City of Richmond
Urban Development Division

Report to Committee

To Planning · Nov 18, 2003

To: Planning Committee **Date:** October 21, 2003

From: Joe Erceg RZ 03-246677
Manager, Development Applications File 8060-20-7617

Re: **Application by Rafiq Shaikh for Rezoning at 8240 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. 7617, for the rezoning of 8240 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.

Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

1079468

Staff Report

Origin

Rafiq Shaikh has applied to the City of Richmond for permission to rezone 8240 Francis Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width of 18 m or 59.055 ft.) to Single-Family Housing District (R1 – 0.6) in order to permit a two (2) lot single-family residential subdivision with access to a future lane at the rear property line.

Findings of Fact

Item	Existing	Proposed
Owner	Sunil and Medha Mathure	To be determined
Applicant	Rafiq Shaikh	No change
Site Size	919 m^2 (9892 ft^2)	Two lots each approximately 400 m^2 (4306 ft^2)* *Exclude lane dedication
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Low density residential	No change
Zoning	R1/E	R1 – 0.6

Surrounding Development

New single-family houses located to the immediate west of the subject site. A lane has been constructed and extends from Rideau Gate to the west property line of 8220 Francis Road. Construction of the lane was a result of a four (4) lot residential subdivision at the corner of Francis Road and Rideau Gate (reference file RZ 01-190134). Townhouses are located across the street to the north, with a majority of properties to the east and behind the subject site containing older single-family houses.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy supports property redevelopment along arterial roads in conjunction with lane implementation. As such, the Lane Establishment Policy requires a 6 m lane dedication along the rear of those lots redeveloping along arterial roads. The rezoning at the subject site is applicable to and consistent with these two (2) policies as the property fronts an arterial road slated for lane establishment.

Staff Comments

Environment and Land Use

Two (2) rezoning applications to Single-Family Housing District, Subdivision Area K (R1/K) have been approved to the west of the subject sit at Rideau Gate and further east near the public walkway. This is the third residential rezoning application along this block of Francis Road. A lane has been established from Rideau Gate but unfortunately, it does not extend to the property at 8240 Francis Road. Therefore, a temporary shared driveway will be required as the property between the subject site and constructed lane (8220 Francis Road) contains a new single-family house that will not likely redevelop in the near future.

Engineering

The following is required prior to final adoption of the rezoning:

1. Dedication of a 6 m lane across the entire south property line.
2. Payment of $838/m in Neighbourhood Improvement Charge (NIC) fees for future lane construction. The developer also has the option of constructing the lane via the subdivision stage. They must advise in writing which option they prefer prior to the rezoning being adopted.
3. Registration of two (2) Restrictive Covenants ensuring:
    a. Garages are located at the rear of the proposed new lots and situated in such a manner as to allow direct vehicle access to the lane once it becomes operational; and
    b. One shared temporary driveway and crossing to Francis Road, which will be removed when the lane is established and connects to a permanent access.

Standard Development Cost Charges (DCC) and service tie-in fees will be assessed at subdivision along with:

1. Registration of a 4 m cross-access easement, centred on the new property line from Francis Road to the new lane for the temporary shared driveway; and
2. Payment of a deposit for the future reinstatement of the driveway crossing when the lane becomes operational.

Staff note that a significant Evergreen tree located at the front of the property, in the middle of the lot, will need to be removed for the temporary shared driveway which is to be centred on the property line dividing the two (2) new proposed residential lots. A fire hydrant may also need to be relocated due to the shared driveway.

Analysis

This rezoning application is occurring along a block of Francis Road where previous redevelopment of single-family properties has occurred and been guided by the Arterial Road Redevelopment and Lane Establishment Policies. A lane has been established from Rideau Gate to the west, but does not yet provide permanent vehicle access to the subject site. Therefore, a temporary shared driveway will be a requirement of this rezoning.

A recent rezoning seven (7) lots to the east from 8240 Francis Road resulted in a 6 m lane dedication which is accessed by the local roadways and existing lane servicing those properties in the neighbourhood behind Francis Road. Connection of this lane with the lane accessed from Rideau Gate will not be for some time as there are three (3) new single-family houses along this portion of Francis Road. However, all properties located between the established lanes do have subdivision potential.

Financial Impact

None.

Conclusion

The subject application is to rezone 8240 Francis Road to Single-Family Housing District (R1 - 0.6). Staff support the rezoning as it is consistent with development already undertaken in the neighbourhood and complies with the Arterial Road Redevelopment and Lane Establishment Policies.

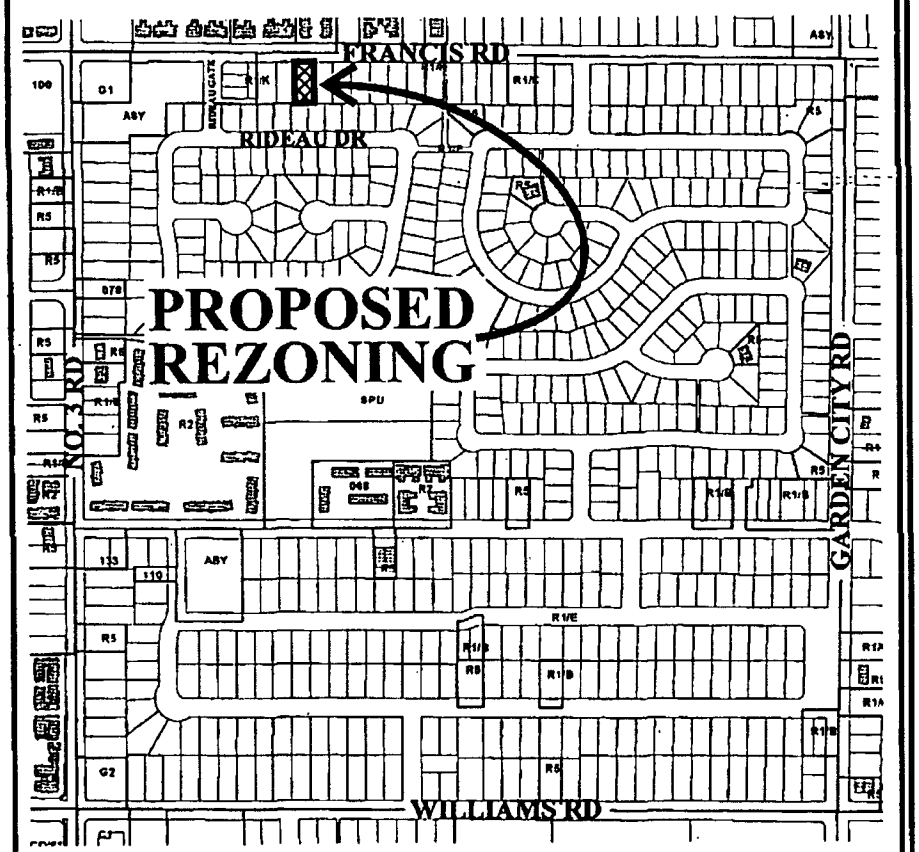
Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

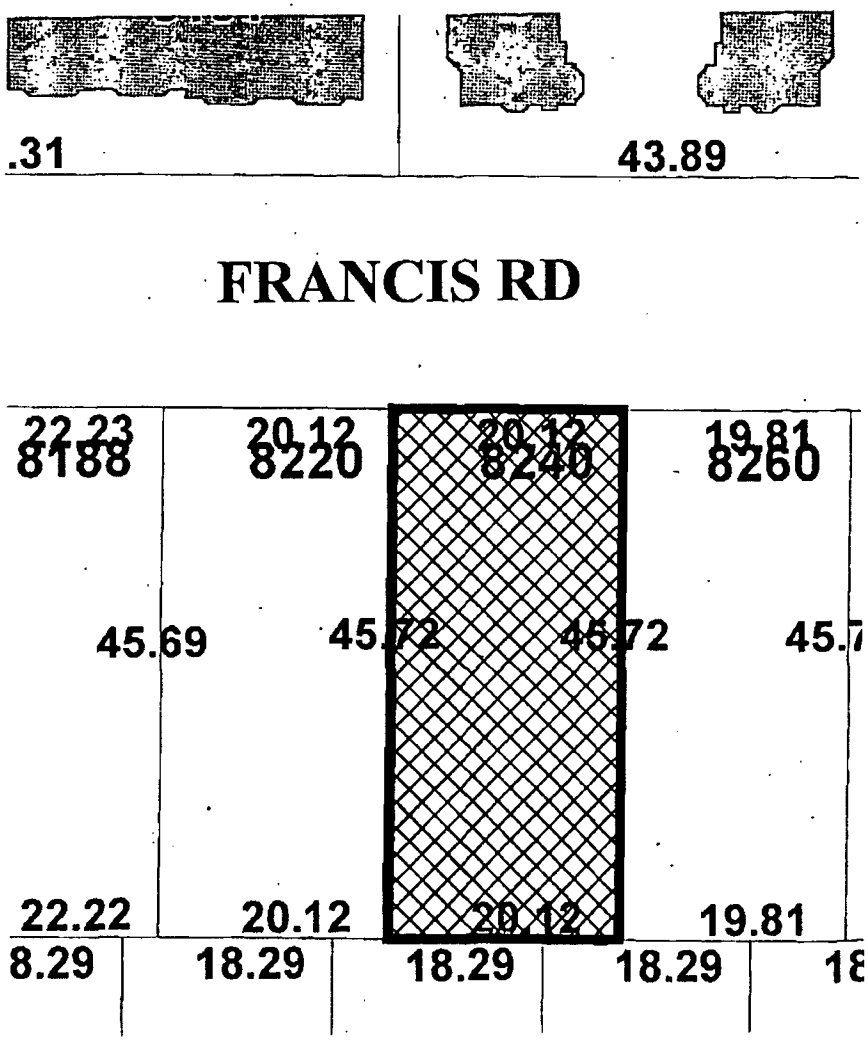
KE:blg

The following requirements are to be dealt with prior to final adoption:

- Dedication of a 6 m lane along the entire south property line.
- Payment of $838/m in Neighbourhood Improvement Charge (NIC) fees for future lane construction or constructing the lane via the subdivision stage. A letter advising of which option is preferred must be received prior to the rezoning being adopted.
- Registration of a Restrictive Covenant ensuring that garages be located at the rear of the property in order to allow direct access to the lane once it becomes operational.
- Registration of Restrictive Covenant requiring that one (1) shared temporary driveway be provided for both properties, which will be closed and removed once the lane becomes operational.

City of Richmond





RZ 03-246677

Original Date: 09/17/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

City of Richmond

Bylaw 7617

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7617 (RZ 03-246677) 8240 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. 003-803-040
   Parcel "A" (Explanatory Plan 17186) Lot 14 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 7617".**

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

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