



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: September 13, 2002
File: DV 02-210089
Re: **Application by John & Louise Varley for a Development Variance Permit at
7460 Lucas Road**

Manager's Recommendation

That a Development Variance Permit be issued for 7460 Lucas Road that would vary the minimum width requirement in the Single-Family Housing District, Subdivision Area E (R1/E) zone from 18m (59.055 ft) to 17.29m (56.73 ft) in order to permit a two lot residential subdivision.

Joe Erceg
Manager, Development Applications

JE:jdk

Staff Report

Origin

The subject site is located on the south side of Lucas Road between Gilbert Road and No. 3 Road and is zoned Single-Family Housing District, Subdivision Area E (R1/E).

The applicants wish to subdivide their 34.59m (113.48 ft.) wide lot into two lots with the following dimensions:

Width: 17.29 m (56.73 ft.)

Depth: 47.55 m (156 ft.)

Area: 822.34 m² (8851.9 ft²)

The site is in Subdivision Area E which requires a minimum average width of 18 m (59.055 ft.) for a newly created lot. The width of the proposed new lots does not conform and a variance is sought.

A copy of the development application filed with the Urban Development Division is appended to this report.

Findings of Fact

A Single-Family Lot Size Policy 5432 was adopted by Council on February 19, 1990, which only permits subdivision if the minimum requirements of the Single-Family Housing District (R1/E) zone can be met.

A similar variance was applied for previously by the same applicants in September, 1993. The variance was recommended for denial by Staff and the Development Permit Panel because it was contrary to the recently approved Lot Size Policy. However, the variance was approved by Council on April 19, 1994 after a Public Hearing was held. Unfortunately, the housing market took a down turn and the applicants decided to delay subdividing which resulted in the permit expiring.

Surrounding development consists mainly of single-family dwellings on large conventional lots, although there are approximately 19 smaller lots along Lucas Road which were developed prior to the adoption of Zoning Bylaw No. 5300 and the 702 Lot Size Policies.

A nearby property (former duplex) at 7751/7771 Lucas Road was recently rezoned to Single-Family Housing District, Subdivision Area B (R1/B) and has been subdivided into two 13.235 m (43.42 ft) wide lots.

Staff Comments

No adverse comments were received.

Analysis

The subject site is the widest lot remaining on Lucas Road and probably should have been given special consideration when the 702 policy was adopted. As a result, the applicants have applied for a variance to the lot width rather than applying for rezoning, thus avoiding the need to reopen the existing policy. The current 702 policy is 12 years old, therefore, rezoning is certainly an option.

By today's standard, the proposed lots are large in size and potentially could have 452 m² (4,868 ft²) homes built on each lot after subdivision. The alternative would be that if this property is not subdivided, one large house with a potential floor area of 904 m² (9,736 ft²) could be built.

Staff accept that subdivision of the subject site will not affect the existing properties in a negative way due to the fact that the lots will still be of similar size as the majority of properties in the area.

Conclusions

Staff offer the following options:

1. Approve the variance as requested which would not change the 702 policy for the area.
2. Have the applicants apply for rezoning to Single-Family Housing District, Subdivision Area D (R1/D) and re-open the 702 Policy for the area.



Jim DeKleer
Engineering Assistant - Development & Processing

JDK:jdk



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: Development Variance Permit.
Property Address(es): 7460 Lucas Rd Richmond BC
Legal Description(s): LOT 173, SEC 20, B4N R6W
Plan 44064.

Applicant: John and Louise Varley

Correspondence/Calls to be directed to:

Name: DUNCAN INNES
Address: 203 5188 WESTMINSTER H'WAY
RICHMOND BC

Tel. No.: (604) 279-3839. Postal Code _____
Business Residence
E-mail _____ Fax (604) 279-1887.

Property Owner(s) Signature(s): John C. Varley
JOHN C. VARLEY
Please print name

OR

Authorized Agent's Signature: Louise M. Varley
Attach Letter of Authorization
LOUISE M. VARLEY
Please print name

For Office Use	
Date Received: <u>July 10/02</u>	Application Fee: <u>525⁰⁰</u>
File No.: <u>02F210089</u> <small>Only assign if application is complete</small>	Receipt No.: <u>15-0003176 15-0003176</u> <u>7/10/02</u>



No. DV 02-210089

To the Holder: JOHN & LOUISE VARLEY

Property Address: 7460 LUCAS ROAD

Address: C/O DUNCAN INNES, 203 – 5188 WESTMINSTER HIGHWAY
RICHMOND, BC V7C 5S7

1. This Development Variance 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 Variance 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 "Richmond Zoning and Development Bylaw No. 5300" is hereby varied as follows:
"Lots resulting from the subdivision of 7460 Lucas Road shall have a minimum average width of 17.29 m (56.73 ft)."
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. 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

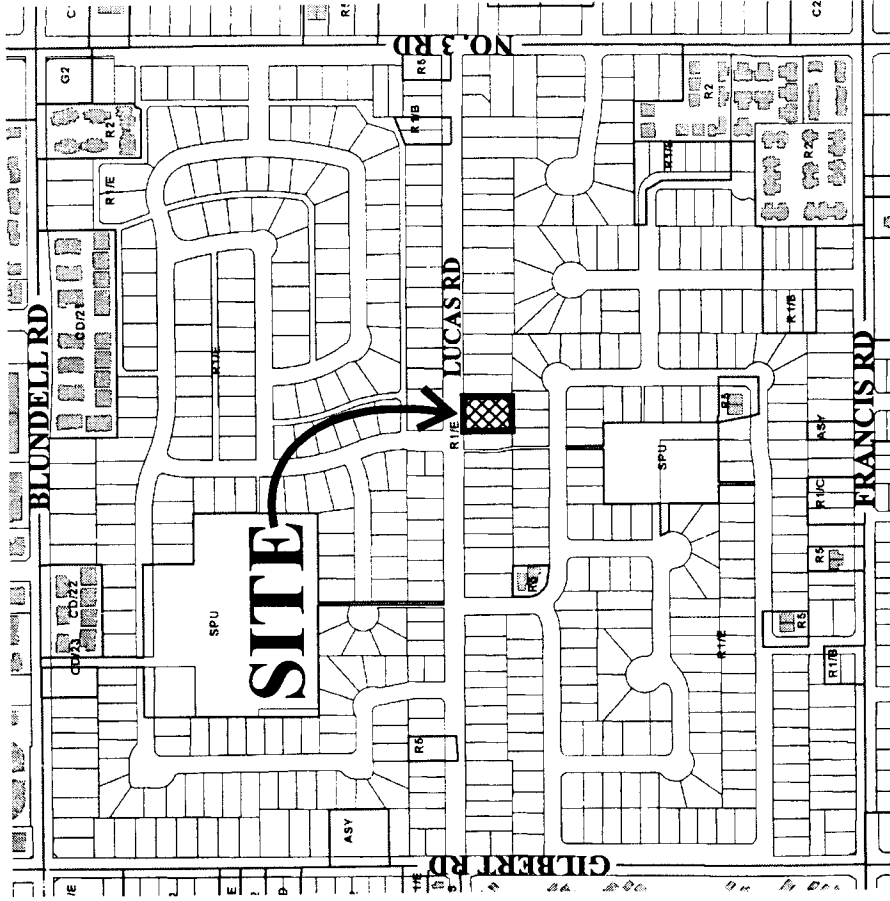
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

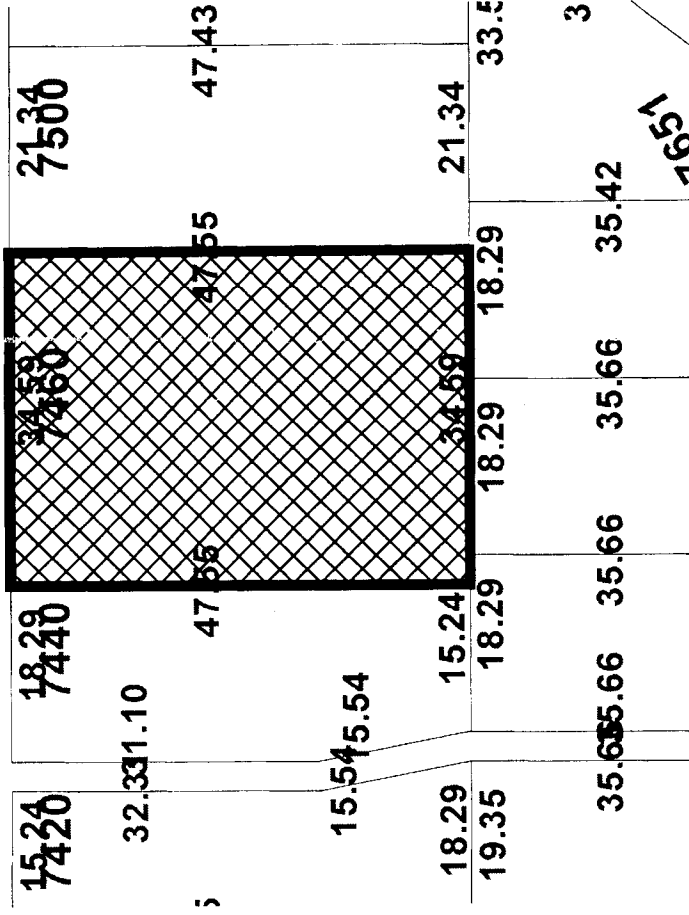


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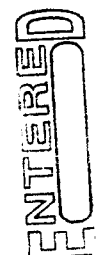
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7491	7511
20.12	20.12
4.79	20.12
20.12	20.12

LUCAS RD



Original Date: 07/30/02
Revision Date:
Note: Dimensions are in METRES



DV 02-210089
SCHEDULE "A"

