



City of Richmond
 Planning and Development Department

Report to Committee

To Council - Mar 25, 2008

To Planning - Mar 18, 2008

To: Planning Committee
From: Brian J. Jackson, MCIP
 Director of Development

Date: March 3, 2008
File: 08-4430-00/2008-Vol 01

Re: **Single-Family Lot Size Policy for Area Generally Bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7**

Staff Recommendation

1. That the results of the public consultation process for the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 be received.
2. That the following recommendation be forwarded to Public Hearing:

That the following New Single-Family Lot Size Policy be adopted:

That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 and 22-4-7 (shown on Attachment 1 to the report dated March 3, 2008, from the Director of Development), be restricted to rezoning and subdivision in accordance with the provisions of "Single-Family Housing District, Subdivision Area E (R1/E)" with the exception of existing duplex lots which maybe subdivided into two (2) lots.

Brian Jackson

Brian J. Jackson, MCIP
 Director of Development

EL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
<i>[Signature]</i>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

On September 24, 2007, Council authorized staff to (1) examine the establishment of a Single-Family Lot Size Policy for the area located between Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Sections 21-4-7 and 22-4-7, and (2) conduct a public process with property owners and occupants within the study area, and report the findings to Council through the Planning Committee. The purpose of this report is to report the results from the public consultation process and recommend a Single-Family Lot Size Policy be considered for the study area. **Attachment 1** shows the location of the study area boundaries.

Background

The City of Richmond had received a development application (RZ 07-360193) to rezone 3900/3920/3940/3960/3980 Youngmore Road (**Attachment 2**) from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" and "Single-Family Housing District, Subdivision Area A (R1/A)" in January, 2007. The purpose of the rezoning application was to permit the development of a ten 10-lot subdivision with three (3) lots fronting No. 1 Road and with vehicle access from a new rear lane under the R1-0.6 district, and an additional seven (7) lots on the south side of Youngmore Road under the R1/A district (**Attachment 3**).

In accordance with Division 702 of Zoning and Development Bylaw 5300, staff forwarded to Planning Committee a Report dated August 22, 2007 recommending to Council that the rezoning application on Youngmore Road be considered in conjunction with a Single-Family Lot Size (702) Study. Council, on September 24, 2007, gave staff authorization to examine the establishment of a Single-Family Lot Size Policy for the subject study area. An Open House was held on January 23, 2008 and the consultation period was ended on February 15, 2008. Based on the results from the public consultation, the applicant for the rezoning application on Youngmore Road (RZ 07-360193) withdrew the rezoning application on February 26, 2008.

Even though the application that triggered the 702 process was withdrawn, given the information received through the consultation process with the community staff recommend a Single-Family Lot Size Policy be considered for the study area to address the constant pressure to rezone for small lot subdivisions.

Lot Size Study Area Context

The existing land use within the study area consists of larger single-family lots. Most properties within this area are zoned Single-Family Housing District, Subdivision Area E (R1/E) (minimum 18 m wide lots) except for a number of properties along Blundell Road. Some of these properties are single-family lots zoned Single-Family Housing District, Subdivision Area C (R1/C) and some are duplex lots zoned Two-Family District (R5). Smaller residential lots containing newer houses and zoned Single-Family Housing District (R1-0.6) are located primarily along No. 1 Road. These properties were developed under the provision of the City's Lane Establishment and Arterial Road Redevelopment Policies and are excluded from the subject study.

Staff Comments

OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP's) Generalized Land Use Map designation for subject properties is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*.

Lane Establishment & Arterial Road Redevelopment Policy

This Policy permits rezoning and subdivision along No. 1 Road where a municipal lane can be started and made operational by connecting to an existing side street. A number of properties along the west side of No. 1 Road have already been rezoned and subdivided into small lots (R1-0.6 district) under this Policy.

Purpose of the Lot Size Study

When the Youngmore Road Rezoning Application was received, Staff anticipated that residents might be concerned that the approval to develop compact lots on Youngmore Road would set a precedent for compact lot developments in the entire neighbourhood. Since there is no Single-Family Lot Size Policy to affirm the existing lot sizes or direct future single-family redevelopments within the area, Staff requested Council to consider the Youngmore Road Rezoning Application in the context of setting a Single-Family Lot Size Policy for the entire neighbourhood instead of considering the rezoning application solely on its own merits.

Consultation

On January 9, 2008, a letter (**Attachment 4**) was sent to every household (941 mail outs) in quarter sections 21-4-7 and 22-4-7 to provide an overview of the Youngmore Road rezoning application and the Single-Family Lot Size Study as well as an invitation to an Open House at Scout Hall (4040 Francis Road) on January 23, 2008. The purpose of the Open House was to give owners and residents within the study area a chance to:

- i. learn more about the City's Single-Family Lot Size Policy;
- ii. learn more about the various lot size options;
- iii. learn more about the development application received in the area; and
- iv. provide feedback.

Attachment 5 shows the Open House Display Boards; a copy of the display boards was also available on the City's web site since the night of the Open House.

Approximately 195 residents from 154 households within the study area and 26 residents from 23 households outside of the study area attended the Open House. A Feedback Form (**Attachment 6**) was provided at the Open House and over 230 copies of Feedback Forms were distributed at the Open House. The Feedback Form was not intended to be a scientifically valid sampling and should only be viewed as a guide of individuals' opinions rather than a

representation of all the opinions of the neighbourhood as a whole. A printable copy of the Feedback Form was also available on the City's web site since the night of the Open House.

A number of issues regarding the procedures and formats of Public Consultation were raised and a referral was carried by Planning Committee on February 19, 2008 to (1) investigate ways of conducting impartial surveys that allow the assembly and tabulation of opinions for and against a proposal; and (2) explore methods of producing on-site translations at public information open houses. These issues will be addressed in a separate report.

Consultation Results

A total of 178 copies of the Feedback Form were returned (see **Associated Correspondence Package**) - 95 copies were completed at the Open House, an additional 81 copies were returned on or before the submission deadline (February 15, 2008), and 2 copies were received within one week after the submission deadline. Five (5) of the responses were considered invalid because information such as respondents' names or addresses were not provided, or the respondents are neither owners or residents within the study area. The responses of the 173 valid Feedback Forms submitted from 148 households within the study area are summarized below:

Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

Agree: 9.8%

Disagree: 86.1%

No Answer: 4.1%

Question 2:

I am in favour of reducing the minimum lot width along the east side of Kelmore Road to 9 m. (up to 8 new lots could be created in this area through this option).

Agree: 9.2%

Disagree: 87.9%

No Answer: 2.9%

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

Agree: 79.2%

Disagree: 8.7%

No Answer: 12.1%

(Note: Many respondents did not answer Question 3 because they feel that an option to restrict all properties within the study area from redevelopment or an option to maintain the current R1/E zone "forever" instead of 5 years are not included.)

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900/3920/3940/3960/3980 Youngmore Road from R1/E to R1-0.6 to permit development of 3 lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment and Arterial Road Redevelopment Policy in the OCP.

Agree: 19.7%

Disagree: 75.7%

No Answer: 4.6%

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900/3920/3940/3960/3980 Youngmore Road from R1/E to R1/A to permit development of 7 lots fronting onto Youngmore Road.

Agree: 9.3%

Disagree: 86.1%

No Answer: 4.6%

Additional Correspondence & Neighbourhood Comments

A Form Petition with 443 signatures from 220 households within the study area and an additional 22 signatures from 10 households outside of the study area was received in opposition to any changes to the minimum lot size/width within the study area (see **Associated Correspondence Package**, duplicate forms are also included.) **Attachment 7** shows a copy of the Form Petition.

In addition, 21 letters in opposition to the Youngmore Road Rezoning Application and any zoning changes within the study area were received (see **Associated Correspondence Package**).

Recommended Policy

Based on the results and comments received from the public, staff recommend the implementation of a Lot Size Policy that would re-affirm the existing minimum lot sizes in the study area, including all properties fronting on Youngmore Road (**Attachment 8**). Under the proposed Policy:

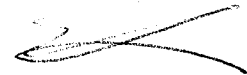
- i. Subdivision would only be permitted in the study area as per the existing Single-Family Housing District, Subdivision Area E (R1/E) except for properties with existing duplexes which may be subdivided into two (2) lots.
- ii. Only a limited number of properties (generally in a cul-de-sac) in the study area would be large enough to subdivide under the existing zoning without consolidation.
- iii. The two (2) properties at the southwest corner of Youngmore Road and No. 1 Road would **not** be able to rezone and subdivide into three (3) lots fronting No. 1 Road with vehicle access from a new rear lane under the R1-0.6 district.
- iv. No multiple-family development would be permitted in the study area.

Financial Impact

None.

Conclusions

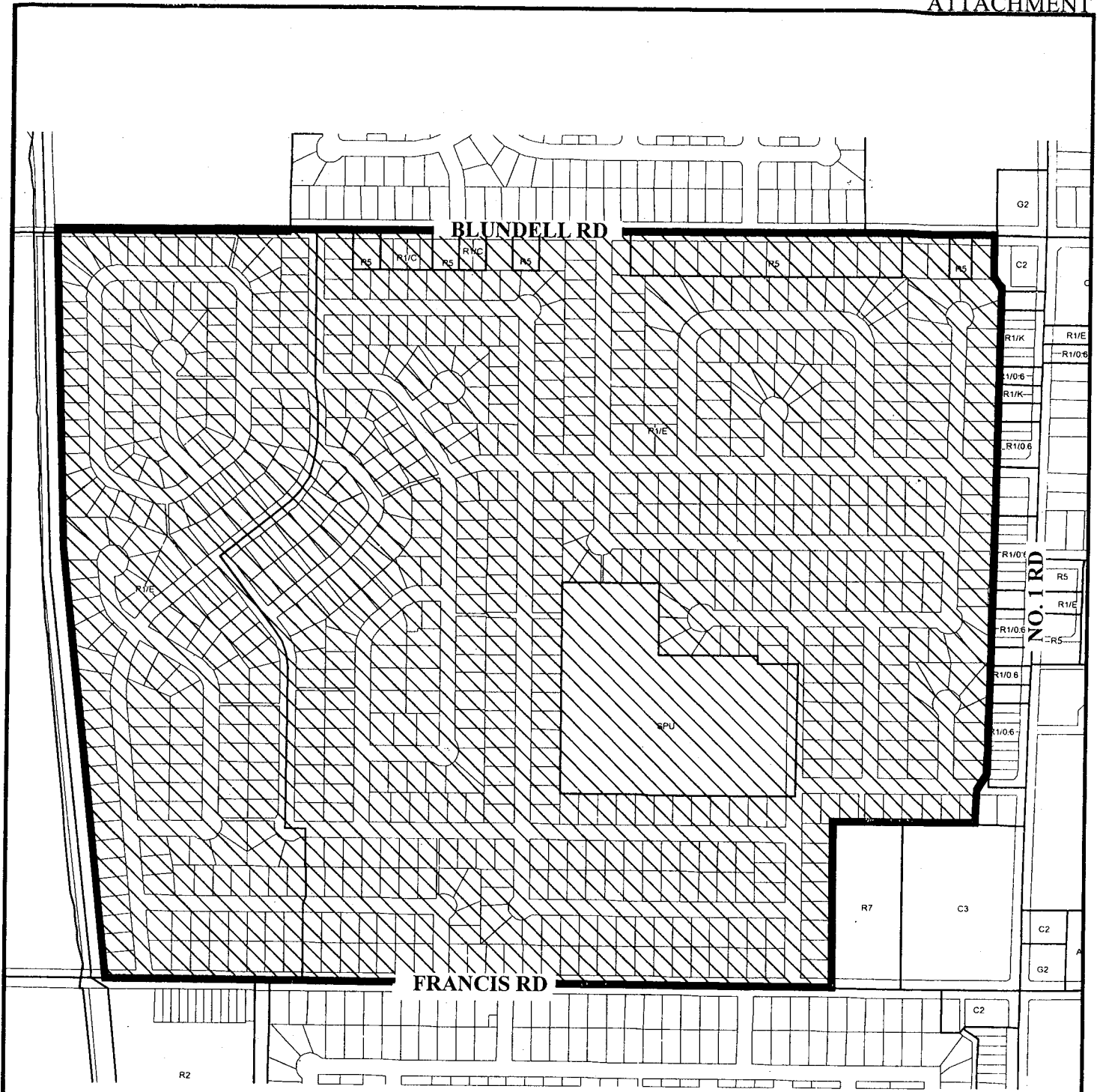
1. The Planning and Development Department has completed a study to determine future single-family lot sizes in Sections 21-4-7 and 22-4-7.
2. Based on the public consultation results staff are recommending that a policy be adopted that would re-affirm the existing minimum lot sizes in the study area except for properties with existing duplexes which may be subdivided into two (2) lots.




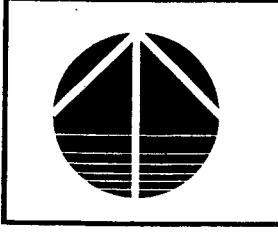
Edwin Lee
Planning Technician – Design
(Local 4122)

EL:blg

- Attachment 1: Lot Size Policy Study Area
- Attachment 2: Location Map for Youngmore Road Application (RZ 07-360193)
- Attachment 3: Proposed Subdivision Layout (RZ 07-360193)
- Attachment 4: Letter to Residents & Owners within the Study Area
- Attachment 5: Open House Display Boards
- Attachment 6: Sample Feedback Form
- Attachment 7: Form Petition
- Attachment 8: Proposed Lot Size Policy



 Proposed Study Area



Single-Family Lot Size Policy Study Area 21-4-7 & 22-4-7

Original Date: 02/29/08
Amended Date:
Note: Dimensions are in METRES



City of Richmond

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

January 9, 2008
 File: RZ 07-360193

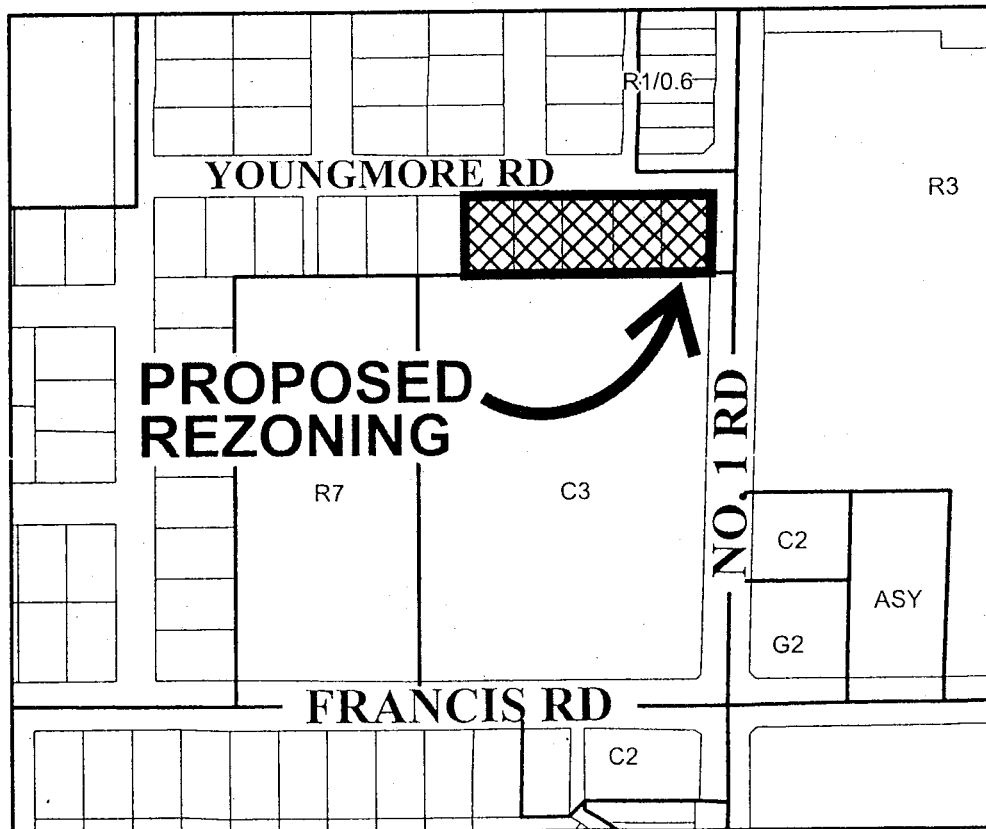
Planning and Development Department
 Fax: 604-276-4052

Dear Property Owner and/or Resident:

**Re: Single Family Lot Size Study - Sections 21-4-7 & 22-4-7
 (Area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail)**

The City of Richmond has received a development application to rezone 3900/3920/3940/3960/3980 Youngmore Road (**Map 1**) from "Single-Family Housing District, Subdivision Area E (R1/E)" (minimum 18 m wide) to "Single-Family Housing District (R1-0.6)" and "Single-Family Housing District, Subdivision Area A (R1/A)" (minimum 9 m wide). The purpose of the rezoning is to permit the development of a ten (10) lot subdivision.

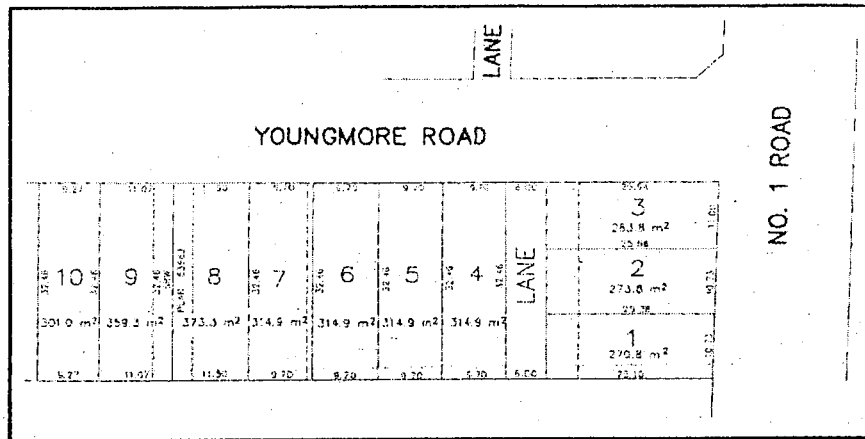
Map 1 – Location Map



Proposals

The applicant is proposing to create three (3) lots fronting No. 1 Road with vehicle access from a new rear lane under the R1-0.6 district and an additional seven (7) lots on the south side of Youngmore Road under the R1/A district.

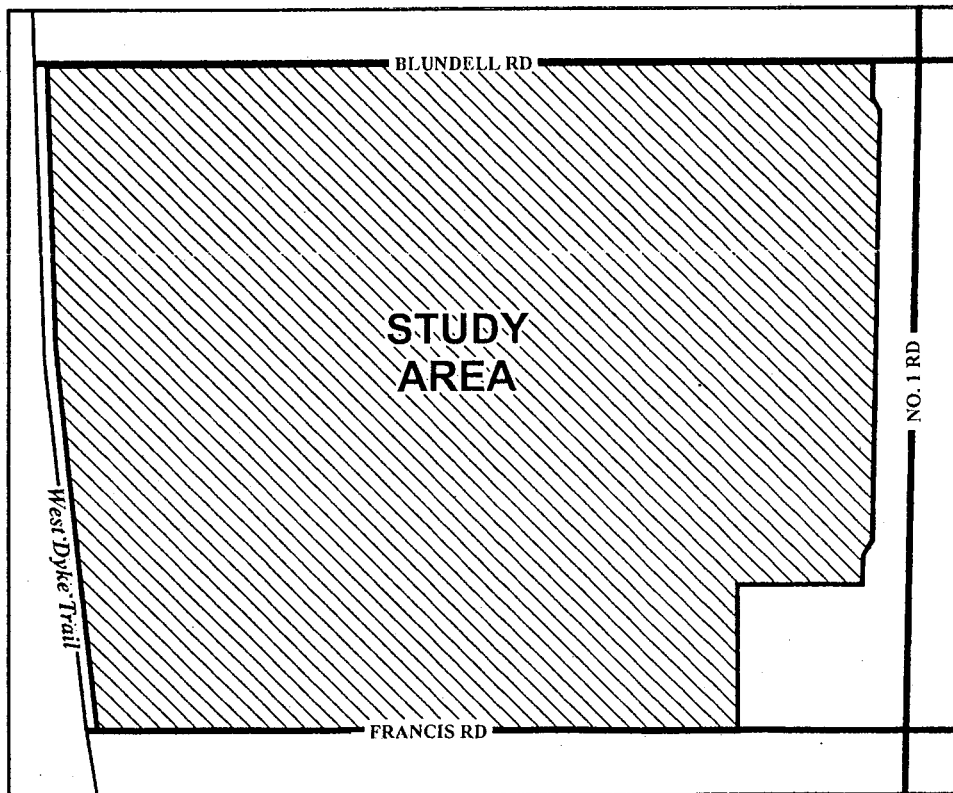
**Map 2
Proposed
Subdivision
Layout**



Lot Size Study

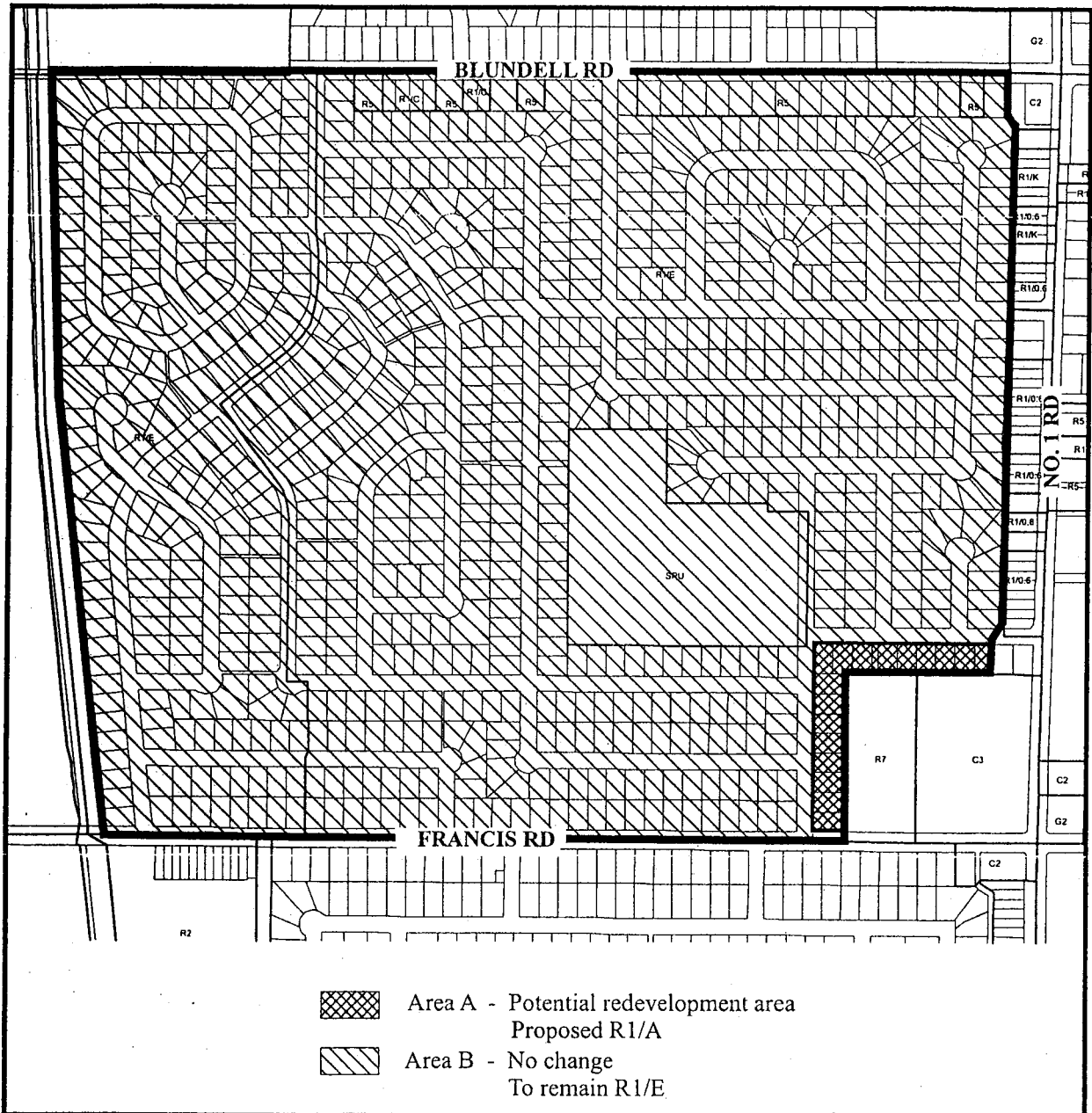
A Single-Family Lot Size Policy is used in determining the disposition of future rezoning application in an area for a period of not less than five (5) years. The existing land use within the study area consists of larger single-family lots but there is no single-family lot size policy to affirm the existing lot sizes or to direct future single-family redevelopments within the area. The City determined that the proposed zoning amendment should be considered in the context of setting a policy respecting lot sizes for a larger area and is undertaking a lot size study to determine the most appropriate lot sizes specifically for your neighbourhood. **Map 3** shows the study area boundary.

Map 3 – Study Area



Staff do not envision any changes to the internal subdivision pattern **except** for the properties that are backing onto the existing shopping centre and multiple-family developments (i.e. along the south side of Youngmore Road and the east side of Kelmore Road). These properties maybe redeveloped into smaller single-family lots (minimum 9 m wide) through rezonings and subdivisions. Map 4 shows the potential Lot Size Policy for the study area.

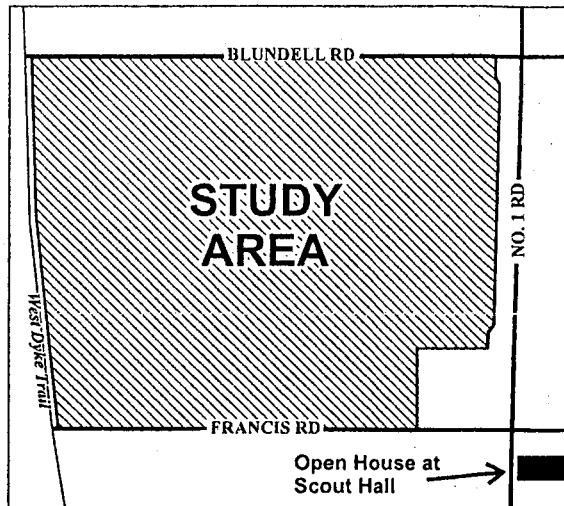
Map 4 – Potential Lot Size Policy



Public Consultation

The City of Richmond values your input and is inviting you to attend an Open House concerning the future single-family lot sizes in your area on **Wednesday, January 23 between 6:00 pm and 8:00 p.m.** at the **Scout Hall**, located at 4040 Francis Road, Richmond. The Open House will give you a chance to learn more about the various lot size options and about the development application received in your area.

Map 5 – Open House Location Map



A Feedback Form will be available at the Open House. As a property owner and resident in the study area, participation in the Lot Size Study will assist City Staff in accurately reflecting your views when making a recommendation to Council on future lot sizes in your area.

Please note that the establishment of a Single-Family Lot Size Policy does not imply that staff and/or Council automatically support the in-stream or future rezoning applications for properties within this area. All rezonings will continue to receive the same attention and scrutiny as all other rezoning applications and are still required to go through a Public Hearing process.

Should you wish to obtain more information regarding the process of the Lot Size Study, please visit our web site at www.richmond.ca >City Services>Planning & Zoning>Current Planning Projects.

If you have any questions or require further explanations, please do not hesitate to contact the undersigned by phone at 604-276-4121, via e-mail at edwin.lee@richmond.ca, or in writing.

Yours truly,

Edwin Lee
Planning Technician - Design

EL:el

Welcome to the City of Richmond

Open House

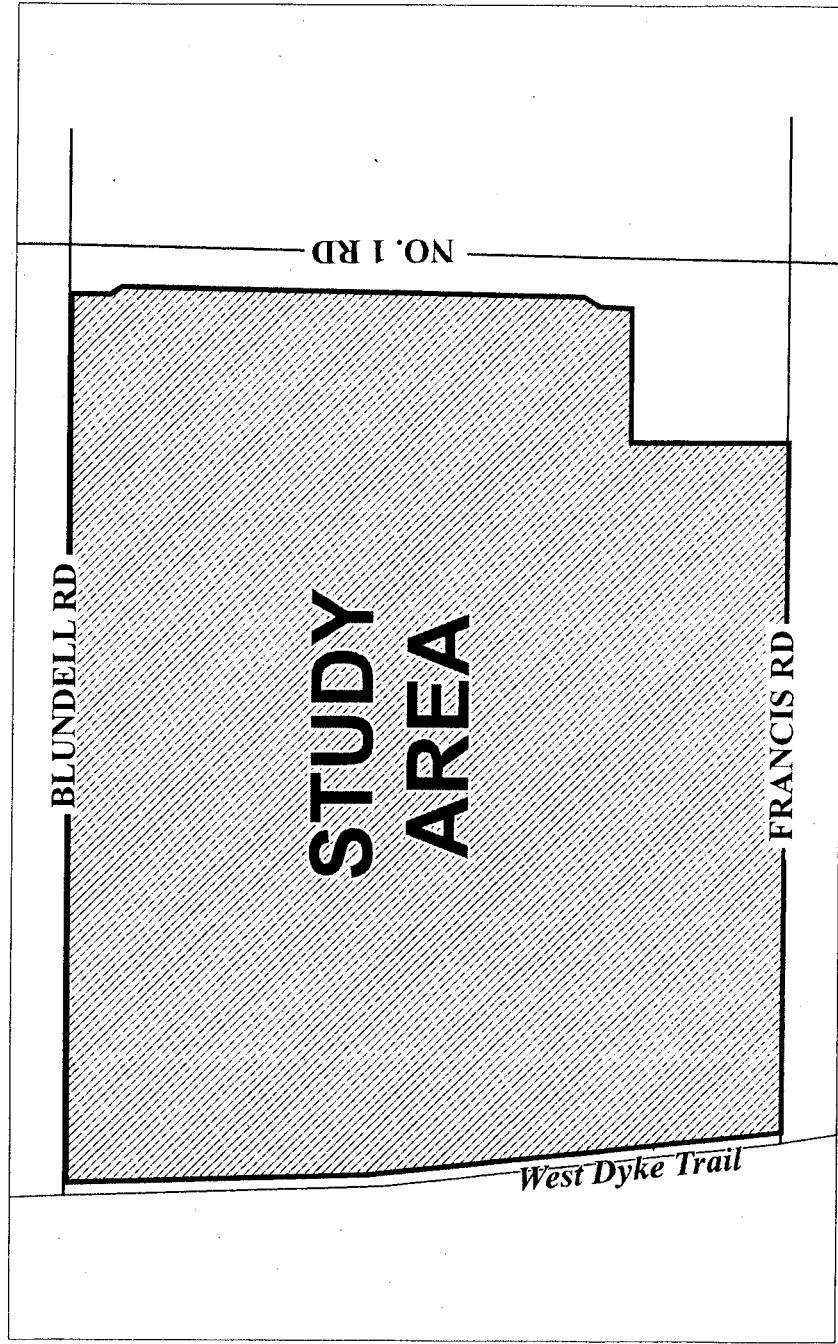
**Lot Size Study for the area generally bounded by
Blundell Road, No. 1 Road, Francis Road,
and West Dyke Trail**

January 23, 2008

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Purpose of the Open House

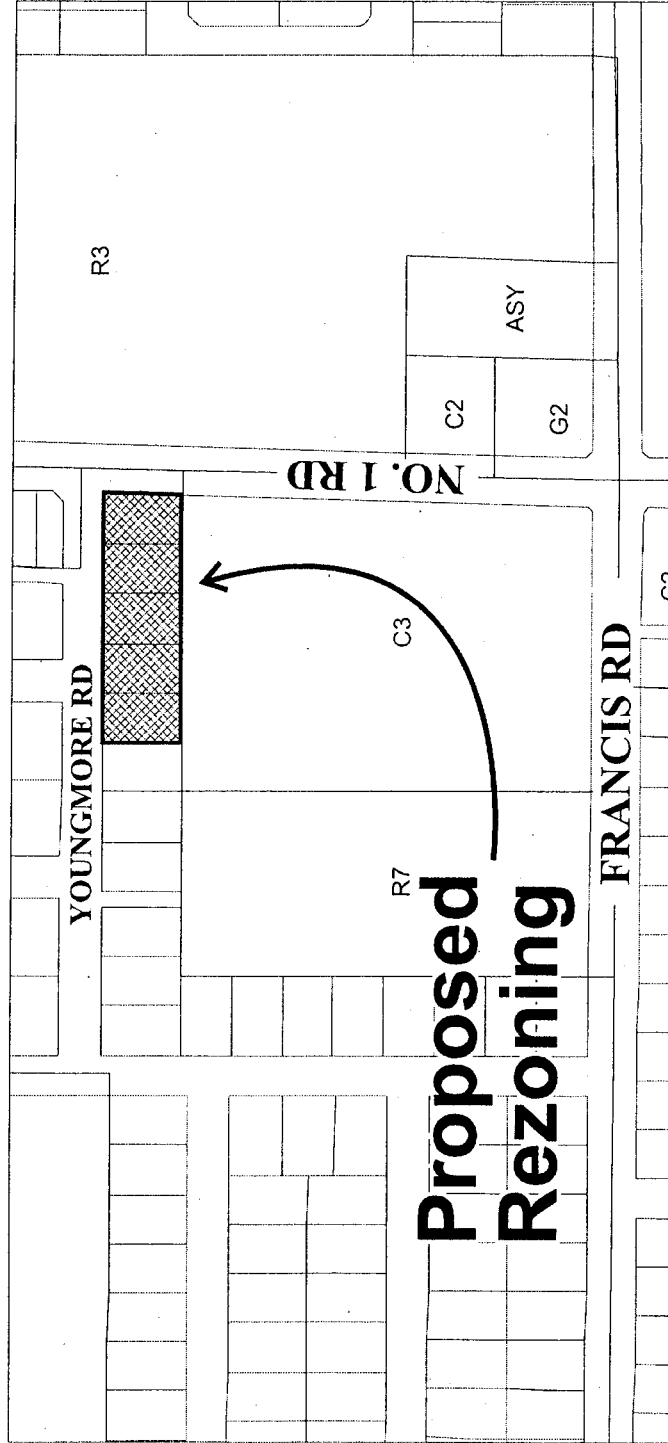
The City of Richmond is undertaking a lot size study to determine the most appropriate lot sizes for the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail (see Map below). **This Open House gives owners and residents within the neighbourhood a chance to learn more about the Single-Family Lot Size Policy, the various lot size options, and the development application received in your area and provide feedback.**



Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Background

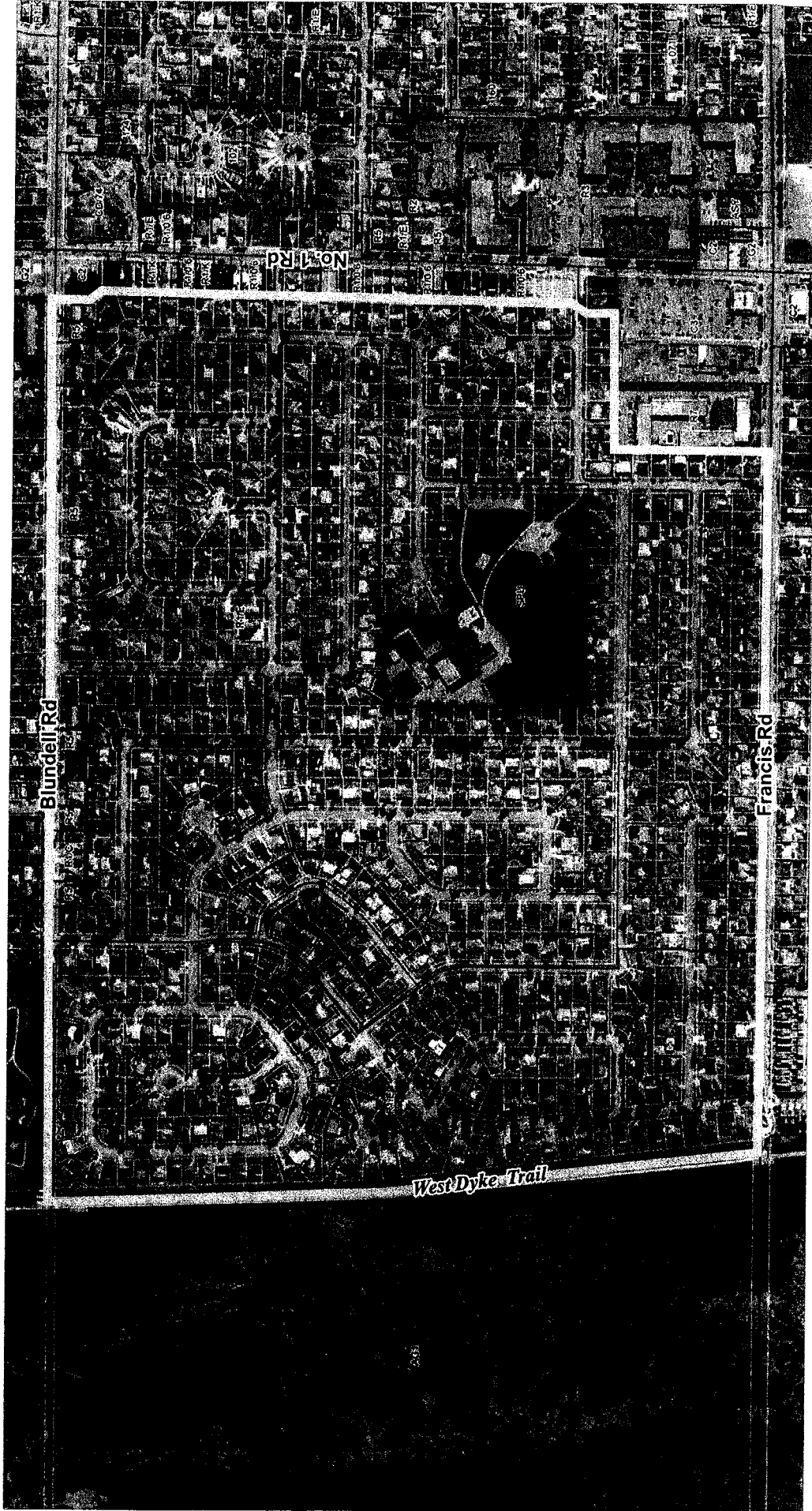
The City of Richmond has received a development application to rezone 3900/3920/3940/3960/3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)” and “Single-Family Housing District, Subdivision Area A (R1/A)”. The purpose of the rezoning is to permit the development of a ten (10) lot subdivision.



The City determined that the proposed zoning amendment should be considered in the context of setting a policy respecting lot sizes for a larger area. Such a policy could be used to affirm the existing lot sizes and/or to direct future single-family redevelopments within the area.

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Study Area



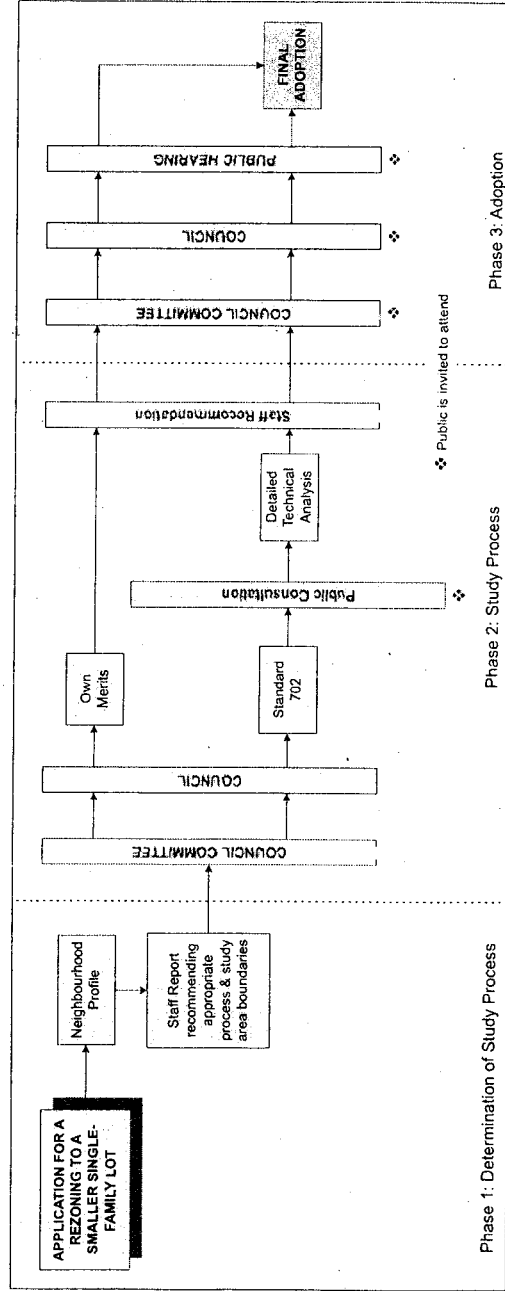
City of Richmond Single-Family Lot Size Study Open House

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Single Family Lot Size Policy Section 702 of Richmond Zoning and Development Bylaw No. 5300

A Single-Family Lot Size Policy is used in determining the disposition of future rezoning application in an area for a period of not less than five (5) years. Where an owner of land which is designated Single-Family Housing District (R1) submits a Rezoning application to transfer the land from one subdivision area to another within the zoning district, staff shall report to the appropriate standing committee and recommend whether such an amendment should be more appropriately considered in the context of setting a policy respecting lot sizes for a larger area.

702 Study Process



Why was the "702" process implemented? Council implemented the "702" Process due to the:

- lack of stability and constant pressure placed on many established Richmond neighbourhoods to rezone for small lot subdivisions;
- need for citizen consultation and input, prior to Council's formal Public Hearing on the rezoning application and proposed neighbourhood policy;
- need to provide a fair and consistent approach for dealing with all development applications in existing single-family neighbourhoods.

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Single-Family Lot Size Options

Within the Single-Family Housing District (R1) zone, there are ten (10) lot size options. These options are referred to as “Subdivision Areas”. Each Subdivision Area contains regulations which specify the minimum size of lot which can be created in a neighbourhood. New parcels which may be created in R1 Zoning District are as follows:

Section 605 of Zoning Bylaw 5300 New Parcels Which May Be Created In R1 Zoning District

Sewered Areas				
Sub Division Areas	Minimum Frontage	Minimum Width	Minimum Depth	Minimum Area
A	6m (19,685 ft.)	9m (29,527 ft.)*	24m (78,740 ft.)	270m ² (2,906.35 ft ²)
B	6m (19,685 ft.)	12m (39,370 ft.)*	24m (78,740 ft.)	360m ² (3,875.13 ft ²)
C	13.5m (44,291 ft.)	13.5m (44,291 ft.)*	24m (78,740 ft.)	360m ² (3,875.13 ft ²)
D	7.5m (24,606 ft.)	15m (49,213 ft.)*	24m (78,740 ft.)	450m ² (4,843.92 ft ²)
E	7.5m (24,606 ft.)	18m (59,055 ft.)*	24m (78,740 ft.)	550m ² (5,920.34 ft ²)
H	7.5m (24,606 ft.)	16.5m (54,134 ft.)*	24m (78,740 ft.)	550m ² (5,920.34 ft ²)
J	13.4m (43,963 ft.)	13.4m (43,963 ft.)	24m (78,740 ft.)	360m ² (3,875.13 ft ²)
K	6m (19,685 ft.)	10m (32,808 ft.)	24m (78,740 ft.)	315m ² (3,390.75 ft ²)
Unsewered Areas				
F	7.5m (24,606 ft.)	18m (59,055 ft.)*	45m (147,638 ft.)	828m ² (8,912.81 ft ²)
G	10m (32,808 ft.)	20m (65,617 ft.)	45m (147,638 ft.)	2000m ² (21,528.53 ft ²)

*For corner lots, add 2m (6.562 ft.) to width, except along Fourth Avenue and those corner lots with a north-south orientation in Section 3 Block 3 North Range 7 West New Westminster District (Steveston Townsite Area).

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

The existing land use within the study area consists of larger single-family lots. Most properties within this area are zoned R1/E (minimum 18 m wide lots) except for the majority of the duplex lots along Blundell Road, which are zoned Two-Family District (R5).

Given the properties on the south side of Youngmore Road and properties along the east side of Kelmore Road back onto Seafair Shopping Centre and Seafair Apartment; as the focal point for services, staff believe there is merit to investigating the future subdivision potential of these properties.

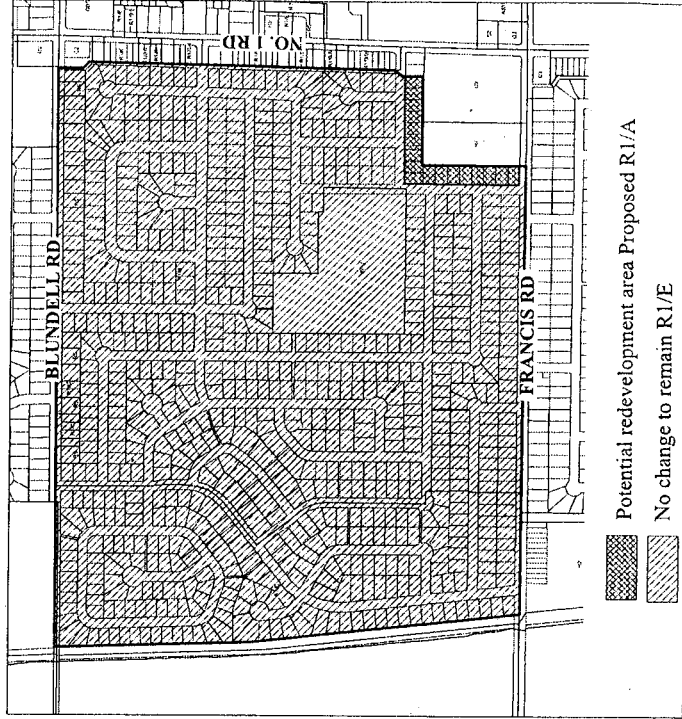
These properties would be large enough to subdivide into two (2) smaller lots under wither R1/A or R1/K, without consolidation.

Other lot size options (i.e. R1/B – 12 m wide lots, R1/D – 15 m wide lots, R1/H – 16.5 m wide lots) would require a land assembly to facilitate future subdivisions.

Staff do not envision any other changes to the internal subdivision except the rezoning and subdivision of existing duplexes into small single-family lots under the provision of Section 702 of the Zoning Bylaw.

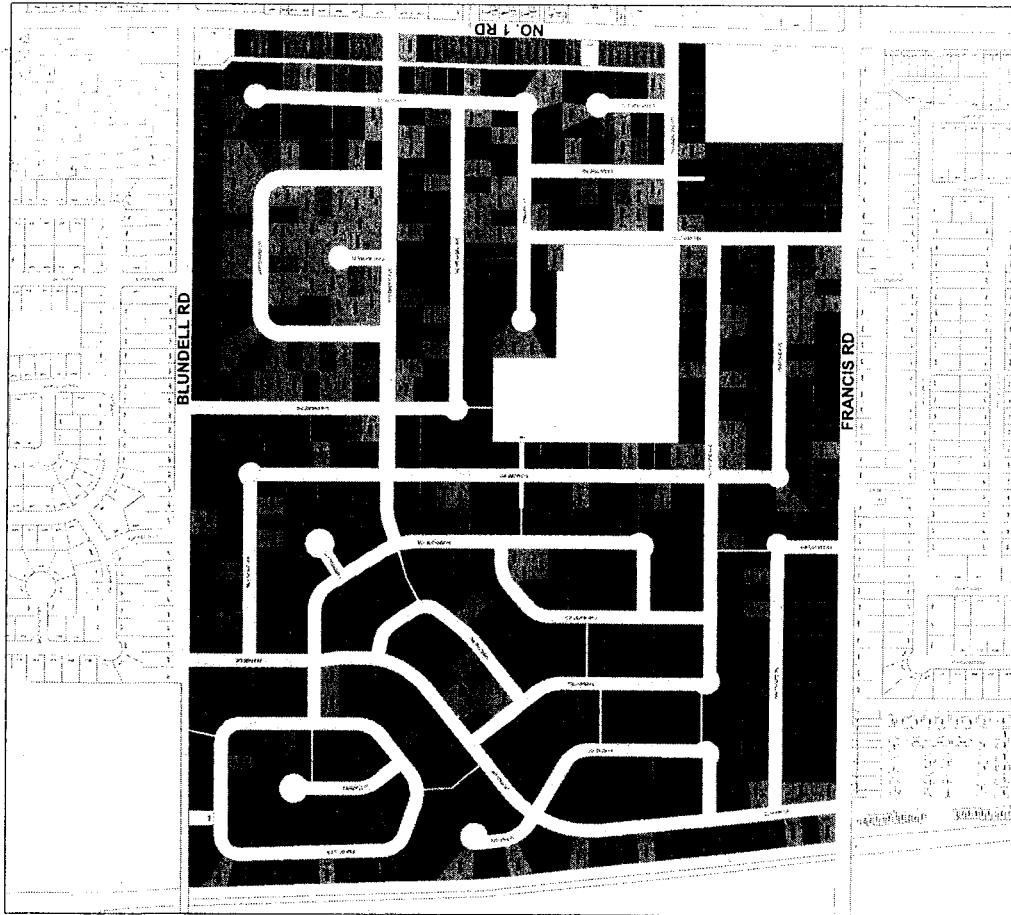
As part of the Lot Size Policy Study, staff propose to maintain the R1/E zoning on the rest of the properties within the study area.

Potential Lot Size Policy:



Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Year of Construction for Residential Properties (Data from British Columbia Assessment Authority)



Legend

Parcels

Year Built

- 1932-1960
- 1961-1969*
- 1984-1994*
- 1995-2000
- 2001-2007

BASE_STRATA_PARCELS

BASE_PARCELS

* No houses were built between 1969 and 1984

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Typical Zoning Requirements

Zone	Min. Width*	Min. Depth	Min. Area	Max. Floor Area Ratio	Max. Lot Coverage
R1/E	18m (59 ft.)	24m (79 ft.)	550m ² (5,920 ft ²)	0.55	45%
R1/A	9m (30 ft.)	24m (79 ft.)	270m ² (2,906 ft ²)	0.55	45%

* For corner lots, add 2m (6.562 ft.) to width

Question 1: Are you in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m?
(up to 9 new lots could be created in this area through this option.)

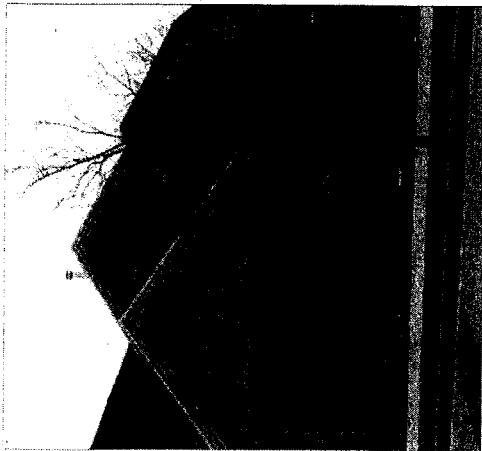
Question 2: Are you in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m?
(up to 8 new lots could be created in this area through this option.)

Question 3: Are you in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide?
(current R1/E zone be maintained and no development potential for the next 5 years)

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Single-Family Development Along Local Roads (i.e. Youngmore Road and Kelmore Road)

Typical Small Lot Developments:



Typical R1/A Developments

Typical Subdivision Requirements:

- Frontage improvements including but not limited to:
 - curb & gutter (based on an 8.5m pavement width), pavement widening,
 - grass boulevard (min. 1.5m),
 - street trees at 9m spacing,
 - 1.5m concrete sidewalk, and street lighting.
- Payment of City and Greater Vancouver Sewerage and Drainage District Development Cost Charges, School Site Acquisition Charges, and Address Assignment Fee.

Typical Conditions to Rezoning:

- Vehicle access from the local road, i.e. no lane access.
- A minimum of 2 trees are to be retained or planted on each new lot.
- Compliance of Richmond Affordable Housing Strategy.

Single-Family Lot Size Study Sections 21-4-7 & 22-4-7

Current Development Proposal

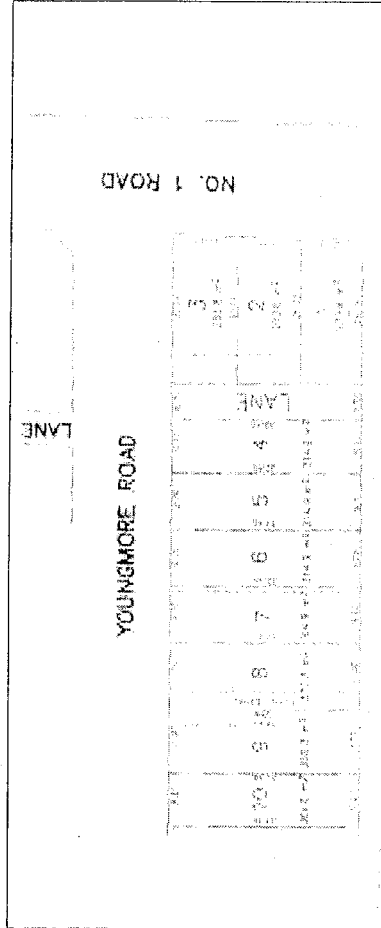
Rezoning Application (File No. RZ 07-360193)

Location: 3900/3920/3940/3960/3980 Youngmore Road

Applicant: Elegant Development Inc.

Purpose: To rezone the subject property from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" and "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of:

- i. three (3) R1-0.6 lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road; and
- ii. seven (7) R1/A lots fronting onto Youngmore Road.



Note - The proposal to create three (3) lots fronting No. 1 Road with vehicle access from a new lane is consistent with the Lane Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

Question 4:

Are you in favour of the proposed development application to rezone a portion of 3900/3920/3940/3960/3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Lane Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP)?

Question 5:

Are you in favour of the proposed development application to rezone a portion of 3900/3920/3940/3960/3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Lot Size Study Feedback Form
Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: _____ Address in Study Area: _____

Please indicate whether you are a;

- Property Owner Resident

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

Agree

Disagree



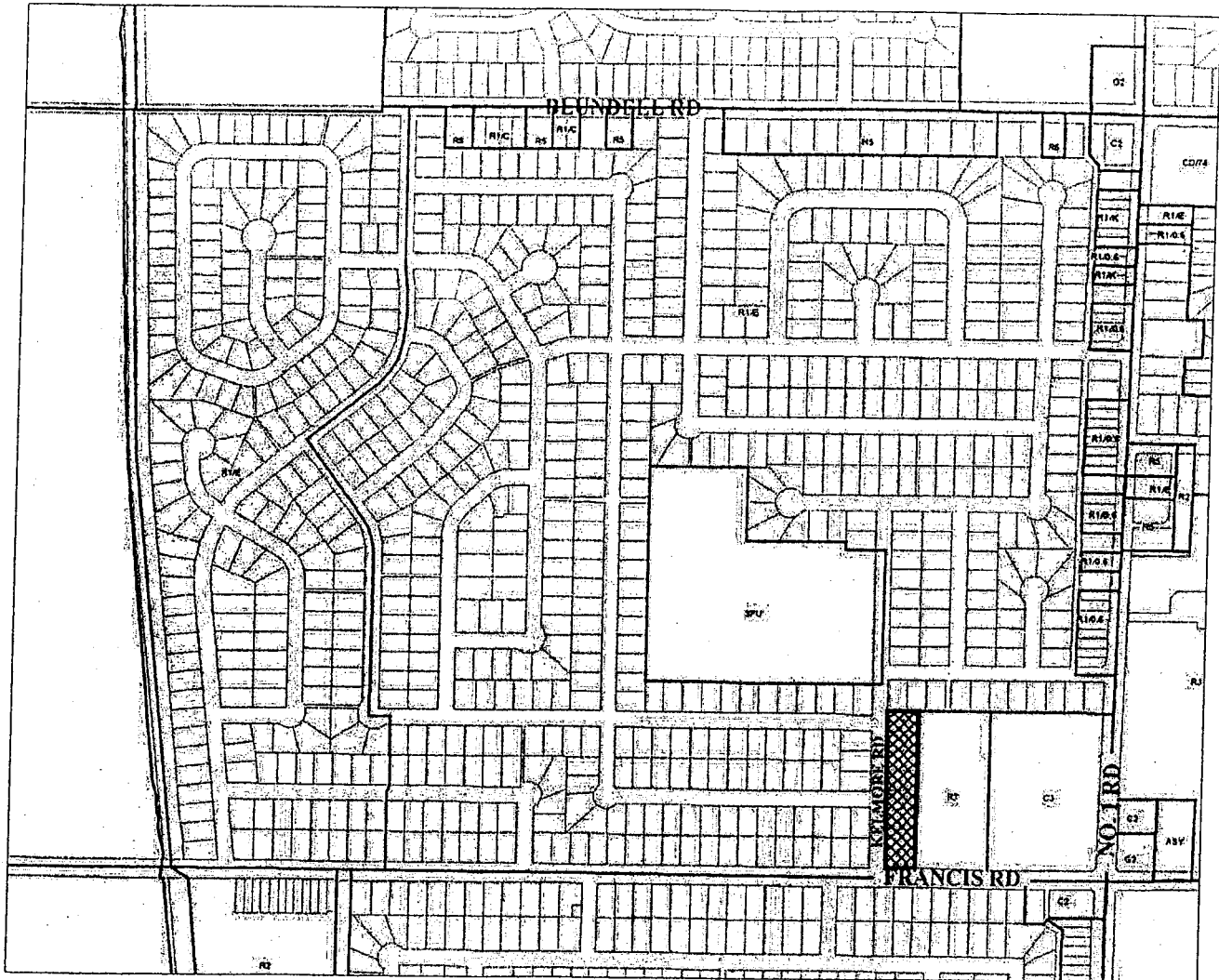
Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

Agree

Disagree



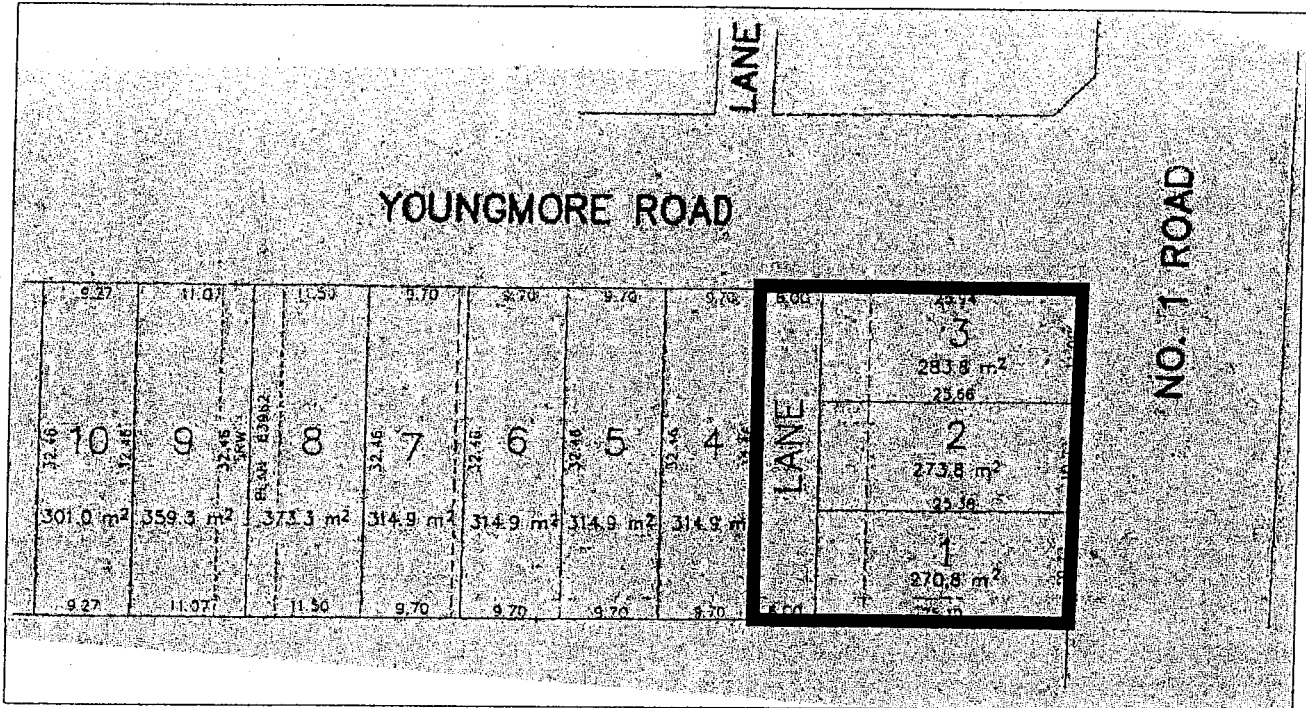
Comments

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

Agree

Disagree



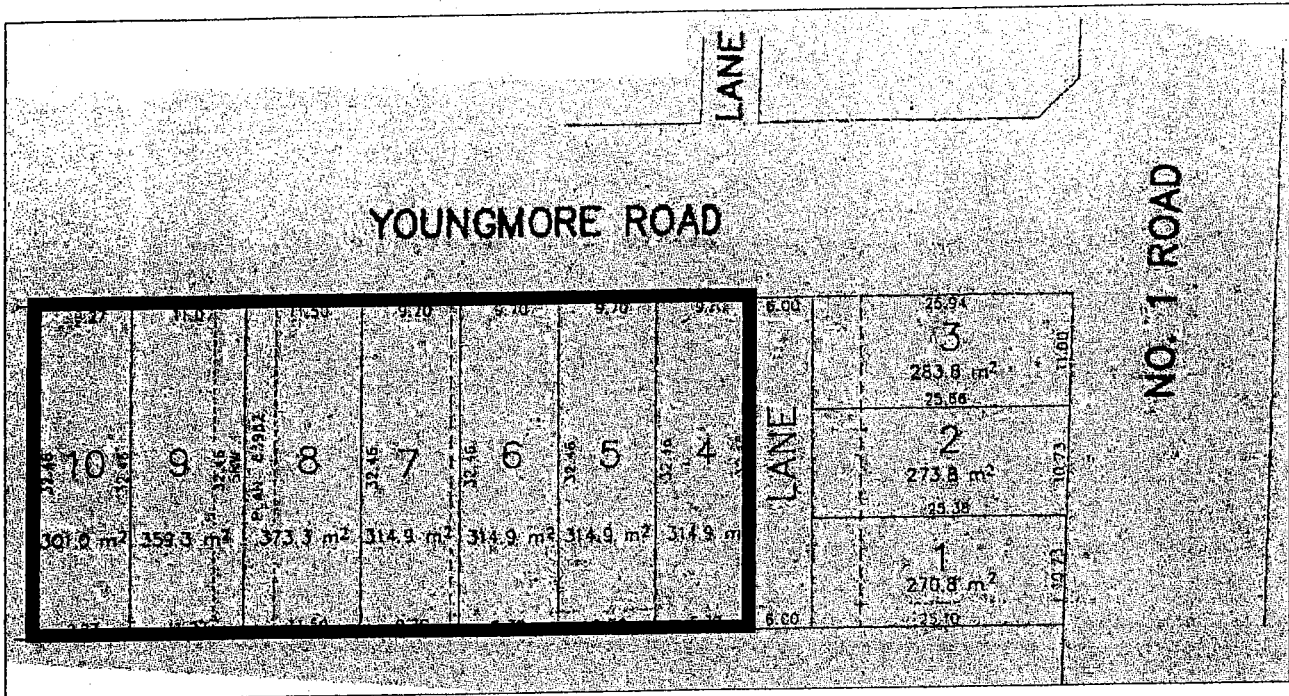
Comments

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore Road.

Agree

Disagree



Comments

Additional comments

Please feel free to provide any other comments or suggestions below.

Thank you for taking the time to complete the survey. **Please return the completed Feedback Form on or before February 15, 2008** by mail or by fax to Edwin Lee at 604-276-4052.

An online Feedback Form is also available on our City Website at <http://www.richmond.ca/services/planning/projects/lotsize.htm>

The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. **All responses received will become part of the public records.**

Please contact **Edwin Lee**, Planning Technician, at **604-276-4121** if you have any questions regarding the Lot Size Study.

For Translation Assistance: 如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਮਿਊਨਿਟੀ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 ਤੇ ਫੋਨ ਕਰੋ

I/WE ATTENDED THE "PUBLIC INFORMATION OPEN HOUSE" AT THE SCOUT HALL ON JANUARY 23, 2008 OR I/WE VIEWED THE MATERIAL ONLINE.

THE SEVEN PAGE "LOT SIZE STUDY FEEDBACK FORM" APPEARED TO BE ARTFULLY DESIGNED TO SUIT THE PLANNING DEPARTMENT. ALTHOUGH YOUNGMORE AND KELMORE WERE INCLUDED IN THE "STUDY AREA" AS ADVERTISED, NO SCENARIO PERMITTED ANY OPTION TO INCLUDE THOSE STREETS WITH THE WHOLE OF THE STUDY AREA.

OPTION 3 WAS PARTICULARLY DISINGENIOUS!

IT IS GLARINGLY OBVIOUS THAT THERE WAS NO WAY ONE COULD ANSWER THE FORM WITH THE RESPONSE:

NO INCURSIONS INTO THE SUBDIVISION
AND
NO EXCEPTIONS!

*THEREFORE, KINDLY ACCEPT THIS FORM AS MY
RESPONSE TO THE PLANNING PROPOSAL.*

**I SUPPORT:
NO INCURSIONS WITH NO EXCEPTIONS !**

Name	Address	Signature
X-----	X-----	X-----
X-----	X-----	X-----
X-----	X-----	X-----
X-----	X-----	X-----



Page 1 of 1

Adopted by Council: ✪

Policy ✪

File Ref: 4430

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTIONS 21-4-7 & 22-4-7

Policy ✪:

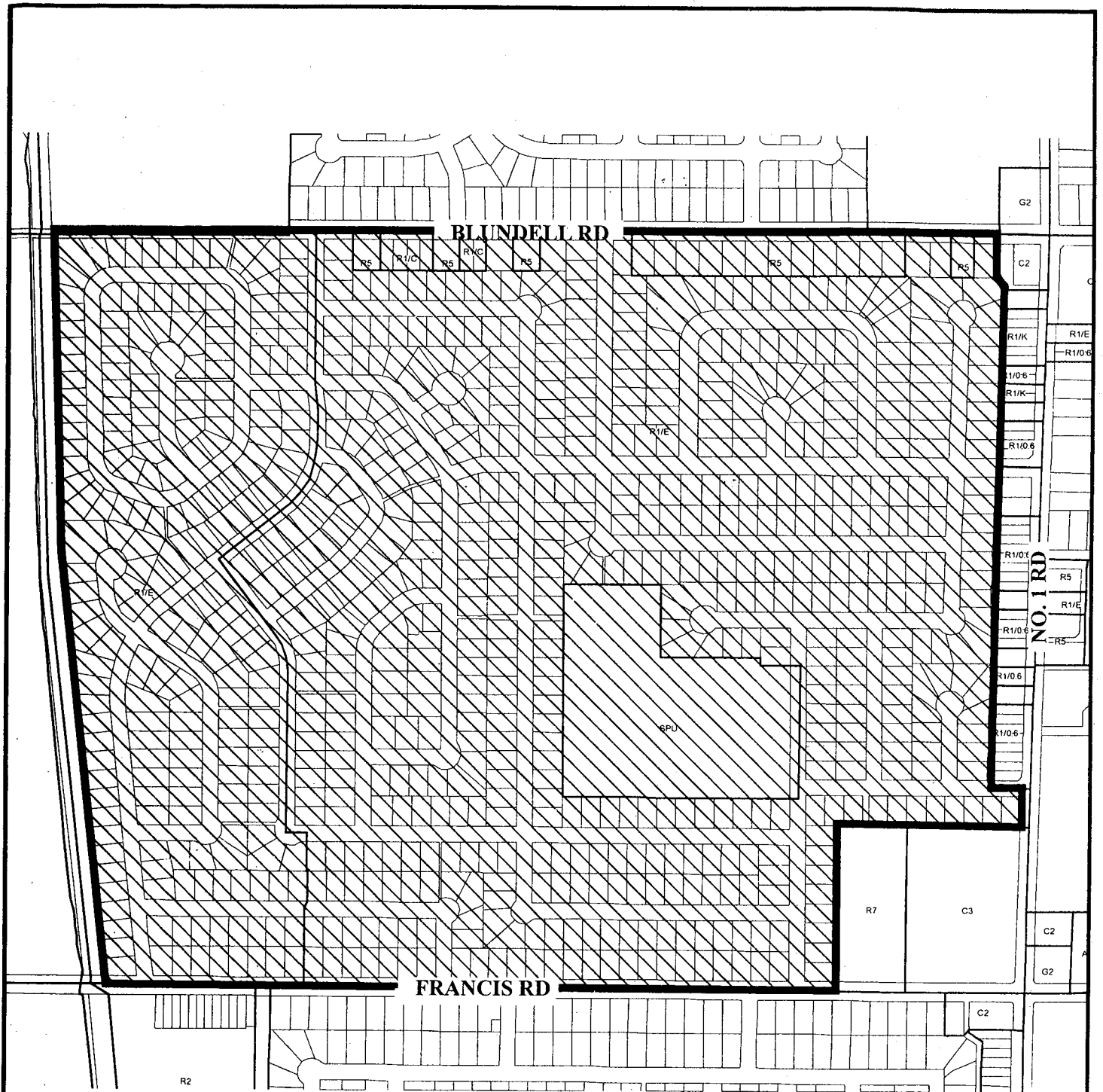
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:


1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy 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 amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



 Subdivision permitted as per R1/E



Proposed Lot Size Policy

21-4-7 & 22-4-7

Original Date: 02/29/08

Amended Date:

Note: Dimensions are in METRES