



To: Planning Committee **Date:** October 24, 2005
From: Holger Burke, MCIP **File:** RZ 04-274895
Acting Director of Development
Re: **Single-Family Lot Size Policy for 5414 for a portion of the south side of Francis Road between No. 2 Road and Railway Avenue in Section 25-4-7**
Application by Manjit Singh Moore for a Rezoning at 5400 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 the following recommendations be forwarded to Public Hearing:

1. That Single Family Lot Size Policy 5414 in Section 25-4-7, adopted by Council on August 28, 1989 be amended to:
 - a) Only permit 5400 Francis Road to rezone to Single-Family Housing District, Subdivision Area K (R1/K);
 - b) That the existing Single-Family Housing District, Subdivision Area C (R1/C) zoning restriction be reconfirmed for all other lots; and
 - c) That multiple-family residential development specifically be not permitted.

2. That Bylaw No. 7987, for the rezoning of 5400 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.

Holger Burke, MCIP
Acting Director of Development
HB:dcb
Att. (9)

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Manjit Singh Moore has applied to rezone a 832 m² (8955.87 ft²) site consisting of a single lot located at 5400 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating two (2) single-family lots approximately 11.12 m (36.48 ft.) wide. The application is contrary to the existing 702 policy now in effect for over five years, which permits subdivision to R1/C or a minimum of 13.5 m (44.29 ft.) wide lots.

The applicant is proposing to locate the garages in the front yard and has prepared an appropriate building design for both dwellings so as to fit into the area. The applicant is also proposing to make a contribution to the City's Affordable Housing Fund in lieu of having to dedicate land for a lane and having to pay to build this lane along the rear property line.

Attachment 1 shows the location of the subject application.

The applicant has submitted both a site plan and frontage elevations (**Attachment 2**) showing the proposed design for the site.

Related Policies & Studies

Single Family Lot Size Policy 5414

In 1989, City Council established a lot size policy for this area (see **Attachment 3**) requiring that new single-family residential lots have a minimum width of 13.5 metres. The Policy was established after consultation with the neighbourhood and was intended to provide a level of assurance as to what type of subdivision would be permitted in the area and therefore how the character of the neighbourhood would develop over time. The Policy was set up so that it would apply for a minimum of five years after which it could be changed.

Lane Establishment Policy

In 2001, the City also adopted a Lane Establishment Policy (No. 5038) which required rear lanes for new developments fronting onto key arterial roads. It was under this Policy that the rezoning application at 5400 Francis Road was originally submitted (i.e. proposing the garages in the back yard with a future lane along the rear property line). However, due to a number of concerns that have been raised with the implementation of the Lane Establishment Policy, Council directed staff to undertake a review of where and how the Policy should be applied. Based on this review, staff have determined that a lane is not warranted along this section of Francis Road (i.e. because of the irregular rear lot lines and the number of lots that have already been subdivided). On this basis, the subject rezoning application (which has been "in stream" since July 2004) has been revised and is proposed to be considered on its own merits.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (see **Attachment 4**).

Surrounding Development

To the North: Along the north side of Francis Road, typically single family dwellings on lots of varying size but zoned R1/E (18 m wide lots), plus two lots zoned for Assembly (ASY) uses.

To the East and the West: Single family dwellings on a mixture of lots typically zoned R1/E (18 m wide lots) or R1/C (13.5 m wide lots).

To the South: Single family dwellings on lots uniformly zoned R1/B (12 m wide lots).

Staff Comments

Staff Technical Review comments are attached (**Attachment 5**). No significant concerns have been identified through the technical review.

Analysis

Single Family Lot Size Policy Review

Based upon a review of the development potential and constraints along this area, **staff are recommending the following changes to Single Family Lot Size Policy:**

That Single-Family Lot Size Policy 5414 be amended to only permit 5400 Francis Road to rezone to Single-Family Housing District (R1/K), which has a minimum width requirement of 10 metres. The remainder of the Single-Family Lot Size Policy would remain intact, requiring rezoning and subdivision applications to have a minimum width of 13.5 metres. Additionally, multi-family would be explicitly excluded from this area.

The proposed amended Policy is shown in **Attachment 6**.

This approach will keep the status quo for this area (i.e. subdivision permitted to R1/C (13.5m wide lots), with the sole exception that 5400 Francis Road would be permitted to subdivide to R1/K (10m wide lots). The caveat to all subdivisions is that no new driveways would be permitted. New two lot splits would require shared driveways. There would be no requirement for a lane. The overall Policy would be reconfirmed for a minimum of a further five years.

The exception for 5400 Francis Road is being accommodated through this proposed Policy amendment because it is an “in stream” application that was adversely affected by the change in the Lane Establishment Policy.

Rezoning Application

The rezoning proposal is relatively straight forward and would conform to the proposed amended lot size policy for the area. This application has been caught up for over a year in the review of the Lane Establishment and Arterial Road Redevelopment Policies. The applicant has provided staff with his assurance and appropriate plans that two attractive houses with garages in the front

yard will be built on the site. In recognition of the fact that he originally was going to dedicate land to the City for a lane and pay the City for its future construction, the applicant has also agreed to contribute \$38,000 to the Affordable Housing Fund.

Staff believe that the proposed two lot split to R1/K (min 10 m wide lot) standards without a lane is a reasonable compromise and one which suits this particular neighbourhood.

Public Consultation

A letter was sent to all residents in the Policy area (**Attachment 7**) providing background on the Lot Size Policy and the Lane Establishment Policy and explaining the nature and implications of the Rezoning Application for 5400 Francis Road. To the time of writing this report, only one written response has been received (**Attachment 8**) and it was supportive of the proposed changes.

Financial Impact or Economic Impact

None.

Conclusion

1. Staff have reviewed the application to rezone 5400 Francis Road to Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating two (2) single-family lots and have recommended changes to the area's Single Family Lot Size Policy that would address this application as well as reaffirm the policy for future subdivisions in the balance of the area.
2. The Urban Development Division supports the subject application for rezoning as it is consistent with the Single Family Lot Size Policy recommended for the area.



David Brownlee
Planner 2

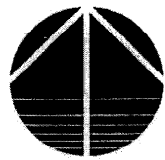
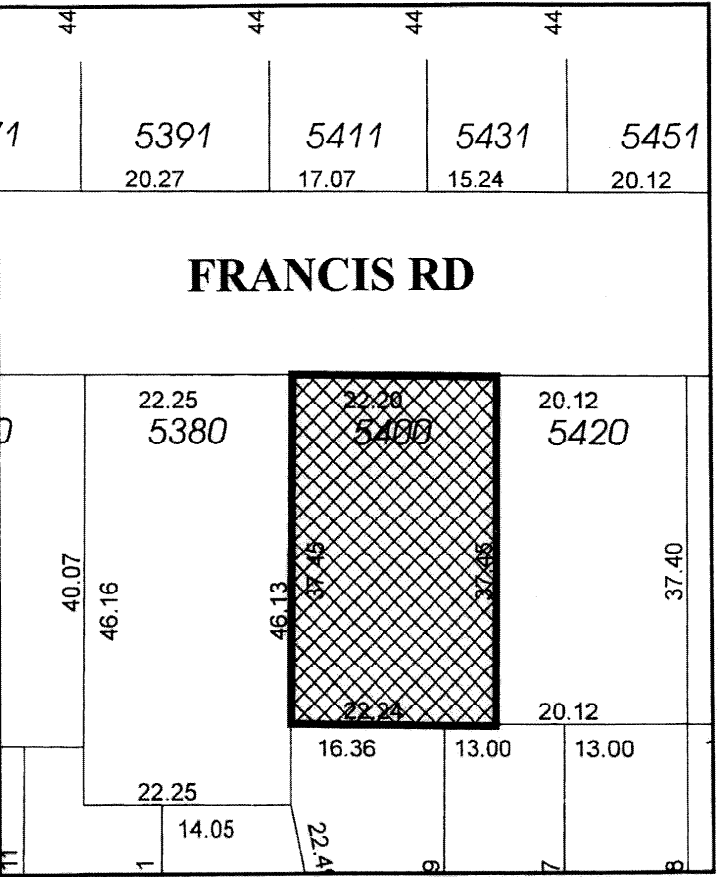
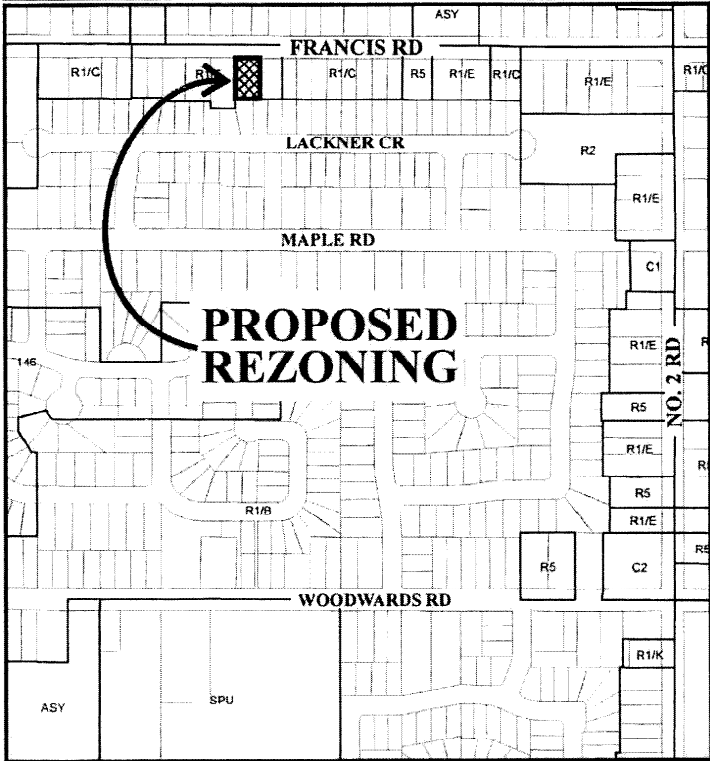
DCB:cas

There are requirements to be dealt with prior to final adoption – these are provided in **Attachment 9** – Conditional Rezoning Requirements

- Attachment 1: Location Map
- Attachment 2: Site Plan and Elevations
- Attachment 3: Single Family Lot Size Policy 5414
- Attachment 4: Development Application Data Sheet
- Attachment 5: Staff Technical Review Comments
- Attachment 6: Recommended Amended Lot Size Policy
- Attachment 7: Letter to Residents
- Attachment 8: Response Letters from the Public
- Attachment 9: Conditional Rezoning Requirements



City of Richmond



RZ 04-274895

Original Date: 08/05/04
 Revision Date:
 Note: Dimensions are in METRES

ATTACHMENT 1

ATTACHMENT 2

M. Moore Investments Ltd.
5108 Irmin Street
Burnaby, B.C.
V5J 1Y5
Telephone: (604) 716-1925

October 4, 2005
File: RZ 04274895

City of Richmond
Urban Development Division
Holger Burke – Acting Director of Development

Dear Mr. Burke:

RE: Rezoning Application for 5400 Francis Road

I am submitting plans for your review and approval for 5400 Francis Road. As per our previous discussions, the two homes will be constructed in compliance with guidelines from your Department. The material to be used is listed in the attached plans for your review and approval. You have my commitment that the homes will be constructed as per the attached plans and that they will not detract from the character of this neighbourhood.

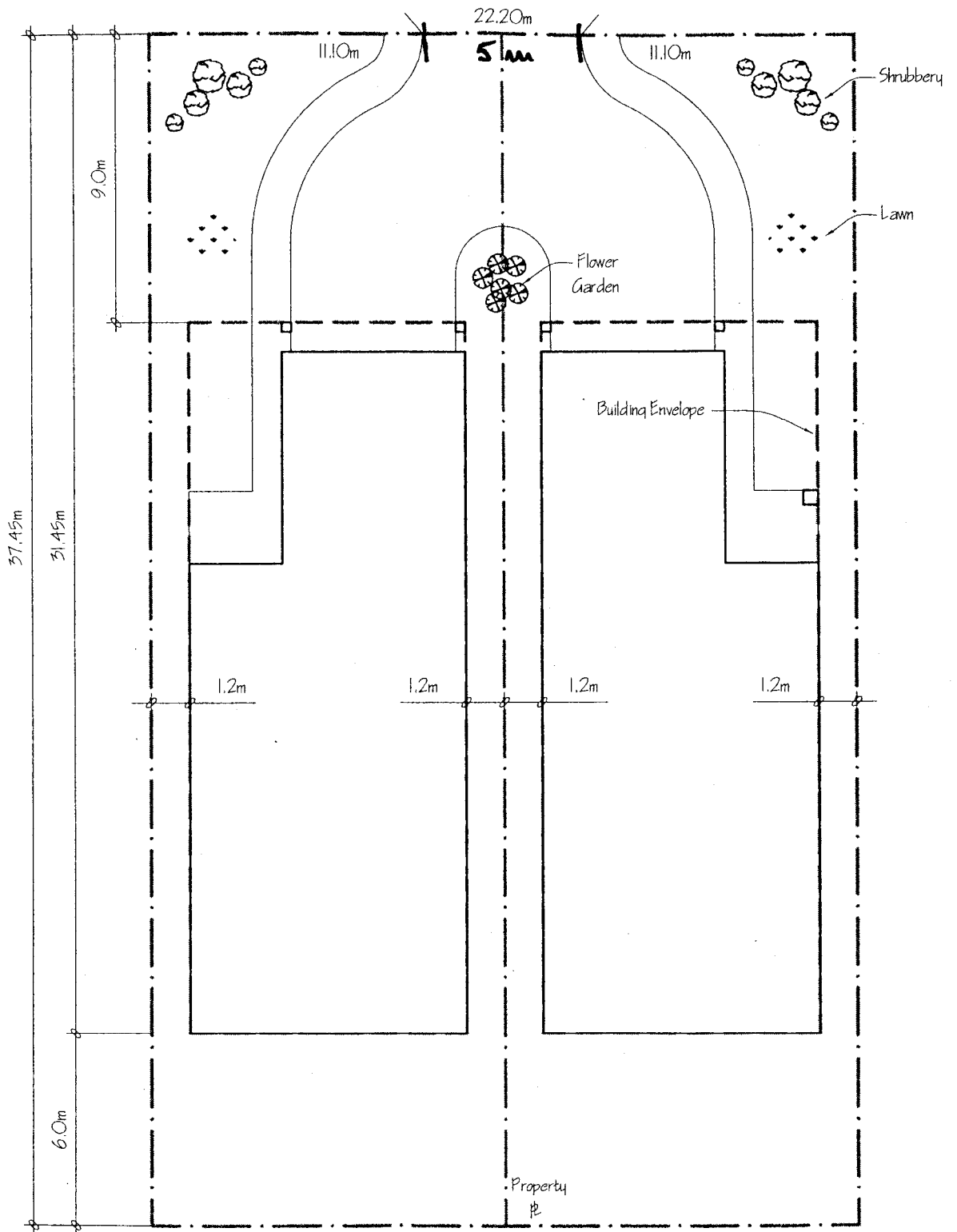
I am available to discuss any aspect of my application and these plans with you or any other City of Richmond official. Please let me know at your convenience if I need to provide any further information or clarification pertaining to this application.

Sincerely

Manjit S. Moore

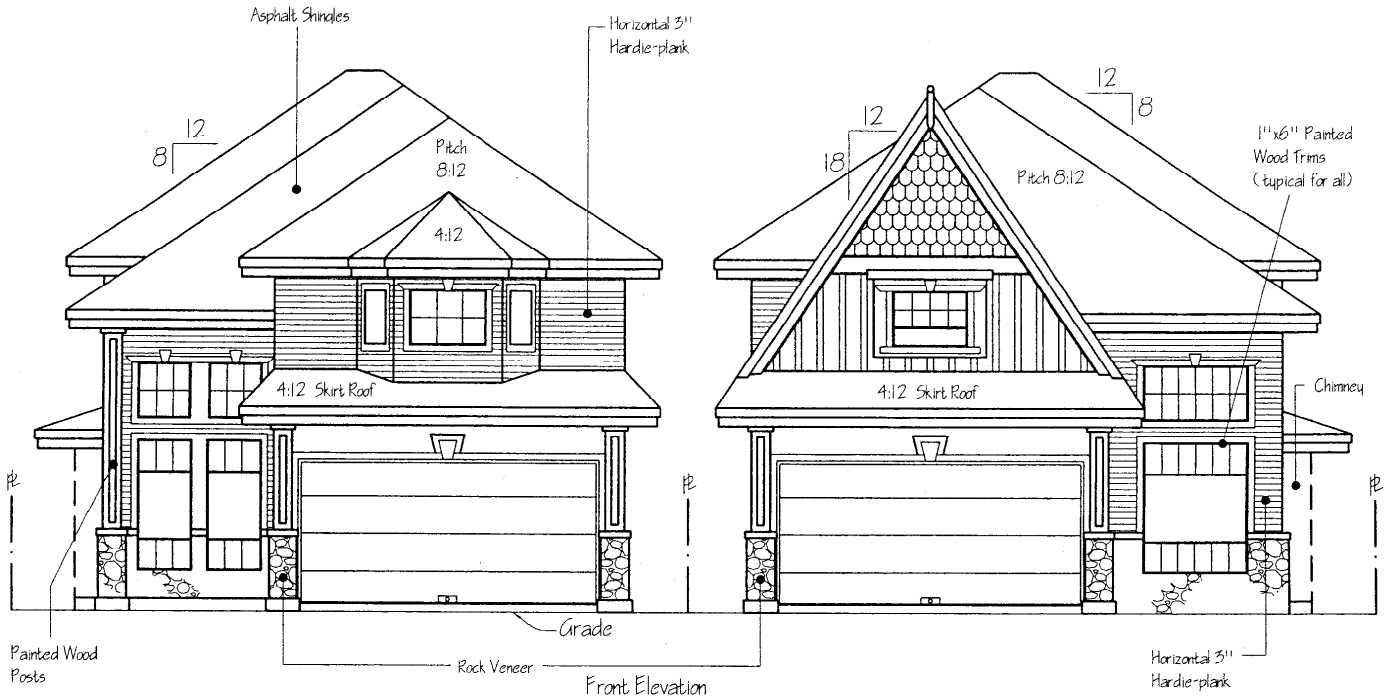


5400 Francis Road



Site Plan

Scale 1/8" = 1'-0"



Front Elevation
 Scale 1/4" = 1'-0"



City of Richmond

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Adopted by Council: August 28, 1989

POLICY 5414

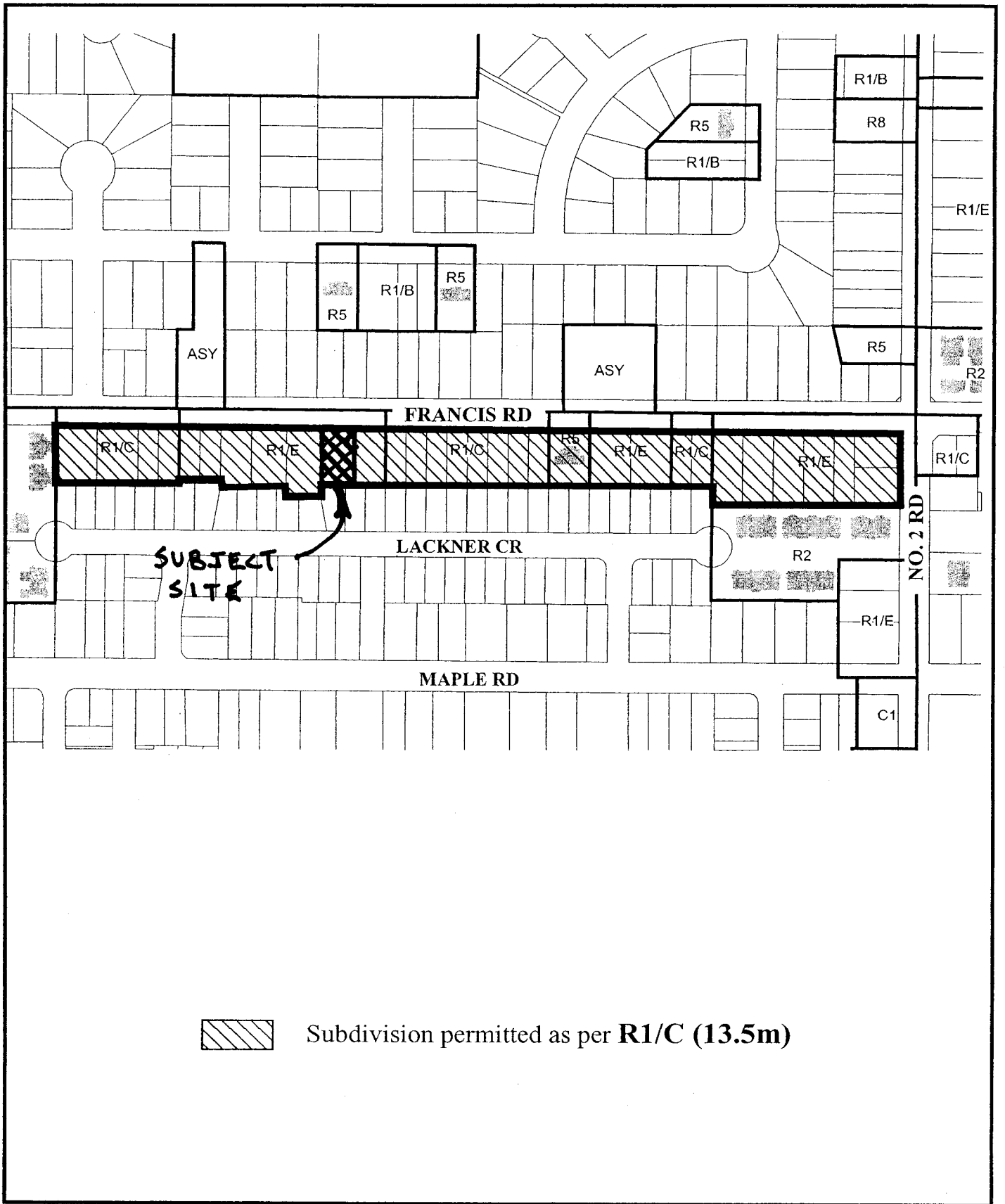
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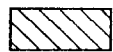
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-7

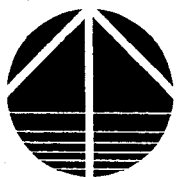
POLICY 5414:

The following policy establishes lot sizes for the area bounded by the **south side of Francis Road west of No. 2 Road**, in a portion of Section 25-4-7:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/C), as per Zoning and Development Bylaw 5300, provided no new accesses are created to No. 2 Road.
2. Area boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



 Subdivision permitted as per R1/C (13.5m)



Policy 5414
Section 25-4-7

Adopted Date: 08/28/89
Amended Date:



City of Richmond

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

**Development Application
 Data Sheet**

RZ 04-274895

Attachment 4

Address: 5400 Francis Road

Applicant: Manjit Singh Moore

Planning

Area(s): Blundell (Section 25-4-7)

	Existing	Proposed
Owner:	M. Moore Investments Ltd. Inc. No. 624731	same
Site Size (m²):	832 m ²	Two lots approx. 416 m ² each
Land Uses:	Single Family	Same
OCP Designation:	Neighbourhood Residential	same
702 Policy Designation:	Policy 5414 - Subdivision as per R1/C	Amended Policy Subdivision to R1/C except 5400 Francis Road which can subdivide to R1/K. No multi-family permitted.
Zoning:	R1/E	R1/K
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	9.73 upa	none permitted
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 0.45%	0.45%	none
Lot Size (min. dimensions):	270 m ²	416 m ² per lot	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m side Min. 6 m rear	Min. 1.2 m side Min. 6 m rear	none
Height (m):	2.5 storeys	2.5 storeys	none
Off-street Parking Spaces – Total:	2.0	2.0 per lot	none
Tandem Parking Spaces:	Not permitted	None	none

Staff Technical Review Comments

Engineering Works Design:

Development Applications - Engineering support the rezoning application. It is noted that the application does NOT conform to the current Lot Size Policy #5414, adopted by Council December 2, 1988.

Prior to Council adoption of the Rezoning Bylaw, the developer shall register a Restrictive Covenant ensuring that a single vehicular access will be provided for both future properties and ensuring that the buildings are setback a minimum of 9 m from the front property line to accommodate a vehicle turn around.

Prior to subdivision approval, the applicant will be required to register a Cross Access Easement ensuring that with future subdivision, both new lots can access the other's lot for vehicular access purposes.

No other concerns or requirements.

Transportation:

1. Register cross access easement for the shared drive aisle on the titles of the two subject properties.
2. Driveway width to be 5 metres, as required by City's Bylaw No.7222. Indicate width of driveway on the development permit plan. Design driveway to meet City's Bylaw (Bylaw No. 7222) and Design Specifications requirements.

Policy Planning:

The compromise reached for this site to R1/K (10m wide lots) standards without a requirement for a rear lane is acceptable as staff's analysis indicates that a rear lane is not required nor desired in this area. The applicant has committed to contributing to the City's Affordable Housing Fund in lieu of dedications for the laneway, as well as preparing designs that will fit into the neighbourhood. Covenants will be required to control the number of vehicle accesses to Francis Road and to ensure that the building is set back a minimum of 9 m from the front property line thereby providing adequate space for vehicle turn arounds.



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Proposed Amended Policy

POLICY 5414

File Ref: 4045-00

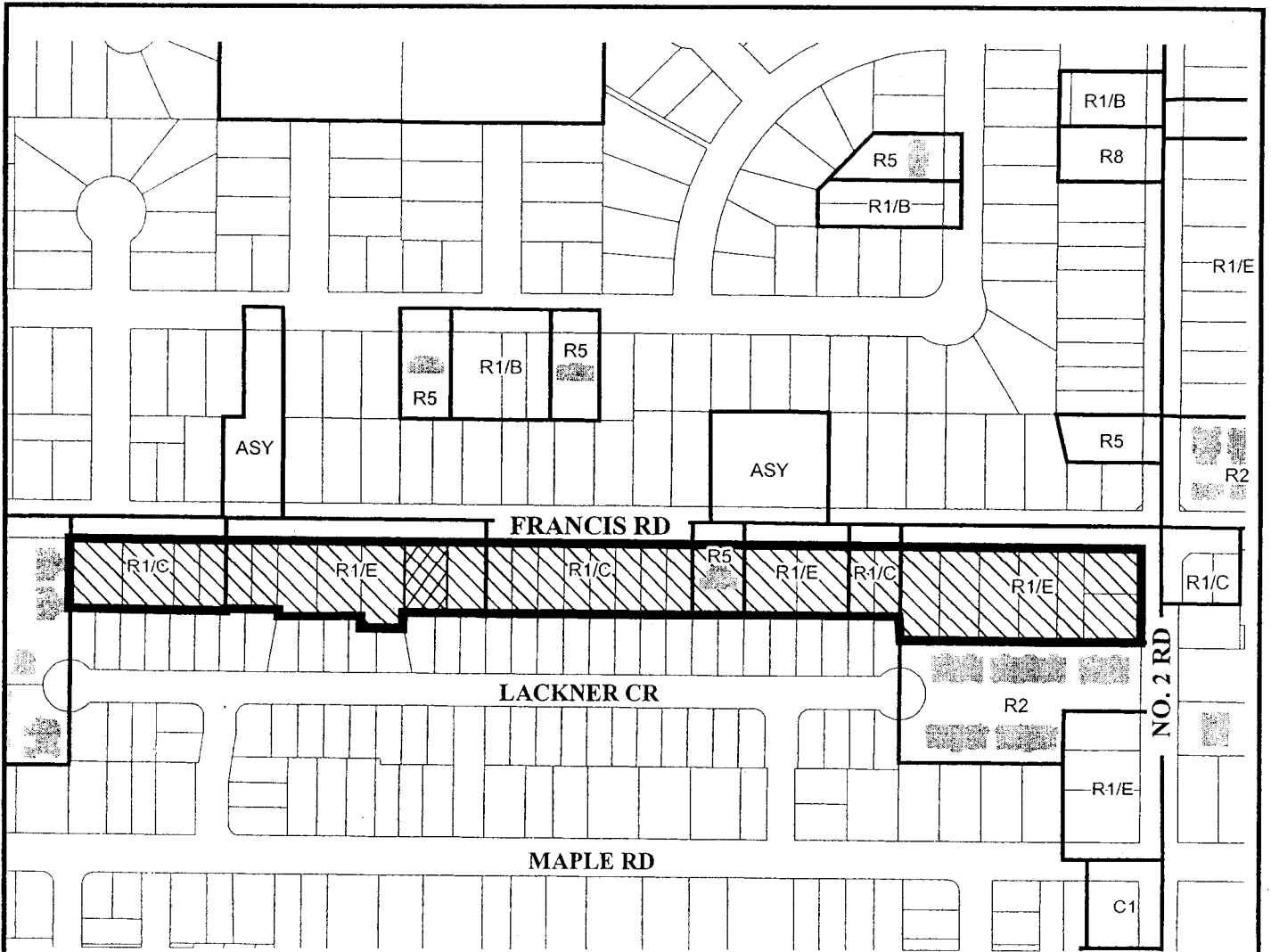
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-7


POLICY 5414:


The following policy establishes lot sizes for the area bounded by the **south side of Francis Road west of No. 2 Road**, in a portion of Section 25-4-7:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/C), as per Zoning and Development Bylaw 5300, provided no new accesses are created to No. 2 Road, with the following exception:

That 5400, Francis Road be permitted to subdivide as per Single-Family Housing District (R1/K), as per Zoning and Development Bylaw 5300.
2. Area boundaries are outlined on the accompanying plan.
3. Multiple-family residential development shall not be permitted.
4. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



 Subdivision permitted as per **R1/C (13.5m)**

 Subdivision permitted as per **R1/K (10.0m)**



Proposed Amended Policy 5414
Section 25, 4-7

Adopted Date: 08/28/89

Amended Date:



City of Richmond

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

September 22, 2005
 File: RZ 04-274895

Urban Development Division
 Fax: (604) 276-4052

Dear Home Owners and Residents:

Re: Rezoning Application for 5400 Francis Road and Single-Family Lot Size Policy 5414

This letter is being sent to inform you about an application for rezoning of 5400 Francis Road (see **Attachment 1**).

Rezoning Application

The rezoning application is being requested in order to allow for the subdivision of 5400 Francis Road into two, 11 metre wide single-family residential lots. The applicant is proposing to locate the garages in the front yard and is preparing an appropriate building design for both dwellings so as to fit into the area. The applicant is also proposing to make a contribution to the City's Affordable Housing Fund in lieu of having to dedicate land for a lane and having to pay to build this lane along the rear property line.

Single Family Lot Size Policy 5414

In 1989, City Council established a lot size policy for your area (see **Attachment 2**) requiring that new single-family residential lots have a minimum width of 13.5 metres. The Policy was established after consultation with the neighbourhood and was intended to provide a level of assurance as to what type of subdivision would be permitted in the area and therefore how the character of the neighbourhood would develop over time. The Policy was set up so that it would apply for a minimum of five years after which it could be changed.

Lane Establishment Policy

In 2001, the City also adopted a Lane Establishment Policy (No. 5038) which required rear lanes for new developments fronting onto key arterial roads. It was under this Policy that the rezoning application at 5400 Francis Road was originally submitted (i.e. proposing the garages in the back yard with a future lane along the rear property line). However, due to a number of concerns that have been raised with the implementation of the Lane Establishment Policy, Council directed staff to undertake a review of where and how the Policy should be applied. Based on this review, staff have determined that a lane is not warranted along this section of Francis Road. On this basis, the subject rezoning application (which has been "in stream" since July 2004) has been revised and is proposed to be considered on its own merits.

Staff Recommendation

Staff are proposing that:

1. Single-Family Lot Size Policy 5414 be amended to only permit 5400 Francis Road to rezone to Single-Family Housing District (R1/K), which has a minimum width requirement of 10 metres.

The remainder of the Single-Family Lot Size Policy would remain intact, requiring rezoning and subdivision applications to have a minimum width of 13.5 metres. The proposed amended Policy is shown in **Attachment 3**.

2. That the application for rezoning of 5400 Francis Road from Single Family Housing District, Subdivision Area E (R1/E or 18 metre wide lots) to Single Family Housing District (R1/K) be supported in order to permit the subdivision of two 11 m wide lots with garages in the front yard, a shared access driveway and no rear lane.

The only reason staff are making this exception for 5400 Francis Road is because it is an "in stream" application that was adversely affected by the change in the Lane Establishment Policy.

Request

Please forward any concerns or comments you may have on this rezoning application at 5400 Francis Road and staff's recommendation to the undersigned by **Friday, October 7, 2005**.

Yours truly,



David Brownlee
Planner 2
Phone: 604-276-4200
Fax: 604-276-4052
E-Mail: dbrownlee@richmond.ca
DB:HB/cas

Att. 3

pc: Holger Burke, Acting Director of Development

5480 Francis Rd,
Richmond, BC.
V7C 1K3.
Oct.2, 2005.

Mr. David Brownlee,
Planner 2'
City of Richmond,
6911 No.3 Road, Richmond,
BC V6Y 2C1.

Dear Sir,

Re Rezoning Application for 5400 Francis Rd. and Single Family
Lot Size Policy 5414

In response to your letter dated Sept.22 2005 in respect of the subject at caption, as the owner of the properties at 5340 Francis Rd. and 5480 Francis Rd, I offer no objection to your staff's recommendations as contained in your letter of even reference.

Thank you for your kindness to invite me to express my views on the matter.

Yours sincerely,

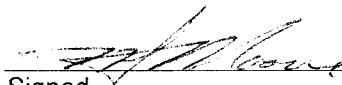

(Bok Yin Kong)

Conditional Rezoning Requirements

5400 Francis Road RZ 04-274895

Prior to final adoption of Zoning Amendment Bylaw 7987, the developer is required to complete the following requirements:

1. Register a Restrictive Covenant ensuring that a single vehicle access will be provided for both future properties and ensuring that the buildings are setback a minimum of 9 m from the front property line to accommodate a vehicle turn around.
2. Make a contribution to the affordable housing fund in the amount of **\$38,000.00**.


Signed _____

Oct 26/05
Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7987 (RZ 04-274895)
5400 FRANCIS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. 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. 004-195-621

Lot 74 Except: Part Subdivided by Plan 71874; Section 25 Block 4 North Range 7
West New Westminster District Plan 39220

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7987”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER