



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: October 8, 2003
File: RZ 03-242031
Re: **APPLICATION BY A HARA CONSTRUCTION LTD. FOR REZONING AT 10151 NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**

Staff Recommendation

- 1) That Single Family Lot Size Policy 5451, adopted by Council on August 17, 1992, be referred to Public Hearing with the recommendation that it be repealed; and
- 2) That Bylaw No. 7602, for the rezoning of 10151 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.

H. Bulee

for Joe Erceg
Manager, Development Applications

JE:dcb
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

Staff Report

Origin

A Hara Construction Ltd. has applied for rezoning of 10151 No. 2 Road in section 36-4-7 from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the construction of two new single-family residential lots with a shared driveway to a proposed lane.

The subject property is located within a group of houses fronting onto No. 2 Road which have an existing Single-Family Lot Size Policy (Policy No. 5451).

A location map is provided in **Attachment 1**.

Single Family Lot Size Policy No. 5451 is provided in **Attachment 2**.

Findings of Fact

Item	Existing	Proposed
Owner	652432 B.C. Ltd., Inc. No. 652432	A Hara Construction Ltd.
Applicant	A Hara Construction Ltd.	Same
Site Size	1149 m ² (12368.137 ft ²)	approx. 998.22 m ² (10745.102 ft ²) after lane dedication. With subdivision: 2 lots of approximately 499.11 m ² (5372.55 ft ²) each with widths of approximately 12.565 m (41.224 ft.)
Land Uses	Residential	same
OCP Designation	Neighbourhood Residential	same
Area Plan Designation	Single Family	same
702 Policy Designation	Policy 5451 adopted August 17, 1992	Proposed to be repealed.
Zoning	R1/E	R1-0.6
Parking Required	2.0 per unit	same

Reference: Lot Widths – Small Lot Size Policies

Single Family R1 Zone		
Type	Lot Width	
Sewered Areas		
A	9m	(29.527 ft.)*
B	12m	(39.370 ft.)*
C	13.5m	(44.291 ft.)*
D	15m	(49.213 ft.)*
E	18m	(59.055 ft.)*
H	16.5m	(54.134 ft.)*
K	10m	(32.808 ft.)
Unsewered Areas		
F	18m	(59.055 ft.)*
G	20m	(65.617 ft.)*
* For corner lots, add 2m (6.562 ft.) to width		

Surrounding Development

To the west:

Medium sized single family LUC 149 zoned lots typically about 12 m (39.37 ft) wide.

To the north and south:

R1/E zoned single family lots of varying width between 12.57 m (41.24 ft) and 25.13 m (82.45 ft). The majority are tending toward the 12 – 15 m width range.

To the east (across No. 2 Road):

R1/B zoned single family lots 13.45 m (44.13 ft.) in width and several R1/E zoned single family lots ranging from 15.24 m (50.0 ft.) to 22.86 m (75.0 ft.) in width.



Site Aerial Photo – Taken May 2002

Related Policies & Studies

Section 702.06 of the Zoning Bylaw (Bylaw No. 5300) makes provisions for Council to remove a lot size policy that has been in place for more than five years from properties fronting an arterial. The section states:

Where, in accordance with Section 702.05 ii), there is a rezoning application along an arterial road in an existing Lot Size Policy area that has been in place over five years, Council will determine whether to remove all the properties in the block which front the subject arterial road from the applicable lot size policy in conjunction with consideration of the rezoning application.

The existing lot size policy (No. 5451) permits subdivision to R1/D, 15m (49.213 ft.) widths, with the provision of a hammerhead turn-around driveway.

As per standard procedure, an information letter has been sent out to all those properties within the existing lot size policy area (see "Consultation" below).

The City's Lane Establishment Policy (No. 5038) requires provision of a lane where subdivision is permitted along an arterial.. This provision is also reinforced by the proposed Single Family Housing District (R1-0.6) zone being applied for on the subject property. This zoning district is intended to accommodate single family housing which fronts a section line road and where provisions have been made for access to a lane.

Consultation

Letters have been sent out to all the residents of properties with the lot size policy area plus properties within 50 feet. The letters advise these residents that Council will be considering the removal of the lot size policy (No. 5451). A sample of this letter is provided in **Attachment 3**.

Staff Comments

Policy Planning:

No objections to the proposed rezoning and future subdivision however it is noted that this property is in a 702 lot size policy area (No. 5451) which will need to be removed and letters sent to the area residents.

Engineering / Design:

Development Applications staff support the rezoning application. On site observations indicate that newer homes are located at 10131, 10135, 10191 & 10211 while older homes are located at 10151 (applicant) & 10171.

There is no significant landscaping on the property. No frontage improvements are required. The current driveway near the north property line will need to be closed at the subdivision stage.

Prior to final reading, the following must be in place (these comments will change should we establish lane access as noted above):

1. Dedication of a 6m lane across the entire west property line.
2. Registration of Restrictive Covenant to require that garages are located at the rear of the new lots.
3. Registration of a Restrictive Covenant requiring one shared temporary access, which will be removed when the lane has a permanent connection.
4. Payment of \$838/m for future lane construction. The developer also has the option of constructing the lane via the subdivision stage. They must advise in writing which option they prefer prior to the rezoning being adopted.

Transportation:

1. A 6 m wide lane dedication is required along entire west property line.
2. No other driveways to No 2 Road should be permitted.
3. Garages are to be located at rear of the new lots.

Analysis

There are no significant issues arising from the technical review of this application. The selection of the access location is yet to be determined but will not create significant problems in either case.

Letters have been sent to the adjacent properties as noted earlier regarding the potential removal of the lot size policy however no information on any responses is available to the time of writing.

Options

Option 1: Extinguish the Single Family Lot Size Policy No. 5451 and approve the proposed rezoning. (*Recommended*).

Option 2: Retain the existing Lot Size Policy No. 5451 and reject the application.

Financial Impact

No financial impacts determined.

Conclusion

Staff supportive the rezoning application for 10151 No. 2 Road having found no significant technical or policy concerns.

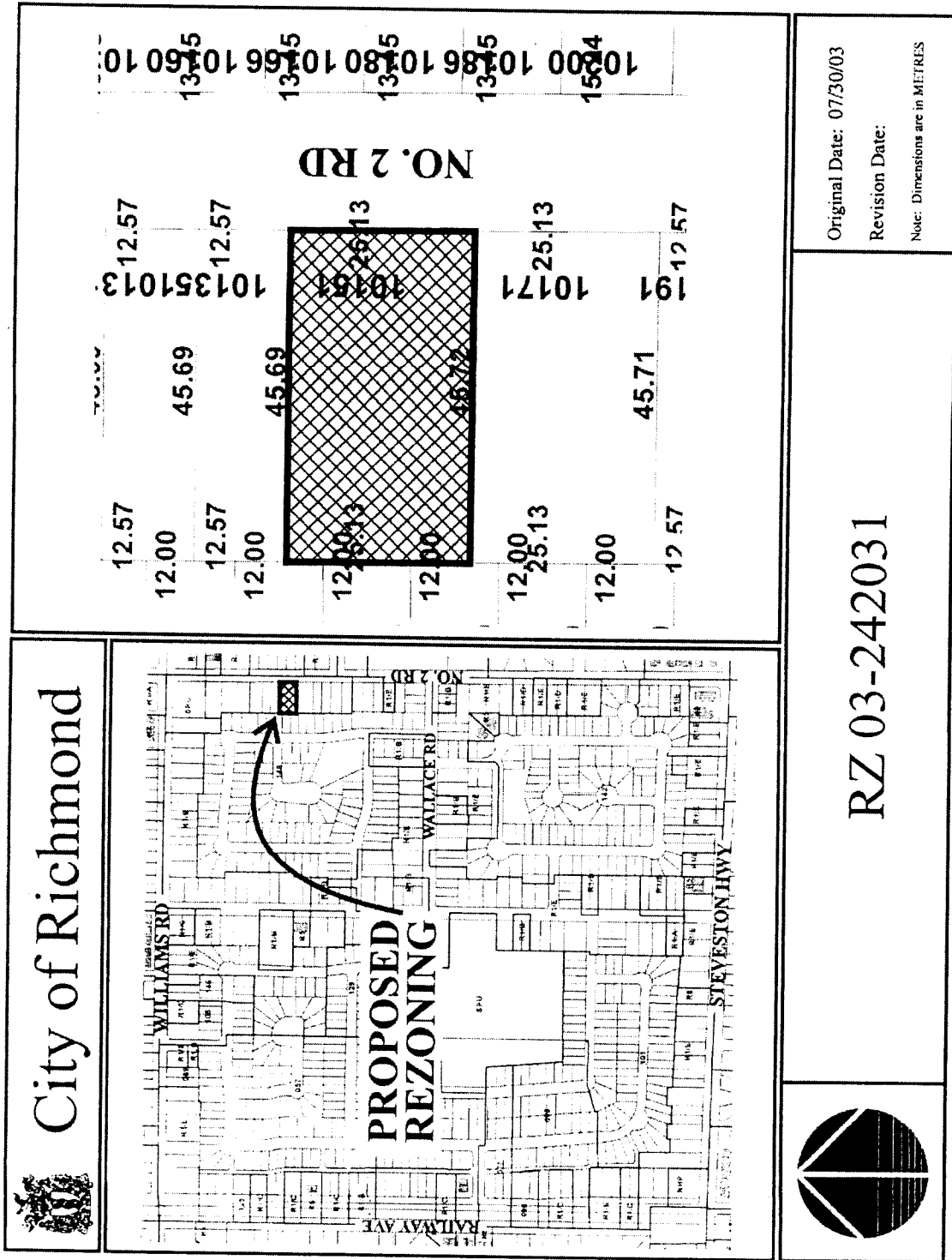


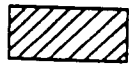
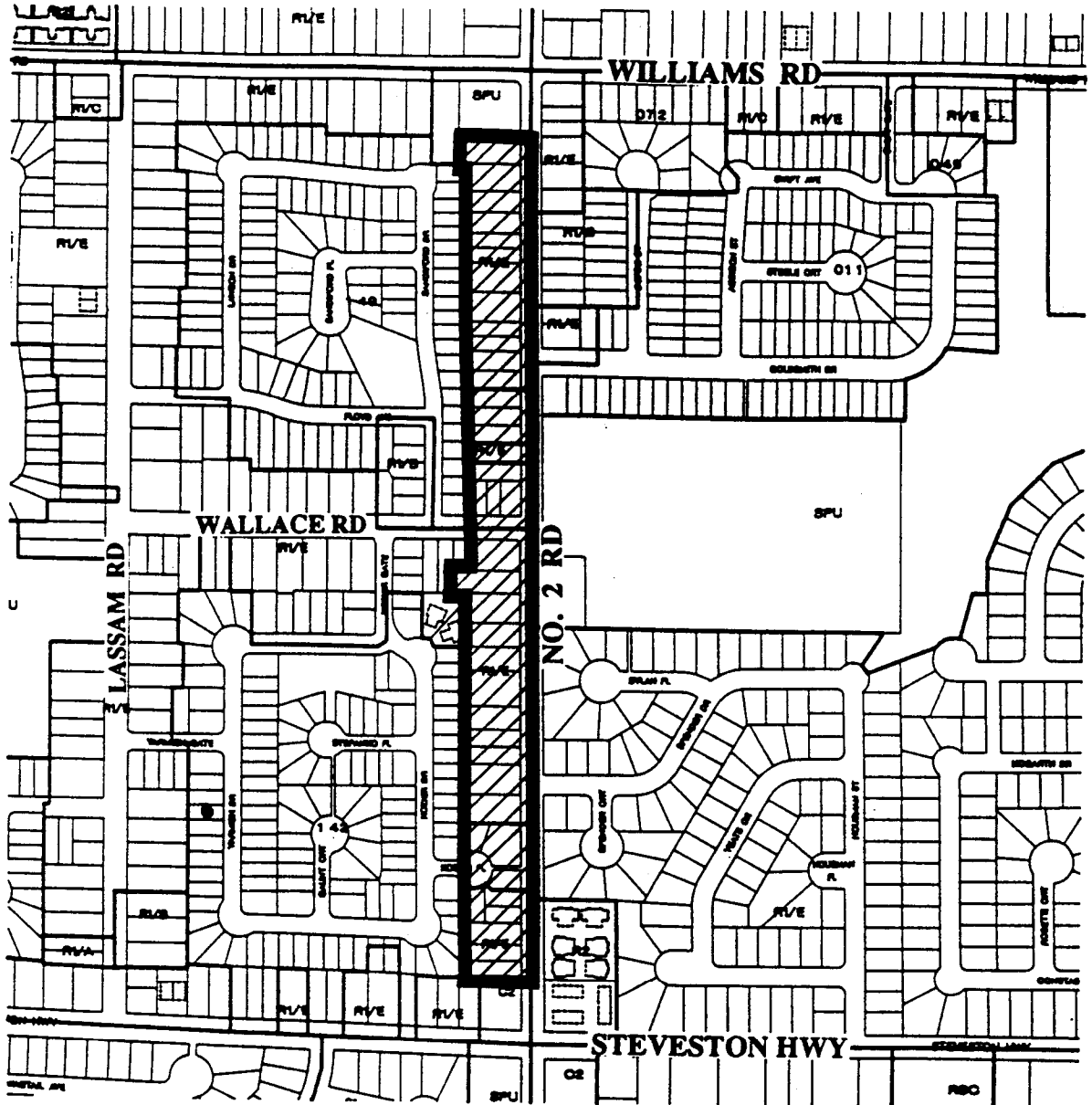
David Brownlee
Planner 2
(4200)

DCB:cas

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

1. Dedication of a 6m lane across the entire west property line.
2. Registration of Restrictive Covenant to require that garages are located at the rear of the new lots.
3. Registration of a Restrictive Covenant requiring one shared temporary access, which will be removed when the lane has a permanent connection.
4. Payment of \$838/m for future lane construction. The developer also has the option of constructing the lane via the subdivision stage. They must advise in writing which option they prefer prior to the rezoning being adopted.





SUBDIVISION PERMITTED ALONG NO. 2 RD AS PER R1/D WITH HAMMERHEAD DRIVEWAY. WITH ACCESS TO WALLACE RD, SUBDIVISION PERMITTED AS PER R1/B.



POLICY SECTION 5451 36,4-7

DATE 08/17/92



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: August 17, 1992

POLICY 5451

File Ref: 4045-00

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

POLICY 5451:

The following policy establishes lot sizes for the area along the west side of No. 2 Road, bounded by Williams Road and Steveston Highway:

That properties within the area located along the west side of No. 2 Road bounded by Williams Road and Steveston Highway, (in a portion of Section 36-4-7) be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/D) in Zoning and Development Bylaw No. 5300 with the following provisions:

- a) That the new properties created along No. 2 Road be accessed only by a hammerhead turn-around driveway; and
- b) That the properties with access to Wallace Road be permitted to subdivide as per Single-Family Housing District (R1/B);

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 No. 5300.



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

October 6, 2003

File: -

Urban Development Division

Fax: (604) 276-4177

Dear Resident:

Re: Notice: To Repeal The Single Family Lot Size Policy 5451

The purpose of this letter is to inform you of a proposed rezoning application along No. 2 Road and a proposed change to the Lot Size Policy for your area.

An application to rezone 10151 No. 2 Road to permit subdivision into 2 single-family, R1-0.6 size lots (width of approximately 12.57 m (41.22 feet)) with a laneway has been received by the City of Richmond (see **Attachment 1** for a location map). The application is contrary to the existing Single Family Lot Size Policy 5451 (shown in **Attachment 2**) that was adopted by Council in 1992 which permits R1/D size lots (minimum average width of 15 m (49.213 feet)) provided there is a hammerhead turn-around driveway.

New Approach

In the fall of 2000, Council approved 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 encourages more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

For areas with existing Single Family Lot Size Policies, this new approach means that:

- where the Policy has been in place for over five years, all single family residential rezoning applications along arterial will be evaluated on their own merits; and
- Council will also determine whether or not to remove this existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. it is proposed that the existing Lot Size Policy No 5451 (**Attachment 2**) be repealed in order that various sizes of single family lots can be considered for redevelopment; and
2. the rezoning application at 10151 No. 2 Road will be reviewed 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 proposal to repeal Lot Size Policy 5451 and the proposed rezoning of 10151 No. 2 Road is expected to be considered concurrently by Planning Committee and Council in October, 2003. In addition, if the application proceeds, you will be receiving a letter from the City Clerk's Department advising you when the application will be heard at Public Hearing.

If you have any questions or concerns regarding the above, please contact me at (604)276-4200 or in writing at the address above.

Yours truly,

David Brownlee
Planner 2

DCB:cas



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7602 (RZ 03-242031)
10151 NO. 2 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 004-285-549

South Half Lot 49 Except: Part subdivided by Plan 53480, Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7602”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND

APPROVED
for content by
originating
dept.

HB

APPROVED
for legality
by Solicitor

[Signature]

MAYOR

CITY CLERK