



City of Richmond

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Re: Application by Khalid Hasan for Rezoning at 8460 Francis Rd. from Single-Family Housing District, Subdivision Area C (R1/C) to Coach House District (R/9).

To Planning - Sep 3, 2008
Date: August 1, 2008
RZ 07-380103
File: 12-8060-20-846

Staff Recommendation

That Bylaw No. 8415, for the rezoning of 8460 Francis Rd. from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Coach House District (R/9)" be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:es

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 8460 Francis Rd. (**Attachment 1**) from Single-Family Housing District, Subdivision Area C (R1/C) to Coach House District (R/9) to permit the property to be subdivided into three (3) residential lots with vehicle access from a new rear lane.

Findings of Fact

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

Surrounding Development

This neighbourhood contains a majority of older character single-family dwellings on larger R1/E lots as well as a few townhouse complexes and recently developed R1/K, R1-0.6, and R9 zoned lots fronting Francis Road.

Developments immediately surrounding the site are as follows:

To the north, across Francis Rd. there are two (2) new dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the east, there are two (2) lots recently zoned Coach House District (R/9).

To the south, there are (2) older dwellings fronting Wagner Dr. on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the west, there are two (2) older dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

Related Policies & Studies

OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Lands Use Map designation is *Low-Density Residential*. Lane Establishment and Arterial Road Redevelopment Policies permit Single-Family residential and Coach House development along this arterial road. This application conforms with applicable designations and policies.

There is no Single-Family Lot Size Policy for this area.

Staff Comments

Project Description

The developer is proposing to subdivide the subject site into three (3) lots (**Attachment 3**) with access to a new municipal lane along the south property line to Wagner Gate.

Trees & Landscaping

- A Tree Survey submitted by the applicant indicates the location of seven (7) trees on or adjacent to the subject property (**Attachment 4**):
 - two (2) bylaw-sized Cypress trees on the subject property;
 - a bylaw-sized Scots Pine tree and a bylaw-sized Grand Fir tree on the adjacent property to the southeast (8511 Wagner Drive); and
 - a bylaw-sized Spruce tree and Cedar hedge and a bylaw-sized Deodar Cedar and a Cedar hedge on the adjacent property to the west (8440 Francis Rd.).
 - a Saucer Magnolia on the adjacent property to the east (8500 Francis Rd.) which has been removed as part of a separate rezoning application.
- A Certified Arborist Report submitted in support of the application recommends:
 - removal of the two (2) bylaw-sized Cypress trees on site.
 - the canopy of the Scots Pine tree will need to be raised to avoid serious damage from heavy equipment. Tree protection barriers will need to be installed for the full width of the laneway. The construction of the laneway will require the use of structural soil around the root-system, or the use of culverts to span over the structural roots of this tree.
 - that tree protection fencing be installed to protect the trees located on adjacent properties to the southeast and west which encroach onto the subject property.
- The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the recommendations.
- The applicant has obtained written consent from the owner of 8511 Wagner Drive to raise the canopy of the Scots Pine tree located on that property.
- The applicant has agreed to follow the Arborist's recommendations and will hire a registered Arborist to supervise any work that is conducted within the drip line of retained trees.
- Tree protection barriers around the Scots Pine tree, Grand Fir tree, Spruce tree and Cedar hedge, and Deodar Cedar and Cedar hedge as specified by the Arborist, must be installed prior to final adoption and remain on site until the construction of the future dwellings is completed.
- Based on the 2:1 tree replacement ratio goal stated in the OCP and according to the size of the replacement tree requirement of the Tree Protection Bylaw #8057, four (4) replacement trees are required each at 11 cm calliper or 6.0 m tall.

- In order to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced with a mix of coniferous and deciduous trees, a Landscape Plan prepared by a Registered Landscape Architect along with a Landscaping Security (100% of the cost estimates provided by the Landscape Architect) are required to be submitted prior to final adoption of the rezoning bylaw. A mix of deciduous and coniferous trees will be provided as per the requirements for landscaping plans.

Affordable Housing

This application was received prior to the Interim Affordable Housing Strategy which applies to Single-Family Developments received after July 1, 2007. Therefore, there is no affordable housing requirement for this application. However, the proposal includes three (3) coach houses which meets the intent of the strategy.

Site Servicing & Vehicle Access

- The future lots will have vehicle access to the proposed municipal laneway with no access being permitted onto Francis Road.
- Prior to Final Adoption of rezoning, the developer is required to dedicate 6 m of property along the entire south property line of 8460 Francis Road for a proposed lane.
- An Engineering Capacity Analysis Report was provided. Engineering has reviewed and identified that the existing storm sewer fronting the subject property and downstream is undersized. Frontage upgrades to meet the City standard of a minimum 600 mm pipe manhole to manhole or payment of a cash-in-lieu equivalent of \$39,600 is required. The applicant has chosen the cash-in-lieu option.
- A Section 219 Covenant registered on title in favour of the municipality to restrict motor vehicles from backing onto Francis Rd. will become redundant with the construction of the rear lane. The covenant should be discharged as a condition of subdivision.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

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

- enter into a standard Servicing Agreement for the design and construction of a laneway along the entire southern property line of the site, connecting to the proposed lane out to Wagner Gate. Lane design to include storm sewer, sand/gravel base, roll curb and gutter on both sides, asphalt pavement, and lane lighting. Design to include Water, Storm and Sanitary sewer connections for each lot.
- pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a Coach House residential development proposal with access to a new municipal lane.

The proposal is consistent with all applicable land use designation and policies guiding development in this block.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

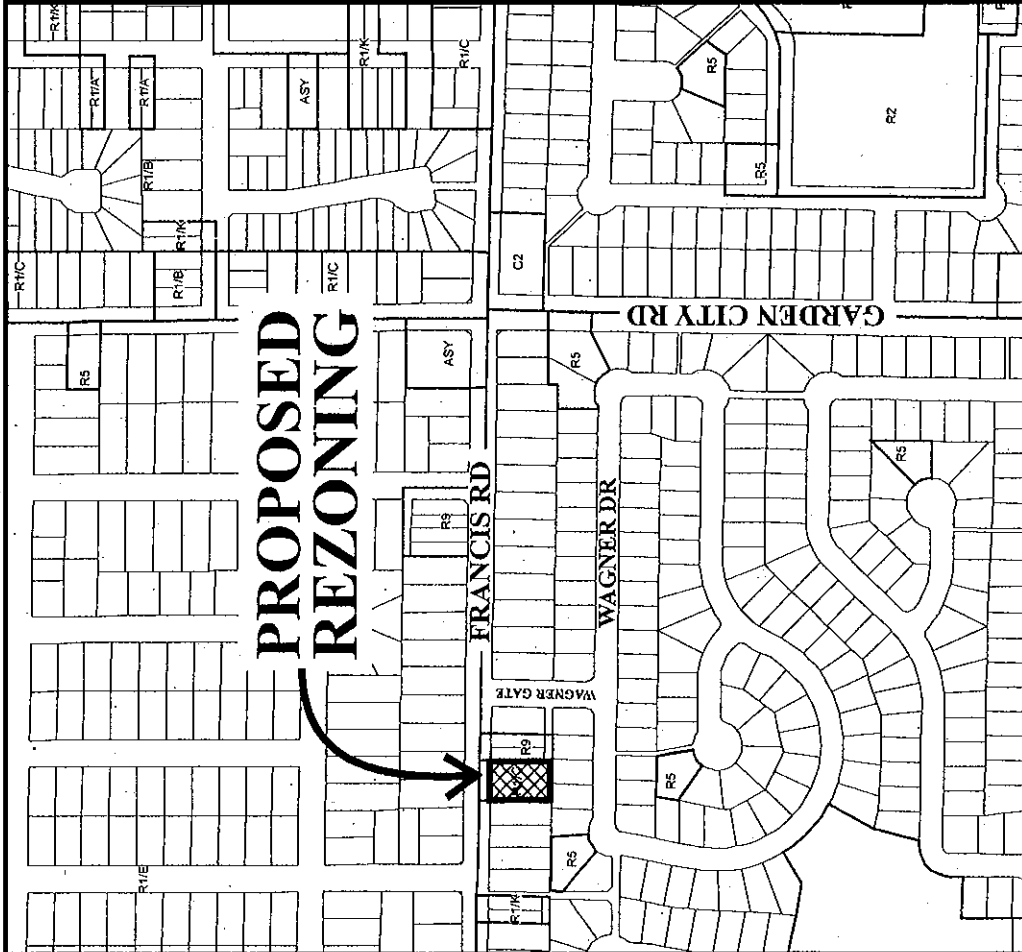


Erika Syvokas
Planning Assistant

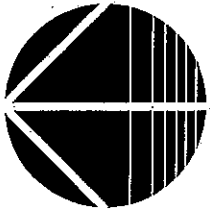
ES:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Subdivision Layout
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence

City of Richmond



33.54	8451 21.03	8471 21.03	8491 21.03	8511 21.03
FRANCIS RD				
6.31 8426	18.29 8440	45.72 8460	10.06 8500	10.06 8508
6.30	21.34	18.29	18.29	18.29
27.66	30.48	30.48	30.48	30.48
8471	8471	8471	8471	8471
45.72	45.72	45.72	39.71	39.71
10.06	10.06	10.06	10.06	10.06
20.00	20.00	20.00	20.00	20.00

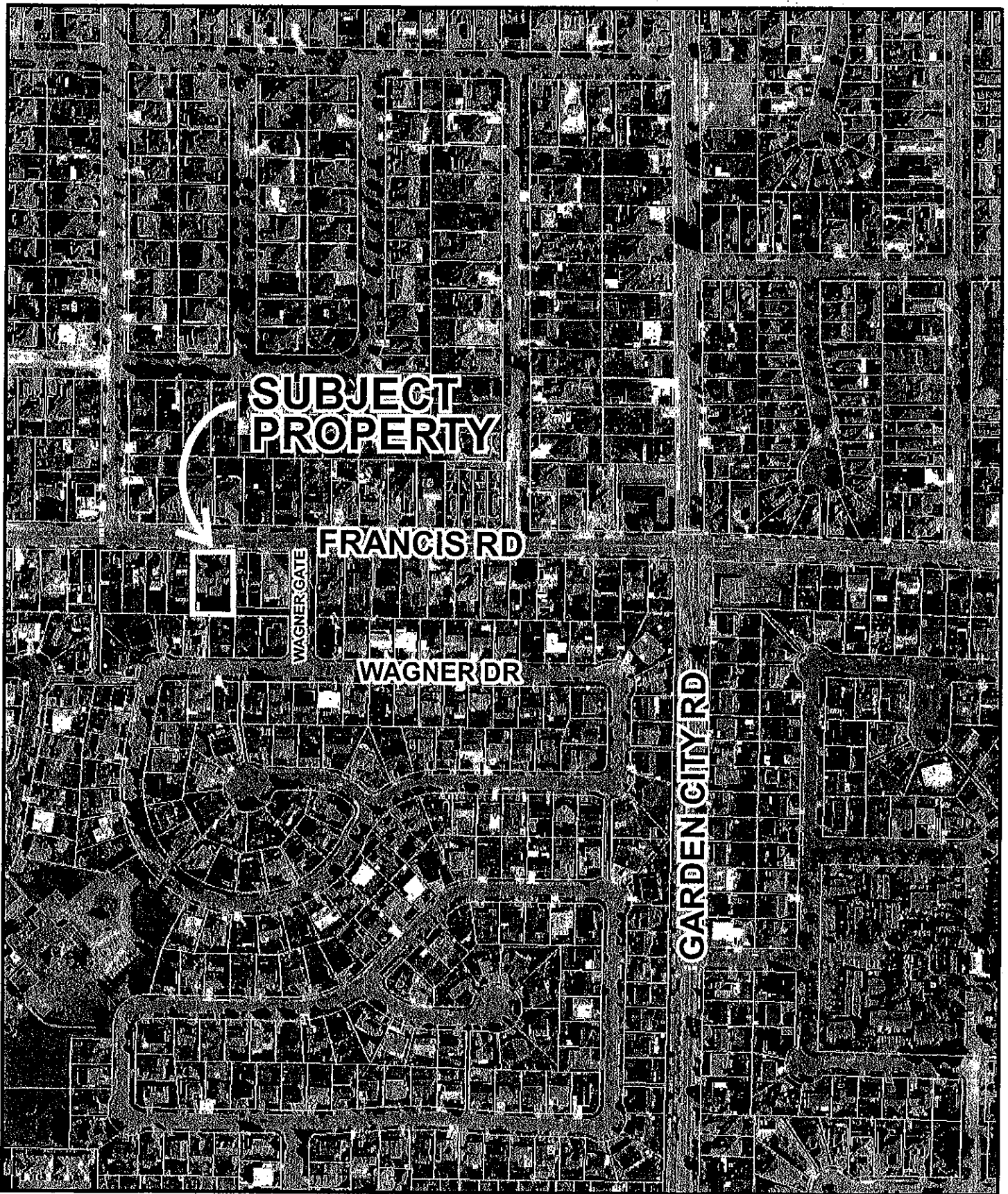


RZ 07-380103

Original Date: 07/18/07

Revision Date: 08/05/08

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

FRANCIS RD

WAGNER DR

WAGNER GATE

GARDEN CITY RD



RZ 07-380103

Original Date: 07/18/07

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 07-380103
Attachment 2

 Address: 8460 Francis Rd.

 Applicant: Khalid Hasan

 Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Hi-Aim Builders Ltd.	To be determined
Site Size (m ²):	1,351 m ²	approximately 391.2 m ² each
Land Uses:	Single-Family Residential Dwelling	Three (3) Coach House Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/C)	Coach House District (R9)
Number of Units:	One (1) single-family detached	One (1) principal dwelling and one (1) Coach House per lot

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55; or Max. 0.60 for lots contain 1 Coach House with less than 60 m ² of gross floor area	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	391.2 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Off-street Parking Spaces	2 spaces for the principal dwelling and 1 space for the coach house	2 spaces for the principal dwelling and 1 space for the coach house	none

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

FRANCIS RD

8460 Francis Road

9.85m

9.85m

9.85m

Proposed Lot 1

(Approx 391.2 m²)

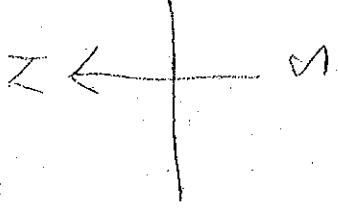
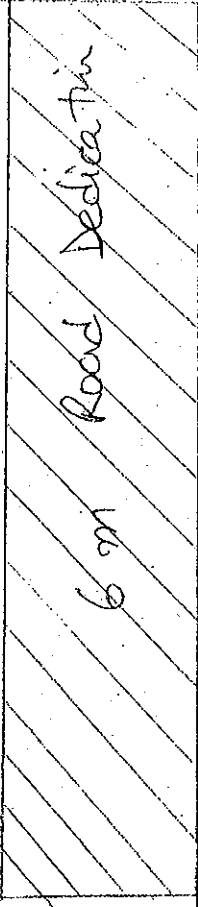
Proposed Lot 2

(Approx 391.2 m²)

Proposed Lot 3

(Approx 391.2 m²)

8500
Francis



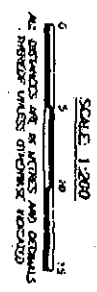
PROPOSED 3 LOT SUBDIVISION ON
8460 FRANCIS ROAD

TOPOGRAPHIC PLAN OF LOT 533 PLAN 47750 AND LOT 589 PLAN 68287
 BOTH OF SECTION 28 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

Location TPZ approximately

ASPP 28765 ROAD
 FORMERLY RZ
 P.O. 000-99-004
 ASPP 28765 ROAD
 FORMERLY RZ
 P.O. 000-99-004

FRANCIS ROAD

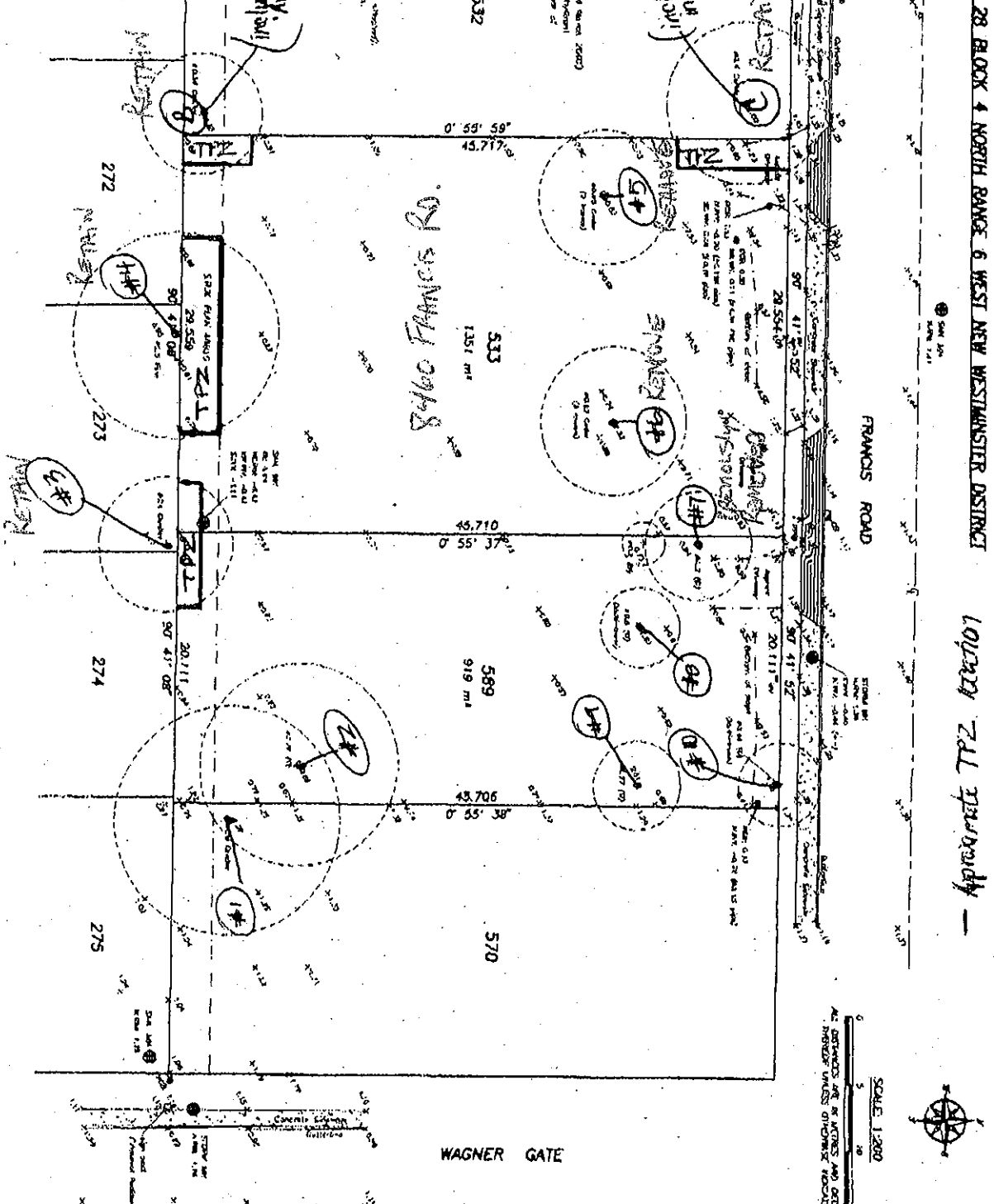


NOTE:
 Dimensions shown are based on
 National City Datum (Australian datum 2000)
 South Africa datum not on this plan
 located on the 2000-2000 corner of
 Francis Road and Wagner Gate.
 E.T. elevation = 2200 meters.

- LEGEND:
- (1) Existing road line
 - (2) Proposed road line
 - (3) Proposed road line with 10m wide drainage easement
 - (4) Proposed road line with 10m wide drainage easement and 10m wide utility easement
 - (5) Proposed road line with 10m wide drainage easement and 10m wide utility easement and 10m wide utility easement
 - (6) Proposed road line with 10m wide drainage easement and 10m wide utility easement and 10m wide utility easement
 - (7) Proposed road line with 10m wide drainage easement and 10m wide utility easement and 10m wide utility easement
 - (8) Proposed road line with 10m wide drainage easement and 10m wide utility easement and 10m wide utility easement
 - (9) Proposed road line with 10m wide drainage easement and 10m wide utility easement and 10m wide utility easement
 - (10) Proposed road line with 10m wide drainage easement and 10m wide utility easement and 10m wide utility easement

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 J. C. Farm and Associates
 Chartered and S.C. Land Surveyors
 115 - 8653 Owen Crescent
 Richmond B.C. V6X 2T7
 Telephone: 241-2278
 Fax: 241-2278
 E-mail: jca@farmand.com
 Job No. 3173
 Date: 20/01/00
 Drawn by: ee

DMC No. 3173-1000



WAGNER GATE

STARTY COMPLETED 21 APRIL 2004 2007

Rezoning Considerations

8460 Francis Rd.

RZ 07-380103

Prior to final adoption of Zoning Amendment Bylaw 8415, the developer is required to complete the following:

1. Installation of appropriate tree protection fencing around:
 - a) the full width of the laneway to protect the Scots Pine tree (Tree # 4) at the northwest corner of 8511 Wagner Drive;
 - b) within 1 m (3 ft.) of the property line to protect the Grand Fir tree (Tree #3) at the northeast corner of 8511 Wagner Drive; and
 - c) the Spruce tree and Cedar hedge and the Deodar Cedar and Cedar hedge (Trees B & C) on 8440 Francis Rd. at a minimum distance of 0.6 m (2 ft.) from the property line and extending two feet past the end of each hedge.

Tree protection fencing must be installed prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the drip lines of the Grand Fir tree, Scots Pine tree, Spruce tree and Cedar hedge, and the Deodar Cedar and Cedar hedge, which should include a post-impact assessment report (if applicable), to be reviewed by the City.
3. Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan and landscaping security should include the 4 replacement trees required (each at 11 cm calliper or 6.0 m tall). If replacement trees could not be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
4. Dedication of 6 m of property along the entire south property line of 8460 Francis Road for proposed lane;
5. Registration of a flood indemnity covenant on title.
6. Pay a sum of \$39,600 as a cash-in-lieu alternative to upsizing the existing storm sewer fronting the subject property.

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

1. Enter into a standard Servicing Agreement for the design and construction of a laneway along the entire southern property line of the site, connecting to the proposed lane out to Wagner Gate. Lane design to include storm sewer, sand/gravel base, roll curb and gutter

on both sides, asphalt pavement, and lane lighting. Design to include Water, Storm and Sanitary sewer connections for each lot.

2. Payment of Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.
3. Discharge of Section 219 Covenant Charge No. BM 193730.

Signed

Date

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8415

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8415 (RZ 07-380103)
8460 FRANCIS RD.**

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 **COACH HOUSE DISTRICT (R/9)**.

P.I.D. 003-456-846

Lot 533 Section 28 Block 4 North Range 6 West New Westminster District Plan 47750

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8415”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER