



**City of Richmond**

**Report to Committee**

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*To Council - Jan 19, 2005*  
*To Planning - Jun 4, 2005*


**To** Planning Committee  
**From** Raul Allueva  
 Director of Development  
**Re** **Application by Parmjit Randhawa for Rezoning at 9631 AND 9651 No 4 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2- 0.6)**

**Date** December 13, 2004  
**File.** RZ 04-268666  
**File:** 8060-20-7866/7728

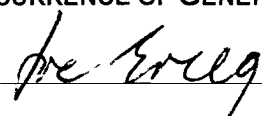
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**Staff Recommendation**

- 1 That Bylaw No 7728, for the rezoning of 9631 No 4 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1 – 0 6) be adandoned, and
- 2 That Bylaw No 7866, for the rezoning of 9631 and 9651 No 4 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 - 0 6)” be introduced and given first reading

  
 Raul Allueva  
 Director of Development

KN blg  
Att

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Parmjit Randhawa has applied to the City of Richmond for permission to rezone 9631 and 9651 No 4 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 - 0 6)” (**Attachment 1**) in order to permit an eight (8) unit townhouse development contained in four (4) duplex buildings

This application was previously presented to Council proposing to rezone 9631 No 4 Road to Single-Family Housing District (R1 – 0 6) in order to permit the development of two (2) new single-family residential lots with a future new lane. This application was referred back to staff at the June 21, 2004 Public Hearing because of neighbourhood concerns regarding the proposed lane. Council directed the applicant to consider a townhouse proposal with an adjacent lot. The new applicant, Parmjit Randhawa, amended the application on November 16, 2004. The lane concept was removed from the application and the proposal was revised to include the original parcel (9631) and the adjacent parcel at 9651 No 4 Road, as per Council’s direction.

### Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

### Surrounding Development

The subject site is in the Broadmoor Area and is located on No 4 Road between Francis Road and Williams Road.

The existing development surrounding the site is described as follows:

- To the north, are single-family zoned lots - Single-Family Housing District, Subdivision Area E (R1/E) fronting onto No 4 Road,
- To the west, are single-family zoned lots - Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Bakerview Drive,
- To the south, are single-family zoned lots - Single-Family Housing District, Subdivision Area E (R1/E) fronting onto No 4 Road, and
- To the east, across No 4 Road, is the McNair School property.

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies, which encourage townhouse development along arterial roads. No lane is required for this application. A shared access for the adjacent sites is provided, as per the Interim Strategy for Managing Rezoning Applications.

### **Staff Comments**

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 3**)

### **Analysis**

#### Previous Development Application

The original development application on 9631 No 4 Road for single family subdivision with a rear lane was referred back to staff due to concerns from residents. Six residents spoke to the proposal at the Public Hearing and raised the following concerns

- impact of the lane in terms of additional traffic, and effect on security, privacy, and property values,
- the shallow depth of lots and the impacts of lane construction on lot configurations, and
- concerns about garbage in the future lane

#### Revised Application

A Townhouse proposal without a lane is considered appropriate to address the issues raised by area residents. Townhouse District (R2 - 0 6) is recommended for consistency with the zoning applied for other townhouse development along arterial roads and is appropriate in this case as there is no lane dedication. This zone requires a 30 m frontage and allows for a floor area ratio (F A R ) of 0 6. It also requires a front setback of 6 m, and side and rear setbacks of 3 m. The proposed development comprises four (4) two-storey duplexes.

The subject site is located on an arterial road surrounded by single-family developments. This proposal is the first of its kind on the block, although there is a Two-Family Housing District (R5) zoned duplex located three lots to the north on No 4 Road. Access to the site is by way of a driveway from No 4 Road. A cross-access agreement will be secured as part of this application, in order to provide access to the sites to the north and south, if they are to redevelop in the future.

No public comments have been received to date about this revised application in response to the new development sign posted on the site.

#### Development Permit Considerations

A Development Permit will be required to ensure that the development fits into the context of the neighbourhood and adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Therefore the attached preliminary architectural drawings (**Attachment 4**) will require further refinement during the Development Permit process.

An outdoor amenity space is being proposed at the centre of the site and generally meets the Official Community Plan (OCP) requirements for total size and accessible location. Further work will be required to ensure it is designed to provide a safe and quality outdoor space. These details, as well as landscaping and overall design and character of the units, will be determined at the Development Permit stage.

**Financial Impact**

There are no apparent financial impacts

**Conclusion**

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. On this basis, staff recommend that the proposed rezoning be approved.



Kimberly Needham  
Planner 2 (Temp)  
(Local 4635)

KN blg

See **Attachment 3** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw

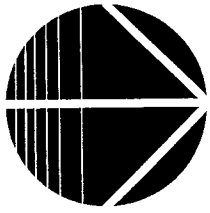
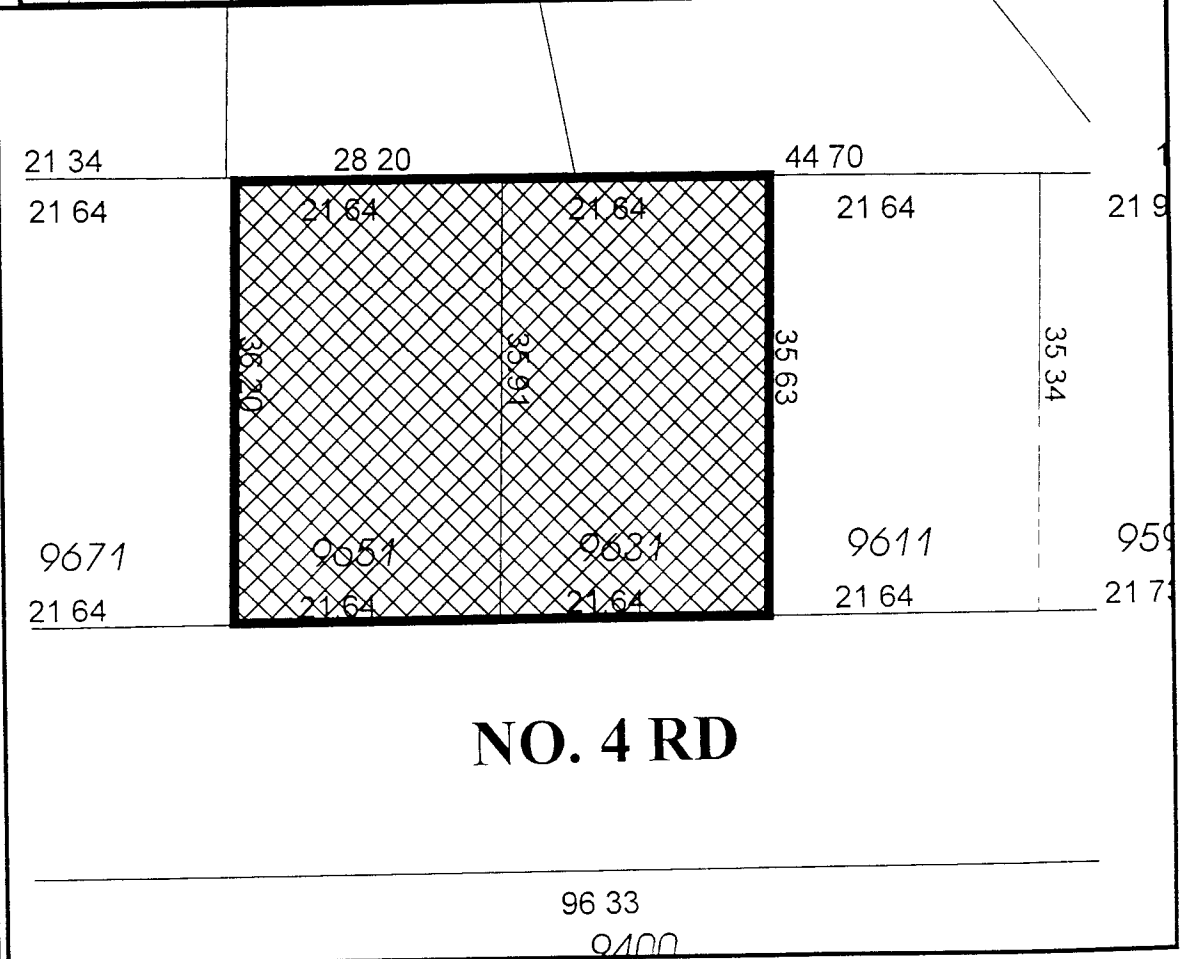
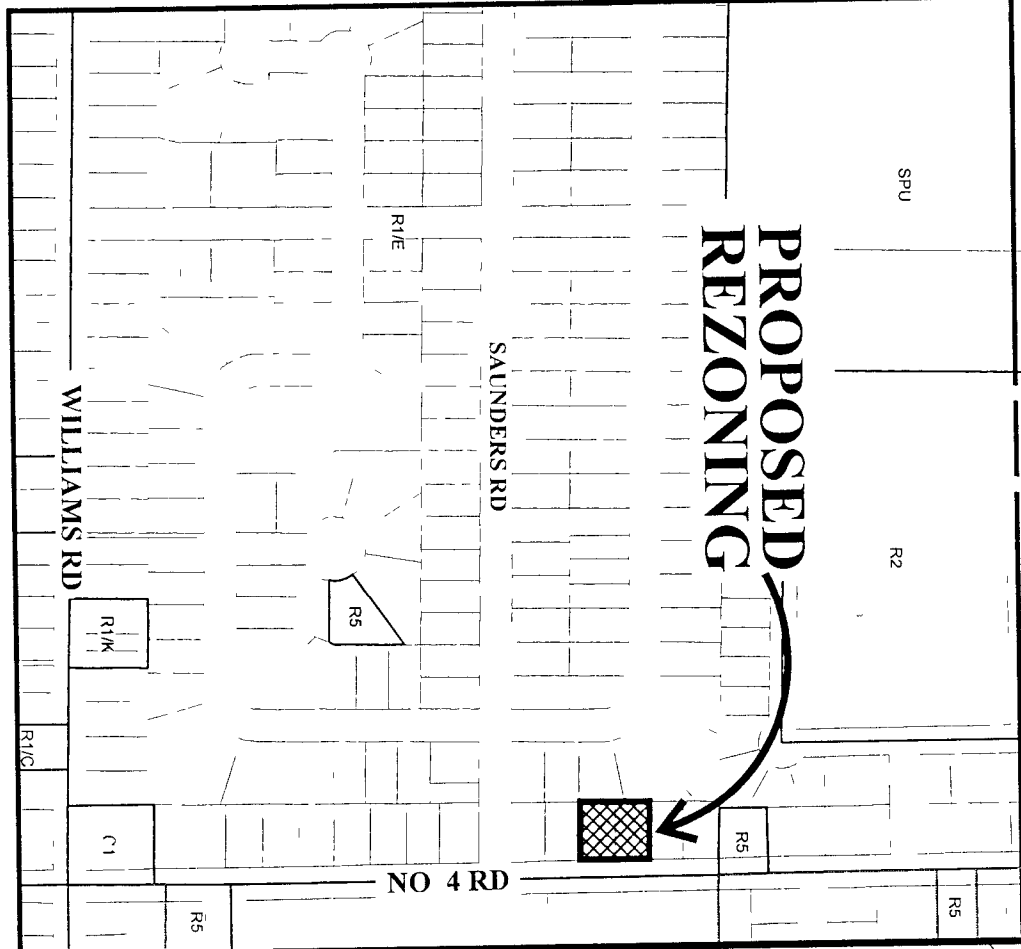
List of Attachments

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- Attachment 1      Location Map
- Attachment 2      Development Application Data Sheet
- Attachment 3      Rezoning Conditional Requirements
- Attachment 4      Preliminary Architectural Drawings (Site plan and elevations)



# City of Richmond



## RZ 04-268666

Original Date 11/26/04

Revision Date

Note: Dimensions in m METERS



**RZ 04-268666**

**Attachment 2**

Address 9631 and 9651 No 4 Road

Applicant Parmjit Randhawa Owners Bal/Manor Reddy

Planning Area(s) 06 Broadmoor

	Existing	Proposed
Site Size	1553.9 m <sup>2</sup> (two lots combined)	no change
Land Uses	One-Family Residential	Multi-Family Residential
OCP Designation	Low density residential	Medium density residential
Zoning	R1/E	R2-0.6
Number of Units	2 (on two lots)	8 (on two consolidated lots)

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio	Max 0.6	0.6	none permitted
Lot Coverage – Building	Max 40%	40.7%	variance required
Setback – Front Yard	Min 6 m	6 m	none
Setback – Side Yard	Min 3 m	3 m & 3 m	none
Setback – Rear Yard	Min 3 m	3 m	none
Height (m)	11 m	<11 m	none
Lot Size*	Min 30 m Width & Min 35 m Depth	43.28 m Width & 36.20 m Depth	none
Off-street Parking – Regular/Visitor*	12 and 2	16 and 2	none
Off-street Parking Spaces – Total	14	16	none
Amenity Space – Indoor	Min 70 m <sup>2</sup>	cash in lieu	none
Amenity Space – Outdoor*	Min 48 m <sup>2</sup>	59 m <sup>2</sup>	none

Conditional Rezoning Requirements

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**9631/9651 No. 4 Road RZ 04-268666**

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

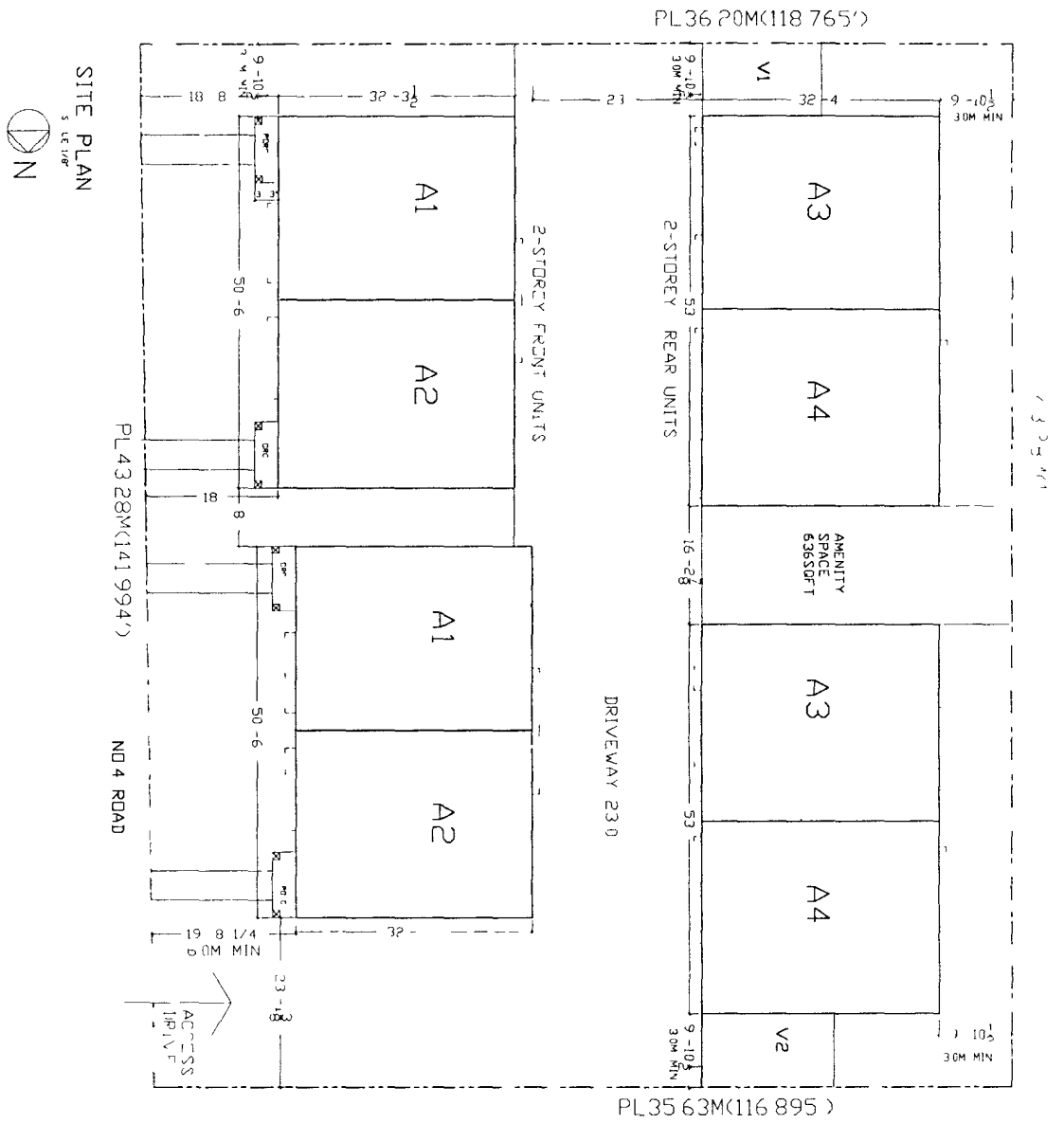
- 1 The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development,
- 2 Consolidate the two (2) lots,
- 3 Provide cash in-lieu of indoor amenity space, and
- 4 Provide a cross-access agreement for future development at 9611, 9591, 9671 and 9691 No 4 Road

\* Note This requires a separate application

Signed copy in file  
Signed

Dec 15, 2004  
Date





LEGAL DESCRIPTION  
 29/30 SECT 27 B K4N  
 R50W PL 15302

CIVIC ADDRESS  
 963/9651 ND 4 ROAD  
 RICHMOND BC

PRESENT ZONING - R2/50  
 PROPOSED ZONING - R2/50

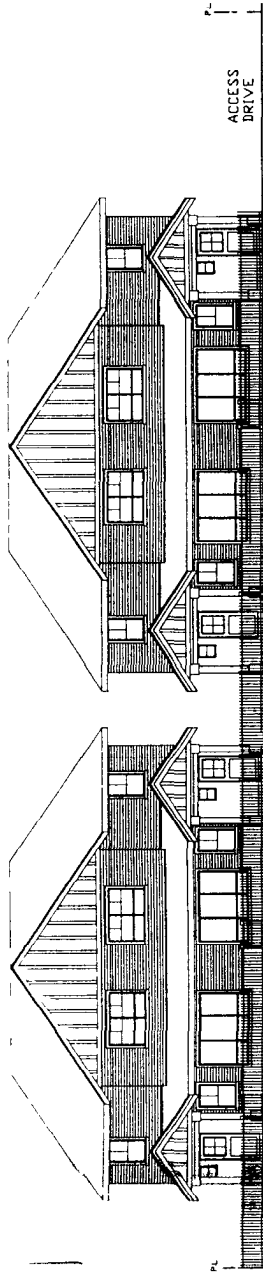
LOT AREA = 5727.2 SQFT  
 PROPOSED TRAILERHOUSE UNITS = 8

PERMITS - DUNS 1003627  
 PROPOSED PERMITS - 1003627 SQFT

PROPOSED UNIT LAYOUT  
 PROPOSED UNIT LAYOUT 1  
 PROPOSED UNIT LAYOUT 2

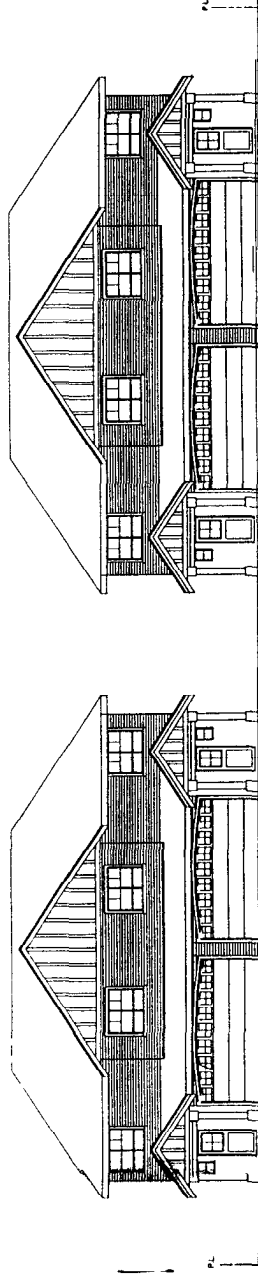
MIN CAR PARKING REQD  
 @15 PER UNIT = 12  
 PROVIDED 16 SPACES (CARPARK)  
 FDP STANDARD SIZE CARP

MIN VEHICLE PARKING SPACES  
 @0.2X3 UNITS = 5 SPACES  
 PROVIDED 5 SPACES



EAST ELEVATION  
(N/4 ROAD) SCALE 1/8" = 1'-0"

ACCESS DRIVE



EAST ELEVATION  
(DRIVE WAY) SCALE 1/8" = 1'-0"