



**CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION**

REPORT TO COMMITTEE

TO: Planning Committee

To PLANNING - Oct. 16, 2001
DATE: September 24, 2001

FROM: Joe Erceg
Manager, Development Applications

UD FILE: RZ 01-190134

CLERKS : 8060 - 20 - 7289

RE: APPLICATION BY ROCKY SETHI FOR REZONING AT 8160 AND 8180 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

STAFF RECOMMENDATION

That Bylaw No. 7289, for the rezoning of 8160 and 8180 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

STAFF REPORT**ORIGIN**

Rocky Sethi has applied to rezone 8160 and 8180 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to create four single family properties (**Attachment 2**).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	8160 Francis - Chan and Mee Cheng 8180 Francis – Tarzan and Jaswinder Sandhu, Pulvinder and Charnjit Sandhu	To be determined
Applicant	Rocky Sethi	No change
Site Size	8160 Francis – 919 m ² (9892 ft ²) 8180 Francis - 823 m ² (8860 ft ²)	Three lots 372 m ² (4004 ft ²) & one lot 394 m ² (4241 ft ²) & lane 232 m ² (2500 ft ²)
Land Uses	Single Family	No change
OCP Designation – Specific Land Use Map	Low Density Residential	No change
Zoning	R1/E	R1/K

Development surrounding the site includes:

- townhouses to the north across Francis Road;
- a synagogue site to the west across Rideau Gate. This site will likely be redeveloped in the next few years; and
- single family homes to the south and east. The property directly to the east was recently created, in conjunction with 8180 Francis (one of the subject sites), through a subdivision under the existing zoning, and a new house has recently been constructed. As part of the subdivision, a right-of-way was obtained across both properties for a future lane. The majority of the lots along this block face would require R1/K zoning in order to redevelop.

REFERENCE: LOT WIDTHS

SINGLE FAMILY R1 ZONE	
TYPE	LOT WIDTH
B	12m (39.370 ft.)*
E	18m (59.055 ft.)*
K	10m (32.808 ft.)

RELATED POLICIES & STUDIES

Lot Size Policy

There is no lot size policy for the area surrounding the subject sites.

Lane Policy

As the subject lots are along an arterial road, the applicants are required to dedicate land and pay for the construction of a lane.

Arterial Road Redevelopment Policy

As the site is not near a Neighbourhood Service Centre (as defined by the OCP) or community centre, the policy supports subdivision to smaller lots.

STAFF COMMENTS

Transportation

Transportation is supportive of the application subject to:

- no access being permitted to Francis Road;
- provision of the lane to the eastern edge of 8188 Francis Road (the adjacent single family property);
- frontage improvements along Rideau Gate; and
- all access to rear lane where possible, otherwise access is to be at southernmost edge of the new lots.

Engineering

Prior to adoption of the rezoning application, the following should be in place:

- 1 Dedication of a 6m lane across the entire south edge of 8160 and 8180 Francis (there is a right of way across 8180 already);
- 2 Dedication of a 4m by 4m corner cut at Francis and Rideau Gate;
- 3 Enter into the City's Standard Servicing Agreement for design and construction of:
 - the lane from Rideau Gate to the east edge of the rear of 8188 Francis to full engineering standards; and
 - a 1.5m grass and treed boulevard and a 1.5m sidewalk along the east side of Rideau Gate from Francis Road to Rideau Drive; and
- 4 A Restrictive Covenant ensuring no vehicular access be permitted to Francis Road.

Then with future subdivision, the developer shall:

- 1 Register a Restrictive Covenant ensuring that vehicular access to the southerly lot along Rideau Gate and the east lot along Francis is from the lane only and vehicular access to the corner and middle lots along Rideau Gate is at the south edge of each lot.
- 2 Remove the existing two driveway crossings to Francis Road.

Policy Planning

Increased density on this site is warranted given its location near a minor commercial node (Esso Gas Station and small mall on the north-east corner of Francis and No.3), given the townhouses across the street, and the redevelopment of the synagogue site which will result in a more dense urban form.

On the other hand, the construction of a new large single family home to the east of the subject site sets a certain tone for the neighbourhood. This lot, at 1016m² (10,936 ft²) would be substantially larger than the proposed properties at 372 m² (4,004 ft²).

ANALYSIS

In addition to the status quo, there are two rezoning/subdivision options:

Option 1 - Three Lot Subdivision - R1/B Zoning

Under R1/B zoning it would be possible to rezone and subdivide the site into three single family properties. All three lots would use the lane for access under this option. The lot sizes would be closer in size to the lot to the east which has recently been developed with a large new house.

However, the applicant has stated that with the cost of the lane and road improvements along Rideau Gate, that this option is not feasible. Additionally, if the rest of this block face is to redevelop at some time in the future, R1/K zoning would be required to facilitate individual lots subdividing into two lots.

Option 2 - Four Lot Subdivision - R1/K Zoning

The proposal is to rezone and subdivide the site into four single family properties under R1/K zoning. While this option does result in lots which are smaller than the lot to the east, staff is supportive of this option because:

- the difference in lot sizes will not be as evident because three of the new lots will face Rideau Gate;
- at some point in the future when other lots in the block face redevelop, R1/K zoning will be required;
- the lane is started for the rest of the block face (even though it will take some time before this opportunity may be utilized); and
- the offsite costs associated with constructing the lane across the adjacent property to the east in addition to the other offsite requirements are over \$50,000.

FINANCIAL IMPACT

None.

CONCLUSION

The application is to create a four lot subdivision at the corner of Rideau Gate and Francis Road. Increased density is supportable at this location due to the proximity to commercial services, a townhouse development and the future redevelopment of the synagogue site. However, there is a new large single family home adjacent to the site.

Staff is supportive of a four lot rather than a three lot subdivision due to the high offsite costs associated with a new lane and a new street frontage with a sidewalk and boulevard as well as the fact that future redevelopment would require R1/K zoning.



Jenny Beran, MCIP
Planner, Urban Development

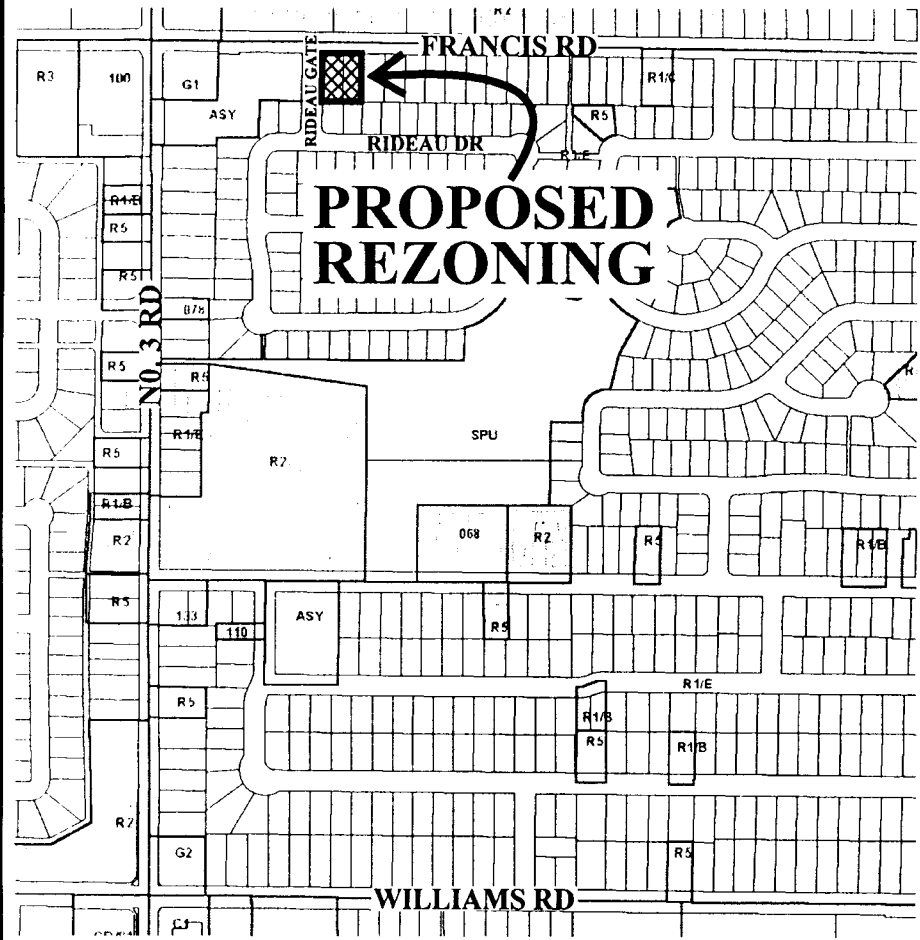
JMB:cas

There are requirements to be dealt with prior to final adoption:

- 1 Dedication of a 6m lane across the entire south edge of 8160 and 8180 Francis (there is a right of way across 8180 already);
- 2 Dedication of a 4m by 4m corner cut at Francis and Rideau Gate;
- 3 Enter into the City's Standard Servicing Agreement for design and construction of:
the lane from Rideau Gate to the east edge of the rear of 8188 Francis to full engineering standards; and
a 1.5m grass and treed boulevard and a 1.5m sidewalk along the east side of Rideau Gate from Francis Road to Rideau Drive; and
- 4 A Restrictive Covenant ensuring no vehicular access be permitted to Francis Road.



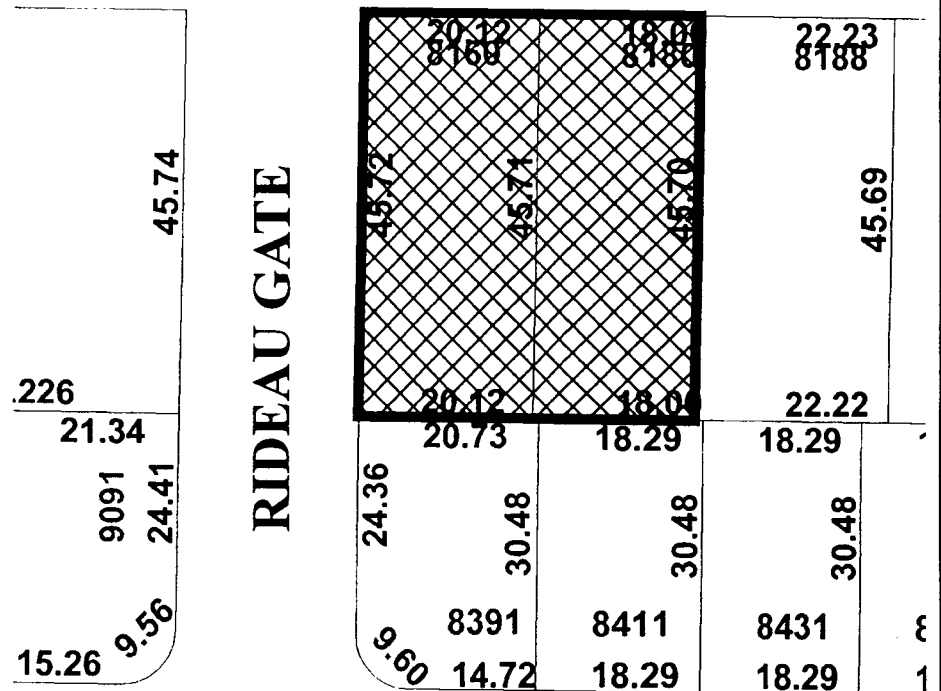
City of Richmond



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8111	8111	8191	81
59		71.31	

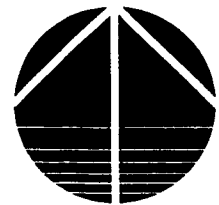
FRANCIS RD



RIDEAU GATE

RIDEAU DR

.226	21.34	9091	24.41
15.26	9.56		



RZ 01-190134

Original Date: 08/09/01

Revision Date:

Note: Dimensions are in METRES

Attachment 1

City Of Richmond
Rezoning Proposal
Single Family Lot R1 / K

July 23, 2001

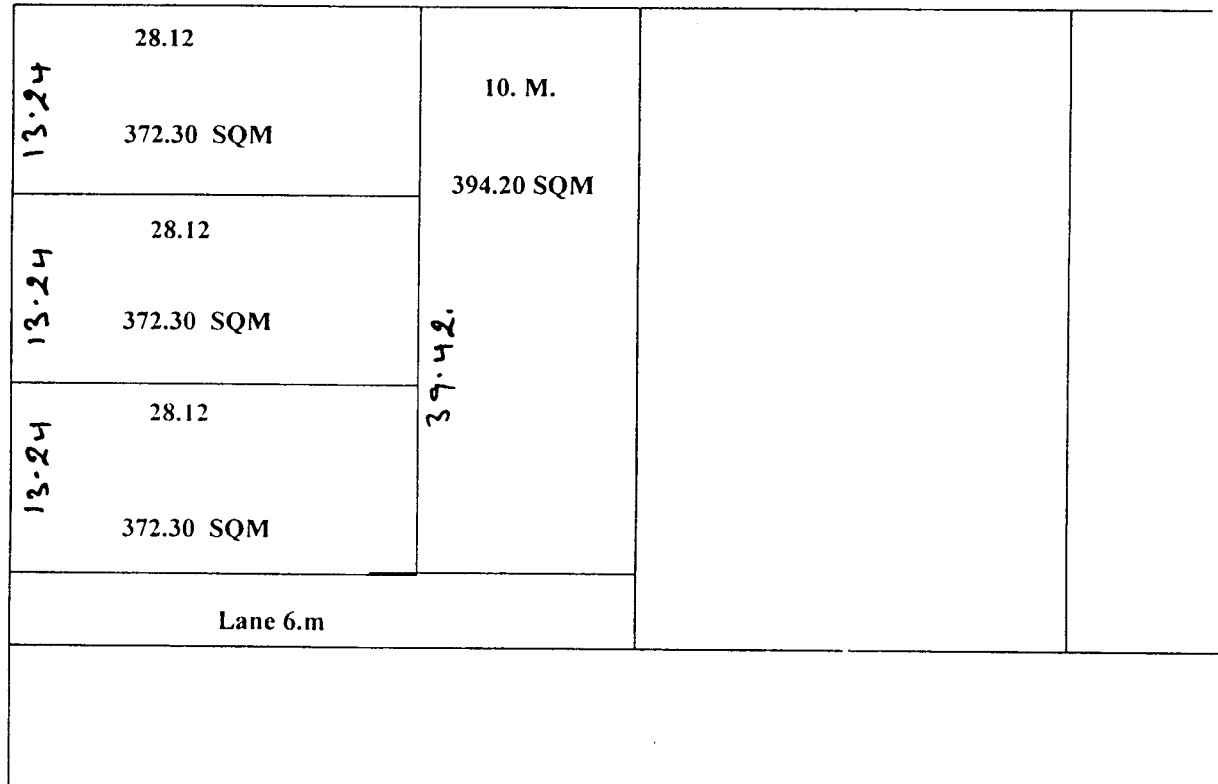
NORTH



Francis Road

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**CITY OF RICHMOND
 BYLAW 7289
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7289 (RZ 01-190134)
 8160 AND 8180 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 K (R1/K)**.

P.I.D. 009-709-428

Lot 12 Except: Firstly: Part Subdivided By Plan 42395 and Secondly: Part Subdivided By Plan 44583; Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 024-883-743

Lot 1 Section 28 Block 4 North Range 6 West New Westminster District Plan LMP 47851

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7289”**.

FIRST READING

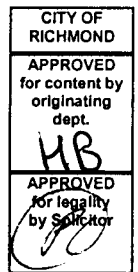
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK