



City of Richmond
Planning and Development Department

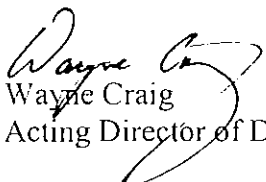
Report to Committee

To: Planning Committee
From: Wayne Craig
Acting Director of Development
Re: **Designation of a Study Area Pursuant to Section 702 of the Zoning and Development Bylaw 5300 Located in Sections 21-4-7 & 22-4-7**

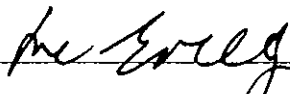
To Planning - Sept 18, 2007
Date: August 22, 2007
File: *xR: 4430-00*
RZ 07-360193
Sections 21-4-7 & 22-4-7

Staff Recommendation

1. That authorization be given for staff to examine the establishment of a single-family lot size policy for the area located between Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Sections 21-4-7 & 22-4-7 (as illustrated on the attached map entitled "Attachment 1").
2. That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.


Wayne Craig
Acting Director of Development

EL:rg
Att.(1)

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

A rezoning application has been made in Section 22-4-7 to rezone 3900/3920/3940/3960/3980 Youngmore Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) and Single-Family Housing District (R1-0.6). The purpose of the rezoning is for the applicant to subdivide the subject site into ten (10) single-family lots (**Attachment 3**).

In accordance with Division 702 of Zoning and Development Bylaw 5300, whenever a small lot single-family rezoning application or duplex rezoning application is received in an established single-family neighbourhood located outside of the City Centre area that is either contrary to an existing 702 policy that has been in place for over five (5) years or where no policy exists, staff will make a recommendation to the appropriate Council Committee on whether the application should be judged on its own merits or considered in conjunction with a Single-Family Lot Size (702) Study.

The purpose of this report is to request authorization be given for staff to review the subject rezoning application in conjunction with the establishment of a new single-family lot size policy for the area located between Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Sections 21-4-7 & 22-4-7 (as illustrated on the attached map entitled "**Attachment 1**").

Background

In January 2002, Dana Westernmark applied to the City for permission to amend the OCP to re-designate the subject site from "Low Density Residential" to "Medium-Density Residential" and to rezone the site from R1/E to a Comprehensive Development District (CD/121) in order to permit a 23-unit townhouse development. In light of the strong response from the residents in the area Council denied the townhouse development proposal at the July 19, 2004 Public Hearing.

Findings Of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Staff Comments

OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP's) Generalized Land Use Map designation for subject properties is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policy

This Policy permits rezoning and subdivision along No. 1 Road where a municipal lane can be started and made operational by connecting to an existing side street. A number of properties along the west side of No. 1 Road have already been rezoned and subdivided into small lots (R1-0.6 district) under this Policy.

The applicant is proposing to rezone and subdivide the eastern portion of the subject site (3960 and 3980 Youngmore Road, see **Attachment 3**) into 3 lots fronting No. 1 Road with vehicle access from a new rear lane under the R1-0.6 district. This part of the redevelopment proposal is consistent with the Lane Establishment & Arterial Road Redevelopment Policy.

Staff Comments

Lot Size Policy

The proposed lot size policy study area incorporates a large area where the existing land use consists of large single-family lots but no single-family lot size policy to affirm the existing lot sizes or direct future single-family redevelopments within the area. Due to the recent changes to the Lane Establishment & Arterial Road Redevelopment Policy and the subject rezoning application, it is advisable to determine the disposition of future single-family developments in this area.

The subject site is on the south side of Youngmore Road and is backing onto Seafair Shopping Centre; therefore, as the focal point for services, increasing the number of dwelling units in the area has some merit. Given the same lot size and orientation exist west of the subject site along the south side of Youngmore Road, staff believe there is merit to investigating the future subdivision potential on these properties in keeping with the R1/A district (Area A, **Attachment 5**).

Similarly, given the same lot size also exist along the east side of Kelmore Road (Area B, **Attachment 5**) and that these properties are adjacent to an existing multiple-family development (Seafair Apartments) located to the west of the Seafair Shopping Centre, staff believe there is also merit to investigating the future subdivision potential of these properties.

Staff do not envision any other changes to the internal subdivision except the rezoning and subdivision of existing duplexes into small single-family lots under the provision of Section 702 of the Zoning Bylaw. Therefore, as part of the 702 review process, staff also propose to maintain the R1/E zoning on the rest of the properties within the study area (Area C, **Attachment 5**).

Capacity Review

As part of the pre-702 review process, staff have undertaken a capacity review of the study area. The capacity review premise was based upon an estimate of the number of additional lots that could be created without additional land consolidations. The additional lots that could be created are described below:

Area A - Attachment 5

Along the south side of Youngmore Road between No. 1 Road and Kelmore Road, eleven (11) additional properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/A or R1-0.6 zoning requirements.

Area B - Attachment 5

Along the east side of Kelmore Road between Francis and Youngmore Roads, eight (8) additional properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/A zoning requirements.

Area C - Attachment 5

Along the south side of Blundell Road between No. 1 Road and Seafair Drive, there are a number of existing duplex lots. In keeping with the current practice, 20 additional properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/B zoning requirements.

Based on this preliminary assessment of the number of additional dwelling units, Engineering will require the following to be undertaken at the time of redevelopment:

1. Storm Sewer upgrades of undersized frontages to a minimum 600 mm diameter and rectify any downstream/at site flooding of other properties as determined by their consultants.
2. Sanitary Sewer upgrades of undersized frontages to a minimum 200 mm diameter and rectify any downstream/at site sewer backup as determined by their consultant.
3. Water upgrades serving their site to minimum 150 mm diameter/required domestic and fire flows for their site.

Transportation have no concerns with the proposed policy to allow rezoning and subdivisions in the three (3) areas.

Additional servicing requirements may also be required but would be assessed a part of any subsequent rezoning proposals.

Analysis

The area surrounding the subject lot is one of the few larger lot areas left with older houses and no lot size policy. It is important to determine what lot size the neighbourhood wishes. Therefore staff are recommending that the subject rezoning be considered in conjunction with a 702 Study. The study area boundaries include all the lots, in the block surrounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Sections 21-4-7 & 22-4-7, except for the lots along No. 1 Road which are subject to the Arterial Road Redevelopment Policies in the OCP.

Process Selection Criteria

The subject rezoning and the properties in the proposed study area meet the following Process Selection Criteria for conducting a 702 Study:

- The majority of the housing stock in the area is approximately 20 years old or more;
- The area has remained relatively stable as a single-family neighbourhood;
- There has been considerable development interest expressed in the area for small lot development;
- There are no apparent servicing concerns with the introduction of smaller lot sizes in the study area;
- There is an opportunity to provide affordable housing as part of redevelopment; and

- The application is located within close proximity to an area that is already developed with small single-family lots, duplexes or townhouses.

Financial Impact

There are extra costs associated with the process, specifically mail outs; return postage and overtime for two (2) staff members to attend one (1) public information meeting. Costs for postage are covered in the postage account and costs for overtime are covered in the Planning and Development Department's salary account.

Conclusion

The subject rezoning application should be considered in conjunction with a 702 Study for the area bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Sections 21-4-7 & 22-4-7 .



Edwin Lee
Planning Technician - Design

EL:rg

- Attachment 1: Proposed Lot Size Policy Study Area
- Attachment 2: Location Map/Aerial Photo
- Attachment 3: Proposed Subdivision Layout
- Attachment 4: Development Data Sheet
- Attachment 5: Proposed Redevelopment Areas

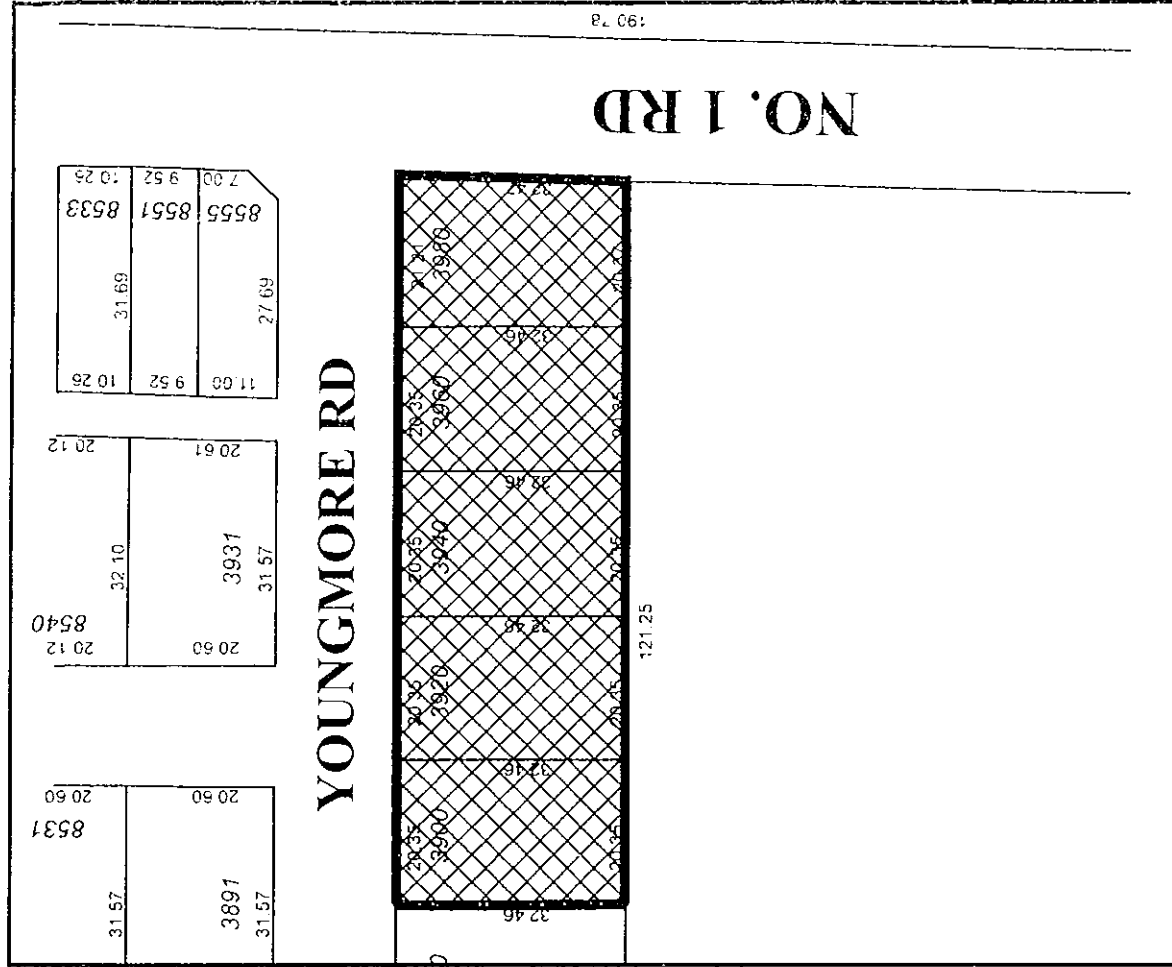
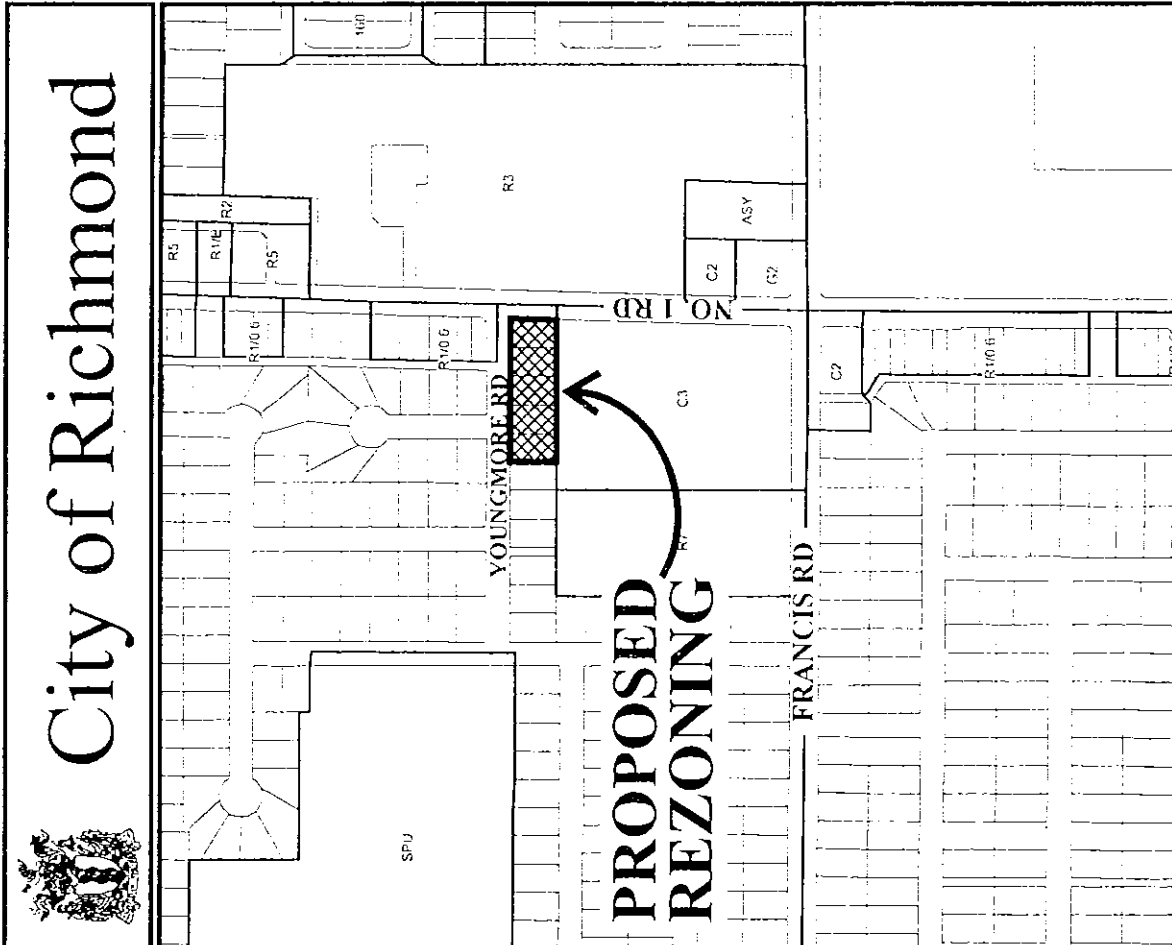


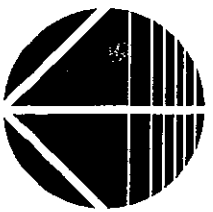
Proposed Study Area 21-4-7 & 22-4-7

Original Date: 07/31/07

Amended Date:

Note: Dimensions are in METRES





RZ 07-360193

Original Date: 02/19/07

Revision Date:

Note: Dimensions are in METERS



RZ 07-360193

Original Date: 02/19/07

Amended Date:

Note: Dimensions are in METRES

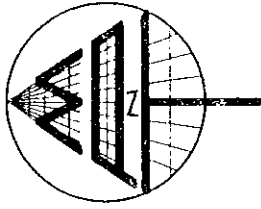
PROPOSED SUBDIVISION OF LOTS 1 TO 5
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 20637

R-06-15238-3-PRO

LANE

YOUNGMORE ROAD

NO. 1 ROAD



9.27	11.07	11.50	9.70	9.70	9.70	9.70	9.70	6.00	25.94	3	283.8 m ²	11.00
32.46	32.46	32.46	32.46	32.46	32.46	32.46	32.46	32.46	25.66	2	273.8 m ²	10.73
301.0 m ²	359.3 m ²	373.3 m ²	314.9 m ²	314.9 m ²	314.9 m ²	314.9 m ²	314.9 m ²	6.00	25.38	1	270.8 m ²	10.73
9.27	11.07	11.50	9.70	9.70	9.70	9.70	9.70	6.00	25.10			

LANE

PLAN 63962

SRW

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.

V6Y 3T8

PH: 604-270-9331

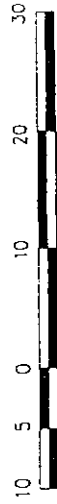
FAX: 604-270-4137

CADFILE: 15238-3-PROPOSED-SUB FLX

R-06-15238-3-PRO

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

NOTE:

PROPERTY DIMENSIONS ARE FROM LAND TITLE OFFICE RECORDS
ONLY AND ARE SUBJECT TO CONFIRMATION BY FIELD SURVEY

DATE: NOVEMBER 10, 2006.

ATTACHMENT 3



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 07-360193

Attachment 4

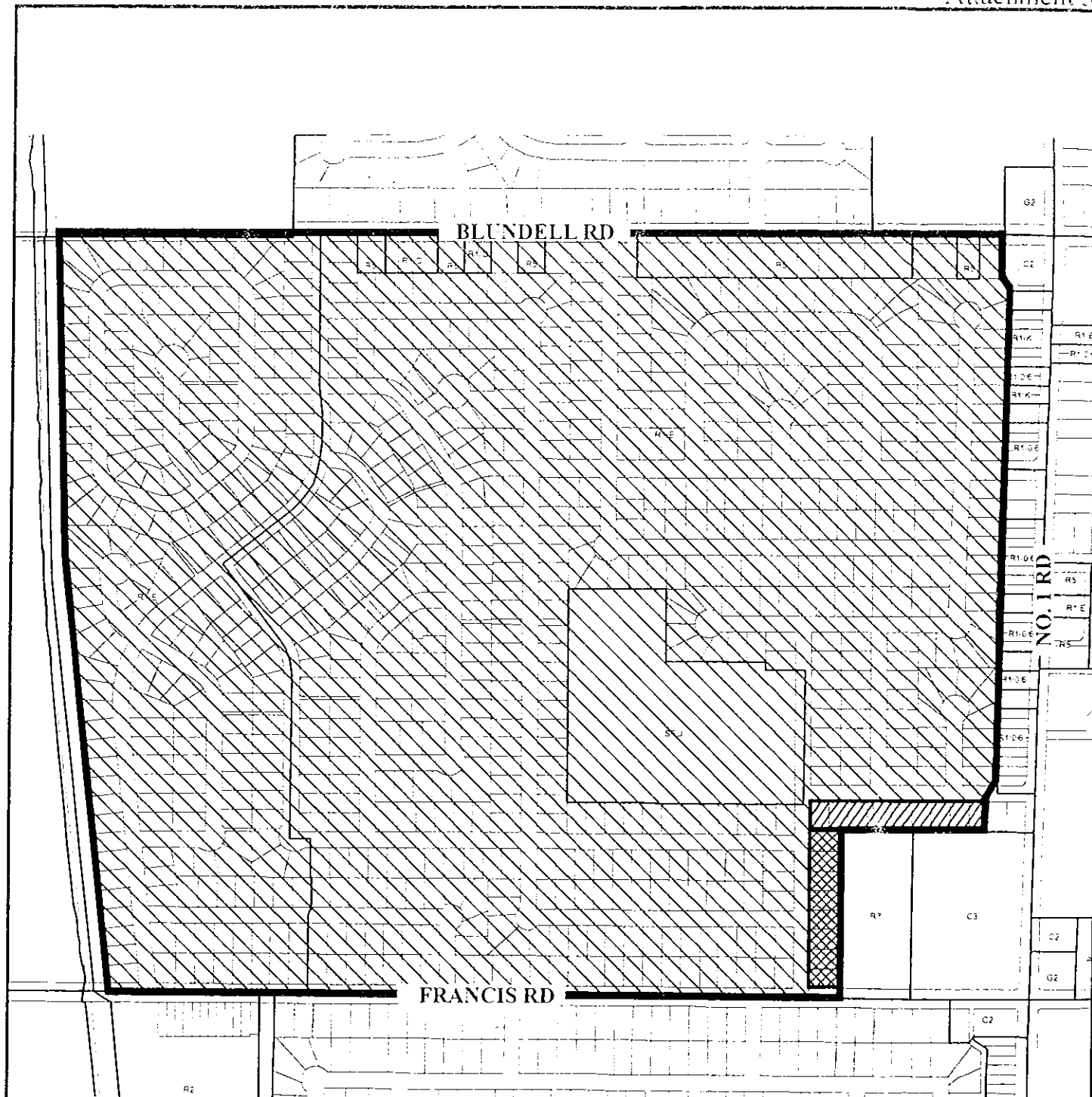
Address: 3900/3920/3940/3960/3980 Youngmore Road




Applicant: Elegant Development Inc.

	Existing	Proposed
Owner:	369715 B.C. Ltd.	To be determined
Site Size (m ²):	660 m ² (7,104 ft ²) to 675 m ² (7,266 ft ²) each	270 m ² (2,906 ft ²) to 374 m ² (4,026 ft ²) each
Land Uses:	Large Lot Single-Family	Small Lot Single-Family
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area A (R1/A) and Single-Family Housing District (R1-0.6)
Number of Units:	Five (5) Single-Family Detached	Ten (10) Single-Family Detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for R1/A & Max. 0.60 for R1-0.6	Max. 0.55 for R1/A & Max. 0.60 for R1-0.6	none permitted
Lot Coverage – Building:	Max. 45% for R1/A & Max. 50% for R1-0.6	Max. 45% for R1/A & Max. 50% for R1-0.6	none permitted
Lot Size (min. dimensions):	270 m ²	270 m ² to 374 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



-  Area A - Proposed R1/A
-  Area B - Proposed R1/A
-  Area C - To remain R1/E



Proposed Redevelopment Areas Sections 21-4-7 & 22-4-7

Original Date: 08/31/07

Amended Date:

Note: Dimensions are in METRES