



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: Application by L. and P. Poon for Rezoning at 7031 Bridge Street from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area A (R1/A)

To Planning - August 22, 2000
DATE: August 9, 2000
FILE: RZ 99-170124
8060-20-7153

STAFF RECOMMENDATION

That Bylaw No. 7153, for the rezoning of 7031 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

H. Bulee

ber Joe Erceg
Manager Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
David M. Cole

STAFF REPORTORIGIN

Mr. Nick Poon, on behalf of Louis and Peggy Poon, has applied to rezone 7031 Bridge Street from Single-Family Housing District, Subdivision Area F (R1/F) to Single-Family Housing District, Subdivision Area A (R1/A) for the purpose of subdivision and construction of four (4) small, single-family homes sharing a common driveway. A concurrent subdivision application has been submitted for the subject property (SD 99-170125).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Louis & Peggy Poon	No change
Applicant	Louis & Peggy Poon	No change
Site Size	<ul style="list-style-type: none"> • Area: 1,181.9 m² (12,722.3 ft²) • Width: 46.1 m (151.3 ft) min. • Depth: 24.5 m (80.4 ft) min. 	<ul style="list-style-type: none"> • Area: 1,173.9 m² (12,636.2 ft²) <p>To be subdivided into 4 small single-family lots, each measuring approximately:</p> <ul style="list-style-type: none"> • Area (varies): 290–330 m² (3,120–3,550 ft²) • Width (varies): 11.5–13.3m (37.8–43.7 ft) • Depth: 24.5 m (80.4 ft) min., including a 6 m (19.7 ft) driveway easement across 3 of the 4 lots
Land Uses	Vacant	4 single-family homes sharing a single common driveway
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation (McLennan South Sub-Area Plan)	<ul style="list-style-type: none"> • Land Use: Residential, 2½ storeys, triplex, duplex, single-family, 0.55 base floor area ratio • Residential Character: Clusters of single-family, duplex, triplex units • Circulation Concept: Consolidated driveways (access from ring road) or lanes depending on final parcel sizes 	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Single-Family Housing District, Subdivision Area A (R1/A)

SURROUNDING DEVELOPMENT & RELATED POLICIES

The subject site is situated at the south-west corner of Granville Avenue and Bridge Street, and lies along the northern edge of the City Centre's McLennan South sub-area. This area is characterized by its mature vegetation and large lots. Older homes and vacant lots are mixed with newer homes, including one immediately south of the subject site on Bridge Street. A sub-area plan was adopted for McLennan South in 1996, that builds on the area's semi-rural feel and promotes a lower density residential neighbourhood with a "country estate" image. In late 1999, the City completed the installation of new sanitary sewers, storm sewers, and water mains throughout the McLennan South area. It is intended that sidewalks, street lighting, and landscaped boulevards follow as development occurs.

Lands north of the subject site (e.g. Granville Avenue and beyond) fall into the City Centre's McLennan North sub-area. Future development in the immediate area will include townhouses west of Bridge Street, a future driveway from A.R. MacNeill Secondary School aligned with Bridge Street, and a play field and second school driveway to the east. The timing of acquisition and development of the play field land has not yet been confirmed. However, the School District plans to open MacNeill in September, 2002, by which time they will have upgraded the north side of Granville Avenue from just west of Bridge Street to No. 4 Road.

STAFF COMMENTS

No member of staff objects to this application.

Land Use

Staff find the subject application supportive of the McLennan South Sub-Area Plan's objectives for development of a family-oriented neighbourhood, single-family character, and landscaped setting:

- The proposed small-lot, fee-simple concept responds to the sub-area plan's policy to promote reasonably-priced housing attractive to families with children;
- The proposal closely resembles a conventional townhouse development, but does so with detached units that reinforce the sub-area's intended single-family image; and
- The proposed use of a "consolidated" (e.g. shared) driveway is encouraged by the sub-area plan to minimize interruptions of the pedestrian realm and maximize opportunities to "green" front yard areas. (Development of a lane is not warranted as it could not be extended to serve additional properties in the future).

Transportation

Vehicular access along Granville Avenue is discouraged. Access to the proposed lots should instead be from Bridge Street, and the necessary agreements/easements should be put in place to enable access from Bridge to be limited to a single shared driveway adjacent to the subject site's south property line. Dedication of a 4 m by 4 m corner cut is required at Granville Avenue and Bridge Street.

Engineering Works

In addition to the requirement for a corner cut (as indicated by Transportation staff), prior to final adoption of the rezoning, the following should be in place:

- Covenant limiting vehicular access to Bridge Street, adjacent to the site's south property line.

Prior to subdivision, the developer must:

- a) Provide a 6 m wide easement along a portion of the southern edge of the subject site to accommodate a shared driveway servicing all the lots connected to Bridge Street;
- b) Covenant making the City party to any proposal to change the use of the driveway easement; and
- c) Enter into a Servicing Agreement to design and construct off-site works, including, but not limited to, construction of the south half of Granville Avenue and the west half of Bridge Street complete with road widening, curbs and gutters, treed/landscaped boulevards, 1.75 m wide sidewalks, and decorative street lighting.

In addition, staff wish to note that the proposed 4 lot subdivision will require the existing sanitary sewer to be extended westward, which may require the connection to be retrenched back to the manhole to allow for a deeper connection than that provided currently.

ANALYSIS

The proposed development is unusual in Richmond. The subject site is relatively small and is unable to assemble with its neighbours. The applicant has proposed to rezone the subject site in order to develop 4 single-family homes on small lots (e.g. approximately 290–330 m² /3,120–3,550 ft²) sharing a common driveway. The proposed dwellings will closely resemble street-oriented, detached townhouses with their yards to the front and parking to the rear. This form is consistent with the McLennan South Sub-Area Plan, which encourages the development of a single-family neighbourhood character and pedestrian-friendly streetscape. The applicant has not, however, selected to develop detached townhouse units. Instead, he wishes to build fee-simple, single-family dwellings. The attraction of this approach is the increasing number of people looking for smaller, more affordable, family housing options. The proposed concept combines some of the affordability of townhouse living with the independence and individuality that comes with owning a single-family home.

From a community perspective, it is difficult to identify drawbacks to this proposal. The homes will be small (e.g. approximately 160 m²/1,700 ft²), but will be in scale with many of the future single-family homes and townhouses in the McLennan South neighbourhood. The building setbacks will be no greater than the minimum typical of single-family development throughout Richmond, but the sub-area plan's objectives for a green, landscaped environment will not be compromised as resident parking will be situated to the rear of the proposed homes and new sidewalks, landscaped boulevards, and street trees will be installed. And lastly, while the "quasi townhouse/single-family" concept is untested, it promises a new viable and affordable home ownership option for City Centre residents.

The development concept will present a special challenge to the 4 future property owners as they will have to co-operate in the upkeep of the common driveway. An easement is required to secure the location of the driveway, and a covenant will be put in place to ensure that the City is

party to any proposal to alter the shared use of the driveway. Beyond this, however, responsibility for the use, maintenance, and liability of the driveway will be the responsibility of the property owners.

Possible actions: Recommend –

- 1) **Denial**, due to small site size, with the recommendation that the subject site be subdivided into fewer (e.g. larger) parcels and be developed with single-family, duplex, or triplex dwellings, as set out in the sub-area plan;
- 2) **Referral**, in order that staff and the applicant may better address issues of lot size, shared driveway usage, and/or multiple-family versus single-family development; OR
- 3) **Approval**, on the basis that the applicant's proposal represents an innovative housing option consistent with community objectives for the McLennan South neighbourhood.

In light of the information provided, staff recommend "Approval".

FINANCIAL IMPACT

None.

CONCLUSION

The proposed rezoning of the subject site in order to subdivide it into small lots and construct four (4) small single-family homes sharing a common driveway is somewhat unusual in Richmond. The proposal appears, however, to be consistent with City Centre Area Plan and McLennan South Sub-Area Plan objectives with regard to expanding affordable housing options and developing viable and attractive family-oriented neighbourhoods.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

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

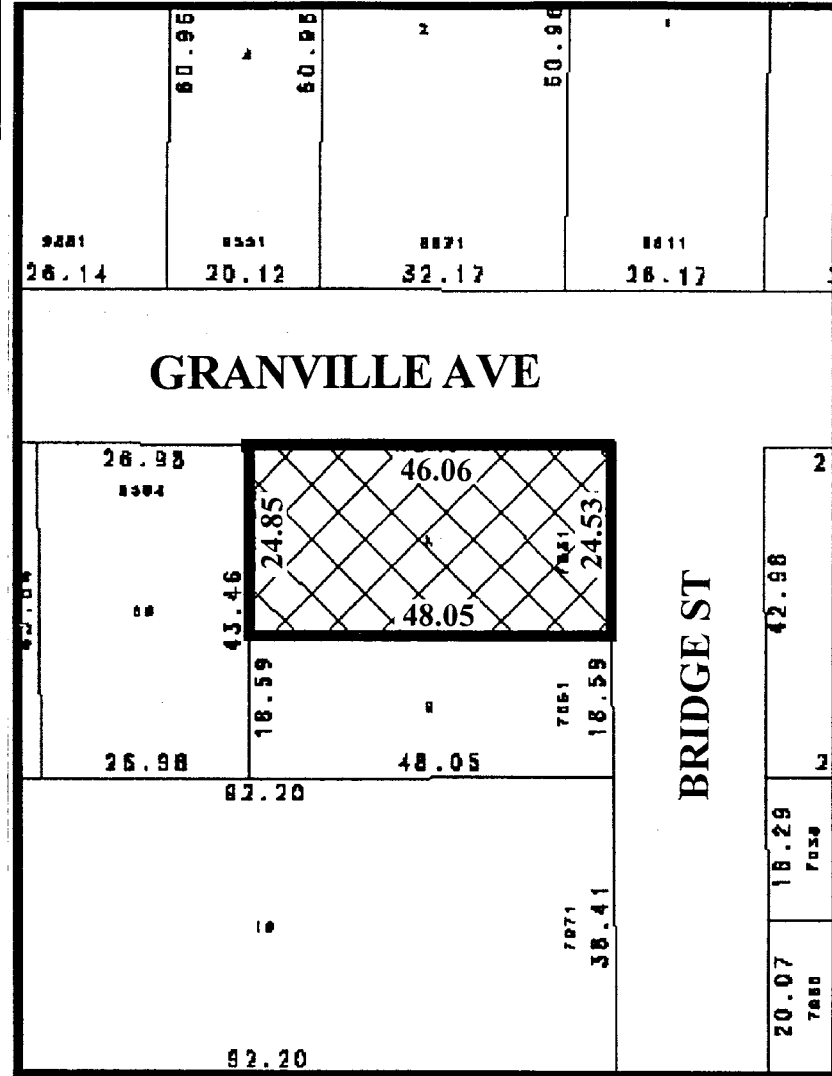
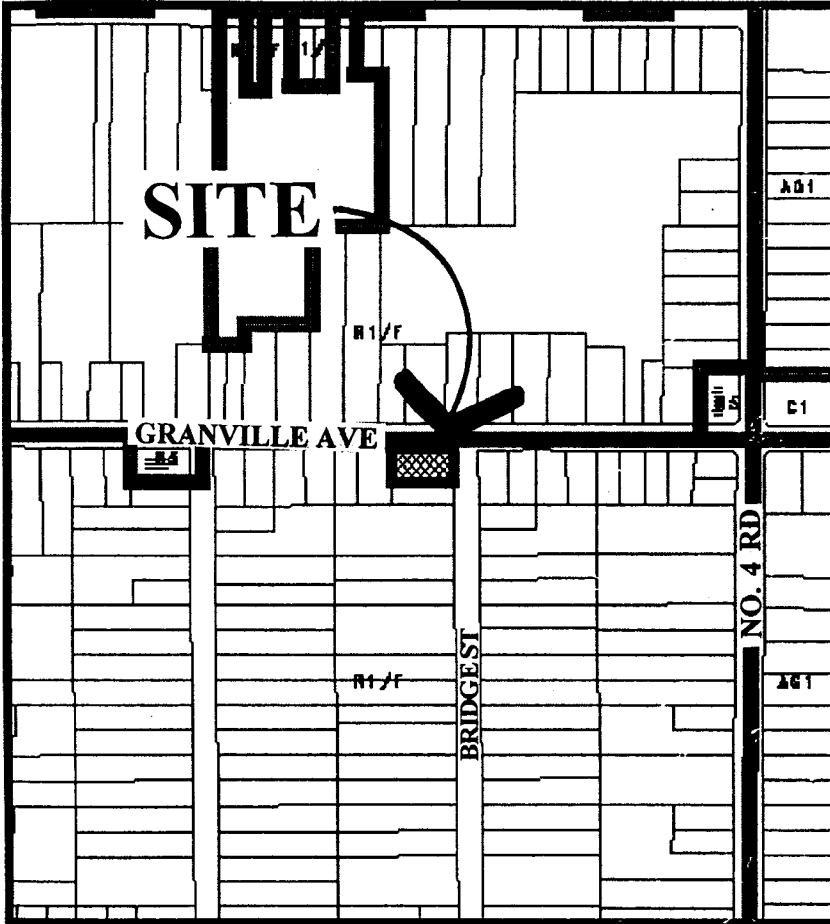
Legal requirements, specifically:

- Dedication of a 4 m by 4 m corner cut at Granville Avenue and Bridge Street; and
- Covenant restricting vehicular access to the subject site to the southernmost 6 m of the site's Bridge Street frontage.



City of Richmond

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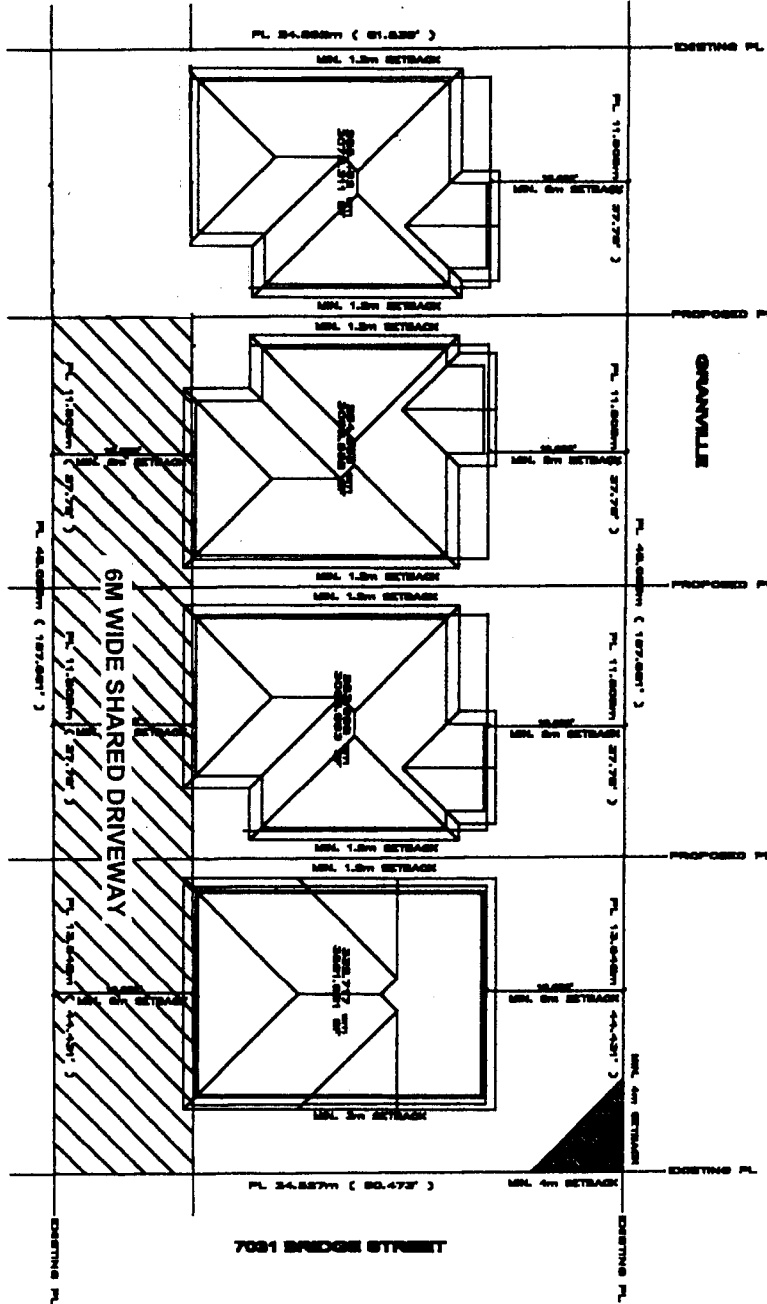
RZ 99-170124

Original Date: 11/04/99

Revision Date: 06/21/00

Note: Dimensions are in METRES

ZONING
 LEGAL
 SUBDIVISION PLAN OF EAST 157 FEET
 LOT 20,
 BLOCK "C"
 SECTION 15,
 BLK 4N, R9 SW,
 N.W.D., PLAN LMP1207
 LOT AREA 1186.50 sqm / 12,772.626 SF



A1		DESIGNED BY-LAW [Firm Name] [Address] [Phone]	COPYRIGHT RESERVED 	7031 BRIDGE STREET RICHMOND B C	
	DATE: [] SCALE: [] DRAWN BY: [] CHECKED BY: []	[] [] []	[] [] []	[] [] []	[] [] []

CITY OF RICHMOND
BYLAW 7153
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7153 (RZ 99-170124)
7031 BRIDGE STREET

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 A (R1/A)**.

P.I.D. 018-389-791

Lot A Section 15 Block 4 North Range 6 West New Westminster District Plan LMP11693

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7153"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK