



Regular Council Meeting for Public Hearings

Monday, August 18th, 2003

- 2a. **Zoning Amendment Bylaw 7515 (RZ 03-225719 AND RZ 03-223757)**
(To be applied on section line roads where lane access is provided.;
Applicant: City of Richmond)

Applicant's Comments:

The Manager, Development Applications, Joe Erceg, was present.

Written Submissions:

None.

Submissions from the floor:

None.

- 2b. **Zoning Amendment Bylaw 7516 (RZ 03-225719)**
(4820 Steveston Highway; Applicant: Jaswinder PS Arora and Narinder
Singh Hara c/o A Hara Construction Ltd.)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

Ms. Charlotte Sakaki, #50 – 4800 Trimaran Drive – Schedules 4 and 5.

Ms. Michelle Carver, #62 – 4800 Trimaran Drive – Schedule 6.

Submissions from the floor:

Ms. Charlotte Sakaki, #50 – 4800 Trimaran Drive, expressed concern that re-notification letters had not been received by the owners of Birchwood Estates and that due process would not be served if the matter were to proceed at this time. Further to this, Ms. Sakaki said that issues of safety and responsibility for the fencing that had been raised at the time of the July Public Hearing and during the interim period had not yet been adequately addressed.



Regular Council Meeting for Public Hearings

Monday, August 18th, 2003

Mr. Narinder Singh Hara, the applicant, said that a newspaper advertisement of the rezoning application had not generated any comment from Birchwood Estate residents and that it was assumed that there were no issues. Mr. Hara also indicated that the fence issues raised by Ms. Sakaki were directed at the development of a different site.

PH03/8-04

It was moved and seconded

That Zoning Amendment Bylaw 7516 (RZ 03-225719) be referred to the regular meeting of Council scheduled for September 8th, 2003 with re-notification to occur in the usual manner.

CARRIED

- 2c. Proposed Single-Family Lot Size Policy 5418 (Section 20-4-6) and Zoning Amendment Bylaw 7517 (RZ 03-223757)

Zoning Amendment Bylaw 7517

(7631 Francis Road and 8980 Foster Road; Applicant: Rory Sutter)

Applicant's Comments:

Mr. Rory Sutter, applicant, said that he had worked hard over the past year to meet the expectations of staff in designing the four heritage-style, affordable, family homes.

Written Submissions:

Mr. Peter Lee, 8960 Foster Road – Schedules 7 and 8.

S.F. Campbell, 7871 Afton Drive – Schedule 9.

Gloria Mah, 8491 Francis Road – Schedule 10.

Seven form letters from residents of 8491 Francis Road – Schedule 11.

J. Leung, 8911 Foster Road – Schedule 12.

K. Chow, 8991 Foster Road – Schedule 13.

To Public Hearing	
Date:	Aug 18, 2003
Item #	
Re:	Bylaw 7516
4820 Steveston Hwy	

MayorandCouncillors

From: ~~Charlotte~~ Michael Sakaki [mikchar@axion.net]

Sent: July 23, 2003 3:07 PM

To: MayorandCouncillors

Subject: Fw: Fencing problem at Birchwood Estates

----- Original Message -----

From: Brownlee, David

To: Michael Sakaki

Cc: Erceg, Joe ; Crowe, Terry ; Schmidt, Al

Sent: Tuesday, July 22, 2003 2:34 PM

Subject: RE: Fencing problem at Birchwood Estates

Thanks for the note. I've forwarded your comments on to Joe Erceg, Manager Development Applications for his information. Al Schmidt with the Development Applications Section has advised that fencing was not included in the servicing agreement for the site developed by Jay Minhas. As Council did not direct staff to require the fencing it then comes down to the written commitment provided by Mr. Minhas and his agents. It appears from your note that he is following through with his commitment to provide the fencing.

The rezoning application at 4820 Steveston Hwy has now been deferred to a new Public Hearing date of August 18th at 7:00 pm. Currently there is no requirement for developers to provide fencing in the lane policy. Development Application's staff have advised that they have no plans for including fencing in the servicing agreement if one is required for this site. Monies paid in lieu of construction of the lane do not include provision for fencing.

With regard to the question of safety, I trust that you have discussed the requirements for protective fencing with Mr. Caravan with the Building Approvals Department.

Hopefully this email responds to the additional questions that you posed. I attempted to contact you by phone several times earlier today but the line was busy. Should you have additional questions with regard to this email please feel free to contact me at the number below.

David Brownlee

-----Original Message-----

From: Michael Sakaki [mailto:mikchar@axion.net]

Sent: July 22, 2003 11:52 AM

To: Brownlee, David

Subject: Fencing problem at Birchwood Estates

Hi David,

Many thanks for all your help and information yesterday as I spoke to you about our concerns regarding the current construction behind us and the future development at 4820 Steveston Hwy.

This morning the safety fence was removed which now leaves the finished lane fully open and exposed to our property with no fencing in place. There is no barricade stopping vehicles from entering the lane as it has been moved aside. I spoke to the developer (Jay Minhas 604-880-2228 this morning to find out what the plan is regarding the cedar fence that was supposed to be erected prior to construction. He stated that construction of the cedar fence would begin either this afternoon or tomorrow. In the meantime the lane is open to cars entering without fencing and we are now left waiting to see if he follows through on this commitment.

We feel that it is important that City staff are made aware of how this lane establishment policy is affecting current

neighborhoods and how the issue of safety is not being addressed adequately.

Thank you again for your attention to this matter.

Sincerely,
Charlotte Sakaki
604-241-4884

SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 18TH, 2003.

C.A. SAKAKI

#50 - 4800 Trimaran Dr.
Richmond, B.C.
V7E 4Y7
604-241-4884

mikchar@axion.net

To Public Hearing	
Date:	Aug 18, 2003
Item #	20
Re:	Bylaw 7516
4820 Steveston Hwy	

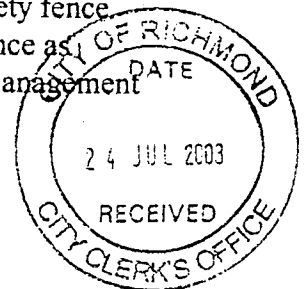
July 21, 2003

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Mayor Malcolm Brodie and Council,

On behalf of the many concerned residents in our townhouse complex at Birchwood Estates, I wish to inform you of the impact of redevelopment in our neighborhood regarding the construction of 12 heritage homes and a lane on the south side of Steveston Hwy. between Trimaran Gate and Railway Avenue as it relates to the proposed development at 4820 Steveston Hwy. Our concerns of safety and fencing remain issues with the proposed development of two new single-family dwellings with access to a future lane which will back directly onto a well used play area on our property at 4800 Trimaran Drive.

At the November 18, 2002 public hearing we attended regarding construction at 4640 - 4740 Steveston Hwy. our request of a chain-link fence and landscape barrier between our property and the new lane was turned down and Council felt the developer's agreement to build a 6' cedar fence prior to construction was adequate. Construction began in earnest at the beginning of May **with no new fence erected**. Instead, a broken down fence collapsed onto our property blocking access to homeowner's yards and the construction site remained wide open while large backhoes, dumptrucks etc. worked in very close proximity to our yards. It took 9 days of phone calls to City employees, inspectors, and the developer before the site was secured by a temporary fence. There seems to be no city bylaw that requires the site to be secured for the protection of children, which meant we had to resort to involving WCB, who finally brought some common sense to this hazardous situation by enforcing an order to erect a safety fence. The lane is now complete, the street lights are in and there is still no cedar fence as agreed to by Elegant Development in their November 12, 2002 letter to our management company.



page 2 of 2

Fencing remains an issue with the proposed development at 4820 Steveston Hwy. The following questions are being asked by Birchwood Estates homeowners and remain unanswered at this point:

- 1) Will the existing fence remain?
- 2) Who will be responsible for replacing the existing fence when it requires replacing?
- 3) If the existing fence is removed, will the site be secured during construction when large machinery is brought in for the future lane development?

The current lane establishment bylaw does not deal with this issue in any way. Our situation is unique in that our townhouse complex is much closer in proximity to the new lane than the average single-family home and the fencing belongs to homeowners (developers) on Steveston Hwy. This will continue to be an issue with further development behind us on Steveston Hwy. as well as any future development on the west side of Railway Ave. We feel that the burden of cost should not fall on homeowners, such as ourselves, as a result of your lane establishment policy.

We would appreciate your consideration of these issues before approving any further development abutting our property and are looking to Council to begin minimizing the impact on our established neighborhoods with this new lane establishment policy. We look forward to working together to find acceptable solutions to the problems we have outlined.

Sincerely,

C. Sakaki

Charlotte A. Sakaki

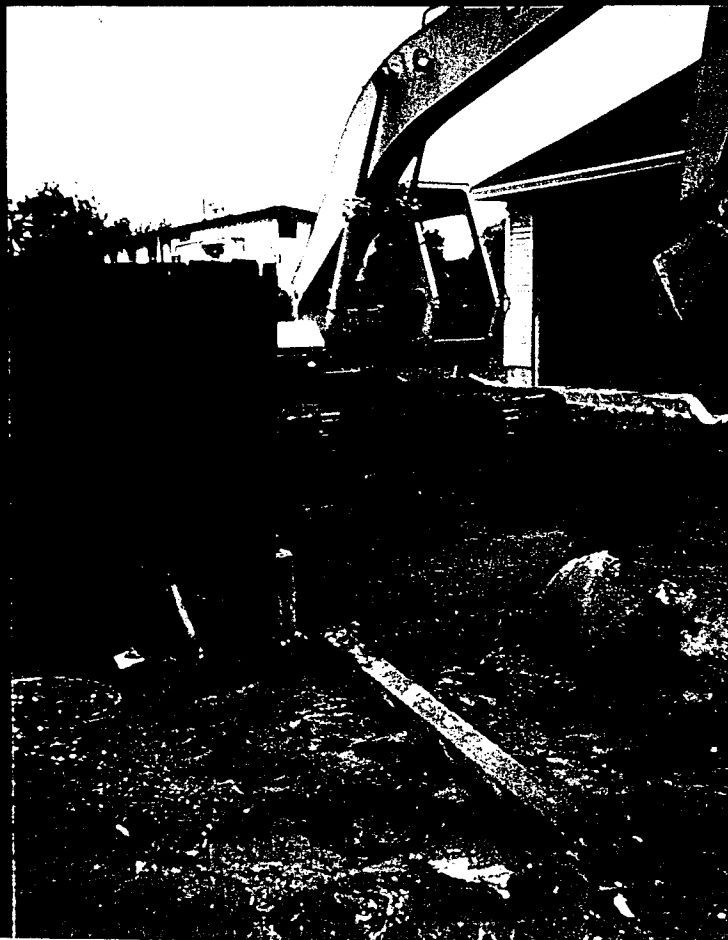
attach.(2)

lane construction at 4640, 4700, 4720, 4740 Steveston Hwy.
(Impact on homeowners at 4800 Trimaran Dr.)



it took
9 DAYS
of phone
calls to the
developer &
the City to
get a safety
fence erected

it was WCB,
finally, that
enforced the
order for a
safety fence

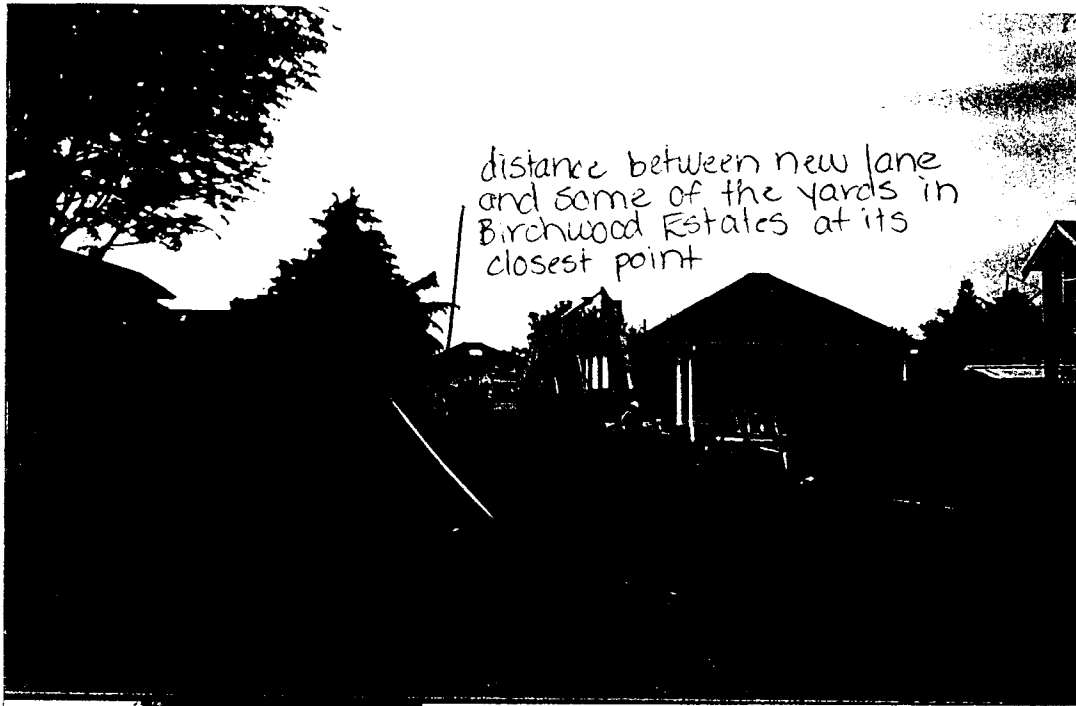


children
easily entered
the site while
large machines
were operating

large holes
were left
unprotected

Birchwood
Estates

Birchwood
Estates



distance between new lane
and some of the yards in
Birchwood Estates at its
closest point

children were
at risk on
our property
while large
machinery
worked in
close proximity
with no
safety fencing



repeated
calls to the
developer & the
City brought
no action in
having these
hazards
removed from
our property



Birchwood
property

large
machinery
working
directly
outside one of
our yards

Mayor and Councillors

To Public Hearing	
Date:	August 18 th , 2003
Item #	2B
Re:	Bylaw 7516
4820 Steveston Hwy	

From: Carver, Michelle [Michelle.Carver@icbc.com]
Sent: July 21, 2003 12:37 PM
To: Mayor and Councillors
Subject: Zoning Amendment Bylaw 7516 (RZ 03-225719)
Importance: High

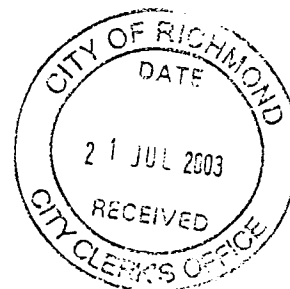
To the Mayor and Councillors of the City of Richmond:

I reside at 62-4800 Trimaran Drive. We are a family townhouse complex where many children play outside on our property common grounds. We understand that the city has made it a requirement for lane access for any new developments that access major roads. The lane for this development runs along our property grass area where the children play. For safety sake we request that the fence that was removed for development already going on in the 4800 block of Steveston Hwy be replaced by the developer to include this new section of their development. The contractor in the past has agreed to put up a fence between the traffic lane and our childrens play area. We request that the same provision is made for the property behind 4820 Steveston Hwy. If the contractor does not make this part of their development proposal then we will be opposing this rezoning application. Traffic accessing the back of this new development puts all our children at risk from both the property owners vehicles as well as foot traffic from Steveston Hwy coming onto our property.

Thank you for your attention to this matter.

Yours truly,

Michelle Carver
Birchwood Estates
604-272-1554





City of Richmond
Urban Development Division

*to Public Hearing - August 18,
to Public Hearing - July 21, 2003*
Report to Committee

*To Council - June 23, 2003
To Planning - June 17, 2003*
Date: May 30, 2003

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

RZ 03-225719

RZ 03-223757

Re: **PROPOSAL TO CREATE A NEW SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6) ZONE**

*File: 8060-20-7516/7517/7518
x 4045-00*

REZONING APPLICATION BY JASWINDER PS ARORA AND NARINDER SINGH HARA c/o A HARA CONSTRUCTION LTD. AT 4820 STEVESTON HIGHWAY
REZONING APPLICATION BY RORY SUTTER AT 7631 FRANCIS ROAD AND 8980 FOSTER ROAD

Staff Recommendations

1. That Bylaw No. 7515, which creates a new Single-Family Housing District (R1 - 0.6) for lots which front a section line road and where provisions have been made for access to a lane, be introduced and given first reading.
-  2. That Bylaw No. 7516, for the rezoning of 4820 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to the new "Single-Family Housing District (R1 - 0.6)" zone, be introduced and given first reading.
3. That Lot Size Policy 5418 for the Foster Road and Francis Road area, adopted by Council in September 1989, be forwarded to Public Hearing with the amendment to exclude the four (4) properties fronting Francis Road.
4. That Bylaw No. 7517, for the rezoning of 7631 Francis Road and 8980 Foster Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to the new "Single-Family Housing District (R1 - 0.6)" zone, be introduced and given first reading.

Joe Erceg
Joe Erceg
Manager, Development Applications

HB/DCB/JB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>Quintin Kelly</i>

Staff Report

Origin

Staff have been directed by Council to amend the Single-Family Housing District (R1) zone to permit a 0.6 floor area ratio (FAR) for lots on section line roads which have access to a lane. At the same time, the City has received a request that this zone incorporate many of the special provisions found in recent Comprehensive Development (CD) Districts for single-family housing developments (e.g. Odlinwood; Imperial Landing; Terra Nova). In order to do so, a new Single-Family Housing District (R1 – 0.6) is being proposed.

Jaswinder PS Arora and Narinder Singh Hara c/o A Hara Construction Ltd. have applied to rezone 4820 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to this new Single-Family Housing District in order to permit the construction of two (2) new single-family residential dwellings on separate lots at a density of 0.60 FAR. The site location map for this property is shown in **Attachment 1**.

Rory Sutter has applied to rezone 7631 Francis Road and 8980 Foster Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) to this new Single-Family Housing District in order permit the two (2) properties to be subdivided into four (4) new single-family residential lots. Each of the houses on these four (4) lots would have access to a new lane and would be built at a density of 0.6 FAR and have encroachments into the setbacks and building heights found in recent CD zones elsewhere (see **Attachment 3**).

Findings of Fact

RZ 03-225719 (4820 Steveston Highway)

Item	Existing	Proposed
Owner	Jennie Bauman and William Paul Roger Bauman	A Hara Construction Ltd.
Applicant	Jaswinder PS Arora and Narinder Singh Hara	Same
Site Size	1,024 m ² (11,022.60 ft ²)	Two lots of approximately 439 m ² (4,725 ft ²) in size after rear lane dedication
Land Uses	Large Lot Single-Family	Small Lot Single-Family
OCP Designation	Neighbourhood Residential	Same
Area Plan Designation	Single-Family	Same
702 Policy Designation	Lot Size Policy 5438 – was rescinded 11/18/2002	Lane Establishment Policy No. 5038 permits subdivision along arterials if a lane is also dedicated.
Zoning	R1/E	New R1 – 0.6

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

Item	Existing	Proposed
Owner	7631 Francis–Teresita & Ian Combs 8980 Foster–Soo Campbell	Teresita & Ian Combs; Rory Sutter; other two lots to be determined
Applicant	Rory Sutter	No change
Site Size	7631 Francis – 826 m ² (8,897 ft ²) 8980 Foster - 736 m ² (7,924 ft ²)	307 m ² (3,312 ft ²) to 345 m ² (3,719 ft ²) plus 256m ² (2,758 ft ²) lane
Land Uses	Large Lot Single-Family	Small Lot Single-Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	Remove from Policy Area
Zoning	R1/E	New R1 – 0.6

Surrounding DevelopmentRZ 03-225719 (4820 Steveston Highway)

The property fronts onto Steveston Highway.

- To the east is Branscombe House – a City owned heritage house.
- To the west is a duplex residential dwelling on a large lot zoned as Single Family Housing District, Subdivision Area E (R1/E).
- On the north side of Steveston Highway are large lot single-family dwellings and a recently approved multi-family townhouse development.
- To the south is an established multi-family townhouse development.

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

Development surrounding the subject sites is a mixture of single family and multi-family developments. Directly across Francis Road to the south are two multi-family developments as well as to the east is a townhouse development. Properties to the north along Foster Road are small lot single-family (R1/B with 12 m or 39.4 ft. minimum width).

Related Policies & Studies

On February 24, 2003, Council amended the Arterial Road Redevelopment Policy to “*permit single family housing to be built at a density of 0.6 FAR for properties along arterial roads where lanes are required.*” Staff were directed to amend the Single-Family Housing District (R1) zone to permit 0.6 FAR for areas outside of the neighbourhood centres.

Lot Size Policy 5418 (**Attachment 4**), adopted by Council in 1989, restricts the subdivision of the 7631 Francis Road and 8980 Foster Road to Single-Family Housing District, Subdivision Area E (R1/E). However, as has occurred with other Lot Size Policies, it is recommended that the Policy be amended to remove the lots fronting Francis Road in order to enable them to redevelop in conjunction with lane development. Letters were sent to the properties within the Policy Area (**Attachment 5**) recommending that the Policy be amended as shown on **Attachment 6**.

Staff Comments

RZ 03-225719 (4820 Steveston Highway)

Policy Planning:

The proposed rezoning and subdivision for 4820 Steveston Highway is consistent with the redevelopment between 4640 and 4740 Steveston Highway to the west and conforms with the Arterial Road Redevelopment Policy as amended by Council. No objections to the rezoning providing that the applicant conforms to the Lane Establishment Policy 5038. The rezoning report needs to include an amendment to the Single-Family Housing District (R1) zone providing a change in FAR to 0.6 for sites conforming to the lane policy as directed by Council.

The additional density (going from 0.55 to 0.6 FAR) will improve the feasibility of the redevelopment given the required lane dedication.

Transportation:

Transportation Department staff have made the following recommendations for requirements:

1. A 6 m (19.69 ft.) wide rear lane dedication.
2. Provide additional lane right-of-way with public rights-of-passage to allow for turnaround capability for when the lane becomes functional.

Engineering Works and Design:

Development Applications Department supports the rezoning application. Based on the understanding that the developer does not wish to construct the agreed upon lane with the future subdivision, prior to final adoption of Rezoning Bylaw, the developer shall:

1. Dedicate a 6 m lane dedication across the entire South property line.
2. Register a Restrictive Covenant, requiring garages be placed in the rear of the property, and configured in such a way, to ensure that access to them is available once the lane is operational.
3. Pay \$838/m for Neighbourhood Improvement Charges for the lane (x 24.38 m = \$20,430.44).

No other rezoning concerns. Then with future subdivision, along with payment of all required service alterations and tie-ins, Development Cost Charges (DCC's) and School Levies, the developer will be required to:

- A. Register a Restrictive Covenant ensuring a shared temporary driveway access is built between Steveston Highway and the rear garages, taking 2 m each on the new common property line for a total of 4 m.
- B. Pay a deposit for future reinstatement of the driveway crossing once the rear lane is operational.

No other concerns.

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

Policy Planning

Council recently approved a change to the Arterial Road Redevelopment Policy to permit single-family developments at 0.6 FAR for properties along arterial roads that are served by lanes. The proposed new R1 – 0.6 zone would permit this additional density. At the same time, changes are being made to this new zone in order to permit front yard projections and dormers, side yard dormers, an enclosed walkway to the garage, and increased lot coverage. The applicant is proposing to utilize all of these amendments. The subject application is consistent with both the Arterial Road Redevelopment Policy and the Lane Establishment Policy.

Engineering

Prior to final reading of the rezoning, the developer is to dedicate a 6 m lane across the entire north property line for both lots involved in this application. With the future subdivision, the developer is to enter into the City's standard Servicing Agreement to design and construct the entire lane. Works include, but are not limited to, full lane construction, storm sewer, sanitary sewer extension (to service the new corner lot on Foster Road), street (lane) lighting, and curb and gutter on both sides. No work is required on either Francis Road or Foster Road.

Analysis

RZ 03-225719 (4820 Steveston Highway)

Staff had requested that the applicant approach the owners of the property to the west at 4780 Steveston Highway to determine whether he would be willing to sell the rear 6 m (19.68 ft.) of his property thereby providing a full connection to the laneway to the west. The applicant has been unsuccessful in his attempts as indicated in the letter appearing in **Attachment 7**.

The applicant has indicated that they are in agreement with dedicating the rear 6 m (19.68 ft) wide laneway across the back of the property and expect to take advantage of the option to pay the Neighbourhood Improvement Charge in lieu of constructing the rear lane at this time.

No significant issues have been identified through the staff technical review with regard to the proposed development. Staff note that at some point in the future, the City may wish to consider continuation of the future laneway across a portion of the City owned lot at 4900 Steveston Highway (Branscombe House), especially if there is redevelopment along Railway Avenue south of the Branscombe site. At this point this was not considered necessary.

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

In terms of adherence to City policy, the proposal requires a change to the Lot Size Policy, however, this change is consistent with other areas of West Richmond where policies have been amended to accommodate redevelopment along arterial roads. The proposal is consistent with the Arterial Road Redevelopment Policy and Lane Establishment Policy.

In terms of fitting in with the surrounding developments, there are a number of multi-family developments in the area and the single-family lots to the north of the subject properties have already rezoned for smaller lots so the trend of densification has already begun to occur in this neighbourhood.

Proposed New Single-Family Housing District (R1 – 0.6) Zone

Originally, staff were proposing to amend the existing Single-Family Housing District (R1) zone. However, the Building Approvals Department had some concerns about universally amending all of the Single-Family Housing District (R1) zoned lots in Richmond. Therefore, a new Single-Family Housing District (R1 – 0.6) zone is proposed that will only be applied to these two (2) rezoning applications and any others on section line roads that have access to a lane. The notion of amending the existing Single-Family Housing District (R1) zone will form part of a larger review to take place in the future.

The proposed new Single-Family Housing District (R1 – 0.6) is modelled after the existing Single-Family Family Housing District (R1) zone. However, it does increase the permitted density from 0.55 to 0.60 maximum FAR and increases the maximum lot coverage from 45% to 50%. The new zone also differs from the existing Single-Family Housing District (R1) zone in that it allows porches and verandas to encroach into the front yard setback; permits a garage to be connected to the principal building with an enclosed room; allows bay windows to encroach into the front, rear and side yard; and permits dormers within the building height envelope. The new zone also clarifies when crawl spaces are included in the floor area ratio calculations.

In practice, many of these amendments have been requested and incorporated into individual Comprehensive Development District (CD) zones or through variances to the Single-Family Housing District (R1) zone for individual sites. The new Single-Family Housing District (R1 - 0.6) zone will only be applied to new sites on section line roads with lane access. It will permit a higher density and lot coverage similar to the proposed new Townhouse District (R2 – 0.6) zone and will allow many of the design features now wanted on many new single-family houses.

Financial Impact

None.

Conclusion

This report proposes to create a new Single-Family Zoning District (R1 – 0.6) zone for properties on section lines roads with access to a lane.

Both the application at 4820 Steveston Highway (RZ 03-225719) and 7631 Francis Road/ 8980 Foster Road (RZ 03-223757) want to take advantage of this new zone.

These applications comply with the Arterial Road Redevelopment Policy and Lane Establishment Policy. However, the latter application also requires a change to an existing Lot Size Policy. Staff is supportive of both applications.



Holger Burke
Development Coordinator
(4216)

HB/DCB/JB:blg

David Brownlee
Planner 2
(4200)



Jenny Beran
Planner 1
(4212)

Requirements to be dealt with prior to final adoption of RZ 03-225717 (4820 Steveston Highway) are:

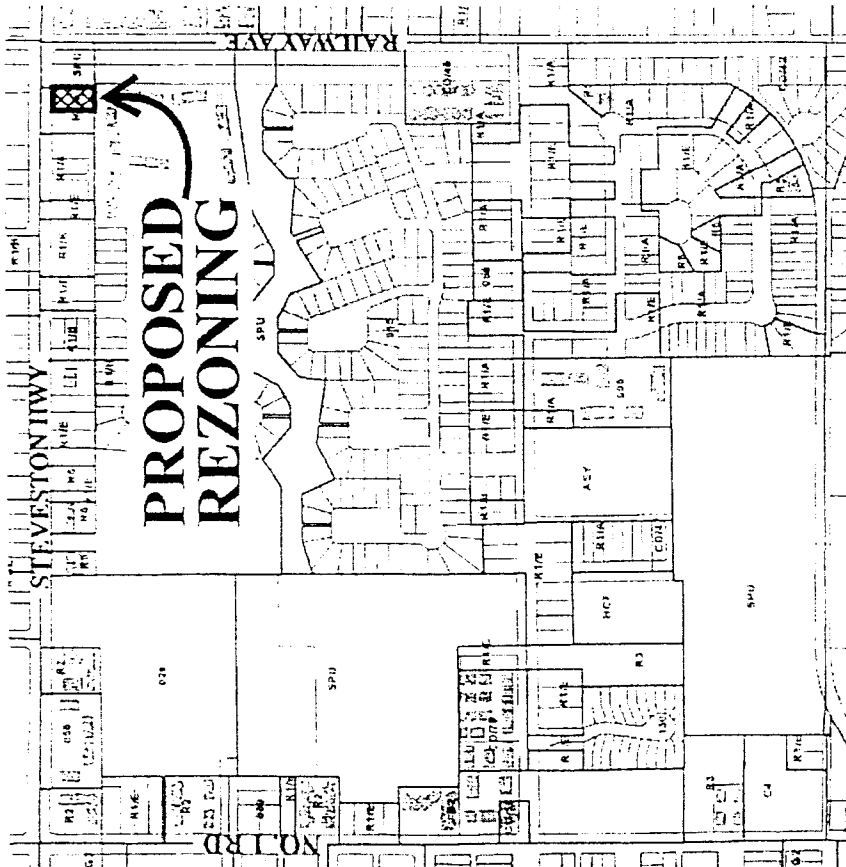
- 1) A covenant to ensure the placement of the garages to the rear of the properties;
- 2) Registration of a lane right-of-way with public rights-of-passage for interim turnaround capability;
- 3) Dedication of the laneway along the rear property line; and
- 4) Payment of a Neighbourhood Improvement Charge to cover the cost of future construction of the rear laneway as indicated in the report.

Prior to final adoption RZ 03-223757 (7631 Francis Road and 8980 Foster Road), the developer is to dedicate a 6 m lane across the entire north property line for both lots involved in this application.

Bylaw 7515 to create the new Single-Family Housing District (R1 – 0.6) zone can not be adopted until either of the above-noted properties (or any other future rezoning applications) are adopted.



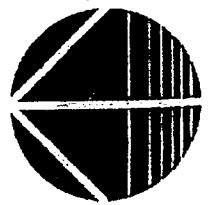
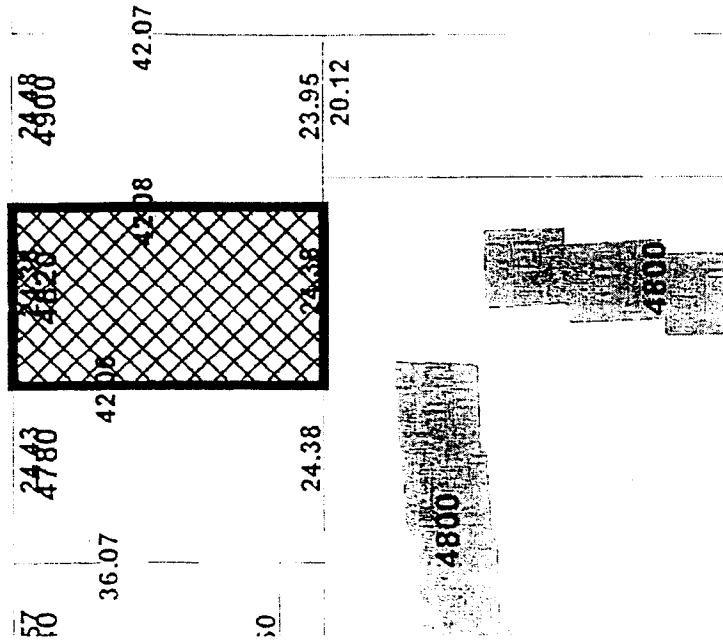
City of Richmond



4791 4831 15.24
54.21 29.99

STEVESTON HWY

RAILWAY AVE

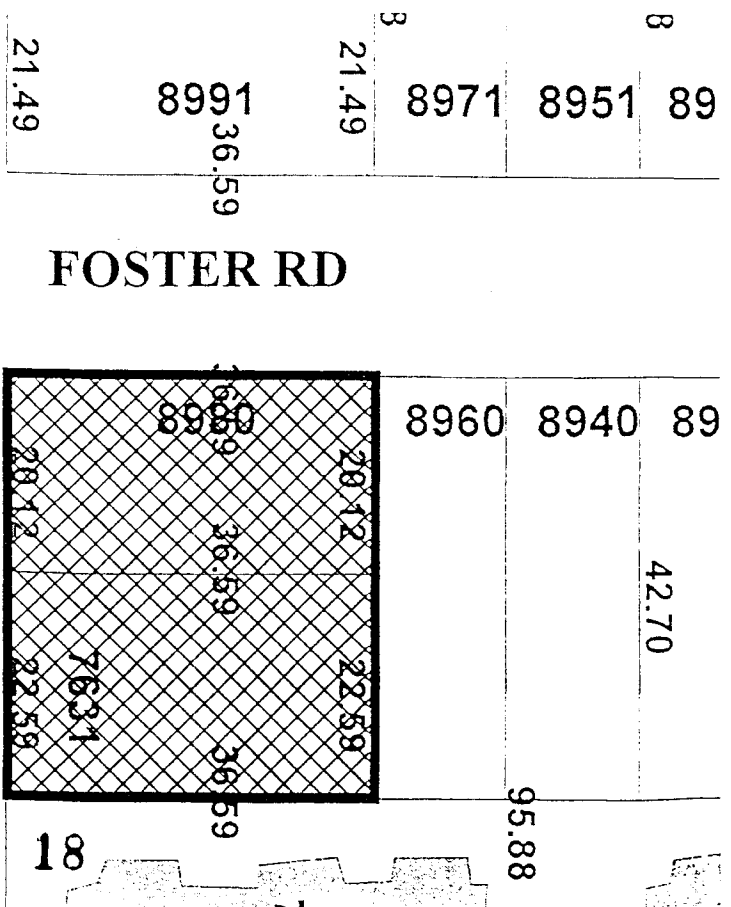
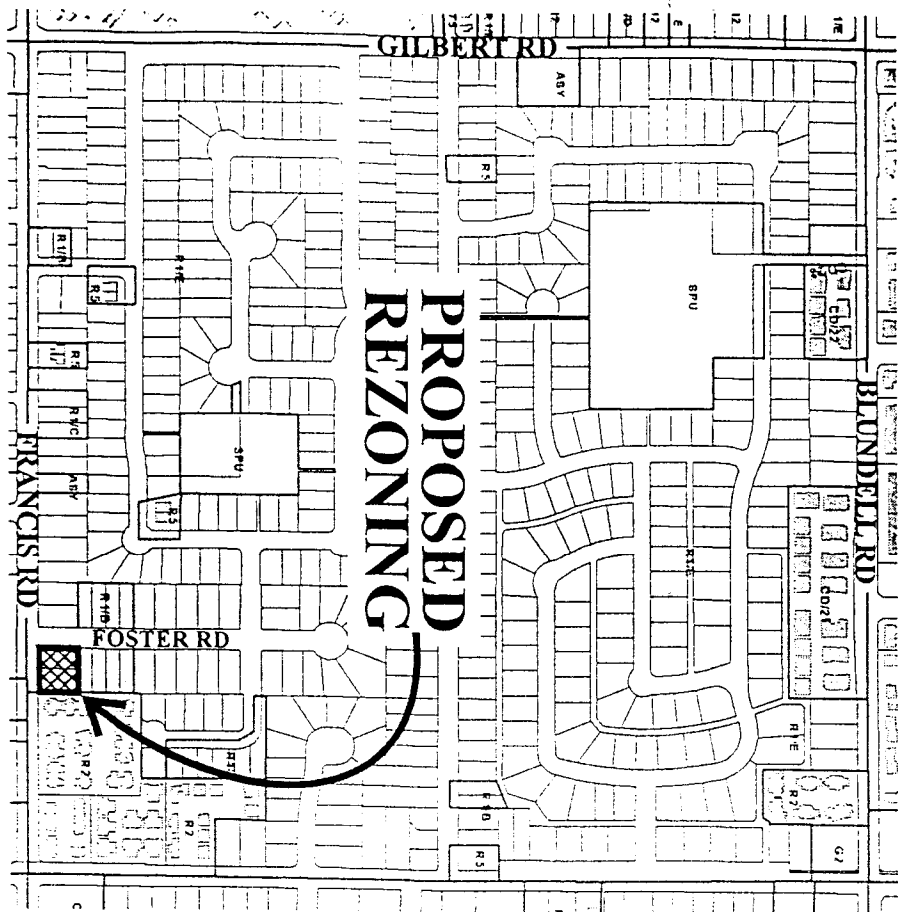


RZ 03-225719

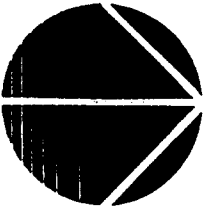
Original Date: 03/21/03
Revision Date:
Note: Dimensions are in METRES



City of Richmond



RZ 03-223757



Original Date: 02/17/03
 Revision Date:
 Note: Dimensions are in METRES

ENCLOSURE

1950-2000 + NEEDED
FOR 4 BDRM HOME

LOT 14 TO BE
OCCUPIED BY FAMILY
WITH 5 KIDS - ORIGINAL
OWNER

Townhouses

2' encroachment on
3m easement = 7.84'

ATTACHMENT 3

7651 FRANCIS

FRANCIS ROAD

FOSTER ROAD

LOT AREA BEFORE LANE AREA HOUSE .55	LOT 1	LOT 2	LOT 3	LOT 4
	4617.64 2539.684	3908.41 2149.624	3909.44 2149.624	4377.64 2407.684
	R1-K ZONING	MIN. WIDTH 32.08'	EASEMENT LOT 1 AND SIDE SETBACK LOT 1 MAKE MIDDLE LOTS UNDER 3390.75' lane dedication	
	LOSS TO CITY 769.64	LANE 20 FT LOSS TO CITY 651.44	LOSS TO CITY 651.44	LOSS TO CITY 729.64
	89 FOSTER LOT 1	80 FOSTER LOT 2	76 FRANCIS LOT 3	31 FRANCIS LOT 4
	Diagram showing lot dimensions and setbacks.	Normal 3' setback from front envelope line. Dimensions: 9.84', 24.7', 3.937', 19.68', 3.937'.	Would like relaxation of 3' setback 2nd floor front envelope line. Dimensions: 24.7', 3.937', 19.68', 3.937'.	Diagram showing lot dimensions and setbacks.
	38.48 FT AFTER LANE 3848 SQ. FT .55 = 2116.44 .6 = 2308.84	32.57 FT AFTER LANE 3257 SQ. FT .55 = 1791.35 .6 = 1954.20	32.57 FT AFTER LANE 3257 SQ. FT .55 = 1791.35 .6 = 1954.20	36.48 FT AFTER LANE 3647.7 SQ. FT .55 = 2006.24 .6 = 2188.624

LOT SIZE FSR

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City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 18, 1989

POLICY 5418

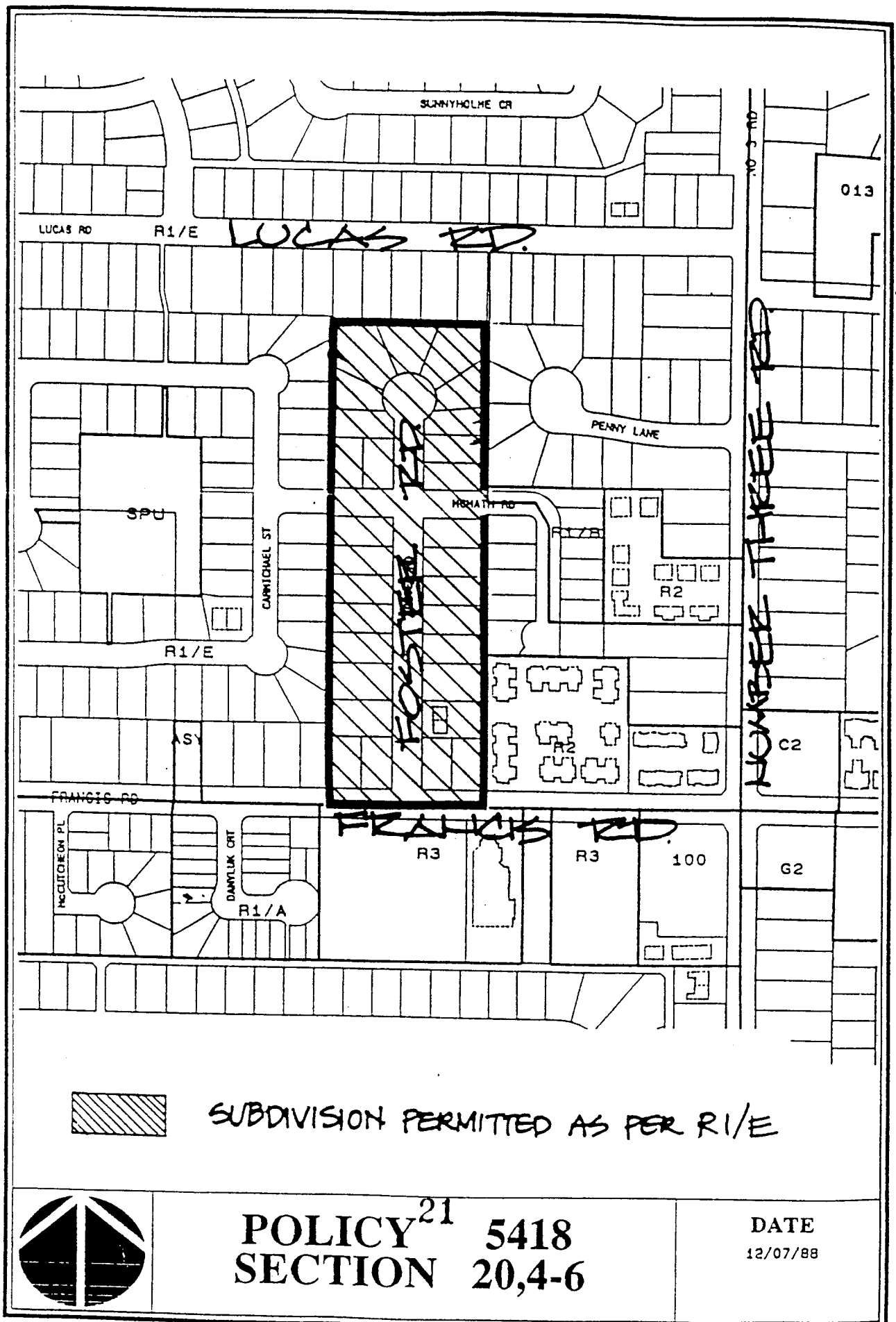
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6

POLICY 5418:

The following policy establishes lot sizes within the area located on Foster Road (Section 20-4-6):

That properties within the area located on Foster Road (Section 20-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in the Zoning and Development Bylaw 5300, with the exception that properties with duplexes may be permitted to be subdivided into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B), 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 in the Zoning and Development Bylaw.



**City of Richmond**

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

April 14, 2003

Urban Development Division
Fax: (604) 276-4177

File: RZ 03-223757

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5418

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 7631 Francis Road and 8980 Foster Road to permit subdivision of each lot into two single family, R1/K size lots (minimum average width of 32.8 feet) with a new back lane has been received by the City of Richmond (location shown on **Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5418 (**Attachment 2**) that was adopted by Council in 1989 which permits R1/E size lots (minimum average width of 59 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.

Specifics

Therefore, it is proposed that:

1. The Lot Size Policy be amended (see **Attachment 3**) to remove the lots fronting 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 7631 Francis Road and 8980 Foster Road be viewed on its own merits.

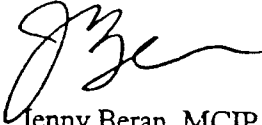
You should note that this does not imply that staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5418 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,

A handwritten signature in black ink, appearing to read 'JBeran', with a stylized flourish at the end.

Jenny Beran, MCIP
Planner

JMB:cas



City of Richmond

ATTACHMENT 6 Policy Manual

Page 1 of 2	Adopted by Council: September 18, 1989 Area Boundary Amended:	POLICY 5418
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6	

POLICY 5418:

The following policy establishes lot sizes within the area located on **Foster Road** (Section 20-4-6):

That properties within the area located on Foster Road (Section 20-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in the Zoning and Development Bylaw 5300, with the exception that properties with duplexes may be permitted to be subdivided into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B), 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 in the Zoning and Development Bylaw.



 Subdivision permitted as per R1/E



Proposed Amended
Policy 5418
Section 20, 4-6

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Adopted Date: 12/07/88

Amended Date:

Macdonald Realtors – Westmar,
#203 – 5188 Westminister Hwy,
RICHMOND, B.C. V7C 5S7.

April 6, 2003

TO WHOM IT MAY CONCERN,
City of Richmond,
Richmond, B.C.

Dear Sir/Madam,

RE: Application for sub-division – 4820 Steveston Hwy, Richmond.

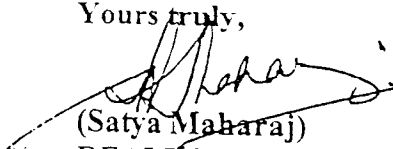
I write to inform that I tried to get in touch with the owner of the Property adjacent to the above mentioned but have been unsuccessful. According To City records the owners are Gerald and Rosena Blair, residing at 5731 Ludlow Road, Richmond, B.C. The telephone book does not have anyone of that name. My visit to the address was fruitless.

However, when we bought the property last month, we were Informed by the listing agent that the owner of 4780 Steveston Hwy was Approached to sell the back 6m for a backlane but he refused because his Updated garage was located on it.

I hope you will be satisfied with our effort and allow the Application to proceed.

Thanking you

Yours truly,


(Satya Maharaj)
REALTOR



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7516 (RZ 03-225719)
4820 STEVESTON HIGHWAY**

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 property and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**:

P.I.D. 003-554-996

Lot 51 Except: Part on Plan 49421; Section 2 Block 3 North Range 7 West New Westminster District Plan 29844.

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw No. 5300, Amendment Bylaw 7516**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

JUN 23 2003

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor [Signature]

CITY CLERK