



City of Richmond

Report to Committee Planning and Development Department

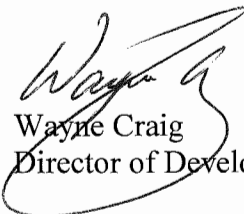
To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 26, 2013
File: RZ 13-629950


Re: **Application by Rajni Sharma for Rezoning at 11140 King Road from Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendations:

1. That the following recommendation be forwarded to Public Hearing:
 - a) That Single-Family Lot Size Policy 5409 for the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, in a portion of Section 25 Block 4 North Range 6 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5409 (**Attachment 6**).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9050, for the rezoning of 11140 King Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



Wayne Craig
Director of Development
CL:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input type="checkbox"/>	 FOR JE

Staff Report

Origin

Rajni Sharma has applied to the City of Richmond to amend Single-Family Lot Size Policy 5409, and to rezone 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to create two (2) lots (**Attachments 1 and 2**).

Prior to submitting the rezoning application, the applicant consulted informally with the residents of the 11000 block of King Road and obtained a list of signatures from residents who are supportive of the development proposal (**Attachment 3**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Surrounding Development

To the north of the subject site, immediately across King Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.

To the east, is a single-family dwelling constructed in 2001, on a lot zoned “Single Detached (RS1/E)”.

To the south, are two (2) single-family dwellings fronting Seaport Avenue, on lots zoned “Single Detached (RS1/E)”.

To the west, is a single-family dwelling constructed in 1992, on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5409

The subject site is located within the area governed by Lot Size Policy 5409, adopted by Council on April 10, 1989, and amended on October 15, 1995 and July 16, 2001 (**Attachment 5**). The Lot Size Policy permits properties within the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, to subdivide in accordance with the “Single Detached (RS2/E)” zone, with the following exceptions:

- Properties with existing duplexes may be permitted to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone.

- Properties fronting No. 5 Road and duplexes with access to No. 5 Road may be permitted to rezone and subdivide in accordance with the “Single Detached (RS2/C)” zone.
- The rear portions of 11031 and 11051 King Road may be permitted to rezone and subdivide to create a lot meeting the requirements of the “Single Detached (RS1/B)” zone. Note: The subdivision application to create the RS1/B lot was approved in 2004, and new dwelling construction at this site was completed in 2004.
- Two (2) lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses. Note: The Development Permit application and Building Permits for the townhouses at this site were approved in 1996.

Lot Size Policy 5409 does not permit rezoning and subdivision of the subject site to create two (2) lots zoned “Single Detached (RS2/B)”. An amendment to Lot Size Policy 5409 is required for the subject application to proceed. The proposed draft Lot Size Policy 5409 is included in **Attachment 6**.

Consultation

A letter dated May 6, 2013 (**Attachment 7**), was sent to the owners and residents within the area bounded by Lot Size Policy 5409 to outline the proposed amendment to the Lot Size Policy and to advise them of the proposed rezoning application at the subject site. The letter indicated that any comments or concerns with either the proposed amendment to the Lot Size Policy, or the proposed rezoning of 11140 King Road, were to be submitted to the City by May 24, 2013.

In response to the letter, the City received:

- A number of general phone inquiries requesting clarification on the proposed amendment.
- Two (2) phone calls from neighbourhood residents who indicated general support for the proposed amendment.
- One (1) phone call from a neighbourhood resident who indicated general opposition to the proposed amendment.
- Two (2) letters representing three (3) neighbourhood residents, who indicate their opposition to the proposed amendment (**Attachment 8**). Issues raised in the letters include:
 - A specific concern over the potential for the lot at 9840 Seaton Court to rezone and subdivide under the proposed amendment, and the relevance of the previous rezoning application at this site in 1994 (RZ 94-171), which was denied.
 - Concerns regarding house size, building mass, overshadow, lot coverage, grading and drainage, tree removal, traffic, densification of single-family neighbourhoods in general, and the capacity of the existing infrastructure to support such redevelopment.

These concerns are discussed further in the section below.

Under the proposed amendment to Lot Size Policy 5409, 15 additional properties (i.e. 4% of the total lots within the area) may be permitted to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone, for a total of 15 additional lots in the area.

With respect to concerns associated with the design and construction of new single detached dwellings (i.e. house size, building mass, overshadow, and lot coverage, etc.), the differences between the provisions of the “Single Detached (RS1/E; RS2/E)” zone and those of the “Single Detached (RS2/B)” zone are as follows:

Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)
Maximum FAR	0.55 applied to a maximum of 464.5 m ² of the lot area, plus 0.30 applied to the balance of the lot area	0.55 applied to a maximum of 464.5 m ² of the lot area, plus 0.30 applied to the balance of the lot area
Maximum Height	2 ½ storeys	2 ½ storeys
Maximum Lot Coverage	<ul style="list-style-type: none"> • 45% for buildings • 70% for buildings, structures and non-porous surfaces • 30% landscaping with live plant material 	<ul style="list-style-type: none"> • 45% for buildings • 70% for buildings, structures and non-porous surfaces • 25% landscaping with live plant material
Minimum Setbacks	<ul style="list-style-type: none"> • front and rear yard – 6.0 m • exterior side yard – 3.0 m • interior side yard <ul style="list-style-type: none"> - 2.0 m for lots of 20.0 m or more in width; - 1.8 m for lots between 18.0 m and 20.0 m in width 	<ul style="list-style-type: none"> • front and rear yard – 6.0 m • exterior side yard – 3.0 m • interior side yard – 1.2 m
Minimum Lot Width	18 m	12 m
Minimum Lot Area	550 m ²	360 m ²

While many of the zoning provisions are the same between the two (2) zones (e.g., the maximum allowable maximum floor area ratio, building height, lot coverage with buildings, and minimum front and rear yard setbacks), the main differences are the minimum width and area of the lots that may be created.

Therefore, specific to the concern regarding 9840 Seaton Court, if a new single detached dwelling were constructed on the existing “Single Detached (RS1/E)” zoned lot, it would have a larger footprint and height than the current dwelling on the site, with lesser setbacks from the existing property lines. If a rezoning application was submitted for 9480 Seaton Court to permit subdivision in accordance with the “Single Detached (RS2/B)” zone, as provided for in the proposed amendment to Lot Size Policy 5409, the main difference would be the appearance of the new dwellings on the smaller lots and the narrower side yard setbacks. If a rezoning application was submitted for this site, there would be additional opportunities for public input and for staff and the potential rezoning applicant to work with adjacent residents to address any concerns identified by the public.

With respect to the previous rezoning application at 9840 Seaton Court in 1994 (RZ 94-171), the application was reviewed concurrent with a separate amendment to Lot Size Policy 5409 at that time to consider allowing lots that met the requirements of the “Single Detached (RS2/B)” zone to rezone and subdivide and to consider allowing townhouses on the north side of King Road. Highlights from the results of the consultation process associated with proposed the Lot Size Policy amendment at that time indicate that nearly 60% of survey respondents preferred that the Lot Size Policy remain unchanged, and that 36% of survey respondents supported the proposed amendment. Despite low response and attendance rates to the surveys and public information meetings used in the public consultation process (i.e., 8-10% response rate to the surveys, and 16-30 attendees at the meetings), staff recommended that the amendment to the Lot Size Policy be limited to allowing townhouses on two (2) lots on King Road. As a result, the rezoning application at 9840 Seaton Court was denied.

Richmond Zoning Bylaw 8500 enables staff to consider amendments to a Lot Size Policy after five (5) years has passed since the adoption of a new Lot Size Policy or since an amendment to an existing Lot Size Policy has been approved. The most recent amendment to Lot Size Policy 5409 was approved in 2001, to remove the properties fronting Williams Road within this quarter section from the Lot Size Policy area.

Under the proposed amendment to Lot Size Policy 5409, staff feel that allowing 9840 Seaton Court to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone would be consistent with the existing lot geometry in the cul-de-sac, where the existing lot frontages range from approximately 8.5 m to 13.7 m. Also, the lots directly across from 9840 Seaton Court are zoned “Single Detached (RS2/B)” as a result of rezoning and subdivision of a former duplex lot in 1994.

The following information is provided in response to concerns regarding lot grading, drainage, tree preservation, traffic, and infrastructure capacity associated with redevelopment through rezoning and subdivision:

- The City’s Flood Plain Designation and Protection Bylaw 8204 generally requires all new dwellings to meet the minimum flood construction level of 0.3 m above the highest elevation of the fronting road;
- Perimeter drainage is required to be installed on sites undergoing new dwelling construction as part of the Building Permit application review and inspection process;
- Tree preservation is reviewed on a case-by-case basis as part of the review and inspection process associated with all Rezoning and Building Permit applications;
- The potential for increased traffic has been reviewed by the City’s Transportation division, and can be accommodated within the existing road network; and
- The potential for increased demand on existing infrastructure has been reviewed by the City’s Engineering department and there is sufficient capacity within the existing City systems. Site-specific upgrades may be required for certain development applications and would be reviewed on a case-by-case basis as part of the rezoning process.

Staff Comments

Proposed Amendment to Lot Size Policy 5409

This redevelopment application involves a proposed amendment to Single-Family Lot Size Policy 5409 and a proposed rezoning of 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to enable a subdivision to create two (2) lots.

The draft Lot Size Policy 5409 proposed for Council’s consideration would allow properties within the area generally bounded by Shell Road, King Road, No. 5 Road, and properties fronting onto Seaton Road, and:

- which have a minimum lot area of 720 m²
- a minimum lot width of 24 m (26 m for corner lots)
- a minimum lot depth of 24 m
- which are currently zoned Single Detached (RS1/E)”

to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone. 15 specific lots meet this requirement as identified in the proposed draft Lot Size Policy 5409 included in **Attachment 6**.

In keeping with the existing Lot Size Policy, the proposed draft Policy would allow properties with:

- Existing duplexes to be rezoned and subdivided into a maximum of two (2) lots. 20 specific lots meet this requirement as identified in the proposed draft Lot Size Policy.
- Frontage on No. 5 Road to be rezoned and subdivided in accordance with the “Single Detached (RS2/C)” zone.

Rezoning Application at 11140 King Road

Background

The applicant has applied to rezone 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit a subdivision to create two (2) lots, each approximately 12 m wide, and 540 m² in area.

The applicant cites the inconsistency in the way properties with existing duplexes are treated, as well as the number of existing lots within the Lot Size Policy area that are narrower and smaller than what would be created at the subject site if the property was permitted to be rezoned and subdivided, as reasons for supporting the proposed draft amendment to Lot Size Policy 5409.

The applicant consulted informally with the residents of the 11000 block of King Road and obtained a list of signatures from residents who have no concerns with the redevelopment proposal (**Attachment 3**).

Trees & Landscaping

The applicant submitted a site survey and proposed subdivision plan of the subject property at 11140 King Road (**Attachment 2**). The site survey shows that there are no bylaw-sized trees on the subject site or on adjacent sites within 2 m of the property lines, which has been confirmed by a site inspection.

Consistent with Council Policy 5032 – Tree Planting and with Richmond Zoning Bylaw 8500, the applicant has agreed to plant and maintain a total of four (4) trees (two [2] per future lot of a minimum size of 6 cm deciduous calliper or 3 m high conifer), two (2) of which must be located within the front yards.

To ensure that the four (4) trees are planted on-site, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The required minimum flood construction level is 1.37 m GSC (Geodetic Survey of Canada datum).

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires new dwellings constructed on 50% of new lots created through subdivision to contain a secondary suite, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$6,018).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed lots will be from King Road.

Subdivision

At subdivision stage, the developer is required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The developer may be

required to grant a 3.0 m statutory right-of-way along the south property line of the subject site to enable access to the existing sanitary sewer.

Analysis

The subject site is located in an established residential neighbourhood consisting predominantly of single detached homes and duplexes. The neighbourhood has seen some redevelopment to smaller lot sizes through rezoning and subdivision of properties containing duplexes, or through rezoning and subdivision of properties on No. 5 Road, consistent with existing Lot Size Policy 5409. If the proposed amendment to the Lot Size Policy was approved, it would allow the subject application to proceed and would enable the creation of two (2) lots, each approximately 12 m wide and 540 m² in area.

Based on the response received from residents on King Road regarding the proposed amendment to Lot Size Policy 5409 and the proposed rezoning application, as well as the minimal feedback generated in response to the City's notification letter to residents within the Lot Size Policy area, the following two (2) Policy options can be considered:

Option 1: Retain the Status Quo

Under this option:

- The existing Single-Family Lot Size Policy 5409 would be extended for a minimum of five (5) years.
- The subject application for rezoning at 11140 King Road would be denied.

Option 2: Approve the Proposed Amendment to Lot Size Policy 5409 (Recommended)

Under this option:

- The proposed draft Lot Size Policy 5409 (**Attachment 6**) would be implemented for a minimum of five (5) years.
- In keeping with the existing Policy, properties fronting No. 5 Road may be rezoned and subdivided in accordance with the "Single Detached (RS2/C)" zone.
- 15 properties identified on the proposed amended Policy map (**Attachment 6**) may be rezoned and subdivided in accordance with the "Single Detached (RS2/B)" zone.
- 20 properties with existing duplexes identified on the proposed amended Policy map (**Attachment 6**) may be rezoned and subdivided into a maximum of two (2) lots.
- References in the existing Lot Size Policy to specific properties that have already redeveloped would be removed, as they are no longer applicable.
- The subject application for rezoning at 11140 King Road could be considered as conforming to the proposed draft Lot Size Policy.

Staff recommends Option 2 be considered for the following reasons:

- The redevelopment potential of the majority of properties within the Lot Size Policy area would remain unchanged by the proposed amendment, as rezoning and subdivision

would only be permitted in accordance with the “Single Detached (RS2/E)” zone, or in accordance with the “Single Detached (RS2/C)” zone along No. 5 Road.

- There would be an opportunity for the 15 larger properties within the Lot Size Policy area identified in **Attachment 6** to rezone to “Single Detached (RS2/B)”, to create lots that have a minimum width of 12 m and a minimum area of 360 m². The creation of smaller lots would provide an opportunity for more affordable housing to be constructed within this neighbourhood, providing people with greater housing choice as encouraged in the City’s Official Community Plan.
- It provides those larger properties within the Lot Size Policy area to be treated in the same way that a property with a duplex is currently treated under the existing Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application is to amend Single-Family Lot Size Policy 5409 to permit the subject property to rezone and subdivide in accordance with the “Single Detached (RS2/B)” zone.

Staff consulted with the neighbourhood on the proposed amendment to the Lot Size Policy and on the proposed rezoning application by sending a notification letter to all property owners and residents within the Lot Size Policy area and by requesting comments on the proposal. The level of feedback in response to the letter was minimal. Staff received two (2) phone calls from neighbourhood residents who indicated support for the proposed Lot Size Policy amendment, as well as one (1) phone call and two (2) letters representing three (3) neighbourhood residents, who indicated their opposition to the proposed amendment. Overall, staff feels that the neighbourhood is not strongly opposed to the proposed amendment to Lot Size Policy 5409.

Based on an analysis of the subject application and the minimal level of feedback generated in response to the City’s public notification letter, staff recommend that Option 2; to amend Single-Family Lot Size Policy 5409 as attached in this report, be endorsed.

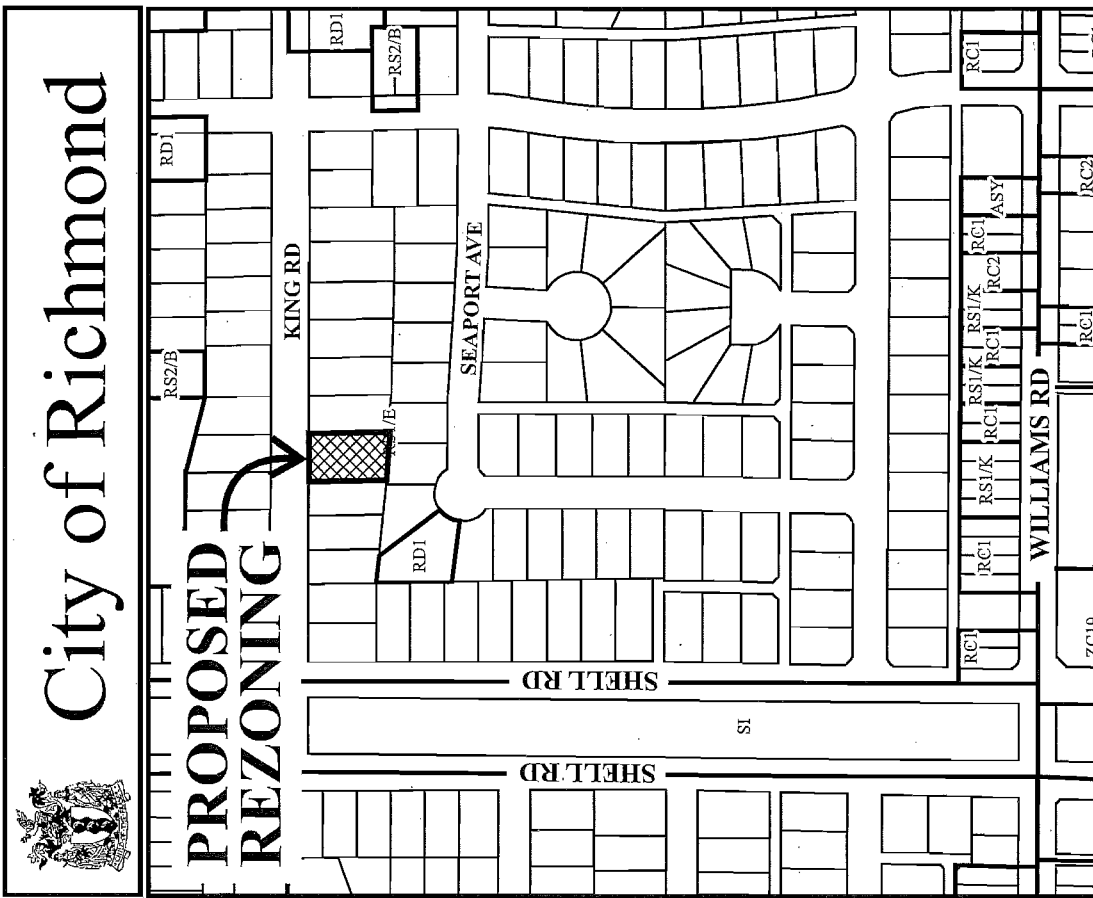
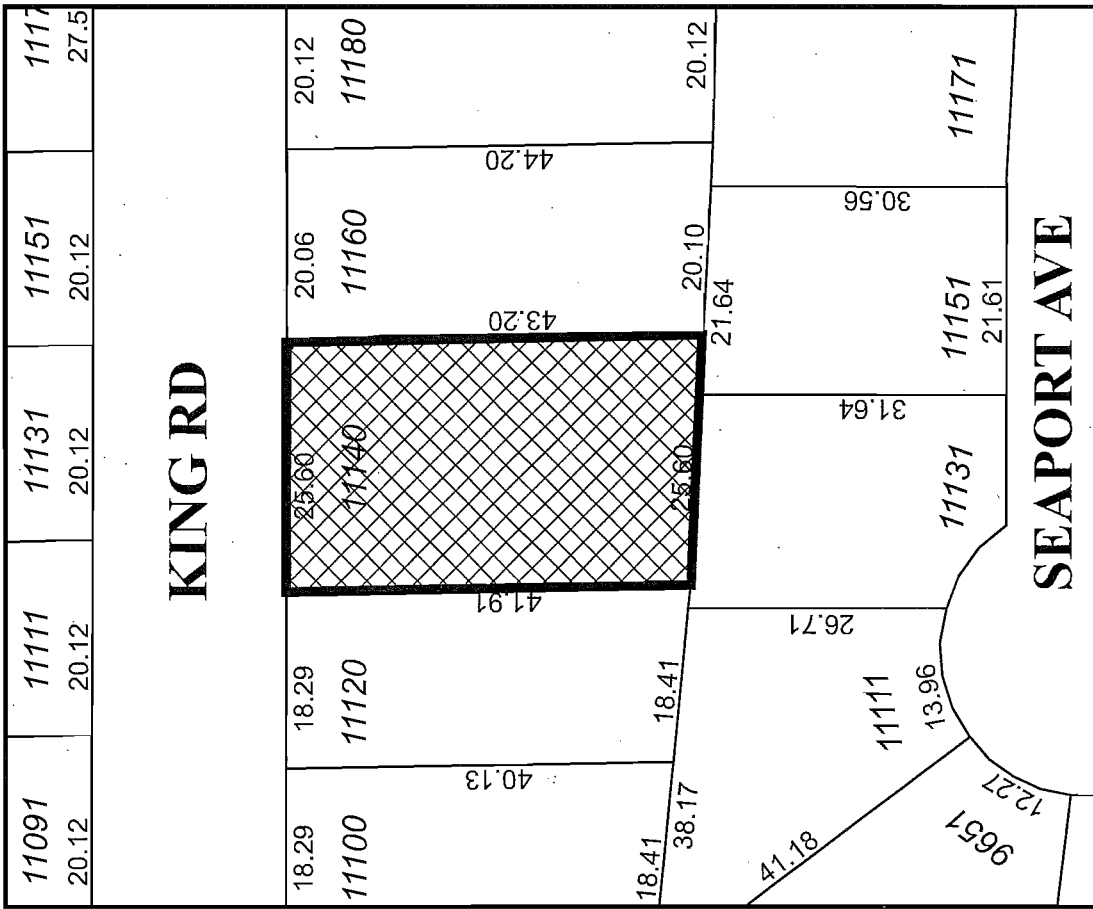
It is further recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9050 to rezone the property at 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)
CL:blg

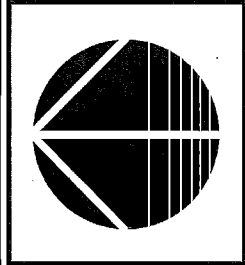
Attachments:

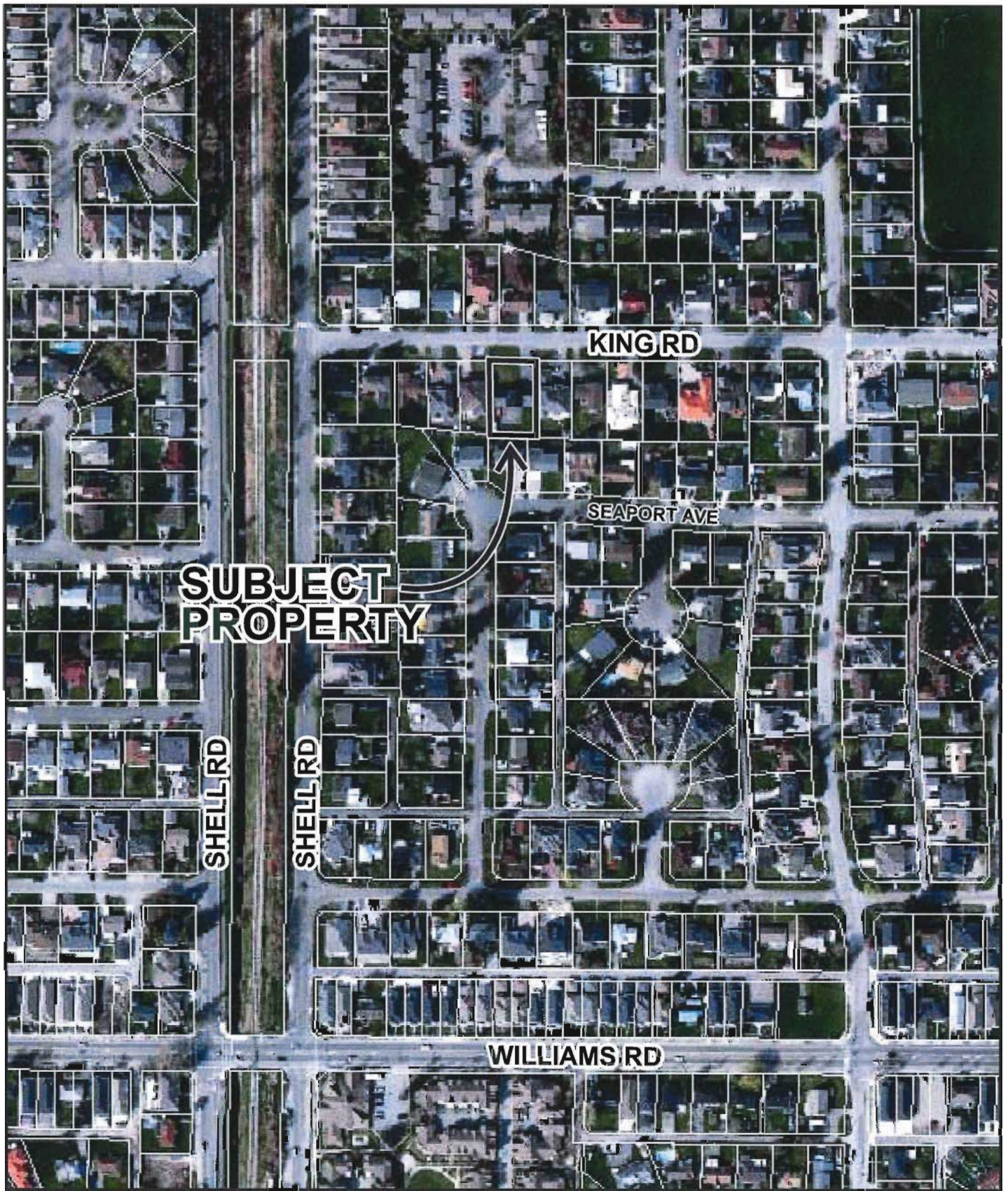
- Attachment 1: Location Map/Aerial Photo of Rezoning Application at 11140 King Road (RZ 13-629950)
- Attachment 2: Proposed Subdivision Plan for 11140 King Road
- Attachment 3: List of signatures from residents who support the development proposal
- Attachment 4: Development Application Data Sheet
- Attachment 5: Existing Lot Size Policy 5409
- Attachment 6: Proposed Draft Lot Size Policy 5409
- Attachment 7: Neighbourhood Consultation Letter (May 6, 2013)
- Attachment 8: Letters Received in Opposition to the Proposed Draft Lot Size Policy 5409
- Attachment 9: Rezoning Considerations



Original Date: 02/14/13
 Revision Date:
 Note: Dimensions are in METRES

RZ 13-629950





**SUBJECT
PROPERTY**

KING RD

SEAPORT AVE

SHELL RD

SHELL RD

WILLIAMS RD



RZ 13-629950

PLN - 252

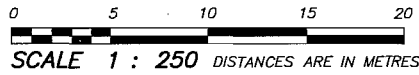
Original Date: 02/14/13

Amended Date:

Note: Dimensions are in METRES

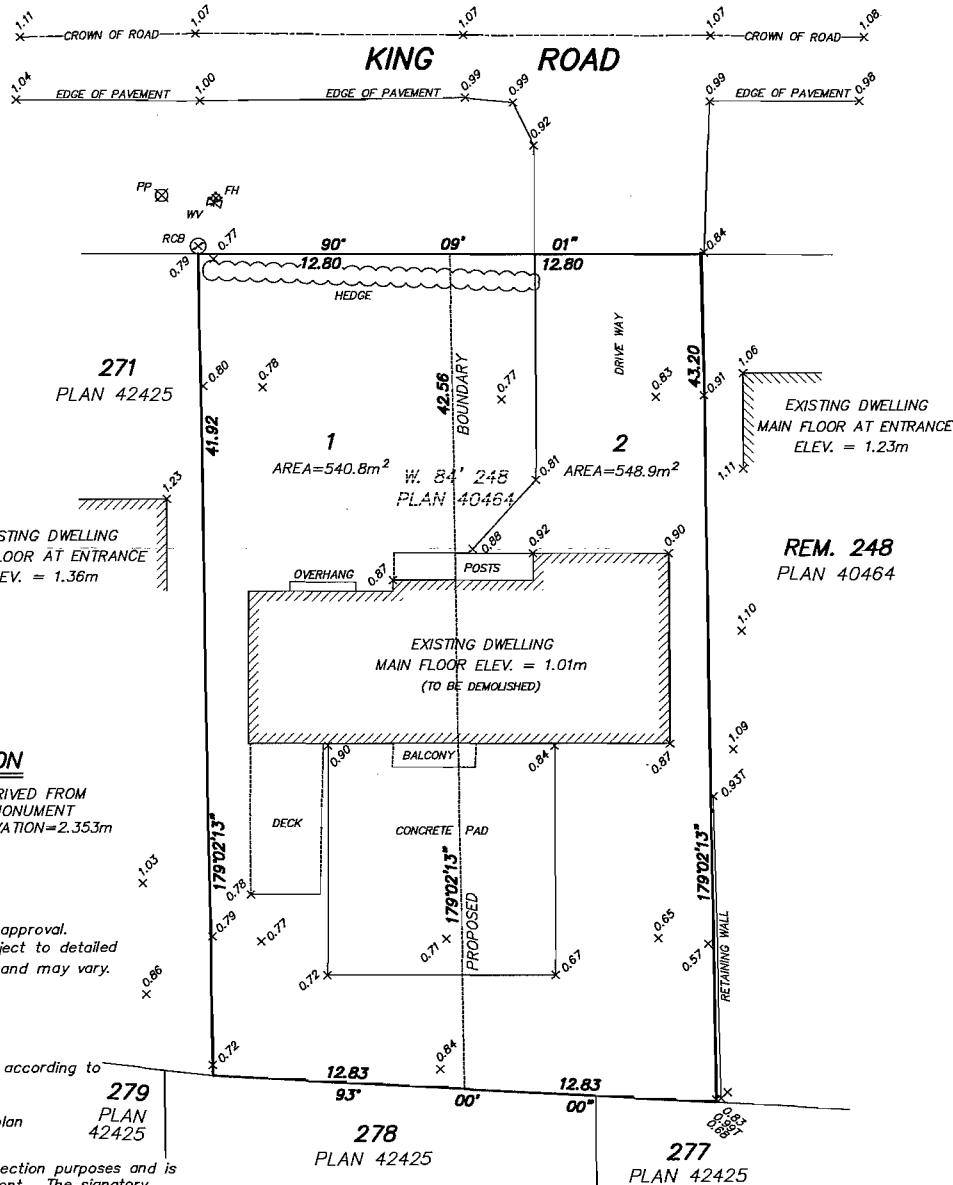
**BC LAND SURVEYORS PROPOSED SUBDIVISION
AND TOPOGRAPHICAL SURVEY PLAN OF
WESTERLY 84 FEET LOT 248 SECTION 25
BLOCK 4 NORTH RANGE 6 WEST
NWD PLAN 40464**

PID : 005-338-301



CIVIC ADDRESS :

11140 - KING ROAD
RICHMOND, B.C.



ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM
CITY OF RICHMOND CONTROL MONUMENT
No. 94H1624 (HPN#190) ELEVATION=2.353m
DATUM NAD83 (CSRS) 2005

NOTE :

Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to
Field Survey.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This documents shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

LEGEND :

- PP ☒ DENOTES POWER POLE
- WV ☒ DENOTES WATER VALVE
- RCB ☒ DENOTES ROUND CATCH BASIN
- FH ☒ DENOTES FIRE HYDRANT

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 4th DAY OF FEBRUARY, 2013.

**GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1301-022
DWG : 1301-022 T1

Lakhjot S. Grewal
LAKHJOT S. GREWAL

B.C.L.S.

PLN - 253

SIGNATURE OF RESIDENTS

By signing my name below, I have indicated that I personally have no objection to Rajni Sharma's application for rezoning and application for amendment of lot size to subdivide the 11140 King Road lot to accomodate two (2) seperate single family housing units.

COVERS 11,000. BLOCK.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1) STEPHEN OGBLEY	11151 KING RD	Stephen Ogleby
2) LINDA OGBLEY	11151 KING RD	Linda Ogleby
3) NGOK LAM	11180 King Rd	Ngok Lam
4) HARNDU SANDHU	11120 King Rd	Harndu Sandhu
5) LINDA HILTS	11080 KING RD	Linda Hilt
6) SOPHIA IOANNIDIS	11040 KING RD.	Sloane
7) LISA LIU	11031 King Rd	Lisa Liu
8) LU CHIANG	11111 KING Rd RMD	Lu Chiang
9) RAYMOND SZOTCA	11200 King Rd, RMD	Raymond Szotca
10) HOKINA SAHUM	11211 KING ROAD.	Hokina Sahum
11) PETER CREE	11231 KING RD	Peter Cree
12) RALPH WONG	11240 King Rd R.D.	Ralph Wong
13) JILL GAMBLEN	11260 KING RD.	Jill Gamblen
14) PAUL WONG	11271 King RD	Paul Wong



RZ 13-629950

Attachment 4

Address: 11140 King Road

Applicant: Rajni Sharma

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Rajni Sharma	To be determined
Site Size (m²):	1,089 m ² (11,729 ft ²)	West lot – 540.8 m ² East lot – 548.9 m ²
Land Uses:	Single detached dwelling	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential (NRES)	No change
Lot Size Policy Designation:	The existing Lot Size Policy 5409 permits rezoning and subdivision in accordance with “Single Detached (RS1/E; RS2/E)”.	Lot Size Policy 5409 is proposed to be amended as shown in Attachment 6 , to permit the subject site to rezone from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to enable a subdivision to create two (2) lots.
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	West lot – 540.8 m ² East lot – 548.9 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none



City of Richmond

Policy Manual

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Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

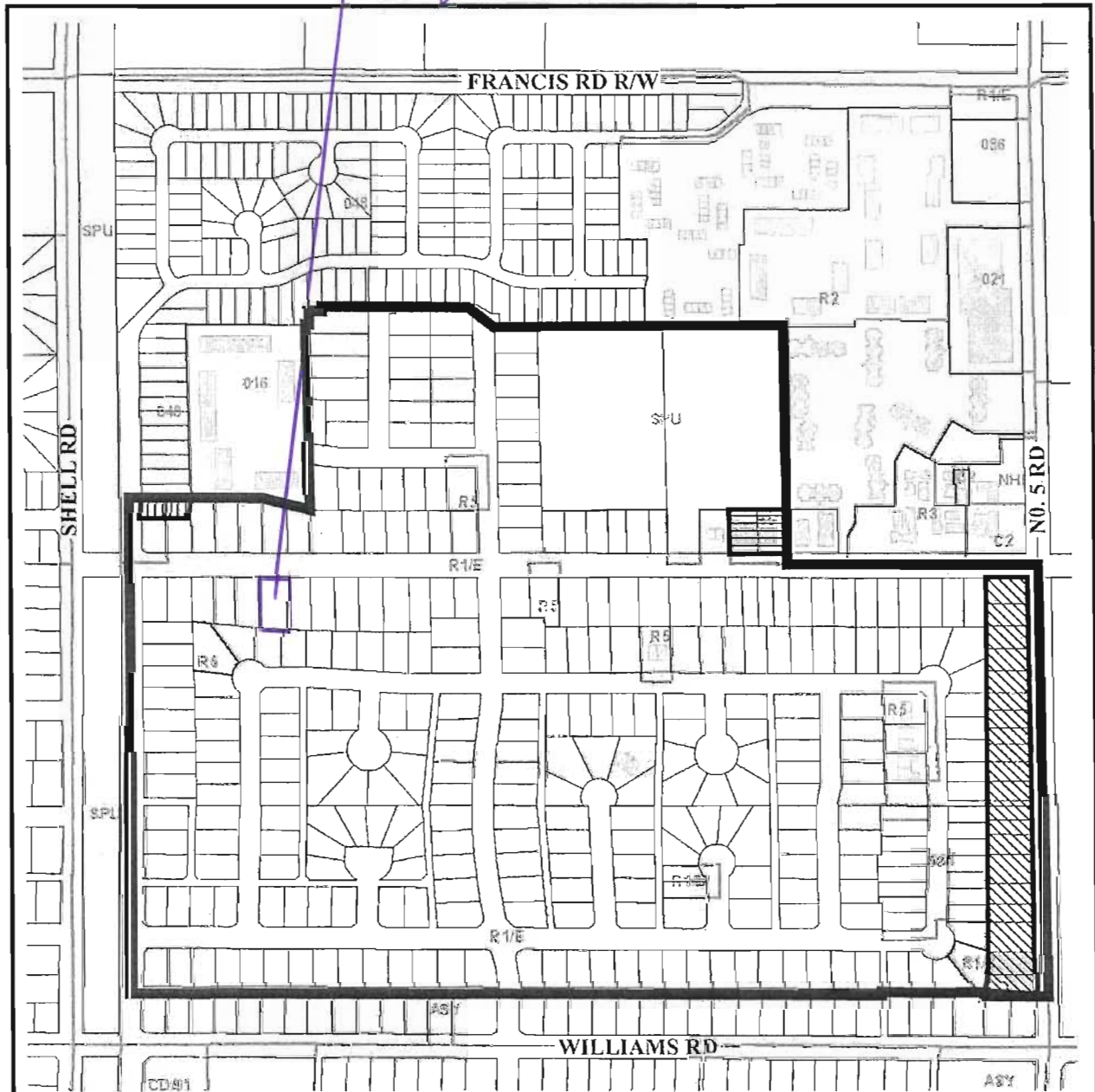
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
 - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
 - (c) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
 - (d) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse 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 5300.

* Original Adoption Date in Effect

Subject property



Townhouses



Subdivision permitted as per R1/E



Subdivision permitted as per R1/C



Subdivision permitted as per R1/B

Existing duplexes can be split into two lots



Policy 5409 Section 25,4-6

Adopted Date: 04/10/89

Amended Date: 07/16/01



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*

DRAFT POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

POLICY 5409:

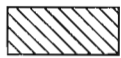
The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to 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 Richmond Zoning Bylaw 8500.

* Original Adoption Date in Effect

Subject Property



Rezoning and Subdivision permitted as per RS2/C



Rezoning and Subdivision permitted as per RS2/E



Duplexes eligible to be rezoned and subdivided into two lots.



Rezoning and subdivision permitted as per RS2/B



Proposed Policy 5409
Section 25,4-6
PLN - 259

Adopted Date: 04/10/89
 Amended Date: 07/16/01



City of Richmond

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

May 6, 2013
File: RZ 13-629950

Planning and Development Department
Development Applications
Fax: 604-276-4052

Dear Owner/Resident:

**Re: Proposed Amendment to Single-Family Lot Size Policy 5409
to Permit 11140 King Road to Subdivide into Two (2) Single Detached (RS2/B) Lots**

The purpose of this letter is to inform you of a rezoning application for 11140 King Road and a proposed amendment to the Single-Family Lot Size Policy 5409 for your area under consideration by the City.

Rezoning Application for 11140 King Road

Rajni Sharma has applied to the City of Richmond for permission to rezone 11140 King Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)” in order to permit a subdivision to create two (2) single-family lots. This application is being processed under City file RZ 13-629950.

Single Family Lot Size Policy 5409

In 1989, City Council adopted Lot Size Policy 5409 (see **Attachment 1**). This Policy currently retains the existing zoning of most properties in your area and permits subdivision of single-family lots in accordance with the Single Detached (RS1/E) zone with the exception that:

- properties with duplexes may be rezoned and subdivided into two (2) Single Detached (RS2/B) lots; and
- properties with frontage to No. 5 Road and duplexes with access to No. 5 Road may be rezoned and subdivided into two (2) Single Detached (RS2/C) lots.

The table below lists the minimum lot dimension, area and density of the zones permitted in certain areas covered under Policy 5409:

Zone	Min. Width	Min. Depth	Min. Area	Max. FAR
RS2/B	12 m (39.527 ft.)	24 m (78.740 ft)	360 m ² (3,875.13 ft ²)	0.55 applied to a max. of 464.5 m ² of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m ² .
RS2/C	13.5 m (44.291 ft.)	24 m (78.740 ft)	360 m ² (3,875.13 ft ²)	
RS1/E	18 m (59.055 ft.)	24 m (78.740 ft)	550 m ² (5,920.34 ft ²)	

Proposed Amendment

An amendment has been proposed by the applicant to Policy 5409 for Council’s consideration that would allow properties within this area that have a minimum area of 720 m², a minimum width of

24 m (26 m for corner lots), and a minimum depth of 24 m and which are currently zoned Single Detached (RS1/E) to rezone and subdivide in accordance with the Single Detached (RS2/B) zone. Fifteen (15) specific lots meet this requirement as identified on the proposed amended policy map (**Attachment 2**). In keeping with the existing lot size policy, properties with existing duplexes would be permitted to be rezoned and subdivided into a maximum of two (2) Single Detached lots. Twenty (20) specific lots meet this requirement.

You are being advised of this proposal because this is the first rezoning application that requires a change to Single-Family Lot Size Policy 5409.

Process

Please review the accompanying materials. Forward any comments or concerns with either the proposed amendment to Single Family Lot Size Policy 5409, or the proposed rezoning of 11140 King Road from Single Detached (RS1/E) to Single Detached (RS2/B), to the undersigned at the address above before **May 24, 2013**.

Following receipt of public comments, staff will complete a report to Planning Committee. It is proposed that the amendment to Single-Family Lot Size Policy 5409 and the rezoning application at 11140 King Road be considered concurrently by the Planning Committee and City Council after May 24, 2013 once the staff review is complete. If supported by the Planning Committee, both items would then be subsequently considered by Council at a Public Hearing. You will be provided with the opportunity to address Council if the proposed amendment to Single-Family Lot Size Policy 5409 and the rezoning application at 11140 King Road proceed to a Public Hearing.

Please note that the applicant's proposed amendment to Lot Size Policy 5409 does not imply that staff and/or Council automatically support the in-stream or future rezoning applications for properties that fall within this Lot Size Policy area. All rezoning applications will continue to receive the same attention and scrutiny and are required to go through a Public Hearing process.

If you have any questions or require further explanation, please contact Cynthia Lussier, Planning Technician, who has been assigned this file, by phone at 604-276-4108, via email at clussier@richmond.ca, or in writing.

Yours truly,



Erika Syvokas
Planning Technician

ES:es

- Att.(4): Attachment 1 - Existing Single-Family Lot Size Policy 5409
- Attachment 2 – Proposed Amended Single-Family Lot Size Policy 5409
- Attachment 3 – Location Map of Rezoning Application at 11140 King Road
- Attachment 4 – Proposed Subdivision Plan of 11140 King Road

Lussier, Cynthia

From: B Masson [bec_masson@hotmail.com]
Sent: Friday, 24 May 2013 3:16 PM
To: Lussier, Cynthia; Becky Masson
Subject: Proposed Amendment to Single lot policy

Re: Proposed amendment to single-family Lot size Policy 5409

I would like to address some concerns that my husband and I have re the proposed amendment. We have resided at 9880 Seaton Court for the past 33 years. The house next door to us is one of the properties that is included in these proposed changes. We were led to believe that the previous application to have this property rezoned was turned down due to the fact that the lot size was too small and also because there are two existing easements. The way our house is situated the back of the house faces the side of the property that you are suggesting be subdivided. As all the new homes are being built to the maximum, we would be shaded, our view blocked by and facing a large wall towering above our home.

Major considerations greatly affecting us and other residents of this neighbourhood include

1. Drainage-there are water drainage problems caused by the higher elevation of the new lots and also because most of the lot is paved. The drainage system is inadequate for the amount of free run-off created by this infilling.
2. Decrease of green space- There is a drastic reduction in grassed area which facilitates proper drainage profile.
3. Tree removal- There appears to be complete destruction of mature trees. There may be a token tree designated to be kept, however it appears that these are often dead within a few years and then are eligible to be removed. Most of the new lots appear to be clear cut.
4. Traffic- There is significantly more traffic that we do not have the infrastructure to support.
5. Single family homes- There are several new homes in our area that have become quadraplexes or have become boarding house style rentals where the individual bedrooms and other rooms are rented out by the month. Some homes have painted parking stalls on the driveway. With increased densification there should be enforcable of relavent by-laws.
6. Densification: the surrounding services and infrastructure need to be able to accomodate the increased density

We would ask that the city proceed with all further applications on an individual basis, and not by a designated areas.

We are against this Proposed Policy 5409 Section 25,4-6.

Thank you for your consideration of this matter

Yours truly
Becky and Graeme Masson
9880 Seaton Court
604-271-0384

Lussier, Cynthia

From: Albert Drinovz [adrinovz@shaw.ca]
Sent: Wednesday, 29 May 2013 10:19 AM
To: Lussier, Cynthia
Subject: Rezoning and lot size of 11140 King Rd.

Cynthia:

I know that I am responding late but I just received the info this morning along with my tax bill. I would be opposed to the subdividing and the rezoning of 11140 King Rd. I live a ways away from this proposal but I have personally experienced the same type of rezonings along the Williams Road corridor. It is my opinion that the infrastructure in the Ironwood area is not sufficient to support any more development where one house is demolished and two are put up in its place. After development in our area we had to have Hydro replace our electrical transformer as there was not enough electricity for the extra houses. Then there is the sewer (both storm and sanitary) that has an extra load on it. So once again I am opposed to the rezoning and subdividing.

Albert Drinovz
11340 Seaton Road,
604 271-7757



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 11140 King Road

File No.: RZ 13-629950

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9050, the developer is required to complete the following:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) trees are planted on-site (two [2] per future lot, with a minimum size of 6 cm deciduous calliper or 3 m high conifer), two (2) of which must be located within the front yards.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,018) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Subdivision* stage, the developer is required to complete the following:

- Pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The developer may be required to grant a 3.0 m statutory right-of-way along the south property line of the subject site to enable access to the existing sanitary sewer.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed _____

Date _____

PLN - 265



Richmond Zoning Bylaw 8500
Amendment Bylaw 9050 (RZ 13-629950)
11140 King 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 005-338-301

WESTERLY 84 FEET LOT 248 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 40464 THE SAID WESTERLY 84 FEET BEING MEASURED PERPENDICULARLY TO THE WEST BOUNDARY OF SAID LOT

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9050".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for signatures and dates corresponding to the reading stages.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER