



**City of Richmond**  
Urban Development Division

**Report to Committee**

*to Public Hearing - Jan 17, 2005*

*To Council - Dec 13, 2004*

*to Planning - Dec 07, 2004*

**Date:** November 16, 2004

**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development

RZ 04-274078

*File: R-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

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>
<i>Pre Lopez</i>

## 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 m<sup>2</sup> or 150 ft<sup>2</sup>). 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:

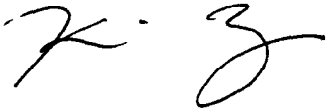
- design and overall landscaping treatment for the project,
- outdoor amenity design and treatment, and
- building finishes and materials.

### **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.



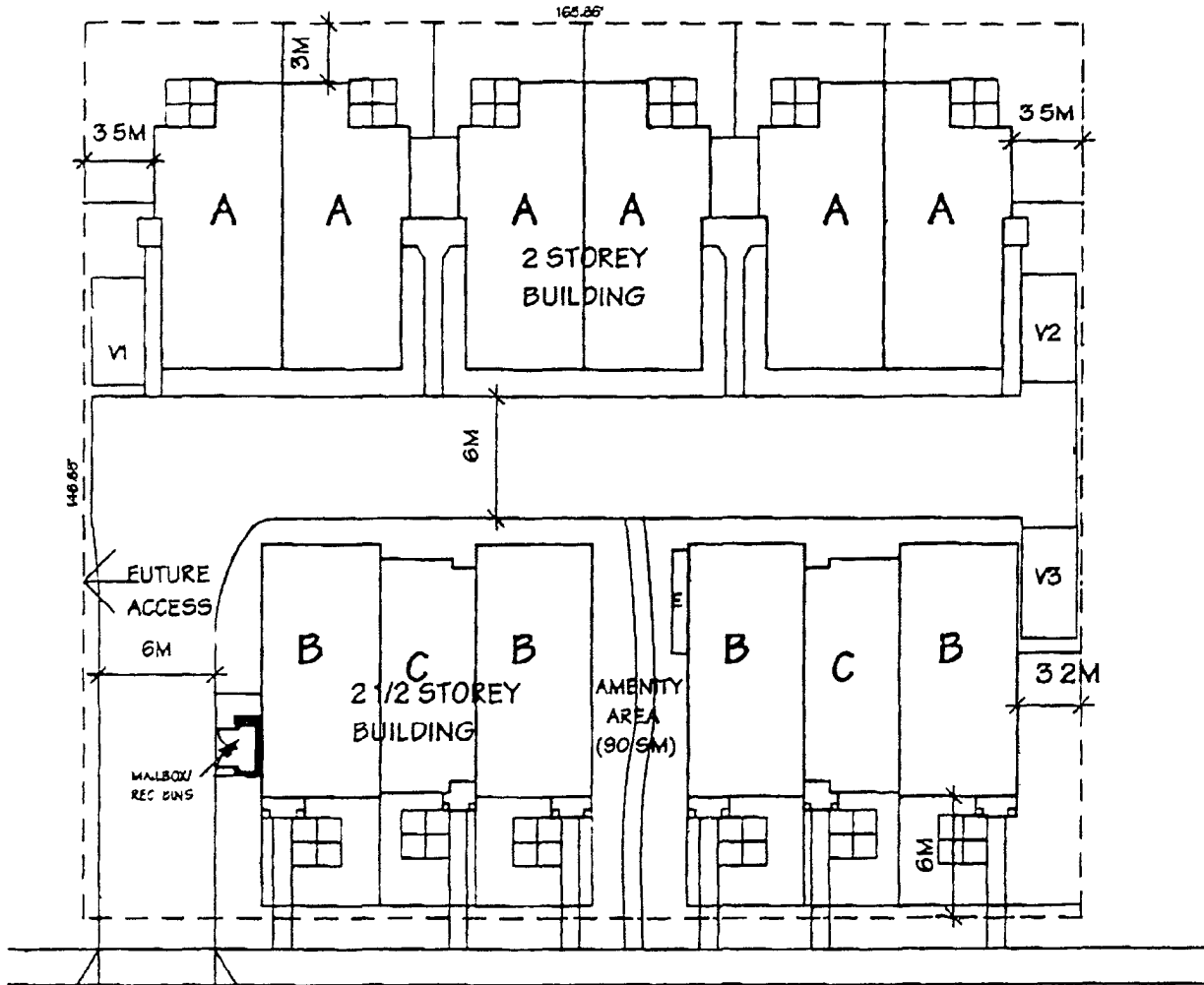
Kevin Eng  
Planning Technician – Design  
(Local 4626)

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

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

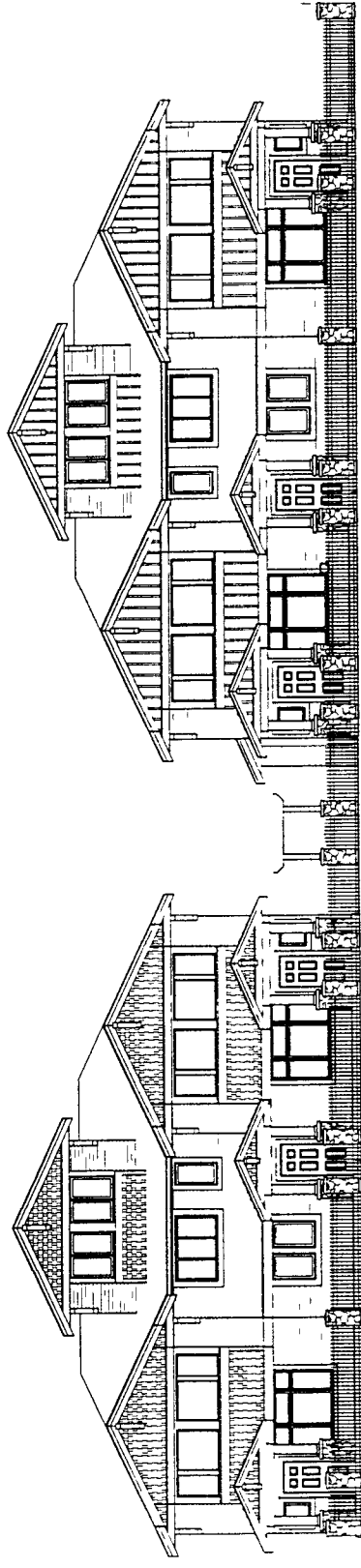
TOWNHOUSE DEVELOPMENT

5091 & 5111 FRANCIS ROAD, RICHMOND

66

**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

SEPT 29, 2004

**tomizo yamamoto architect inc.**

954 Baycrest Drive, North Vancouver  
B.C. V7G 1N8 Tel 604 929-8531 Fax 604-929-8591  
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 <sup>2</sup> )	Combined Site Area – 2,262 m <sup>2</sup> (24,348 ft <sup>2</sup> )	2,262 m <sup>2</sup> (24,348 ft <sup>2</sup> )
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 FAR (1,357 m <sup>2</sup> )	0.6 FAR (1,357 m <sup>2</sup> )	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 <sup>2</sup>	Cash in lieu	none
Amenity Space – Outdoor	72 m <sup>2</sup>	90 m <sup>2</sup>	none

Other \_\_\_\_\_



**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

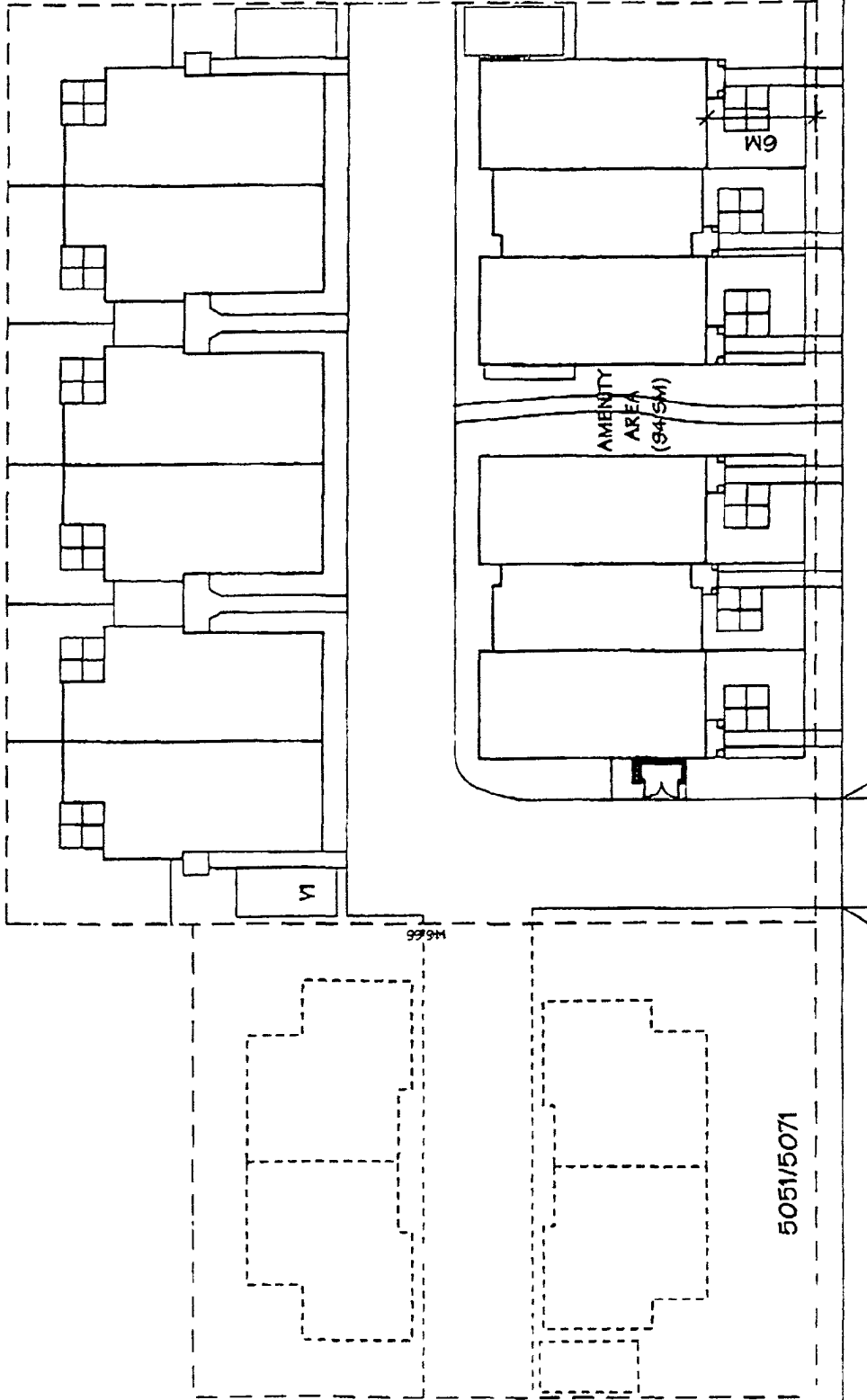
- 1 Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings)
- 2 Registration of a cross access agreement on the subject properties (5091 & 5111 Francis Road) allowing access to/from the future development site to the neighbouring westerly 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

ATTACHMENT 5

#0425

FRANCIS ROAD



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

1" = 40' - 0"



**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

DEC 13 2004

JAN 17 2005

JAN 17 2005

CITY OF RICHMOND
APPROVED for content by originating dept
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



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**Regular Council Meeting for Public Hearings**

**Monday, January 17<sup>th</sup>, 2005**

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*

G & B Larose, 5035 Francis Road – Schedule 2

M Cheung/Y Peng and T Cifci, 5071 and 5051 Francis Road – Schedule 3

K & G Bosma, 5060 Francis Road – Schedule 4

D Robertson, 5140 Francis Road – Schedule 5

*Submissions from the floor*

Mr S Grewal, 5151 Francis Road said that his concerns were similar to those mentioned in the correspondence namely the negative affects on security, traffic, and his investment in his home and that the project did not match the homes in the area

Mr George Larose, 5035 Francis Road, said that he felt the area was being eroded because of the townhouse developments coming into a single-family neighbourhood Mr Larose also spoke about the affects on security and property values, and he expressed his concerns regarding access onto a major arterial road

Mr M Cheung, 5071 Francis Road referred to the five points of objection contained in his written submission, and he expressed concern that as a ten year resident at this address he had not been asked for his opinion prior to the Public Hearing Mr Cheung was also concerned about traffic and safety issues that could result if the application were approved

Speaking for the second time, Mr Larose spoke about the proposed buffering and the concerns he had about drainage Mr Larose then asked whether an easement would be required between the access to the site and the property line



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Regular Council Meeting for Public Hearings

Monday, January 17<sup>th</sup>, 2005

PH05/1-09

It was moved and seconded

*That Zoning Amendment Bylaw 7854 be given second and third readings.*

**CARRIED**

Opposed Cllrs Barnes  
S Halsey-Brandt  
Steves

To Public Hearing	
Date:	JAN 17 05
Item #	6
Re	5071+5111 FRANCIS RD

January 13, 2005

City of Richmond  
Urban Development Division  
6911 No 3 Road  
Richmond, BC V6Y 2C1  
Attn Kevin Eng

Dear Sirs,

**Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)  
To rezone 5091 and 5111 Francis Road from Single-Family House  
District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6)**

We learnt that there is an application for rezoning permit to the development of twelve townhouses project on the subject properties. The project is on the east side next to our duplex dwelling.

The subject properties were previously occupied as single-family houses. Once the occupancy is changed to townhouse 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 persons or even more. So many people living together in a small area may cause the congestion and health problems.
2. Similarly, the quietness of the community may be affected. There will be more vehicles driving and parking in the area resulting in air and sound pollution.
3. There may be increasing fire hazard and security risk due to dense crowd.
4. Our view will be blocked. Also the new buildings will create shade over our house, thus rendering our home lacking sunshine but cold.
5. According to the Attachment 2, vehicle access is being provided through a consolidated driveway along the west property line. All vehicles get exit besides the east of 5071 Francis Road. This design ignores the safety and health of the owner/occupants of 5071 Francis Road. In case there is any traffic accident occurred, people living in 5071 Francis Road may be seriously affected. Also the house value would be depreciated.

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

Owners of 5071 Francis Road

  
Mong Hung Cheung Ying Min Peng

Owners of 5051 Francis Road

  
Turgay Cifci

Richmond BC  
Jan 12 2005

To City of Richmond  
Attention City Clerk  
6911 no 3 rd Richmond V6Y

To Public Hearing	
Date:	JAN 17 05
Item #	6
Re:	5091-5111 FRANCIS ROAD

Re. Zoning bylaw 7854 of 5091 and 5111 Francis Rd  
to zone from single-family housing  
district to townhouse district in order  
to permit a 12 unit townhouse construction project

Dear council,

We, Klaas Bonna / Gerda Bonna, living  
at 5060 Francis Road wish to be placed  
on the record as being opposed to having  
to rezoning bylaw approved for the following  
reasons and concerns:

1 For the past 38 yrs that we have resided at  
5060 Francis road and have enjoyed living in  
a residential zoned area along with ~~our~~ <sup>our</sup> neighbours  
who have invested in great amount to improving  
their housing. These investment should be protected  
in a single housing area.

2 Allowing a rezoning to town housing, to permit  
a twelve unit town house project to be built  
would be a violation to protect the investment  
of the neighbours of the mass by single  
residential area

3 Traffic existing and entering a town house comp  
as proposed would endanger the safety of an  
75 already busy arterial road, considering each  
unit has 2 cars whereas single housing would  
in 1, 1, 7 in investment more

presented by


We thank you for allowing us  
to comment on the proposed rezoning.  
We hope that you will seriously consider  
our objection to the rezoning.

Respectfully submitted by.

Klaus Borner  
Berda Borner  
5060 Francis Rd  
Richmond, B.C.  
V7E-1K3



SCHEDULE 5 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, JANUARY 17,  
2005

Richmond BC  
Jan 17/05

Public Hearing	
JAN 17 05	
Item #	6
Rs	5091-5111
FRANCIS	

6911 no 3 road  
Richmond, BC

Re. Zoning bylaw ~~7854~~ of 5091 and  
5111 Francis Rd. to rezone from  
single family housing district  
to townhouse zoning in order to  
permit a 12 unit housing project  
to proceed construction.

Dear Council,

As home owner living on 5140  
Francis Rd. I do not regret  
wish to be placed on the record as  
being opposed to having the  
rezoning bylaw approved for the  
following reason.

1. The area should remain as single  
family housing as it has been  
enjoyed for over 3. years
2. To proceed with the rezoning ~~and~~

to allow a 12 unit townhouse would be an infringement of the area of single family homes that neighbours have greatly invested of their well being in and should be protected.

3 Allowing 12 units to be constructed would increase traffic entering and exiting the properties onto an already busy arterial road endangering the safety of the public considering each unit would have 2 cars each whereas single family housing would contribute negligible amount

Thank you for the opportunity to comment on the proposed rezoning application. I hope you will seriously consider my objection.

Lucretia  
Lucretia Sabatino



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Raul Allueva  
Director of Development  
**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) - Bylaw No. 7854**

*To Council - Jan 24, 2005*  
**Date:** January 20, 2005  
RZ 04-274078  
*File: 8060 20 7854*

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### Staff Recommendation

- 1 That third reading of Bylaw No 7854, for the rezoning of 5091 and 5111 Francis Road, be rescinded, and
- 2 That Bylaw No 7854, for the rezoning of 5091 and 5111 Francis Road, be referred to the February 21, 2005 Public Hearing

Raul Allueva  
Director of Development

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

## Staff Report

### Origin

Les Cohen and Azim Bhimani 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 "Townhouse District (R2 - 0 6)" in order to permit development of 12 townhouse units

### Findings Of Fact

Bylaw No 7854, for the rezoning of 5091 and 5111 Francis Road, was introduced and granted first reading by Council at the December 13, 2004 Council Meeting. At the January 17, 2005 Public Hearing, Council granted second and third reading to Bylaw No 7854.

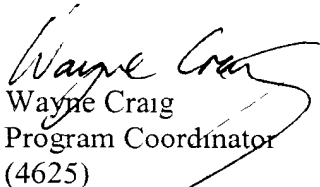
In the days following the Public Hearing, area residents advised City staff that although a Development Proposal Sign was originally installed on the subject site the signage was not in place leading up to or on the date of the Public Hearing. Prior to forwarding a report to Planning Committee on the proposed rezoning, staff verified the required signage was in place, however, the applicant has confirmed that the signage was subsequently vandalised and not re-erected prior to the Public Hearing.

### Analysis

Zoning and Development Bylaw No 5300 Amendment Procedures require an applicant for rezoning to post and maintain a Development Proposal sign on the subject properties until Council has made a final decision on the application. As the required signage was not in place before or during the statutory notification period, staff recommend Council rescind third reading of Bylaw No 7854 and the Bylaw be referred to the February 21, 2005 Public Hearing. The applicant has been consulted on this matter, is aware a new Public Hearing is required and will be providing the applicable fee for a second Public Hearing.

### Conclusion

In order to rectify the absence of the required on-site signage prior to the Public Hearing for Bylaw No 7854, staff recommend Council rescind third reading of Bylaw No 7854 and that Bylaw No 7854 be referred to the February 21, 2005 Public Hearing.

  
Wayne Craig  
Program Coordinator  
(4625)

WC rg

