



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: April 20, 2004
File: RZ 04-263874
Re: **Application by Rocky Sethi for Rezoning at 6291 No. 4 Road from
Single-Family Housing District, Subdivision Area F (R1/F) to Coach House
District (R9)**

Staff Recommendation

That Bylaw No. 7710, for the rezoning of 6291 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Coach House District (R9)", be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 6291 No. 4 Road (Attachment 1) from Single-Family Housing District, Subdivision Area F (R1/F) (minimum width 18 m or 59 ft.) to Coach House District (R9) in order to permit the development of four (4) single-family dwellings with a second dwelling above the garage in the rear with a new lane access.

Findings of Fact

Item	Existing	Proposed
Owner	Karin Clayton	To be determined
Applicant	Rocky Sethi	No change
Site Size	1311 m ² (14,111 ft ²)	3 lots each 259 m ² (2,791 ft ²) 1 lot 357 m ² (3,844 ft ²)* <i>*Excludes lane and frontage dedications</i>
Land Uses	One single-family dwelling	Four coach house lots
OCP Designation	Neighbourhood Residential	No change
McLennan North Sub Area Plan Designation	'Residential Area 4' – 0.55 Base F.A.R. – Permits low density townhouses and innovative forms of single-family dwellings	No change
Zoning	R1/F	R9

Surrounding Development

This block of No. 4 Road between Ferndale Road and Alberta Road generally consists of older single-family dwellings. A 2-storey, 97-unit townhouse complex, is currently under construction to the west.

Related Policies and Studies

McLennan North Sub Area Plan

The McLennan North Sub Area Plan designates this property for one (1) and two (2) family dwellings as well as townhouses, up to a base density of 0.55 floor area ratio (F.A.R.). Generally, the land use map for the eastern portion of the McLennan North Sub Area allows for low-density townhouses and innovative forms of single-family dwellings. This acts as a transition to the higher densities permitted to the west and minimizes impacts to agricultural land on the east side of No. 4 Road. The application to Coach House District (R9), permitting one (1) principle dwelling with an additional dwelling unit above a garage, complies with land use policies in the Area Plan.

Development Permit Guidelines in the McLennan North Sub Area Plan state a 10 m (32 ft.) minimum front yard setback for multi-family developments along No. 4 Road. Single-family type of uses are exempt from this guideline. As a result, the standard 6 m front yard setback stated in the Coach House District (R9) zone is permitted.

Arterial Road Redevelopment Policy

This policy supports various forms of residential development along arterial roads, which includes single-family, coach house and two-family dwellings as well as low-density townhouses all at a density in the range of 0.6 F.A.R.

Staff Comments

Development Applications and Policy Planning

This proposal fits within the vision of redevelopment contained in the area plan for this block of No. 4 Road, which permits a mix of single-family dwellings and low-density townhouses. With fairly shallow lots to the north and deeper lots to the south, this proposal allows for a lane access from No. 4 Road and implementation of a lane at the rear of the subject lot. As a result, numerous redevelopment options are preserved for all properties along No. 4 Road.

Staff notes that there is an existing 3 m (10 ft.) dedication at the rear of the subject site. An additional 3 m (10 ft.) dedication is required to allow for implementation of a rear lane at the subject site.

Engineering

Engineering requirements for the subject application are identified in Attachment 2. These rezoning requirements are generally to enable the land dedication, design and construction of an access from No. 4 Road, a 6 m (20 ft.) lane, frontage upgrades and sanitary sewer construction from Ferndale Road to the south edge of the site.

Analysis

This rezoning is the first application in the McLennan North Sub Area to bring forward a redevelopment proposal for lots fronting No. 4 Road. The proposal is consistent with the Arterial Road Redevelopment Policy. Density in the form of an additional dwelling unit above the garage is supported in the McLennan North Area Plan, which stipulates a base density of 0.55 F.A.R. Permitted density in the Coach House District (R9) is 0.6 F.A.R.

The proposal allows for a good transition between the townhouse complex to the west and the existing single-family dwellings to the north and south. As dwelling units are to be located at the back of the property over the garages, staff analysed the possibility of overlook issues arising with the townhouse development to the west. This potential issue was found to be minimal due to the separation provided by the future 6 m (20 ft.) lane and additional 3 m (10 ft.) setback for townhouse units to the west. Furthermore, townhouse units are oriented north-south, resulting in a side yard, rather than a rear yard interface, which minimizes a potential privacy conflicts.

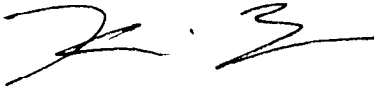
The proposed site plan addresses the possibility of redevelopment to the north and south with the establishment of an access from No. 4 Road to a 6 m (20 ft.) lane at the back.

Financial Impact

None.

Conclusion

The proposal is consistent with the designation in the Area Plan, and will contribute to the housing mix in the area, while responding positively to existing site constraints and conditions of adjacency. On this basis, staff supports the rezoning application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

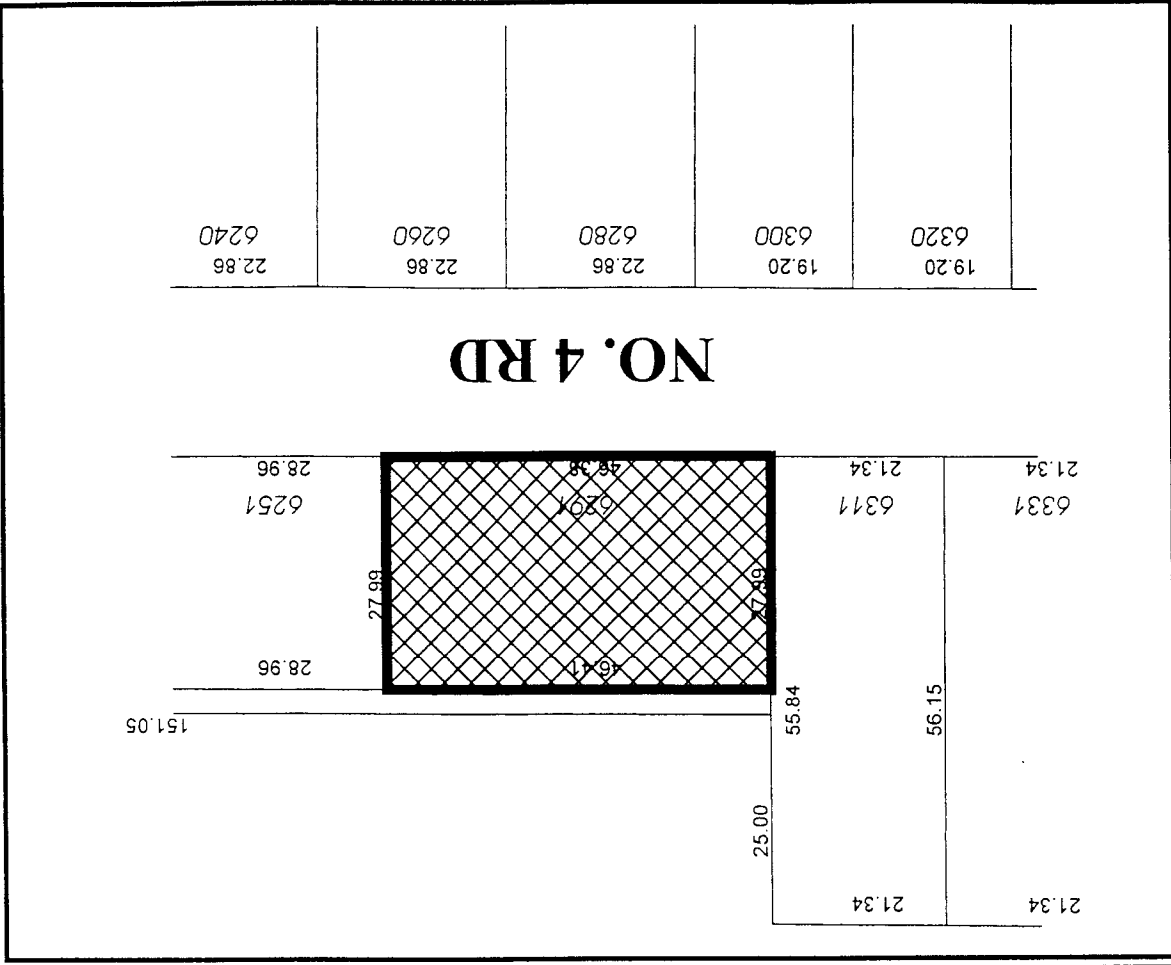
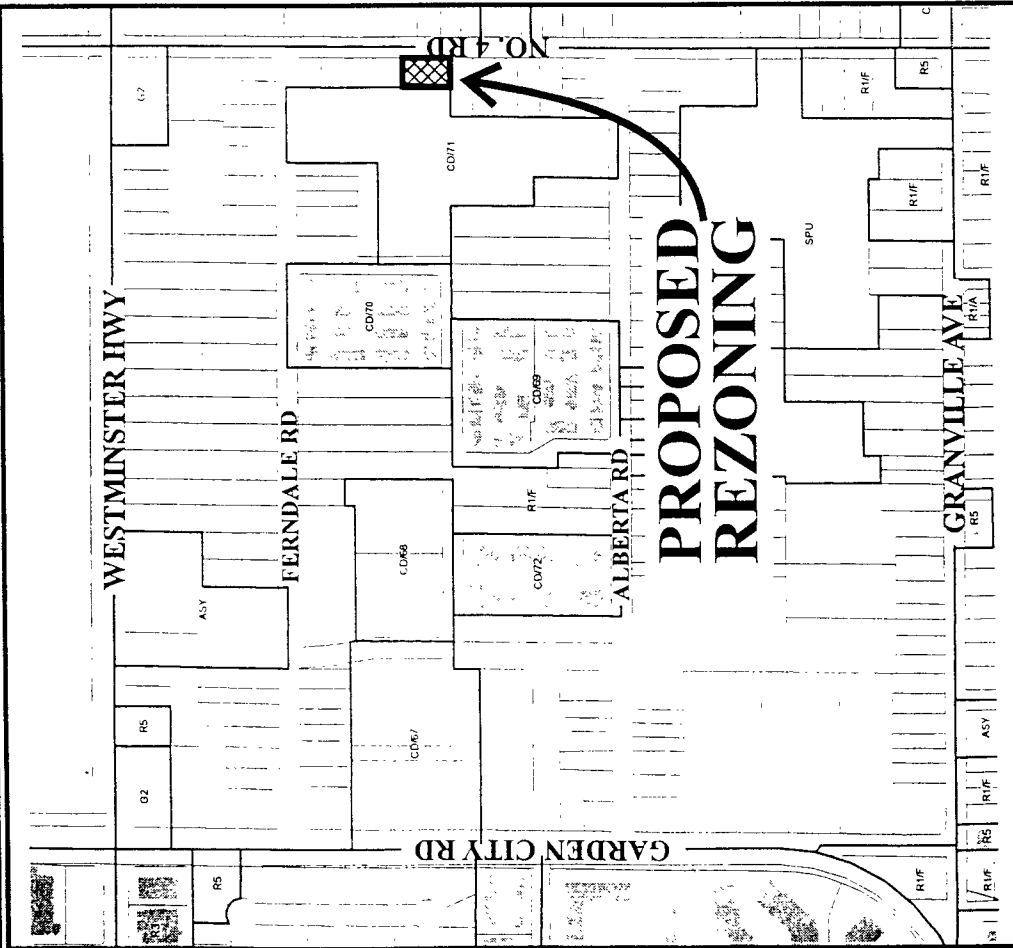
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Prior to final adoption of the rezoning, the following must be completed:

1. A 3 m (10 ft.) dedication along the entire west property line for implementation of a rear lane.
2. A 0.52 m (1.71 ft.) dedication along the entire east property line (No. 4 Road) for frontage improvements.
3. Registration of a 4 m (13.12 ft.) Public Rights-of-Passage (P.R.O.P.) Right-of-Way (R.O.W.) (City maintenance and utilities) along the entire south edge of the site, complete with a 3 m (9.84 ft.) x 3 m (9.84 ft.) corner cut at the lane dedication.
4. Enter into the City's Standard Servicing Agreement to design and construct the following:
 - a. Frontage improvements along No. 4 Road, which includes removing the existing 'Gabian' wall and peat, creating a 1.5 m (5 ft.) grass and treed boulevard behind the existing curb and a new 1.5 m (5 ft.) sidewalk at the new property line.
 - b. Laneway construction across the south and west property line. Along the south property line, works include but are not limited to construction of a 4 m (13.12 ft.) wide lane (no curb and gutter). Along the west property line construction of a laneway to the City's typical standard, which includes a 5.1 m wide lane with roll curb and gutter on both sides, storm sewer and street lighting.
 - c. Sanitary sewer design from Ferndale Road to the south edge of this site, in the lane corridor. Exact details are to be worked out with the Engineering Department, but the current intent is for the developer to design and construct the sanitary system, with Engineering compensating the developer for all costs not directly involving works for 6291 No. 4 Road.
5. Registration of an aircraft noise Restrictive Covenant.



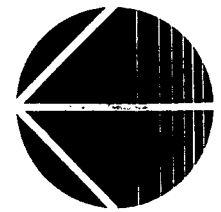
City of Richmond



ATTACHMENT 1

Original Date: 02/18/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-263874



SA ENTERED

Engineering Requirements for 6291 No. 4 Road

Prior to final adoption of the rezoning, the following must be completed:

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3. Registration of a 4 m (13.12 ft.) Public Rights-of-Passage (P.R.O.P.) Right-of-Way (R.O.W.) (City maintenance and utilities) along the entire south edge of the site, complete with a 3 m (9.84 ft.) x 3 m (9.84 ft.) corner cut at the lane dedication.
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 - c. Sanitary sewer design from Ferndale Road to the south edge of this site, in the lane corridor. Exact details are to be worked out with the Engineering Department, but the current intent is for the developer to design and construct the sanitary system, with Engineering compensating the developer for all costs not directly involving works for 6291 No. 4 Road.

The forthcoming subdivision application cannot be approved until sanitary sewer construction is complete and operational.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7710 (RZ 04-263874)
6291 NO. 4 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. 003-578-704

Lot 'G' Except: Parcel 'One' (Explanatory Plan 25936) Section 10 Block 4 North Range 6 West New Westminster District Plan 4961

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7710**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK