



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Council - Oct 27, 2003
To Planning - Oct 21, 2003
Date: October 1, 2003
RZ 02-203977
File: 8060-20-7601 14045-00 *XV*

Re: APPLICATION BY GARY DAYAN FOR REZONING AT 8731 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COACH HOUSE DISTRICT (R9)

Staff Recommendation

1. That Lot Size Policy 5431, adopted by Council in February 1990 and amended in July 1996, be forwarded to Public Hearing with the amendment to exclude those properties fronting Williams Road and No.3 Road as shown on Attachment 5 to the report dated October 1st, 2003 from the Manager, Development Applications.
2. That Bylaw No. 7601, for the rezoning of 8731 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

H. Bulee

for
Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

[Signature]

Staff Report

Origin

Dayco Designs Corporation has applied to the City of Richmond for permission to rezone 8731 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two single-family residential lots, each with a second dwelling unit above the garage and with access to a future lane.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Dayco Designs Corporation	To be determined
Site Size	980 m ² (10,549 ft ²)	Two lots each 490 m ² (5,274 ft ²)
Land Uses	Large Lot Single Family	Two smaller lots with a main dwelling and a coach house on each lot + a back lane
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	Remove from policy area
Zoning	R1/E	R1/9

Surrounding Development

The subject lot and those directly surrounding it are single family. The South Arm Community Centre is located across the street.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Policy supports redevelopment along arterial roads for a range of uses including smaller lots with coach houses as is proposed.

Lane Establishment Policy

As required by the Lane Policy, 6m (20 feet) will be dedicated for a future lane, however, the developer has the option of payment of a NIC fee rather than constructing the lane now. The long term alignment of the future lane will be determined as redevelopment occurs in this block.

Lot Size Policy

The existing lot size policy (**Attachment 2**) needs to be amended to remove the lots fronting the arterial roads in order for this application to proceed. Therefore, it is proposed that this policy be amended to remove the lots that front Williams and No.3 Roads. Letters were sent to the properties within the policy area (**Attachment 3**) recommending that the Policy be amended as shown on **Attachment 4**.

Staff CommentsEngineering

Prior to final reading of the rezoning, the developer shall:

- dedicate 6 m for future lane construction across the entire north property line;
- register a covenant to require the garages to be located at the rear of the property to ensure that access is available to the lane once it is in operation;
- register a covenant for one shared temporary access to be shared by both properties which will be removed when the lane becomes operational; and
- pay a NIC of \$838 per lineal metre.

With the future subdivision the developer will:

- Register a Cross Access Easement of 2.0m on each side of the new property line for a total of 4m from Williams Road to the new lane dedication for a shared driveway; and
- provide monies to re-instate the sidewalk crossing once the lane is operational.

Analysis

This is a straightforward application to subdivide a lot and build one main unit plus one coach house on each of the new lots. The Lot Size Policy for the area will need to be amended to remove the subject lot and the other arterial fronting lots as has happened in many other areas.

For the time being a shared driveway will be used for access until the lane is constructed. The future alignment (entrance and exit points) of the lane will be determined with future applications.

Financial Impact

None.

Conclusion

The application is to rezone 8731 Williams Road to permit it to subdivide into two lots with one main unit and one coach house above the garage on each lot. An amendment is required to the Lot Size Policy however, the application is consistent with other City policy and practice.



Jenny Beran, MCIP
Planner, Urban Development
(4212)

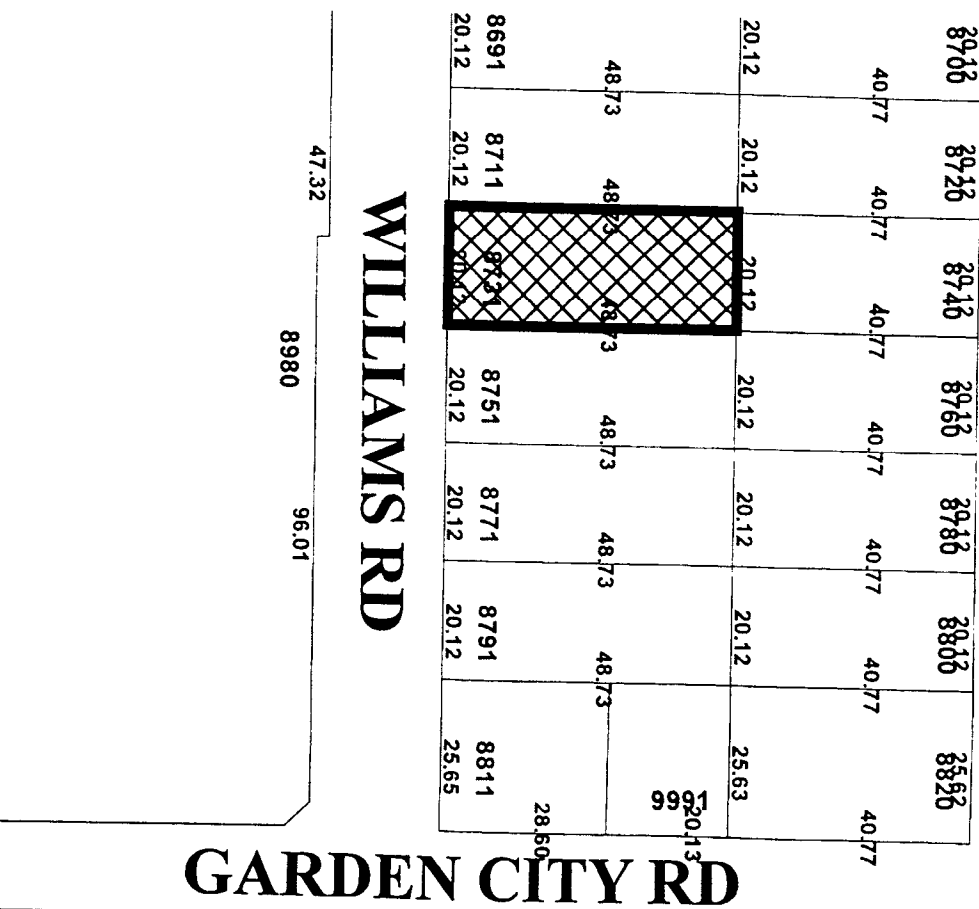
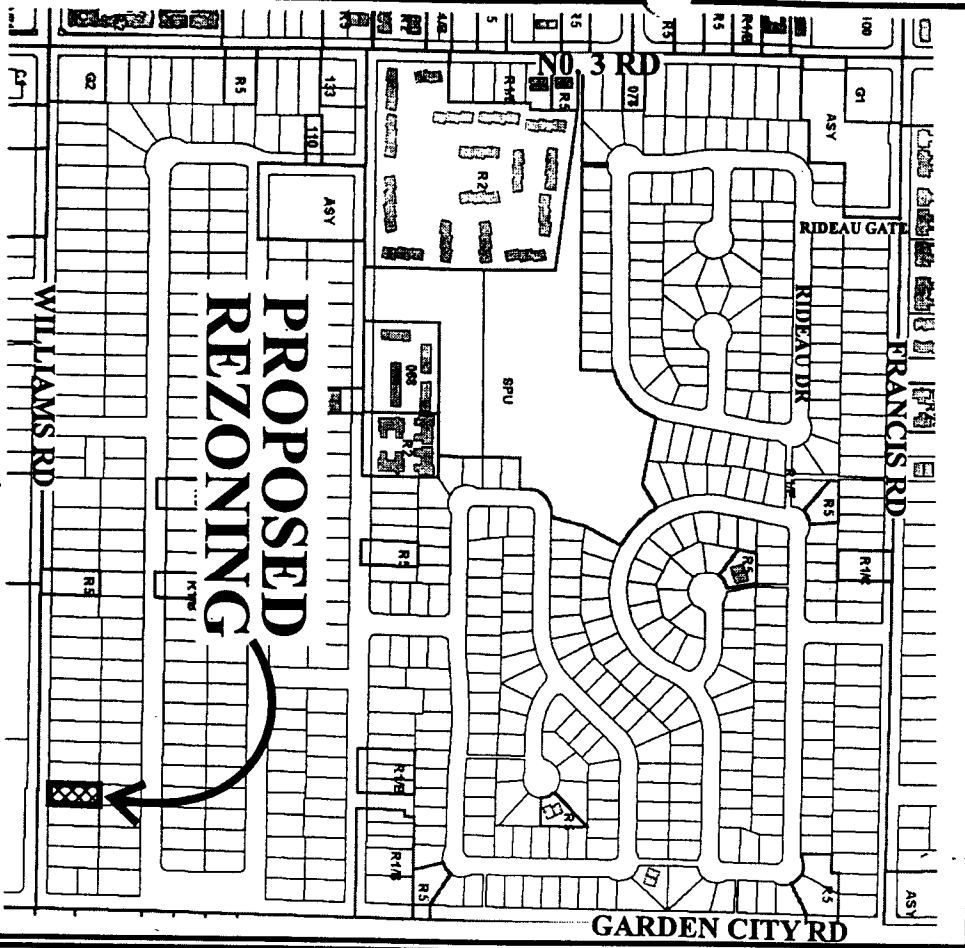
JMB:cas

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- register a covenant to require the garages to be located at the rear of the property to ensure that access is available to the lane once it is in operation;
- register a covenant for one shared temporary access to be shared by both properties which will be removed when the lane becomes operational; and
- pay a NIC of \$838 per lineal metre for future lane construction.



City of Richmond



RZ 02-203977



Original Date: 05/01/02

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
Amended by Council: July 15, 1996

POLICY 5431

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 28-4-6

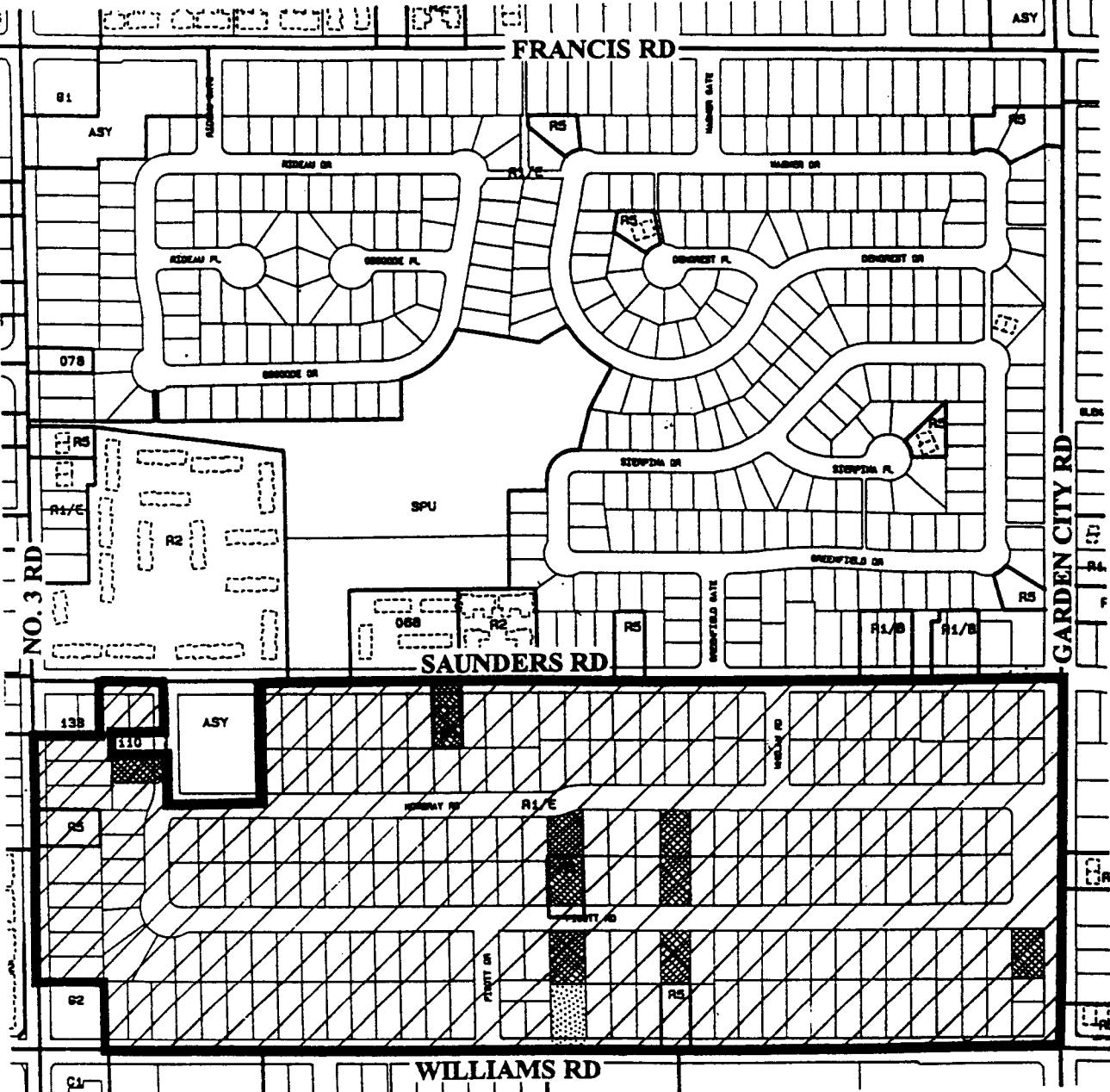
POLICY 5431:




The following policy establishes lot sizes in a portion of Section 28-4-6, located between the south side of **Saunders Road, No. 3 Road, Williams Road and Garden City Road:**

That properties be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

- (a) that properties shown as "cross-hatched" be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300;
- (b) that properties shown as "dotted" along Williams Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area C (R1/C) in Zoning and Development Bylaw No. 5300; and

That this policy be used to determine the disposition of future single-family rezoning applications for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

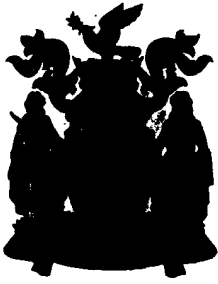


-  Subdivision permitted as per R1/E
-  Subdivision permitted as per R1/C
-  Subdivision permitted as per R1/B



POLICY 5431
SECTION 28, 4-6

Adopted Date: 02/19/90
 Amended Date: 07/15/96



City of Richmond

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

October 1, 2003
File: -

Urban Development Division
Fax: (604) 276-4052

Dear Resident:

Re: Amendment to Single-Family Lot Size Policy 5431

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 8731 Williams Road (location map shown on **Attachment 1**) to permit subdivision of the property into two lots with one main residence and one coach house above the garage on each lot and a back lane, under the Coach House District (R9) zone. This application is contrary to the existing Single-Family Lot Size Policy 5431 (**Attachment 2**) that was adopted by Council in 1990, which permits the majority of the area to subdivide to Single-Family Housing District, Subdivision Area E (R1/E) (59 feet minimum width) in the policy area.

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 Williams Road and No. 3 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 (see **Attachment 3**) to remove the lots fronting Williams Road and No. 3 Road in order for various sizes of single-family lots to be considered for redevelopment; and
2. The subject application to rezone and subdivide 8731 Williams Road be viewed on its own merits.

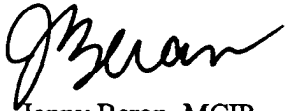
You should note that this does not imply that Staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5431 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 of each name being capitalized and prominent.

Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: July 15, 1996 Policy Boundaries Amended:	POLICY 5431
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 28-4-6	

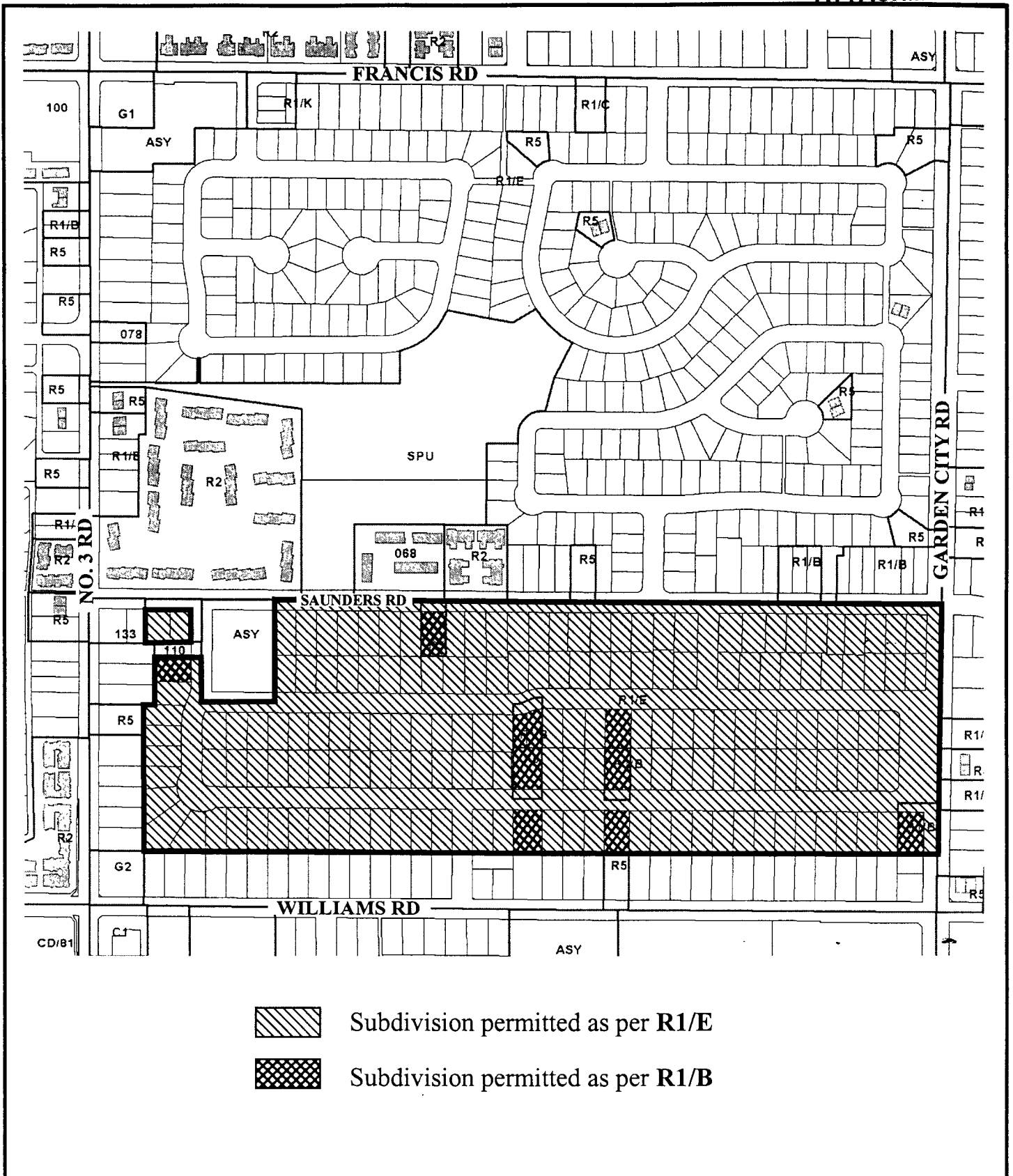
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That this policy be used to determine the disposition of future single-family rezoning applications for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.



Subdivision permitted as per R1/E



Subdivision permitted as per R1/B



Proposed Amended
Policy 5431
Section 28, 4-6

Adopted Date: 02/19/90

Amended Date: 07/15/96

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7601 (RZ 02-203977)
8731 WILLIAMS 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 **COACH HOUSE DISTRICT (R/9)**.

P.I.D. 003-701-484

Lot 9 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7601”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 27 2003

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

MAYOR

CITY CLERK