



City of Richmond
Urban Development Division

Report to Committee

To Council - Mar 8, 2004
To Planning - March 02, 2004
To: Planning Committee **Date:** February 5, 2004
From: Holger Burke **RZ 03-251977**
 Acting Manager, Development Applications *File: 8060-20-Helet Xref: 4045-00*
Re: **APPLICATION BY DONALD CHAN FOR REZONING AT 6360 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

Staff Recommendation

1. That Lot Size Policy 5417, adopted by Council in December 1988, be rescinded.
2. That Bylaw No. 7667, for the rezoning of 6360 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

HB:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>for Erceg</i>

Staff Report

Origin

Donald Chan has applied to the City of Richmond for permission to rezone 6360 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit the property to be subdivided into two single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Shu Chan, Zong Chen and Malhi Construction	To be determined
Applicant	Donald Chan	No change
Site Size	809 m2 (8,708 ft2)	2 lots
Land Uses	Large Lot Single Family	Small Lot Single Family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5417, which was adopted by Council in 1989 (**Attachment 2**), permits subdivision to R1/C size lots, however, the subject lot is not wide enough to subdivide under this designation. As with Lot Size Policies in other areas which are amended to remove the lots fronting the arterial road from the policy area, it is proposed that the subject policy be eliminated altogether as it only pertains to the lots along Williams Road. A letter was sent to the owners of the properties in the Policy Area informing them of this proposed change (**Attachment 3**).

Arterial Road Redevelopment Policy

The subdivision of the subject lot is consistent with the Arterial Road Redevelopment Policy.

Lane Policy

Generally, with a subdivision of a lot along an arterial road, the applicant would be required to dedicate land and pay for a lane to be constructed. In the case of the subject lot, because lane implementation is unlikely, only a right-of-way across the rear of the lot is recommended. This is discussed further in the analysis section.

Staff Comments

Development Applications

Prior to final reading of rezoning, the developer shall:

1. Register a 6m right-of-way for a lane across the entire south edge of the site;
2. Register a covenant to require the rear yard building setback to be calculated from the edge of the right-of-way;
3. Register a covenant for one temporary access to be shared by both properties which will be removed if the lane becomes operational; and
3. Register a 4m wide cross access easement between the two new lots to accommodate the shared access/driveway.

Analysis

The main issue with the subject application is in regards to the lane. While it is not problematic to have the applicant provide the lane dedication and a shared driveway between the two new properties, the long term likelihood of the lane ever becoming operational leads to a recommendation that only a right-of-way be taken at the rear of the property just in case one day the lane is required.

Lane Implementation is difficult due to a number of reasons:

- it would be preferable to locate the access to the lane from the side street, Swift Lane, however the house at this corner is newer and the lot has limited redevelopment potential;
- the next two lots (including the subject lot) are wide enough to subdivide into two lots each but do not have enough width to provide a lane as well. If they developed together a 2/3rd's wide lane would be possible. An attempt was made by the applicant to pick up the lot to the west however an agreement was not able to be reached between the two owners.
- the lot to the east of the subject lot, while wide enough to redevelop, has a fairly new home and therefore it could be over 30 years until a lane would connect through; and
- the last lot, a duplex, is able to split into two and provide a 2/3rd's wide lane. However, given that the lot in between may not develop for at least 30 years, the chances of the lane connecting through are limited.

Therefore, rather than have a few lots subdivide into two with land dedicated at the rear that may never connect to make a functional lane, it makes more sense to only require a right-of-way just in case a lane becomes possible in the future.


Also of note is the fact that the homes behind the lane are zoned under a land use contract and are setback only 4m (13 ft) from the property line rather than the 6m (20 ft) minimum in the single family zone. With no lane dedication required, it becomes possible to locate the garages at the front of the property which will impact these rear homes less.

Financial Impact

None.

Conclusion

Overall, staff is supportive of the subject application as it is consistent with the Lane and Arterial Policies. There are concerns, however about the long term lane implementation, therefore, it is proposed that a right of way be required rather than a lane dedication. While an amendment is required to eliminate the Lot Size Policy, this is consistent with the practice in other neighbourhoods.


Jenny Beran, MCIP
Planner, Urban Development

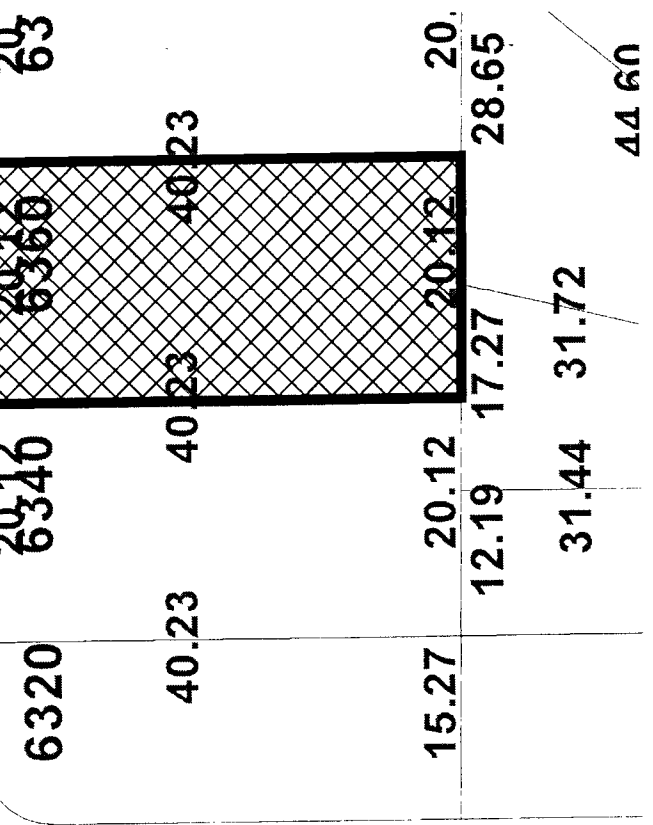
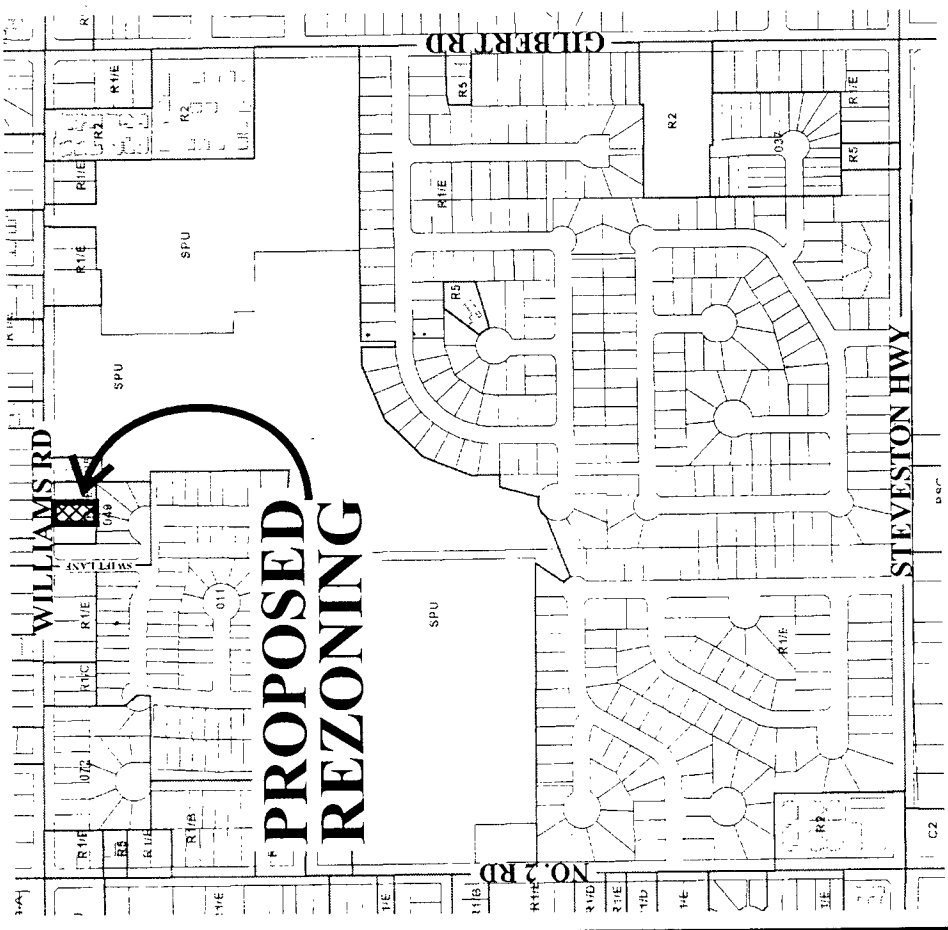
JMB:jmb

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City of Richmond



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13.42	13.42	18.29	18.29	18

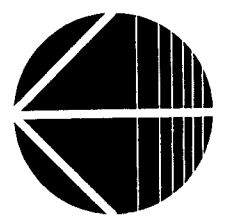
WILLIAMS RD

SWIFT LANE

2

RZ 03-251977

Original Date: 12/04/03
 Revision Date: 02/16/04
 Note: Dimensions are in METRES





City of Richmond

Policy Manual

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Adopted by Council: September 18, 1989

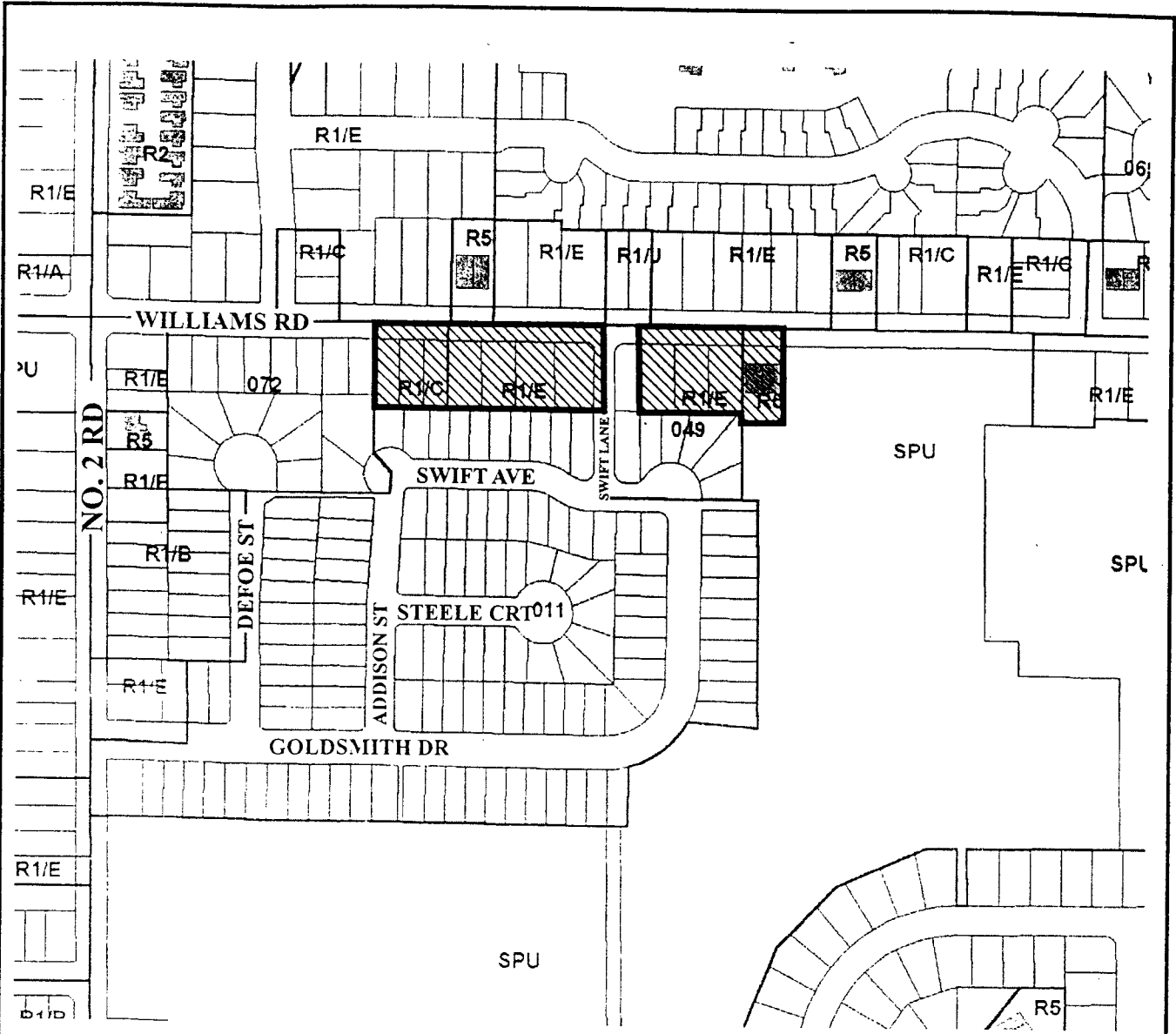
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 31-4-6

POLICY 5417:

The following policy establishes lot sizes in a portion of Section 31-4-6, located on the south side of Williams Road, midway between No. 2 Road and Gilbert Road:

That properties located on the south side of Williams Road, midway between No. 2 Road and Gilbert Road (in a portion of Section 31-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/C) in Zoning and Development Bylaw 5300, 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.



Subdivisions as per R1/C permitted unless there is a lane or internal road access in which case R1/B would be permitted.



POLICY 5417
SECTION 31, 4-6

Adopted Date: 12/02/88

Amended Date:



City of Richmond

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

February 11, 2004
 File:

Urban Development Division
 Fax: (604) 276-4052

Dear Resident:

Re: Amendment to Single-Family Lot Size Policy 5417

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to the Lot Size Policy for your area.

An application has been received by the City of Richmond to rezone 6360 Williams Road (location map shown on **Attachment 1**) to permit the property to subdivide into two lots (minimum width of 29.5 ft) each with a back lane and a shared private driveway. This application is contrary to the existing Single-Family Lot Size Policy 5417 (**Attachment 2**) that was adopted by Council in 1988, which permits the lots along Williams Road to subdivide to Single-Family Housing District, Subdivision Area C (R1/C) (44.3 feet minimum width) in the policy area.

New Approach

In the last few years, Council has taken a new approach to better manage residential development along arterial roads. Now Council will consider subdivision of single-family residential lots along major roads independently from 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 and other policies encourage more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads. This proposed change affects only the lots along Williams Road and not the lots within the neighbourhood.

Specifics

Therefore, this letter is to inform you that it is proposed that:

1. The Lot Size Policy be eliminated in order for various sizes of single-family lots to be considered for redevelopment along Williams Road; and
2. The subject application to rezone and subdivide 6360 and 6340 Williams Road be viewed on its own merits.

You should note that this does 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 5417 and the proposed rezoning 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 (604) 276-4212.

Yours truly,

A handwritten signature in black ink, appearing to read "J Beran". The signature is fluid and cursive.

Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7667 (RZ 03-251977)
6360 WILLIAMS 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 K (R1/K)**.

P.I.D. 004-238-532

Lot 3 Section 31 Block 4 North Range 6 West New Westminster District Plan 15567

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7667”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

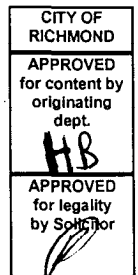
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 08 2004



MAYOR

CITY CLERK