



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: December 12, 2002
File: RZ 02-207199

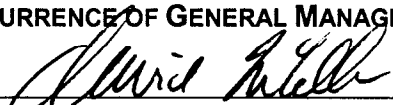
Re: **APPLICATION BY S.K.M.B. HARCHAND CONSTRUCTION FOR REZONING AT 5440 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**

Staff Recommendation

That Bylaw No. 7468, for the rezoning of 5440 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area C (R1/C)”, be introduced and given first reading.

for: 
Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

S.K.M.B. Harchand Construction Ltd. has applied to the City of Richmond for permission to rezone 5440 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 ft) to Single-Family Housing District, Subdivision Area C (R1/C) (minimum width 13.5m or 32.8 ft) in order to permit a two lot residential subdivision without a lane. A development variance permit would also be required because of the shortfall of lot width.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	S.K.M.B Harchand Construction Ltd.	To be determined
Site Size	One lot 1007.9 m ² (10849.3 ft ²)	Two lots each approx 504 m ² (5424.5 ft ²)
Land Uses	One Single Family Lot	Two Single Family Lots
OCP Designation	Low Density Residential	No change
702 Policy	R1/C	No change
Zoning	R1/E	R1/C

Surrounding Development

The subject lot is surrounded on all sides by single family homes. The properties to the north and west are zoned R1/E. The properties to the east are zoned R1/C and the properties to the south are zoned R1/B (12m or 39.37 ft wide). There is a Lot Size Policy from 1989 that supports rezoning to R1/C for lots along this section of Francis Road (**Attachment 2**). There are seven lots that have already rezoned to R1/C, and in addition to the subject lot, there is potential for three additional lots to rezone to R1/C along this blockface, however, two of these lots would require a variance for lot width.

Lot Size Policy

Lot Size Policy 5414, permits subdivision to R1/C size lots. The proposal is consistent with the policy. While the proposal will require a variance, four of the lots that are already zoned R1/C also required a development variance permit. The last of these variance permits was issued just this year based on the 1993 Council's support for the rezoning.

Lane Policy

As the subject lot is along an arterial road, the applicant would normally be required to dedicate land and pay for the construction of a rear lane. Additionally, as the lot is quite wide, the applicant would be required to provide a public right of way for access in to the lane. This approach would be consistent with the approach taken for Joe Uppal's two lot rezoning and subdivision along Railway Avenue, Norm Ferguson's four lot rezoning and subdivision along the 8000 block of No. 2 Road and Charan Sethi's five lot rezoning and subdivision along the 7000 block of No. 2 Road.

However, as the Lot Size Policy in the area provided assurance to some people that redevelopment was possible without a lane, Council could, where asked, permit these select properties to redevelop without providing a lane. The Lane Policy permits Council to allow exemptions on a case by case basis.

Arterial Road Redevelopment Policy

The proposed rezoning is consistent with the Arterial Road Redevelopment Policy which supports residential densification along arterial roads.

Development Requirements

If Council were not to grant an exemption from the Lane Policy the applicant would be required to:

1. Dedicate a 6m lane along the entire south property line; and
2. Grant a 6m "Public Rights of Passage & Public Utilities" Right of Way along the East property line between the south property line of Francis Road and the proposed 6m lane dedication.

However, if an exemption is granted, the applicant would be required to obtain a Development Variance Permit prior to final reading of the rezoning as the lot is 0.05m or 0.16 feet short of the required 27m or 88.6 feet minimum width.

Analysis

The following options are available in response to the subject application:

Option 1: Approve the R1/C Rezoning and do not Require a Lane – Recommended

Under this option with a variance permitted for the lot width, subdivision would be permitted to two R1/C lots without a lane. The benefits of this option are that the property owner will not have the added cost of the lane associated with their applications. However, the negative aspects are that the arterial road system will not be protected through the creation of lanes.

This option is recommended as a commitment of sorts was made with the Lot Size Policy and because a number of other lots along the blockface have developed in a similar manner. While this direction is not entirely in accordance with the Lane Policy, Council has the ability to authorize an exemption through the rezoning process.

Option 2: Approve the R1/C Rezoning and Require a Lane

Under this option the subject lot would be permitted to subdivide into two lots with a lane and a lane access. The benefits of this option are that the arterial road network is made more efficient through the removal of individual access driveways. This direction is consistent with the development direction occurring along other arterial roads in Richmond. However, the negative aspects are that there will be additional costs for developing the lane associated with the redevelopment of the property.

Financial Impact

None.

Conclusion

There is an application to rezone 5440 Francis Road in order to create two single family lots without providing a lane. A variance permit is also required as the lot is just short of the required width. A number of other properties along this blockface have already rezoned to R1/C and four of these also required variance permits.

While a lane would normally be required, it is possible for Council to exempt this application from the lane requirement. This could be done based on the fact that the Lot Size Policy provided some assurance to property owners regarding the form of redevelopment and because a number of other properties in this block have already rezoned and subdivided.

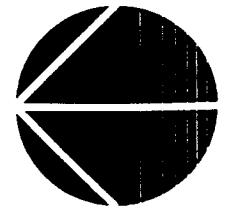
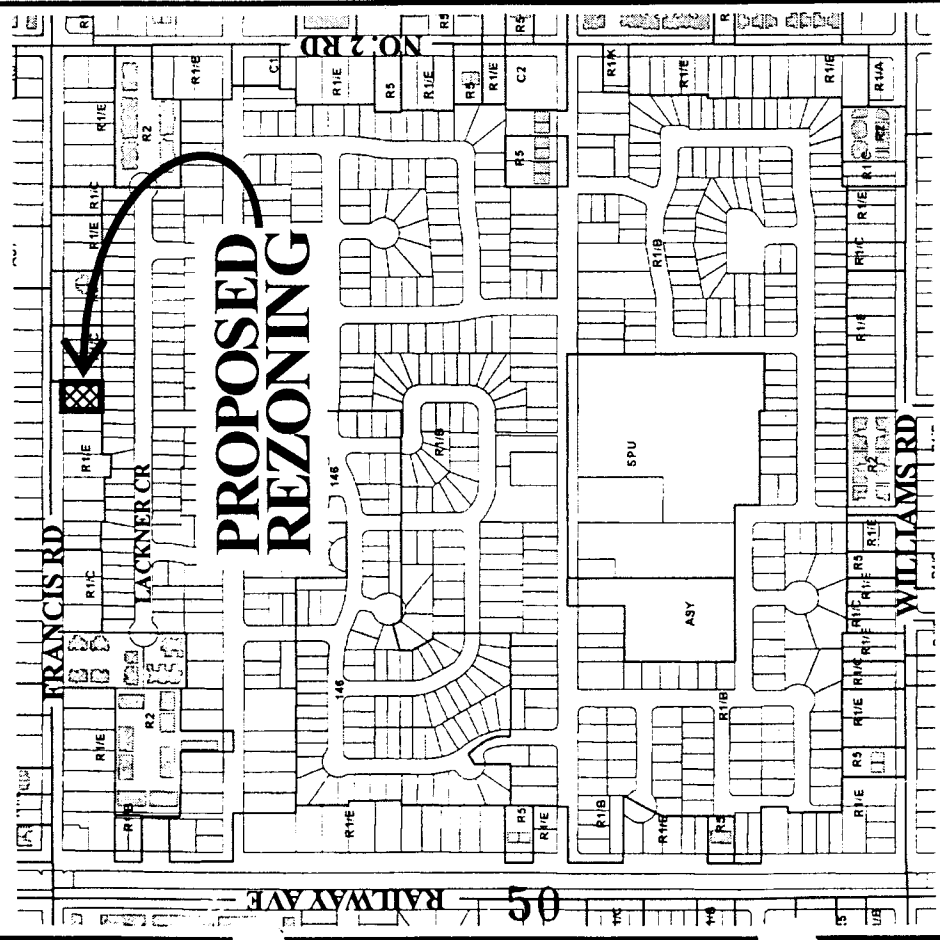
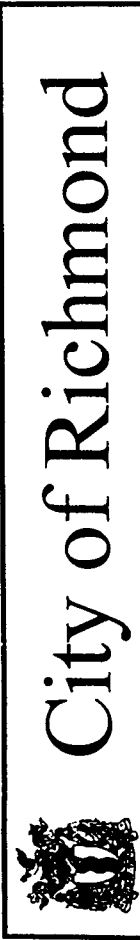


Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

Prior to 4th reading the developer is required to:

- obtain a Development Variance permit for the lot width.



RZ 02-207199

Original Date: 06/11/02

Revision Date:



5411	5431	5451	5471	5491	5511	5531
7.07	15.24	20.12	13.68	13.68	20.73	20.73

FRANCIS RD

3200	3420	3748	5460	5320	5520	1
15	37.45	37.48	7.43	37.40		5:
22.24	20.12					
16.36	13.00	13.48	13.48	13.47	13.47	13.48
30.69	30.67	30.68	30.68	30.67	30.67	30.67
5451	5455	5471	5475	5491	5511	5531
11.74	13.00	13.00	13.48	13.48	13.47	13.48

LACKNER CR

3200	3420	3748	5460	5320	5520	1
15	37.45	37.48	7.43	37.40		5:
22.24	20.12					
16.36	13.00	13.48	13.48	13.47	13.47	13.48
30.69	30.67	30.68	30.68	30.67	30.67	30.67
5451	5455	5471	5475	5491	5511	5531
11.74	13.00	13.00	13.48	13.48	13.47	13.48

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: August 28, 1989

POLICY 5414

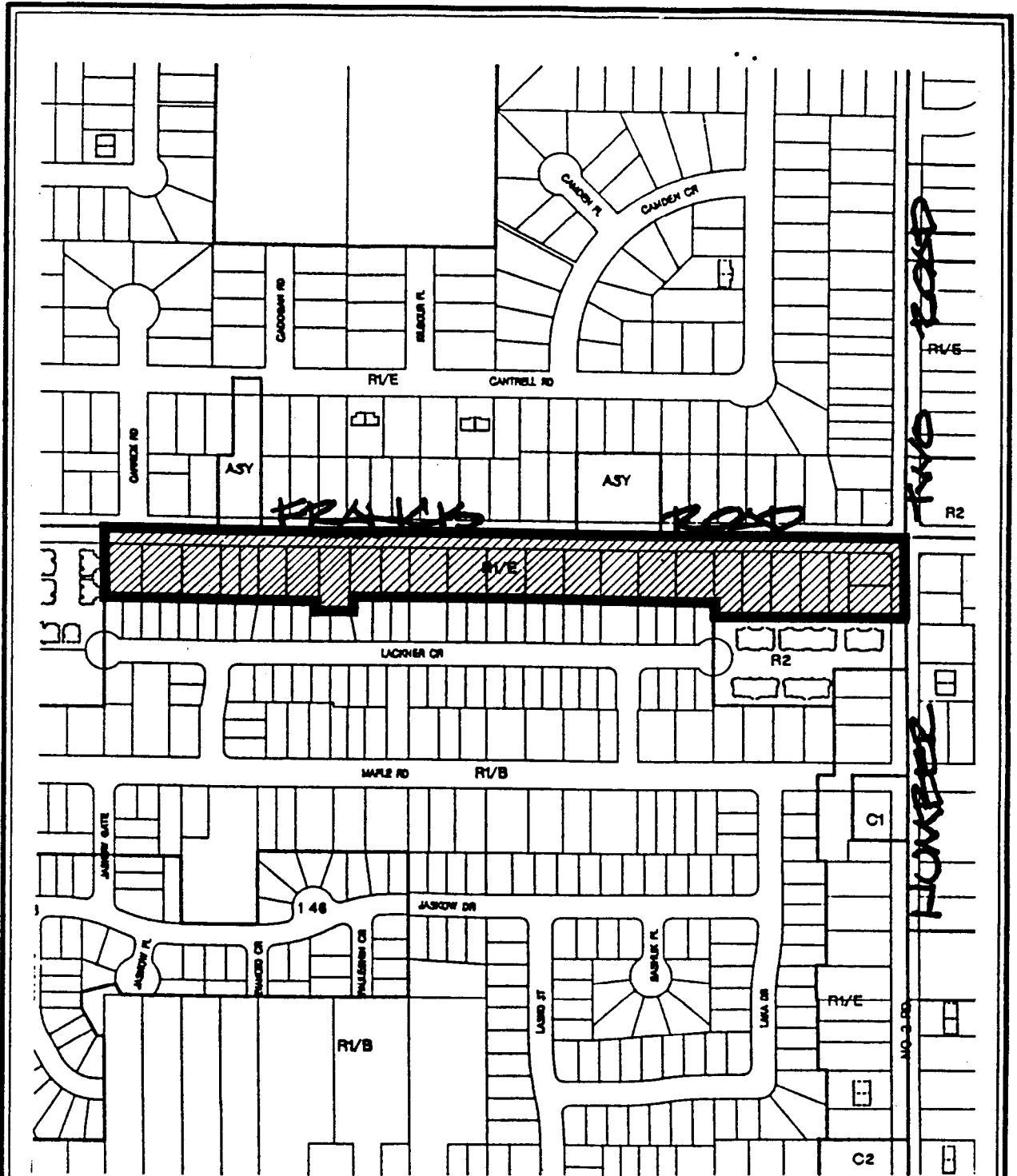
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-7

POLICY 5414:

The following policy establishes lot sizes for the area bounded by the south side of Francis Road west of No. 2 Road, in a portion of Section 25-4-7:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/C), as per Zoning and Development Bylaw 5300, provided no new accesses are created to No. 2 Road.
2. Area boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



 SUBDIVISION PERMITTED AS PER R1/C (13.5m)



POLICY 5,5414
SECTION 25,4-7

DATE
 12/02/88



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7468 (RZ 02-207199)
5440 FRANCIS 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, SUBDIVISION AREA C (R1/C)**.

P.I.D. 018-686-320

Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan LMP15306

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7468”**.

FIRST READING

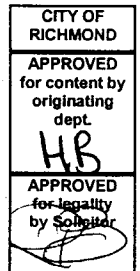
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK