



City of
Richmond

Memorandum
Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development

Date: December 7, 2012
File: RZ 12-610919

Re: Staff Referral - November 6, 2012 Planning Committee

Origin

At the Planning Committee meeting held November 6, 2012, the Committee endorsed staff recommendations regarding proposed Zoning Amendment Bylaw 8943 at 2420 McKessock Avenue and a portion of 2400 McKessock Avenue (RZ 12-610919).

The Committee introduced the following referral motion to address a submission from a member of the public who opposed the proposed rezoning and expressed several concerns regarding existing and potential future redevelopment in the neighbourhood:

That Mr. Charles' submission be referred to staff for analysis.

Mr. Charles' Submission

Mr. Trevor Charles of 2380 McKessock Avenue, submitted correspondence to the City Clerks' Office in opposition to the proposed rezoning at the subject site and in which he identified a number of concerns regarding existing and future land use and servicing in the immediate neighbourhood. (**Attachment 1**).

The nature of concerns that Mr. Charles' identified in his correspondence is outlined below:

1. Requirements for new construction and vehicle access
2. Concerns regarding an existing dwelling under construction in the area
3. Site servicing and frontage improvements
4. Future development potential and road/lane alignment

The purpose of this memo is to provide a summary of the concerns raised by Mr. Charles, and to describe the action taken by staff to investigate and analyse the concerns.

Analysis

1. Requirements for new construction and vehicle access & 2. Concerns regarding an existing dwelling under construction in the area

New dwelling construction and vehicle access

Mr. Charles raised a concern about the implications of Fire Code legislation for the subject rezoning and future redevelopment in the neighbourhood.

Information provided by the Senior Manager, Building Approvals division indicates that new single detached dwelling construction in Richmond must comply with the BC Building Code. There is no requirement in the BC Building Code for rear lane access to a single detached dwelling. Fire Code legislation deals primarily with the maintenance of existing buildings, and requires vehicle access to a building to comply with the BC Building Code.

Building height

Mr. Charles raised a concern about the height of a new dwelling under construction at 2731 Shell Road, and whether it complied with the maximum height permitted in the City's Zoning Bylaw.

In response to this concern, the Supervisor of Inspections from the Building Approvals division conducted a site inspection at 2731 Shell Road and confirmed that:

- The lot grade has been raised to meet the required minimum flood plain construction level. The lot grading complies with the Zoning Bylaw; and,
- The height of the new dwelling complies with the maximum building height of 2 ½ storeys (or 9 m) in the Single Detached (RS1/E) zone. Building height is measured from Finished Site Grade, as defined in the Zoning Bylaw.

Fence height

Mr. Charles raised a concern about the height of the new fence constructed at 2731 Shell Road, and whether it complied with the maximum height permitted in the Zoning Bylaw.

In response to this concern, a Property Use Inspector from the Community Bylaws division conducted a site inspection at 2731 Shell Road and determined that the fence height does not exceed the 2 m limit permitted in residential zones in accordance with the Zoning Bylaw (as measured from the point at which the fence intersects the ground at 2731 Shell Road).

Preloading and site preparation on construction sites

Mr. Charles raised a concern about the issue of preloading on sites in the immediate neighbourhood prior to dwelling construction.

Information provided by the Building Approvals division indicates that this neighbourhood is made up of clay soils, where the construction of a single detached dwelling does not likely trigger the requirement to preload. However, while preloading is not required, there remains the practice of site preparation using fill to level off the lot grade or to raise the lot grade to meet the

required minimum flood plain construction level. This is a common practice in the City prior to construction of single detached dwellings, and any adjustments to lot grade are regulated through the Zoning Bylaw. The minimum flood plain construction level in the area is 0.3 m above the highest elevation of the crown of the adjacent road (i.e. 2.50 m GSC), as per the Flood Plain Designation and Protection Bylaw.

3. Servicing & improvements

Mr. Charles raised a number of issues regarding site servicing and frontage improvements in the neighbourhood, and questioned whether these would be resolved with redevelopment.

Each applicant for a Development Application (i.e. rezoning, subdivision) is responsible for ensuring that their proposal complies with City bylaws, including the upgrading of site services and boulevards to meet current City standards. This work is typically secured through either:

- a Servicing Agreement carried out at development stage;
- payment of a Work Order with City crews doing the work; or
- a cash-in-lieu payment for service and boulevard upgrades to be done by the City at a future date.

Upgrading of City service infrastructure and boulevards is not required with construction of a single detached dwelling on a lot if there is no associated rezoning or subdivision.

The City's records indicate that cash-in-lieu payments have been collected over the years in association with Development Applications on McKessock Avenue, which have occurred in accordance with the existing Lot Size Policy 5448. When the majority of lots on McKessock Avenue have redeveloped, the City will undertake the servicing and boulevard improvements with the funds contributed for that purpose.

In response to Mr. Charles' concerns about damage to an existing sanitary sewer on private property and incorrect drawings of the City's sanitary sewer system, staff from the City's Engineering Inspections division conducted site inspections and note the following:

- There is no evidence of damage to existing sewers at 2731 Shell Road. The final adjustment to the inspection chambers will be completed once the property development at the site is completed. A security has been received from the builder to ensure that City property and infrastructure is not damaged during construction and to cover any repair to City property resulting from construction activity at the site; and
- The City's record drawings show the sanitary sewer to be inside the statutory right-of-ways in the neighbourhood.

4. Future development potential and road/lane alignment

The purpose of the public consultation process to be undertaken in January 2013 will be to:

- a. Explore land use options for future redevelopment of those properties in the neighbourhood shown hatched on **Attachment 2**; and

- b. Explore road alignment options for the extension of McKessock Place.

Information on servicing and improvements associated with each of the land use options will be provided and discussed during the public consultation process.

Public Consultation Process – January 2013

The proposed public consultation process is tentatively scheduled for January 24, 2013, from 7:00-9:00 pm at Tait Elementary School, located within the subject neighbourhood. Formal public notification of the meeting will be provided in early January through letters to specific property owners/residents (as outlined in bold in **Attachment 2**), and through an advertisement in the local newspaper.

The format for the meeting will be an Open House style with display boards of:

- a. The existing context of the subject neighbourhood;
- b. Concept plans showing options for future redevelopment of specific properties in the neighbourhood (**Attachment 3**), specifically;
 - Option 1 - Townhouse redevelopment along the subject block of Bridgeport Rd, requiring an amendment to the Bridgeport Area Plan to change the land use designation of affected properties from “Residential (Single-Family)” to “Residential (Townhouse)”, as is the case on the south side of Bridgeport Rd;
 - Option 2 - Single-family redevelopment requiring another amendment to Lot Size Policy 5448 to allow the subject block of Bridgeport Road to be treated in the same way as the blocks on Bridgeport Rd to the west (i.e. to permit rezoning and subdivision to “Compact Single Detached (RC2)” and “Coach House (RCH)”); and
 - Option 3 - Single-family redevelopment under the existing Lot Size Policy 5448, which permits rezoning and subdivision to “Single Detached (RS2/B)” on McKessock Ave, McKessock Pl, and Bridgeport Rd (subject to a rear lane); and
- c. Concept plans showing options for future road/lane alignment in the neighbourhood.

City staff will be on hand to answer any questions from area residents. Comment Forms will be available for residents to provide feedback on the preferred land use option. The meeting format will enable open discussion on the information presented and feedback to be documented for analysis on the preferred future redevelopment scenario in the neighbourhood.

Conclusion

The purpose of this memo is to summarize the concerns raised in a submission by Mr. Trevor Charles to Planning Committee at its meeting held November 6, 2012, and to address the resulting staff referral by providing Council with an update of action taken to analyze the concerns.

December 7, 2012

- 5 -

With respect to the concerns Mr. Charles raised about requirements for new dwelling construction and vehicle access, as well as servicing and improvements, staff from several City departments took action, as described, and investigated all concerns.

The public consultation process to be undertaken in January 2013 will provide a further opportunity to address Mr. Charles' concerns about the future redevelopment potential and road/lane alignment in the neighbourhood.

Please contact me if you have any questions about the information provided in this memo.



Wayne Craig
Director of Development
(604-247-4625)

WC:kt

November 6th Planning Committee
 Item No. 2 - Application for
 2400 McKesock Avenue

To Mayor's Attention
 Meeting & REZONING
 ON 6TH Nov / 2012
 AT 1600 Hrs

NOTE P. Eng Mr Wessman
 Has Spent Time Young Place
 Dwar DATED 2006-8TH Dec
 Has BEEN TO SITE ON NOV 2ND
 2012 yr
 & Will Report to Mayor.

ABOUT THESE MATTERS
 ABOUT REZONING & SEWER & R.O.W
 & MY LAND STRIP.

Tackaberry, Sandra

From: Tackaberry, Sandra
Sent: August 3, 2012 10:14
To: Yeung, Gary
Cc: Bell, Andy; Toda, Richard
Subject: 2731 Shell Road - sewer location beside 2380 McKessock Ave

Hi Gary & Andy:

RE: 2731 Shell Rd - building permit # 12-613182 sewer right-of-way concerns from neighbour

Mr. Trevor Charles who lives at 2380 McKessock Ave is concerned about the new homes in the area being built over the existing sanitary sewer right-of-way located along the properties at 2400 & 2420 McKessock Ave, 2380 McKessock Ave. Gary can you please contact after 4:00 pm today Trevor Charles 604-273-9761 regarding the rejected retaining wall inspection done on Aug 1, 2012.

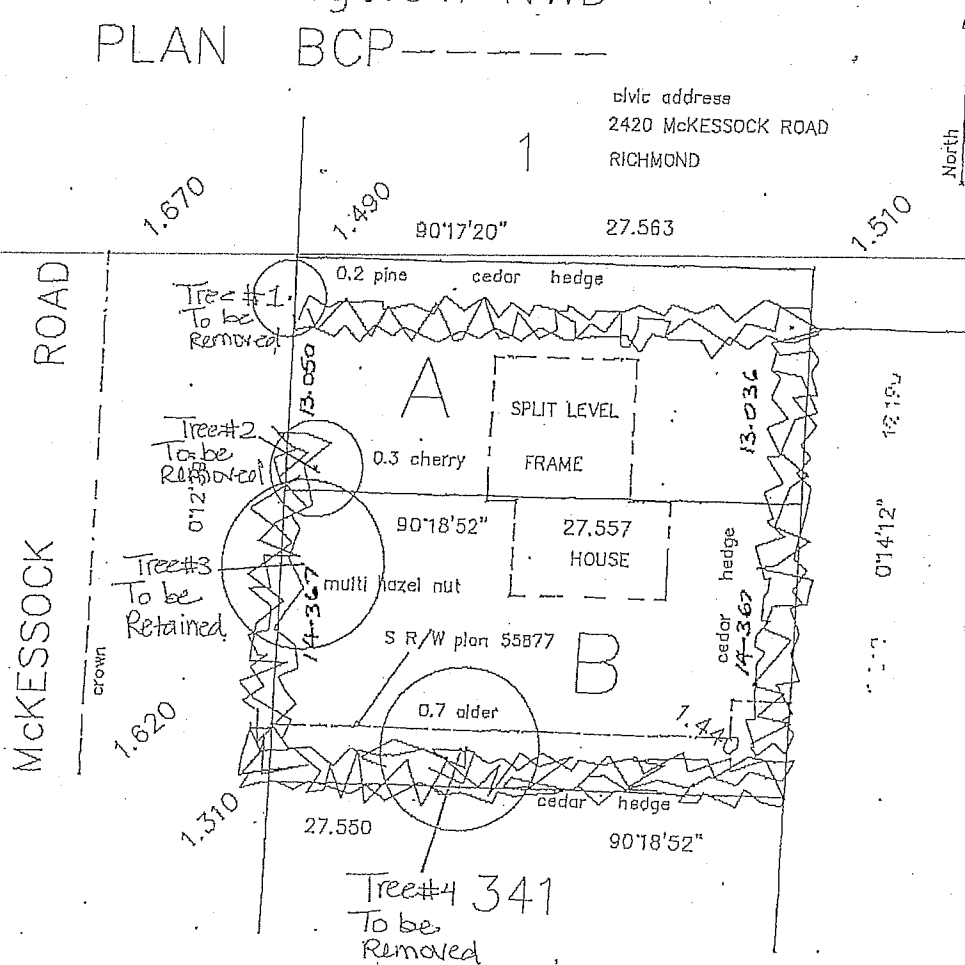
Thank you,

*Sandra Tackaberry,
Finance and Corporate Services
City Of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
voice mail: 604-247-4683
Fax : 604-276-4029
stackaberry@richmond.ca*

Regr Policy 5448

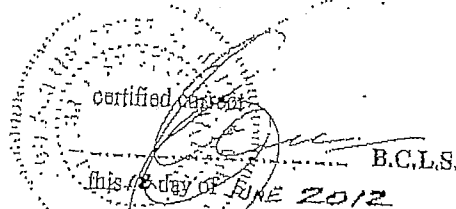
ATTACHMENT 5

not to be used to define boundaries

scale 1:300
metresSurvey Certificate
forTREE AND ELEVATION PLAN
FOR PROPOSED SUBDIVISION
OF LOT 2 SECTION 23
Blk. 5N Rge. 6W NWD
PLAN BCP-----

NTS

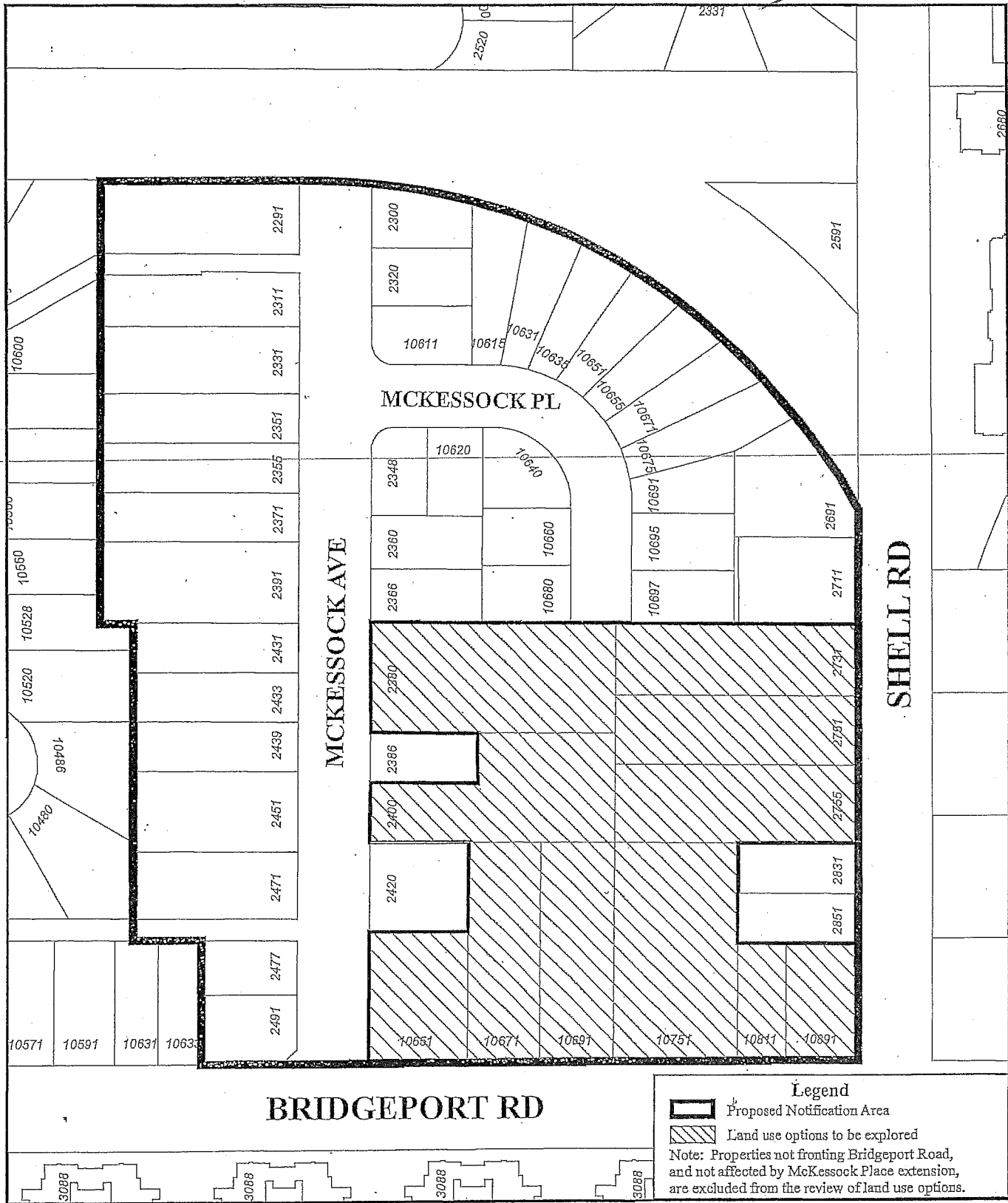
Christopher J. James
 British Columbia Land Surveyor
 Gordon Avenue
 V4A 3J4
 604-535-3261



this document is not valid unless originally signed and sealed

PLN - 49

file 8875



McKessock Neighbourhood 2013 Public Consultation

Original Date: 09/21/12

Revision Date: 10/11/12

Note: Dimensions are in METRES

Dear, To Lord Mayor of W.D. for your copy of application on 6th Nov/2012 Meeting Attached.
 Sir, of the zoning application, City Staff will have not two engineers have been involved since 2009. 5th Dec UP to Friday 2nd/Nov/2012 for P. End Ward not sit on Friday 2nd/Nov/2012. Getting information for correct location of A Sub-Division & lanes of R.R.

The Sub-Division, This has been so far in Mountain of A. Heavence to land - Total Office reconstruction for Sewer Park R.O.W Two Sewer Pipes having been put in the ground in place now, but not connected to City Map. Revolving in North of South of Sewer line being 16'-9" out on Map / East West Cornerline to the East. Sewer line is 88' out to the North of East - West lateral sewer line. My property, this going to affect Munnick & Shy keep boundaries till it is connected & then R. The Sub-Division Plan & also services for from & Fire Marshal Rec on Two R.R. Streets of McKeown Ave for New Federal law, Justice Minister BC law, McKeown & Place.

004-273-9741 Charles To Mayor's Mayor City of W.D. Date Dec 5th/2012, Rec'd 6/10/2012
 ① Concerning Building Health & Policy Rec'd 5448 for 1st Sub-Division & Compliance to Rec in Place.
 ② Land & Soil Survey by City of W.D. for 1976 for this Area Confirmed that Shell R.R. McKeown & Ave McKeown Ave. House did not need land the lands for House building for 6 1/2 stories building.
 ③ In the City Hall this morning (Application - 5th/Dec/2012) one house on Wood Ave R.R. next to R.R. stop Section Boundary of Shell R.R. North.

Confirms to correct Height Regulations max 29.5' North Ground was not the lands, House Height Confirms to all others, Advancing next to it.
 ④ House on Shell R.R. #2731 Does not Confirm to existing House Height on Advancing McKeown Ave. House #2731 House has Shell R.R. or House on McKeown Ave at 29.5' Height. Shell R.R. House every with the house at 27 McKeown Ave is all ready 2' higher than top of Ridge on House has more Advancing Property.
 ⑤ Please put back stop order on it, Success townline 29.5' Down to correct Height & put a Mangard Roof on top to confirm to Height Regulation to Height Level Elevation from original Soil Height level use House's land property level for this & confirm to original Soil Elevation Height.
 ⑥ Bring this matter up before your Munnick Committee. Munnick Committee of Building Property & Planning to confirm to Policy Guide Lines of Shell R.R. if it mess the house. Before issuing permits to build & building.

MAP IS MORE ACCURATE THAN CITY SURVEY MAP
 NO MAPS - NOTE

DEED TITLE Says own Property
 up too E. of SEWERS, EAST/SOUTH
 SEWER DRAIN E. of Mckenzie Ave
 a lot on North Side next to Property line
 SEWERS on 4 Sides
 of New Water Main in Place for
 SUB-DIVISION (Ready to GO)

18.740 x 39.40 = 3874.13 sq ft
 Lot Size = 16.1%
 18 x 39 = 702 sq ft
 Max Size 1743.8 sq ft = 55%
 GARAGE = 538 sq ft
 538 sq ft
 2669 sq ft Footprint
 29' x 53'
 43560 sq ft
 21780 sq ft
 10890 sq ft
 202 = 71 sq ft over 1/2 acre
 4' 5 1/2" (to Max 4' 9")

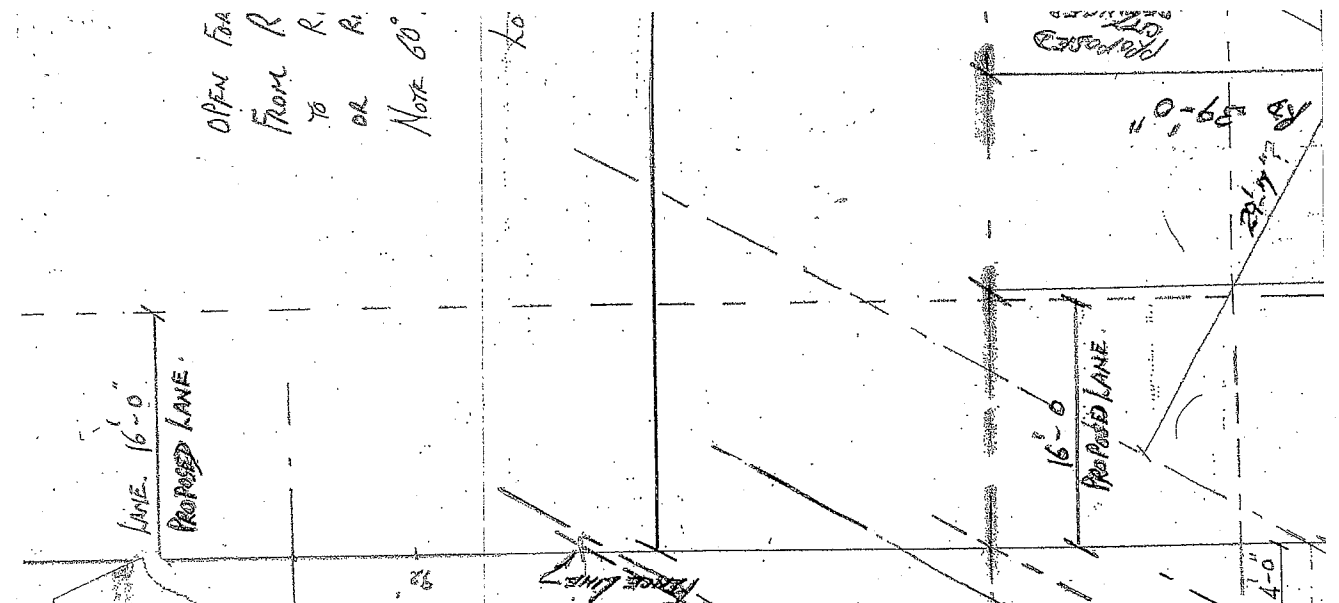
LEGAL DOCUMENT
 VERIFIED by City Eng & Surveyor
 City of Richmond & City Eng.

(Checked and signed ok)
 MR CARLTON DAVENPORT
 City Eng
 Fined line Roads
 604 247 4621
 John, Annie
 604-276-4343

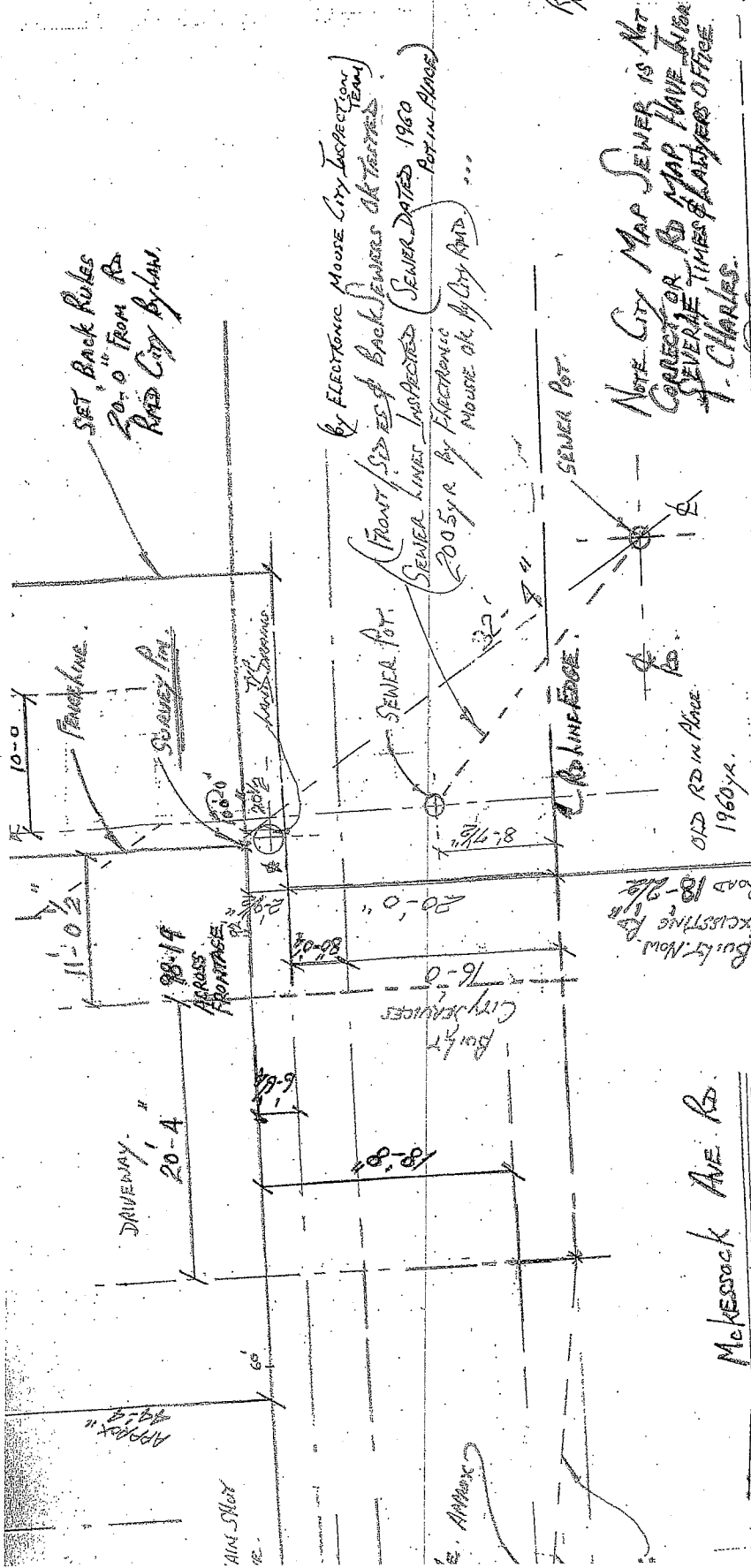
(DEC 8TH - 2006 yr)

NOTE
 Map ISSUED by City Eng
 & PLANNED on the Machine in this
 OFFICE 77


 City of Richmond
 1911 No. 3 Road, Richmond, BC V6Y 2C1
 www.cityrichmond.bc.ca
 Jim Young, P.Eng.
 Manager, Design & Construction
 Engineering and Public Works
 Tel. 604-247-4610
 Fax 604-276-4197
 jyoung@cityrichmond.bc.ca
 669-9945
 Rams Hall
 1911 No. 3 Road, Richmond, BC V6Y 2C1
 Fax 604-276-4197



OPEN FOR
 FROM R
 TO R
 OR R
 NOTE 60°



REVISED
MARCH 2009

NOTE: CITY MAP SEWER IS NOT
CORRECT OR RD MAP HAVE IN
SEVERAL TIMES & LAYERS OFFICE.
J. CHARLES.

DATE: DEC 8th 2006yr

DRAWING TO SCALE OF

1/8" TO 1'-0" AS BUILT
AS SURVEYED
AS SEWERS BUILT & IN PLACE
TWO SIDES OF PROPERTY
MAP TO SCALE 1/8" - 1'-0"
ACCURATE.

SCALE IS 1/8" TO 1'-0" STANDARD IMPERIAL MEASUREMENTS.

ALL READY
INSTALLED AT PROPERTY LINE
IN FRONT & REAR OF PROPERTY
READY INSTALLED AT PROPERTY LINE
INCOMING FROM DAVEWAY
ON TWO SECTIONS OF RD.
McKESOCK RD. WIDTH
AT 16'-4" SAME AS 1900yr.
STILL SAME JUNE 2009yr.
No KANSAS
SEWER RUNS
ON PROPERTY
LATERAL LINE
NORTH-SOUTH = 100'-0"
TO TREE-CORNER
EAST-WEST FROM TREE CONNECTION
= 254'-84" TO MINUTEMAN RD. PINE
TOTAL = 354'-84" OF SEWER PIPE.

McKESOCK AVE. RD.

BUILT NOW
EXISTING RD
ROAD 18-28"

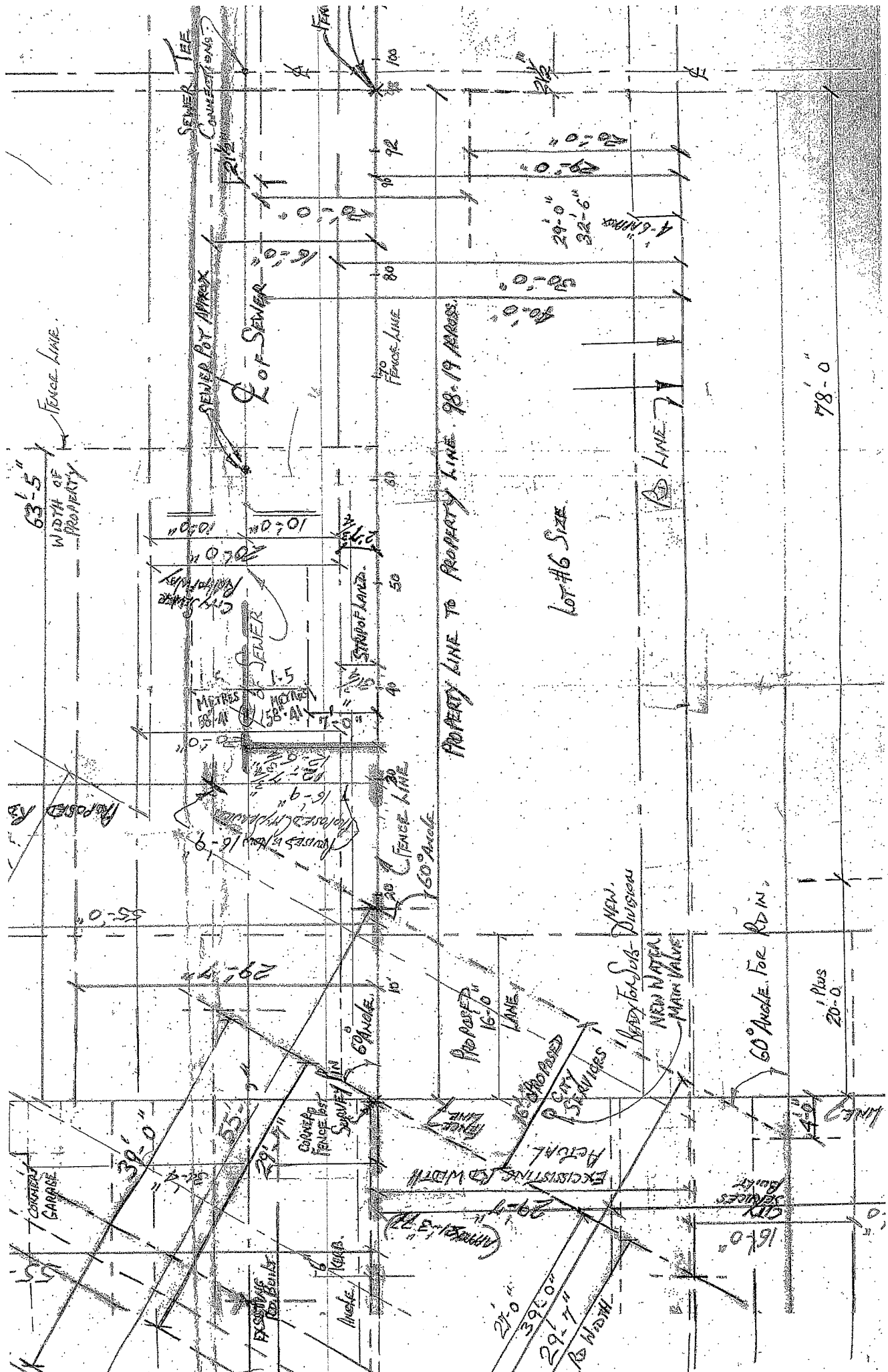
OLD RD IN PLACE
1960yr.

SEWER POT.

RD LINE EDGE

SEWER LINES INSPECTED
(SEWER DATED 1960
POT IN ANCHOR)
BY ELECTRONIC MOOSE CITY INSPECTION
TEAM
(FRONT SIDES OF BACK SEWERS OK TERTES)
SEWER LINES INSPECTED
2005yr BY ELECTRONIC
MOOSE OK (RD ROAD) ...

SET BACK RULES
20'-0" FROM RD
ROAD CITY BY LAW.



Windows Live™ Hotmail Messenger SkyDrive | MSN

Hotmail

New | Reply | Reply all | Forward | Delete | Junk | Sweep | Mark as | Move to

Inbox

RE: 2420/2400 Mckessock

Back to messages |

Folders

Junk

Drafts (20)

Sent

Deleted (28)

brianccray

New folder

Quick views

Documents

Flagged (1)

Photos

New category

Messenger

33 invitations

Messenger isn't available now.

Home

Contacts

Calendar

Lussier, Cynthia Add to contacts
To brianccray

25/06/2012

Reply

Thank you Mr. Cray for your email.

I will be considering your comments when I review the subject application as well as summarizing the nature of your comments for inclusion in my staff report to Council. My review will certainly take into consideration greater area context. My staff report will probably be more comprehensive than that of other similar proposals for 2-lot subdivisions by recommending multiple options and by seeking more direction from Council with respect to the implications of the subject application for the remainder of the area and for all involved.

As requested, I will keep you informed about the subject application.

Cynthia Lussier
Planning Technician
Tel: 604-276-4108
Fax: 604-276-4052
clussier@richmond.ca

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
www.richmond.ca

From: brianccray [mailto:brianccray@hotmail.com]
Sent: June 22, 2012 4:53 PM
To: Lussier, Cynthia; tia
Subject: 2420/2400 Mckessock

Dear Ms. Lussier:

I wanted to bring to your attention for your consideration the following from the Feb 20, 2012 report of planning committee:

In regards to the area between Shell rd and Mckessock on Bridgeport rd, "this section has been identified for a comprehensive review to determine how the area can develop."

It also states "due to the existing lot geometry along this section would be difficult for development to connect to an operational lane."

The development RZ 12-610919 at 2420 Mckessock will impact and the remaining large lots between Shell Road and Mckessock for access. Under existing policy we are RS1/D with the potential to go to RS1/B with a lane. But staff has said that we are not like for a lane and should have a comprehensive review. This development makes it less likely for a lane and there is continuous

COMPREHENSIVE
REVIEW FROM
PREVIOUS 2011 FEB
COUNCIL MEETING

<http://sn126w.snt126.mail.live.com/mail/InboxLight.aspx?n=1313426066>

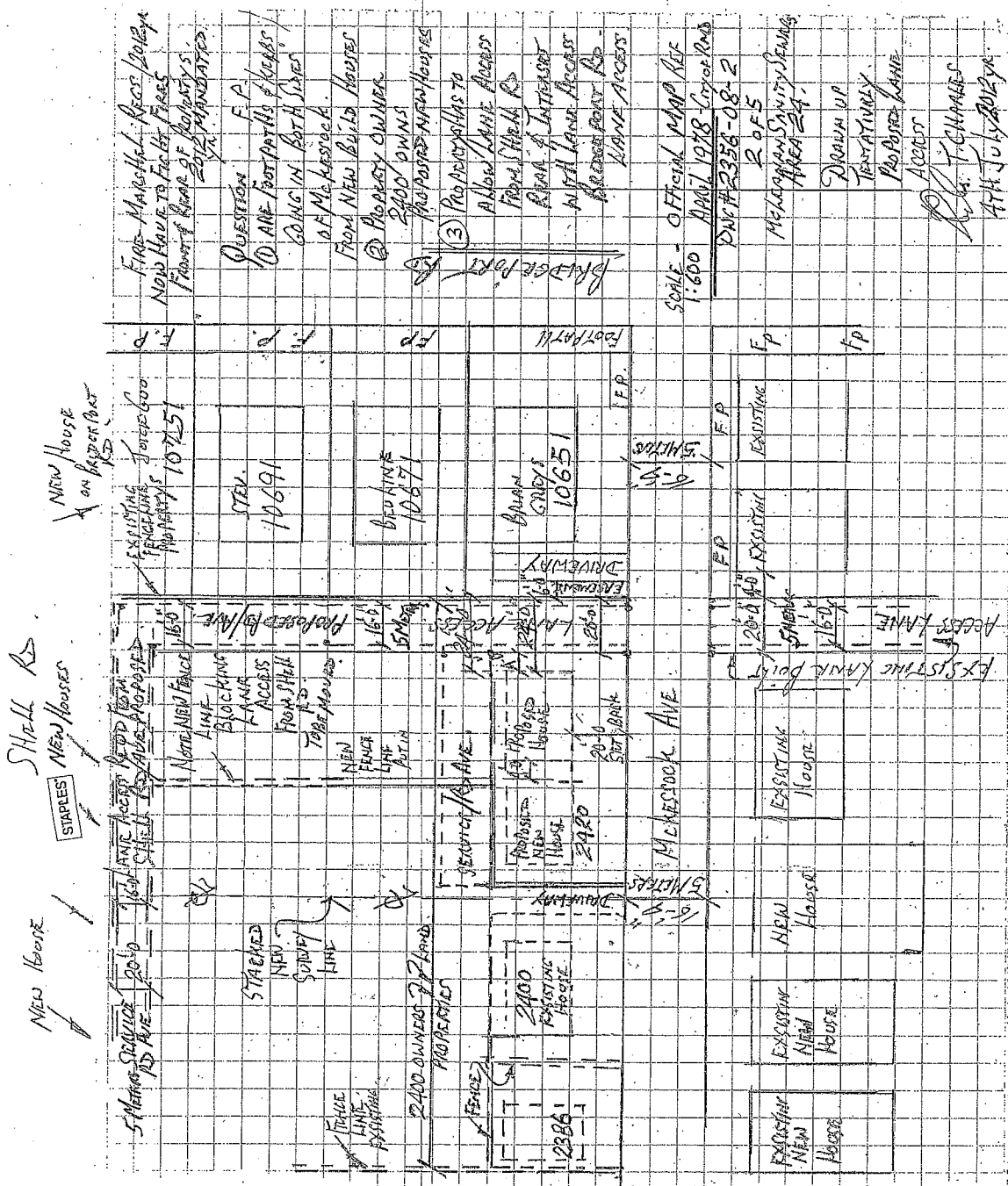
26/06/2012

Re: Zoning Policy 5448

PLEASE NOTE - THE BIG RIVER RD DEVELOPMENT IS
GOING TOWN HOUSE, NOTE TRAFFIC PATTERNS
& SERVICING, FIRE FIGHTING & DENSITY FACTOR
PORTION, WITH SHALL RD GO ALL TOWN HOUSES DOWN
TO RIVER RD ALSO THE BACK LANDS & SERVICING
LANDS RD DRUNKEN & RE-SERVICING TO TOWN HOUSES
CONE HOUSES OR ALL TOWN HOUSES 550 NEEDED IN SUB-DIVISION
ACCORDING TO BROWN JACKSON & HOLCOMB PARK AT CAMBER SCHOOL PUBLIC HEARING

2012 YR
HARRIS July 4th

REVISED LATEST MAP.
6TH/NOV/2012.
FOR MAYOR'S MEETING
6TH/NOV/2012.
FOR REZONING.



THIS MAP IS NOT TO SCALE.
BUT DOES SHOW HOW TO GET
OUT SERVICE RD AVENUE.

Ref. Policy 5448

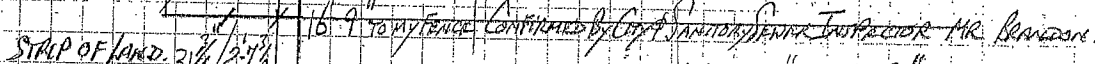
SCALE,
BUT DO SHOW PROBLEMS BETWEEN CITY MAPS MY DEED TITLE
& LAND TITLE OFFICE (CONFIRMED) Jim Young P. Eng ISSUED MAP TO
MR. WILSON 2006 YR 8TH DEC CONFIRMED BY CITY SURVEYOR (RND)
NO. 20

Note City Planner / Note Density Factor = 12-68 Confirmed Per Acre
by Public Measure Cambie School changed by MR. CROW

OR 5 METERS - NOTE SUB-DIVISION B/ALL OF LANES ALL BT.
16th 4 or 5 METERS of HOUSE Laid out in BLOCK (EXAMPLE)

REQUIRES ZONING CHANGE FOR BACK LANE (SAME AS CARK RD) SCHOOL PROPERTY
TO R/B - TOWN HOUSES / COACH HOUSES / W LANE BDR / AVE AT 5 METERS.

SHALL R. And next to shall. & FORD INC LAMIN INC PLASTER

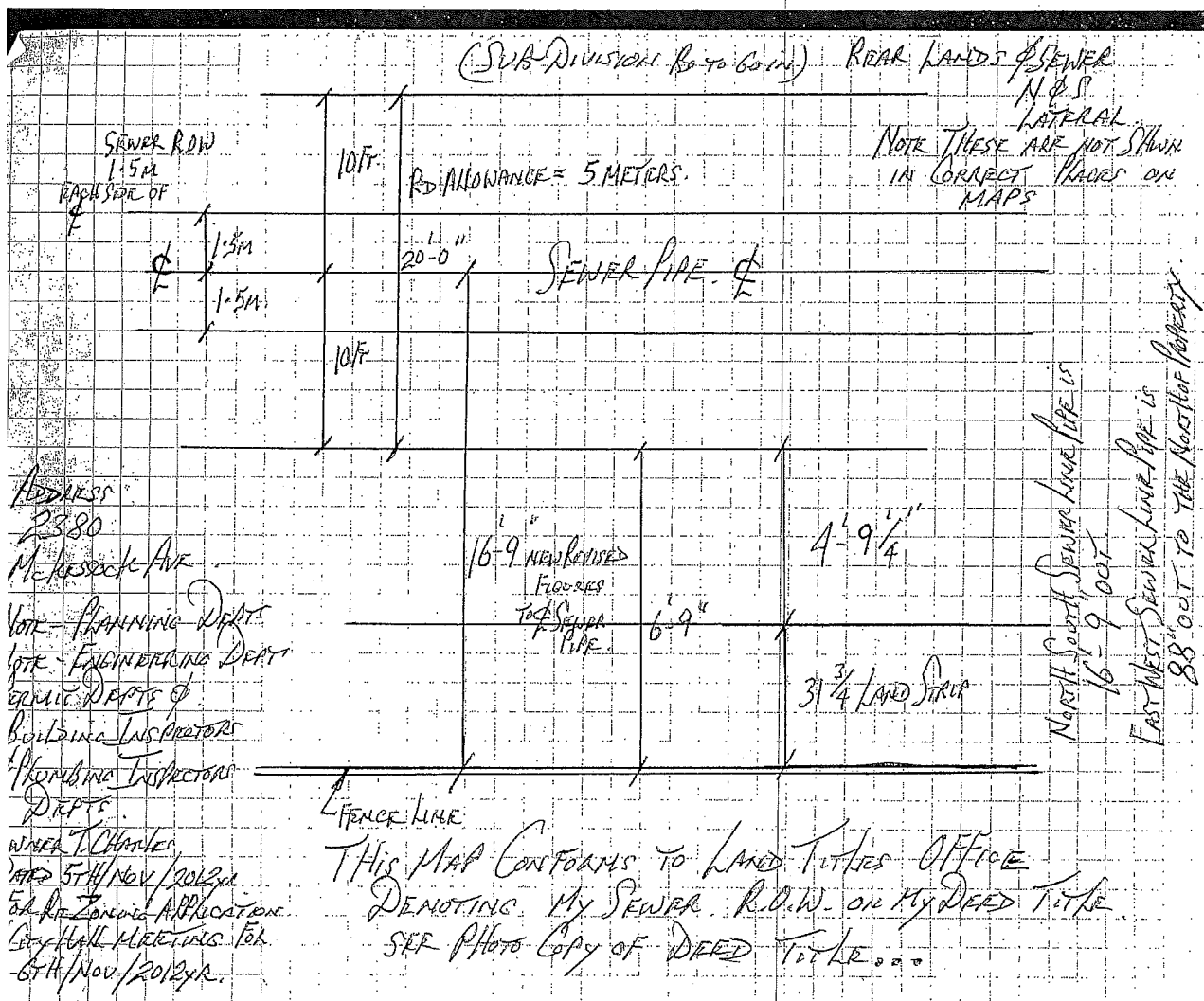
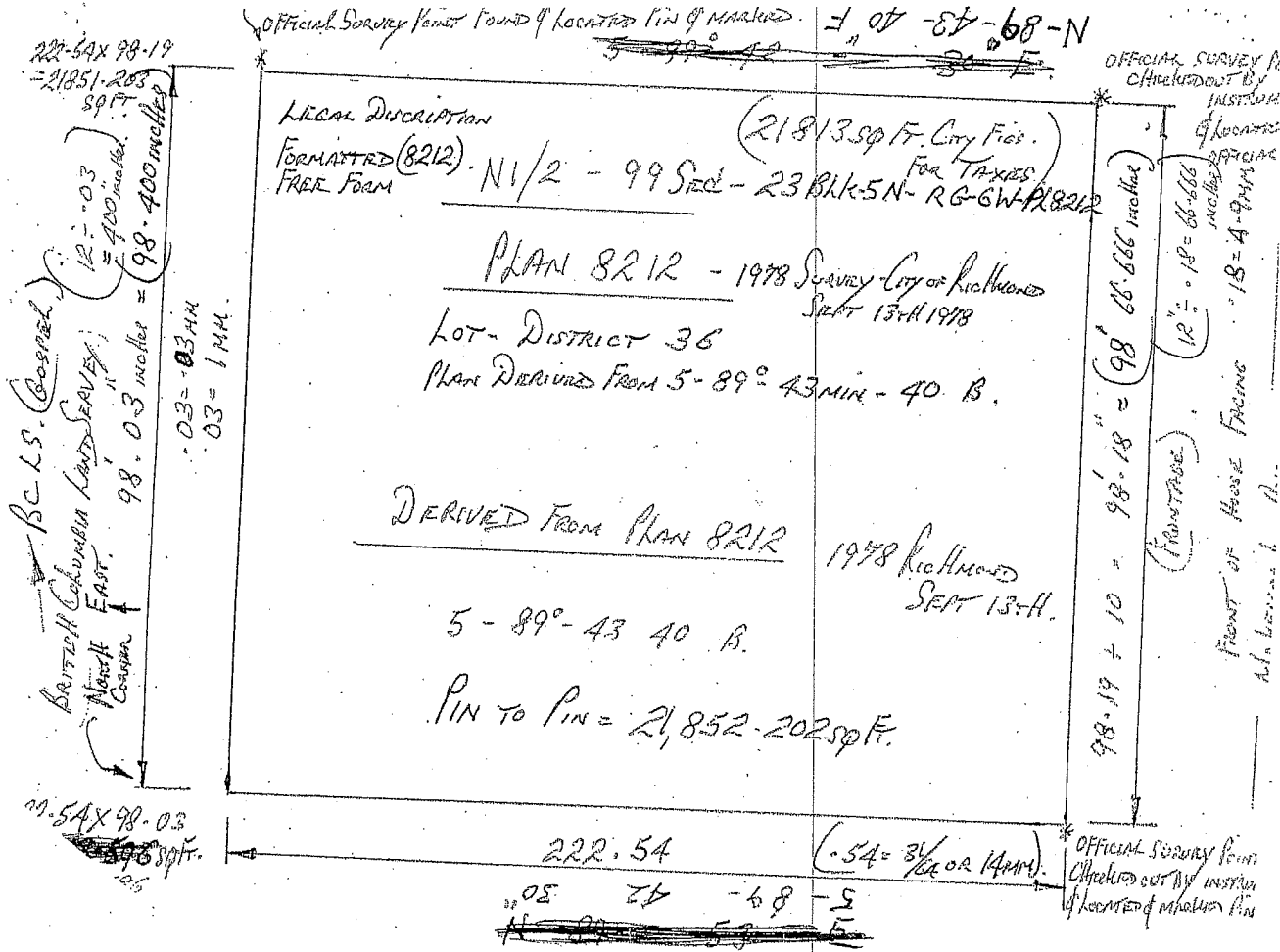


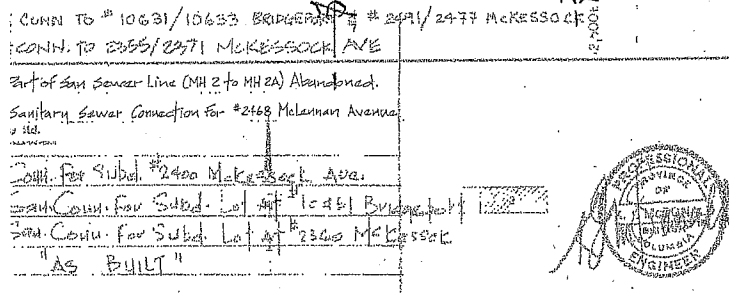
2380 McKeon Rd
Oroville, CA

QUESTION: WHAT IS THIS 31 1/4' STRIP OF LAND ON MY
DEED TITLE A SEVERAL ROOMS W/ BATH

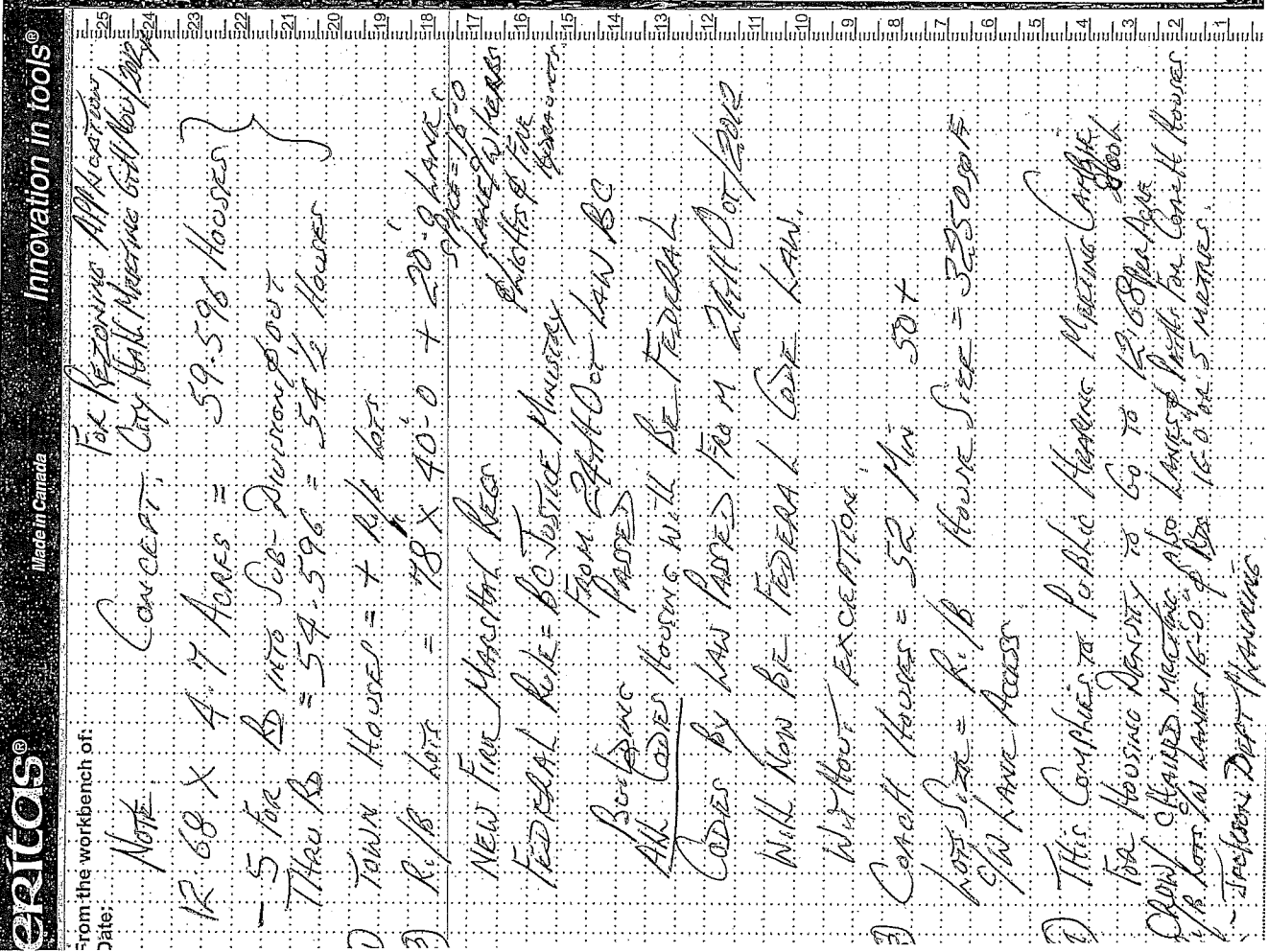
35000
1/2

604-273-9761
 From T. Chalkley
 6/14/2012
 6/14/2012





MCLENNAN SANITARY
— **AREA 24**
PLAN OF INFLUENT
1978_{yr} TAIT SUBDIVISION



1-320

RIGHT - OF - WAY PLAN TH
SEC. 23 BLOCK 5 N. 2GE.

FOR PUBLIC UTILITY SERVICES

BOOK OF REFERENCE

DESCRIPTION		FIRAC SEC. 23 B. 5 N. 26 W. PL. 8212 N.W.D.		A12.	
PT.	LOT 90,				.027
W 1/2	" 101,				.043
E 1/2	" 91,				.037
W 1/2	" 91,				"
N 1/2	" 99,				.070
S 1/2	" 99,				"
PT.	" 65,				.075
"	" 66,				.024
S 1/2	" 77,				.075
"	" 89,				"
S 60'	" 92,				"
	" 155,				.017
	" 156,				"
	" 157,				"
E. PT.	" "A",				.019
W.	" "B",				"
W. 85'	" " "				.018

F B

Job No 18-6626 E.V.

48-249

PLAN 55877
REF. RD 82246

Deposited in the Land Registry
Office at New Westminster, B.C.
This 10. day of Nov 1978

Q. Heddes

*Assistant-Deputy
Registrar*

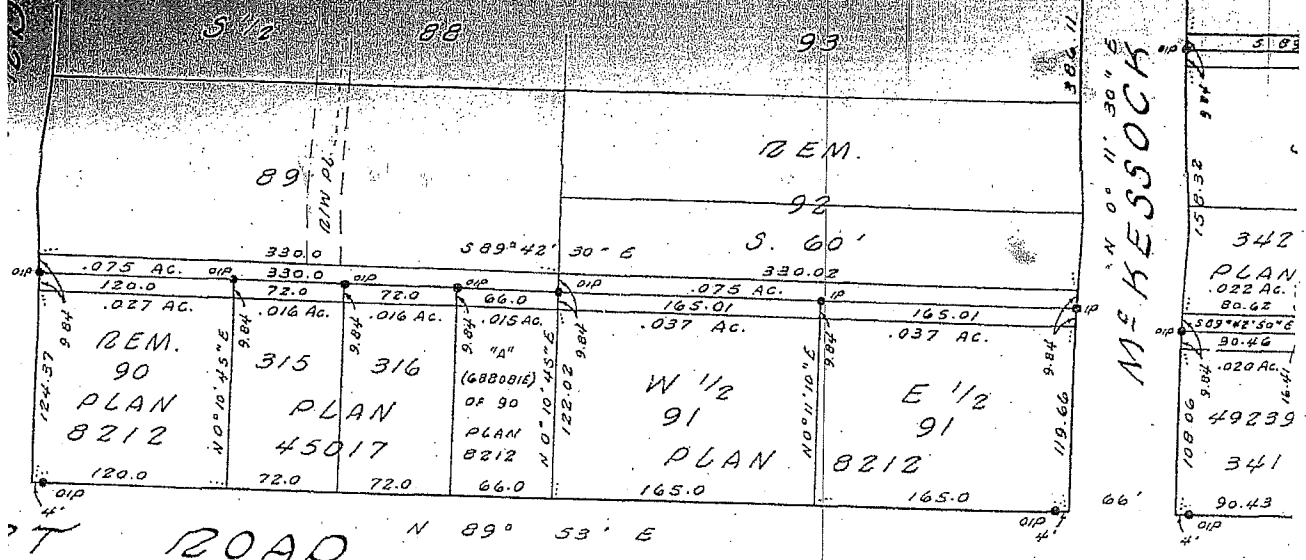
This plan lies within the
Greater Vancouver
Regional District

PLAN
42520
244

189
PLAN
33750

(My Lot is # 99)
T. CHARLES
N 1/2 - 99 Sec - 23 R 65N - R6 - 6W - 18212
PLAN 1978 XASURVEY SET 13th 1978 yr
1st DISTRICT 35
PLAN DERIVED FROM 5-89°-43' MIN - 40 B

PLAN 8212



LEGEND

Scale 1 inch = 100 feet
astronomic derived from Plan 8212.
indicates old iron post found
indicates old lead plug found
indicates iron post set

CITY OF RICHMOND

JUL 10 2012

RECEIVED

To CYNTHIA LUSSIER
PLANNING TECHNICIAN
QUESTIONS ASKED FOR
& SUBMITTED ON 10TH JULY 2012
DATED & STAMPED RECEIVED
BY [Signature] ROAD PLANNING DEPT.
FOR REZONING CONSIDERATIONS
REGS - 5448 Policy
File # RZ 12-610919.

Sheet 1 of 2.

2 Mayra
Hall Meeting

6-16/2012

Cherokee

Phone #
1-273-9761

McKessock Park Road

As per Request Questions Sheet
4th July 2012

QUESTIONS FOR COUNCIL MEETING ON THIS APPLICATION
& IMPACT TO RESIDENTS REZONING
QUESTIONS ABOUT APPLICATION FOR 2420 McKessock Ave

- ① PLEASE ALL NEW SUB-DIVISION APPLICATIONS TO HAVE LANE ACCESS
FILE # 6360-07 - 27th JAN 2002 - 2003 PASSED BY CITY ROAD
BY DIRECTOR OF ENGINEERING MANAGER & REZONING JOE FREG.
& STEV ONO PERG DIRECTOR ENGINEERING

NOTE THIS APPLICATION DOES NOT HAVE A LANE ACCESS
AND IT BLOCKS OFF LANE ACCESS TO OTHER RESIDENCES IN AREA
OF BRIDGEPORT RD & STELL RD AS PER PLAN LAYOUT SHEET #1 OF 7
SUBMITTED TO CYNTHIA LUSSIER ON 4th JULY 2012yr DATED
3RD AND STAMPED RECEIVED CITY OF RMD.

- ② CAMBIE SCHOOL PUBLIC HEARING FOR POLICY 5448 AREA TART
PUBLIC VOICED THAT YES, THEY WANTED HIGHER DENSITY, SUB-DIV
FACTOR OF 12.68 MIN PER ACRE
REZONING POLICY TO REFLECT PUBLIC REQUEST AT MEETING
CHAIRMAN BY MR CROW CITY OF RMD

- ③ FIRE MARSHAL REGS / 2012 NOW HAVE TO HAVE FIRE FIGHTING
FRONT & REAR OF PROPERTIES REQUIRES LANE ACCESS BY
FEDERAL LAW 2012yr FIRE MARSHAL REGS

- ④ QUESTION ARE KERBS - BUDS / FOOT PATHS GOING TO GO IN ON
ALL NEW HOUSES & APPLICATIONS IN FUTURE & CONNECTIONS TO
EXISTING HOUSES ON WHOLE OF STREET & EXIT TO BRIDGEPORT RD
TRAFFIC RESTRICTION NOW AS EXIT REDUCED FROM 36'-0"
HAVE OUT TO 30'-0" FLARE OUT, NOW GREATER FLOW OF
TRAFFIC FROM EACH HOUSE MIN 9 CARS AVERAGE GOING OUT
TO BRIDGEPORT RD CAUSING TRAFFIC DELAYS

- ⑤ PROPERTY OWNER APPLICATION OWNS ALL THREE PROPERTIES ON
THIS APPLICATION, 2400 McKessock ALSO NEW SURVEY LINE TO
E LINE OF HIS DRIVEWAY NOW SEE SHEET #1 OF 7 LAYOUT

- ⑥ PROPERTIES ALONG BRIDGEPORT RD / STELL RD HAVE TO HAVE LANE
ACCESS ON ALL NEW OR PROPOSED PROPERTIES BY 2002-2003yr
CITY BY LAW PASSED ON JAN 27 / 2002 - 2003 DIRECTOR OF
ENGINEERING CITY OF RMD FILE 6307-07

- ⑦ FENCE LINE NEW IS NOW BLOCKING LANE ACCESS AS PER
DIRECTOR OF ENGINEERING FILE # 6307-07 AND HAS TO
BE MOVED TO NEW SURVEY LINE OR DISCONTINUED FROM
THIS APPLICATION & CLEARED OFF PROPERTY TO GIVE LANE ACCESS
AS PER LAYOUT PLAN SHEET #1 - 7 DATED 3 JULY & 4th JULY 2012

- ⑧ OFFICIAL SEWER MAP # 2356-08-2 2005 McRANAN SANITARY SEWER
AREA 24

NOTE ***
As of July 10th 2012
City Crew - Detail (shown)
Report By City
to SIDE WALKWAY PATH
& 7 HOUSES (WHY) IS IT
NOT GOING IN & BLIND
DRIVER HOUSE ON
McKessock TO LANE
AS SIDEWALK PATHS &
KERBS
NOTE ***
GRAVEL STRIP ON
PROPERTY IS NOT
SUSTAIN AT MIN 7'-0"
WEL FROM ROAD
Walkway should be
1" INCLUDING KERBS & PAVEMENT
OTHER SIDE OF RD
McKessock Ave.

2) REZONING NOTE R/L/B LOTS = 78' x 40' + 20' LANE = FOREVERLY
 100'-0" LAYOUT = 2 FT SPARE EACH LOT. (AS PERMITTED FROM CITY RMD
 COACH HOUSES RC = SAME SIZE. (FROM R/L/D TO R/L/B ALLOW RC COACH HOUSES.)

NOTE HYDRO POLES ALL NEW LAID OUT TO 1960 YR
 LAYOUT EVERY 100'-0" NORMAL CLEARANCE FACTOR
 ON BRIDGEPORT RD / SHELL RD / MCKESSOCK AVE.

1) ALL EXISTING SERVICES ARE SITUATED IN IDEAL LOCATION
 FOR SUB-DIVISION PLANNING & THRU RDS AS PER PLANNING
 LAYOUT 1. THRU 7 STHS DATED 3RD JULY & 4TH JULY TO
 ALSO MOVED OK FOR SERVICE SINCE APPROX MARCH 2012 YR FOR NEXT
 25 MINIMUM OK BY ENGINEERING DEPT.

SUB-DIVISION RD TO ANGLE AT FIRST TO 60° ANGLE THEN TO 60°
 ON TOP OF N/S SEWER & EXIT RD DESIGNATION (SINCE 1983 YR ON CITY MAP).

BETWEEN HOWARD HONIG HOUSE SHELL RD 2751 & BULLOFF
 HOUSE 2775 ON SHELL RD DESIGNATION EXIT SINCE MAP
 ISSUED 1978 ALSO FIRE HYDRANT ^{HAS BEEN MOVED} MOVE CLEAR OF

EXIT RD FROM SUB-DIVISION & FEED IN LANE SHELL RD
 FOR SUB-DIVISION EXIT ONLY TURN RIGHT DESIGNATION

NOTE ALSO NO PAVEMENT AREA ON WEST SIDE OF SHELL RD
 IN THIS NEW HOUSE AREA. NOW WILL PAVEMENT &
 ACCESS LANES GO IN ALSO PAVE MENT DOWN SHELL RD
 & FIRE HYDRANT REGR 2012, NOTE

FIGHTING FIRES FROM FRONT & REAR OF PROPERTIES REGR FIRE MARCH 2012 YR
 FEDERAL LAW & INSURANCE OF CANADA.

1) NEW WATER MAIN IN PLACE FOR SUB-DIVISION TO
 BACK LANDS - ON MCKESSOCK PLACE EXTENSION SUB
 - DIVISION RD & ACCESS LANES FOR SHELL RD & MCKESSOCK &
 BRIDGEPORT RD TOO CONSIDER FOR THIS REZONING NOW
 100 TOWN HOUSES / OR COACH HOUSES RC/B LOT SIZE NOW.
 ALL CAPPED SERVICES IN SITU READY FOR SUB-DIVISION EXTENSION

1) SUMMARY THESE ALL MY CONCERNS & MY NEIGHBOURS FOR ACCESS
 LANES & SERVICE ABILITY FOR FRONT & REAR OF PROPERTIES
 & MEETING ALL CRITERIA ENGINEERING REQUIREMENTS NOW
 NEW HOUSES ON MCKESSOCK AVE HAVE HAD CRUSHED STONE LAID DOWN WEST SIDE ON PROPERTIES & BLUE GRUNT
 AS PER REQUEST OF
 T. CHARLES
 CYNTHIA RUSSIER CITY OF RMD
 PLANNING DEPT. REPORT OF
 4TH JULY 2012 YR
 DATE 4TH JULY 2012 YR

CITY OF RICHMOND

JUL 10 2012

RECEIVED

???

7.0 STRIP MOW FROM RD
 NEEDED IS
 START ON 3 PROPERTIES
 7 PROPERTIES
 INVOLVED

2012 Meeting City Hall
 Mayor
 7/11/12

*North South Drive - 1945 is 16'-9" from fence line.
S out - 1st West Side Lane is 88' out to the North.*



City of Richmond Policy Manual

Page 1 of 2	Adopted by Council: September 16, 1991	POLICY 5448
File Ref: 4045-00	Amended By Council: February 20, 2012	
	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 23-5-6	

POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is a lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is a lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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.

*Please Note on July 1st 2012 the Supervisor of Public Works
Sawyer has given us 131' front of 88' E.W. Drive
Please Note - Cynthia Lussier has now taken over
this project - Planning 604-276-4108
Planning Technicians City of Richmond
Note Mayor No Wastase Space: Brian Jackson of Holbrook
has 550 Extra Room as
Sub Division Unit at Oakridge School
Public Hearing Meeting.*

Hotmail - brianrcray@hotmail.com

Windows Live Hotmail Messenger SkyDrive | MSN

brianrcray
profile | sign out

Hotmail New | Reply Reply all Forward | Delete Junk Sweep | Mark as | Move to | Categories | Options

RE: 2420/2400 McKessock
Lussier, Cynthia Add to contacts
To: brianrcray
25/06/2012
Reply

Thank you Mr. Cray for your email.

I will be considering your comments when I review the subject application as well as summarizing the nature of your comments for inclusion in my staff report to Council. My review will certainly take into consideration greater area context. My staff report will probably be more comprehensive than that of other similar proposals for 2-lot subdivisions by recommending multiple options and by seeking more direction from Council with respect to the implications of the subject application for the remainder of the area and for all involved.

As requested, I will keep you informed about the subject application.

Cynthia Lussier
Planning Technician
Tel: 604-276-4108
Fax: 604-276-4052
clussier@richmond.ca

City of Richmond
8911 No. 3 Road
Richmond BC V6Y 2C1
www.richmond.ca

From: brianrcray [mailto:brianrcray@hotmail.com]
Sent: June 22, 2012 4:53 PM
To: Lussier, Cynthia; tia
Subject: 2420/2400 McKessock

Dear Ms. Lussier:

I wanted to bring to your attention for your consideration the following from the Feb 20, 2012 report of planning committee:

In regards to the area between Shell rd and McKessock on Bridgeport rd, "this section has been identified for a comprehensive review to determine how the area can develop."

It also states "due to the existing lot geometry along this section would be difficult for development to connect to an operational lane."

The development RZ 12-610919 at 2420 McKessock will impact and the remaining large lots between Shell Road and McKessock for access. Under existing policy we are RS1/D with the potential to go to RS1/B with a lane. But staff has said that we are not like for a lane and should have a comprehensive review. This development makes it less likely for a lane and there is continue

*COMPREHENSIVE
REVIEW FROM
PLANNING 2011.108
COUNCIL MEETING*

Submitted for Council Meeting
Nov 5th in Council/2012
File # RZ 12-610919

RE ZONING APPLICATION

Applications of backlines
of New Theo R Sub-Divisions
lanes/blocks of houses of
service for to new
dividing fence of 12-00
houses for Ave from

Public Meeting Minutes of
Mc Camm at Cambie School

Public Votes for lot 1
dividing fence for Sub-Division

1.5' each side of fence for 1/2 mile
WATER MAIN NEW TO
MALL GO IN (AT PROPERTY LINE)

THE
Now in House

Nov Dec 2012
The purpose of Fire Marshal Case
is changed too - FEDERAL CODE LANE

a BC New issues has compliance
BC Justice Minister of ADM
has to All municipalities by

change Information This New
11/11/12 All Spacing for a
by Now have to have Fire Hydrants

Fire-Fighting Fed Law back of
out of Properties to Sub-Division lands

FEDERAL Fire Marshal's Law Act 2011 Oct passed for RZ 12-610919

TO CITY/NO BACK ACCESS
TO ROADS/VEHICLES MAY HAVE
FENCES/VEHICLES

DESIGNATED
ROOF

FENCE
LINE

FIRE HYDRANT
CAPPED

SERVICES

165' 0" 20' 0" 5' 0" 5' 0" 20' 0"

SEWER
LINE

260' 0" 20' 0" 5' 0" 5' 0" 20' 0"

MAIN VALVE
PLACE NEW TO
AS A SERVICE
SEWER

FIRE HYDRANT
LINE

FENCE
LINE

12-00 HOUSES PER LANE

12-00 HOUSES PER LANE

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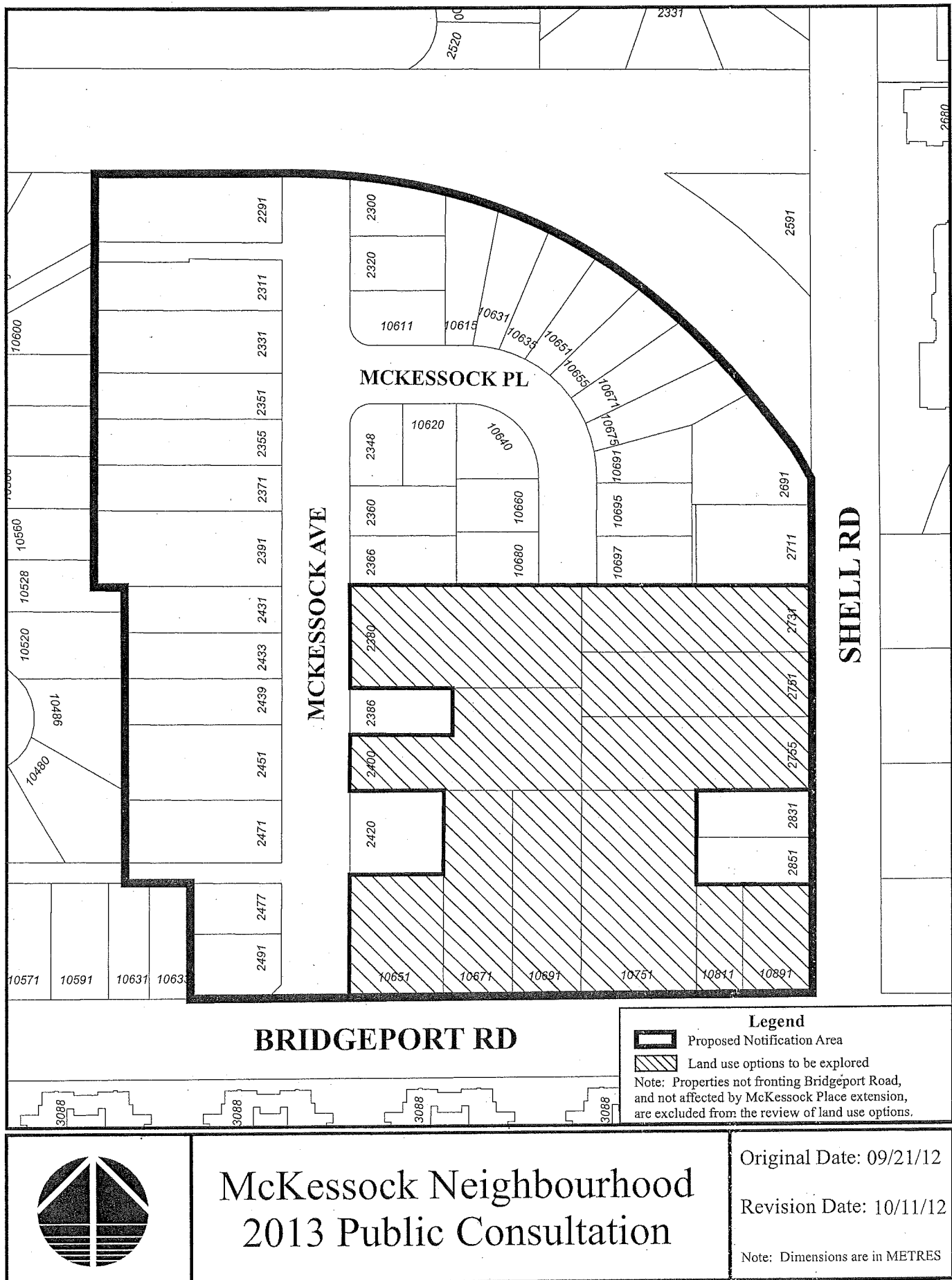
12-00 HOUSES PER LANE

12-00 HOUSES PER LANE

12-00 HOUSES PER LANE

12-00 HOUSES PER LANE

12-00 HOUSES PER LANE





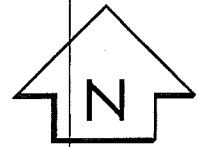
17.0m

SHELL ROAD

CONCEPTUAL

Option 2 - Single Family Lots (min. 270m²)

MCKESSOCK
PLACE

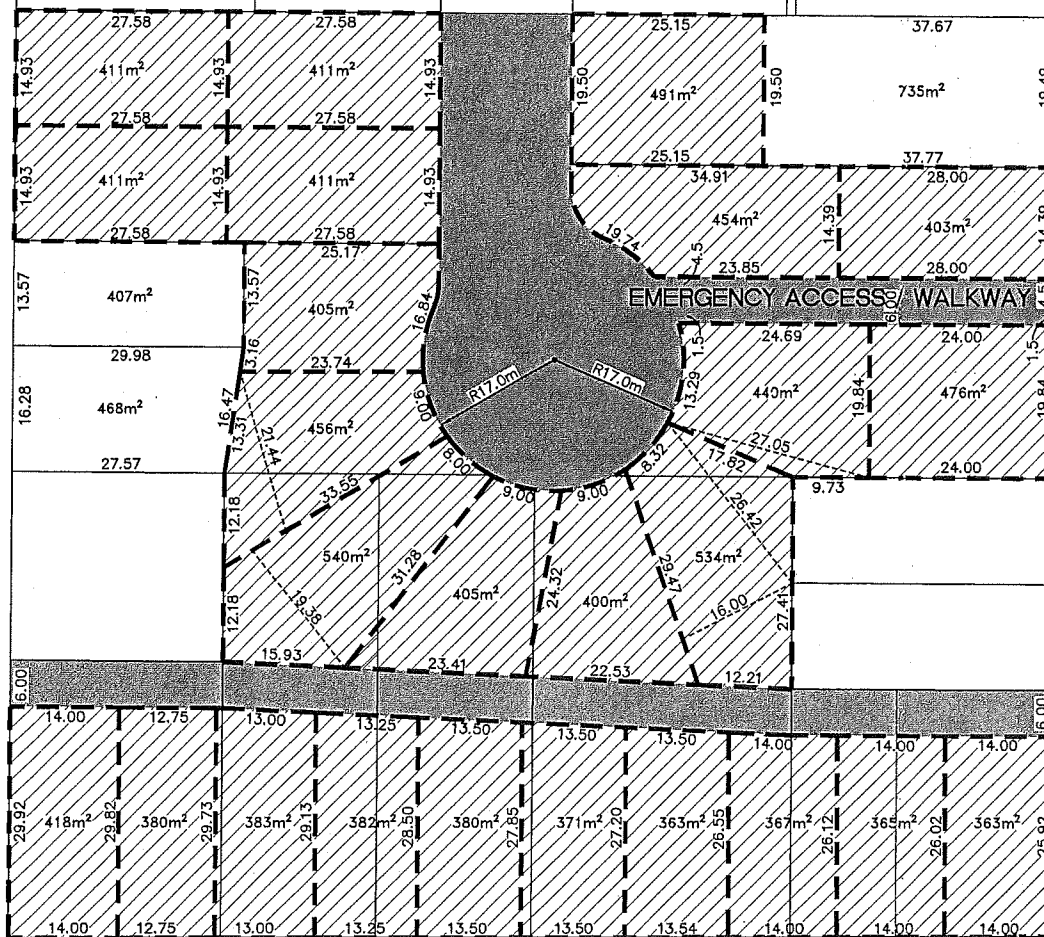


20.12m

17.0m

MCKESSOCK AVENUE

SHELL ROAD



BRIDGEPORT ROAD

CONCEPTUAL

Option 3 - Single Family Lots (min. 360m²)