



To: Planning Committee **Date:** August 27, 2003
From: Joe Erceg **File:** RZ 02-201254
Manager, Development Applications
Re: **APPLICATION BY BALJIT PUNIA FOR REZONING AT 7171 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Lot Size Policy 5447, adopted by Council in September 1991 and amended in July 1998, be forwarded to Public Hearing with the amendment to exclude those properties fronting No.1 Road as shown on Attachment 4 to the report dated August 27th, 2003 from the Manager, Development Applications.

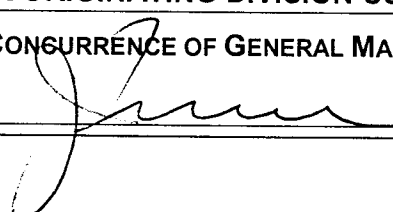
That Bylaw No. 7588, for the rezoning of 7171 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Baljit Punia has applied to the City of Richmond for permission to rezone 7171 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 60 feet minimum width) to a Single-Family Housing District, Subdivision Area B (R1/B) (12m or 40 feet minimum width) in order to develop two small lot single family homes.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Baljit and Gurmeet Punia	To be determined
Site Size	952 m2 (10,248 ft2)	Two lots each 476 m2 (5124 ft2)
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	R1/B

Surrounding Development

The subject lot and those directly surrounding it are single family, except for the lot directly to the north which is a two family dwelling and has two driveways accessing No. 1 Road. This duplex lot to the north will be affected by any decision that is made on the subject lot regarding access to No. 1 Road. Many of the lots to the north along Lockhart Road have been rezoned and subdivided under R1/B zoning.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Policy supports redevelopment along arterial roads for a range of uses including smaller lots as is proposed.

Lane Establishment Policy

Generally, with redevelopment along arterial roads, a lane dedication is required. In the case of the subject lot, a shared driveway is an acceptable alternative access point. This is discussed in more detail in the Analysis section of the report.

Lot Size Policy

This is one of the few neighbourhoods in Richmond that permits smaller lots within the existing neighbourhood. Lot Size Policy 5447 (**Attachment 2**), originally adopted in 1991 and amended in 1998, permits the majority of lots in the neighbourhood to subdivide to R1/B (40 feet min width) size lots. The lots at the western end of the neighbourhood along Marrington Road are able to subdivide to R1/K (33 feet min width) size lots. However, in order to support the subject rezoning, the subject lot and the lots along No. 1 Road would need to be removed from the Policy area.

Therefore, it is proposed that this policy be amended to remove the lots that front No. 1 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 3**) recommending that the Policy be amended as shown on **Attachment 4**.

Staff Comments

Policy Planning

The issue of whether a shared driveway, rather than a back lane, is acceptable will certainly be raised by other applicants in the future. Therefore, it is important that the reasons for supporting a shared access on the subject site are very clear.

Engineering

Prior to final reading of the rezoning bylaw a covenant limiting the two new lots to one shared vehicular access to No. 1 Road will be required.

Analysis

Overall, the application is consistent with policy and practice. The only issue has to do with the lack of a back lane. However, a shared driveway, rather than a back lane, is supportable on the subject site because:

1. It is not possible to bring a lane in from the adjacent lots. The lots to the south front an internal road and therefore do not have redevelopment potential and therefore no lane can be created. The lot on the corner of Lockhart and No. 1 Road has already split into three lots under the existing Lot Size Policy, removing the possibility of creating a lane connection to Lockart Road.
2. A mid block lane for two lots is impractical. A 6m lane dedication and the cost (over \$50,000) to construct the lane cannot be offset by revenue that would be achieved from only two lots subdividing.
3. The number of access point to No. 1 Road will ultimately be reduced. Currently there are 3 driveways on the two lots accessing No. 1 Road. The redevelopment of the subject site will not reduce the number of driveways, however, with no lane requirement there is a better chance that the duplex lot would subdivide into two lots, with a shared access, thereby reducing the access point by one.
4. The existing Lot Size Policy is already supportive of smaller lots in the area.
5. The configuration of the lane would be awkward given that the rear property lines of the two properties are over 50 feet apart

Financial Impact

None.

Conclusion

The application is to rezone 7171 No. 1 Road to permit it to subdivide into two lots with one shared access driveway. The subject lot is in the area of Lockhart and Marrington Roads which have seen quite a number of new small lots. While no lane is being provided, as would normally be the case for a lot redeveloping along an arterial road, the alternative access that is proposed (shared driveway) is acceptable in this case.



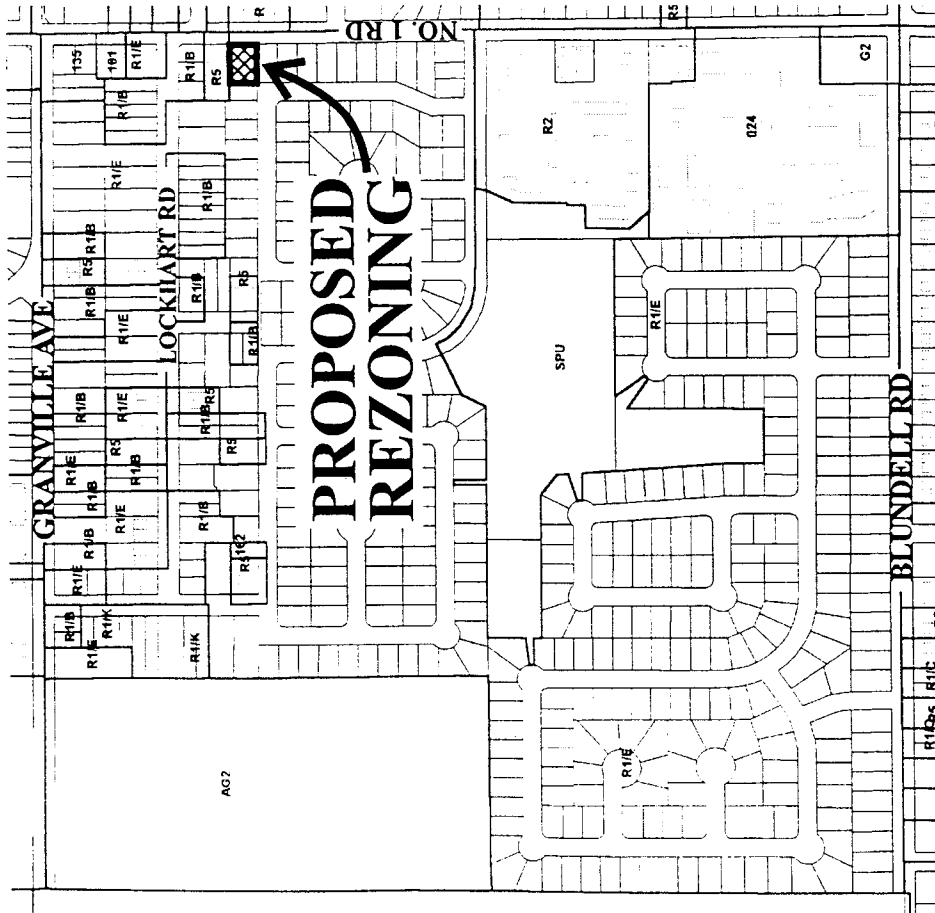
Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

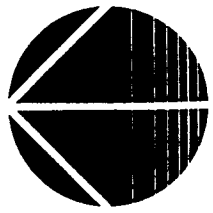
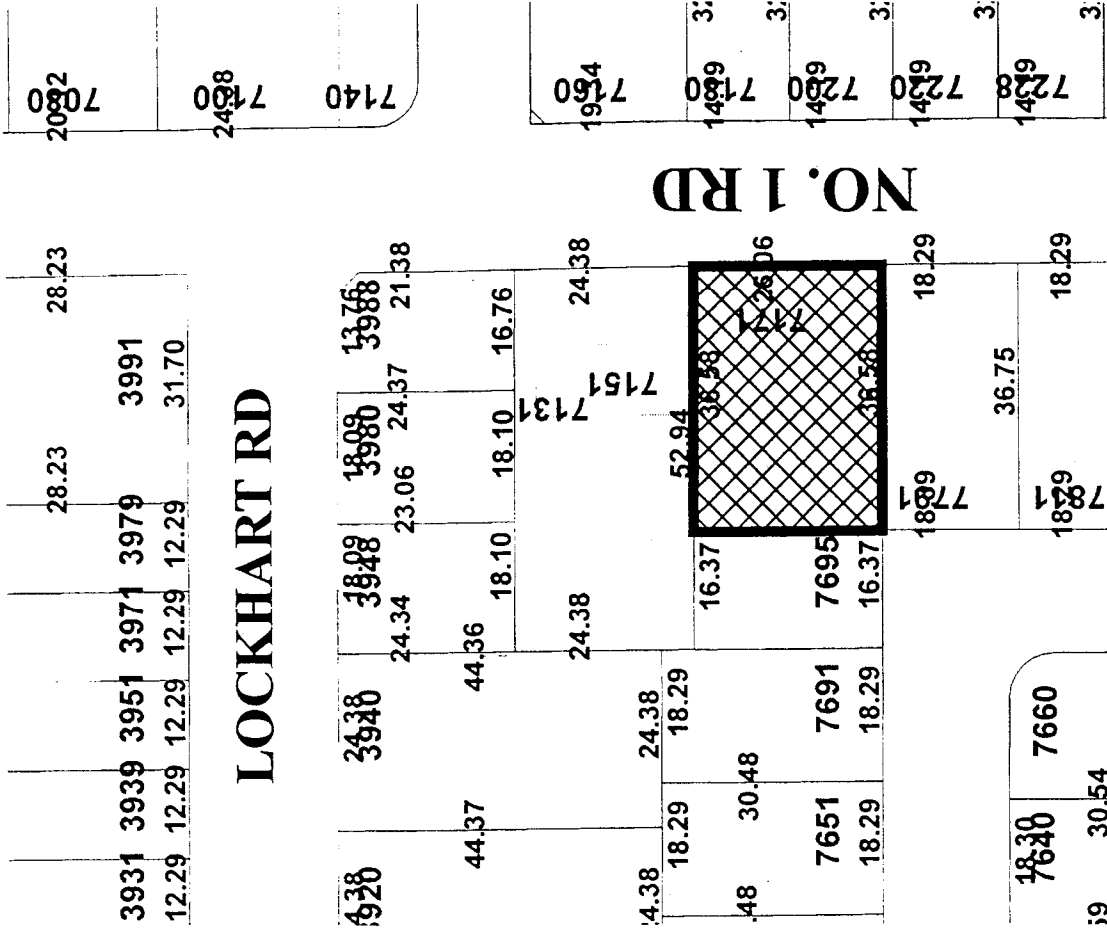
Prior to final reading of the rezoning bylaw a covenant requiring the two new lots to share one vehicular access point to No. 1 Road will be required.



City of Richmond



LOCKHART RD



RZ 02-201254

Original Date: 02/26/02
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: July 20, 1998	POLICY 5447
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7	

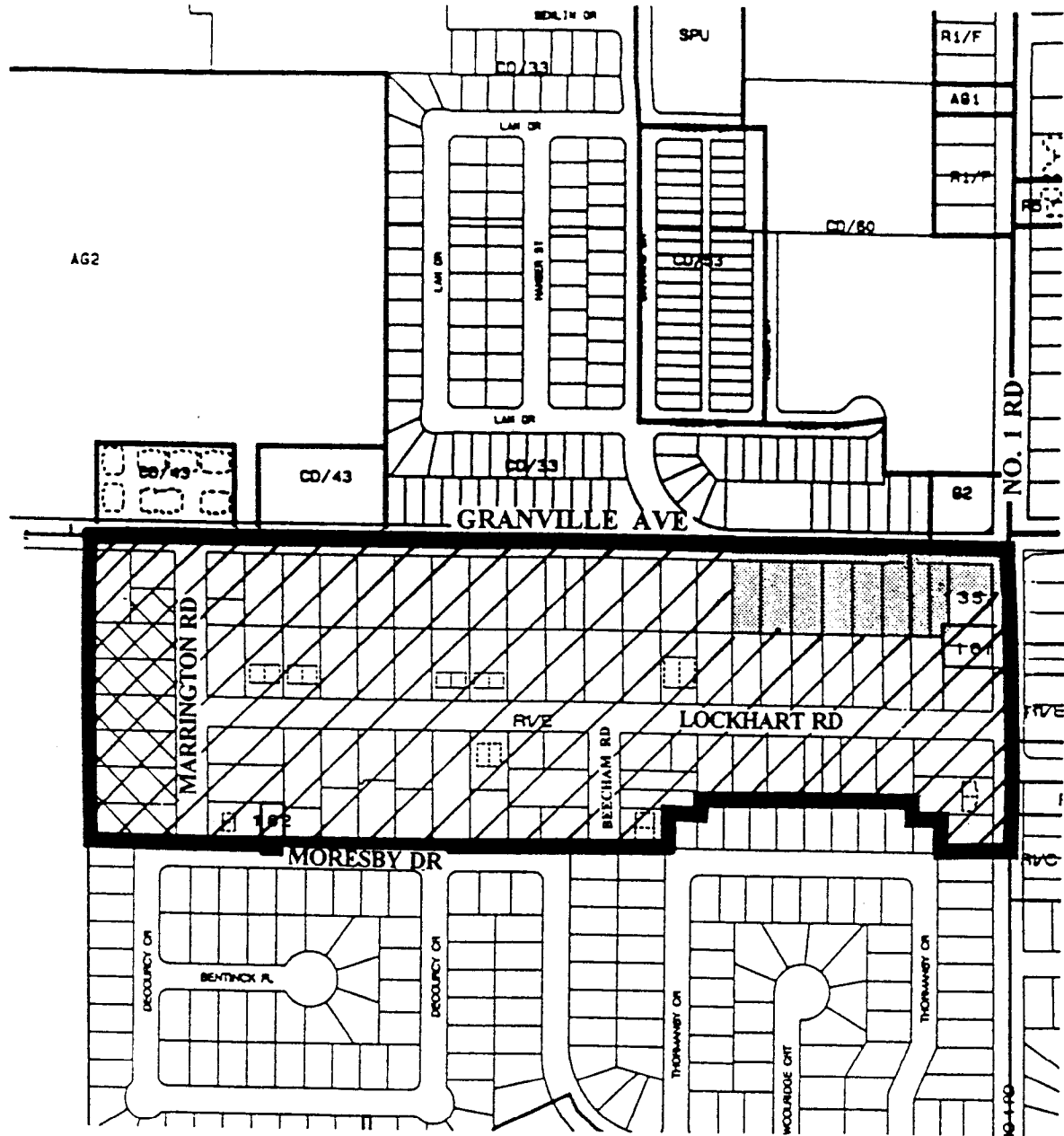
POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located between the south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:

That properties within the area bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road will be restricted to Single-Family Housing District (R1/E) zoning, and
- (b) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (c) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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.



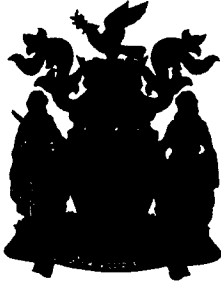
Subdivision permitted as per R1/B with the following provisions:



1. No. 1 Road R1/E unless there is a lane access then R1/B.
2. Between 3620 and 3780 Granville Avenue R1/C.
3. Between 7151 and 7031 Marrington Road R1/K.



POLICY 5447
SECTION 15, 4-7



City of Richmond

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

August 27, 2003

Urban Development Division
 Fax: (604) 276-4177

File: -

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5447

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 7171 No. 1 Road to permit subdivision of the lot into two single-family lots has been received by the City of Richmond. The application is contrary to the existing Single Family Lot Size Policy 5447 (**Attachment 1**) that was adopted by Council in 1991, and amended in 1998 which permits R1/B size lots (minimum average width of 39 ft) for most of the area except along No. 1 Road where R1/E lots (minimum average width of 18 m or 59 ft) were permitted without lane access.

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. *This proposed change affects only the lots along No. 1 Road and not the lots within the neighbourhood.*

Specifics

Therefore, it is proposed that:

1. The Lot Size Policy be amended (see **Attachment 2**) to remove the lots fronting No. 1 Road in order that various sizes of single-family lots can be considered for redevelopment; and
2. The subject application to rezone and subdivide 7171 No. 1 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 5447 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



Page 1 of 2

Adopted by Council: September 16, 1991
Amended by Council: July 20, 1998
Area Boundary Amended:

POLICY 5447

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

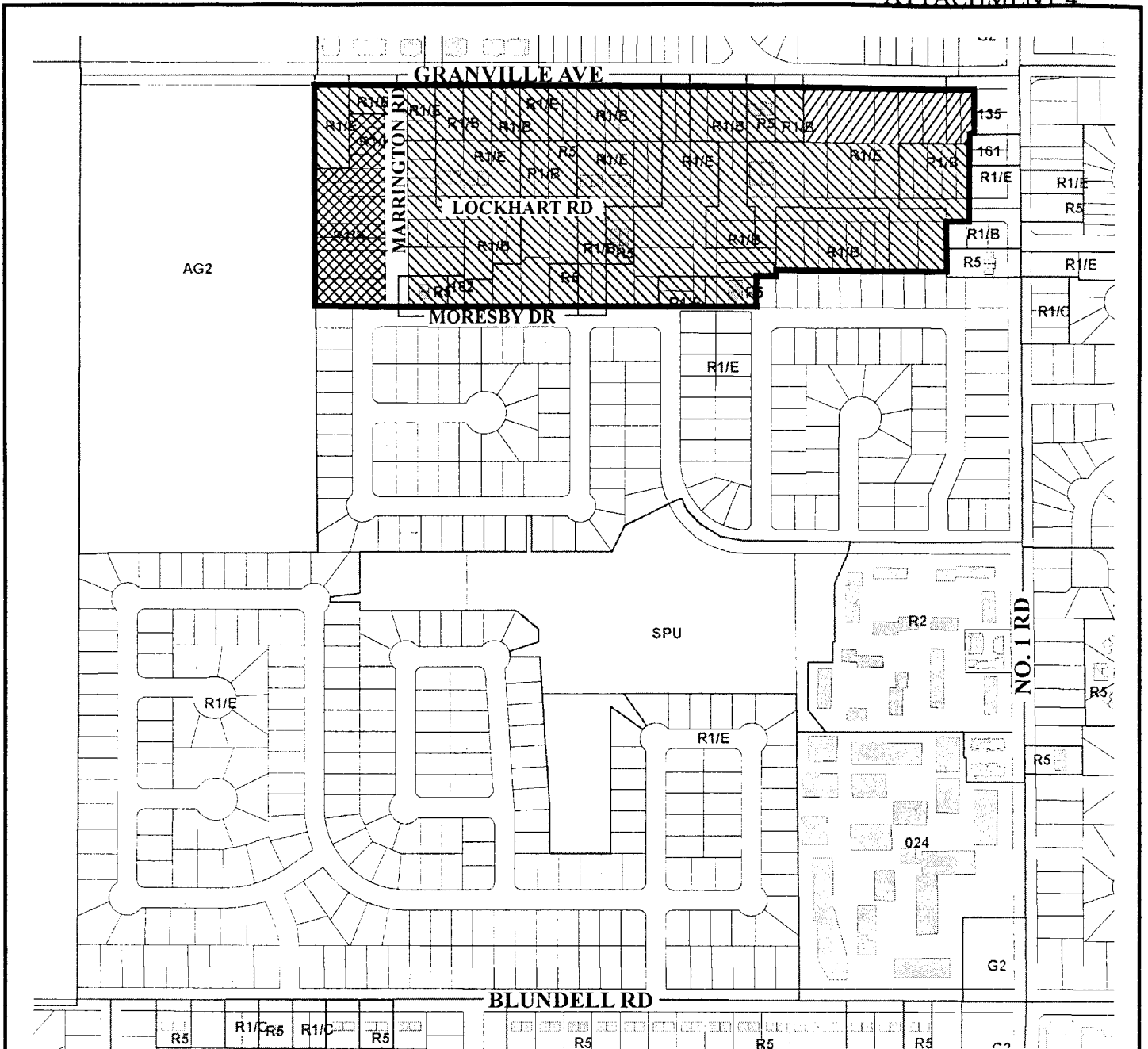
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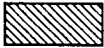
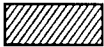
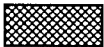
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

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- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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 with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.



Proposed Amended Policy 5447
Section 15-4-7

Adopted Date: 09/16/91
Amended Date: 07/20/98
Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7588 (RZ 02-201254)
7171 NO. 1 ROAD**

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 B (R1/B)**.

P.I.D. 003-710-254

Lot 1 Except: The Westerly 53.7 Feet; Section 15 Block 4 North Range 7 West New Westminster District Plan 14012

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7588”**.

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
(Signature)

MAYOR

CITY CLERK