



To Council - Apr 28, 2008

To: Richmond City Council **Date:** April 22, 2008
From: Councillor Harold Steves, Chair **File:** 12-8060-20-8275/Vol
 Planning Committee XR 4430-00
Re: **APPLICATION BY GOERTZEN CONTRACTING LTD. FOR REZONING AT 6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

The Planning Committee, at its meeting held on Tuesday, April 22nd, 2008, considered the attached report, and recommends as follows:

Committee Recommendation

(1) *That the following recommendation be forwarded to Public Hearing:*

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

(2) *That Bylaw No. 8275 for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be referred to Public Hearing.*

Councillor Harold Steves, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That the following recommendations be forwarded to Public Hearing:

- (1) That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).
- (2) That Bylaw No. 8275 for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area B (R1/B)".



City of Richmond
Planning and Development Department

Report to Committee

To Council - Apr 28, 2008

To Planning - Apr 22, 2008

Date: April 2, 2008

To: Planning Committee
From: Brian J. Jackson
Director of Development

RZ 06-334710

File: 12-8060-20-8275 xr:4430-01

Re: Application by Goertzen Contracting Ltd. for Rezoning at 6340 Francis Road and 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

That the following recommendations be forwarded to Public Hearing:

1. That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).
2. That Bylaw No. 8275 for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area B (R1/B)".

Brian J. Jackson
Director of Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

At the September 5, 2007 Public Hearing, Council considered an amendment to Single-Family Lot Size Policy (5428) in conjunction with an application for rezoning at 6340 Francis Road and 6351 Martyniuk Place. At the Public Hearing, Council passed the following referral motion:

That staff reassess the rezoning application for 6340 Francis Road and 6351 Martyniuk Place with a view to recommending other forms of single-family housing development, taking into consideration the maximization of lot space, better design of the triangular lots, the feasibility of the applicant dedicating road in the cul-de-sac to increase the proposed lot frontages, and varying the setbacks if needed to accommodate the two houses to provide a better fit with the look of the existing neighbourhood.

This report:

- Provides updates on the development to address the Council referral;
- Outlines the additional public process conducted to date;
- Brings forward the proposed Lot Size Policy Amendment (5428) and rezoning application for consideration by Council.

Findings of Fact

Project Description

The proposal involves the consolidation of 6340 Francis Road and 6351 Martyniuk Place (**Attachment 1**) into one development parcel and subdivision into four single-family properties (2 properties fronting Francis Road zoned R1/C; 2 properties fronting Martyniuk Place zoned R1/B). Part of the development also involves subdividing a 3 m (10 ft.) wide strip of land along the east property line of 6340 Francis Road for the purposes of consolidation with the neighbouring property to the east (6380 Francis Road). This provision will enable 6380 Francis Road to potentially rezone and subdivide in the future in accordance with Single-Family Housing District, Subdivision Area C (R1/C).

An amendment to Lot Size Policy 5428 is also proposed. The existing Lot Size Policy 5428 identified that rezoning and subdivision can be considered for properties along Francis Road to R1/C and that for properties within the neighbourhood subdivision (i.e., not fronting the arterial road), development to R1/B can be considered. Along Francis Road, mid-block between Gilbert Road and No. 2 Road are three properties which are significantly deeper than most lots fronting Francis Road and where the Lot Size Policy identifies R1/C for the entire depth of the property. As a result, the applicant is proposing two R1/B lots fronting Martyniuk Place, thus requiring an amendment to Lot Size Policy 5428 to re-designate the rear portion of 6340 Francis Road to R1/B. The proposal also involves subdivision of two R1/C lots fronting Francis Road, which complies with existing provisions of Lot Size Policy 5428.

The following attachments provide relevant information on the proposed Lot Size Policy Amendment and rezoning application, which have been revised as a result of the Council referral.

- **Attachment 1** – Location map and air photo.
- **Attachment 2** – Development application data sheet.
- **Attachment 3** – Proposed subdivision plan and landscaping scheme.
- **Attachment 4** – Proposed site plan of tree removal and retention.
- **Attachment 5** – Lot Size Policy 5428 (Current).
- **Attachment 6** – Lot Size Policy 5428 (Proposed).
- **Attachment 7** – Additional Lot Size Policy notification letter (date January 22, 2008).
- **Attachment 8** – Rezoning considerations.
- **Attachment 9** – Public correspondence since the September 5, 2007 Public Hearing referral.
- **Attachment 10** – Staff report considered at September 5, 2007 Public Hearing.
- **Attachment 11 & 12** – Potential future Lot Size Policy amendments to Policy 5428.

Previous Staff Report

The previous staff report and related attached materials and public correspondence considered on the Lot Size Policy (5428) amendment and rezoning application at 6340 Francis Road and 6351 Martyniuk Place at the September 5, 2007 Public Hearing is contained in **Attachment 10** along with an excerpt of the Public Hearing minutes.

Surrounding Development

To the North: Single-family dwellings on R1/E zoned lots on the opposite side of Francis Road.

To the East: A single-family dwelling on a large R1/E zoned lot.

To the South: Single-family dwellings on R1/E zoned lots.

To the West: A single-family dwelling on a R1/E zoned lot.

Staff Comments

Based on the September 5, 2007 Council referral, the applicant has presented the following responses to address Council and neighbourhood concerns about single-family housing form (**Attachment 3** contains the site and landscape plan and a preliminary building elevation along Martyniuk Place):

Feasibility of dedicating additional land in the cul-de-sac to allow for more frontage

- This would not result in any significant change to the housing form as the cul-de-sac is complete (not requiring any additional land or works).
- It is also noted that the edge of the curb and gutter does represent the property line of the houses. The actual roadwork (pavement and curb & gutter) only take up a portion of the dedicated allowance, with the remainder of land often incorporated into single-family lots front yards and driveways. In the case of the proposed lots fronting Martyniuk Place, the average distance between the legal property line and edge of the curb and gutter is approximately 5.5m. The result is the appearance of small amount of frontage based on edge of the curb and gutter, when this in fact is not accurate. To address the physical appearance of the narrow frontage, a shared driveway is proposed.

Proposal for a shared driveway configuration from Martyniuk Place

- A shared driveway configuration (4m total width) for the two proposed lots fronting Martyniuk Place would enable a single-width driveway to service the two lots and also takes into account the limited area of land and width at the edge of the roadway. The shared driveway widens to provide the necessary manoeuvring and parking space for the residential lots once contained on individual lots. The shared access configuration also helps to limit the amount of paved, impermeable surface associated with the driveway.
- This driveway configuration would be secured through a restrictive covenant that requires the implementation of one shared driveway for the future two lots fronting Martyniuk Place as a consideration of rezoning and an appropriate cross-access legal easement.

Revised site plan to accommodate appropriate single-family housing forms

- The front yard setback for the two lots fronting Martyniuk Place has been increased from 6m (20 ft.) to 9m (30 ft.). This requires the houses to be set back deeper in the lot and allows for more visible frontage from the street for “pie-shaped” properties. A preliminary streetscape elevation for the proposed houses along Martyniuk Place is contained in **Attachment 3**.
- A plan has also been submitted to indicate a proposed planting and landscape scheme for the entire subject development (**Attachment 3**). The landscape plan takes into account trees identified for retention and removal (as recommended by the consulting arborist) and also outlines a tree replacement and overall planting scheme for the proposed development. A landscaping bond, based on the implementation costs associated with the plan, will be collected as a rezoning consideration. Staff have reviewed the plan with the landscape architect to ensure that the planting scheme takes into account year-round foliage and greenery on-site.

ConsultationAdditional Notification for Lot Size Policy 5428

As a result of the Council referral from the September 5, 2007 Public Hearing and revised information submitted by the developer, a letter was sent out to residents within the Lot Size Policy area updating the public on the process to date and forwarding the revised proposal for review and comment (**Attachment 7**).

Public Input

One phone call was received by staff from a neighbourhood resident who noted concerns about how the two proposed lots fronting Martyniuk Place would be out of character with the existing subdivision pattern along Martyniuk Place. Specific comments were made about the smaller frontage of the proposed lots along the cul-de-sac loop.

One piece of correspondence has been submitted up until the time of the preparation of this staff report (refer to **Attachment 9**). The correspondence identifies that the application should proceed as planned, noting that the proposed subdivision will be similar to surrounding lots. Reference was also made to a preliminary subdivision plan prepared in 1994 (no application was submitted) noting a conceptual subdivision for lots fronting both Martyniuk Place and Magnolia Drive.

Analysis

Affordable Housing

The subject rezoning application was submitted prior to the Council Adoption of Richmond’s Affordable Housing Strategy on May 28, 2007 and is not subject to the provisions of this policy. The previous Interim Affordable Housing Strategy did not require provisions for affordable housing involving single-family rezoning and subdivisions. As a result, no affordable housing units or contributions are being required or secured through this rezoning application.

Tree Retention, Replacement and Compensation

The following table is a summary of the proposed tree removal, retention and compensation based on the previous arborist report recommendations and information provided by the applicant’s consulting landscape architect.

	Number of Trees	Compensation Rate	Compensation Proposed	Comments
Total On-Site Bylaw Sized Trees	41	N/A	N/A	Tree removal and retention plan contained in Attachment 4
Bylaw Sized Trees to be Removed	25	2:1 (50 required)	61 replacement trees	Removal based on condition of trees and conflict with building envelope. Replacement trees based submitted landscape plan.
On-Site Trees to be Retained	16	N/A	N/A	Tree protection fencing is to be implemented around all trees identified for retention.
Off-Site Trees to be Retained	2 (including Tree 114 listed on City’s Significant Tree Inventory)	N/A	N/A	Tree protection measures are required.

The proposed trees to be retained and replacement trees listed in the landscape plan contain a mix of deciduous and conifer type trees and plantings. This planting scheme facilitates landscaping to ensure year round foliage and greenery on the subject site.

Rezoning Considerations

Rezoning considerations to be completed prior to final adoption of the zoning bylaw are contained in **Attachment 8**. Many of the original rezoning considerations contained in the application considered at the September 5, 2007 Public Hearing remain, with the following additions/revisions:

- Registration of a restrictive covenant that requires the implementation of one shared driveway for the future two lots fronting Martyniuk Place.

- Provide an appropriate cross-access agreement at future subdivision to facilitate the shared driveway for the future two lots fronting Martyniuk Place.
- Registration of a restrictive covenant requiring a minimum front yard setback of 9 m for the future two lots fronting Martyniuk Place.
- A revised tree replacement and compensation package to reflect that 61 replacement trees are to be planted on-site.

Forthcoming Potential Lot Size Policy Amendments

The original staff report noted two potential future amendments to the existing Lot Size Policy 5428, which are separate from the amendment being proposed through this application. One forthcoming potential Lot Size Policy amendment would be in relation to an application at 6220 Francis Road (RZ 07-373657; SD 07373660), which is currently being processed by staff. This amendment would generally involve a review applicable to Francis Road properties only to consider allowing rezoning and subdivision in accordance with R1/J lot sizes (13.4 m min. width) rather than R1/C (13.5 m min. width). As noted in the original staff report, the difference between these 2 zoning districts is minimal (i.e., 4 inch difference in width). A map showing this potential Lot Size Policy Amendment is contained in **Attachment 11**.

This rezoning and Lot Size Policy amendment would be brought forward when the appropriate neighbourhood notification has been conducted and processing of the application is complete. To avoid any confusion associated with concurrent Lot Size Policy amendments for separate applications, staff would wait for the current rezoning application and Lot Size Policy amendment associated with the subject site (6340 Francis Road & 6351 Martyniuk Place) to conclude prior to initiating the neighbourhood notification for the application at 6220 Francis Road.

The second potential amendment to the existing Lot Size Policy would relate to future development of the large, deep lots to the east of the subject site. No development applications have been received for this grouping of properties and it is unknown when a proposal would be initiated, as a redevelopment would involve assembly of a number of properties. A map showing this potential Lot Size Policy Amendment is contained in **Attachment 12**.

Conclusion

The proposed Lot Size Policy amendment and subsequent rezoning application is being brought forward for Council consideration as the concerns identified in the Council referral arising from the September 5, 2007 Public Hearing have been addressed. Staff recommend approval of the Lot Size Policy Amendment and four single-family residential lot development.


Kevin Eng
Planner 1

KE:cas

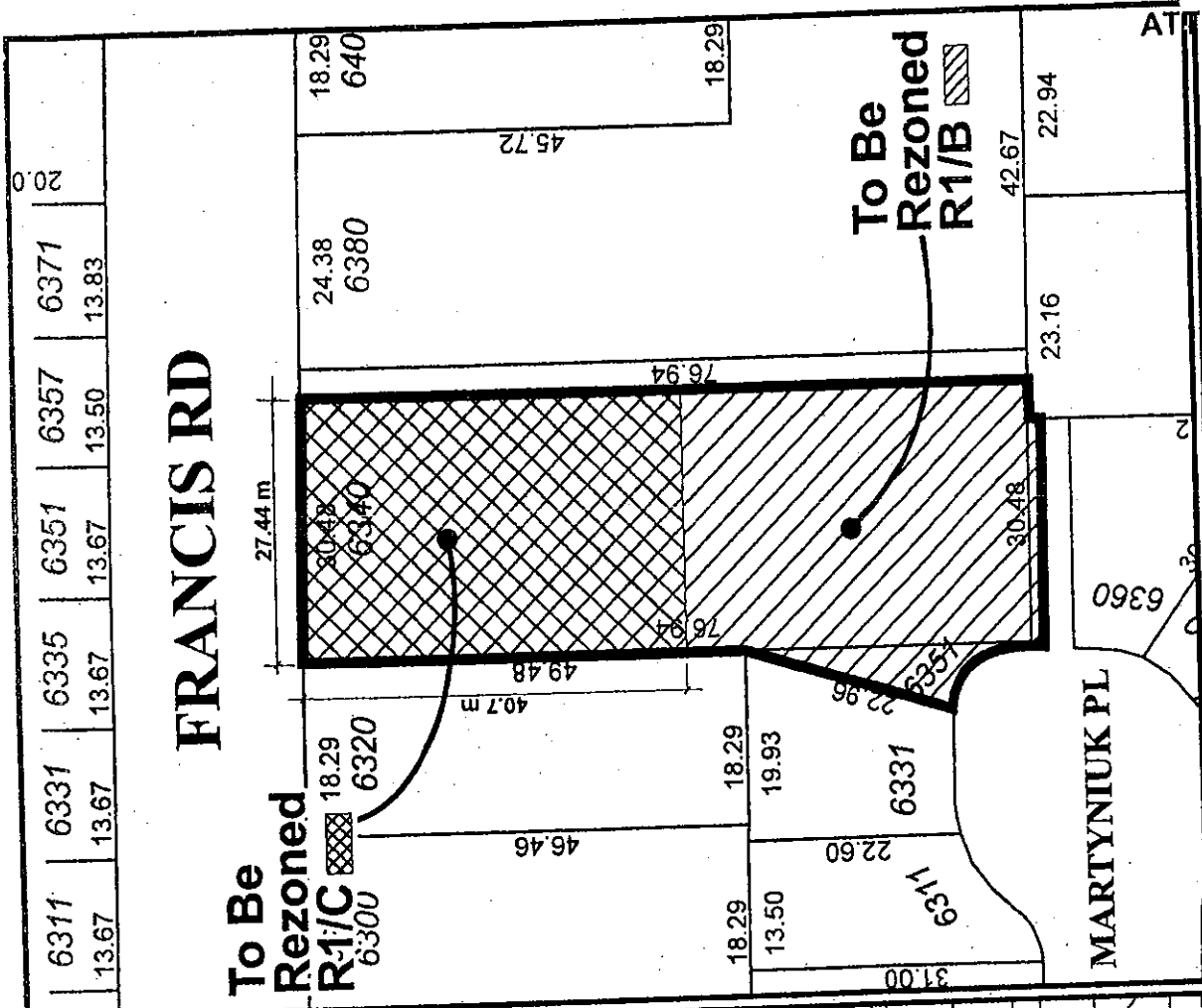
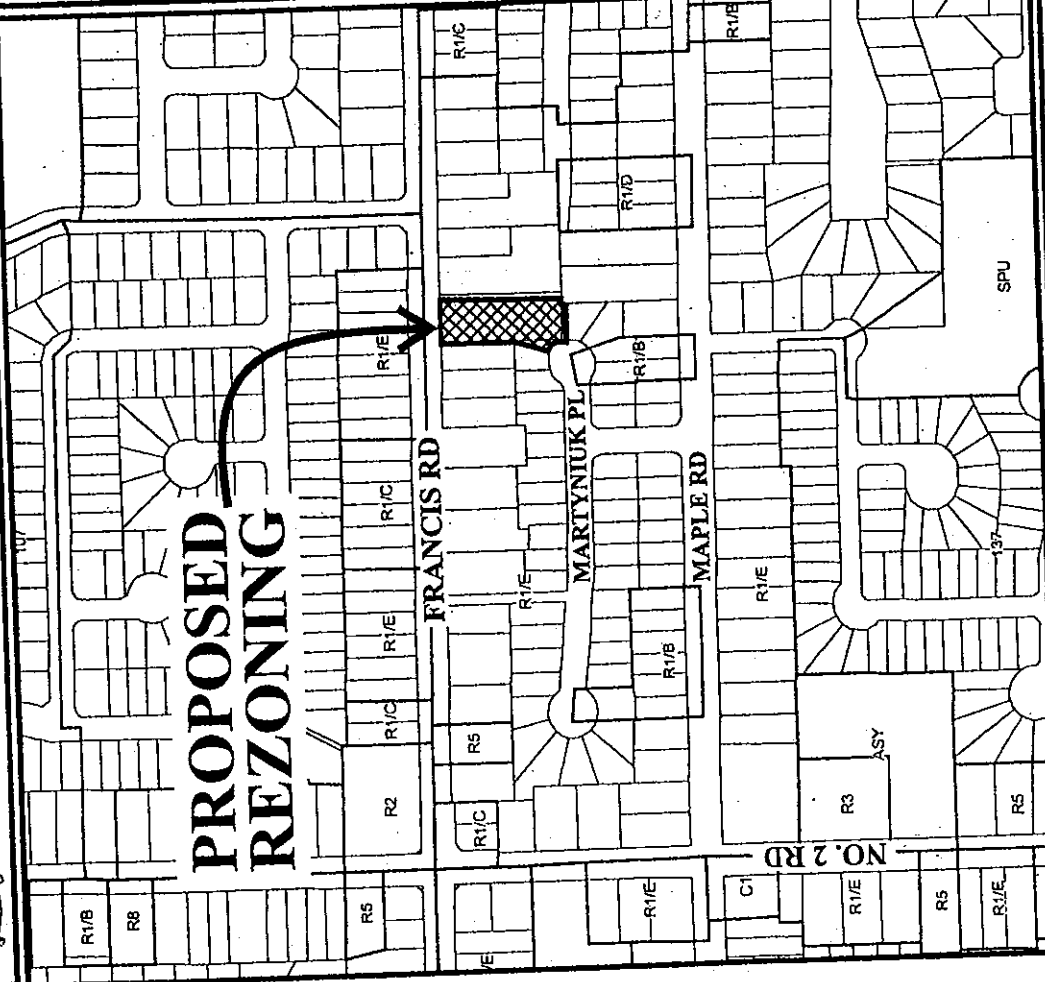
Attachment 1 – Location map and air photo.

- Attachment 2** – Development application data sheet
- Attachment 3** – Proposed subdivision plan and landscaping scheme.
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City of Richmond

PROPOSED REZONING



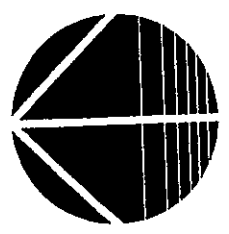
ATTACHMENT 1

Original Date: 05/15/06

Revision Date: 08/22/06

Note: Dimensions are in METRES

RZ 06-334710





**SUBJECT
PROPERTY**

FRANCIS RD

MARTYNIUK PL

MAPLE RD

NO. 2 RD



RZ 06-334710

Original Date: 06/15/06

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 06-334710 **Attachment 2**

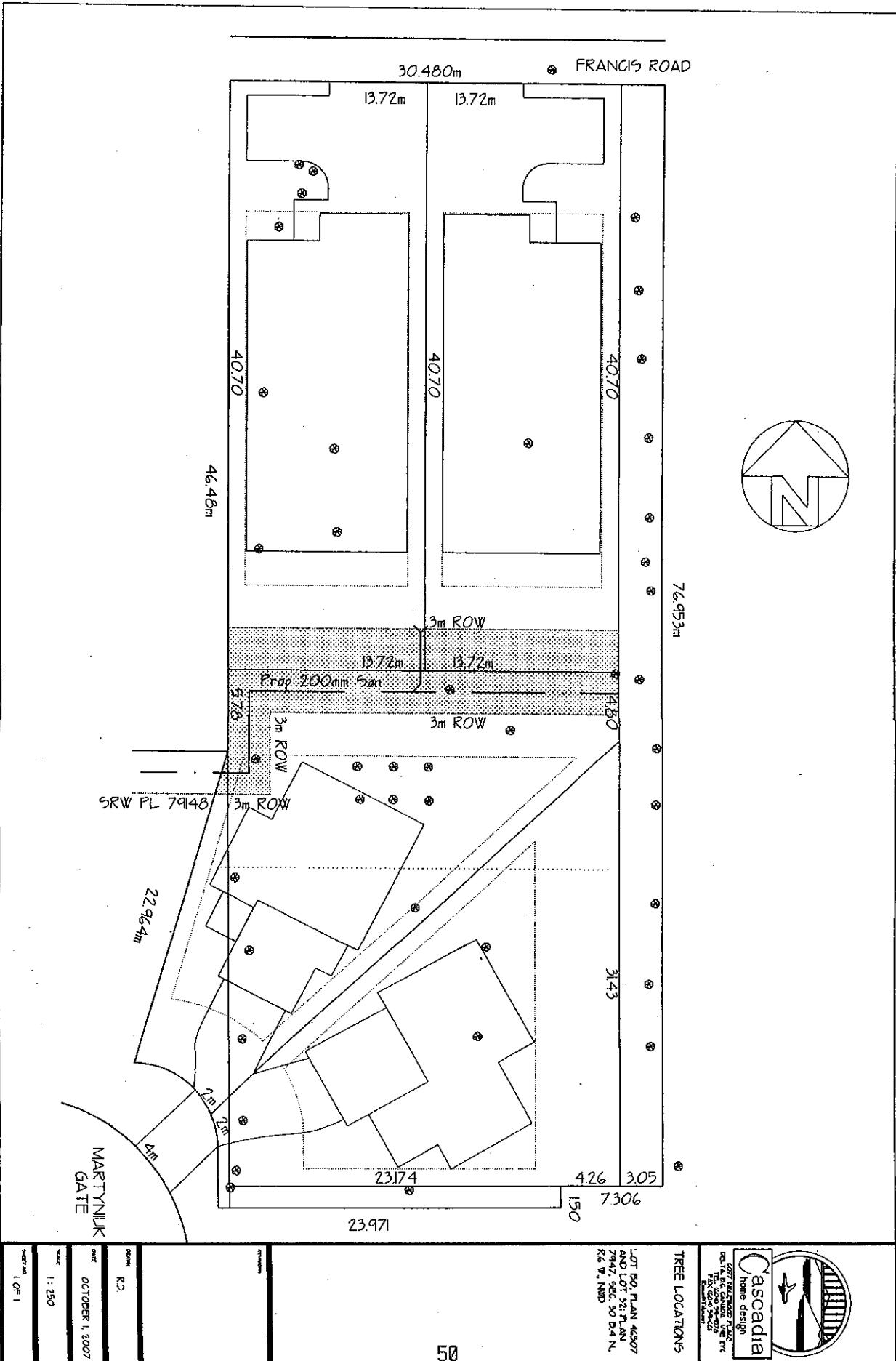
Address: 6340 Francis Road and 6351 Martyniuk Place

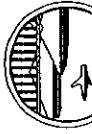
Applicant: Goertzen Contracting Ltd.

	Existing	Proposed
Site Size (m²):	2471 m ² (Both properties)	2234 m ² (After consolidation and subdivision of 3m wide strip on the east edge)
Land Uses:	Single-family	4 single-family lots
OCP Designation:	Neighbourhood Residential Low-Density Residential	No change – complies with designation
702 Policy Designation:	Policy 5428 – R1/C	R1/C for lots along Francis Road R1/B for proposed lots along Martyniuk Place
Zoning:	R1/E	R1/C and R1/B
Number of Units:	1 existing single-family dwelling	4 single-family lots

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Complies	none permitted
Lot Coverage – Building:	Max. 45%	Complies	none
R1/C Lot Size (sq. m):	360 m ² area	558 m ²	none
R1/B Lot Size (sq.m):	360 m ² area	559 m ²	none
R1/C Setback – Front Yard (m):	Min. 9 m	9 m Min.	none
R1/B Setback – Front Yard (m):	Min. 6 m	9 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	1.2 m Min.	none

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

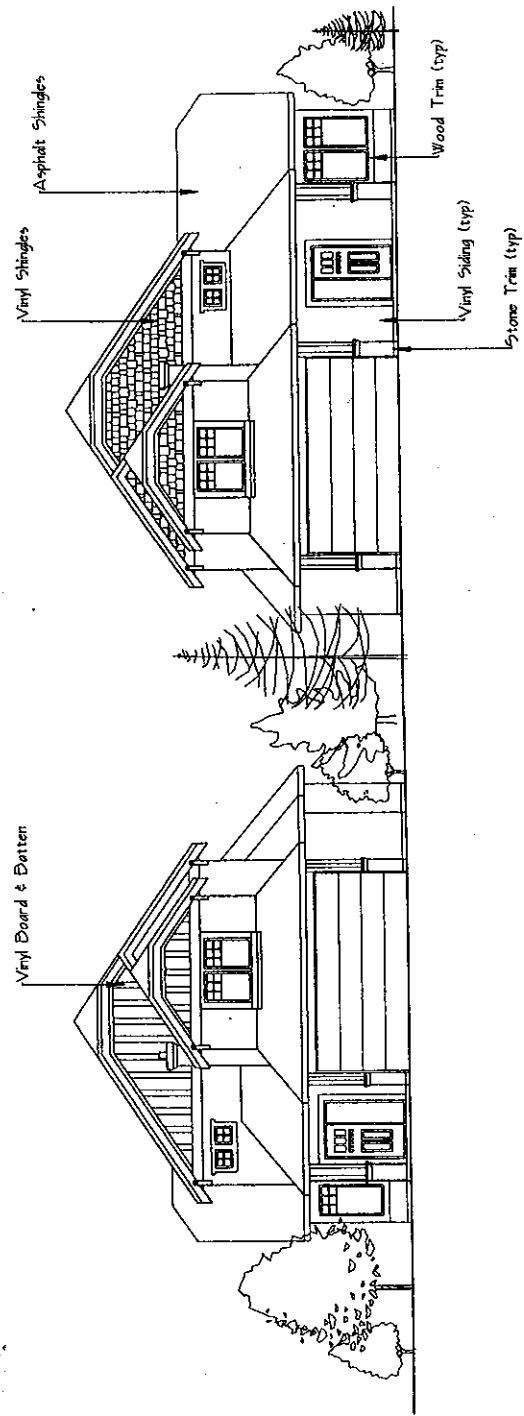




Cascadia
Home Design
2077 15th Avenue S.E.
Des Moines, WA 98108
Phone: 206-325-1111
Fax: 206-325-1112
www.cascadiahd.com

PROPOSED
ELEVATIONS
MARTYNIJK GATE
RICHMOND, B.C.

DATE	ED
DATE	OCTOBER 1, 2007
SCALE	3/32" = 1' 0"
SHEET NO.	1 OF 1



FRONT ELEVATIONS - MARTYNIJK GATE

FRANCIS ROAD

TREE TABLE

TREE NO.	SPECIES AND/OR DESCRIPTION	TRUNK DIA. (IN)	DRIP LINE (IN)
114	DECIDUOUS - (RICHMOND SIGNIFICANT TREE?)	1.8	10
115	DECIDUOUS (?)	0.20	7
116	AMARANTH	0.25	2
117	BIRCH	0.35	3
118	BIRCH	0.45	4
119	BIRCH	0.55	5
120	DECIDUOUS	0.36	3
121	DECIDUOUS	0.50	4
122	CHERRY	0.70	2
123	CHERRY	0.30	4
124	WEeping WILLOW	0.65	5
125	DECIDUOUS	0.40	4
126	SPRING	0.40	4
127	SPRING	0.45	5
128	DECIDUOUS	0.45	5
129	DECIDUOUS	0.40	4
130	ALDER	0.50	4
131	DECIDUOUS	0.30	3
132	CHERRY	0.25	2
133	CEdAR	0.30	3
134	CEdAR	0.30	3
135	DOUGLAS FIR	0.35	3
136	DOUGLAS FIR	0.20	2
137	CHERRY	0.30	3
138	CHERRY	0.35	4
139	APPLE	0.25	2
140	CHERRY	0.20	2
141	CHERRY	0.15	2
142	MAYHORN	0.30	3
143	MAYHORN	0.30	3
144	MAYHORN	0.30	3
145	MAYHORN	0.30	3
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180	MAYHORN	0.30	3
181	MAYHORN	0.30	3

CIVIC ADDRESSES:
 6340 - FRANCIS ROAD, RICHMOND, B. C.
 6354 - MARTINLUK GATE, RICHMOND, B. C.

NOTES:
 -ELEVATIONS ARE ON GEODETIC DATUM, SHOWN IN METRES
 AND ARE DERIVED FROM RICHMOND'S GEODETIC NETWORK.
 -SPRITES ELEVATION
 -GRASSES TREE

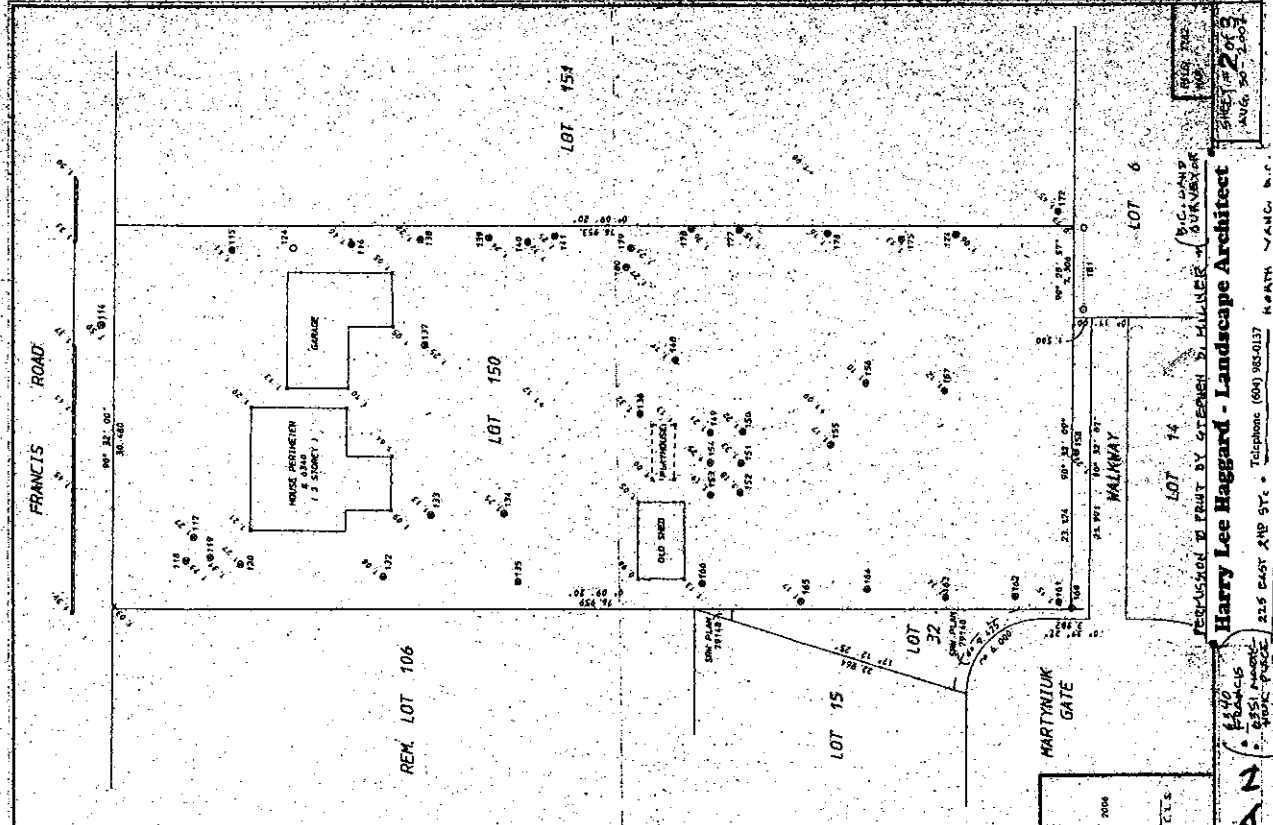
PLAN SHOWING TREES ON
 LOT 150, PLAN 46507 AND LOT 32, PLAN 79147,
 SEC. 30, B. 4 N. R. 6 W. NMD
 CITY OF RICHMOND
 SCALE: 1:250 (METRIC)
 FIELD SURVEY COMPLETED: MARCH 31, 2006

STEPHEN D. MILLER
 4105-507 17A AVENUE
 DELTA, B. C. V4K 1T9
 TEL: 604-744-1788
 FAX: 604-744-1789

THIS PLAN, DAY OF APRIL, 2006
 S.D. MILLER
 S.C.L.S.

EXISTING TREE SURVEY PLAN

PERMISSION TO PRINT BY STEPHEN D. MILLER (S.D. MILLER)
 Harry Lee Haggard - Landscape Architect
 225 EAST 2ND ST. Telephone: (604) 983-0137
 NORTH VANCOUVER, B.C.



Plant List (Revision 1) NOVEMBER 2007

Symbol	Quant.	Scientific Name	Common Name	Size	Cont	Spacing
(A) 5	5	Acer saccharinum	Sugar maple	11cm	88B	
(B) 8	8	Conium maculatum	White wonder dogwood	8 cm	88B	
(C) 8	8	Ginkgo biloba	Maidenhair tree	8 cm	88B	
(D) 20	20	Sequoia sempervirens	Stewart's cypress	#7 Container		
(E) 152	152	Mahonia aquifolium	Oregon grape	#2 Container	2' OC	
(F) 16	16	Rhododendron Elizabeth		#3 Container	3' OC	
(G) 20	20	Rhododendron unguicula		#5 Container	4' OC	
(H) 6	6	Sarcococca hookeriana		#2 Container	2' OC	
(I) 7	7	Silene japonica	Red berry	#5 container	3' OC	
(J) 3	3	Silene japonica	Maie	#2 Container	Random	
(K) 55	55	Viburnum davidii		#3 Container		
(L) 155	155	Vinca minor	Periwinkle	4"	Pot	18" OC
(M) 8	8	Hydrangea petiolaris	Climbing HYD	#2 Container	10' OC	
(N) 25	25	Thujus plicata	Excelsior Cedar	#5		

General Notes:

- All finish landscape grades a minimum of 2% slope throughout and away from Houses on all sides to positive drainage.

Harry Lee Haggard - Landscape Architect
 255 EAST 1ST ST. - Telephone (604) 951-1137 - 4474 RICHMOND - B.C.

W B L I T E N S P E C I F I C A T I O N S A N D P L A N T L I S T.
 FOR 6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE - RICHMOND - B.C. SHEET 13 OF 13

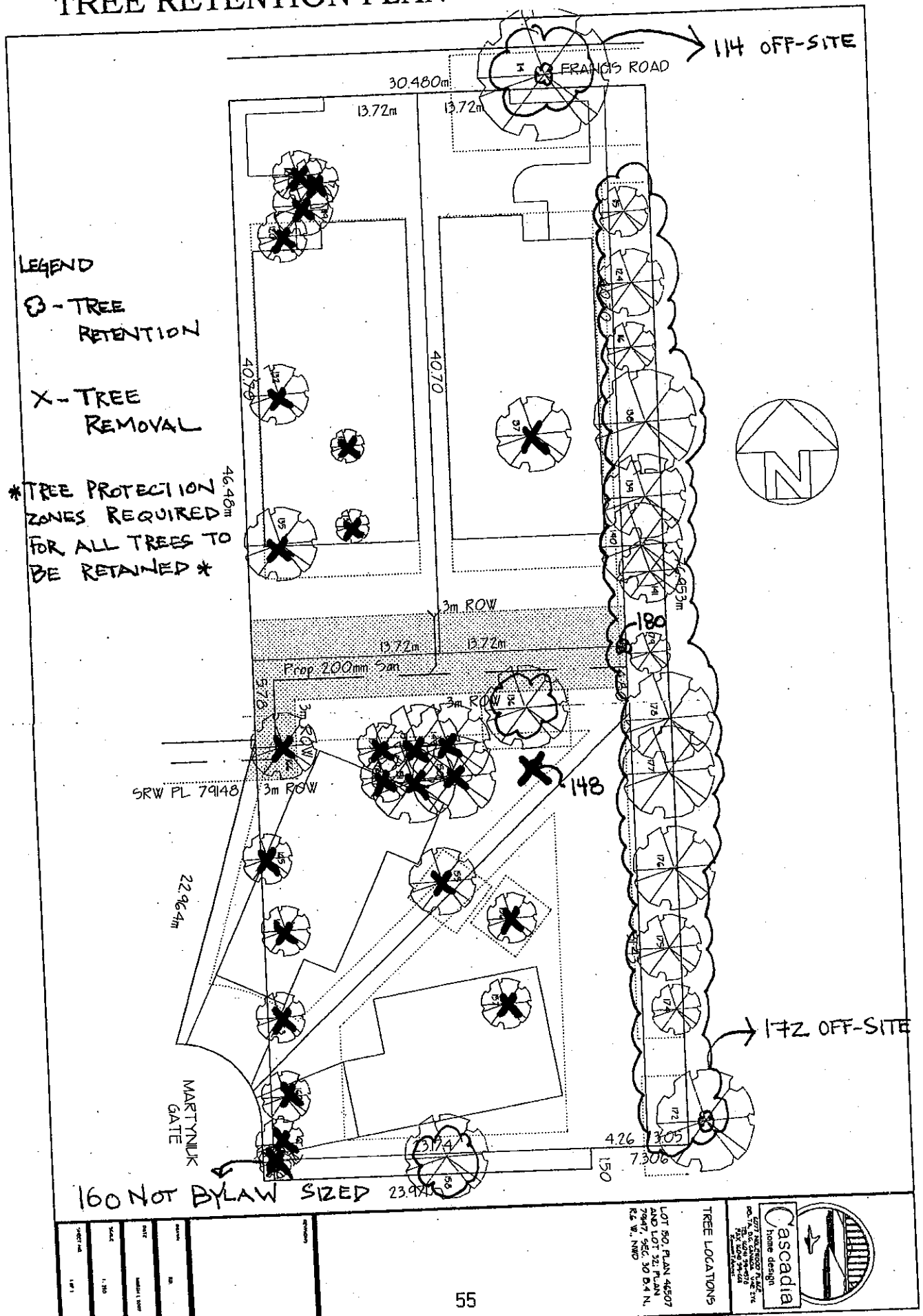
WRITTEN SPECIFICATIONS

- All work installation, materials, etc. to be per B.C.S.L.A. and B.C.N.T.A. standards and specifications.
- Add good friable topsoil (maximum 4% clay and maximum 4% peatland) to depths as listed: lawn, groundcover, shrubs and trees.
(20) / (18) / (6)
- All trees and shrubs on mounded slope to have a 6" high earth watering dish.
- Positive drainage throughout site to be provided by Landscape Contractor after planting and lawn installation (all existing trees left at natural grade with positive drainage).
- After all planting add minimum 2" fir bark mulch (salt-free) throughout and road finish grades.
- Fir bark mulch finish grades throughout to be 1" below top of asphalt and road finish grades.
- Plant inspections upon request by Landscape Contractor to include as a minimum of three to five:
 - Plant inspection at time of plant arrival.
 - Interim site inspections.
 - Final site inspection after last plant in place and fir bark mulch in place.
- One-year plant guarantee to begin after last plant in place and the final inspection has been carried out and reported by letter to this office.
- A thirty (30) day maintenance of plants to include pruning, watering, etc. Said 30-day maintenance to begin after item 7-C above.
- The written specifications (8 1/2" x 11") form an integral part of these drawings.
- All dimensions, locations, grades, etc. are approximate and are to be verified on-site prior to bidding by the respective contractors.
- The greater number of plant quantities whether on the plan or the plant list is the number for which the Landscape Contractor is responsible for.



HLH

TREE RETENTION PLAN





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989
 Amended by Council: December 18, 1995
 Amended by Council: December 12th, 2005

POLICY 5428

File Ref:

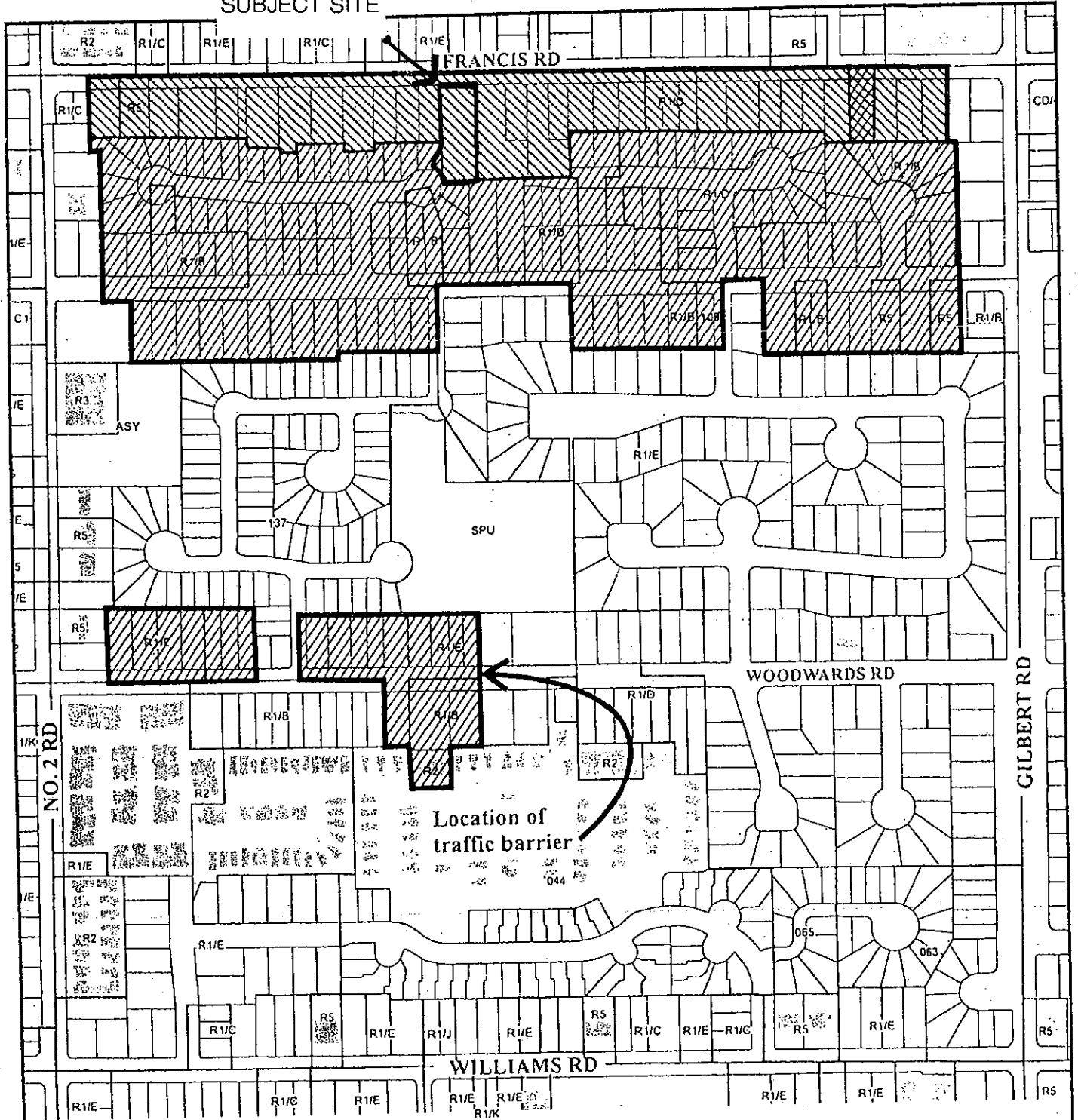
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6




POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future 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.

SUBJECT SITE



-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/C unless there is a constructed lane access then R1-0.6
-  Subdivision permitted as per R1/K



Policy 5428
Section 30-4-6

Adopted Date: 12/18/89
Amended Date: 12/12/05
Note: Dimensions are in METRES



Page 1 of 2

Proposed Policy

POLICY 5428

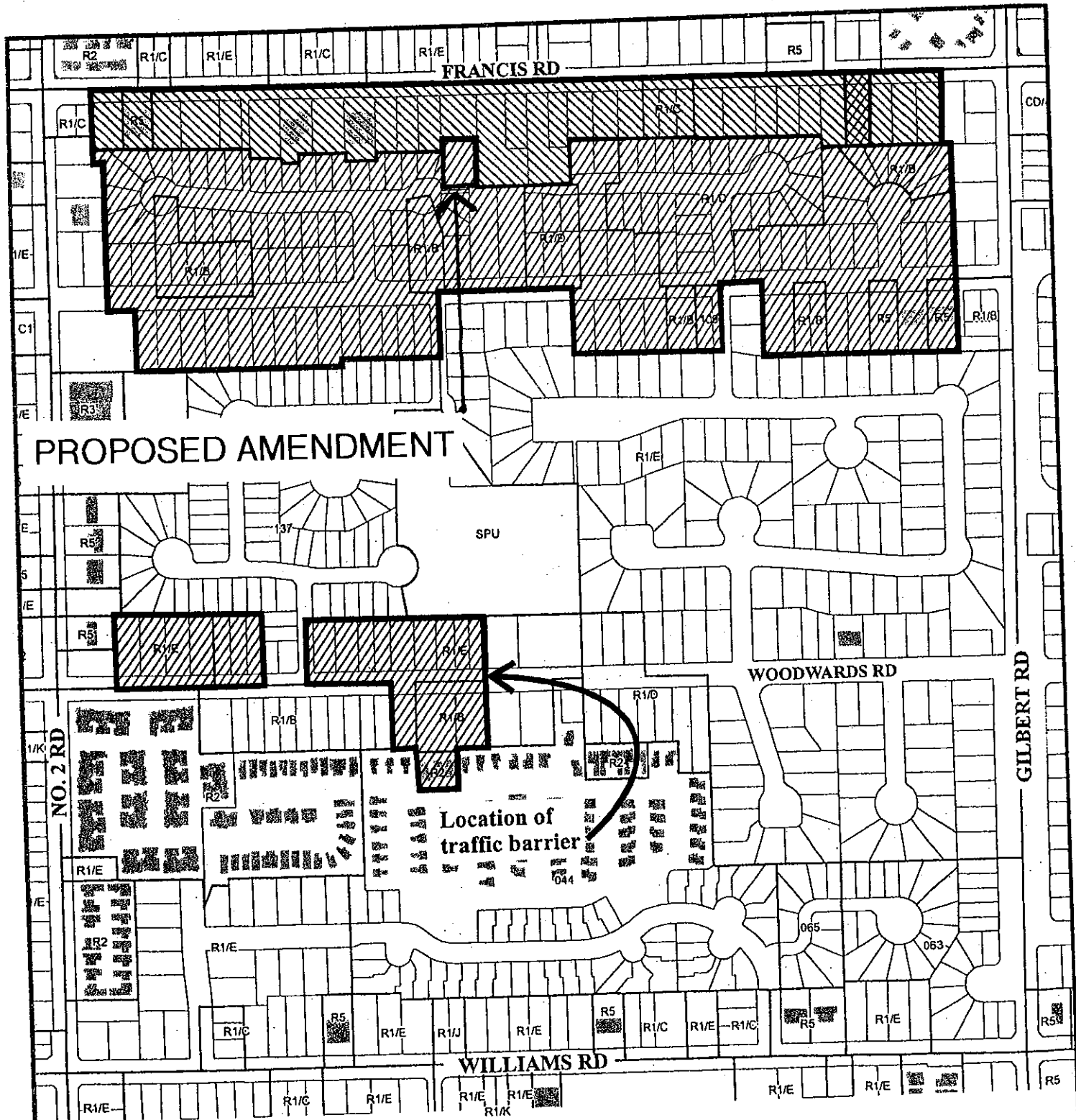
File Ref:




SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future 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.



-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/C unless there is a constructed lane access then R1-0.6
-  Subdivision permitted as per R1/K



Proposed Policy 5428 Section 30-4-6

Adopted Date:
 Amended Date:
 Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

January 22, 2008
 File: RZ 06-334710

Planning and Development Department
 Fax: 604-276-4052

Dear Property Owner/Resident:

Re: Rezoning Application for 6340 Francis Road & 6351 Martyniuk Place

Background

An application for rezoning has been received at 6340 Francis Road & 6351 Martyniuk Place proposing to rezone the subject properties to Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area B (R1/B). The proposed development would result in the subject properties subdivision into four single-family residential lots (2 lots fronting Francis Road; 2 lots fronting Martyniuk Place).

An amendment to Lot Size Policy 5428 is also required as part of the rezoning application to designate the southerly 36.24 m of 6340 Francis Road as being able to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

Council Referral

The above referenced Lot Size Policy (5428) Amendment and rezoning application was reviewed and considered at a Richmond City Council Public Hearing held on September 5, 2007. As a result of Council deliberation at the Public Hearing, Council passed the following motion:

That staff reassess the rezoning application for 6340 Francis Road and 6351 Martyniuk Place with a view to recommending other forms of single-family housing development, taking into consideration the maximization of lot space, better design of the triangular lots, the feasibility of the applicant dedicating road in the cul-de-sac to increase the proposed lot frontages, and varying the setbacks if needed to accommodate the two houses to provide a better fit with the look of the existing neighbourhood.

Applicant Response

The rezoning applicant's provided additional information and materials in relation to their proposed development in response to the Council referral. **Attachment 1** contains a site plan and landscape plan drawings for the proposed 4 lot subdivision and streetscape elevation for the proposed lots fronting Martyniuk Place. A summary of information submitted by the applicant is as follows:

- The site plan has been adjusted to increase the front yard setback from the minimum 6m (20 ft.) to a proposed 9 m (30 ft.) setback from Martyniuk Place.

- A shared driveway configuration between the two proposed lots fronting Martyniuk Place is identified on the site plan. The width of the shared driveway at the Martyniuk Place frontage is 4 m (13 ft.).
- A landscape plan has also been submitted to identify a planting scheme for the subject development sites.
- A preliminary set of building elevations for two proposed lots fronting Martyniuk Place has also been submitted to show the appearance of the proposed single-family dwellings from Martyniuk Place.

Forthcoming Process

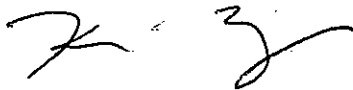
This letter and attached plans informs residents in the Lot Size Policy (5428) area of the applicant response to the Council referral arising from the September Public Hearing and provides an opportunity for comments to be received from the neighbourhood on the proposed 4-lot redevelopment.

Also attached to this letter is a location map, Lot Size Policy 5428 (existing) and Lot Size Policy 5428 (proposed) for reference purposes (**Attachment 2**).

The amendment to Lot Size Policy 5428 and rezoning application at 6340 Francis Road/6351 Martyniuk Place is required to proceed through the statutory rezoning process, which involves consideration by Council through Planning Committee and Council. If acceptable, the rezoning application will proceed to a Public Hearing.

Please feel free to contact me directly should you have any questions or would like to make comments on the rezoning application. Please note that correspondence submitted in relation to the rezoning application should be submitted by February 15, 2008.

Yours truly,



Kevin Eng
Planner 1
604-247-4626
keng@richmond.ca
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

KE:cas

pc: Wayne Craig, Program Coordinator - Development

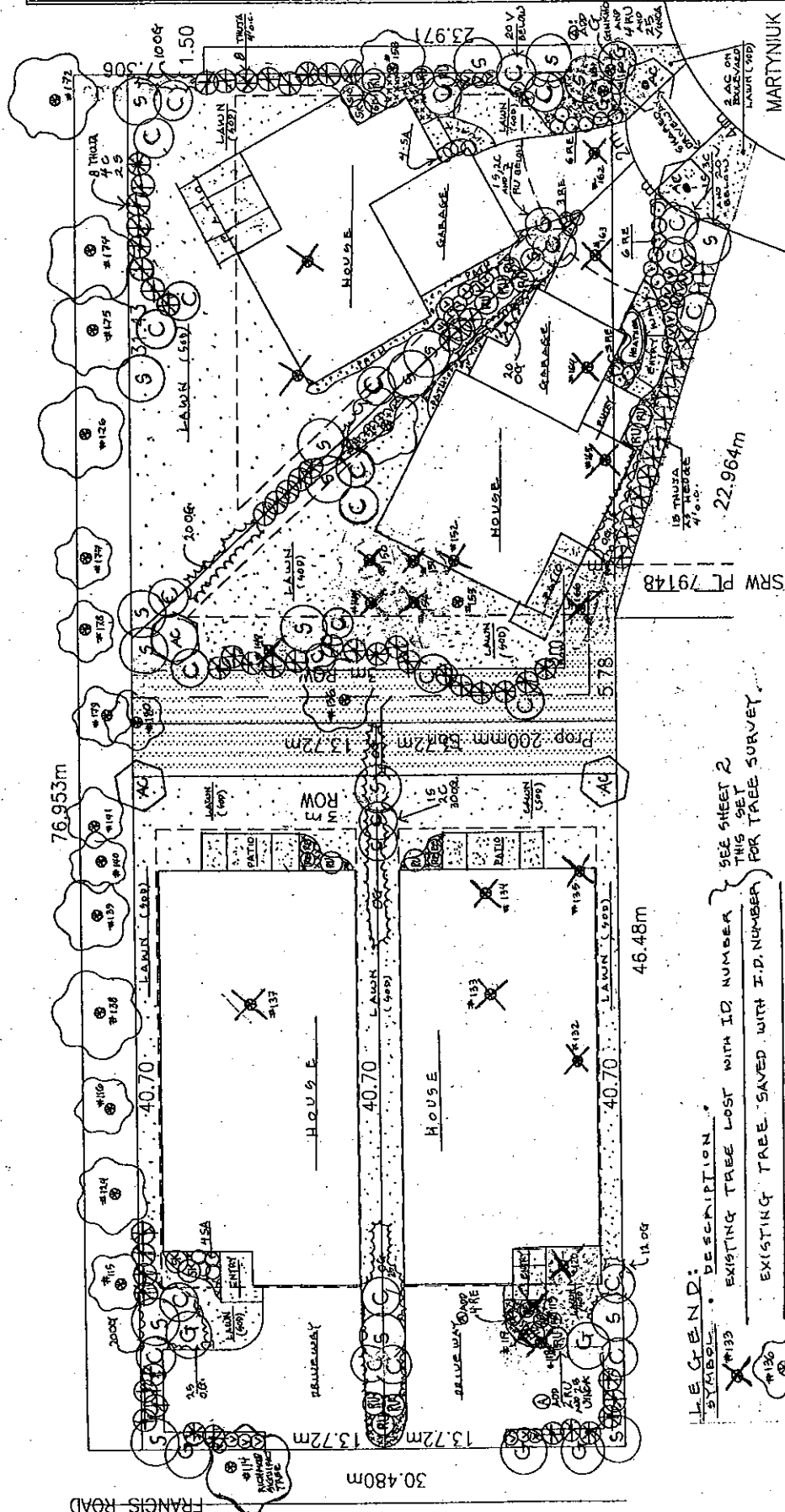
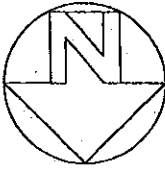


Cascadia
home design
6077 HOLMWOOD PLACE
SEASIDE, OR 97138
TEL: (503) 381-2811
FAX: (503) 381-2811

TREE LOCATIONS
LOT 150, PLAN 46507
AND LOT 32, PLAN
79147, SEC. 30 B.4 N.
R.6. W., NMD

① NOV. 2, 2007
② PRELIMINARY TREE LIST
AND 161, 166, 169,
150, 151, 153, 154,
148, 119, 118, 119,
AND 120.
③ ADD NEW PLANTS
TO PRELIMINARY TREE LIST
SPECIALLY SEE PLANT LIST

DATE	BY	SCALE
NOVEMBER 2, 2007	HLK	1:100
NOVEMBER 2, 2007		
NOVEMBER 2, 2007		
NOVEMBER 2, 2007		
NOVEMBER 2, 2007		



Harry Lee Haggard
Landscape Architect
Telephone: (503) 641-1117

SCALE:
0" = 10' 0"

LANDSCAPE (PLANTING) PLAN

- LEGEND:**
- SYMBOL: DESCRIPTION
 - ① EXISTING TREE LOST WITH ID NUMBER SEE SHEET 2 THIS SET
 - ② EXISTING TREE SAVED WITH I.D. NUMBER FOR TREE SURVEY
 - ③ PROPOSED NEW PLANTS (SEE PLANT LIST SHEET 3 THIS SET)

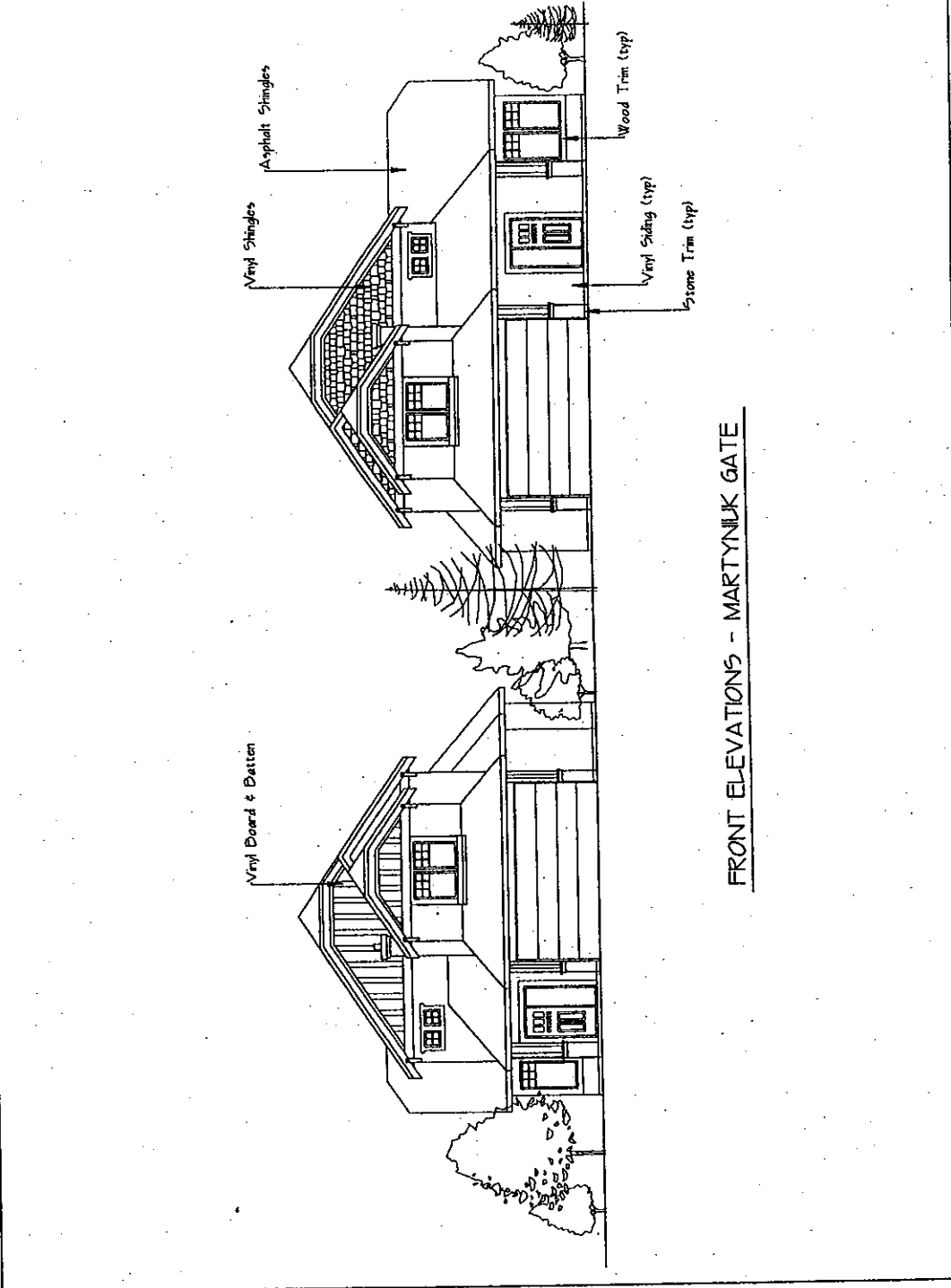
FRANCIS ROAD



Cascadia
 Architecture
 10000 1st Avenue
 Seattle, WA 98148
 Phone: 206.461.1111
 Fax: 206.461.1112

PROPOSED
 ELEVATIONS
 MARTYNIJK GATE
 RICHMOND, B. C.

DATE	R.D.
DATE	OCTOBER 1, 2007
SCALE	3/32" = 1' 0"
SHEET NO.	1 OF 1

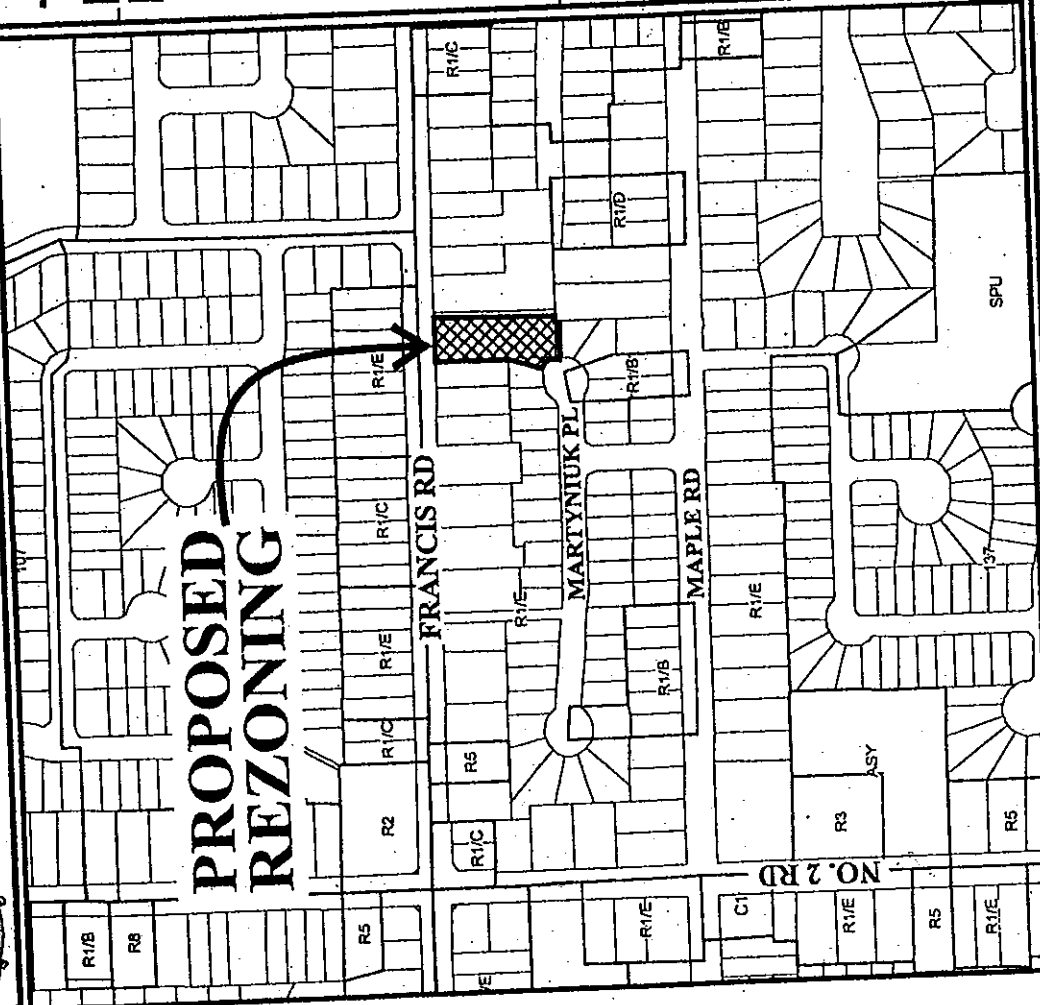


FRONT ELEVATIONS - MARTYNIJK GATE

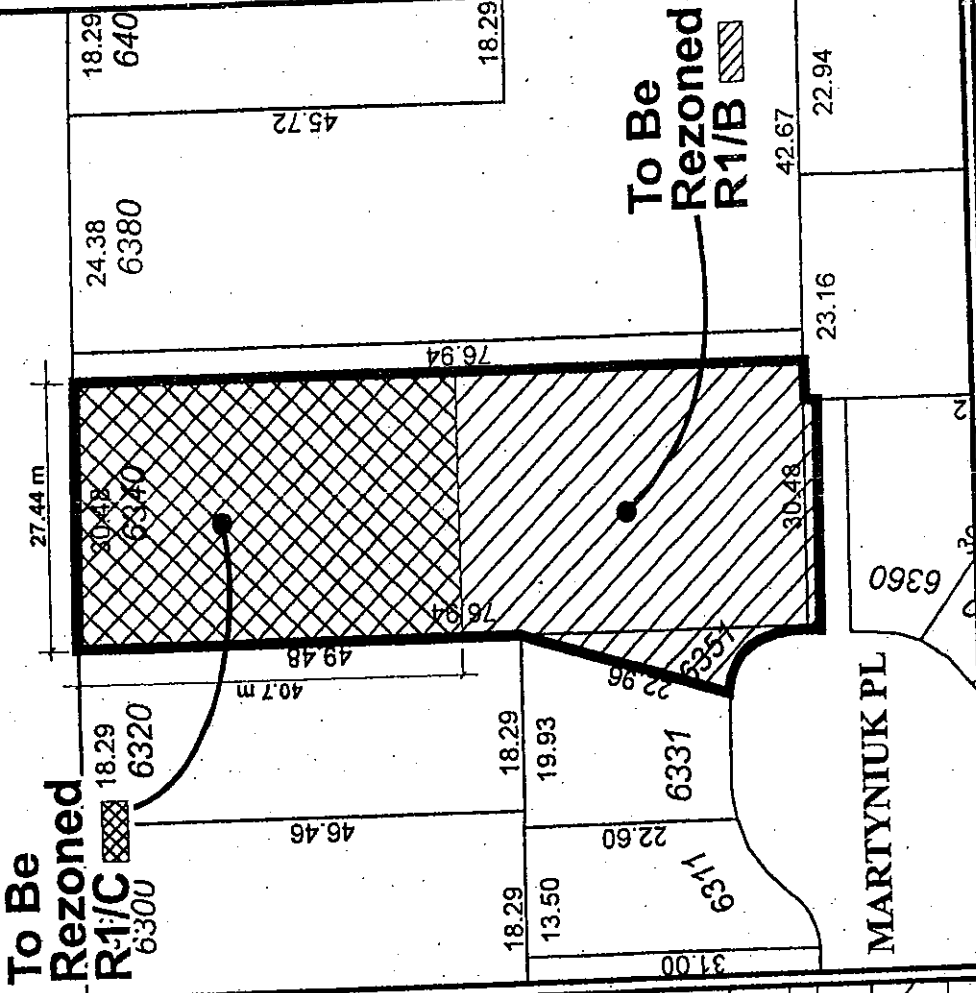


City of Richmond

PROPOSED REZONING

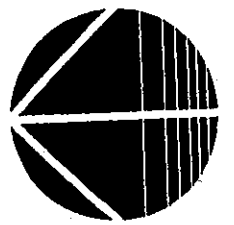


FRANCIS RD



To Be Rezoned R1/C 6300

To Be Rezoned R1/B 6331



RZ 06-334710

ATTACHMENT 2

Original Date: 05/15/06

Revision Date: 08/22/06

Note: Dimensions are in METRES



City of Richmond Policy Manual

Adopted by Council: December 18, 1989
Amended by Council: December 18, 1995
Amended by Council: December 12, 2005

Page 1 of 2

POLICY 5428

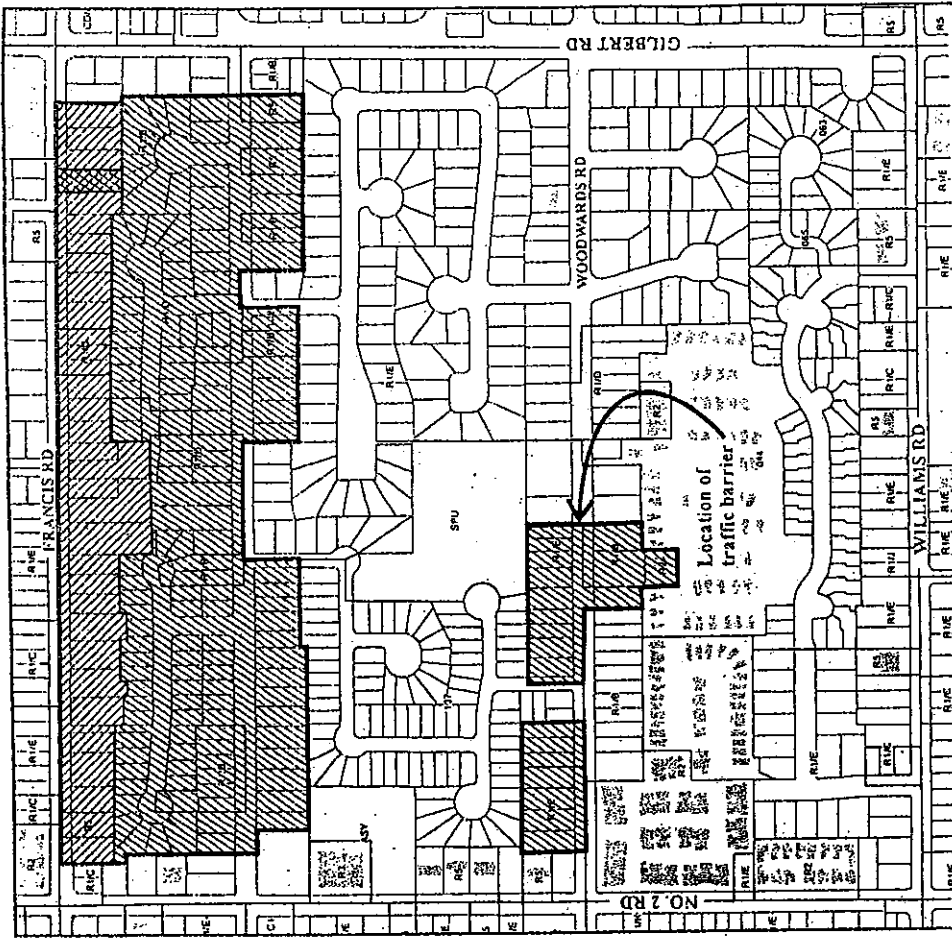
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

File Ref:

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R17B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R17C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6880 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future 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.



- Subdivision permitted as per R17B
- Subdivision permitted as per R17C unless there is a constructed lane access then R1-0.6
- Subdivision permitted as per R1K

Adopted Date: 12/18/89
Amended Date: 12/12/05
Note: Dimensions are in METRES

Policy 5428 Section 30-4-6





Proposed Policy

POLICY 5428

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

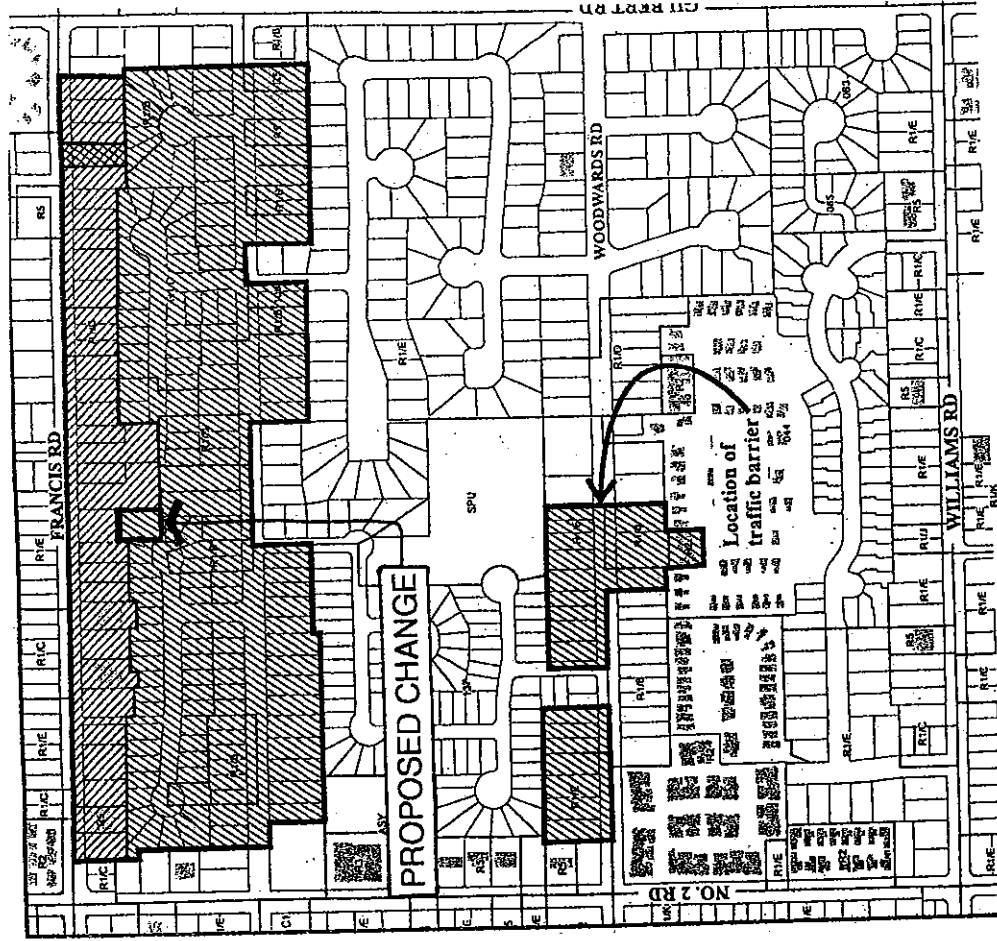
Page 1 of 2.

File Ref:

POLICY 5428:

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1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future 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.



- Subdivision permitted as per R1/B
- Subdivision permitted as per R1/C unless there is a constructed lane access then R1-0.6
- Subdivision permitted as per R1/K

Adopted Date:

DRAFT
Proposed Policy 5428
Section 30-4-6



Note: Dimensions are in ME

Rezoning Considerations
6340 Francis Road and 6351 Martyniuk Place
RZ 06-334710

Prior to final adoption of Zoning Amendment Bylaw 8275, the developer is required to complete the following:

1. Enter into a Servicing Agreement for the design and construction of storm sewer upgrades along Francis Road from MH1078 to MH1077 to a minimum of 600mm pipe size as determined by the capacity analysis. Servicing Agreement drawings must also include designs for the storm, water and sanitary connections and driveway crossings for each lot (single-shared crossings for lots along Francis Road).
2. Voluntary contributions of \$17,842.32 based on identified City drainage upgrades.
3. Submission of a landscape plan prepared by a professional landscape architect, to the satisfaction of the Director of Development, and a deposit of a Landscaping Security based 100% on the cost estimate provided by the landscape consultant. The landscape plan and security is required to include a minimum of 61 replacement trees as noted in the preliminary plan submitted as part of the rezoning.
4. Registration of a restrictive covenant that requires the implementation of one shared driveway for the future two lot fronting Francis Road and one shared driveway for the future two lots fronting Martyniuk Place.
5. Registration of a flood indemnity covenant on title (0.9 GSM).
6. Registration of a restrictive covenant requiring a minimum front yard setback of 9 m for the future two lots fronting Martyniuk Place.

Through the processing of the subdivision application, the following will be required in addition to the standard servicing and subdivision costs:

1. Provide a Cross Access Easement/Agreement as directed by the Approving Officer to permit vehicles to cross property lines as they enter or exit their properties via a single-shared driveway from Francis Road and Martyniuk Place.
2. Grant a Sanitary Sewer Right-of-Way as required for the proposed sanitary sewer extension.

[Signed original on file]

Signed

Date

ATTACHMENT 9

CORRESPONDENCE RECEIVED SINCE SEPT.5, 2007

FAX

Date 02/15/08

Number of pages including cover sheet 2

TO: Kevin Eng

FROM: Marlene & John Germann

Phone

Phone 604 275 1149

Fax Phone 604-276-4052

Fax Phone

CC:

REMARKS: Urgent For your review Reply ASAP Please Comment

Regarding File RZ 06-334710, we feel the rezoning and development of 6340 Francis Road and 6351 Martyniuk Place should proceed as planned. The rezoning application was submitted almost two years ago, and the applicant has done everything asked of him. The two proposed lots (6351 Martyniuk Place) will be similar in size to the existing lots. 6351 Martyniuk Place was never "scheduled" to be one large lot—refer to attached map (1994).

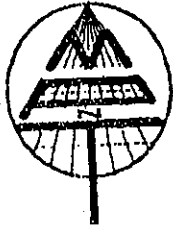
Marlene and John Germann

6380 Francis Road

Louise McMath

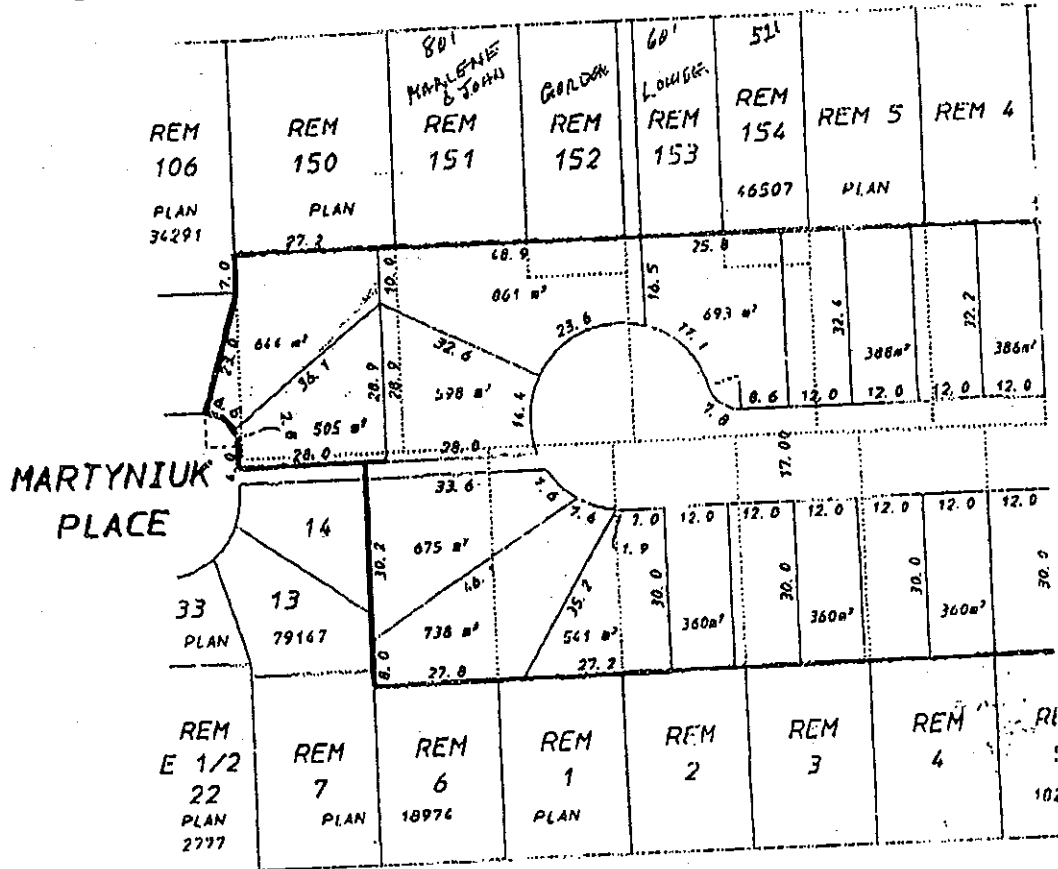
6420 Francis Road

PROPOSED SUBDIVISION PLAN (BLOCK 4 NORTH RANGE 6 WEST



SCALE 1:1000

DIMENSIONS AND AREAS ARE TENTATIVE AND ARE SUBJECT TO FIELD SURVEY.



MATSON, PECK & TOPLISS
SURVEYORS AND ENGINEERS
210-8174 CORK ROAD, RICHMOND, B.C.
PHN 270-9331
FAX 270-4137

FILE COPY

OCT -5 1994

SEPT 27, 1994

R94-11242

ATTENTION: KEVIN ENG (REGARDING FILE RZ 06-334710)

6351 Martyniuk had always been planned to be subdivided into two lots - not to remain as



STAFF REPORT CONSIDERED AT
SEPT.5, 2007 PUBLIC HEARING

City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: July 3, 2007
File: RZ 06-334710
Re: Application by Goertzen Contracting Ltd. for Rezoning at 6340 Francis Road and 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

1. That the following recommendation be forwarded to Public Hearing:

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

2. That Bylaw No. 8275, for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Goertzen Contracting Ltd. has applied to the City of Richmond to:

- Amend the existing Lot Size Policy 5428;
- Rezone the front portion of 6340 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C);
- Rezone the rear portion of 6340 Francis Road and 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B).
- Subdivide a 3.05m (10 ft.) wide strip of land along the east property line of 6340 Francis Road and consolidate the strip of land with the neighbouring property to the east at 6380 Francis Road.

This report outlines the proposed amendment to Lot Size Policy 5428 along with the rezoning application at 6340 Francis Road and 6351 Martyniuk Place. A location map and air photo is contained in **Attachment 1**. A plan of the proposed subdivision is contained in **Attachment 2**

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

Project Description

The proposal involves the assembly of two (2) properties to enable a four (4) lot rezoning and subdivision. Two (2) of the proposed lots front Francis Road and are proposed to be rezoned to Single-Family Housing District, Subdivision Area C (R1/C). The remaining two (2) lots will front Martyniuk Place are proposed to be rezoned and subdivided to Single-Family Housing District, Subdivision Area B (R1/B).

A 3.05 m (10 ft.) wide strip of land along the east edge of 6340 Francis Road is being subdivided for the purposes of consolidation with the property to the east (6380 Francis Road). This will enable 6380 Francis Road to potentially rezone and subdivide in accordance with Single-Family Housing District, Subdivision Area C (R1/C), which complies with the existing Lot Size Policy 5428. The portion of property currently under application (6340 Francis Road) would meet the minimum lot dimensions to subdivide in accordance with the provisions of the lot size policy after the subdivision of the 3.05 m (10 ft.) strip of land. An application to create the proposed four single-family lots and subdivide the 3.05 m (10 ft.) strip of land has been submitted (SD 06-334712) and is being processed by staff.

Surrounding Development

To the North: Single-family dwellings on R1/E zoned lots on the opposite side of Francis Road.

To the East: A Single-family dwelling on a large R1/E zoned lot.

To the South: Single-family dwellings on R1/E zoned lots.

To the West: A single-family dwelling on a R1/E zoned lot.

Related Policies & Studies

Lot Size Policy 5428

The existing Lot Size Policy 5428 (adopted by Council on December 18, 1989 and amended on December 18, 1995 and December 12, 2005) applies to a portion of properties at the north part of Section 30-4-6 as well as a smaller group of properties along Woodward's Road (refer to **Attachment 4**). Lot Size Policy 5428 generally allows for rezoning and subdivision of lots fronting Francis Road to R1/C. The single-family properties situated to the south of the lots fronting Francis Road are permitted to be rezoned and subdivided to R1/B.

Proposed Amendment to Lot Size Policy 5428

The subject property is significantly larger, with a greater width and depth compared to surrounding smaller lots that have frontage on either Francis Road or Martyniuk Place. The existing provisions of the Lot Size Policy designate all of 6340 Francis Road as being able to redevelop to R1/C. The smaller property with frontage on Martyniuk Place (6351 Martyniuk Place) is contained the area designated for R1/B zoned lots. The applicant is proposing two (2) R1/B lots on a consolidated property involving the southern portion of 6340 Francis Road and 6351 Martyniuk Place to facilitate the development.

An amendment to the Lot Size Policy to re-designate the southerly portion of 6340 Francis Road (approximately 36.24 m or 118.9 ft.) to enable subdivision to R1/B is being proposed. This amendment to enable the subdivision of R1/B lots is consistent with existing provisions of the Lot Size Policy, which permits subdivision to R1/C for lots along Francis Road and subdivision to R1/B for those properties located in the residential subdivision to the south of Francis Road.

In order to inform all residents of the proposed amendment to Lot Size Policy 5428, a letter explaining the proposed changes was sent out to all property owners in the policy area on August 30, 2006. The letter and package also contained information on the location map and proposed subdivision plan of the four (4) lots as well as copies of the existing Lot Size Policy 5428 and proposed changes to the policy (refer to **Attachment 5**).

Public Input

A letter and accompanying petition has been received (June 27, 2007) and is contained in **Attachment 6**. The letter and petition notes concerns about the two proposed lots fronting Martyniuk Place ability to fit into the existing form and character of surrounding housing typologies and related concerns about the narrow frontage and decrease in property values. Upon further review of the proposed development based on the submitted petition and neighbourhood concerns, the following comments are forwarded for consideration (staff comments in *bold italics*):

- ❑ *A majority of the housing stock along Martyniuk Place is newer; however, lot sizes and widths as well as frontages along Martyniuk Place vary significantly depending on the location of lot on the street or within a cul-de-sac.*
- ❑ *Upon review of the proposed subdivision overlaid with a conceptual building envelope plan (Attachment 2), adequate space appears to be available for two driveway crossings.*

- *A majority of existing lots along Martyniuk Place, while currently zoned R1/E, do not meet the minimum dimension requirements of an R1/E zoned property in terms of lot width.*
- *The current Lot Size Policy allows all lots along Martyniuk Place to be rezoned and subdivided in accordance with R1/B zoning with the exception of the rear portion of 6340 Francis Road.*
- *A majority of existing single-family dwellings situated around the Martyniuk Place cul-de-sac are setback the required 6m (20 ft.) from the public road. Some lots have larger front yard setbacks depending on the depth and size of the property. The conceptual building envelope submitted, based on minimum setback requirements, shows a sufficient area where a single-family dwelling can be potentially site within.*

One email has also been received (September 18, 2006) by staff (**Attachment 6**). The email contained questions regarding (Staff comments and responses are in *bold italics*):

- *Development of the walkway and concerns about safety and security. Staff indicated that although there was an existing dedicated walkway allowance, there were no plans to implement or construct the walkway as part of this development. Implementation of the walkway would be examined if properties to the east redevelop resulting in the completion of the Magnolia Drive cul-de-sac, thus enabling a functional pathway to Martyniuk Place.*
- *The proposed subdivision plan for remaining properties to the east. Staff indicated that the "hatched" lot line on the plan were to exhibit how single-family properties could potentially develop in the future. The rationale for the conceptual pre-plan was to ensure that current development does not preclude development options for neighbouring properties. Staff also identified that any proposed development for those properties fronting Magnolia Drive would be subject to a rezoning application and review by the public, staff and Council.*
- *Question regarding whether the sewer connection to the residents property would be impacted by the proposed development. Staff confirmed that sewer access for the resident's property will not be changed or impacted by the development.*

Staff Comments

All significant issues have been resolved with no outstanding items needing to be addressed. Rezoning considerations attached to the application is contained in **Attachment 7**.

Servicing Capacity Analysis

A servicing capacity analysis has been completed for the storm and sanitary sewer systems. Based on the results of the analysis, upgrades are required to the storm sewer systems, which are to be completed through the City's Servicing Agreement (**Attachment 7**). Completion of the Servicing Agreement will be a condition of final adoption of the rezoning application. Designs for the water, storm and sanitary connections along with proposed driveway crossing for each property need to be included in the Servicing Agreement Drawings. A voluntary contribution of \$17,842.32, based on City identified drainage upgrades is also required.

Utility Servicing Requirements

Standard servicing and subdivision costs must be paid and completed in order to obtain final approval of the subdivision. The granting of a right-of-way for the purposes of extending the

sanitary sewer line to service the proposed subdivision is to be completed through the subdivision application. A cross access easement to facilitate the implementation of one shared driveway for the two proposed lots on Francis Road must also be completed as part of the subdivision application.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning application.

Driveway Access

One shared vehicle access will be required for the two proposed lots fronting Francis Road. The access is to be centred on the shared property line. A cross access easement will be required to facilitate the implementation of the shared driveway. To prevent the backing out of vehicles onto the section line road (Francis Road), a 'hammerhead' driveway is required to enable vehicles to manoeuvre on-site. As a result, a minimum 9m (30 ft.) front yard setback is required and accounted for in the site plan.

Pedestrian Pathway

A 3m (10 ft.) wide dedicated allowance for a pedestrian pathway (not yet implemented) is situated to the south of the subject site. There are no plans to implement or construct a functional pedestrian pathway through this application. The long-term plan is to establish a pedestrian linkage between the Martyniuk Place and Magnolia Drive cul-de-sacs. Securing and implementation of the pedestrian pathway connection will not be feasible until additional land assembly and development occurs for lots with frontage along Magnolia Drive. Development of this walkway will be done in consultation with the Parks Department.

Analysis

Proposed Subdivision and Site Plan

The proposal is to enable the development of a four lot single-family subdivision. Proposed zoning for the two (2) lots fronting Francis Road is to R1/C, which complies with the current Lot Size Policy 5428. Two (2) R1/B lots are proposed within the Martyniuk Place cul-de-sac, which requires an amendment to Lot Size Policy 5428 to enable the rear portion of 6340 Francis Road to rezone and subdivide in accordance with R1/B zoning. The existing Lot Size Policy allows for all properties within the internal residential subdivision to redevelopment in accordance with R1/B zoning; therefore, the proposal to develop R1/B lots on the rear portion of the larger, deeper lots along Francis Road is consistent with the direction outlined in the Lot Size Policy.

Forthcoming Potential Lot Size Policy Amendments

As a result of staff review of proposed development and discussions with the property owner located at 6220 Francis Road, staff foresee two potential future amendments to the existing Lot Size Policy 5428 in addition to the amendment proposed in this application. Proposed Lot Size Policy amendments and rezoning applications, if submitted, will be processed and brought forward for Council consideration on a case-by-case basis.

Potential Amendment 1 (Attachment 8)

In order to enable the neighbouring property to the east to develop in accordance with R1/C, a 3.05 m (10 ft.) strip of land is proposed to be subdivided from 6340 Francis Road

and consolidated with 6380 Francis Road. If the rezoning is approved, subdivision of the strip of land will be completed through the subdivision application. At this time, it is not known when development of the adjacent, larger lots to the east will occur as any single-family subdivision proposal will involve assembly of property. If development applications are submitted for single-family rezoning and subdivision, further amendments to Lot Size Policy 5428 can be anticipated to enable the rear portion of the deep lots along Francis Road to develop to R1/B zoned lots. Some property assembly may be required in order to facilitate this type of development; therefore, it is difficult to identify a timetable as to when this can be expected.

Potential Amendment 2 (Attachment 9)

Staff have had discussions with the property owner of 6220 Francis Road, who has submitted a rezoning and subdivision application (RZ 07-373657; SD 07-373660) recently to enable subdivision of the subject property. The existing width of the subject property (26.82 m or 88 ft.) does not enable subdivision to R1/C (minimum width of 13.5 m or 44.3 ft. per lot). The property owner at 6220 Francis Road is applying for rezoning to R1/J (minimum width of 13.4 m or 43.96 ft. per lot). The difference in lot width between a subdivision based on R1/C and R1/J is approximately 4 inches and represents a negligible difference to overall lot size. Based on an initial staff review, a total of 3 properties (including 6220 Francis Road) are sized appropriately to rezone and subdivide based on the lot size provisions of R1/J.

Tree Retention, Replacement and Compensation

Staff has reviewed a report prepared by the consulting arborist outlining the location, condition and possible retention of on-site trees. The tree survey and arborist report is contained in **Attachment 10**. The following table summarizes the on-site tree removal, retention and compensation requirements.

	Number of Trees	Compensation Rate	Compensation Required	Comments
Total On-Site Bylaw Sized Trees	41	N/A	N/A	
Bylaw Sized Trees to be Removed	25	2:1	16 replacement trees \$17,000 in lieu	Removal based on condition of trees and conflict with building envelope
On-Site Trees to be Retained	16	N/A	N/A	Tree protection fencing is to be implemented around all trees identified for retention.
Off-Site Trees to be Retained	2 (including Tree 114 listed on City's Significant Tree Inventory)	N/A	N/A	Tree protection measures are required.

A tree listed on the City's Significant Tree Inventory is located off-site along the subject sites Francis Road frontage (Tree #114). Based on a review of the tree from the consulting arborist as well as City's arborist, retention of the tree is recommended. A centre-shared driveway for both properties fronting Francis Road is required and will help minimize any conflicts with the driveway access and significant tree to be retained. A minimum 9m (30 ft.) setback is also required for dwellings on Francis Road, which provides sufficient room for protection measures to be implemented and reduces potential building envelope conflicts. **Attachment 11** outlines trees identified for retention as part of the proposed development. Tree protection zones (based on City guidelines) are to be implemented immediately around trees identified for retention and must remain in place throughout the redevelopment of the subject site.

Based on a 2:1 replacement ratio and the number of trees identified for removal (25), a total of 50 replacement trees are required. Based on the size of the proposed residential subdivision, space required for the dwellings and trees to be retained, the applicant has indicated that 16 replacement trees can be planted amongst the developed lots. A balance of 34 replacement trees remains and is being contributed as \$17,000 in lieu of planted trees, which is a rezoning requirement.

Landscaping Requirements

As the subject site is located along a local arterial road, a landscape plan must be submitted and reviewed by staff prior to final adoption of the rezoning application. Trees to be implemented, based on the number of replacement trees agreed on (16), are to be identified and sized appropriately in the landscape plan.

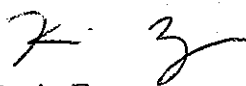
Subdivision Requirements

The following conditions will be required to be completed as part of the future subdivision application:

- Payment of Development Cost Charges (City and GVS&DD), school site acquisition and address assignment fees.
- Registration of a cross access easement for one shared driveway for lots fronting Francis Road.
- Granting of the appropriate sanitary sewer right-of-way in order to service the proposed new lots.

Conclusion

The proposed rezoning application to create 4 new single-family lots is consistent with the existing single-family residential neighbourhood along Francis Road and Martyniuk Place. An amendment to Lot Size Policy 5428 to enable the rear portion of the property to rezone and subdivide in accordance with R1/B zoning is also being proposed. Staff recommend approval of the Lot Size Policy amendment and rezoning application.


Kevin Eng
Planner I

KE:cas
Attachment 1: Location Map

July 3, 2007

- 8 -

RZ 06-334710

- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Existing Lot Size Policy 5428
- Attachment 5: Letter to Residents Proposing Amendment to Lot Size Policy 5428
- Attachment 6: Public Correspondence
- Attachment 7: Rezoning Considerations
- Attachment 8: Potential Lot Size Policy Amendment – Scenario 1
- Attachment 9: Potential Lot Size Policy Amendment – Scenario 2
- Attachment 10: Tree Survey and Accompanying Arborist Report
- Attachment 11: Diagram of Trees to be Retained



Regular Council Meeting for Public Hearings

Wednesday, September 5, 2007

In response, Wayne Craig provided the following information:

- there is an existing servicing agreement for a right-of-way along Rice Mill Road to increase the pavement width to a minimum of 13.25 meters;
- the entrance to the proposed subdivision will be located on Rice Mill Road, not No. 5 Road;
- the Agricultural Land Commission (ALC) has indicated that the two identified properties should be removed from the ALR, however no applications have been submitted; and
- there is an outstanding development permit requirement regarding the environmentally sensitive areas. The actual timeframe for the development will depend upon the time it takes to process the development permit.

PH07/12

It was moved and seconded

That Zoning Amendment Bylaw 8274 be given second and third readings.

CARRIED

10 A. Proposed Amendment to Single-Family Lot Size Policy 5428
(Properties contained in Section 30-4-6)

10 B. Zoning Amendment Bylaw 8275 (RZ 06-334710)
(6340 Francis Road and 6351 Martyniuk Place; Applicant: Goertzen Contracting Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

Ted Danyluk, 2943 Killarney Drive, Prince George (Schedule 1)

Sunil Narayan Kale, 6026 Martyniuk Place (Schedule 2)



Regular Council Meeting for Public Hearings

Wednesday, September 5, 2007

Submissions from the floor:

Larry Danyluck, 6220 Francis Road, addressed Council and read a letter written by his brother Ted Danyluk, expressing support for the application, which had been submitted to the City Clerk's Office prior to the Public Hearing (Schedule 1).

Blaine Powell, 6360 Martyniuk Place, spoke in opposition to the proposal to amend the lot size policy for the subject property. He made reference to a petition that had been submitted on June 27, 2007 which formed part of the report for this application which supported retention of the R1/E designation by a clear majority of residents on Martyniuk Place. Mr. Powell believed that this proposed development would fundamentally change the character of the neighbourhood, and negatively impact property values. He expressed concern regarding development of two new houses and driveways on the lot on Martyniuk Place which has a frontage of only 21 feet. He also gave examples of parking issues that already exist as a result of inadequate on-street parking. He stressed his preference to see only one house built on this lot.

Discussion ensued amongst staff and Council members and the following points were raised:

- subdivision of the lot on Martyniuk Place would result in two lots of approximately 560m², each having a minimum frontage of at least 6 m;
- the subject site would have smaller frontages than the rest of the neighbourhood, thus not conforming to the "look" of the neighbourhood;
- the area currently accommodates only single family housing, with one house per lot;
- the driveways for the subject site on Martyniuk Place would not be typical widths;
- more cars in the neighbourhood would only add to the parking problems that currently exist;
- staff are not aware of any separate public consultation process conducted by the developer;
- the developer had been provided with a copy of the report which contained the petition;



Regular Council Meeting for Public Hearings

Wednesday, September 5, 2007

- a similar application has been turned down in the past, however it was for coach homes;
- precedents with similar frontages as the subject site do exist in the area;
- this area is well suited for single family housing developments, not multi-housing forms.

PH07/13

It was moved and seconded

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

DEFEATED ON A TIE VOTE

OPPOSED: Cllrs. Chen
 E. Halsey-Brandt
 S. Halsey-Brandt
 McNulty

Following the defeat of the motion regarding the Single-Family Lot Size Policy Amendment, Council did not take any action on second and third readings of Bylaw 8275.

Discussion continued on the matter during which the rationale of introducing a large asphalt driveway in a neighbourhood where the surrounding homes have greenery and landscaping was questioned. Other forms of housing were discussed that would provide a better "fit" into the existing neighbourhood, and it would be beneficial to vary the setbacks to better accommodate two homes and two driveways. Asking the developer to dedicate road in the cul-de-sac from the two properties for the purpose of "squaring" off the frontages to be similar to other properties in the cul-de-sac was also a suggestion. As a result of the discussion, the following referral motion was introduced:



Regular Council Meeting for Public Hearings

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PH07/9-14

It was moved and seconded
That staff reassess the rezoning application for 6340 Francis Road and 6351 Martyniuk Place with a view to recommending other forms of single family housing development, taking into consideration maximization of lot space, better design of the triangular lots, the feasibility of the applicant dedicating road in the cul-de-sac to increase the proposed lot frontages, and varying the setbacks if needed to accommodate the two houses to provide a better fit with the look of the existing neighbourhood.

CARRIED

- 11. **Zoning Amendment Bylaw 8276 (RZ 07-370928)**
(8151 No. 3 Road; Applicant: William Uy)

Applicant's Comments:

The applicant was not available.

Written Submissions:

Peake, 8211 No. 3 Road (Schedule 3)

Submissions from the floor:

None.

PH07/9-15

It was moved and seconded
That Zoning Amendment Bylaw 8276 be given second and third readings.

CARRIED

ADJOURNMENT

PH07/9-16

It was moved and seconded
That the meeting adjourn (8:36 p.m.).

CARRIED

CORRESPONDENCE RECEIVED PRIOR TO

SEPT.5, 2007 PUBLIC HEARING

Kevin:

This is the petition that I mentioned to you earlier, regarding 6351 Martyniuk Place (RZ06-334710). As you can see, virtually everyone on Martyniuk Place, as well as the two on Martyniuk Gate that have property on the close, have signed the petition. There are four places that have not signed, 6250, 6091, 6151 and 6251. In the case of 6151, the brother of the owner lives there and the owner is out of the country. The brother is worried about signing the petition on his sister's behalf. As for the remaining three houses, they have been approached four times, at different times of the day and different days of the week. It is possible that the residents are out of town. From the results, we feel satisfied that, if they were approached, they would have signed, since one hundred percent of the residents who were at home signed the petition. We really feel that the city should not allow two houses to be built where one was scheduled to be built. Several of those who signed the petition wanted to be informed about the date and time when this matter would go to council. Would it be possible for you to send a mail-out to everyone on Martyniuk Place and to 9080 and 9091 Martyniuk Gate, informing them when the rezoning application is to go before council? Thank you for your time.

Blaine

GOERTZEN CONTRACTING LTD.

has applied to the City of Richmond for permission to rezone 6340 Francis Road & 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) for 2 future lots fronting Francis Road & to Single-Family Housing District, Subdivision Area B (R1/B) for 2 new lots fronting Martyniuk Place.

We, the undersigned, being residents of Martyniuk Place, Richmond, hereby petition as follows: We would like 6351 Martyniuk Place to remain R1/E designation. We believe that trying to put two houses on the close will change the character of the close, and that property values on the close could be negatively affected. The frontage for the proposed two new houses is 21 feet at the street markings. We are certain that two houses cannot be accessed via Martyniuk Place without substantially affecting the look and character of the close.

我們是 Martyniuk Place, Richmond 的居民，以簽名的方式特此訴請如下：

我們希望 6351 Martyniuk Place 依然是指定為 R1/E。我們相信設法將一個房子的規劃案改為二個房子的規劃案可能會使我們這個封閉巷子地區的地產價值受到負面影響。以街道標號為準，6351 Martyniuk Place 的前面出口只有 21 英尺是不夠兩家住戶共用的。我們肯定二個房子的規劃案是會影響我們這個封閉巷子地區的特色和景色。

Address	Name	Signature	Address	Name	Signature
6200	Au		6091		
6180	Chan		6111	Au-Yuan	
6160			6131	Law	
6138			6151	*	
6120	Chan		6171	Cheng	
6100	LOU		6191	LEE	
6080	LEUNG		6211		
6066	TUNG		6231	Ying	
6060	Koh		6251		

Martyniuk Gate
 9080 LAM
 9091 CHEUNG 07/83

GOERTZEN CONTRACTING LTD.

has applied to the City of Richmond for permission to rezone 6340 Francis Road & 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) for 2 future lots fronting Francis Road & to Single-Family Housing District, Subdivision Area B (R1/B) for 2 new lots fronting Martyniuk Place.

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Address	Name	Signature	Address	Name	Signature
6040	TUANG	[Signature]	6271	MAN YUEN NG	[Signature]
6026	KALE	[Signature]	6291	Joseph Chuk	[Signature]
6020	SUKOL	[Signature]	6311	Alan Chui	[Signature]
6011	BROCK	[Signature]	6331	MAN	[Signature]
6015	[Signature]	[Signature]	6360	Chao	[Signature]
6031	SOO	[Signature]	6320	Mike Yao	[Signature]
6035	Lau	[Signature]	6300	Lau	[Signature]
6051	[Signature]	[Signature]	6288	zhu	[Signature]
6071	[Signature]	[Signature]	6250		

6280 DRAER

[Signature]

Eng, Kevin

From: Eng, Kevin
Sent: Tuesday, 19 September 2006 3:43 PM
To: 'Aline Smolensky'
Subject: RE: File RZ06-334710

Greetings - Thanks for taking the time to submit your comments and concerns.

At this time, through this proposed application, there are no plans to implement or construct a walkway within the dedicated allowance. The long-term plan for the existing residential subdivision would be for the completion of both the Martyniuk Gate and Magnolia Drive cul-de-sacs with a pedestrian connection between the roads. However, this would not be initiated until there was enough of a land assembly to facilitate further subdivision and would involve a number of Lots (151, 152, 6, 1), with all property owners agreeing to undergo redevelopment.

The proposed subdivision plan identifies the layout for the subject property fronting Francis Road and Martyniuk Place. As part of this proposal, staff request a conceptual preplan outlining how neighbouring properties could potentially develop to the east. The rationale for this **conceptual preplan** is to ensure that this development does not preclude or limit development options on neighbouring sites. As indicated in my earlier comments, the long term subdivision pattern involves the completion of the Magnolia Drive cul-de-sac, thus enabling properties fronting the new cul-de-sac to subdivide (similar to the subdivision pattern exhibited in Martyniuk Place). This would be subject to agreement by property owners to go forward with development in order to facilitate the necessary land assembly and would also be subject to staff review and Council approval. The conceptual preplan submitted as part of this proposal is by no means a final approved plan.

In regards to your final question about sanitary sewer - Sewer access will continue to exist at the back of the property. The proposed development will not alter or change this sanitary sewer connection in any way.

I hope this answers your questions. Please feel free to contact me should you require clarification.

Regards,

Kevin Eng

Policy Planning Department
 Ph: (604) 247-4626
 Fx: (604) 276-4052
keng@richmond.ca
 6911 No. 3 Road
 Richmond, B.C. V6Y 2C1

From: Aline Smolensky [mailto:alinesmolensky@hotmail.com]
Sent: Monday, 18 September 2006 2:09 PM
To: Eng, Kevin
Subject: File RZ06-334710

Hello Mr. Eng,

I received notification of the above referenced rezoning application as we are one of the neighbours. I have a couple of questions for you.

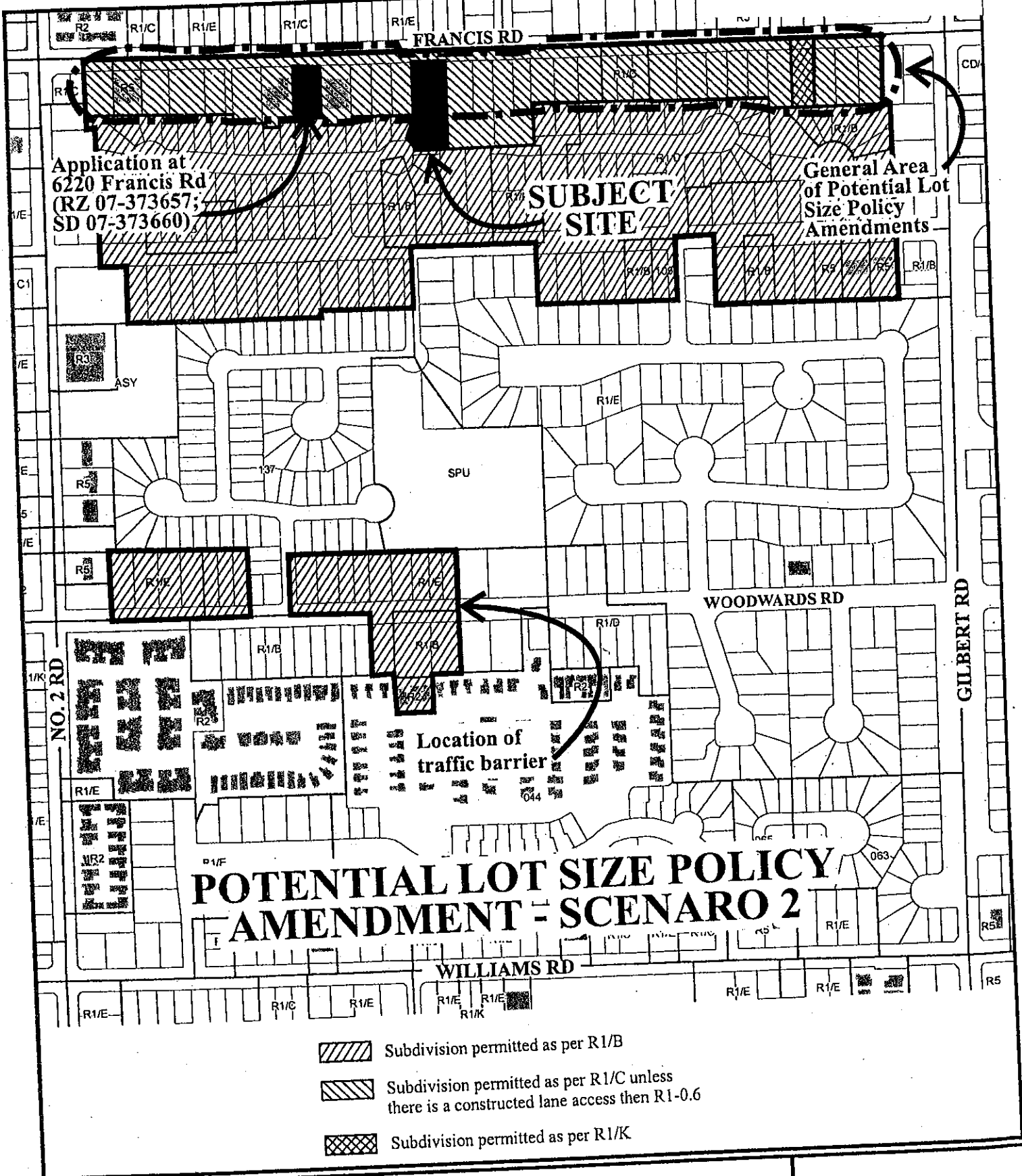
All the attachments - and particularly attachment 2 which is a close up view, show a walkway extending from Martyniuk Place and adjacent to the Proposed Lot 4. There is no walkway currently. Is the plan to build one? If that is the case, it would be of concern to me as it would end at the corner of our property (shown as Lot 6 on Attachment 2). If the proposed Lot 4 and the current Lot 14 on each

side of the walkway were fenced off, that would give somebody a totally hidden access to the back of our property - which I would find to be a great security risk.

That same Attachment 2 shows a faint view of a continuation of Magnolia Drive, ending in a cul de sac going into our Lot 6 and our neighbours' Lot 1 - with the cul-de-sac joining the proposed (?) walkway. Can you please tell me what that means?

Finally, when we bought our house, we were told that our sewer access was via the back of the property. I want to make sure that the proposed redevelopment will not interfere with this in any way.

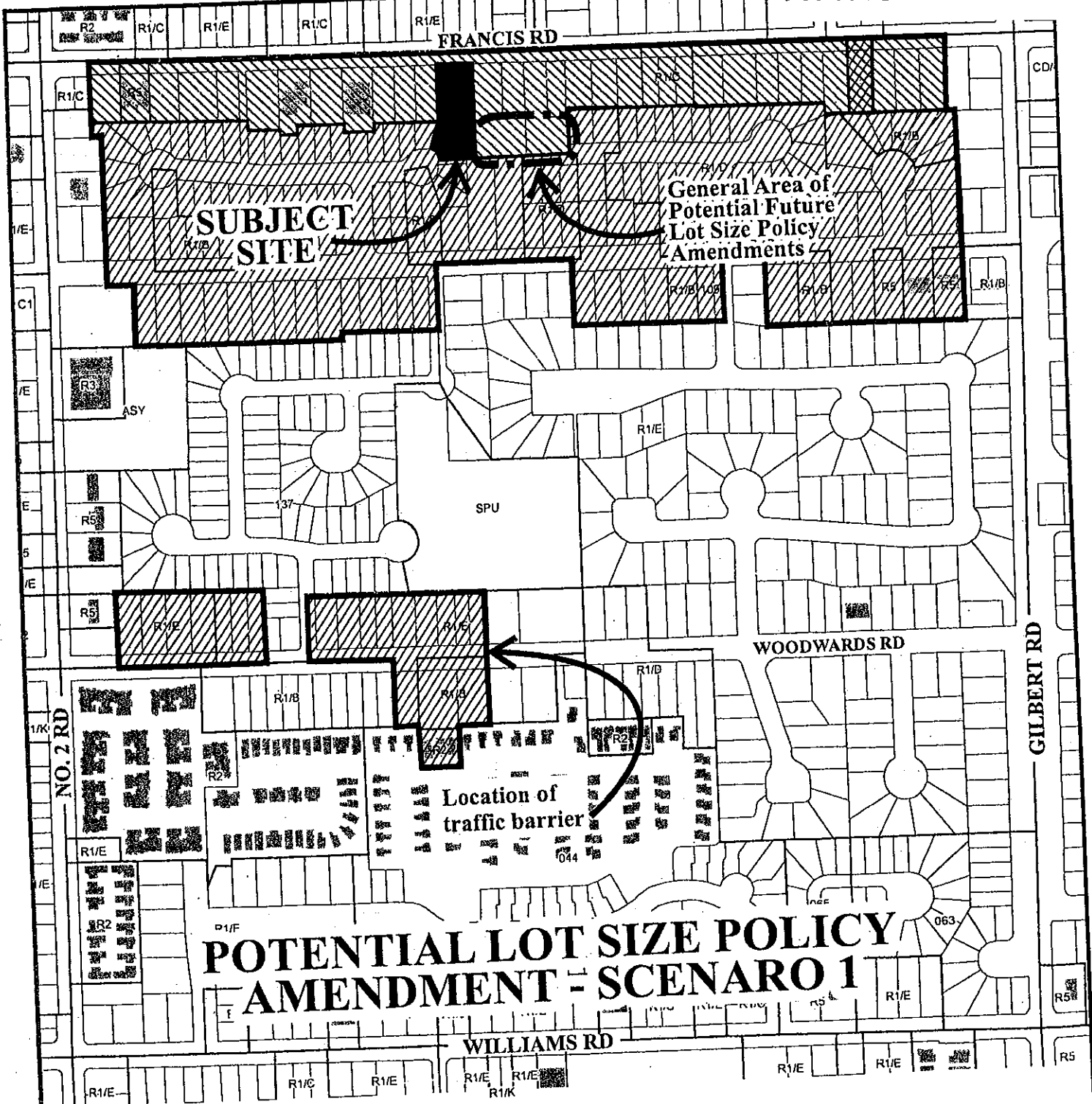
Regards,
Aline Smolensky






Policy 5428
Section 30-4-6

For Diagrammatic
Purposes Only

Note: Dimensions are in METRES



POTENTIAL LOT SIZE POLICY AMENDMENT - SCENARIO 1

-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/C unless there is a constructed lane access then R1-0.6
-  Subdivision permitted as per R1/K



Policy 5428
Section 30-4-6

For Diagrammatic
Purposes Only

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8275 (RZ 06-334710)
6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE**

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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8275"

2. 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

That area shown hatched on "Schedule A attached to and forming part of Bylaw No. 8275"

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8275"**.

FIRST READING

JUL 23 2007

A PUBLIC HEARING WAS HELD ON

SEP 05 2007

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

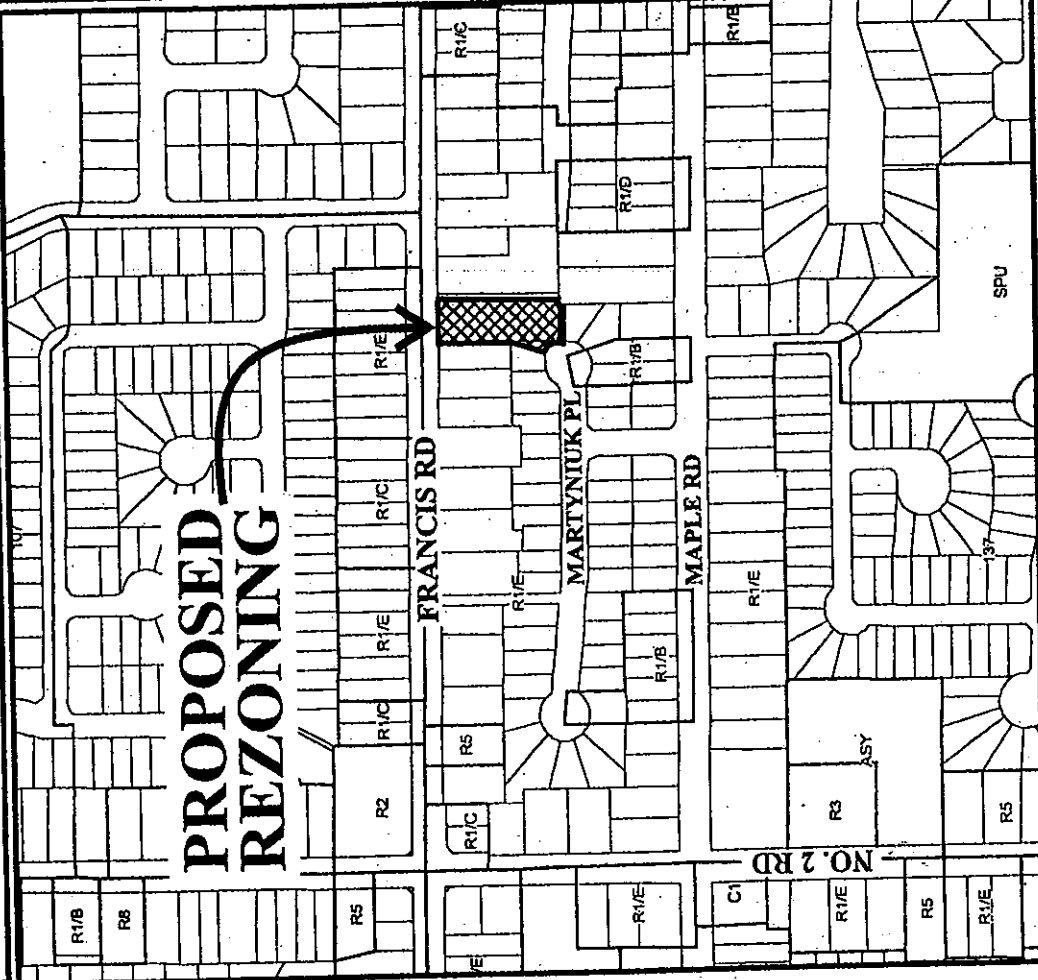

MAYOR

CORPORATE OFFICER

City of Richmond



PROPOSED REZONING



6311	6331	6335	6351	6357	6371
13.67	13.67	13.67	13.67	13.50	13.83

FRANCIS RD

To Be
Rezoned
R1/C

6300 18.29 6320

27.44 m

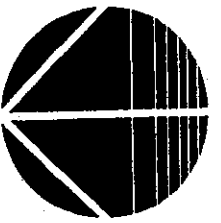
24.38 6380

To Be
Rezoned
R1/B

6331

MARTYNIUK PL

RZ 06-334710



Original Date: 05/15/06

Revision Date: 08/22/06

Note: Dimensions are in METRES