



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

to Planning - Dec 07, 2004.
Date: November 16, 2004

From: Raul Allueva
Director of Development

RZ 04-274078

File: 12-8060-20-7854

Re: Application by Les Cohen and Azim Bhimani for Rezoning at 5091 and
5111 Francis Road from Single-Family Housing District, Subdivision
Area E (R1/E) to Townhouse District (R2 - 0.6)

Staff Recommendation

That Bylaw No. 7854, for the rezoning of 5091 and 5111 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

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) (minimum width 18 m or 59 ft.) to Townhouse District (R2 – 0.6) in order to permit development of 12 townhouses.

Findings of Fact

Refer to **Attachment 2** for a site plan and Francis Road elevations of the proposed development. Information pertaining to the project is contained in the Development Applications Data Sheet (**Attachment 3**).

Surrounding Development

There is a mix of residential land uses surrounding the subject properties that include, single-family dwellings, duplex units, townhouses and low-rise apartments.

- To the west – An existing strata titled duplex. Further west, fronting Railway Avenue, is a three-storey apartment complex;
- To the north – Older single-family dwellings within the existing residential neighbourhood;
- To the east – Two (2) new single-family dwellings on an existing subdivided lot zoned Single-Family Housing District, Subdivision Area C (R1/C); and
- To the south – New single-family dwellings on the opposite side of Francis Road.

Related Policies & Studies

Official Community Plan Designation

The Official Community Plan's (OCP) General and Specific Land Use Map's designate the subject site for "Neighbourhood Residential" and "Low Density Residential" respectively. These land use definitions allow for a variety of residential land uses including single-family, duplex and multi-family developments. As the subject site is located along an arterial road, the proposal for a townhouse project at a density of 0.6 floor area ratio (F.A.R.) complies with the direction set forth in the OCP.

Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the guidelines contained in the Arterial Road Redevelopment and Lane Establishment Policies. The proposed density is 0.6 F.A.R. on a site that exceeds minimum lot width and depth requirements (30m width; 35m depth) for a townhouse site. Vehicle access is being provided through a consolidated driveway along the west property line.

Staff are currently reviewing the Arterial Road Redevelopment and Lane Establishment Policies. The rezoning application is for a subject site that well exceeds the minimum frontage requirements for a townhouse zone, which is also providing a consolidated vehicle access and shared access to neighbouring properties to the west. On this basis, staff consider this proposal to be consistent with the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.

Staff Comments

A detailed, technical list of staff comments is located in **Attachment 4**.

The overall site plan is for a 12-unit townhouse project serviced by one (1) vehicle access established along the west property line. Two-storey duplex townhouse units are located along the north property line, which is an appropriate building massing considering the existing single-family dwellings that back onto the subject site. 2 ½-storey triplex units front Francis Road. Vehicle access for the property (5071 Francis Road) that may develop to the west, is being secured through a cross-access agreement in order to achieve consolidated driveways onto the arterial road.

Analysis

Proposed Zoning District

Townhouse District (R2 – 0.6) is considered to be the most appropriate zone for this development proposal as it was intended for low-density multi-family projects located along arterial roads with a permitted density of 0.6 F.A.R. The density proposed for the subject site is considered reasonable as the development currently indicates no setback variances and is limited to two-storeys for the rear duplex units and 2 ½-storeys for the triplex units fronting Francis Road.

Potential Surrounding Redevelopment

Staff requested a concept plan for the property to the west (5071 Francis Road; refer to **Attachment 5**) that may be able to redevelop into a small townhouse project. The key issues in preparing this concept plan was determining whether access for this neighbouring parcel should be provided through the subject site (5091/5111 Francis Road) or if it could develop individually with separate access onto the arterial. Although this neighbouring property is relatively small (26 m in width; 34 m deep), the concept plan exhibits that a four-unit townhouse development can be accommodated on this property if a driveway access to the arterial is provided through a shared driveway access located at 5091/5111 Francis Road.

Potential development on the opposite side to the east of the subject site is limited, as three (3) single-family dwellings were recently constructed on narrow existing lots. Therefore, no provisions for future shared access to the east is being provided through this application.

Development Permit Application and Proposed Variances

Further refinement of the site plan, building elevations, as well as general overall form and character of this 12-unit townhouse project, will be conducted through the processing of the Development Permit application. Thus far, staff are aware of the following requested variances:

- Tandem Parking – Two (2) units along the Francis Road frontage are designed around a tandem parking configuration, resulting in a total of four (4) tandem parking stalls.
- Site Coverage – Current plans indicate a site coverage of 40%, which is the maximum permitted in the R2 – 0.6 zoning district. However, the architect has excluded the coverage associated with the front porches for the units along Francis Road (totalling 14 m² or 150 ft²). This results in a marginal increase of site coverage to 41%, which would require a variance.

At this preliminary stage, staff can consider the proposed variances as they are typical for a development of this nature, and will result in a low density relative to other similar projects (0.67 to 0.7 F.A.R. approved on arterial roads) and a two-storey height and duplex massing adjacent to neighbouring single-family lots. The variance permitting four (4) tandem parking stalls is being requested for only two (2) dwelling units.

The minor site coverage variance (1%) for the covered entrance porches proposed for the six (6) units along Francis Road will provide improved building articulation and design, which is beneficial to the Francis Road streetscape. Both of these variances will be considered at the Development Permit stage in the context of the overall design review.

Further design issues that will be addressed at Development Permit stage include:

- design and overall landscaping treatment for the project;
- outdoor amenity design and treatment; and
- building finishes and materials.

Financial Impact

None.

Conclusion

The proposal to rezone 5091 and 5111 Francis Road to Townhouse District (R2 – 0.6) is consistent to the existing policies guiding multi-family infill development along arterial roads. The application also complies with the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies. On this basis, staff support the rezoning.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

The following requirements must be complete prior to final adoption of the rezoning bylaw:

1. Consolidation of 5091 and 5111 Francis Road into one (1) development parcel.
2. Registration of a cross-access easement on the subject properties (5091 and 5111 Francis Road) allowing access to and from the future development site to the neighbouring property to the west (5071 Francis Road).
3. Contribution of \$12,000 (\$1,000 per dwelling unit) for cash in lieu of onsite indoor amenity space as per OCP Development Permit Guidelines.
4. The submission and processing of a Development Permit application to a satisfactory level deemed acceptable by the Director of Development.



RZ 04-274078

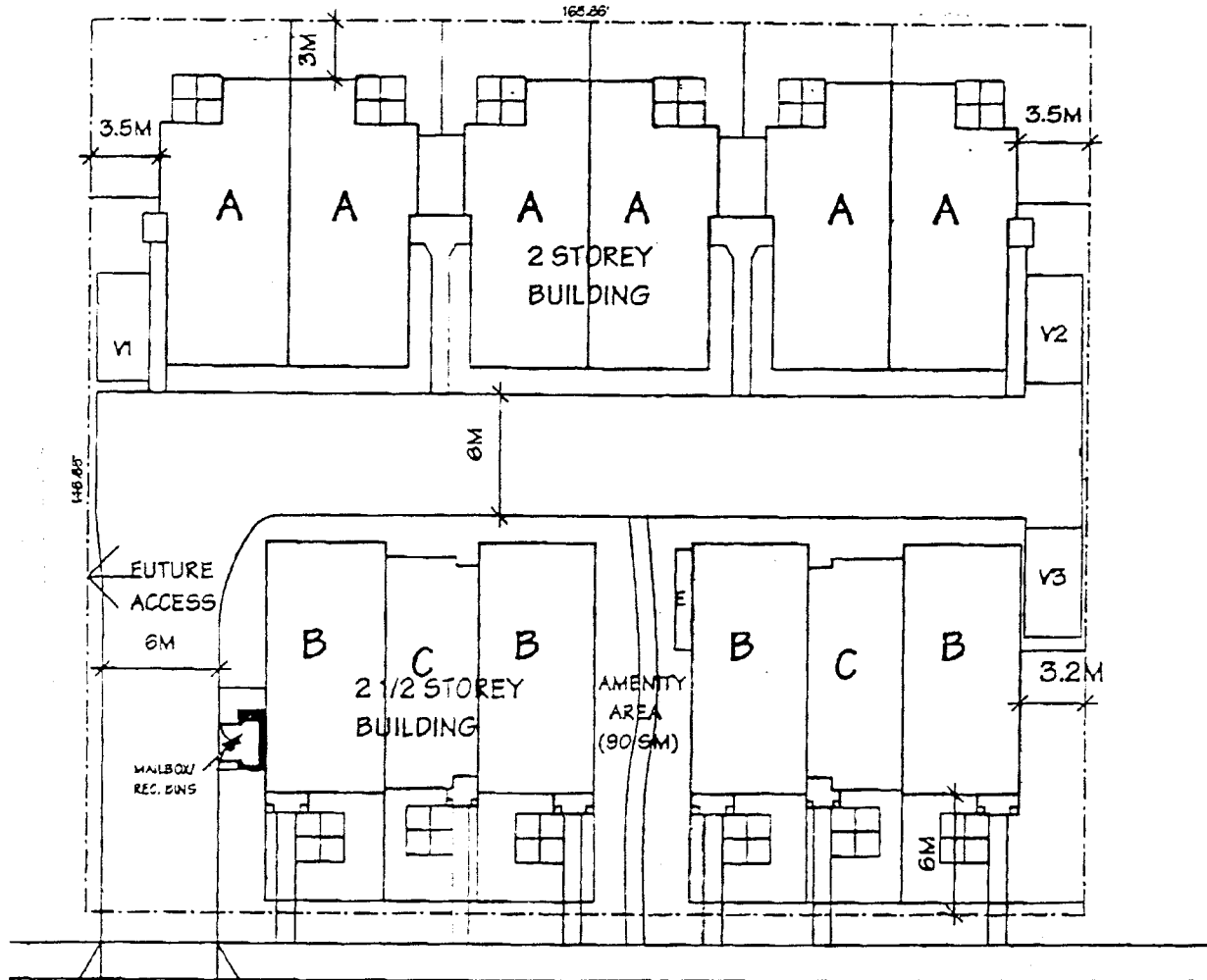
ATTACHMENT 1

Original Date: 08/04/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2



FRANCIS ROAD

SITE AREA: 24,348 SF (2,262 SM)

PROPOSED ZONING: R2-0.6

SITE COVERAGE MAX. ALLOWED: 24,348 SF X 40% = 9,739 SF

PROPOSED: 9,737 SF (40% EXCLUDING FRONT PORCHES 150 SF)

MAX FLOOR AREA ALLOWED: 24,348 SF X 0.6 = 14,608 SF

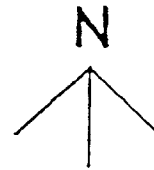
PROPOSED DEVELOPMENT:

UNIT-A: 1,225 SF X 6 UNITS = 7,350 SF

UNIT-B: 1,220 SF X 4 UNITS = 4,880 SF

UNIT-C: 1,185 SF X 2 UNITS = 2,370 SF

TOTAL 12 UNITS: 14,600 SF

**SITE PLAN**

1" = 40' - 0"

#0425

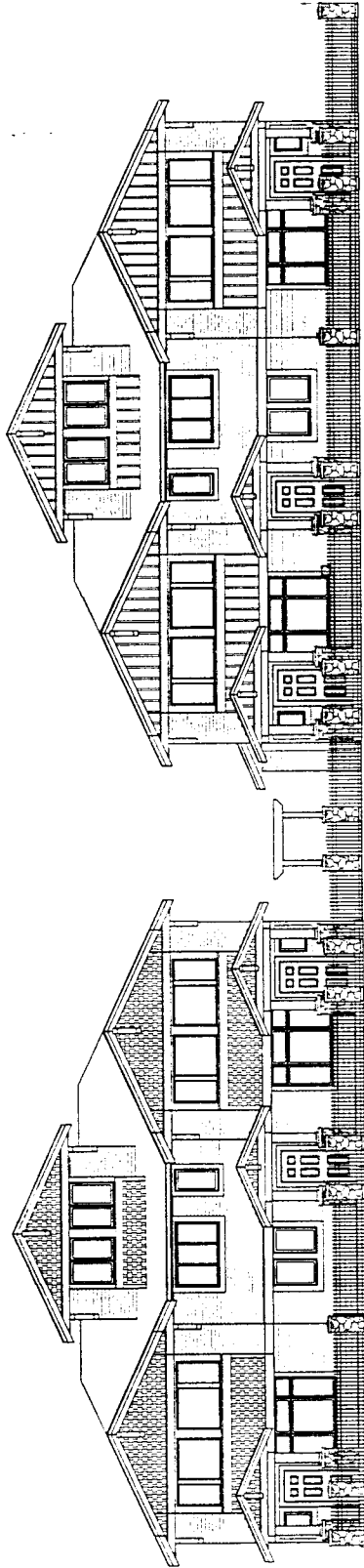
OCT. 29, 2004

TOWNHOUSE DEVELOPMENT

5091 & 5111 FRANCIS ROAD, RICHMOND

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
 E-mail: tyarch@ultranet.ca



FRANCIS ROAD ELEVATION

ATTACHMENT 2

SEPT. 29, 2004

tomizo yamamoto architect inc.

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 E-mail : tyarch@shaw.ca

12-UNIT TOWNHOUSE DEVELOPMENT

5091/5111 FRANCIS ROAD, RICHMOND



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet

Development Applications Department

RZ 04-274078

Address: 5091 and 5111 Francis Road

Applicant: Les Cohen and Azim Bhimani.

	Existing	Proposed
Owner:	5091 Francis Road – Y. Su; H. Wong 5111 Francis Road – All Line Construction	To be determined
Site Size (m ²):	Combined Site Area – 2,262 m ² (24,348 ft ²)	2,262 m ² (24,348 ft ²)
Land Uses	Single-family residential	Townhouse residential
OCP General Land Use Designation	Neighbourhood Residential	No change/Complies
OCP Specific Land Use Designation	Low Density Residential	No change/Complies
Zoning	R1/E	R2 – 0.6
Number of Units	N/A	12

On Future Consolidated Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 F.A.R. (1,357 m ²)	0.6 F.A.R. (1,357 m ²)	none permitted
Lot Coverage – Building:	Max. 40%	41%	Increase permitted lot coverage from 40% to 41%
Lot Size (min. dimensions)	Min. width: 30 m Min depth: 35 m	Complies with requirements	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 3 m	Side Yard: 3.5 m and 3.2 m Rear Yard: 3 m	none
Height (m):	11 m Three Storeys	Complies 2 ½ Storeys proposed	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	18 stalls (R) 3 stalls (V) per unit	24 stalls (R) 3 stalls (V)	none
Tandem Parking Spaces	Not Permitted	4 tandem stalls	4 tandem stalls
Amenity Space – Indoor:	70 m ²	Cash in lieu	none
Amenity Space – Outdoor:	72 m ²	90 m ²	none

Other: _____

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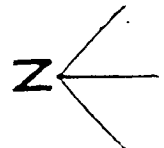
Conditional Rezoning Requirements

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. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a cross access agreement on the subject properties (5091 & 5111 Francis Road) allowing access to/from the future development site to the neighbouring westerly property (5071 Francis Road).
3. Contribution of \$12,000 (\$1,000 per dwelling unit) for cash in-lieu of on-site indoor amenity space as per OCP Development Permit Guidelines.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

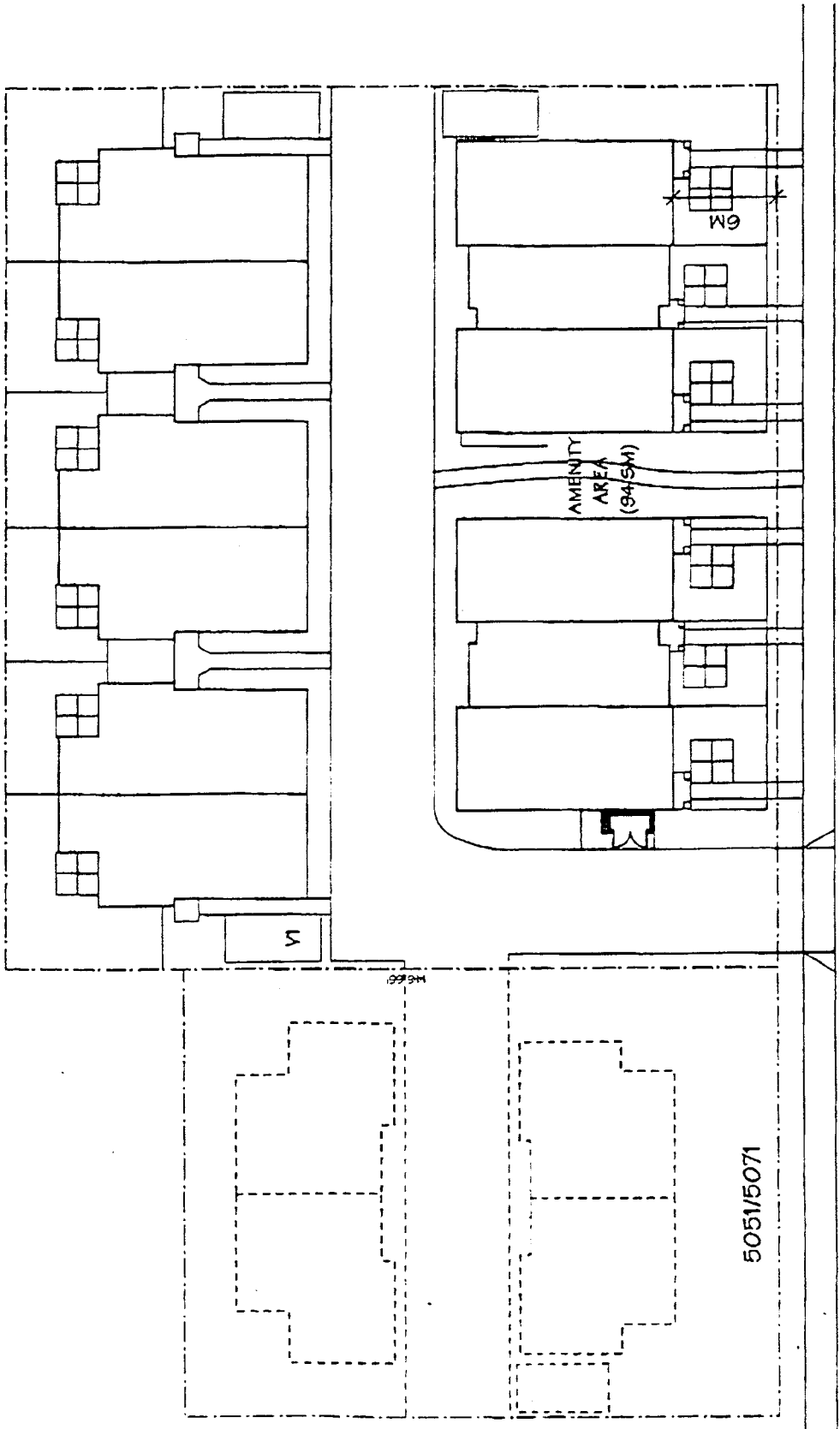
* Note: This requires a separate application.



PLAN FOR POSSIBLE FUTURE DEVELOPMENT
FOR 5055/5071 FRANCIS ROAD - 1

1" = 40' - 0"

FRANCIS ROAD



ATTACHMENT 5

#0425

OCT. 29, 2004

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5091 & 5111 FRANCIS ROAD, RICHMOND



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7854 (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 **TOWNHOUSE DISTRICT (R2 – 0.6)**.

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 7854”**.

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 [Signature]

MAYOR

CITY CLERK