



To: Planning Committee
 From: Joe Erceg
 Manager, Development Applications
 Re: **Single-Family Lot Size Policy for an area located between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7**

TO PLANNING - DEC. 4 /01
 Date: November 20, 2001
 File: 8060 - 20 - 7309
 RZ 01 - 185672
 Ref: 4045-00

Application by Westmark Developments Ltd. for a Rezoning at 5640 Walton Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendations

- 1) That the following recommendations be forwarded to Public Hearing:
 - a) That Lot Size Policy 5419 adopted by Council on November 27, 1989 in Section 12-4-7 be rescinded; and
 - b) That the following Single-Family Lot Size Policy be adopted:

That properties within the area bounded by Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception of the southerly portion of 5640 Walton Road (north of Garrison Court) which is permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw No. 5300, and that this policy (shown on Attachment 1 to the report dated November 20, 2001, from the Manager, Development Applications) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.
- 2) That Bylaw No. 7309, for the rezoning of the southerly portion of 5640 Walton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

M. Bullee

for
Joe Erceg
Manager, Development Applications

JE:jmb
Att. (4)

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
[Signature]

Staff Report**Origin**

Westmark Developments Ltd. has applied to rezone the southerly portion of 5640 Walton Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating three single-family lots. The application was amended from an earlier application which sought a rezoning for four single family lots under the R1/K zone.

Reference: Minimum Lot Widths and Areas

Subdivision Area	Minimum Lot Width	Minimum Lot Area
A	9m (29.527 ft.)	270m ² (2,906 ft ²)
K	10m (32.808 ft.)	315m ² (3,390 ft ²)
B	12m (39.370 ft.)	360m ² (3,875 ft ²)
E	18m (59.055 ft.)	550m ² (5,920 ft ²)

A portion of the application is contrary to the existing Lot Size Policy in effect since 1989 (Policy # 5419) (**Attachment 3**) which permits subdivision as per R1/B.

In September, Council directed staff to consider the subject application in conjunction with a Single-Family Lot Size Study for a larger area. The study area includes the area between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 as shown on Attachment 1.

The rezoning report for the subject application is appended to this policy report.

Findings of Fact**Study Area Boundary**

The study area boundary includes the general neighbourhood surrounding those lots with development potential. The properties along No. 2 Road and Westminster Highway are not included as the Arterial Road Redevelopment Policy and the Lane Policy provide policy direction. There are two distinct smaller neighbourhoods within the study area which are defined by their separate vehicular access: those lots along Walton and Dover and those lots along Garrison and the southern portion of Lynas Lane.

Public Information Meeting

A Public Information Meeting was held at Thompson Community Centre on October 16th, 2001 at which approximately 40 people attended. Staff from the City reviewed the Lot Size Policy process and the previous Lot Size Study in the neighbourhood. A representative of the applicant reviewed the proposal. Staff from the BC Assessment Authority were in attendance to respond to questions about property values.

Survey Results

There are a number of lots in the neighbourhood that would have redevelopment potential under R1/K or R1/A zoning. Therefore the survey was designed to present redevelopment options to the neighbourhood. A copy of the survey is attached (**Attachment 4**).

A total of 52 surveys were received from the 220 households of the study area (24% response rate). The following chart summarizes the responses.

OPTIONS	# Responses	% Responses
Option 1 – Status Quo (R1/B)	41	79%
Option 2 – Road Only (R1/K on 5640 Walton Road only)	6	11.5%
Option 3 – Some Change (R1/K)	5	9.5%
Option 4 – Most Change (R1/A)	0	0%
Total	52	100%

The survey results indicate that a large proportion of survey respondents prefer to keep things the way they are now rather than permitting some smaller lots in the neighbourhood or four smaller lots on the site of the rezoning application. Due to the privacy rights of the survey respondents it is not possible to provide a map of the survey responses however, the results are geographically spread throughout the entire study area.

Staff Comments

From a transportation planning perspective, the design of the Garrison Court subdivision fully recognized the intent to finish the road with the development of 5640 Walton Road. Therefore, staff supports any option that would facilitate the completion of the road.

Analysis

The Urban Development Division recognizes the desire of the neighbourhood to maintain the existing lot sizes and is presenting the following two options for Council consideration.

Option 1: Retain the status quo.

With the status quo option, subdivision would only be permitted in the study area as per the existing R1/B policy. Forty-one of the 52 respondents (79%) preferred this option. Under this option, seven of the 220 lots in this study area (3%) would be large enough to subdivide without consolidation. The subject property could be subdivided into two lots under this option and the City would require the road as part of the subdivision.

The applicant has indicated that he would not pursue this option due to the costs involved in completing the road which staff estimate at \$30,000. Therefore, it is unlikely that Garrison Court would be completed any time in the near future (and in the worst case, a new house could be built where the road is to be located).

Option 2: Recommended Option - Permit subdivision as per Single-Family Housing District, Subdivision Area B (R1/B) for all of the study area except the southern portion of the subject lot where Single-Family Housing District, Subdivision Area K (R1/K) would be permitted

Under Option 2, subdivision would be permitted as per Single-Family Housing District, Subdivision Area B (R1/B) for the majority of the study area except on the southern portion of the subject lot where Single-Family Housing District, Subdivision Area K (R1/K) would be permitted (Attachment 1). Under this option the subject property would be subdivided into three lots.

This is a compromise option that was developed after the wishes of the neighbourhood became apparent. The applicant amended his earlier application in order to bring the proposal more in line with the neighbourhoods wishes. The applicant has also offered to register design covenants on title to reassure the neighbourhood that the homes would be of good quality.

Under this option the resulting lot widths after subdivision remain consistent with others on Walton and Garrison. The average lot width on Garrison is approximately 13 m (42.6 ft.) while the two new lots would be approximately 10 m (32.8 ft.) in width. The key advantage of this option is that Garrison Court would finally be completed, as has always been the intent of the City.

Financial Impact

None.

Conclusions

1. The Urban Development Division has completed a study to determine future single-family lot sizes in Section 12-4-7.
2. Staff are recommending that a policy be adopted that would retain the existing R1/B policy for the majority of the study area except for a small area which would have an R1/K designation that would permit subdivision to two lots and the completion of Garrison Court.
3. The attached report deals with the rezoning application in the study area.



Jenny Beran, MCIP
Planner, Urban Development

JMB:sk

Staff Report**Origin**

Westmark Developments Ltd. has applied to rezone the southerly portion of subject property located at 5640 Walton Road in the study area from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating three single-family lots.

Reference: Minimum Lot Widths and Areas

Subdivision Area	Minimum Lot Width	Minimum Lot Area
A	9m (29.527 ft.)	270m ² (2,906 ft ²)
K	10m (32.808 ft.)	315m ² (3,390 ft ²)
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E	18m (59.055 ft.)	550m ² (5,920 ft ²)

Findings of Fact

ITEM	EXISTING	PROPOSED
Owner & Applicant	Westmark Developments Ltd.	No change
Site Size	one lot – 2115 m ² (22,766 ft ²)	three lots, road, no-build lot
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	R1/B & R1/K
Zoning	R1/E	R1/B & R1/K

The subject lot straddles two different neighbourhoods: the northern portion of the lot fronts Walton Road and the southern portion of the lot is part of the Garrison Court subdivision. In general, the area is a mix of older and newer homes on small and medium size lots.

Staff CommentsTransportation

From a transportation planning perspective, the design of the Garrison Court subdivision fully recognized the intent to finish the road with the development of 5640 Walton Road. Therefore, staff supports any option that would facilitate the completion of the road.

Engineering

Prior to final reading of rezoning the developer must:

1. Dedicate the 17 m completion of Garrison Court, tying both sides together.
2. Place a "No-Build" covenant on the small lot remaining on the south side of the new road dedication; and
3. Enter into the City's standard Servicing Agreement for design and construction of this missing piece of Garrison Court. All works are at the developer's sole cost. It would be expected that the two proposed new lots north of Garrison Court and two future lots (after consolidation) south of Garrison Court would be "pre-serviced" at this time.

Analysis

Staff supports the subject application because it is consistent with the recommended 702 policy for the larger area which is discussed in the attached report.

Financial Impact

None.

Conclusions

1. The proposal is to rezone one large lot to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating three single-family lots.
2. The Urban Development Division supports the subject application because it is consistent with the 702 policy for the area recommended in the attached policy report.



Jenny Beran, MCIP
Planner, Urban Development

JMB:sk

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

1. Dedicate the 17 m completion of Garrison Court, tying both sides together.
2. Place a "No-Build" covenant on the small lot remaining on the south side of the new road dedication; and
3. Enter into the City's standard Servicing Agreement for design and construction of this missing piece of Garrison Road. All works are at the developer's sole cost. It would be expected that the two proposed new lots north of Garrison Court and two future lots (after consolidation) south of Garrison Court would be "pre-serviced" at this time.



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 12-4-7

POLICY 5419:

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by **No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane** as shown on the attached map:

That properties within the area bounded by Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception of the southerly portion of 5640 Walton Road (north of Garrison Court) which is permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw No. 5300, and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 27, 1989

POLICY 5419

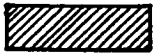
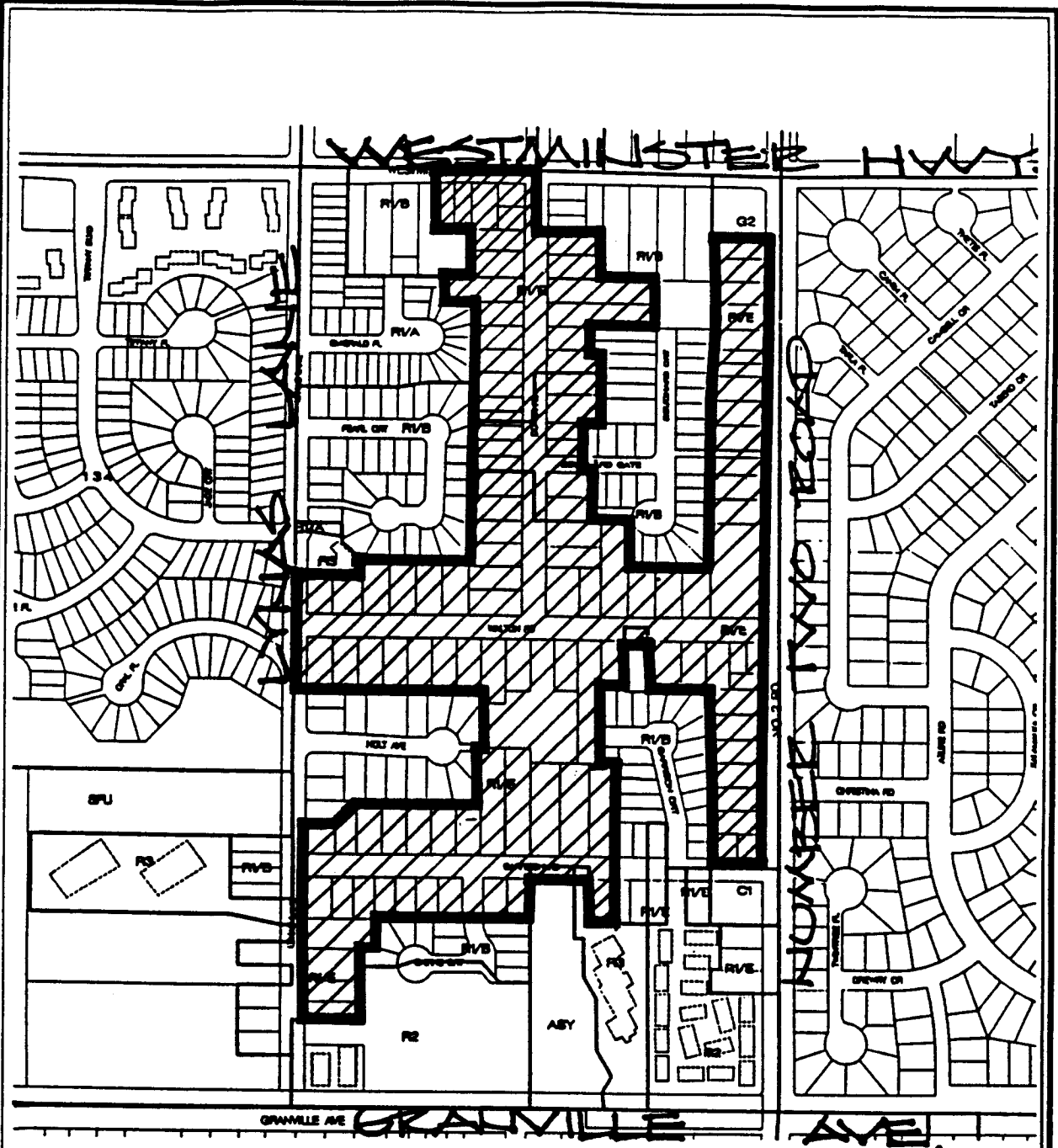
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 12-4-7

POLICY 5419:

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, provided any new lots with frontage on No. 2 Road or Westminster Highway be accessed via a lane or internal road; if a lane or internal road access is not feasible for arterial road lots, then these lots will be restricted to Single-Family Housing District (R1/E), 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.



SUBDIVISION PERMITTED AS PER
 R/VB PROVIDED LOTS ON NO. 2 RD.
 & WESTMINSTER HWY. HAVE ACCESS TO
 A LAANE OR INTERNAL ROAD



POLICY SECTION 5419
12,4-7 108

DATE
 02/17/89



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

Lot Size Study Survey
 Policy Planning Department

Contact (604) 276-4212 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.

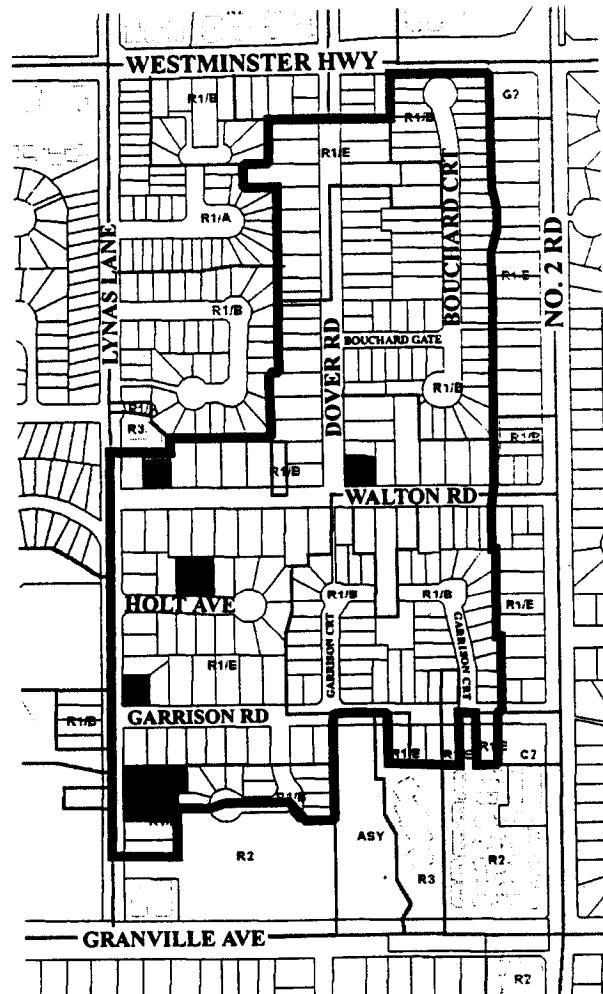
Option 1 Option 2 Option 3 Option 4

OPTION 1 - Status Quo

All lots in the area are currently permitted to rezone to **R1/B**.
 (12 m or 39.4 ft. wide lots).

Properties that may be able to rezone under this option.

2.0% of lots could rezone under Option 1.

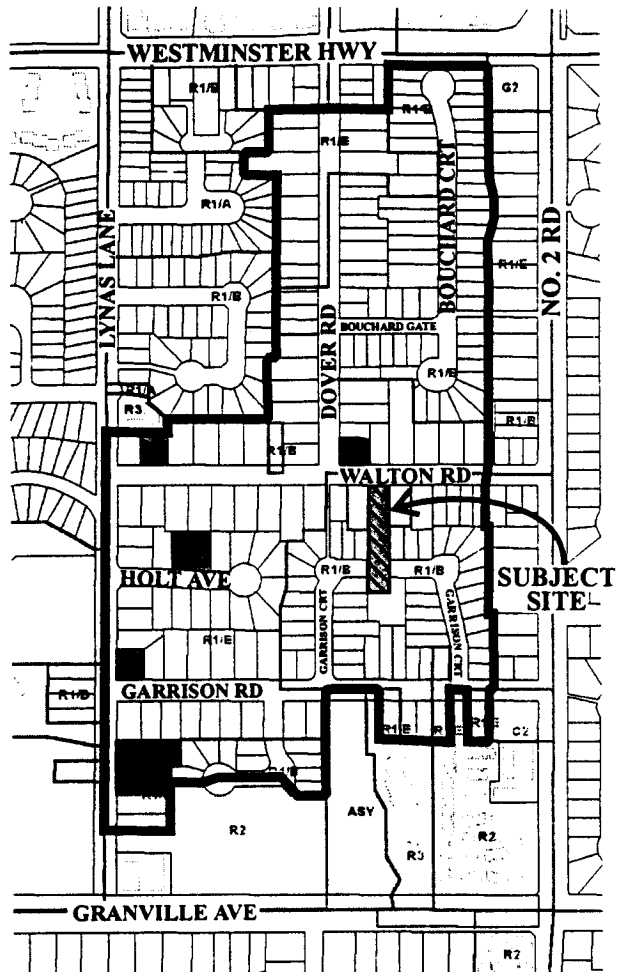


OPTION 2 - Road Only

Permit only the lot that is the subject of the application to subdivide to R1/K in order to permit the road to go through. (10 m or 32.8 ft. wide lots).

■ Properties that may be able to rezone under this option.

2.0% of lots could rezone under Option 2.

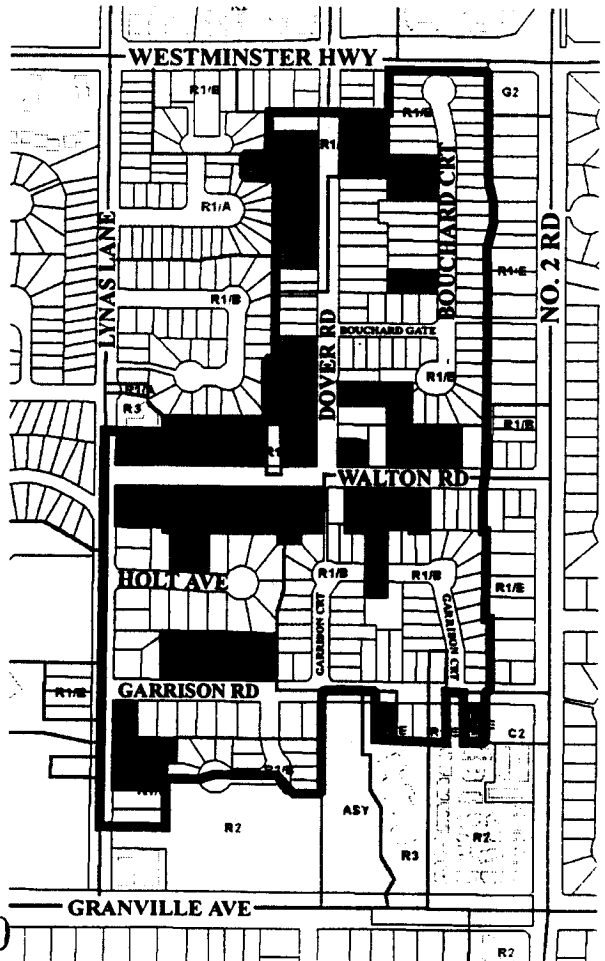


OPTION 3 - Some Change

Permit all lots in the area to subdivide to R1/K. (10 m or 32.8 ft. wide lots).

■ Properties that may be able to subdivide under this option.

18% of lots could rezone under Option 3.

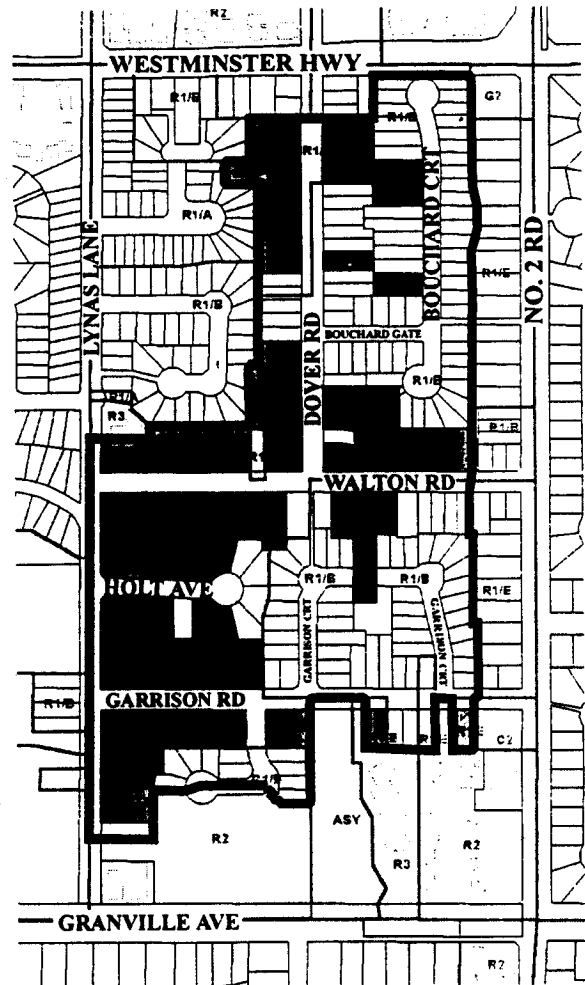


OPTION 4 - Most Change

Permit all lots in the area to subdivide to R1/A
(9 m or 29.5 ft. wide lots).

- Properties that may be able to subdivide under this option.

28% of 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 October 31, 2001 or fax to Jenny Beran at (604) 276-4052.

Please contact Jenny Beran, Planner, at (604) 276-4212 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 ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ ਸੋਸਾਇਟੀ ਵਿਖੇ
279-7160 ਤੇ ਫੋਨ ਕਰੋ

TO Planning Cttee

Dec 4/01

Item 3.

November 22, 2001

Original Mailed

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1
Attention: Jenny Beran, Planner, Urban Development

TOTAL 3 PAGES

Faxed to Urban Development Division, Fax # (604) 276-4177

TO PLANNING - Dec. 4/01

Re (RZ 01 - 185672)

Gentlemen:

FILE No: 8060-20-7309

File: RZ 01-185672, Section 12-4-7

In response to your letter dated October 26, 2001, informing us of the results of the Single-Family Lot Size Study in section 12-4-7, we as property owners and/or residents are opposing "Option 2 - reconfirm the existing R1/B Lot Size Policy (39.37 ft wide lots) for the whole neighbourhood except on the southern portion of the subject lot where R1/K (32.8 ft wide lots) would be permitted. Under this option, the subject lot would be able to subdivide into three lots. This option is presented as a compromise in order to complete the road."

Currently, all our existing properties on Garrison Court is zoned R1/B (39.37 wide lots) - there are about 40 properties being affected. If sub-division of the southern portion into R1K (2 smaller lots with 32.8 ft. wide frontage) is permitted and such properties sold, it would definitely affect the market value of our properties on Garrison Court. Why is the city "compromising" for the benefit of this developer at the expense of all existing property owners?

Why is the city discriminating the southern portion of the subject lot by allowing subdivision into 2 smaller lots (of 32.8 ft wide) facing Garrison Court, and not for the north side facing Walton Road? We are certain that if subdivision into two 32.8 ft. wide lots facing Walton Road is permitted, all the existing property owners on Walton Road will be protesting, just like us.

Option 1 of reconfirming R1/B (39.37 ft. wide lots), which allows subject lot to sub-divide into 2 lots is acceptable to us, because it is in line with existing Lot Size Policy. In addition, some of us do not want the road to be completed.

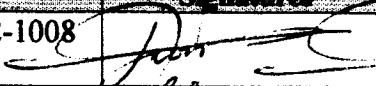
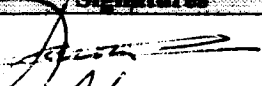
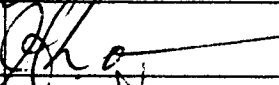
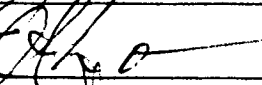

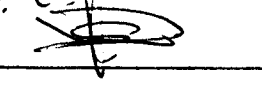

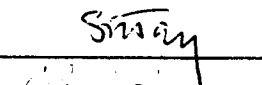
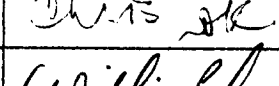
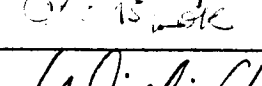
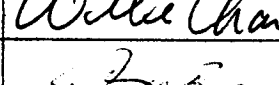
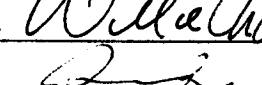
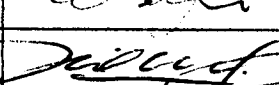
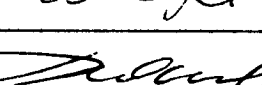
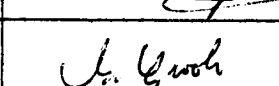
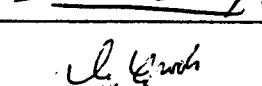
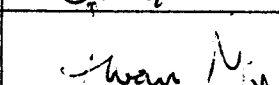
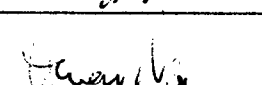
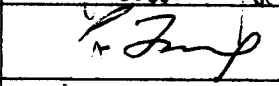
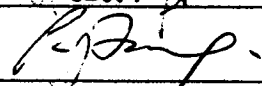

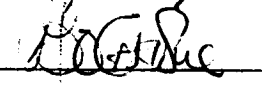

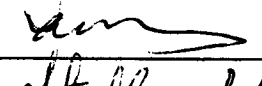
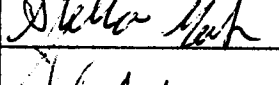
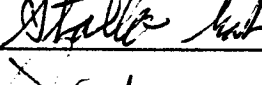
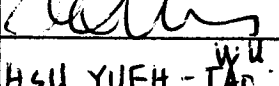

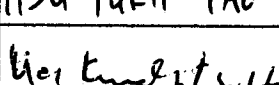
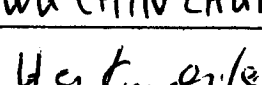
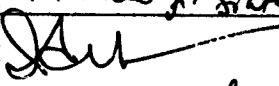
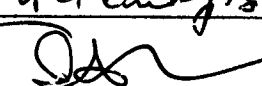
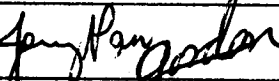




Please respond to all of us.

Sincerely,

Signed by property owners on Garrison Court (see pages attached).

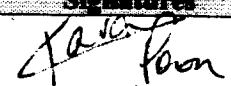
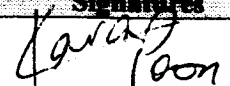
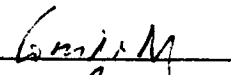
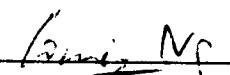
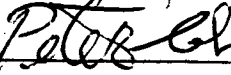

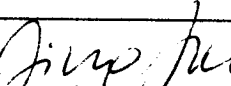


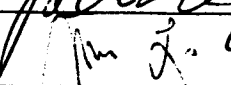

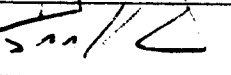
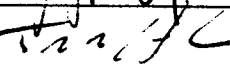
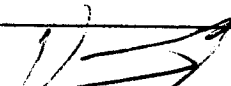

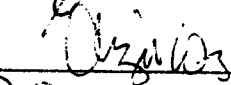
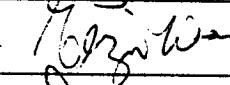
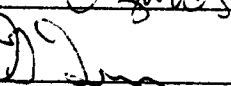
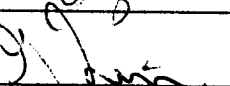
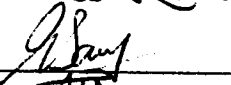

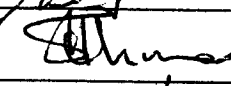
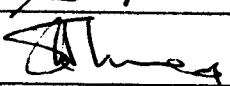
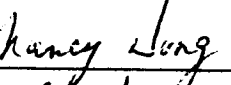
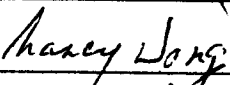
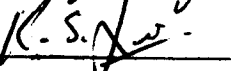
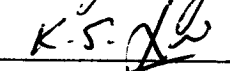
File: RZ 01-185672, Section 12-4-7

List of Property Owners opposing "Option 2" subdivision into 3 lots (resulting in two smaller 32.8 ft. wide lots facing Garrison Court.) In addition, those opposing Garrison Court road completion.

Address	Name	Phone	Oppose "Option 2" (No to 3 lots) Signatures	Oppose Road Completion Signatures
5631 Garrison Road	Aaron Fan	(604) 232-1008		
6111 Garrison Court	Min Sing Lam	(604) 271-6138		
6115 Garrison Court	Cindy & Danny Tong	(604) 271-0321		
6120 Garrison Court	Sandra Tay	(604) 241-2587		
6128 Garrison Court	Richard W.S. Lok	(604) 274-7643		
6131 Garrison Court	Wei-Chuang Chen FOR	(604) 277-8695		
6135 Garrison Court	Amy Chow	(604) 277-5697		
6151 Garrison Court	Albert Wong	(604) 241-4813		
6155 Garrison Court	Che Keung Kwok	(604) 271-7689		
6160 Garrison Court	Thomas Ng	(604) 214-9610		
6171 Garrison Court	Pauline & Philip Fung	(604) 272-0234		
6175 Garrison Court	Chi Shing Tso	(604) 275-8982		
6180 Garrison Court	Amelia Lee LAWRENCE - EE	(604) 241-0399		
6188 Garrison Court	Mrs. Mak	(604) 241-3853		
6191 Garrison Court	Thomas Lee	(604) 275-3988		
6195 Garrison Court	Wu Hsu Yueh Tao	(604) 241-0138		
6200 Garrison Court	Gian Sihota	(604) 271-5305		
6211 Garrison Court TENANTS	Joan & Irving Auerbach	(604) 277-7909		
6215 Garrison Court	Jenny Pan & Gordon Chan	(604) 657-8790		

File: RZ 01-185672, Section 12-4-7

List of Property Owners opposing "Option 2" subdivision into 3 lots (resulting in two smaller 32.8 ft. wide lots facing Garrison Court.) In addition, those opposing Garrison Court road completion.

Address	Name	Phone	Oppose "Option 2" (No to 3 lots) Signatures	Oppose Road Completion Signatures
6280 Garrison Court	Kam M Poon	(604)		
6251 Garrison Court	WAYNE KIVI	(604) 448-9582	WBKivi	WBKivi
6271 Garrison Court	NG WAI WAN	(604) 271-6800		
6291 Garrison Court	Peter L Choi	(604)		
6211 Garrison Court	Hardial Enter prises Ltd	(604)		
6266 Garrison Court	Paul A Pinkhasik Zina	(604) 278-9525		
6311 Garrison Court	Cheong F Li Chastny Yuzi	(604) 277-9427	S. Cheong	Y. Chastny
6331 Garrison Court	Ping K Wong	(604)		
6351 Garrison Court	Kin Y Lo	(604)		
6371 Garrison Court TENNA T	Chien-Pai Yu	(604)		
6391 Garrison Court N/A	Amir P Sumar (2/3 Int)	(604)		
6480 Garrison Court	Chi H Yim	(604)		
6460 Garrison Court	Chi-Wai Chan	(604)		
6440 Garrison Court	Brian Graham	(604) 275-4448	Brian Graham	Brian Graham
6420 Garrison Court	Hans W Wong	(604)		
6411 Garrison Court	Carol Quinn	(604)		
6431 Garrison Court	Giovanda Samy	(604)		
6451 Garrison Court	Salimkhan J Ahmed	(604)		
6471 Garrison Court	Kwok S Wong	(604)		
6491 Garrison Court	Kwan S Lui	(604)		



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7309 (RZ 01-185672)
5640 WALTON 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) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K).**

That area shown on "Schedule A attached to and forming part of Bylaw 7309"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7309"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>WB</i>
APPROVED for legality by solicitor <i>P/O</i>

MAYOR

CITY CLERK

