



**City of Richmond**  
Urban Development Division

## Report to Committee

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**To:** Planning Committee  
**From:** Holger Burke  
Acting Director of Development  
**Date:** January 3, 2006  
**File:** RZ 05-313273  
**Re:** **Application by Rodney and Enid Cardoz for Rezoning at 7460 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124)**

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### Staff Recommendation

That Bylaw No. 7988, for the rezoning of 7460 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/124)", be introduced and given first reading.

Holger Burke  
Acting Director of Development

GL:blg  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Rodney and Enid Cardoz have made application to the City of Richmond to rezone the property at 7460 Williams Road from “Single-Family Housing District, Subdivision Area E” (R1/E) to “Comprehensive Development District” (CD/124) in order to permit the development of two (2) residential lots, each with a primary dwelling unit and an additional smaller unit located above the garage.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached.

### Surrounding Development

- To the north: Across Williams Road, R1/E single-family housing within the Broadmoor Central West Sub-Area Plan;
- To the east: R1/E single-family housing immediately adjacent to subject property with some CD/124 Comprehensive Development District zoned lots in close proximity;
- To the south: R1/E single-family housing; and
- To the west: R1/E single family housing immediately adjacent to the subject property, with a significant amount of CD/124 Comprehensive Development District zoned lots in close proximity.

### Related Policies & Studies

- The subject lands are not located within any applicable 702 Policy designations (Single-Family Lot Size Policy);
- No Official Community Plan (OCP) amendments are required for this application;
- The application meets the “Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies” criteria and guidelines; and
- The applicants agree to develop in accordance with the interim Tree Protection Bylaw.

### Staff Comments

No significant concerns have been identified through the Staff Technical Review. A site inspection revealed two (2) existing trees of value on site. It appears that both trees will be affected by the new building envelopes proposed for the site. The requirement for a tree survey was waived as the applicant has agreed to provide appropriate replacement trees at a ratio of 2:1, with the required corresponding security to be administered by the City as per the interim Tree Protection Bylaw. The calliper of the replacement trees will meet the requirements set out in the Tree Protection Bylaw.

**Analysis**

Similar proposals were approved by Council in 2001 and 2002 for five (5) other properties along the same block. The approved proposals allowed rezoning of Single-Family Housing District, Subdivision Area E (R1/E) lots to smaller Comprehensive Development District (CD/124) lots which were ultimately subdivided to allow a primary and additional living unit resulting in a final outcome of two (2) dwelling units per lot.

This property was identified in earlier staff reports on similar applications along this block as having development potential to rezone from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124). The subject property is situated within an area that has a strong precedence of Comprehensive Development District (CD/124) development created from original Single-Family Housing District, Subdivision Area E (R1/E) zoned lots.

When CD/124 District type development was first introduced to this area, staff ran the applications through the full process of rezoning, Development Permit and subdivision approvals to ensure appropriate standards for building character, form and massing. Furthermore, some of the initial applications proposed rezoning for a series of adjacent properties, triggering the need for staff to direct the applications through a Development Permit process.

This area now has an established inventory of CD/124 District developments, and staff finds the form of development to be satisfactory. The applicant is proposing rezoning and development of a single lot. Therefore, staff proposes that this application be approved for rezoning and subdivision without requiring the applicant to go through a Development Permit process. Building form, character and massing, along with appropriate landscaping measures (including paving and fencing) will be ensured through a building scheme covenant to be registered on title. The applicant has submitted drawings similar in detail to those required for a Development Permit, which will form the schedule of the covenant. A landscape plan prepared by a registered landscape architect to the satisfaction of the City will also be registered as part of the building scheme covenant. Appropriate securities for landscaping, paving and fencing will be deposited with the City to ensure that development of the property occurs in accordance with the covenant.

As indicated earlier in this report, this application meets with all the requirements of the interim Tree Protection Bylaw. The applicant has indicated their agreement to replace the existing two (2) trees at a ratio of 2:1 at the appropriate calliper size as required in the bylaw, along with providing a \$500 per tree security (total \$2,000.).

**Financial Impact or Economic Impact**

None.

**Conclusion**

Staff recommends support of this rezoning application as it complies with all applicable land use designations and policies, and is consistent with the redevelopment pattern along this block.



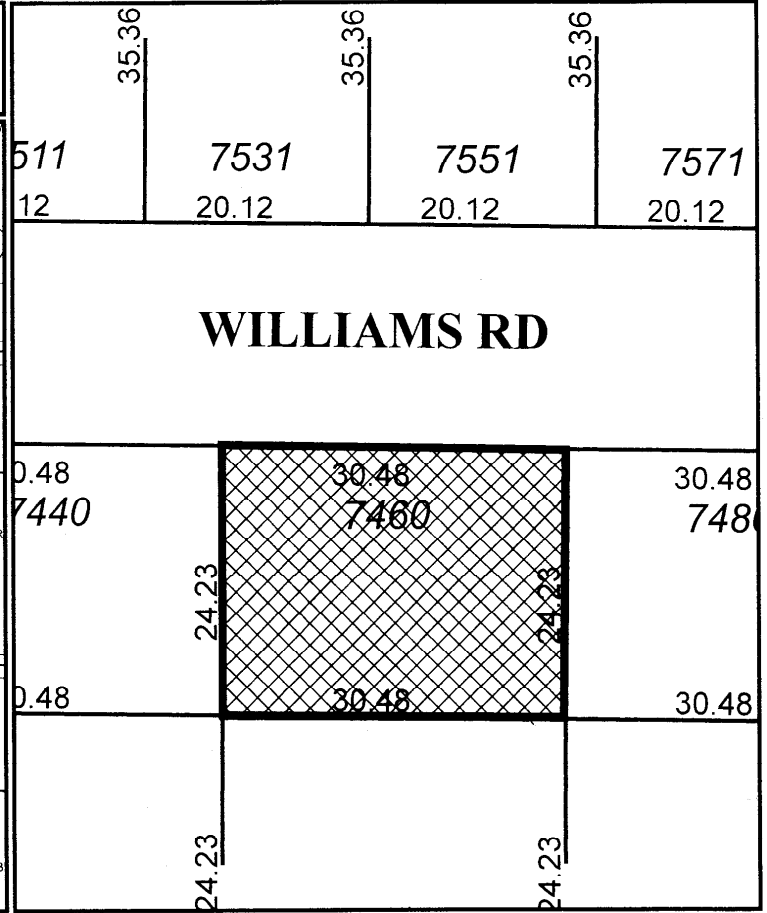
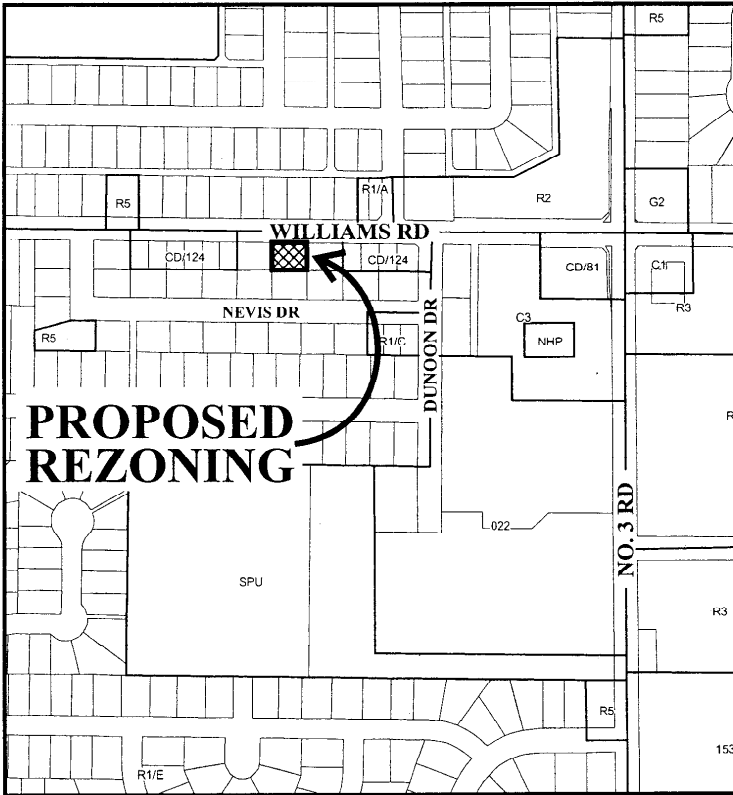
Grace Lui  
Planner I  
(Local 4108)

GL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet/Setback Diagram
- Attachment 4: Conditional Rezoning Requirements Concurrence



# City of Richmond



ATTACHMENT 1



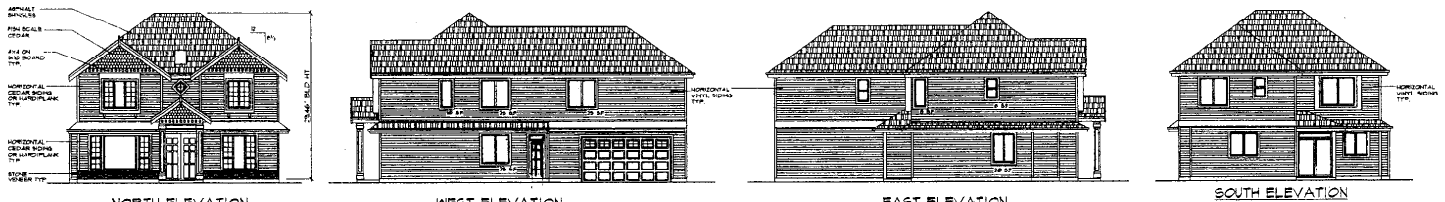
## RZ 05-313273

Original Date: 10/04/05

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



**NORTH ELEVATION**  
FRONT LOT A

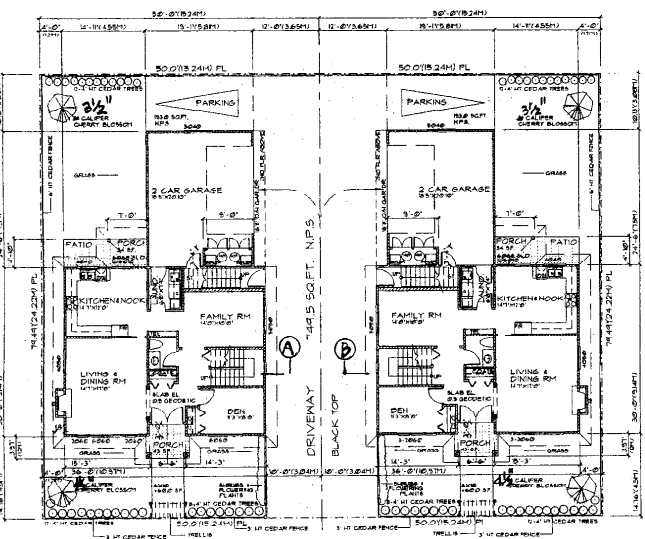
**WEST ELEVATION**  
RIGHT SIDE LOT A

**EAST ELEVATION**  
LEFT SIDE LOT A

**SOUTH ELEVATION**  
REAR LOT A

LIMITING DISTANCE = 10' 0"  
WALL AREA = 190.0 SQ FT  
ALLOW OPENINGS = 14% = 27.48 SQ FT  
PROPOSED OPENINGS = 25.0 SQ FT

LIMITING DISTANCE = 4' 0"  
WALL AREA = 240.0 SQ FT  
ALLOW OPENINGS = 7% = 17.8 SQ FT  
PROPOSED OPENINGS = 34.0 SQ FT



**1460 WILLIAMS RD**

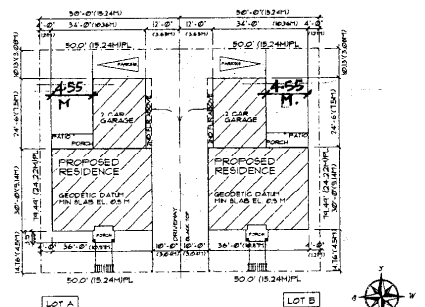
**LOT A**  
FIRST FLOOR PLAN

**LOT B**  
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
CEILING HT: 9'-0"  
RADIANT HEATING  
FLOOR AREA = 1826.0 SQ FT  
GARAGE AREA = 454.0 SQ FT  
PORCH AREA = 71.6 SQ FT

SCALE: 1/8" = 1'-0"  
CEILING HT: 9'-0"  
RADIANT HEATING  
FLOOR AREA = 1810.0 SQ FT  
GARAGE AREA = 436.0 SQ FT  
PORCH AREA = 77.0 SQ FT

PROJECT / ZONING DATA:		
LEGAL DESCRIPTION - LOT 4 21	PLAN = 17300	
BLK 4 ROSE 4411 52		
CIVIC ADDRESS - 1460 WILLIAMS RD RICHMOND B.C.		
ZONE - CD/24		
SITE AREA - 1464.0 SQ FT		
ZONING CALCULATION		
BY LAW	PROPOSED	
<b>LOT AREA</b>		
ALLOWED FAR	1464.0 SQ FT	556.0 SQ FT
85% OF 1464.0 SQ FT		
<b>PROPOSED</b>		
HOUSE A - FIRST FLR	1000.0 SQ FT	
HOUSE A - SECOND FLR	1470.0 SQ FT	
TOTAL	2510.0 SQ FT	
HOUSE B - FIRST FLR	1000.0 SQ FT	
HOUSE B - SECOND FLR	1470.0 SQ FT	
TOTAL	2510.0 SQ FT	
ALLOWED PORCH AREA	150.0 SQ FT	154.0 SQ FT
3% OF 500.0 SQ FT		
HOUSE A	71.0 SQ FT	
HOUSE B	71.0 SQ FT	
TOTAL	142.0 SQ FT	154.0 SQ FT
ALLOWED LOT COVERAGE	50% OF 1464.0 SQ FT	732.0 SQ FT
PROPOSED		
HOUSE A	613.0 SQ FT	
HOUSE B	497.0 SQ FT	
TOTAL	1110.0 SQ FT	732.0 SQ FT
NON-PORCH SURFACE	334.4 SQ FT	328.0 SQ FT
10% OF 1464.0		
HOUSE A	243.0 SQ FT	
HOUSE B	243.0 SQ FT	
TOTAL	486.0 SQ FT	328.0 SQ FT



**1460 WILLIAMS RD**

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

STRUCTURAL ENGINEER

DESIGNED BY  
**Rafiq Shaikh Designs Ltd.**  
Civil/Structural Engineers  
4540 PENNINGTON ROAD, RICHMOND, B.C. V6X 1E7  
TEL: (604) 241-7989 FAX: (604) 304-1377

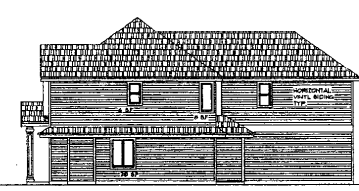


PROJECT: PROPOSED RESIDENCE FOR 1460 WILLIAMS RD RICHMOND, B.C.

DATE: DEC 2005  
SCALE: AS SHOWN  
SHEET: **A 1**  
**A 2**

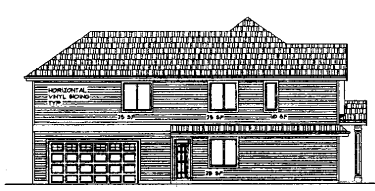


**NORTH ELEVATION**  
FRONT LOT B



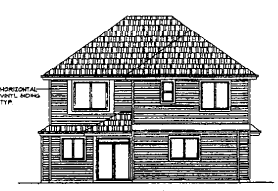
**WEST ELEVATION**  
RIGHT SIDE LOT B

LIMITING DISTANCE = 4.0'  
WALL AREA = 540.0 SQ FT  
ALIGN OPENINGS = 18 x 31.8 SQ FT  
PROPOSED OPENINGS = 84.0 SQ FT

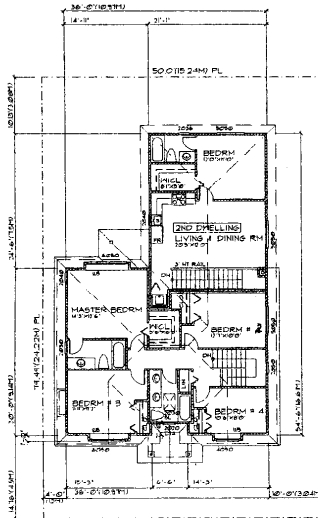


**EAST ELEVATION**  
LEFT SIDE LOT B

LIMITING DISTANCE = 10.0'  
WALL AREA = 482.0 SQ FT  
ALIGN OPENINGS = 48 x 181.48 SQ FT  
PROPOSED OPENINGS = 55.0 SQ FT

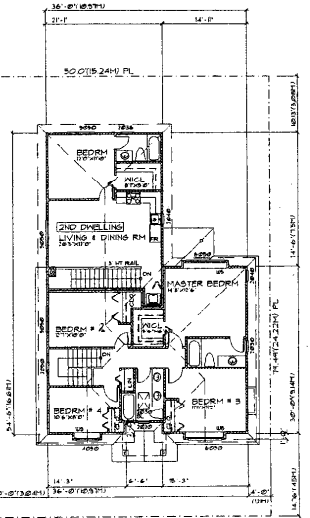


**SOUTH ELEVATION**  
REAR LOT B



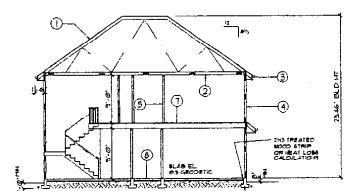
**LOT A**  
**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
CEILING 11'-0"  
RADIANT HEATING  
FLOOR AREA = 150.0 SQ FT

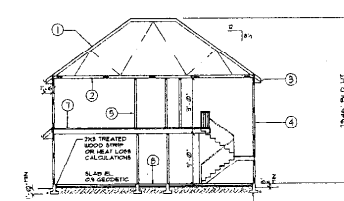


**LOT B**  
**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
CEILING 11'-0"  
RADIANT HEATING  
FLOOR AREA = 156.6 SQ FT



**SECTION A LOT B**



**SECTION A LOT A**

- 1 **ROOF CONSTRUCTION:**  
Asph/Flt Shingles  
2x12 Joists @ 16" O.C.  
2x12 Rafters @ 24" O.C. Vented  
R-40 Batt Insulation @ 4" R-19 V-B  
2x12 Trusses @ 24" O.C. Vented
- 2 **SECOND FLOOR CEILING:**  
5/8" Ply. V-B  
2x2 Joists @ 16" O.C. Vented  
2x2 Ceiling Bracing @ 16" O.C. Vented
- 3 **FRASIA SUTTER:**  
2x6 Ceiling Joists @ 16" O.C. Vented  
2x6 Ceiling Bracing @ 16" O.C. Vented
- 4 **EXTERIOR WALLS:**  
Cinder Block and Mortgage Board and  
Horizontal Vinyl Siding Sides and Rafters  
2x4 Truss, V-B  
2x4 Joist, V-B  
2x4 Ceiling Bracing @ 16" O.C. Vented  
2x4 Truss, V-B  
2x4 Ceiling Bracing @ 16" O.C. Vented
- 5 **INTERIOR WALLS:**  
SECOND & 2ND FLOOR  
2x4 Stud @ 16" O.C. Vented  
2x4 Ceiling Bracing @ 16" O.C. Vented
- 6 **FOUNDATION:**  
4" Conc. Mat., 12" Conc. at Top  
20" x 20" Conc. Footing @ 3' On Cent.  
1/2" Dia. Rebar, Min. 1' Spacing  
FLOOR CONSTRUCTION:  
FORCED AIR HEATING
- 7 **2ND FLOOR:**  
2x12 Joist @ 16" O.C. Vented  
2x2 Ceiling Bracing @ 16" O.C. Vented  
2x2 Ceiling Bracing @ 16" O.C. Vented
- 8 **GROUND FLOOR:**  
2x12 Joist @ 16" O.C. Vented  
2x2 Ceiling Bracing @ 16" O.C. Vented  
2x2 Ceiling Bracing @ 16" O.C. Vented

STRUCTURAL ENGINEER

**Rafiq Shaikh Designs Ltd.**  
Copyright Reserved By  
Rafiq Shaikh Designs Ltd.  
438 RIVERSIDE ROAD, RICHMOND, B.C. V6E 1K7  
TEL: (604) 211-7899 FAX: (604) 394-1377

PROJECT: RESUBMITTED FOR GAMBRIAN SECTION A LOT B SECOND FLOOR PLAN

DATE: DEC 200  
SCALE: 1/8" = 1'-0"  
SHEET: A  
OF: A2



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**

**RZ 05-313273** **Attachment 3**

Address: 7460 Williams Road

Applicant: Rodney & Enid Cardoz

Planning Area(s): N/A

	Existing	Proposed
<b>Owner:</b>	Enid & Rodney Cardoz	No change
<b>Site Size (m<sup>2</sup>):</b>	733.96 m <sup>2</sup>	Subdivision into 2 lots, 366.98 m <sup>2</sup> each.
<b>Land Uses:</b>	Residential, single detached	Two-Family dwelling, 4 dwelling units in total (2 dwelling units per lot), specifically, 2 primary dwelling units with 2 smaller additional dwelling units above the garages.
<b>OCP Designation:</b>	Low-density Residential	Low-density Residential
<b>Area Plan Designation:</b>	Not applicable	No change
<b>702 Policy Designation:</b>	No applicable policy	No change
<b>Zoning:</b>	Single-Family Housing District R1/E	Comprehensive Development District CD/124
<b>Number of Units:</b>	1	Two (2) primary dwelling units with smaller garage units attached

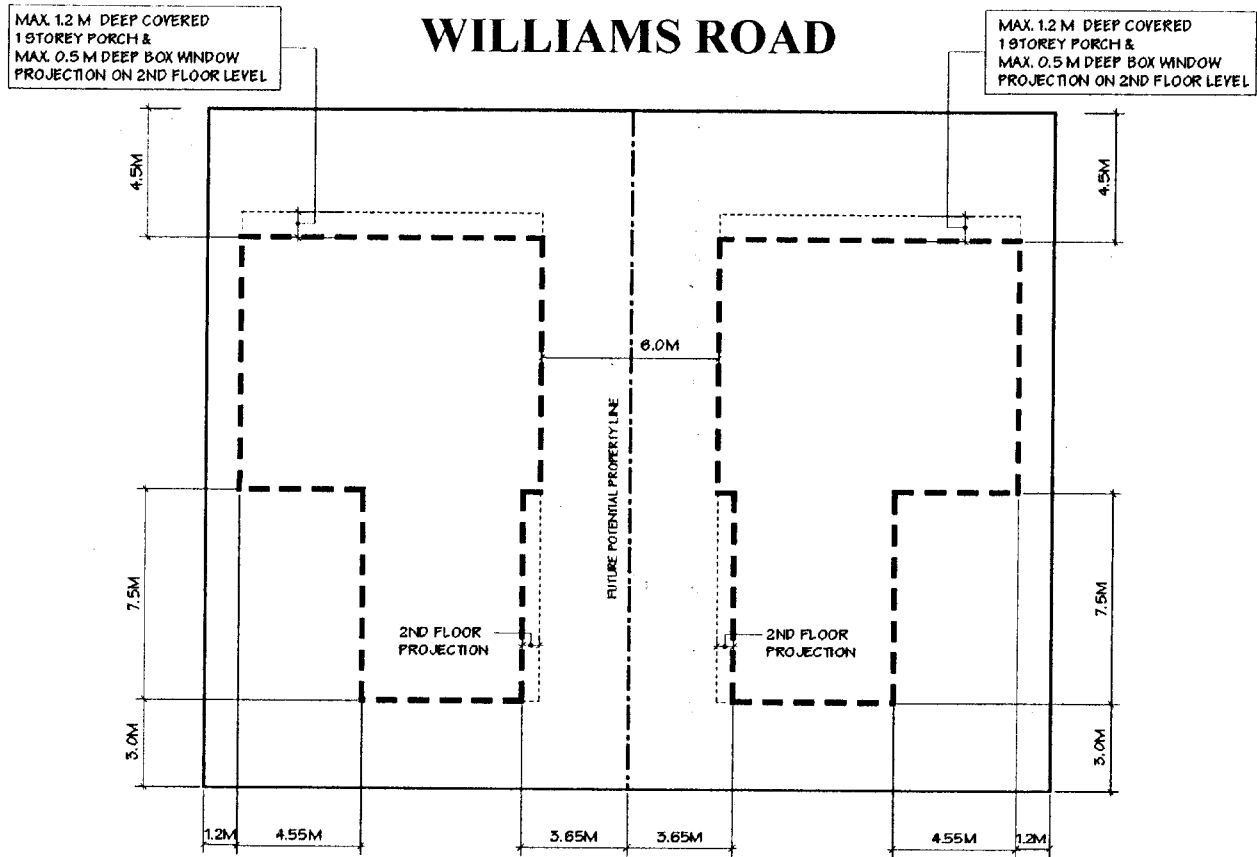
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none permitted
Floor Area Ratio:	Max. 0.55 + additional 0.1 provided inclusion of dwelling unit < 60 m <sup>2</sup> = 0.65	MEETS REQUIREMENTS Max. 0.55 + additional 0.1 provided inclusion of dwelling unit < 60 m <sup>2</sup> = 0.65	none permitted
Lot Coverage – Building:	Max. 45%	45%	None
Lot Size (min. dimensions):	None specified	N/A	None
Setbacks	As per attached diagram in CD/124	MEETS REQUIREMENTS See Attachment 2	None



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Height (m):	9 m	9 m	none
Off-street Parking Spaces – Primary (R) / Secondary (S):	2 (R) per primary dwelling unit 1 (S) space per additional smaller dwelling unit	2 (R) per primary dwelling unit 1 (S) space per additional smaller dwelling unit	none
Off-street Parking Spaces – Total:	3 spaces per primary and secondary dwelling set	3 spaces per primary and secondary dwelling set	none
Tandem Parking Spaces:	Permitted	None	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

Other: Tree replacement compensation required for loss of significant trees in good health.

.02 Diagram 1



**LEGEND**

- Property Line
- - - Building Envelope Line



SITE PLAN

**Conditional Rezoning Requirements**  
**7460 Williams Road**  
**RZ 05-313273**

Prior to final adoption of Zoning Amendment Bylaw 7988, the developer is required to complete the following requirements:

1. Provide a security to the City of Richmond in the form of cash or a clean, unconditional and irrevocable standby letter of credit drawn on a Canadian financial institution in an amount equal to \$500.00 for each replacement tree to be planted and maintained. A total security of \$2,000.00 for four trees is required for this application.
2. Secure the services of a registered landscape architect to prepare a landscape plan to the satisfaction of the City of Richmond.
3. Provide a security to the City of Richmond in the form of cash or a clean, unconditional and irrevocable standby letter of credit drawn on a Canadian financial institution in an amount to be determined by the City of Richmond to secure landscaping components such as, but not limited to, paving, fencing and other landscaping measures as required.
4. Registration of a restrictive covenant on title to ensure building construction and landscaping occurs in accordance with approved designs.
5. Apply to the City of Richmond for subdivision of the existing property.\*

\* Note: This requires a separate application.

*[Handwritten Signature]*

Signed

*[Handwritten Signature]*  
JAN 10 2006

Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7988 (RZ 05-313273)  
7460 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/124)**.

P.I.D. 010-265-503

Lot 21 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7988”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by
<i>W</i>
APPROVED by Director or Solicitor
<i>HB</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER