



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Terry Crowe
Manager, Land Use

RE: **DESIGNATION OF A STUDY AREA PURSUANT TO SECTION 702 OF THE ZONING AND DEVELOPMENT BYLAW NO. 5300 FOR THE PROPERTIES LOCATED ALONG RYAN ROAD, LEONARD ROAD AND RUSKIN ROAD IN SECTION 33-4-6.**

To Planning - Oct. 17/00
DATE: October 5, 2000

FILE: RZ 00-176792

STAFF RECOMMENDATION

1. That staff be directed to examine the establishment of a single-family lot size policy, for the designated area (shown on **Attachment 1** to the report dated October 5, 2000 from the Manager of Land Use) located along Ryan Road, Leonard Road and Ruskin Road in Section 33-4-6.
2. That a public process be initiated with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.

Terry Crowe
Manager, Land Use

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORTORIGIN

In July, 2000, Sian Enterprises made an application to rezone 10311 and 10331 Leonard Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) for the purposes of subdividing the subject properties into three single-family lots (RZ 00-176792).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner/Applicant	Sian Enterprises	Undetermined
Site Size	two lots 809 m ² (8708 ft ²)	three lots 539 m ² (5806 ft ²)
Land Use	Single-Family	Single-Family
OCP Designation	Residential	Residential
Lot Size Policy	No	Proposed
Zoning	R1/E	R1/B

The north west corner of this quarter section accommodates a mix of multi-family housing across from the Blundell Shopping Centre. The proposed redevelopment site is at the edge of an area with three storey rental housing units. The remainder of the housing in the quarter section is single family ranging in age from 10 to over 30 years old.

The subject lots are directly beside two small lot single family R1/B properties that front Ryan Road. The proposal is to orient the proposed three new lots on Ryan Road alongside these two small lots to create a continuous streetscape. To the south of the subject lots is one large deep single family lot with an older house that will likely apply to redevelop in the future. Across the street from the subject site is a new larger home fronting Ryan Road.

STAFF COMMENTS

The proposal does have merit and should be considered by the residents in the area through a Lot Size Study for the following reasons.

- The proposed development would provide a transition from the three storey rental apartments to the single family neighbourhood;
- The proposal is to turn the proposed three lots to face Ryan Road which would be consistent with the other two small homes which have recently been redeveloped beside the subject lots on Ryan Road.

The boundaries of the study area (**Attachment 1**) encompass the area within this quarter section where there are some older homes. However, some redevelopment has already occurred under the existing large lot pattern. Therefore, it will be important to provide appropriate options through the Lot Size Study that address the redevelopment that has already occurred to date.

ANALYSIS

There is no existing Lot Size Policy in this neighbourhood. There are two options for managing this application.

Option 1: No Lot Size Policy & Deny the Application

Council has the ability to deny the subject application at this stage and not undertake a Lot Size Study.

The main reason for not undertaking a Lot Size Study is that the majority of the lots in the quarter section are the same size as the subject lots. If the result of a Lot Size Study is approval for smaller lots, this will set a precedent for the other lots in the neighbourhood.

On the other hand, the homes on the subject site as well as some in the study area are getting older and run down and in need of redevelopment. If no Lot Size Study is undertaken then the residents will not have input into how the neighbourhood will redevelop.

Option 2: Recommended - Conduct a Lot Size Study & Bring Results forward in conjunction with consideration of the Rezoning Application

The second option is for Council to authorize a lot size study to be undertaken. The results of the study would help determine if the redevelopment of these lots would be into smaller lots or not. The results of the study would be brought forward to Planning Committee in consideration of the proposed rezoning.

This option makes sense because:

- the proposal has merit; and
- the neighbours have a say in determining the future lots sizes in their area.

The drawback, as stated earlier, is the precedent that could be set for all the lots in the area.

FINANCIAL IMPACT

There are administrative costs associated with mailouts and overtime for two staff to attend a Public Information Meeting.

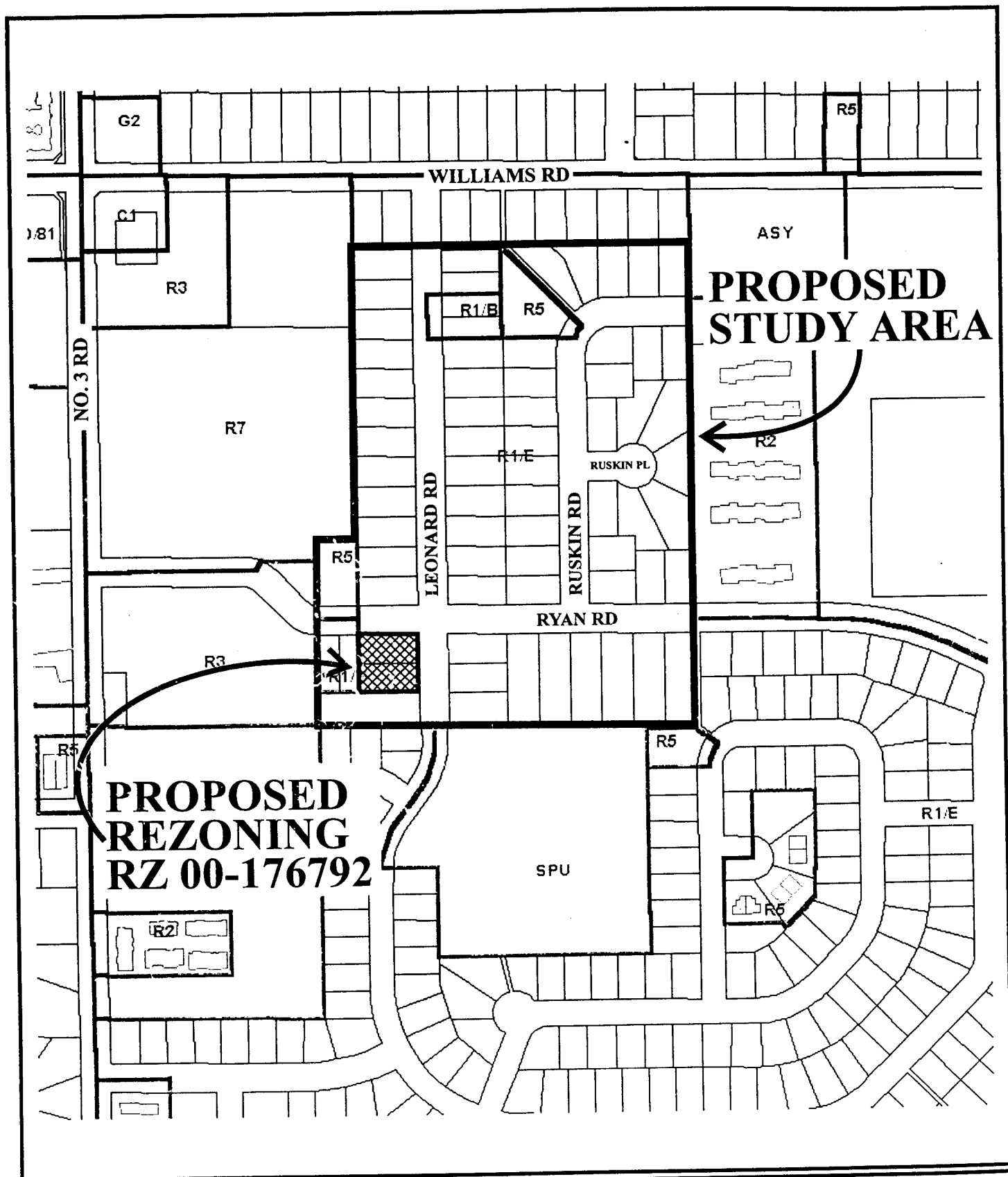
CONCLUSION

1. An application was received to subdivide two lots into three.
2. The application has merit and staff recommend that a study be undertaken to understand the viewpoints of the residents.



Jenny Beran, MCIP
Planner Analyst

JMB:cas



Attachment 1 Proposed Study Area

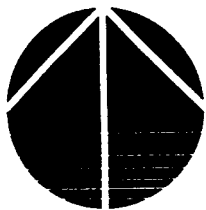
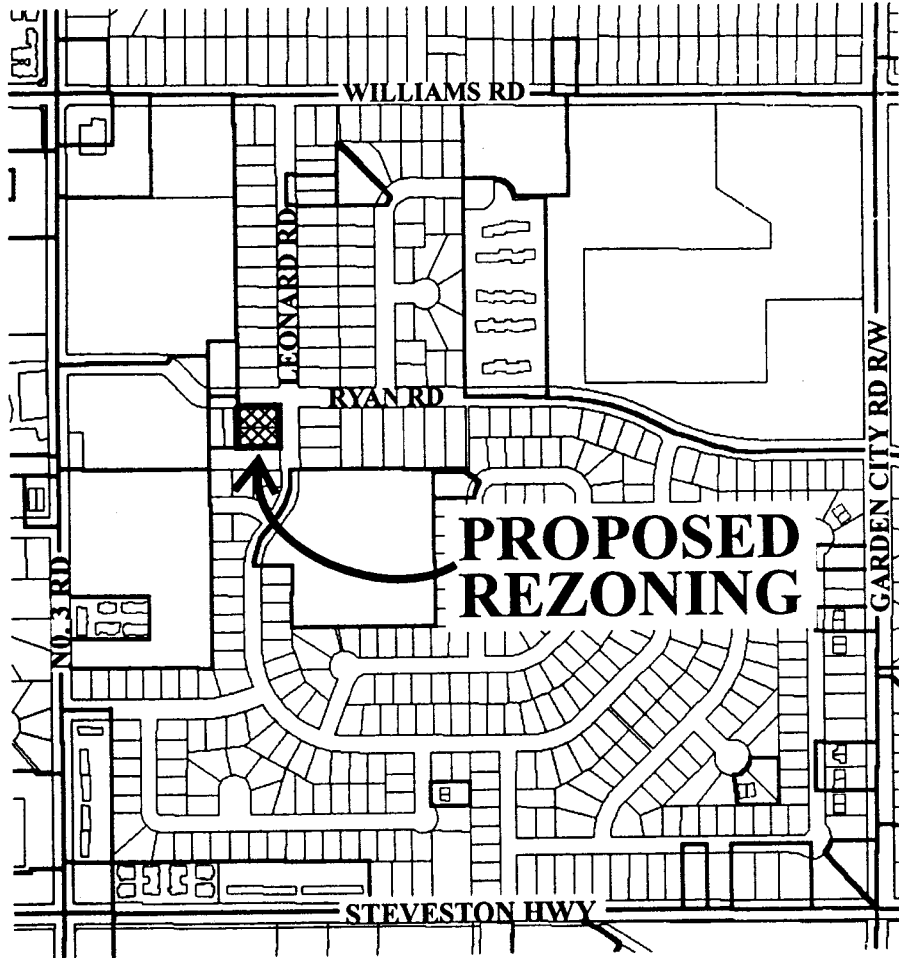
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Revision Date:

Note: Dimensions are in METRES



City of Richmond

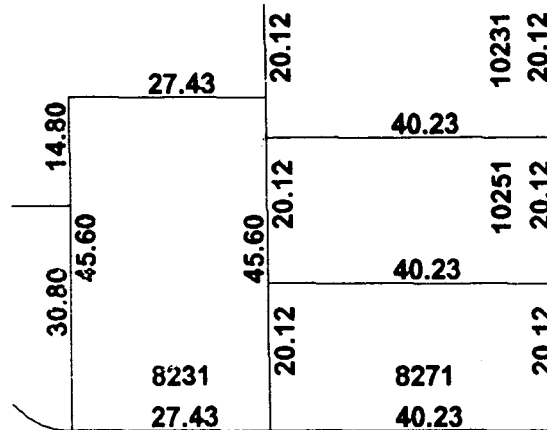


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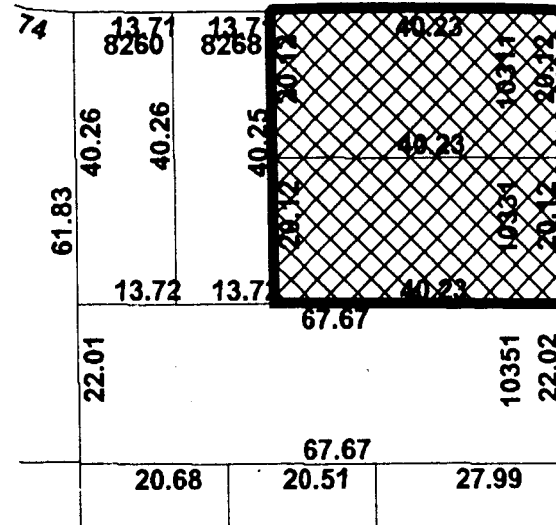
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Revision Date:

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RYAN RD



LEONARD RD

