



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel

**Date:** December 15, 2010

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DV 10-554163

**Re:** **Application by Chris Hawkey for a Development Variance Permit at  
80/100 Lancaster Crescent**

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**Staff Recommendation**

That a Development Variance Permit be issued which would vary minimum local road construction standards for Lancaster Crescent (i.e. pavement width, sidewalk, curb and gutter, ornamental street lighting, boulevard street trees and storm sewer) contained in Subdivision Control Bylaw 6530 to allow for a two-lot subdivision at 80/100 Lancaster Crescent.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## **Staff Report**

### **Origin**

Chris Hawkey has applied to the City of Richmond for permission to vary the Subdivision Control Bylaw (No. 6530) in order to allow for a two-lot subdivision at 80/100 Lancaster Crescent. Specifically, it is proposed to eliminate the requirement of frontage improvements on Lancaster Crescent.

### **Background**

Development surrounding the subject site is as follows:

- To the North: An established residential neighbourhood (Burkeville) containing primarily older single-family dwellings on legal non-conforming Single Detached (RS1/E) lots with an average lot width of 15.24 m (vs. minimum of 18 m for standard RS1/E lots);
- To the East: City-owned property within Environmental Sensitive Area (ESA) zoned School & Institutional Use (SI) and Airport (AIR);
- To the South: Flight Path Park zoned Airport (AIR); and
- To the West: Vancouver International Airport (YVR) owned property zoned School & Institutional Use (SI).

### **Finding of Fact**

The site was being rezoned from Two-Unit Dwellings (RD1) to Single Detached (RS2/D) under Bylaw 8628 (RZ 08-406864, Final Adoption on October 25, 2010). A subdivision application (SD 10-541412) has been received to subdivide the site into two (2) new lots. Both new lots would meet the minimum requirements of the Single Detached (RS2/D) zone.

### **Staff Comments**

When dealing with Subdivision applications, the Approving Officer is required to review the existing site frontages for conformity with the Subdivision Control Bylaw (No. 6530). If the existing roadway fronting the land does not meet the minimum City's standards, the applicant is required to upgrade the frontage or provide cash-in-lieu of upgrades based on the estimated cost. To upgrade the frontage of the subject site to the minimum City's standards, a new concrete sidewalk on one side of the road, curb and gutter on both sides of the road, widening of Lancaster Crescent, ornamental street lighting, storm sewer, and boulevard street trees will be required.

### **Analysis**

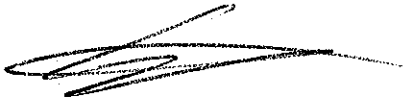
In order to retain the existing streetscape along Lancaster Road, the applicant is requesting to vary the Subdivision Control Bylaw requirements for frontage improvements on both proposed lots. Currently, there is no sidewalk in Burkeville and the area is serviced by open ditches. Frontage improvements like closing in the ditches, installing curb and gutter, sidewalks, and street lighting, would change the unique character of Burkeville.

Although Neighbourhood Improvement Charges (NIC) could be collected in lieu of the required frontage improvements, staff feels that this option is not warranted in this case. NIC is usually collected when future developments within an area or a block is envisioned and the required improvement works for an individual project cannot be provided economically in a manner consistent with good engineering practice. All NIC payments are deposited to a Statutory Reserve Fund and accounts are kept until installation of improvement works is deemed appropriate given the redevelopment of a neighbourhood. There are very few properties (if any) in Burkeville that are large enough to subdivide; therefore, a NIC charge does not particularly suit this situation as comprehensive redevelopment of the area is not envisioned to occur.

Both Engineering and Transportation Department staff have reviewed the proposed variance and have no objection to the proposal as the subject property is located at the end of Lancaster Crescent and there is no net increase of density (i.e. from a duplex to two (2) single-family dwellings with no secondary suites). There are no concerns on access or servicing with the proposed exemption for frontage improvements.

### Conclusions

Staff believe that eliminating the requirement of frontage improvements on Lancaster Crescent at this particular location will help to maintain the existing character of this unique neighbourhood. Staff support the variances as requested.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



**City of Richmond**  
Planning and Development Department

**Development Variance Permit**

**No. DV 10-554163**

To the Holder:                      CHRIS HAWKEY  
Property Address:                80/100 LANCASTER CRESCENT  
Address:                            80 LANCASTER CRESCENT  
   RICHMOND, BC V7B 1C4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Subdivision Control Bylaw 6530" is hereby varied to eliminate the requirement for concrete sidewalk on one side of Lancaster Crescent, curb and gutter on both sides of Lancaster Crescent, widening of Lancaster Crescent, ornamental street lighting, storm sewer, and boulevard street trees for two (2) proposed new lots as shown on Plan #1 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

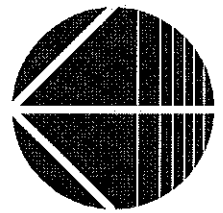
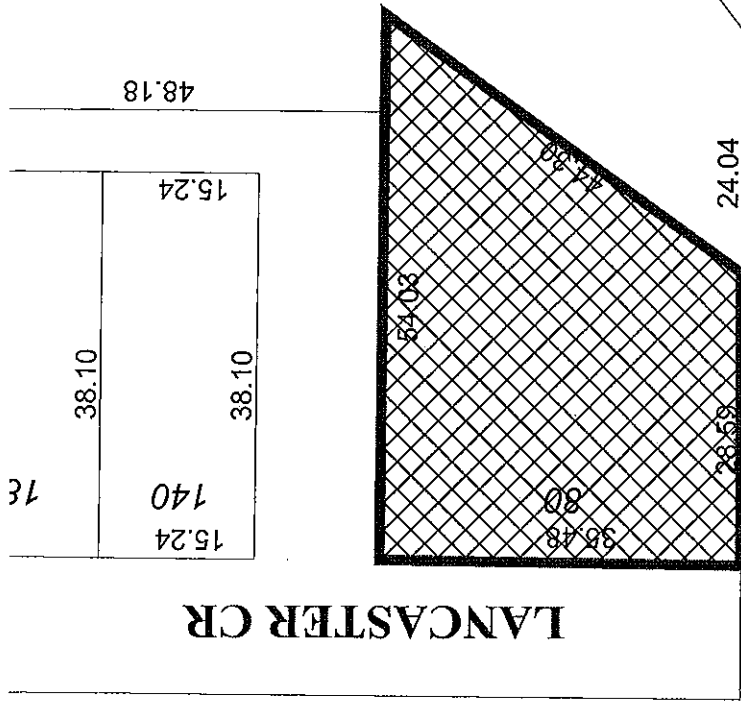
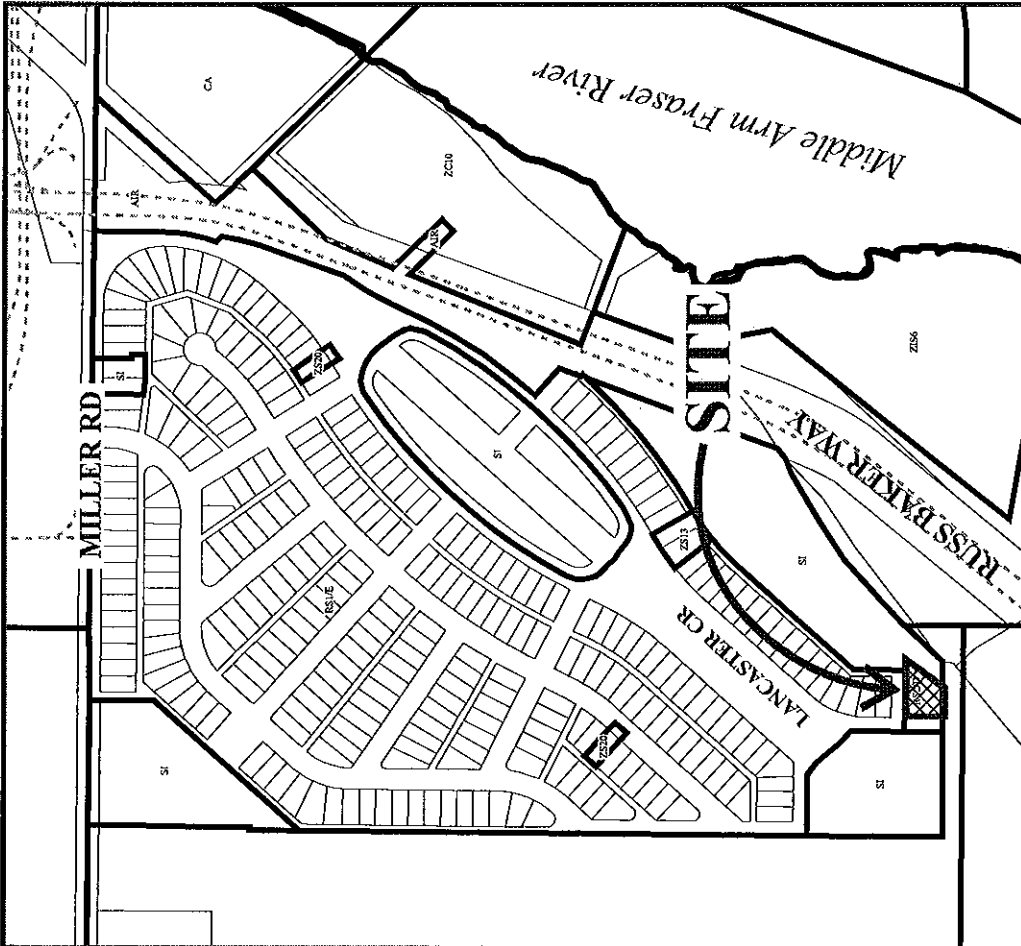
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR



# City of Richmond



## DV 10-554163 SCHEDULE "A"

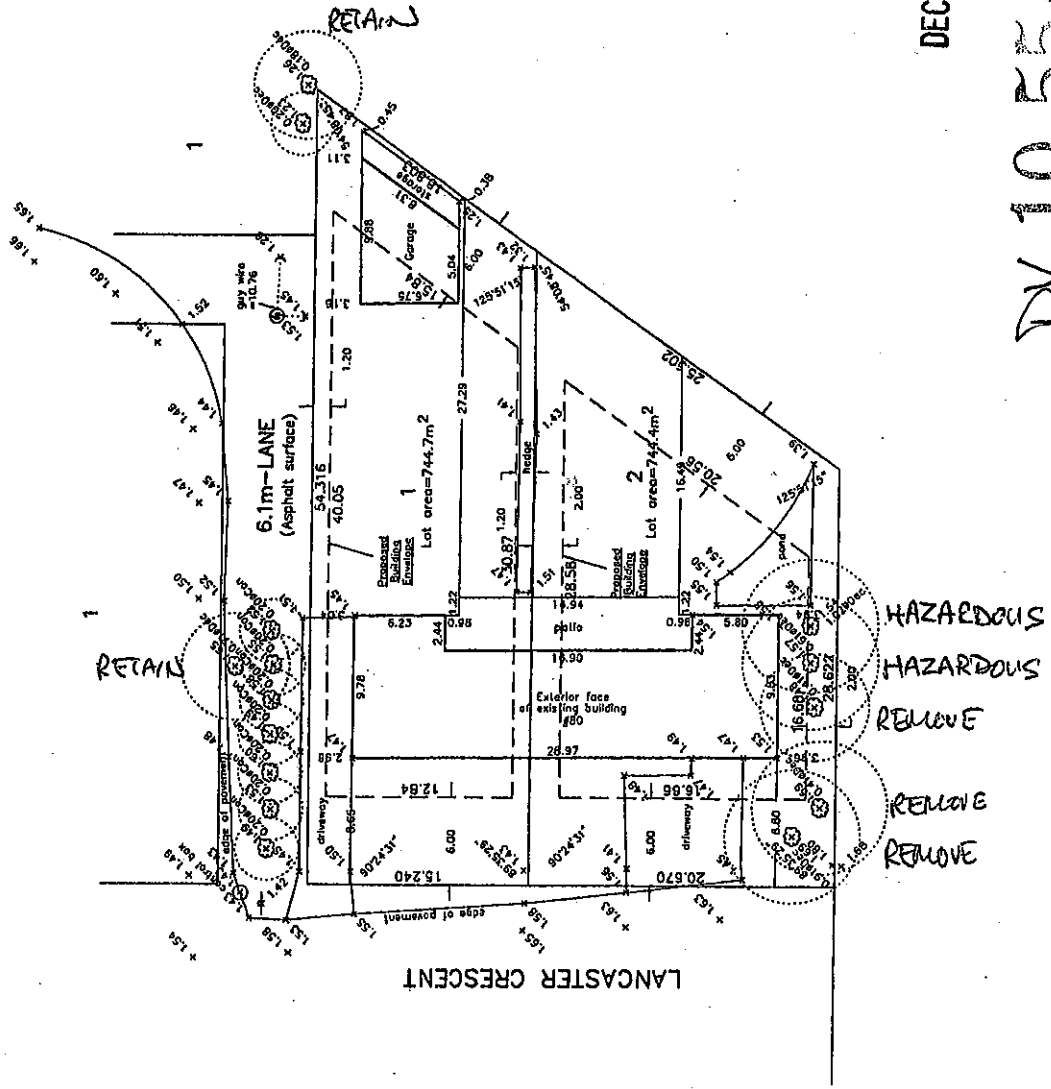
Original Date: 12/02/10

Revision Date:

Note: Dimensions are in METRES

FORMERLY LOT A, SECTION 30, BLOCK 5 NORTH, RANGE 6 WEST  
NEW WESTMINSTER DISTRICT, PLAN 9740

SCALE 1 : 250  
5 2.5 0 5 10  
All distances are in metres.



NOTES:

- Lot dimensions are derived from field survey.
- The location of the existing or proposed building footprint is derived from the plan on a horizontal line west side of Catalina Crescent.
- Elevation = 2.079 metres.
- All trees have been plotted as required by Richmond Tree Protection Bylaws.

- ⊙ denotes hydro pole.
- ⊙ denotes tree.
- ⊙ denotes deciduous tree.
- ⊙ denotes coniferous tree.
- ⊙ denotes lamp standard.
- ⊙ denotes top of wall.
- ⊙ denotes bottom of wall.
- ⊙ denotes hydrant.
- ⊙ denotes catch basin.
- ⊙ denotes slump.

CIVIC ADDRESS  
80 LANCASTER CRESCENT  
RICHMOND, B.C.

ZONING: R5

DEC 15 2010

CERTIFIED CORRECT,  
DATED THIS 13TH DAY OF DEC., 2007

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE  
VANCOUVER, B.C. V5P 3T6  
(604) 327-1535

PID: 003-659-623  
FILE: RLA-807P

DN 10 554163  
PLAN #1