



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: August 3, 2005
File: DV 05-296470
**Re: Application by Gertrude Kroke for a Development Variance Permit at 8051
Alanmore Place**

Staff Recommendation

That a Development Variance Permit be issued for 8051 Alanmore Place which would reduce the minimum width requirement of Single-Family Housing District, Subdivision Area E (R1/E) from 18 m (59.055 ft.) to 14.846 m (48.7 ft.) for the proposed westerly lot ("Parcel A") only in order to permit a two (2) lot single-family residential subdivision.

Holger Burke
Acting Director of Development

HB:ke
Att.

Staff Report

Origin

Gertrude Kroke has applied to the City of Richmond for permission to vary the minimum width requirement of Single-Family Housing District, Subdivision Area E (R1/E) from 18 m (59.055 ft) to 14.846 m (48.7 ft.) for the proposed westerly lot ("Parcel A") only in order to permit a single-family residential subdivision.

The proposed variance is to enable the subdivision of the existing residential lot into two (2) single-family lots. A proposed subdivision layout is shown in Plan #1 attached to this report. The reduction in minimum lot width applies to the westerly proposed lot only ("Parcel A" in the attached plan) as the remaining "Parcel B" is able to meet all the requirements of the R1/E zoning.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north, lots containing strata-titled duplex lots fronting Blundell Road with backyards abutting the rear of the subject site, which are zoned Two-Family Housing District (R5) and R1/E;

To the east and west, existing single-family dwellings zoned R1/E; and

To the south, existing single-family dwellings zoned R1/E running along Alanmore Place.

Staff Comments

Staff generally do not have any objections to the proposed variance for the subject site. There is no Lot Size Policy for this quarter section west of No. 1 Road between Blundell Road and Francis Road. A majority of single-family lots within the neighbourhood not located along the section line roads are zoned Single-Family Housing District, Subdivision Area E (R1/E), which is an indication of an established single-family neighbourhood on predominantly larger lots (having a minimum width of 18 m and area of at least 550 m²). Staff are willing to consider a variance to reduce the minimum lot width as the variance is limited to one lot only ("Parcel A") and both the proposed lots meet minimum area requirements and other regulations of the zone. Furthermore, all other issues pertaining to neighbourhood consultation and support would be resolved by the applicant.

Staff note that the subdivision plan submitted by the surveyor was prepared according to Land Title Office records and plans. If the variance is issued by Council, the actual conducted survey to enable subdivision may result in very minor differences to lot width dimensions. As a result, staff have built a 0.05 m (0.16 ft.) margin of error into the Development Variance Permit to take into account any deviation between survey plans. The submitted subdivision plan indicates a width of 14.896 m (48.87 ft.).

Analysis

Proposed Site Plan and Lot Configuration

The subject site's location in the corner of a cul-de-sac and the resulting large area and 'pie' shape of the lot has prompted the owner to apply for a Development Variance Permit to reduce the minimum required lot width to enable subdivision of the property. Plan #1 (refer to the attached plans) exhibits the proposed layout and dimensions of the subdivided property. The proposed "Parcel B" is able to meet all of the zoning requirements of Single-Family Housing District, Subdivision Area E (R1/E) relating to frontage (7.5 m or 24.6 ft), lot width (18 m or 59 ft), lot depth (24 m or 78.4 ft) and total area (550 m² or 5,920 ft²). According to the submitted plan, no variances are required for the proposed "Parcel B".

The proposed "Parcel A" also meets all requirements of the R1/E zone, except for the minimum width requirement of 18 m or 59 ft. Based on the subdivision plan, the width of "Parcel A" is 14.846 m (48.7 ft.). In situations of irregular pie-shaped lots, width is measured at the front and rear of the property with the average of the two (2) distances determining the measured width of the lot.

The proposed subdivision plan is considered to be the most optimal layout to obtain identical frontages at the road, conform with minimum area and other required lot dimensions of the zone and limit the width variance to one (1) proposed parcel (Parcel A) only. The area of Parcel A (623.6 m² or 6,712 ft²) exceeds the minimum area requirements of the zone (550 m² or 5,920 ft²). A building envelope outlining the required property line setbacks was prepared and is attached as a reference plan to this report.

Neighbourhood Support and Consultation

As part of the processing of this application, staff requested the applicant to obtain written support from the immediate neighbours and residents of the area. The applicant prepared a petition for circulation to the neighbourhood and submitted all copies to staff for review. For privacy reasons, the location of respondents cannot be included in the staff report. After reviewing the submitted correspondence from the applicant indicating who supported the proposed variance and subdivision, a majority of the immediate neighbours (including lots to the east and southwest along Alanmore Place) noted no objection to the Development Variance Permit application. Other property owners indicating support included some of the duplex lots fronting Blundell Road (which back onto the subject site) and additional residents to the south along Alanmore Place.

Since the submission of the application, staff have not received any additional correspondence other than the petition of support submitted by the applicant. Two phone were received leading up to the preparation of this report enquiring about the nature of the application and opportunities for public comment. Staff informed the residents of the appropriate methods of making comments on the Development Variance application to the Development Permit Panel. Staff will continue to monitor public comments and correspondence made on the application and report on and forward any additional information at the Development Permit Panel meeting.

Surrounding Lot Sizes and Future Applications

Staff conducted a review to determine the following:

- Had any Development Variance Permit applications been processed in the surrounding area? – ***Staff did not find any additional variance applications in the surrounding neighbourhood pertaining to reducing minimum lot dimensions in the R1/E zone.***
- Are there any examples of ‘pie-shaped’ lots that had subdivided according to the existing provisions of the R1/E zone in the area? – ***Staff found one (1) example of a property located at 8826 and 8840 Bairdmore Crescent that was large enough to subdivide and meet all the requirements of the R1/E zone. These properties are located west and abut the rear yard of the subject site. The total area of this property prior to subdivision (1,836 m²) is larger than the area of the subject property (1,174 m²). There are numerous examples of other pie-shaped lots that were implemented under the original subdivision of the quarter-section. However, these lots have either already been subdivided or are typically too small to enable any subdivision potential.***
- Can any similar Development Variance Permit applications be expected in the immediate surrounding areas for other pie-shaped lots with larger areas? – ***The property to the immediate east has a similar layout and configuration. Until a formal survey is conducted on the property, staff cannot determine whether this lot can subdivide on its own or if a variance is required. Remaining properties within the Alanmore Place cul-de-sac are too small to enable subdivision (staff have historically not supported variances to minimum area requirements).***

Adjacency Conditions

If the variance is approved, the subdivision of the lots will result in the creation of an additional rear yard backing onto the lots fronting Blundell Road. However, each dwelling will be required to be setback a minimum of 6 m (20 ft.) from the rear property line. This adjacency will be further minimized as both proposed lots will be maintaining the existing rear yard condition and not introducing a new adjacency (i.e. side yard) to the neighbouring properties. A diagram outlining the potential outer limits of the building envelope is shown as a reference plan attached to the proposed Development Variance Permit drawings.

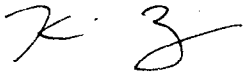
Construction of single-family dwellings will not be out of character with the surrounding neighbourhood considering many of the existing lots in the quarter-section have new single-family dwellings that were recently constructed on both standard rectangular and irregular “pie-shaped” parcels.

Conclusions

Staff support of the Development Variance Application to reduce minimum lot width for one of the proposed parcels is contingent on the following:

- That the proposed subdivision limits the variance to lot width to one parcel ("Parcel A") only. All other zoning requirements must be adhered to.
- The proposed "Parcel A" substantially exceeds minimum area requirements.
- Equal frontage is established for each proposed lot.
- Support of the proposed variance from the immediate surrounding neighbourhood based on the correspondence submitted by the applicant.

As these conditions have been fulfilled, staff recommend approval of the Development Variance Permit application.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:rg



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DV 05-296470

Attachment 1

Address: 8051 Alanmore Place

Applicant: Gertrude Kroke

Owner: Gertrude Kroke

	Existing	Proposed
Land Uses:	Existing single-family dwelling	Two single-family lots
OCP Designation:	Neighbourhood Residential/ Low-Density Residential	Complies
Zoning:	R1/E	No change

Zoning Regulations	Zoning Requirements	Proposed Parcel A	Proposed Parcel B	Variance
Minimum Width	18 m (59.055 ft.)	14.846 m (48.7 ft.)	20.966 m (68.78 ft.)	Reduce minimum width for Parcel 'A'
Minimum Frontage	7.5 m (24.606 ft.)	8.645 m (28.36 ft.)	8.645 m (28.36 ft.)	
Minimum Depth	24 m (78.74 ft.)	37.146 m (121.87 ft.)	24.82 m (81.43 ft.)	
Minimum Lot Area	550 m ² (5,920.34 ft ²)	624 m ² (6,717 ft ²)	550.2 m ² (5,920 ft ²)	



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 05-296470

To the Holder: GERTRUDE C. KROKE

Property Address: 8051 ALANMORE PLACE

Address: 5439 WALTON ROAD
 RICHMOND, B.C. V7C 2L7

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied by reducing the minimum required width of Single-Family Housing District, Subdivision Area E (R1/E) from 18 m (59.055 ft.) to 14.846 m (48.7 ft.) for the proposed westerly lot ("Parcel A") only as shown on Plan #1 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

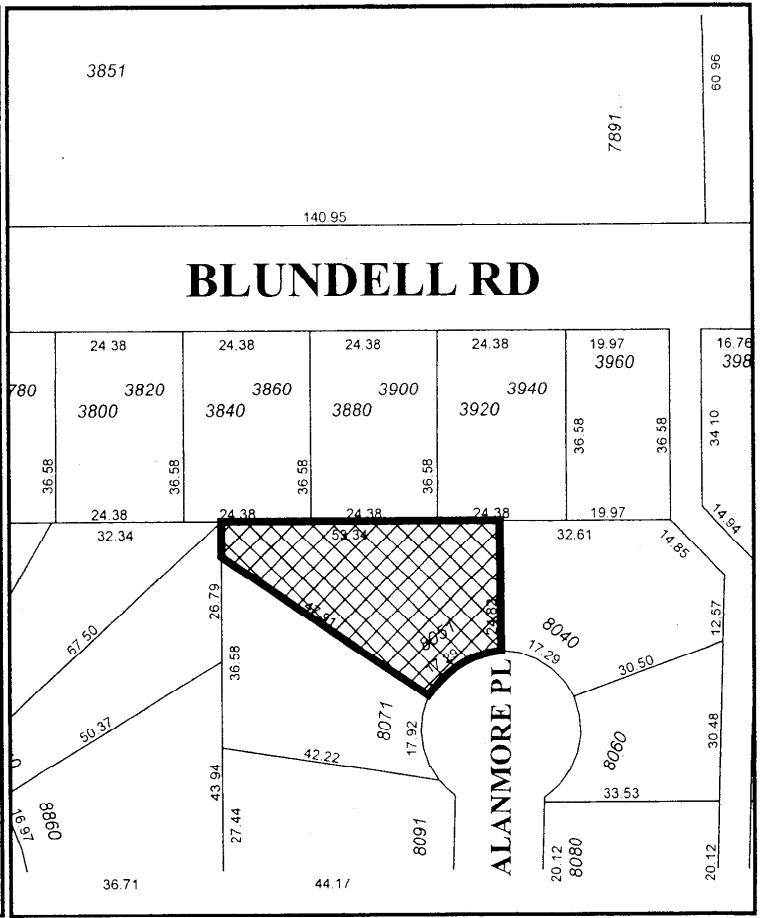
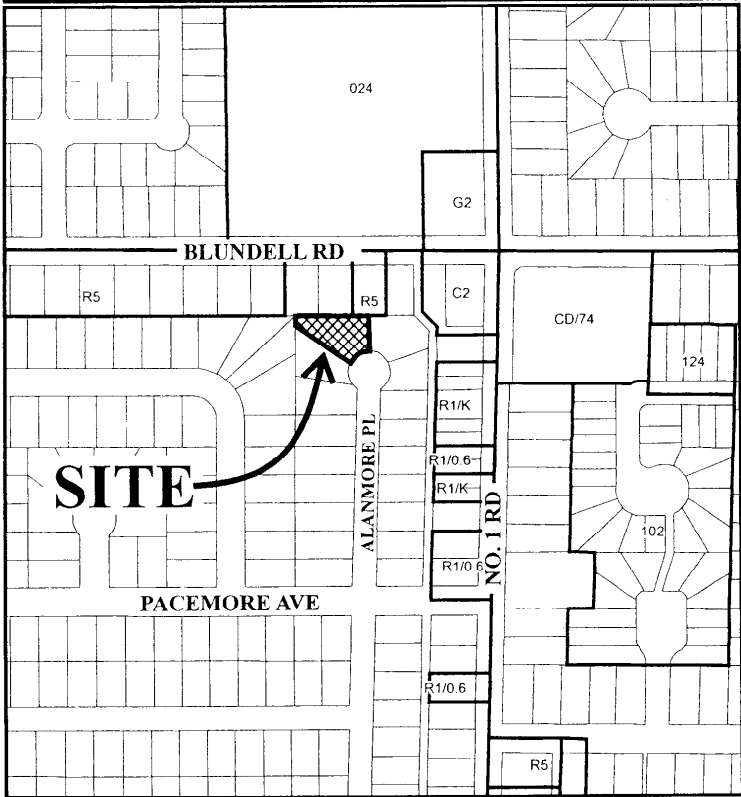
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

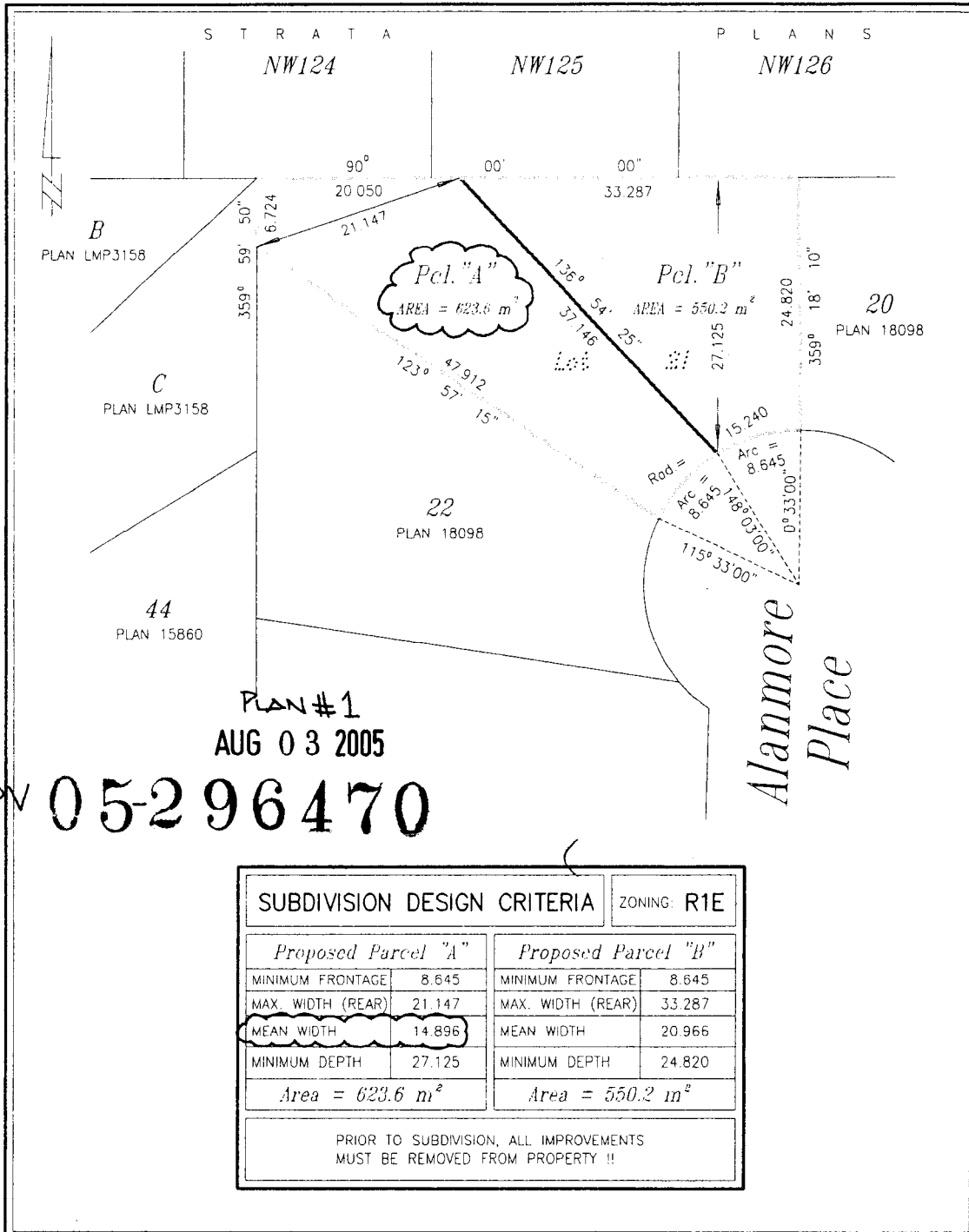


DV 05-296470 SCHEDULE "A"

Original Date: 04/04/05

Revision Date:

Note: Dimensions are in METRES



DV 05-296470

SUBDIVISION DESIGN CRITERIA		ZONING: R1E	
<i>Proposed Parcel "A"</i>		<i>Proposed Parcel "B"</i>	
MINIMUM FRONTAGE	8.645	MINIMUM FRONTAGE	8.645
MAX. WIDTH (REAR)	21.147	MAX. WIDTH (REAR)	33.287
MEAN WIDTH	14.896	MEAN WIDTH	20.966
MINIMUM DEPTH	27.125	MINIMUM DEPTH	24.820
Area = 623.6 m ²		Area = 550.2 m ²	
PRIOR TO SUBDIVISION, ALL IMPROVEMENTS MUST BE REMOVED FROM PROPERTY !!			

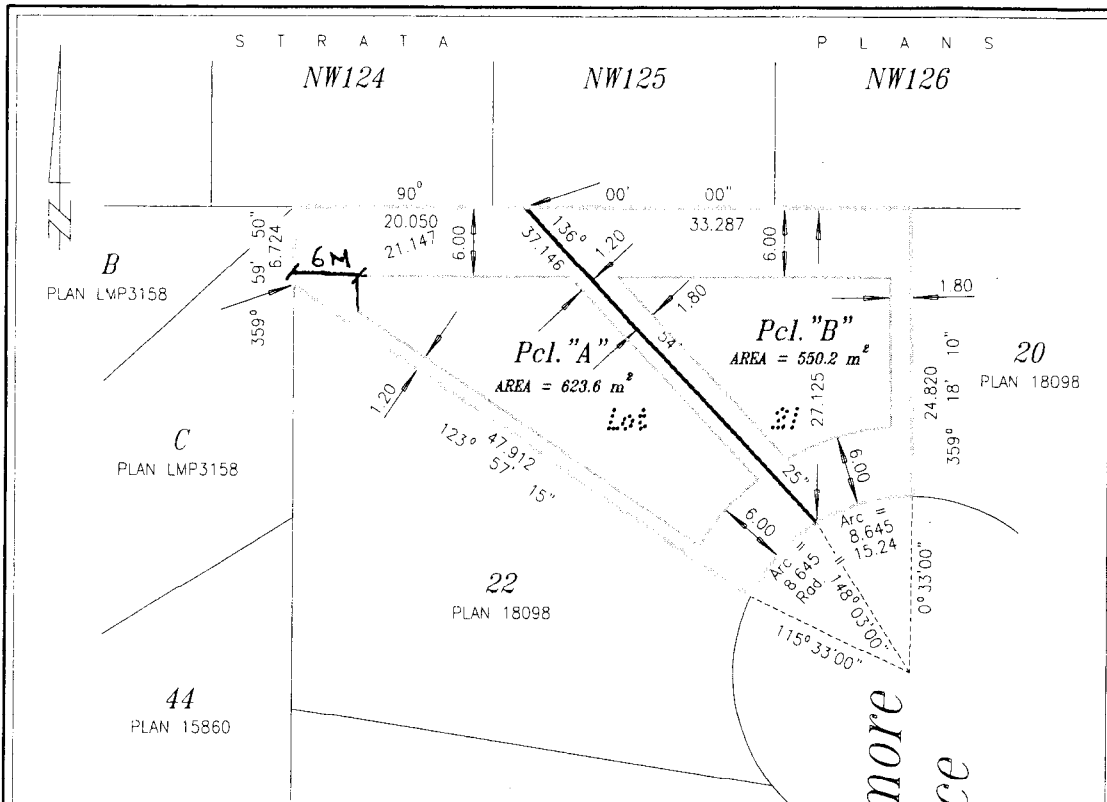
NOTES:

- DIMENSIONS ARE ACCORDING TO LAND TITLE OFFICE RECORDS AND ARE SHOWN METRIC.
- BEARINGS ARE ASTRONOMIC AND ARE ACCORDING TO PLAN 18098.

LEGEND:

- DENOTES PROPERTY BOUNDARY
- DENOTES LIMIT OF PROPOSED NEW PROPERTY BOUNDARY

CLIENT: <i>Gertrud C. Kroke</i>		Sketch Plan for TENTATIVE APPROVAL of SUBDIVISION of: Lot 21, Section 22, Block 4 North, Range 7 West, N.W.D., Plan 18098. (PID No.: 004-325-974)	
CERTIFIED CORRECT:	CITY OF RICHMOND FILE No: DV05-296470	CIVIC ADDRESS: 8051 Alanmore Place, Richmond, B.C., V7C 2B6	
	DATE: April 19, 2005	SCHULZE & ASSOCIATES LEGAL AND ENGINEERING SURVEYS P.O. Box 19146, 1153 - 56th Street DELTA, B.C. V4L 2P8 PHONE: (604)522-1515 FAX: (604)943-5054 e-mail: schulze@telus.net	
	SCALE: 1 : 500 (metric)		
OUR FILE: 3190-0		FB:	PP:
B.C. LAND SURVEYOR <small>THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SEALED</small>		DWG. No.	REV.
		2047	6



SUBDIVISION DESIGN CRITERIA		ZONING: R1E	
Proposed Parcel "A"		Proposed Parcel "B"	
MINIMUM FRONTAGE	8.645	MINIMUM FRONTAGE	8.645
MAX. WIDTH (REAR)	21.147	MAX. WIDTH (REAR)	33.287
MEAN WIDTH	14.896	MEAN WIDTH	20.966
MINIMUM DEPTH	27.125	MINIMUM DEPTH	24.820
Area = 623.6 m²		Area = 550.2 m²	
SETBACK DISTANCES FROM PROPERTY LINE			
Proposed Parcel "A"		Proposed Parcel "B"	
FRONT YARD	6.00	FRONT YARD	6.00
SIDE YARD	1.20	SIDE YARD	1.80
REAR YARD	6.00	REAR YARD	6.00

PRIOR TO SUBDIVISION, ALL IMPROVEMENTS MUST BE REMOVED FROM PROPERTY !!

REVISION 6A ... July 20, 2005 ... ADDED SETBACK DISTANCES FROM PROPERTY LINE

NOTES:
 - DIMENSIONS ARE ACCORDING TO LAND TITLE OFFICE RECORDS AND ARE SHOWN METRIC.
 - BEARINGS ARE ASTRONOMIC AND ARE ACCORDING TO PLAN 18098.

LEGEND:
 - DENOTES PROPERTY BOUNDARY
 - DENOTES LIMIT OF PROPOSED NEW PROPERTY BOUNDARY
 - DENOTES SETBACK ENVELOPE

CLIENT: Gertrud C. Kroke		Sketch Plan for TENTATIVE APPROVAL of SUBDIVISION of: Lot 21, Section 22, Block 4 North, Range 7 West, N.W.D., Plan 18098. (PID No.: 004-325-974)	
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B.C. LAND SURVEYOR <small>THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SEALED</small>	SCALE: 1 : 500 (metric)	FB:	PP:
	OUR FILE: 3190-0	DWG. No. 2047	REV. 6A