



CITY OF RICHMOND

REPORT TO COMMITTEE

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

To Planning - Aug. 21/01
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**

STAFF RECOMMENDATION

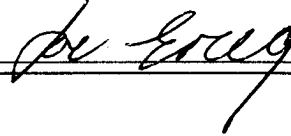
1. That staff be directed to examine the establishment of a single-family lot size policy, for the designated area (shown on **Attachment 1** to the report dated July 11, 2001, from the Manager of Policy Planning) located between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in Section 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

SINGLE FAMILY R1 ZONE	
TYPE	LOT WIDTH
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

ITEM	EXISTING	PROPOSED
Owner & Applicant	Westmark Developments Ltd.	No change
Site Size	one lot – 2115 m ² (22,766 ft ²)	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 m² or 3875 ft² 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.

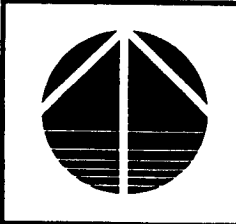
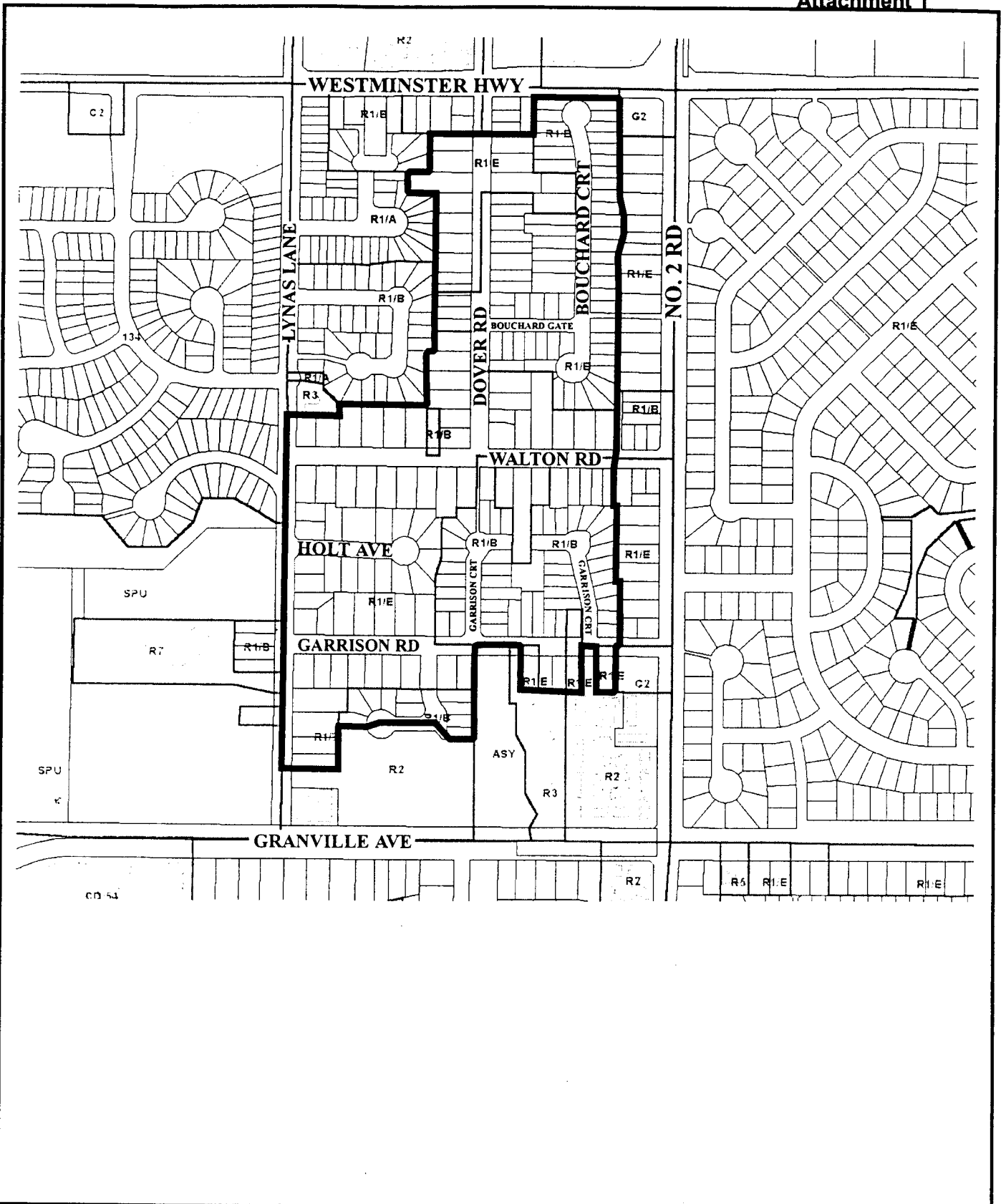
CONCLUSION

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.



Jenny Beran, MCIP
Planner

JMB:sk

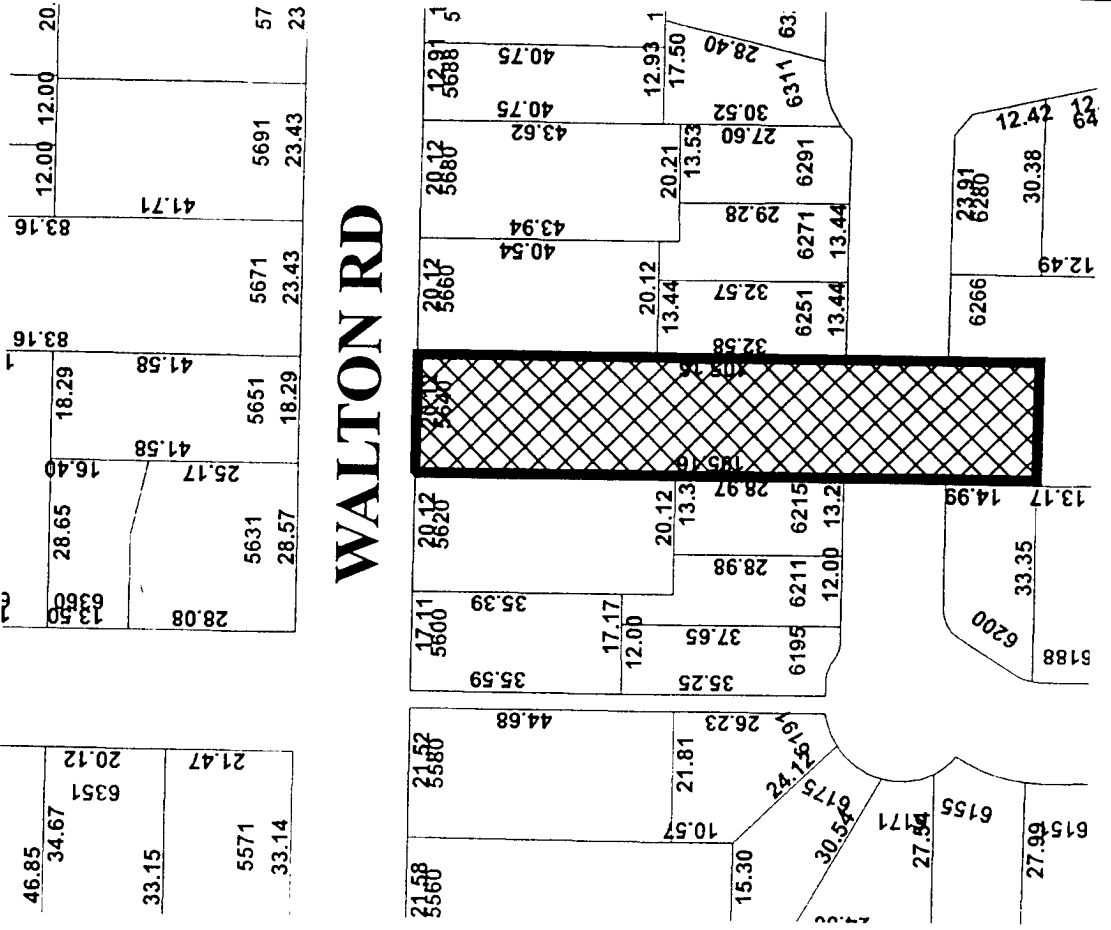
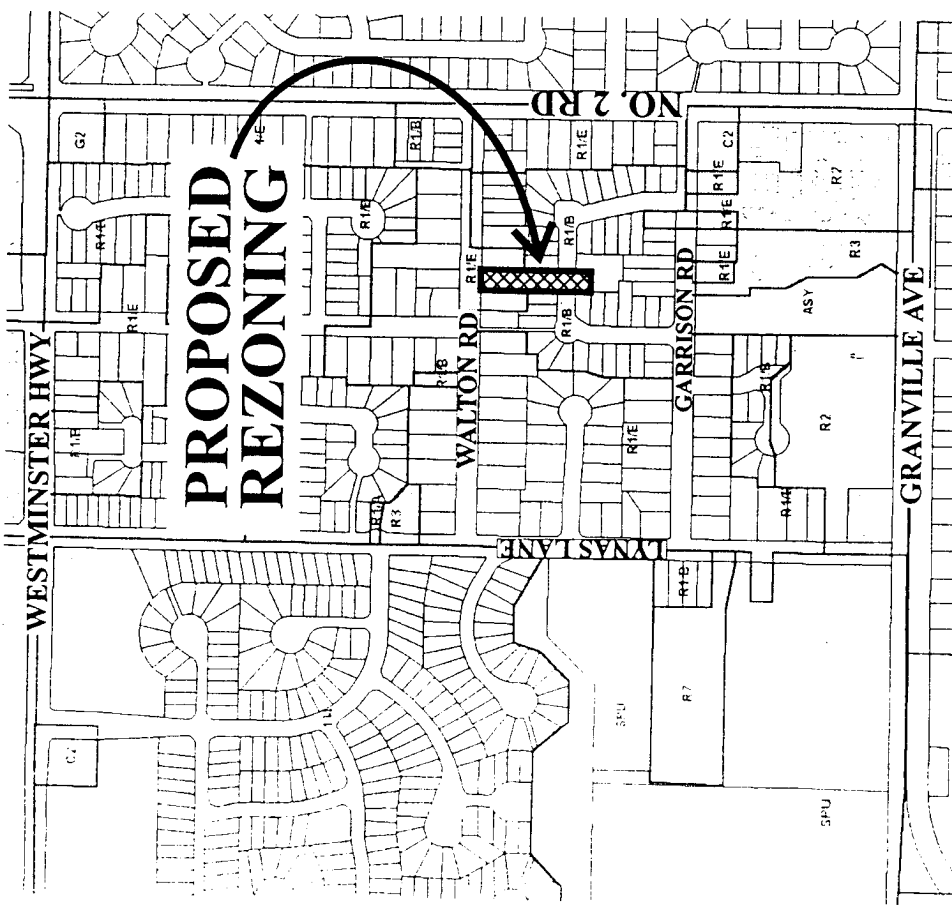


SECTION 12, 4-7

Adopted Date: 16/07/01

Amended Date:

City of Richmond

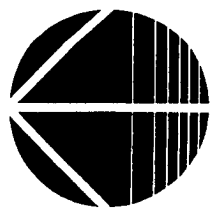


RZ 01-185672

Original Date: 05/01/01

Revision Date:

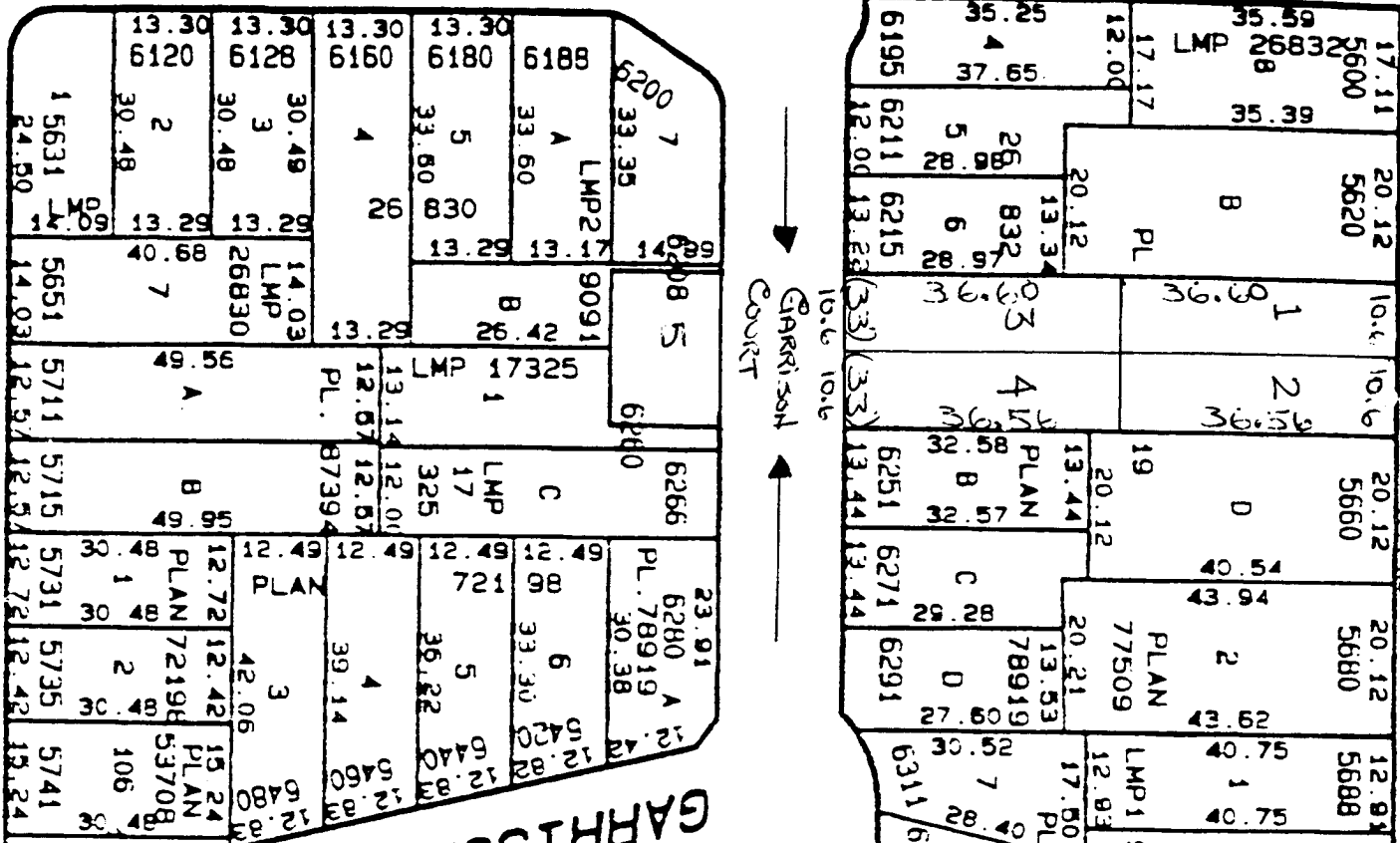
Note: Dimensions are in METRES



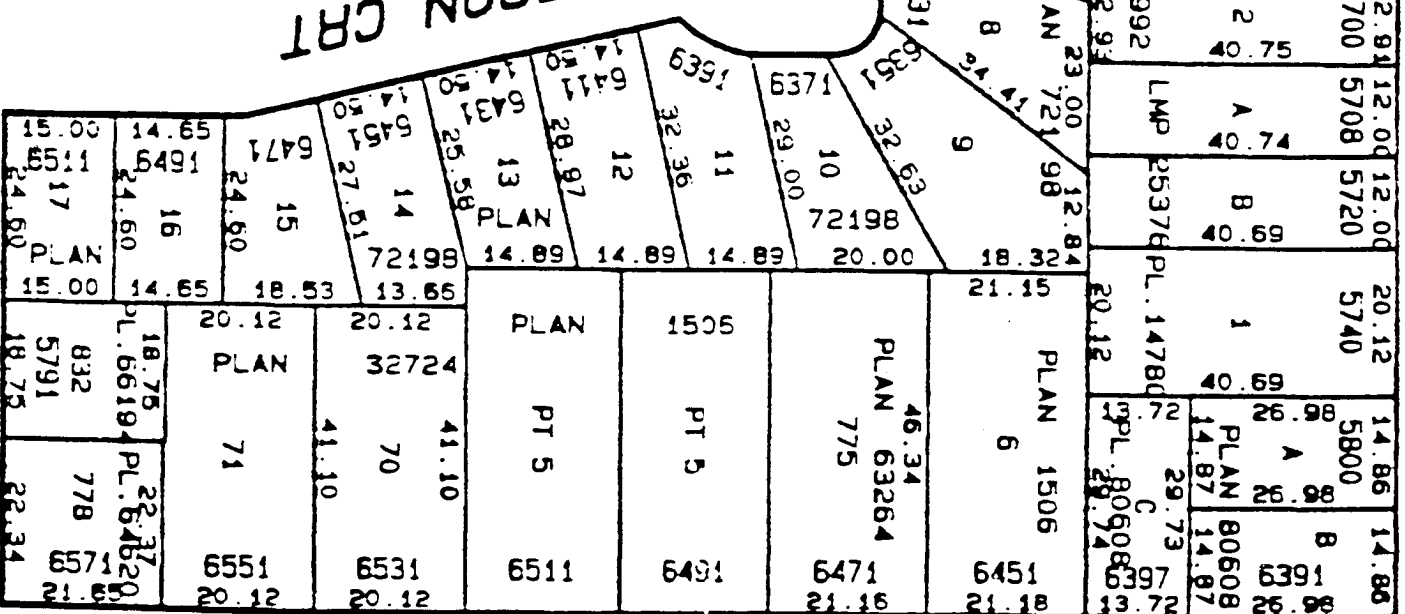
GARRISON RD

GARRISON CRT

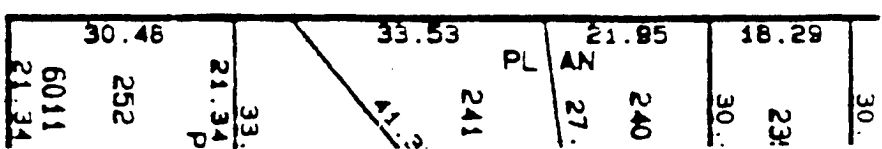
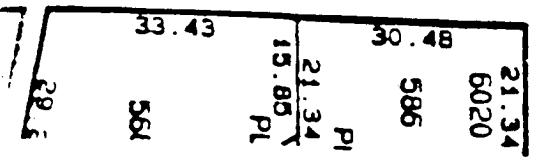
ATTACHMENT 3
44.68



GARRISON CRT



NO 2 RD



212



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 27, 1989

POLICY 5419

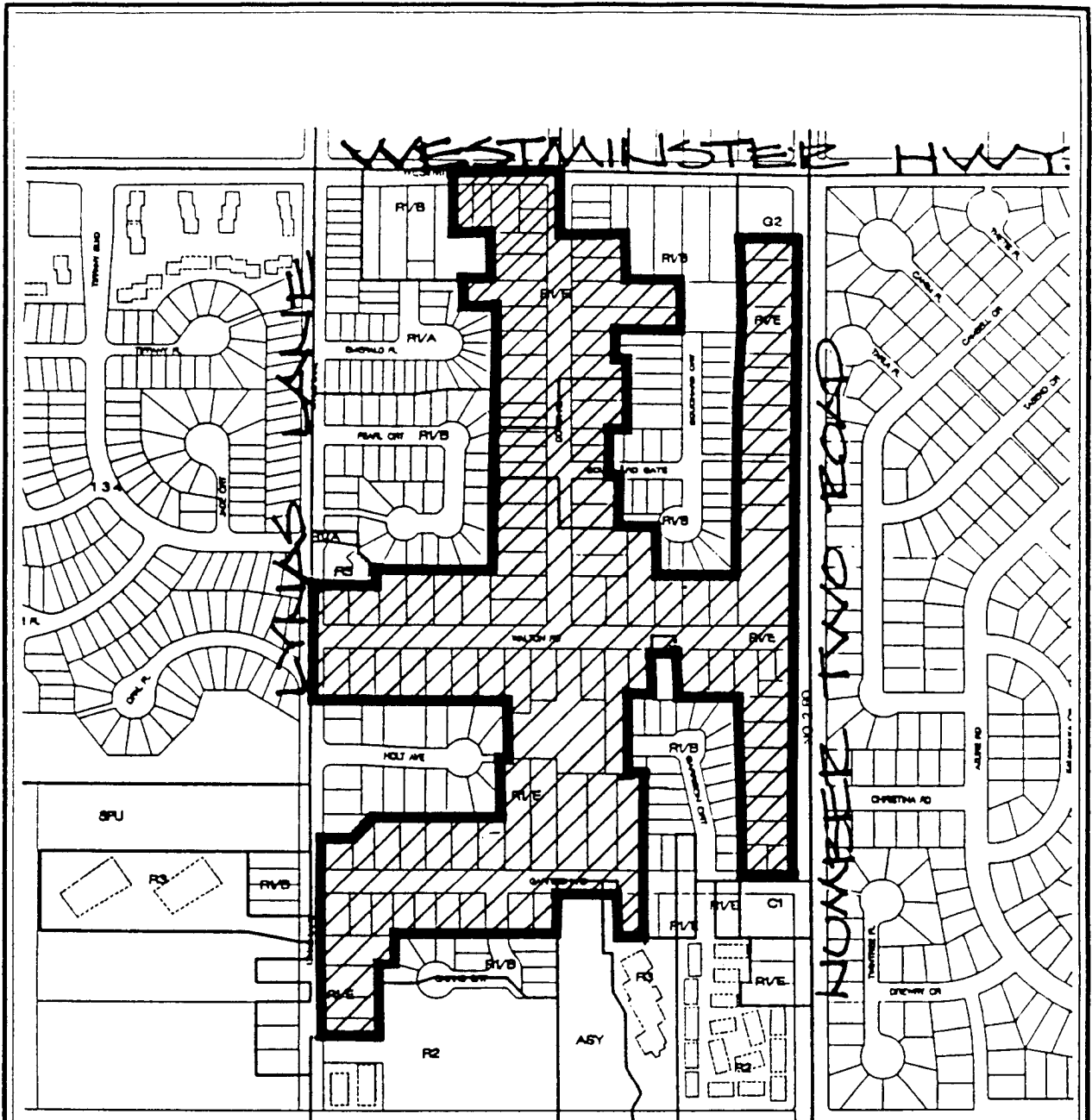
File Ref: 4045-00

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

POLICY 5419:

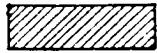
The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:

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.

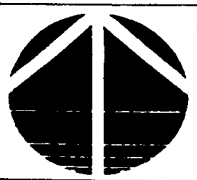


WESTMINSTER HWY.

GRANVILLE AVE.



SUBDIVISION PERMITTED AS PER
 R1/B PROVIDED LOTS ON NO. 2 RD.
 & WESTMINSTER HWY. HAVE ACCESS TO
 A LAKE OR INTERNAL ROAD



POLICY SECTION 5419
12,4-7

DATE
 02/17/89

218



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

DRAFT

Lot Size Study Survey
 Policy Planning Department

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

To ensure that your response is valid, please fill in the following:

Name: _____ Address in Study Area: _____

Property Owner or Resident

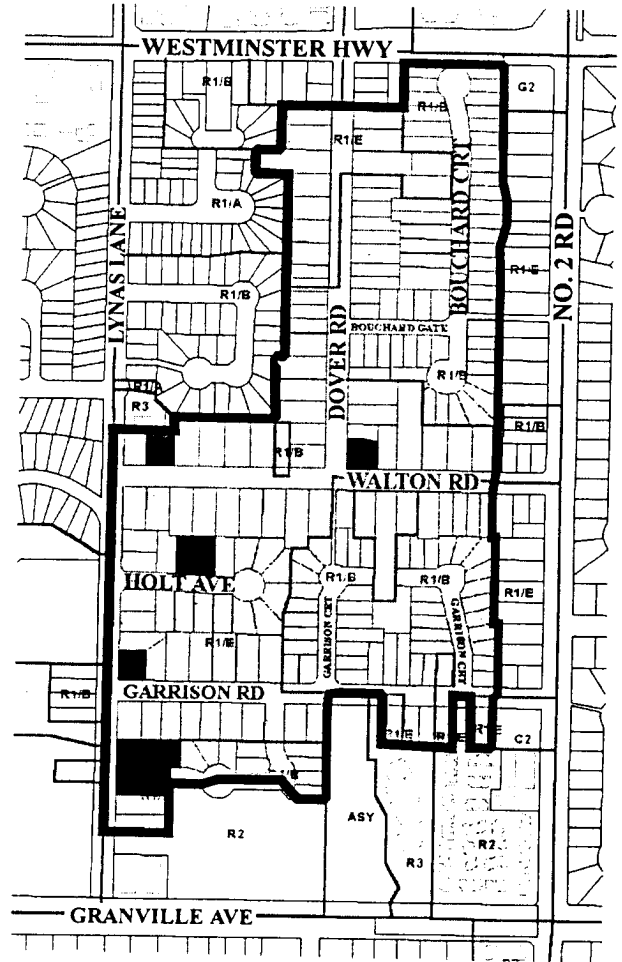
Please choose one of the following options by placing an "X" in the appropriate box.

OPTION 1 - Status Quo

Rezoning permitted as per R1/B
 (12 m or 39.4 ft. wide lots).

Properties that may be able to
 rezone under this option.

2.0% of lots could rezone under Option 1.



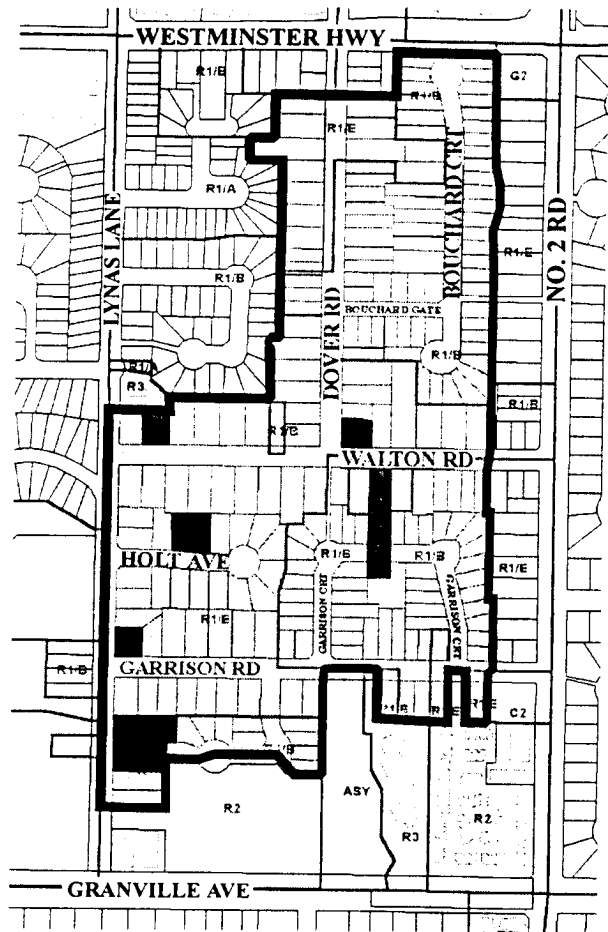
215

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.

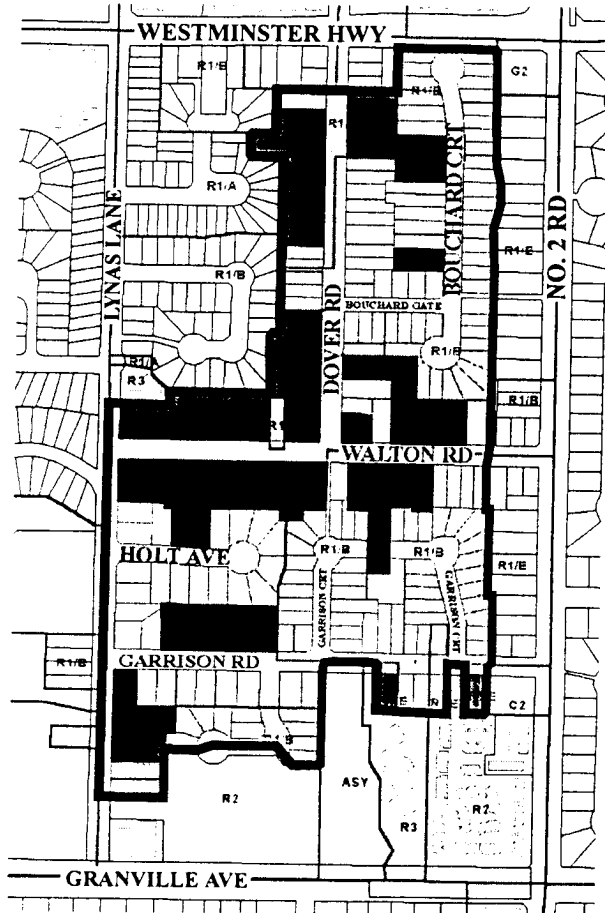
2.0% of lots could rezone under Option 2.



OPTION 3 - Some Change

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

18% of lots could rezone under Option 3.

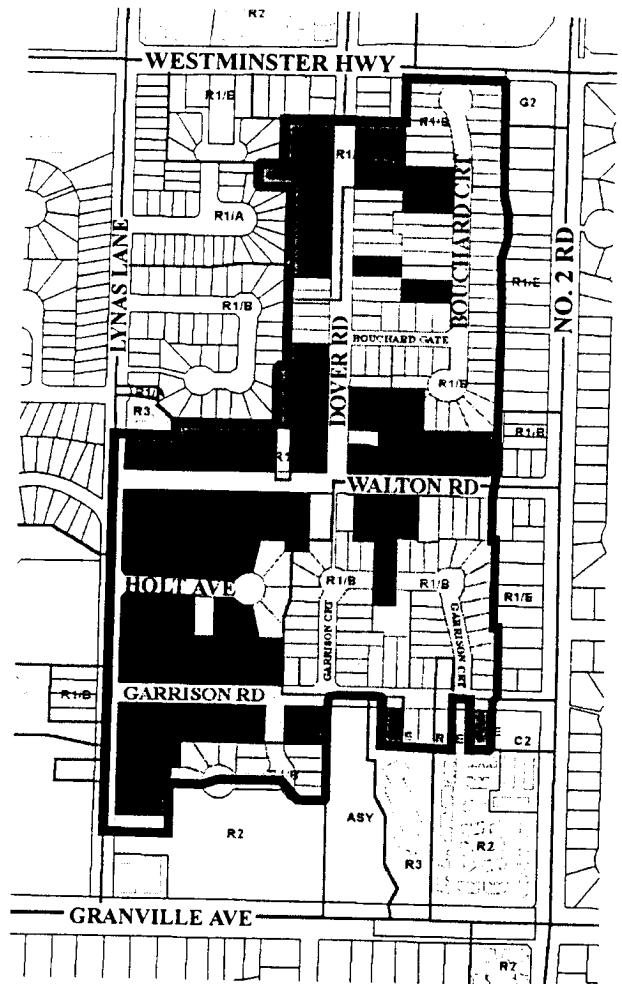


220

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