



To: Planning Committee **Date:** August 1, 2002
From: Joe Erceg **File:** RZ 02-208491
 Manager, Development Applications
Re: **APPLICATION BY PARM DHINJAL & MICHAEL TILBE, REMAX SELECT PROPERTIES FOR REZONING AT 4640, 4700, 4720, 4740 STEVESTON HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**


Staff Recommendation

That the following recommendation be forwarded to Public Hearing:

- 1) That Single Family Lot Size Policy 5438, adopted by Council on April 17, 1990, be repealed; and
- 2) That Bylaw No. 7412, for the rezoning of 4640, 4700, 4720, 4740 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:dcb
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

An application has been made by Parm Dhinjal and Michael Tilbe, Remax Select Properties for rezoning at 4640, 4700, 4720, 4740 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K). A location map is shown in **Attachment 1**.

The applicant's proposal is to develop heritage style single-family dwellings on 12 R1/K (min 10 m (32.81 ft.) wide) lots fronting onto Steveston Highway near Railway Ave. A conceptual subdivision layout is provided in **Attachment 2**. The development will provide rear lane access to each property and proposes an access point to Steveston Highway at the eastern end of the lots. Provision has been made by the applicant to purchase a rear portion of 4680 Steveston Highway to facilitate lane development. The applicant also sought to include the corner property at 4600 Steveston Highway however the parcel is currently under Probate.

The applicant's intent in seeking smaller R1/K sized lots is to address the market demand for new affordable single-family dwellings in the 1800 – 2000 square foot size range. The applicant's development rationale is provided in **Attachment 3**.

Findings of Fact

Item	Existing	Proposed
Owner	4640 and 4700 Steveston: Edward Ronal Zyblut, Larry Robert Zbylut, Executors of the Will of Mary Zbylut, Deceased 4720 and 4740 Steveston: Elsie Rose Kowalski	Parm Dhinjal & Michael Tilbe, Remax Select Properties
Applicant	Parm Dhinjal & Michael Tilbe, Remax Select Properties	Same
Site Size	4640 Steveston: 2673.072m ² (0.661 ac) 4700 Steveston: 1015.991m ² (0.251 ac) 4720 Steveston: 845.12 m ² (0.209 ac) 4740 Steveston: 1076.052m ² (0.266 ac)	6 lots at 384.6 m ² (0.095ac)* 3 lots at 377.5m ² (0.0933ac)* 2 lots at 396.7m ² (0.0980ac)* 1 lot at 381.5m ² (0.0943ac)* * approximate sizes
Land Uses	Single Family	Same
OCP Designation	Neighbourhood Residential	Same
Area Plan Designation	Single Family	Same
702 Policy Designation	Policy 5438 (adopted April 17, 1990) permits subdivision as per R1/B with the provision of a lane otherwise R1/E.	To be removed as per Section 702.06 of the Zoning Bylaw
Zoning	R1/E	R1/K

Surrounding Uses:

The subject property is located in the Steveston Planning Area in Section 2-3-7 on the south side of Steveston Highway west of Railway Avenue. The properties are clustered in two parts on both sides of 4680 Steveston Highway.

On the north side of Steveston Highway: Single-family residential units and a property under consideration for 12 townhouse units (4791 Steveston Highway – RZ 01-198910).

To the west: Single-family residential units

To the east: 3 Single-family residential units including the Branscombe House

To the south: Single-family and multi-family residential under LUC 15.

Reference: Lot Widths – Small Lot Size Policies

Single Family R1 Zone	
Type	Lot Width
Sewered Areas	
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.)
Unsewered Areas	
F	18m (59.055 ft.)*
G	20m (65.617 ft.)*
* For corner lots, add 2m (6.562 ft.) to width	

Related Policies & Studies

Single family Lot Size Policy No. 5438 currently applies only to the properties fronting Steveston Highway between 4360 and 4900 Steveston Highway, and three properties fronting Trimaran Gate, 11011 to 11051 Trimaran Gate. The Lot Size Policy was adopted on April 17, 1990, and provides for subdivision as per R1/B provided that there is a lane or internal road access, otherwise the minimum lot size is restricted as per R1/E standards. The Policy is shown in **Attachment 4**. Section 702.06 of the Zoning Bylaw permits Council to remove properties along major roads (i.e. Steveston Highway) from existing policy areas that are older than 5 years.

The proposal is consistent with both the Arterial Road Redevelopment Policy (No. 7017), and the Lane Establishment Policy No. 5038.

Consultation

A letter has been sent to the residents and owners of the properties within the Lot Size Policy area as shown in **Attachment 4** indicating that the City will be considering the removal of the Policy from the entire area in conjunction with this application. A copy of the letter is provided in **Attachment 5**.

Staff CommentsTransportation Comments

1. A 6 m (19.69 ft.) wide lane dedication is required along both the rear of the lots and to connect to Steveston Highway.
2. Turnaround capability will be required at proposed lot 1 (western-most lot).
3. 3m by 3m corner cuts are required for the south end of the lane dedication to Steveston Hwy.

Engineering Comments

Staff support the Rezoning application. Prior to final reading of Rezoning, the following should be in place:

1. Dedication of a 6m wide lane along the entire south property line from proposed Lot 1, east through to proposed Lot 12, including through Rem 413 (4680 Steveston Hwy) which is not part of this application. The lane dedication to Steveston Hwy must be between proposed Lots 11 & 12 (rather than as shown in the conceptual subdivision plan) and have 3m x 3m corner cuts at the south end.
2. The developer is to design & construct the lane via the City's standard Servicing Agreement. Works include, but are not limited to, full lane construction including roll curb & gutter (both sides), post top street lighting and storm sewer. Also, along the Steveston Hwy frontage a row of street trees behind the existing sidewalk is to be designed and planted. The developer is also to explore the feasibility of undergrounding the telephone pole line which runs behind the existing sidewalk.

No other Development Applications concerns with Rezoning.

Then via the Subdivision stage, all the existing access points to Steveston Hwy are to be removed at the developers cost; per Bylaw #7222, all future access is to the lane only. All Development Cost Charges (DCC's), School Board levies and service alterations will also be determined via the Subdivision stage. No other concerns.

Land Use Implications

Twenty two lots lie within the Lot Size Policy area. Of those, 9 properties have sufficient dimension to subdivide to R1/B (minimum 12 m wide lots) without consolidation (This includes 2 parcels that are part of the rezoning application). Acceptance of the proposed R1/K sized lots recognizes the extra community benefit of having the lane extend across five parcels (including one parcel which is not part of the rezoning application) and leaving a distinct potential of a lane connection to Trimaran Gate in the future.

AnalysisOption 1: Repeal the Single-Family Lot Size Policy No. 5438 and Approve the Rezoning (Recommended)

Staff support the application because:

- it provides the desired laneway at the rear of these units reducing accesses along Steveston Highway (The applicant is acquiring land for lane dedication across a lot (4680 Steveston

- Highway) that is not part of the rezoning application. R1/K sized lots make the acquisition of the extra land a more feasible option for the applicant);
- it provides more affordable housing compared to those typically developed on larger lots;
 - it contributes to the range of housing options in the area.

As part of the application, staff recommend that Single-Family Lot Size Policy No. 5438 be repealed. Future development proposals within this area would still be required to provide a lane under the Lane Establishment Policy 5038 and expectations are that future single-family lot development within the current policy area would be required to meet either R1/B (min 12 m wide lot) or R1/K (min 10 m wide lot) dimensions.

Option 2: Deny the Rezoning

The primary reason for denying the application would be to retain the existing Single-Family Lot Size Policy requirements for a minimum of R1/B (12 m wide) lots in this area.

Financial Impact

None.

Conclusion

An application has been made to rezone four lots to enable the subdivision and future creation of 12 R1/K sized lots along Steveston Highway. Staff support the application and further recommend that the existing Lot Size Policy No. 5438 covering properties along Steveston Highway be repealed.



David Brownlee
Planner 2

DCB:cas

There are requirements to be dealt with prior to final adoption:

Legal requirements, specifically:

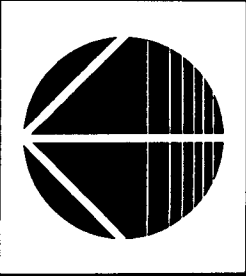
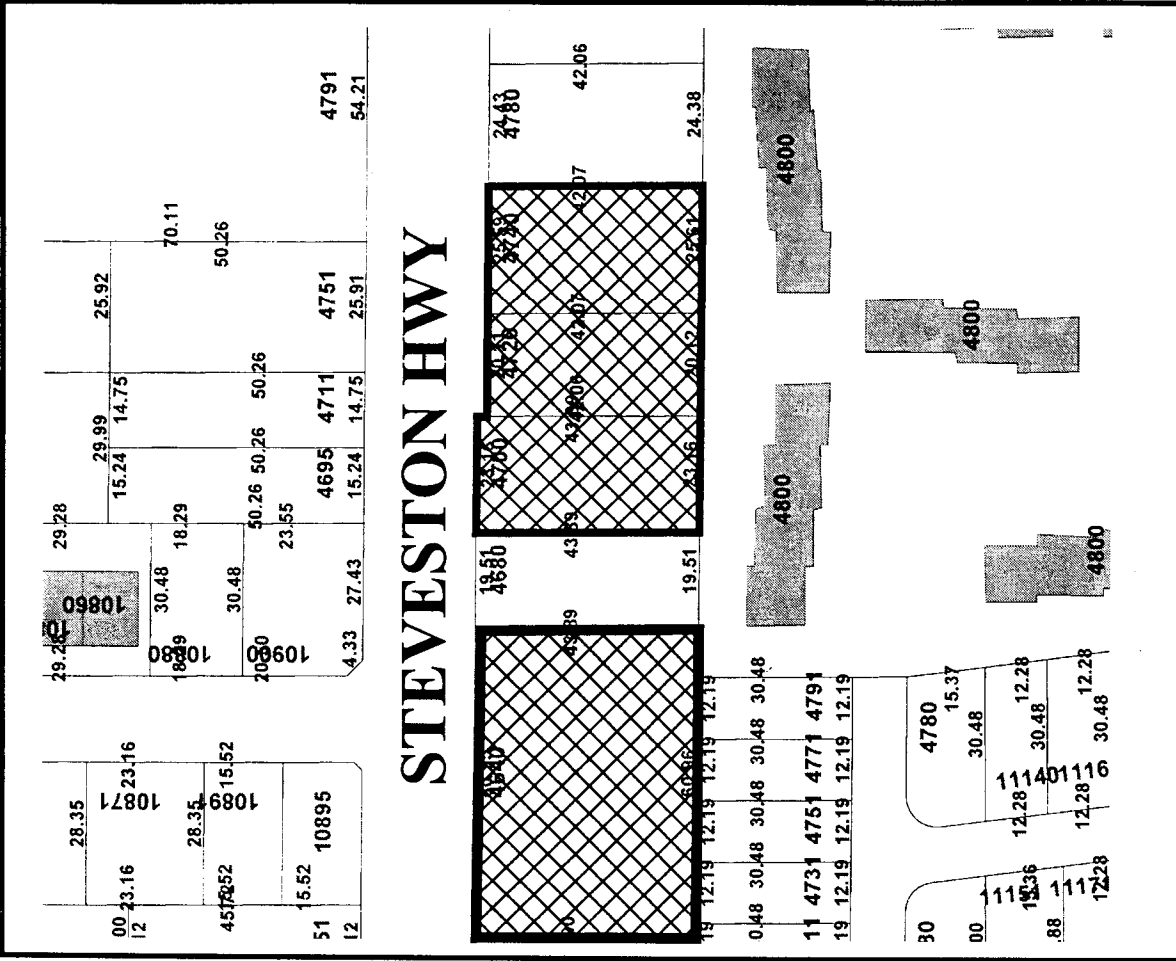
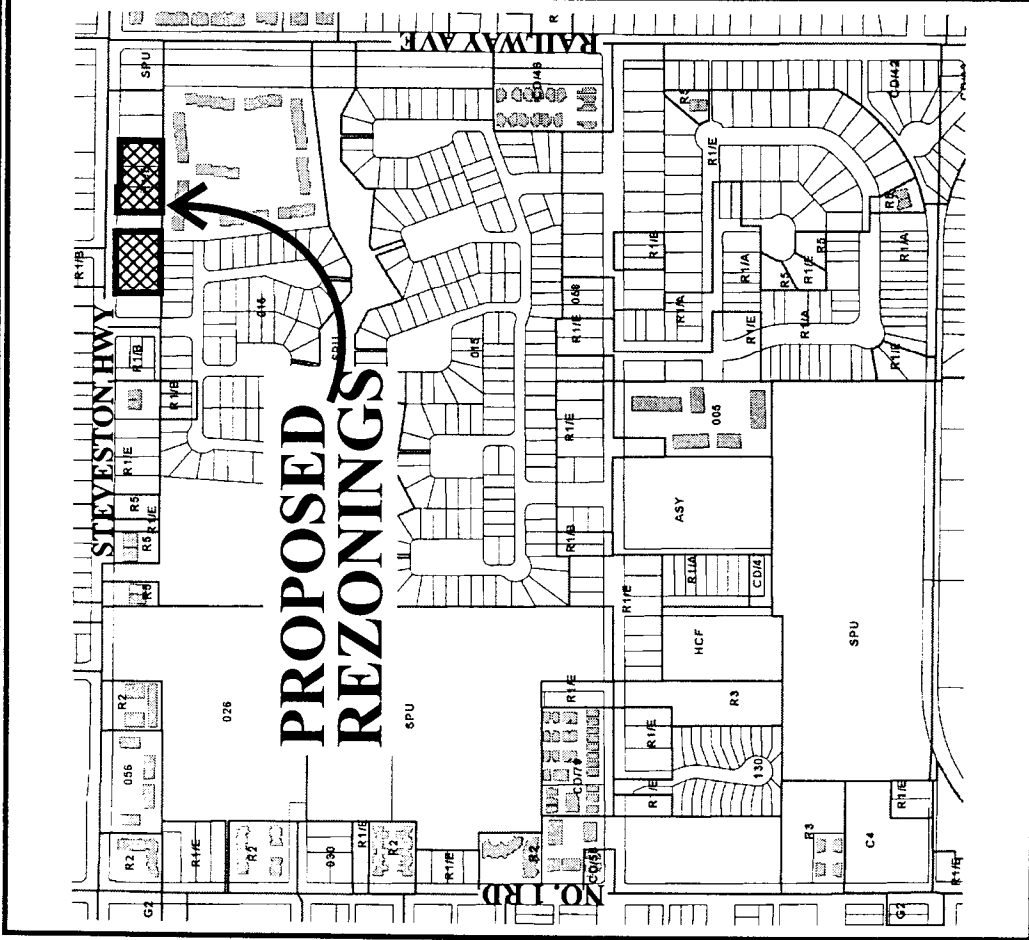
- 1) A covenant to ensure no vehicular access to Steveston Highway;
- 2) Dedication of the laneway and corner cuts as indicated in the report;
- 3) Public Rights of Passage for interim turnaround capability; and
- 4) A Restrictive Covenant for design and construction of the entire lane network.

Development requirement, specifically:

- 1) Enter into a standard servicing agreement for construction of the lane and the Steveston Highway Upgrade.

LIST OF ATTACHMENTS

- ATTACHMENT 1 Location Map
- ATTACHMENT 2 Conceptual Subdivision Plan
- ATTACHMENT 3 Applicant's Development Rationale
- ATTACHMENT 4 Single Family Lot Size Policy No. 5438
- ATTACHMENT 5 Letter To Lot Size Policy Area Residents/Owners



RZ 02-208491

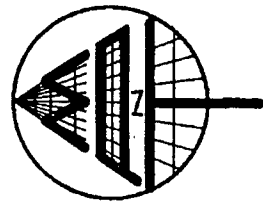
Original Date: 07/02/02
 Revision Date:
 Note: Dimensions are in METRES

K2 02-208491

**PROPOSED SUBDIVISION PLAN OF PART OF SECTION 2
BLOCK 3 NORTH RANGE 7 WEST N.W.D.**

12 LOTS ZONED R1K
MAY 28, 2002
DISTANCES AND AREAS ARE TENTATIVE
SUBJECT TO FIELD SURVEY

R-02-13526-PRE-R1K-1



**BONAVISTA
GATE**

TRIMARAN GATE

STEVESTON HIGHWAY

4600 FUTURE	10.15	10.15	10.15	10.15	10.15	10.15	19.51	10.47	10.47	10.47	10.47	10.47	10.47	10.47	10.47	6.00
411 PLAN 49421	1	2	3	4	5	6	4680 REM 413 PLAN 50120	7	8	9	10	11	12	63 PLAN 32358	51 PLAN 29844	
	37.89	384.6m ²	384.6m ²	384.6m ²	384.6m ²	384.6m ²	384.6m ²	396.7m ²	396.7m ²	381.5m ²	377.5m ²	377.5m ²	377.5m ²	377.5m ²		
SUBDIVISION	3.048 SRW: PLAN 49408															
	6.00 LANE															

SEPARATE LOT WITH
STATUTORY RIGHT OF WAY

LEGEND

SCALE 1:750



All distances are in metres

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 Cook Road
Richmond, B.C.
V6Y 3T8
Ph: 604-270-9331
Fax: 604-270-4137

CADFILE: 13526-PRE-R1K-1

R-02-13526-PRE-R1K-1

PARM DHINJAL & MICHAEL TILBE
RE/MAX SELECT PROPERTIES
#250-4255 ARBUTUS STREET
VANCOUVER B.C. V6J-4R1

June 24, 2002

David Brownlee
City of Richmond
Development Applications Department
6911 No 3 Road
Richmond B.C. V6Y-2C1

RE: Application to re-zone 4640, 4700, 4720, and 4740 Steveston Hwy to R1/K

Dear Sir:

We are applying to the City of Richmond to have the above listed properties re-zoned to R1/K. It is our belief that R1/K zoning would be the best use of the land. The City of Richmond, and more particularly the neighborhood of Steveston, would benefit greatly by having the properties re-zoned to the R1/K zoning. The three main benefits of allowing us this re-zoning are: neighborhood beautification, limited availability of smaller new homes, and affordable new housing.

Steveston Highway is the main route taken by people entering the area known as Steveston village. Our plan is to build small heritage style homes on these properties. Entering Steveston, you will find pockets of two or three heritage homes on arterial routes. Our concept would provide a stretch of new heritage style homes along the main entrance to the village. This concept would be in keeping with the Steveston heritage theme.

At present, there is no longer a strong demand for large homes in Richmond, since the mid 1990's when the supply of larger homes out-weighed the demand for them. Richmond is seeing an increasing demand for smaller new homes as evidenced by the Real Estate Board of Greater Vancouver's MLS statistics. Many of Richmond's residents would like to be able to purchase a brand new 1800-2000 square foot detached home, however, the supply of homes in this size range is relatively low. The R1/K zoning would allow the option of buying a new detached home with all the modern conveniences that a new home would provide without having to purchase a townhouse. Not everyone wants to live in a townhouse complex, due to the fact that some people prefer the privacy that a detached single family home offers.

Lastly, and maybe most importantly, these homes would be affordable. The pricing of the finished product would be accessible to a far greater percentage of our population than the present zoning would allow. Retirees, new families, and the like would be able to purchase a brand new detached home for a similar price that is presently being paid for a lot of older detached homes in Richmond. Too many of Richmond's long time residents have had to leave the city in order to enjoy the option of living in a new detached home. If the homes similar to our proposal had been available, we are sure that many of these people would have chosen to stay in Richmond, but the option was not available. With the R1/K zoning, many more Richmond residents could afford the modern conveniences of a new detached home without having to move to another city.

We believe that the reasons mentioned above significantly justify why the City of Richmond should support the re-zoning of the subject properties to R1/K zoning.

Please do not hesitate to contact the undersigned for further information, or verification regarding this application. We can be contacted at 604-737-8865 or reached via fax at 604-737-8512.

Regards,

A handwritten signature in black ink, appearing to read "Parm Dhinjaj & Michael Tilbe". The signature is written in a cursive, flowing style.

PARM DHINJAL & MICHAEL TILBE



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 17, 1990

POLICY 5438

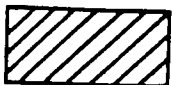
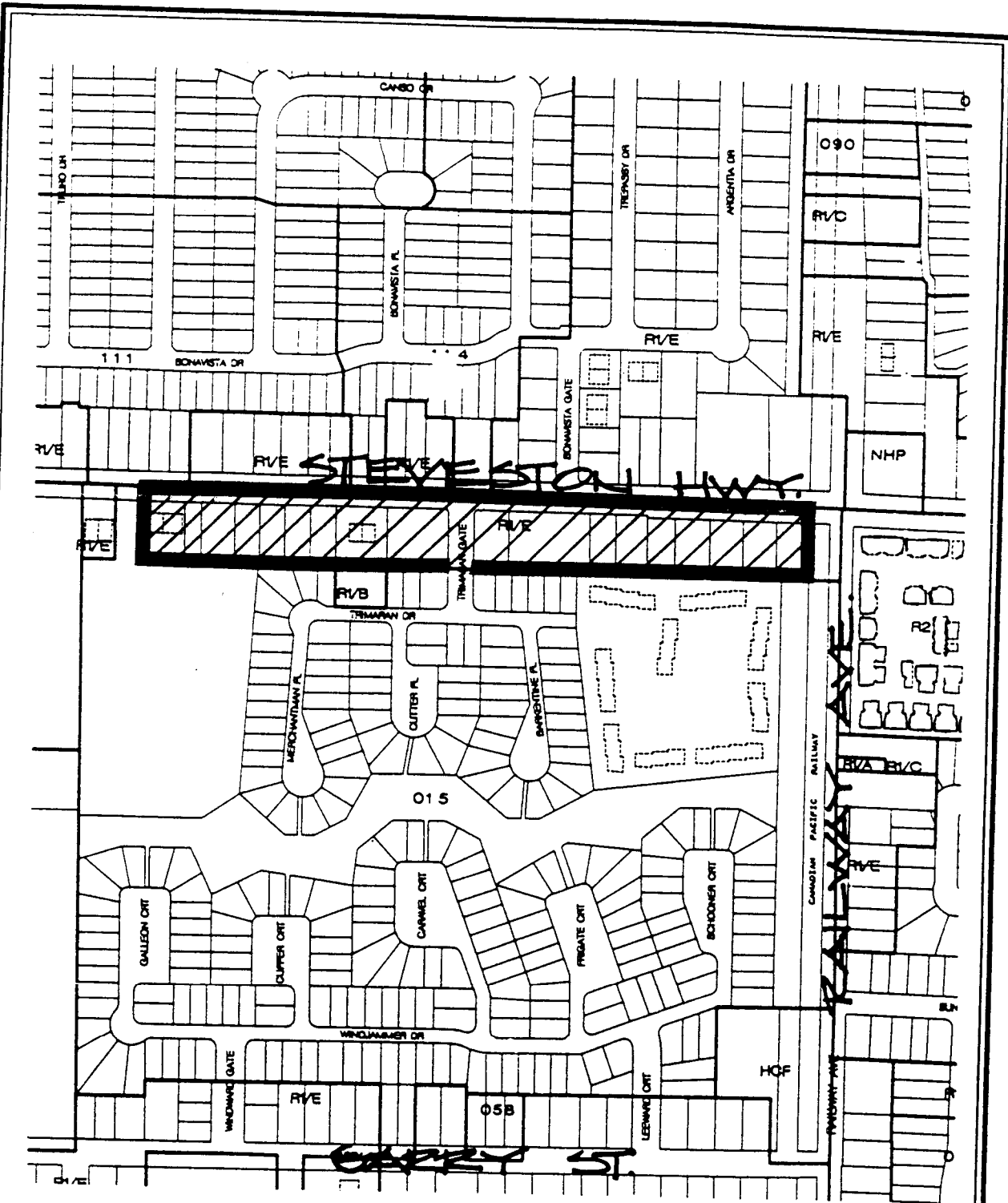
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

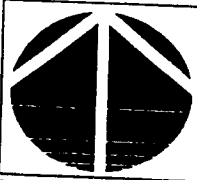
POLICY 5438:

The following policy establishes lot sizes in a portion of Section 2-3-7 located on the south side of Steveston Highway, west of Railway Avenue:

That properties within the area on the south side of Steveston Highway west of Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 provided there is lane or local road access, 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/B PROVIDED THERE IS A LAKE OR INTERNAL ROAD ACCESS, OTHERWISE R1/E



POLICY SECTION 5438 02,3-7

DATE 01/29/90

July 31, 2002

File: -

Urban Development Division

Fax: (604) 276-4177

Dear Resident:

Re: Notice: To Repeal The Single Family Lot Size Policy 5438

The purpose of this letter is to inform you of a proposed rezoning application along Steveston Highway and a proposed change to the Lot Size Policy for your area.

An application to rezone 4640, 4700, 4720, 4740 Steveston Highway. to permit subdivision into 12 single-family, R1/K size lots (minimum average width of 10 m (32.8 feet)) with a laneway has been received by the City of Richmond (**Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5438 (**Attachment 2**) that was adopted by Council in 1990, which permits R1/B size lots (minimum average width of 12 m (39.37 feet)) provided there is a lane or internal road access, otherwise R1/E (minimum average width of 18 m (59.06 feet)) sized lots are required.

New Approach

In the fall of 2000, Council approved 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 encourages more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

For areas with existing Single Family Lot Size Policies, this new approach means that:

- where the Policy has been in place for over five years, all single family residential rezoning applications along arterial will be evaluated on their own merits; and
- Council will also determine whether or not to exempt all the properties along the blockface from the existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. the rezoning application at 4640, 4700, 4720, 4740 Steveston Highway. is exempt from the existing Lot Size Policy 5438 and will be reviewed on its own merits; and
2. it is proposed that the existing Lot Size Policy No 5438 (**Attachment 2**) be repealed in order that various sizes of single family lots can be considered for redevelopment.

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

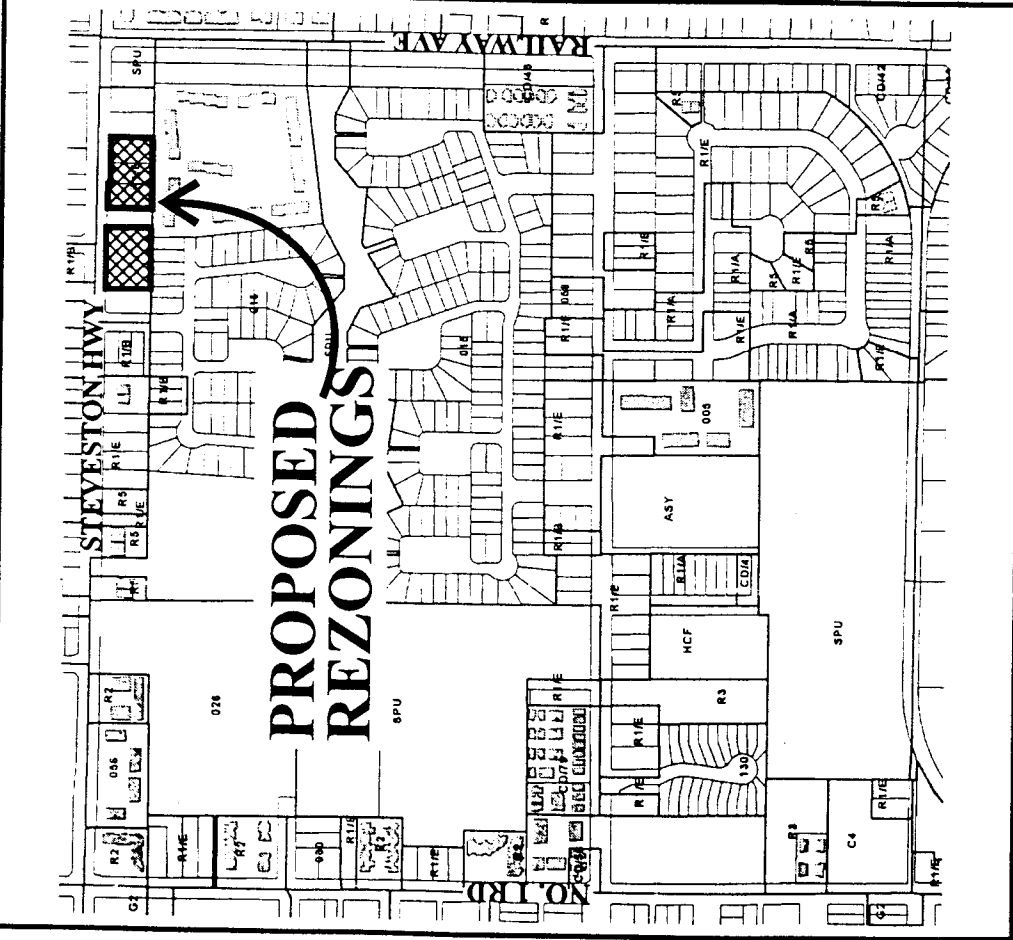
The proposal to repeal Lot Size Policy 5438 and the proposed rezoning of 4640, 4700, 4720, 4740 Steveston Highway. is expected to be considered concurrently by Planning Committee and Council in September. In addition, if the application proceeds, you will be receiving a letter from the City Clerk's Department advising you when the application will be heard at Public Hearing.

If you have any questions or concerns regarding the above, please contact me at (604)276-4200 or in writing at the address above.

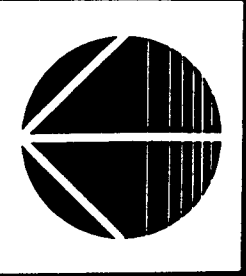
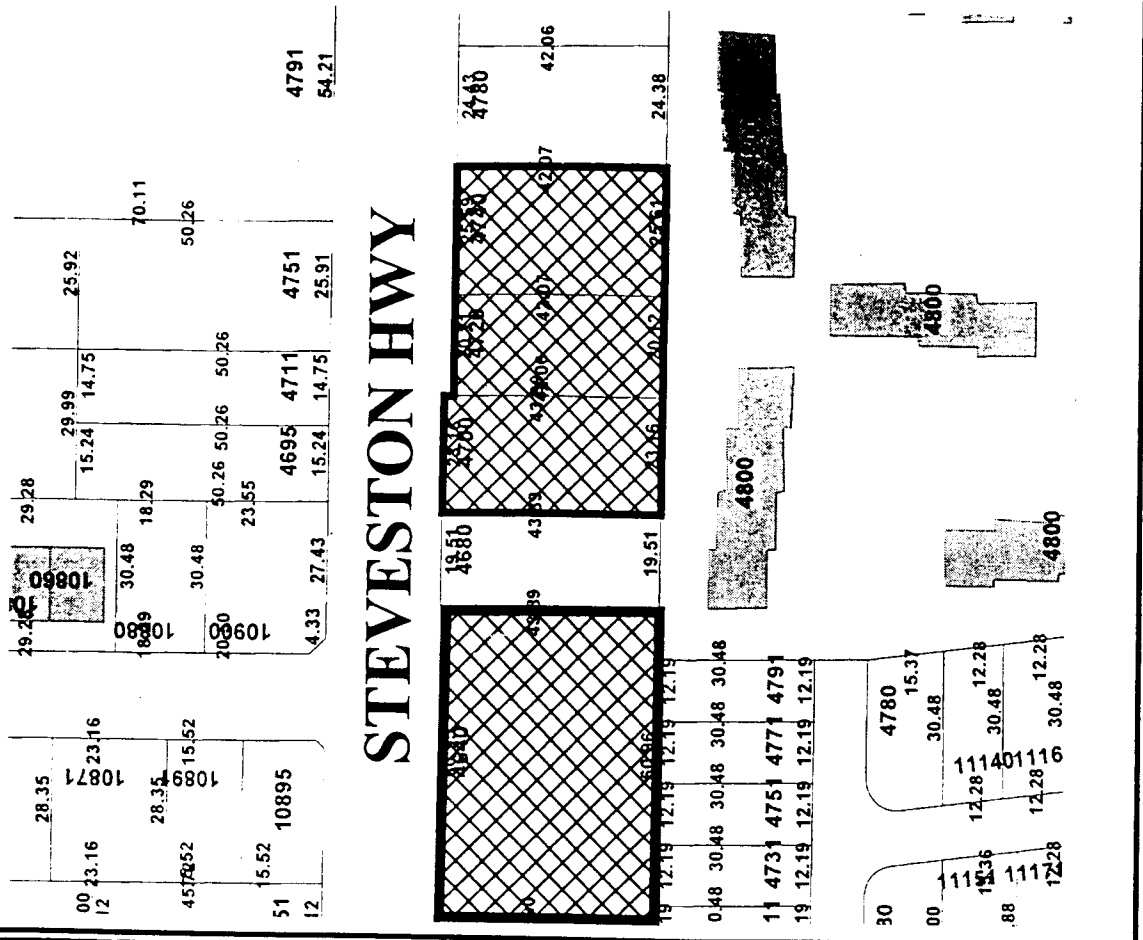
Yours truly,

David Brownlee
Planner 2

DCB:cas



STEVESTON HWY



RZ 02-208491

Original Date: 07/02/02
 Revision Date:
 Note: Dimensions are in METRES

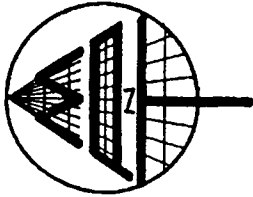
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**PROPOSED SUBDIVISION PLAN OF PART OF SECTION 2
BLOCK 3 NORTH RANGE 7 WEST N.W.D.**

12 LOTS ZONED R1K
MAY 28, 2002

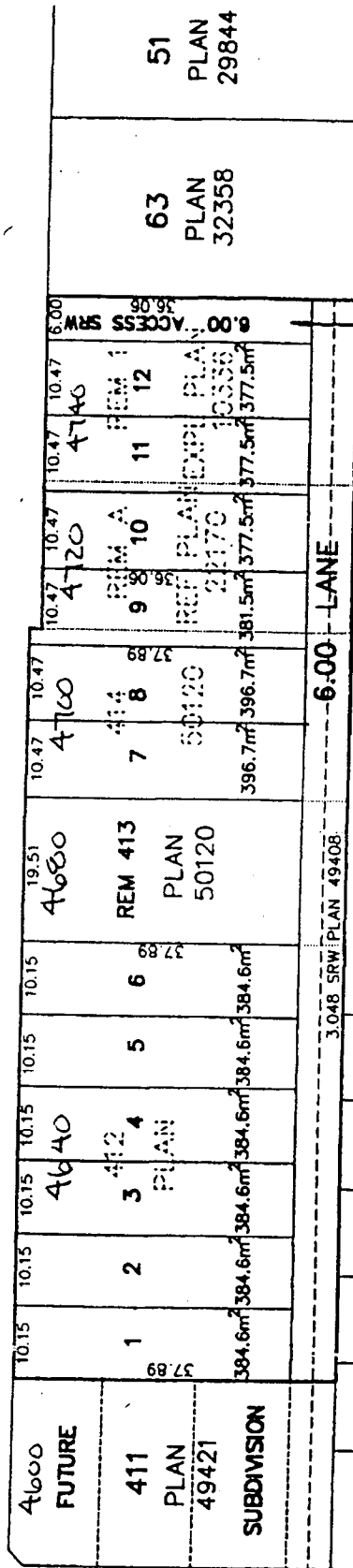
DISTANCES AND AREAS ARE TENTATIVE
SUBJECT TO FIELD SURVEY

R-02-13526-PRE-R1K-1



**BONAVISTA
GATE**

STEVESTON HIGHWAY



SEPARATE LOT WITH
STATUTORY RIGHT OF WAY

LEGEND

SCALE 1:750



All distances are in metres

**MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS**

#210 - 8171 Cook Road
Richmond, B.C.
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Fax: 604-270-4137

CADFILE: 13526-PRE-R1K-1

R-02-13526-PRE-R1K-1



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 17, 1990

POLICY 5438

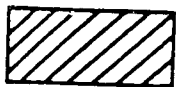
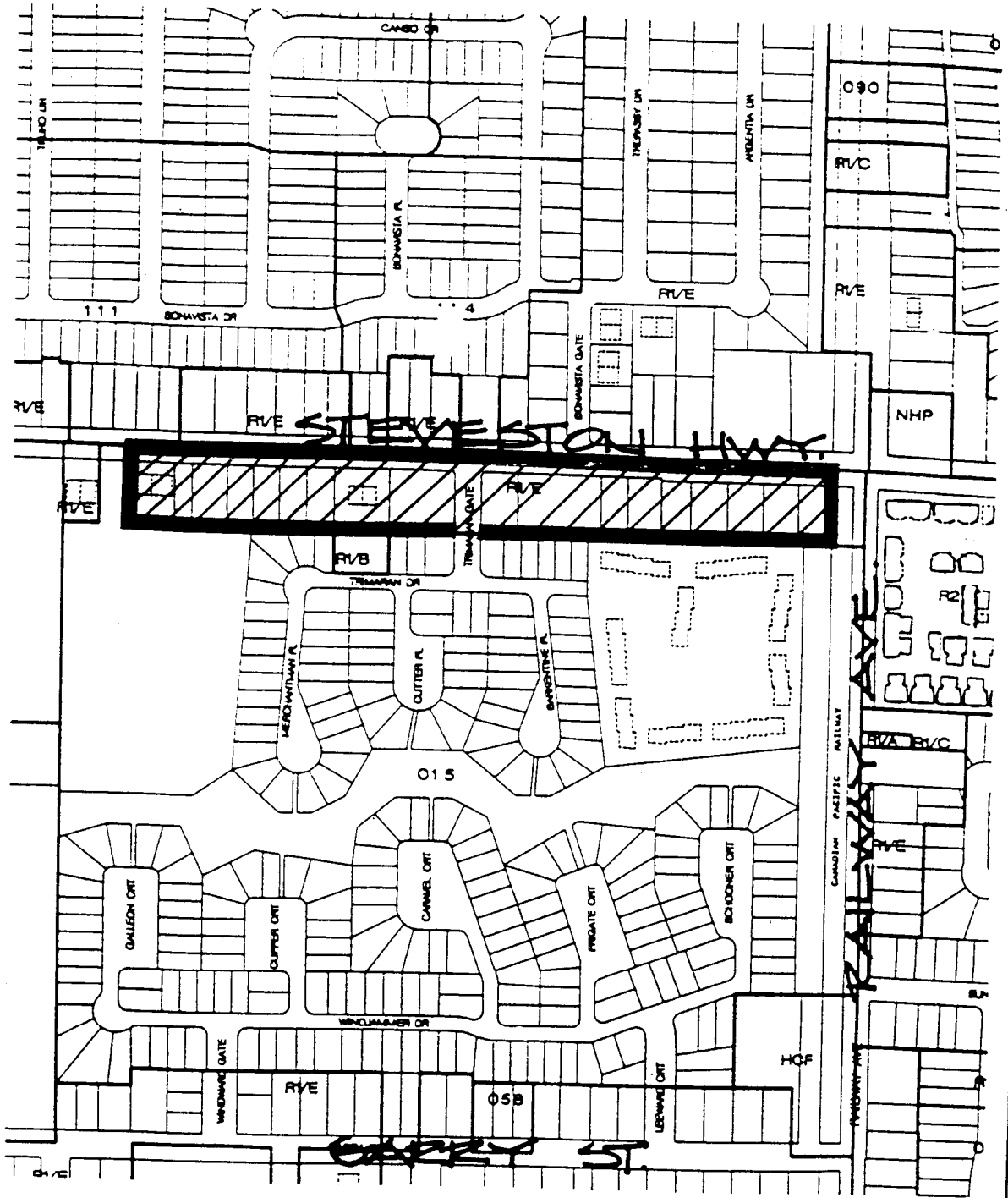
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

POLICY 5438:

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SUBDIVISION PERMITTED AS
 PER R1/B PROVIDED THERE
 IS A LAKE OR INTERNAL ROAD
 ACCESS, OTHERWISE RVE



POLICY 5438
SECTION 02,3-7

DATE
 01/29/90