



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Khalid Hasan for Rezoning at 8500 Francis Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Coach House
District (R9)**

*To Council - July 23, 2007
To Planning July 17, 2007*

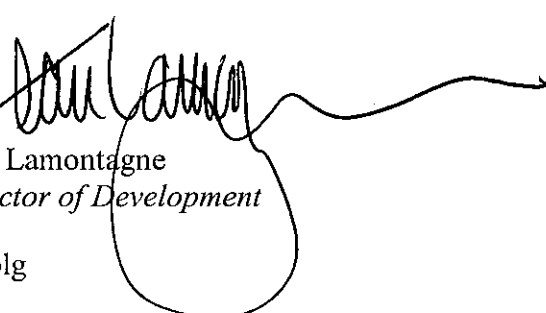
Date: June 8, 2007

RZ 07-370956

File: 8060-20-8265

Staff Recommendation

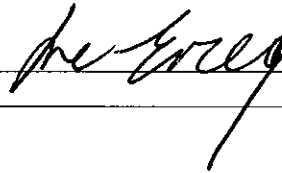
That Bylaw No. 8265, for the rezoning of 8500 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 07-370956
Location	8500 Francis Road (Attachment 1)
Owner	Gordon Ernest Shaw
Applicant	Khalid Hasan


Date Received	April 30, 2007
Acknowledgement Letter	May 11, 2007
Fast Track Compliance	June 8, 2007
Staff Report	June 8, 2007
Planning Committee	July 17, 2007

Site Size	920 m ² (9,903 ft ²)
Land Uses	Existing – Single-Family Residential
	Proposed – Two (2) Residential Coach House Lots (Attachment 3)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed – Coach House District (R9)
Planning Designations	<ul style="list-style-type: none"> • OCP General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low Density Residential • Lane Establishment and Arterial Road Redevelopment Policies – Permits Single-Family residential and Coach House development along this arterial road. <i>Application conforms with applicable designations and policy</i>
Surrounding Development	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ To the north and east are older single-family dwellings on large R1/E lots fronting Francis Road and have subdivision potential as per the Lane Establishment and Arterial Road Redevelopment Policies; ○ To the south are standard sized R1/E lots fronting Wagner Drive with no subdivision potential; and ○ To the west is a vacant site (8460 Francis Road) zoned R1/C and is currently under a subdivision application (SD 06-348565) to allow for a 2 lot subdivision.

Staff Comments	<p><u>Project Description</u></p> <ul style="list-style-type: none"> The developer is proposing to subdivide the subject site into 2 lots with access to a new municipal lane along the south property line to Wagner Gate. A portion of 8520 Francis Road is sold to the developer to facilitate the construction of the proposed laneway. <p><u>Tree and Landscaping</u></p> <ul style="list-style-type: none"> A tree survey is submitted (Attachment 4) and six (6) bylaw-sized trees are noted on site. An Arborist Report (Attachment 5) is submitted in support of the application. The Report recommends retention of the one (1) Catalpa tree in the front yard and removal of the other five (5) trees on site. One (1) Douglas Fir is noted in the backyard of 8520 Francis Road and must be removed to allow for the construction of the future lane. One (1) Grand Fir tree on adjacent property to the southwest (8511 Wagner Drive) is within 2 m of the subject site and the proposed laneway. The Arborist Report recommends a tree protection barriers be installed within 1 m (3 ft.) of the property line. Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations. The applicant has agreed to follow the Arborist's recommendations and will hire a registered arborist to monitor the construction of laneway immediately adjacent to the Grand Fir tree at 8511 Wagner Drive. Tree protection barriers around the Catalpa tree and the Grand Fir tree, 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 replacement tree requirement of the Tree Protection Bylaw #8057, 12 replacement trees are required (10 replacement trees each at 11 cm calliper or 6.0 m tall, and 2 replacement trees each at 6 cm calliper or 3.5 m tall). In order to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and 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.
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Staff Comments (Cont.)	<p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • 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 8500 and 8520 Francis Road for proposed lane. • The developer is also required to enter into a standard Servicing Agreement for the design and construction of a laneway from Wagner Gate to the west property line of 8500 Francis Road. Lane design to include storm sewer, sand/gravel base, roll curb and gutter (both sides - 5.1 m face/curb to face/curb), asphalt pavement, and lane lighting. Design to include Water, Storm and Sanitary sewer connections for both lots created at 8500 Francis Road and future sanitary connections for future lots at 8520 Francis Road. • The two (2) small sheds located along the rear property line of 8520 Francis Road must be removed prior to final adoption to facilitate construction of the new rear lane. • At subdivision stage, the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Cost. <p><u>Zoning Compliance</u></p> <ul style="list-style-type: none"> • There is a covered patio and a large shed in the backyard of 8520 Francis Road (Attachment 6). Subsequent to the lane dedication, these structures would be considered as structures within the rear yard setback and must be removed or relocated to comply with the setback requirements. • The developer has provided a letter from the owner of 8520 Francis Road (Attachment 7) confirming the covered patio and the large shed will be removed or relocated prior to final adoption. A sketch plan prepared by a Land Surveyor confirming setbacks for the all buildings and structures, including fencing, retained on 8520 Francis Road comply with the zoning requirements is required prior to final adoption. <p><u>Flood Management</u></p> <ul style="list-style-type: none"> • 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 bylaw.
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Analysis	<ul style="list-style-type: none">• 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.
Attachments	Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Proposed Subdivision Layout; Attachment 4 – Tree Survey; Attachment 5 – Arborist Report; Attachment 6 – Location Certificate for 8520 Francis Road; Attachment 7 – Consent Letter from Owner of 8520 Francis Road; and Attachment 8 – Rezoning Considerations.
Recommendation	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.

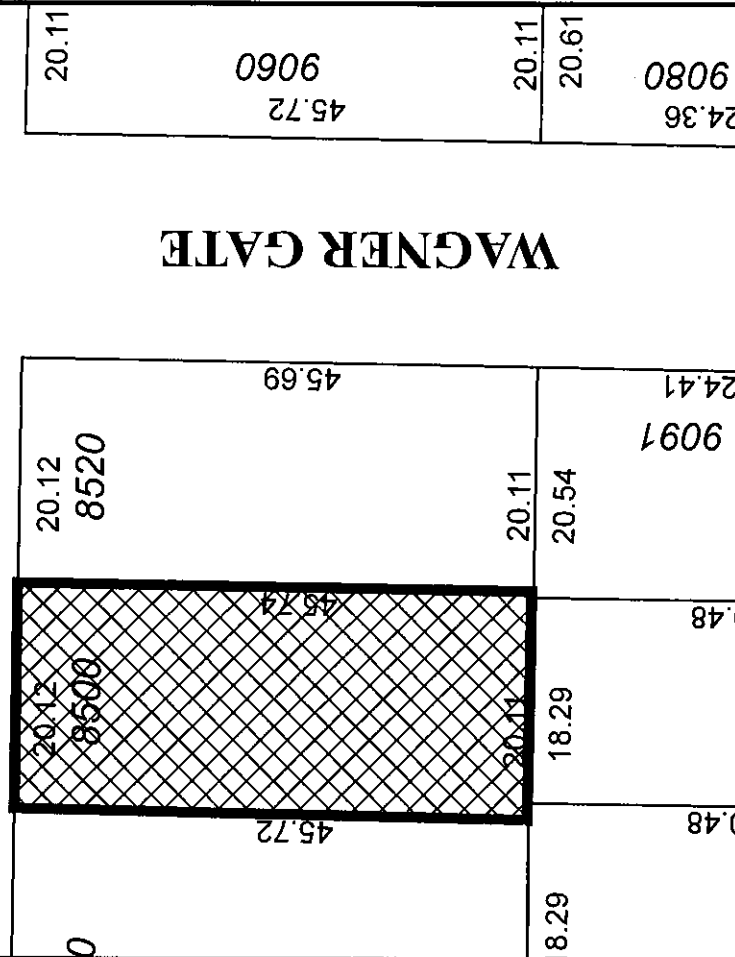


Edwin Lee
Planning Technician - Design
(Local 4121)

EL:blg



PROPOSED REZONING

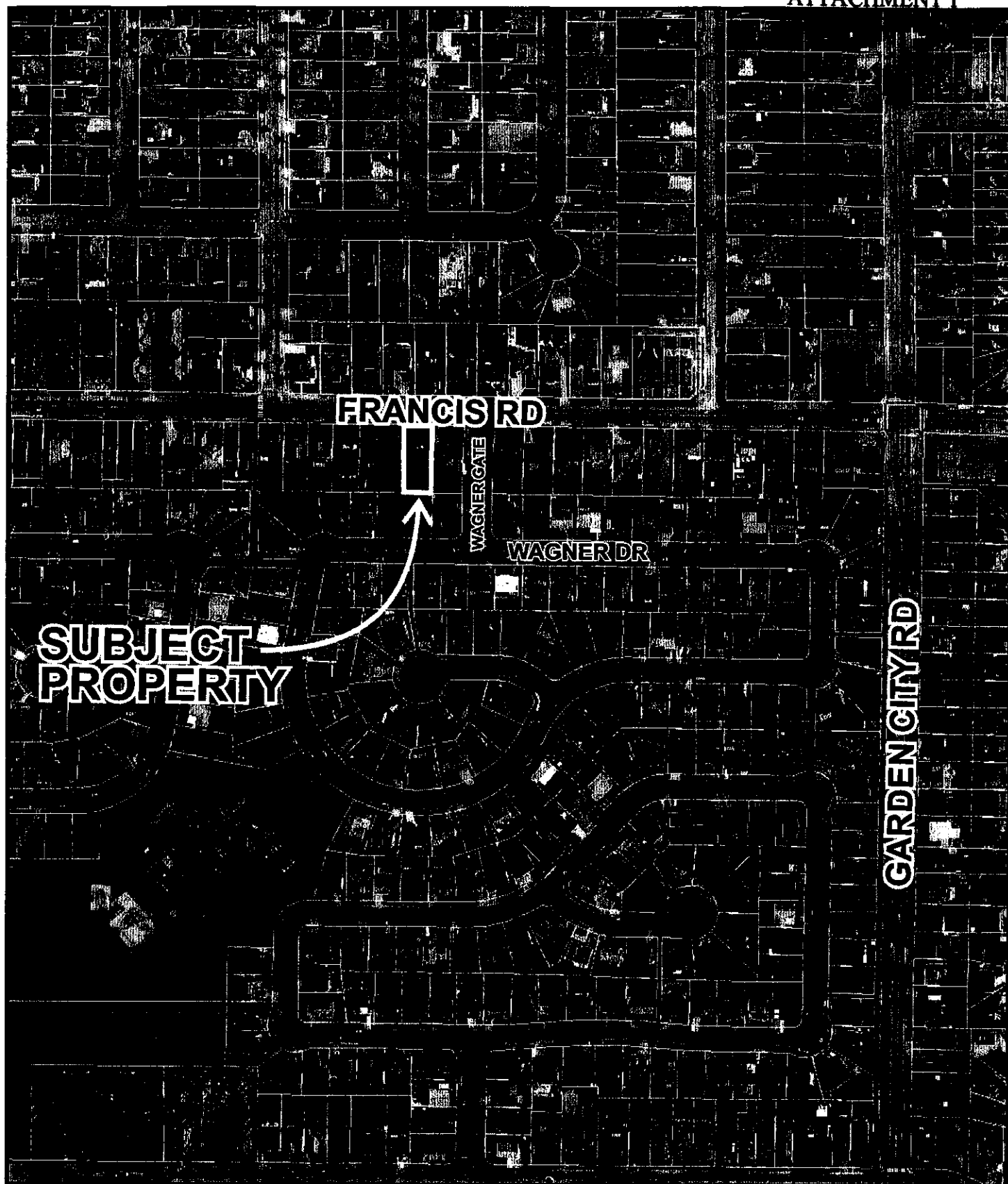


RZ 07-370956

Original Date: 05/15/07

Revision Date:

Note: Dimensions are in METRES



RZ 07-370956

Original Date: 05/15/07

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 07-370956

Attachment 2

Address: 8500 Francis Road

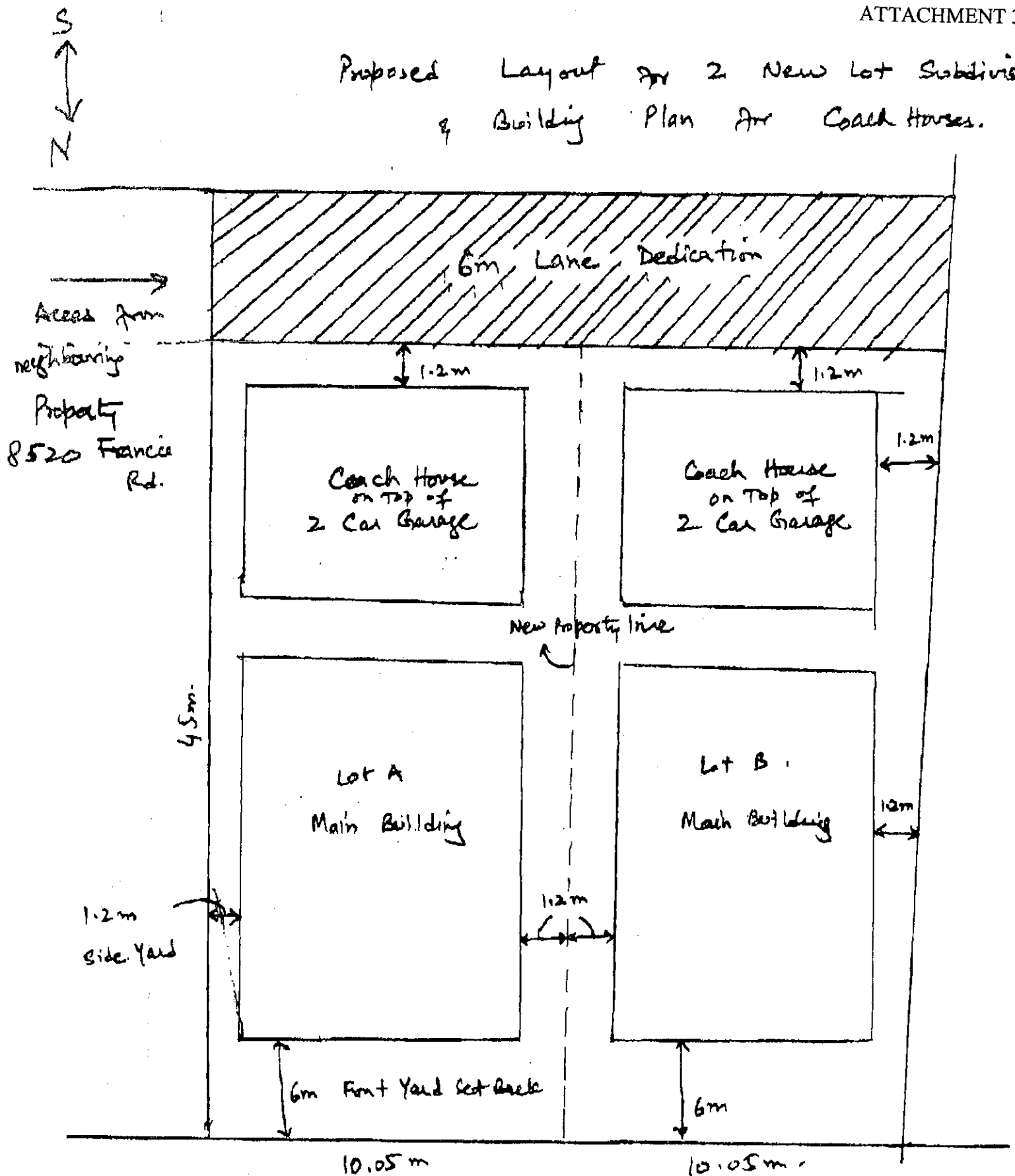
Applicant: Khalid Hasan

	Existing	Proposed
Owner:	Gordon Ernest Shaw	To be determined
Site Size (m²):	920 m ² (9,903 ft ²)	approximately 399 m ² or 4,298 ft ² each
Land Uses:	Single-Family Residential Dwelling	Two (2) Coach House Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	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	399 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

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

Proposed Layout for 2 New Lot Subdivisions
& Building Plan for Coach Houses.



8500 Francis Rd.

KL 07-570956

SAN. MH
N. P. 1.41

SCALE: 1:200



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



49

LEGEND:

CB	denotes catch basin.
MH	denotes manhole.
WV	denotes water valve.
PP	denotes power pole (light attached).
RCB	denotes round catch basin.
(D)	denotes deciduous tree.

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J. C. Tom and Associates
Canada and B.C. Land Surveyor
115 - 6833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctom@telus.net
Job No. 3178
FB-93 P91-92
Drawn By: KA

OWG No. 3178-TOPO

SURVEY COMPLETED ON APRIL 26th, 2007.

ATTACHMENT 4

MOUNTAIN MAPLE GARDEN & TREE SERVICE
 7065 NICHOLSON ROAD
 DELTA, BC V4E 1Z9
 PHONE: 604-488-4455

RECEIVED
 MAY 23 2007

May 23, 2007

RE: Arborist Report for High End Builders, 8500 Francis Road, Richmond, BC

Arborist Notes: This serves to replace the previous report. The site was inspected on April 6, 2007. Seven trees were assessed, and for the purpose of this report will be numbered 1 - 3, and 7 - 10 rotating clockwise. Photographs were included with the previous report.

#1) *Pseudotsuga menziesii* (Douglas fir)

Height: 70ft

Spread: 25ft

Age: Mature

DBH: 83cm

Location on property: South west corner of 8520 Francis Road.

A portion of 8520 Francis Road was sold to the developer to allow for a laneway entrance to 8500 and 8460 Francis Road. This tree presents poor trunk taper, otherwise there are no other apparent defects. It is located within the proposed laneway and will likely require removal to provide adequate vehicular passage.

#2) *Catalpa speciosa* (Catalpa)

Height: 50ft

Spread: 25ft

Age: Mature

DBH: 79cm

Location on property: Central backyard of 8500 Francis.

This tree presents no major defects. The previous pruning wounds have not completely calloused over, which is not unusual for this species of tree. There is a small pocket of decay located at an old pruning wound on the south side of the tree. The south-east side of the canopy is slightly suppressed due to the dominant neighbouring Douglas fir (Tree #1). This tree is within the proposed building envelope of Lot 'A' and will require removal for this reason. A replacement tree should be planted upon completion of the development.

#3) *Abies grandis* (Grand fir)

Height: 30ft

Spread: 25ft

Age: Mature

DBH: 40cm (estimated to avoid trespassing).

Location on property: On property adjacent to the south west corner of 8500 Francis.

This tree is within 2ft of the proposed laneway. Tree protection fencing should be installed within 3ft of the property line.

#7) *Magnolia soulangiana* (Saucer magnolia)

Height: 12ft

Spread: 20ft

Age: Mature

DBH: 118cm combined

Location on property: Next to west side property line (8500 Francis).

This is a multi-stemmed specimen. There are a number of old pruning wounds near the base of the tree that have not healed over, and are now quite decayed. The tree has been continually shaped to prevent it from growing into the service wires. This tree should be removed, as it would be between the proposed buildings for Lot 'A' and Lot 'B' and is not likely to survive the deep shade.

- 2 -

#8) *Acer sp.* (Maple)**Height:** 12ft**Spread:** 20ft**Age:** Mature**DBH:** 84cm combined**Location on property:** Centrally located on 8500 Francis.

This tree has been maintained as a pollarded specimen. The wounds have not completely sealed over, the exposed wood does not appear decayed. No other major defects were noted. This tree is within the proposed building envelope of Lot 'A' and will require removal.

#9) *Prunus sp.* (ornamental cherry tree)**Height:** 12ft**Spread:** 12ft**Age:** Mature**DBH:** 83cm combined**Location on property:** Adjacent to east side of property line and east of Tree #8.

This tree has also been maintained as a pollarded specimen. It has bacterial canker, insect bore holes and insect frass. It is in poor health and should be removed.

#10) *Catalpa speciosa* (Catalpa)**Height:** 12ft**Spread:** 12ft**Age:** Mature**DBH:** 99cm combined**Location on property:** North east corner of 8500 Francis.

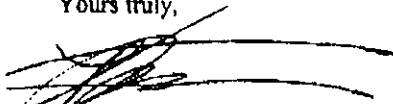
This tree has been maintained as a pollarded specimen. No major defects have been noted. If this tree is to be retained, tree protection fencing should be adjacent to the sidewalk on the north side, and within 5ft on all other sides of the tree. It is highly recommended that this tree continue to be maintained as a pollarded specimen; meaning the continual removal of all suckering growth at the ends of the limbs.

ADDITIONAL NOTES:

There are cedar hedges adjacent to the south side of 8520 and 8500 Francis, these hedges are immediately adjacent to the proposed laneway. Tree protection fencing should be installed one foot away from the edge of each hedge, and extend 2ft past the end of each hedge.

This report is based on a visual assessment, from the ground only. No core or tissue samples were taken, no root crown excavations were performed. This report provides no undertakings regarding the future condition or behavior of the trees reviewed in it. Tree hazards and conditions do change overtime, and the evaluation period for this report is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,



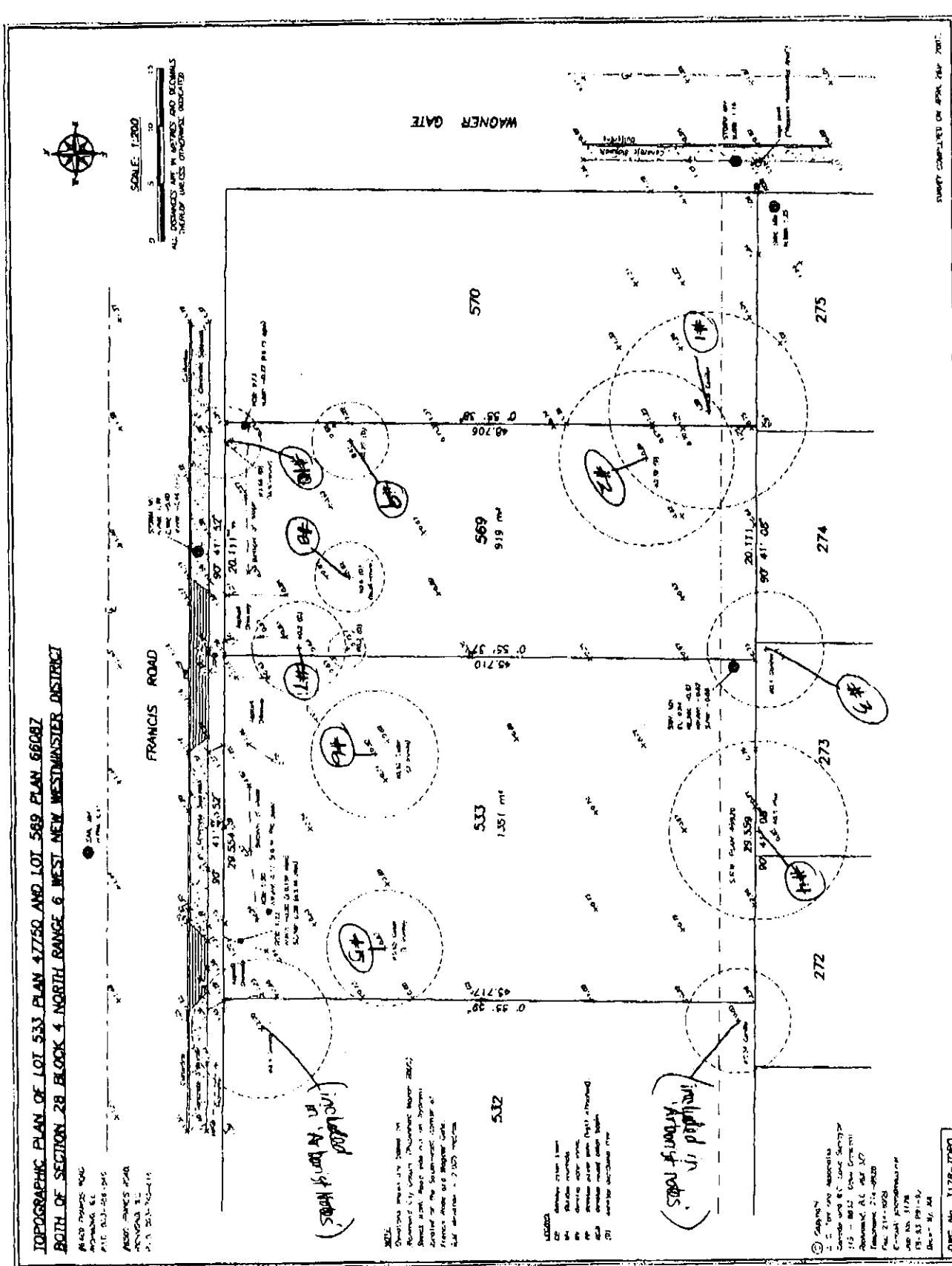
Kerin Matthews

ISA Certified Arborist #PN-5648A

ISA Certified Tree Risk Assessor #0123

Wildlife/Danger Tree Assessor #P498

22-07-370956



**B.C. LAND SURVEYOR'S LOCATION OF CERTIFICATE OF
DWELLING AS CONSTRUCTED ON LOT 570 SECTION 28
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 66087**

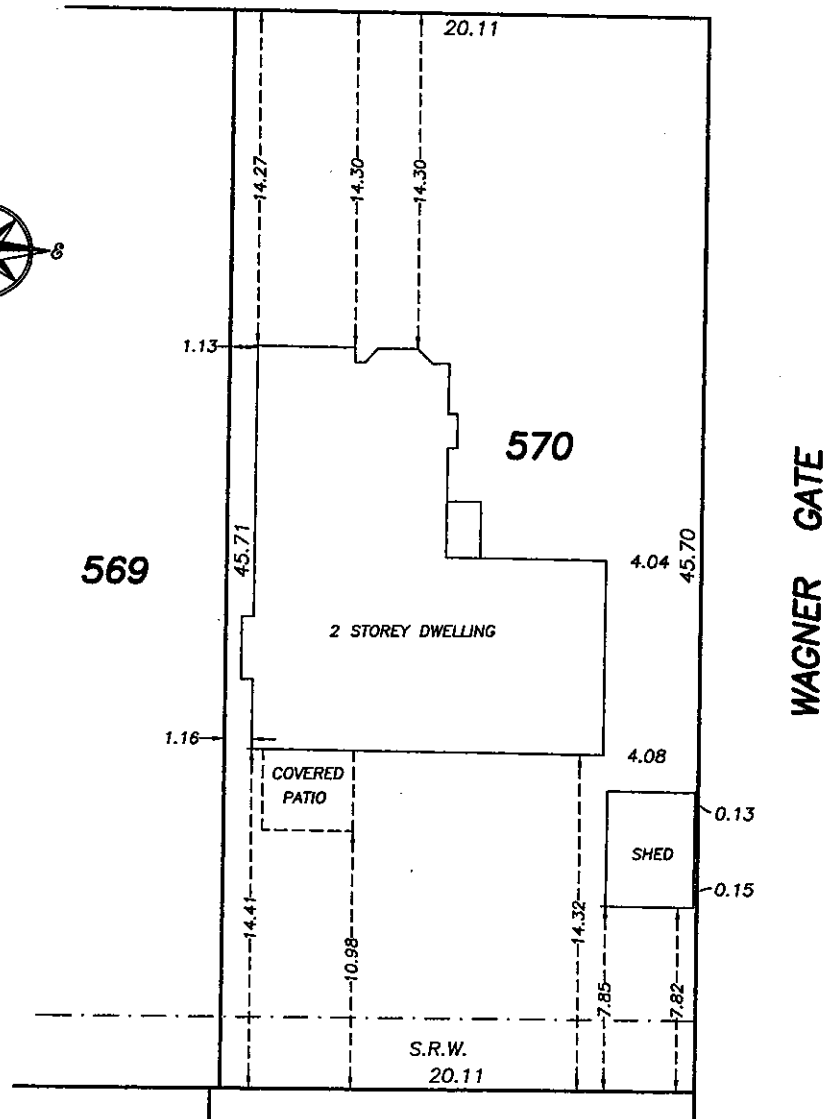
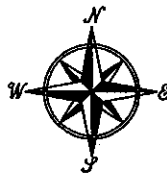
#8520 FRANCIS ROAD
RICHMOND, B.C.

SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

FRANCIS ROAD



© copyright

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3178
FB-102 P73-75
Drawn By: JT

This document is not valid unless
originally signed and sealed.

275

Note: This plan is not to be
used for the purpose of
establishing property lines.

CERTIFIED CORRECT:

JOHNSON C. TAM, B.C.L.S.

JUNE 5th, 2007.

DWG No. 3178-570-NEC

ATTN: EDWIN LEE
F: 604 276 4052

June 22, 2007

To whom it may concern;
City of Richmond

In regards to the rezoning application submitted by Khalid Hason regarding 8500 Francis Rd and the creation of the lane on 8520 Francis Rd, Richmond, BC, the owner of both subject properties Gordon Shaw, agrees to the following for 8520 Francis Rd to be in compliance:

(Taken from 202 SINGLE FAMILY HOUSING DISTRICT (R):

The Owner of 8520 Francis Rd will make sure the buildings and structure will comply to the following:

Side Yard: Where a side property line abuts a public road, the minimum side yard that that property line shall be 3 meters.

Rear Yard:

covered patio / shed: Portions of principal building (covered patio) which are less than 2 meters in height (covered patio), and accessory buildings for more than 10 meters² in area may be located within the rear yard setback area but no closer than 1.) 3 meters to a property line which abuts

a public road

ii) 1.2 meters from the new property line

FENCE

~~On a lot which is regulated by zoning district~~
~~Schuyler R. [ES]~~

The Seller will remove fence that runs along
Wagner Gate off City property.

The above terms the Seller agrees to and
are in compliance with the zoning for 8500
Francis Rd, and will be completed no
later than Sept. 5, 2007.

Gordon Shaw
Gordon Shaw.

Rezoning Considerations

8500 Francis Road RZ 07-370956

Prior to final adoption of Zoning Amendment Bylaw 8265, the developer is required to complete the following:

1. Installation of appropriate tree protection fencing around all trees to be retained on-site as part of the development and around the Grand Fir tree at northeast corner of 8511 Wagner Drive prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite;
2. Proof of a contract with a Registered Arborist to monitor the construction of the proposed laneway immediately adjacent to the Grand Fir tree at 8511 Wagner Drive;
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 12 replacement trees required (10 replacement trees each at 11 cm calliper or 6.0 m tall, and 2 replacement trees each at 6 cm calliper or 3.5 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 8500 and 8520 Francis Road for proposed lane;
5. Enter into a standard Servicing Agreement* for the design and construction of a laneway from Wagner Gate to the west property line of 8500 Francis Road. Lane design to include storm sewer, sand/gravel base, roll curb and gutter (both sides - 5.1 m face/curb to face/curb), asphalt pavement, and lane lighting. Design to include Water, Storm and Sanitary sewer connections for both lots created at 8500 Francis Road and future sanitary connections for future lots at 8520 Francis Road;
6. Submission of a sketch plan prepared by a Land Surveyor confirming setbacks for the all buildings and structures, including fencing, retained on 8520 Francis Road comply with the zoning requirements subsequent to the lane dedication; and
7. Registration of a flood indemnity covenant on title.

* Note: This requires a separate application.

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8265 (RZ 07-370956)
8500 FRANCIS ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSE DISTRICT (R9)**.

P.I.D. 003-743-616

Lot 569 Section 28 Block 4 North Range 6 West New Westminster District Plan 66087

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8265"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 23 2007



MAYOR

CORPORATE OFFICER