



To: Mayor and Council
From: Joe Erceg
Manager, Development Applications
Date: July 8, 2003
File: DV 03-230499
Re: **Public Hearing for 11911 Third Avenue and 3540 Broadway Street**
(DV 03-230499)

At the June 9, 2003 Council Meeting, the above mentioned application was referred to Public Hearing and Council requested that staff provide the following information:

1. Comments on the City's Lot Orientation Policy and background of that Policy

On October 16, 1995, Council approved Amendment Bylaw No. 6527, an amendment to the Zoning & Development Bylaw No. 5300 (see Attachment 1), which requires that any new lot created in the Steveston Townsite should front east-west roadways, except for lots along Fourth Avenue and a few other exceptions, in order to continue the traditional north-south lot orientation. On July 15, 1996, Council also approved an Amendment Bylaw No. 6646 (see Attachment 2) which regulates front and side yard setbacks in the Steveston Townsite which reinforces the north-south orientation of lots.

These bylaw amendments were drafted in consultation with Steveston residents interested in preserving the traditional north-south orientation and uniform building setbacks. While an objective of the amendments was to reduce the number of Development Variance Permit applications, it was noted in the staff report that accompanied Amendment Bylaw No. 6646 that *"There may, however, be cases where the new regulations may be regarded as unduly onerous and the possibility of an occasional development variance permit application to remedy a perceived hardship cannot be entirely discounted"*.

While the above bylaws regulate the north-south orientation of the lots, it is noted that they do not regulate the location of the fronts of houses for corner lots. Many of the newer homes built on corner lots have their front doors facing the long side of the lot (i.e. the side yard).

2. The orientation of the front doors of the houses in the immediate neighbourhood of the subject property, as well as the dwelling located at 11291 Sixth Avenue

This information is shown in Attachment 3.

3. A map of the Steveston Townsite, showing: (i) the road end homes which are left; and (ii) those which are on Fourth Avenue

Attachment 4 shows that four (4) road end sites remain; there are no road end sites on Fourth Avenue.

4. Information on the impact which approval of the Development Variance Permit application could have on the Steveston area

Staff do not believe that approval of this variance will have a significant impact on the immediate neighbourhood. Staff support the applicant's plan to preserve the existing house which has some "heritage" characteristics. The proposed reconfiguration of the two (2) existing lots is infill development in nature and would allow a new home to be built without loss of an existing structure. The applicant has advised that the new house on the south half of the subject site will be designed in a heritage style and has obtained the support of the immediate residential neighbours.

There is a commercial use immediately south of the subject site which staff do not believe will be significantly impacted by the proposed lot reconfiguration.

Some concern was expressed at the Development Permit Panel Meeting that this application could create a precedent for other variance applications. However, a review of material associated with the Amending Bylaw No. 6646 suggests that the occasional variance application was anticipated.

5. Information on the number of: (i) side yards of homes which abut back yards, and (ii) back yards which touch adjacent back yards

Attachment 5 contains the following information:

- (i) Side yards of homes which abut back yards – 24
- (ii) Back yards which touch adjacent back yards – 59

6. Information on the number of lots in the Steveston area which could be subdivided

Attachment 4 shows that the number of lots with subdivision potential is 77.



Joe Erceg
Manager, Development Applications

JDK:blg

CITY OF RICHMOND

BYLAW NO. 6527

**RICHMOND ZONING AND DEVELOPMENT BYLAW NO. 5300
AMENDMENT BYLAW NO. 6527 (A1004 V8)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 604.10 thereof the following:

"604.10 Steveston Townsite Area

Subject to the provisions of Section 605 of this Bylaw, new parcels which may be created for single-family residential purposes in Section 3 Block 3 North Range 7 West New Westminster District shall have their frontages, as defined in Section 104 of this Bylaw, on one of the following roads:

Steveston Highway, Hunt Street, Regent Street, Pleasant Street, Georgia Street, Garry Street, Richmond Street, Broadway Street or Chatham Street;

PROVIDED THAT the provisions of this Section shall not apply to any of the following properties:

All lots abutting 4th Avenue between Steveston Highway and Chatham Street; and

P.I.D. 003-334-830
Lot 167 Section 3 Block 3 North Range 7 West New Westminster District
Plan 63506

P.I.D. 003-334-775
Lot 166 Section 3 Block 3 North Range 7 West New Westminster District
Plan 63506

P.I.D. 003-505-871
Lot 148 Section 3 Block 3 North Range 7 West New Westminster District
Plan 48203

P.I.D. 000-615-633
Lot 163 Section 3 Block 3 North Range 7 West New Westminster District
Plan 68054

P.I.D. 003-597-806
Lot 135 Section 3 Block 3 North Range 7 West New Westminster District
Plan 44368

P.I.D. 004-461-550
Lot 111 Section 3 Block 3 North Range 7 West New Westminster District
Plan 36948

P.I.D. 006-926-100
Lot 106 Section 3 Block 3 North Range 7 West New Westminster District
Plan 33846

P.I.D. 000-638-781
South Half of Block 56 Except: Part Subdivided by Plan 18478, Section 3
Block 3 North Range 7 West New Westminster District Plan 249."

P.I.D. 003-674-207
Lot 5 Block 62 Section 3 Block 3 North Range 7 West New Westminster District
Plan 16407

P.I.D. 017-626-412
Parcel "A" (Bylaw Plan LMP2430) Block 62 Section 3 Block 3 North Range 7
West New Westminster District Plan 249

P.I.D. 004-505-662
Lot 6 Except: Part Subdivided on Plan LMP2519, Block 62 Section 3 Block 3
North Range 7 West New Westminster District Plan 16407

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw No. 5300, Amendment Bylaw No. 6527".

READ A FIRST TIME ON:

A PUBLIC HEARING WAS HELD ON:

READ A SECOND TIME ON:

SEP 11 1995

OCT 16 1995

OCT 16 1995



ATTACHMENT 1 (2 OF 3)

READ A THIRD TIME ON:

OCT 16 1995

ADOPTED ON:

OCT 16 1995

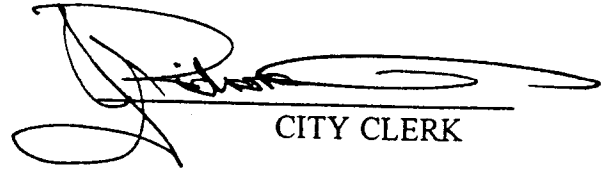
G.C. HALSEY-BRANDT

MAYOR

J. RICHARD MCKENNA

CITY CLERK

Certified a true and correct copy of Bylaw
No. 6527 of the City of Richmond.


CITY CLERK

ATTACHMENT 1 (3 of 3)

CITY OF RICHMOND

BYLAW NO. 6646

RICHMOND ZONING AND DEVELOPMENT BYLAW NO. 5300
AMENDMENT BYLAW NO. 6646 (REZ 96-100)
THE R1 RESIDENTIAL PART OF THE STEVESTON TOWNSITE

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300 is amended by adding after Section 202.4.01 thereof the following:
 ".01A Notwithstanding the limitations imposed above, the minimum front yard setback in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1, Section 202.4.05."
2. Richmond Zoning and Development Bylaw No. 5300 is amended by adding after Section 202.4.02 thereof the following:
 ".02A Notwithstanding the limitations imposed above, the minimum side yard setback from a public road in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1, Section 202.4.05."
3. Richmond Zoning and Development Bylaw No. 5300 is amended by adding as Section 202.4.05 the affixed Diagram 1 entitled "Schedule A attached to and forming part of Bylaw No. 6646".
4. This Bylaw may be cited as "Richmond Zoning and Development Bylaw No. 5300, Amendment Bylaw No. 6646".



READ A FIRST TIME ON:

JUN 24 1996

A PUBLIC HEARING WAS HELD ON:

JUL 15 1996

READ A SECOND TIME ON:

JUL 15 1996

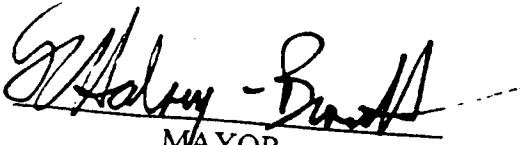
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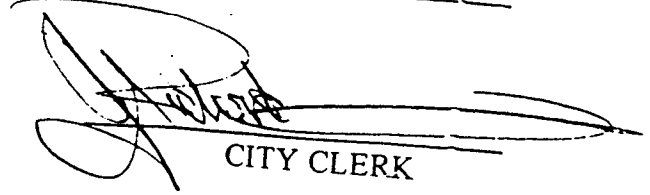
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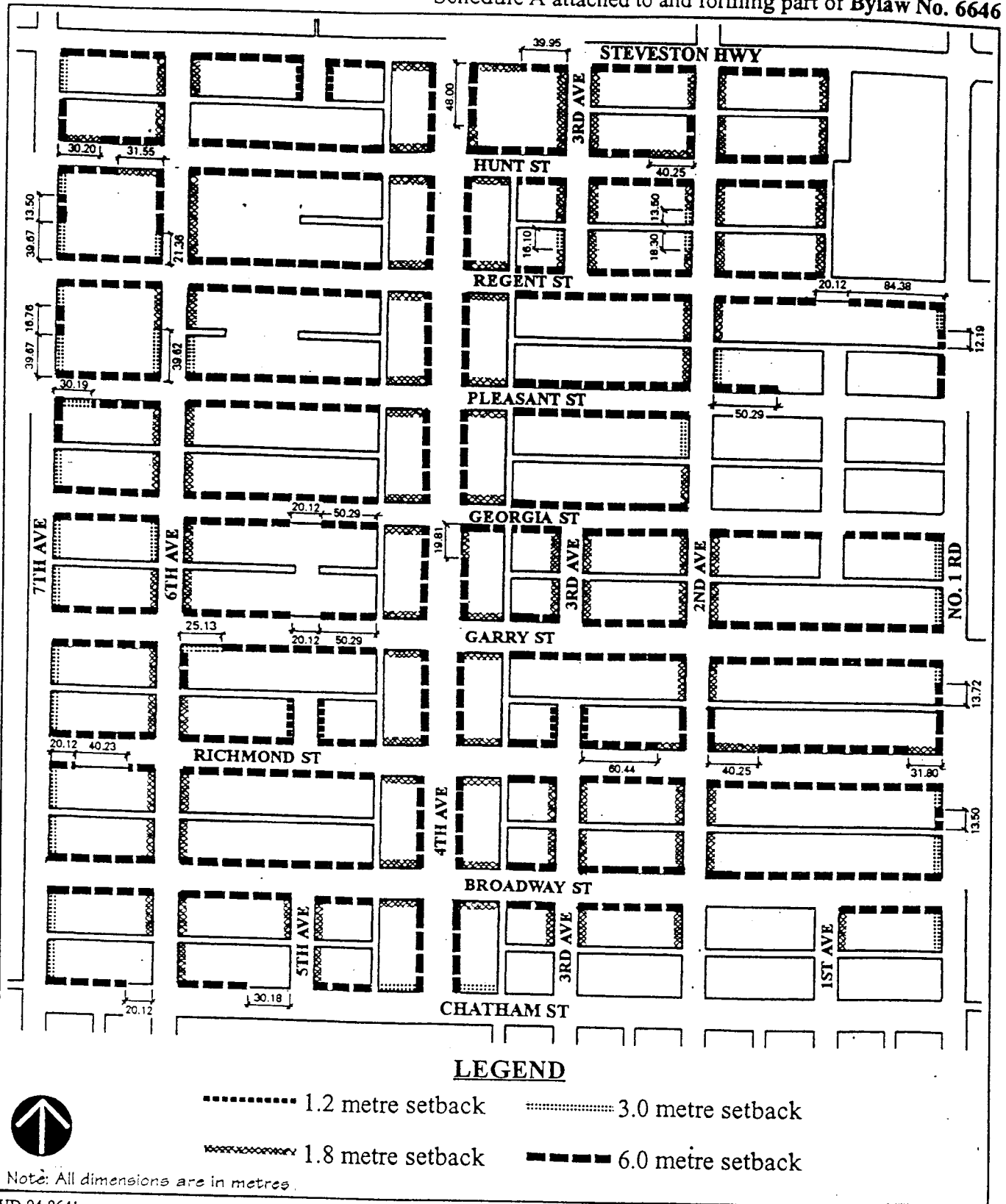
ATTACHMENT 2 (1 of 3)

ADOPTED ON:

JUL 15 1996

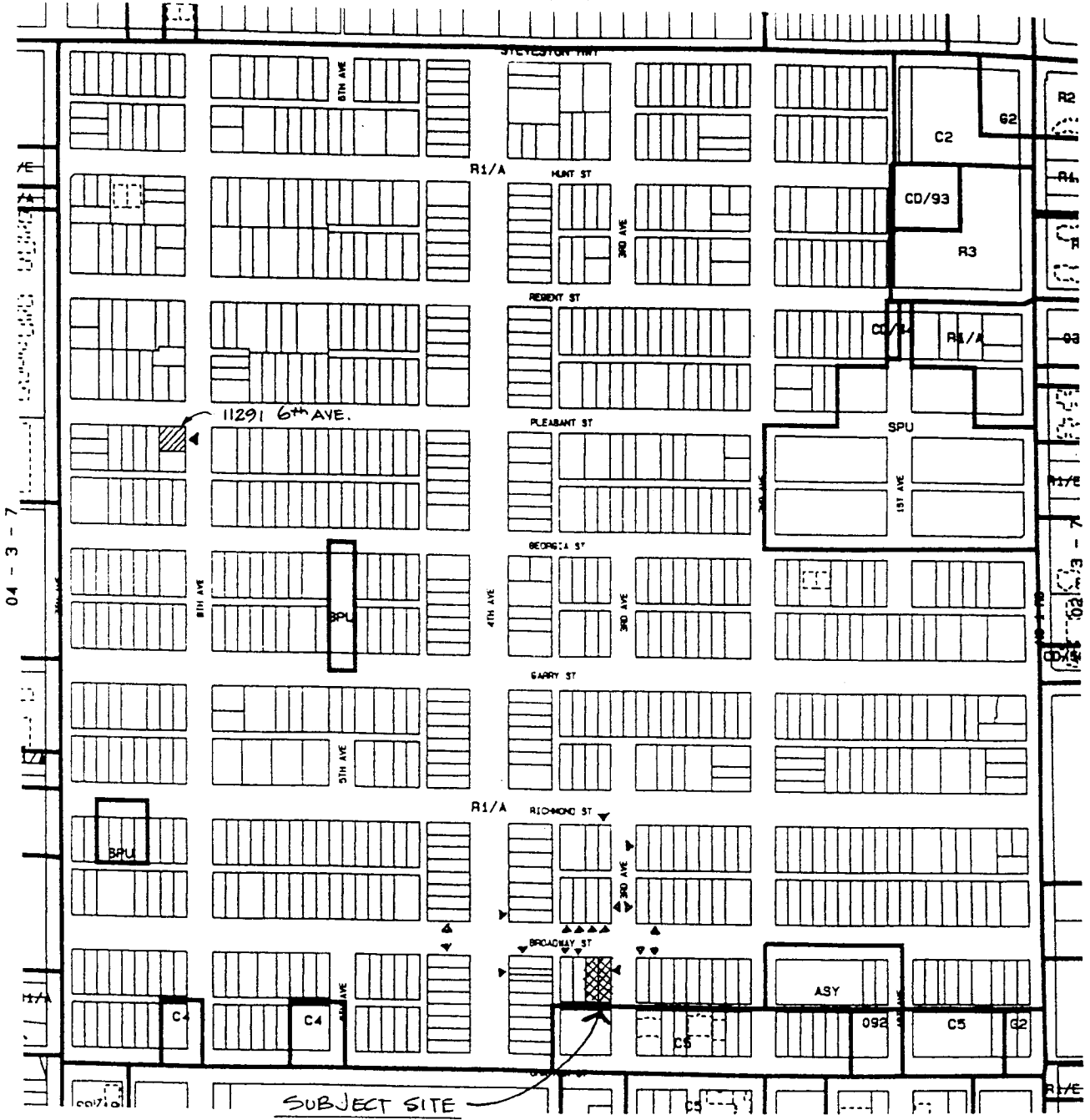

MAYOR


CITY CLERK



UD.04.9641

34 - 4 - 7



04 - 3 - 7

10 - 3 - 7

LEGEND : ▲ - ORIENTATION OF FRONT DOORS OF NEIGHBOURING HOMES TO SUBJECT PROPERTY

NOTE: THIS ZONING INFORMATION SHEET FORMS PART OF A CONSOLIDATION OF THE ZONING MAP OF RICHMOND AS AMENDED TO THE DATE SHOWN IN THE TITLE BOX ON THE RIGHT. THIS IS NOT A LEGAL DOCUMENT, AND IS PUBLISHED FOR INFORMATION AND CONVENIENCE PURPOSES ONLY.

Compiled by Planning
courtesy of Public Works





ZONING SEC. 03, 3 - 7

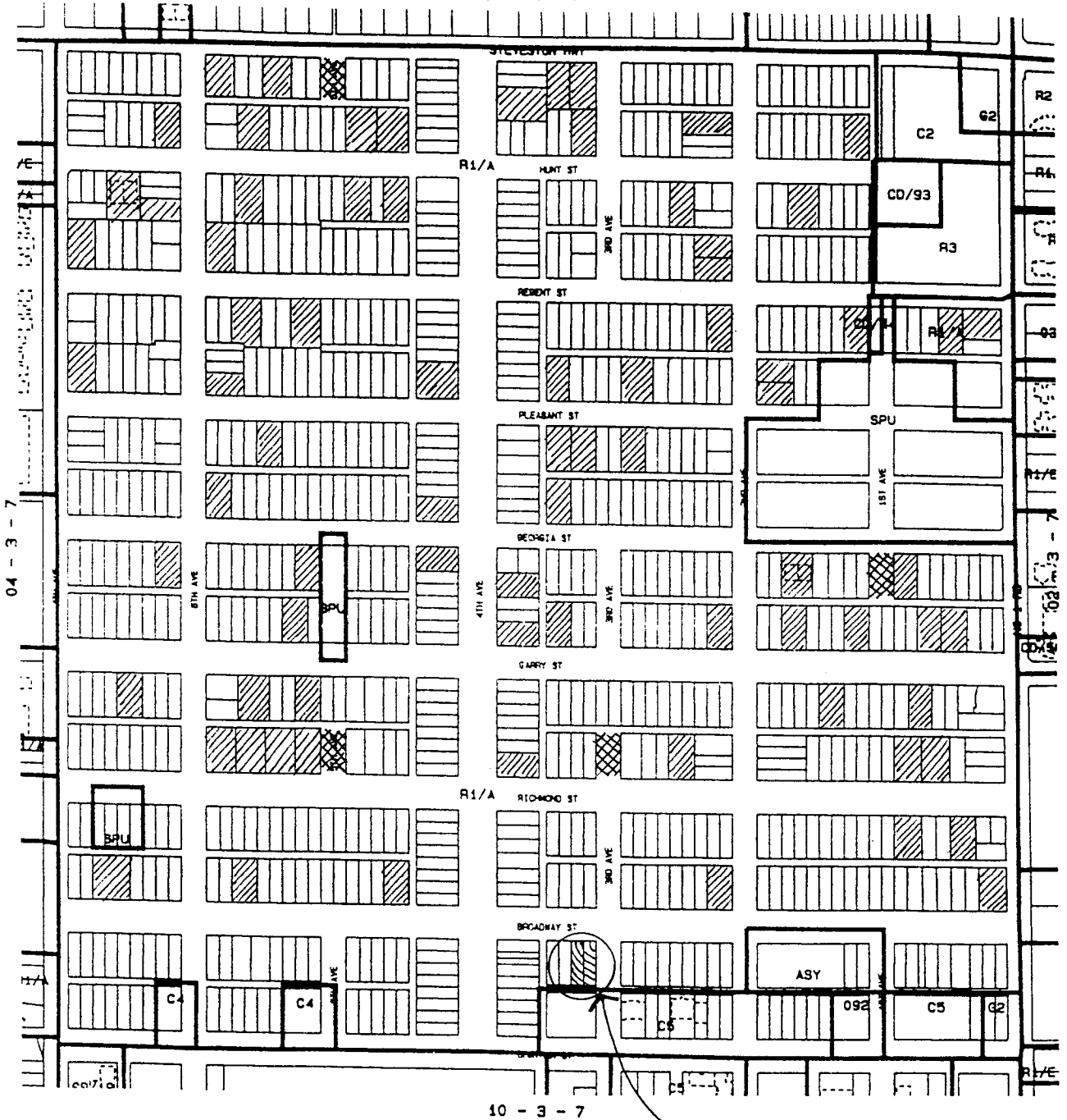
SCALE: 1 : 5000
 DATE: 10/12/99
 APPROVAL: *AC*

ATTACHMENT 3

LEGEND -

-  LOTS WITH SUBDIVISION POTENTIAL (77)
-  UNDEVELOPED ROAD ENDS (4)

34 - 4 - 7



SUBJECT SITE

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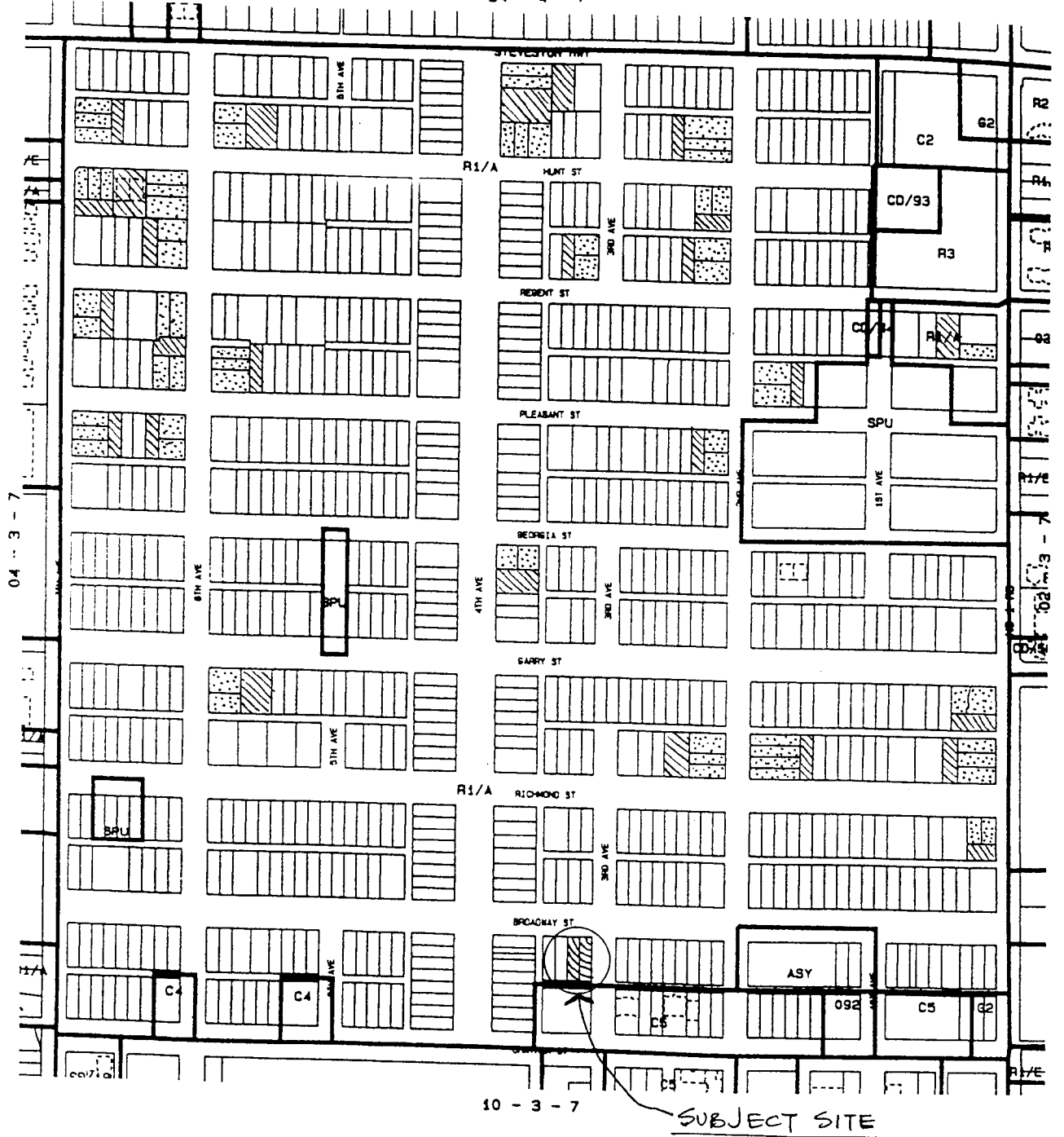
ZONING SEC. 03, 3 - 7

SCALE:
1 : 5000
DATE:
10/12/99
APPROVAL:
[Signature]

ATTACHMENT 4

LEGEND -  HOMES WITH SIDE YARDS WHICH ABUT BACK YARDS (24)
 HOMES WITH BACK YARDS WHICH ABUT SIDE YARDS (59)

34 - 4 - 7



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ZONING SEC. 03, 3 - 7

SCALE: 1" = 5000
 DATE: 10/12/99
 APPROVAL: *[Signature]*

ATTACHMENT 5