



City of Richmond
Urban Development Division

Report to Committee

To Council - May 10, 2004
To Planning - May 4, 2004

To: Planning Committee
From: Raul Allueva
Director of Development

Date: April 14, 2004
RZ 03-252974

File: 12-8060-20-7708

Re: Application by Les Cohen/Azim Bhimani for Rezoning at 4006 Tyson Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

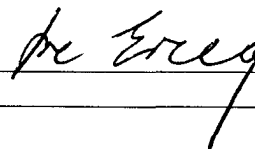
That Bylaw No. 7708, for the rezoning of 4006 Tyson Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

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CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Les Cohen and Azim Bhimani have applied to the City of Richmond for permission to rezone 4006 Tyson Place (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) in order to permit this property to be subdivided into two (2) new single-family residential lots.

The original proposal was for three (3) residential lots zoned Single-Family Housing District, Subdivision Area A (R1/A) (minimum width 9 m or 29.5 ft.). In response to staff input and public consultation undertaken by the applicant, the rezoning proposal was amended to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit a two-lot residential subdivision.

Findings of Fact

Item	Existing	Proposed
Owner	684102 B.C. Ltd; L. Cohen	To be determined
Applicant	Les Cohen/Azim Bhimani	No change
Site Size	One lot 835 m ² (8,988 ft ²)	Two lots each 417.5 m ² (4,494 ft ²)
Land Uses	One single family dwelling	Two smaller single-family lots
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/B

Surrounding Development

The subject lot is surrounded by single-family lots of varying sizes as part of two (2) different subdivisions. The lot is at the entrance to a small, 38-lot subdivision that is accessed by Tyson Place. The lots in this subdivision are primarily 9 m (29.5 ft.) in width and zoned under Land Use Contract 042. To the south is a newer residential subdivision, accessed from Baffin Drive and Baffin Court. Lots in this subdivision are zoned Single-Family Housing District, Subdivision Area B (R1/B).

There are three (3) direct neighbours to the subject lot. To the west is a large single-family lot (881 m² or 9,483 ft²) situated at the corner of No.1 Road and Tyson Place, zoned Single-Family Housing District, Subdivision Area E (R1/E). The lots to the south and east are smaller (532 m² or 5,726 ft²; 410m² or 4,413 ft²), both zoned Single-Family Housing District, Subdivision Area B (R1/B).

Public Consultation

As the original 3-lot proposal would directly impact properties to the west, east and south, staff requested that the applicant consult with surrounding neighbours to obtain input on the original 3-lot proposal.

Of the three (3) direct neighbours the following responses were received:

- 7318 Baffin Court (south) – Did not support the proposal for three (3) R1/A lots.
- 7320 Baffin Court (east) – Did not support the proposal for three (3) R1/A lots.
- 7160 No. 1 Road (west) – Supported the proposal for three (3) R1/A lots (applicant only able to contact the tenant residing at the property).

Those neighbours that did not support the proposal voiced concerns about negative impacts of construction and indicated that three (3) potential dwellings would be too tight considering the size of the subject lot.

Of the residents in the Tyson Place subdivision, only 10 of the 38 property owners indicated support for the proposal. The applicant was either not able to contact or gain written confirmation of support from the remaining 28 property owners within Tyson Place. On the basis of this consultation, a 3-lot subdivision was strongly discouraged.

Related Policies & Studies

There is no Lot Size Policy for this area, nor is one warranted, as there are no other lots in this neighbourhood that have redevelopment potential. The subject site is not situated on an arterial road, therefore the Arterial Road Redevelopment or Lane Establishment Policy does not apply.

Staff Comments

Development Applications and Policy Planning

Given the surrounding context, potential impacts on surrounding properties and public input gathered by the applicant, staff are willing to support a proposal for two (2) R1/B lots. This compromise option will result in only the backyards of two (2) rather than three (3) lots abutting the side yard of the property to the south (7318 Baffin Court).

Engineering

Engineering staff note that the sanitary sewer connection is at the northwest corner of the subject site and is the end of the existing line. This sanitary sewer line will need to be extended across the subject sites frontage in order to service the lot to the east. A preliminary review has indicated that, due to grade issues, this line may not be able to extend across the frontage. If this is the case, the sanitary sewer connection and line may have to come across Tyson Place from the north. All costs associated with servicing (including sanitary sewer) will be at the developers expense. The applicant has been notified of this issue. The abovementioned servicing issues will be determined at the subdivision stage.

Analysis

Redevelopment Potential

In determining the appropriate form of redevelopment for the subject site, it is important to understand how the surrounding lots are likely to change in the future. The lots within the subdivision are unlikely to redevelop, as they are already quite small. The lots along the arterial roads to the north and south of Tyson Place have limited redevelopment potential due to the fact that many of them have new existing dwellings or because the lots are similarly also small.

The property directly to the west of the subject lot at the corner of No. 1 Road and Tyson Place (7160 No. 1 Road) would seemingly have a number of redevelopment options which would in turn affect the subject lot. This lot does meet minimum lot dimensions for a two (2) lot residential subdivision, however, redevelopment options are limited due to a number of reasons. Firstly, it is unlikely that redevelopment will occur along this block of No. 1 Road between Tyson Place and Baffin Drive because there are new existing dwellings on lots that would have to consolidate because existing lot sizes do not meet minimum lot dimensions required for rezoning and subdivision. This in turn would preclude the ability to establish a lane along the rear of these properties, with the Arterial Road Redevelopment and Lane Establishment Policies not being applicable as a result. The result is that the property at 7160 No. 1 Road will have limited redevelopment potential.

Options:

There are a number of redevelopment options for the subject lot:

Option 1 – Single-Family R1/E (18m or 59 ft. Minimum Width) – No change

Under the existing zoning the subject site would remain as one large 835 m² (8,988 ft²) lot. The advantage to this option is that the subject lot would remain the same size as the corner lot (7160 No. 1 Road), which, as noted above, will remain large due to limited redevelopment potential. While this option would please the neighbours, the applicants would not be able to redevelop the lot.

Option 2 – Single-Family R1/B (12 m or 39 ft. Minimum Width) – **Recommended Option**

With a rezoning to R1/B, the subject lot would be able to subdivide into two (2) lots each 417.5 m² (4,494 ft²) in size. The resulting lots would be of similar size to the neighbouring lots to the east and south. This option will allow redevelopment in a more sensitive manner than the original three-lot proposal that was opposed by the immediate neighbours.

Option 3 – Single-Family R1/A (9 m or 30 ft. Minimum Width)

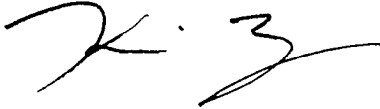
A three-lot subdivision of the subject lot under the Single-Family Housing District, Subdivision Area A (R1/A) zone would generate impacts on the lot to the south (7318 Baffin Court), which would have three (3) potential dwellings, rather than one (1) existing house, backing onto their property's side yard. Based on the consultation conducted by the applicant, this proposal is generally opposed by the area residents, including the immediate neighbours.

Financial Impact

None.

Conclusion

On the basis of the neighbourhood consultation on the subject rezoning application, staff support the proposal to rezone 4006 Tyson Place to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the creation of two (2) new single-family lots.

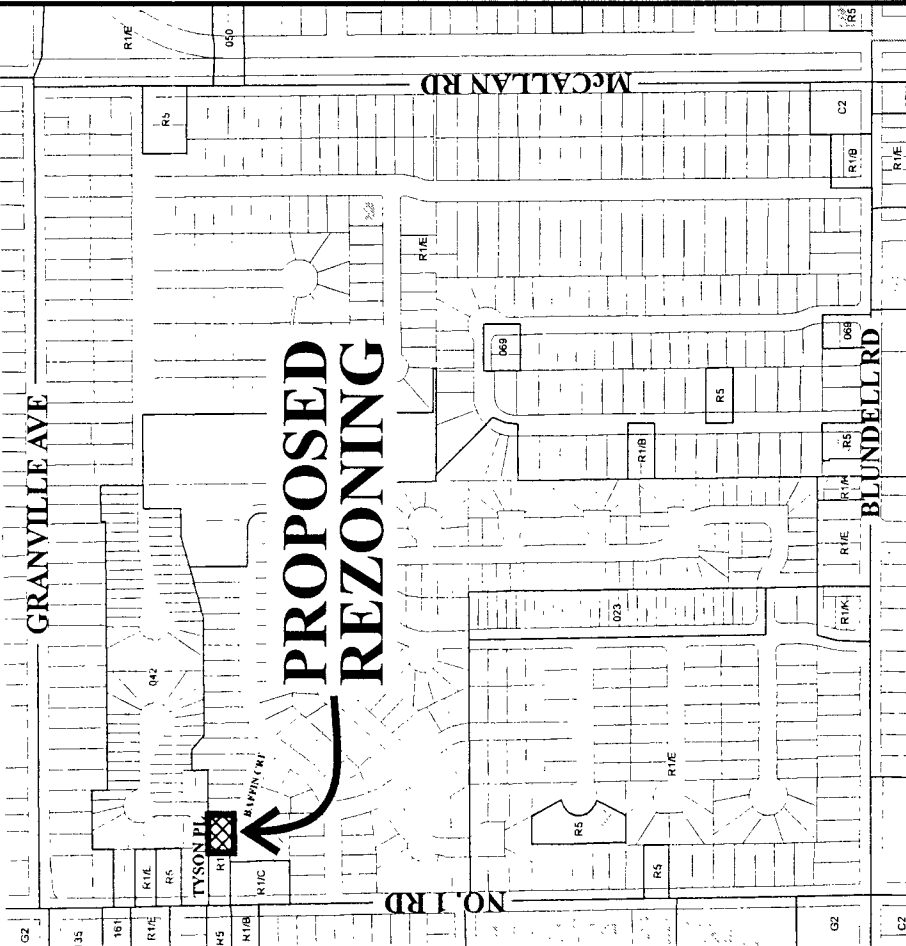
A handwritten signature in black ink, appearing to read 'K. Eng', with a stylized flourish extending to the right.

Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

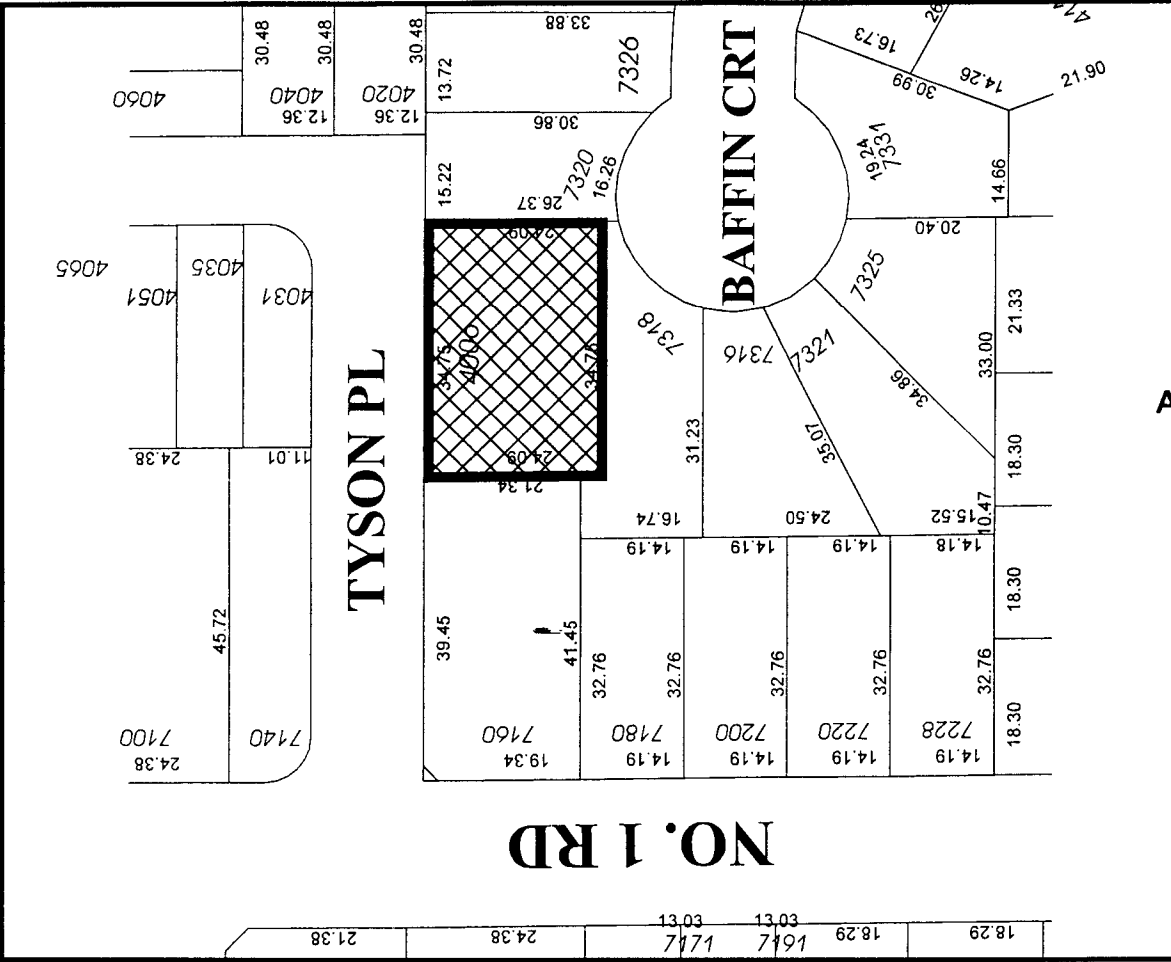
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City of Richmond



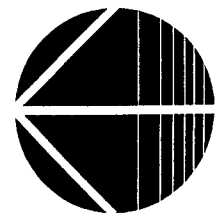
**PROPOSED
REZONING**



ATTACHMENT 1

Original Date: 01/05/04
 Revision Date: 04/16/04
 Note: Dimensions are in METRES

RZ 03-252974





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7708 (RZ 03-252974)
4006 TYSON PLACE**

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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

P.I.D. 001-327-496

Lot 1 Section 14 Block 4 North Range 7 West New Westminster District Plan 69177

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7708”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAY 10 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK