



<b>To:</b>	Planning Committee	<b>Date:</b>	December 20, 2001
<b>From:</b>	Joe Erceg Manager, Development Applications	<b>File:</b>	RZ 01-195817 RZ 01-196031 RZ 01-197729 RZ 01-197785

**Re:**     **APPLICATION BY BALJINDER LALLY FOR REZONING AT 10571 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

**APPLICATION BY OREST PERRY FOR REZONING AT 11171 & 11191 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

**APPLICATION BY M.C.S. DEVELOPMENT LTD. FOR REZONING AT 11231 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

**APPLICATION BY UNIQUE DEVELOPMENTS LTD. FOR REZONING AT 11671 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

**Staff Recommendation**

1. That Bylaw No. 7313, for the rezoning of 10571 Williams 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.
2. That Bylaw No. 7314, for the rezoning of 11171 and 11191 Williams 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.
3. That Bylaw No. 7317, for the rezoning of 11231 Williams 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.
4. That Bylaw No. 7318, for the rezoning of 11671 Williams 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.

*H. Bulee*

Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
CONCURRENCE OF GENERAL MANAGER
<i>David Miller</i>

**Staff Report****Origin**

Applications have been received by:

- Baljinder Singh Lally at 10571 Williams Road (**Attachment 1**)
- Orest Perry at 11171 and 11191 Williams Road (**Attachment 2**)
- Amarjit Nahal at 11671 Williams Road (**Attachment 3**); and
- Michael Li at 11231 Williams Road (**Attachment 4**).

to rezone from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 ft wide lots) to Single-Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 ft wide lots) in order to permit each property to be subdivided into two single-family residential lots.

**Findings of Fact**

<b>Item</b>	<b>Existing</b>	<b>Proposed</b>
Owner	10571 Williams – Baljinder & Baljit Lally 11171 Williams - Regis Ribaille & Cui Mo 11191 Williams – International Earthcare Inc. 11671 Williams – Rapinder Aujla, Unique Developments, Dhian Mehat 11231 Williams- Yuen Wu	To be determined
Applicant	10571 Williams – Baljinder & Baljit Lally 11171 & 11191 Williams – Orest Perry 11671 Williams Road - Amarjit Nahal 11231 Williams Road - Michael Li	No change
Site Size	10571 Williams - 674 m <sup>2</sup> (7255 ft <sup>2</sup> ) 11171,11191,11671 & 11231 Williams - 651 m <sup>2</sup> (7008 ft <sup>2</sup> )	Five additional lots – 10 new small lots in total. Each lot approx. 330 m <sup>2</sup> (3552 ft <sup>2</sup> )
Land Uses	Single Family	No change
OCP Designation	Low-Density Residential	No change
Zoning	R1/E	R1/K

**Surrounding Development**

Development along Williams Road is primarily older single family homes zoned R1/E with some new homes and townhomes. The majority of the lots in these two blocks have similar development potential due to the existing lane systems.

## **Related Policies & Studies**

### Lot Size Policy

The Lot Size Study for the lots in the 11,000 block of Williams Road was recently amended to remove the lots fronting Williams Road from the Study area. There are no Lot Size Policies for the neighbourhoods surrounding the 10,000 block of Williams Road. As the subject lots are along arterial roads, there is no need to conduct Lot Size studies.

### Lane Policy

The subject sites are currently serviced by existing 6 m (20 ft) wide lanes. However, the lanes are not built to current standards, therefore the applicants will be responsible for the costs associated with upgrading the lanes.

### Arterial Road Redevelopment Policy

The proposed rezonings are consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

## **Staff Comments**

### Land Use

There are approximately 200 lots along arterial roads throughout Richmond that are served by lanes that have the potential to subdivide to R1/K (10 m or 32.8 ft wide lots) and 15 lots that have the potential to subdivide to R1/A (9 m or 29.5 ft wide lots). The City has now approved rezoning for five of these lots and it is expected that there will continue to be a number of other applications to rezone and subdivide these lots.

Staff have discussed the possibility of rezoning the complete block face with the individual applications in order to alleviate the necessity to bring each property forward individually for rezoning. However, there are some issues with pre-zoning which include the potential affect on the assessed values of properties, the ability to assess Neighbourhood Improvement Charges at the subdivision stage and that it would create concern for those who have no intention of redeveloping their property.

### Engineering Comments

Prior to final reading of the bylaws the developers shall enter into standard "NIC" agreements complete with payments for full lane upgrades based on frontage times the current rates for lighting, roll curb & gutter and storm sewer.

As per the new Residential Lot Access Regulation Bylaw 7222, access to arterial roads is restricted where alternate vehicular access exists. Therefore a covenant is no longer required limiting vehicular access to Williams Road. The existing driveway to 10571 Williams Rd. will be removed as a condition of subdivision approval when the servicing fees, DCC's and other monies to be collected will be determined.

No offsite works are required for Williams Road as it was just fully upgraded about three years ago, with the possible exception of a tree being placed where the driveway currently is at 10571 Williams Road.

### **Analysis**

The subject applications are consistent with Official Community Plan Policy and the Arterial Road Redevelopment Policy which support the introduction of single family character housing along arterial roads in conjunction with lanes. This form of redevelopment is the prime opportunity to introduce smaller more affordable housing into Richmond and is consistent with population projections over the next 20 to 30 years.

### **Financial Impact**

None.

### **Conclusion**

Applications have been made to rezone 10571, 11171, 11191, 11231 and 11671 Williams Road to R1/K size lots (10m or 32.8 ft wide lots). All sites are along major arterial roads and are served by existing lanes. Staff are supportive of the applications as they provide opportunities to introduce smaller, affordable housing units.



Jenny Beran, MCIP  
Planner, Urban Development

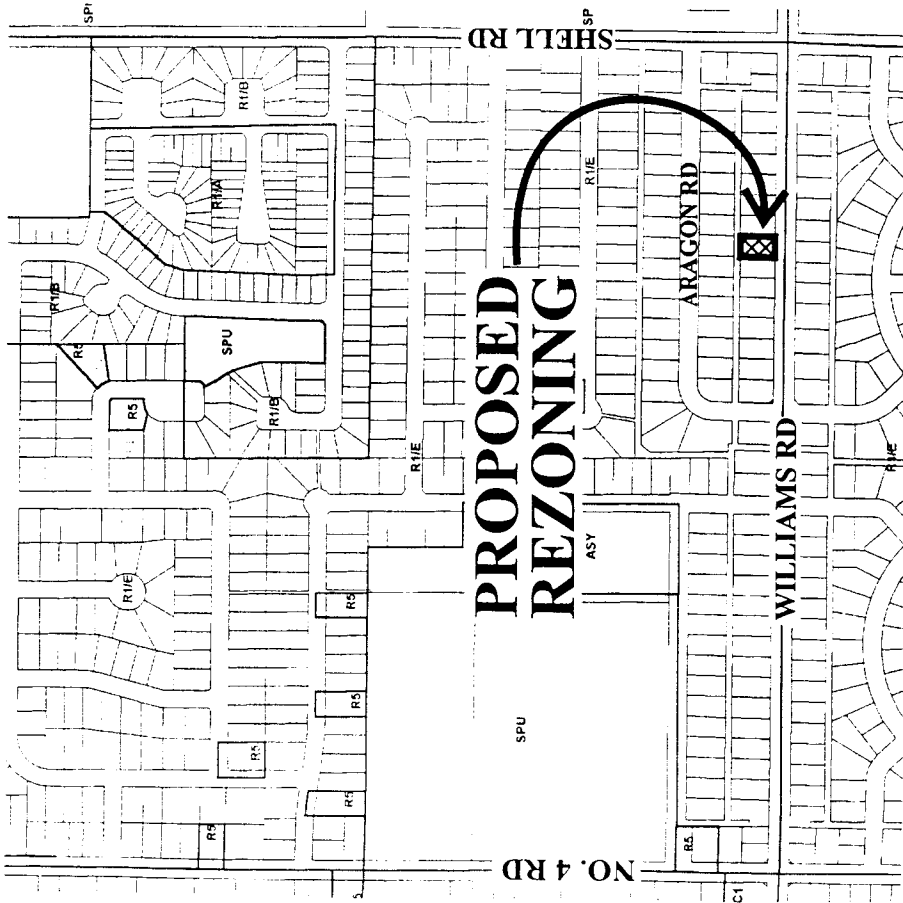
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There are requirements to be dealt with prior to final adoption:

Prior to final reading of the bylaws the developers shall enter into standard "NIC" agreements complete with payments for full lane upgrades (lighting, roll curb & gutter and storm sewer).



# City of Richmond



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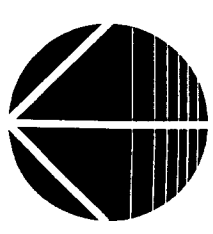
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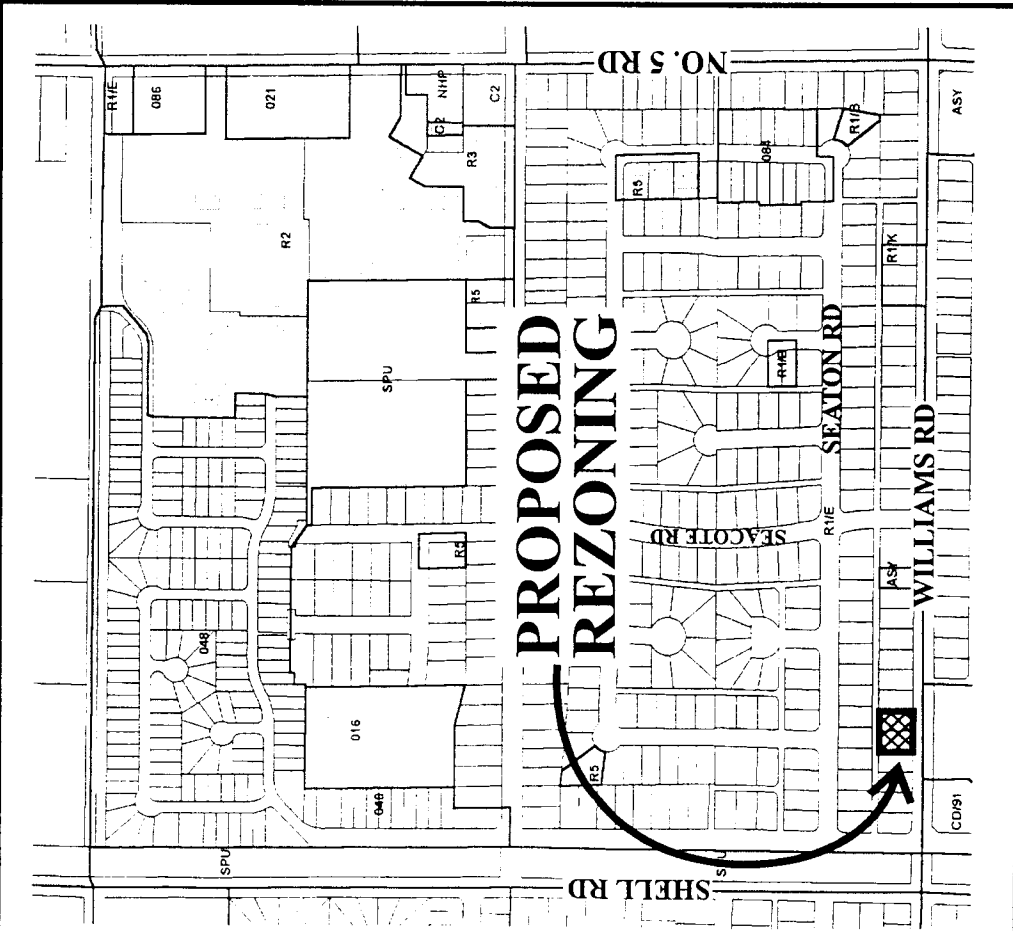
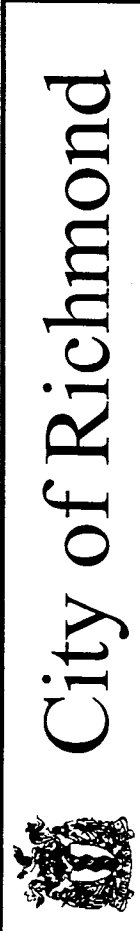
**WILLIAMS RD**

70520	70540	70560	70580	7
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Original Date: 10/29/01  
 Revision Date:  
 Note: Dimensions are in METRES

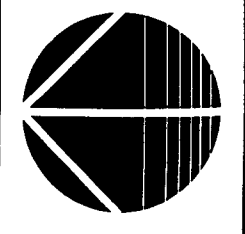
## RZ 01-195817





111 12	11131 20.12	33	98	33	11211 20.12	33	98	33	11231 20.12	33	98
120	79720	32.31	79760	32.31	79780	32.31	79780	32.31	79780	32.31	79780
11	11131	20.15	11151	20.15	11171	20.15	11191	20.15	11231	20.15	11251
15	32.31	20.15	32.31	20.15	32.31	20.15	32.31	20.15	32.31	20.15	32.31

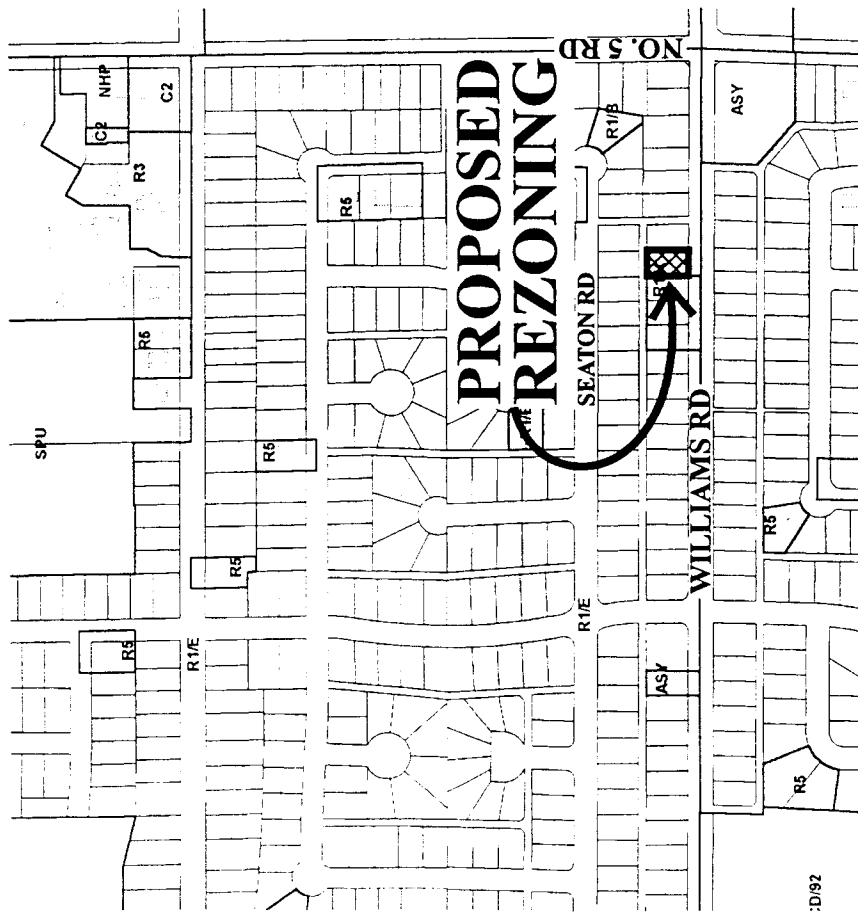
RZ 01-196031



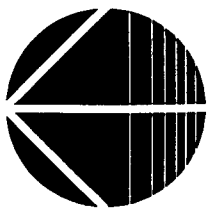
Original Date: 10/29/01  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond



## PROPOSED REZONING



:D/92

32.31	20.15	20.15	20.15	20.73	35.06
32.31	20.15	20.15	20.15	20.73	35.67
32.31	20.15	20.15	20.15	20.73	18.5
32.31	20.15	20.15	20.15	20.73	18.2
1631	11651	11671	11691	117	117
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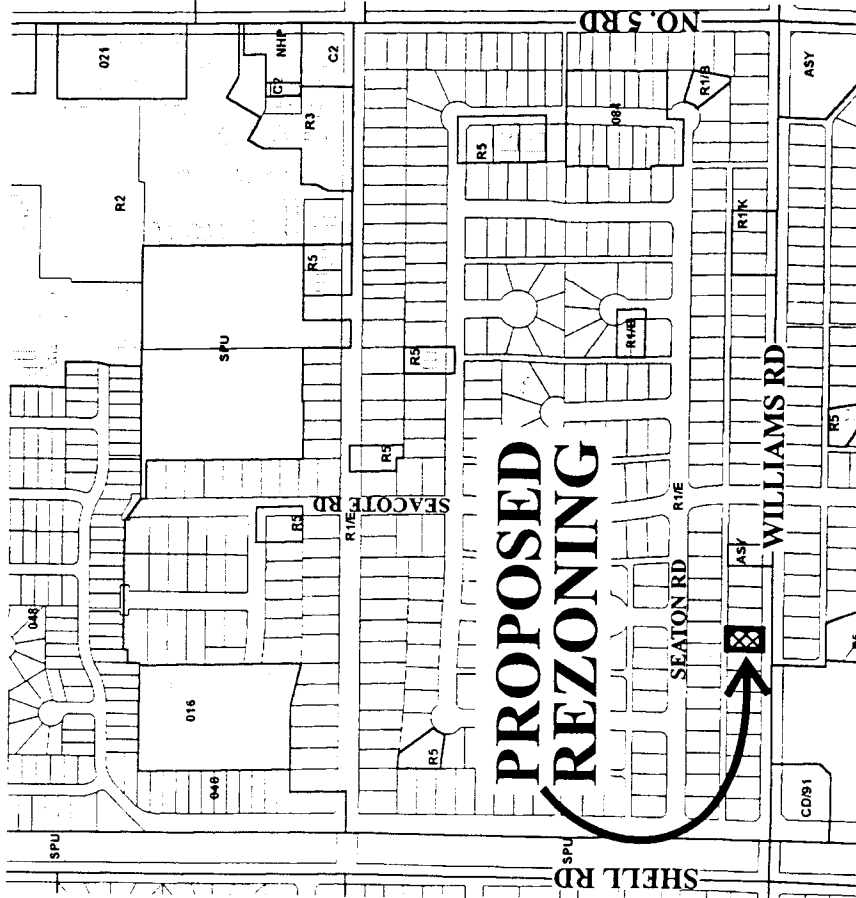
## WILLIAMS RD

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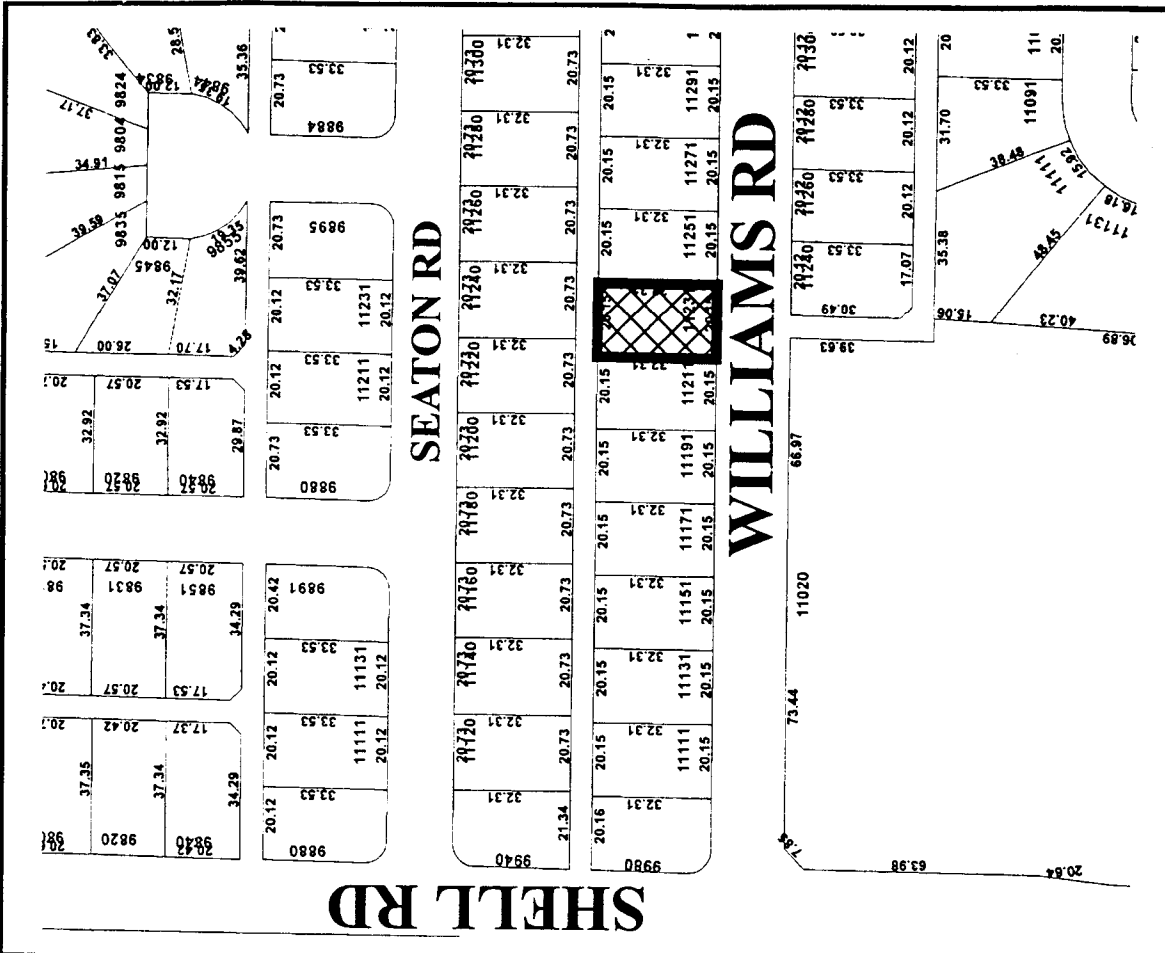
Original Date: 11/28/01  
 Revision Date:  
 Note: Dimensions are in METRES

# RZ 01-197785

# City of Richmond

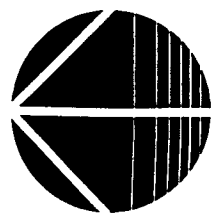


**PROPOSED  
REZONING**



Original Date: 11/28/01  
Revision Date:  
Note: Dimensions are in METRES

RZ 01-197729







**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7313 (RZ 01-195817)  
10571 WILLIAMS 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. 001-921-428

Lot 26 Block 19 Sections 26 and 35 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7313”**.

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.
MB
APPROVED for legality by Solicitor
[Signature]

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MAYOR

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CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7314 (RZ 01-196031)  
11171 AND 11191 WILLIAMS 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. 003-413-349

Lot 10 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

P.I.D. 009-043-217

Lot 9 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7314”**.

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.
HB
APPROVED for legality by Solicitor

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MAYOR

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CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7317 (RZ 01-197729)  
11231 WILLIAMS 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. 004-315-715

Lot 7 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7317”**.

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 <i>[Signature]</i>

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MAYOR

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CITY CLERK



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7318 (RZ 01-197785)  
11671 WILLIAMS 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. 000-680-192

Lot 2 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7318”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

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CITY OF RICHMOND
APPROVED for content by originating dept. <i>HR</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

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MAYOR

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CITY CLERK