City of Richmond
Urban Development Division

Report to Committee

To Planning - Nov 18, 2003

To: Planning Committee **Date:** October 17, 2003

From: Joe Erceg RZ 03-226615
Manager, Development Applications File 8060-20-7608

Re: **Single-Family Lot Size Policy for the Properties Generally Located East of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive in a Portion of Section 31, 5-5**

Application by Rav Bains for Rezoning at 12340 Woodhead Road from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

1. That the following recommendation be forwarded to Public Hearing:

   That the following Single-Family Lot Size Policy be adopted:

   That the properties located generally east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive in a portion of Section 31, 5-5 (as shown on Attachment 3 to the report dated October 17, 2003, from the Manager of Development Applications), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300; and

2. That Bylaw No. 7608, for the rezoning of 12340 Woodhead Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

1074561

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 12340 Woodhead Road (Attachment 1) from Single-Family Housing District, Subdivision Area F (R1/F) (minimum width 18 m or 59.055 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.) in order to permit the subdivision of two (2) new single-family residential lots. In April, 2003, Council authorized staff to undertake a Lot Size Study for the area (see Attachment 2).

The recommended Lot Size Policy is shown in Attachment 3.

Findings of Fact

Item	Existing	Proposed
Owner	Dava Business Consultants Inc.	To be determined
Applicant	Rav Bains	No change
Site Size	969 m^2 (10,430 ft^2)	Two lots each 484.5 m^2 (5215 ft^2)
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Low density residential	No change
East Cambie Area Plan Designation	Single-family residential only	No change
702 Policy Designation	None	R1/B
Zoning	R1/F	R1/B

Lot Size Study Area Context

The subject property is surrounded by large residential lots zoned Single-Family Housing District, Subdivision Area F (R1/F). This zoning district is used for residential properties which are not serviced by sanitary sewer, however, this is not representative of the servicing in the Lot Size Study area as all properties are fully serviced by sanitary sewer. Sanitary sewer services were implemented in the early 1990's in conjunction with development of the residential neighbourhood to the south. A majority of older single-family houses on large lots are along Woodhead Road. Smaller residential lots containing newer houses and zoned Single-Family Housing District, Subdivision Area B (R1/B) are located primarily along Cameron Drive. A recent redevelopment at the west end of the Lot Size Study area along Cameron Drive has resulted in the subdivision of five (5) new residential lots zoned Single-Family Housing District, Subdivision Area B (R1/B). There are a total of 19 residential properties in the Lot Size Study area that are zoned Single-Family Housing District, Subdivision Area B (R1/B).

The subject property and proposed Policy Area are located in a quarter section of the East Cambie Area Plan where there are established single and multi-family developments. A majority of housing in this area is of a newer character. Residential development within and surrounding the Lot Size Study area is consistent with Area Plan Guidelines. Two (2) lots in the proposed Lot Size Policy area are significantly larger than surrounding properties.

Related Policies & Studies

East Cambie Area Plan

Single-family residential development is permitted in this area as per the East Cambie Area Plan. Residential infill on vacant or under-utilized land is generally supported by this Plan (Attachment 4). The proposed rezoning application and Lot Size Policy is consistent with these guidelines. The East Cambie Area Plan calls for houses to comply with Canada Mortgage and Housing Corporation's (CMHC) guidelines for noise mitigation. As a result, covenants are required to hire professionals in acoustics to determine and implement noise mitigation measures.

Public Input

A Public Information Meeting was held on September 11, 2003 at McNeely Elementary School to gather input from the neighbourhood about the Lot Size Study and Survey. Three (3) people attended the information meeting. The applicant was present to answer questions from the public.

Eight (8) surveys were completed and returned from the total of 31 properties in the Lot Size Study area for a survey response rate of 26%. Survey results outlined in the following table indicate that 63% of the respondents preferred subdivision to Single-Family Housing District, Subdivision Area B (R1/B) (Survey shown in Attachment 5). As the survey responses are considered confidential, a map of the responses is not provided, however, responses were generally consistent throughout the study area.

Options	Number of Responses	% of Total Responses
Option 1: Subdivision permitted to R1/E (minimum width 18 m or 59 ft.)	2	25%
Option 2: Subdivision permitted to R1/B (minimum width 12 m or 39.37 ft.)	5	63%
Option 3: Subdivision permitted to R1/K (minimum width 10 m or 32.808 ft.)	0	0%
Option 4: Subdivision permitted to R1/A (minimum width 9 m or 29.527 ft.)	1	13%

Staff Comments

Engineering

Frontage of the proposed new east lot on the subject site consists of a fire hydrant and street light. One of these may need to be moved to accommodate a future driveway. This will be determined at the subdivision stage.

Analysis

After receiving authorization from Council in April, 2003, staff undertook a Lot Size Study for the area and sought neighbourhood input through a Lot Size Survey and information meeting. Four (4) options were outlined in the Lot Size Survey (See Attachment 5):

1. Option 1 (R1/E) – Permit lots in the area to subdivide to Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59.055 ft. wide lots). Only the two (2) largest lots in the study area would be able to rezone and subdivide, resulting in the least amount of change. 25% of respondents supported this option.

2. ***Recommended*** – Option 2 (R1/B) – Permit lots in the area to subdivide to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39.37 ft. wide lots). Five (5) lots could subdivide under this option. 63% of respondents supported this option.

3. Option 3 (R1/K) – Permit lots in the area to subdivide to Single-Family Housing District, Subdivision Area K (R1/K) (10 m or 32.808 ft. wide lots). This option represents significant change as 12 lots could potentially rezone in the study area under Option 3. Staff received no survey responses in favour of this option.

4. Option 4 (R1/A) – Permit lots in the area to subdivide to Single-Family Housing District, Subdivision Area A (R1/A) (9 m or 29.527 ft. wide lots). All of the lots that are not already zoned Single-Family Housing District, Subdivision Area B (R1/B) would be able to subdivide, thus representing the option with the most potential change in the neighbourhood. Fifteen (15) lots could rezone under Option 4. 13% of respondents supported this option.

Based on the positive survey results and comments received from the public at the information meeting, staff recommend the implementation of a Lot Size Policy for the previously defined area that would permit subdivision to Single-Family Housing District, Subdivision Area B (R1/B). Therefore, the rezoning application for 12340 Woodhead Road to this zoning district would be supported. There is already a precedent for Single-Family Housing District, Subdivision Area B (R1/B) size lots in area. Nineteen (19) single-family residential lots in the proposed Lot Size Policy area are designated under this zoning district, with new homes located on a majority of these lots.

Financial Impact

None.

Conclusion

A Lot Size Study for the area generally bounded by Woodhead Road, McNeely Drive, Cameron Drive and No. 5 Road in a portion of Section 31-5-5 has been completed. Staff recommend the following:

1. That a Lot Size Policy (see Attachment 3) be adopted for the above mentioned area that would permit subdivision of properties to Single-Family Housing District, Subdivision Area B (R1/B).

2. As the rezoning application for 12340 Woodhead Road is consistent with the proposed Lot Size Policy, staff support the subject application.

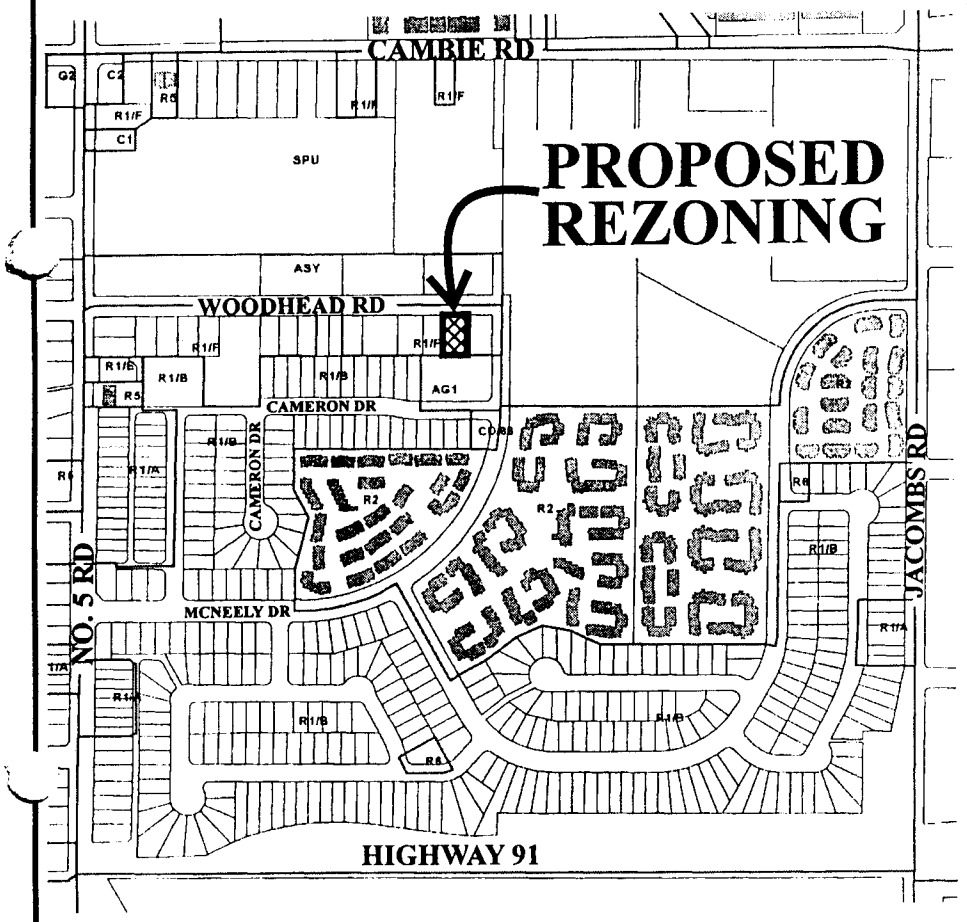
Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

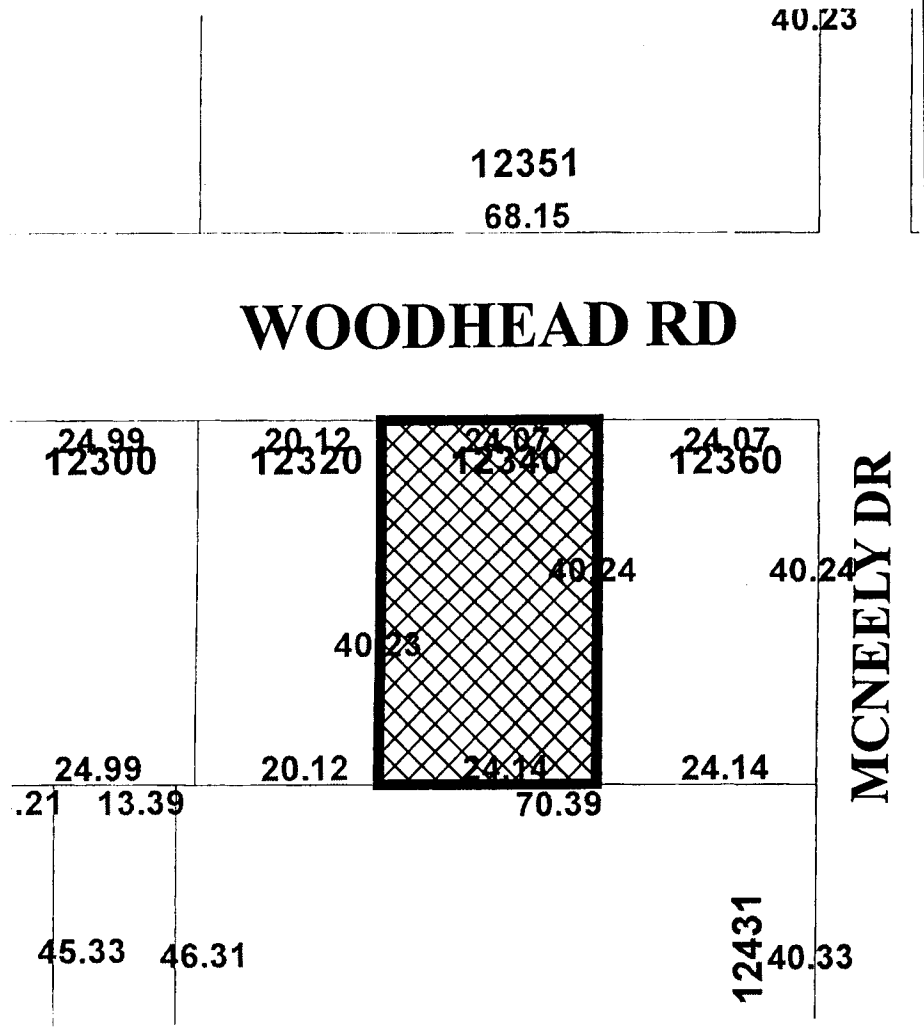
KE:blg

The following are requirements to be dealt with prior to final adoption:

- An aircraft noise abatement covenant needs to be registered that requires the hiring of professionals to determine and implement noise insulation measures.
- Ministry of Transportation approval required.

City of Richmond





RZ 03-226615

ATTACHMENT 1

Original Date: 03/18/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2

Proposed Study Area

Proposed Study Area
31-5-5

Original Date: 04/29/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 3

City of Richmond Policy Manual

Page 1 of 2	Adopted by Council:	POLICY
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 31-5-5	

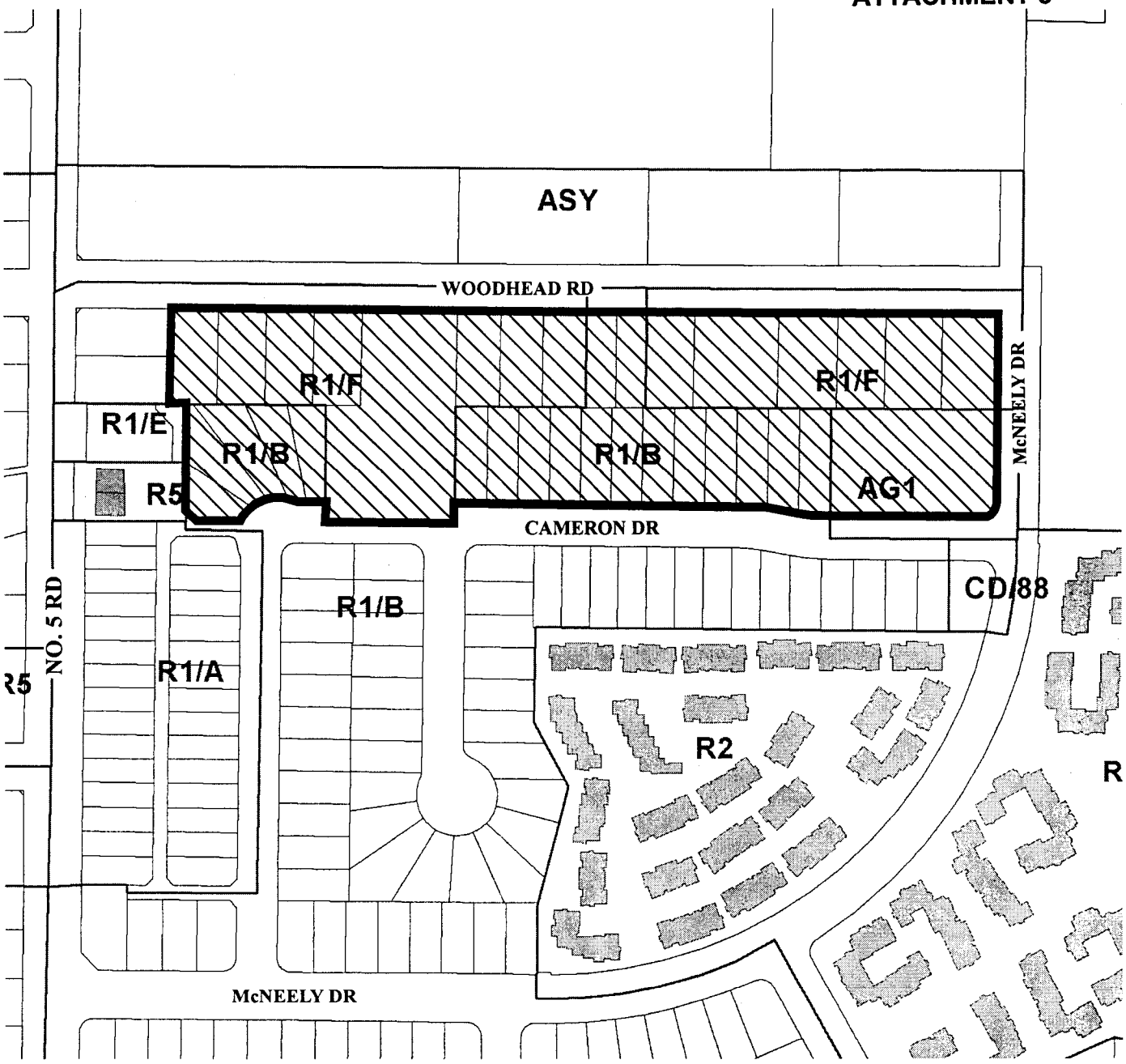
POLICY:

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

> That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to 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.

ATTACHMENT 3



Subdivision permitted as per Single-Family Housing District, Subdivision Area B (R1/B)

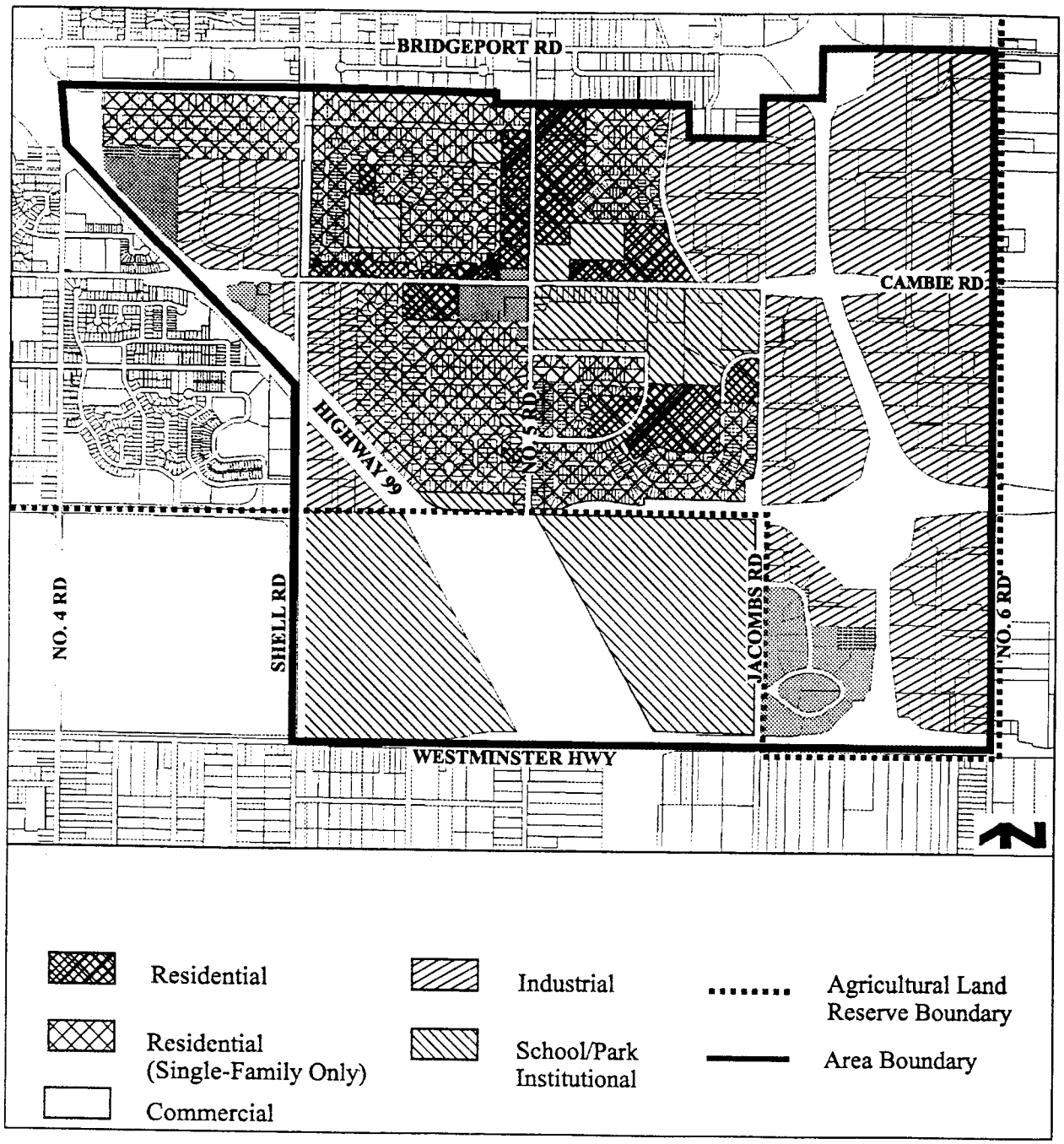
Proposed Lot Size Policy Section 31, 5-5

Adopted Date:

Amended Date:

Note: Dimensions are in METRES

Land Use Map


BRIDGEPORT RD
CAMBIE RD
HIGHWAY 99
NO. 5 RD
NO. 4 RD
SHELL RD
JACOMBS RD
NO. 6 RD
WESTMINSTER HWY
Residential
Residential (Single-Family Only)
Commercial
Industrial
School/Park Institutional
Agricultural Land Reserve Boundary
Area Boundary

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

ATTACHMENT 5

Lot Size Study Survey

Policy Planning Department

Contact (604) 276-4212 / (604) 276-4000 (ext. 3205) Fax (604) 276-4052

To ensure that your response is valid, please fill in the following:

Name: _____ **Address in Study Area:** _____

☐ Property Owner or ☐ Resident

Please choose one of the following options by placing an "X" in one of the following boxes.

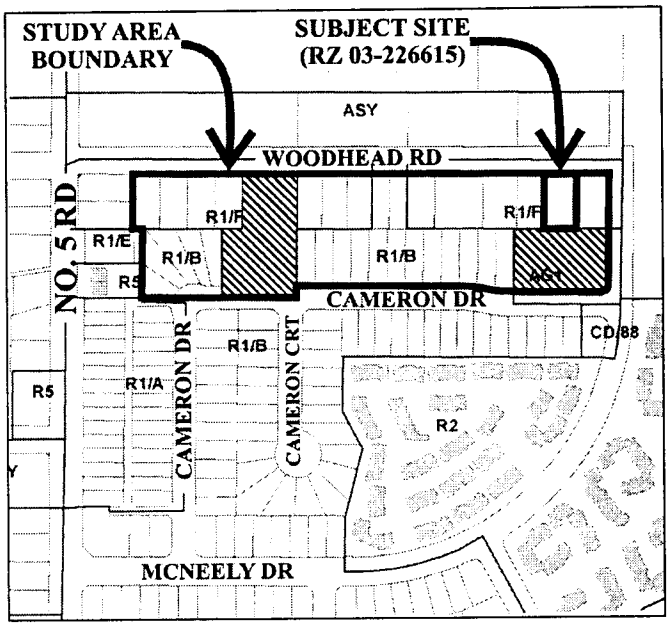
☐ Option 1 ☐ Option 2 ☐ Option 3 ☐ Option 4

Option 1 – R1/E

Permit all lots in the area to subdivide to R1/E (18 m or 59 ft. wide lots).

Properties that may be able to rezone and subdivide under this option.

Two (2) lots could rezone under **Option 1**.

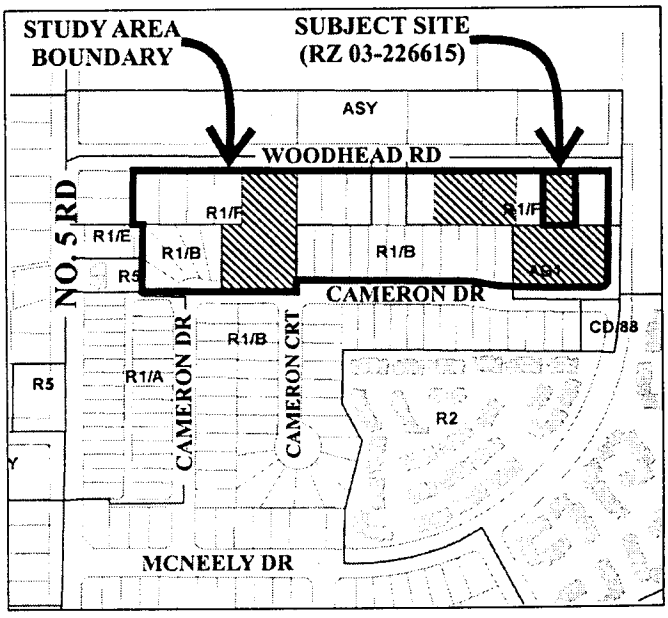


Option 2 – R1/B

Permit all lots in the area to subdivide to R1/B (12 m or 39.37 ft. wide lots).

Properties that may be able to rezone and subdivide under this option.

Five (5) lots could rezone under **Option 2**.

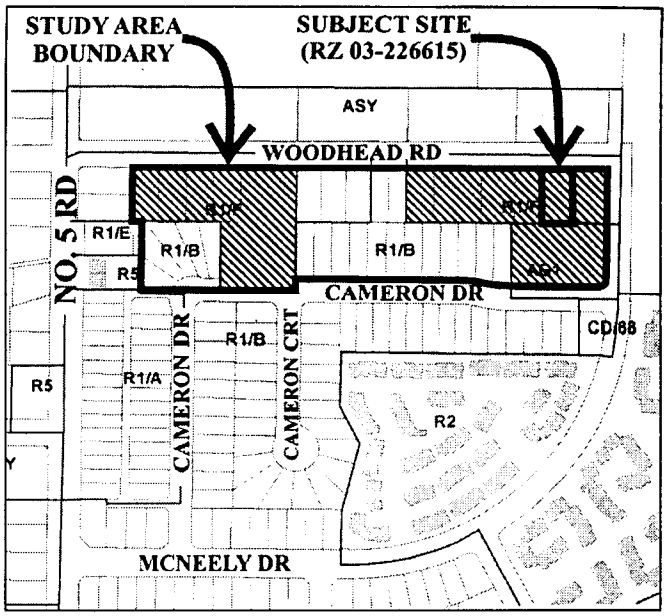


Option 3 – R1/K

Permit all lots in the area to subdivide to R1/K (10 m or 32.81 ft. wide lots).

Properties that may be able to rezone and subdivide under this option.

Twelve (12) lots could rezone under **Option 3**.

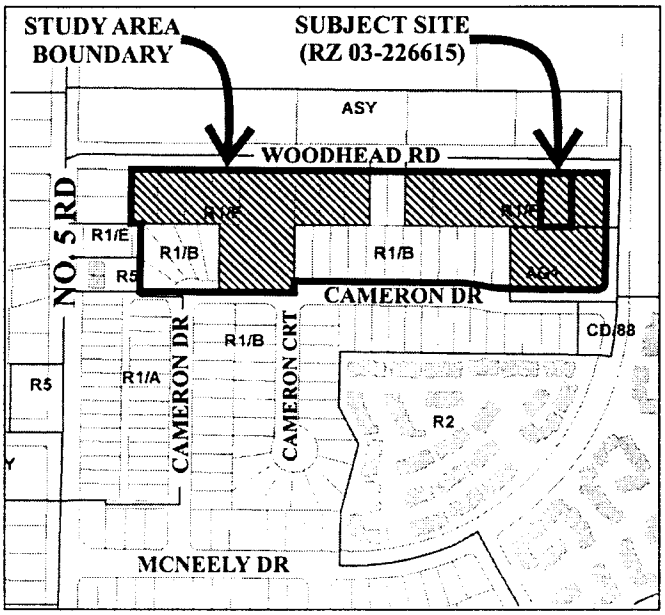


Option 4 – R1/A

Permit all lots in the area to subdivide to R1/A (9 m or 29.53 ft. wide lots).

Properties that may be able to rezone and subdivide under this option.

Fifteen (15) lots could rezone under **Option 4**.



The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

Thank you for taking the time to complete the survey. **Please return the completed survey (using the enclosed postage paid envelope) by September 30, 2003** or fax to Jenny Beran or Kevin Eng at **(604) 276-4052**.

Please contact Jenny Beran, Planner, at **(604) 276-4212** or Kevin Eng, Planning Technician, at **(604) 276-4000 (ext. 3205)** if you have any questions regarding the survey.

For Translation Assistance:

如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話 : 279-7180

ਪੰਜਾਬੀ ਵਿਚੱ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ ਸੋਸਾਇਟੀ ਵਿਖੇ
279-7160 ਤੇ ਫੋਨ ਕਰੋ

City of Richmond

Bylaw 7608

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7608 (RZ 03-226615) 12340 WOODHEAD ROAD

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B).**

   P.I.D. 003-445-925
   Lot 1 Section 31 Block 5 North Range 5 West New Westminster District Plan 19585

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7608".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
MINISTRY OF TRANSPORTATION APPROVAL	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

1080348