



To Planning - Oct 7, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

Date: September 16, 2003

RZ 03-235162

File: 8060-20-7592 / 4045-00

Re: Application by Rav Bains for Rezoning at 8651 and 8671 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)

Staff Recommendation

That Lot Size Policy 5423, adopted by Council on November 20, 1989, be referred to Public Hearing with the recommendation that it be amended to exclude those properties fronting Francis Road, No. 3 Road, Blundell Road and Garden City Road (as shown on Attachment 3 to the report dated September 16, 2003 from the Manager, Development Applications).

That Bylaw No. 7592, for the rezoning of 8651 and 8671 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

for Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 8651 and 8671 Francis Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Coach House District (R9) in order to permit a four (4) lot subdivision with access to a new lane.

Findings of Fact

Item	Existing	Proposed
Owner	T & F Investments Ltd. (both properties)	To be determined
Applicant	Rav Bains	No change
Site Size	Combined Lots – 2050 m ² (22066.02 ft ²) 1025 m ² (11033.01 ft ²) per lot	Three lots each 421.2 m ² (4533.76 ft ²)* ** One lot at 535.27 m ² (5761.6 ft ²) * ** *Approximate area **Excludes lane dedication
Land Uses	Two (2) single-family lots	Four (4) lots - one principle dwelling and one coach house each
OCP Designation	Low density residential	No change
702 Policy Designation	R1/E	Amend policy to remove lots along arterial roads.
Zoning	R1/E	R9

Surrounding Development

There is a mix of new and old single-family houses surrounding the subject site that are zoned Single-Family Housing District, Subdivision Area E (R1/E). The subject site is the first property to apply for rezoning along Francis Road between St. Albans Road and Cooper Road.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5423 (Attachment 2), adopted by Council in 1989, restricts the subdivision of the subject lots to Single-Family Housing District, Subdivision Area E (R1/E). Staff recommend that Lot Size Policy 5423 be amended to exclude those lots fronting onto Francis Road, No. 3 Road, Blundell Road and Garden City Road (Attachment 3). This approach of amending existing Lot Size Policies to exclude properties that front arterial roads is being done to facilitate redevelopment along arterial roads in conjunction with lane establishment. Letters were sent to the property owners within the Lot Size Policy area informing them of the proposed changes (Attachment 4).

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports coach housing at a density of 0.55 to 0.60 floor area ratio (F.A.R.) along arterial roads in conjunction with lane upgrading or construction. The rezoning application complies with this Policy.

Lane Establishment Policy

The Lane Establishment Policy requires a 6 m lane dedication for the creation of a new lane at the rear of properties redeveloping along arterial roads. This policy is applicable to the two (2) subject sites as they both front onto Francis Road.

Staff Comments

Parks Department

The Parks Department noted that there is a substantial tree located near the south property line of 8671 Francis Road (corner lot). The type of Evergreen tree is a mature Giant Sequoia and should be retained as part of this residential development.

Development Applications Department

The initial application was to rezone the subject lots to Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 32.808 ft.) to permit a five (5) lot subdivision with four (4) lots fronting Cooper Road and one (1) lot fronting Francis Road with a lane at the north property line. After consideration of the preliminary site plan, staff requested the applicant to amend the rezoning to four (4) single-family lots all fronting Francis Road for the following reasons:

1. The Parks Department indicated that a substantial Evergreen tree (Giant Sequoia) be retained as part of the development; and
2. Staff preferred that garages for all future lots be accessed via the lane and not from Cooper Road.

As a result, the applicant decided to amend the application and rezone to Coach House District (R9), with four (4) lots fronting onto Francis Road and a lane along the entire north property line. The applicant has submitted a letter amending the rezoning application and stating that the tree at 8671 Francis Road located on the south of the lot will be retained (Attachment 5).

Engineering Department

Prior to final adoption, the applicant shall dedicate a 6 m lane across the entire north edge of the subject sites, as well as a 4 m x 4 m corner cut at the Francis Road and Cooper Road intersection.

As for future subdivision, the developer is required to enter into a standard Servicing Agreement to design and construct the following:

1. The entire laneworks from Cooper Road to the west property line. These works include, but are not limited to, lane construction, roll curb and gutter on both sides, storm sewer and post top street lighting.
2. A full half road upgrading of Cooper Road. These works include, but are not limited to, Benkleman beam test to ensure the integrity of the existing road base, road widening, curb and gutter, a minimum of 1.5 m grass and treed boulevard, street lighting and a 1.5 m concrete sidewalk near or at the property line.
3. Ditch infill and storm sewer along the entire Francis Road frontage for the two (2) subject properties.

The off-site design is also required to show servicing for the new lots. New storm water and sanitary connections are required. No direct vehicular access onto Francis Road is permitted.

Transportation Department

For upgrades along Cooper Road, the ultimate cross-section road width is to be a minimum of 8.5 m road pavement plus a 1.5 m sidewalk and 1.5 m grass and treed boulevard along the eastern property line of the subject site. At the north end of the lane to a minimum distance of 30 m, frontage improvements are to taper to the existing pavement.

Analysis

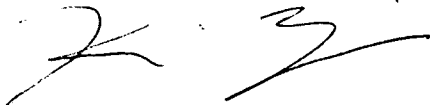
Staff support the applicant's amended rezoning to Coach House District (R9) as it allows for the retention of one (1) mature Evergreen tree (Giant Sequoia) indicated as very substantial and worth saving by the City Parks Department. Coach housing for the subject rezoning application is consistent with the Arterial Road Redevelopment Policy and Lane Establishment Policy. The Coach House District (R9), defined in the Zoning and Development Bylaw No. 5300, accommodates one (1) single-family dwelling unit with a second dwelling unit above a garage so long as the lot fronts a section line road and provisions have been made for access to a lane.

Financial Impact

None.

Conclusion

Staff support the rezoning application of 8651 and 8671 Francis Road to Coach House District (R9).



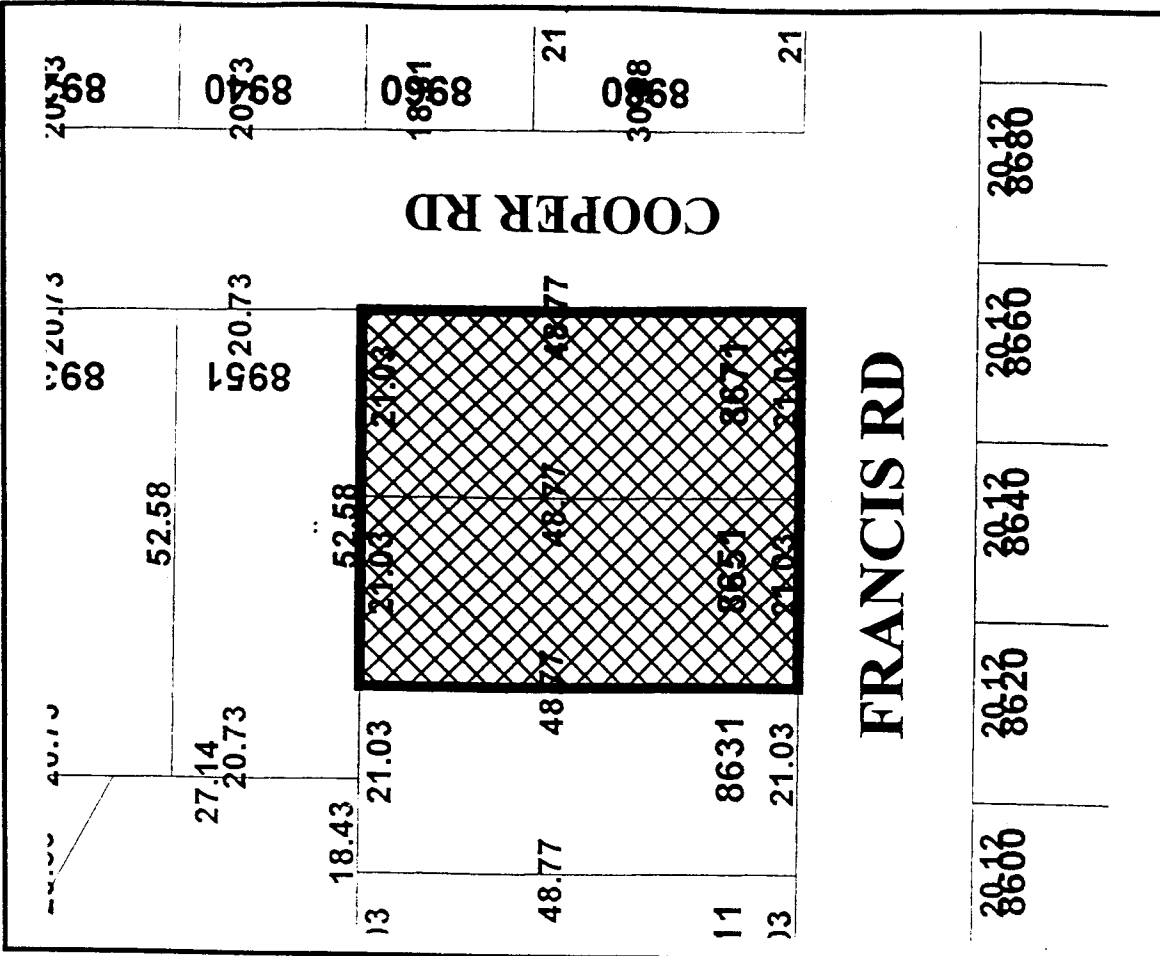
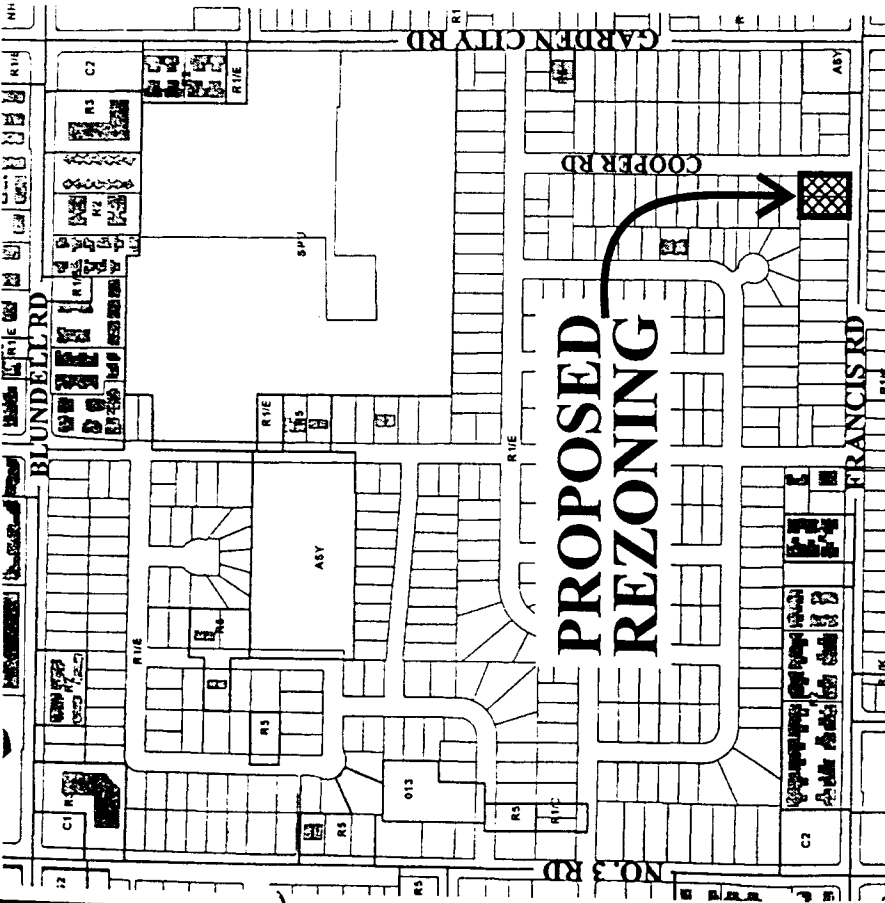
Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

Prior to final adoption, the applicant shall dedicate a 6 m lane across the entire north property line of both subject sites and a 4 m x 4 m corner cut at the Francis Road and Cooper Road intersection.



City of Richmond

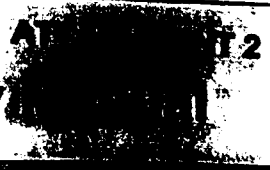


RZ 03-235162

ATTACHMENT 1

Original Date: 05/20/03
 Revision Date:
 Note: Dimensions are in METRES





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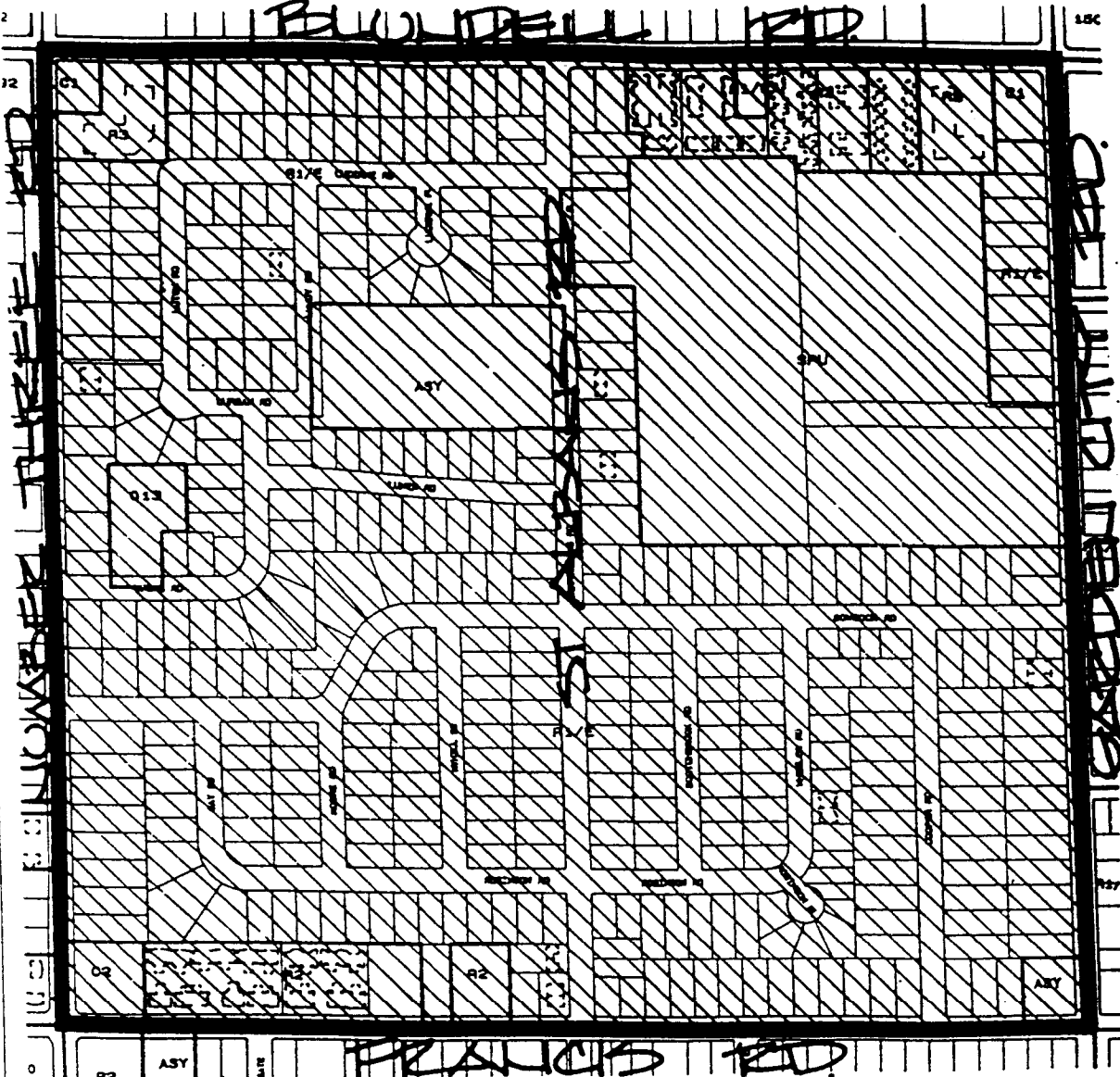
Adopted by Council: November 20, 1989

File Ref: 4045-00

POLICY 5423:

The following policy establishes lot sizes within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road (in a portion of Section 21-4-6):

That properties within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the exception that properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C). This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS PER R1/E



POLICY 192 5423
SECTION 21,4-6

DATE
08/30/89



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5423

Area Boundary Amended:

File Ref: 4045-00

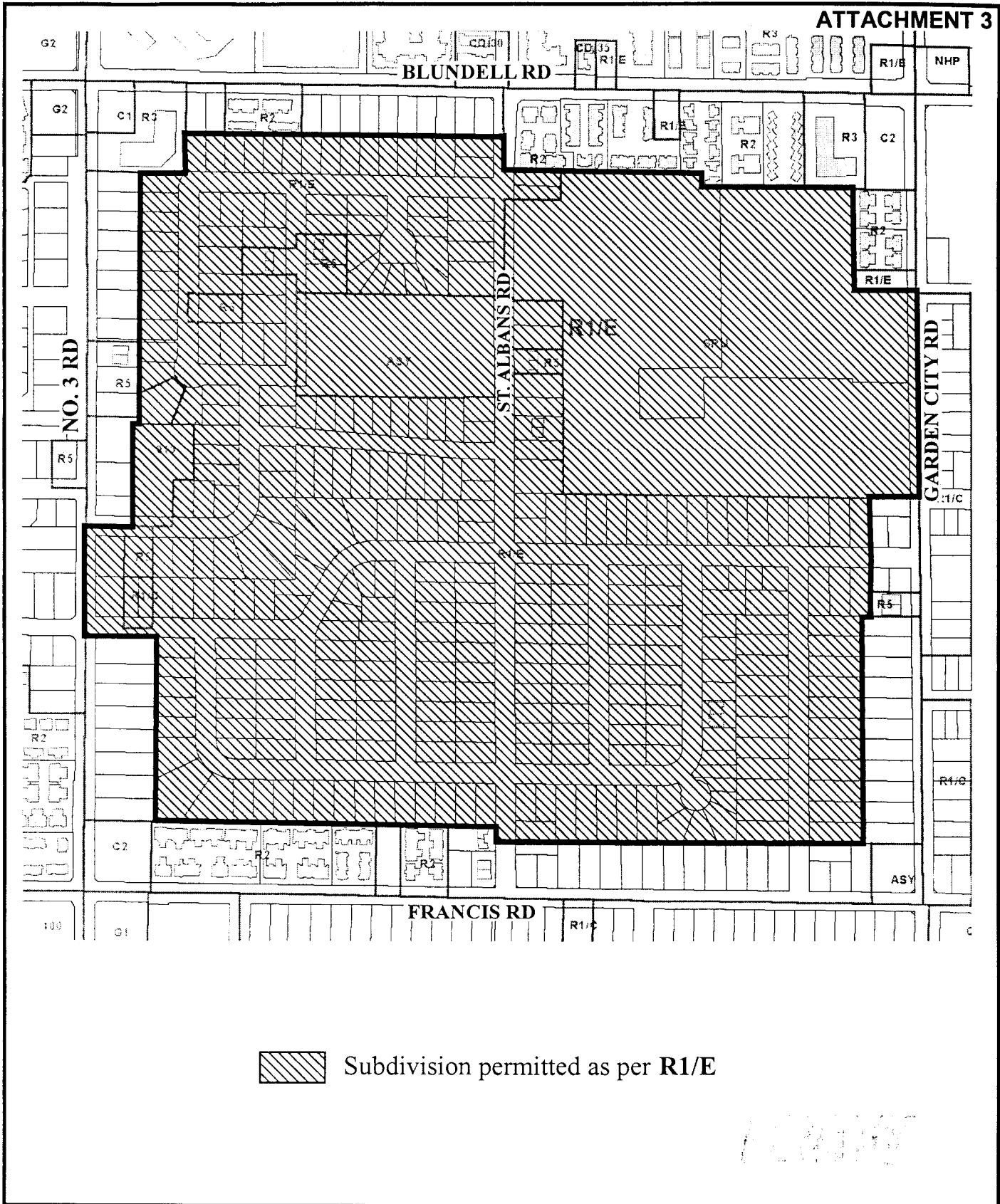
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6


POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the exception that properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C). This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

DRAFT

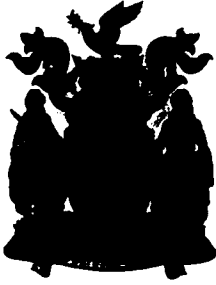


 Subdivision permitted as per R1/E



Proposed Amendment to
 Policy 5423
 Section 21, 4-6 **194**

Adopted Date: 08/30/89
 Amended Date: 08/13/03

**City of Richmond**

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

September 12th, 2003
File: RZ 03-235162

Urban Development Division
Fax: (604) 276-4052

Dear Resident:

Re: Amendment to the Single-Family Lot Size Policy 5423

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to the Lot Size Policy for your area.

An application to rezone 8651 and 8671 Francis Road to Coach House District (R/9) to permit the subdivision of the two lots into four residential lots with access to a new rear lane has been received by the City of Richmond (location shown in Attachment 1). The application is contrary to the existing Single-Family Lot Size Policy 5423 (Attachment 2), adopted by Council in 1989, which permits subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59.055 ft). The Coach House District (R/9) allows for one single-family dwelling unit with a second dwelling unit above a garage where the lot fronts an arterial road and provisions have been made for access to a lane.

New Approach

In the last few years, Council has taken a new approach to better manage residential development along arterial roads. Now Council will consider subdivision of single-family residential lots along major roads independently from the Single-Family Lot Size Policy and process. The reason is to eliminate an inconsistency. Specifically, it does not make sense to use the Single-Family Lot Size Policy process to restrict single-family lot sizes along arterial roads on one hand, when on the other hand, the Official Community Plan and other policies encourage more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads. This proposed change affects only the lots along Francis Road, No. 3 Road, Blundell Road and Garden City Road and not the lots within the neighbourhood.

Specifics

Therefore, it is proposed that:

1. The Lot Size Policy be amended (Attachment 3) to remove the lots fronting Francis Road, No. 3 Road, Blundell Road, and Garden City Road in order for various sizes of single-family lots to be considered for redevelopment; and
2. The subject application to rezone and subdivide 8651 and 8671 Francis Road be viewed on its own merits.

You should note that this does not imply that Staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5423 and the proposed rezoning will be considered concurrently by Planning Committee and Council in the near future.

If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at (604) 276-4000 (ext. 3205) or Jenny Beran at (604) 276-4212.

Yours truly, ..

A handwritten signature in black ink, appearing to read 'K Eng', with a long horizontal flourish extending to the right.

Kevin Eng
Planning Technician - Design

September 15, 2003

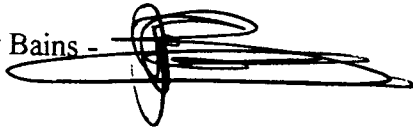
ATTACHMENT 5

Re: 8651 and 8671 Francis Road

Mr. Kevin Eng;

Please be advised that this letter is to formally inform you to amend our rezoning and subdivision applications. The initial application was to rezone to R1K and subdivide into five lots. However, based on our discussions with you, we would like to change the application to Coach House District (R/9) in order to subdivide into four lots facing Francis Road with lane access and preserve the giant Sequoia tree. Please feel free to contact me for any further questions.

Rav Bains -



Prada Developments Inc.

Per:



Pavan Development Ltd.

Per:





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7592 (RZ 03-235162)
8651/8671 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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 004-013-450

Lot 11 Section 21 Block 4 North Range 6 West New Westminster District Plan 13867

P.I.D. 009-853-286

Lot 12 Section 21 Block 4 North Range 6 West New Westminster District Plan 13867

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7592”**.

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. <i>HB</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK