



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Council - June 24/02
To Planning - June 18/02
Date: May 29, 2002

RZ 02-203799 File: 8060-20-7384
RZ 02-202900 8060-20-7385
RZ 02-204025 8060-20-7386
RZ 02-203891 8060-20-7387

Re: APPLICATION BY GARY COX FOR REZONING AT 8071 AND 8091 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)
APPLICATION BY RAV BAINS FOR REZONING AT 8151 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)
APPLICATION BY MANFRED FAST FOR REZONING AT 9291 AND 9311 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)
APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 9331 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

Staff Recommendation

1. That Bylaw No. 7385, for the rezoning of 8071 and 8091 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.
2. That Bylaw No. 7386, for the rezoning of 8151 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.
3. That Lot Size Policy 5452, adopted by Council in January 1993, be forwarded to Public Hearing and amended to exclude those properties fronting the west side of No. 1 Road between Francis and Williams Roads as shown on Attachment 5 to the report dated May 29, 2002 from the Manager, Development Applications.
4. That Bylaw No. 7387, for the rezoning of 9291 and 9311 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

May 29, 2002

- 2 -


RZ 02-203799

RZ 02-202900

RZ 02-204025

RZ 02-203891

5. That Bylaw No. 7384, for the rezoning of 9331 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.



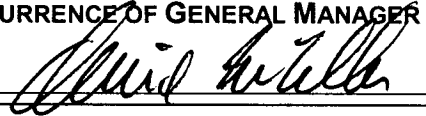
Joe Erceg
Manager, Development Applications

JE:jmb

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report**Origin**

Applications have been received by:

- Gary Cox at 8071 and 8091 No. 1 Road (**Attachment 1**);
- Rav Bains at 8151 No. 1 Road (**Attachment 2**);
- Manfred Fast at 9291 and 9311 No. 1 Road (**Attachment 3**); and
- Les Cohen and Azim Bhimani at 9331 No. 1 Road (**Attachment 3**);

to rezone from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area K (R1/K) in order to permit each lot to be subdivided into two single-family lots.

Findings of Fact

The details for each application are as follows:

Item	Existing	Proposed
Owner	8071 No. 1 – Robert & Gloria Matkin 8091 No. 1 – Gary Cox & Denise Halldorson 8151 No. 1 – Melvin Chapman 9291 No. 1 – Sou Hing Ho 9311 No. 1 – Manfred & Margaret Fast 9331 No. 1 – Sui Yi Zhu	To be determined
Applicant	8071 & 8091 No. 1 – Gary Cox 8151 No. 1 – Rav Bains 9291 & 9311 No. 1 – Manfred Fast 9331 No. 1 – Les Cohen and Azim Bhimani	No change
Site Size	674 m ² (7,255 ft ²)	each lot 337 m ² (3,628 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Surrounding Development

The properties surrounding the subject applications are primarily older single family homes.

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
A	9m (29.527 ft.)	270 m ² (2,906 ft ²)
K	10m (32.808 ft.)	315 m ² (3,390 ft ²)
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)

Related Policies & Studies

Lot Size Policy

There is a Lot Size Policy for the 9,000 block of No. 1 Road (**Attachment 4**). In order to consider the two applications in this block this policy would need to be amended, as laid out in Section 700 of the Zoning Bylaw, to remove the properties fronting No. 1 Road from the policy area as shown on **Attachment 5**. A letter (**Attachment 6**) was sent to the residents who live in the area covered by the existing policy informing them of this proposed policy amendment.

Staff have received a number of phone calls from residents in the area. The purpose of the calls included: seeking further clarification as to the extent of the proposed changes to the policy, concern about the proposed changes, displeasure that the interior lots were not also able to subdivide, opposition to the proposed change, and support of the proposed changes. One letter was received (**Attachment 7**). Staff also had a discussion with John Roberts, the chair of the Monds Action Committee, who was seeking clarification as to the purpose of the proposed changes and the timing of the rezoning application process.

Arterial Road Redevelopment Policy

The proposed rezonings are consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

Lane Policy

The subject sites are currently serviced by existing 6m (20 ft) wide lanes. However, the lanes are not built to current standards, therefore the applicants will be responsible for the cost associated with upgrading the lanes.

Staff Comments

Engineering staff have commented that while there have been some drainage problems in this area, they are of a more typical nature common to most of Richmond's neighbourhoods and are not at a level of concern that would warrant a hold on development activity.

For all applications staff note that as per Access Bylaw 7222 no direct access will be permitted to No 1 Road for any of the subject sites. Additionally, no works or monies are required to "beautify" No 1 Road as it is built to full standard minus a grass boulevard and street trees.

While it is not a requirement for the rezoning applications, staff note that as much of the existing landscaping along No 1 Road should remain as possible.

Specific requirements for applications are as follows:

- for 8091 / 8071 No. 1 Road and 8151 No.1 Road applicants will be required to pay Neighbourhood Improvement Fees for future lane improvements for the full lane frontage at the current rates (for roll curb and gutter, post top street lighting, lane construction & storm

sewer) at time of rezoning. With the future subdivisions the developer shall pay Development Cost Charges and service tie-in costs (including two - 25mm water connections) at the then current rates.

- for 9291 / 9311 No.1 Road the applicants will be required at time of rezoning to enter into a standard Servicing Agreement to design and construct laneworks to upgrade the lane to Osmond Avenue. Works required include, but are not limited to, new lane base and asphalt, roll curb and gutter on both sides, post top street lighting and storm sewer. As part of the future subdivision, the existing accesses from No 1 Road to both 9291 and 9311 are to be eliminated.
- for 9331 No.1 Road there are no requirements at time of rezoning. With future subdivision the developer is responsible for the design and construction of lane improvements across the entire rear of the property, at their sole cost. Works include but are not limited to new lane base and asphalt, roll curb and gutter on both sides, post top street lighting and storm sewer. It is recommended that this developer work with the developer of 9291 and 9311 No 1 Road to co-ordinate the offsite works.

Analysis

City-wide there are approximately 200 lots along arterial roads that are already served by lanes that have the potential to be rezoned and subdivided. These lots are along the 8,000 to 10,000 blocks of No. 1 Road and generally around the 10,000 and 11,000 blocks of Williams Road.

The City has already approved a number of rezonings on these lots and there has been one previous rezoning application along No. 1 Road (8111 No. 1) for R1/K that was supported by Council.

Impacts that may result from these developments are:

- the loss of mature vegetation as the older homes are replaced with new;
- increased traffic;
- the raising of properties to be level or above No. 1 Road; and
- the loss of surveillance opportunities over the lane as the garages will occupy two-thirds of the lane frontage.

The subdivision of these lots is consistent with the Arterial Road Redevelopment Policy. This form of redevelopment is an opportunity to introduce more affordable housing and is consistent with population projections over the next 20 to 30 years.

Financial Impact

None.

Conclusion

Four rezoning applications have been received along No. 1 Road to rezone 6 single family lots which would result in the creation of 12 small lots.

Lot Size Policy 5452 will need to be amended in order that the applications in the 9,000 block be supported.

Staff have heard from a number of residents in the area, however, there did not seem to be a consensus in terms of support or concern over the proposed changes. Indications from property owners along No. 1 Road are that there will continue to be interest for similar redevelopment opportunities.

Overall, staff is supportive of the applications as they are consistent with the Arterial Road Redevelopment Policy and the impacts are minimal.

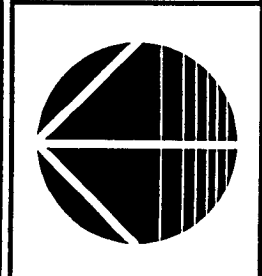
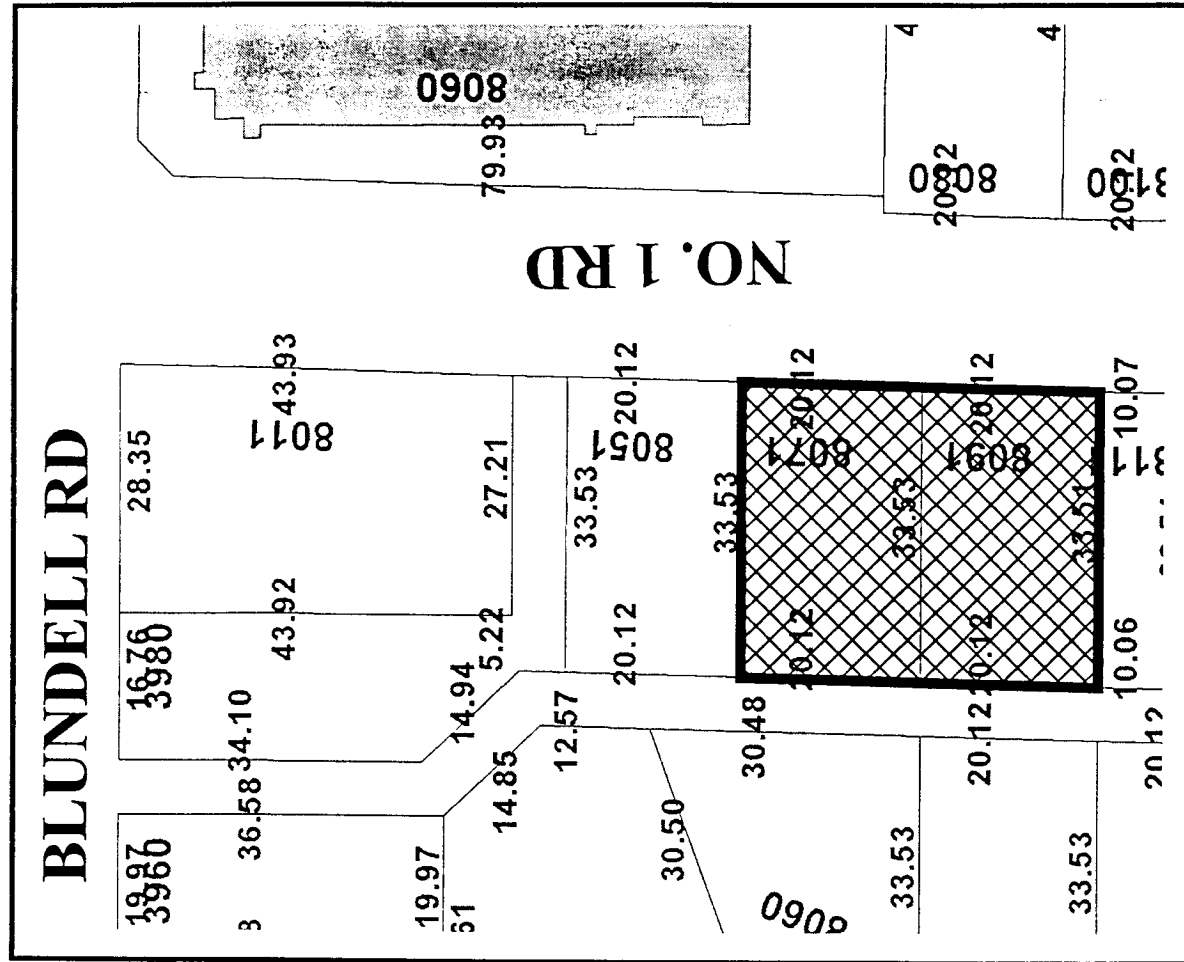
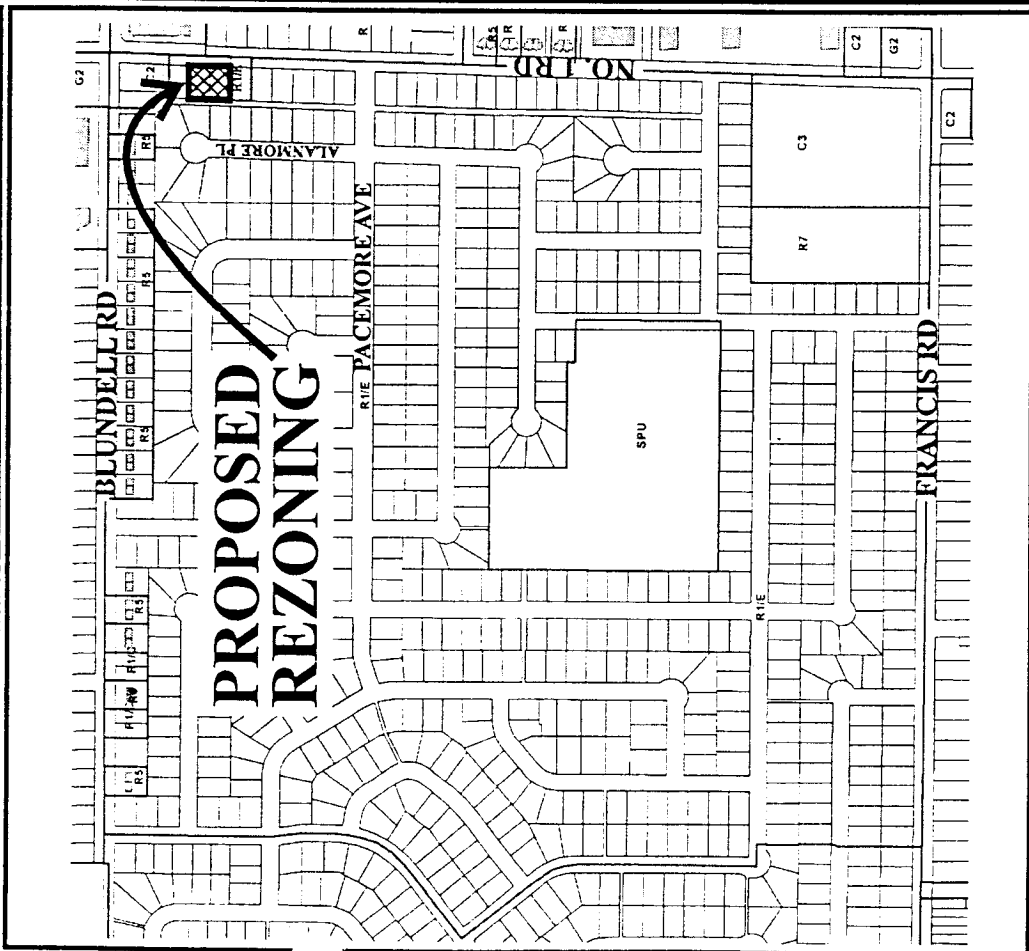
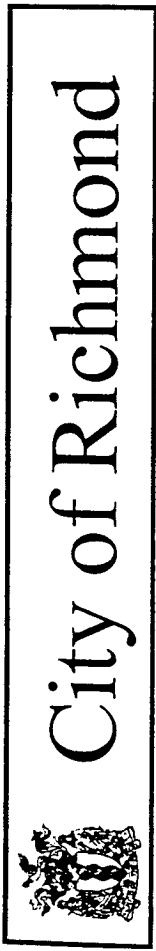


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

There are development requirements to be dealt with prior to final adoption, specifically:

- for 8091 / 8071 No. 1 Road and 8151 No.1 Road applicants will be required to pay Neighbourhood Improvement Fees for future lane improvements for the full lane frontage at the current rates (for roll curb and gutter, post top street lighting, lane construction & storm sewer) at time of rezoning.
- for 9291 / 9311 No.1 Road the applicants will be required at time of rezoning to enter into a standard Servicing Agreement to design and construct laneworks to upgrade the lane to Osmond Avenue. Works required include, but are not limited to, new lane base and asphalt, roll curb and gutter on both sides, post top street lighting and storm sewer.



RZ 02-203799

Original Date: 05/01/02

Revision Date:

Note: Dimensions are in METRES

ENTIRE

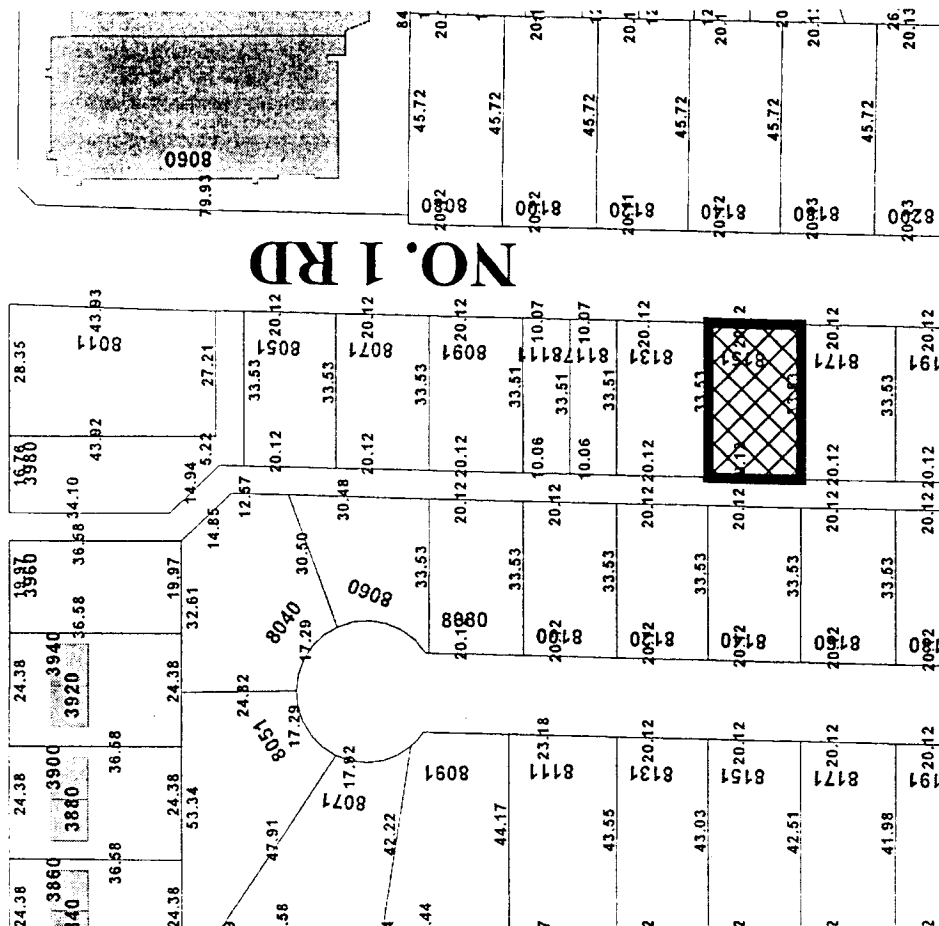
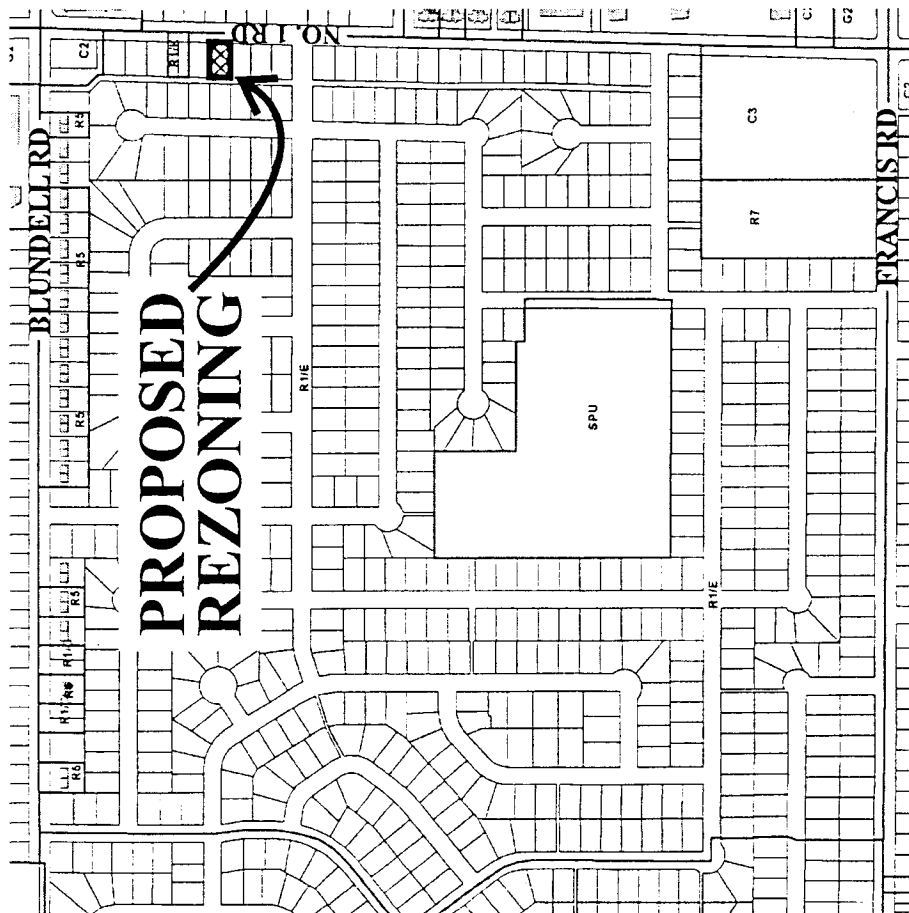


Original Date: 04/09/02

Revision Date:

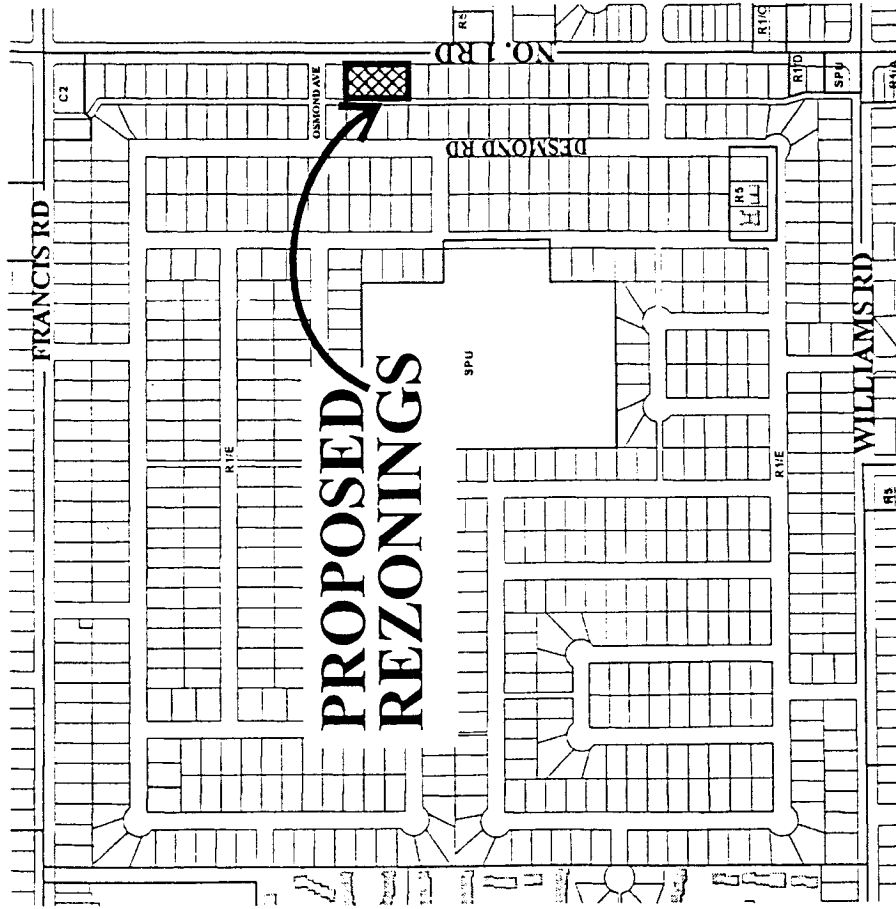
Note: Dimensions are in METRES

BRITN





City of Richmond



**PROPOSED
REZONINGS**

NO. 1 RD

DESMOND RD

SPU

R1E

R1S

R1C

R1D

R1H

R1J

R1K

R1L

R1M

R1N

R1O

R1P

R1Q

R1R

R1S

R1T

R1U

R1V

R1W

R1X

R1Y

R1Z

R2A

R2B

R2C

R2D

R2E

R2F

R2G

R2H

R2I

R2J

R2K

R2L

R2M

R2N

R2O

R2P

R2Q

R2R

R2S

R2T

R2U

R2V

R2W

R2X

R2Y

R2Z

R3A

R3B

R3C

R3D

R3E

R3F

R3G

R3H

R3I

R3J

R3K

R3L

R3M

R3N

R3O

R3P

R3Q

R3R

R3S

R3T

R3U

R3V

R3W

R3X

R3Y

R3Z

R4A

R4B

R4C

R4D

R4E

R4F

R4G

R4H

R4I

R4J

R4K

R4L

R4M

R4N

R4O

R4P

R4Q

R4R

R4S

R4T

R4U

R4V

R4W

R4X

R4Y

R4Z

R5A

R5B

R5C

R5D

R5E

R5F

R5G

R5H

R5I

R5J

R5K

R5L

R5M

R5N

R5O

R5P

R5Q

R5R

R5S

R5T

R5U

R5V

R5W

R5X

R5Y

R5Z

R6A

R6B

R6C

R6D

R6E

R6F

R6G

R6H

R6I

R6J

R6K

R6L

R6M

R6N

R6O

R6P

R6Q

R6R

R6S

R6T

R6U

R6V

R6W

R6X

R6Y

R6Z

R7A

R7B

R7C

R7D

R7E

R7F

R7G

R7H

R7I

R7J

R7K

R7L

R7M

R7N

R7O

R7P

R7Q

R7R

R7S

R7T

R7U

R7V

R7W

R7X

R7Y

R7Z

R8A

R8B

R8C

R8D

R8E

R8F

R8G

R8H

R8I

R8J

R8K

R8L

R8M

R8N

R8O

R8P

R8Q

R8R

R8S

R8T

R8U

R8V

R8W

R8X

R8Y

R8Z

R9A

R9B

R9C

R9D

R9E

R9F

R9G

R9H

R9I

R9J

R9K

R9L

R9M

R9N

R9O

R9P

R9Q

R9R

R9S

R9T

R9U

R9V

R9W

R9X

R9Y

R9Z

R10A

R10B

R10C

R10D

R10E

R10F

R10G

R10H

R10I

R10J

R10K

R10L

R10M

R10N

R10O

R10P

R10Q

R10R

R10S

R10T

R10U

R10V

R10W

R10X

R10Y

R10Z

R11A

R11B

R11C

R11D

R11E

R11F

R11G

R11H

R11I

R11J

R11K

R11L

R11M

R11N

R11O

R11P

R11Q

R11R

R11S

R11T

R11U

R11V

R11W

R11X

R11Y

R11Z

R12A

R12B

R12C

R12D

R12E

R12F

R12G

</



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: January 18, 1993

POLICY 5452

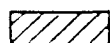
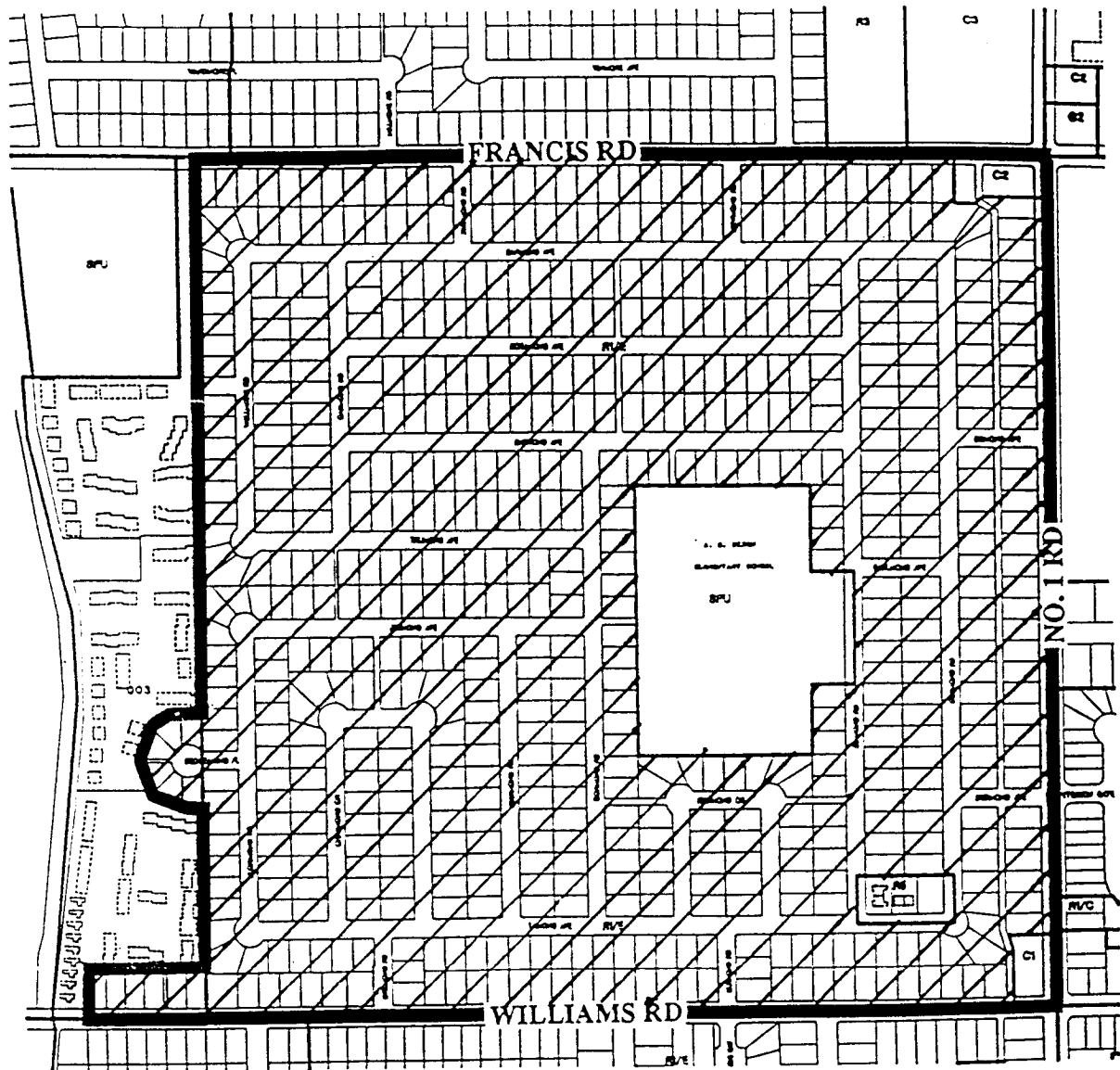
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-4-7

POLICY 5452:

The following policy establishes lot sizes in Section 27-4-7, in the area bounded by Williams Road, Francis Road, No. 1 Road and the Edgewater Park townhouse development:

That properties within the area bounded by Williams Road, Francis Road, No. 1 Road and the Edgewater Park townhouse development (in a portion of Section 27-4-7, more specifically shown on accompanying plan), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, and that this policy 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.



SUBDIVISION PERMITTED AS PER R1/E.

305



POLICY 5452
SECTION 27, 4-7

DATE
14/12/92



DRAFT

City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council:

POLICY 5452

Area Boundary Amended: *

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-4-7

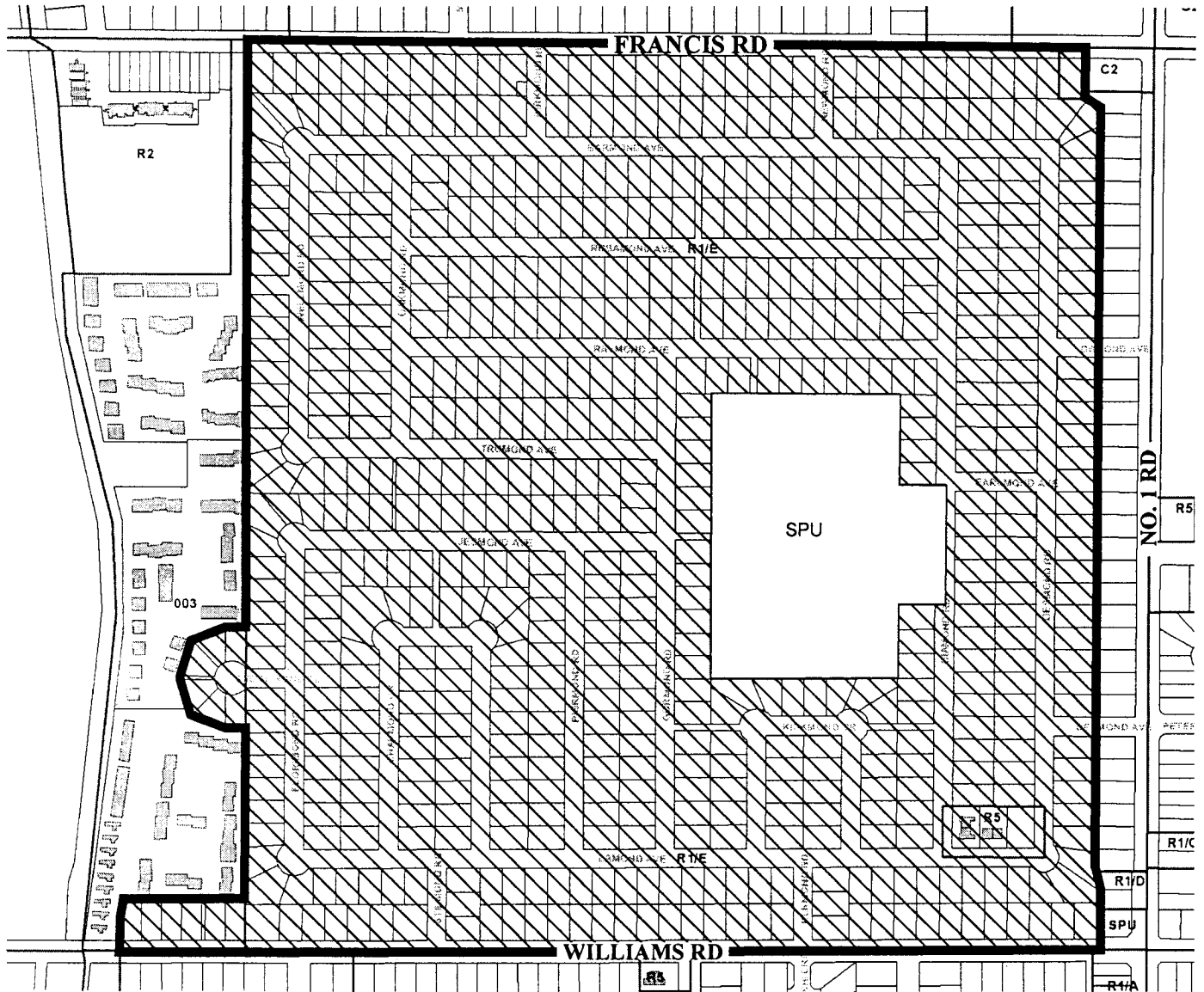
POLICY 5452:

The following policy establishes lot sizes in Section 27-4-7, in the area bounded by **Williams Road, Francis Road, No. 1 Road and the Edgewater Park townhouse development:**

That properties within the area generally bounded by Williams Road, Francis Road, No. 1 Road and the Edgewater Park townhouse development (in a portion of Section 27-4-7, more specifically shown on accompanying plan), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, and that this policy 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.

* Original Adoption Date in Effect

DRAFT



Subdivision Permitted as Per R1/E



Proposed Revised Policy 5452 Section 27, 4-7

Original Date: 05/28/02

Revision 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

April 30, 2002

Urban Development Division
 Fax: (604) 276-4177

File: RZ 02-203799
 RZ 02-204025

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5452

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

An application to rezone 9331 No. 1 Road and a second application to rezone 9311 and 9291 No. 1 Road to permit subdivision of each lot into two single family, R1/K size lots (minimum average width of 32.8 feet) has been received by the City of Richmond (**Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5452 (**Attachment 2**) that was adopted by Council in 1993 which permits R1/E size lots (minimum average width of 59 feet) for the area.

New Approach

Last year Council approved 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 encourages more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

For areas with existing Single Family Lot Size Policies, this new approach means that:

- where the Policy has been in place for over five years, all single family residential rezoning applications along arterials will be evaluated on their own merits; and
- Council will also determine whether or not to exempt all the properties along the blockface from the existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. the rezoning applications at 9331, 9311 and 9291 No. 1 Road can be considered independently from the existing Lot Size Policy 5452 and will be reviewed on their own merits; and

2. it is proposed that the lots along the west side of the 9,000 block of No. 1 Road that are served by lanes be exempt from the existing Lot Size Policy No 5452 (**Attachment 3**) in order that various sizes of single family lots can be considered for redevelopment.

You should note that this does not imply that staff and/or Council automatically support the proposed rezonings 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 5452 and the proposed rezonings 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 276-4212.

Yours truly,



Jenny Beran, MCIP
Planner

JMB:cas

May 15/02


Jenny Beran, MCIP
Planner
Urban Development Division
City Richmond,
6911 No. 3 Road, B.C. V6Y 2C1

Re: Your letter of April 30.02 and Change to the Single Family Lot Size Policy
5452

Dear Jenny Beran,

This is to register an objection to the changes you have outlined. Also, to the Official Community Plan, encouragement for more intensive residential development. The high density is placing considerable pressure on the existing street accommodation for travel. The already approved town houses etc., will add further to the traffic problems and general reduce the liveability of the area. We should be accorded the same protection as those areas of other like Terra Nova.

Yours Sincerely,



Robert J. Marcus
3231 Williams Rd.,
Richmond, B.C. V7E 1H8



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7385 (RZ 02-203799)
8071 and 8091 No.1 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 K (R1/K)**.

P.I.D. 010-336-419

Lot 4 Section 21 and 22 Block 4 North Range 7 West New Westminster District Plan 18098

P.I.D. 003-510-921

Lot 5 Section 22 Block 4 North Range 7 West New Westminster District Plan 18098

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7385"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7386 (RZ 02-202900)
8151 No.1 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 K (R1/K)**.

P.I.D. 004-184-475

Lot 8 Section 22 Block 4 North Range 7 West New Westminster District Plan 18098

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7386”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

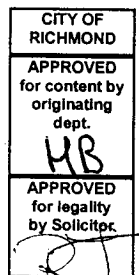
THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

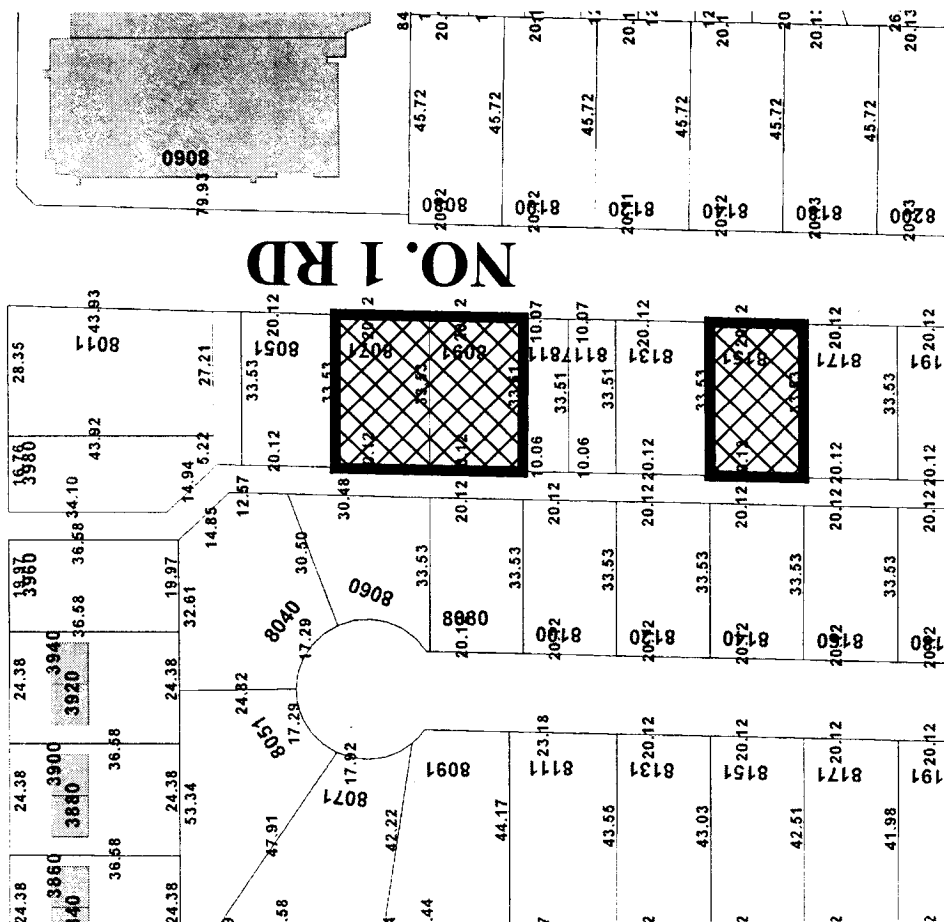
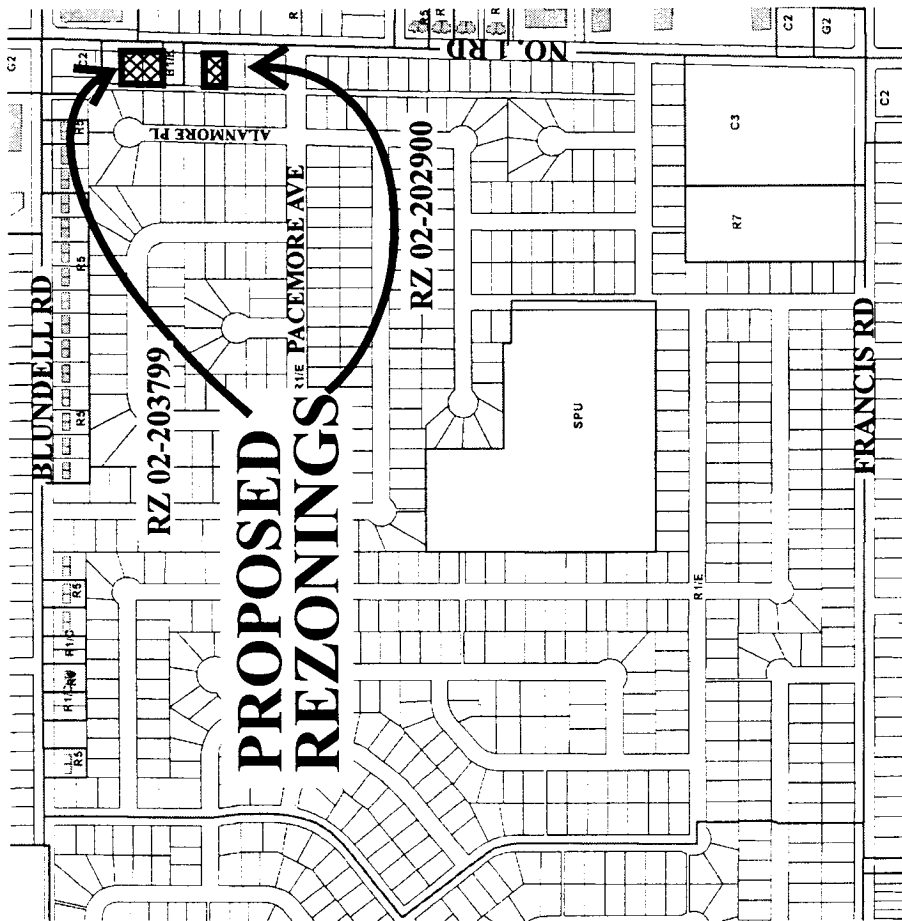
MAYOR

CITY CLERK





Note: Dimensions are in METRES





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7384 (RZ 02-203891)
9331 No.1 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 K (R1/K)**.

P.I.D. 003-557-766

Lot 13 Block 8 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUN 24 2002

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7387 (RZ 02-204025)
9291 and 9311 No.1 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 K (R1/K)**.

P.I.D. 004-206-177

Lot 15 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

P.I.D. 000-910-902

Lot 14 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7387”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

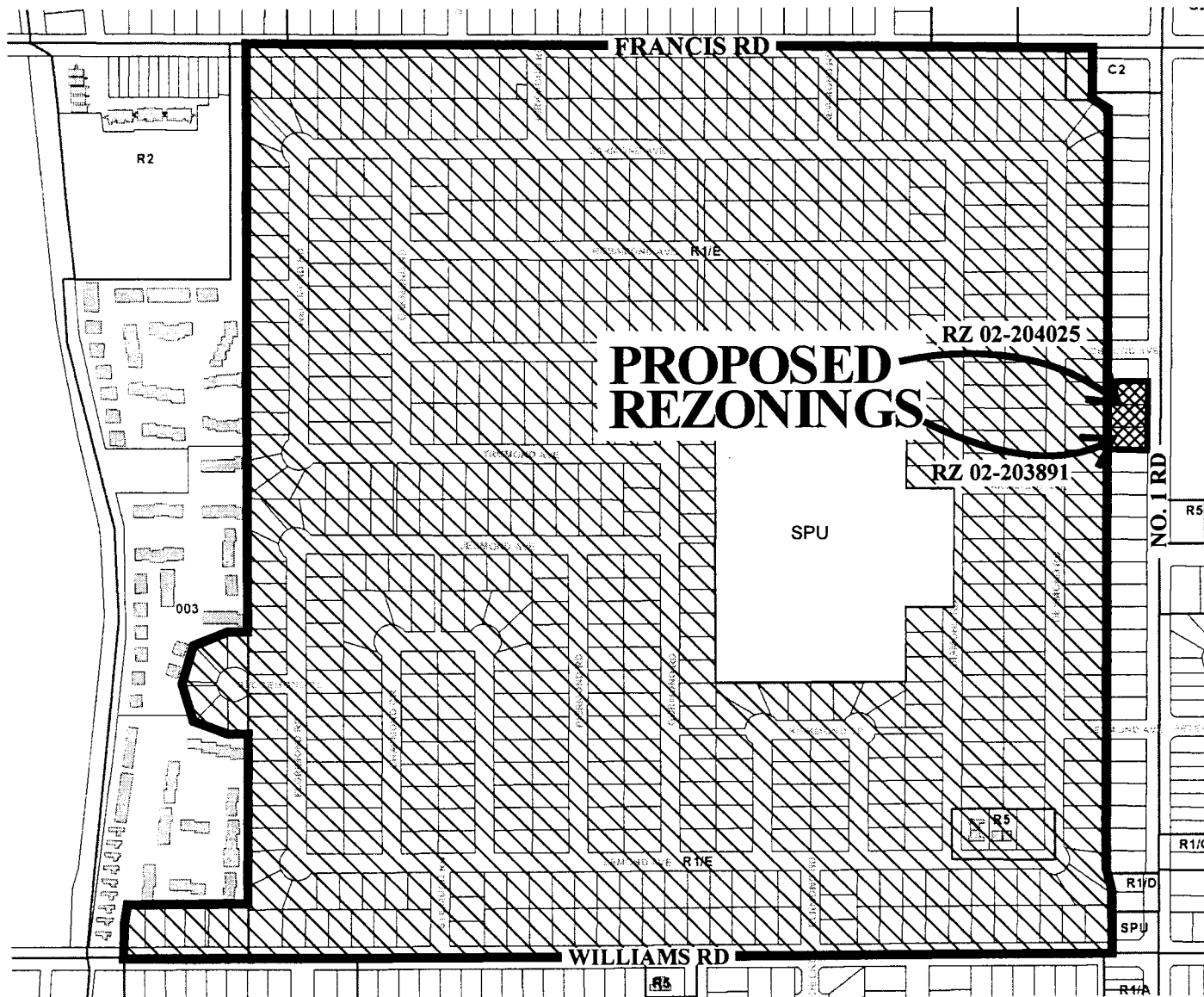
OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK



 Subdivision Permitted as Per R1/E



Proposed Revised Policy 5452 Section 27, 4-7

Original Date: 06/28/02

Revision Date:

Note: Dimensions are in METRES