



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Raul Allueva
Director of Development

Re: APPLICATION BY LES COHEN & AZIM BHIMANI FOR REZONING AT 5420
GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)

To Council - July 26, 2004
To Planning - July 20, 2004.
Date: July 6, 2004

RZ 04-270312

File: 12-8000-20-2761. / Xref: 4045-00

Staff Recommendation

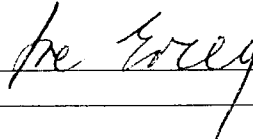
1. That Lot Size Policy 5439, adopted by Council on June 18th, 1990, be forwarded to a Public Hearing with a recommendation that the Policy be amended to remove the lots fronting Granville Avenue and No. 2 Road (as per Attachment 7 to this report).
2. That Bylaw No. 7761, for the rezoning of 5420 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.


Raul Allueva
Director of Development

RV:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Les Cohen and Azim Bhimani have applied to the City of Richmond for permission to rezone 5420 Granville Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to subdivide the property into two new lots each with a principal single-family dwelling and a second dwelling unit above the garage with access to a future lane at the rear (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Anna and Anton Hirsch	To be determined
Applicant	Les Cohen & Azim Bhimani	No change
Site Size	1222 m ² (13,154 ft ²)	Two lots 535 m ² (5,759 ft ²) + a lane
Land Uses	Large Lot Single Family	Small Lot Two Family
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/E	Remove from Policy area
Zoning	R1/E	R9

Surrounding Development

The property is currently surrounded by older single family homes on the west, south and east sides. Townhouses are located to the north across Granville Avenue. There is an English Oak tree listed on the Significant Tree List on the property to the east (5460 Granville Avenue) along Granville Avenue(not where the future new lane is going to be located).

Related Policies & Studies

Laurelwood Sub-Area Plan

The Laurelwood Sub-Area Plan (see Land Use Map and Circulation Map on **Attachment 3**) covers the properties directly to the west of the subject site to the bend where Granville Avenue turns south into Railway Avenue. Much of the land in the Area Plan is designated for multi-family development except for the two properties directly adjacent to the subject site, which are designated for single family development fronting the extension of Lynas Lane where it would connect south to Lynnwood Drive.

Lot Size Policy

Lot Size Policy 5439 (**Attachment 4**), adopted in 1990, permits subdivision to an R1/E lot size. However, as has occurred in many neighbourhoods, the Policy may be amended, through a public process, to remove the lots along the arterial roads (Granville Avenue and No. 2 Road) to permit redevelopment consistent with the Lane and Arterial Policies. A letter summarizing this proposal was sent to the residents in the current policy area (**Attachment 5 and 6**). One written response was received from the owner of 5760 Granville Avenue (at the corner of Ledway Road) requesting to be included in the area being removed from Lot Size Policy 5439. Staff have no objection to this minor change, which is reflected on **Attachment 7**.

Arterial Road Redevelopment Policy

The Arterial Policy is supportive of redevelopment, such as is proposed, along arterial roads in conjunction with lane development.

Lane Policy

Consistent with the Lane Policy, the applicant will be dedicating a rear lane in conjunction with the proposed development. Until the lane becomes functional, a temporary shared driveway would be permitted to Granville Avenue. Transportation staff have reviewed the potential ultimate alignment of this lane both to the west and east of the subject property. It is proposed that the lane will be extended to the west to connect to the future new road between Lynas Lane and Lynnwood Drive. Because of the configuration of the lots around Ledway Road, it is proposed that the lane would dead end with a turn around to the east of the subject property.

Staff Comments

Prior to the adoption of the Zoning Amendment Bylaw, the developer is required and has agreed to complete a number of conditional rezoning requirements (**Attachment 8**) in relation to dedication of the lane, payment towards its future construction and the registration of two covenants regarding access and the garages.

Analysis

The redevelopment of the properties to the west of the subject lot has been held up due to the fact that some property owners are not ready to proceed with development. However, development of the subject site does not impede development of these other sites. In fact, the proposed development, if approved, would tie in well to the site to the west, which under the Laurelwood Area Plan would develop for a row of single family homes fronting onto the proposed new road between Lynas Lane and Lynnwood Drive.

Financial Impact

None.

Conclusion

The application is to rezone the subject site in order to permit it to be subdivided into two lots with each lot being developed with one main dwelling and one coach house above the garage. The proposal is consistent with the Arterial and Lane Policies and requires a standard amendment to the Lot Size Policy to remove the lots fronting the arterial roads.

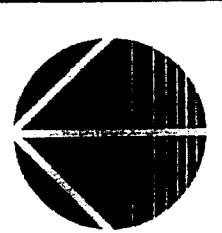
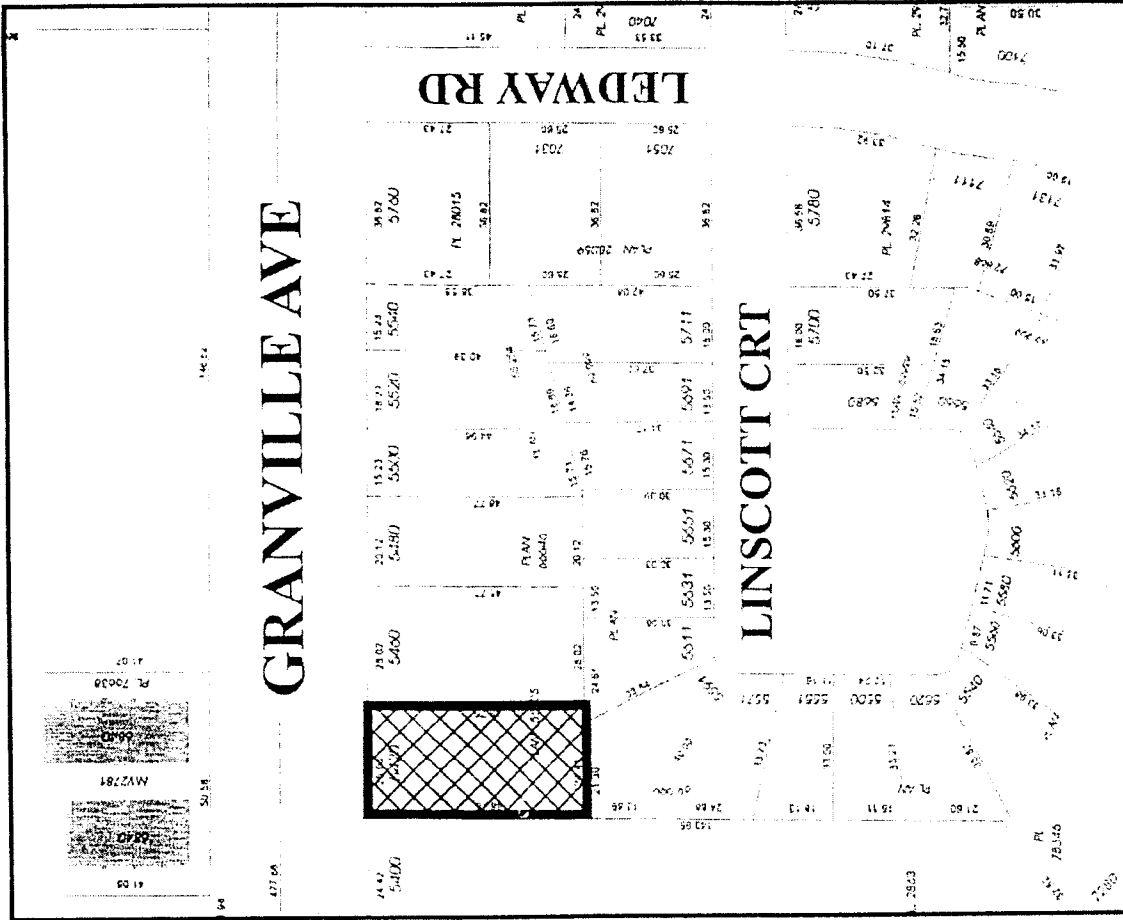
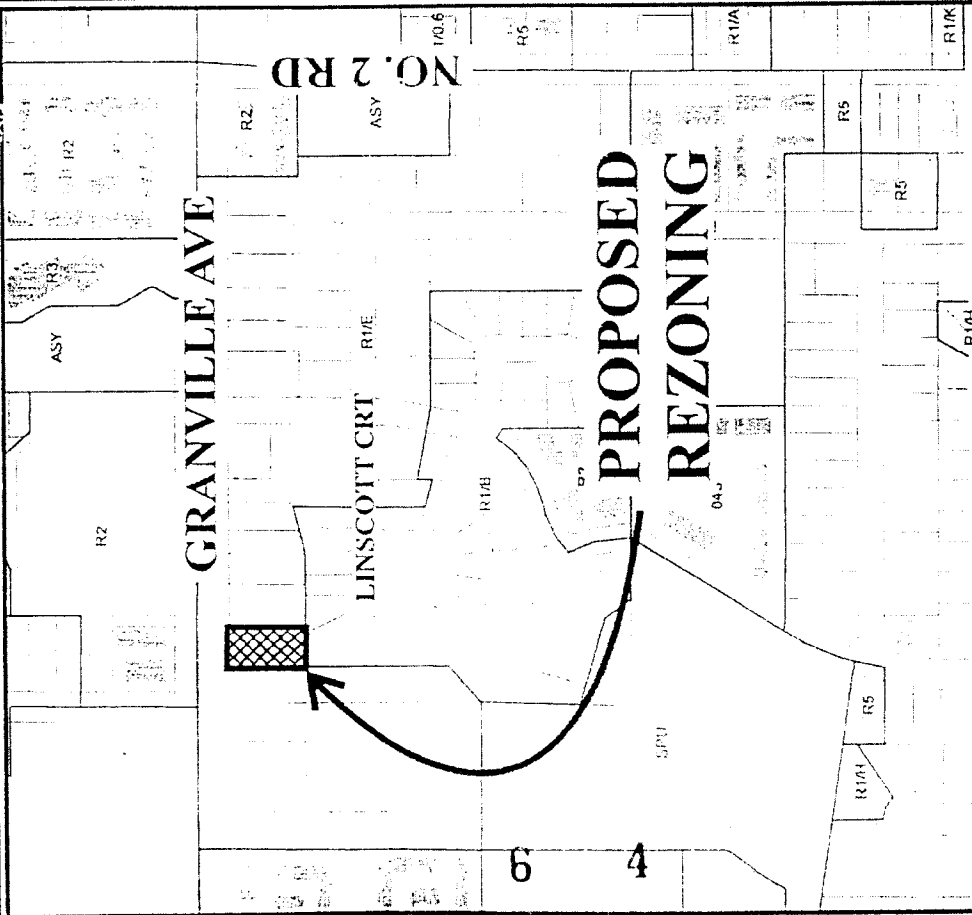
JMB
H. Beran
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

Prior to final adoption of the Bylaw 7761, the developer is required to complete the legal and development requirements agreed to on **Attachment 8**.



City of Richmond



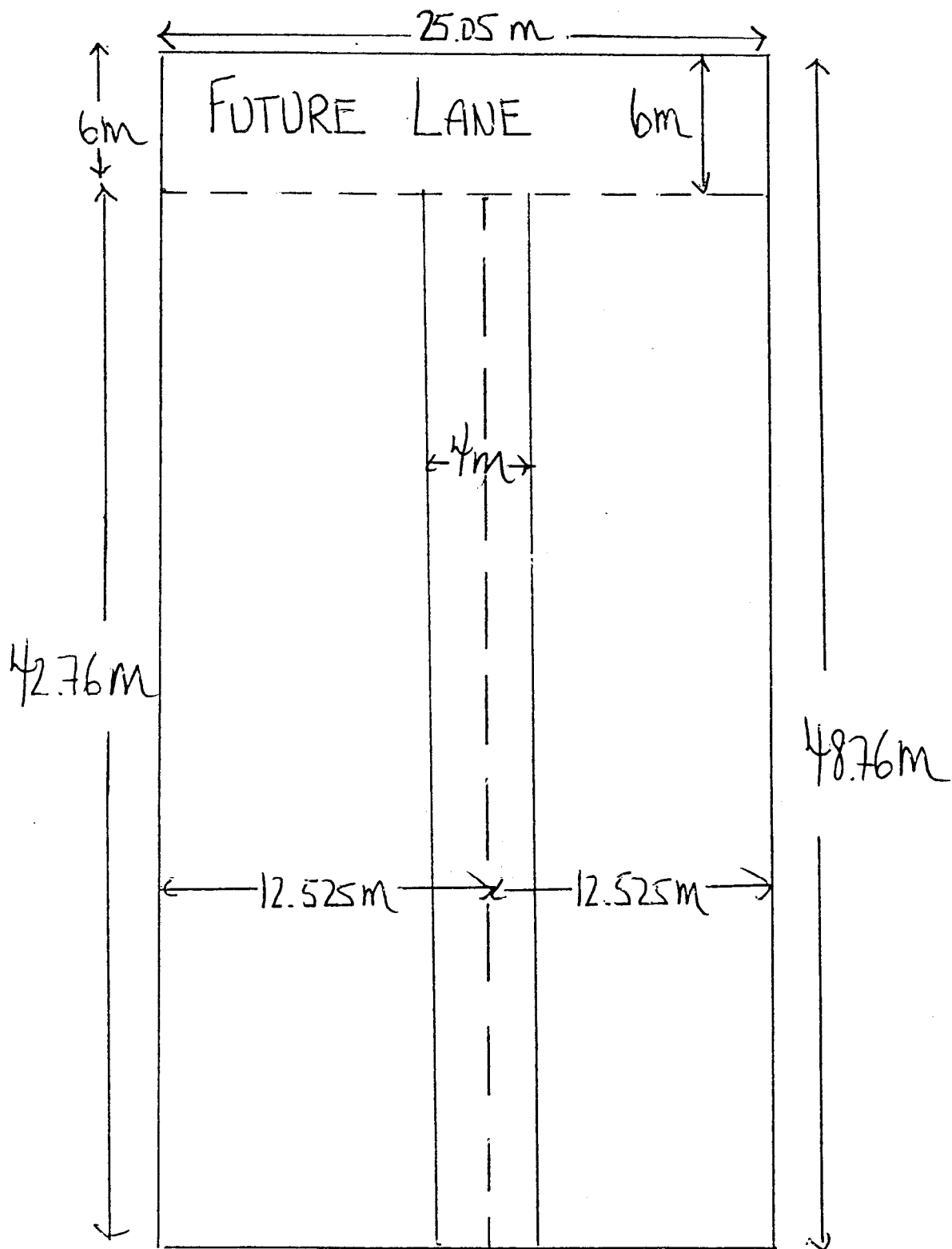
RZ 04-270312

Original Date: 05/17/04

Revision Date:

Note: Dimensions are in METRES

PROPERTY : 5420 GRANVILLE AVENUE

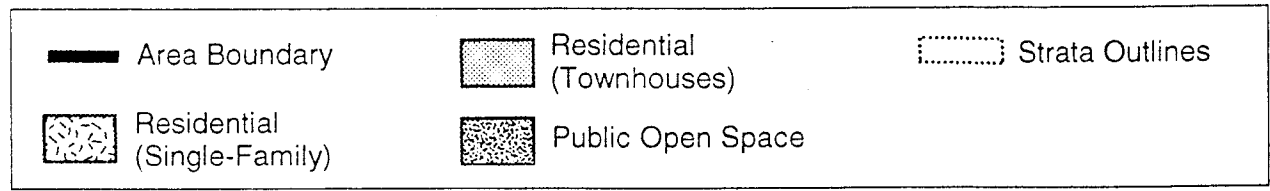


GRANVILLE AVENUE
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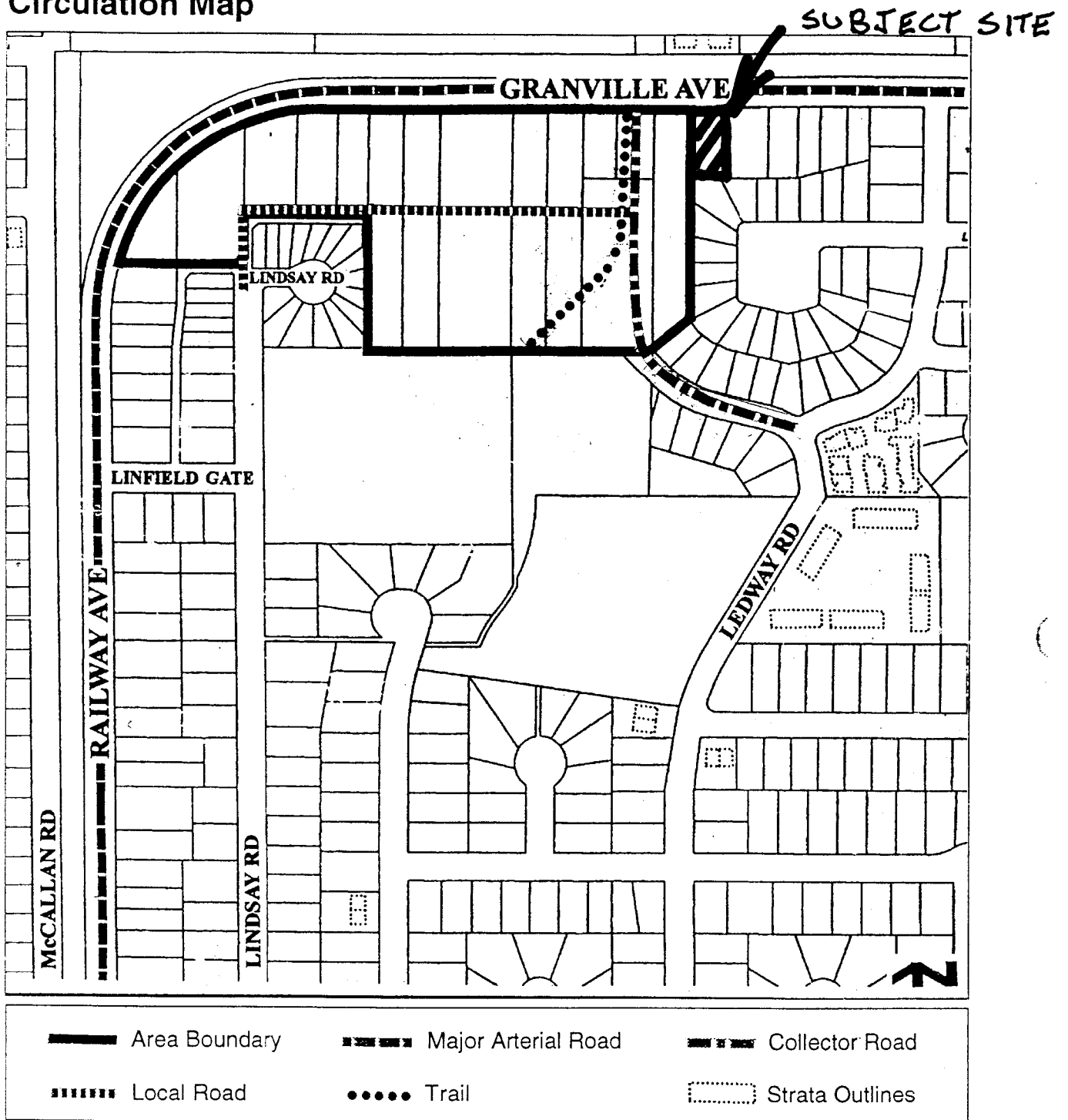
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Land Use Map

SUBJECT SITE



Circulation Map





City of Richmond

Policy Manual

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Adopted by Council: June 18, 1990

POLICY 5439

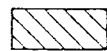
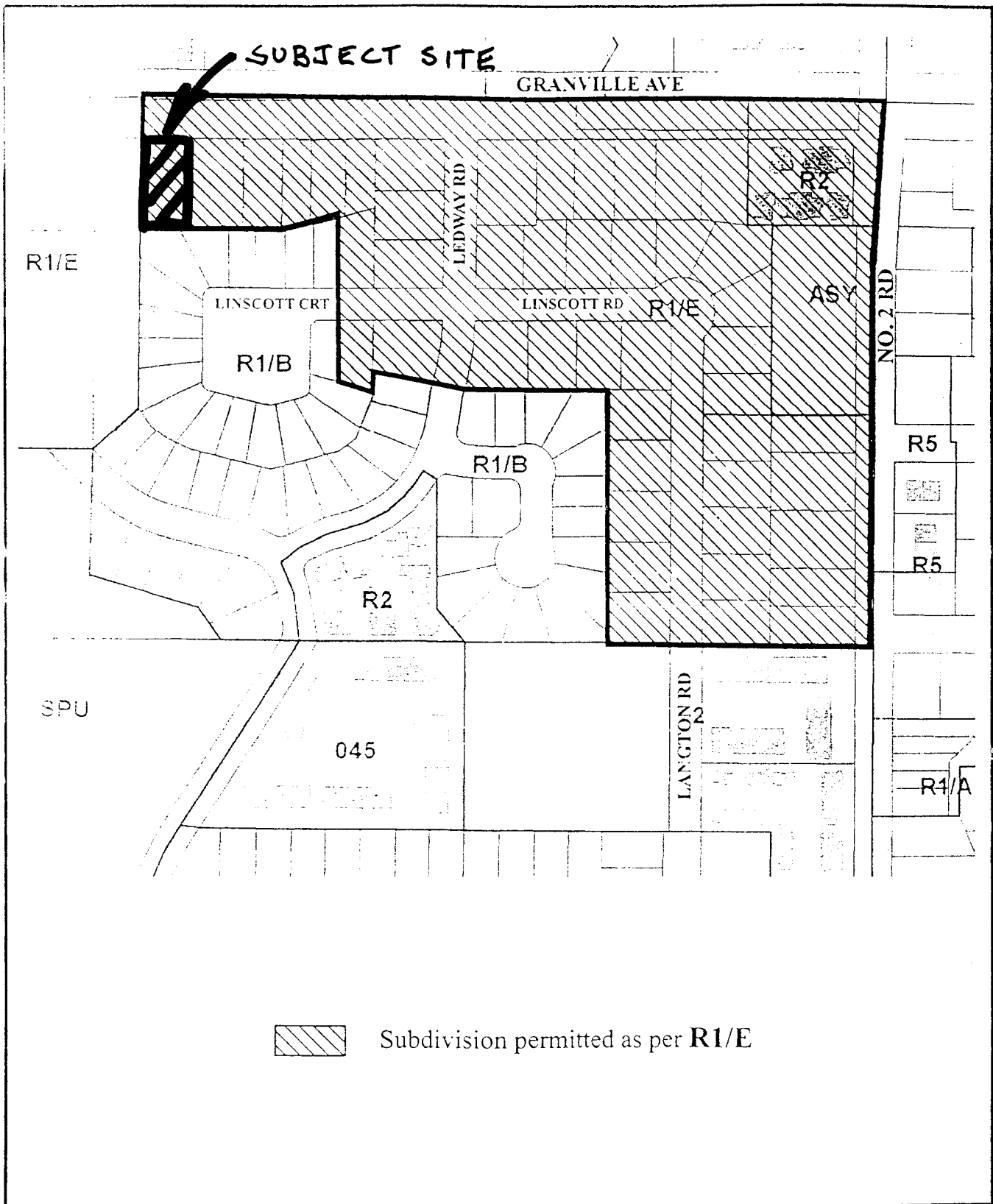
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

POLICY 5439:

The following policy establishes lot sizes in the northeast portion of Section 13-4-7, located between **Granville Avenue and No. 2 Road**:

That properties to the south west of the intersection of Granville Avenue and No. 2 Road, in a portion of Section 13-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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



POLICY 5439
SECTION 13, 4-7
6 9

Adopted Date: 01/15/90
Amended Date:



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

June 9, 2004

File

Urban Development Division

Fax: (604) 276-4052

Dear Resident:

Re: Amendment to Single-Family Lot Size Policy 5439

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 has been received by the City of Richmond to rezone 5420 Granville Avenue (location map shown on **Attachment 1**) to permit the property to subdivide into two lots, each with a main home as well as a second unit above the garage on a future back lane. This application is contrary to the existing Single-Family Lot Size Policy 5439 (**Attachment 2**) that was adopted by Council in 1990, which permits the lots in the policy area to subdivide to Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 feet minimum width).

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 subdivision of single-family residential lots along major roads independently from 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 Granville Avenue and No. 2 Road and not the lots within the neighbourhood.

Specifics

Therefore, this letter is to inform you that it is proposed that:

1. The Lot Size Policy be amended to exclude the lots fronting Granville Avenue and No. 2 Road as shown on (**Attachment 3**); and

↑ attached as Attachment 6

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RICHMOND
Island City, by Nature

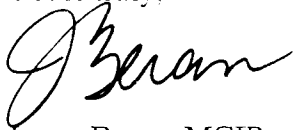
2. The subject application to rezone and subdivide 5420 Granville Avenue be viewed on its own merits.

What this means to you

The proposed amendment to Lot Size Policy 5439 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.

Yours truly,



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



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Adopted by Council: June 18, 1990

POLICY 5439

Boundary Amended on:

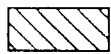
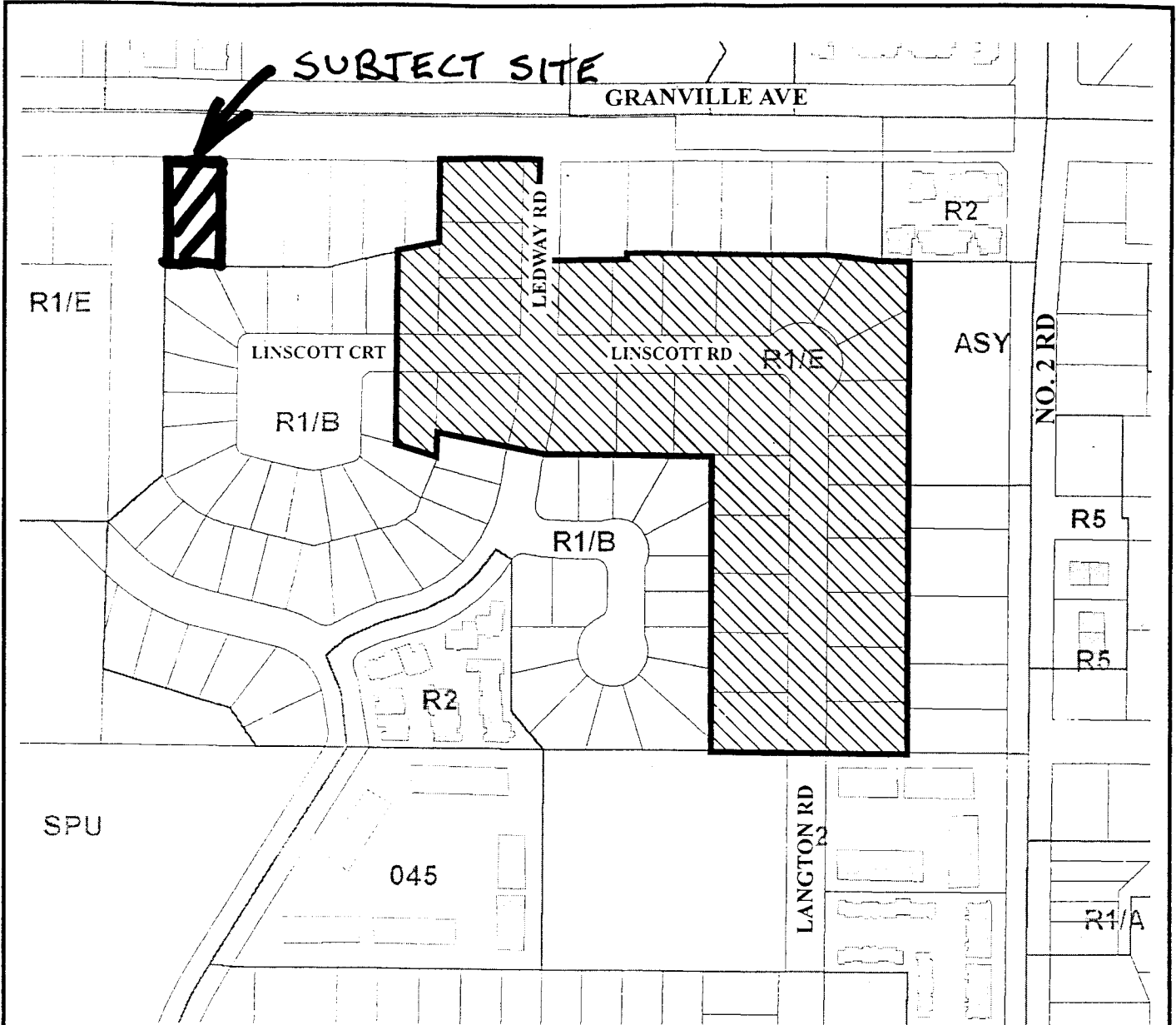
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

POLICY 5439:

The following policy establishes lot sizes generally in the northeast portion of Section 13-4-7, located between **Granville Avenue and No. 2 Road:**

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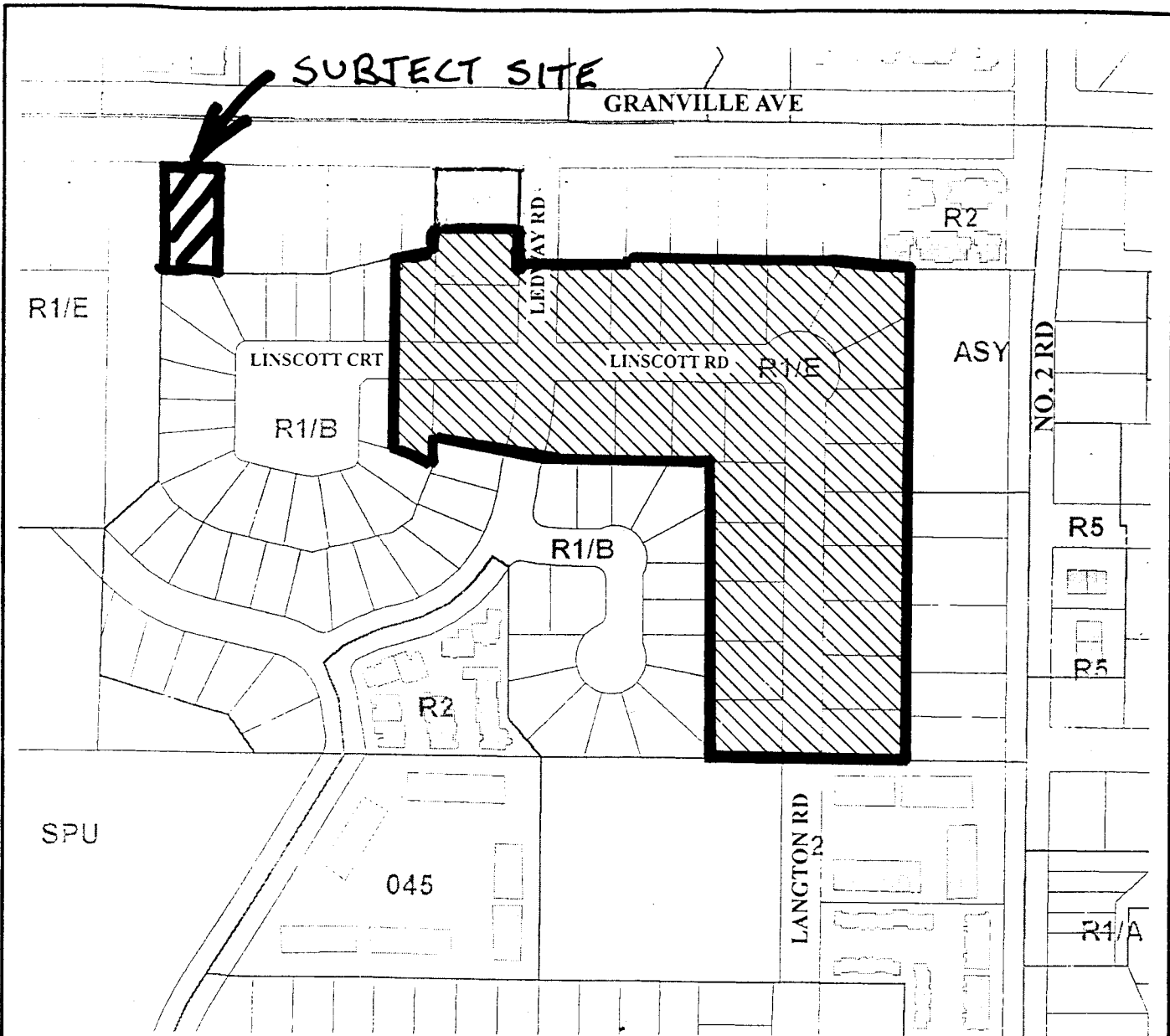


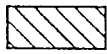
Subdivision permitted as per **R1/E**

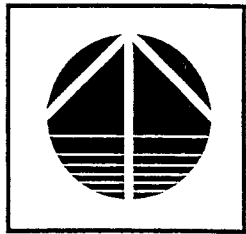


Proposed Amended Policy 5439
 Section 13, 4-7
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Adopted Date:
 Amended Date:



 Subdivision permitted as per R1/E



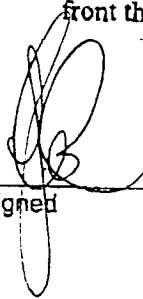
Proposed Amended Policy 5439
 Section 13, 4-7
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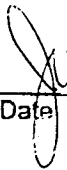
Adopted Date:
 Amended Date:

Conditional Rezoning Requirements 5420 Granville Avenue RZ 04-270312

Prior to final adoption of Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Dedication of the 6m lane corridor along the rear property line.
2. Payment of \$838/m for NIC fees for future lane construction
3. A Restrictive Covenant ensuring that only one temporary shared access be provided for the use of both future properties. Once the lane connects to a permanent access point, the existing temporary access to the street must be closed.
4. A Restrictive Covenant ensuring that a garage for each new dwelling is required, with that garage having vehicular access to the lane when it is operational, but it must also have vehicular doors that front the interim shared driveway .


Signed _____ (LES COHEN)

 June 20, 2004
Date _____

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pd 17-0017099.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7761 (RZ 04-270312)
5420 GRANVILLE AVENUE**

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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 003-660-516

Lot 332 Section 13 Block 4 North Range 7 West New Westminster District Plan 55725

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7761**”.

FIRST READING

JUL 26 2004

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