



To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 28, 2013

File: ZT 13-646207

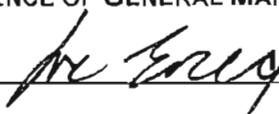
Re: Application by Vanlux Development Inc. for a Zoning Text Amendment to Increase the Overall Floor Area Ratio to 0.55 for the Entire Property Located at 4691 Francis Road.

Staff Recommendation

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9077, for a Zoning Text Amendment to the "Single Detached (ZS21) – Lancelot Gate (Seafair)" site specific zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.55 for the entire property, be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Vanlux Development Inc. has applied to the City of Richmond for a Zoning Text Amendment to the "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone in order to increase the overall allowable Floor Area Ratio (FAR) to 0.55 for the entire property located at 4691 Francis Road (**Attachment 1**).

Background

Vanlux Development Inc. originally applied to the City to rezone and to develop the subject site (formerly 4691, 4731 and 4851 Francis Road) with 19-unit townhouses. Due to the opposition from surrounding residents, Vanlux revised the proposal to five (5) single-family lots. In order to address neighbouring property owner's concerns regarding potential overlooking issue, Vanlux agreed to rezone the subject site to a site specific zone which includes provisions to require a minimum 10.0 m rear yard setback for all lots, and limits the maximum size of the building footprint.

Rezoning Bylaw 8965 (RZ 12-617436) to create "Single Detached (ZS21) – Lancelot Gate (Seafair)" and to rezone the subject site to "Single Detached (ZS21) – Lancelot Gate (Seafair)" was approved on September 23, 2013.

At the building design stage, Vanlux determined that slightly larger homes (approximately 600 ft² of additional floor area per dwelling) could be accommodated on the subject site while meeting the lot coverage, setbacks, and height regulations of the "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone. Vanlux also feels that they can achieve the larger house size and still address the neighbours' concerns. Therefore, Vanlux is proposing a Zoning Text Amendment to increase the maximum permitted density from 0.55 FAR on the first 464.5 m² (5,000 ft²) of lot area, plus an additional 0.3 FAR on the balance of the lot area to 0.55 FAR on the entire lot. Under the current "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone, the total FAR that can be achieved is approximately 0.47.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

- To the North: Existing single-family homes on lots zoned "Single Detached (RS1/E)" fronting Lancelot Drive.
- To the East: Geal Road right-of-way (unopened road), the Railway Corridor Greenway, and Railway Avenue.
- To the South: Across Francis Road, a low-density townhouse complex under Land Use Contract (LUC009).
- To the West: Existing single-family homes on lots zoned "Single Detached (RS1/E)" fronting Francis Road.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy in the 2041 Official Community Plan (OCP), Bylaw 9000, directs appropriate development onto certain arterial roads outside the City Centre. The subject site is located on a local arterial road but is not identified for any Arterial Road developments (i.e., townhouse, compact lot, or coach house). While the subject site meets the location criteria for additional new townhouse area, single-family land use is being maintained on the site based on public input.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level has been secured as part of the previous rezoning application (RZ 12-617436).

Affordable Housing Strategy

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area. A voluntary cash contribution in the amount of \$17,682.29 was provided as part of the previous rezoning application (RZ 12-617436). Based on the additional proposed density up to 0.55 FAR on the entire site, an additional voluntary cash contribution in the amount of \$3,276.58 is to be provided prior to final adoption of Zoning Text Amendment Bylaw 9077.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. A support letter from the immediate neighbours has been received (**Attachment 3**).

Staff Comments

Tree Preservation and Replacement

Tree preservation was reviewed as part of the previous rezoning application (RZ 12-617436); Tree Preservation Plan can be found in **Attachment 4**. A summary of the tree preservation scheme is as follows:

- Three (3) trees on site are identified for retention. A Tree Survival Security to the City in the amount of \$2,000 has been secured;
- Three (3) trees located on the neighbouring property to the north (4891 Lancelot Drive) and to the west (4671 Francis Road) are identified to be retained and protected. Tree protection fencing is installed on site and a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones has been provided; and

- A total of 21 trees were identified for removal; 42 replacement trees are required.

As part of the previous rezoning application (RZ 12-617436), Vanlux proposed to plant 16 replacement trees on site and provide a voluntary cash contribution (\$500/replacement tree) for the balance of the replacement trees to be planted off site. As part of this Zoning Text Amendment application, Vanlux reviewed the tree planting scheme and proposed to plant an additional 11 trees on site (bringing the total number of replacement trees up to 27) to provide a better interface with the neighbouring properties to the north (see proposed landscape plan in **Attachment 5**).

Site Servicing

No servicing concerns based on the proposed increase in floor area ratio have been identified. Frontage improvement works with new sidewalk and boulevard have been secured as part of the previous rezoning application (RZ 12-617436).

Subdivision

Prior to approval of subdivision, the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and all Servicing Costs.

Analysis

The subject application is being brought forward for consideration based on site-specific factors.

1. The property is located on a local arterial road. While the site meets the location criteria for additional new townhouse area, single detached housing land use is maintained on this site based on public input. The normal density for arterial road townhouse development ranges from 0.6 to 0.65 FAR. The total FAR that can be achieved on the future lots to be created on this site, under the current "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone, is approximately 0.47. The proposed density is 0.55.
2. All the future lots to be created on this site will be substantially wider (min. 15.36 m vs. 13.50 m), deeper (min. 43.72 m vs. 24 m), and larger (min. 671.4 m² vs. 550 m²) than the minimum zoning requirements.
3. A site plan (**Attachment 6**) has been submitted to demonstrate that the proposed homes will be situated at least 10.0 m from the rear property lines with no projections into this required setback. The proposed lot coverage for buildings is limited to 3,000 ft² as requested by the neighbours.
4. The rear yard setbacks to the second floor of the proposed dwellings are increased (from 10.0 m to a range of 11.5 m to 15.2 m) to help minimize over-look potential.
5. A set of Site Sections (**Attachment 7**) has been submitted to demonstrate that the proposed homes will be a maximum of two-storeys with an overall height similar to the adjacent homes.

6. A landscape plan (**Attachment 5**) has been submitted to demonstrate that additional landscaping will be planted to provide screen plantings between the proposed homes and the existing adjacent homes to the north. Additional trees and landscaping are proposed on site and an additional landscaping security in the amount of \$24,699.60 will be provided prior to final adoption of Zoning Text Amendment Bylaw 9077 to ensure the landscaping will be installed according to the revised landscape plan.
7. The proposal is supported by the immediate neighbours.

Financial Impact

None.

Conclusion

The subject site is located on a local arterial road where a higher density is supported by the Arterial Road Policy in the Official Community Plan (OCP). The proposed Zoning Text Amendment will allow larger homes to be built on the lots to be created by a five (5) lot subdivision. While the size of the future dwellings will be larger, the lot coverage for building of each lot will be maintained at a maximum of 3,000 ft², building height will be remained at two-storeys, the rear yard setbacks to the second floor will be increased to up to 15.2 m, and additional trees and landscaping will be planted in the back yards. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9077 be introduced and given first reading.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

There are requirements to be dealt with prior to final adoption:

Development requirements, specifically:

1. City acceptance of the developer's offer to voluntarily contribute \$3,276.58 to the City's affordable housing fund.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$24,699.60.

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

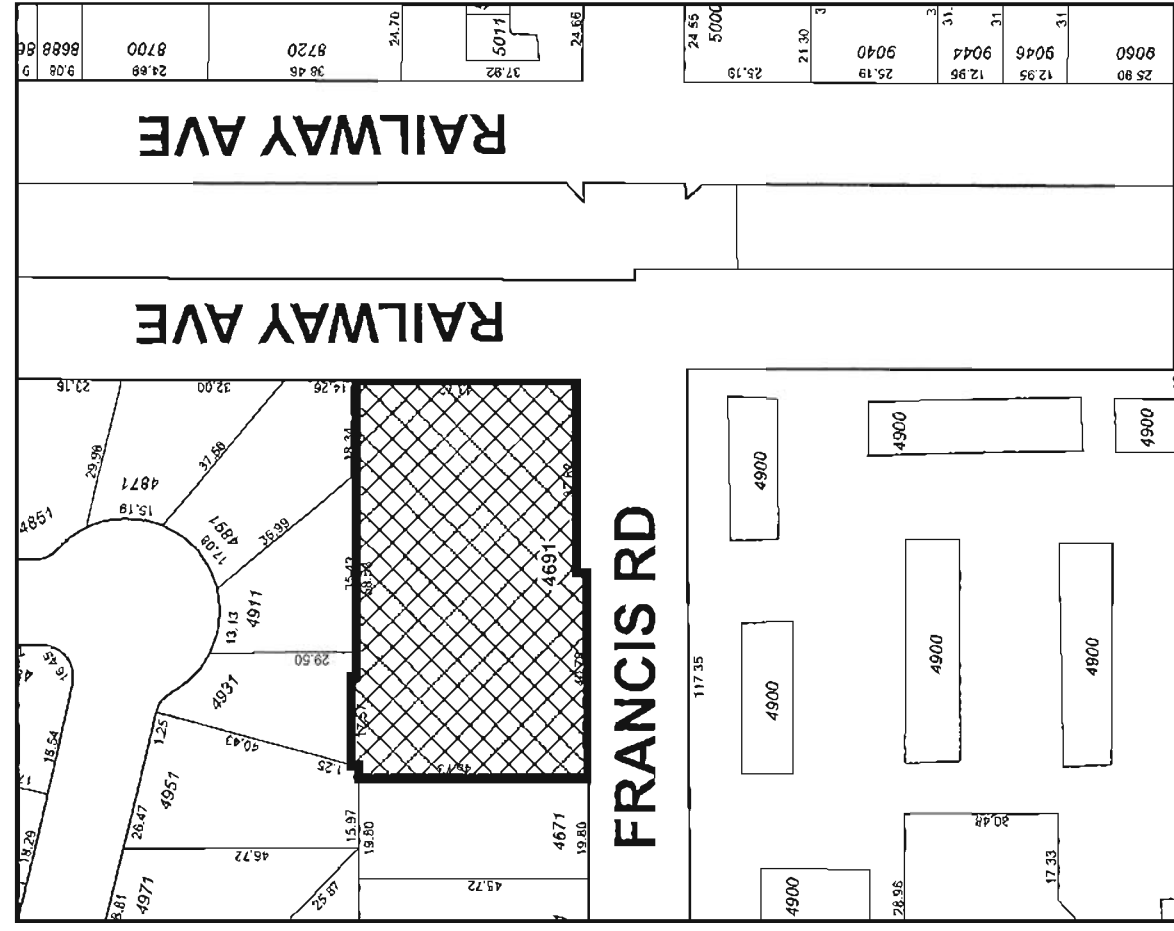
Attachment 3: Support Letter

Attachment 4: Tree Preservation Plan

Attachment 5: Proposed Landscape Plan

Attachment 6: Proposed Site Plan/Context Plan

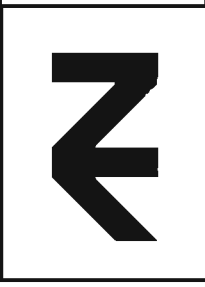
Attachment 7: Preliminary Building Sections



CNCL - 224

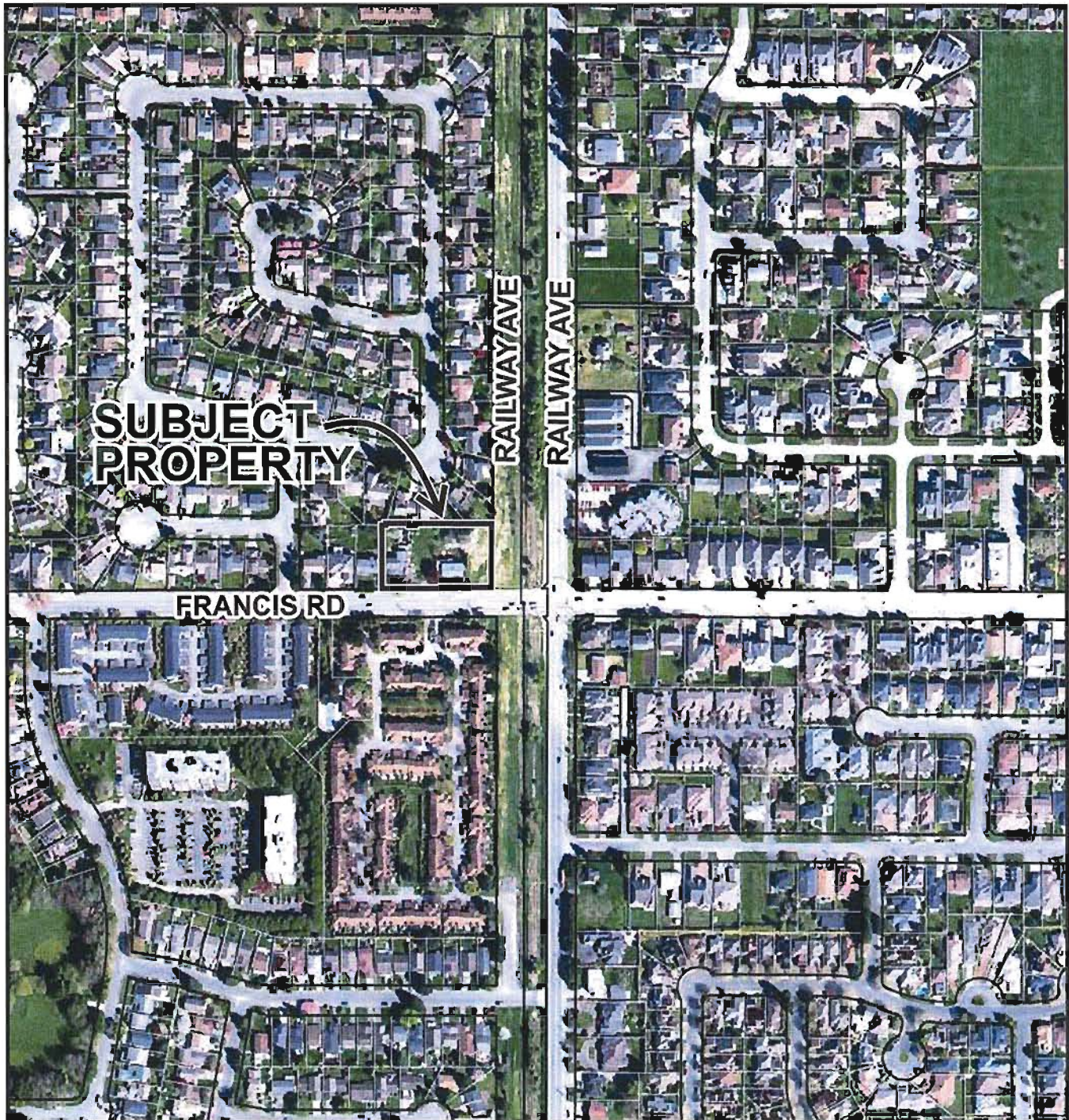
Original Date: 09/30/13
 Revision Date: 10/08/13
 Note: Dimensions are in METRES

ZT 13-646207





City of
Richmond



ZT 13-646207

Original Date: 10/01/03

Revision Date:

Note: Dimensions are in METRES



ZT 13-646207

Attachment 2

Address: 4691 Francis Road

Applicant: Vanlux Development Inc.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Vanlux Development Inc.	No Change
Site Size (m ²):	3,540.2 m ²	No Change
Land Uses:	vacant lot	Five (5) single-family dwellings
OCP Designation:	Specific Land Use Map: Low-Density Residential	No Change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (ZS21) – Lancelot Gate (Seafair)	No change
Number of Lots:	1	5
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 on 464.5 m ² of lot area plus 0.3 on the balance of the lot area	Max. 0.55 applies to the entire lot area	Zoning Text Amendment Requested
Lot Coverage – Building:	Max. 45% or 278.7 m ²	Max. 45% or 278.7 m ²	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 30%	Min. 30%	none
Setback – Principal Building - Front Yard (m):	Min. 9 m	Min. 9 m	none
Setback – attached single storey garage - Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear Yard (m):	Min. 10 m	Min. 10 m	none
Height (m):	Max. 2 ½ storeys & 9.0 m	2 storeys & Max. 9.0 m	none
Lot Width:	Min. 13.5 m	Min. 15.36 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Area:	Min. 550 m ²	Min. 550 m ²	none
Off-street Parking Spaces:	Min. 2 spaces	Min. 2 spaces	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

August 12, 2013

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

Planning and Development Department

Dear Sirs/Mesdames:

**Re: Vanlux Development Inc. ("Vanlux")
Application: RZ-12-617436
4691, 4731 and 4851 Francis Road, Richmond (the "Property")**

Attached is a copy of a site plan with respect to the proposed consolidation and subdivision of the Property (the "Plan"). The undersigned are the owners of those properties which are contiguous to the Property as indicated on the Plan (the "Neighbours").

It is our understanding that the initial application of Vanlux was for a multi-family development to be constructed on the Property. Because of the concerns expressed by some of the Neighbours, Vanlux has changed its proposed development of the Property to one of single-family homes to be built on each of the five new proposed lots comprising the Property based on the attached plan indicating a density of 0.55 fsr.

The current zoning by-law permits the construction of single-family homes with a maximum fsr of 0.45. We believe single-family homes with 0.55 fsr to be an acceptable compromise among Vanlux and ourselves in return for its acceptance of our opposition to its original multi-family development proposal.

Vanlux has listened to our concerns with respect to large rear yard setbacks and the proposed siting of the single-family homes on the Plan addresses this concern.

the Property which will be as follows:

<u>Lot</u>	<u>Size of Lot</u>	<u>x 0.55</u>
1	7,407.5 sq.ft.	4,074.1 sq.ft.
2	7,289.7 sq.ft.	4,009.3 sq.ft.
3	7,227.6 sq.ft.	3,975.2 sq.ft.
4	7,227.6 sq.ft.	3,975.2 sq.ft.
5	8,076.1 sq.ft.	4,441.7 sq.ft.

Yours truly,

4671 Francis Road

Name:

4951 Lancelot Drive

x Raymond Ho

Name: RAYMOND HO

4931 Lancelot Drive

Name:

4911 Lancelot Drive

x Jaanne Schroeder

Name: Jaanne Schroeder

4891 Lancelot Drive

x Marilyn Donaldson

Name: Marilyn Donaldson

We, John and Sharon Parrott, of 8960 Lancelot Gate, likewise are fully supportive of the application of Vanlux to increase the allowable density to 0.55 fsr for each of the proposed lots to be created upon the subdivision of the Property

John Parrott
John Parrott

Sharon Parrott
Sharon Parrott

TREE SAVING PROTECTION TABLE

TREE IDENTIFICATION NUMBER	DATE OF SURVEY	DATE OF PHOTOGRAPHY	TOTAL HEIGHT (m)
1	11	11	8.85
2	11	11	5.50
3	11	11	5.50
4	11	11	5.50
5	11	11	5.50
6	11	11	5.50
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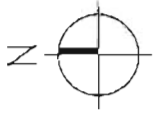
NOTE: All trees are to be retained unless otherwise indicated. All trees are to be retained unless otherwise indicated. All trees are to be retained unless otherwise indicated.

TREE PROTECTION BARRIER

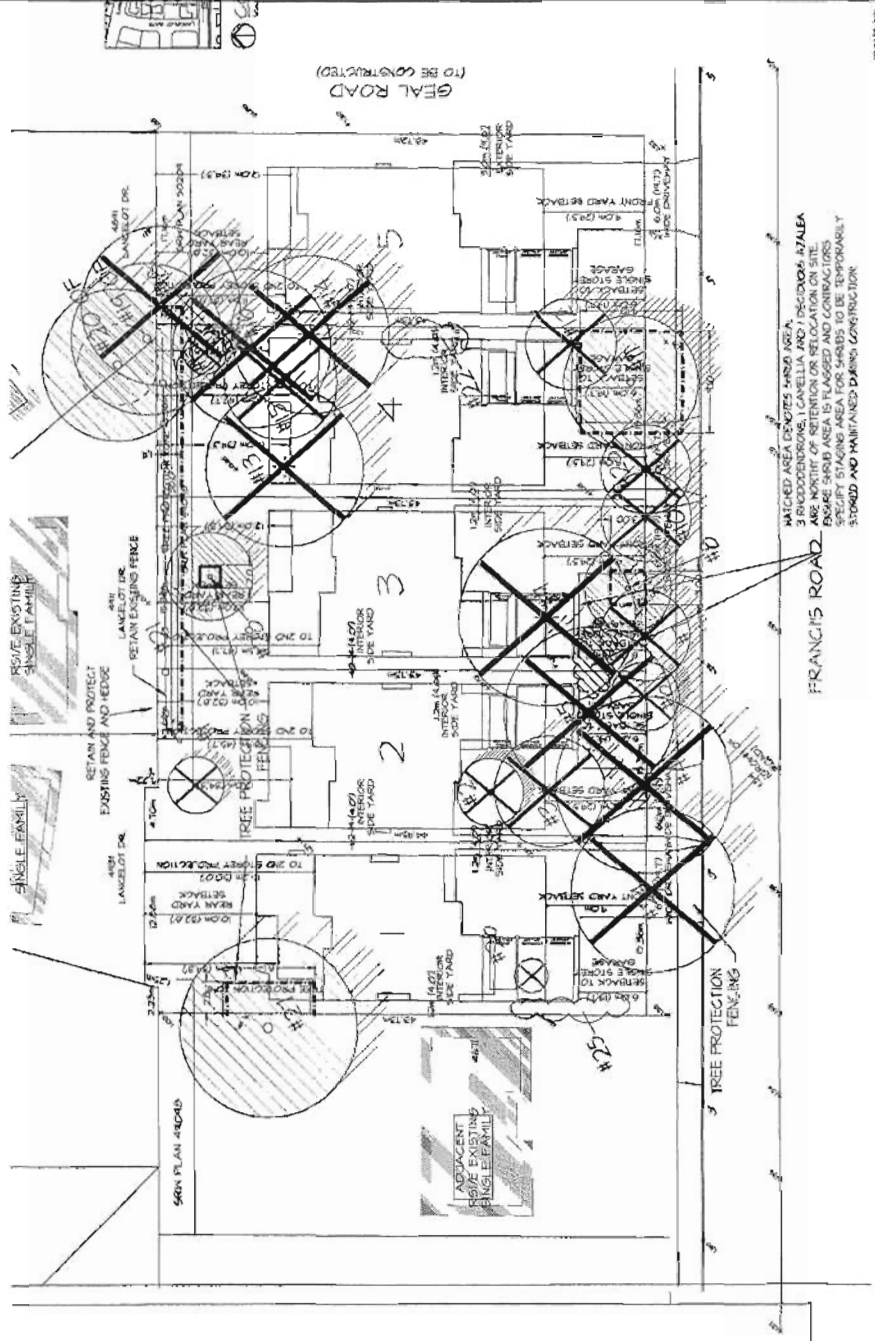
1. TREE PROTECTION BARRIER



M2
LANDSCAPE ARCHITECTURE
 4220 - 26 Lorne Meads
 New Westminster, British Columbia
 VAN 3V 7G5, B.C.
 TEL: 604.555.0644
 FAX: 604.555.0645
 E-mail: office@m2ba.com



NO.	DATE	DESCRIPTION	BY	CHK.
1	11/11/11	PRELIMINARY	ML	ML
2	11/11/11	REVISED	ML	ML
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ARBORICULTURAL ASSESSMENT
 4691 FRANCIS RD
 RICHMOND, BC

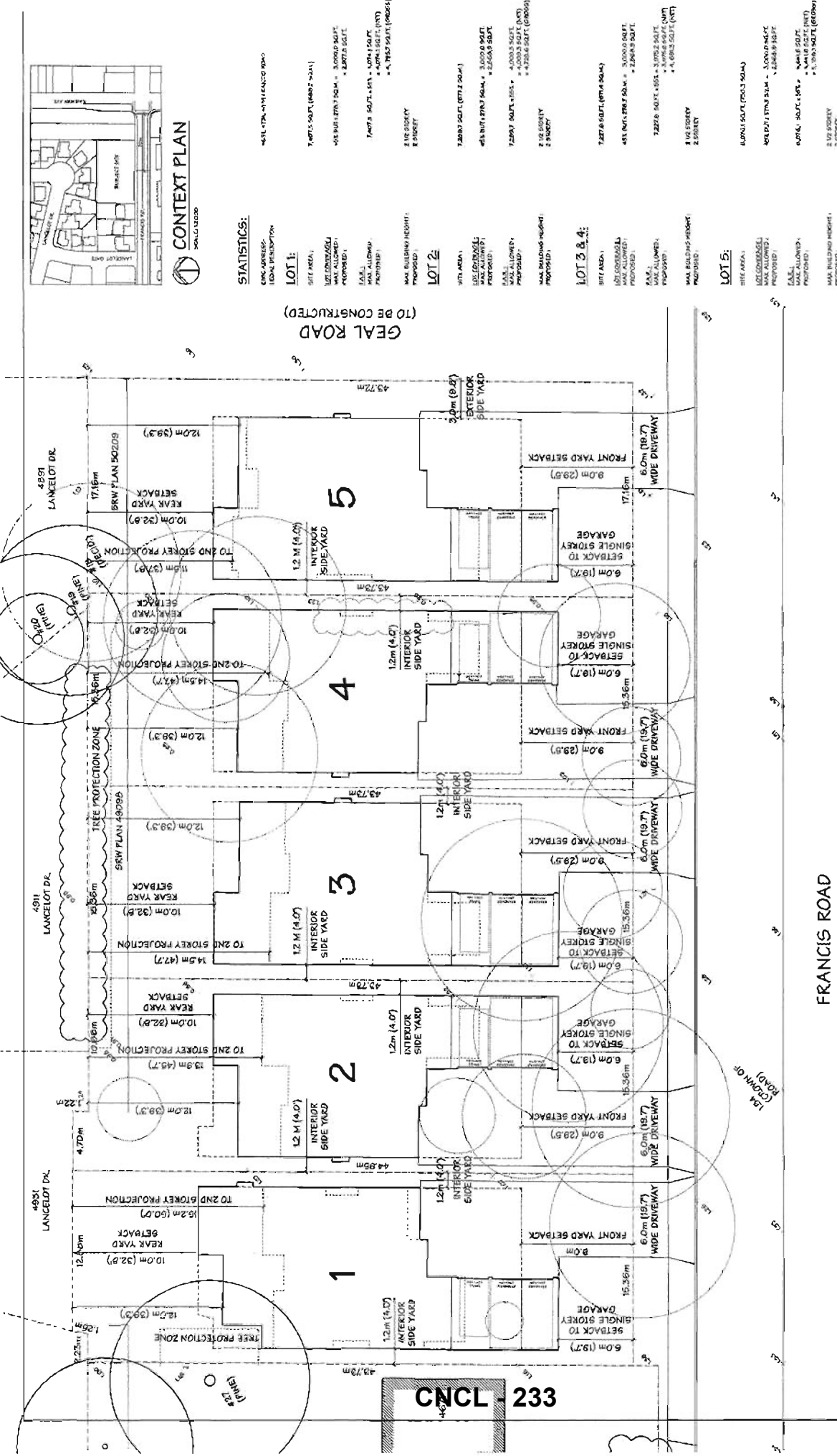
TREE ASSESSMENT PLAN

DATE: 11/11/11
 SCALE: 1:500
 DRAWN BY: ML
 CHECKED BY: ML
 DATE: 11/11/11

PROJECT NUMBER: L1
 OF 1

MLA PROJECT NUMBER: P-219

MATCHED AREA CONTAINS 4250 ASIA, 3 PACIFIC OAKS, 1 CAMELLIA AND 1 PICEA MARIA. ARE NORTH OF RETENTION OR RELOCATION ON SITE. ENGINEER SHOULD AREA IS FLAGGED AND CONTRACTORS MUST SHARPEN AND FORWARDS TO BE RESPONSIBLY STORED AND MAINTAINED DURING CONSTRUCTION.



STATISTICS:

ENGINEERING: [Name]
 LEGAL DESCRIPTION: [Text]

LOT 1:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

LOT 2:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

LOT 3 & 4:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

LOT 5:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

CONTEXT PLAN

SCALE: 1:1000

DATE: [Date]

PROJECT: [Name]

CLIENT: [Name]

DESIGNED BY: [Name]

SCALE: 1:1000

DATE: [Date]

PROJECT: [Name]

CLIENT: [Name]

DESIGNED BY: [Name]

Yamamoto Architecture Inc.

1000 [Address]
 [City], [State], [Zip]

PH: [Phone Number]
 FAX: [Phone Number]
 WWW: [Website]

SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: [Date]

PROJECT: [Name]

CLIENT: [Name]

DESIGNED BY: [Name]

STATISTICS:

ENGINEERING: [Name]
 LEGAL DESCRIPTION: [Text]

LOT 1:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

LOT 2:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

LOT 3 & 4:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

LOT 5:

SITE AREA: [Value]
 MAX. BUILDING HEIGHT: [Value]
 MAX. ALLOWED FLOOR AREA: [Value]
 MAX. ALLOWED FLOOR AREA PER STORY: [Value]

CONTEXT PLAN

SCALE: 1:1000

DATE: [Date]

PROJECT: [Name]

CLIENT: [Name]

DESIGNED BY: [Name]

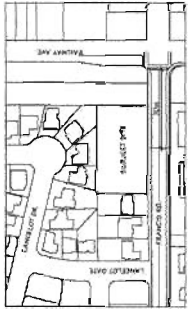
SCALE: 1:1000

DATE: [Date]

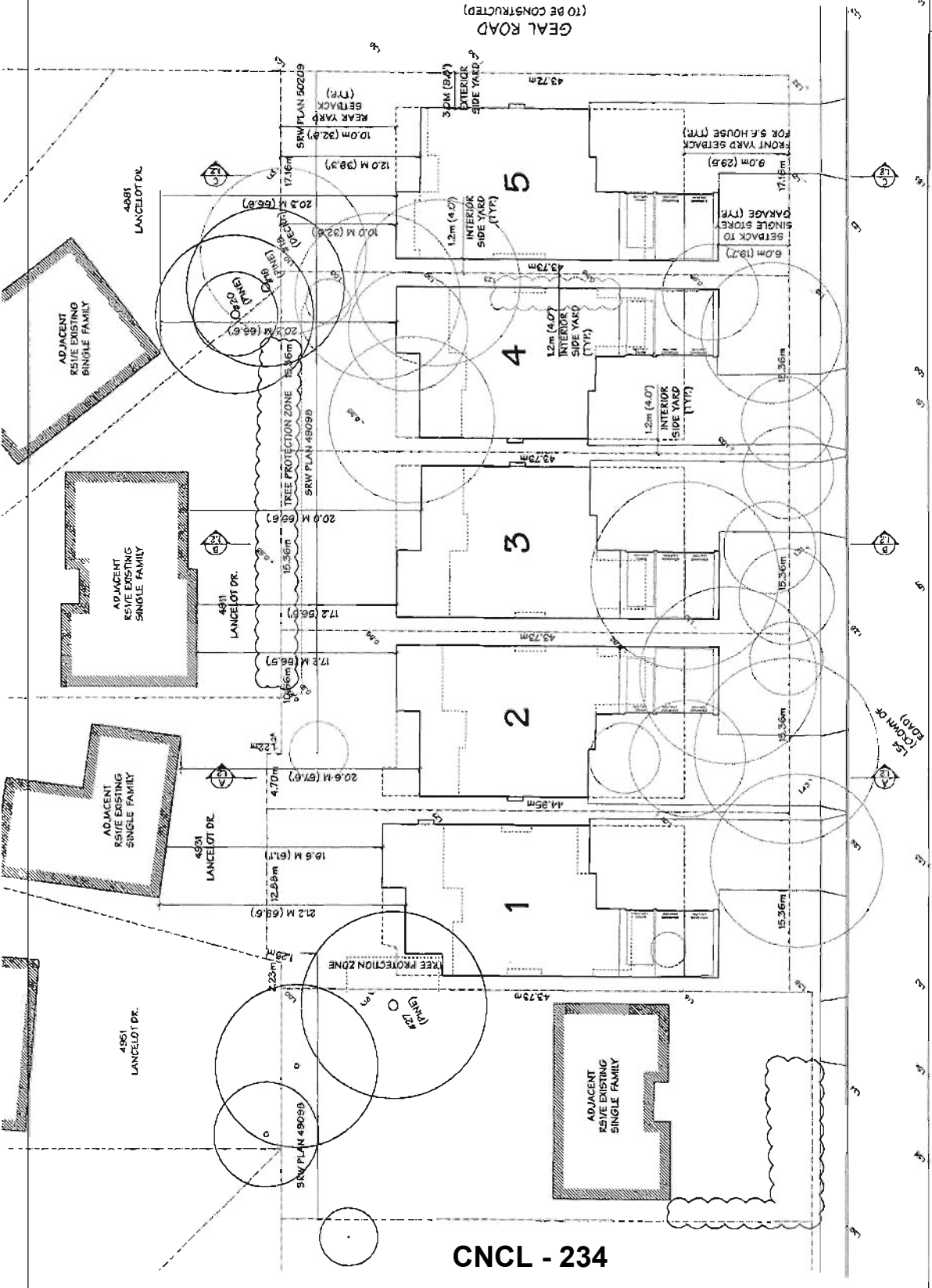
PROJECT: [Name]

CLIENT: [Name]

DESIGNED BY: [Name]

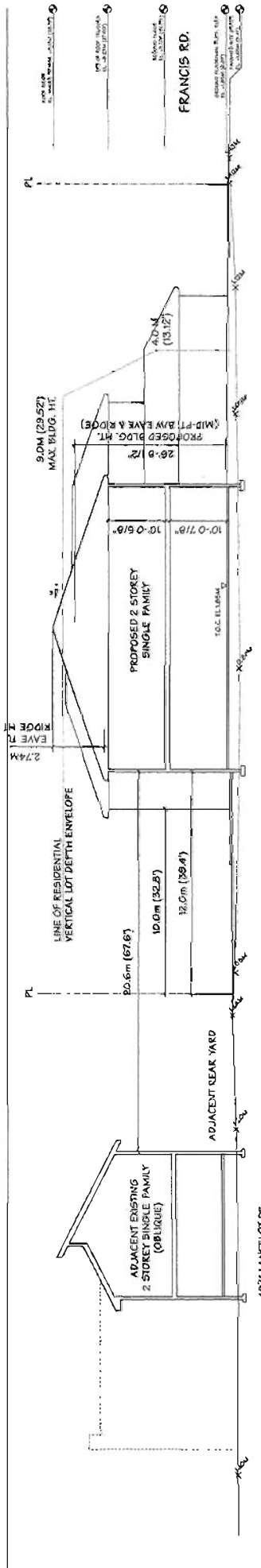


CONTEXT PLAN
SCALE 1:500

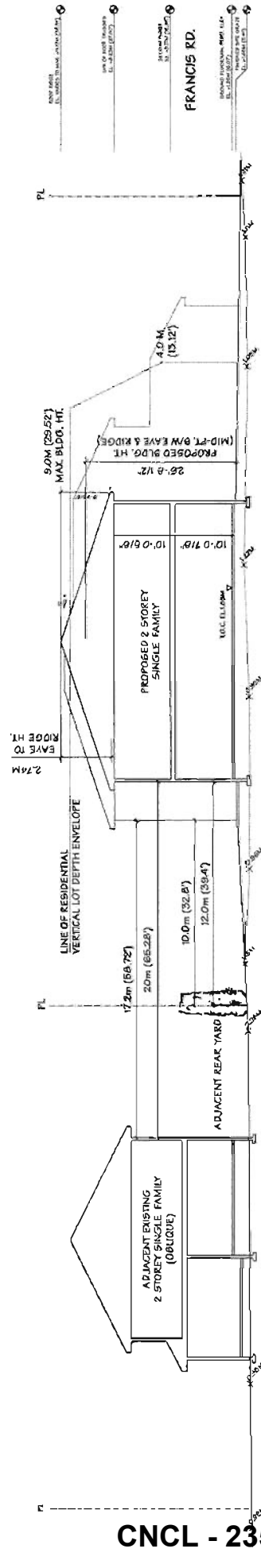


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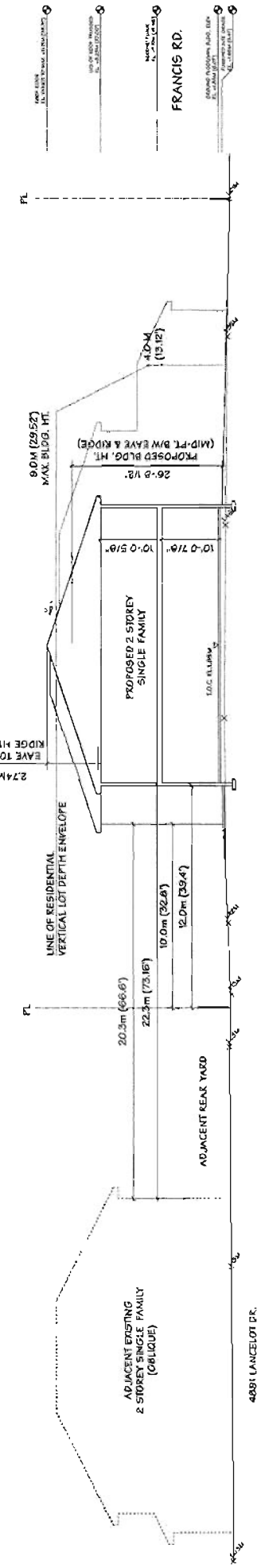
PROJECT TITLE		CONTEXT PLAN	
PROJECT		SINGLE FAMILY DEVELOPMENT	
ARCHITECT		Yamamoto Architecture Inc.	
DATE		2024	
SCALE		SCALE 1:500	
DRAWN BY		[Name]	
CHECKED BY		[Name]	
DATE		2024	
PROJECT NO.		[Number]	
SHEET NO.		[Number]	
SHEET TITLE		Plan #1.1	
DRAWN BY		[Name]	
CHECKED BY		[Name]	
DATE		2024	
PROJECT NO.		[Number]	
SHEET NO.		[Number]	
SHEET TITLE		Plan #1.1	
DRAWN BY		[Name]	
CHECKED BY		[Name]	
DATE		2024	
PROJECT NO.		[Number]	
SHEET NO.		[Number]	
SHEET TITLE		Plan #1.1	



SITE SECTION A-A
SCALE: 1/8" = 1'-0"



SITE SECTION B-B
SCALE: 1/8" = 1'-0"



SITE SECTION C-C
SCALE: 1/8" = 1'-0"

PROJECT: SINGLE FAMILY DEVELOPMENT		SHEETS TITLE: SITE SECTIONS	
DRAWN BY: YAMAMOTO ARCHITECTURE INC.		DATE: 10/15/2024	
CHECKED BY: YAMAMOTO ARCHITECTURE INC.		SCALE: AS SHOWN	
DATE: 10/15/2024		PROJECT NO: 24-001	
PROJECT NO: 24-001		SHEET NO: 11	
DATE: 10/15/2024		PROJECT NO: 24-001	
DATE: 10/15/2024		PROJECT NO: 24-001	



Richmond Zoning Bylaw 8500
Amendment Bylaw 9077 (ZT 13-646207)
4691 Francis Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by deleting subsection 15.21.4.2 and substituting the following:
'2. The maximum floor area ratio (FAR) is 0.40.'
2. This Bylaw may be cited as 'Richmond Zoning Bylaw 8500, Amendment Bylaw 9077'.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by
[Signature: E.L.]
APPROVED by Director or Solicitor
[Signature: BJC]

MAYOR

CORPORATE OFFICER