



To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
Date: October 22, 2002
File:
Re: STEVESTON OFFICIAL COMMUNITY PLAN AMENDMENT – 3860 REGENT STREET

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7446, which amends Official Community Plan Bylaw No. 7100, by:
 - a. Repealing the existing land use designation of “Public and Open Space Use” in the Generalized Land Use Map, Attachment 1 to Schedule 1 of Bylaw No. 7100 (Official Community Plan) thereof of 3860 Regent Street and by designating it “Neighbourhood Residential”;
 - b. Replacing the definition of “Single-Family Residential” in Appendix 1 of Schedule 2.4 (Steveston Area Plan) with the following:

“Single-Family Residential - Means a detached building used exclusively for residential purposes, containing one dwelling unit only. A second dwelling unit may be permitted under special policy and zoning controls.”;
 - c. Repealing the existing land use designation of “Public Open Space” in the Steveston Area Land Use Map to Schedule 2.4 (Steveston Area Plan) thereof of 3860 Regent Street and by designating it “Single-Family”;

be introduced and given first reading.

2. That Bylaw No. 7446, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 7446, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.



Terry Crowe
Manager, Policy Planning

TC:dcb
Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>T. Crowe for D. McLellan</i>

Staff Report

Origin

The subject property, 3860 Regent Street (shown in Attachment 1), is the site of Richmond's Convertible House Demonstration Project. With the project nearing completion, the developer will be seeking a buyer for the property. Although the lot was rezoned in 1995 (Rez 94-234, Bylaw 6508), corresponding land use designation amendments were never made to the main OCP, nor the Steveston Area Plan. This report proposes that the necessary land use designations be made for the subject property.

Findings of Fact

Item	Existing	Proposed
Owner	Pacific Western Developments Ltd.	same
Applicant	City of Richmond	n/a
Site Size	Approx. 367 m ² (3950.48 ft ²)	same
Land Uses	Residential	Residential
OCP Designation	Public and Open Space Use	Neighbourhood Residential
Area Plan Designation	Public Open Space	Single-Family
Zoning	CD/44	same

The City currently holds a mortgage on title for the value of the lot which was transferred to the owner/developer. The mortgage is payable upon sale of the property. A contractual agreement also exists between the City and the developer whereby the developer agreed to construct and sell the flex house dwelling.

Related Policies & Studies

Council reviewed and approved the original rezoning of the property on September 18, 1995. The original goal of the convertible house demonstration project was stated as follows: "to demonstrate a purpose-designed house that allows easy conversion from single-family to house-plus-suite or vice versa, while retaining the appearance of a single-family house and fitting compatibly into single-family neighbourhoods in form and scale." (Staff Report from the Manager – Development Applications dated July 11, 1995)

Staff Comments

Policy Planning

The proposed amendments to the OCP and the Steveston Area Plan are effectively housekeeping amendments to bring these designations in line with the originally intended use of the site.

Analysis

The existing land use designation in the Generalized Land Use Map of the Official Community Plan for 3860 Regent Street is "Public and Open Space Use". The designation proposed for the property to more closely reflect the intended residential use is "Neighbourhood Residential".

Within the Steveston Area Plan, two items require amendment:

1. Replacing the definition of "Single-Family Residential" to accommodate the secondary suite with appropriate zoning. The revised definition reads as follows:

"Single-Family Residential - Means a detached building used exclusively for residential purposes, containing one dwelling unit only. A second dwelling unit may be permitted under special policy and zoning controls.";

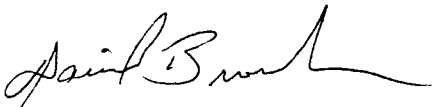
2. Replacement of the existing "Public Open Space" land use designation for 3860 Regent Street in the Steveston Area Plan Land Use Map with the "Single-Family" designation.

Financial Impact

None.

Conclusion

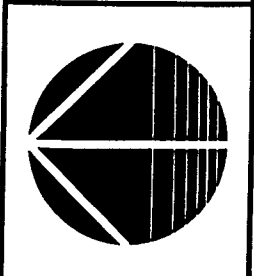
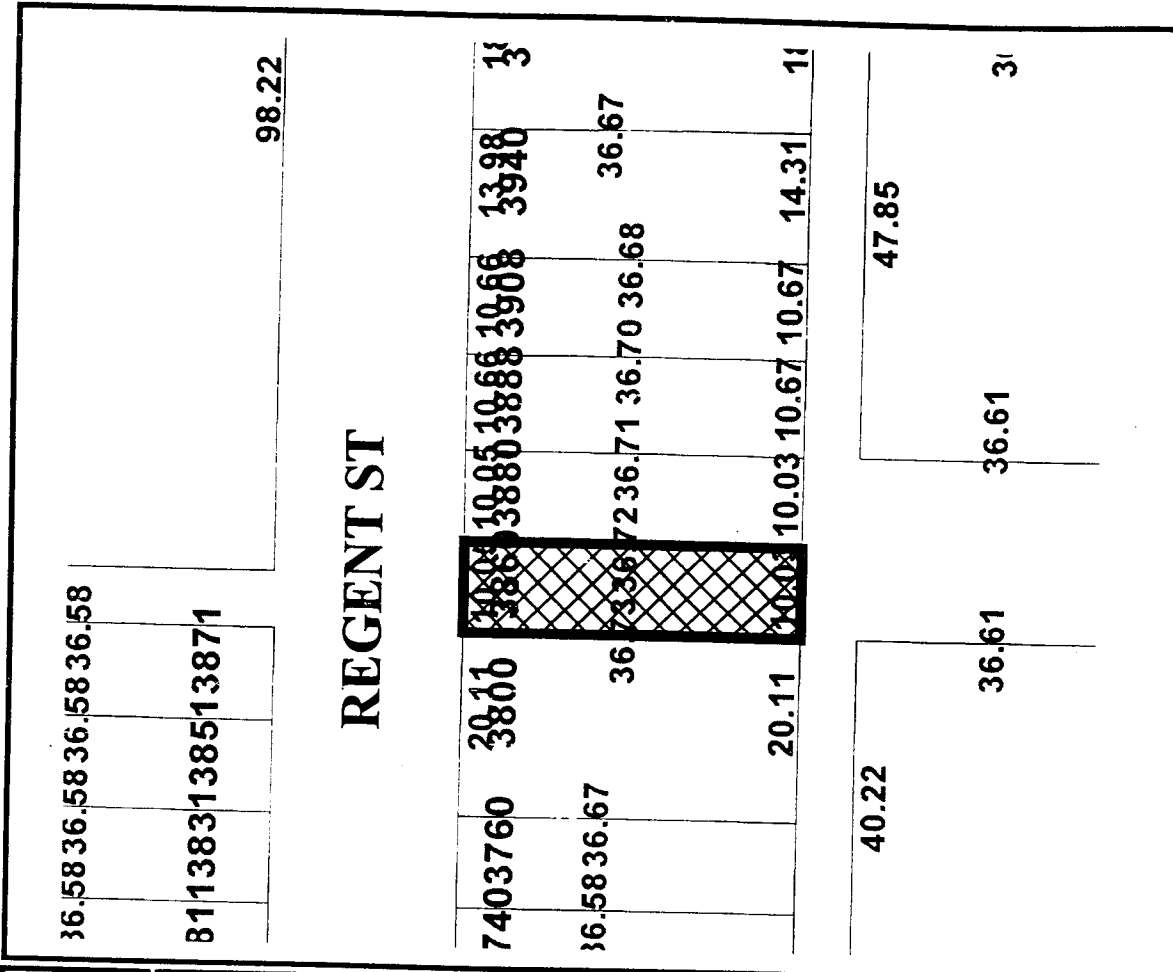
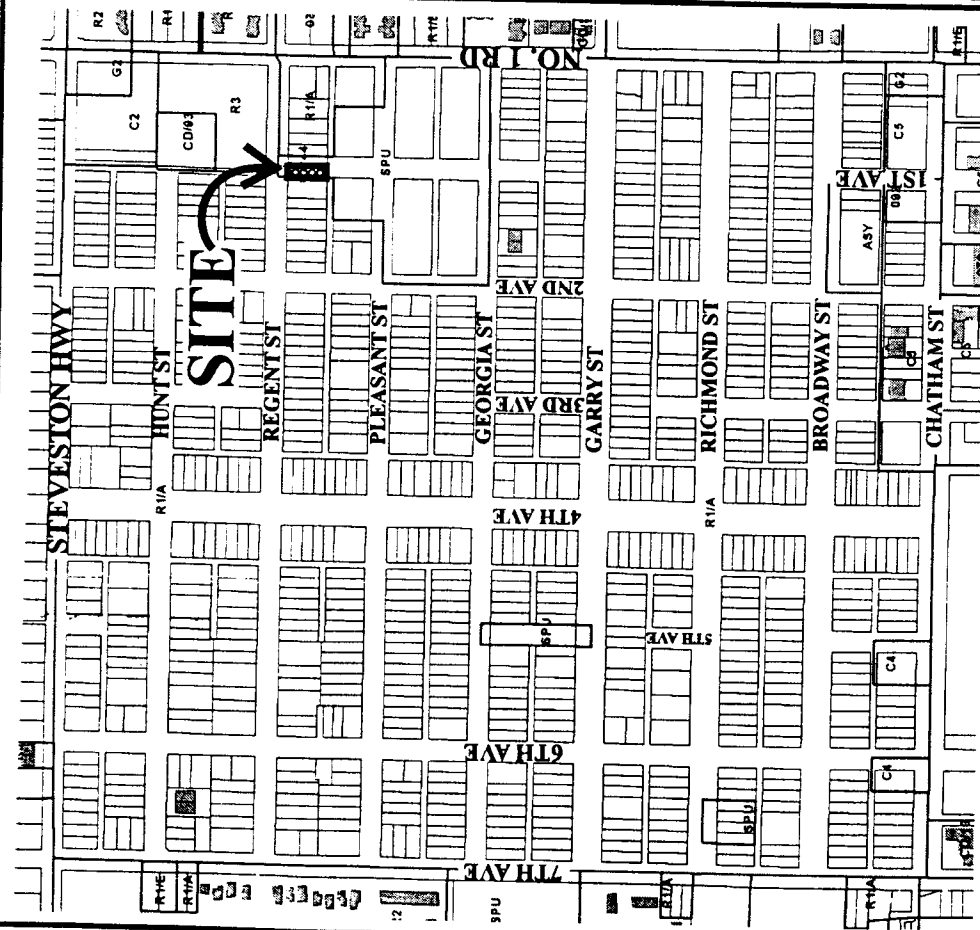
Staff are recommending a series of amendments to the OCP and the Steveston Area Plan in order that the designated land uses are reflective of the intended residential uses for 3860 Regent Street.



David Brownlee
Planner 2

DCB:cas

City of Richmond



OCP 02-219047

Original Date: 10/15/02
 Revision Date:
 Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7446 (CP 02-219047)
3860 Regent Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
 - a. Repealing the existing land use designation of “Public and Open Space Use” in the Generalized Land Use Map, Attachment 1 to Schedule 1 of Bylaw No. 7100 (Official Community Plan) thereof of the following area and by designating it “Neighbourhood Residential”;
 - b. Replacing the definition of “Single-Family Residential” in Appendix 1 of Schedule 2.4 (Steveston Area Plan) with the following:

“Single-Family Residential - Means a detached building used exclusively for residential purposes, containing one dwelling unit only. A second dwelling unit may be permitted under special policy and zoning controls.”
 - c. Repealing the existing land use designation of “Public Open Space” in the Steveston Area Land Use Map to Schedule 2.4 (Steveston Area Plan) thereof of the following area and by designating it “Single-Family”.

P.I.D. 025-333-011

Lot A Section 3 Block 3 North Range 7 West New Westminster District Plan LMP53084

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7446”**.

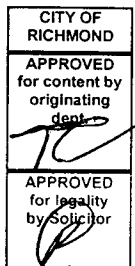
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK