



City of Richmond

Report to Committee Planning and Development Division

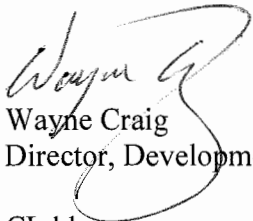
To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 16, 2016
File: RZ 15-701821

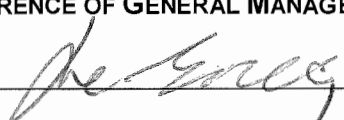
Re: Application by Sansaar Investments Ltd. for Rezoning at 11680 Sealord Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That the application for the rezoning of 11680 Sealord Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone be denied.


Wayne Craig
Director, Development

CL:blg
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Sansaar Investments Ltd. has applied to the City of Richmond for permission to rezone the property at 11680 Sealord Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site currently contains a single-family dwelling, which is proposed to be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north and south, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the east, are single-family dwellings on lots that each front Seabrook Crescent and Seacliff Road, both of which are zoned “Single Detached (RS1/E)”.
- To the west, immediately across Sealord Road, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”.

Single-Family Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434, which is generally bounded by Shell Road to the west, Williams Road to the north, No. 5 Road to the east, and Steveston Highway to the south (Attachment 4). Single-Family Lot Size Policy 5434 was adopted by City Council on February 19, 1990.

The intent of a Lot Size Policy is to provide consistent guidance to staff and City Council on the creation of smaller lot sizes in established residential neighbourhoods in the City, as well as to provide stability for residents in those neighbourhoods on the size of new lots that may be considered.

Once adopted, a Lot Size Policy remains in place for a minimum of five (5) years, unless amended by Council in accordance with the Zoning Bylaw amendment procedures. Single-Family Lot Size Policy 5434 was amended in 1991 and 2006.

Single-Family Lot Size Policy 5434 restricts lot sizes within the interior portion of the neighbourhood to the “Single Detached (RS1/E)” zone, and allows redevelopment to smaller lots through rezoning and subdivision along portions of Shell Road, Williams Road, No. 5 Road, and Steveston Highway (i.e., “Single Detached (RS2/B)”, “Compact Single Detached (RC2)”, and “Coach Houses (RCH1)”).

The Single-Family Lot Size Policy restricts redevelopment of the subject property to the “Single Detached (RS1/E)” zone. As shown in the following table, the subject property does not meet the minimum lot dimensions to subdivide in accordance with the existing “Single Detached (RS1/E)” zone:

Minimum dimensions for lots in the interior portion of the neighbourhood as per Single-Family Lot Size Policy 5434:		Proposed rezoning and subdivision at 11680 Sealord Road:
Zoning	“Single Detached (RS1/E)”	“Single Detached (RS2/B)”
Lot Width	Requirements Min. 18 m	Proposed lot dimensions 12.208 m
Lot Depth	Min. 24 m	36.6 m
Lot Area	Min. 550 m ²	446 m ²

Section 2.3 of Richmond Zoning Bylaw 8500 contains procedures for rezoning applications that are contrary to an existing Lot Size Policy adopted by City Council. The procedures require that the rezoning application be submitted to City Council, and that Council shall either direct staff to process the application in conjunction with a reconsideration of the Policy, or deny the application.

Staff are bringing forward the proposed rezoning application at 11680 Sealord Road to the Planning Committee and City Council consistent with the Zoning Bylaw Amendment procedures, as described above. Further discussion of potential options for Council’s consideration of the proposed rezoning application is provided in the “Analysis” section of this report.

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the property, staff have received one (1) letter from two (2) neighbourhood residents, and an accompanying petition, representing 22 properties, expressing opposition to the proposed rezoning application (Attachment 5). A map showing the location of properties represented in the letter and the petition is included in Attachment 6. Staff provided a response to the authors of the letter, advising that their correspondence would be included in the staff report to City Council (Attachment 7).

Further opportunities to comment on this rezoning application will depend on the Planning Committee’s consideration of the application. Should the Planning Committee endorse the staff recommendation to deny this rezoning application and the recommendation is passed by City Council, further opportunities for public comment on the application would not be necessary. Should the Planning Committee wish to refer the application back to staff to process the

application in conjunction with a reconsideration of Single-Family Lot Size Policy 5434, then there would be further opportunities for the public to comment on the application, including a potential Public Hearing as part of any Lot Size Policy amendment being considered.

Analysis

For the reasons described below, staff recommend the application not be considered on its own merits (which would have involved sending a letter to neighbourhood residents to obtain feedback on the proposal), and staff recommend that the rezoning application at 11680 Sealord Road be denied:

- The intent of the Lot Size Policy is to provide stability for neighbourhood residents on the size of new lots that may be considered in their area. Lot Size Policies that restrict rezoning and subdivision as per the RS1/E zone are intended to maintain the existing established lot sizes in the area and such policies are determined through neighbourhood consultation. The proposed RS2/B lots included in this proposal represent a fundamental change to lot sizes in this neighbourhood.
- Staff have received substantial correspondence from neighbourhood residents in opposition to the proposal; and
- There are no unique site characteristics that would warrant consideration of the application on its own merits (e.g. such as an abnormally large lot that would better lend itself to infill development in keeping with the existing character of the neighbourhood).

Should the Planning Committee and Council direct staff to process the application in conjunction with a reconsideration of the Lot Size Policy, the process outlined below would need to be undertaken.

Alternatives to Denial

Should the Planning Committee and City Council direct staff to process the application in conjunction with a reconsideration of Single-Family Lot Size Policy 5434, a number of steps would be required, including a review of the potential impacts that an amendment to the Policy would have on the existing neighbourhood. The amendment process would require the following:

- Identifying those lots currently restricted to the “Single Detached (RS1/E)” zone, and subsequently determining the potential number of new lots that would result from an amendment to the Lot Size Policy to allow rezoning and subdivision in accordance with the “Single Detached (RS2/B)” zone (minimum 12 m wide lots).
- Reviewing whether the existing City infrastructure in the quarter section surrounding the subject site has the capacity to service the increased demand resulting from the creation of new lots, and if not, what upgrades would be required to support the increase.
- Obtaining feedback from Richmond School District No. 38 on whether existing schools in the area have the ability to accommodate a potential increase in students resulting from the creation of new lots.

- Sending a letter to all residents and property owners of land within the boundaries of the Lot Size Policy area, with details on the estimated potential increase in new lots if the Lot Size Policy were to be amended to allow rezoning to create smaller lot sizes. Depending on the nature of the public's response to the City's letter, a public information meeting in the neighbourhood may be required.
- Summarizing the results received in response to the letter, and bringing forward a staff report with a recommendation to Council that is reflective of the results.

An approximate timeframe for undertaking such a review and for reporting back to Planning Committee would be a minimum of six to eight months.

Financial Impact

None.

Conclusion

The purpose of this application is to rezone the property at 11680 Sealord Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

Although this rezoning application can be considered with the land use designation contained within the OCP for the subject site, it is contrary to the Single-Family Lot Size Policy 5434 that has been established for the area through a public consultation process with the neighbourhood.

Consistent with the Zoning Bylaw Amendment procedures for rezoning applications that are contrary to a Single-Family Lot Size Policy, staff recommend that this application be denied.



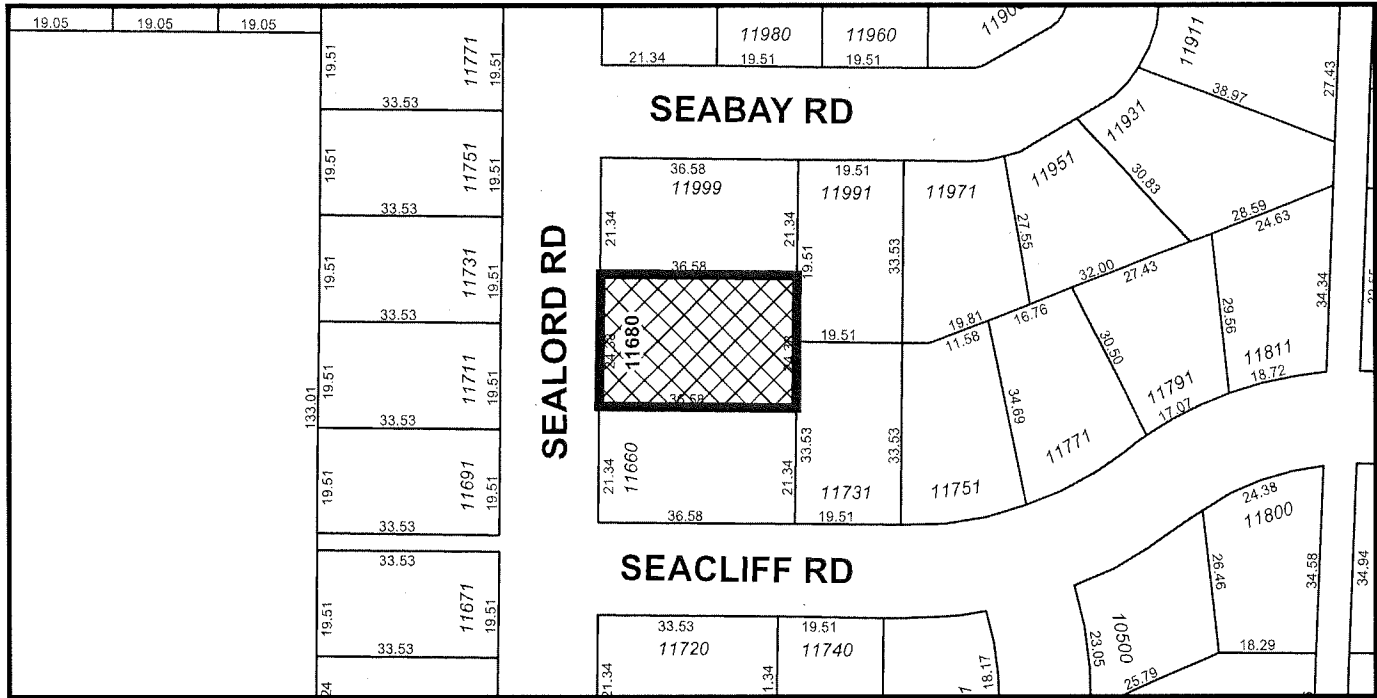
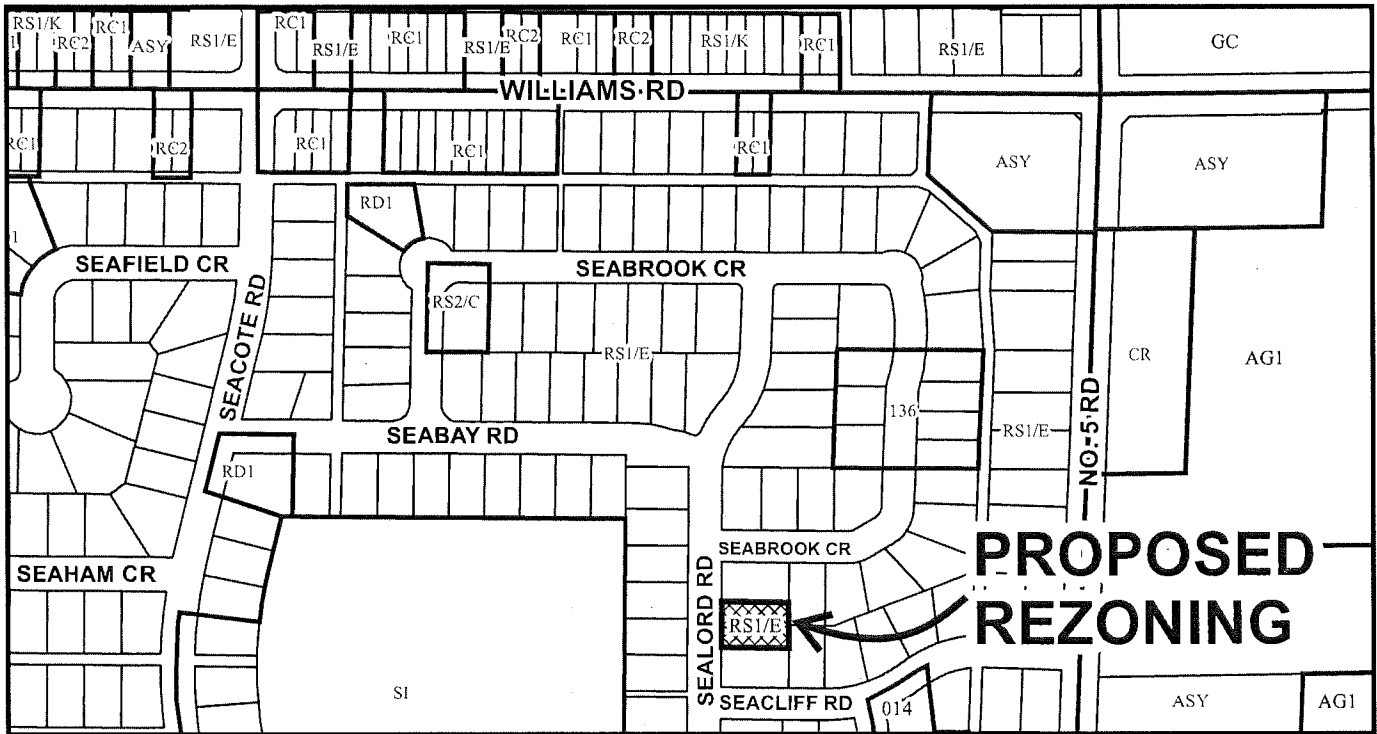
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Public correspondence in opposition to the proposal
- Attachment 6: Map showing the location of properties represented in public correspondence
- Attachment 7: City Staff response letter to public correspondence



City of
Richmond



RZ 15-701821

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-701821

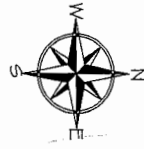
Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 130 SECTION 36
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 31365**

#11680 SEALORD ROAD,
RICHMOND, B.C.
P.I.D 004-184-203



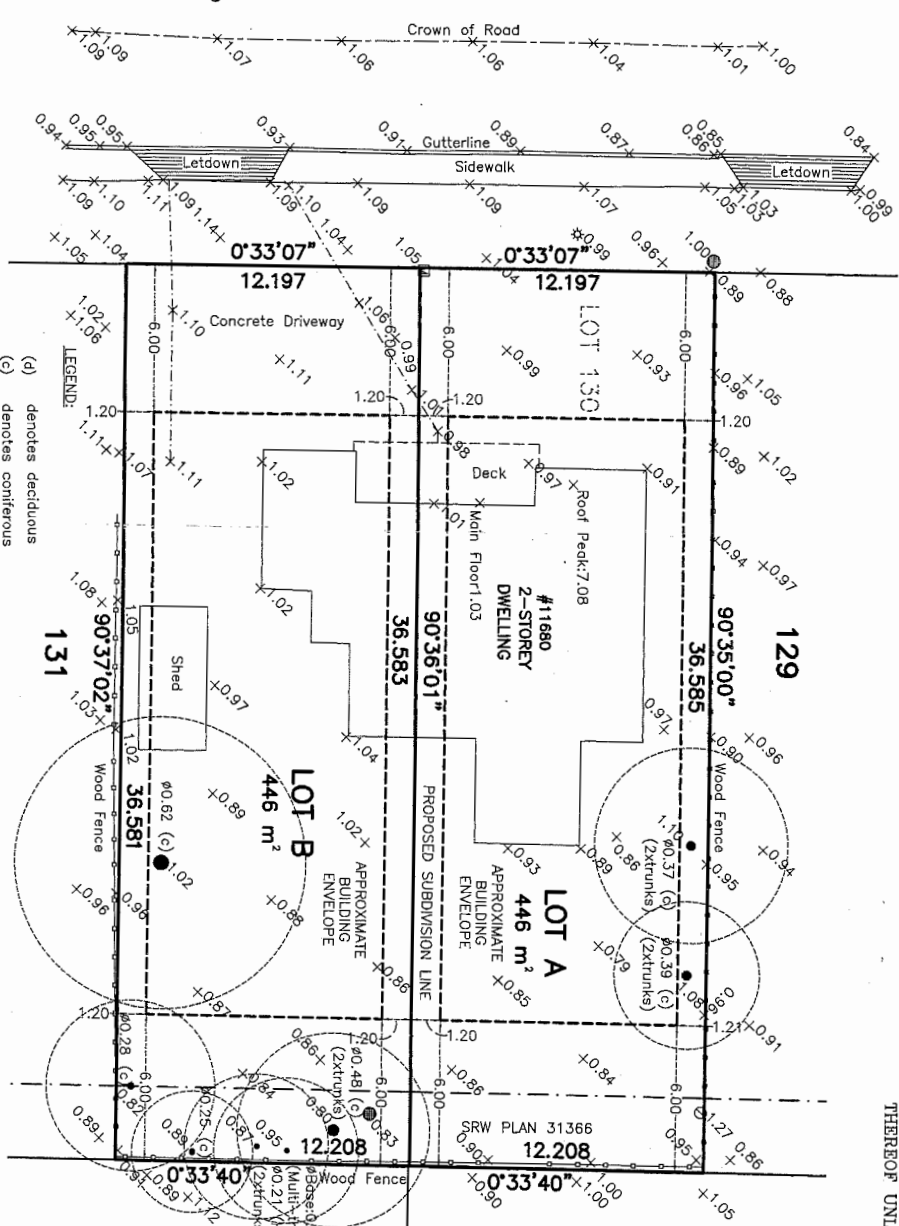
NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Elevation = 1.664 metres
Benchmark: HPN #194,
Control Monument 02H2415
Elevation: 3.337 metres

USE SITE BENCHMARK TAG FOR CONSTRUCTION ELEVATION CONTROL

Benchmark: Nail in Aluminum tag #880
Elevation: 1.04 m

© copyright
J. C. Tam and Associates
Canda and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5943
FB-275 P30-33
Drawn By: WK

DWG No. 5943-TOPO



- LEGEND:**
- (d) denotes deciduous
 - (c) denotes coniferous
 - denotes tree location and drip line
 - denotes round catch basin
 - denotes sanitary manhole
 - denotes cleanout
 - denotes water meter
 - denotes site benchmark
 - * denotes lamp standard

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

PLN - 31

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.
[Signature]
JOHNSON C. TAM, B.C.L.S.
MARCH 11th, 2015



RZ 15-701821

Attachment 3

Address: 11680 Sealord Road

Applicant: Sansaar Investments Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	1046886 BC Ltd.	To be determined
Site Size (m²):	892 m ² (9,601 ft ²)	Each new lot – 446 m ² (4,800 ft ²)
Land Uses:	Single-family dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy 5434 Designation:	Single Detached (RS1/E)"	Single Detached (RS2/B)
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 Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 25%		Min. 25%	none
Lot Size (min. area):	Single Detached (RS1/E) consistent with Lot Size Policy 5434	550 m ²	446 m ²	none
	Single Detached (RS2/B) contrary to Lot Size Policy 5434	360 m ²		
Setback – Front & Rear Yard (m):	Min. 6 m		Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m	none
Height (m):	2 ½ storeys		2 ½ storeys	none



City of Richmond

Policy Manual

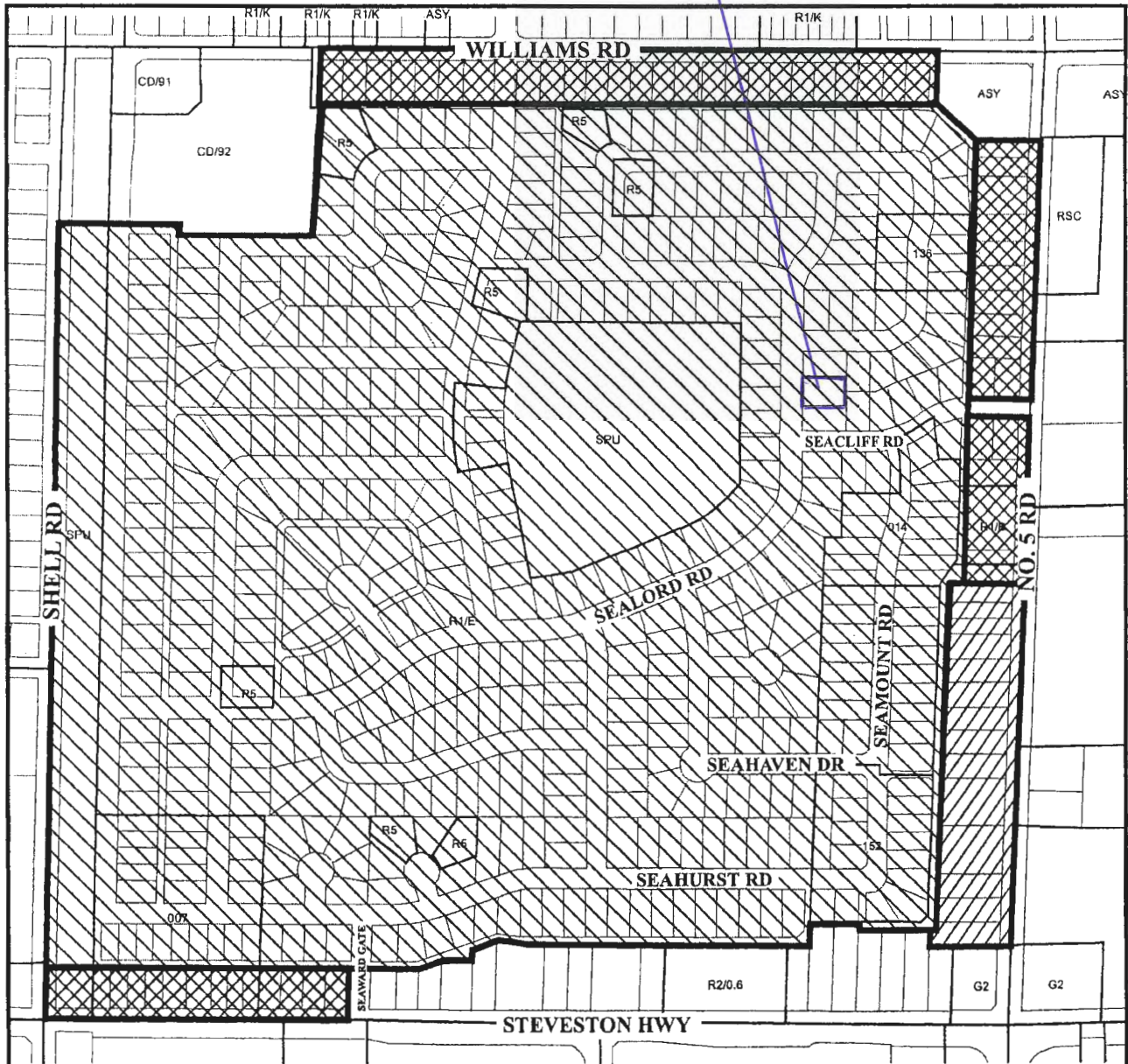
Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	POLICY 5434
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

POLICY 5434:

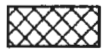
The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development
is permitted.)



Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006

Richmond, October 20th, 2015

Suzana Straus and Walter Scott
11711 Sealord Rd.
Richmond, BC
V7A 3K9

Mme Cynthia Lussier
Planning & Development Dpt.
Richmond City Hall
6911 Road No. 3,
Richmond, BC
V6Y 2C1

RE: Rezoning application RZ-15-701821, 11680 Sealord Rd.

Dear Madam,

We, and the undersigned below, are writing to you today to express our opposition to planning application RZ-15-701821, in which Sansaar Investments Inc. has applied to the City of Richmond for permission to rezone 11680 Sealord Rd., the property directly across from our home. It is proposed to convert the zoning from "Single Detached (RS1/E)" to "Single Detached (RS2/B)" in order to subdivide the property into 2 lots. We are opposed to the subdivision of the property into 2 lots for the following reasons:

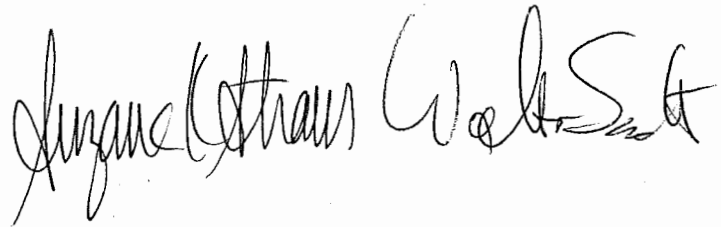
1) Sealord Road is not a main thoroughfare, such as, for example, No. 5, Williams Rd. are;

2) There are no properties in the entire neighborhood (roads within the block defined by Shell, Williams, No. 5, and Steveston Hwy, but not including these roads) in which the lot is subdivided into 2. The subdivision of the land in question would thus create an undesirable precedent for residents in the area; and

3) Such high-density housing in our area would have a negative impact on the value of properties in the area (e.g. typical land value from BC Assessment in our area = \$700,000-800, 000; typical land value for a house on a subdivided lot on Williams Rd = \$450,000-500,000; based on values obtained on <http://evaluatebc.bccassessment.ca/Property.aspx>).


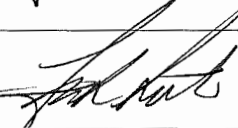
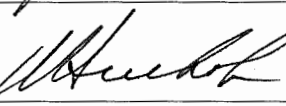

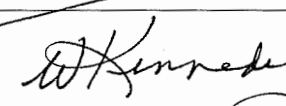
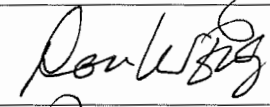
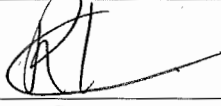

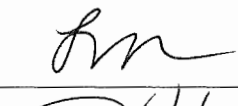
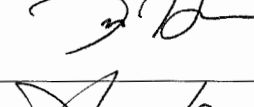

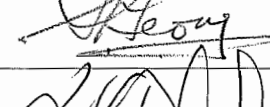

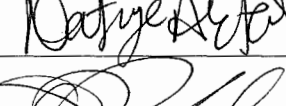

We thank you for looking into this matter and hope that our neighborhood can remain the type of area it currently is, i.e. an area with no high-density housing. We look forward to hearing back from you soon.

Sincerely,

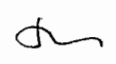


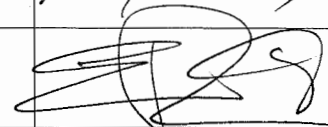
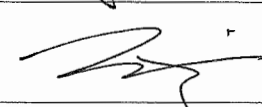
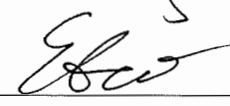
A handwritten signature in black ink, appearing to read "Suzana K. Straus and Walter Scott". The signature is written in a cursive, flowing style.

Suzana K. Straus and Walter Scott

I, hereby agree with the reasons stated above, and do not want to see a subdivision of 11680 Sealord Rd. into 2 lots.

	Name	Address	Signature	Date
1	RANDY GVOVA	11731 Sealord Road		Oct 21 2015
2	FRANK SLEDO	11520 Seabay Road		Oct 21 2015
3	ROMAN HERCRAK	11540 SEABAY RD		Oct. 21 2015
4	BETH DUAC	11551 Seabay Rd		Oct. 21 2015
5	WANDA KENNEDY	11560 SEABAY		Oct 21/ 15
6	DON WONG	11580 SEABAY		Oct 21/ 15
7	Rajesh Kumar	11571 SEABAY		Oct. 21/15-
8	Patti Bonsted	11591 Seabay Rd		Oct 21/15
9	Lesky Marcus	11611 Seabay Rd		Oct 21/15
10	TOM HORTIG	11651 SEABAY Rd		OCT 21/15
11	Debbie Hurty	11651 Seabay		Oct 21/15
12	S.T. LEONG	11771 SEALORD RD		OCT 21/15
13	N. Dhaliwal	11999 Seabrook Cr		Oct. 21/15.
14	Natije AKTAR	11691 SEALORD. RD.		Oct. 21 2015
15	DAVID KIRKWOOD	11660 Sealord Rd.		Oct. 21 2015

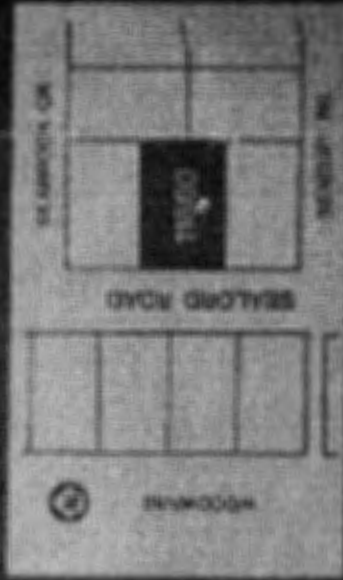
I, hereby agree with the reasons stated above, and do not want to see a subdivision of 11680 Sealord Rd. into 2 lots.

	Name	Address	Signature	Date
1	HAN Mei, Xiao	11720 Sea cliff. rd. richard.		20 Oct. 2015.
2	ED KELDER	11671 Sealord Rd		Oct. 21 2015
3	Brandon	11651 Seal ord Rd.	Brandon Rossi	Oct 21/2015
4	Rory Booth	11600 sealord		Oct 21 '15
5	ERIC DENNIS	11480 SEALORD RD		Oct 22/15
6	ANDY LI	11571 SEALORD RD		Oct 22/15
7	EMILY SEO	10531 Seahaven Dr.		Oct. 23/15

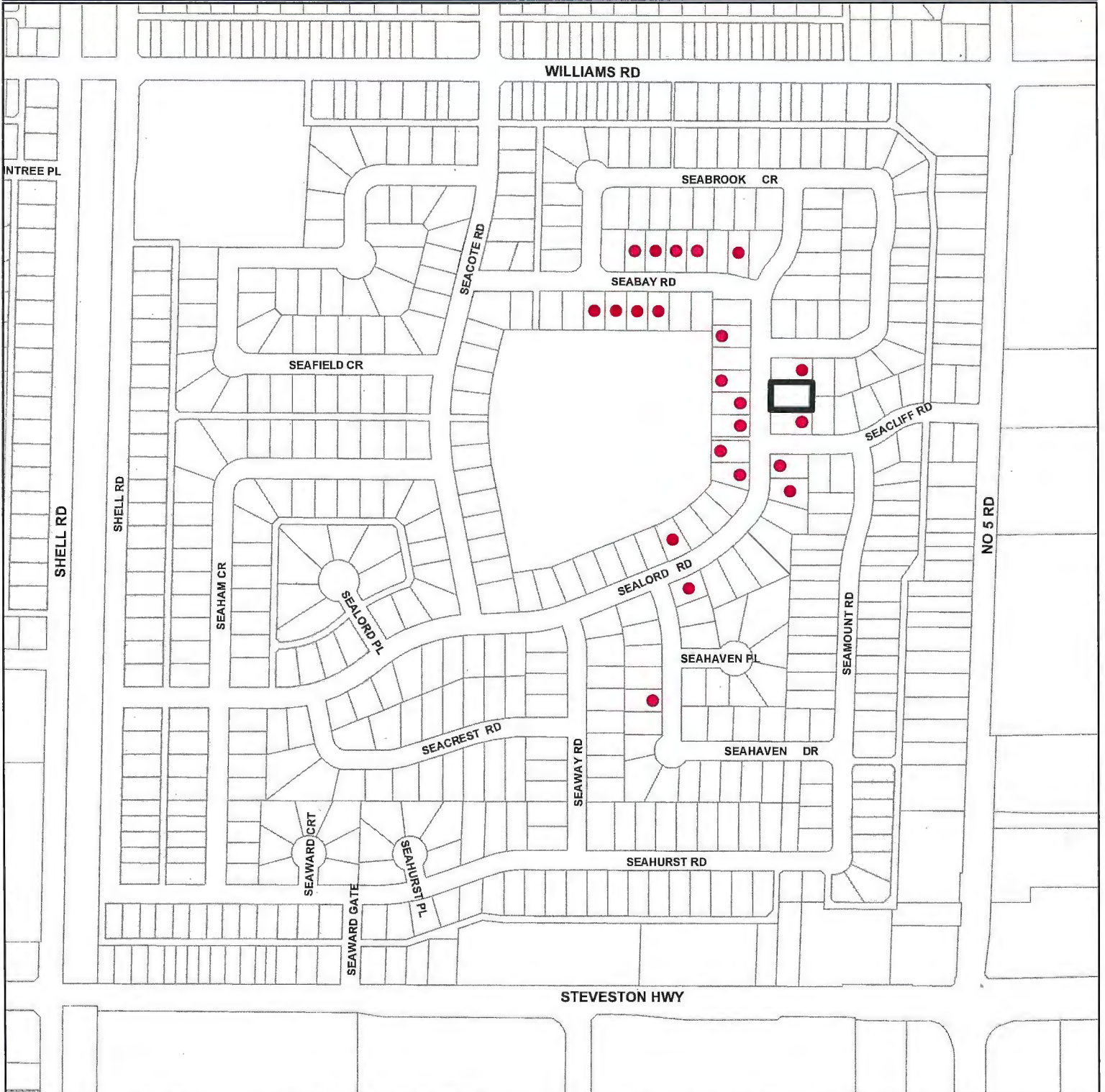
REZONING APPLICATION

SANSAR INVESTMENTS LTD.
HAS APPLIED TO THE CITY OF RICHMOND
FOR PERMISSION TO REZONE TR680
SEALORD RD FROM "SINGLE DETACHED
(RS1/E)" TO "SINGLE DETACHED (RS2 B)"
TO PERMIT A SUBDIVISION TO CREATE
TWO (2) LOTS

FURTHER INFORMATION



MAY BE OBTAINED AT THE PLANNING & DEVELOPMENT
DEPARTMENT, CITY HALL, 604-330-4200
FILE NO. 02.15-201823



Legend

- Addresses Opposing Rezoning
- Subject Site
- Parcels

Note:
 The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
 Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
 This IS NOT a legal document, and is published for information and convenience purposes only.
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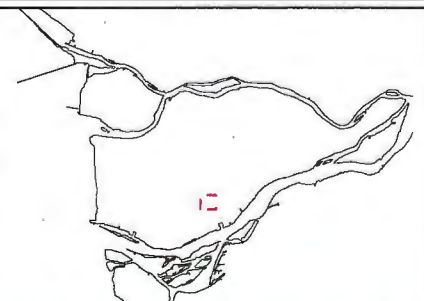


1:4,751

PLN-40



November 4, 2015
 Prepared by Onkar Buttar





City of Richmond

ATTACHMENT 7

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

November 2, 2015
File: 08-4105-20-AMANDA #/2015-Vol 01

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

Suzana Straus and Walter Scott
11711 Sealord Road
Richmond BC V7A 3K9

Dear Ms. Straus and Mr. Scott:

Re: Rezoning Application at 11680 Sealord Road (RZ 15-701821)

Thank you for your letter and petition dated October 20, 2015, in which you and your neighbours have expressed opposition to the proposed rezoning application at 11680 Sealord Road (RZ 15-701821).

The rezoning application at 11680 Sealord Road is currently being reviewed and has not yet been scheduled for a Planning Committee meeting. When this rezoning application is scheduled for consideration at a Planning Committee meeting, a copy of your letter and petition will be attached to the staff report that is presented to the Planning Committee.

If you have any questions, or wish to inquire about the status of the rezoning application, please contact me directly at 604-276-4108 or via email at clussier@richmond.ca.

Yours truly,

Cynthia Lussier
Planning Technician

CL:cl