

SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 18, 2006

December 18, 2006

To Public Hearing	
Date:	Dec 18, 2006
Item #	2
Re:	Lot Size Policy 5443

Richmond City Council
City of Richmond, B.C.

Re: Proposed amendments to Single Family Lot Size Policy 5443

Dear Sirs,

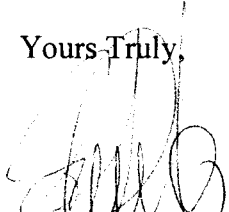
We own a property at 10220 no. 4 Road (between Dennis Place and Wilkinson Road) and purchased this property in June 2002. One of the reasons for choosing this property was the ability to subdivide. Prior to purchase we attended City Hall Planning Department and enquired about subdivision and were told that "Richmond encourages subdivision of properties on arterial routes that have a lane". Our intended purchase met the requirements so we felt confident in our ability to subdivide.

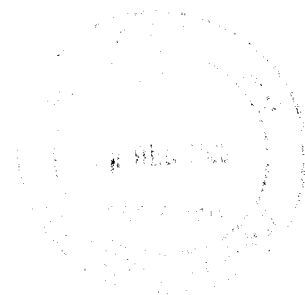
Some time later we made enquiries about initiating the process to subdivide and were told that subdivision in the area was on hold pending some work to the storm sewers. At the end of April this year we were about to see if the City would entertain subdivision in the area and we received a letter inviting us to an open house which would address the issue.

We attended the open house last summer and found the information interesting and well presented, the result of the survey conducted at that open house overwhelmingly favoured allowing subdivision between Dennis and Wilkinson. The results of the other surveys must be called into question when it appeared that the questionnaires were "pre-completed". The question that must be asked is why the surveys show such different results. Overwhelming support for subdivision from the 35 people who took the time to come to the meeting and make an informed decision and opposite results from the other polls (the people who didn't attend the meeting). We would suggest that the pre-completed returned surveys were from a group of people who were presented with a one sided presentation at their doors by canvassers opposed to subdivision. At the very least we think this should be investigated and perhaps a new survey be conducted.

In summary we feel that this is not fair and either the City should attempt to find out how the residents really feel or maintain the existing "Lane Establishment and Arterial Road Redevelopment Policies".

Yours Truly,


Greg and Grace Klemke
10220 No. 4 Road Richmond, B.C.
604-273-0811



	File Number	Address
1	RZ 06-328429	10020 No. 4 Road
2	RZ 06-329052	10120 Williams Road
3	RZ 06-330156	10260 Williams Road
4	RZ 06-330492	10100 Williams Road
5	RZ 06-334343	10600 Williams Road
6	RZ 06-340380	10280 Williams Road

Refer to the location map in **Attachment 1**. Lot size dimensions are shown in a table in Part 2 of this report.

The other four (4) rezoning applications are not being presented because issues related to on site tree preservation for those applications were not addressed at the time of writing this report:

	File Number	Address
1	RZ 06-329755	10351 Aragon Road
2	RZ 06-338011	10680 Williams Road
3	RZ 06-342754	10500 Williams Road
4	RZ 06-347545	10080 Williams Road

Related Policies & Studies

Lot Size Policy 5443

Single-Family Lot Size Policy 5443 was adopted by Council on December 17, 1990. It restricts rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 ft. wide) only.

Lane Establishment and Arterial Road Redevelopment Policies

The subject applications are consistent with the City's Lane Establishment and Arterial Road Redevelopment Policies which encourages single-family residential and coach house development on properties along arterial roads where access to an existing, fully operational municipal lane is available. Under these policies, properties fronting on No. 4 Road from Dennis Place to Wilkinson Road and properties fronting on Shell Road from Williams Road to Maddocks Road also have redevelopment potential and are therefore included in the original lot size policy amendment proposal. Properties fronting on No. 4 Road from Wilkinson Road to Steveston Highway and properties fronting Steveston Highway from No. 4 Road to Shell Road within this Policy area are not included in the proposal because it will be difficult for the development to connect to an operational lane or an existing side street.

Consultation

In early April 2006, letters regarding the proposed amendments to the Single-Family Lot Size Policy for this area (**Attachment 3**) were sent to every household in this quarter-section (35-4-6). The original intent was to exclude all properties fronting an arterial where an existing municipal lane is fully operational (**Attachment 4**). In response to this letter, seven (7) letters/e-mails were received from area residents (2 supports, 4 opposes, 1 neutral with suggestions, see **Attachment 5**). In addition, a petition with 137 signatures from 116 households in the quarter-section, in opposition to the proposed amendment to Lot Size Policy 5443, was received (**Attachment 6**). Concerns included densification along the perimeter of the neighbourhood, increase of traffic in the laneway, insufficiency of community facilities and green space within the neighbourhood, and possible densification in the quarter-section interior.

In early June, 2006, a second letter (**Attachment 7**) was sent out, again providing an overview of the proposed amendments to the Single-Family Lot Size Policy as well as an invitation to an Open House Meeting at McNair Secondary School on June, 27, 2006. The proposed amendment to Lot Size Policy 5443 was revised to include all properties fronting on an arterial road but permit these properties, where an existing municipal lane is fully operational, be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R9) (**Attachment 8**).

Approximately 64 residents from 57 households attended the Open House Meeting. A survey (**Attachment 9**) was provided at the meeting and a total of 72 copies of the survey were distributed at the Open House. The survey was not intended to be a scientifically valid sampling and should only be viewed as a guide of individuals' opinions rather than a representation of all the opinions of the neighbourhood as a whole.

Survey Result - At Open House

47 copies of the survey were completed at the Open House; six (6) of the responses were invalid since information such as respondents' names or addresses were not provided. The responses of the 41 valid surveys from 35 households are summarized below:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 25 households

NO: 10 households

Question 2:

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 24 households

NO: 11 households

Question 3:

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Muddocks Road to 9 m?

YES: 24 households

NO: 11 households

Question 4:

What is the minimum lot width that you prefer in the quarter-section interior?

18 m (59 ft.) (R1/E) (current minimum): 13 households

12 m (39 ft.) (R1/B): 2 households

9 m (29.5 ft.) (R1-0.6 or R9): 19 households

no answer: 1 household

Question 5:

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place.

Multiple-family townhouses: 3 households

Single-family residential 18 m (59 ft.) wide lots (R1/E) – (current minimum): 10 households

Single-family residential 9 m (29.5 ft.) wide lots (R1-0.6 or R9): 21 households

no answer: 1 household

Survey Result - By July 11, 2006 (Original Submission Deadline)

An additional 23 copies of the survey were returned on or before the two-week submission deadline (July 11, 2006). 17 copies of the survey were returned in one package and it is staff's impression that all of these 17 copies were "pre-completed" by an individual since the colour, style, and thickness of the check marks in the answer boxes are very similar and no written comments were provided. However, staff realized that the names and addresses of the property owners/residents are filled in by the individual respondents. The responses of the 23 valid surveys from 21 households are summarized below:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 2 households

NO: 19 households

Question 2:

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 3 households

NO: 18 households

Question 3:

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Muddocks Road to 9 m?

YES: 2 households
NO: 18 households
no answer: 1 household

Question 4:

What is the minimum lot width that you prefer in the quarter-section interior?

18 m (59 ft.) (R1/E) (current minimum): 20 households
12 m (39 ft.) (R1/B): 0 household
9 m (29.5 ft.) (R1-0.6 or R9): 1 household
no answer: 0 household

Question 5:

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place.

Multiple-family townhouses: 0 household
Single-family residential 18 m (59 ft.) wide lots (R1/E) – (current minimum): 17 households
Single-family residential 9 m (29.5 ft.) wide lots (R1-0.6 or R9): 3 households
no answer: 1 household

Survey Result - By July 25, 2006 (Extended Submission Deadline)

In response to a request from a resident, staff have provided 95 copies of the survey form to the individual and extended the submission deadline for two weeks. By July 25, 2006, an additional 289 copies of the survey were returned. It is staff's impression that a significant number of these 289 copies were "pre-completed" by a few individuals since the answer boxes are checked off in a limited number of fashions. 288 copies of the survey were returned to the City in three (3) packages and written comments were only provided in eight (8) of them. However, staff realized that the names and addresses of the property owners/residents are filled in by the individual respondents.

For the one (1) copy of the survey that was not returned in one (1) of the three (3) packages, the respondent claims that she was given a "pre-completed" survey form and since she has a different opinion, she had to make changes to the answers and provide her comments on each of the questions.

The responses of the 288 valid surveys from 195 households are summarized below:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 1 household
NO: 194 households