



To: Planning Committee **Date:** June 22, 2004
From: Raul Allueva **File:** RZ 04-270196
Director of Development
Re: **APPLICATION BY BALJINDER MANN FOR REZONING AT 8500 NO. 2 ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**

Staff Recommendation

1. That Lot Size Policy 5455, adopted by Council on June 27th, 1994, be forwarded to a Public Hearing with a recommendation that the Policy be amended to remove the lots fronting No. 2 Road.
2. That Bylaw No. 7760, for the rezoning of 8500 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single Family Housing District (R1-0.6)", be introduced and given first reading.

Raul Allueva
Director of Development

RV:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Baljinder Mann has applied to the City of Richmond for permission to rezone 8500 No. 2 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the property to be subdivided into two single-family residential lots with access to a new lane (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Baljinder Mann	To be determined
Site Size	One lot 1020 m ² (10,980 ft ²)	Two lots 473m ² (5092 ft ²) and 377m ² (4058 ft ²) + a lane
Land Uses	Large Lot Single Family	Small Lot Single Family
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/E and R1/B with lane along No. 2 Road	Remove lots fronting No. 2 Road from Policy
Zoning	R1/E	R1-0.6

Surrounding Development

The lots surrounding the subject lot are a mixture of large and small lot single family:

- to the north, across Danube Road, are single family lots zoned R1/B (12m or 39 feet minimum width) and a recently approved townhouse development;
- to the west along the other side of No. 2 Road are single family lots zoned R1/K (10m or 33 feet minimum width);
- to the east and south the lots are zoned R1/E (18m or 59 feet minimum width).

Based on the ages of the homes to the south, it will be some time before the lane is extended.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5455 (**Attachment 3**), adopted by Council in June of 1994, permits subdivision to an R1/B lot size along No. 2 Road if a lane is provided. However, as has occurred in many neighbourhoods, the Policy may be amended, through a public process, to remove the lots along the arterial road (No. 2 Road) to permit redevelopment consistent with the Lane and Arterial Policies (**Attachment 4**). A letter summarizing this proposal was sent to the residents in the current policy area seeking input on the proposed amendment to Lot Size Policy 5455 excluding the subject application (**Attachment 5**). The subject lot is the only remaining lot in the policy area that would be affected by this proposed change. No concerns were identified by residents.

Arterial Redevelopment Policy

Redevelopment of the subject property for two smaller lots is consistent with the Arterial Road Redevelopment Policy which is supportive of redevelopment along major arterial roads in conjunction with lane development.

Lane Policy

Consistent with the Lane Policy, the applicant will be dedicating and constructing a rear lane in conjunction with the proposed development.

Staff Comments

Prior to the adoption of the Zoning Amendment Bylaw, the developer is required and agrees to complete a number of requirements that have been identified (**Attachment 6**) in relation to the dedication of the lane and a corner cut and the registration of an access covenant.

Analysis

Staff is supportive of the application for a number of reasons:

- the proposal, while it requires an amendment to the Lot Size Policy, is consistent with the Arterial and Lane Policies;
- the applicant can not subdivide the property into two R1/B lots because it only has 21.03 m (69 ft) of frontage on No. 2 Road;
- the lots, once subdivided, will be a similar size to the R1/K lots across No. 2 Road;
- the lane may not be extended for some time but it is advantageous to have it at least started so as to avoid any new driveways directly onto No. 2 Road.

Financial Impact

None.

Conclusion

The application is to rezone the subject property to permit it to subdivide into two smaller single family lots with a rear lane. The proposal requires a change to the Lot Size Policy, however, these changes are now standard to bring the Lot Size Policies in line with the Arterial and Lane Policies. Staff have no concerns about the proposal.



Jenny Beran, MCIP
Planner, Urban Development

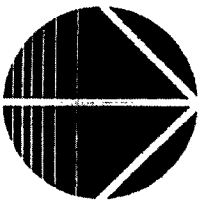
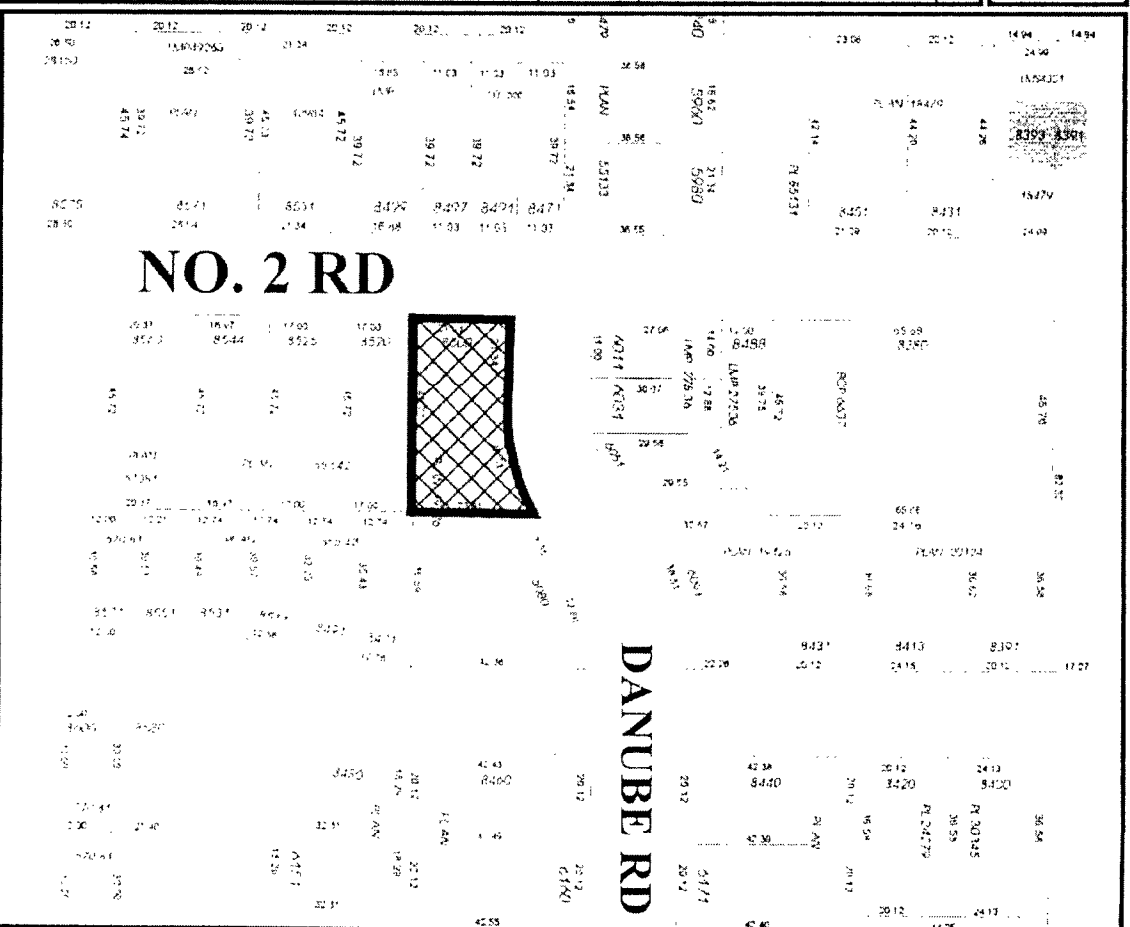
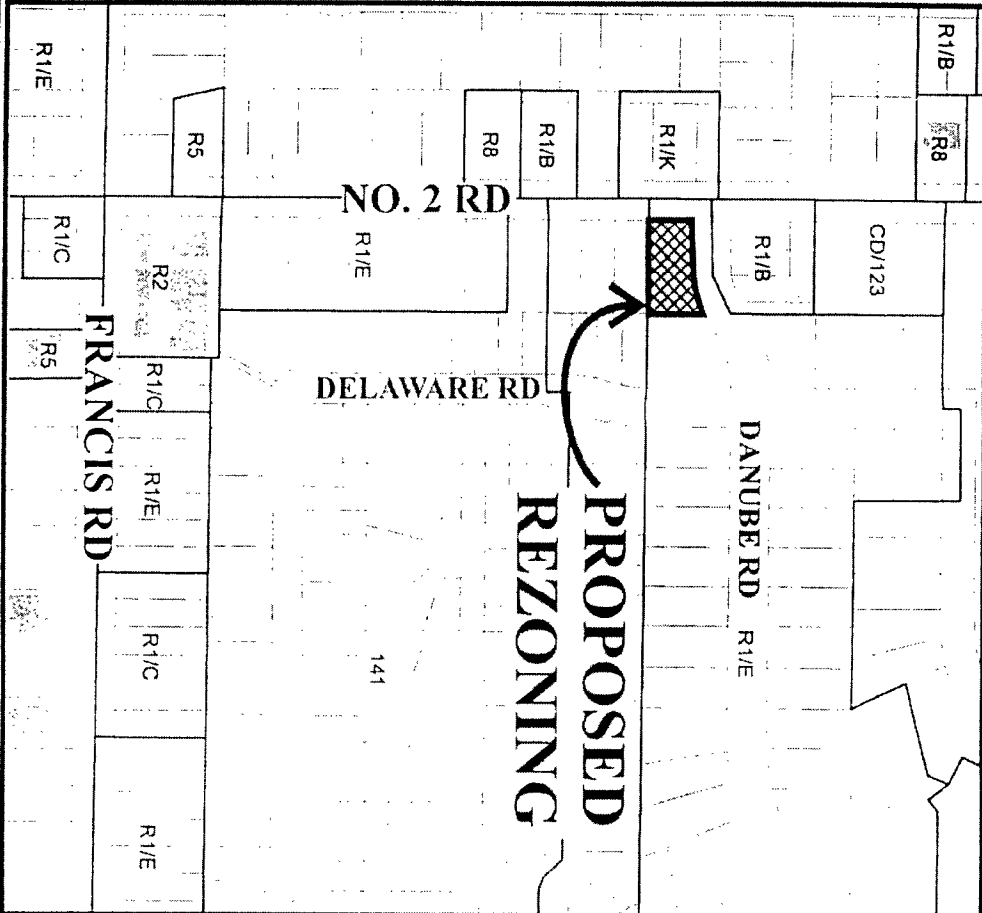
JMB:cas

There are requirements to be dealt with prior to final adoption:

1. Dedication of a 6m lane along the entire east property line;
2. Dedication of a 4m x 4m corner cut at Danube Road & No 2 Road; and
3. Registration of a restrictive covenant ensuring that the only means of access is via the lane and that there be no access to No. 2 Road or Danube Road.



City of Richmond



RZ 04-270196

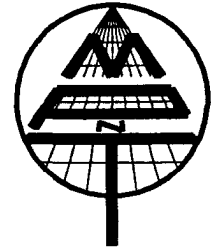
Original Date: 05/17/04

Revision Date:

Note: Dimensions are in METERS

R04-14388

PROPOSED SUBDIVISION PLAN OF
 LOT 4 SECTION 19 BLOCK 4 NORTH
 RANGE 6 WEST N.W.D. PLAN 19126
 TO ACCOMPANY APPLICATION TO SUBDIVIDE



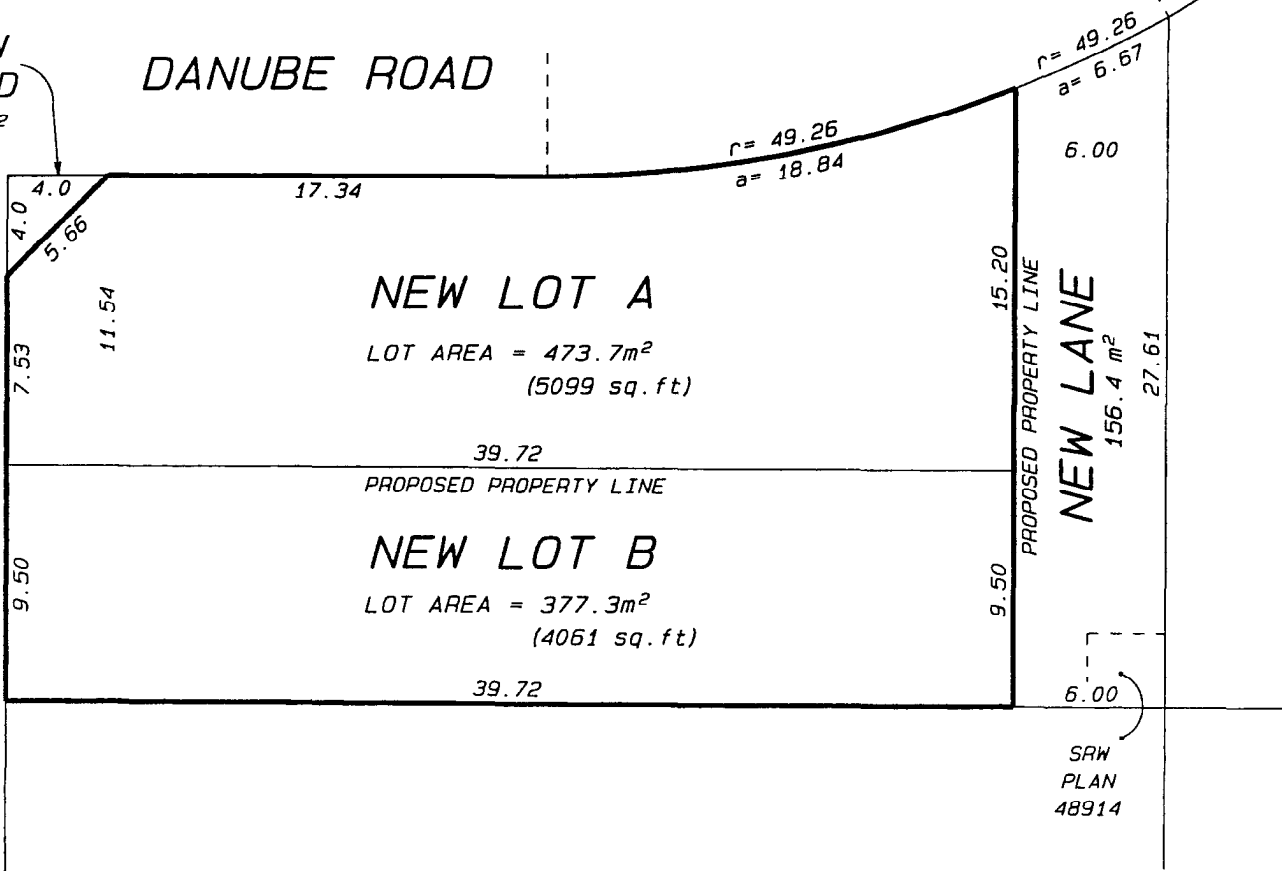
ADDRESS: 8500 No. 2 ROAD
 RICHMOND, B.C.

SCALE 1: 300

NEW ROAD
 8.0m²

DANUBE ROAD

NUMBER 2 ROAD



SRW
 PLAN
 48914

MATSON, PECK & TOPLISS
 SURVEYORS AND ENGINEERS
 210-8171 COOK ROAD, RICHMOND, B.C.
 (ph) 270-9331
 (fax) 270-4137

NOTE:
 ALL DIMENSIONS AND AREAS ARE
 PRELIMINARY ONLY AND ARE DERIVED
 FROM LAND TITLE OFFICE RECORDS
 AND ARE SUBJECT TO REVISION
 FOLLOWING LEGAL FIELD SURVEYS.

R04-14388

CADFILE: 14388PRO.SKE

JUNE 11, 2004



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: June 27, 1994

POLICY 5455

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 19-4-6

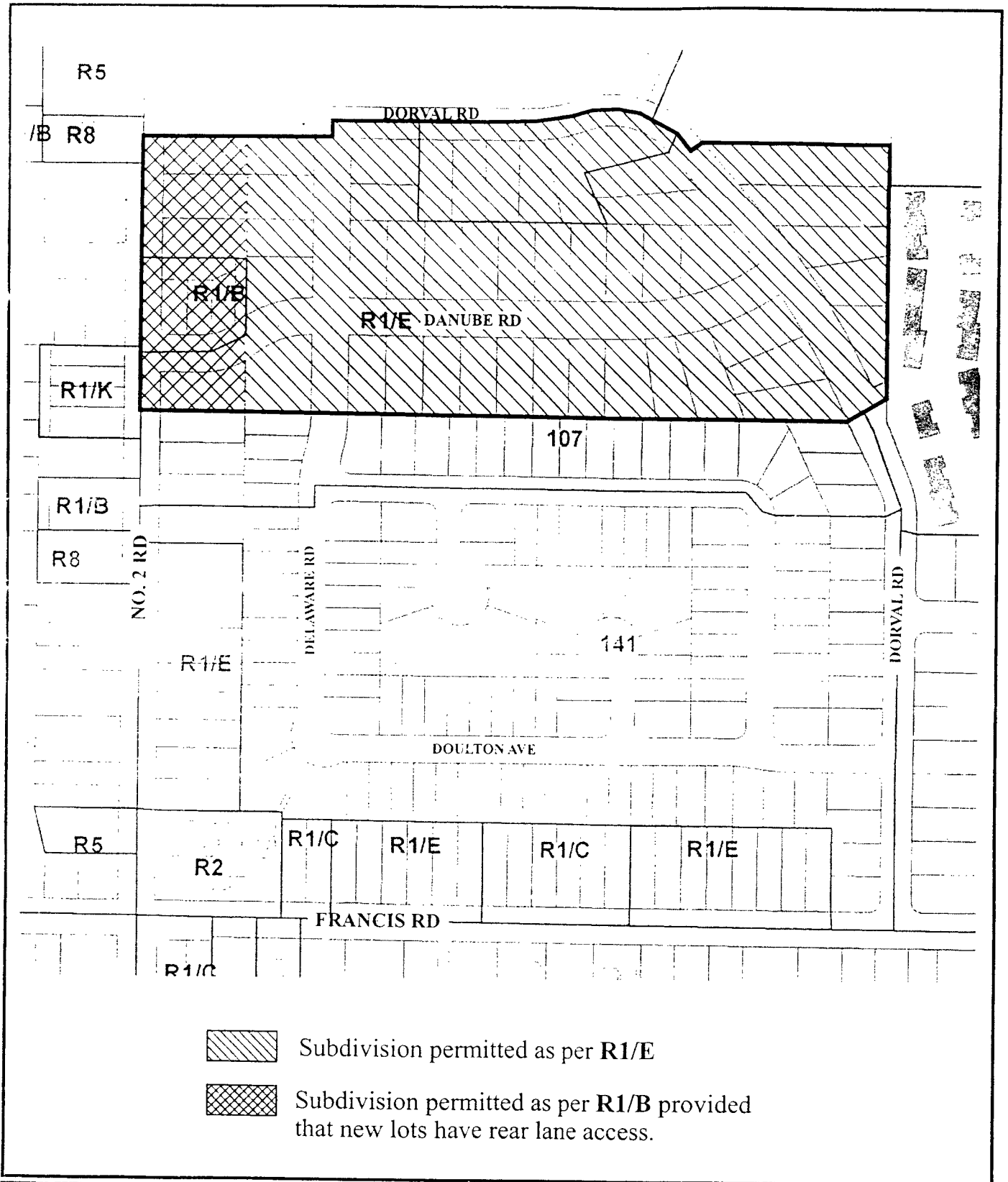
POLICY 5455:



The following policy establishes lot sizes for the area bounded by **No. 2 Road, Dorval Road, the Huntly Wynd multiple-family development, and the rear property lines of lots on the south side of Danube Road**, in Section 19-4-6:


That properties located within the area bounded by No. 2 Road, Dorval Road, the Huntly Wynd multiple-family development, and the rear property lines of lots on the south side of Danube Road in Section 19-4-6 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 exception:

That properties with frontages on No. 2 Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B), provided that new lots have rear lane access;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw No. 5300.



-  Subdivision permitted as per **R1/E**
-  Subdivision permitted as per **R1/B** provided that new lots have rear lane access.

	<h2 style="margin: 0;">Policy 5455</h2> <h2 style="margin: 0;">Section 19-4-6</h2>	<p>Adopted Date: 06/27/94</p> <p>Amended Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: June 27, 1994
Boundary Amended:

POLICY 5455

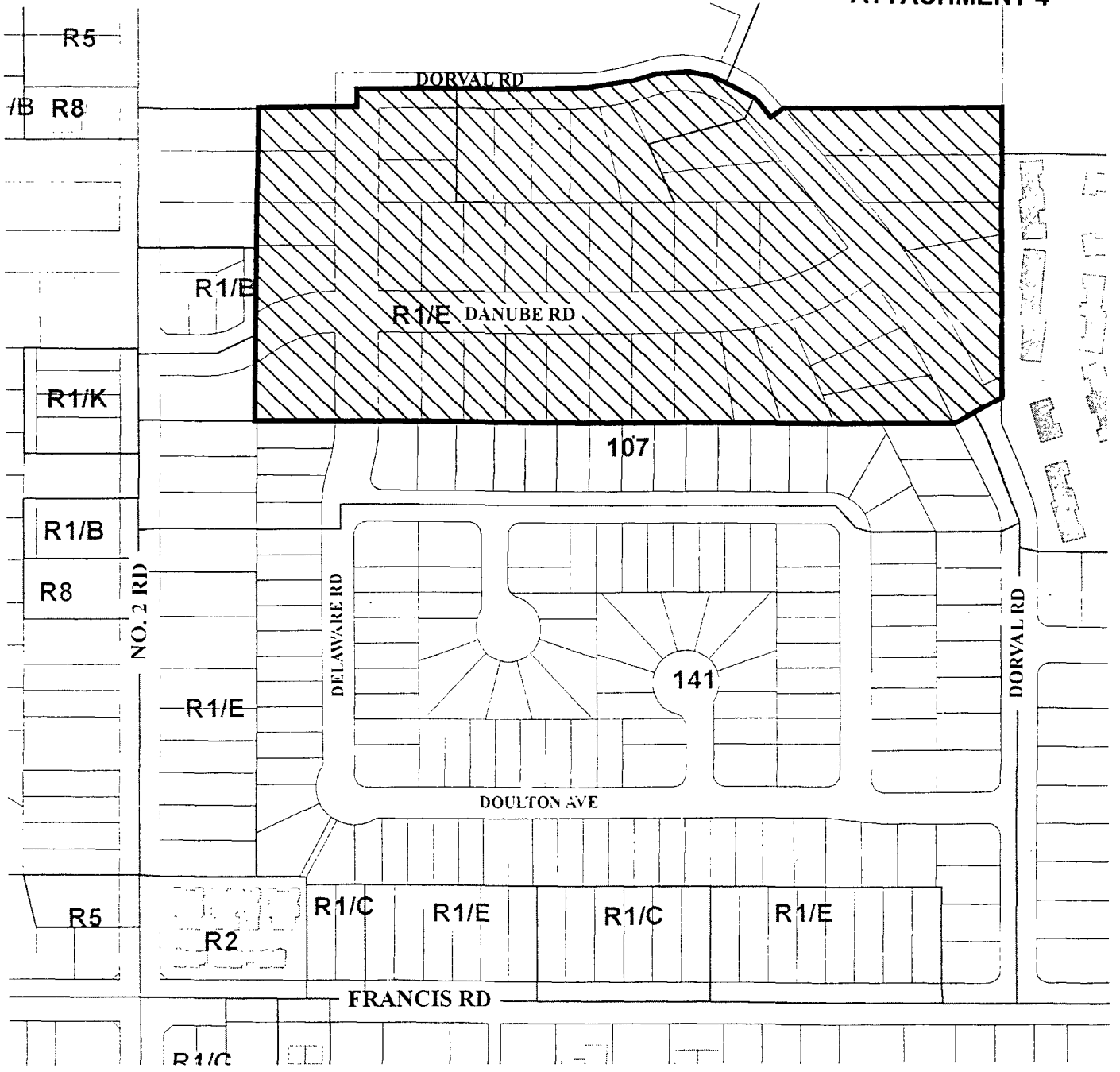
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6

POLICY 5455:

The following policy establishes lot sizes for the area generally bounded by the lots west of **Delaware Road, Dorval Road, the Huntly Wynd multiple-family development, and the rear property lines of lots on the south side of Danube Road**, in Section 19-4-6:

That properties located within the area generally bounded by the lots west of Delaware Road, Dorval Road, the Huntly Wynd multiple-family development, and the rear property lines of lots on the south side of Danube Road in Section 19-4-6 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, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw No. 5300.



Subdivision permitted as per R1/E



Proposed Revised Policy 5455
Section 19-4-6

Adopted Date:

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

June 8, 2004
 File: RZ 04-270196

Urban Development Division
 Fax: (604) 276-4052

Dear Resident:

Re: Amendment to Single-Family Lot Size Policy 5455

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to the Lot Size Policy for your area.

An application has been received by the City of Richmond to rezone 8500 No. 2 Road (location map shown on **Attachment 1**) to permit the property to subdivide into two lots with a back lane. This application is contrary to the existing Single-Family Lot Size Policy 5455 (**Attachment 2**) that was adopted by Council in 1994, which permits the lots in the policy area along No. 2 Road to subdivide to Single-Family Housing District, Subdivision Area B (R1/B) (12m or 39.4 feet minimum width).

New Approach

In the last few years, Council has taken a new approach to better manage residential development along arterial roads. Now Council will consider subdivision of single-family residential lots along major roads independently from the Single-Family Lot Size Policy and process. The reason is to eliminate an inconsistency. Specifically, it does not make sense to use the Single-Family Lot Size Policy process to restrict single-family lot sizes along arterial roads on one hand, when on the other hand, the Official Community Plan and other policies encourage more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads. This proposed change affects only the lots along No. 2 Road and not the lots within the neighbourhood.

Specifics

Therefore, this letter is to inform you that it is proposed that:

1. The Lot Size Policy be amended to exclude the lots fronting No. 2 Road as shown on (**Attachment 3**); and
2. The subject application to rezone and subdivide 8500 No. 2 Road be viewed on its own merits.

What this means to you

The proposed amendment to Lot Size Policy 5455 and the proposed rezoning will be considered concurrently by Planning Committee and Council in the near future.

If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at (604) 276-4212.

Yours truly,

A handwritten signature in black ink, appearing to read "J Beran". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

Conditional Rezoning Requirements
8500 No.2 Road RZ 04-270196

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

- 1. Dedication of a 6m lane along the entire east property line;
- 2. Dedication of a 4m x 4m corner cut at Danube & No 2; and
- 3. Registration of a restrictive covenant ensuring that the only means of access is via the lane and that there be no access to No.2 Road or Danube Road.

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7760 (RZ 04-270196)
8500 NO. 2 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 010-529-667

Lot 4 Section 19 Block 4 North Range 6 West New Westminster District Plan 19126

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7760**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>(Signature)</i>

MAYOR

CITY CLERK