



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: July 24, 2003
File: RZ 03-234409
Re: **APPLICATION BY JUAN & PATRICIA MIGUEZ FOR REZONING AT 6051/6071 COMSTOCK ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

Staff Recommendation

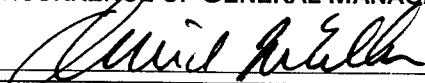
That Lot Size Policy 5433, adopted by Council in February 1990, be forwarded to Public Hearing with the amendment to exclude those properties fronting No. 2 Road and Granville Avenue as shown on Attachment 5 to the report dated July 14th, 2003 from the Manager, Development Applications.

That Bylaw No. 7558, for the rezoning of 6051/6071 Comstock Road from "Two-Family Housing District (R5)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.



Joe Erceg
Manager, Development Applications

JE:jmb
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> 

Staff Report

Origin

Juan and Patricia Miguez have applied to the City of Richmond for permission to rezone 6051/6071 Comstock Road (**Attachment 1**) from Two-Family Housing District (R5) to Single-Family Housing District (R1 – 0.6) in order to subdivide it into three single-family residential lots with a lane (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Juan & Patricia Miguez	To be determined
Site Size	1114 m ² (11,991 ft ²)	two lots 271 m ² (2917 ft ²), one lot 349 m ² (3760 ft ²) + lane dedication
Land Uses	One two-family dwelling	Three single-family dwellings accessed by a new lane
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	Remove from Policy area
Zoning	R5	R1 – 0.6

Surrounding Development

The subject lot sits at the corner of No. 2 Road and Comstock Road. There is a mixture of single family, assembly and townhouse uses across the street. Comstock is a mix of older and newer single family homes. There are older single family homes to the north of the subject lot along No. 2 Road.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5433 (**Attachment 3**), which was adopted by Council in 1990, permits subdivision to an R1/B lot size. It is proposed that this policy be amended to remove the lots that front No. 2 Road and Granville Avenue in order to permit them to redevelop in conjunction with the Arterial Road Redevelopment and Lane Policies. Letters were sent to the properties within the Policy Area (**Attachment 4**) recommending that the Policy be amended as shown on **Attachment 5**.

Arterial Road Redevelopment Policy

The Arterial Road Policy supports redevelopment for a range of uses along Richmond's major roads in conjunction with lane development. The subject proposal is consistent with the policy.

Lane Policy

Redevelopment along Arterial Roads requires access to be obtained from rear lanes. Therefore, a 6m road dedication is required at the rear of subject property and the construction of the lane will be a requirement of the future subdivision of the site. As this site is located on a corner, the lane will provide access for the rest of the block.

Staff CommentsPolicy Planning

Much of the subject neighbourhood has redeveloped over the past decade or so and a lane system was begun, however, the current Lot Size Policy does not permit the subdivision of the remaining lots along Granville Avenue. With the proposed change to remove the lots along Granville Avenue from the Policy, subdivision of these lots and the lane development can continue.

As the lot is at a corner, the lane would be constructed now and will provide a lane access for the rest of the block when it redevelops. The only unfortunate aspect is that the eastern edge of the subject lot does not line up with the rear edge of the lots to the north and therefore the lane will have a sharp turn to the east.

Development Applications

Prior to final adoption of the rezoning, the developer is to dedicate:

1. 6m lane along the entire East property line; and
2. 4m x 4m corner cut at Comstock and No. 2 Road.

With the future subdivision, the developer is to enter into our standard Servicing Agreement to design and construct the lane to current City standards, including, but not limited to, storm sewer, roll curb and gutter on both sides and post top street lighting.

The Comstock Road frontage was completed in 1986 to then current standard, however, a row of street trees should be planted behind the existing sidewalk and this is to be included in the Servicing Agreement. There is no need for any improvements to No. 2 Road.

Although three lots are proposed, only one Development Cost Charge will be assessed as this is currently a duplex.

Analysis

Staff is supportive of the proposal for a number of reasons.

Firstly, while a change in the current Lot Size Policy is required, the proposal is consistent with the Arterial and Lane policies and the removal of lots along No. 2 Road and Granville Avenue from the Policy area will facilitate lane development. Eventually the lane system provided behind the subject lot will connect from the subject site around the corner along Granville Avenue where a lane has already begun to be developed.

Secondly, the three small lots that are proposed meet the minimums required in the R1 – 0.6 zone which, except for the permitted density, are modelled on the R1/A zone as shown on the following chart:

	R1/A	R1 - 0.6	Proposed
Minimum Lot Area	270 m ² (2,906.35 ft ²)	270 m ² (2,906.35 ft ²)	2 lots 271 m ² (2,920 ft ²) and corner lot 349 m ² (3,760 ft ²)
Minimum Lot Width	9 m (29.527 ft) + 2 m for corner lot	9 m (29.527 ft) + 2 m for corner lot	2 lots 11.1 m (36.5 ft) + corner lot 14.3 m (47 ft)
Minimum Lot Depth	24 m (78.74 ft)	24 m (78.74 ft)	24.38 m (80 ft)
Density	0.55 FAR	0.6 FAR	0.6 FAR

Finally, there are five other R1/A lots 500 feet to the south of the subject lot along No. 2 Road that are also serviced by a lane.

Financial Impact

None.

Conclusion

The proposal is to subdivide the lot on the corner of No. 2 Road and Comstock Road into three lots and provide a back lane. The Lot Size Policy is also proposed to be amended to facilitate the subdivision and lane creation along No. 2 Road and Granville Avenue where a lane has already begun.

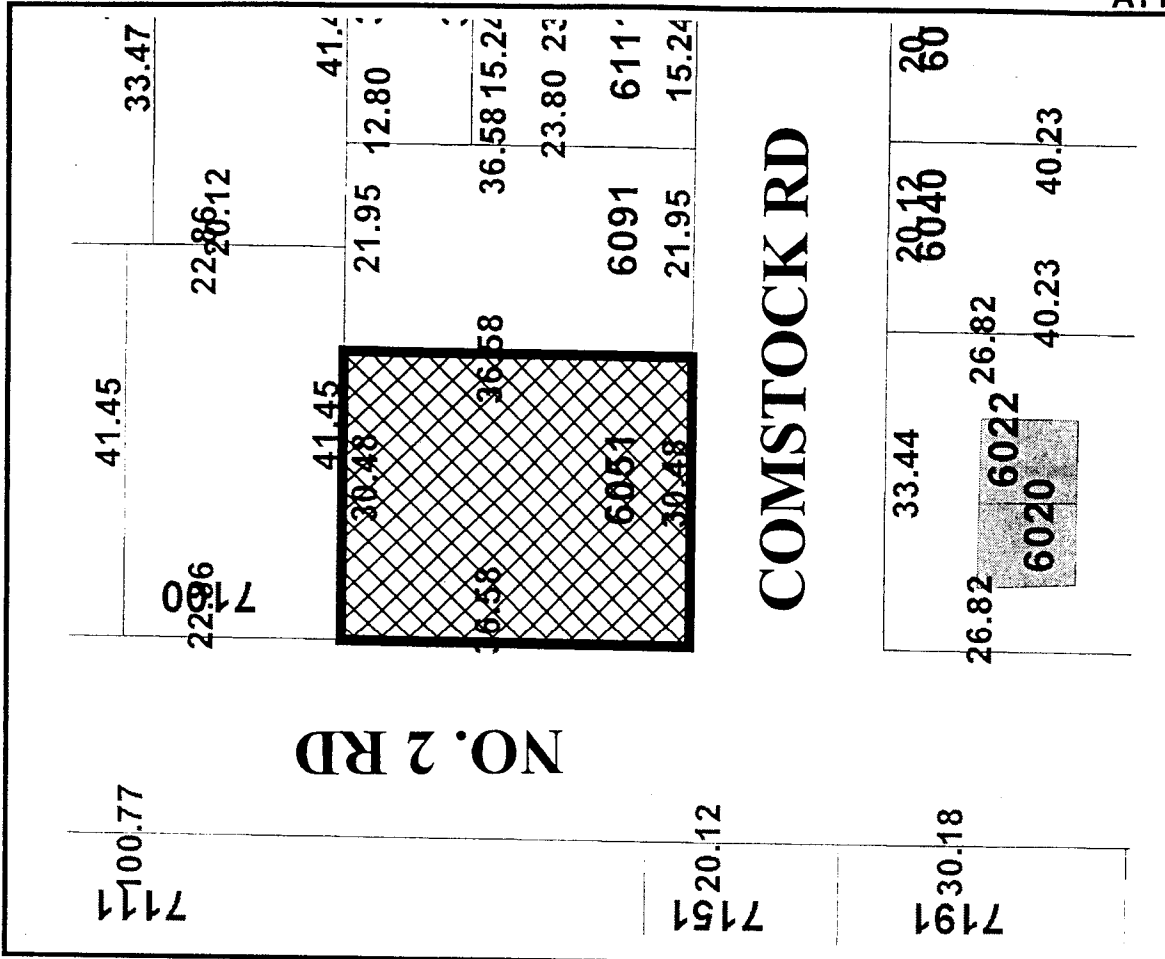
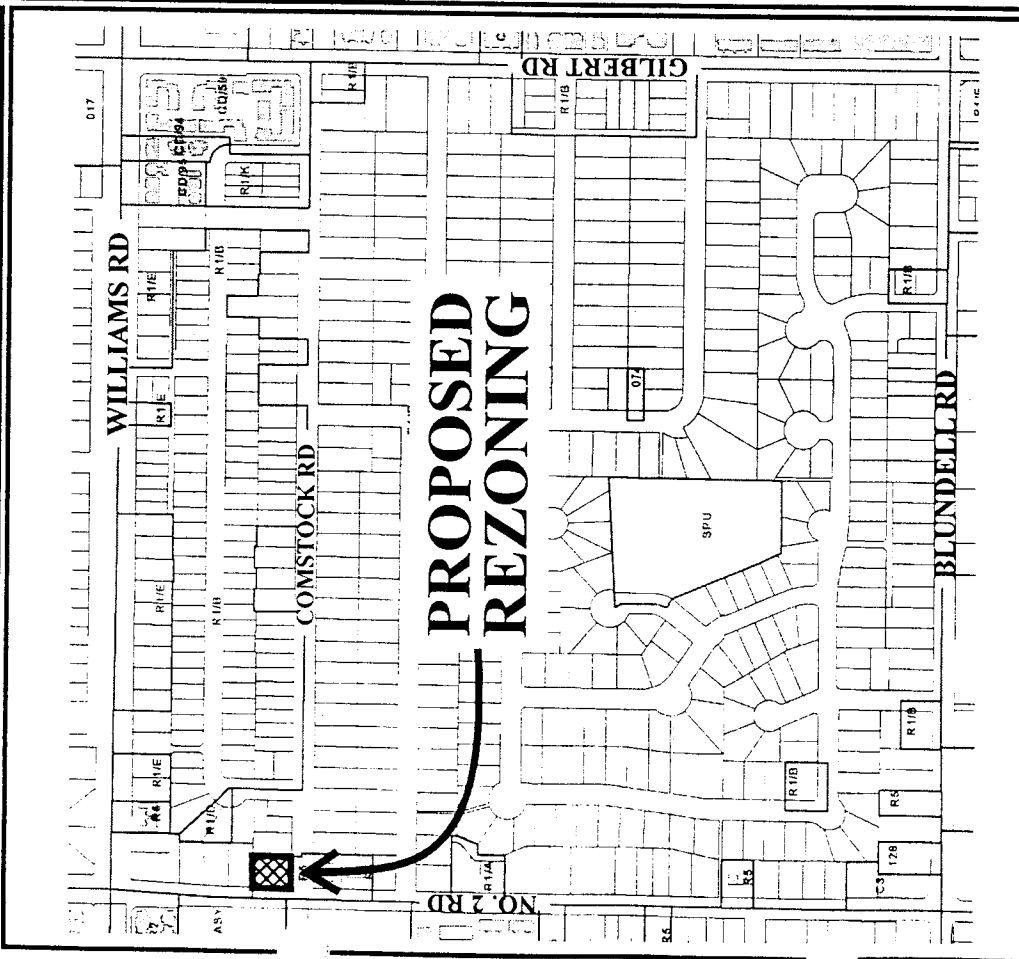
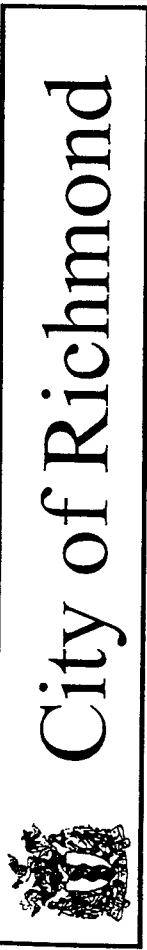
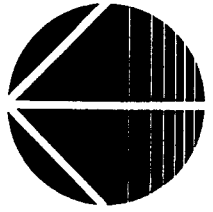


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

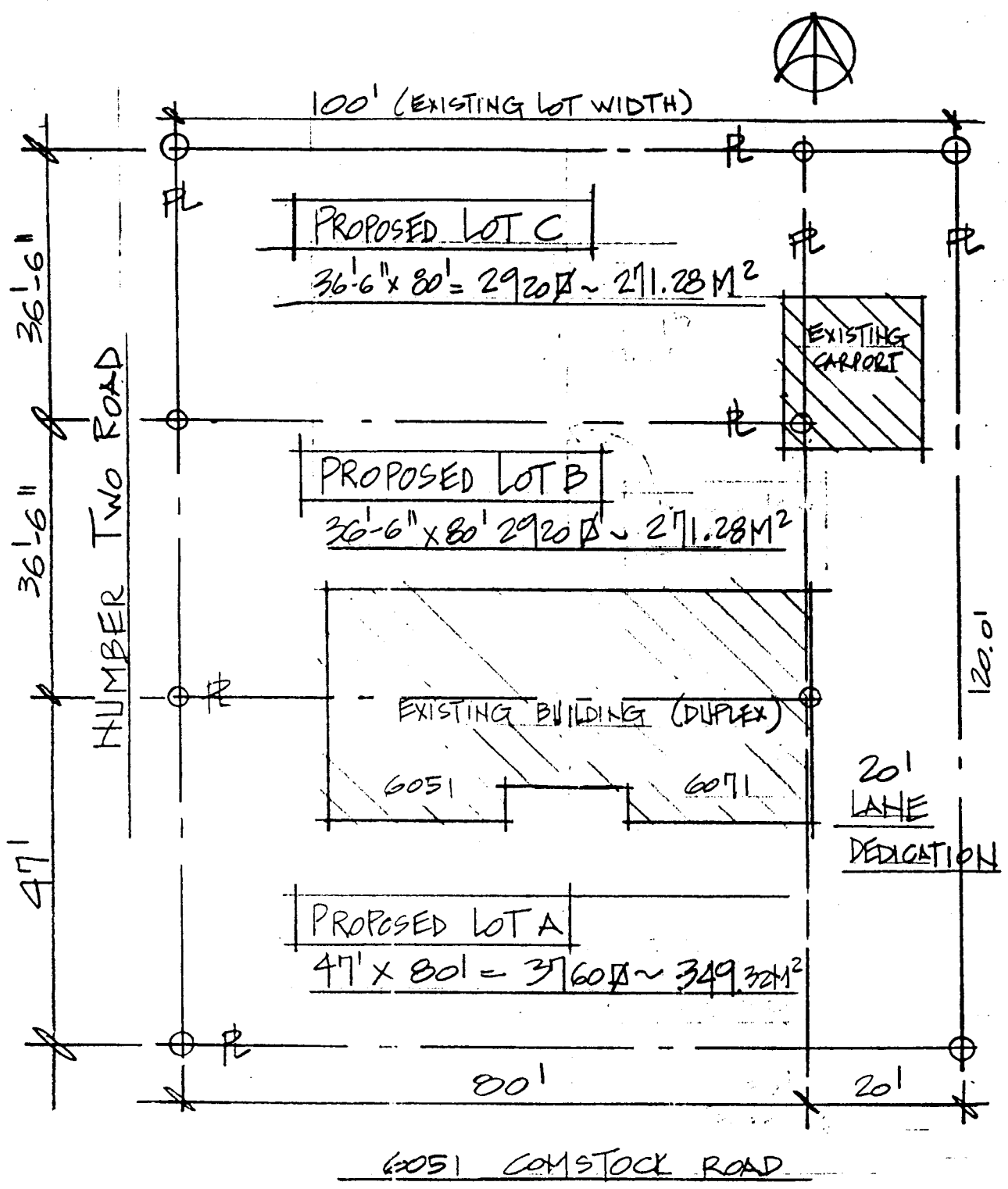
Prior to final adoption of the rezoning, the developer is to dedicate:

1. 6m lane along the entire East property line; and
2. 4m x 4m corner cut at Comstock and No 2 Road.

RZ 03-234409

Original Date: 05/27/03
Revision Date:
Note: Dimensions are in METRES



EXISTING ZONING: R5
 APPLYING TO REZONE TO: R1-0.6
 TO CREATE 3 SINGLE FAMILY LOTS



City of Richmond

Policy Manual

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Adopted by Council: February 19, 1990
 Amended by Council: June 17, 1996

POLICY 5433

File Ref: 4045-00

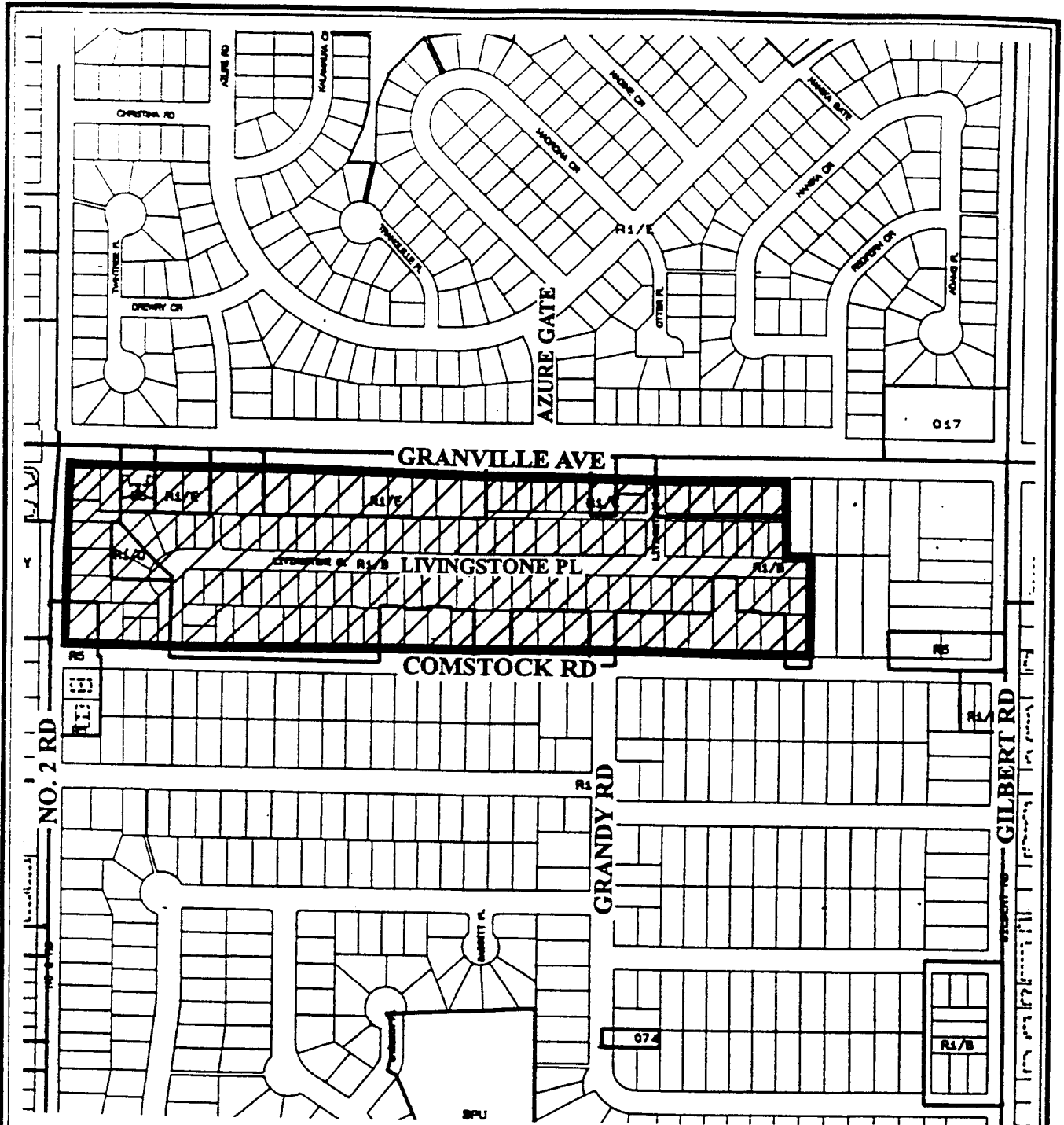
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6**POLICY 5433:**


The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by Granville Avenue, No. 2 Road, Comstock Road and the West property lines of 6600 Granville Avenue and 6671 Comstock Road:

That properties within the area bounded by Granville Avenue, No. 2 Road, Comstock Road, and the West property lines of 6600 Granville Avenue and 6671 Comstock Road (in a portion of Section 18-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 with the following provisions:

- (a) If there is no lane or internal road access, then properties along Granville Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E) Zoning and,
- (b) Ditch and watermain improvements for the north side of Comstock Road are to be established either by a Local Improvement Construction Bylaw or construction agreement with the applicants before redevelopment occurs on this road, 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 5300.



 Subdivision permitted as per R1/B except

- 1) Lots facing Granville Ave and No. 2 Rd R1/E, unless there is a lane or internal road access then R1/B.



POLICY 5433
SECTION 18, 4-6

Adopted Date: 02/19/90

Amended Date: 06/17/96



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

July 24, 2003

Urban Development Division
 Fax: (604) 276-4177

File: RZ 03-234409

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5433

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 6051 Comstock Road to permit subdivision of the lot into three 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/B size lots (minimum average width of 39 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 No. 2 Road and Granville Avenue 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 No.2 Road and Granville Avenue in order that various sizes of single family lots can be considered for redevelopment; and
2. The subject application to rezone and subdivide 6051 Comstock Road 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 5433 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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: June 17, 1996 Area Boundary Amended:	POLICY 5433
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6	

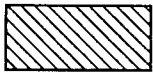
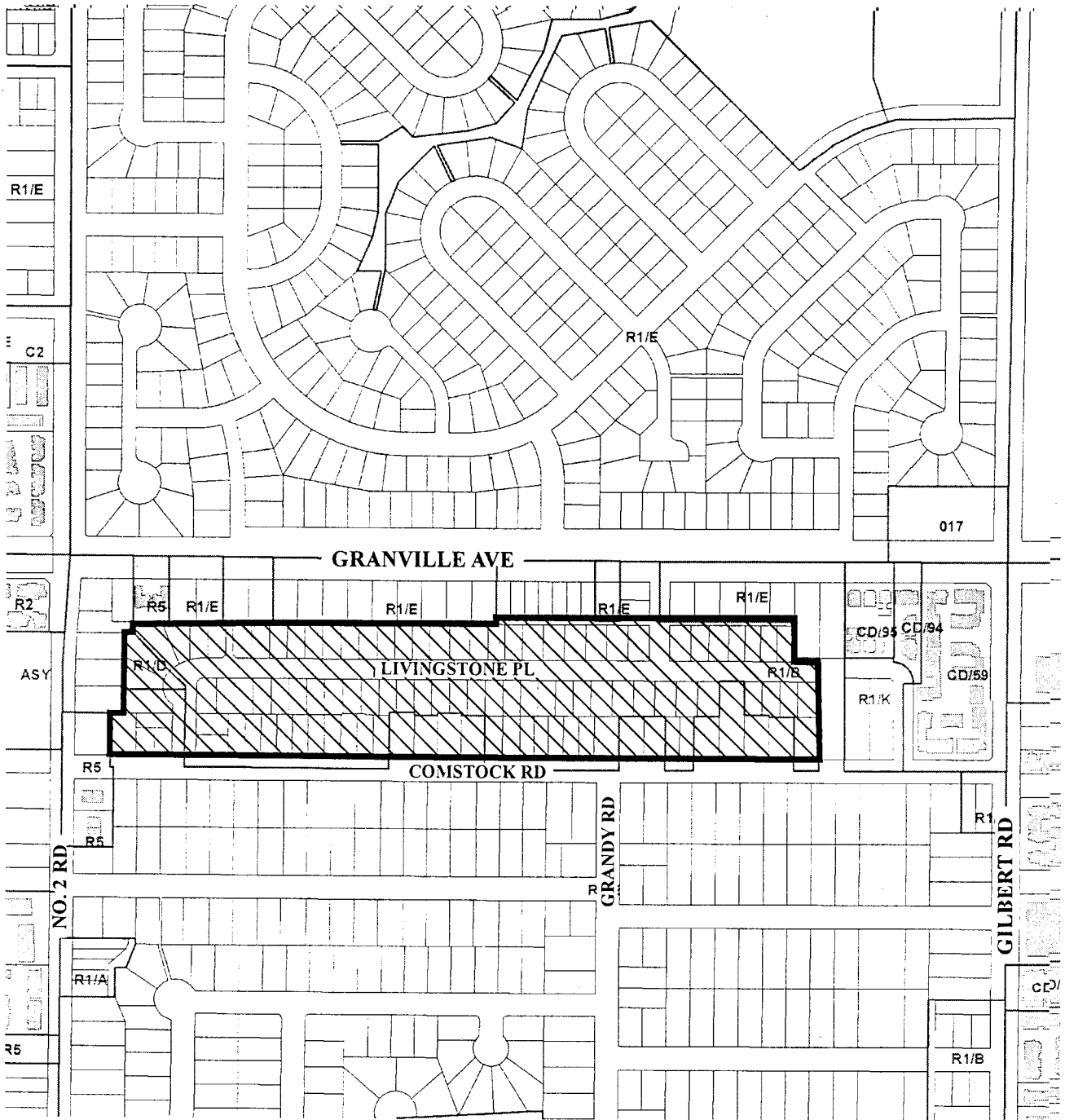
POLICY 5433:

The following policy establishes lot sizes in a portion of Section 18-4-6, within the area generally bounded by **Granville Avenue, No. 2 Road, Comstock Road and the West property lines of 6600 Granville Avenue and 6671 Comstock Road:**

That properties within the area generally bounded by Granville Avenue, No. 2 Road, Comstock Road, and the West property lines of 6600 Granville Avenue and 6671 Comstock Road (in a portion of Section 18-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 with the following provisions:

- (a) Ditch and watermain improvements for the north side of Comstock Road are to be established either by a Local Improvement Construction Bylaw or construction agreement with the applicants before redevelopment occurs on this road, 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 5300.



Subdivision permitted as per R1/B



Proposed Amended Policy 5433
Section 18-4-6

Adopted Date: 02/19/90

Amended Date: 07/17/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7558 (RZ 03-234409)
6051/6071 COMSTOCK 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 (R1 – 0.6)**.

P.I.D. 010-300-953

Lot 63 Section 18 Block 4 North Range 6 West New Westminster District Plan 17437

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7558**”.

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