



To: Planning Committee *To Planning - Feb 5/02*
Date: January 14, 2002

From: Joe Erceg FILE:
RZ 01-198983 806020-7325
RZ 02-199174 8060-20-7326
Manager, Development Applications

Re: **APPLICATION BY CHANE SINGH FOR REZONING AT 10091 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
APPLICATION BY JOE UPPAL FOR REZONING AT 11271 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

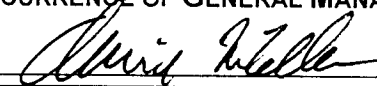
Staff Recommendation

That Bylaw No. 7325, for the rezoning of 10091 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.

That Bylaw No. 7326, for the rezoning of 11271 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.


 Joe Erceg
 Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Two applications that have been received by:

- Chane Singh at 10091 Williams Road (**Attachment 1**); and
- Joe Uppal at 11271 Williams Road (**Attachment 2**)

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.

PART 1

Findings of Fact

Item	Existing	Proposed
Owner	10091 Williams – Uttam Chane & Jaspal Chane 11271 Williams – Dora Yeung & Saleh Haidar	To be determined
Applicant	10091 Williams – Chane Singh 11271 Williams – Joe Uppal	No change
Site Size	10091 Williams - 744 m ² (8008 ft ²) 11271 Williams - 651 m ² (7008 ft ²)	Two lots 372 m ² (4004 ft ²) Two lots 325.5 m ² (3504 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low-Density Residential	No change
Zoning	R1/E (18m or 59 ft wide)	R1/K (10m or 32.8 ft wide)

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.

Including the subject applications, there have now been 12 applications along the 10,000 and 11,000 blocks of Williams Road to subdivide into two lots. It is expected that this trend will continue.

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

City-wide, there are approximately 200 lots along arterial roads that are already 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). This proposed redevelopment is consistent with the OCP, Arterial Road Redevelopment Policy and population projections.

Engineering Comments

Prior to final reading of the bylaws the developers shall enter into our standard "NIC" agreement complete with payment for full lane upgrade based on frontage times the current rates for street lighting, roll curb & gutter, and lane improvements (includes storm sewer).

As per the Residential Lot Access Regulation Bylaw 7222, no vehicular access is permitted to Williams Road as there is an existing lane.

The portion of the driveway for 10091 Williams Road must be removed and the curb restored at the developers sole cost at the subdivision stage.

Servicing fees and DCC's will be determined with the future subdivisions. No offsite works are required for Williams Road as it was just upgraded about four years ago.

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 10091 and 11271 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

JMB:cas

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



**PROPOSED
REZONING**

ALBION RD

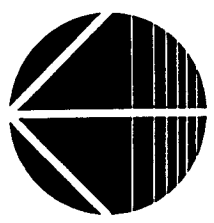
WILLIAMS RD

NO. 4 RD

10011	17.95	985	22.5
10011	16.42	9931	22.56
10011	25.44	9951	22.56
10011	16.58	9971	22.56
10011	25.30	9980	36.93

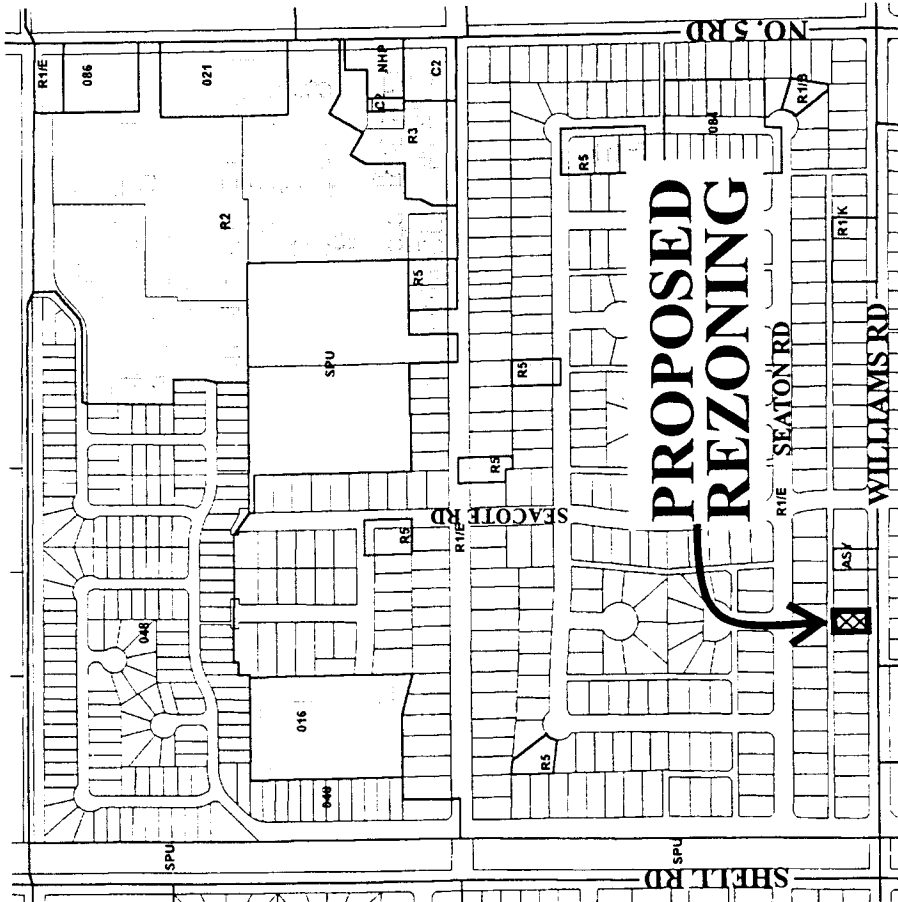
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10000	25.75	9950	36.98
10000	25.44	9960	36.98
10000	16.58	9970	36.98
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10000	25.30	9990	36.98
10000	25.30	10000	36.98
10000	25.30	10010	36.98
10000	25.30	10020	36.98
10000	25.30	10030	36.98
10000	25.30	10040	36.98
10000	25.30	10050	36.98
10000	25.30	10060	36.98
10000	25.30	10070	36.98
10000	25.30	10080	36.98
10000	25.30	10090	36.98
10000	25.30	10100	36.98
10000	25.30	10110	36.98
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RZ 01-198983



Original Date: 01/07/02
Revision Date:
Note: Dimensions are in METRES

City of Richmond

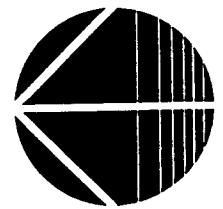


WILLIAMS RD

29.240	29.260	29.280	29.300	29.320	29.340	1
32.31	32.31	32.31	32.31	32.31	32.31	32.31
20.73	20.73	20.73	20.73	21.30	22.86	
.15	20.15	20.15	20.15	20.15	20.15	31
32.31	32.31	32.31	32.31	32.31	32.31	
231	11251	11271	11291	11311	11331	113
15	20.15	20.15	20.15	20.15	20.15	

29.240	29.260	29.280	29.300	29.320	29.340
0.49	33.53	33.53	33.53	33.53	33.53
17.07	20.12	20.12	20.12	20.12	20.12
5.06	35.38	31.70	20.12	20.12	20.12

RZ 02-199174



Original Date: 01/10/02

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7325 (RZ 01-198983)
10091 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. 010-459-847

Lot 5 Block 17 Section 26 Block 4 North Range 6 West New Westminster District Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7325”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7326 (RZ 02-199174)
11271 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. 010-441-573

Lot 5 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 7326”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK