



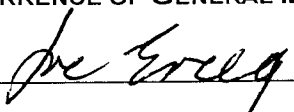
To: Planning Committee **Date:** August 31, 2004
From: Raul Allueva **File:** RZ 04-270789
Director of Development
Re: **APPLICATION BY ROCKY SETHI FOR REZONING AT 8271 FRANCIS ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
TOWNHOUSE DISTRICT (R2 – 0.6)**

Staff Recommendation

That Bylaw No. 7814 for the rezoning of 8271 Francis 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

SB:blg
Att. 4

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 8271 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 - 0.6) (**Attachment 1**) in order to permit a 7-unit townhouse development.

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 in the Broadmoor Area is located on Francis Road between No. 3 Road and St. Albans Road. It is the last remaining development parcel between existing townhouse developments on Francis Road From No. 3 to St. Albans Roads.

The existing development surrounding the site is described as follows:

- To the north, are single-family lots (R1/E) fronting onto Robinson Road;
- To the east, is a two-storey multi-family development, Townhouse District (R2), single-family lot (R1/E) and two (2) strata-titled duplexes (R1/E) between the subject site and St. Albans Road;
- To the south, across Francis Road, are single-family lots (R1/E) with redevelopment potential under the Arterial Road Redevelopment Policy; and
- To the west, are two-storey multi-family developments, Townhouse District (R2).

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.

The Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies directs that Townhouse applications (requiring a land assembly of at least 30 m frontage) where shared access for adjacent sites is provided may be considered. The proposed development meets the intent of the strategy with townhouse development on an arterial road with one consolidated access, but does not have 30 m frontage nor shared access for adjacent sites. Unfortunately there is no opportunity for assembly with adjacent developable lands nor was shared access secured during the redevelopment of either of the adjacent townhouse developments. The subject site is the last remaining development parcel between existing townhouse development from No. 3 Road to St. Albans Road and on that basis should be considered on its merits.

Official Community Plan

The proposed development is generally consistent with the surrounding land use and Medium-Density Residential land use designation. The subject site is the last remaining development parcel between existing townhouse developments on Francis Road. The proposal will bring this site into conformity with the surrounding development.

Staff Comments

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

Analysis

Townhouse District (R2 – 0.6) is recommended for consistency with the zoning applied for other townhouse development along the arterial roads. The adjacent townhouse developments, Townhouse District (R2) are built on larger sites with a lower density of 0.55. Townhouse District (R2 – 0.6) offers a slightly higher density which is intended to recognize and compensate for the impact of lane dedication. No remaining opportunities exist to assemble this site with other developable lands. Given the location, small size of the subject site, and the limited building height, 0.6 floor area ratio (F.A.R.) is considered to be an appropriate level of density.

The subject site is located on an arterial road between two (2) existing larger townhouse developments. Unfortunately, no cross-access agreements were secured through the redevelopment of the adjacent developments for the use of the subject property. Whereas Townhouse District (R2 – 0.6) permits three-storey massing, the proposed development proposes a lower two-storey massing.

A Development Permit (DP) 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 DP application is processed to a satisfactory level. It is noted that the applicant has worked with staff to achieve a sensitive site layout for this small and difficult site.

The attached preliminary architectural drawings (**Attachment 4**) will require further refinement during the DP process. Areas to address at DP will include:

- Tree retention and replacement strategies. There are a number of existing trees onsite and their retention is desirable if practicable. The applicant has agreed to replace any trees that require removal as per the guidelines set out in the OCP;
- Variances are shown to reduce the required side yard setback from 3 m to 1.7 m and the front yard setback from 6 m to 3 m. These will be reviewed in the context of the overall detailed design of the project, including architectural form, site design, landscaping, open space and tree retention; and
- A variance is shown to reduce the required frontage from 30 m to 24.38 m. This can be supported on the basis that the subject site is located between two (2) existing townhouse developments with no options to increase the site size.

Financial Impact

No apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. The proposal provides a sensitive two-storey massing, and is a favourable site design based on the constraints associated with the limited site size. On this basis, staff recommend that the proposed rezoning be approved.

Sara Badyal.

Sara Badyal, M.Arch.

Planner 1

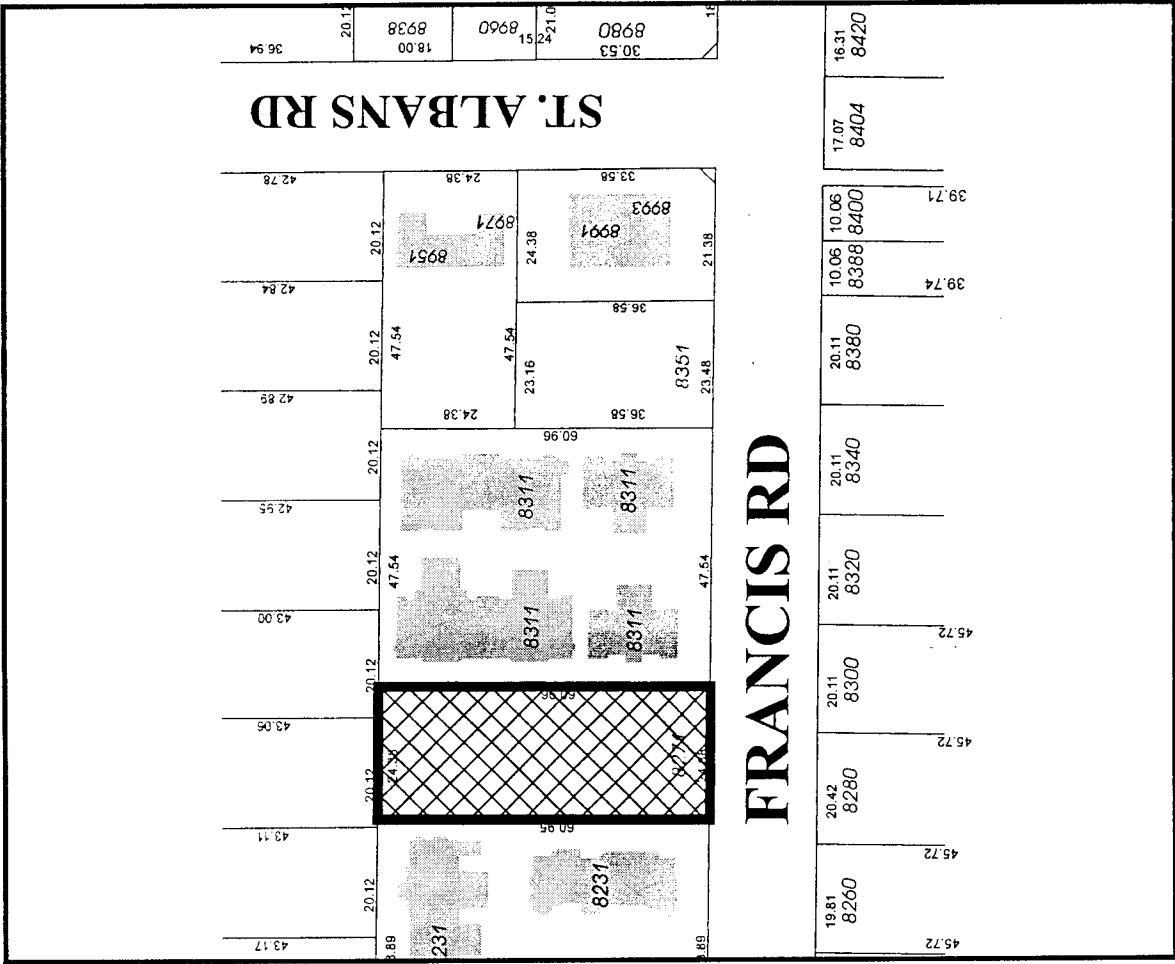
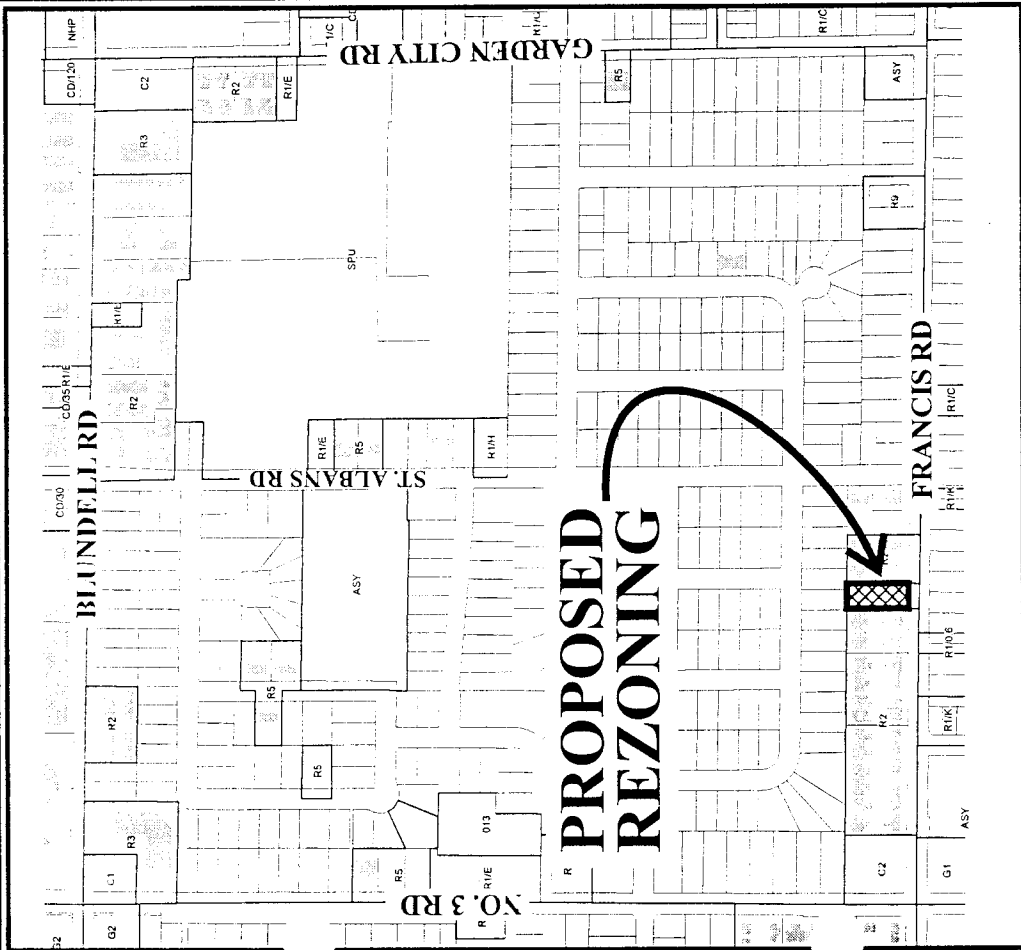
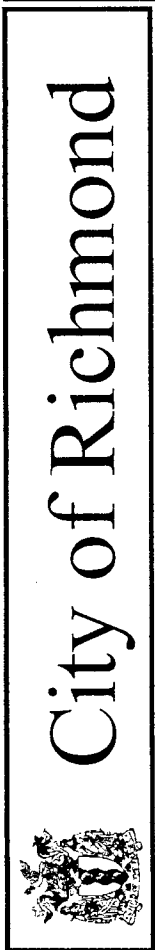
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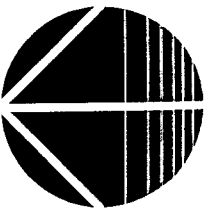
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See **Attachment 3** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

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





RZ 04-270789

Original Date: 05/25/04
 Revision Date:
 Note: Dimensions are in METRES

ENTERED



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 04-270789

Attachment 2

Address: 8271 Francis Road

Applicant: Rocky Sethi Owner: Pacific Western Developments Ltd.

Planning Area(s): Broadmoor Area

	Existing	Proposed
Site Size:	1,486 m ²	no change
Land Uses	Two-Family Residential	Multi-Family Residential
OCP Designation	Medium Density Residential	no change
702 Policy Designation	none	no change
Zoning	R1/E	R2 – 0.6
Number of Units	2	7

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.8 %	none
Setback – Front Yard:	Min. 6 m	3 m	3 m reduction
Setback – Side Yard:	Min. 3 m	1.7 m & 3 m	1.3 m reduction for northeast unit
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	11 m & 3 storeys	9 m & 2 storeys	none
Lot Size*:	Min. 30 m Width & Min. 35 m Depth	24.38 m Width & 60.96 m Depth	5.62 m reduction in width
Off-street Parking – Regular/Visitor*:	14 and 2	14 and 2	none
Accessible Parking Spaces	1	1	none
Off-street Parking Spaces – Total:	16	16	none
Amenity Space – Indoor*:	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor*:	Min 42 m ²	60 m ²	none

*The following variance requests are anticipated during the Development Permit application process:
to reduce the front yard setback from 6 m to 3 m; to reduce the side yard setback from 3 m to 1.7 m for the northeast unit; and to reduce the minimum required lot width from 30 m to 24.38 m.

Other: _____

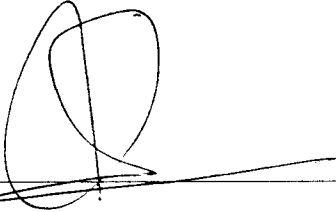
Conditional Rezoning Requirements

8271 Francis Road RZ 04-270789

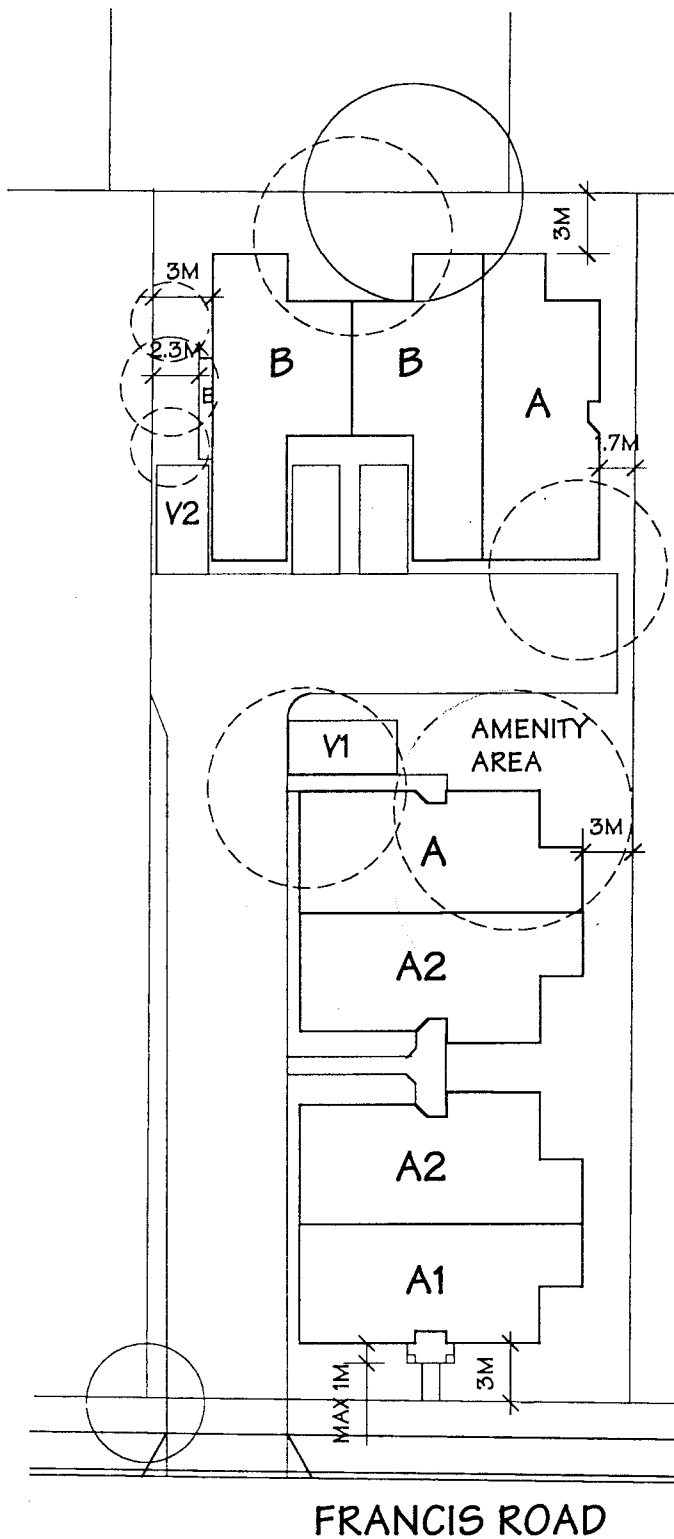
Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. \$1,000 per dwelling unit (e.g. \$7,000.) in-lieu of on-site amenity space as per Official Community Plan (OCP) guidelines; and
2. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

Signed 

08/23/04.
Date

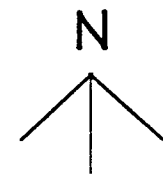


SITE AREA: 15,996 SF (1,486 SM)

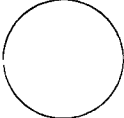

MAX. FLOOR AREAS ALLOWED:
 $15,996 \text{ SF} \times 0.6 = 9,598 \text{ SF}$

PROPOSED DEVELOPMENT:
 7 UNITS \times 1,371 SF = 9,597 SF

SITE COVERAGE:
 $6,217 \text{ SF} = 38.8\%$



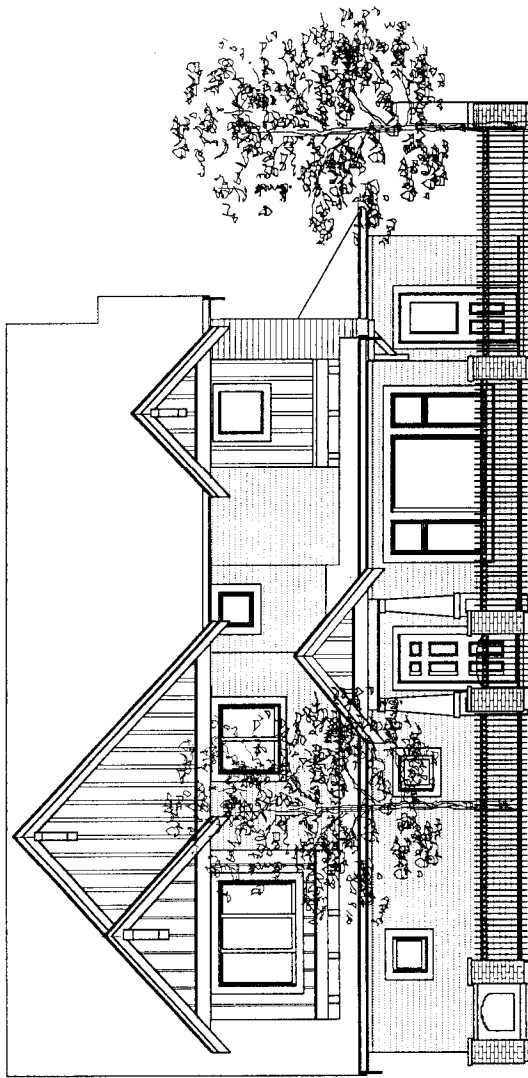
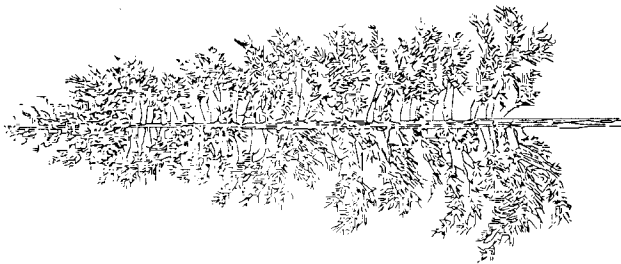
SITE PLAN
 $1'' = 30' - 0''$

-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

AUG. 31, 2004

TOWNHOUSE DEVELOPMENT
 8271 FRANCIS ROAD, RICHMOND

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 B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
 E-mail : tyarch@ultranet.ca



FRANCIS ROAD ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7814 (RZ 04-270789)
8271 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 **TOWNHOUSE DISTRICT (R2 – 0.6)**.

P.I.D. 000-626-627

Lot 17 Section 21 Block 4 North Range 6 West New Westminster District Plan 12591

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7814”**.

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 <i>[Signature]</i>

MAYOR

CITY CLERK