



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: August 25, 2004
File: DP 04-270943
Re: **Application by London Lane Development Corp. for a Development Permit at
13160 Princess Street**

Staff Recommendation

That a Development Permit be issued which would allow the following:

1. The subdivision of eight (8) single-family residential lots whose rear yards abut the Agricultural Land Reserve (ALR); and
2. Reduce the minimum right-of-way requirement in Subdivision Control Bylaw No. 6530 for a local residential road from 17 m (55.77 ft.) to 12.5 m (41.01 ft.) and 15 m (49.21 ft).

Raul Allueva
Director of Development

KE/HB:blg
Att.

Staff Report

Origin

London Lane Development Corp. has applied to the City of Richmond for a Development Permit to allow the following:

1. The subdivision of eight (8) single-family lots that abut land within the Agricultural Land Reserve (ALR); and
2. Vary the minimum requirement in Subdivision Control Bylaw No. 6530 for a local residential road from 17 m (55.77 ft.) to 12.5 m (41.01 ft.) and 15 m (49.21 ft.).

This Development Permit application only applies to London Road and the eastern edge of 13160 Princess Street (see Schedule A of the Development Permit).

Findings of Fact

Official Community Plan (OCP) and Development Permit Guidelines

The OCP requires a Development Permit for all developments adjoining or within 30 m (98.4 ft.) of land designated in the ALR. As the eight (8) proposed single-family lots abut land designated in the ALR, a Development Permit is required to address issues pertaining to adequate buffering between agricultural land uses and single-family residential uses. The Development Permit Guidelines in Schedule 1 of the OCP were amended at the August 24, 2004 Public Hearing to allow greater flexibility by specifying that the buffer area “should” be “approximately” 15 m (49.21 ft.) wide.

Subdivision Control Bylaw and Proposed Variance

Subdivision Control Bylaw No. 6530 requires that the minimum right-of-way for a local residential road is 17 m (55.77 ft.). The purpose of this minimum width requirement is to accommodate a 9 m (29.53 ft.) wide road, curb and gutter on both sides, a sidewalk on one side of the road, a landscaped boulevard, and any necessary utilities.

Rezoning Application (RZ 03-229096)

The subject site was rezoned Comprehensive Development District (CD/115) on April 26, 2004. The zoning allows the eight (8) single-family residential lots (and 67 multiple-family dwelling units and 16 townhouse units on the remainder of 13160 Princess Street). A covenant for a 12 m (39.37 ft.) wide buffer between the single-family residential lots and the land within the ALR was secured through the rezoning. The staff report identified that a 12 m (39.37 ft.) buffer could be supported over the normal 15 m (49.21 ft.) buffer for the following reasons:

- Single-family lots, rather than townhouses, are proposed for the area immediately adjacent to the ALR.
- Rear yards for the single-family lots are proposed to be raised approximately 1.2 m (4 ft.) above the agricultural land. A retaining wall would also be constructed along the rear property line of the single-family lots.

- A 2.4 m (8 ft.) fence would be erected on top of the retaining wall. The purpose of this fence would be to eliminate direct ground level views and opportunities for trespassing into the agricultural areas. Fencing would also help screen the rear yards from any dust or drift that may emanate from normal farming activities.
- In addition to the fencing, an Evergreen hedge is to be planted on the inside of the fences, which will eventually grow to a height of 4.6 m - 6 m (15 ft. - 20 ft.).
- The landscape buffer strip is being increased from 3 m (10 ft.) to 4.6 m (15 ft.). This is being done to accommodate the initially relocated deciduous trees and trespass inhibiting shrubs further into the rear yards of the single-family lots.

During the processing of the rezoning, a conceptual buffer zone landscape plan was reviewed and supported by staff, the Agricultural Advisory Committee and a member of the Ministry of Agriculture, Food and Fisheries.

Analysis

Development Permit Guidelines for sites adjacent to the ALR are designed to achieve public safety and minimize agricultural-urban land use conflicts and complaints. The submitted landscape buffer plan adequately addresses these Development Permit Guidelines and is in compliance with the conceptual plan that was supported by staff, the Agricultural Advisory Committee and member of the Ministry of Agriculture, Food and Fisheries at the time of rezoning. The grade difference, implementation of a retaining wall and fence, and combination of a coniferous hedge and deciduous trees provides an appropriate landscape screen that will protect residential developments from normal agricultural activities (i.e. dust and noise emanating from operations). Conversely, this buffer would also prevent any potential trespassing from occurring into the agricultural land. The submission of a finalized landscape plan for the buffer will be a subdivision requirement of the eight (8) single-family residential lots. A landscaping bond will also be required to ensure implementation of the buffer according to submitted and approved plans.

The variance component of this application to reduce the minimum road right-of-way stated in Subdivision Control Bylaw No. 6530 for a local residential road is reasonable. No objections from Engineering staff are noted as the proposed road right-of-way meets the City's design specifications. In particular, all of the following are accommodated within the proposed reduced road design: a 8.5 m (27.89 ft.) wide road; curb and gutter; sidewalk on both sides of the road in front of the eight (8) single-family residential lots; one sidewalk on the side of the road fronting the multiple-family dwellings and townhouses; a landscaped boulevard; and each of the necessary utilities. It is noted that these specifications were identified in rezoning application RZ 03-229096. The 12.5 m (41.01 ft.) right-of-way is sufficient because the landscaped boulevard and extra sidewalk is being constructed as part of trail and tram barn building improvements along the former C.N.R. right-of-way.

Conclusions

This Development Permit application addresses agricultural adjacency concerns related to the subdivision of eight (8) single-family residential lots which abut land designated within the ALR. These concerns have been resolved through the implementation of a 4.6 m (15 ft.) landscaped buffer that includes a combination of retaining walls, fencing, hedging, trees and low level shrubs. A second component of this Development Permit is for a reduction in the London Road right-of-way from the required 17 m (55.77 ft.) to 12.5 m (41.01 ft.) and 15 m (49.21 ft.). This variance is reasonable since the road will still meet the City's normal design specifications for a local residential road. Staff support the Development Permit application, as it would allow for the subdivision of eight (8) single-family residential lots, which was identified through the rezoning as an acceptable and appropriate residential use.



for
Kevin Eng
Planning Technician – Design
(Local 4626)

KE/HB:blg



City of Richmond
Urban Development Division

Development Permit

No. DP 04-270943

To the Holder: LONDON LANE DEVELOPMENT CORP.

Property Address: 13160 PRINCESS STREET

Address: C/O DANA WESTERMARK
13333 PRINCESS STREET
RICHMOND, BC V7E 3S1

1. This Development 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 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 "Subdivision Control Bylaw No. 6530" is hereby varied by reducing the minimum right-of-way required for a local residential road from 17 m (55.77 ft.) to 12.5 m (41.01 ft.) and 15 m (49.21 ft.) as shown on Plans #1 and #2 attached hereto in order to permit the subdivision of eight (8) single-family residential lots.
4. The eight (8) single-family residential lots shall be landscaped generally in accordance with the landscape plan attached hereto as Plan #3.
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans or specifications attached to this Permit which shall form a part hereof.
6. 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 , .

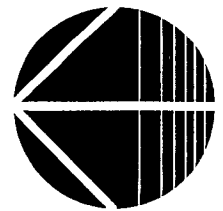
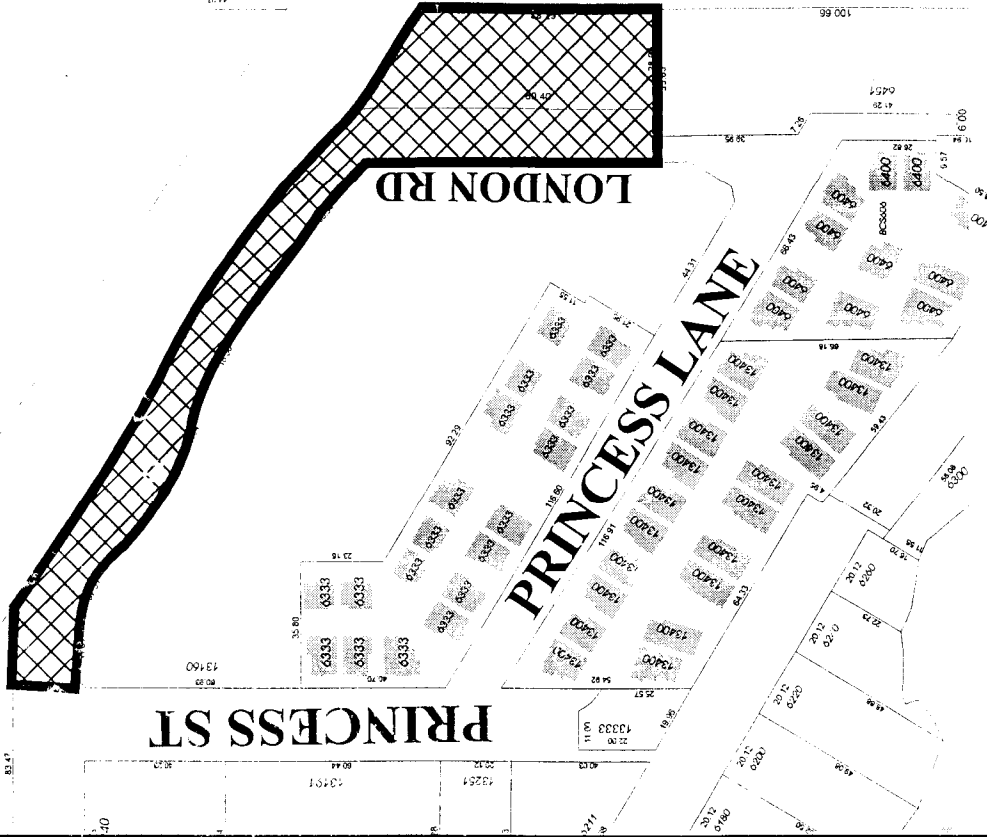
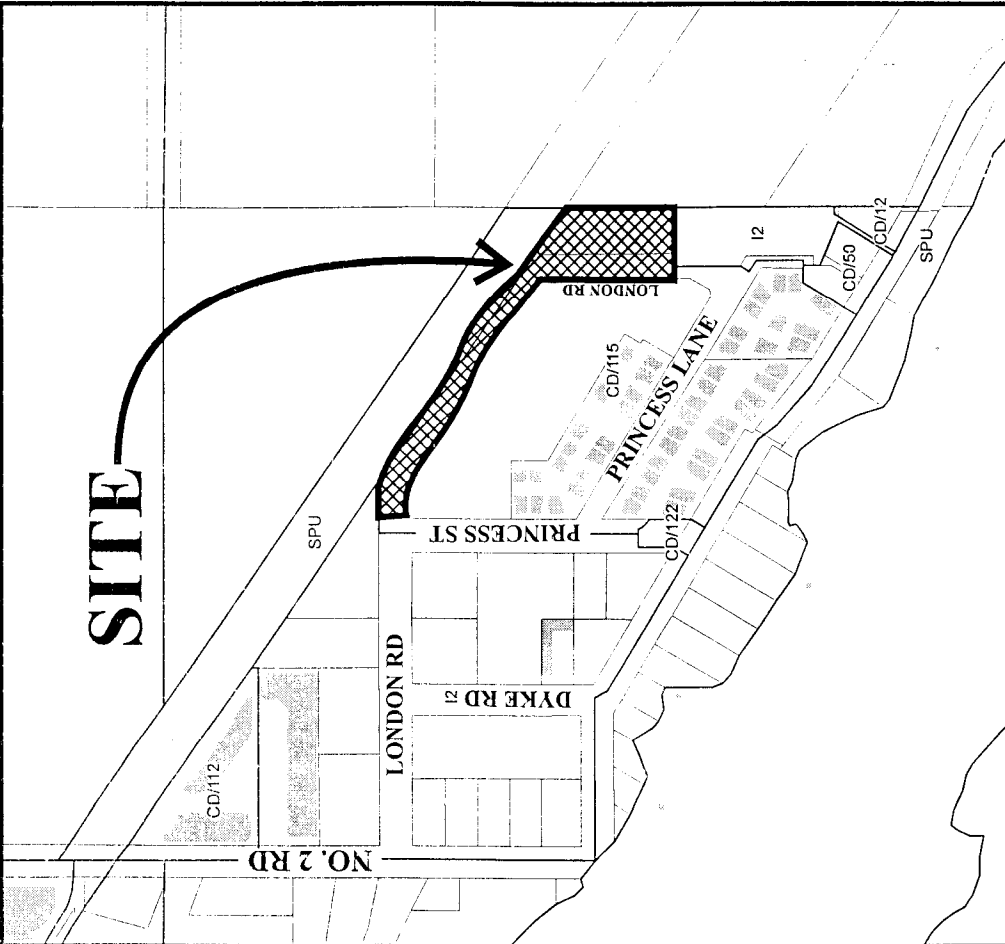
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-270943
SCHEDULE "A"

Original Date: 06/08/04

Revision Date: 08/20/04

Note: Dimensions are in METRES

