. 3's 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:

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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.

McLennan South Single-Family Lot-Size Survey

June 2003

Summary of Comments and Suggestions included on the Survey Forms

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.
- Concern for loss of mature trees and green spaces
- Concern that additional roads and lanes will create increased traffic and easier access for property crime
- Request for traffic calming measure to deter road racers

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

- Several respondents 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.
- Opinions that Option 2 is a good compromise for retaining existing character of the area.
- Some opposition to additional roads and lanes.

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 back lands (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.
- Varied lot sizes will allow affordable homes, give community character, and allow development of the back lands
- Lot sizes are already varied in this area – no need to reverse trend
- Option will allow current large lot single-family homes along Ash Street while allowing back lands to be subdivided.

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).
- Option 4 will enhance property values

"No Change"

- A letter, signed by one property owner and purportedly representing several neighbours, proposed that the status quo be maintained (e.g. no change in current lot sizes in the area).

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 in the near future.