



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - Jan. 17, 2006
Date: January 3, 2006

From: Holger Burke
Acting Director of Development

RZ 05-313273

File: 12-8060-20-7988

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)**

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.

H. Burke

Holger Burke
Acting Director of Development

GL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

He Enig

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)

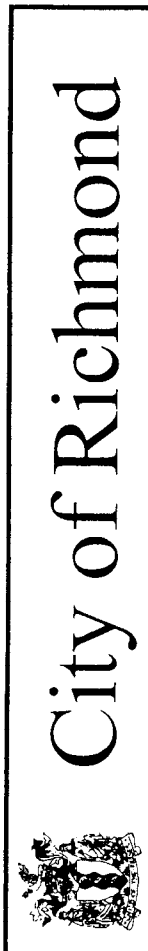
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Attachment 1: Location Map

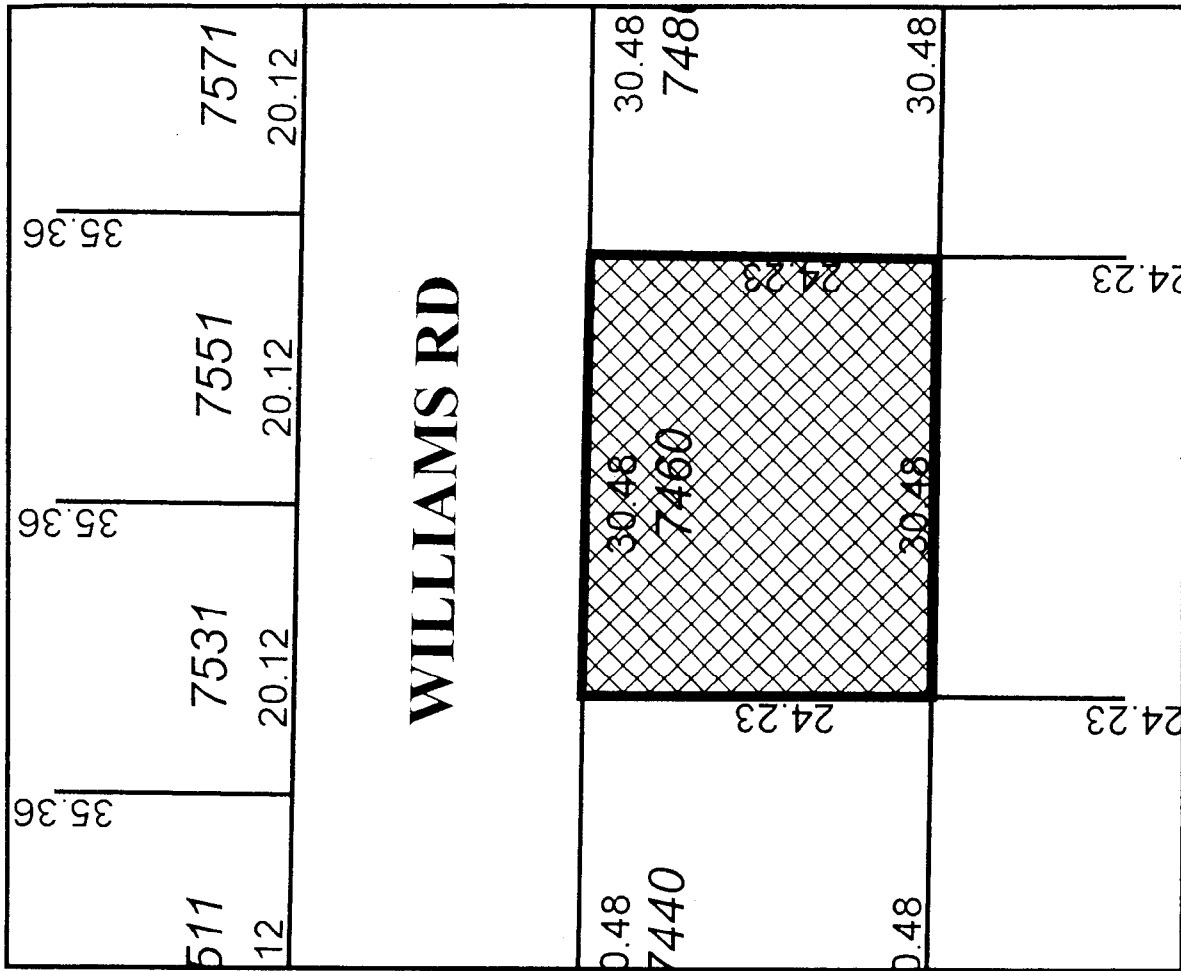
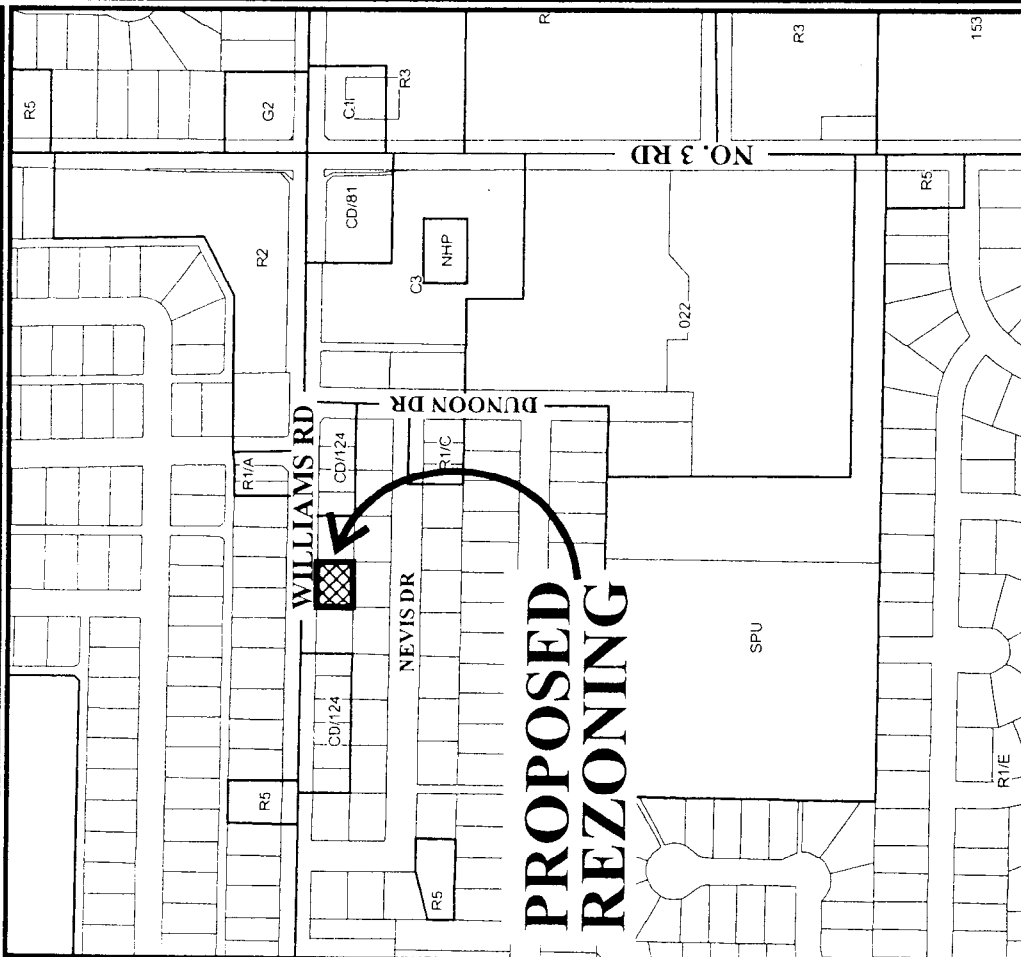
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet/Setback Diagram

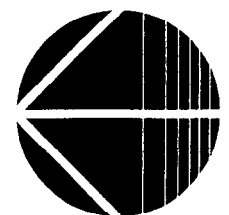
Attachment 4: Conditional Rezoning Requirements Concurrence



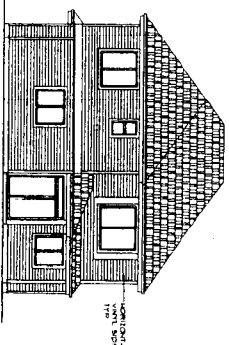
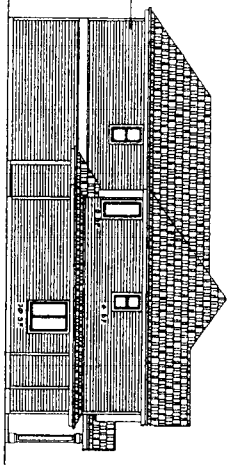
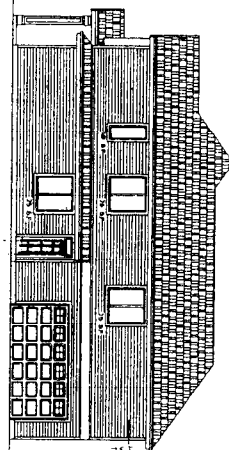
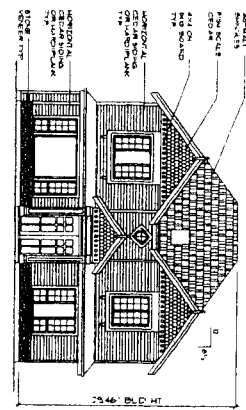
City of Richmond



RZ 05-313273

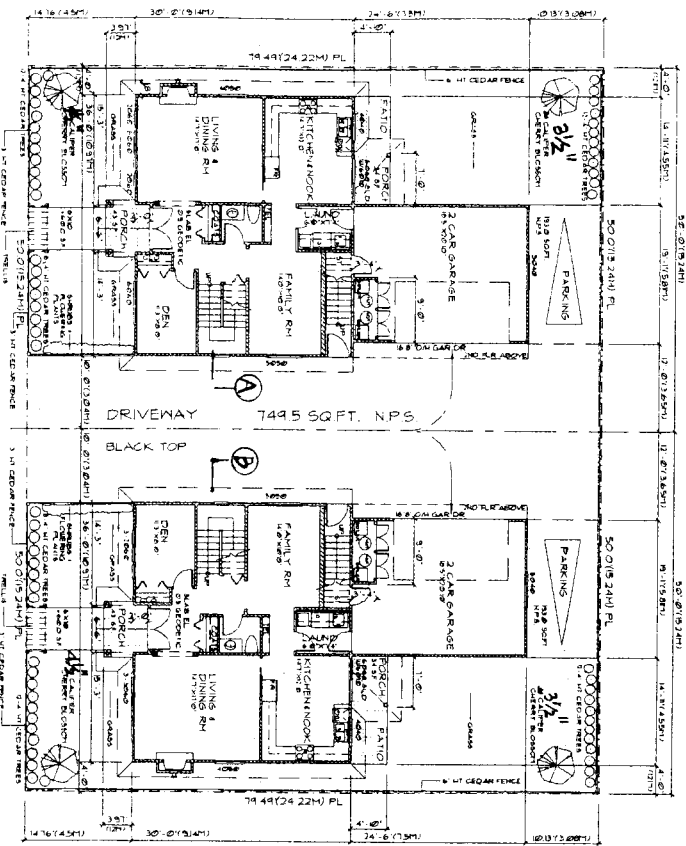


Original Date: 10/04/05
 Revision Date:
 Note: Dimensions are in METRES

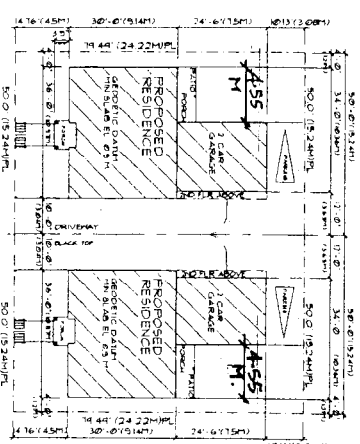


LIMITING DISTANCE = 10.0'
MALL AREA = 90.0 SQ FT
ALLOW OPENINGS = 145.1, 137.45 SQ FT
PROPOSED OPENINGS = 95.0 SQ FT

LIMITING DISTANCE = 4.0'
MALL AREA = 90.0 SQ FT
ALLOW OPENINGS = 145.1, 137.45 SQ FT
PROPOSED OPENINGS = 95.0 SQ FT



PROPERTY / ZONING DATA			
LEGAL DESCRIPTION: LOT 1	LOT 1	PLAN # 17300	
CIVIC ADDRESS	BLK 4	ROOM	1641 32
ZONE	CD/24		7800 WILLIAMS RD RICHMOND BC
917 AREA		14840 SQ.FT.	
20346 CALCULATION	BY LAM	PROPOSED	
LOT AREA	17140 SQ.FT.		
ALLOWED F.A.R	5646.85 SQ.FT.		
5% OF 11440 SQ.FT			
PROPOSED			
HOUSE A FIRST F.L.R	11000 SQ.FT		
HOUSE A SECOND F.L.R	11810 SQ.FT		
TOTAL	22810 SQ.FT		
HOUSE B FIRST F.L.R	10000 SQ.FT		
HOUSE B SECOND F.L.R	10000 SQ.FT		
TOTAL	20000 SQ.FT		
ALLOWED 50% MAX AREA	5196.0 SQ.FT		
5% OF 10390 SQ.FT			
HOUSE A	11500 SQ.FT		
HOUSE B	1170 SQ.FT		
TOTAL	12670 SQ.FT		
ALLOWED LOT COVERAGE	38117.05 SQ.FT		
45% OF 11440 SQ.FT			
PROPOSED			
HOUSE A	16180 SQ.FT		
HOUSE B	18310 SQ.FT		
TOTAL	34490 SQ.FT		
NON POROUS SURFACE	5564.9 SQ.FT		
TON OF TPAO			
HOUSE A	73450 SQ.FT		
HOUSE B	72170 SQ.FT		
TOTAL	145620 SQ.FT		



Architectural drawing of a three-story building. The left side features a large grid of windows, with the top two floors having 12 windows each (arranged in 3 rows of 4) and the ground floor having a larger set of windows. The right side of the building has a gabled roof and a series of windows on each floor. The text 'PAPER 134' and '1900' is visible on the upper right side of the drawing.

Architectural floor plan of a two-story house. The plan includes the following rooms and features:

- 1ST FLOOR:**
 - Living / Dining Room (13' x 20')
 - Kitchen (10' x 10')
 - Breakfast Room (8' x 10')
 - Bedroom (11' x 12')
 - Bath (5' x 7')
 - Hallway
 - Staircase (down to 2nd floor)
- 2ND FLOOR:**
 - Bedroom (11' x 12')
 - Bedroom (11' x 12')
 - Bath (5' x 7')
 - Hallway
 - Staircase (up to 1st floor)
- Dimensions and Notes:**
 - Overall width: 34' 0" (10.41M)
 - Overall depth: 30' 0" (9.14M)
 - Room dimensions are provided for most areas.
 - Staircases are located in the central hallway of each floor.

[illegible]

The image contains two architectural drawings of a building, labeled 'SECTION A LOT B'. Both drawings show a building with a gabled roof and a central entrance.

Left Drawing (Side Elevation):

- Roof: Gabled roof with a peak at the top center.
- Exterior: Stucco finish.
- Windows: Two windows on the left side, labeled '2x4 IN. L<' and '2x4 IN. L<'.
- Door: A central door labeled 'DOOR'.
- Stairs: A set of stairs leading up to the door, labeled 'DOWN'.
- Callouts: 1 (Roof), 2 (Stairs), 3 (Door), 4 (Stairs), 5 (Window), 6 (Window), 7 (Roof), 8 (Stairs).
- Dimensions: 7' 4" B.L.D. HT. (Bottom Left), 7' 4" (Bottom Right).

Right Drawing (Front Elevation):

- Roof: Gabled roof with a peak at the top center.
- Exterior: Stucco finish.
- Windows: Two windows on the left side, labeled '2x4 IN. L<' and '2x4 IN. L<'.
- Door: A central door labeled 'DOOR'.
- Stairs: A set of stairs leading up to the door, labeled 'DOWN'.
- Callouts: 1 (Roof), 2 (Stairs), 3 (Door), 4 (Stairs), 5 (Window), 6 (Window), 7 (Roof), 8 (Stairs).
- Dimensions: 7' 4" B.L.D. HT. (Bottom Left), 7' 4" (Bottom Right).

SECTION A LOT A

- ① **ROOF CORNER DETAIL:**
 - Internal Drains
 - 100mm concrete
 - 100mm compacted layers
 - 2 x 20mm x 40mm x 4mm
 - 100mm concrete
 - 100mm compacted layers
- ② **GROUND FLOOR CORNER DETAIL:**
 - 100mm concrete
 - 100mm compacted layers
 - 200mm concrete
 - 100mm compacted layers
- ③ **FACIA DETAIL:**
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
- ④ **EXTENSION WALL DETAIL:**
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
- ⑤ **INTERIOR WALL DETAIL:**
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
- ⑥ **FOUNDATION DETAIL:**
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
- ⑦ **200mm Floor:**
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers
- ⑧ **GROUND FLOOR DETAIL:**
 - 100mm concrete
 - 100mm compacted layers
 - 100mm concrete
 - 100mm compacted layers



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

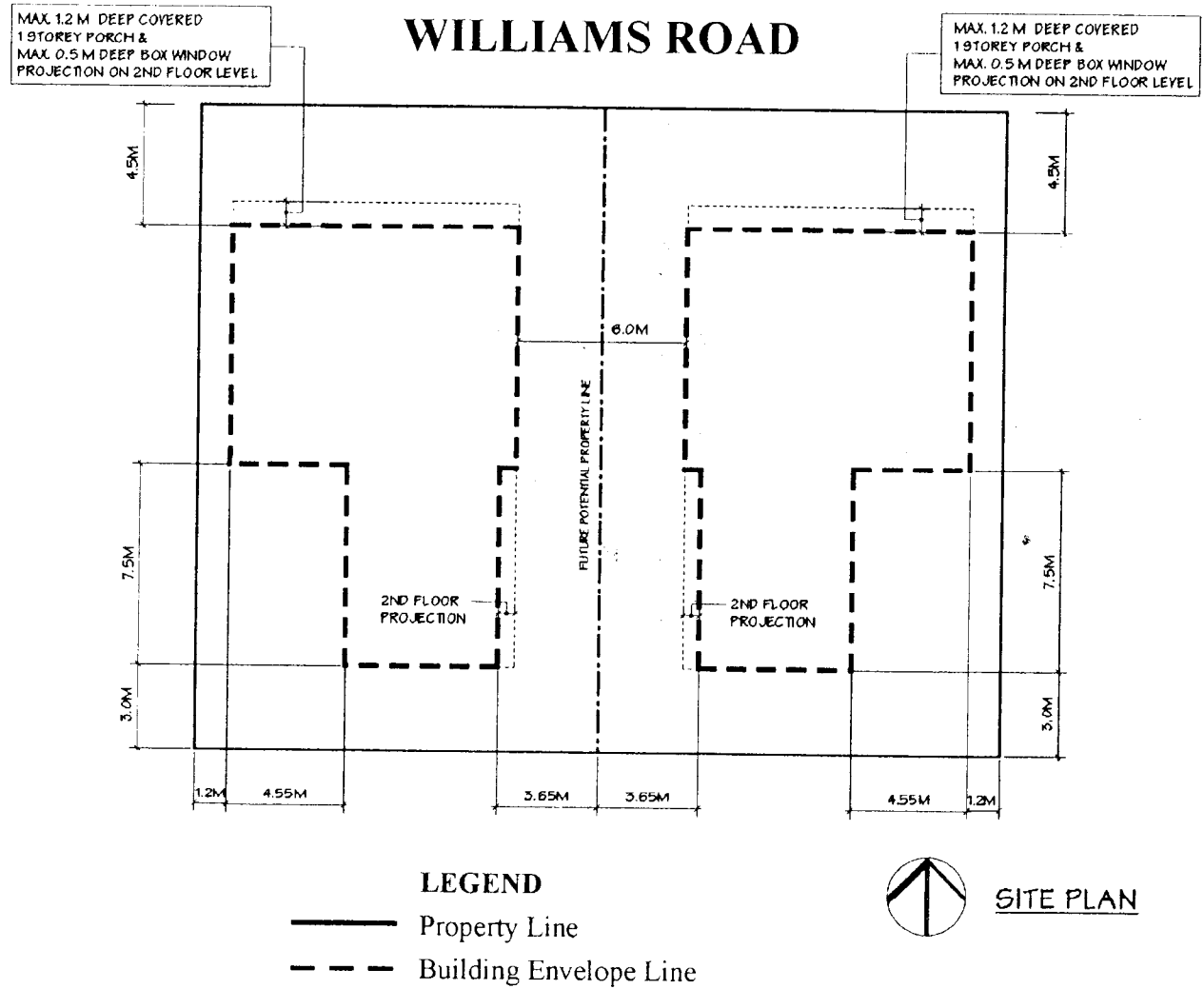
	Existing	Proposed
Owner:	Enid & Rodney Cardoz	No change
Site Size (m²):	733.96 m ²	Subdivision into 2 lots, 366.98 m ² each.
Land Uses:	Residential, single detached	Two-Family dwelling, 4 dwelling units in total (2 dwelling units per lot), specifically, 2 primary dwelling units with 2 smaller additional dwelling units above the garages.
OCP Designation:	Low-density Residential	Low-density Residential
Area Plan Designation:	Not applicable	No change
702 Policy Designation:	No applicable policy	No change
Zoning:	Single-Family Housing District R1/E	Comprehensive Development District CD/124
Number of Units:	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 ² = 0.65	MEETS REQUIREMENTS Max. 0.55 + additional 0.1 provided inclusion of dwelling unit < 60 m ² = 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

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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



ATTACHMENT 4

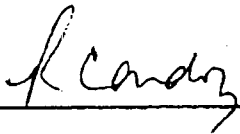
Conditional Rezoning Requirements**7460 Williams Road****RZ 05-313273**

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.

Signed



Date


JAN 10 2006



City of Richmond

Bylaw 7988

**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

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

MAYOR

CORPORATE OFFICER