



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: **Single-Family Lot Size Policy for the area generally bounded by Blundell Road, Railway Avenue, Francis Road and No.2 Road in Section 24-4-7**

Application by Heather Sansom for Rezoning at 8571 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

TO PLANNING- DECEMBER 5/00
DATE: November 20, 2000

FILE: RZ 00-175145

STAFF RECOMMENDATION

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

That Single Family Lot Size Policy No. 5453, adopted by Council in November 1993 be amended to exclude those properties fronting the west side of No.2 Road between Blundell Road and Francis Road; and

2. That Bylaw No. 7195, for the rezoning of 8571 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORTORIGIN

Heather Sansom has applied to rezone 8571 No. 2 Road (**Attachment 1**) in order to subdivide it into two Single Family Housing District, Subdivision Area B (R1/B) lots as shown on **Attachment 2**. The intention is to preserve the older, 232 m² (2500 ft²) character house on the north side of the property and sell the new lot on the south side of the property in order to build a house approximately 297 m² (3200 ft²).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	Heather Sansom	To be determined
Site Size	One lot - 1309 m ² (14,090 ft ²)	After lane dedication – Two lots 553m ² (5957 ft ²) & 581m ² (6259 ft ²)
Land Uses	Single Family	No change
Lot Size Policy	R1/E	Remove lots fronting No.2 Road from Policy Area
OCP Designation	Neighbourhood Residential	No change
Zoning	R1/E	R1/B

Development surrounding the subject site is primarily older single family homes. The property directly to the south was recently rezoned to R8 for a new two-family dwelling. Properties to the north are also subject to an rezoning application for smaller lots.

RELATED POLICIES & STUDIES

Council recently approved an amendment to Section 702 of the Zoning and Development Bylaw 5300 that exempts properties along major roads from the Lot Size Policy process. As there is an existing Lot Size Policy in this neighbourhood (**Attachment 3**), letters were sent to all properties in the existing policy area to inform them of the application and of the intent to remove the lots facing No.2 Road from the policy area (see **Attachment 4**).

The Lane Policy requires that the applicant dedicate land and pay for the construction of a lane.

STAFF COMMENTS

Staff note that the setbacks of the new and old house will differ. The streetscape would look more consistent if the new house were to setback in line with the older house. However, the new house would suffer from lack of a back yard. Additionally, the City does not generally regulate setbacks, other than what is permitted in the zone, for single family development.

The following is required prior to 4th reading of the rezoning:

1. Dedication of a 6m lane along entire west property line of the site;
2. Covenant to permit a temporary single shared access driveway to No. 2 until such time as the lane becomes operational, at which time the property owners will be required to pay for the removal of the curb-cut and driveway and provide landscaping; and
3. A 3m wide utility right-of-way running from the future lane to No. 2 Road.

Prior to subdivision the following would be required:

1. A Cross-Access Agreement and Right-of Way for the area of the shared driveway;
2. A servicing agreement for the construction of a lane complete with street light conduit, curb on the west side and storm drainage; and
3. A covenant to ensure that the only means of vehicular access to the new properties is via the newly constructed, dedicated, lane.

ANALYSIS

Rezoning Application

This application is one of a number of applications for smaller lots being considered by Council along No. 2 Road. The applications are supported by OCP policies which promote increased densities along major roads. However, it is important to also consider if any of the subject sites are situated close to a major neighbourhood centre where there is an opportunity to provide other housing choices that may not be available in the rest of the neighbourhood. Focusing slightly higher density housing around major neighbourhood amenities strengthens neighbourhoods by providing:

- an identifiable centre;
- a more pedestrian friendly environment;
- support for shops and services as well as transit use; and
- smaller scale, and relatively inexpensive housing choices for Richmond residents at all ages and stages of their lives.

In the case of the subject application, as well as with the other applications for small lots currently along No. 2 Road, the sites are located far enough from the Blundell Shopping Centre as to not consider them a lost opportunity in terms of meeting the objectives listed above. Therefore, smaller lot redevelopment would be appropriate and consistent with the OCP.

With the subject application, the approved two-family dwelling application to the south, and the application to the north, the character of this area will start to change. These changes will support the construction of a lane to remove individual driveway accesses to No. 2 Road.

Staff have no issues with the proposal. The applicant is preserving an older character house and is able to preserve many of the trees on the property.

Lot Size Policy Change

As part of the application, staff recommend that Lot Size Policy 5453 be amended to remove the properties fronting No. 2 Road from the Lot Size Policy area (**Attachment 5**). By amending the policy, redevelopment to smaller lots can be considered in conjunction with other forms of development such as duplexes, that are already supported by the OCP.

To this end, letters were sent to all property owners and residents in the Policy Area. The response from the public to date, indicates that they are unconcerned about this proposed change. Staff did respond to some phone inquiries and no written correspondence has been received to date.

FINANCIAL IMPACT

None.

CONCLUSION

1. An application has been made to rezone 8571 No. 2 Road so that it can be subdivided into two R1/B size lots.
2. Staff support the application as it is consistent with the OCP and the applicant is able to preserve an older character style house as well as the associated older trees.
3. Staff also propose that Lot Size Policy 5453 be amended as shown in Attachment 5 to remove the lots facing No.2 Road from the policy area.



Jenny Beran, MCIP
Planner

JMB:cas

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

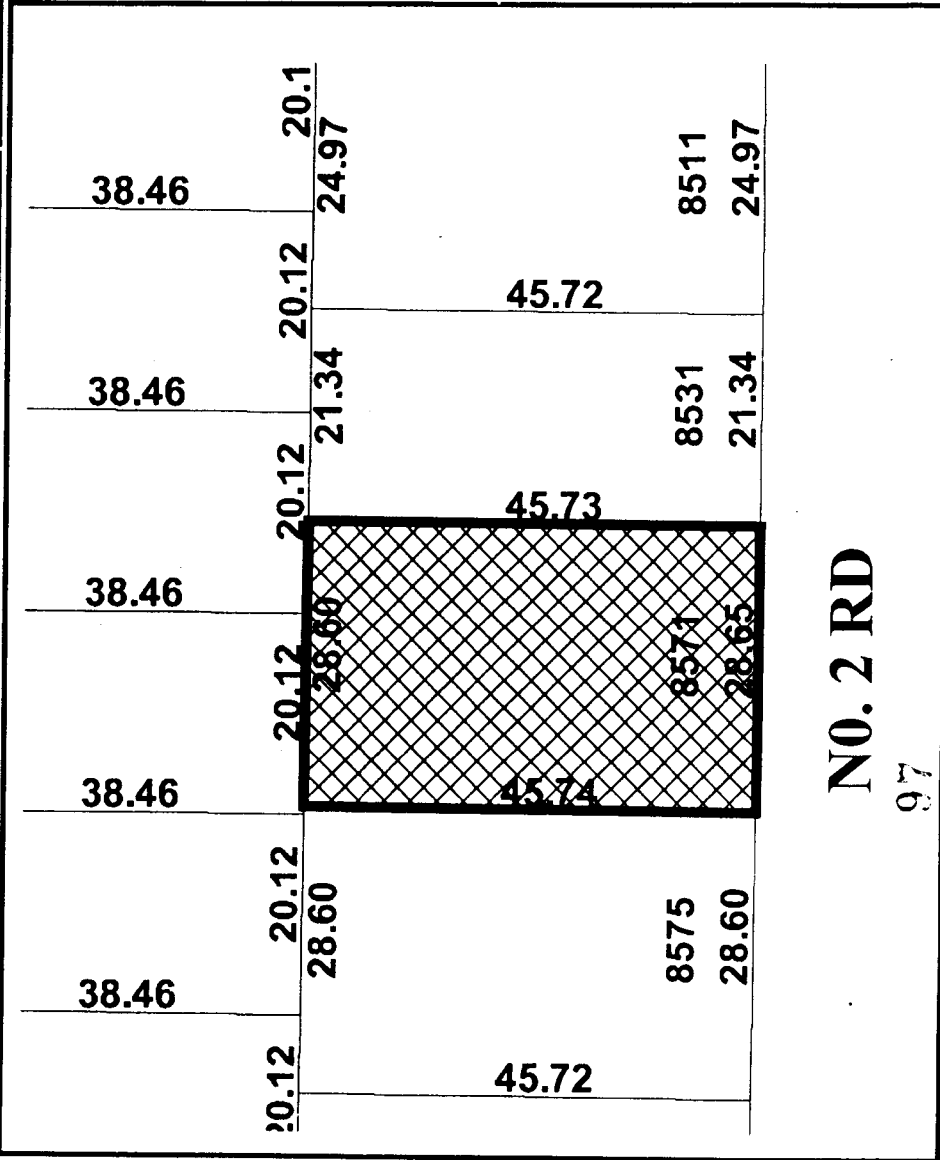
Legal requirement, specifically, a covenant to permit one temporary single shared access driveway to No. 2 Road until such time as the lane becomes operational, at which time the property owners will be required to pay for the removal of the curb-cut and driveway and provide landscaping.

Development requirements, specifically:

- Dedication of a 6m lane along entire west property line of the site; and
- A 3m wide utility right-of-way running from the future lane to No.2 Road.



City of Richmond



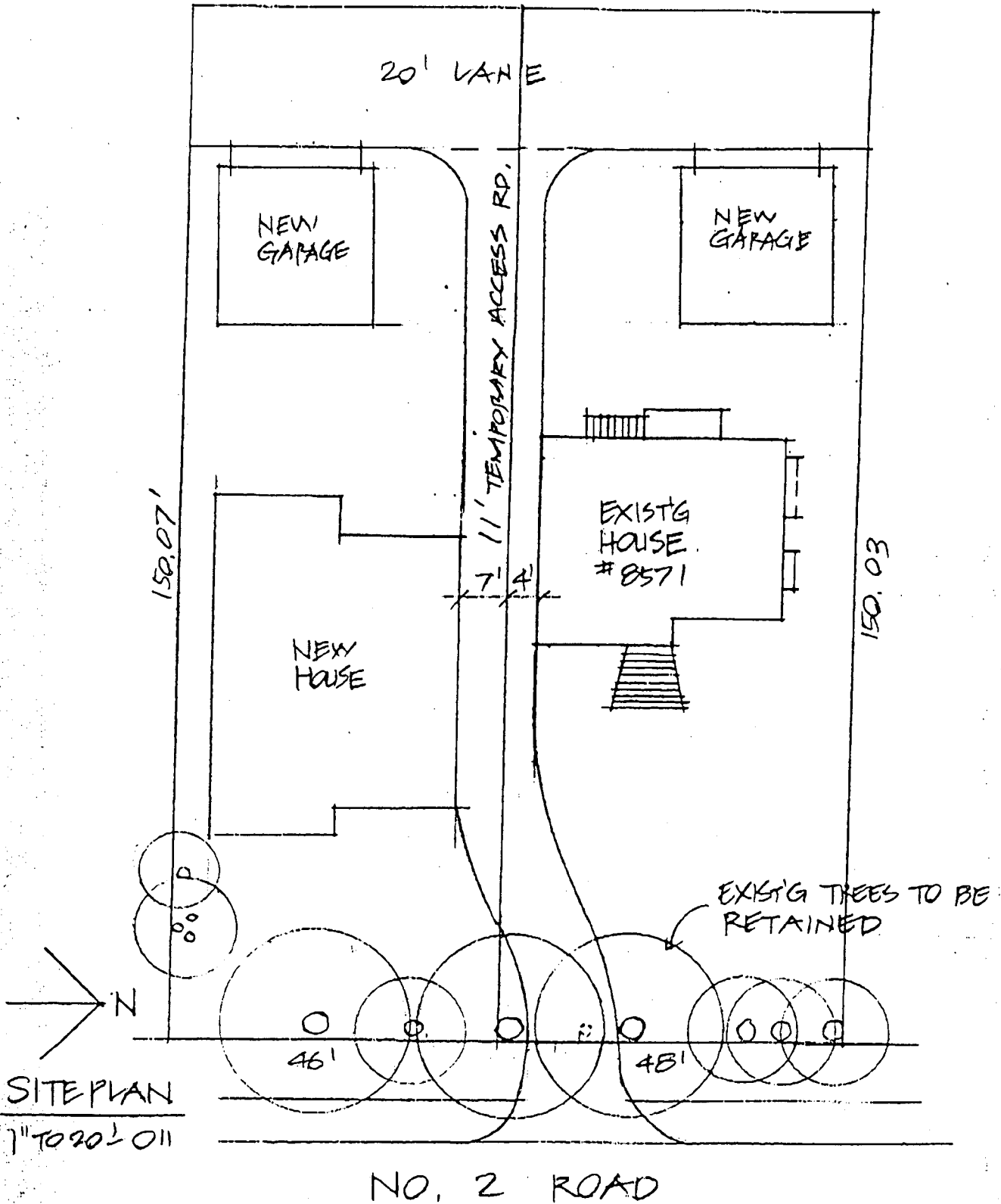
RZ 00-175145

Original Date: 06/20/00

Revision Date:

Note: Dimensions are in METRES

Attachment 2



SITE PLAN
1" TO 20' 0" = 1"

NOV. 17/00

8571 NO. 2 ROAD
RICHMOND

tomizo yamamoto architects inc.
#101-277 mountain hwy., north vancouver,
b.c. V7J 3P2 tel. 983-3350 fax 983-3312



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: Nov. 15/93 Expires: Nov. 15/98

POLICY 5453

File Ref: ●

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area bounded by Francis Rd., No. 2 Rd., Blundell Rd., and Railway Ave.:

That properties located within the area bounded by Francis Road, No. 2 Road, Blundell Road and Railway Avenue in Section 24-4-7, as shown on the accompanying map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exception:

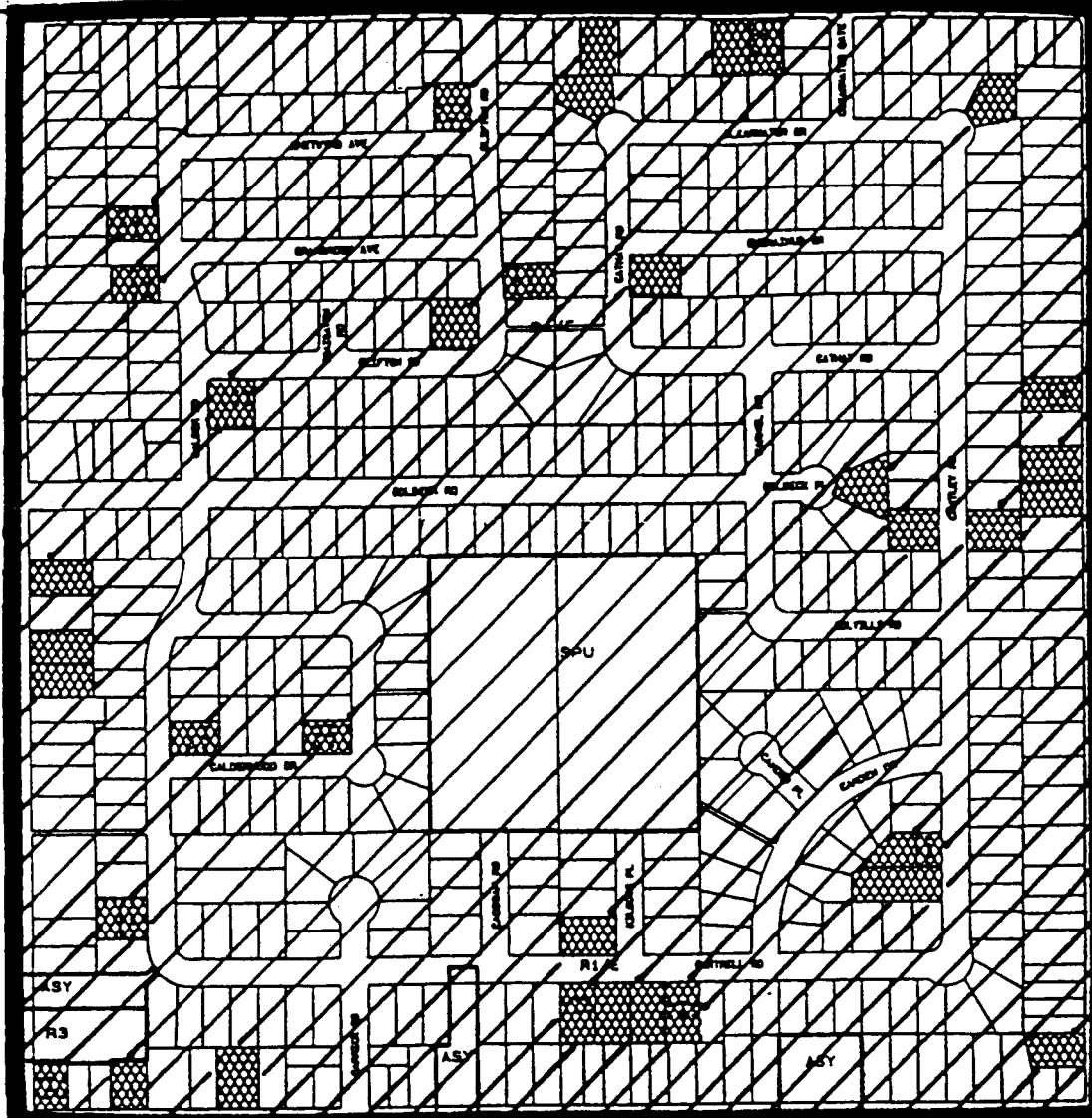
- (i) That lots with existing duplexes be permitted to subdivide as per "Single-Family Housing District, Subdivision Area B (R1/B)", provided that the new lots created along Railway Avenue, Blundell Road and No. 2 Road have lane access; and
- (ii) That lots with existing duplexes located along Francis Road without lane access be permitted to subdivide as per "Single-Family Housing District, Subdivision Area C (R1/C)".

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 changed by the amending procedures contained in the Zoning and Development Bylaw.

BLUNDELL RD

RAILWAY AVE

NO. 2 RD



FRANCIS RD



SUBDIVISION PERMITTED AS PER R1/E



SUBDIVISION OF DUPLEXES PERMITTED AS PER R1/B EXCEPT:

- 1) No. 2 Rd., Railway Ave. and Blundell Rd.: R1/E unless lane access is provided. Then R1/B.
- 2) Francis Rd. R1/C unless lane access is provided. Then R1/B.



**POLICY
SECTION**

**5453
24,4-7**

**DATE
11/15/93**



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

September 19, 2000
 File: 00-175145

Urban Development Division
 Fax: (604) 276-4177

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5453

An application to rezone 8571 No. 2 Road, which is 94 feet wide, to permit the subdivision into two residential single family lots has been received by the City of Richmond (Attachment 1). The proposed rezoning application would result in two R1/B size lots (minimum average width of 40 feet). The application is contrary to the existing Single Family Lot Size Policy 5453 (Attachment 2) that was adopted by Council in 1993, which permits R1/E size lots (minimum average width of 60 feet).

New Approach

Recently, Council approved a new approach to better manage residential development along arterial roads. Now, Council will consider the subdivision of single-family residential lots along major roads independently of the Single Family Lot Size Policy and process. The reason is to eliminate an inconsistency. Specifically, it does not make sense to use the Single Family Lot Size Policy process to restrict single family lot sizes along arterial roads on one hand, when on the other hand, the Official Community Plan encourages more intensive residential development (e.g., duplexes & townhouses) along arterial roads.

For areas with existing Single Family Lot Size Policies, this new approach means that, where the Policy has been in place for over five years, all single family residential rezoning applications are exempt from the Lot Size Policy and will be evaluated on their own merits. At the time of rezoning, Council will also determine whether or not to exempt the properties along the blockface from the existing Lot Size Policy.

Specifics

This letter is to inform you that:

1. the rezoning application at 8571 No 2 Road is exempt from the existing Lot Size Policy 5453 and will be reviewed on its own merits; and
2. it is proposed that all of the lots along this arterial blockface be exempt from the existing Lot Size Policy No 5453 (Attachment 3) in order that various sizes of single family lots can be considered in addition to other forms of residential redevelopment (e.g., duplexes, townhouses).

You should note that these two proposals do not imply that staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5453 and the proposed rezoning of 8571 No. 2 Road will be considered concurrently by Planning Committee and Council in the near future.

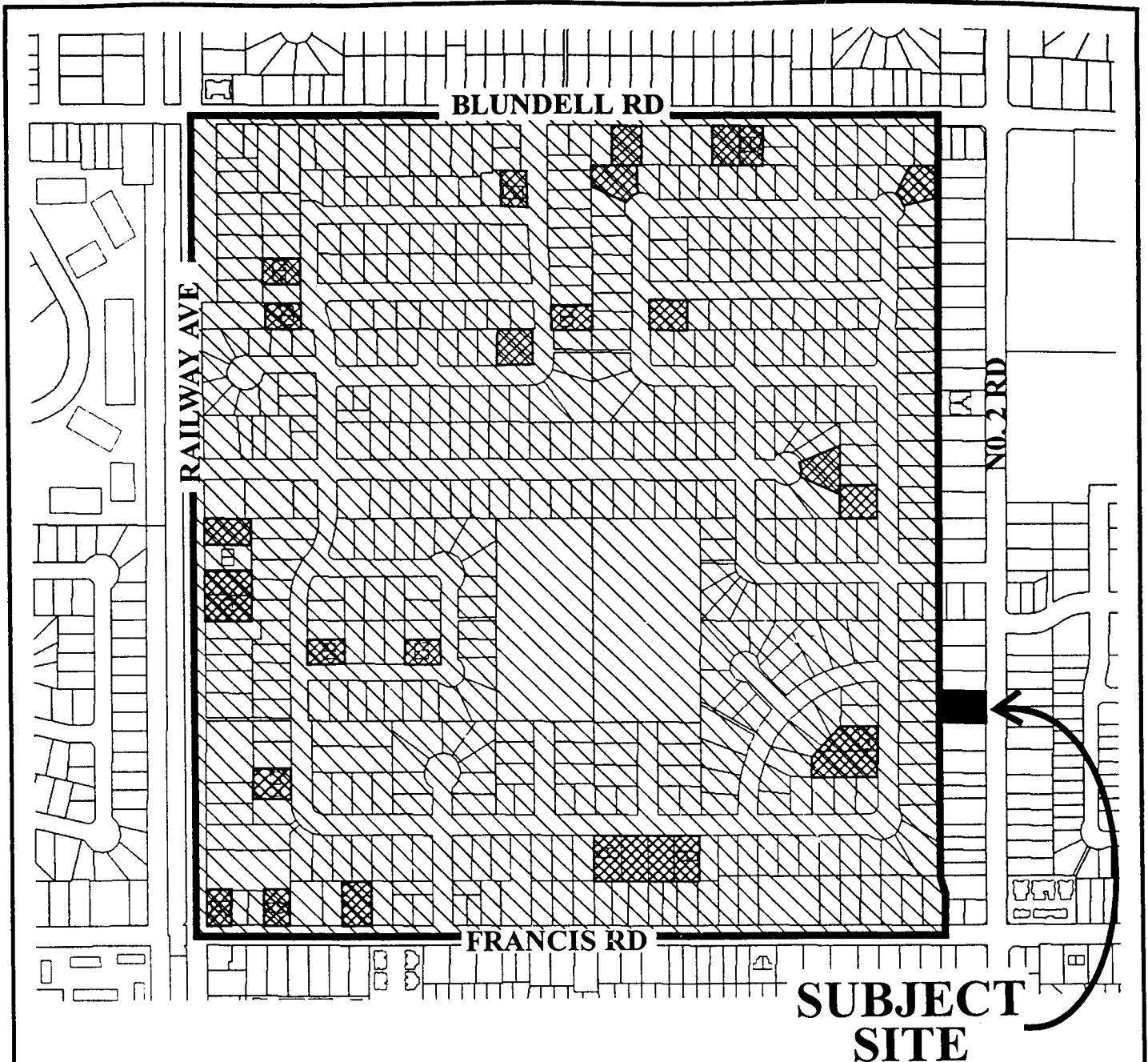
If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at 276-4212.


Yours truly,

A handwritten signature in cursive script, appearing to read "J Beran".

Jenny Beran, MCIP
Planner

JMB:cas



 Subdivision Permitted as Per R1/E

 Subdivision of Duplexes Permitted as Per R1/B Except:

- 1) No. 2 Road, Railway Avenue and Blundell Road: R1/E unless lane access is provided. Then R1/B.
- 2) Francis Road R1/C unless lane access is provided. Then R1/B.



Proposed Revised Policy 5453
Section 24, 4-7

Original Date: 08/29/00

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7195
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7195 (RZ 00-175145)
8571 NO. 2 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. 003-437-027
Lot 107 Section 24 Block 4 North Range 7 West New Westminster District Plan 42984
2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7195"**.

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. HB
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK