



To: Planning Comm. May 23, 2012

To: Planning Committee

Date: April 24, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 11-596457

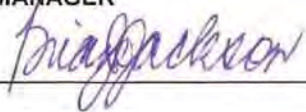
Re: **Application by Avion Homes Ltd. for Rezoning at 7431 Francis Road from Assembly (ASY) to Single Detached (RS2/E)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8900, to redesignate 7431 Francis Road:
 - a. from "Community Institutional" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map); and
 - b. from "Community Institutional" to "Low-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map);be introduced and given first reading;
2. That Bylaw No. 8900, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Bylaw No. 8900, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and
4. That Bylaw No. 8901, for the rezoning of 7431 Francis Road from "Assembly (ASY)" to "Single Detached (RS2/E)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Avion Homes Ltd. has applied to the City of Richmond for permission to rezone 7431 Francis Road (**Attachment 1**) from Assembly (ASY) to Single Detached (RS2/E) in order to construct a single-family dwelling.

Findings of Fact

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

Surrounding Development

The subject site contained a small house with parking area at the back of the site, and was used by a church group. The site is located within an established residential neighbourhood consisting predominantly of single-family dwellings. Other land uses also exist further east in the neighbourhood (i.e. townhouses, apartments).

To the north: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the east: Existing single-family dwellings on lots zoned Single Detached (RS1/E) with rezoning and subdivision potential (to RS2/C) under Lot Size Policy 5449;

To the south: Across Francis Road, single-family dwellings on lots zoned Single Detached (RS1/B) fronting Francis Road and single-family dwellings on lots zoned Single Detached (RS1/A) fronting Danyluk Court; and

To the west: A vacant lot and an existing single-family dwelling on lots zoned Single Detached (RS1/E); and then newer single-family dwellings on lots zoned Single Detached (RS1/C).

Related Policies & Studies

Official Community Plan (OCP)

Both the Generalized Land Use Map and the Specific Land Use Map contained in the OCP designates 7431 Francis Road as *Community Institutional*. An OCP amendment is proposed for 7431 Francis Road in order to redesignate this site as *Neighbourhood Residential* in the Generalized Land Use Map and as *Low-Density Residential* in the Specific Land Use Map.

Lot Size Policy 5449

The subject site is located within the area covered by Lot Size Policy 5449 (adopted by Council February 17, 1992) (**Attachment 3**). This Policy permits rezoning and subdivision of lots on the north side of Francis Road in accordance with Single Detached (RS2/C) (minimum 13.5 m wide and 360 m² in lot area).

This redevelopment proposal is seeking to rezone the subject site to another sub-category ("E" instead of "C") under the Single Detached (RS) zone in which a wider lot width (18.0 m) and

larger lot area (550 m²) are required. The subject application is being brought forward for consideration based on its own merits; a discussion is being provided under the "Analysis" section of this report.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite to be contained in the future dwelling on-site or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for this single-family rezoning application.

The applicant is proposing to provide a legal secondary suite on the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted prior to final adoption of the rezoning bylaw. In this case, the voluntary contribution would be based on \$1.00 per square foot of total building area of the single detached development (i.e. \$3,950).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Consultation

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves one (1) single-family dwelling unit.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. Four (4) bylaw-sized trees on site were identified and assessed:

- A 28 cm cal Douglas Fir tree and a 38 cm cal Douglas Fir tree at the back of the site are both in good condition and should be retained as per Arborist Report recommendations. Tree protection for the 28 cm cal Douglas Fir tree should be specified 4 m from the base of the tree, whereas tree protection for 38 cm cal Douglas Fir tree should be specified at 5 m out from the base of the tree.
- A multi-branched Cedar tree has been previously topped at 5 m; as a result, this tree is not a candidate for long-term retention and should be removed and replaced. This tree also falls within the proposed building envelope.
- A dead Douglas Fir tree located at the northwest corner of the site should be removed and replaced.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), four (4) replacement trees are required for the removal of two (2) bylaw-sized trees on site. Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees Removed	Dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	20-30 cm	2	6 cm		3.5 m
1	60 cm +	2	11 cm		6.0 m

In order to ensure that the proposed replacement trees will be planted and that the front yard of the lot will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and include a landscape area in the front yard as well as four (4) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

Site Servicing and Vehicle Access

No servicing concerns.

A Covenant is required to ensure that the driveway is designed and constructed to permit a vehicle to turn around on site, in order to avoid backing in or out of the property.

Analysis

OCP Amendments

On May 24, 2011, Council passed a resolution to consider redesignation of assembly lands from *Community Institutional* to other OCP designations based on the merits of the application, without the need to retain assembly uses. Staff are to ensure that the proposals are in compliance with other City's Policies and Strategies (i.e. Lot Size Policy, Affordable Housing, Flood Management, etc.), and that typical development elements (i.e., access, parking, layout, tree protection, etc.) are reviewed and evaluated.

The subject site is located within a predominantly single-family neighbourhood. While the site is larger than the typical single-family family lots in Richmond, it is considered small for assembly use. Church groups have considered redeveloping the site for assembly use but they have encountered serious challenges in site design. Significant reductions in building setbacks and parking spaces are required to facilitate any institutional development on this site.

Surrounded by existing large lot single-family developments, the proposed low-density residential land use is appropriate. Redesignation of the subject site to residential use would also contribute to the affordable housing stock in the City as the future home will contain a secondary suite.

Single Detached (RS2/E)

While Lot Size Policy 5449 permits the subject site to be rezoned and subdivided as per Single Detached (RS2/C), the applicant is seeking to rezone the subject site to Single Detached (RS2/E), a sub-zone of Single Detached (RS) which requires a wider lot width, as well as a larger minimum lot area, than what is required under the RS2/C zone. Under both RS2/C and RS2/E zones, there is no subdivision potential for the subject site. The maximum density permitted under the two (2) sub-zones is also identical. The only differences between the RS2/C and RS2/E zones are the provisions related to *Lot Coverage of Landscaping with Live Plant Material* and the *Front Yard Setbacks*:

	Minimum Lot Width	Minimum Lot Area	Lot Coverage of Landscaping with Live Plant Material	Front Yard Setback
RS2/C	13.5m	360m ²	25%	9 m
RS2/E	18.0m	550m ²	30%	6 m

The applicant proposes a 6 m front yard setback to accommodate a three (3) car garage at the front and a larger private yard at the back. An auto court is proposed at the front of the property to provide on-site turn around capability. A landscape area within the entire 6 m front yard setback (except for the driveway connecting Francis Road to the auto court on-site) will also be provided to enhance the front yard and streetscape.

The provision of a 9 m front yard setback in the RS2/C zone, where the driveway access is on an arterial road, is to ensure there is adequate space to accommodate a driveway with turn around capability. Staff have no concerns with the proposed RS2/E zone since the applicant has agreed to register a restrictive covenant to ensure that the driveway will be designed and constructed to permit a vehicle to turn around on site, in order to avoid backing in or out of the property. The

proposed RS2/E zone with a 6 m front yard setback is consistent with the zoning and existing adjacent single-family developments on the adjacent property to the east and west.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development to construct a single-family dwelling with a secondary suite contributes to the affordable housing stock in the City. While the proposal is not in compliance with Lot Size Policy 5449, the proposed RS2/E zone is consistent with the existing zoning of the surrounding properties and would allow a more coherent streetscape to be developed along Francis Road. All technical concerns related to the land use rezoning application and OCP amendment have been addressed. On this basis, staff support the rezoning application and associated OCP amendment as proposed.



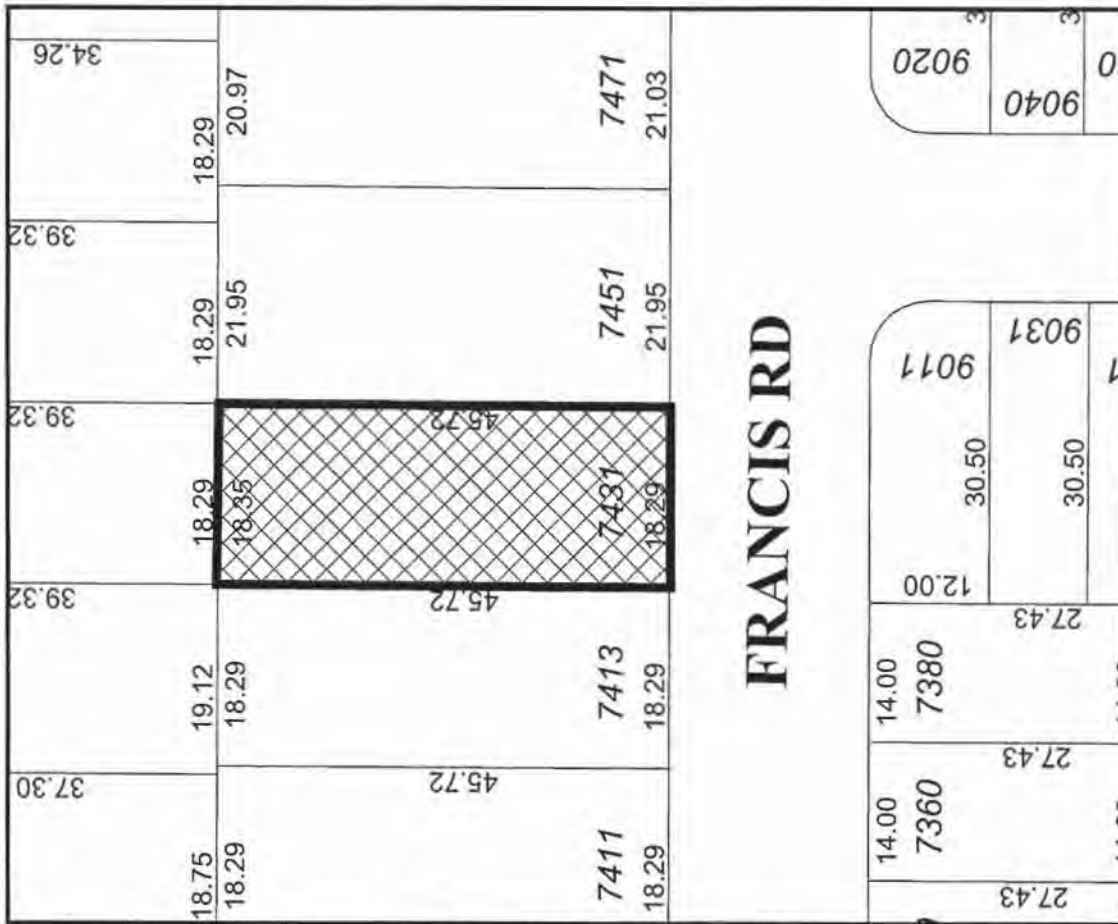
Edwin Lee
Planner 1
(604-276-4121)

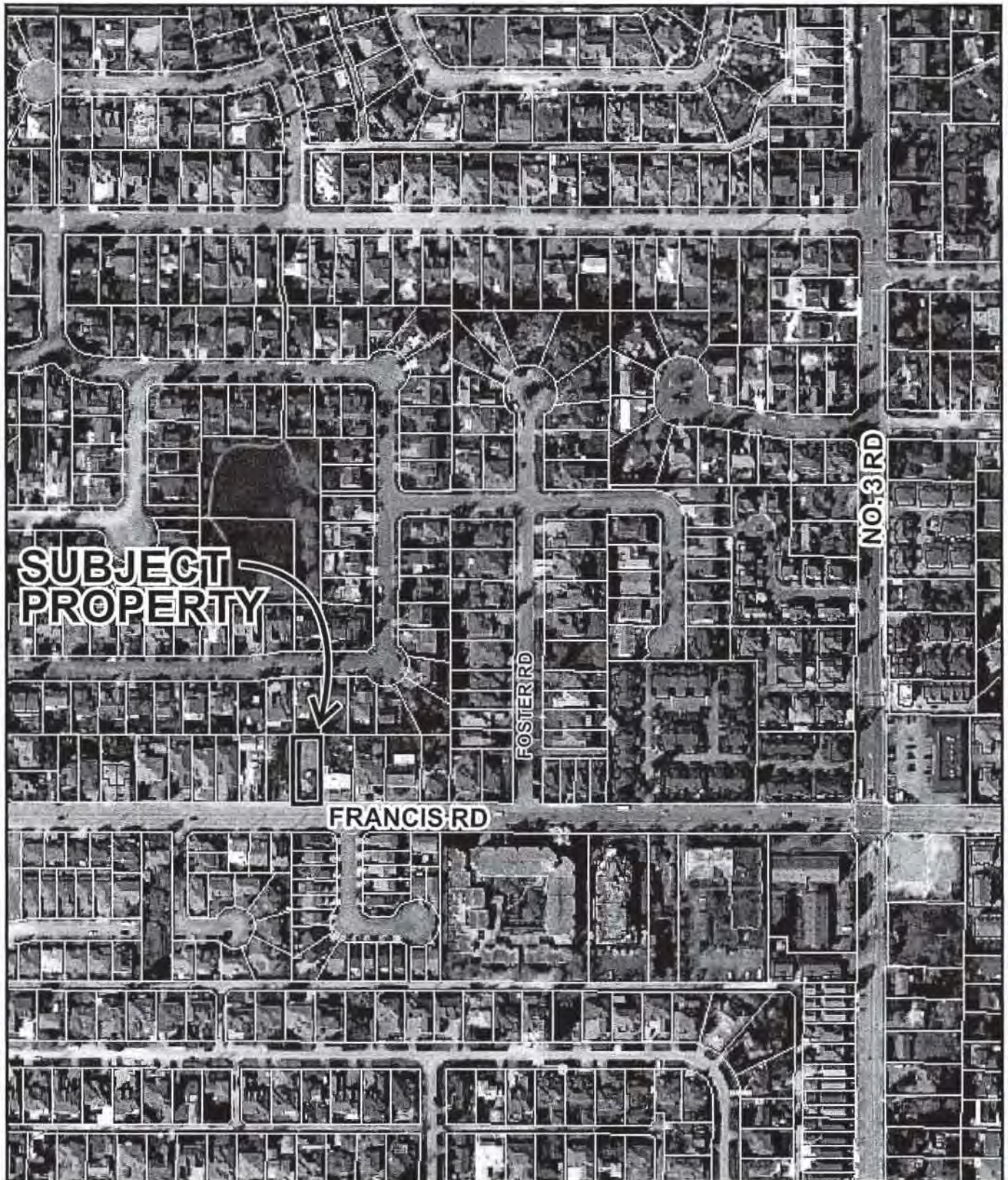
EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5449
- Attachment 4: Rezoning Considerations Concurrence



City of Richmond





RZ 11-596457

Original Date: 01/13/12

Amended Date:

Note: Dimensions are in METRES



RZ 11-596457

Attachment 2

Address: 7431 Francis Road

Applicant: Avion Homes Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Avion Homes Ltd.	No Change
Site Size (m ²):	836 m ² (8,999 ft ²)	No Change
Land Uses:	Assembly	One (1) single-family dwelling
OCP Designation:	Generalized/Specific Land Use Map: Community Institutional	Generalized Land Use Map: Neighbourhood Residential Specific Land Use Map: Low-Density Residential
Area Plan Designation:	N/A	No change
702 Policy Designation:	Policy 5449 permits subdivision to "Single Detached (RS2/C)"	No change
Zoning:	Assembly (ASY)	Single Detached (RS2/E)
Number of Units:	1	1
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 30%	Min. 30%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback –Side Yard (m):	Min. 1.8 m	Min. 1.8 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size (min. dimensions):	550 m ²	836 m ²	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

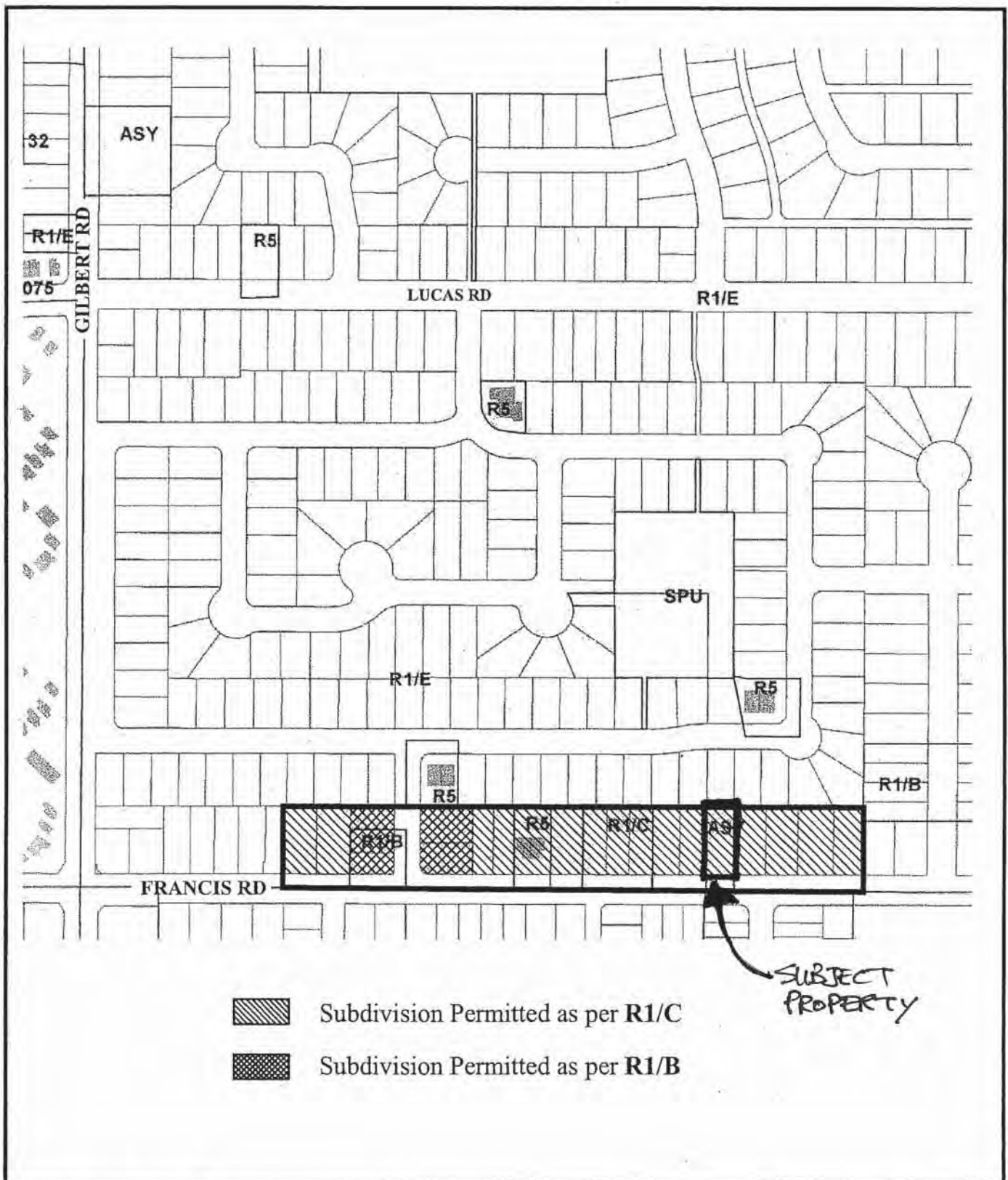
Policy Manual

Page 1 of 2	Adopted by Council: February 17, 1992	POLICY 5449
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6	

POLICY 5449:

The following policy establishes lot sizes in the area bounded by the **north side of Francis Road located between Gilbert Road and Foster Road** (Section 20-4-6):

1. That properties be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/C) along Francis Road and as per Single-Family Housing District (R1/B) along Schaefer Gate in Zoning and Development Bylaw 5300; and
2. This policy (as shown on the accompanying plan) is to be used in determining the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.



Policy 5449 Section 20-4-6

Adopted Date: 02/17/92

Amended Date:

Note: Dimensions are in METRES



**City of
Richmond**

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7431 Francis Road

File No.: RZ 11-596457

Prior to final adoption of Zoning Amendment Bylaw 8901, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8900.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - include a landscape area in the 6 m front yard setback (except for the 5 m wide driveway).
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	11 cm		6.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on title ensuring that the driveway is designed and constructed to permit a vehicle to turn around on site. The legal agreement shall include language to ensure the driveway and/or auto court design will accommodate a typical passenger car to turn around on-site using a maximum of a 3-point turn, in order to avoid backing in or out of the property.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$3,950.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Note:

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

Signed

Date

CNCL - 177



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8900 (RZ 11-596457)
7431 Francis Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by
 - a. Repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it "Neighbourhood Residential".
P.I.D. 004-081-897
Lot 55 Except: Part Subdivided by Plan 44033, Section 20 Block 4 North Range 6
West New Westminster District Plan 26105
 - b. Repealing the existing land use designation in Attachment 2 to Schedule 1 thereof of the following area and by designating it "Low-Density Residential".
P.I.D. 004-081-897
Lot 55 Except: Part Subdivided by Plan 44033, Section 20 Block 4 North Range 6
West New Westminster District Plan 26105
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8900"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8901 (RZ 11-596457)
7431 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/E)**.

P.I.D. 004-081-897

Lot 55 Except: Part Subdivided by Plan 44033, Section 20 Block 4 North Range 6 West
New Westminster District Plan 26105

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8901"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>UB</i>
APPROVED by Director or Solicitor <i>[Signature]</i>