



**City of Richmond**  
Urban Development Division

**Report to Committee**

**To:** Planning Committee

*to Planning - NOV 22, 2005.*  
**Date:** November 7, 2005

**From:** Holger Burke  
Acting Director of Development

RZ 04-274078

**Re:** **Application by Les Cohen and Azim Bhimani for Rezoning at  
5091 & 5111 Francis Road from Single-Family Housing District, Subdivision  
Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

*File: R-8060-20-7998/7854*

**Staff Recommendation**

1. That Bylaw No. 7854, associated with a previous townhouse application, be abandoned.
2. That Bylaw No. 7998, for the rezoning of 5091 & 5111 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Holger Burke  
Acting Director of Development

HB:ke  
Att. 4

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Les Cohen and Azim Bhimani have applied to the City of Richmond for permission to rezone 5091 and 5111 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit a subdivision to create four new single-family residential lots.

This application was referred at the Public Hearing held on February 21, 2005 with specific direction from Council to have the application amended from a multi-family to a single-family proposal. The original proposal was for a 12 unit townhouse project.

The previous Bylaw No. 7854 for the townhouse proposal is being abandoned and a new Bylaw No. 7998 is being introduced as part of the revised single-family proposal.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 2**.

### Surrounding Development

To the North: Existing single-family lots zoned R1/E

To the East: Recently constructed single-family dwellings zoned R1/C.

To the South: Single-family dwellings on the opposite side of Francis Road

To the West: An existing duplex

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policies

Both policies are currently under review. The rezoning application is considered an "In Stream" application as it was submitted prior to the initiation of the policy review. The amended proposal for R1/B single-family lots can be considered during the policy review as Council has given specific direction to bring forward a single-family proposal due to comments arising from the Public Hearing held on February 21, 2005. As a result, staff are bringing forward the revised single-family proposal for consideration.

#### Official Community Plan Land Use Designation

The Official Community Plan (OCP) General and Specific Land Use Map designate the subject property for *Neighbourhood Residential* and *Low Density Residential* respectively. These designations allow for a variety of residential land uses including single-family residential, which is proposed through the rezoning.

### Consultation

#### Arterial Road Redevelopment Concept Plan

Staff undertook additional consultation with the surrounding neighbourhood in relation to the revised single-family proposal. This took the form of a letter and Arterial Road Concept Plan

prepared by staff outlining the revised rezoning proposal and redevelopment (refer to **Attachment 3**). The Concept Plan maintains the single-family character of housing along this block of Francis Road between Railway Avenue and Carrick Road.

At the time of preparation of the staff report, no additional correspondence from the neighbourhood has been received. Staff will continue to monitor public comments and forward all correspondence to Council for consideration.

## **Public Input**

### February 21, 2005 Public Hearing

Public correspondence was received through the previous Public Hearing for the proposed 12-unit townhouse project. The following is a general summary of comments and concerns outlined in the received correspondence:

- Density of development in relation to existing single-family dwellings.
- Traffic concerns regarding increased volume.
- Proposed development being out of character with existing single-family residential dwellings.

## **Staff Comments**

Staff Technical Review comments are contained in **Attachment 5**.

## **Analysis**

### Comparison with other “In Stream” Applications with Front Access Garages

Recently, staff forwarded three “in stream” applications where residential rezoning and subdivisions (R1/K) with front access garages were being considered in conjunction with contributions to the City’s affordable housing reserve. The applicant’s have indicated that they did not want to contribute to the affordable housing reserve based on the existing four lot proposal. Staff agreed that this proposed residential subdivision with front access garages should not be required to submit funds to the affordable housing reserve on the following grounds:

- The previous application proposed townhouses as an alternative to single-family lots; however, there was significant public opposition and concerns from Council. As a result, the project was referred.
- Council gave specific direction at the Public Hearing for the townhouse project to be amended to a single-family proposal.
- The current application is to rezone to four R1/B (approximately 12.65 m or 41.5 ft. wide) lots, while other “in stream” applications are proposing narrower R1/K lots (minimum 10 m or 32.5 ft).
- The applicant has indicated a willingness to contribute to the affordable housing reserve fund if consideration was given to a five lot R1/K single-family residential subdivision. However, staff have the following concerns about a five lot R1/K proposal:
  - A five lot proposal would add an additional access to Francis Road.
  - Narrower lots will result in garages dominating the street frontage. The current four lot R1/B proposal enables garage door presence to be minimized by orienting doors inwards.

- The neighbourhood consultation undertaken through the Arterial Road Concept Plan only identified a four lot R1/B option.

#### Single-Family Residential Proposal

The proposed four lot residential rezoning and subdivision complies with all the lot size requirements of the R1/B zoning district (minimum width of 12 m or 39 ft). Each proposed residential lot will be 12.65 m wide (41.5 ft) and approximately 566 m<sup>2</sup> (6,092 ft<sup>2</sup>) in area.

In relation to the comments made at the February 21, 2005 Public Hearing, a single-family development does not introduce a new residential form (townhouses) of development along this portion of Francis Road and will be at a comparable density to the surrounding residential dwellings. A single-family proposal also alleviates traffic concerns regarding a multi-family project with an internal drive-aisle. As a result, a majority of the concerns raised at Public Hearing for the original multi-family project have been addressed through the revised single-family proposal.

The applicant's submitted a preliminary subdivision and site plan along with front elevations of the four proposed dwelling units (**Attachment 4**). Staff requested that the design and elevations of the dwellings be differentiated and articulated to show variety among the houses and that the garages be oriented and designed in such a manner to minimize their presence along Francis Road. The applicant has indicated that their client will be constructing the single-family dwellings and have committed to undertake the design and construction of these dwellings in general accordance with the conceptual plans attached to this staff report. As a condition of rezoning, the developer's lawyer is required to prepare and submit the necessary legal documentation to ensure that the building layout, design, massing and landscaping of the proposed dwellings generally adheres to submitted plans.

#### Vehicle Access

In order to minimize the number of driveways accessing the local arterial (Francis Road), a requirement for shared driveways will be a condition of rezoning. Two shared accesses will service the four proposed residential lots.

To alleviate concerns in regards to the backing out of vehicles from the single-family lots to the arterial road, the buildings will be setback 9 m (30 ft) from the public road. This will facilitate the creation of a driveway with turnaround capability. A combination of restrictive covenants and access easements will be required at rezoning and subdivision to ensure vehicle access is controlled and mitigated (refer to **Attachment 5**).

#### Residential Character of Surrounding Area

As part of the review of this rezoning application and preparation of the Arterial Road Concept Plan, staff examined the existing residential character of this block of Francis Road between Railway Avenue and Carrick Road. Generally, this block for Francis Road consists of single-family residential dwellings on a variety of lot sizes along with two lots containing existing duplexes.

Two lots to the immediate east of the subject site contain new single-family dwellings on R1/C zoned properties (13.5 m or 44 ft minimum width). This neighbouring redevelopment proposal was approved for rezoning in 1996. The houses that have been constructed on the R1/C lots are setback 9 m (30 ft) from the public road and have front access garages. There are a number of new single-family dwellings situated along this block of Francis Road, which is interspersed with existing dwellings. A four lot single-family residential subdivision would be consistent with the residential character of the area, which is predominantly single-family with front access garages.

### **Conclusion**

In response to public comments and Council concerns made at Public Hearing on a previous submission for a 12 unit townhouse project, the applicant has amended the residential rezoning application to a four lot single-family proposal. Single-family dwellings with shared driveways and front access garages are considered an appropriate land use. As a result, staff recommend support of the application.



Kevin Eng  
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

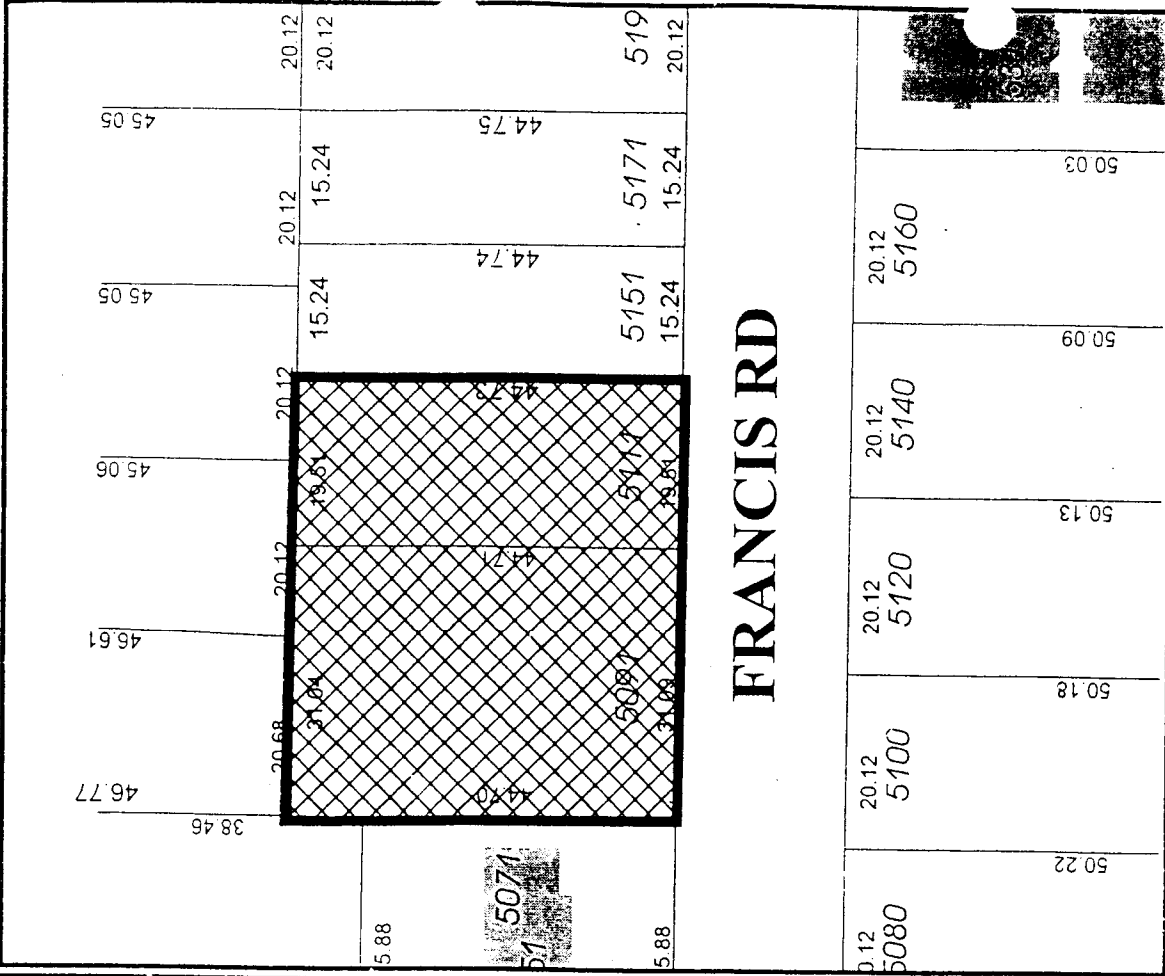
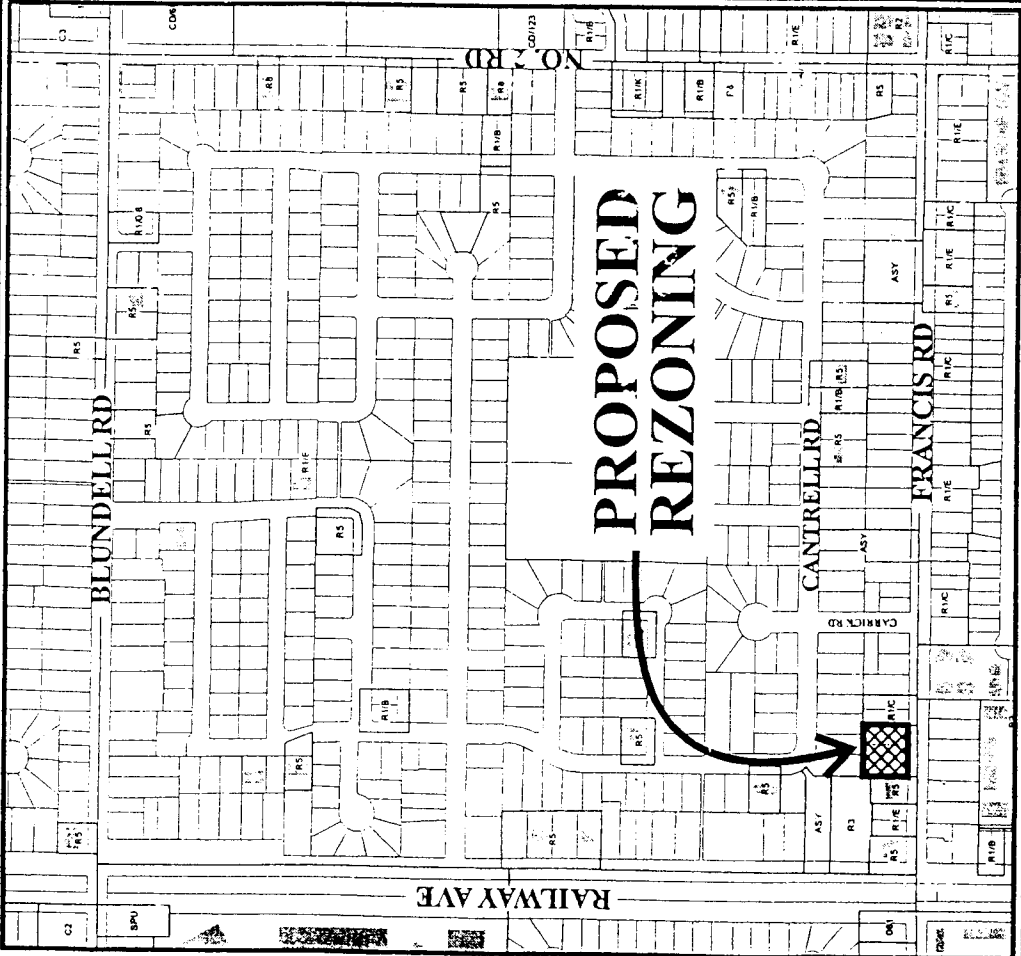
Attachment 3: Arterial Road Concept Plan and Letter

Attachment 4: Conceptual Site Plan and Street Elevations

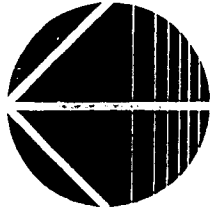
Attachment 5: Conditional Rezoning Requirements Concurrence



# City of Richmond



5080	5022	5018	5013	5009	5003
20.12	20.12	20.12	20.12	20.12	20.12
5100	5120	5140	5160		



## RZ 04-274078

### ATTACHMENT 1

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



**City of Richmond**

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

**Development Application  
 Data Sheet**

**RZ 04-274078**

**Attachment 2**

Address: 5091 & 5111 Francis Road

Applicant: Les Cohen and Azim Bhimani

Planning

Area(s): N/A

	Existing	Proposed
<b>Owner:</b>	5091 Francis Road – L. Gill 5111 Francis Road – All Line Construction	To be determined
<b>Site Size (m<sup>2</sup>):</b>	Combined site area – 2,262 m <sup>2</sup> (24,348 ft <sup>2</sup> )	Four residential lots approximately 565.5 m <sup>2</sup> (6,087 ft <sup>2</sup> ) each
<b>Land Uses:</b>	Single-family residential	No change
<b>OCP Designation:</b>	Neighbourhood Residential/Low Density Residential	No change – complies with designation
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 60 ft minimum width)	Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 40 ft minimum width)



## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

September 26, 2005  
File: RZ 04-274078

Urban Development Division  
Fax: (604) 276-4052

Dear Property Owner and/or Resident:

**Re: Proposed Development at 5091/5111 Francis Road**

On February 21, 2005, a Public Hearing was held for a twelve-unit multi-family development on the subject properties. As a result of the Public Hearing, Council referred the application back to staff in order for it to be amended to a single-family redevelopment proposal. As a result, the applicant has amended the rezoning application to a four lot single-family residential subdivision with provisions for shared vehicle access onto Francis Road. The current application is to rezone to Single-Family Housing District, Subdivision Area B (R1/B)(minimum lot width 12 m or 39 ft.) This letter informs residents of the revised single-family proposal and presents an Arterial Development Concept plan for this portion of Francis Road.

Arterial Development Concept Plan

The Arterial Development Concept Plan is illustrated in **Attachment 1**. The concept plan shows the subject properties and the proposal for the subdivision of four single-family residential lots. Shared driveways are proposed to limit the number of driveways onto Francis Road. Existing single-family and duplex lots surrounding the subject site along this block of Francis Road are envisioned to be maintained. The concept plan generally retains the single-family character of this area.

Process

As part of the rezoning process, the application must proceed to meetings of Planning Committee, Council and a Public Hearing. This application will be forwarded to Council for consideration in the near future; however, no specific date has been identified at this time. Please contact the staff listed below if you have any questions about the forthcoming process or future Planning Committee meeting dates.

Contact Information

If you have any questions/comments or want to make a public submission, you can:

- Contact me by phone at (604) 247-4626.
- Mail a submission to myself or the City Clerk which will be forwarded to Council (6911 No. 3 Road, Richmond, BC, V6Y 2C1).
- E-mail [keng@richmond.ca](mailto:keng@richmond.ca). Please indicate if you wish the e-mail to be forwarded to Council.

Yours truly,

Kevin Eng  
Planner 1

KE:cas



Railway Ave

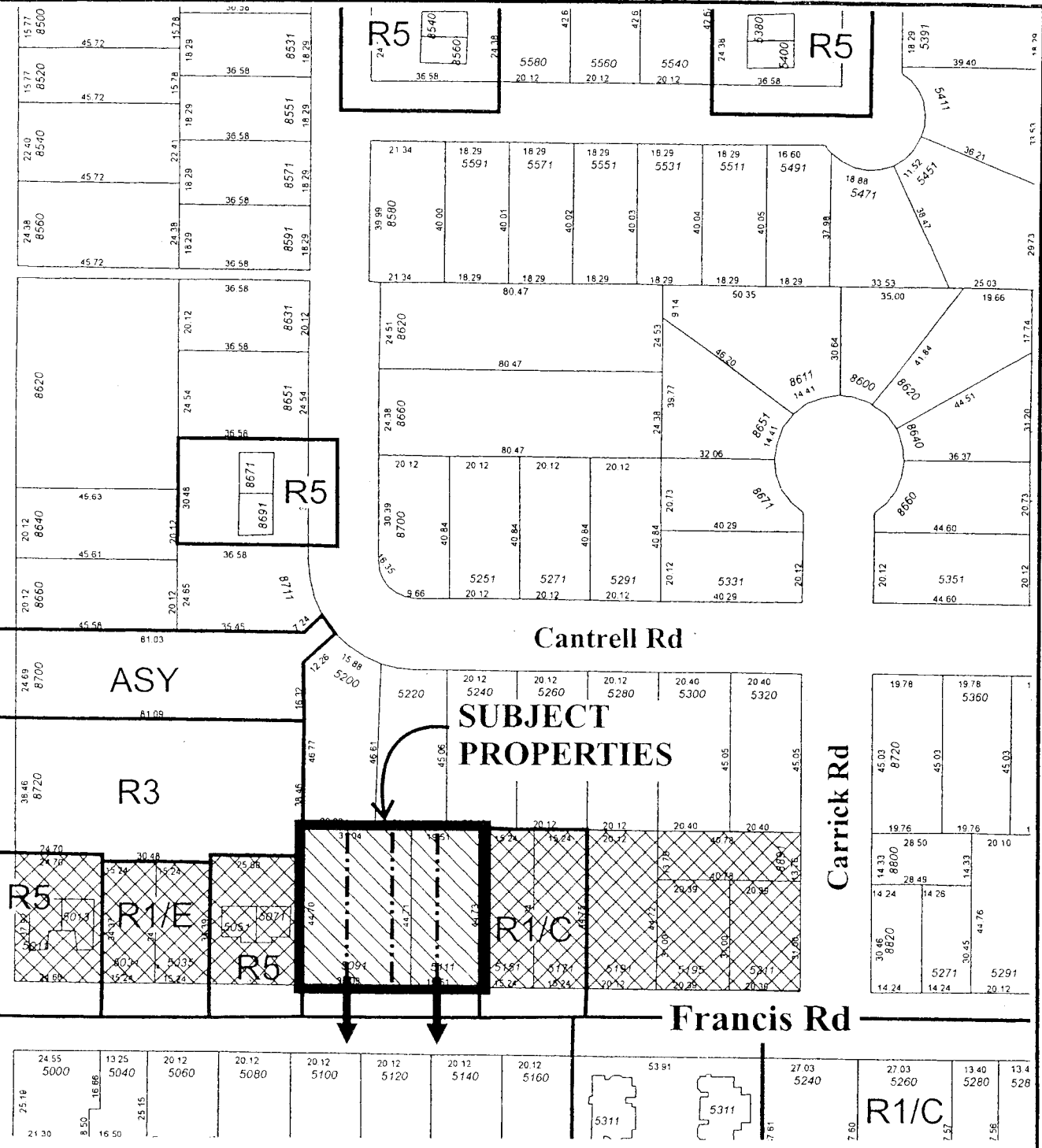
Cantrell Rd

Carrick Rd

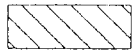


Francis Rd

ASY  
R3

**SUBJECT  
PROPERTIES**



**LEGEND**

-  Proposed Single-Family Subdivision (12m minimum lot width)
-  Limited Development Potential
-  Shared Vehicle Access

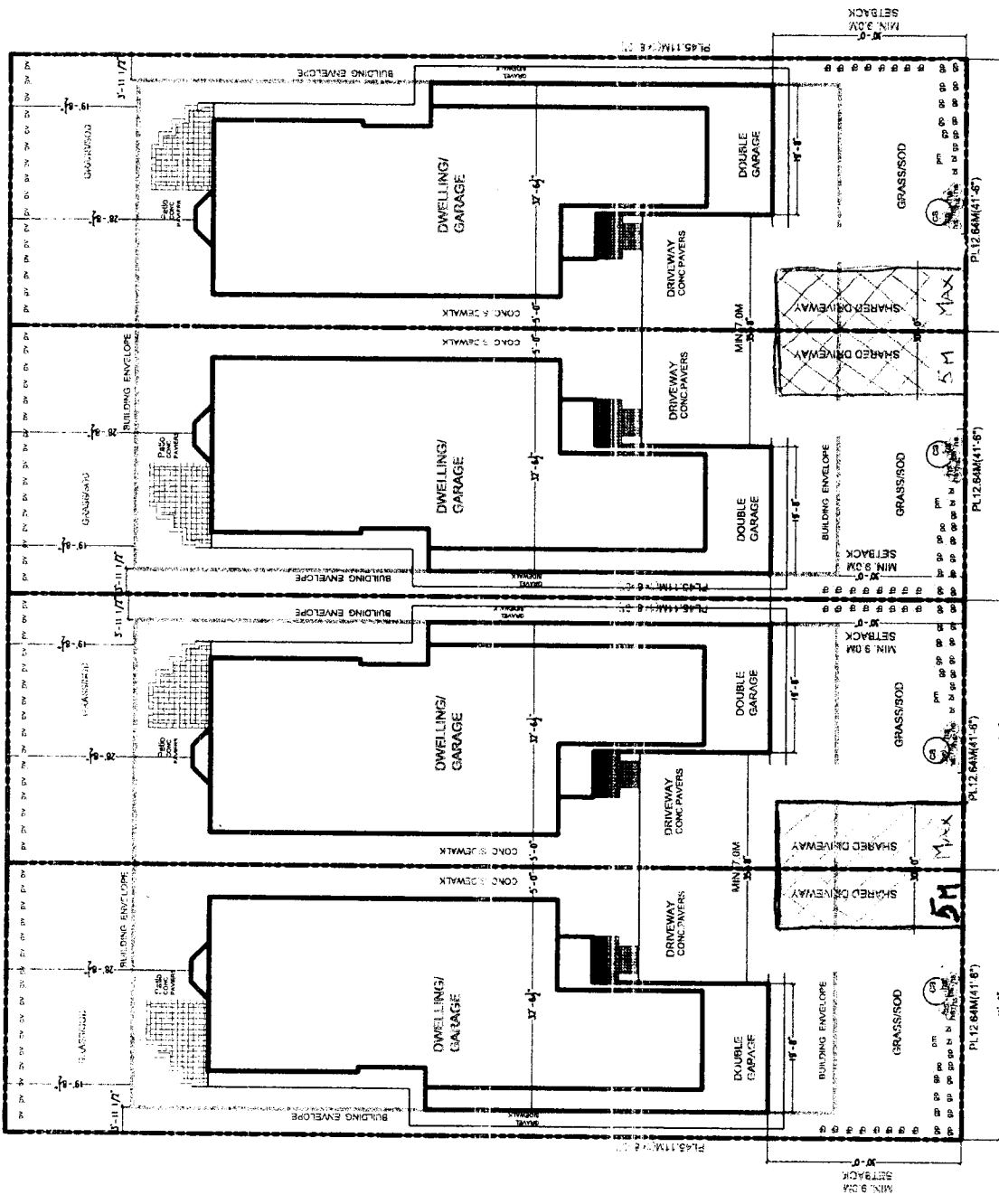


**Arterial Development Concept Plan**  
 5011 to 5211 Francis Road

Date: 07/22/05

Amended Date:

Note: Dimensions are in METRES



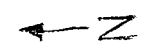
**SITE PLAN**  
 CIVIC ADDRESS:  
 5111 FRANCIS ROAD  
 RICHMOND, BC.

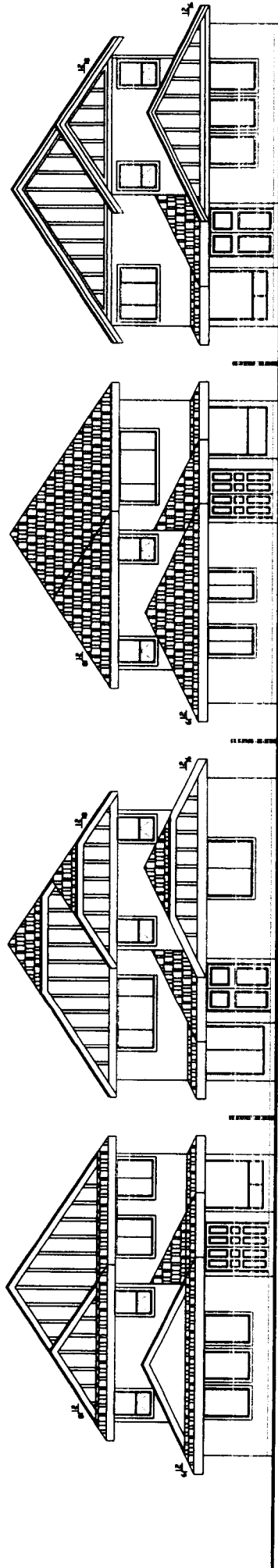
**SITE PLAN**  
 CIVIC ADDRESS:  
 5097 FRANCIS ROAD  
 RICHMOND, BC.

MIN 9.0M SETBACK  
 MIN 7.0M  
 CONC PAVEMENT  
 GRASS/ROD  
 DWELLING/GARAGE  
 DOUBLE GARAGE  
 DRIVEWAY CONC PAVERS  
 SHARED DRIVEWAY

MIN 9.0M SETBACK  
 MIN 7.0M  
 CONC PAVEMENT  
 GRASS/ROD  
 DWELLING/GARAGE  
 DOUBLE GARAGE  
 DRIVEWAY CONC PAVERS  
 SHARED DRIVEWAY

← FRANCIS RD. →





SOUTH ELEVATION (FRONT)  
FRANCIS ROAD

## Conditional Rezoning Requirements 5091 & 5111 Francis Road RZ 04-274078

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

1. Register a Restrictive Covenant to ensure that buildings are setback a minimum of 9 m (30 ft.) from the public road (Francis Road) to ensure that driveways with turnaround capability are implemented to avoid the backing out of vehicles on the arterial road.
2. Register a Restrictive Covenant to ensure that shared driveways are implemented (one shared driveway servicing two lots).
3. Preparation of the necessary legal documentation by the developer's lawyer to ensure that building layout, design, massing, landscaping and overall form and character of the dwellings adhere to the submitted plans as proposed.

Also be aware that a subdivision application\* will be required and that the following requirements will apply:

1. Preparation of the necessary cross access easements to facilitate the creation of the shared driveways. A total of two cross access easements are to be implemented (one for each pairing of lots). The maximum width of the easement will be 5m (16.4 ft) from the driveway crossing to 'hammerhead' turnaround. The cross access easement documents and plans are to be prepared by the developer and submitted to the City for review.
2. Costs for the relocation of driveway crossings and reinstatement of sidewalks will also be assessed at subdivision.

\* Note: This requires a separate application.

-SIGNED COPY ON FILE-

Signed \_\_\_\_\_

Date \_\_\_\_\_



## Regular Council Meeting for Public Hearings

Monday, February 21<sup>st</sup>, 2005

PH05/2-5

It was moved and seconded

*That Zoning Amendment Bylaw 7847 be given second and third readings.*

**CARRIED**

6. **Zoning Amendment Bylaw 7854 (RZ 04-274078)**  
(5091 and 5111 Francis Road; Applicant: Les Cohen and Azim Bhimani)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

S. & P. Grewal, 5151 Francis Road – Schedule 5

M. Cheung, Y. Peng and T. Cifci, 5051 & 5071 Francis Road – Schedule 6

T. & Z. Cifci, M. Cheung & Y. Peng – Schedule 7

G. & I. Tamayo, 5200 Cantrell Road – Schedule 8

G. & B. Larose, 5035 Francis Road – Schedule 9

V. Yasel & I. Prodan – Schedule 10

Petition of 20 residents opposed to the application – Schedule 11

Petition of 29 individuals in support of the application – Schedule 12

Correspondence from City staff submitted by the applicant – Schedule 13

*Submissions from the floor:*

Mr. George Larose, 5035 Francis Road, indicated that several more signatures had been received from area residents in opposition to the rezoning application, and he explained that only those residents directly affected by the proposal had been contacted. Mr. Larose objected to the rezoning application due to the increased density, the negative affect the proposed new definition of the character of the street would have on property values, and the intrusion into the single family oriented character and the ambience of the neighbourhood. Mr. Larose also expressed his concerns regarding access onto Francis Road, and the lack of street parking on Francis Road.



## Regular Council Meeting for Public Hearings

Monday, February 21<sup>st</sup>, 2005

Mr. Sukh Grewal, 5151 Francis Road, said that he was strongly opposed to the application because of the negative affects on privacy, safety and security that would result. Further to this, Mr. Grewal said that the alley between the two rows of townhouses would dead end at his property line; that his property value would decrease if located next to townhouses; that sunlight to his property would be affected; that he was concerned that his home, which was a year and half old, would be affected by settling; the congestion that would result from the doubling of density; and, that the townhouses did not fit within the existing character of the neighbourhood.

Mr. M. Cheung, and Mr. T. Cifci, 5071 and 5051 Francis Road respectively, spoke in objection to the project. Mr. Cheung referred to the objections contained in his letter and requested that Council consider those objections. Mr. Cifci expressed his concerns about the safety of small children playing outside; the loss of views; and, the increased noise that would result from 12 townhouses.

Mr. Bhimani, applicant, said that he understood the concerns of the neighbours of the potential development, and he indicated that the architect was present to answer questions. Mr. Bhimani then spoke briefly of the increased sideyard setback required for townhouse development, and the removal of the rezoning sign that had resulted in a second public hearing on the application.

Mr. Grewal, speaking for the second time, indicated that none of the neighbours had been aware of the prior process on this application and that due diligence had not therefore occurred to this point. Mr. Grewal felt that the architect should have discussed the proposed plans and the setbacks with the owners of the neighbouring properties.

Mr. Larose, speaking for the second time, said that when the original sign disappeared shortly after it had been installed in early December 2004, he thought it was because the City had turned the application down, and so he was shocked at the receipt of a notice for public hearing on the application. Mr. Larose said that he was in favour of single-family homes only in this area.



**Regular Council Meeting for Public Hearings**

**Monday, February 21<sup>st</sup>, 2005**

PH05/2-6

It was moved and seconded

*That Zoning Amendment Bylaw 7854 be referred to staff in order that it be amended to a single-family zoning proposal.*

**CARRIED**

Opposed: Cllr. Steves

7. **Zoning Amendment Bylaw 7866 (RZ 04-268666)**  
(9631 and 9651 No. 4 Road; Applicant: Parmjit Randhawa)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None

PH05/2-7

It was moved and seconded

*That Zoning Amendment Bylaw 7866 be given second and third readings.*

**CARRIED**

8. **Zoning Amendment Bylaw 7870 (RZ 04-279382)**  
(8291 No.1 Road; Applicant: Parm Dhinjal)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None

**Weber, David**

**From:** Sukh Grewal [sgrewal@topproducer.com]  
**Sent:** Monday, 24 January 2005 10:12 AM  
**To:** Eng, Kevin; Weber, David  
**Subject:** Zoning Amendment Bylaw 7854 (RZ 04-274078)

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item # 6
Re: Bylaw 7854
5091 + 5111 Francis Road

Gentlemen,

As discussed in telephone conversations with both of you in the past week, I am documenting my concerns regarding the Rezoning application at 5091 and 5111 Francis Road in Richmond, specifically the lack of signage on the proposed property.

Up until last week, there was not a sign on the subject property since early December. This obviously breaches the requirements outlined in the City of Richmond's Rezoning Sign Information document, which clearly states:

"Signs must be posted and maintained, by the applicant, until Council has made a final decision."

"The sign must remain in place until Council has made a final decision on the application."

The lack of a sign for several weeks was interpreted by the neighborhood including myself as the application being recalled or removed. The letter from the City of Richmond informing the neighborhood of the public hearing was issued just days before the hearing and caught me and others by surprise. I didn't have time to effectively prepare my concerns, considering this application is adjacent to my home and it greatly affects me.

Frankly, I cannot drive more than 5 minutes in Richmond without seeing a "Red Sign" of another applicant who respects and follows the City of Richmond's guidelines. But the proposed development that's impacting me and my family the most, proposed to occur feet away from my house is missing its sign. This is a very poor reflection of the applicant, and their respect for the process, the City of Richmond, and the neighborhood it plans on being a part of. I feel deceived by the applicant, they tried to pull a fast one on all of the residents on Francis road between Railway and Number #2 Road.

I'm urging the city of Richmond to reject this application altogether or at the very least have another public hearing. I trust the City of Richmond will listen to its residents and will do the right thing.

I understand there is a Councilors meeting this evening. I am requesting that my email is forwarded to each of the Councilors.

Yours Truly,

Sukh and Pam Grewal  
5151 Francis Road  
Richmond, BC  
Tel: 604-231-0905



Mayor and Councillors

Mong Hung Cheung/Ying Min Peng & Turgay Cifci

5071 and 5051 Francis Road

Re: 7854

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>6</u>
Re: <u>Bylaw 7854</u>
<u>5091 + 5111 Francis Rd.</u>

Dear Sirs:

Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)

The proposed application for rezoning permit to the development of twelve townhouses is on the east side next to our duplex dwelling.

We voiced our concerns at the first public hearing and again bring to your attention our strong opposition.

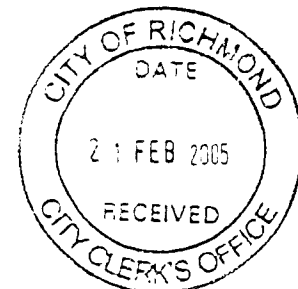
The subject properties are previously occupied as single family houses. Once the occupancy is changed to a multi-family district, we are afraid that the living environment will be seriously affected as follows:

1. There are at least twelve families living at the location. If each family consists of three members, there would be at least 36 people or even more. So many people living together in a small area may cause congestion and health problems.
2. Similarly, the quietness of the community will be affected. There will be more vehicles driving and parking in the area resulting in air and noise pollution.
3. There may be increasing fire hazard and security risk due to dense crowd.
4. Our view will be blocked. Also the new building will create shade over our house, rendering our property lacking sunshine and cold.
5. According to the Attachment 2, vehicle access is being provided through a consolidated driveway along the west property line. All vehicles exit beside the east of 5071 Francis Road. This design ignores the safety and health of us and our families.
6. Our property value will be depreciated.
7. Lack of signage prior to the first public hearing is a poor reflection of the applicant.

In view of the above, we strongly object this rezoning application.

Owners of 5071 and 5051 Francis Road

Mong Hung Cheung/ Ying Min Peng  
Turgay Cifci



Public Hearing
Date: Feb 21, 2005
Item # 6
Bylaw 7854
5091 + 5111 Francis Rd.

Turgay Cifci  
Zuhal Cifci  
5051 Francis Rd.

Cheung Mong Hung  
Peng Ying Min  
5071 Francis Rd.

Monday February 21, 2005

Attention: Urban Development Division  
Mayor and City Council

Regarding the Public Hearing for Zoning Amendment Bylaw 7854(RZ 04-274078)

We have concerns regarding the Rezoning Application at 5091 and 5111 Francis Road. Redevelopment of this property greatly affects us and our families and we are opposed to this townhouse project going ahead. It is right next door to us and if approved it will not only decrease our property values but our day to day life. The traffic and parking will be a problem .

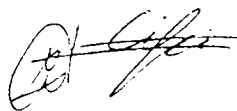
We ask that council give some regard to the existing residents of this neighbourhood and reject this application for rezoning. Redevelopment should be to single-family houses along Francis Road.

Sincerely,

Turgay Cifci



Zuhal Cifci



Cheung Mong Hung



Peng Ying Min



SCHEDULE 8 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

Mayor and Councillors

Gloria and Ignacio Tamayo

5200 Cantrell Road, Richmond BC, V7C 3G8

Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>6</u>
Re: <u>Bylaw 7854</u>
<u>5091 + 5111 Francis Rd</u>

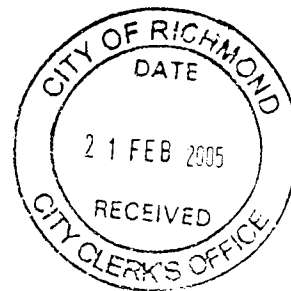
We were invited to participate in the 2nd public hearing for the rezoning of 5091 and 5111 Francis Road from a single family housing district to a townhouse district. Our house is directly behind the 5091 Francis Rd address and we are concerned about how this rezoning will affect us and our property. Unfortunately we will be unable to attend due to our work schedules but we do have a few questions and concerns we would like brought up.

How will this rezoning affect the value of our property, 5200 Cantrell Road, since we are directly located behind the proposed area? Does changing from a Single-Family housing district to a Townhouse district affect our land value? If so, in a positive or negative manner?

Will this rezoning have an effect on our property tax as well? If so, in what way?

Since we are located so close to the rezoning area, what happens to the peace and quiet of our neighborhood? What measures will be in place to ensure that we are not disturbed by this whole process?

We were not too happy hearing about this rezoning and would prefer to keep our area as a single family housing district. We hope that the questions above could be brought up in the Feb 21st 7pm public hearing on our behalf. We can be contacted by email at [mase@shaw.ca](mailto:mase@shaw.ca) and by phone at 604-272-0530. Thank you.



SCHEDULE 9 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

Mayor and Councillors

George and Barbara Larose  
5035 Francis Road  
Re: 7854

To Public Hearing
Date: Feb 21, 2005
Item # 6
Re: Bylaw 7854
5091 + 5111 Francis Rd.

Regarding Zoning Amendment Bylaw 7854 (RZ 04-274078)

We would like to go on record as being strongly opposed to such development being approved for Francis Road. Putting twelve homes on a space that currently has two, greatly increases the density and creates a considerable problem of traffic and parking on our street. By putting twelve units there, that increases the number of homes between Carrick and Railway from the current 13 to 25, which is double. The houses from Railway to No. 2 Road are currently single family and allowing a multi-family project does not fit with the character of the neighbourhood. Existing homeowners have a great amount invested in their properties and this proposal not only decreases our property values but also affects our day to day life.

We hope council listens to the concerns of the area residents and rejects this application. Any redevelopment of the subject property that conforms to the existing Single-Family Zoning would be welcome but not a townhouse or any other multi-family project.

George and Barbara Larose  
5035 Francis Road



SCHEDULE 10 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

<b>To Public Hearing</b>	
Date:	Feb 21, 2005
Item #	6
Re:	Bylaw 7854
	5091 + 5111 Francis R

Fax:  
To: City of Richmond  
Council Chambers  
Fax: 604-278-5139

From: Viktor Yasel & Irina Prodan & 2 children  
House owners  
5100 Francis Rd., Richmond. BC V7C 1K3

Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)

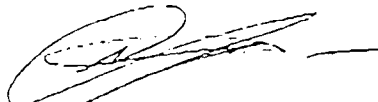
February 21, 2005

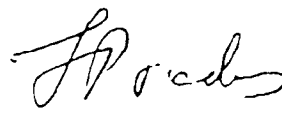
Comments:

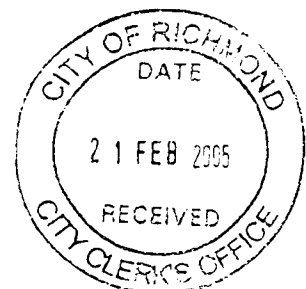
We bought our house almost 6 years ago and chose our house because it had mountain views and located on the quiet street with single-family houses. But rezoning the block of 5091 and 5111 Francis Road right across our house will affect our living. It will block mountain view from our house, it will turn our street in multiple dwelling, it will increase noise and traffic congestion, it will lower the value of our house and it will create a lot of chaos and dirt around our house for long period of development.

Unfortunately, we missed first hearing and we were really disappointed that these rezoning plans are still in consideration. We are against this rezoning and in favor of keeping Francis Road as quit single-family-house street.

Sincerely,

  
Viktor Yasel

  
Irina Prodan



SCHEDULE 11 TO THE MINUTES  
 OF THE REGULAR MEETING FOR  
 PUBLIC HEARINGS HELD ON  
 FEBRUARY 21<sup>ST</sup>, 2005.

To Public Hearing	
Date:	Feb 21, 2005
Item #	6
Re:	Bylaw 7854 5091 + 5111 Francis Rd

Zoning Amendment Bylaw 7854 (RZ 04-274078)



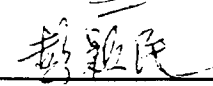
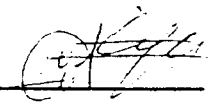
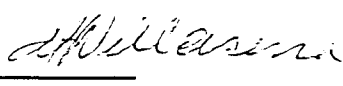
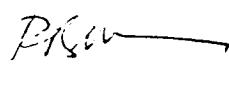

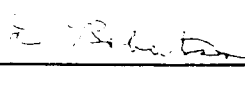

Location: 5091 and 5111 Francis Road

Applicant: Les Cohen and Azim Bhimani

Purpose: To rezone 5091 and 5111 Francis Road from  
 Single Family Housing District, Subdivision Area E (R1/E) to  
 Townhouse

District (R2-0.6) in order to permit the development of a  
 twelve unit townhouse project on the subject properties.

We the undersigned object to the rezoning of 5091 and  
 5111 from single family housing district, Subdivision Area E  
 (R1/E) to  
 Townhouse District(R2-0.6)

Name	Address	Signature
MURRAY CIFCI	5051 FRANCIS RD.	
CHEUNG MONG HUNG	5071 FRANCIS RD.	
PENG YING LIN	5071 FRANCIS RD	
ZUHAL CIFCI	5051 FRANCIS RD	
MRE VILLASENOR	5040 FRANCIS ST.	
ROBERT VILLASENOR	5040 FRANCIS ST.	
VICTOR YASEL	5102 FRANCIS RD	
DONALD ROBERTSON	5111 FRANCIS RD	
Paulina Lo	Francis Road	

CAULON FRANCIS 8800 CANNON ROAD (CANNON)

JENNIFER LANG 8891 CANNON ROAD JENNIFER LANG

HUGH CROSS 5260 CANTRELL ~~JK~~

IGNACIO TAMAYO 5200 CANTRELL RD (I. TAY)

GLENN TAMAYO 5200 CANTRELL RD. TAMAYO

AMBER L (5331 CANTRELL RD.)

IRENE LOU 5240 FRANCIS RD - Irene

NEAL COLE 5211 FRANCIS RD NEAL

RUCE WILCEATH 5031 FRANCIS RD. RUCETH

BARBARA LAPOSE 5035 FRANCIS RD. BARBARA LAPOSE

GEORGE LAPOSE 5035 FRANCIS RD. GEORGE LAPOSE

Submitted by Applicant

February 17, 2005

City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support  
the applicants' intended proposal for these properties.

Name: K. HEER Signature: K Heer

Address: 5728 FRANCIS ROAD, Richmond, B.C.

Name: JASMIN DRING Signature: Jasmin Dring

Address: 5430 FRANCIS RD, Richmond, B.C.

Name: WILFRED DRING Signature: Wilfred Dring

Address: 5420 FRANCIS RD., Richmond, B.C.

Name: LAKHBAI KHANGURA  
5440 FRANCIS RD Signature: Lakha

Address: 5440 FRANCIS ROAD, Richmond, B.C.

Name: SKMB HARSHAND CONSTRUCTION Signature: SKMB

Address: 5428 FRANCIS ROAD, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: ~~5705 Francis Road~~, Richmond, B.C.

Name: G. Gupta Signature: Gurpreet Gupta

Address: 5708 Francis Road, Richmond, B.C.





February 17, 2005

City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: EG Boyd Signature: 

Address: 5431 FRANCIS, Richmond, B.C.

Name: BIKAR MAHAL Signature: 

Address: 5451 FRANCIS RD, Richmond, B.C.

Name: D ERICKSON Signature: 

Address: 5231 FRANCIS RD., Richmond, B.C.

Name: John Hall Signature: 

Address: 5288 Francis Rd, Richmond, B.C.

Name: ANGEL OLIVEROS Signature: 

Address: 5300 FRANCIS RD., Richmond, B.C.

Name: Dale J Naneeth Signature: 

Address: 5310 FRANCIS ROAD, Richmond, B.C.

Name: M. CALVERT Signature: 


Address: 5400 FRANCIS, Richmond, B.C.

February 17, 2005

City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: MAN YING CHENG Signature: 

Address: 5111 FRANCIS RD, Richmond, B.C.

Name: Jacky Lee Signature: 

Address: 5471 Francis RD, Richmond, B.C.

Name: JEFFREY LO Signature: 

Address: 5580 FRANCIS RD., Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

February 17, 2005

City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: ELMER CHERNYSH Signature: Elmer Chernysh

Address: 5791 FRANCIS RD, Richmond, B.C.

Name: LEN MAURELLE Signature: L. Maurelle

Address: 5811 FRANCIS RD, Richmond, B.C.

Name: Sue Vesiz Signature: Sue Vesiz

Address: 5851 Francis Rd, Richmond, B.C.

Name: R. B. Khan Signature: R. B. Khan

Address: 5642 Francis, Richmond, B.C.

Name: P.T. PAVICH Signature: P. Pavich

Address: 5800 FRANCIS RD, Richmond, B.C.

Name: HARDEEP BILCHH Signature: Hardeep Bilchh

Address: 5191 FRANCIS RD, Richmond, B.C.

February 17, 2005

City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: Rose Retvold Signature: Rose Retvold

Address: 5111 Francis Rd V7C1K1, Richmond, B.C.

Name: JOHN SABAT Signature: John Sabat

Address: 5600 FRANCIS RD, Richmond, B.C.

Name: Alex Molina Signature: [Signature]

Address: 5660 Francis Rd, Richmond, B.C.

Name: Sylvia Côté Signature: Sylvia Côté

Address: 5680 Francisco Rd., Richmond, B.C.

Name: Marianne Monette Signature: [Signature]

Address: 5700 Francis Rd., Richmond, B.C.

Name: [Signature] Signature: [Signature]

Address: 5820 Francis, Richmond, B.C.

Name: PAUL JENSEN Signature: Paul Jensen

Address: 5820 FRANCIS RD, Richmond, B.C.

submitted by Applicant



**City of Richmond**

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

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>6</u>
Re: <u>Bylaw 7854</u>
<u>5091 + 5111 Francis Rd.</u>

June 15, 2004  
File: RZ 04-270884

Urban Development Division  
Fax: (604) 276-4052

Les Cohen/Azim Bhimani  
#203 - 5188 Westminster Highway  
Richmond, B.C.  
V7C 5S7

Dear Sirs:

**Re: Application for a rezoning by Les Cohen and Azim Bhimani for property located at 5111 Francis Road**

Your rezoning application has been received and is being processed under reference number RZ 04-270884. Please quote this number when making any inquiries with the City, either verbally or in writing.

Staff have identified that your application could be "fast tracked" (e.g. presented to the July 20, 2004 Planning Committee and if acceptable to the August 16, 2004 Public Hearing).

If you want to take advantage of this "fast track" process, you must submit the following by **Wednesday, June 30, 2004**:

1. Written confirmation that you have spoken to the owner of 5091 Francis Road and that they are not prepared to develop their property at this time (5091 and 5111 Francis Road would make an ideal townhouse site);
2. An additional \$1,000.00 application fee;
3. Verification that the necessary rezoning sign has been erected; and
4. Submission of a subdivision application.

You are under no obligation to have your application "fast tracked", in which case it will be processed in the regular manner and time.

The rezoning sign must be as shown on the attached sample sheet and should contain the following information:

LES COHEN & AZIM BHI MANI have applied to the City of Richmond to rezone 5111 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two lots each with a single-family dwelling on it with a second dwelling unit above the garage which would be accessed by a future lane at the northern property line.



June 15, 2004

- 2 -

Verification is made by submitting the attached notification form to Cathie Garnett of the Development Applications Department. It is the applicant's responsibility that the sign is posted and maintained until Council has made a final decision. The sign must be removed from the site no later than 14 days after Council's decision.

You will be advised of the date and time of the Planning Committee meeting at which the staff report on your application will be considered. You may obtain a copy of the staff report at the Information Centre before the meeting or by looking up the Planning Committee agenda on the City's web site ([www.city.richmond.bc.ca](http://www.city.richmond.bc.ca)).

If you wish to enquire about the status of your application, please contact Kevin Eng, Planning Technician - Design at (604) 276-4000 Ext. 3205, who has been assigned this file.

Yours truly,



Holger Burke, MCIP  
*Development Coordinator*

HB:clg

Enc.

pc: Kevin Eng, Planning Technician - Design


**From:** "Eng, Kevin" <KEng@city.richmond.bc.ca>  
**To:** <lescohen@macrealty.com>  
**Cc:**  
**Subject:** 5111 and 5091 Francis Road  
**Date:** Tue, 22 Jun 2004 17:41:41 -0700

Hi Les - In response to your questions about a possible townhouse proposal at 5111 and 5091 Francis Road.

- 1) Regarding requirements for a lane dedication or right of way: If both sites were to consolidate and develop into some sort of townhouse development, no dedication of land or right-of way would need to be secured for a future lane. This is due to surrounding new development and arrangement of existing lots.
- 2) Regarding engineering requirements: Other than standard servicing issues required for a townhouse development, our engineering department has indicated no major engineering requirements or frontage upgrades for both sites.
- 3) Regarding the permitted density: The Arterial Road Redevelopment Policy Permits a density of 0.6 F.A.R for a townhouse development in this locale.

I hope this information is sufficient - Regards

Kevin Eng  
 Development Applications  
 City of Richmond  
 Tel. (604) 276-4000 (Ext. 3205)  
 Fax. (604) 276-4052  
 Email. keng@city.richmond.bc.ca

24365.00 



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7998 (RZ 04-274078)
5091 AND 5111 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 B (R1/B).

P.I.D. 006-160-433

Lot 120 Section 24 Block 4 North Range 7 West New Westminster District Plan 41553

P.I.D. 003-686-043

Lot 60 Except Part Subdivided by Plan 41553 Section 24 Block 4 North Range 7 West New Westminster District Plan 29697

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7998".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER