



To: Planning Committee **Date:** April 18, 2005
From: Raul Allueva **File:** RZ 04-275631
Director of Development
Re: **Application by Mandeep Nijjar and Jatinder Johal for Rezoning at
8300 Francis Road from Single-Family Housing District, Subdivision
Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

Staff Recommendation

That Bylaw No. 7941, for the rezoning of 8300 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Mandeep Nijjar and Jatinder Johal have applied to the City of Richmond for permission to rezone 8300 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 – 0.6) in order to permit the property to be subdivided into two (2) single-family properties with access to a future lane at the rear of both lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is in **Attachment 2**. This application is considered “in stream” as it was submitted on August 9, 2004.

Surrounding Development

- To the North: Two-storey townhouses zoned Townhouse District (R2);
- To the East: An older character single-family dwelling;
- To the South: An existing single-family neighbourhood; and
- To the West: An older character single-family dwelling.

Related Policies & Studies

Revised Interim Strategy

Council adopted the “Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies” on March 29, 2005. This strategy gives staff and Council some flexibility in considering the subject proposal for a single-family residential development in conjunction with a lane given the precedent of previously approved developments in the immediate surrounding area (refer to **Attachment 3** for relevant components of the strategy).

Consultation

Letters were sent out to the surrounding neighbourhood informing residents of the rezoning application as well as to present an Arterial Development Concept Plan for the properties between Rideau Gate and walkway to the east (refer to **Attachment 4**). Staff will monitor public feedback and forward all comments/correspondence to Council.

All properties within this block are wide enough to rezone and subdivide without requiring land assembly. Furthermore, a precedent of development has been set for this block with three (3) approved applications and establishment of an operational lane.

Staff Comments

Staff Technical Review comments as well as rezoning and subdivision requirements are listed in **Attachment 5**. No significant concerns have been identified through the technical review.

Analysis

Potential Assembly of Properties

The applicant has contacted the neighbouring property owners to the east and west; however, no potential exists at this time to either consider another form of development (i.e. townhouses) or obtain a lane access to Francis Road to enable the lane to be operational.

Approved Applications and Surrounding Development

Three (3) applications for a residential rezoning and subdivision have been approved by Council, which has resulted in an operational lane being established from Rideau Gate and the walkway to the east. A mid-block application also resulted in two (2) single-family dwellings with a shared driveway and provisions for a lane at the rear (dedication and monies).

Implementation of an operational laneway along this portion of Francis Road is more likely as all properties within this block are wide enough to redevelop on their own. There are some single-family dwellings on existing large lots that are newer in character along this block, which will not likely redevelop for some time. As a result, establishment of an operational laneway will be a long-term endeavour.

Proposed Development

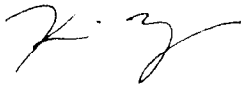
The application is to enable subdivision into two (2) single-family residential lots with garages at the rear accessed by a temporary shared driveway (**Attachment 6**). Provisions for a future laneway (dedication and monies) are required as a condition of this application. Two (2) recently constructed single-family dwellings of a similar site plan exist to the west on a site that has received rezoning and subdivision approval. In the long-term, the housing form and character is expected to transition from large lot (existing and recently constructed dwellings) to narrower lots with garages situated at the back to enable lane access.

Financial Impact or Economic Impact

None.

Conclusion

The “in stream” rezoning application at 8300 Francis Road has been processed according to the “Revised Interim Strategy”. Staff recommend support for the application, as it was consistent with applicable policies guiding development along arterial roads at the time of application submission. Furthermore, precedent has been established with three (3) approved previous developments along this portion of Francis Road.



Kevin Eng
Planning Technician - Design

KE:blg

Refer to **Attachment 5** for a list of associated rezoning requirements.

Attachment 1: Location Map

Attachment 2: Development Data Sheet

Attachment 3: Copy of Revised Interim Strategy

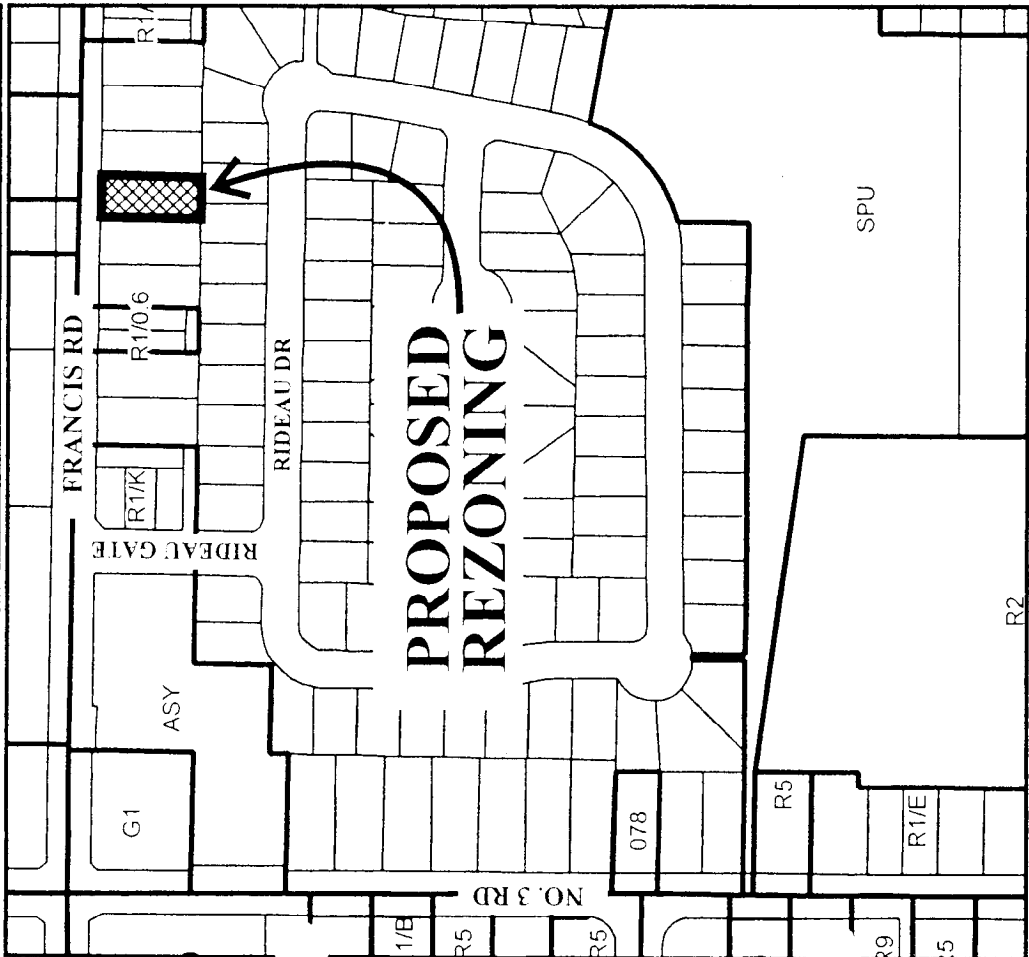
Attachment 4: Public Consultation Letter and Development Concept Map

Attachment 5: Technical Comments and Rezoning Requirements

Attachment 6: Proposed Site Plan



City of Richmond



8271

24.38

47.54

FRANCIS RD

20.42
8280

20.11
8300

20.11
8320

20.11
8340

45.72

45.72

45.73

20.42

20.11

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18.29

18.29

18.33

ATTACHMENT 1

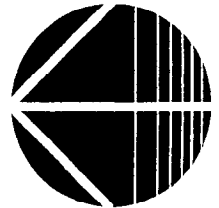
Original Date: 08/16/04

Revision Date:

Note: Dimensions are in METRES

ENTERED

RZ 04-275631





City of Richmond

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

**Development Application
 Data Sheet**

RZ 04-275631 **Attachment 2**

Address: 8300 Francis Road

Applicant: Mandeep Nijjar & Jatinder Johal

Planning Area(s): N/A

	Existing	Proposed
Owner:	Mandeep Nijjar	To be determined
Site Size (m²):	919 m ²	Each lot 400 m ² (After lane dedication)
Land Uses:	Single-family residential	Two single-family residential lots
OCP Designation:	General Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential	Complies with designation
Zoning:	R1/E	R1 – 0.6

- b) The applicant will undertake a public consultation process with the neighbourhood regarding their specific rezoning application and the development concept plan for the area along the local or major arterial road.

C. In-Stream Rezoning Applications (Received Before The Interim Strategy Was Approved On August 30, 2004)

1. In-stream rezoning applications will not be deferred until the review of the Lane Establishment and Arterial Road Redevelopment Policies is complete and approved by Council.
2. In-stream rezoning applications for multiple-family residential development, involving two or more dwelling units on a property, will be considered on both local and major arterial roads where:
 - a) A single-family residential development is not preferred because a municipal lane does not already exist or should not be started on that particular block of the arterial road; and/or
 - b) A land assembly with at least 30 m frontage has proven impossible but the adjacent properties have similar redevelopment potential.
3. In-stream rezoning applications for single-family residential development, including coach houses, will be considered on both local and major arterial roads where:
 - a) A municipal lane has been started in the area or can be constructed by the subject application or simply is not feasible because of the site's unique location; and/or
 - b) A multiple-family residential development is not feasible because of the adjacent properties have limited redevelopment potential (i.e. have a frontage of less than 18 m and/or a house less than 10 years old).
4. All in-stream rezoning applications for either multiple-family residential development or single-family residential development will be required to go through the following public consultation process unless one has already been undertaken by a previous application in that block:
 - a) A development concept plan of the development potential along that section of the local and major arterial road may be required to be prepared with the assistance of City staff; and
 - b) City staff will assist in undertaking a public consultation process with the neighbourhood regarding the specific rezoning application and the development concept plan for the area along the local or major arterial road.



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

ATTACHMENT 4

April 20, 2005
File: RZ 04-275631

Urban Development Division
Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Proposed Development at 8300 Francis Road

The City of Richmond received an application in August 2004 to rezone 8300 Francis Road from Single Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 – 0.6). The application proposes a residential subdivision with a temporary shared driveway accessing garages situated at the rear. Provisions are also being made for a future lane.

Arterial Development Concept Plan

An Arterial Development Concept Plan for the block surrounding the subject site has been prepared (Attachment 1). This Concept Plan illustrates the potential development direction for the properties along this block of Francis Road. Three (3) previous applications have been approved by Council along this block resulting in the implementation of an operational laneway from Rideau Gate to the west and extension of the existing lane to the east. The Concept Plan envisions residential redevelopment in conjunction with implementation of a lane.

Process

As part of the rezoning process, the application must proceed to meetings of Planning Committee, Council and a Public Hearing. This application is tentatively scheduled for the May 3, 2005 Planning Committee meeting. All meetings are open to the public should you wish to attend. Please contact the staff listed below if you have questions about the forthcoming process.

Contact Information

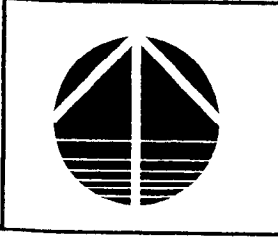
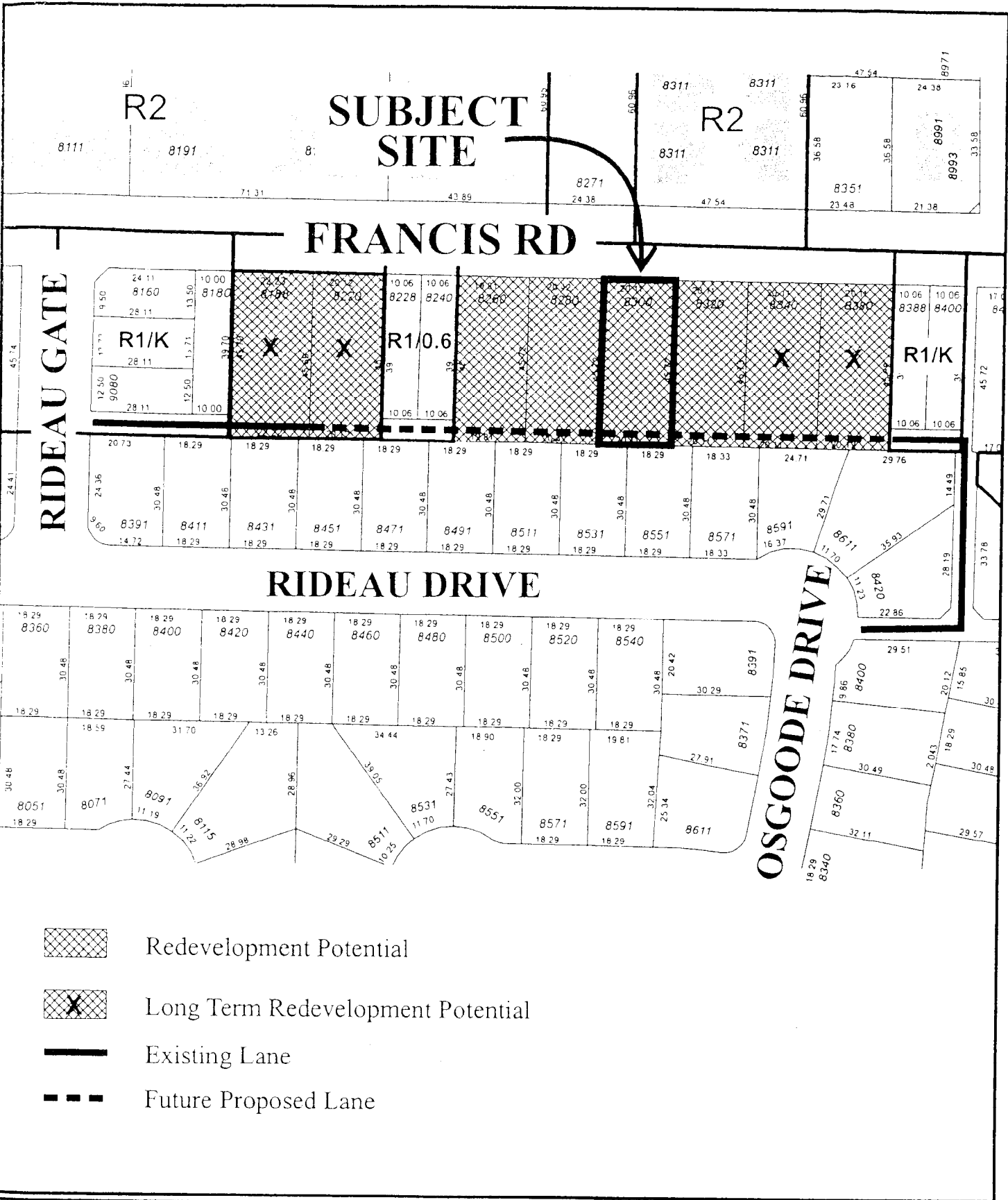
If you have any questions/comments or want to make a public submission, you can:

- Prior to April 22nd, 2005 contact me at (604) 247-4626. Following April 22nd, 2005 please contact Holger Burke at (604) 276-4164;
- mail a submission to myself or the City Clerk which will be forwarded to Council (6911 No.3 Road, Richmond BC, V6Y 2C1);
- e-mail keng@richmond.ca or hburke@richmond.ca. Please indicate if you wish the e-mail to be forwarded to Council.

Yours truly,

Kevin Eng
Planning Technician - Design

RICHMOND
Island City, by Nature



Arterial Development
 Concept Plan
 8160 - 8400 Francis Road

Date: 04/15/05
 Amended Date:
 Note: Dimensions are in METRES

Conditional Rezoning Requirements

8300 Francis Road RZ 04-275631

Prior to final adoption of Zoning Amendment Bylaw 7941, the developer is required to complete the following requirements:

1. 6m lane dedication along the entire South property line.
2. Registration of a restrictive covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational and that garage doors face the shared driveway access easement.
3. Registration of a restrictive covenant ensuring that a single temporary vehicle access be provided for both future properties, which will be closed once the lane connects to a permanent access point and becomes operational.
4. Payment of \$16,852.18 for Neighbourhood Improvement Charge fee for future lane construction.

Please also be advised of the following subdivision requirements:

1. Provide a 4m cross access easement centred on the new property line for the temporary driveway access from the street (Francis Road) to the lane.
2. Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location.

—SIGNED COPY ON FILE—

Signed _____

Date _____

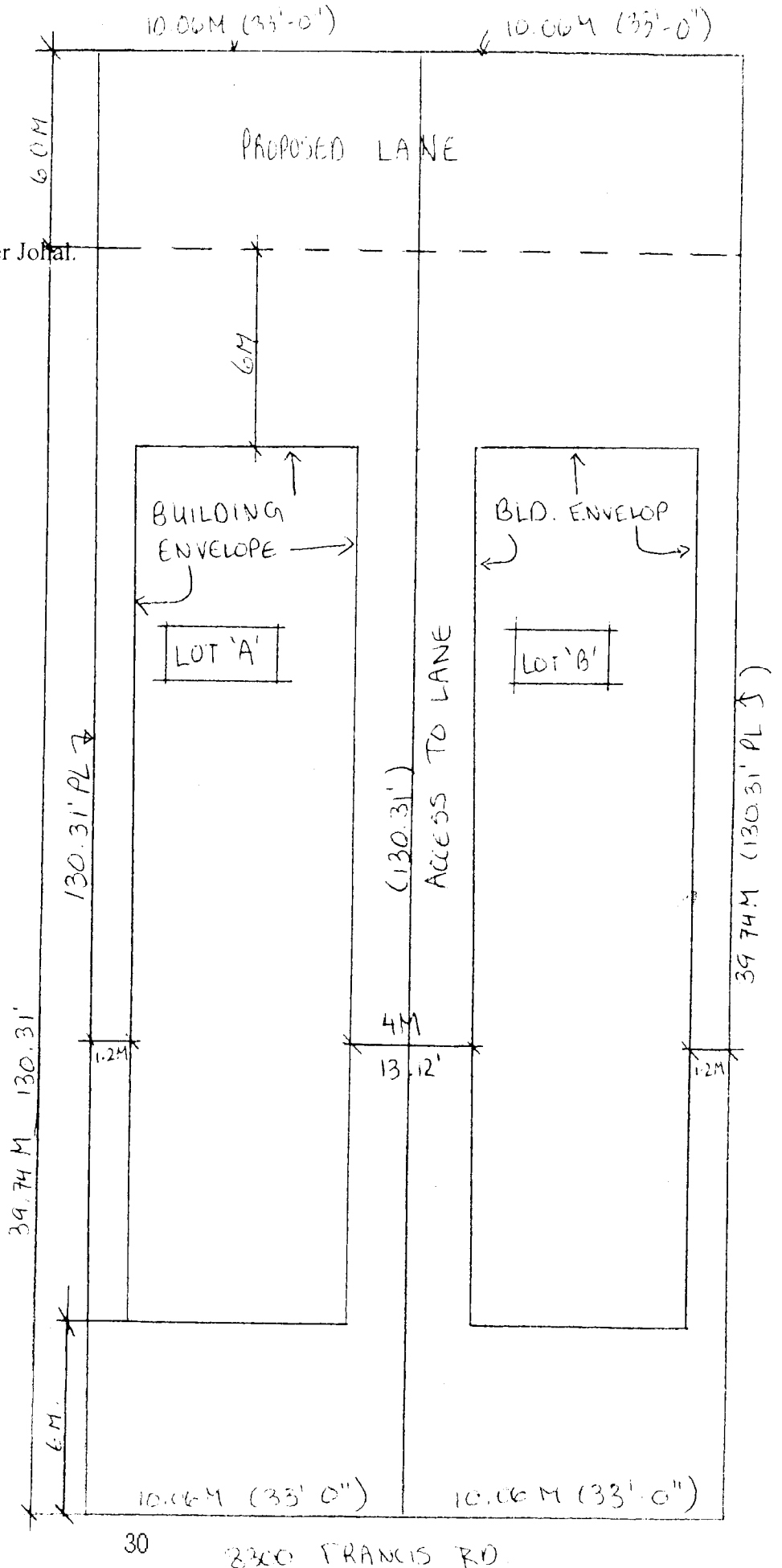
SITE PLAN

Proposed Rezoning at
8300 Francis Road from
Single Family Housing
Dist (R1/E) to Single
Family Housing Dist. (R1-0.6)
For Mandeep Nijjar and Jatinder Johal.

Proposed Site

Lot A = 10.6M x 39.72M
Lot Area= 399.58SQ.M
(4301.18SQ. FT)

Lot B = 10.6M x 39.72M
Lot Area= 399.58SQ.M
(4301.18SQ. FT)



ENTERED

FILE COPY

R204-275631



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7941 (RZ 04-275631)
8300 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 (R1 – 0.6)**.

P.I.D. 003-472-914

Lot 567 Section 28 Block 4 North Range 6 West New Westminster District Plan 64699

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7941”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>HB</i>
APPROVED by Director or Solicitor
<i>DA</i>

MAYOR

CITY CLERK