



City of Richmond
Urban Development Division

Report to Committee

To Council - June 23, 2003

To Planning - June 17, 2003

To: Planning Committee

Date: May 27, 2003

From: Joe Erceg
Manager, Development Applications

RZ 03-232003

File 8060-20-7532

Re: APPLICATION BY HENRY KOLKMAN FOR REZONING AT 5451 WALTON ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)

Staff Recommendation

That Bylaw No. 7532 for the rezoning of 5451 Walton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Henry Kolkman has applied to the City of Richmond for permission to rezone 5451 Walton Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the subdivision of two single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Gerben and Marlene Dykstra	To be determined
Applicant	Henry Kolkman	No change
Site Size	855 m ² (9203 ft ²)	427.5 m ² (4602 ft ²)
Land Uses	Large lot single family	Small lot single family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Surrounding Development

This is a single family neighbourhood with a range of lot sizes. The Thompson Community Centre is located at the south end of Lynas Lane where it meets Granville Avenue. Walton Road does not connect through to Lynas Lane and is therefore a relatively quiet road at this western end. Many of the homes along Lynas Lane are newer large homes.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5419 (**Attachment 2**) which was adopted in 1989 and reviewed again last year, permits subdivision of lots to an R1/B lot size which is 12m or 39.4 feet wide minimum. The subject lot is 25.53m wide and therefore has sufficient width to accommodate two R1/B size lots. Only one other lot on Walton Road has sufficient width to subdivide to R1/B.

Staff Comments

Engineering

There are no engineering requirements for the rezoning application. With the future subdivision the developer is to pay a Neighbourhood Improvement Charge (NIC) for road widening, curb and gutter, trees, street lighting, storm sewer and sidewalk.

Policy Planning

The majority of the lots and homes along Walton Road are larger, therefore, the lots that would result from the subdivision of the subject site will be smaller than most of the surrounding lots, however, there are some smaller lots at the eastern end closer to No.2 Road.

A covenant is required to hire an acoustical consultant with respect to airport noise abatement.

Analysis

The subject proposal is consistent with the Lot Size Policy for the area which will permit seven of the 220 lots in the policy area to subdivide to R1/B. Therefore, while the subdivision of the subject lot will result in a lot that is smaller than those around it, it is consistent with the policy that has been in place in this neighbourhood for over a decade.

Financial Impact

None.

Conclusion

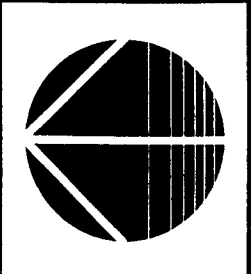
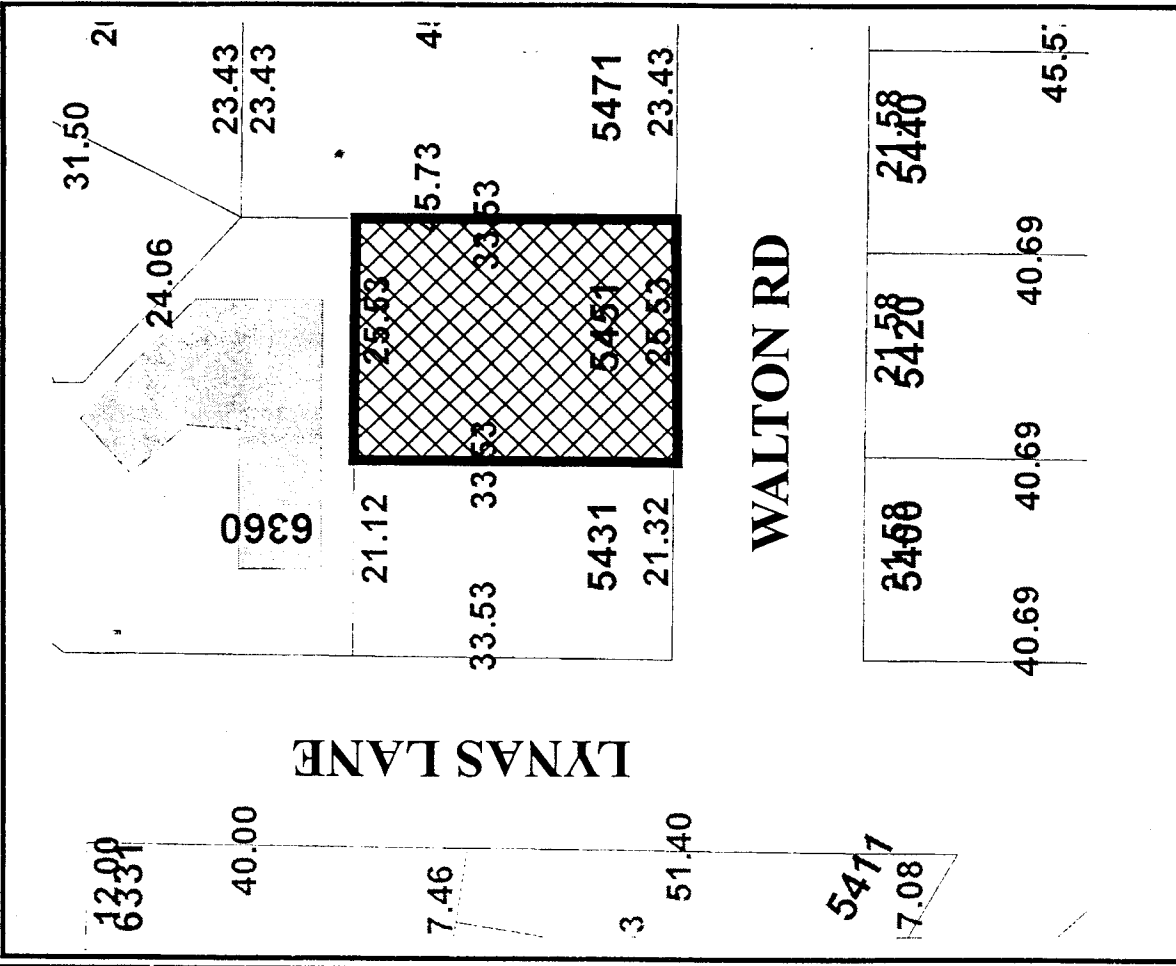
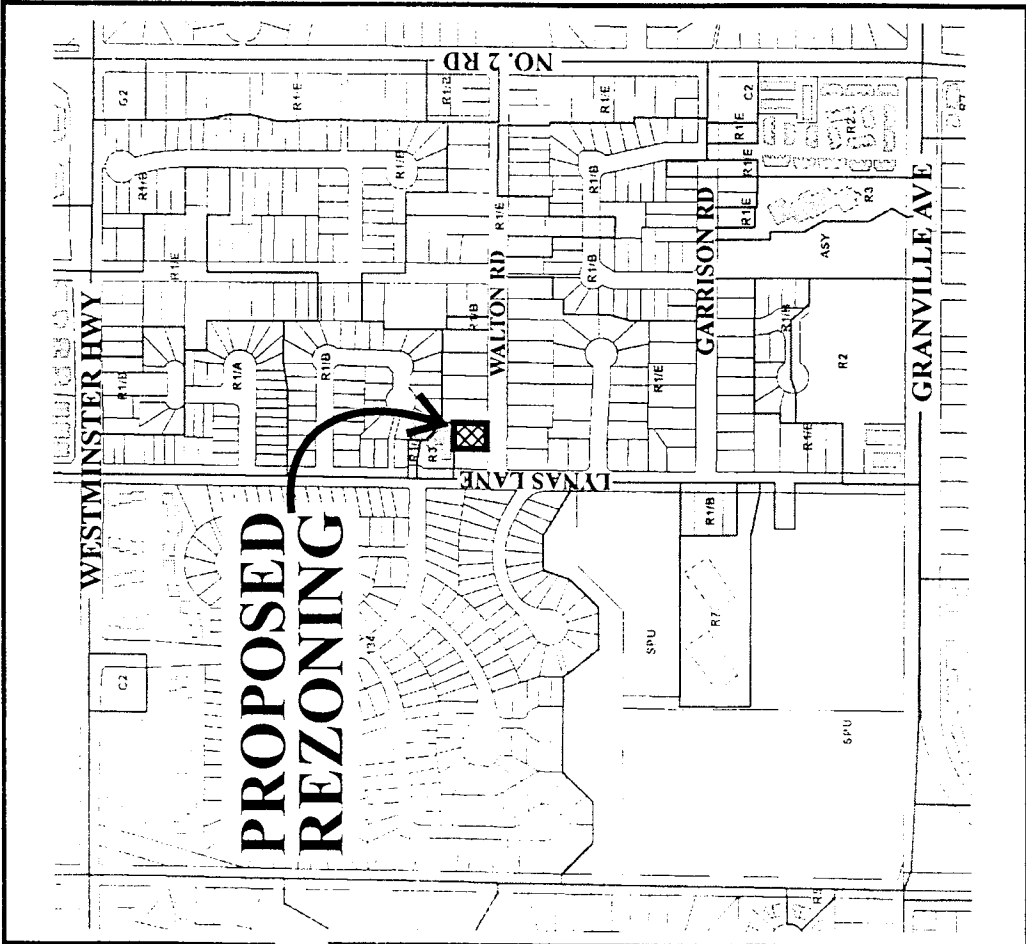
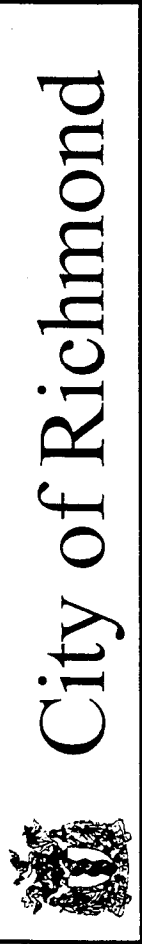
The subject application is to subdivide 5451 Walton Road into two smaller lots. This is a straightforward application which is supported by the Lot Size Policy for the neighbourhood therefore staff are supportive of the application.



Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

Prior to final adoption of the rezoning bylaw, the developer shall register a covenant ensuring that an acoustical professional is retained to determine and implement noise mitigation measures.



RZ 03-232003

Original Date: 04/02/03
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

Policy Manual

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Adopted by Council: November 27, 1989

POLICY 5419

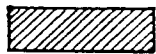
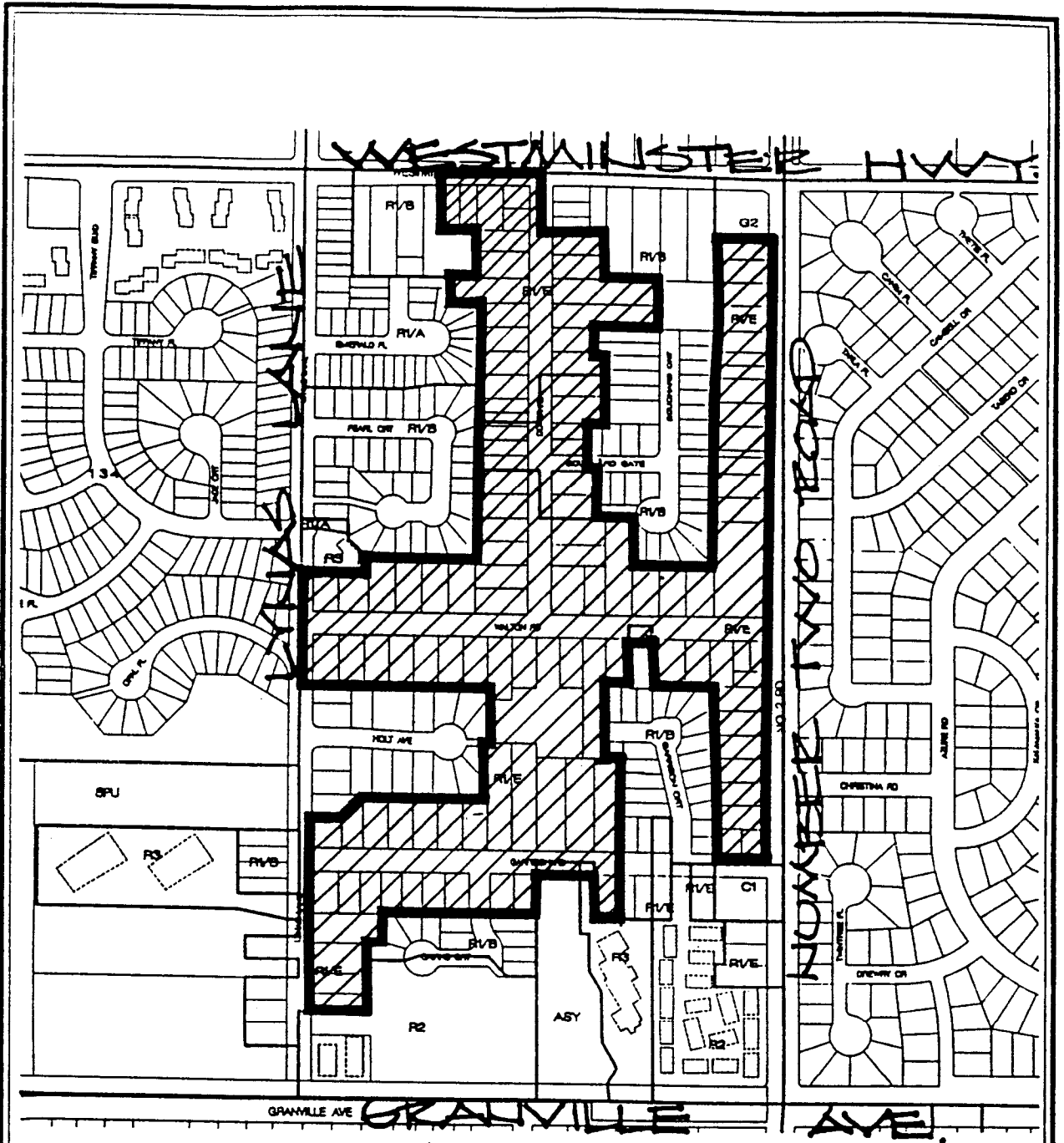
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 12-4-7

POLICY 5419:

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, provided any new lots with frontage on No. 2 Road or Westminster Highway be accessed via a lane or internal road; if a lane or internal road access is not feasible for arterial road lots, then these lots will be restricted to Single-Family Housing District (R1/E), and that this policy, as shown on the accompanying plan, be used to determine the disposition of future 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
 R/VB PROVIDED LOTS ON NO. 2 RD.
 & WESTMINSTER HWY. HAVE ACCESS TO
 A LAKE OR INTERNAL ROAD



POLICY 5419
SECTION 12,4-7

DATE
 02/17/89



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7532 (RZ 03-232003)
5451 WALTON 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 B (R1/B)**.

P.I.D. 006-845-509

Lot 72 Section 12 Block 4 North Range 7 West New Westminster District Plan 33371

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7532”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 23 2003

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

MAYOR

CITY CLERK