



To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: January 24, 2011
File: RZ 10-537869
Re: Application by Balbir Biring for Rezoning at 8520 Francis Road from Single Detached (RS1/E) to Coach House (RCH)

Staff Recommendation

That Bylaw No. 8669, for the rezoning of 8520 Francis Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Balbir Biring has applied to the City of Richmond for permission to rezone 8520 Francis Road (**Attachment 1**) from Single Detached (RS1/E) to Coach House (RCH) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a second dwelling unit above a garage, with vehicle access from an existing rear lane.

Findings of Fact

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

Surrounding Development

To the north: Across Francis Road, single-family dwellings on large lots zoned Single Detached RS1/E);

To the east: Across Wagner Gate, single-family dwellings on large lots zoned Single Detached (RS1/E);

To the south: Single-family dwellings fronting Wagner Drive on large lots zoned Single Detached (RS1/E); and

To the west: Five (5) recently developed Coach House (RCH) lots and then older single-family dwellings on large lots zoned Single Detached (RS1/E).

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy, which encourages single-family development with lane access along arterial roads.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite or a coach house unit on 50% of new lots created through rezoning/subdivision or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve.

This rezoning application complies with the Strategy, as it is a proposal to rezone the subject site to Coach House (RCH) zone, whereby a coach house unit is required to be built in conjunction with a single-family dwelling. A total of two (2) coach house units will be provided as part of this development.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. A Flood Indemnity Covenant is registered on title.

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 Preservation

A Site Survey (**Attachment 3**) has been submitted by the applicant in support of the application. It is noted that there are no bylaw-sized trees located on the subject site or within 2 m of the property line on adjacent lots. Staff have no tree preservation concerns.

Landscaping

To illustrate how the front yard along Wagner Gate and flanking side yard along Francis Road of the future corner lot will be treated, the applicant has submitted a Landscape Plan (**Attachment 4**) prepared by a registered landscape architect for the future lots in support of the application. The Landscape Plan indicates the front yard and flanking side yard will be landscaped with a mixture of small trees, shrubs and ground cover, and is considered in compliance with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$6,684.90 prior to final adoption of the rezoning bylaw.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 5**). The plans indicate that the main entrance to the future dwelling on the corner lot is from Wagner Gate. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

No servicing concerns. As a condition of rezoning, the developer is required to dedicate a 4 m x 4m corner cut at the Francis Road/Wagner Gate intersection.

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from Francis Road as per Bylaw 7222. Access is to be from the new rear lane only. A Covenant will be required at future subdivision stage to ensure that vehicular access to the new corner lot will be from the lane only, with no direct access permitted to Wagner Gate.

Subdivision

At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

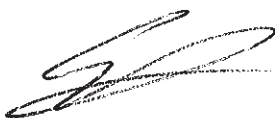
This is a relatively straightforward redevelopment proposal. The future lots will have vehicle access to the existing laneway with no access being permitted onto Francis Road or Wagner Gate. The existing laneway along the back of the subject site is constructed recently as part of the redevelopment of the adjacent site to the west. This lane is built to city standards and no latecomer charges are required. All the relevant technical issues have been addressed and it is noted that the application conforms to both the Lane Establishment and Arterial Road Redevelopment Policies and Lot Size Policy 5408.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots, each with a single-family dwelling and coach house above a garage, with vehicle access to an existing back lane. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP) and Lot Size Policy 5408. The list of rezoning conditions is included as **Attachment 6**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff recommends support of the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Preliminary Landscape Plan
- Attachment 5: Preliminary Building Elevations
- Attachment 6: Rezoning Considerations

Rezoning Considerations
8520 Francis Road
RZ 10-537869

Prior to final adoption of Zoning Amendment Bylaw 8669, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$6,684.90 for the landscape works as per the landscape plan attached to the report (**Attachment 4**).
2. Dedicate a 4 m x 4 m corner cut at the northeast corner of the site.

At future subdivision stage, the developer will be required to:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane with no access permitted to/from Francis Road or Wanger Gate;

[Signed original on file]

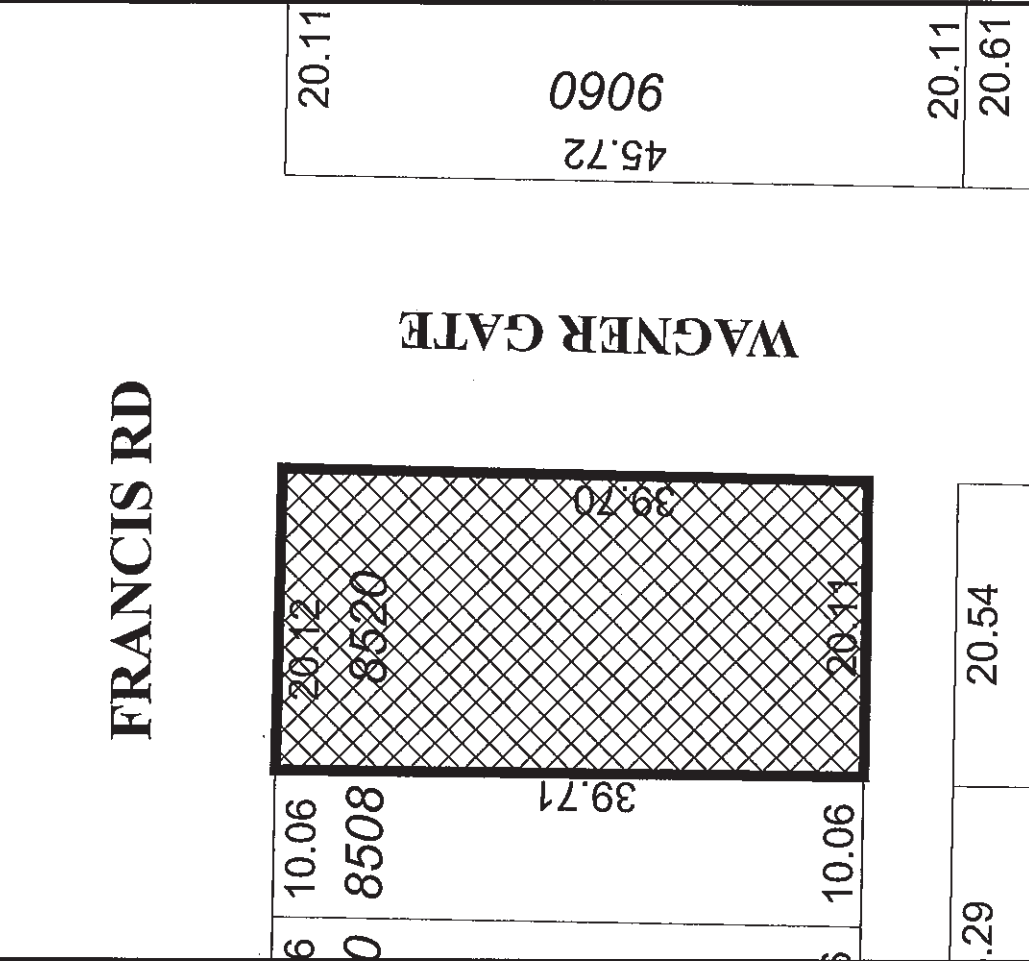
Signed

Date

City of Richmond



8511	8531	8551
21.03	21.03	21.03



Original Date: 07/26/10
 Revision Date:
 Note: Dimensions are in METRES

RZ 10-537869





**SUBJECT
PROPERTY**

FRANCIS RD

WAGNER GATE

WANGER DR

GARDEN CITY RD



RZ 10-537869

Original Date: 03/01/10

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 10-537869

Attachment 2

Address: 8520 Francis Road

Applicant: Balbir Biring

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Jagdeep K Biring & Balbir S Biring	To be determined
Site Size (m²):	798 m ² (8,590 ft ²)	approximately 399 m ² (4,295 ft ²)
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings with one (1) coach house per lot
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Coach House (RCH)
Number of Units:	One (1)	Four (4)
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m ²	399 m ²	none

Other: No bylaw-sized trees on site.

not to be used to define boundaries

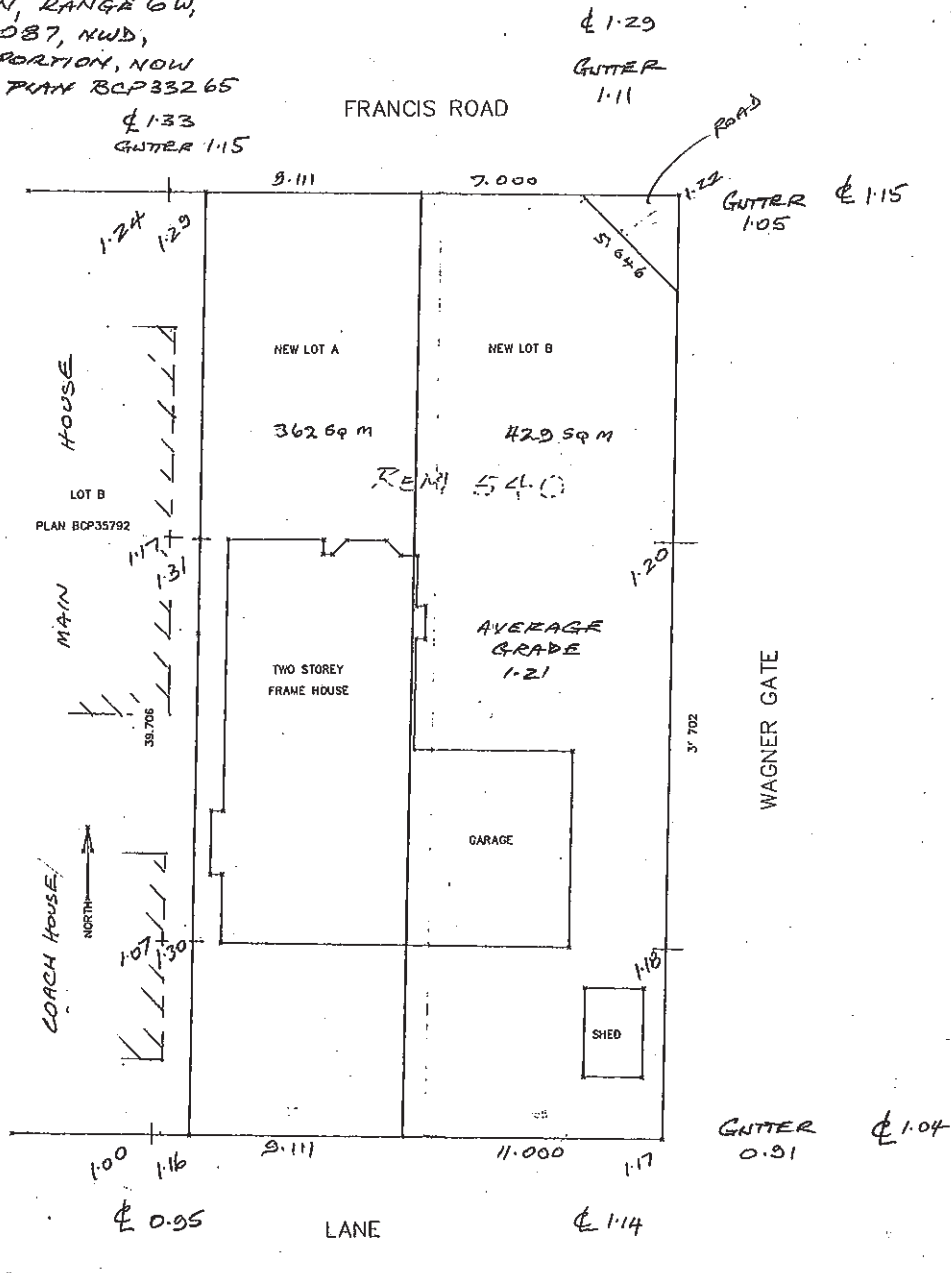
scale 1:250
METRES

Survey Certificate
for

ELEVATIONS AND EXISTING BUILDINGS
ON PROPOSED SUBDIVISION OF 8520

FRANCIS ROAD
RICHMOND

LEGAL
LOT 540, SECTION 28
BLOCK 4 N, RANGE 6 W,
PLAN 66087, NWD,
EXCEPT PORTION, NOW
LANE, ON PLAN BCP33265



ELEVATIONS DERIVED
FROM MONUMEN 774987
1120M GEODETIC

THERE ARE NO TREES

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

certified correct

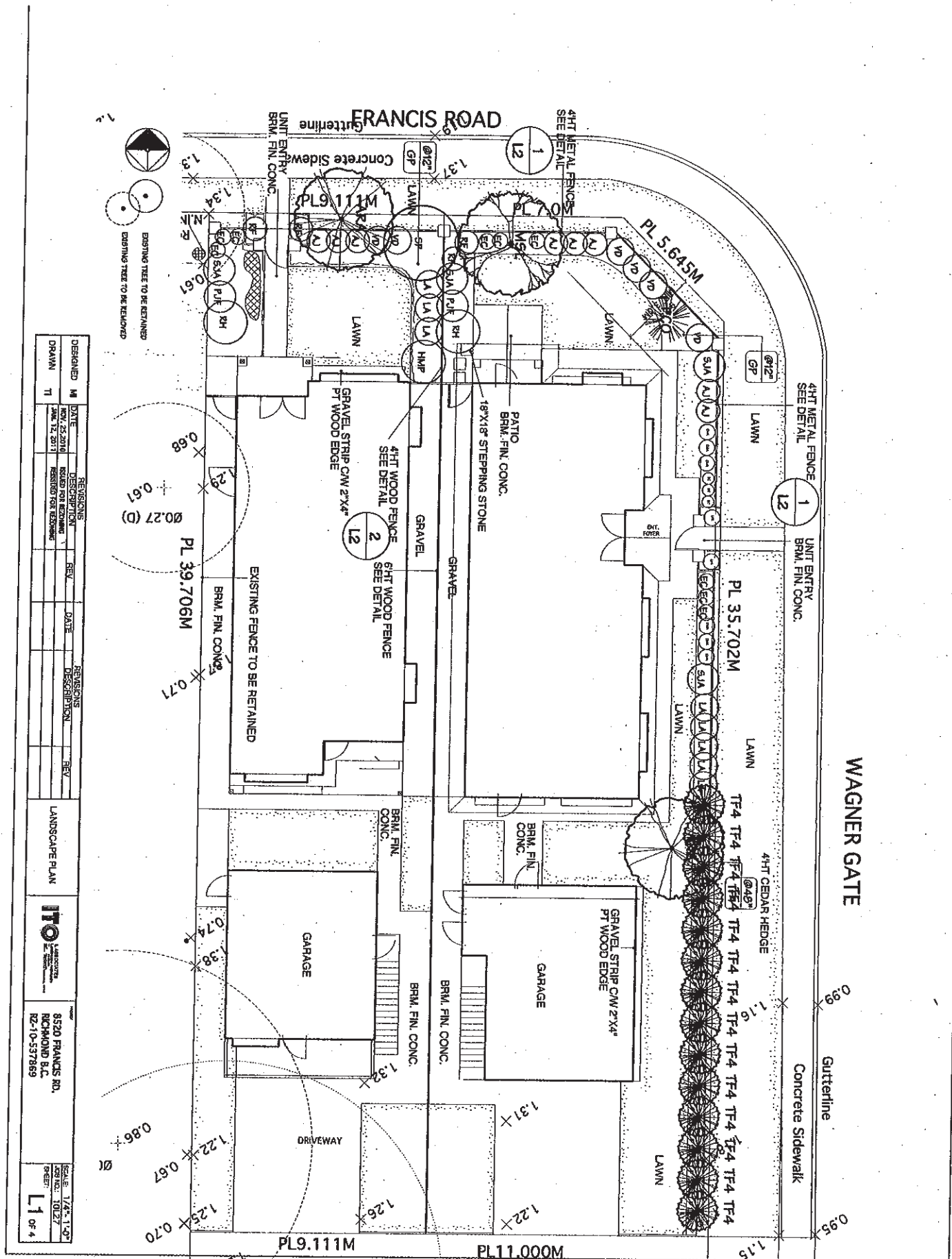
[Signature]
B.C.L.S.
this 6th day of July 2010
REVISED 2010, 09108

PH - 9

this document is not valid unless originally signed and sealed

file 8218

© C. James B.C.L.S. 2010



REVISIONS	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
DESIGNED	M					
DRAWN	T					

REVISIONS	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY

LANDSCAPE PLAN

ITO

6520 FRANCIS RD,
RICHMOND B.C.
R2-10-537869

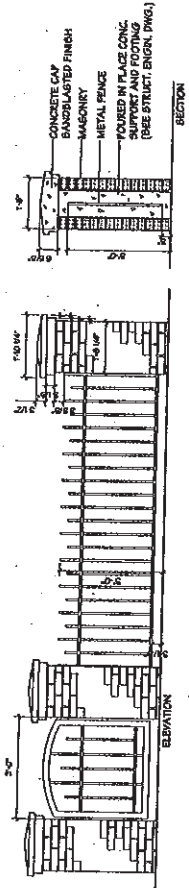
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DATE: 10.27

PROJECT: L1 OF 4

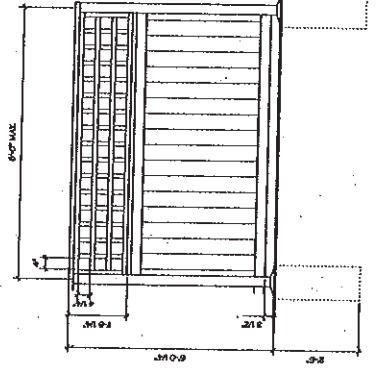
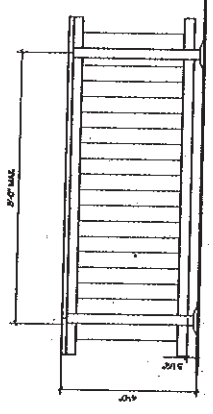
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N.R.M. 1:16
STORM MH

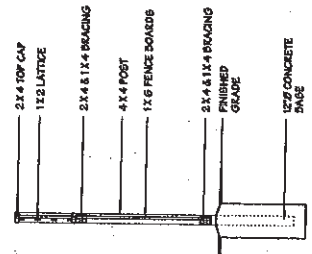


1
12
METAL FENCE/POST DETAIL
SCALE - 3/4" = 1'-0"

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FIR S.A.S.
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN. COLOR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES



2
12
4'HT/6'HT WOOD FENCE
SCALE - 3/4" = 1'-0"



DESIGNED M	DATE	REVISIONS	DESCRIPTION	REV	DATE	DESCRIPTION	REV
DRAWN TI	MAY 22 2010						
	JUN 12 2011		RESUBMITTED FOR REVISIONS				
8520 FRANCIS RD. RICHMOND B.C. RZ-10-537869							SCALE 1/4" = 1'-0" JOB NO. 10127 SHEET:
ITO ASSOCIATES ARCHITECTS							L2 OF 4

PLANT LIST
ADDRESS 8520 FRANCIS RD., RICHMOND B.C. R2-10-537869

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. B&B 1.8m STD.
REL	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SALICER MAGNOLIA	5.0cm CAL. B&B
POT	1	SEBIAN PRUNUS	SEBIAN PRUNUS	3.0m HT. B&B
TF4	14	THUJA OCCIDENTALIS 'PYRAMIDAL'	PYRAMIDAL CEDAR	1.25m HT.
SHRUBS				
AJ	8	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	9	ERICA CARNEA	HEATH	#2 POT
HPP	1	HYDRANGEA MACROPHYLLA 'PINK N' PRETTY'	PINK N' PRETTY HYDRANGEA	#2 POT
LA	8	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
PJT	2	PERIS JAPONICA 'FOREST FLAME'	LEY OF THE VALLEY	#2 POT
RE	4	RHOODENDRON	RHOODENDRON	#5 POT
RO	1	ROSE 'CARPET ROSE'	FLOWER CARPET ROSE	#1 POT
SJA	4	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
SP	1	SYRINGA PATULA	KOREAN LILAC	#2 POT
VD	6	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT
GROUND COVERS				
CP	90	GAULTHERIA PROCLUMENS	WINTERGREEN	#5/3 POT
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
BC	3	BERGENIA CRASSIFOLIA	HEARTLEAF BERGEMIA	#1 POT
CMA	6	CAREX MORROWII 'AUREO-VAREGATA'	CAREX	#1 POT
LVA	2	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	#5/3 POT
ANN	40	ANNUALS **		

EXISTING TREE REPLACEMENT RATIONAL
8520 FRANCIS RD., RICHMOND (RZ. NO.)

EXISTING TREE TO BE REMOVED	QTY	SIZE	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-300CM	-	Ø5CM CAL./3.0M HT.	-	4(3(D)/1(C))	4
Ø30-400CM	-	Ø6CM CAL./3.5M HT.	-	-	0
Ø40-500CM	-	Ø8CM CAL./4.0M HT.	-	-	0
	-	Ø9CM CAL./3.0M HT.	-	-	0

NOTES
 ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CMTA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBMITTING BIDS. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 55% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

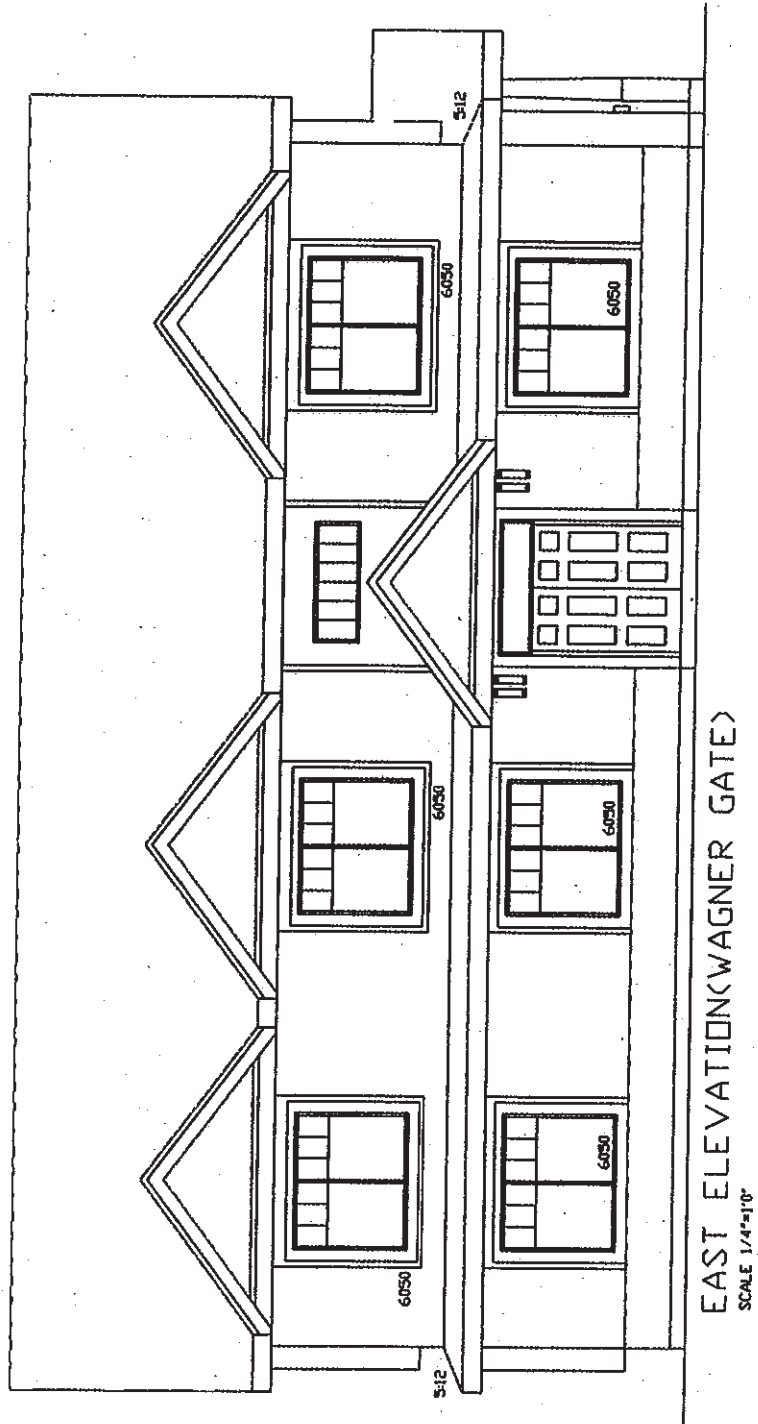
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DRAWN BY	JAN. 12, 2011	ISSUED FOR BIDDING				
		RESUBMITTED FOR REZONING				

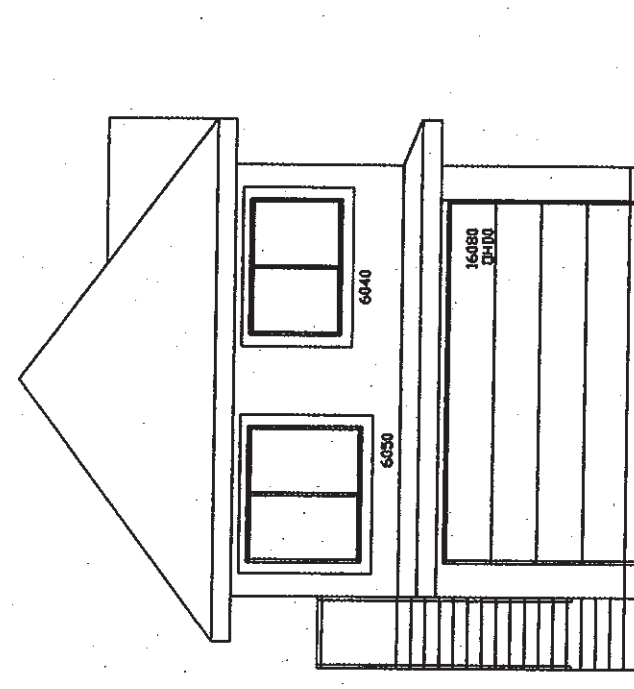
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 8520 FRANCIS RD.
 RICHMOND B.C.
 R2-10-537869

ITO LANDSCAPE ARCHITECTS INC.

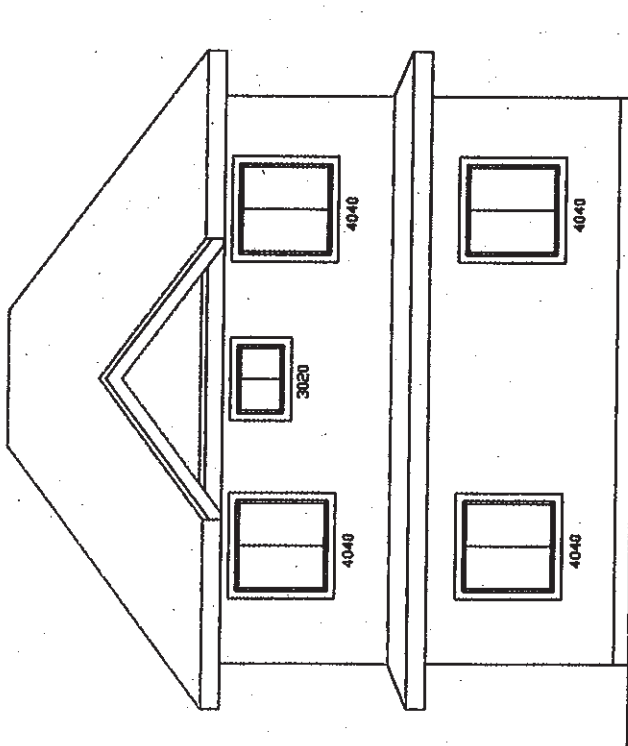
PLANT LIST

L3 of 4





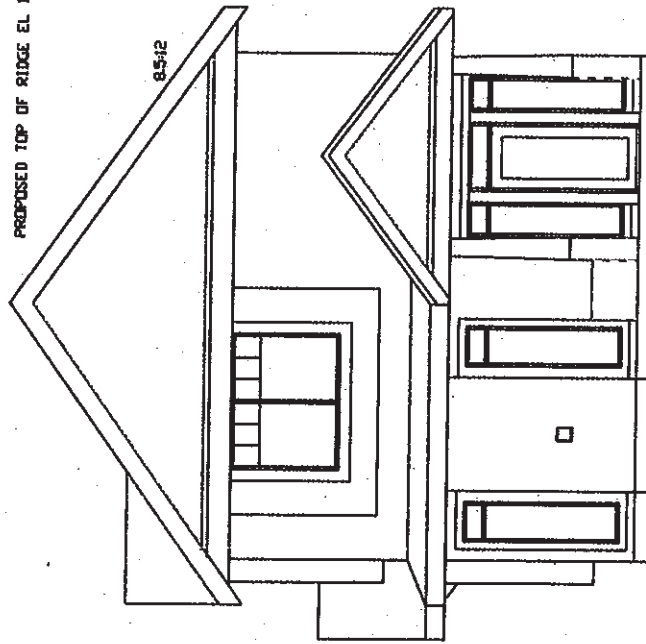
SOUTH ELEVATION
COACH HOUSE
SCALE 1/4"=1'0"



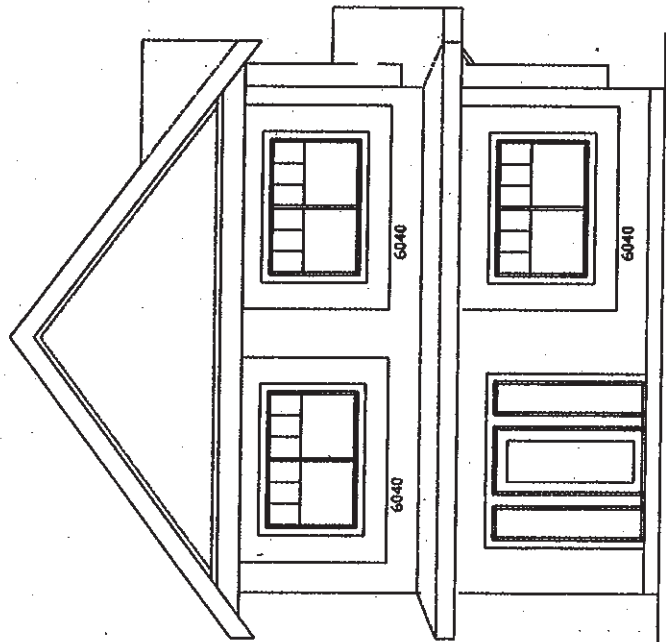
EAST ELEVATION
(COACH HOUSE)
SCALE 1/4"=1'0"

MAX PERMISSIBLE ELEV.
BASED ON AVERAGE GRADE OF 1.216M
AND MAX. PERMISSIBLE HT 659.5'
TOP OF RIDGE EL PERM=10.208

PROPOSED TOP OF RIDGE EL 10.082



NORTH ELEVATION
(FRANCIS ROAD)
SCALE 1/4"=1'0"



SOUTH ELEVATION
SCALE 1/4"=1'0"



Richmond Zoning Bylaw 8500
Amendment Bylaw 8669 (RZ 10-537869)
8520 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 COACH HOUSE (RCH).

P.I.D. 003-743-641

Lot 570 Section 28 Block 4 North Range 6 West New Westminster District Plan 66087
Except: Part Lane on Plan BCP33265

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8669".

FIRST READING

FEB 28 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER