



To: Planning Committee

Date: March 18, 2004

From: Raul Allueva
Director of Development

File: RZ 03-247345

**Re: APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT
10351 LEONARD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO A COMPREHENSIVE DEVELOPMENT
DISTRICT**

Staff Recommendation

That the application for the rezoning of 10351 Leonard Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to a "Comprehensive Development District" be denied.

Raul Allueva
Director of Development

RA:jmb
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p>
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Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 10351 Leonard Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to a Comprehensive Development District (CD) zone in order to permit the property to be developed with four detached dwellings (**Attachments 2 & 3**).

Findings of Fact

Item	Existing	Proposed
Owner	Balvir Bains	To be determined
Applicant	Patrick Cotter Architect	No change
Site Size	1487 m2 (16,006 ft2)	No change
Land Uses	Large Lot Single Family	Multi-family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	CD

Surrounding Development

The subject lot, while it backs onto a multi-family area, is part of a grouping of lots in a distinctly single family neighbourhood. There are single family lots to the north and south, some recently redeveloped under the R1/B lot size policy. There are also some lots to the east along Ryan Road (8300 Ryan Road) that were recently approved for townhouses because they back onto the Bridge school park site and will provide public access and visual openness to the park.

Public Consultation

The applicant conducted their own small survey of the neighbourhood. The results (a map and petition - **Attachment 4**) indicate that only one neighbour to the south is opposed to the development, although several neighbours indicated no opinion. Of note is the fact that there were some residents in the neighbourhood that did not support the townhouse proposal around the corner (8300 Ryan Road).

Related Policies & Studies

Lot Size Policy

A Lot Size Policy was recently adopted (2002) for this neighbourhood which permits lots to subdivide to R1/B or 40 foot wide lots. While the subject proposal does not require subdivision, and therefore the Lot Size Policy does not apply to the application, the fact that the residents voted for an R1/B policy rather than an R1/K policy which would permit 33 foot wide lots, is an indication that the neighbourhood did not wish to see much change.

Options

There were a number of options that were considered for the site:

Subdivision into Four Single Family Lots

The applicant explored the possibility of subdivision, however the property is not large enough to achieve the required lot depth or accommodate a municipal road, and may result in rendering existing adjacent lots in a double-fronting situation.

New Granny Flat Zone – Staff Recommendation

Staff volunteered to work with the applicant to develop a new Granny Flat Zone, whereby a separate one-storey structure would be permitted in single family neighbourhoods for very large lots. **Attachment 5** illustrates the location of lots in excess of 15,000 ft². There are approximately 200 such lots that may be able to utilize such a zone in Richmond. The applicant was not interested in pursuing this option.

Townhouses - Proposed

The applicant has proposed to build four detached dwellings on a single strata lot, which would be accommodated under a townhouse type of zoning. There are no current townhouse or Comprehensive Development zones that could be utilized to accommodate the proposal, therefore a new Comprehensive Development Zone would have to be prepared.

Advantages to the proposal are:

- the ability to achieve greater side yards to the adjacent sites; and
- that it would have to go through a Development Permit process which would allow for design review that would not be required with a single family proposal.

The disadvantages to the proposal are:

- the single family neighbours would have to contend with four separate families living on one site, when they would have expected only one family;
- the development site is fully surrounded by six existing, active rear yard spaces, and will generate a significant amount of disruption, including increased noise, traffic, activity and overlooking onto the adjacent properties; and
- that it sets a precedent in terms of permitting townhouse zoning within a single family neighbourhood without some overlying reason or objective.

In other cases where townhouses have been permitted in a single family neighbourhood it is because:

- the property is along an arterial road;
- the property is part of a group of properties that could be redeveloped comprehensively, without impacting surrounding properties (eg, Seafair Ice Rink, BC Packers, Trites); or
- the property backs onto a school or park site where the proposal can provide some park openness (eg, 8300 Ryan Road).

Should Council support this option, the application should be referred back to staff to prepare and bring back the appropriate zoning amendment bylaw.

Analysis

Overall, there is a fundamental issue with the proposal in that the applicant is proposing a multi-family development intrusion into a single family neighbourhood, resulting in significant conflict to immediately adjacent sites, including additional activity, traffic and privacy impacts. In other cases where townhouses are proposed for single family neighbourhoods, there is some other objective that is being satisfied (eg, park openness) or there is a comprehensive plan for a collection of lots that will be able to redevelop together without much impact on the adjacent

neighbours. This application does not meet these objectives, and cannot be integrated into the neighbourhood without significant impact on adjacent properties.

Staff is willing to look at a Granny Flat option for this lot as it is exceptionally large and deep. A granny flat zone would have permitted a one storey structure in the rear of the lot, thereby permitting two residential dwellings on one very large lot. Such a zone could potentially be applied to approximately 200 large lots in Richmond. This option would require further study, however the applicant did not wish to pursue it.

Financial Impact

None.

Conclusion

The proposal is to rezone the subject property to a Comprehensive Development District zone to permit the construction of four detached dwellings. Various options for the development of the site were explored however the applicant was intent on the development of four dwellings on the site. The proposed development would result in significant impact on surrounding lots, and set a precedent. Staff is willing to explore a scenario with two dwellings on the site (Granny Flat arrangement) however, the applicant did not wish to pursue this option. On this basis, staff is not supportive of the current proposal.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

PROPOSED
MULTI-FAMILY
AT A TOTAL
OF 6,500 SQ.FT
OR .40 FAR

AND COVER ONLY
30% OF THE SITE

70% OPEN SPACE

INCREASED OPEN SPACE
AND SEPARATION FROM
EXISTING NEIGHBOURS

RYAN RD.

LEONARD ROAD

LEONARD PLACE

PROPOSAL AVOIDS
AWKWARD SIDE
YARD & DEAR
YARD ADJACENCY

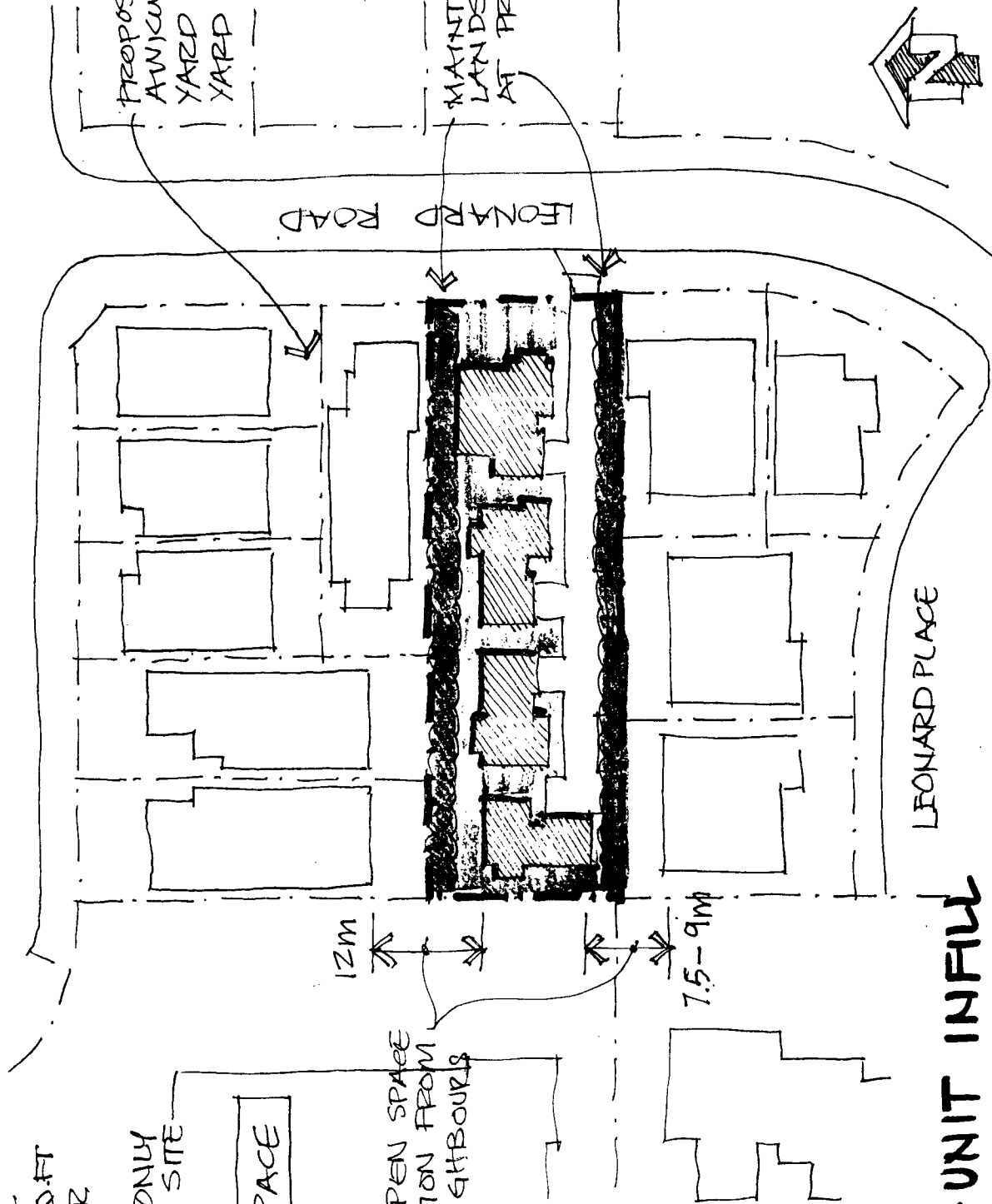
MAINTENANCE OF
LANDSCAPE BUFFER
AT PROPERTY LINE



12m

7.5-9m

'A' MULTI-UNIT INFILL



70% OPEN SPACE

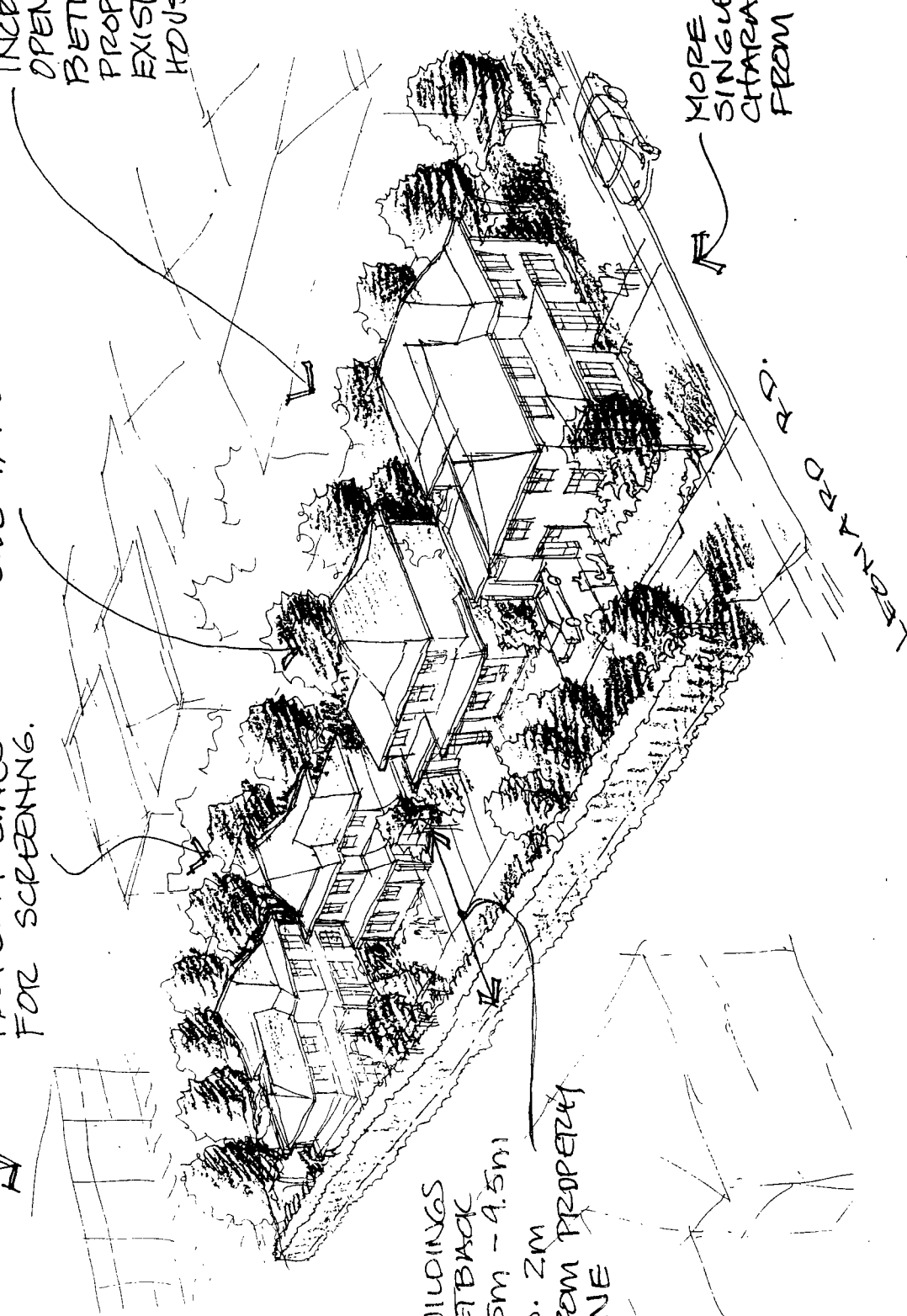
RETAIN LANDSCAPE BUFFERS AT THE PROPERTY LINES FOR SCREENING.

FULL 6M REAR YARDS VS. 2M SIDE YARD

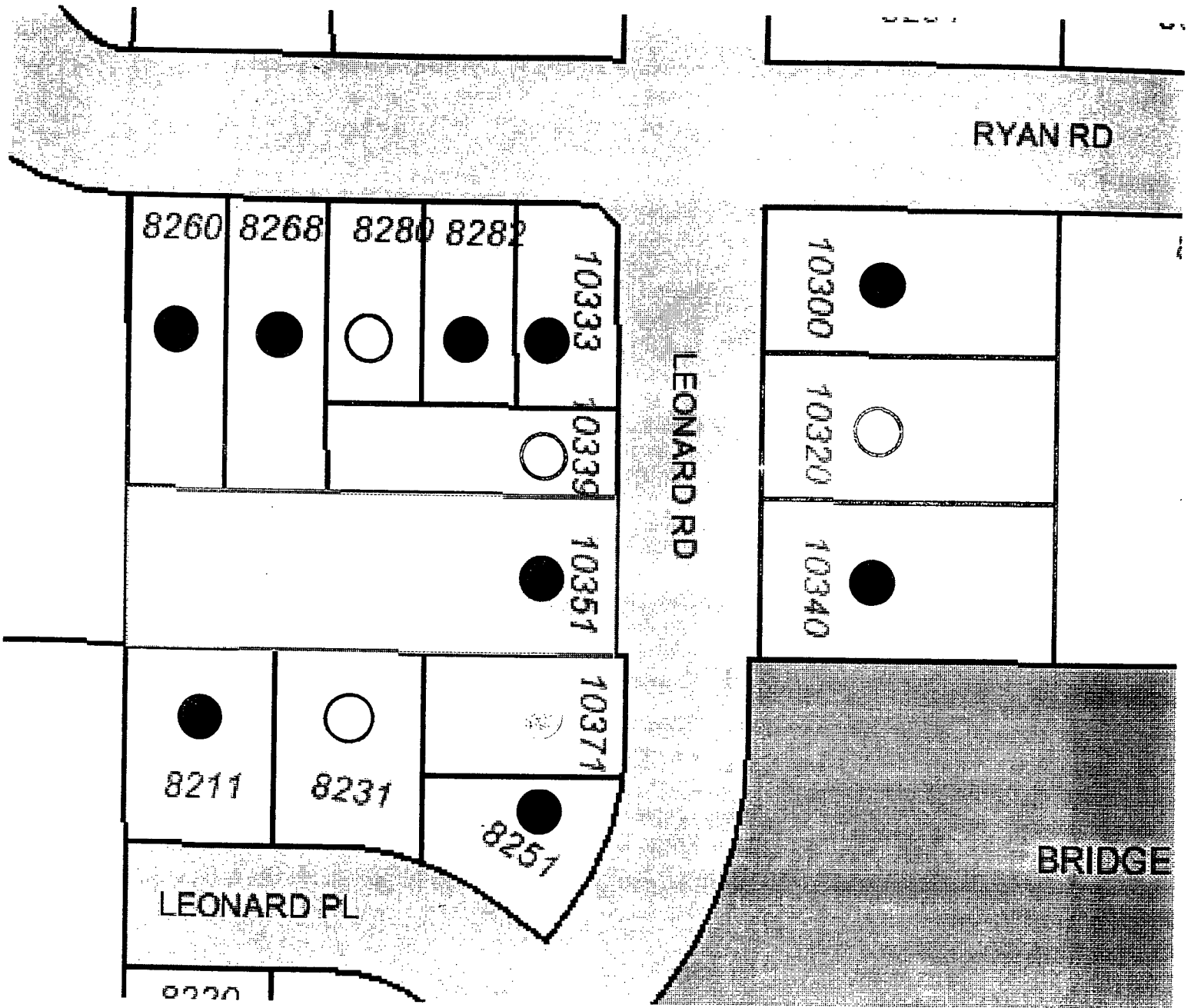
INCREASED OPEN SPACE BETWEEN PROPOSED & EXISTING HOUSES

BUILDINGS SETBACK 7.5M - 9.5M VS. 2M FROM PROPERTY LINE

MORE MODEST SINGLE FAMILY CHARACTER FROM STREET



'A' MULTI-UNIT INFILL



LEGEND

- YES, IN FAVOUR
- NO, OPPOSED
- NO OPINION

10351 LEONARD ROAD

Response to a proposed Residential Development that would permit 4 dwellings at 40 FAR and 30% Site Coverage on the property at 10351 Leonard Road.

8260 Ryan Road

CS Tims
Name

[Signature]
Signature

(Y)

N

8268 Ryan Road

Christina Lopez
Name

[Signature]
Signature

(Y)

N

8280 Ryan Road

S. W
Name

[Signature]
Signature

No opinion
Y _____ N

8282 Ryan Road

[Signature]
Name

[Signature]
Signature

(Y)

N

10333 Leonard Road

Amielee
Name

[Signature]
Signature

(Y)

N

10339 Leonard Road

went there horse Do not care
Name

[Signature]
Signature

No opinion
Y _____ N

No opinion

10371 Leonard Road

Tai Tung IP
Name

[Signature]
Signature

(Y)

N

(No opinion)

8251 Leonard Place

Mr. Tolcman
Name

[Signature]
Signature

N

8231 Leonard Place

Mr. B. MAH
Name

No opinion

Y

Signature

N

8211 Leonard Place

B. J. ALDABA
Name

[Signature]
Signature

Y

Signature

N

10300 Leonard Road

Yahou Fong
Name

[Signature]
Signature

Y

Signature

N

10320 Leonard Road

Bong Ng.
Name

N/A
Signature

Y

Signature

N

10340 Leonard Road

Friday Zentier
Name

[Signature]
Signature

Y

Signature

N

NO 5 RD

NO 4 RD

GARDEN CITY RD

GARDEN CITY RD

GARDEN CITY RD

STEVESTON HWY

SUBJECT LOT

3 RD

GRANVILLE AVE

WILLIAMS RD

GILBERT R

GILBERT RD

WESTMINSTER HWY

NO 2 RD

FRANCIS RD

MCCALLAN

RAILWAY AVE

NO 1 RD

GRANVILLE AVE

BLUNDELL R

FRANCIS RD

WILLIAMS RD