



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: February 12, 2003
File: DV 02-218068
Re: **Application by S.K.M.B. Harchand Construction Ltd. for a Development
Variance Permit at 5440 Francis Road**

Manager's Recommendation

That a Development Variance Permit be issued for 5440 Francis Road that would vary the minimum frontage and width requirement for a site zoned Single-Family Housing District, Subdivision Area C (R1/C) from 13.5 m (44.291 ft.) to 13.475 m (44.209 ft.) in order to accommodate a two (2) lot residential subdivision.


Joe Erceg
Manager, Development Applications

JDK:blg

Staff Report

Origin

The subject 1,007.095 m² (10,840.635 ft²) site is located on the south side of Francis Road between Railway Avenue and No. 2 Road. The applicant has applied to rezone the property from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C), with the intention of subdividing it into two (2) equal lots. Since each lot would have a frontage and width of only 13.475 m (44.209 ft), and the minimum frontage and width in Subdivision Area C is 13.5 m (44.291 ft.), a variance has been requested to allow the subdivision to proceed.

A copy of the development application filed with the Urban Development Division is appended to this report.

Findings of Fact

The site is designated for residential use in the Official Community Plan (OCP). Single-Family Lot Size Policy 5414, for the south side of Francis Road was adopted by Council on August 28, 1989, which permits properties to be rezoned and subdivided to Single-Family Housing District, Subdivision Area C (R1/C). Francis Road is an arterial roadway and subject to the City's Lane Establishment Policy. Over the years, a number of property owners have rezoned their properties and three (3) similar variances have been approved along this section of Francis Road.

Staff Comments

No adverse comments were received.

Analysis

The subject property is in the process of being rezoned to Single-Family Housing District, Subdivision Area C (R1/C), and the applicant wishes to subdivide it into two (2) lots, each of which will be 2.2 cm (1 in.) short of the required minimum frontage and width for that subdivision area.

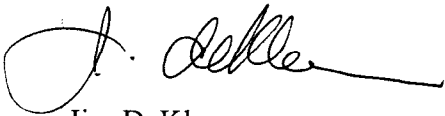
Six (6) properties along this portion of Francis Road have been rezoned to Single-Family Housing District, Subdivision Area C (R1/C) over the past 13 years; three (3) of which have had similar variances approved and two (2) have gone on to subdivide and construct new homes. Similar minor variances in the 5000 block of Francis Road have had no adverse consequences.

Single-Family Housing District, Subdivision Area C (R1/C) was designed specifically for subdivisions on arterial roads where lanes are not required, prior to the new lane establishment policy. The request to vary the lot width is so minor that the effect on the functioning of the vehicular turn-around will not be noticeable.

The Lane Establishment Policy requires that all subdivisions along arterial roads provide lane access, however, authorizes Council to grant an exemption through the Rezoning or Development (Variance) Permit process. By agreeing to rezone this property to Single-Family Housing District, Subdivision Area C (R1/C), Council has indicated that it is prepared to exempt this subdivision from the Lane Establishment Policy. Further, it is Development Applications department staff's opinion that a precedent for Subdivision Area C (R1/C) without a lane has clearly been established for this portion of Francis Road.

Conclusions

Staff support the variance as requested.



Jim DeKleer
Engineering Assistant - Development & Processing

JDK:blg



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT VARIANCE PERMIT

Property Address(es): 5440 FRANCIS ROAD

Legal Description(s): LOT A SEC. 25 B4N R67W LMP 15306 NWD
PID 018-686-320

Applicant: S.K.M.B. HARCHAND CONSTRUCTION LTD.

Correspondence/Calls to be directed to:

Name: Azim Bhimani and LES COHEN

Address: #203-5188 WESTMINSTER HIGHWAY
RICHMOND, BC

V7C 5S7
Postal Code

Tel. No.: 279-9822

Business

Residence

279-1887

E-mail

Fax

Property Owner(s) Signature(s): Lakbir S Khangura

LAKHIR S. KHANGURA

Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use	
Date Received: <u>Sept 26, 2002</u>	Application Fee: <u>\$525.00</u>
File No.: <u>DV 02-218068</u>	Receipt No.: <u>17-0001483</u>
Only assign if application is complete	

ENTERED



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 02-218068

To the Holder: S.K.M.B. HARCHAND CONSTRUCTION LTD.

Property Address: 5440 FRANCIS ROAD

Address: C/O AZIM BHIMANI AND LES COHEN
#203 - 5188 WESTMINSTER HIGHWAY
RICHMOND, BC V7C 5S7

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to permit the lots subdivided from the lands shown cross-hatched on the attached Schedule "A" to have a minimum frontage and width of 13.475 m (44.209 ft.).
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____

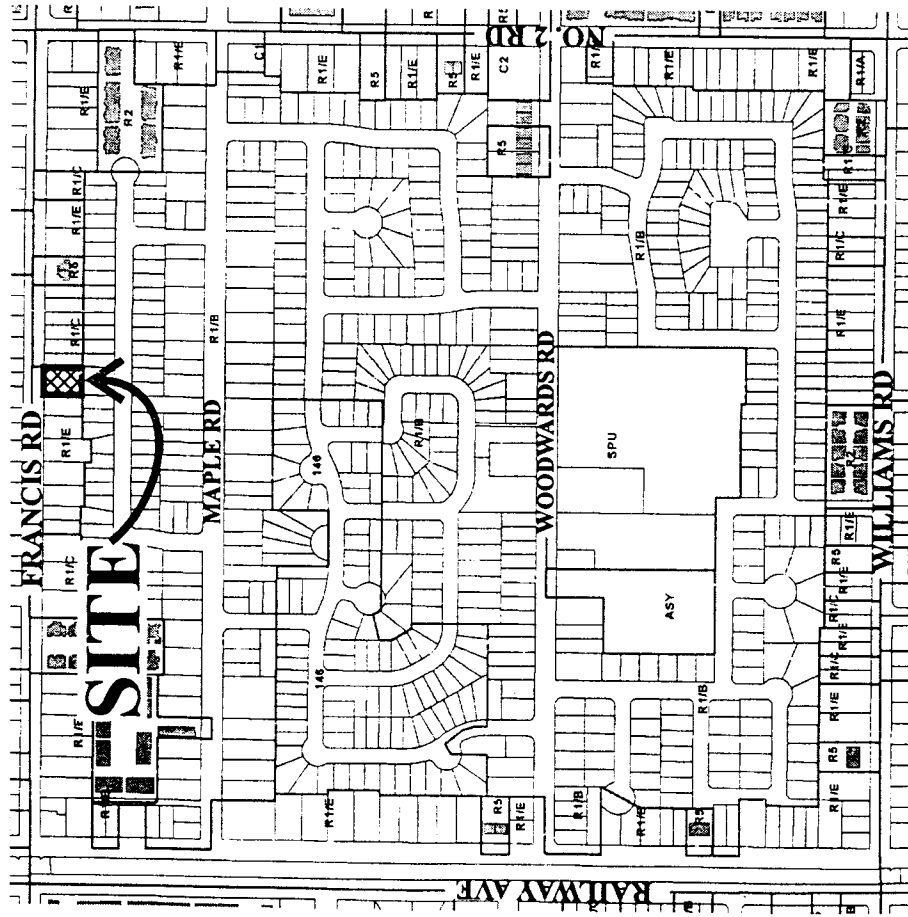
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____

MAYOR



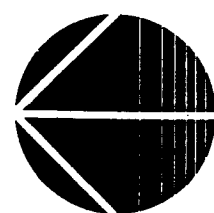
City of Richmond



FRANCIS RD

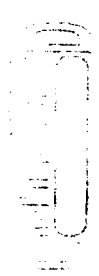
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34.26	37.40	54.60	7.43	37.	37.
3.00	13.00	13.48	13.48	13.47	13.47
30.67	30.68	30.68	30.68	30.68	30.



DV 02-218068

SCHEDULE "A"



Original Date: 10/02/02
 Revision Date:
 Note: Dimensions are in METRES