



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

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

FROM: Joe Erceg
Manager, Development Applications

FILE: RZ 00-178555

RE: **Single-Family Lot Size Policy for the area generally bounded by Comstock Road, No. 2 Road, Blundell Road and Gilbert Road in Section 18-4-6**

Application by Charan Sethi for Rezoning at 7340 and 7320 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)

STAFF RECOMMENDATION

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

That Single Family Lot Size Policy No. 5408, adopted by Council in April 1989 be amended to exclude those properties fronting the east side of No.2 Road between Comstock Road and Blundell Road; and

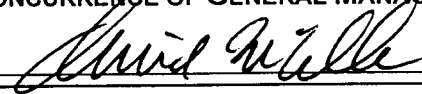
2. That Bylaw No. 7196, for the rezoning of 7340 and 7320 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



STAFF REPORTORIGIN

Charan Sethi has applied on behalf of the owner, Bhupinder Litt, to rezone 7340 and 7320 No. 2 Road (**Attachment 1**) in order to subdivide it into five Single Family Housing District, Subdivision Area A (R1/A) lots as shown on **Attachment 2**.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Bhupinder Litt	To be determined
Applicant	Charan Sethi	To be determined
Site Size	7340 No. 2 Rd. 959 m ² (10,323 ft ²) 7320 No. 2 Rd. 1268 m ² (13,649 ft ²)	After lane dedication five lots ranging from 268 m ² (2887 ft ²) to 419 m ² (4498 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/A

An earlier application, in March 1998, for 8 detached townhouses was denied by Planning Committee.

Development surrounding the subject site is primarily older single family homes with some townhouses across No. 2 Road to the west.

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

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

1. Dedication of a lane along entire east property line of the site;
2. A right-of-way agreement to permit access No. 2 Road via a temporary lane access at the south end of the site,
3. A covenant to ensure that when the lane becomes operational, the property owner next to the right-of-way will be required to pay for the removal of the curb-cut and driveway and provide landscaping;

4. A 3m wide utility right-of-way along the southern property line running from the future lane to No. 2 Road; and
5. Consolidation of the two properties.

Prior to subdivision the following would be required:

1. A servicing agreement for the construction of a lane complete with street lighting, curbs and storm drainage as well as for the frontage upgrades including provision of a sidewalk; and
2. 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.

As it will be some time before a lane can be constructed out to Udy Road due to a new home, this application provides an access for a lane that will support the eventual removal of driveways from No. 2 Road.

Other redevelopment options would be for the two lots to redevelop under an R1/B zone or an R1/K zone, which, in addition to an access point to the lane, would provide either a 3 or 4 lot subdivision. However, the applicant would not proceed with an application under either of these scenarios.

Staff have no issues with the proposal and in talking to some of the neighbours of the site, staff get the impression that new development would be a welcome change to the rental properties currently on the site. Additionally, the applicant is able to preserve many of the trees along No. 2 Road.

Lot Size Policy Change

As part of the application, staff recommend that Lot Size Policy 5408 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 7340 and 7320 No. 2 Road so that it can be subdivided into five R1/A size lots.
2. Staff support the application as it is consistent with the OCP, provides a lane access and preserves some of the older trees along No. 2 Road.
3. Staff also propose that Lot Size Policy 5408 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

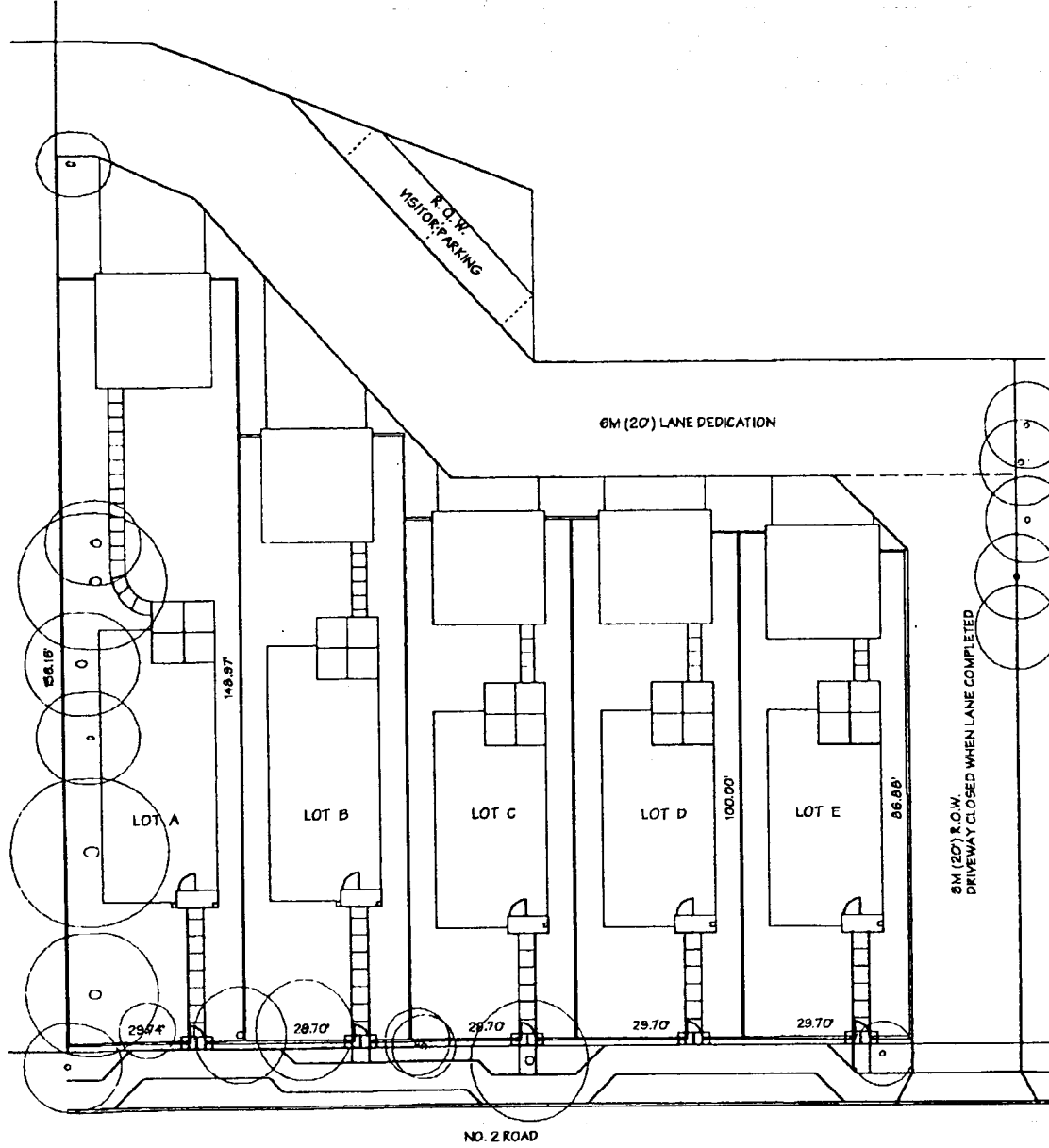
There are requirements to be dealt with prior to final adoption:

Development requirements, specifically:

- Dedication of a lane along entire east property line of the site;
- A 6m wide right-of-way to permit access from No. 2 Road via a temporary lane at the south end of the site;
- A 3m wide utility right-of-way along the southern property line running from the future lane to No. 2 Road; and
- Consolidation of the two properties.

Legal requirement, specifically, a covenant to ensure that when the lane becomes operational the southern most property owner adjacent to the right-of-way will be required to pay for the removal of the curb-cut and driveway and provide landscaping.

Attachment 2



SITE PLAN
SCALE: 1" = 30'-0"

PROPOSED SUBDIVISION (R1A)

Legal Description:
Lots 151 Plan 29083 and Lot 'G' Plan 20205
Section 18 Block 4 North Range 6 West
New Westminster District

Lot size before subdivision: 24,013.93 sq.ft.
Lot size after Lane Dedication: 19,158.98 sq.ft.

Individual Lot sizes:

Lot A:	4498 sq.ft.
Proposed F.A.R. :	2473 sq.ft. (F5R 0.55)
Lot B:	3705 sq.ft.
Proposed F.A.R. :	2037 sq.ft. (F5R 0.55)
Lot C:	3007 sq.ft.
Proposed F.A.R. :	1653 sq.ft. (F5R 0.55)
Lot D:	2972 sq.ft.
Proposed F.A.R. :	1634 sq.ft. (F5R 0.55)
Lot E:	2887 sq.ft.
6M R.O.W. east of Lot E:	2089 sq.ft.
Total	4976 sq.ft.
Proposed F.A.R. :	2040 sq.ft. (F5R 0.41)



(LITS 1-B-A-A-1)

LINE OFFICE (100)

4-17-13 (100) 1000

PROPOSED DEVELOPMENT

LAME DELICATION

WEST ELEVATION (NO. 2 ROAD)
SCALE 1/8" = 1'-0"



Page 1 of 2

Adopted by Council: Apr. 10/89 Expires: Apr. 10/94

POLICY 5408

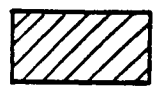
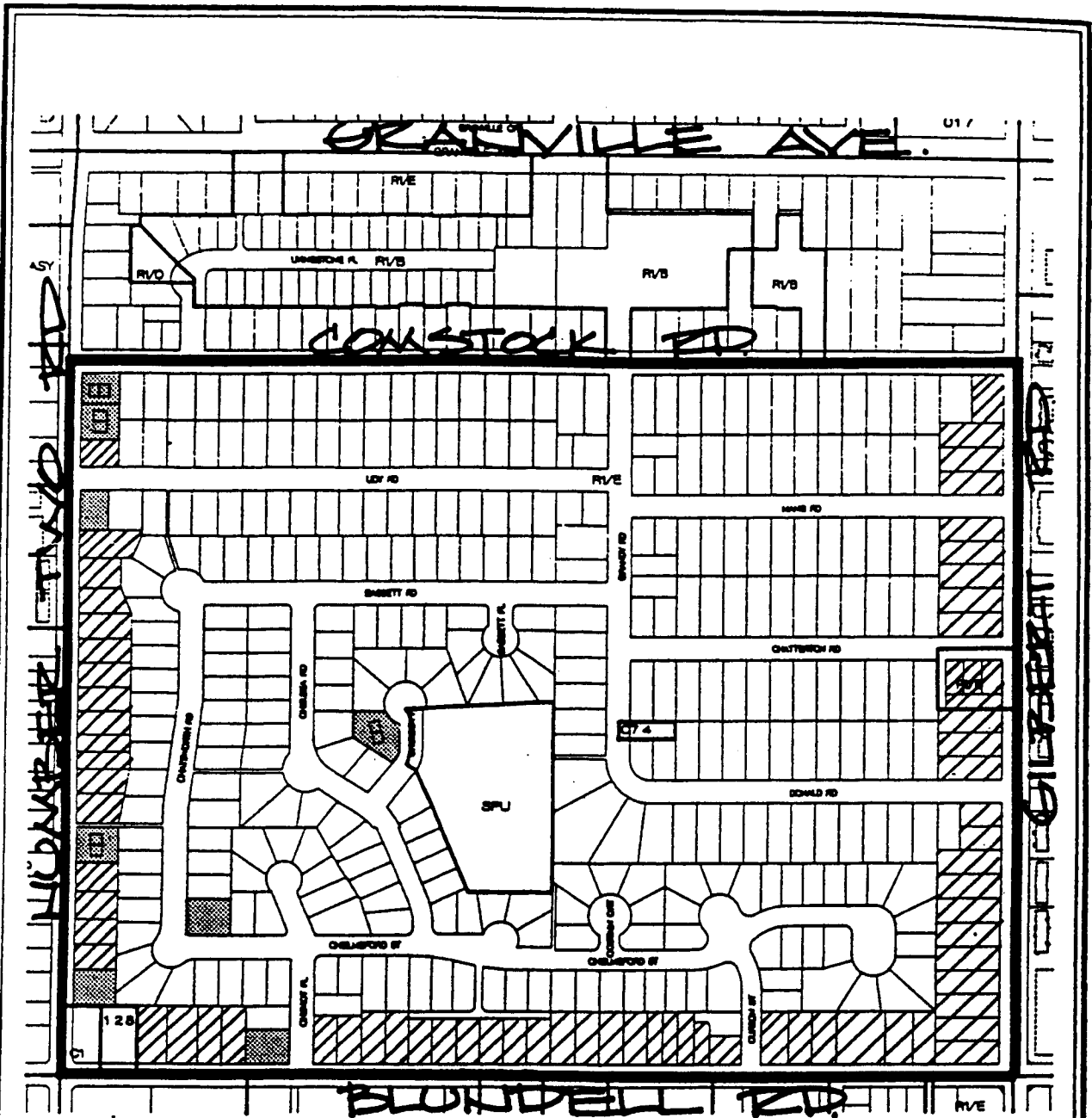
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

POLICY 5408:

The following policy establishes lot sizes in the area bounded by Comstock Road, No. 2 Road, Blundell Road, and Gilbert Road (Section 18-4-6):

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be permitted to be subdivided into two equal halves, provided that lots created from the subdivision of a duplex with access to Blundell Road, No. 2 Road or Gilbert Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C), and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B).
 - (b) properties with frontage on Gilbert Road, Blundell Road and No. 2 Road may be allowed to be subdivided as per Single-Family Housing District, Subdivision Area B (R1/B), provided direct accesses are not created to these arterial roads.
2. Property boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



SUBDIVISION PERMITTED AS PER R1/D PROVIDING NO DIRECT ACCESSES ARE CREATED TO ARTERIAL ROADS



SUBDIVISION PERMITTED AS PER R1/E



DUPLEXES ELIGIBLE TO BE SPLIT INTO TWO LOTS.



POLICY SECTION 5408 18,4-6

DATE 04/10/89



City of Richmond

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

September 26, 2000
 File: 00-178555

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 7320 and 7340 No. 2 Road to permit subdivision into five single family, R1/A size lots (minimum average width of 30 feet) has been received by the City of Richmond (Attachment 1). The application is contrary to the existing Single Family Lot Size Policy 5408 (Attachment 2) that was adopted by Council in 1989, which permits R1/B size lots (minimum average width of 40 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 7320 and 7340 No 2 Road is exempt from the existing Lot Size Policy 5408 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 5408 (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 5408 and the proposed rezoning of 7320 and 7340 No. 2 Road will be considered concurrently by Planning Committee and Council in the near future.

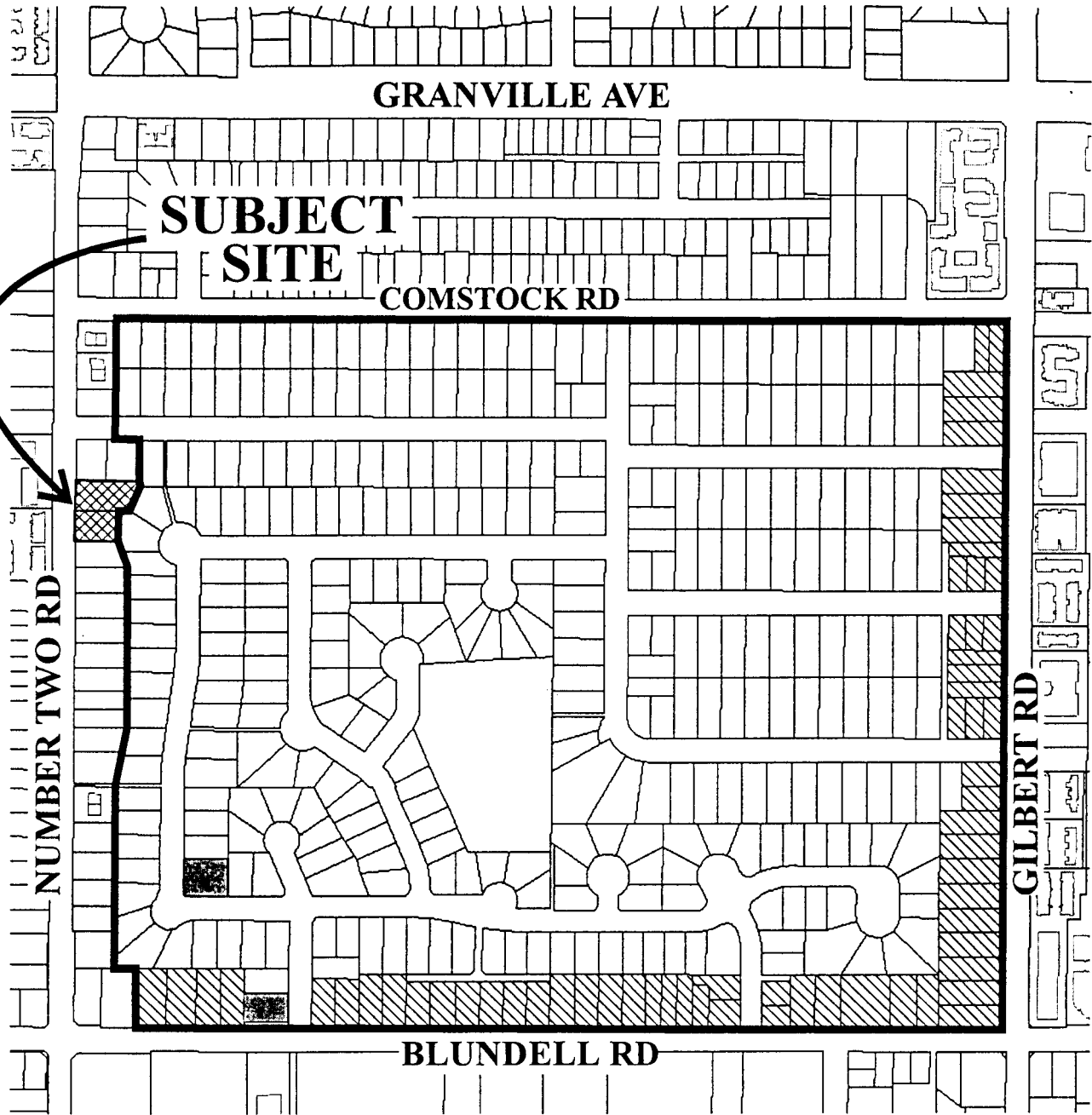
If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at 276-4212.




Yours truly,

A handwritten signature in cursive script that reads "Jenny Beran".

Jenny Beran, MCIP
Planner

JMB:cas



-  Subdivision Permitted as Per R1/B Providing no direct access are created to arterial roads
-  Subdivision of Duplexes Permitted as Per R1/E
-  Duplexes eligible to be split into two lots



Proposed Revised Policy 5408
 Section 18, 4-6
 116

Original Date: 09/19/00
 Revision Date:
 Note: Dimensions are in METRES

CITY OF RICHMOND

BYLAW 7196

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7196 (RZ 00-178555)
7320 AND 7340 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 A (R1/A)**.

P.I.D. 003-909-956

Lot 151 Section 18 Block 4 North Range 6 West New Westminster District Plan 29083

P.I.D. 003-798-330

Lot "G" Section 18 Block 4 North Range 6 West New Westminster District Plan 20285

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7196"**.

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 Auditor <i>[Signature]</i>

MAYOR

CITY CLERK