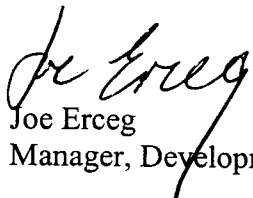




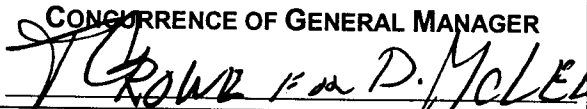
To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: October 24, 2002
File: RZ 02-206226
Re: **APPLICATION BY JAN KNAP FOR AN AMENDMENT TO THE WEST CAMBIE AREA PLAN FROM "RESIDENTIAL (SINGLE FAMILY ONLY)" TO "RESIDENTIAL" AND FOR A REZONING AT 10420 AND 10440 ODLIN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO TWO-FAMILY HOUSING DISTRICT (R5) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**

Staff Recommendation

That the amendment to the West Cambie Area Plan from "Residential (Single Family Only)" to "Residential" and for the rezoning of 10420 and 10440 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Two-Family Housing District (R5)" and "Comprehensive Development District (CD/28)" be denied.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Dr. Jan Knap has applied to the City of Richmond for permission to:

- rezone the southerly portion of 10420/10440 Odlin Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/28) in order to subdivide this area into two new lots with two dwelling units located on each lot with access off of Shepherd Drive; and
- rezone the northerly portion of the lot to Two-Family Housing District (R5) in order to retain the existing older duplex.

The location of the proposal is shown on **Attachment 1**. The proposed site plans and sample elevations for the CD/28 lots are shown on **Attachment 2 & 3**.

Findings of Fact

Item	Existing	Proposed
Owner	10420 Odlin Road – Jan Knap and Krystyna Dittmer-Knap 10440 Odlin Road – Rafal Knap	To be determined
Applicant	Jan Knap	No change
Site Size	One lot - 1949 m ² (20,980 ft ²)	One R5 lot – 866 m ² (9322 ft ²) & two CD/28 lots 441m ² (4747 ft ²) and 642 m ² (6911 ft ²)
Land Uses	legal, non-conforming duplex	legal duplex and two new single family properties with two units on each property
OCP Generalized Land Use Designation	Neighbourhood Residential	No change
West Cambie Area Plan Designation	Residential (Single Family Only)	Residential
Zoning	R1/F	R5 & CD/28
NEF	Yes	No change

West Cambie Area Plan

The West Cambie Area Plan has two residential land use designations: Residential and Residential (Single Family Only). The designation for the subject lot and those around it is currently “Residential (Single Family Only)” as shown on **Attachment 4**. Therefore, the proposed land use would require an amendment to “Residential” in order to permit uses other than just single-family.

In addition the plan contains policies stating “Maintain single-family housing opportunities” and “Regulate the height and scale of new buildings to be appropriate to their surroundings and that a balanced relationship is established between the old and the new”.

Surrounding Development

In 1996 the neighbourhood to the south of the subject lot (Odlinwood) was rezoned and developed by the City of Richmond for a mixture of single family, townhouses, non-market housing and park use. At that time the City invited the owners of the subject lot (the applicant of the subject rezoning) to include their land in the rezoning process for the smaller single family lots. The applicant indicated interest in rezoning for townhouse use instead, which was not a use that was envisioned for the subject lot. Therefore, the applicant did not proceed with an application for smaller lots.

The lot to the east of the subject lot, which has the same original dimensions as the subject lot and also had a duplex on it, took advantage of this opportunity to rezone to R1/B in consideration for dedication of a portion of land for the creation of the Shepherd Drive cul de sac. This lot is now in the process of subdividing to four R1/B size lots.

The property directly adjacent to the west of the subject lot is zoned for Assembly use. The properties to the south are single family lots zoned R1/B. These lots recently were the subject of a variance application which permits them to:

- have posts supporting porches and verandas project up to 2 metres into the front yard;
- permit fireplaces and chimneys to project 0.5 metres into the side yard on one side; and
- permit fireplaces and chimneys to project 0.2 metres into the side yard on one side.

CD/61

The single family lots in the neighbourhood that were developed as part of the Odlinwood plan are zoned CD/61. These CD/61 single family lots differ from the R1 single family lots in that they permit:

- a density of .6 FAR rather than .55 FAR;
- a maximum lot coverage of 50% rather than 45%;
- a front yard setback of 4.3m rather than 6m;
- projections for porches, bay windows and gables into the front yard setback and into the residential vertical envelope; and
- habitable space above the garage.

While this zone does permit more variation for a single family lot than the R1 zone, all of the CD/61 lots are serviced by a back lane which would be difficult to introduce for the subject lot. Accordingly, CD/61 is inappropriate.

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
A	9m (29.527 ft.)	270 m ² (2,906 ft ²)
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)
F	18m (59.055 ft.)	828 m ² (8,913 ft ²)

Staff Comments

Zoning

The applicant is proposing to use CD/28 for the two lots fronting Shepherd Drive. Under this zone, the applicant is proposing to build two units on each of the two new lots. CD/28 is a zone that is primarily used in the City Centre to permit multi-family densities on small lots with reduced front yard setbacks and rear garages. It is not a zone that has been used in, or would normally be considered in a neighbourhood outside the City Centre.

Engineering

With the future subdivision of the site the developer will be required to enter into a servicing agreement for the design and construction of the entire Odlin road frontage, which would include but not be limited to, pavement widening, curb and gutter, grassed and treed boulevard, a 1.5m concrete sidewalk and street lighting all to current City standards.

Noise

The subject lot is located in the area where a restrictive covenant for noise insulation is required as stated in the OCP and as agreed to with YVR in the Richmond YVR Accord. The covenant covers two areas:

1. Retention of a registered professional qualified in acoustics to determine the aircraft noise exposure affecting the property and to determine what measures, if any, are required to satisfy CMHC noise insulation standards; and
2. Release of the City to any future lawsuits relating to aircraft noise.

The applicant is unwilling to sign a covenant dealing with part 2 above as the clause releases the City from any claims related to aircraft noise "or some such similar clause". This covenant is the standard one used in all cases to deal with aircraft noise and as the applicant is unwilling to sign it, staff is not supportive of the application for rezoning.

Analysis

The primary issue with this proposal is that the applicant wishes to achieve densities that are inconsistent with the Residential (Single Family Only) designation in the West Cambie Area Plan and with the densities on the neighbouring sites.

One of the applicant's arguments in favour of increased density on this site is the large size of his lot (1949 m²). However, there are over 550 lots in Richmond that are over 1900 m² in size. The applicant is actually in a advantageous situation in that the lot has frontage in the front and back of the lot which enables a front to back, not just side by side subdivision. Therefore, he is able to achieve four new single family lots if he used the R1/B zone. However, the applicant wishes to have more density than this on the site.

The applicant has looked at a number of options that would enable more than one unit on each of the two new lots being created on Shepherd Drive. These include a two-family dwelling, a convertible house or a coach house. The problem is that while the lot may be large enough, it is not in the right location for this kind of density. Current city plans and policies generally support increased density in the City Centre and along major arterial roads.

The following options have been considered for the site:

Options

Retain Existing Duplex under the R5 Zone and Rezone for two new Duplex Lots

New duplexes are currently being considered along arterial roads in Richmond, however, while duplexes or single family homes with suites may be considered in the future within single-family neighbourhoods, currently there are no policies to govern where or how these types of dwellings would occur. Therefore, an application for new duplexes is considered pre-mature.

Retain Existing Duplex and Rezone for two Single Family Lots

Under this option the duplex could be retained along Odlin Road and two single family properties (442 m² and 643.5 m²) under R1/B zoning would be created off Shepherd Drive. While the duplex is not in the best condition, the applicant wishes to retain it. The two new lots that are created would be consistent with those directly adjacent to the subject site. While staff is supportive, the applicant is not satisfied with this option.

Rezone for four Single Family Lots

The entire site could be rezoned and subdivided for four single family R1/B lots (approx 487 m² each), as will be done on the property to the east (formerly 10460 Odlin). The resulting homes would be approximately 260 m². This is the option most supported by staff, and recently completed on the site to the east, but the applicant does not wish to pursue this option.

Rezone with a Rear Lane

When the property to the east approached the City regarding redevelopment, staff brought the applicant and Dr. Knap together for a meeting to discuss the redevelopment potential of both lots. Together, the lots may have had additional redevelopment options. One of these would have been to provide a lane connecting to the CD/61 lots to the east of both lots. The advantage to the applicant of this option was that CD/61 permits additional floor area to be located above the garage. As the neighbouring lot owner decided not to proceed with the lane option but rather the R1/B option, this limits the ability to introduce a lane for applicant's lot.

Flex House

As Dr. Knap's interest is to generate additional densities for his properties, beyond single family, one other option that was proposed by the applicant was the use of a flex house as is currently being demonstrated in Steveston. The use of housing such as the flex house will be something that Policy Planning staff will be exploring and will be bringing forward a comprehensive assessment to Council on in the future.

However, when the flex house was approved by Council, there was a specific resolution that limited the use of the zone to the Steveson site until an assessment of the house and implications for Richmond was brought forward to Council. Until there is a better understanding of where and how this housing form will be used, it is premature to consider it for the subject lot. The estimated timeframe for a policy for the use of flex housing is 1 to 2 years.

CD/28

The applicant's proposal is to rezone a portion of the site for CD/28. While the applicant is not choosing to use the additional floor area permitted in this zone, the fact that a second dwelling unit is being added to each lot is inconsistent with the rest of the neighbourhood and with the Area Plan designation. Detailed issues with using CD/28 in this location include that:

- the zone would permit three units on each of the new lots;
- a 4.5m front yard setback would be permitted. This is not consistent with the 6m setback required on the R1/B lots adjacent to this site;
- the zone requires a 15m (49 ft) setback for garages. This creates an awkward site layout whereby a shared driveway is proposed to access the parking at the rear of the site; and
- the buildings are permitted to be 12m (39.37) high in this zone while the R1 zone permits a building height of 9m (29.5 ft).

Overall, staff is not supportive of this option.

Financial Impact

None.

Conclusion

The applicant is proposing to retain the existing duplex on the site and rezone the back of the site for two units on two new lots, under CD/28. While staff has no major issue with the retention of the duplex, there are many issues with the introduction of CD/28 into this neighbourhood. While increasing densities within single family neighbourhoods may be something that is considered for all of Richmond single-family neighbourhoods in the future in the form of duplexes, suites or flex houses, currently no policy framework exists to consider in what form and where this may be considered on a city wide basis. The other issue with introducing CD/28 or other multi-unit proposals is that the area plan specifically limits this area to single family residential only.

There are also specific issues with the use of CD/28 including the reduced front yard setback, the location of the garages, the potential height of the buildings and the possibility of more than just two dwellings on each new lot.

An additional issue is that the applicant is unwilling to sign the standard noise covenant that is required with any new development in this area.

The applicant has two options that staff support on the subject site, namely:

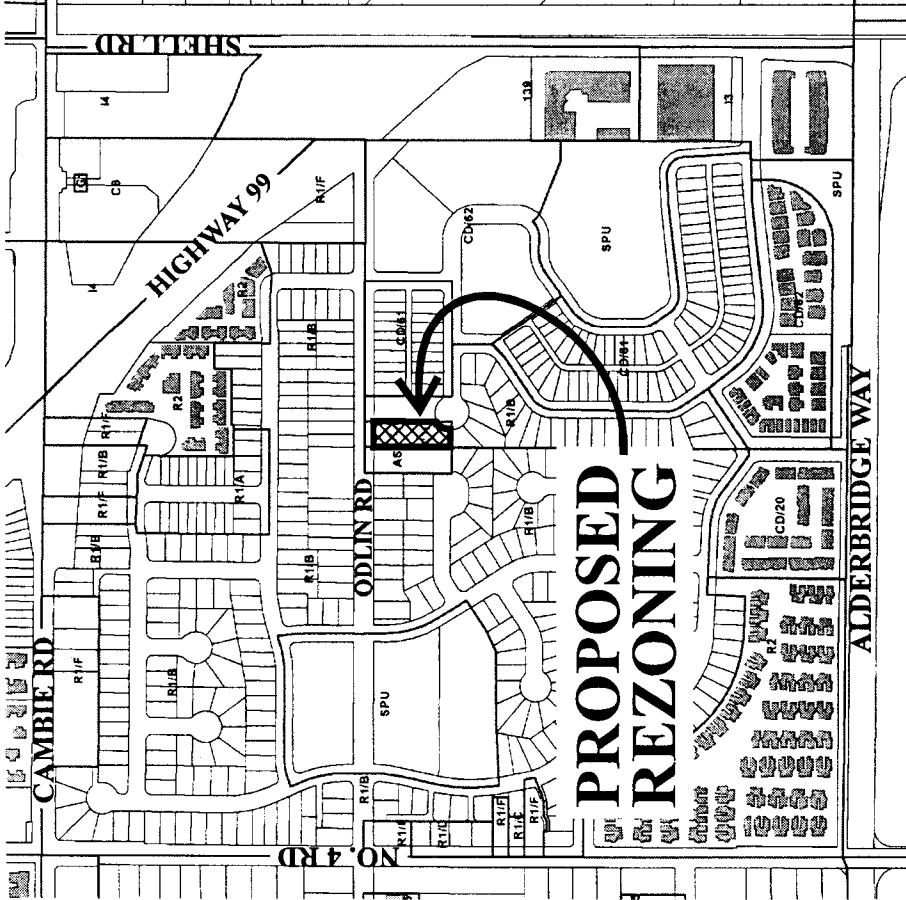
- rezone and subdivide the lot into four single family lots under R1/B zoning; or
- retain the duplex under R5 zoning and subdivide the rear portion of the lot for two additional single family lots under R1/B zoning.

However, the applicant is not interested in pursuing either of these options.

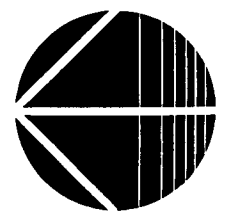


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



**PROPOSED
REZONING**

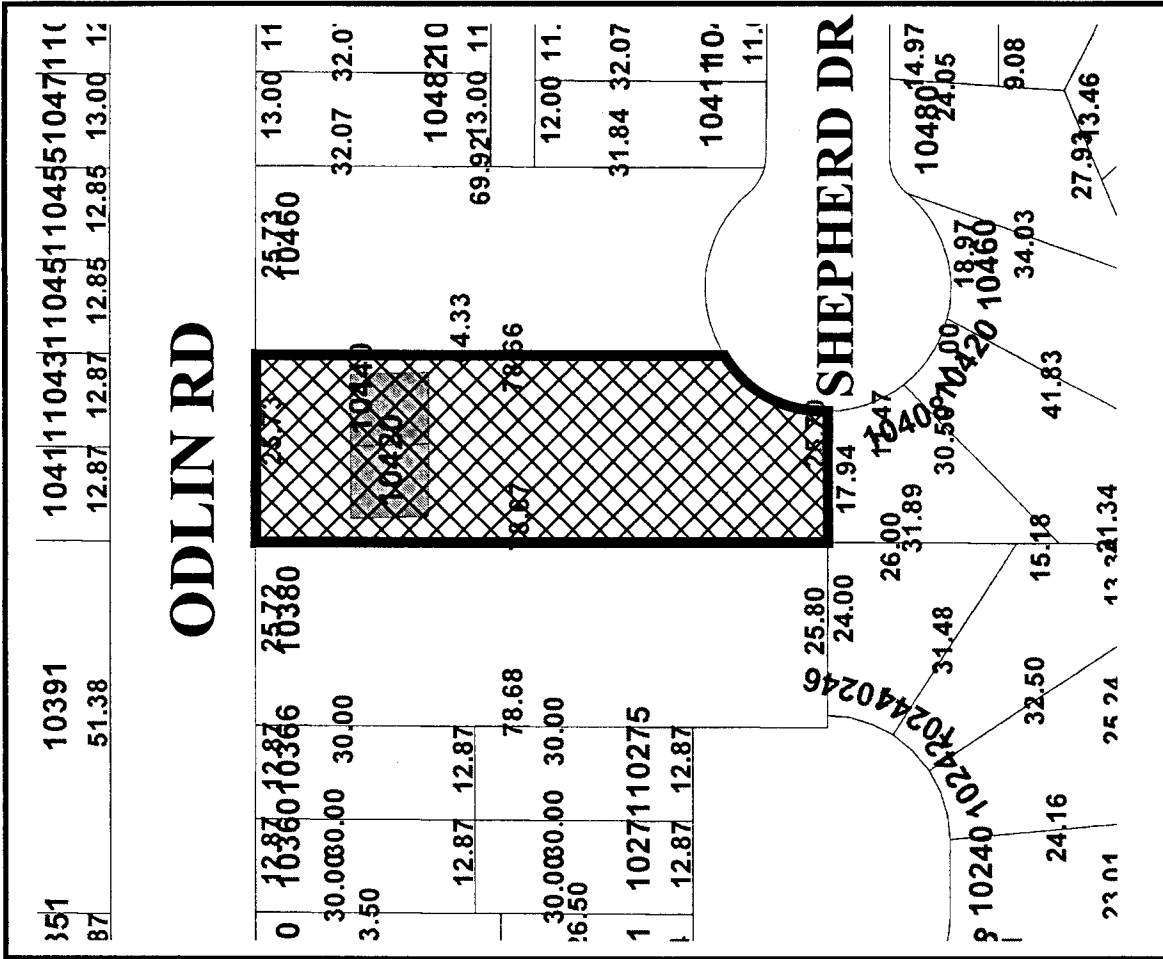


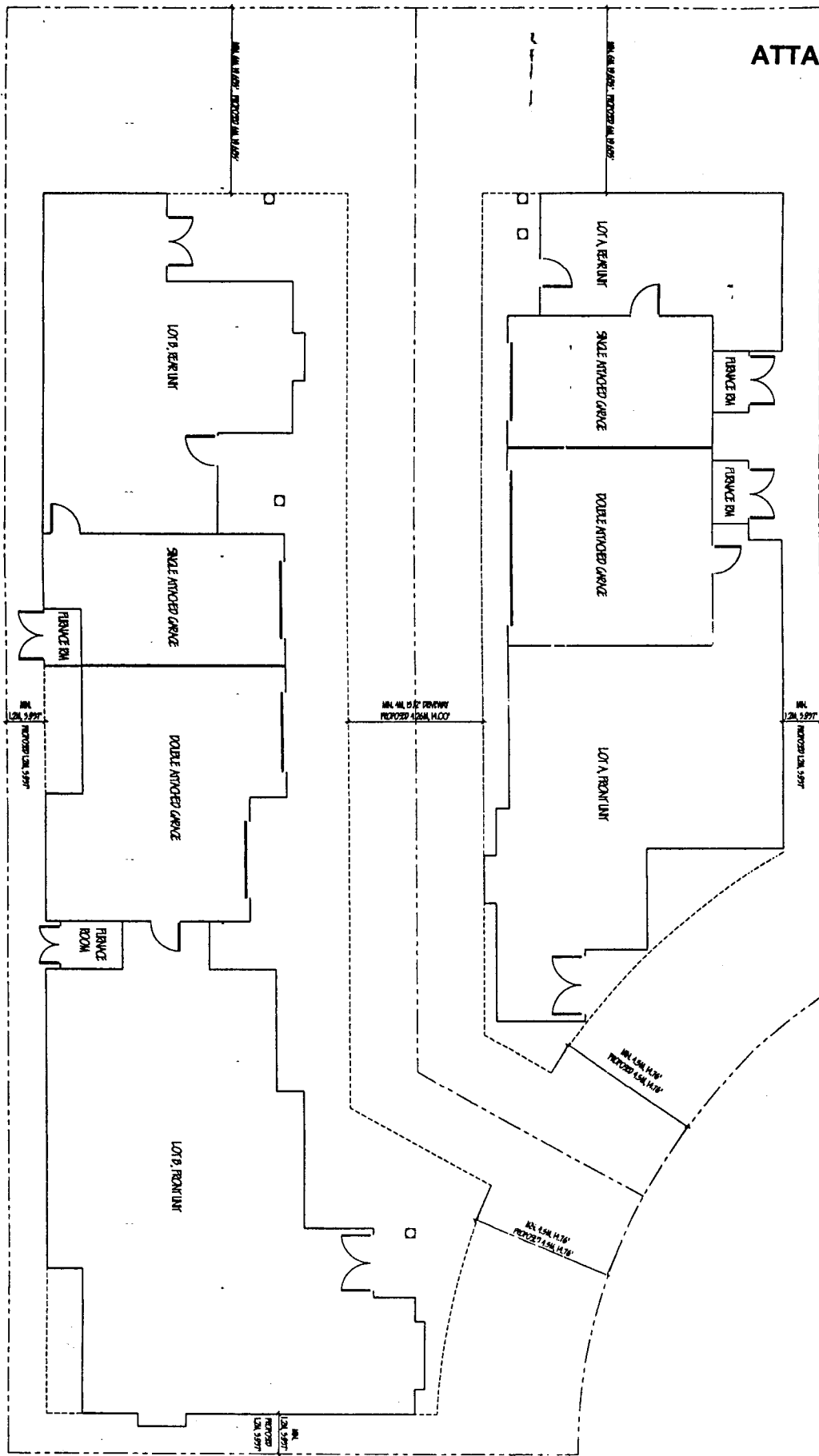
RZ 02-206226

Original Date: 06/14/02

Revision Date: 10/29/02

Note: Dimensions are in METRES





Project for:
 MR. JIM WILSON/JANIS/W
 1000 OMAHAWAY
 EDMONTON, ALTA
 T6E 2E1

Scale:
 1/8" = 1'-0"

DATE:
 2008.01.14

2



NO.	REVISION	DATE

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL WALLS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
 3. ALL FLOORS ARE 100MM CONCRETE ON 50MM SAND ON 100MM GRAVEL UNLESS OTHERWISE SPECIFIED.
 4. ALL ROOFS ARE 100MM POLYSTYRENE INSULATION ON 100MM CONCRETE UNLESS OTHERWISE SPECIFIED.
 5. ALL CEILING ARE 100MM POLYSTYRENE INSULATION ON 100MM CONCRETE UNLESS OTHERWISE SPECIFIED.
 6. ALL DOORS ARE 2100MM HIGH X 900MM WIDE UNLESS OTHERWISE SPECIFIED.
 7. ALL WINDOWS ARE 2100MM HIGH X 1200MM WIDE UNLESS OTHERWISE SPECIFIED.
 8. ALL STAIRS ARE 1000MM WIDE UNLESS OTHERWISE SPECIFIED.
 9. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.

DATE	
BY	
CHECKED	
APPROVED	

space planning & interiors

Lunda Designs Group Ltd.

Project For:
MR. JIMMY W. P. LAYTON

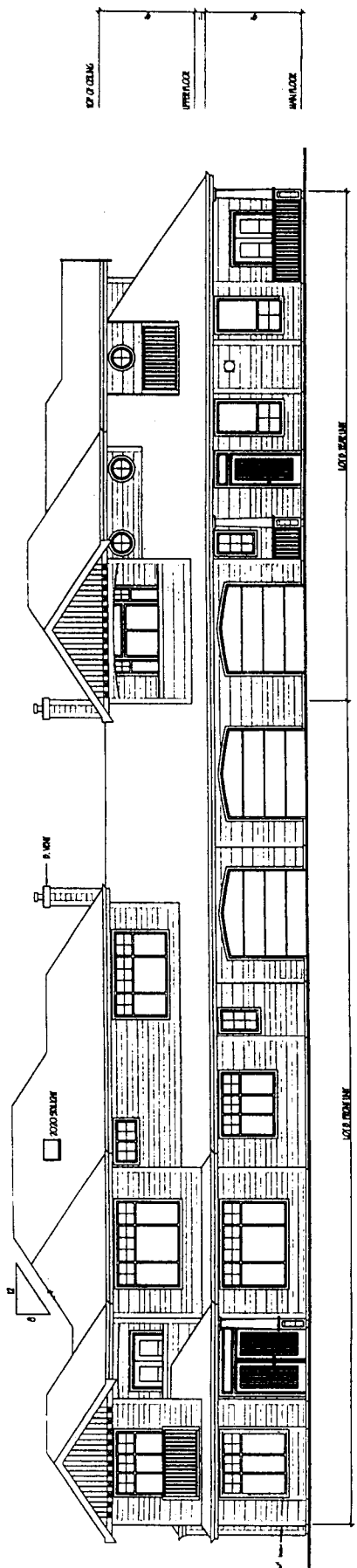
1000 CAN. CRES. DR.
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Sheet No.
LOT 2 BLENHARD

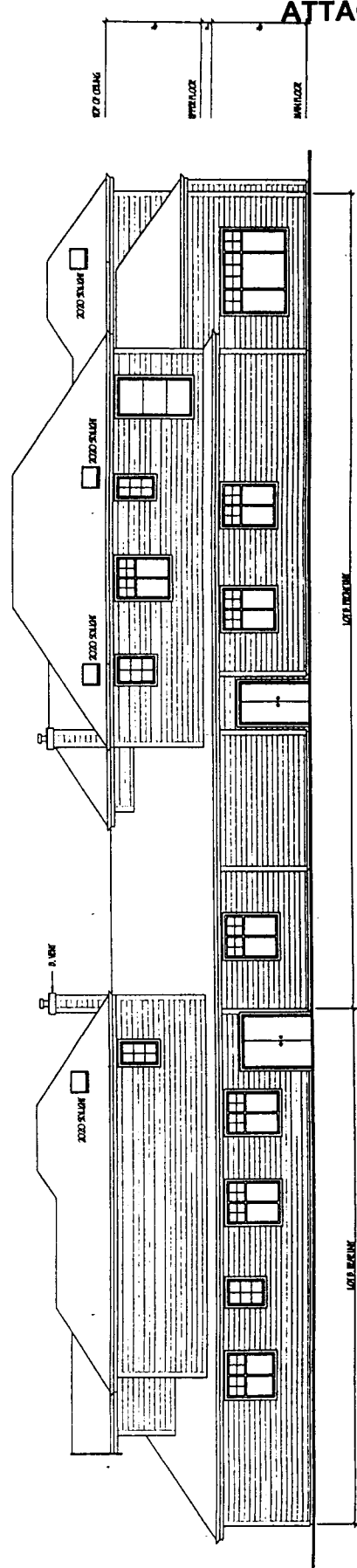
NO.	REVISED	DATE	BY
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ATTACHMENT 3

W. BLENHARD (25.50' AREA) (LOT 2B)
MOTOR VEHICLE BAY



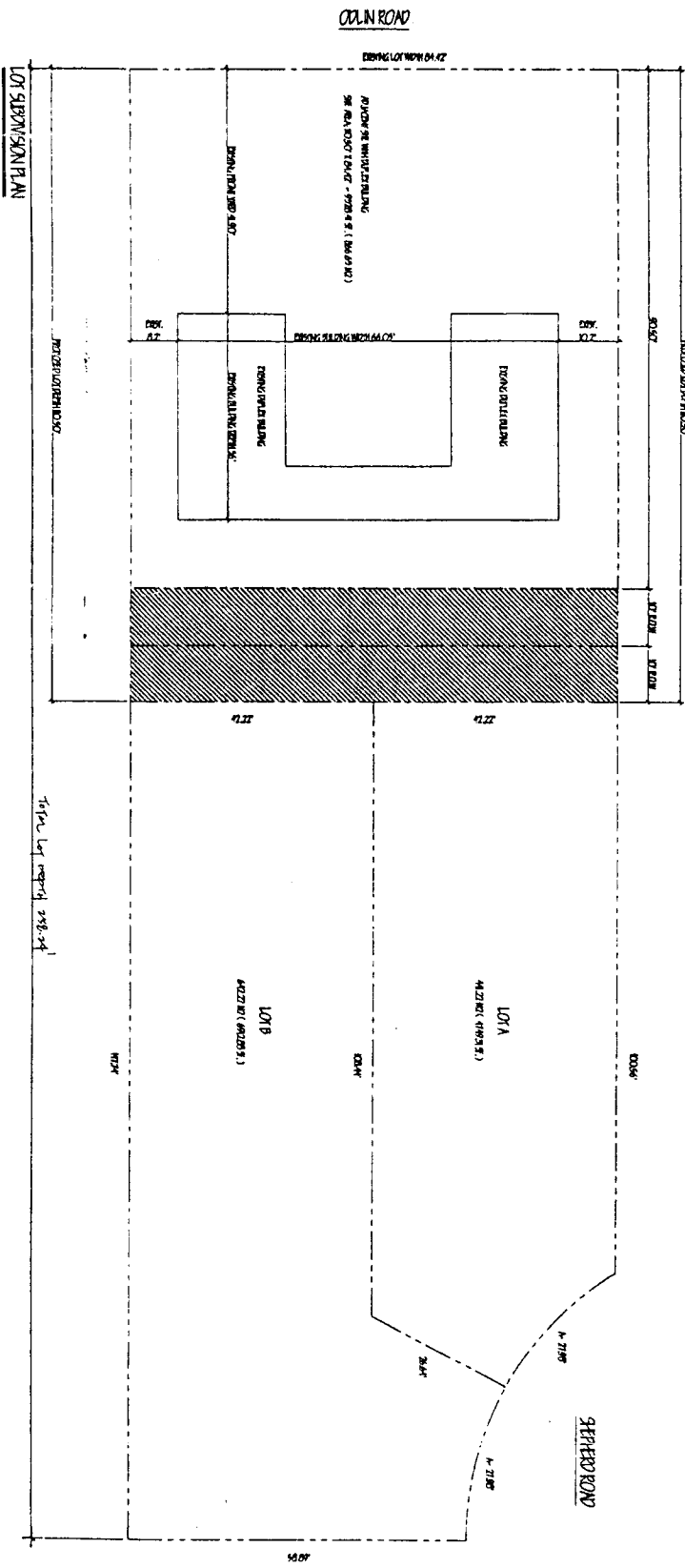
ELEVATION (VIEW FROM DRIVEWAY)



ELEVATION (VIEW FROM SIDE YARD)

NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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Refer to page 28 of 41



No.	Description	Rev.	Date
1			
2			

Project No. 1000-1000-1000-1000
Client Name: MR. JIM WILSON
Address: 1000-1000-1000-1000
City: Vancouver, BC
Country: Canada

No.	Description	Rev.	Date
1			
2			

Project No. 1000-1000-1000-1000
Client Name: MR. JIM WILSON
Address: 1000-1000-1000-1000
City: Vancouver, BC
Country: Canada










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City: Vancouver, BC
Country: Canada

Project No. 1000-1000-1000-1000
Client Name: MR. JIM WILSON
Address: 1000-1000-1000-1000
City: Vancouver, BC
Country: Canada

Attachment 1

Land Use

-  Residential
-  Residential (Single Family Only)
-  Public, Institutional and Open Space
-  Commercial
-  Commercial/Industrial
-  Mixed Use
-  Public Walkways
-  Agricultural Land Reserve Boundary
-  Area Boundary

