



**City of Richmond**  
Urban Development Division

**Report to Committee**

**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications

*To PLANNING - JANUARY 7, 2002*  
**Date:** December 12, 2002  
RZ 02-207199

*File No: 8060-20-7468*

**Re: APPLICATION BY S.K.M.B. HARCHAND CONSTRUCTION FOR REZONING AT  
5440 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,  
SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT,  
SUBDIVISION AREA C (R1/C)**

**Staff Recommendation**

That Bylaw No. 7468, for the rezoning of 5440 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

*for: Joe Erceg*  
Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

*David Hill*

## Staff Report

### Origin

S.K.M.B. Harchand Construction Ltd. has applied to the City of Richmond for permission to rezone 5440 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 ft) to Single-Family Housing District, Subdivision Area C (R1/C) (minimum width 13.5m or 32.8 ft) in order to permit a two lot residential subdivision without a lane. A development variance permit would also be required because of the shortfall of lot width.

### Findings of Fact

Item	Existing	Proposed
Owner & Applicant	S.K.M.B Harchand Construction Ltd.	To be determined
Site Size	One lot 1007.9 m <sup>2</sup> (10849.3 ft <sup>2</sup> )	Two lots each approx 504 m <sup>2</sup> (5424.5 ft <sup>2</sup> )
Land Uses	One Single Family Lot	Two Single Family Lots
OCP Designation	Low Density Residential	No change
702 Policy	R1/C	No change
Zoning	R1/E	R1/C

### Surrounding Development

The subject lot is surrounded on all sides by single family homes. The properties to the north and west are zoned R1/E. The properties to the east are zoned R1/C and the properties to the south are zoned R1/B (12m or 39.37 ft wide). There is a Lot Size Policy from 1989 that supports rezoning to R1/C for lots along this section of Francis Road (**Attachment 2**). There are seven lots that have already rezoned to R1/C, and in addition to the subject lot, there is potential for three additional lots to rezone to R1/C along this blockface, however, two of these lots would require a variance for lot width.

### Lot Size Policy

Lot Size Policy 5414, permits subdivision to R1/C size lots. The proposal is consistent with the policy. While the proposal will require a variance, four of the lots that are already zoned R1/C also required a development variance permit. The last of these variance permits was issued just this year based on the 1993 Council's support for the rezoning.

### Lane Policy

As the subject lot is along an arterial road, the applicant would normally be required to dedicate land and pay for the construction of a rear lane. Additionally, as the lot is quite wide, the applicant would be required to provide a public right of way for access in to the lane. This approach would be consistent with the approach taken for Joe Uppal's two lot rezoning and subdivision along Railway Avenue, Norm Ferguson's four lot rezoning and subdivision along the 8000 block of No. 2 Road and Charan Sethi's five lot rezoning and subdivision along the 7000 block of No. 2 Road.

However, as the Lot Size Policy in the area provided assurance to some people that redevelopment was possible without a lane, Council could, where asked, permit these select properties to redevelop without providing a lane. The Lane Policy permits Council to allow exemptions on a case by case basis.

#### Arterial Road Redevelopment Policy

The proposed rezoning is consistent with the Arterial Road Redevelopment Policy which supports residential densification along arterial roads.

#### Development Requirements

If Council were not to grant an exemption from the Lane Policy the applicant would be required to:

1. Dedicate a 6m lane along the entire south property line; and
2. Grant a 6m "Public Rights of Passage & Public Utilities" Right of Way along the East property line between the south property line of Francis Road and the proposed 6m lane dedication.

However, if an exemption is granted, the applicant would be required to obtain a Development Variance Permit prior to final reading of the rezoning as the lot is 0.05m or 0.16 feet short of the required 27m or 88.6 feet minimum width.

#### **Analysis**

The following options are available in response to the subject application:

##### Option 1: Approve the R1/C Rezoning and do not Require a Lane – Recommended

Under this option with a variance permitted for the lot width, subdivision would be permitted to two R1/C lots without a lane. The benefits of this option are that the property owner will not have the added cost of the lane associated with their applications. However, the negative aspects are that the arterial road system will not be protected through the creation of lanes.

This option is recommended as a commitment of sorts was made with the Lot Size Policy and because a number of other lots along the blockface have developed in a similar manner. While this direction is not entirely in accordance with the Lane Policy, Council has the ability to authorize an exemption through the rezoning process.

##### Option 2: Approve the R1/C Rezoning and Require a Lane

Under this option the subject lot would be permitted to subdivide into two lots with a lane and a lane access. The benefits of this option are that the arterial road network is made more efficient through the removal of individual access driveways. This direction is consistent with the development direction occurring along other arterial roads in Richmond. However, the negative aspects are that there will be additional costs for developing the lane associated with the redevelopment of the property.

#### **Financial Impact**

None.

**Conclusion**

There is an application to rezone 5440 Francis Road in order to create two single family lots without providing a lane. A variance permit is also required as the lot is just short of the required width. A number of other properties along this blockface have already rezoned to R1/C and four of these also required variance permits.

While a lane would normally be required, it is possible for Council to exempt this application from the lane requirement. This could be done based on the fact that the Lot Size Policy provided some assurance to property owners regarding the form of redevelopment and because a number of other properties in this block have already rezoned and subdivided.



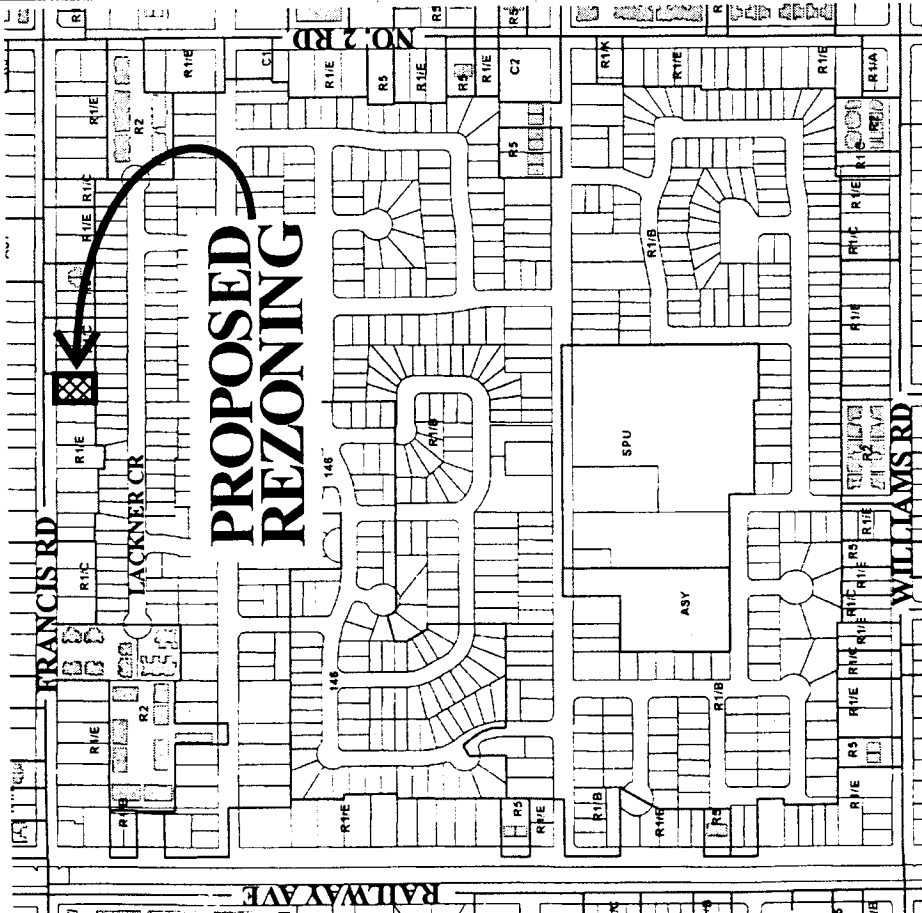
Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

Prior to 4th reading the developer is required to:

- obtain a Development Variance permit for the lot width.

# City of Richmond



5411	5431	5451	5471	5491	5511	5531
7.07	15.24	20.12	13.68	13.68	20.73	20.73

## FRANCIS RD

3260	3420	3540	3660	3780	3900	4020	4140	4260	4380	4500	4620	4740	4860	4980	5100	5220	5340	5460	5580	5700	5820	5940	6060	6180	6300	6420	6540	6660	6780	6900	7020	7140	7260	7380	7500	7620	7740	7860	7980	8100	8220	8340	8460	8580	8700	8820	8940	9060	9180	9300	9420	9540	9660	9780	9900	10020	10140	10260	10380	10500	10620	10740	10860	10980	11100	11220	11340	11460	11580	11700	11820	11940	12060	12180	12300	12420	12540	12660	12780	12900	13020	13140	13260	13380	13500	13620	13740	13860	13980	14100	14220	14340	14460	14580	14700	14820	14940	15060	15180	15300	15420	15540	15660	15780	15900	16020	16140	16260	16380	16500	16620	16740	16860	16980	17100	17220	17340	17460	17580	17700	17820	17940	18060	18180	18300	18420	18540	18660	18780	18900	19020	19140	19260	19380	19500	19620	19740	19860	19980	20100	20220	20340	20460	20580	20700	20820	20940	21060	21180	21300	21420	21540	21660	21780	21900	22020	22140	22260	22380	22500	22620	22740	22860	22980	23100	23220	23340	23460	23580	23700	23820	23940	24060	24180	24300	24420	24540	24660	24780	24900	25020	25140	25260	25380	25500	25620	25740	25860	25980	26100	26220	26340	26460	26580	26700	26820	26940	27060	27180	27300	27420	27540	27660	27780	27900	28020	28140	28260	28380	28500	28620	28740	28860	28980	29100	29220	29340	29460	29580	29700	29820	29940	30060	30180	30300	30420	30540	30660	30780	30900	31020	31140	31260	31380	31500	31620	31740	31860	31980	32100	32220	32340	32460	32580	32700	32820	32940	33060	33180	33300	33420	33540	33660	33780	33900	34020	34140	34260	34380	34500	34620	34740	34860	34980	35100	35220	35340	35460	35580	35700	35820	35940	36060	36180	36300	36420	36540	36660	36780	36900	37020	37140	37260	37380	37500	37620	37740	37860	37980	38100	38220	38340	38460	38580	38700	38820	38940	39060	39180	39300	39420	39540	39660	39780	39900	40020	40140	40260	40380	40500	40620	40740	40860	40980	41100	41220	41340	41460	41580	41700	41820	41940	42060	42180	42300	42420	42540	42660	42780	42900	43020	43140	43260	43380	43500	43620	43740	43860	43980	44100	44220	44340	44460	44580	44700	44820	44940	45060	45180	45300	45420	45540	45660	45780	45900	46020	46140	46260	46380	46500	46620	46740	46860	46980	47100	47220	47340	47460	47580	47700	47820	47940	48060	48180	48300	48420	48540	48660	48780	48900	49020	49140	49260	49380	49500	49620	49740	49860	49980	50100	50220	50340	50460	50580	50700	50820	50940	51060	51180	51300	51420	51540	51660	51780	51900	52020	52140	52260	52380	52500	52620	52740	52860	52980	53100	53220	53340	53460	53580	53700	53820	53940	54060	54180	54300	54420	54540	54660	54780	54900	55020	55140	55260	55380	55500	55620	55740	55860	55980	56100	56220	56340	56460	56580	56700	56820	56940	57060	57180	57300	57420	57540	57660	57780	57900	58020	58140	58260	58380	58500	58620	58740	58860	58980	59100	59220	59340	59460	59580	59700	59820	59940	60060	60180	60300	60420	60540	60660	60780	60900	61020	61140	61260	61380	61500	61620	61740	61860	61980	62100	62220	62340	62460	62580	62700	62820	62940	63060	63180	63300	63420	63540	63660	63780	63900	64020	64140	64260	64380	64500	64620	64740	64860	64980	65100	65220	65340	65460	65580	65700	65820	65940	66060	66180	66300	66420	66540	66660	66780	66900	67020	67140	67260	67380	67500	67620	67740	67860	67980	68100	68220	68340	68460	68580	68700	68820	68940	69060	69180	69300	69420	69540	69660	69780	69900	70020	70140	70260	70380	70500	70620	70740	70860	70980	71100	71220	71340	71460	71580	71700	71820	71940	72060	72180	72300	72420	72540	72660	72780	72900	73020	73140	73260	73380	73500	73620	73740	73860	73980	74100	74220	74340	74460	74580	74700	74820	74940	75060	75180	75300	75420	75540	75660	75780	75900	76020	76140	76260	76380	76500	76620	76740	76860	76980	77100	77220	77340	77460	77580	77700	77820	77940	78060	78180	78300	78420	78540	78660	78780	78900	79020	79140	79260	79380	79500	79620	79740	79860	79980	80100	80220	80340	80460	80580	80700	80820	80940	81060	81180	81300	81420	81540	81660	81780	81900	82020	82140	82260	82380	82500	82620	82740	82860	82980	83100	83220	83340	83460	83580	83700	83820	83940	84060	84180	84300	84420	84540	84660	84780	84900	85020	85140	85260	85380	85500	85620	85740	85860	85980	86100	86220	86340	86460	86580	86700	86820	86940	87060	87180	87300	87420	87540	87660	87780	87900	88020	88140	88260	88380	88500	88620	88740	88860	88980	89100	89220	89340	89460	89580	89700	89820	89940	90060	90180	90300	90420	90540	90660	90780	90900	91020	91140	91260	91380	91500	91620	91740	91860	91980	92100	92220	92340	92460	92580	92700	92820	92940	93060	93180	93300	93420	93540	93660	93780	93900	94020	94140	94260	94380	94500	94620	94740	94860	94980	95100	95220	95340	95460	95580	95700	95820	95940	96060	96180	96300	96420	96540	96660	96780	96900	97020	97140	97260	97380	97500	97620	97740	97860	97980	98100	98220	98340	98460	98580	98700	98820	98940	99060	99180	99300	99420	99540	99660	99780	99900	100020	100140	100260	100380	100500	100620	100740	100860	100980	101100	101220	101340	101460	101580	101700	101820	101940	102060	102180	102300	102420	102540	102660	102780	102900	103020	103140	103260	103380	103500	103620	103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**City of Richmond****Policy Manual**

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Adopted by Council: August 28, 1989

POLICY 5414

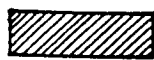
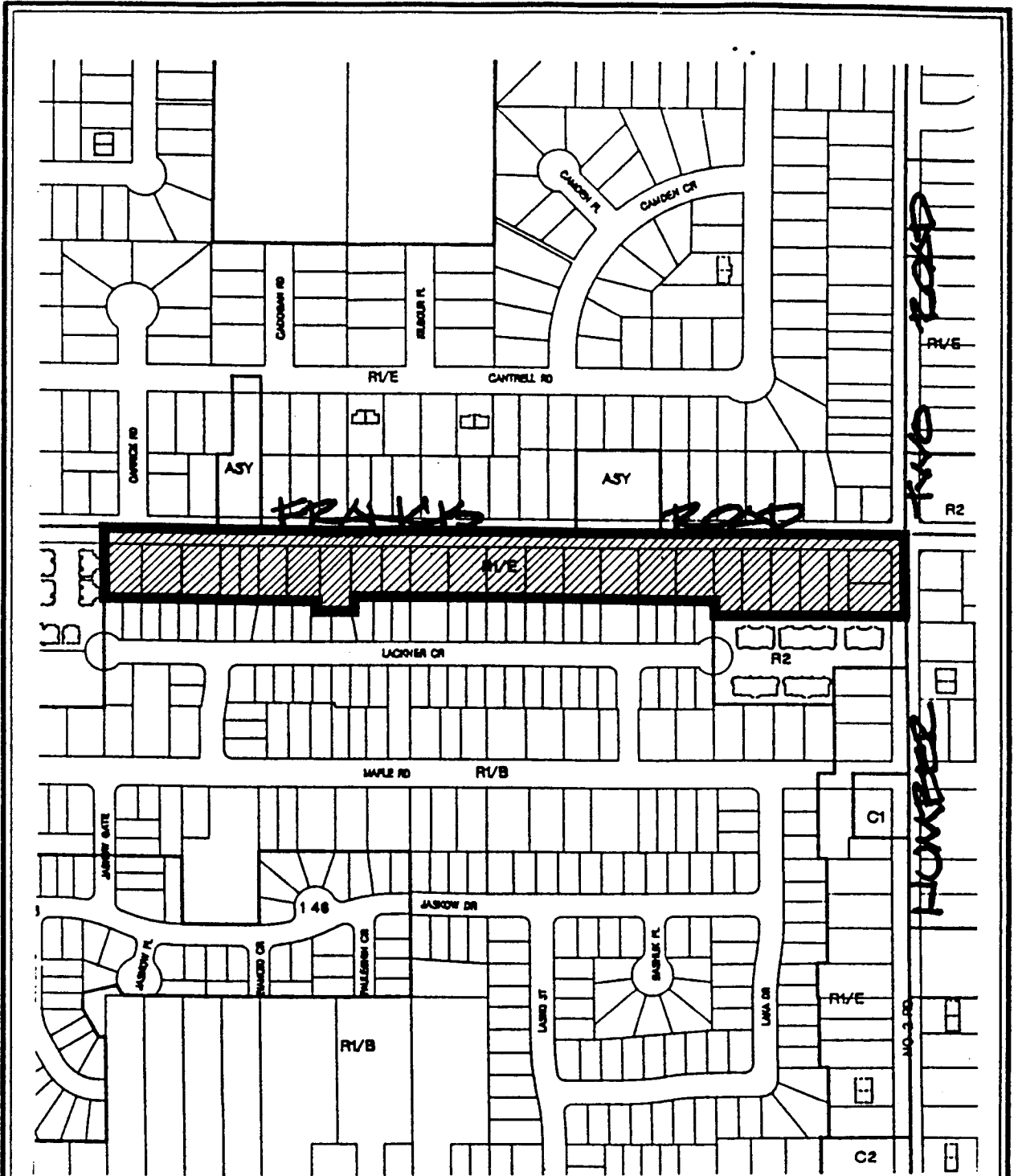
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-7

**POLICY 5414:**

The following policy establishes lot sizes for the area bounded by the south side of Francis Road west of No. 2 Road, in a portion of Section 25-4-7:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/C), as per Zoning and Development Bylaw 5300, provided no new accesses are created to No. 2 Road.
2. Area boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



SUBDIVISION PERMITTED AS PER R1/C (13.5m)



**POLICY 185414**  
**SECTION 25,4-7**

**DATE**  
 12/02/88



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7468 (RZ 02-207199)  
5440 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**.

P.I.D. 018-686-320

Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan LMP15306

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7468”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
<b>HB</b>
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK