



To Council - Aug 30, 2004  
To Planning - Aug 24, 2004  
Date: July 30, 2004  
RZ 04-264732  
File: 12-8060-20-7791

**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**Re:** Application by Birthe Drewnoski for Rezoning for a portion of 10611  
Lassam Road from Single-Family Housing District, Subdivision Area E (R1/E)  
to Single-Family Housing District, Subdivision Area B (R1/B)

**Staff Recommendation**

That Bylaw No. 7791, for the rezoning of a portion of 10611 Lassam 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.

Raul Allueva  
Director of Development

KE:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

**Staff Report**

**Origin**

Birthe Drewnoski has applied to the City of Richmond for permission to rezone a portion of 10611 Lassam Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) in order to permit the subdivision of a new single-family residential lot at the corner of Lassam Road and Hollybank Drive (**Attachment 2**).

**Findings of Fact**

Item	Existing	Proposed
Owner	Birthe Drewnoski	To be determined
Applicant	Birthe Drewnoski	No change
Site Size	1,518 m <sup>2</sup> (16,340 ft <sup>2</sup> )	R1/B lot – 465 m <sup>2</sup> (5,005 ft <sup>2</sup> ) R1/E lot – 1,053 m <sup>2</sup> (11,335 ft <sup>2</sup> )
Land Uses	A single-family dwelling	One single-family dwelling on subdivided corner lot Existing dwelling to remain
Steveston Area Plan Land Use Designation	Single-Family	Single-Family - Complies
OCP General Land Use Map	Neighbourhood Residential	No change
702 Policy Designation	Policy 5420 – Permits R1/B size lots	Complies with policy
Zoning	R1/E	R1/B

Surrounding Development

This neighbourhood contains a mix of housing types on a variety of lot sizes. Older character dwellings on small lots under Land Use Contract 101 are located to the west. A variety of new and older character dwellings are located to the south with this same mixed housing typology evident along Lassam Road. There are some properties that have redeveloped to R1/B size lots, as permitted in Lot Size Policy 5420, to the north and south along Lassam Road. The subject site contains a large, well-maintained single-family dwelling that was constructed in 1985.

**Related Policies & Studies**

Steveston Area Plan

The Steveston Area Plan’s Land Use Map designates the subject site for single-family use only. The proposal to rezone a corner portion of the existing lot to create a new single-family residential lot complies with the direction set forth in the Area Plan.

702 Policy Designation

Lot Size Policy 5420 (adopted on October 16, 1989 and amended on August 21, 1995) permits rezoning and subdivision to R1/B for all properties identified in the policy area (**Attachment 3**). This rezoning application is consistent with zoning designations permitted in the Lot Size Policy.

Staff note that an amendment to Lot Size Policy 5420, in conjunction with a rezoning application along Steveston Highway, is being brought forward to Council at the Public Hearing to be held on August 23, 2004 with the recommendation to exclude properties generally fronting the arterial roads (Williams Road, Railway Avenue and Steveston Highway). A copy of the proposed lots for exclusion is shown in **Attachment 4**.

### **Staff Comments**

#### Development Applications – Variances

Staff note that there is a related Development Variance Permit (DV 04-264734) application associated with this rezoning. The applicant is requesting to rezone a portion of the lot and subdivide to create a new residential lot at the corner and retain the existing single-family dwelling on the remaining portion of the subject property. In order to meet minimum width requirements of the R1/B zone (12 m (39 ft.) plus an additional 2 m (6.5 ft.) as this is a corner property), the side yard for the existing dwelling is being reduced from the required 2 m (6.5 ft.) to 1.7 m (5.6 ft.) after subdivision of the corner property is complete. Therefore, a Development Variance is being processed concurrently that will cover the reduction in minimum side yard setback. Favourable consideration from the Development Permit Panel for the Development Variance application will be a condition of rezoning.

Staff have confirmed that the existing dwelling will conform with remaining regulations stipulated in the zoning (i.e. permitted density, lot coverage, building height) after subdivision of the corner lot and that no Building Code issues will arise as a result of the reduction in the side yard setback to 1.7 m (5.6 ft.) for the existing dwelling.

#### Development Applications – Land Use

The rezoning proposal to permit subdivision of one (1) R1/B designated lot on the east portion of the property is consistent with Lot Size Policy 5420, which permits R1/B size lots along Lassam Road and throughout the policy area. The proposed new corner lot would have a width of 14 m (46 ft.) and depth of 33.21 m (109 ft.), which meets all requirements of the zone.

Potential for rezoning and subdivision of the remaining lot containing the existing dwelling after subdivision and creation of the new lot does exist as it would meet all zoning requirements pertaining to minimum width, depth and area for two (2) R1/B lots. Lot Size Policy 5420 would still apply to the remaining portion of the site, thus permitting subdivision to R1/B. This future subdivision would also be consistent with existing lot sizes and orientation of properties in the surrounding area along Hollybank Drive and Lassam Road. The applicant does not want to redevelop the remaining portion of the subject site, as they want to retain the existing single-family dwelling. If the property owner wishes to pursue further redevelopment, a separate rezoning and subdivision application and associated process will be required.

#### Development Applications – Engineering and Utilities

The existing sanitary sewer connection is located at the northwest corner of the existing site and will need to be extended along the north property line to create a connection at the northwest corner of the new proposed lot. Implementation of a driveway crossing along Hollybank Drive to service the existing dwelling on the remaining lot and adjustments to the driveway crossing

along Lassam Road to service the new proposed property is required. The above-mentioned servicing issues are to be dealt with through the subdivision application.

### **Analysis**

Staff consider this proposal reasonable as it allows redevelopment of a portion of the property, while allowing retention of the existing dwelling that the property owner currently occupies. This rezoning application only applies to the east portion of the lot. Potential redevelopment of the remaining lot containing the dwelling could occur in the future with a rezoning and subdivision application to R1/B. If this occurs, an additional two (2) lots could be created resulting in a potential total of three (3) R1/B lots fronting Hollybank Drive. The ultimate subdivision is consistent with the existing orientation of lots and character of housing in the surrounding area.

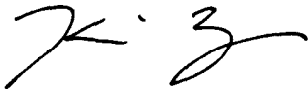
A Development Variance Permit application to permit a reduction of the side yard setback from 2.0 m (6.5 ft.) to 1.7 m (5.6 ft.) is being processed in conjunction with this application.

### **Financial Impact**

None.

### **Conclusion**

The proposal to rezone the eastern portion of the property located at 10611 Lassam Road to Single-Family Housing District, Subdivision Area B (R1/B) complies with the existing Lot Size Policy for the area and also permits for the retention of the single-family dwelling located on the subject site. On this basis, staff support the application.



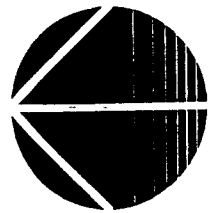
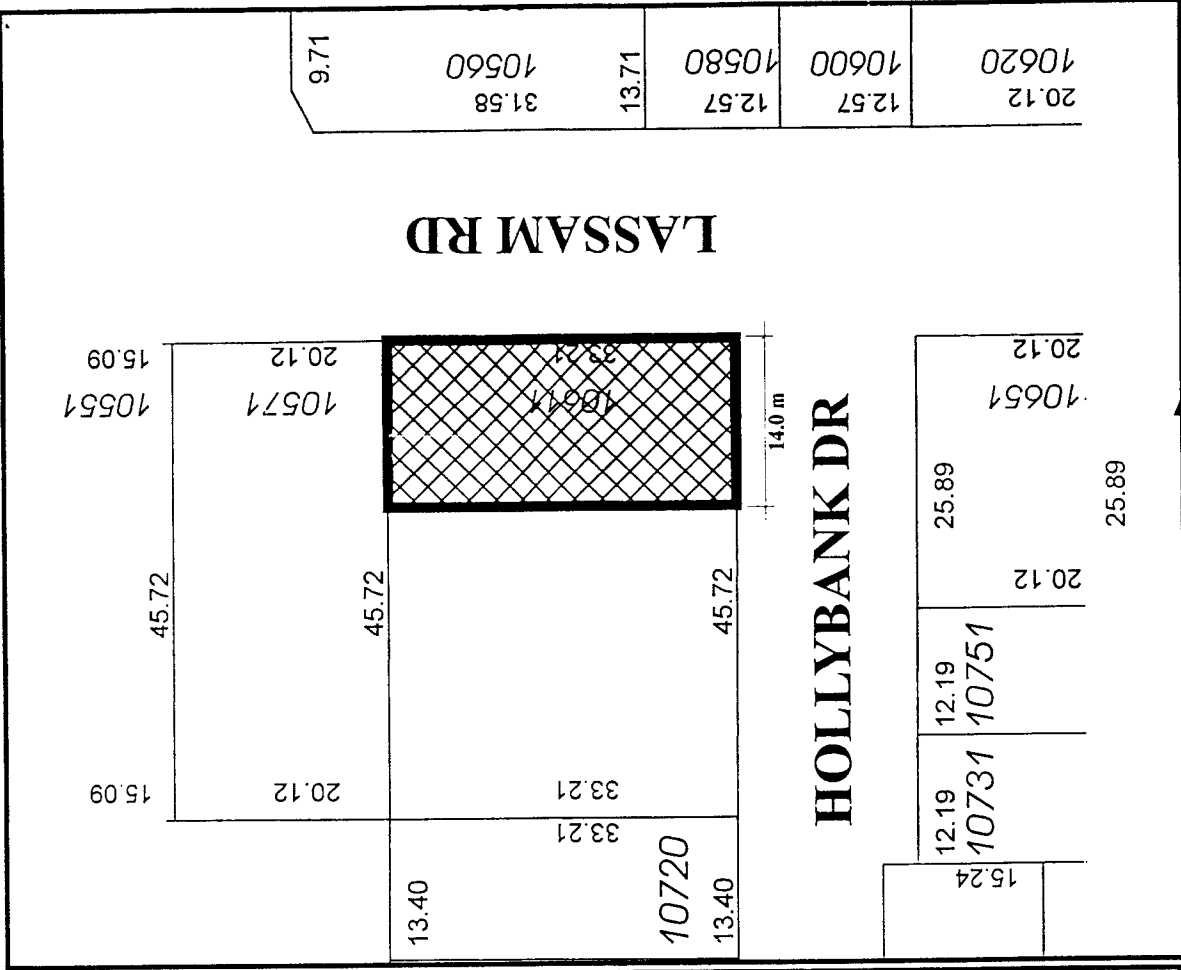
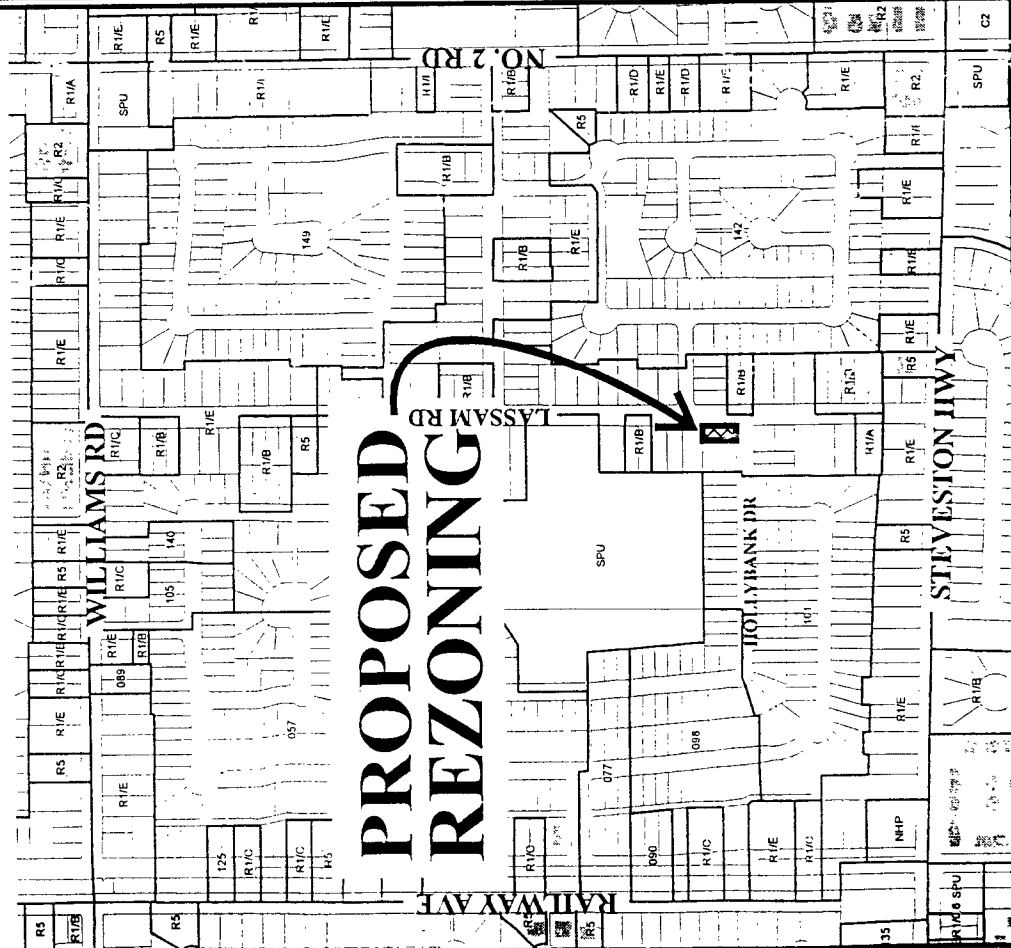
Kevin Eng  
Planning Technician – Design  
(Local 4626)

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Favourable consideration by the Development Permit Panel on Development Variance Permit (DV 04-264734) is required prior to final adoption of the Rezoning Bylaw.



# City of Richmond

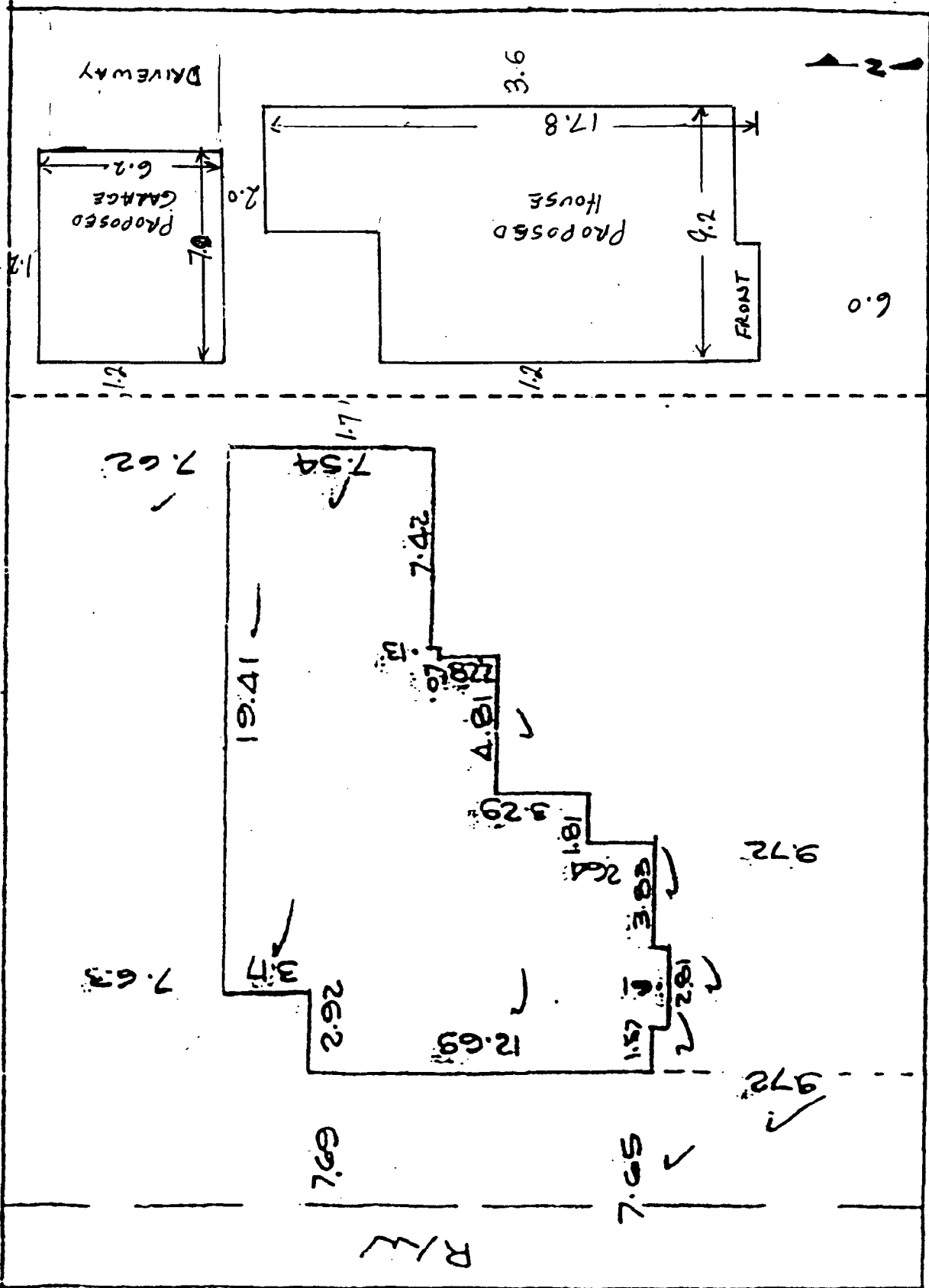


## RZ 04-264732

ATTACHMENT 1

Original Date: 03/08/04  
 Revision Date: 08/04/04  
 Note: Dimensions are in METRES

33:21  
LASSAM ROAD



HOLLY BANK.

45.72  
ROAD

21.57

R/W

33:21



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989  
 Amended by Council: August 17, 1992  
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

~~SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 36-4-7~~

## POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

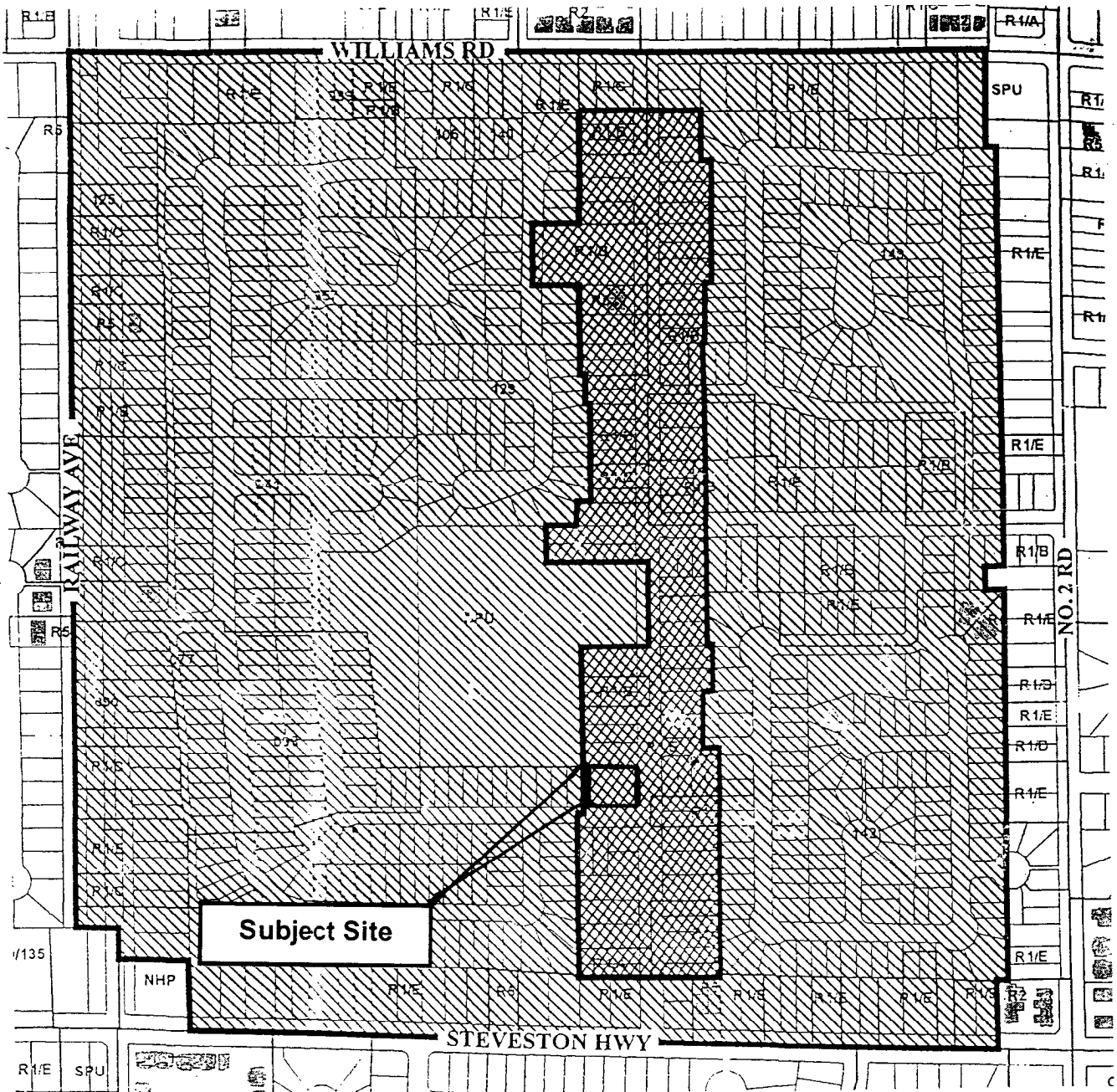
That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

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.

**Note:** Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

**Note:** There are two adoption dates for two separate portions of Policy 5420.



Subdivision permitted as per R1/B (date of adoption 08/21/95).



Subdivision permitted as per R1/B (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.

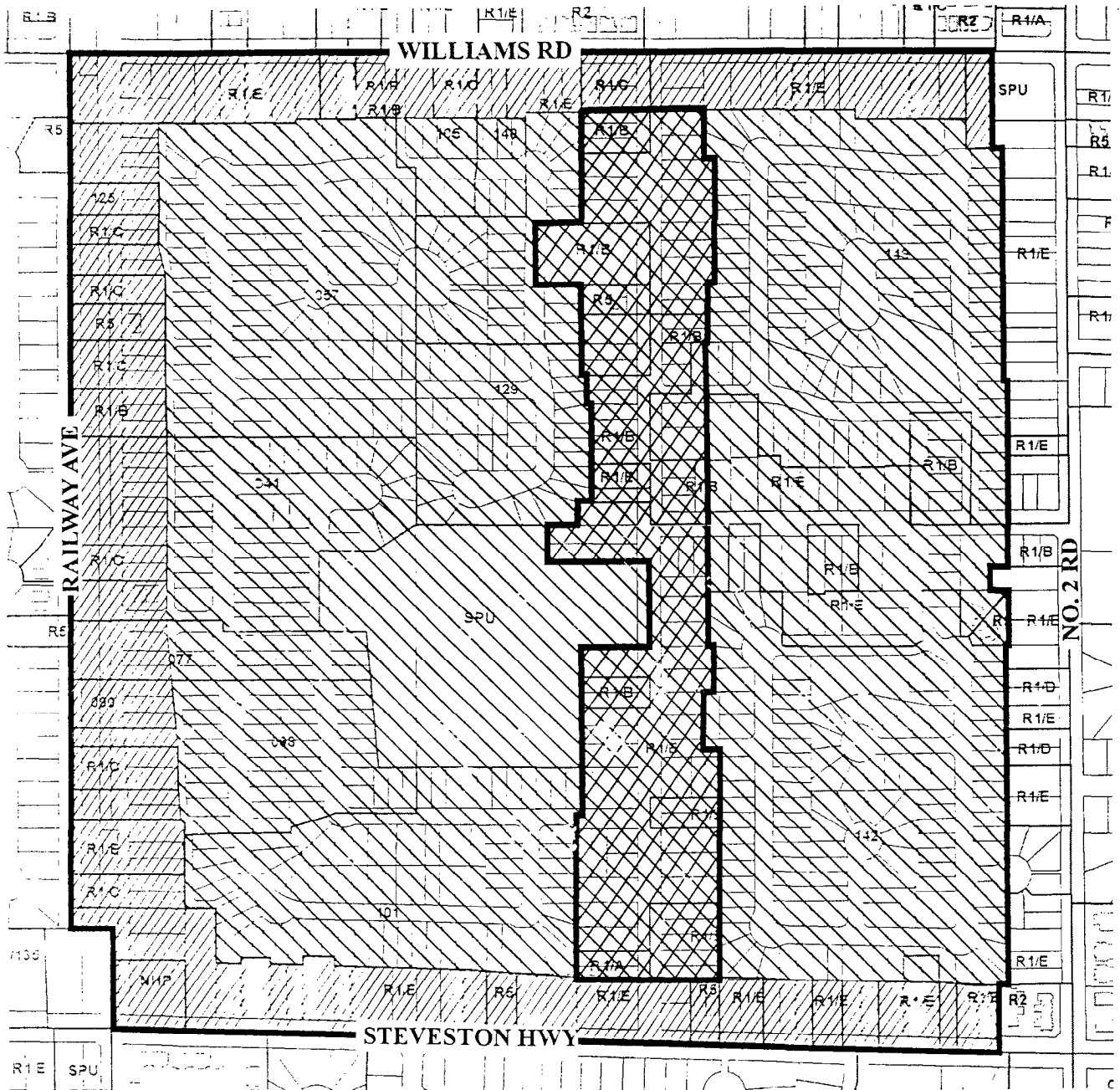



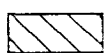
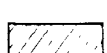
# Policy 5420

## Section 36-4-7

Adopted Date: 10/16/89  
 Amended Date: 08/17/92  
 Lassam Rd.  
 Adopted Date: 08/21/95  
 Note: Dimensions are in METRES





-  Subdivision permitted as per R1/B (date of adoption 08/21 95).
-  Subdivision permitted as per R1/B (date of adoption 10/16 89).
-  Lots proposed for Exclusion



# Proposed Policy 5420

## Section 36-4-7

Adopted Date: 10/16/89  
 Amended Date: 08/17/92  
 Lassam Rd.  
 Adopted Date: 08/21/95  
 Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7791 (RZ 04-264732)  
10611 LASSAM 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)**.

That the area shown cross hatched on "Schedule A attached to and forming part of Bylaw No. 7791"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7791"**.

FIRST READING

AUG 30 2004

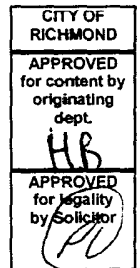
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

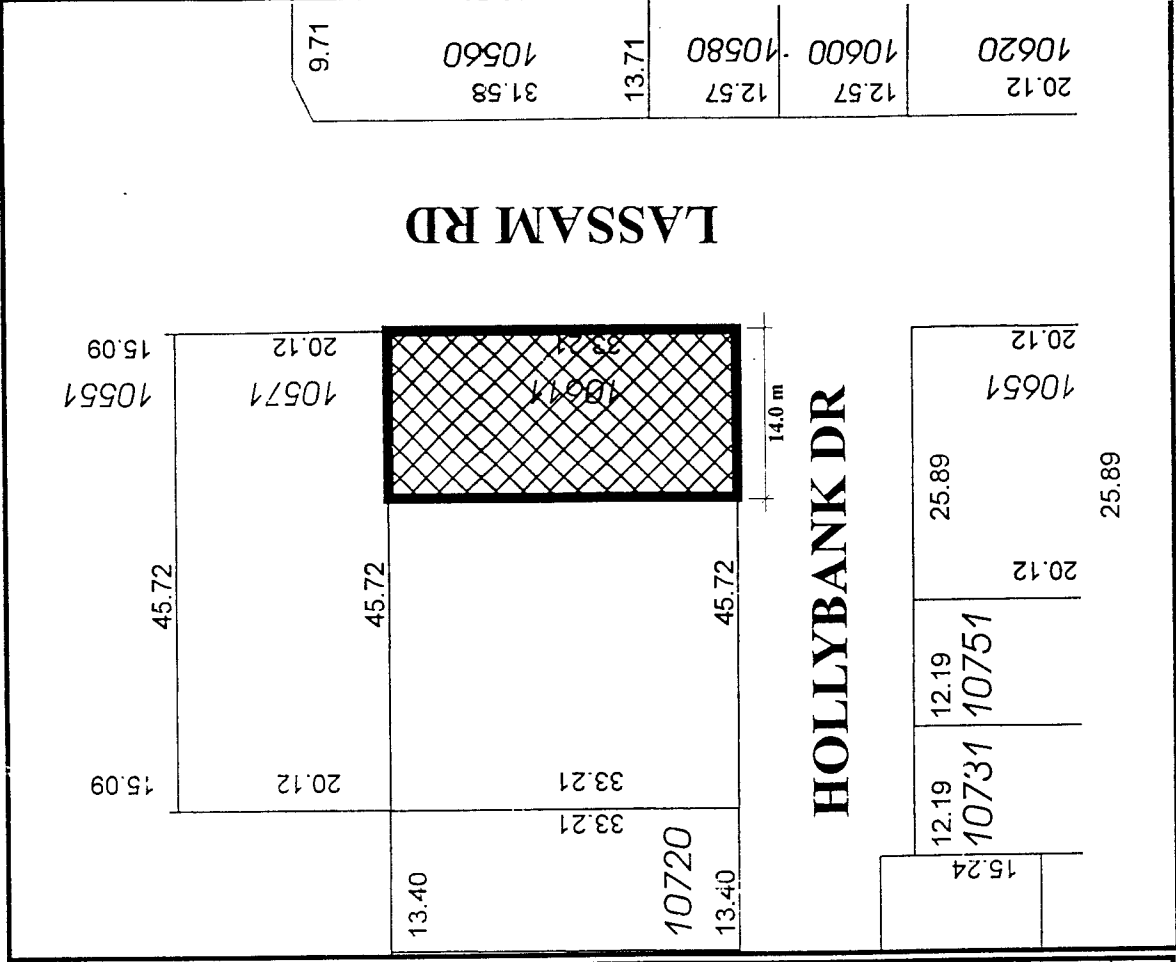
OTHER REQUIREMENTS SATISFIED

ADOPTED



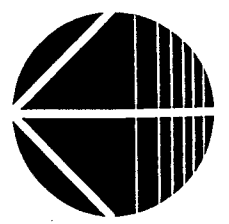
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MAYOR

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CITY CLERK

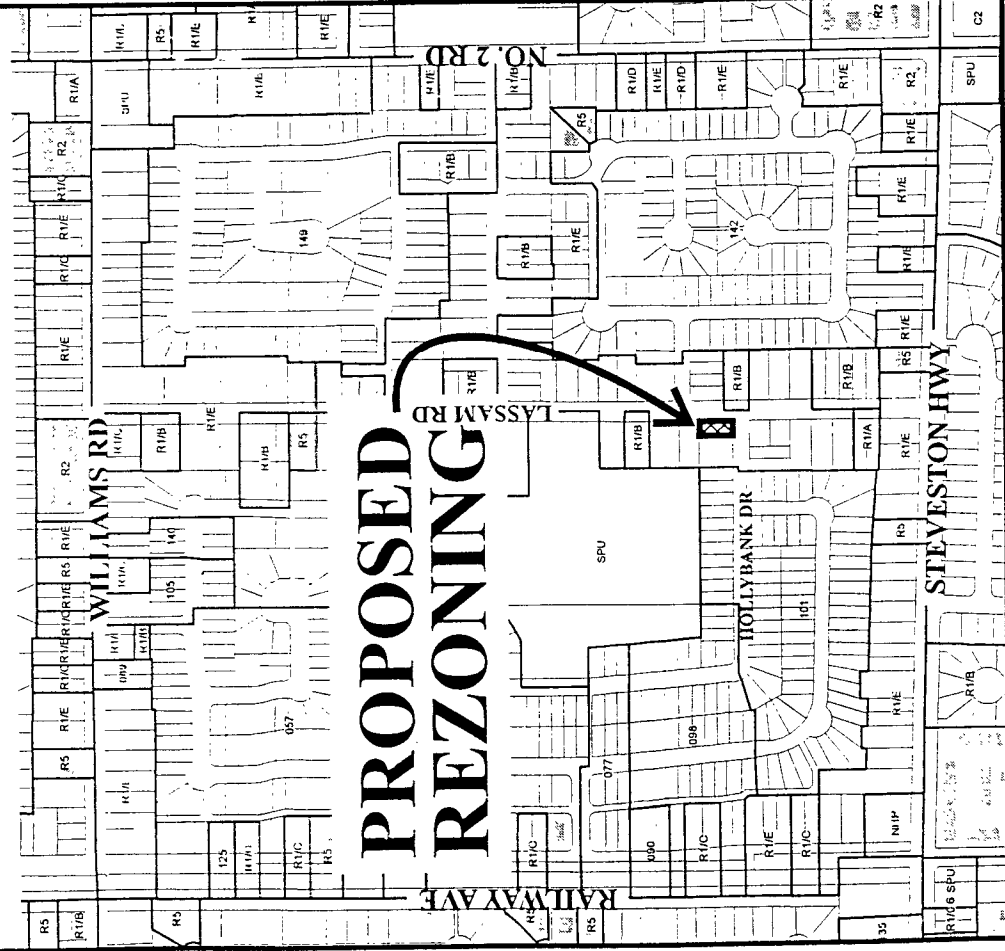


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RZ 04-264732



City of Richmond



PROPOSED  
 REZONING