



To Planning - Oct 7, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: Application by Partappal S. Gill for Rezoning at 6271 No. 2 Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1 - 0.6)

Date: September 18, 2003

RZ 03-240166

File: 8060-20-7594 /

4045-00

Staff Recommendation

That Lot Size Policy 5419, adopted by Council on November 27, 1989, be referred to Public Hearing with the recommendation that it be amended to exclude those properties fronting No. 2 Road and Westminster Highway (as shown on Attachment 4 to the report dated September 18, 2003 from the Manager, Development Applications).

That Bylaw No. 7594, for the rezoning of 6271 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

for Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Partappal S. Gill has applied to the City of Richmond for permission to rezone 6271 No. 2 Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Single-Family Housing District (R1 – 0.6) in order to allow a two (2) lot residential subdivision with access to a future lane at the rear property line.

Findings of Fact

Item	Existing	Proposed
Owner	Cathy Trefry; Mary Carla Arsenault	To be determined
Applicant	Partappal S. Gill	No change
Site Size	929 m ² (9999.67 ft ²)	399.7 m ² (4302.33 ft ²)* ** *Approximate area **Excludes lane dedication
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Low density residential	No change
702 Policy Designation	R1/B	Amend to remove arterial fronting lots
Zoning	R1/E	R1 – 0.6
Noise Exposure Forecast (NEF)	Within NEF area	No change

Surrounding Development

A new single-family house is located on the neighbouring lot to the north. Newer houses are also located to the west, behind the subject site. Two (2) older single-family houses are located south of 6271 No. 2 Road. Further south are six (6) new single-family homes. Three (3) of these front onto No. 2 Road and are accessed by a rear lane off Walton Road.

Neighbourhood Input

Staff received one letter from the property owner at 6291 No. 2 Road objecting to the rezoning application (Attachment 2). The letter stated that the character of new houses would not be keeping with the character of existing houses in the neighbourhood. As a result, the resident made two requests and are stated as such:

1. The cedar hedge running along the entire south property line is to be retained; and
2. If fill is added to the subject property at 6271 No. 2 Road to raise the grade of the site, the resident wants assurances that a retaining wall with perimeter drainage will be constructed to ensure that drainage at the resident's property to the south (6291 No. 2 Road) is not made worse by the proposed redevelopment.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports development of properties along arterial roads in conjunction with lane implementation. This rezoning application conforms to the policy.

Lot Size Policy

Lot Size Policy 5419, adopted by Council on November 27, 1989, restricts subdivision of lots to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.37 ft.) (Attachment 3). Staff recommends that Lot Size Policy 5419 be amended to exclude those lots fronting onto No. 2 Road and Westminster Highway (Attachment 4). This approach of amending existing Lot Size Policies to exclude properties that front onto arterial roads is being done to facilitate redevelopment in conjunction with lane establishment. Letters were sent to the property owners and residents informing them of the proposed change to the Lot Size Study area (Attachment 5).

Lane Establishment Policy

The Lane Establishment Policy requires a 6 m lane dedication for the creation of a new lane at the rear of properties redeveloping along arterial roads. This policy is applicable to the subject lot as the property fronts onto No. 2 Road. A temporary shared driveway access and crossing from the arterial road is required. Once the lane is operational and a permanent access established, the temporary driveway must be closed and the driveway crossing reinstated at the cost of the developer.

Staff Comments

Environment and Land Use

The subject site is located close to No. 2 Road and Westminster Highway, where traffic volumes are high, thus raising the importance of reducing arterial driveway crossings through the implementation of lanes.

Engineering

Prior to final adoption of the rezoning, the following is required:

1. Dedicate a 6 m (20 ft.) lane across the entire west property line.
2. Payment of \$838 of Neighbourhood Improvement Charge (NIC) fees for future lane design and construction if the developer chooses not to build the lane at subdivision.
3. Registration of the following two (2) Restrictive Covenants:
 - Require garages to be constructed and located at the rear of the property to ensure immediate and direct vehicular access once the lane is operational; and
 - Require one (1) shared temporary access that will be removed once the lane is operational and connects to a permanent access.

At future subdivision, the developer is required to make a deposit for the reinstatement of the driveway crossing as well as register a 4 m cross-access easement that is centred on the new property line between the subdivided lots.

Analysis

Staff received one letter from the resident at 6291 No. 2 Road objecting to the form and character of single-family housing. Staff note that no controls exist in the Zoning and Development Bylaw No. 5300 for the form and character of single-family houses, however the proposed

redevelopment of the subject site is consistent with other single-family subdivisions along arterial roads. As a result, the resident made two (2) requests to mitigate their concerns over the rezoning. The first was regarding the retention of the Cedar hedge along the entire south property line of the subject site. After being informed of this request, the applicant has submitted a letter of intent that confirms the retention of the hedge in question (Attachment 6). The second request related to future onsite drainage of the subject site and current poor drainage conditions on the two (2) adjacent lots to the south. After consulting with the Building Approvals Department on this issue, staff have informed the concerned resident that adequate site drainage is a requirement as part of the redevelopment process. On site drainage must be implemented in cases where the developer either fills the lot to raise the grade or maintains the grade of the site at the current level.

Rezoning to Single-Family Housing District (R1 – 0.6) would allow for single-family houses to front No. 2 Road. This type of single-family housing is similar to six (6) new existing houses to the south, three (3) of which front onto the arterial road and are accessed by means of a rear lane. The character of single-family residential development surrounding the subject site is generally of newer style houses, which is the case for a majority of homes that front No. 2 Road and those west of the arterial road behind the subject site.

Financial Impact

None.

Conclusion

The application is to rezone 6271 No. 2 Road to Single-Family Housing District (R1 – 0.6). The proposal complies with the Arterial Road Redevelopment and Lane Establishment Policy and is consistent with surrounding residential development. Staff support the rezoning application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

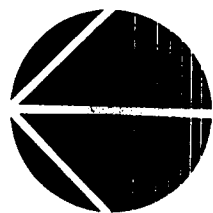
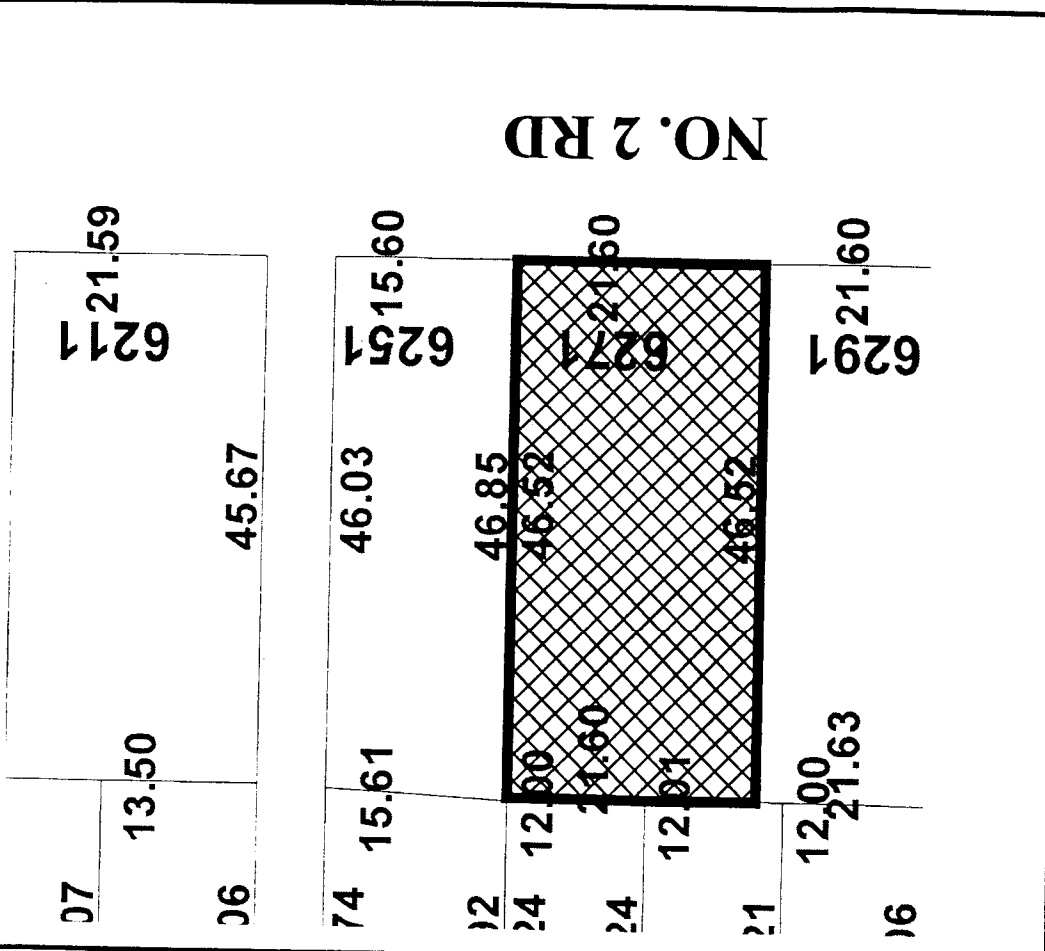
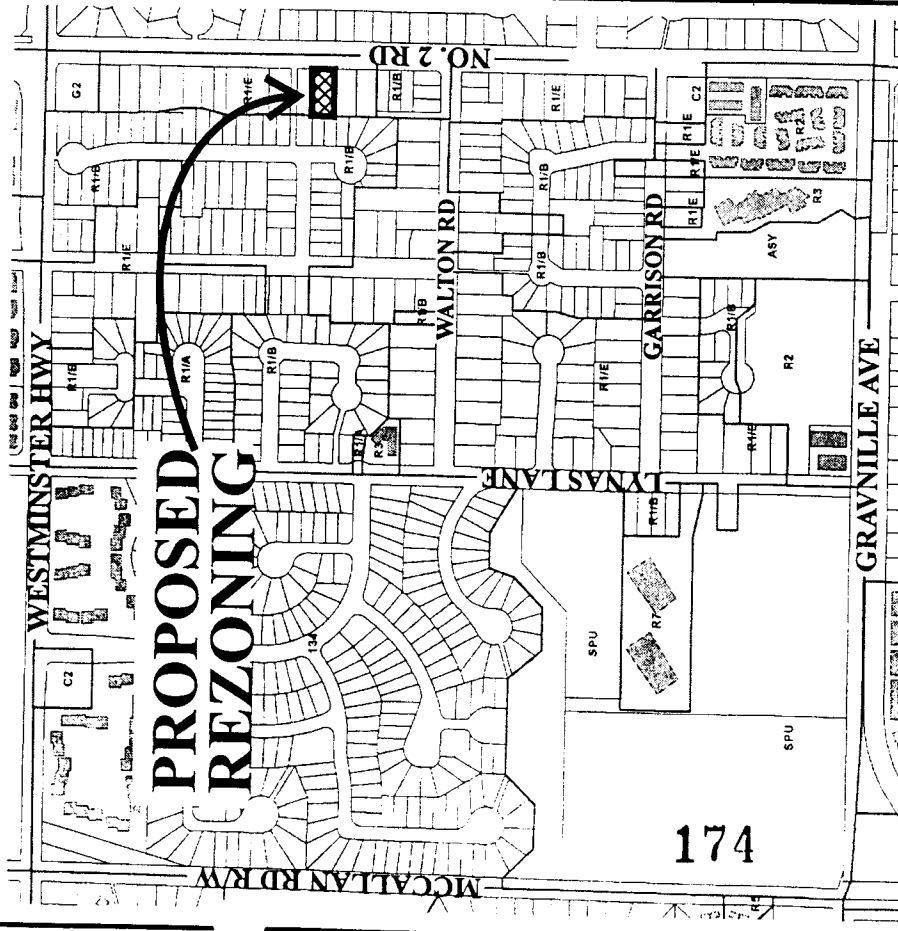
KE:blg

There are requirements to be dealt with prior to final adoption:

- Dedication of a 6 m lane along the entire west property line.
- If the developer is not constructing the lane via subdivision, payment of \$838 per lineal metre for Neighbourhood Improvement Charge (NIC) fees for future lane design and construction.
- Restrictive Covenant ensuring that the garages be located at the rear of the property to ensure direct vehicle access to the lane once it is operational.
- Restrictive Covenant requiring one temporary shared driveway access that will be removed once the lane is operational.
- Aircraft noise abatement covenant that requires the hiring of professionals to determine and implement noise insulation measures.



City of Richmond



RZ 03-240166

ATTACHMENT 1

Original Date: 07/29/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2

MARK W. URWIN
1235 WEST 40TH AVENUE
VANCOUVER, B.C.
V6M 1V3

August 28, 2003

VIA MAIL & FAX: 604.276.4052

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

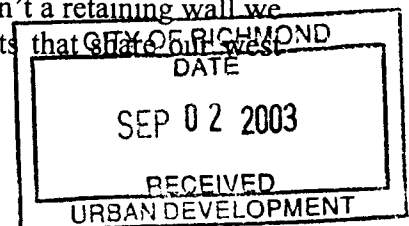
Attention: Mr. Kevin Eng
Urban Development Division

Dear Mr. Eng,

RE: 6271 No. 2 ROAD REZONING
YOUR FILE NO.: RZ 03-240166

I am writing on behalf of my mother, Helen Urwin who is the owner of 6291 No. 2 Road which is located south of the above referenced property. It's my understanding that Mr. Partappal Gill has applied the City for rezoning of "6271 No. 2 Road". The application makes provision to subdivide the subject lot and build two single-family dwellings on each respective subdivided lot. These newly subdivided lots would have a frontage of 35.43 feet. Given a side setback of 3.937 feet, a maximum dwelling width of 27.5 feet would be inferred. This new construction would not be in keeping with the existing housing. We are starting to see a higher density in the area as evidenced by the development of the northwest corner of No. 2 Road and Walton. When you compare the aesthetics of the older homes to the new construction, the changing face of our street is not a pretty one. For this reason we protest the subdivision of "6271 No. 2 Road".

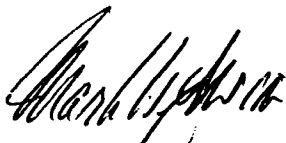
Should the subdivision proceed, we wish to express some of our concerns and possible remedies. Firstly, the cedar hedge on the south side of the subject lot is located on the property line. We maintain that the hedge is to be preserved. Our second concern relates to adequate drainage. Most of the year we (6291 No 2 Road and 6311 No. 2 Road) are subject to minor flooding. The development at the northwest corner of No. 2 Road and Walton, and the infill development (due west of our lots) were done at grade and without retaining walls. We are closed in at all sides. Our respective lots serve as a catch basin without drainage at the back of our lots. Likewise, because there isn't a retaining wall we have our neighbour's soil encroaching on our property. Residents that live due west



property line have placed soil up against our fence, which has resulted in rotting of the fence. Before the surrounding development took place we never had these problems. Provision should be made for connection to the curtain drain from our respective lots (6291 & 6311 No. 2 Road). Additionally, the developed grade of "6271 No. 2 Road" will be significantly higher than the grade of "6291 No. 2 Road" by as much as 24 to 30 inches. We request that the developer of "6271 No. 2 Road" construct a retaining wall and install adequate perimeter drains.

I wish to thank you for the time you and Mr. Holger Burke have taken to explain the nature of the development and the process.

Yours truly,

A handwritten signature in black ink, appearing to read "Mark Urwin". The signature is written in a cursive style with a large initial "M".

Mark Urwin



Page 1 of 2

Adopted by Council: November 27, 1989

POLICY 5419

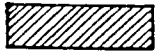
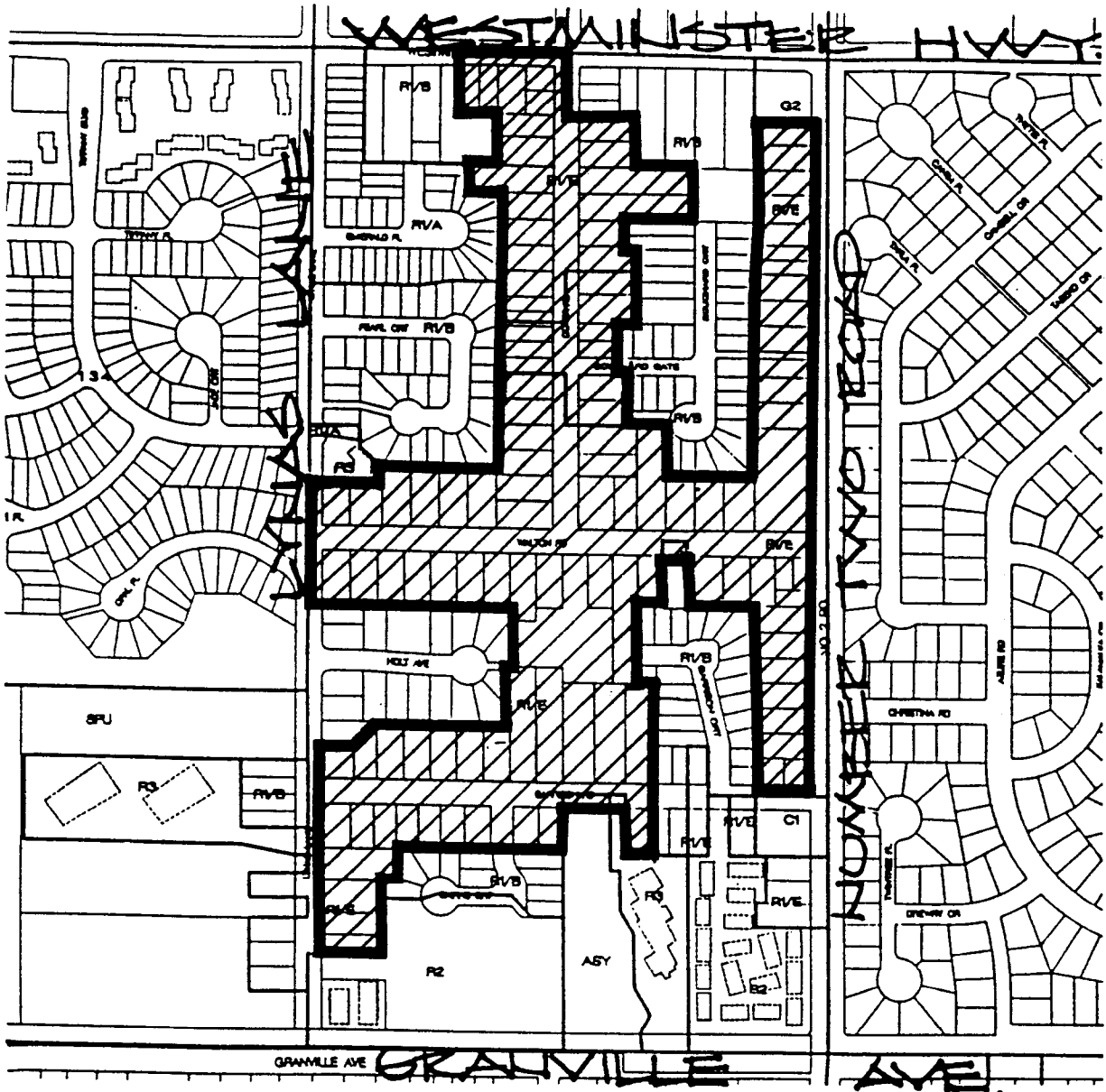
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 12-4-7

POLICY 5419:

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, provided any new lots with frontage on No. 2 Road or Westminster Highway be accessed via a lane or internal road; if a lane or internal road access is not feasible for arterial road lots, then these lots will be restricted to Single-Family Housing District (R1/E), 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 by the amending procedures contained in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS PER
 R1/B PROVIDED LOTS ON NO. 2 RD.
 & WESTMINSTER HWY. HAVE ACCESS TO
 A LAKE OR INTERNAL ROAD



POLICY 173419
SECTION 12,4-7

DATE
 02/17/89

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: November 27, 1989

POLICY 5419

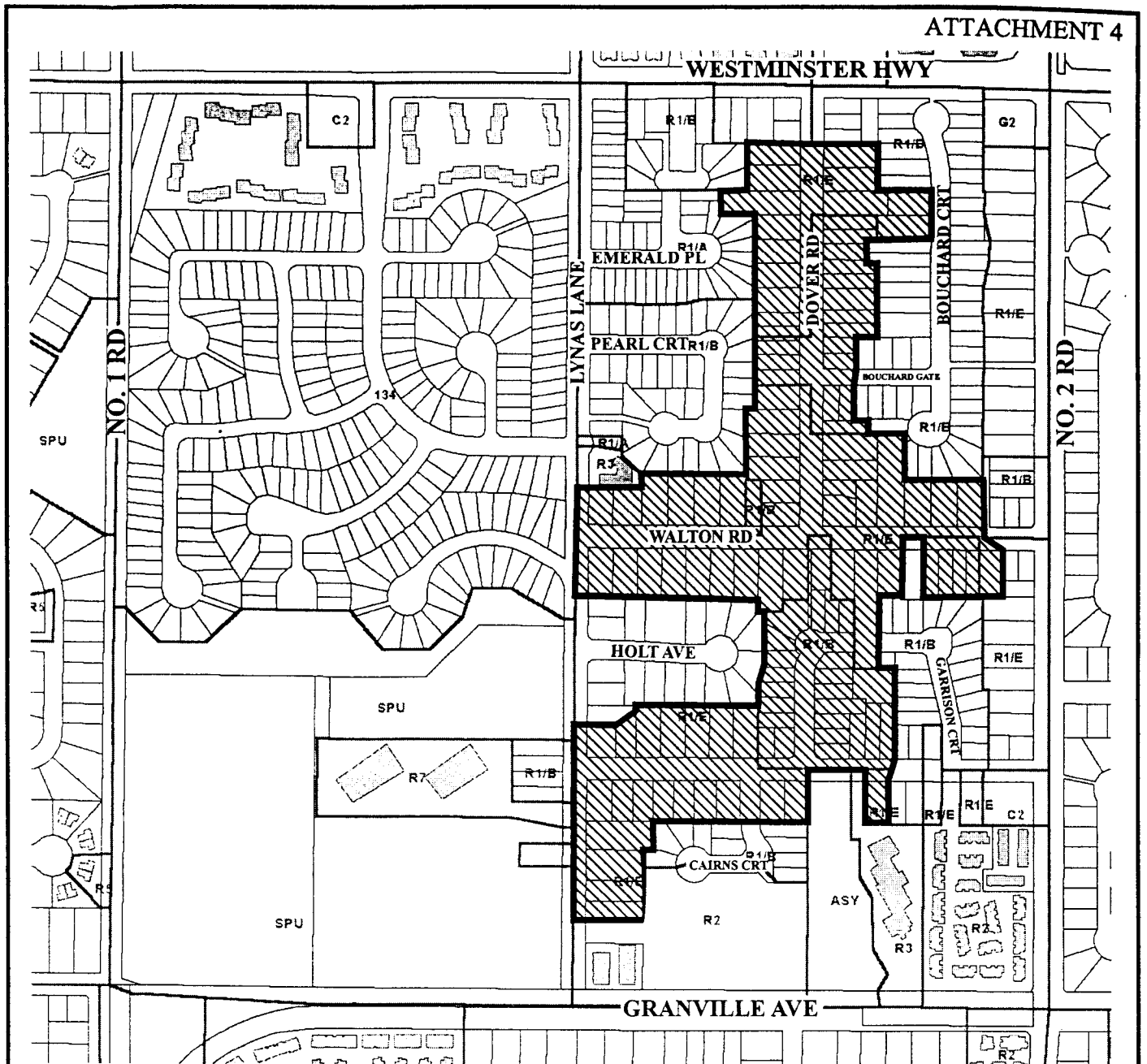
Area Boundary Amended:

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 12-4-7**POLICY 5419:**

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by **No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:**

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, 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 by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per R1/B



Proposed Policy 5419
Section 12, 4-7
 180

Adopted Date: 02/17/89
 Amended Date:



City of Richmond

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

September 16, 2003
 File: RZ 03-240166

Urban Development Division
 Fax: (604) 276-4052

Dear Resident:

Re: Amendment to Single-Family Lot Size Policy 5419

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 6271 No. 2 Road to permit subdivision of the property into two single-family lots zoned Single-Family Housing District (R1 – 0.6) with a future lane at the rear has been received by the City of Richmond (location map shown on Attachment 1). This application is contrary to the existing Single-Family Lot Size Policy 5419 (Attachment 2) that was adopted by Council in 1989, which permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) (39 feet minimum width) in the policy 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 subdivision of single-family residential lots along major roads independently from 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. 2 Road and Westminster Highway and not the lots within the neighbourhood.

Neighbourhood Development History

An application in your neighbourhood during the fall of 2001 to rezone 5640 Walton Road to a smaller lot size than what is permitted in the Policy triggered a review of Lot Size Policy 5419. Letters were mailed to the residents in the neighbourhood, a survey was administered and a Public Information Meeting was held. The application was ultimately denied and the Lot Size Policy remained in place with no changes. The changes proposed as described in this letter would not change the policy to permit smaller lots within the neighbourhood. The change would only remove the lots along the major roads to permit them to redevelop.

Specifics

Therefore, this letter is to inform you that it is proposed that:

1. The Lot Size Policy be amended (see Attachment 3) to remove the lots fronting No. 2 Road and Westminster Highway in order for various sizes of single-family lots to be considered for redevelopment; and
2. The subject application to rezone and subdivide 6271 No. 2 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 5419 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) 276-4000 (ext. 3205) or Jenny Beran at (604) 276-4212.

Yours truly,



Kevin Eng
Planning Technician - Design



Jenny Beran, MCIP
Planner, Urban Development

RZ 03-240166

ATTACHMENT 6

T
b,

CIB of Richmond
Development APPLICATION.

ATTENTION - KEVIN ENG. FAX 604 276 4052

RE- (6271 - NO 2 Road, FILE NO RZ - 0324166

Sir,

This letter is regarding 6271 - no- 2 Road,
Richmond B.C, FILE NO RZ - 0324166,
That we will maintain the Hedge on
the South side of the property. For any
question please call me Babu .S. Mohar
at 818 -8868 (604) .

Thanks

From- Babu .S. Mohar
8580 Heather St
Rich B.C
V6Y 2R5

183

FACSIMILE COVER PAGE

6271 NO. 2 ROAD
RZ 03-240166

To:	Kevin Eng; Jenny Beran	From:	user
Sent:	9/29/03 at 11:44:48 AM	Pages:	1 (Including Cover)
Subject:	RZ 03-240166 Lot Size Policy 5419		

Urban Development Division:

We are opposing this admendment, including 6271 No. 2 RD., for several reasons.

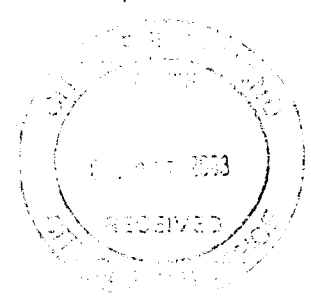
- 1) The arterial roads are too narrow when compared to Holt, Bouchard, and Garrison. These main arterial roads are Dover & Walton. Also note that Dover at the north end does not have a left turn. Walton will require a traffic signal soon for left turns.
- 2) The use of lanes encourages crime and litter to occur as well as issues with parking and maintenance of the lane.
- 3) The 39ft. width does not permit subdivision unless the original lot size is greater than 78ft or 11.8872M. As the lot in question is only 21.60M or 70.866ft. It cannot be subdivided. In fact most lots as the are currently assembled cannot be subdivided unless reassembled by a developer.
- 4) The text on Attachment 2 is negative marketing of the issue.

Donald J. Flintoff, P.Eng.
6071 Dover Road,
Richmond, BC.
V7C 3K9

SEP 29 2003 12:06

DONALD FLINTOFF

PAGE.01





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7594 (RZ 03-240166)
6271 NO. 2 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 (R1 – 0.6)**.

P.I.D. 007-885-776

Lot A Section 12 Block 4 North Range 7 West New Westminster District Plan 74997

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7594”**.

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

MAYOR

CITY CLERK