City of Richmond
Urban Development Division

Report to Committee

To:	Planning Committee	**Date:**	April 25, 2003
From:	Joe Erceg Manager, Development Applications	**File:**	RZ 03-230253
Re:	**APPLICATION BY GARY DHAMI FOR REZONING AT 8400 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**		

Staff Recommendation

That Bylaw No. 7523, for the rezoning of 8400 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

999549

Staff Report

Origin

Gary Dhami has applied to the City of Richmond for permission to rezone 8400 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (min lot width 18m or 59 ft) to Single-Family Housing District, Subdivision Area K (R1/K) (min lot width 10m or 33 ft) in order to permit a two lot single-family residential subdivision with access to a lane.

Findings of Fact

Item	Existing	Proposed
Owner	Rae Bloomquist	To be determined
Applicant	Gary Dhami	No change
Site Size	919 m^2 (9892 ft^2)	Two lots approximately 400 m^2 (4305 ft^2) + 6 m (20 ft) lane dedication along the rear
Land Uses	One large single family lot	Two small single family lots
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Surrounding Development

The surrounding area is primarily single family with a few townhouses across the street to the west. Another small lot project at the western end of this block created four small lots and a lane at Rideau Gate. There is the potential for further subdivision in this block.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports redevelopment along major roads, such as Francis, in conjunction with lane development therefore, the proposal is in conformance with the policy.

Lane Policy

The Lane Policy states that redevelopment along arterial roads is supportable with the implementation of a lane system. The proposal includes a dedication and construction of a lane and as the subject lot is at the end of an older lane, it is able to obtain access without the use of a temporary driveway to Francis Road.

Staff Comments

Engineering

Both the pedestrian walkway on the eastern side of the property, and the lane system leading to the subject lot, require significant upgrades. At this time, staff propose that the walkway be upgraded, as it is directly adjacent to the subject site. Future development along Francis Road will be able to contribute to the upgrading of the lane. Therefore, the engineering related requirement for the project at the rezoning stage is dedication of a 6m corridor for the lane across the entire south edge of the site.

Later, at the subdivision stage, the developer will be required to enter the City's standard Servicing Agreement to design and construct the new lane and upgrade the existing walkway along the east edge of the site. Lane works include, but are not limited to, storm sewer, street lights, roll curb and gutter on both sides and the actual lane construction. Walkway improvements include a new asphalt surface, drainage and lighting.

Transportation

The subject site is able to obtain access from an existing older lane at the rear leading to Rideau Drive, therefore a temporary access to Francis Road is not required. While the lane is a full 6m in width, it narrows to a pedestrian only walkway on the eastern edge of the site, leaving only a 4.5m opening for vehicles to access the subject lots. While substandard, this width is sufficient for vehicles to manoeuvre without requiring a corner cut from neighbours at this time. A covenant is necessary at time of subdivision to ensure that the garage for the western lot is located along its east property line in order for vehicles to turnaround.

Analysis

Overall staff is supportive of the proposal for the following reasons:

- the proposal is consistent with the Lane and Arterial Road Policies, resulting in two 10m (33 ft) lots with access to an existing lane system. An earlier proposal at the western end of the block resulted in a four lot subdivision with a lane. There is at least one new house in between this earlier development and the subject application, which will mean that it will be some time before these two lane ends connect.

- While the access to the lane is narrower (4.5m) than the standard 6m right-of-way, it is only slightly narrower than the 5.1m of paved surface generally accommodated in lanes. The lane can be upgraded in the future as it is proposed that the pedestrian walkway, directly adjacent to the site, be upgraded at this time;

- three of the four lots adjacent to the existing lane to Rideau Drive have their garages located on the lane, therefore the neighbours are accustomed to lane traffic; and

- the applicant has conducted a tree survey (**Attachment 2**) and has indicated that one of the two significant trees on the site will be retained.

Financial Impact

None.

Conclusion

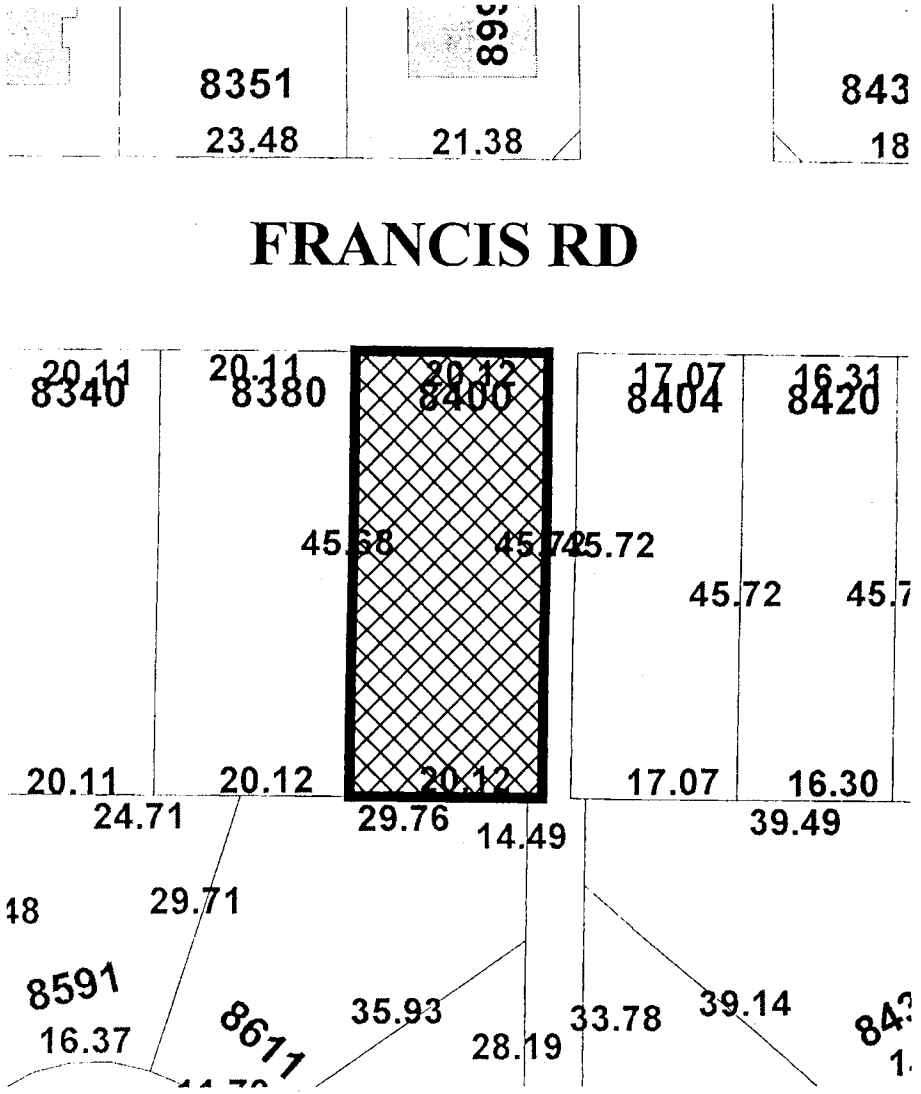
It is proposed that the subject lot be subdivided into two smaller lots, utilizing an existing older lane for access. While the access to the subject lots is narrower (4.5m) than the standard (6m), it is still over 4.1m in width and is preferable to maintaining a vehicular access on Francis Road. It is anticipated that further re-development will be sought in this block and will eventually link an earlier development at the western end of the block to the subject site. However, as there are some newer homes in this block, lane development will be a long term endeavour.

Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

Prior to final reading of the rezoning bylaw, the dedication of a 6m right-of-way for the lane across the entire south edge of the site is required.

City of Richmond



RZ 03-230253

Original Date: 03/18/03

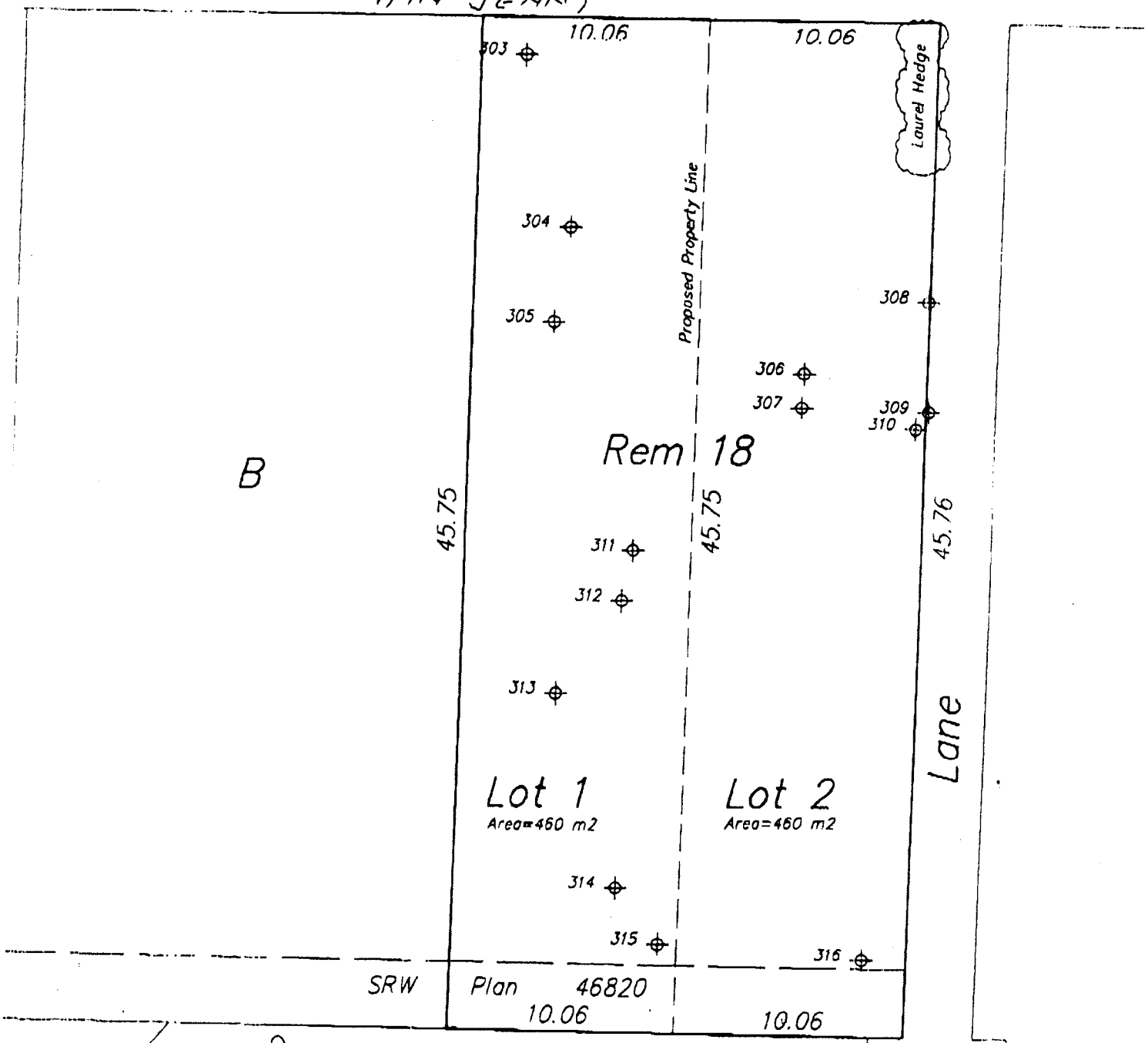
Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

8102 - Francis Road

ATTACHMENT 2



WE PROPOSE TO SAVE 308, 309, 310 + ~~303~~.
PROVIDED THEY STAY HEATHY DURING
EXCAVATION + CONSTRUCTION

149 GARY DHAMI
Dhami

2003

B.C.L.S.

City of Richmond

Bylaw 7523

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7523 (RZ 03-230253) 8400 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 K (R1/K).**

   P.I.D. 009-709-649
   Lot 18 Except: Firstly: Part Subdivided by Plan 42395 and Secondly: Part Subdivided by Plan 43389; Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7523".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

1000021