



## CITY OF RICHMOND

### REPORT TO COMMITTEE

**TO:** Planning Committee  
**FROM:** Terry Crowe  
Manager, Policy Planning

**DATE:** July 25, 2001  
**FILE:** RZ 01-185672  
Section 12-4-7

**RE:** **DESIGNATION OF A STUDY AREA PURSUANT TO SECTION 702 OF THE  
ZONING AND DEVELOPMENT BYLAW 5300 LOCATED IN SECTION 12-4-7**

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#### STAFF RECOMMENDATION

1. That staff be directed to examine the establishment of a single-family lot size policy, for the designated area (shown on **Attachment 1** to the report dated July 11, 2001, from the Manager of Policy Planning) located between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in Section 12-4-7.
2. That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.

Terry Crowe  
Manager, Policy Planning

TTC:jmb  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

**STAFF REPORT****ORIGIN**

A rezoning application has been made in Section 12-4-7 to rezone 5640 Walton Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K).

**REFERENCE: LOT WIDTHS**

<b>SINGLE FAMILY R1 ZONE</b>	
<b>TYPE</b>	<b>LOT WIDTH</b>
A	9m (29.527 ft.)*
B	12m (39.370 ft.)*
C	13.5m (44.291 ft.)*
D	15m (49.213 ft.)*
E	18m (59.055 ft.)*
H	16.5m (54.134 ft.)*
K	10m (32.808 ft.)

The purpose of the rezoning is for the applicant to subdivide the lot in order to construct four new houses and to complete Garrison Court (**Attachment 3**). The application is contrary to the existing Lot Size Policy in effect since 1989 (Policy # 5419) (**Attachment 4**) which permits subdivision as per R1/B.

**FINDINGS OF FACT**

<b>ITEM</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Owner & Applicant	Westmark Developments Ltd.	No change
Site Size	one lot – 2115 m <sup>2</sup> (22,766 ft <sup>2</sup> )	four lots, road, no-build lot
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	R1/K
Zoning	R1/E	R1/K

The subject lot straddles two different neighbourhoods: the northern portion of the lot fronts Walton Road and the southern portion of the lot is part of the Garrison Court subdivision. In general, the area is a mix of older and newer homes on small and medium size lots.

**STAFF COMMENTS****Study Area Boundary**

The study area boundary, which includes approximately 274 single-family lots, is proposed to include the general neighbourhood surrounding those lots with development potential. The properties along No. 2 Road and Westminster Highway are not included as the Arterial Road Redevelopment Policy and the Lane Policy provide policy direction. There are two distinct smaller neighbourhoods within the study area which are defined by their separate vehicular access: those lots along Walton and Dover and those lots along Garrison and the southern portion of Lynas.

The lots along Emerald Place and Pearl Court are not proposed as part of the study area due to the fact that the lots are already smaller and their separate vehicular access means they function as separate neighbourhoods.

## **ANALYSIS**

### **Development Potential**

The development potential of the lots in the study area is as follows:

- Approximately 52% of the lots are small already, averaging 12 m or 40 ft. wide and 360 m<sup>2</sup> or 3875 ft<sup>2</sup> in area and therefore have no single-family development potential;
- Approximately 76 lots (28%) have development potential under R1/A zoning;
- Approximately 50 lots (18%) have development potential under R1/K zoning; and
- Approximately 6 lots (2%) have development potential under the existing R1/B Lot Size Policy.

Based on this development potential, Council has two options in dealing with the subject application.

### **Option 1: Maintain the Status Quo – Limited Development**

A number of new houses have been built on some of the lots with development potential. These developments have started to set a certain “tone” for the neighbourhood. One option would be to reaffirm the existing lot size study which permits subdivision to R1/B which would see limited future development in the area.

### **Option 2: Consider Other Development Options**

Staff recommend that a Lot Size Study be undertaken in order that the residents have input into the lot sizes for the neighbourhood. **Attachment 5** shows the recommended survey form which gives residents four options:

- support the status quo (R1/B);
- support the building of the road only (R1/K for the subject lot only);
- support R1/K throughout the neighbourhood; and
- support R1/A throughout the neighbourhood (smallest lot – 9 m or 29.5 ft).

## **FINANCIAL IMPACT**

There are extra costs associated with the process, specifically mail outs; return postage and overtime for two staff members to attend one public information meeting. Costs for postage are covered in the postage account and costs for overtime are covered in the Urban Development Division's salary account.

## CONCLUSION

A rezoning application to subdivide 5640 Walton Road into four single-family properties should be considered in conjunction with a 702 Study for the area generally bounded by Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in Section 12-4-7.

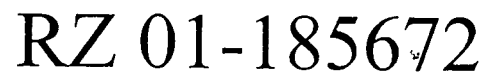
A handwritten signature in black ink, appearing to read "J Beran".

Jenny Beran, MCIP  
Planner

JMB:sk



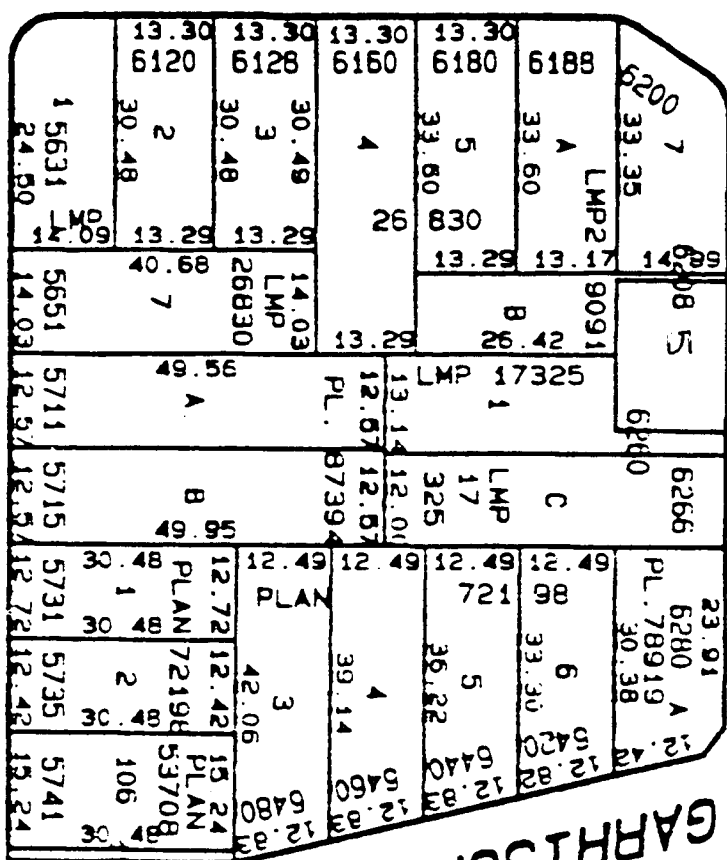
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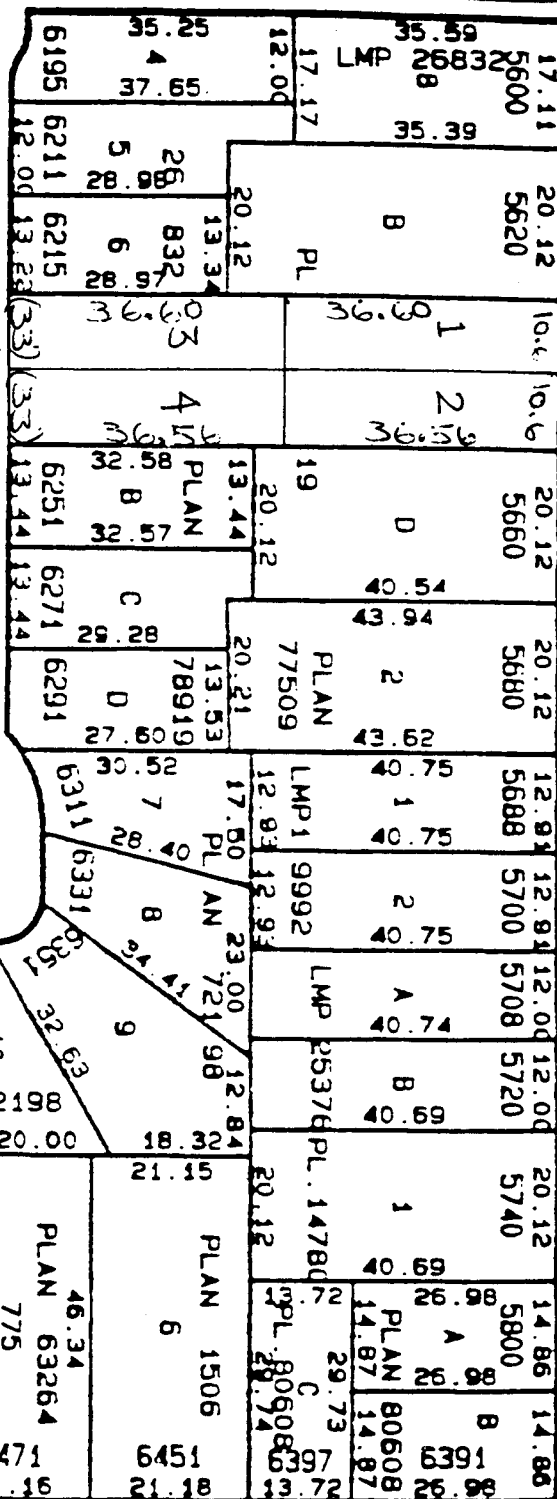
Note: Dimensions are in METRES

# GARRISON CRT

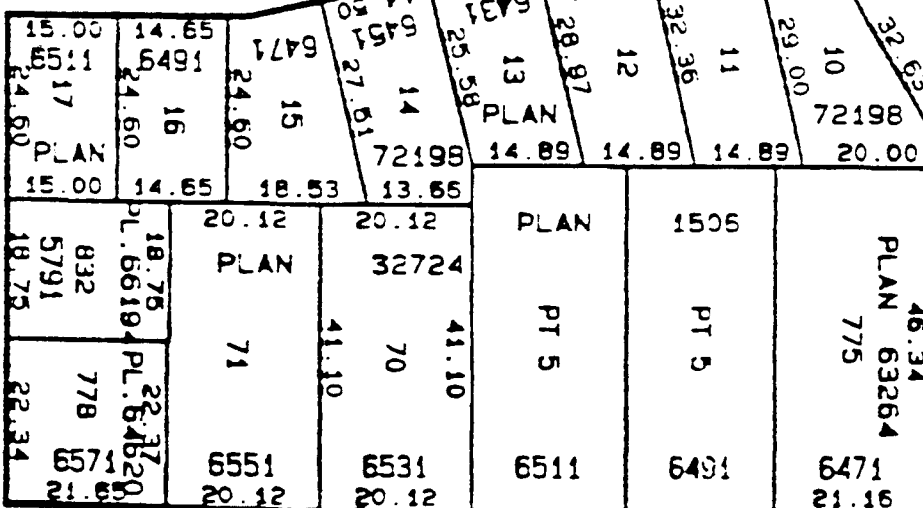
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ATTACHMENT 3  
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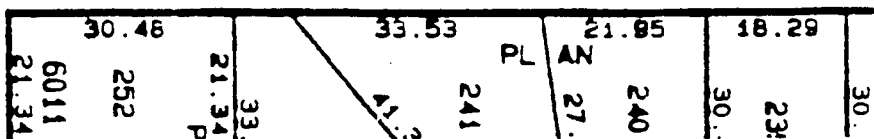
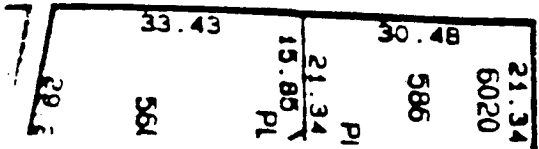
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GARRISON CRT



NO 2 RD





# 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.





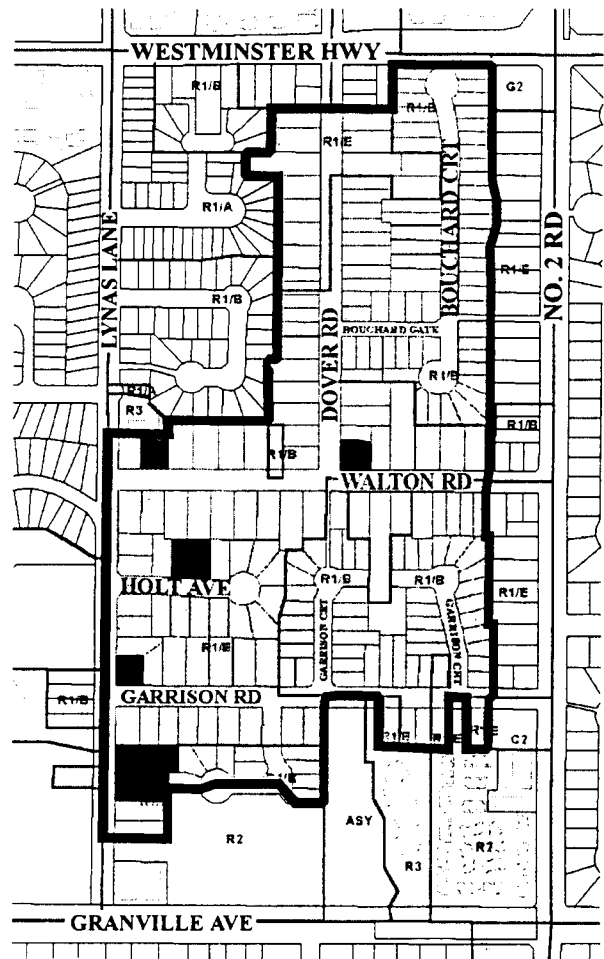
**DRAFT**

**Contact (604) 276-4212 Fax (604) 276-4052**

Name: \_\_\_\_\_ Address in Study Area: \_\_\_\_\_

☐ **OPTION 1 - Status Quo**

- 2.0% of lots could rezone under Option 1.

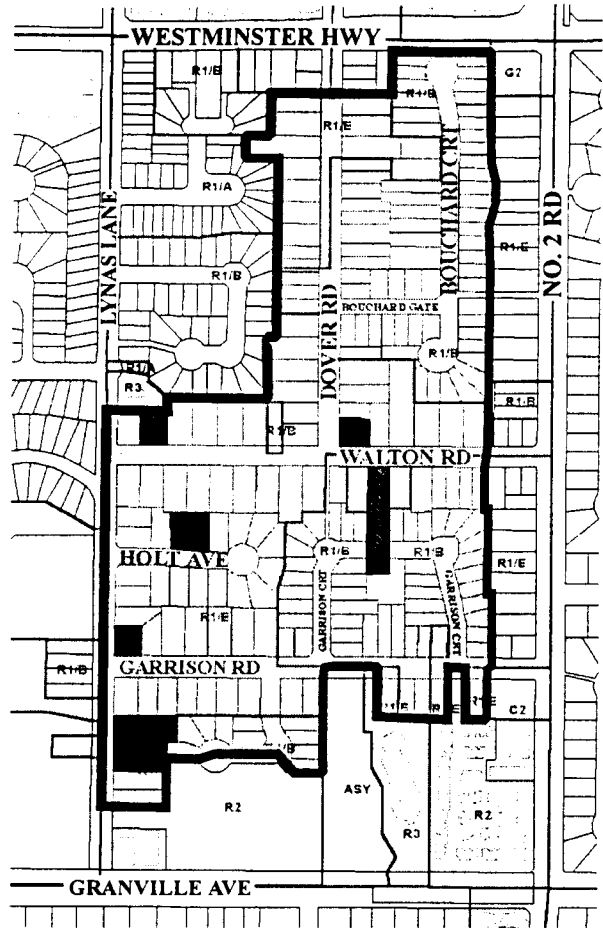


**DRAFT**

## ☐ **OPTION 2 - Road Only**

- ☐ Rezoning permitted as per **R1/B**  
(12 m or 39.4 ft. wide lots).
- ☒ Rezoning permitted as per **R1/K**  
(10 m or 32.8 ft. wide lots).
- ☒ Properties that may be able to  
rezone under this option.

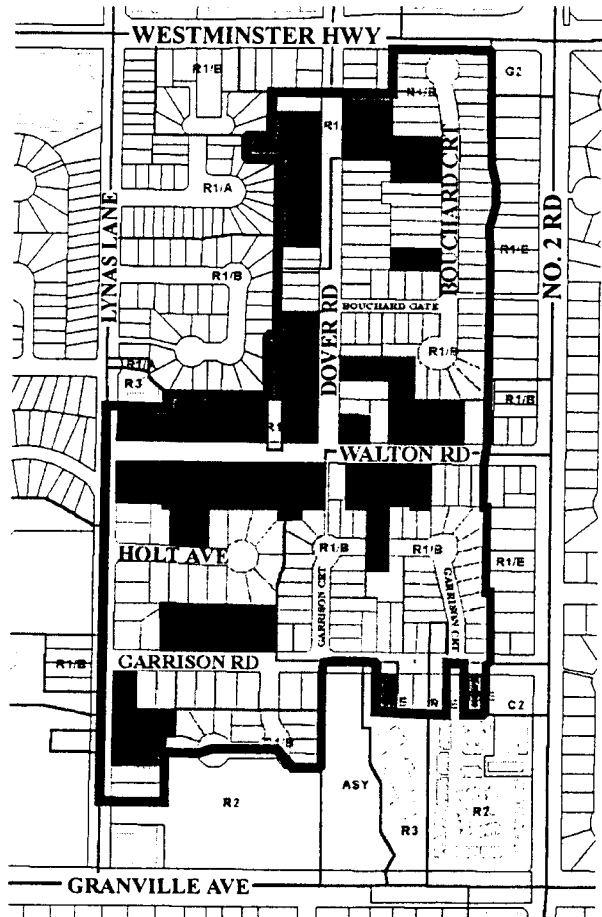
2.0% of lots could rezone under Option 2.



## ☐ **OPTION 3 - Some Change**

- ☐ Rezoning permitted as per **R1/K**  
(10 m or 32.8 ft. wide lots).
- ☒ Properties that may be able to  
to subdivide under this option.

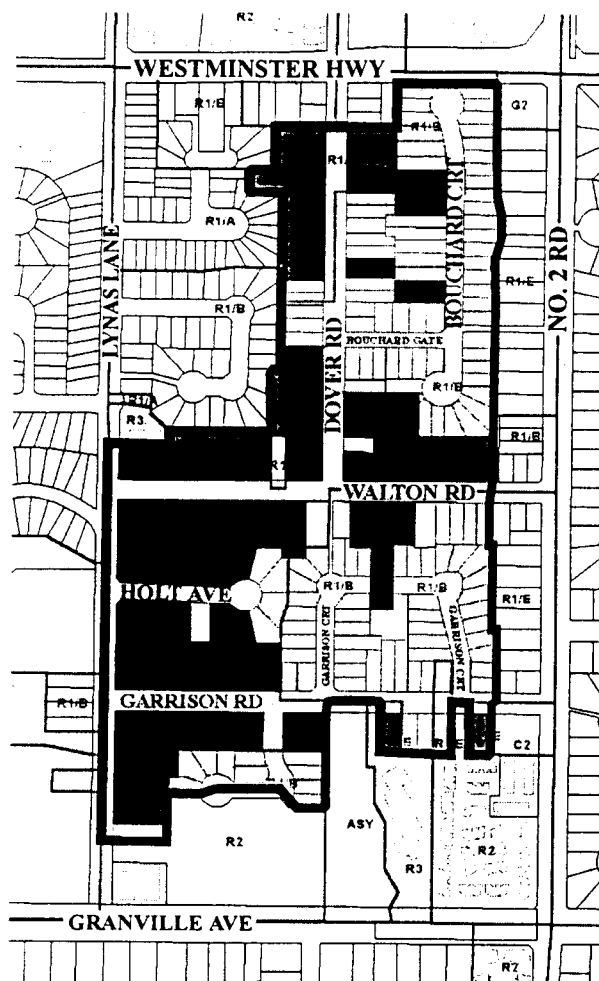
18% of lots could rezone under Option 3.



## ☐ **OPTION 4 - Most Change**

- ☐ Rezoning permitted as per **R1/A** (9 m or 29.5 ft. wide lots).
- ☒ Properties that may be able to subdivide under this option.

28% of lots could rezone under Option 4.



The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

Thank you for taking the time to complete the survey. Please return the completed survey (using the enclosed postage paid envelope) by ☎ or fax to Jenny Beran at 276-4052.

Please contact Jenny Beran, Planner, at 276-4212 if you have any questions regarding the survey.

For Translation Assistance:

如閣下需要中文翻譯服務  
請與中僑互助會聯絡  
電話：279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ  
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ  
279-7160 ਤੇ ਫੋਨ ਕਰੋ