City of Richmond
Urban Development Division

Report to Committee

To Planning - Sept 3, 2003

To: Planning Committee **Date:** August 7, 2003

From: Joe Erceg
Manager, Development Applications

RZ 03-233573
File: 8060-20-7559 / 4045-00

Re: **APPLICATION BY T. TAM AND ANNE LO FOR REZONING AT 8180 RAILWAY AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

Staff Recommendation

That Lot Size Policy 5453, adopted by Council in November 1993 and amended in January 2001, be forwarded to Public Hearing with the amendment to exclude those properties fronting Blundell Road, Railway Avenue and Francis Road as shown on Attachment 5 to the report dated August 7th, 2003 from the Manager, Development Applications.

That Bylaw No. 7559, for the rezoning of 8180 Railway Avenue 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:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Anne Lo and T. Tam have applied to the City of Richmond for permission to rezone 8180 Railway Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit a two lot single-family residential subdivision with a lane (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Anne Lo and T. Tam	To be determined
Site Size	One lot - 1646 m2 (17,718 ft2)	Two lots + a lane
Land Uses	One large single family lot	Two smaller single family lots
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	remove lot from policy area
Zoning	R1/E	R1/K

Surrounding Development

Other than the multi-family housing located across Railway Avenue to the west, the site is surrounded by single family homes. The homes to the south of the site back on to Railway Avenue with their fronts on Calder Court, therefore, there is no need for a lane system to continue south past the subject lot.

Of note is the fact that the lots to the north of the subject lot to Blundell Road are set back over 15m from what would normally be the edge of the road right-of-way. The only possible reasoning for this that staff is aware of is that it may have been to accommodate an interurban tram station. There are no plans for this area and the individual property owners use and maintain the area up to the road.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5453 (**Attachment 3**), which was adopted by Council in 1993, and amended in 2001, permits subdivision to an R1/E lot size. It is proposed that this policy be amended to remove the lots that front Blundell Avenue, Railway Avenue and Francis Road in order to permit them to redevelop in conjunction with the Arterial Road Redevelopment and Lane Policies. Letters were sent to the properties within the Policy Area (**Attachment 4**) recommending that the Policy be amended as shown on **Attachment 5**.

Arterial Road Redevelopment Policy

The Arterial Road Policy supports redevelopment for a range of uses along Richmond's major roads in conjunction with lane development. The subject proposal is consistent with the policy.

Lane Policy

Redevelopment along Arterial Roads requires access to be obtained from rear lanes. Therefore, a 6m road dedication is required at the rear of subject property. Additionally, a 4m right-of-way is required to provide an access into the lane. This access will be expanded to 6m when the lot to the north redevelops at some point in the future. Construction of the lane and the lane access will be a requirement of the future subdivision of the site. This access will then serve the rest of the block to the north when redevelopment occurs.

Staff Comments

Policy Planning

Lot Size Policy

The Lot Size Policy for this area has already been amended once in 2001 to remove the lots fronting No. 2 Road. It is proposed that with the subject application the lots fronting Blundell Road, Railway Avenue and Francis Road be removed to permit these lots to redevelop in conjunction with the Arterial Road Redevelopment and Lane Establishment policies.

Lane Establishment

It is important that an access into the lane system be established with the development of the subject lot as it is wider than all of the other lots in this area and it is located at the southern end which is the ideal location for an access point.

Development Applications

There was much staff discussion to find a fair way to establish a lane access to this cluster of lots. As the subject lot is the widest lot (26.6m), with all the other lots being 21.34m or narrower, it provides the most likely access point for the lane. Therefore, rather than burdening the subject lot with a full 6m dedication connecting Railway avenue to the back lane, a 4m right-of-way is proposed along the northern edge. A further 2m would be obtained at some point in the future when the lot to the north redevelops. The right-of-way would not be dedicated to the City therefore the applicant would not lose the density associated with that piece of land.

The lane dedication at the rear will be required to be approximately 9.03m rather than the standard 6m due to the irregular rear lot lines, however, the lane will not need to run the full width of the lot as lane access is not required to connect to the lots on Calder Court.

Prior to final reading of Rezoning, the developer is to:

1. Dedicate land at the north-east portion of the lot to provide a lane access to 8180 Railway Avenue;
2. Grant a 4m wide public rights of passage right-of-way along the entire north edge of the site from Railway Avenue, to the new lane; and
3. Provide a covenant to setback buildings 1.2m from the 4m public rights of passage right-of-way.

With the future subdivision the developer is to enter into the City's standard Servicing Agreement, to design and construct:

- a lane at the rear of the property including street lighting, curb, and drainage; and
- a 2/3rd's lane from Railway to the rear lane which would be constructed with just curb and gutter on the south edge.

Analysis

Staff is supportive of the subject application because:

- the proposal is consistent with both the Lane and Arterial Road polices;
- the proposal is consistent with other redevelopment activity occurring along arterial roads; and
- the subject application provides the majority of a lane connecting the rear lane system with Railway Avenue which will facilitate redevelopment for the rest of the block.

Staff is also proposing a change to the Lot Size Policy which is a standard change that is being made in conjunction with any redevelopment that is occurring along arterial roads where there is a Lot Size Policy. In fact, No. 2 Road had already been removed from the policy area for the same reason. In order that the neighbourhood not be bothered again when redevelopment occurs along Blundell and Francis Roads, it is proposed that all lots fronting arterial roads be removed from the policy at this time.

Financial Impact

None.

Conclusion

The proposal is to subdivide the subject lot into two lots, provide a full rear lane and 2/3rd's of a side lane. A change to the Lot Size Policy is required in order to permit the proposal. Staff is supportive of the proposal as it is consistent with policies and practice and provides a lane access for the rest of the block.

Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

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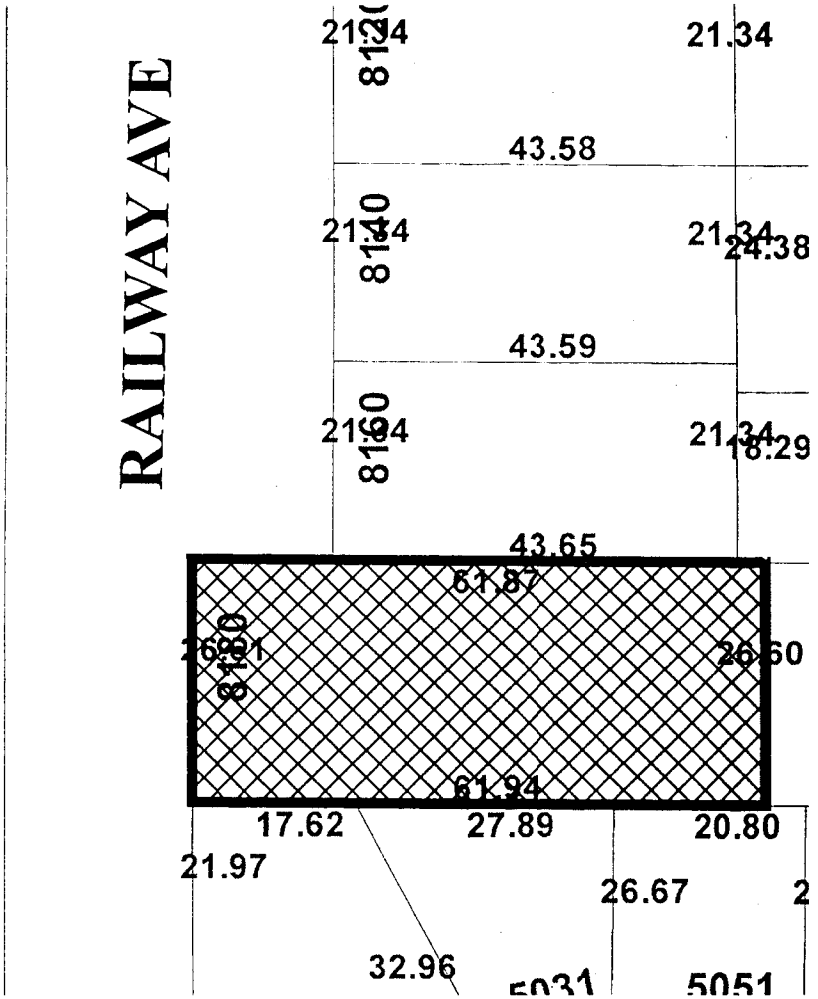
City of Richmond



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RZ 03-233573

Original Date: 04/29/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

8180 RAILWAY AVE., RICHMOND, B.C. - SUBDIVISION

NTS

City of Richmond Policy Manual

Page 1 of 2	Adopted by Council: November 15, 1993 Area Boundary Amended: January 15, 2001 *	POLICY 5453
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7	

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

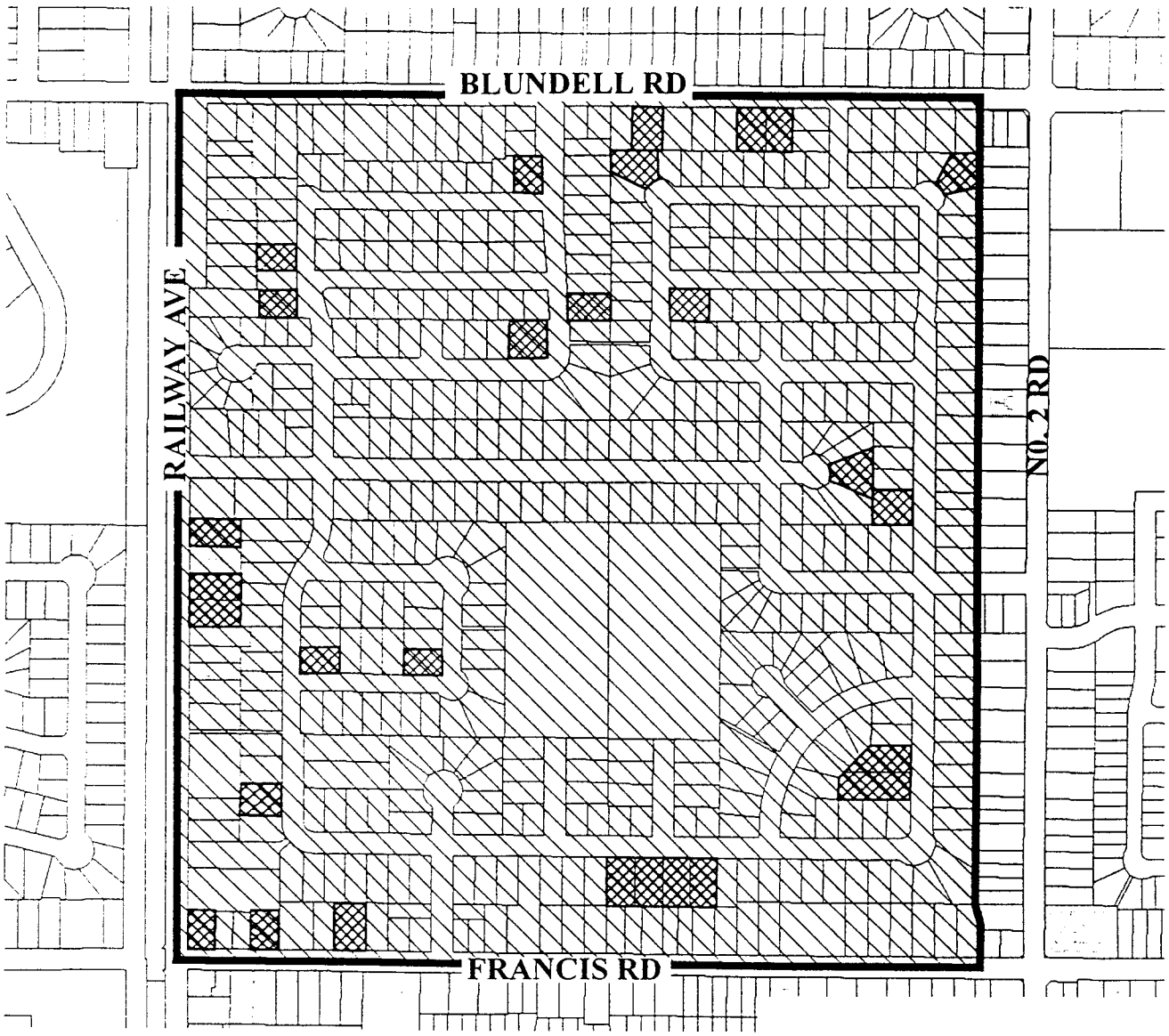
That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

(i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B), provided that the new lots created along Railway Avenue and Blundell Road have lane access; and

(ii) That lots with existing duplexes located along Francis Road without lane access be permitted to subdivide as per Single-Family Housing District, Subdivision Area C (R1/C).

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less that five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect



Subdivision Permitted as Per **R1/E**

Subdivision of Duplexes Permitted as Per **R1/B** Except:

1) No. 2 Road, Railway Avenue and Blundell Road: **R1/E** unless lane access is provided. Then **R1/B**.

2) Francis Road **R1/C** unless lane access is provided. Then **R1/B**.

	POLICY 5453 128 **SECTION 24,4-7**	**Adopted Date: 11/15/93** **Amended Date: 01/15/01**

August 7, 2003

Urban Development Division
Fax: (604) 276-4177

File: RZ 03-233573

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5453

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 to rezone 8180 Railway Avenue to permit subdivision of the lot into two single family lots with a new back lane and lane access has been received by the City of Richmond (shown on **Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5453 (**Attachment 2**) that was adopted by Council in 1993, and amended in 2001 which permits R1/B size lots (minimum average width of 39 feet) for the area.

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 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 and other policies encourage more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads. The properties along No. 2 Road were already removed from the policy area in 2001. *This proposed change affects only the lots along Blundell Road, Railway Avenue and Francis Road and not the lots within the neighbourhood.*

Specifics
Therefore, it is proposed that:

1. The Lot Size Policy be amended (see **Attachment 3**) to remove the lots fronting Blundell Road, Railway Avenue and Francis Road in order that various sizes of single family lots can be considered for redevelopment; and
2. The subject application to rezone and subdivide 8180 Railway Avenue be viewed on its own merits.

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 proposed amendment to Lot Size Policy 5453 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 or Holger Burke at 604-276-4164.

Yours truly,

Jenny Beran, MCIP
Planner

JMB:cas

City of Richmond Policy Manual

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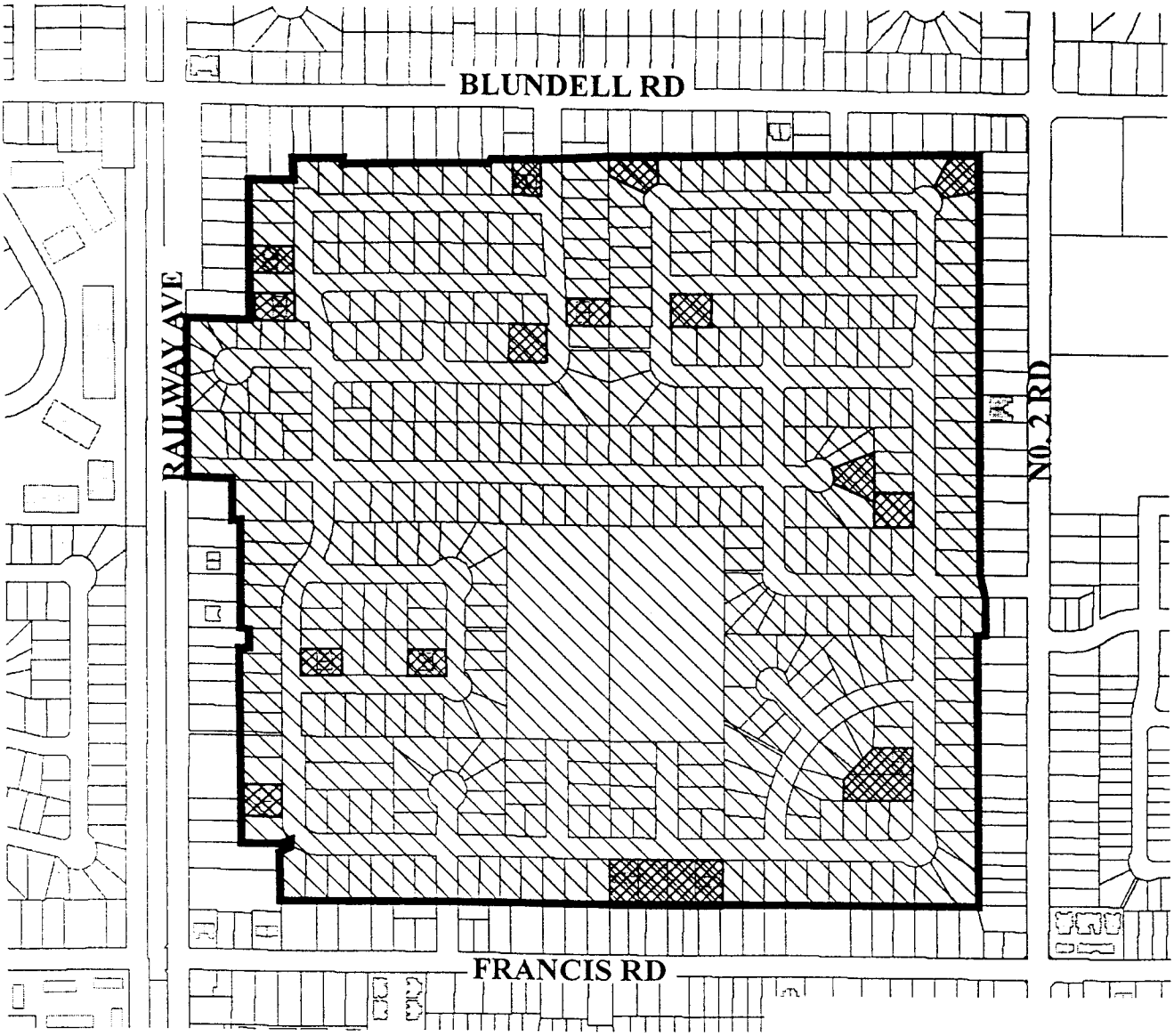

Subdivision Permitted as Per **R1/E**

Subdivision of Duplexes Permitted as Per **R1/B**

Proposed Amended Policy 5453
Section 24-4-7 132

Adopted Date: 11/15/93

Amended Date: 07/17/03

City of Richmond

Bylaw 7559

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7559 (RZ 03-233573) 8180 RAILWAY 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 **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K).**

   P.I.D. 003-694-704
   Lot 221 Section 24 Block 4 North Range 7 West New Westminster District Plan 53917

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7559".**

FIRST READING	_____
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