



City of Richmond

*to Council - Jan 24, 2006.
Report to Committee
to Planning - Jan. 17, 2006.*

To: Planning Committee
From: Holger Burke, MCIP
Acting Director of Development
Re: **Application by Khalid Hasan for Rezoning at 5280 Williams Road from Single-Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2-0.6)**

Date: December 20, 2005
RZ 04-269099

File: 12-8060-20-7928/7927

Staff Recommendation

1. That Official Community Plan (OCP) Amendment Bylaw No. 7927, to re-designate 5280 Williams Road from "Single-Family" to "Multiple-Family" on the Steveston Area Land Use Map, Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading;
2. That Bylaw No. 7927, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the *Local Government Act*;
3. That Bylaw No. 7927, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;
4. That Bylaw No. 7928, for the rezoning of 5280 Williams Road from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading; and
5. That the Public Hearing Notification Area be expanded to include all of the properties between Hollycroft Gate and Lassam Road fronting Williams Road and on the north side of Hollycroft Drive.

H. Burke

Holger Burke, MCIP
Acting Director of Development
EL:
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CONCURRENCE OF GENERAL MANAGER
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Staff Report

Origin

The purpose of this report is to respond to the following referral motion from the June 21st, 2005 Planning Committee Meeting regarding the property located at 5280 Williams Road (see ATTACHMENT 1):

“That the report (dated June 7th, 2005, from the Acting Director of Development) regarding an application for rezoning from Khalid Hasan for property at 5280 Williams Road, be referred to staff to have discussions with the applicant about the development of the property with a coach house concept; and that full consultation take place with the surrounding property owners, to arrive at a solution which would be acceptable to all, and that a report be submitted to the Planning Committee at the earliest opportunity.”

Background

The background (history) of this application is described in ATTACHMENT 2.

Findings Of Fact

Based on the above referral motion the applicant has prepared three (3) development options:

Option 1 – Six (6) detached townhouses (see ATTACHMENT 3)

Option 2 – Three (3) single-family lots with a coach house at the rear (see ATTACHMENT 4).

Option 3 – Three (3) single-family lots with a coach house in the front (see ATTACHMENT 5).

The applicant hosted a Public Information Meeting on November 16, 2005 at the West Richmond Community Centre to present the three (3) new development options to neighbourhood residents. The development options were also circulated to the immediate neighbourhood as an attachment to the notice of the Public Information Meeting.

Sixteen (16) people from twelve (12) households signed the attendance sheet and ten (10) filled out the questionnaires that were provided at the time of Public Information Meeting notification and at the meeting (see ATTACHMENT 6).

All respondents to the questionnaire were not in favour of the coach house schemes (Options 2 and 3). The concerns regarding coach houses included: problems associated with rentals; garages at the back fence; not in keeping with the neighbourhood; and strata development would provide better control of activity and maintenance.

Eight (8) out of the ten (10) respondents indicated a preference for the six (6) detached townhouse unit scheme (Option 1). One (1) respondent preferred a different configuration for the six (6) detached strata homes. Another respondent preferred single-family development but will opt for the six (6) detached townhouse unit scheme (Option 1) over the coach house schemes (Options 2 and 3).

Unfortunately, the applicant has not been able to solicit the input of all the neighbourhood.

Analysis

The following is a synopsis of the public feedback received to date regarding the various development options proposed for this site:

- Four (4) out of the five (5) households opposed to the original eight (8) unit townhouse development are now in favour of the proposed strata development with six (6) detached units. One of the opponents did not respond to the questionnaire for the six (6) detached strata homes.
- Four (4) out of the eight (8) households opposed to the seven (7) unit townhouse development are now in favour of the six (6) detached townhouse unit scheme. The other four (4) opponents did not respond to the questionnaire for the six (6) detached strata homes.
- All ten (10) households at the November 16, 2005 Public Information Meeting responded to the questionnaire indicating a preference for the six (6) detached townhouse unit scheme (Option 1) over the three (3) coach house unit options (Options 2 and 3).
- Fourteen (14) households altogether in the neighbourhood have written to the City, attended the Planning Committee/Council Meetings, and/or responded to the questionnaires regarding this proposal. At the time of writing this report, nine (9) are in favour of a townhouse development and five (5) are against a townhouse proposal (of which 3 households are in the immediate area and 2 of these opposed the 7 unit proposal but haven't commented on the 6 unit development). A summary of this input is provided in the following table:

Public input to the proposal at various stages:

Address	Eight Units April 2005	Seven Units June 2005	Six Units December 2005	Summary
5217 Hollycroft Drive	-	X	√	Support
5231 Hollycroft Drive	X	X	√	Support
5237 Hollycroft Drive	X	X	√	Support
5251 Hollycroft Drive	-	-	√	Support
5271 Hollycroft Drive	-	√	√	Support
5277 Hollycroft Drive	X	X	-	Against
5291 Hollycroft Drive	X	X	√	Support
10020 Hollycroft Gate	-	√	√	Support
10040 Hollycroft Gate	X	√	√	Support
5051 Williams Road	-	X	-	Against
5148 Williams Road	-	X	-	Against
5300 Williams Road	-	-	X	Against
5340 Williams Road	-	-	√	Support
5360 Williams Road	-	X	-	Against

√ in favour

X not in favour

Staff Comments

This application has undergone extensive review by both the neighbourhood and staff. The applicant has made an attempt to address and reflect the concerns of the neighbourhood in their development plan. The latest proposal responds to the neighbourhood's concerns by reducing the number of townhouse units from seven (7) to six (6), creating structures with more of a detached single-family character form and design, providing additional visitor parking stalls on site, and keeping the building heights near to those of adjacent structures. Although a solution acceptable to all has not been reached, staff are supportive of taking this revised townhouse concept to Public Hearing for final input and a decision.

Options

Option 1: Townhouse Development (*Recommended*)

Motion: Endorse the proposed OCP amendment and rezoning.

Under this option:

- Concerns raised by the neighbourhood will be partially addressed through the detached single-family character form and design, additional on-site visitor parking stalls, maximum of two (2) storey high structures, and larger than required side yard and rear yard setbacks.

Advantages of this option:

- A multi-family form is better able to utilize the deep lot.
- Additional affordable housing units in the neighbourhood.
- Strata development would provide control of activity and maintenance within the development.
- The City would have better control on the design and landscaping in the multi-family development than in single-family and coach house developments.

Disadvantages of this option:

- Introducing a multi-family form into a single family neighbourhood will require an amendment to the Steveston Area Plan (i.e. from Single-Family to Multiple-Family).
- Some of the neighbourhood may still oppose this form of development.

Option 2: Coach House Development

Motion: Refer the application back to staff with direction to further explore the coach house option.

Under this option:

- Further work will be required to alleviate some the neighbourhood's concerns regarding a two (2) or three (3) unit coach house development.

Advantages of this option:

- A new form of housing in the neighbourhood.

- An alternative form of affordable housing.
- Smaller units are provided than a townhouse proposal.

Disadvantages of this option:

- Strong opposition from some of the neighbourhood.
- Two (2) additional driveways off Williams Road (local arterial) maybe required.
- The applicant does not want to pursue this development option.

Option 3: Single-Family Development

Motion: Reject both the proposed OCP amendment and rezoning

Under this option:

- The subject lot is currently zoned R1/C (13.5m or 44 feet minimum width), which would permit subdivision into two (2) lots.
- Alternately, application could be made to rezone the site to R1/A or R1/K in order to permit the development of three (3) single-family residential lots.

Advantages of this option:

- Single-family development is more consistent with the surrounding properties.
- Concerns raised by the adjacent property owners for a single-family option will be addressed.

Disadvantages of this option:

- The lots are quite deep, therefore, after subdivision, the resulting lots would be quite long and narrow.
- One (1) or two (2) additional driveways off Williams Road (local arterial) is required.
- An amendment to Single-Family Lot Size Policy 5420 would be required for the rezoning.
- Does not recognize that this application has been “in stream” since 2004.

Financial Impact

None.

Conclusion

The rezoning application at 5280 Williams Road has been twice referred back to staff to work with the developer and immediate area residents regarding the options for development of the subject property. The applicant has developed two (2) coach house concepts based on the direction of the Planning Committee and public consultation has been undertaken. The neighbours prefer the revised detached townhouse proposal to the two (2) coach house concepts.

Three options are presented to Planning Committee: allow the six (6) unit townhouse development proceed to Public Hearing (recommended); refer the application back to further explore the coach house option; or deny the application in favour of either a 2 or 3 lot single family residential development.



Edwin Lee
Planning Technician – Design
(4121)

EL:rg

Prior to final adoption of this application, a Development Permit application must be processed to a level satisfactory to the Director of Development.

Attachment 1: Location Map

Attachment 2: Background (History) of the Application

Attachment 3: Townhouse - Option 1

Attachment 4: Rear Coach House - Option 2

Attachment 5: Front Coach House - Option 3

Attachment 6: Questionnaire Respondent Location Map & Completed Comment Sheets

BACKGROUND (HISTORY) OF THE APPLICATION
(RZ 04-269099)

April 2004 - This application was originally submitted in April, 2004. The application requests both rezoning and an OCP amendment. The proposed rezoning, from “Single-Family Housing District, Subdivision Area C (R1/C)” to “Townhouse District (R2-0.6)”, is to facilitate higher density residential “in-fill” development on the subject property.

The original proposal, submitted by Resham Sian, was to develop the site with nine (9) 2 ½-storey townhouses with a rear lane. Staff had a number of concerns about this original proposal (including the need for a lane) and no action was taken by the applicant to respond to these concerns.

February 2005 - Khalid Hasan assumed the application and changed it to eight (8) townhouses without a rear lane. His proposal was also revised to develop the site with six (6) two-storey townhouses and two (2) three-storey townhouses fronting Williams Road.

As part of the new strategy for managing rezoning applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies, staff prepared a development concept plan for this section of Williams Road and notified the immediate neighbourhood of this rezoning application. The applicant also attempted to consult with the neighbouring property owners regarding his development proposal.

Based on the fact that this was an “in-stream” application and complied with all of the planning principles suggested by staff for a townhouse development (e.g. two-storey height and increased setbacks next to the adjacent single-family residential lots), staff recommended that the application be given first reading and proceed to a Public Hearing.

April 2005 - At the Planning Committee Meeting on April 19, 2005, a number of neighbours expressed concerns about this rezoning application. The Committee agreed with the staff recommendation, however, suggested that the applicant work with the neighbours and revise his plans as necessary before the Public Hearing on the proposal.

One (1) of the neighbours located at 10040 Hollycroft Gate attended the April 25, 2005 Council Meeting, continuing to express issues about the subject application. On the basis of the neighbourhood’s concerns, Council passed the referral motion directing staff to work with the developer and immediate area residents regarding the options for development of the subject property.

June 2005 – Staff brought forward a report to the June 21 Planning Committee wherein the applicant’s revised development scheme was presented per the above noted Council motion. The applicant’s revised scheme included:

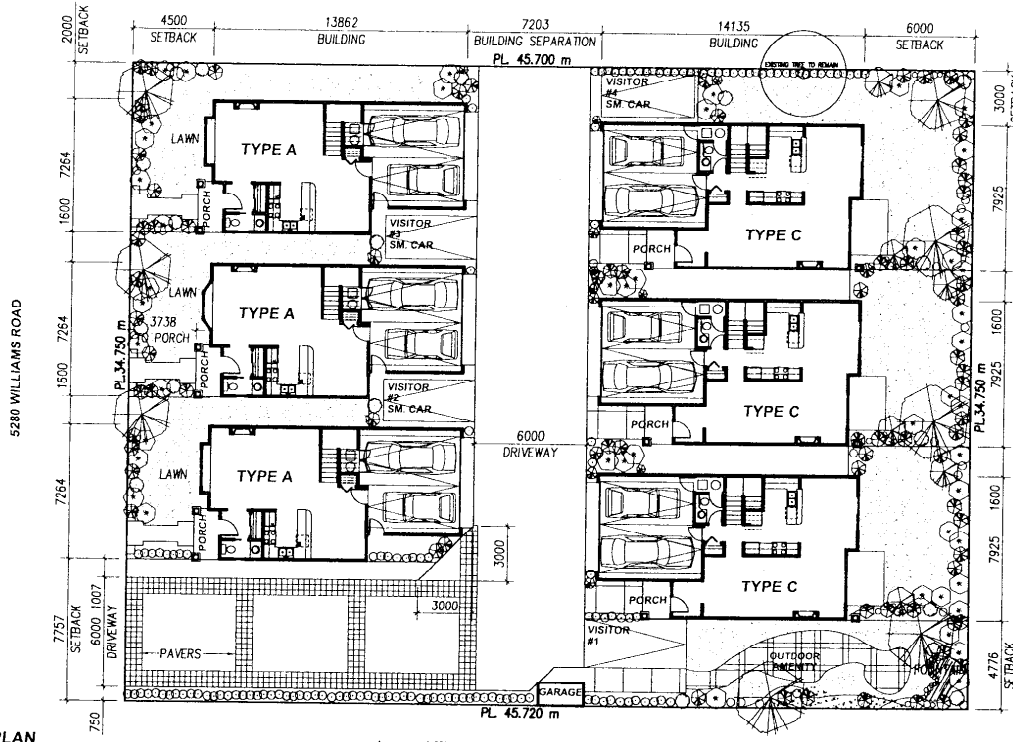
- a reduction in the number of townhouses from eight (8) units down to seven (7) units;

- changing all of the units to two (2) storeys (eliminating the two (2) three-storey units);
- making the three (3) units along Williams Road detached townhouses;
- increasing the setback along the western property line from 3 m to 5.234 m (and reducing the setback along the back portion of the eastern property line from 3 m to 1.2 m); and
- increasing the setback along the southern property line from 4.5 m to 6 m (by reducing the front yard setback from 6 m to 4.8 m).

At the meeting, a number of area residents spoke to the project. The input included issues relating to increased traffic congestion, insufficient on-site parking, insufficient building setbacks associated with small houses. One (1) resident spoke in favour of the proposed scheme and another (Mr. Toop, 10020 Hollycroft Gate) introduced a two-storey six (6) unit development concept for the site that he would be prepared to support.

The Committee referred the project back to staff in order to work with the applicant to develop a potential coach house concept and undertake a full consultation process in an effort to achieve overall consensus between neighbours, the applicant and the City.

OPTION 1 - PROPOSED SIX DETACHED STRATA HOMES



PROJECT SUMMARY		
LOT SIZE	1588.42	sm
WIDTH	34.75	m
DEPTH	45.72	m
PROPOSED ZONING: R2 - 0.6		
SITE COVERAGE		
ALLOWED (40%)	635.37	sm
PROVIDE	635.37	sm
FLOOR SPACE RATIO CLACULATION:		
ALLOWED (60%)	953.05	sm
PROVIDE	953.05	sm
UNIT	# OF STOREY	# OF UNIT
TYPE A	2	3
TYPE B	2	3
TOTAL	6	6
PROPOSED F.A.R.	59.96	%

SITE PLAN

project no. H05050

1.1

revision 01
date 30 OCT 2005

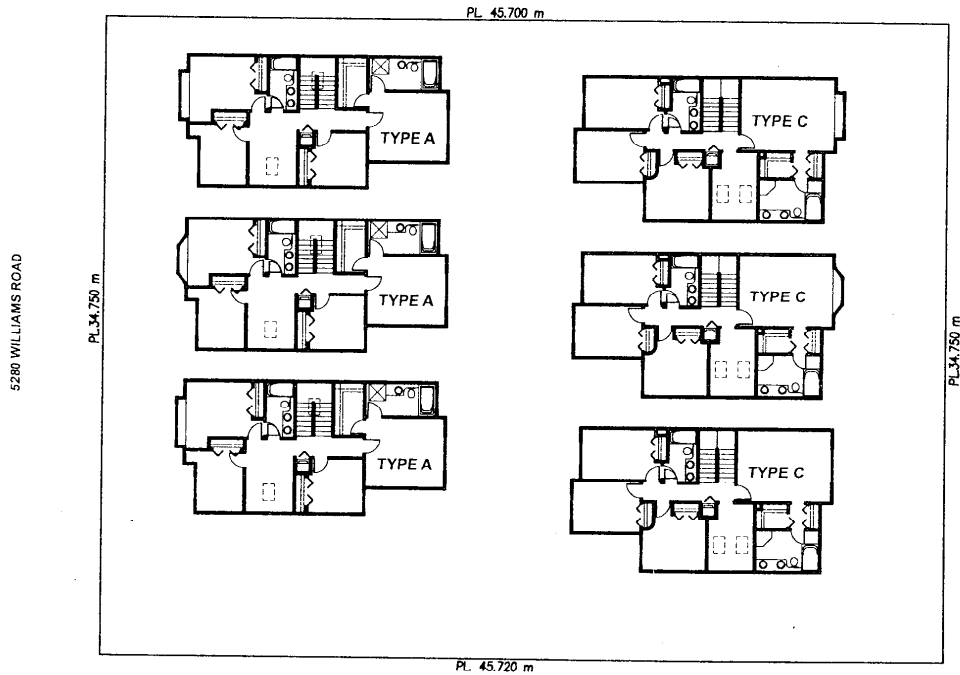
PROPOSED REZONING & RESIDENTIAL DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

scale 1:200

CADLAB
cadlab design and development inc.

tel: (604)618-3223 fax: (604)241-9388 email: cadlab@aicompro.com

OPTION 1 - PROPOSED SIX DETACHED STRATA HOMES



SECOND FLOOR PLAN

scale 1:200

project no. H05050

PROPOSED REZONING & RESIDENTIAL DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

1.2

revision ib
date 30 OCT 2005

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OPTION 1 - PROPOSED SIX DETACHED STRATA HOMES



5280 WILLIAMS ROAD

NORTH ELEVATION (WILLIAMS ROAD)

scale 1:100

project no. H05050

PROPOSED REZONING & RESIDENTIAL DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

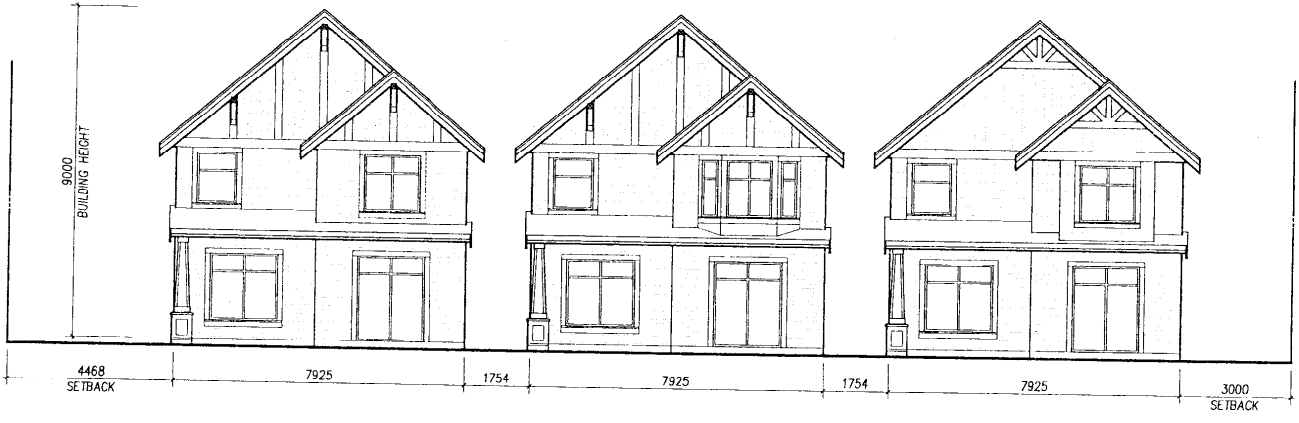
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revision: hb
date: 30 OCT 2005

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OPTION 1 - PROPOSED SIX DETACHED STRATA HOMES



SOUTH ELEVATION

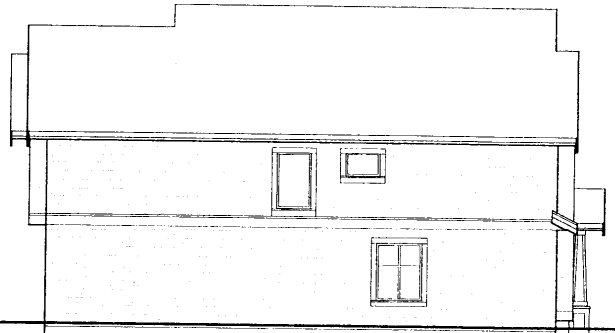
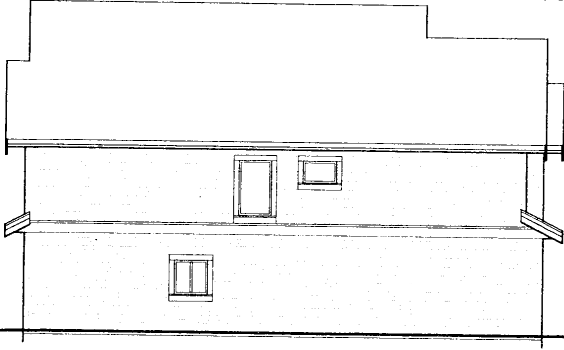
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project no. H05050

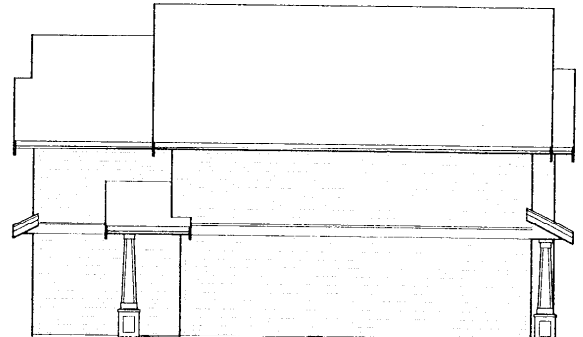
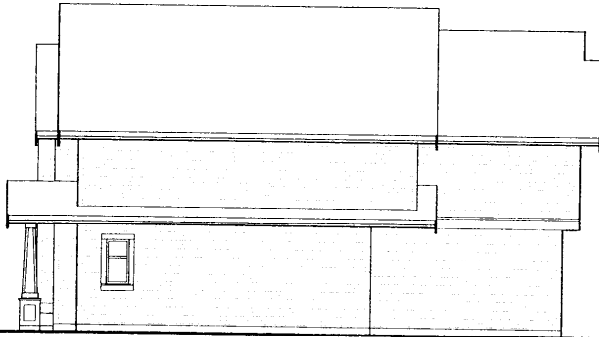
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5280 WILLIAMS ROAD, RICHMOND, B.C.

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OPTION 1 - PROPOSED SIX DETACHED STRATA HOMES



EAST ELEVATION



WEST ELEVATION

SIDE ELEVATIONS

scale 1:100

project no. H05050

PROPOSED REZONING & RESIDENTIAL DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

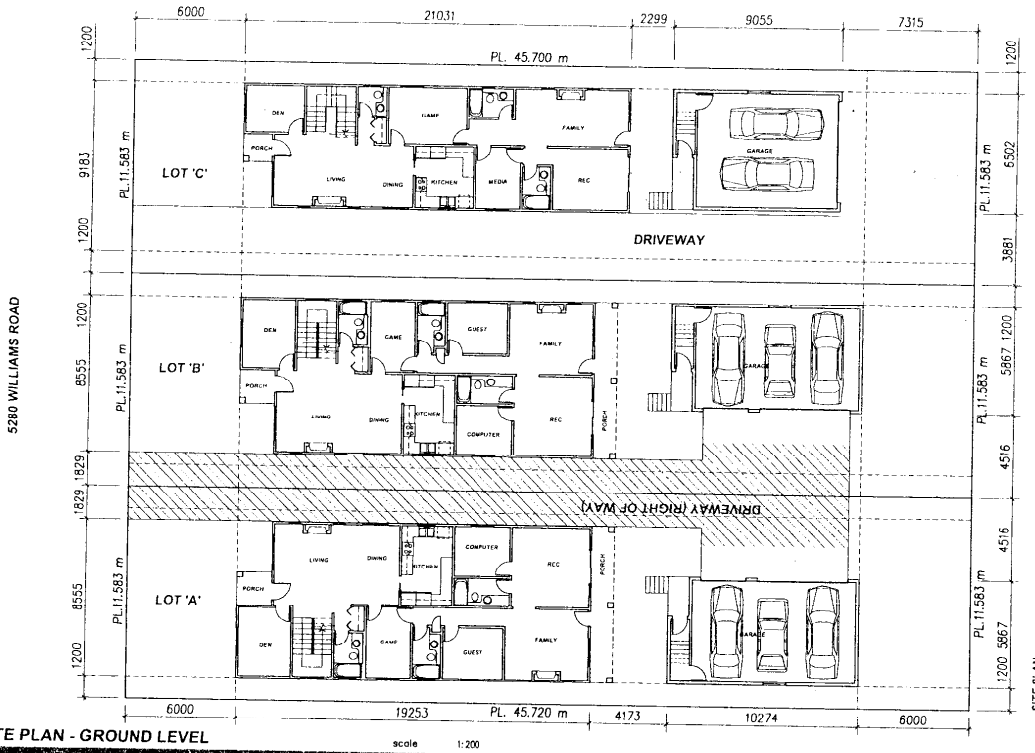
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date 30 OCT 2005

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OPTION 2 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES AT THE BACK



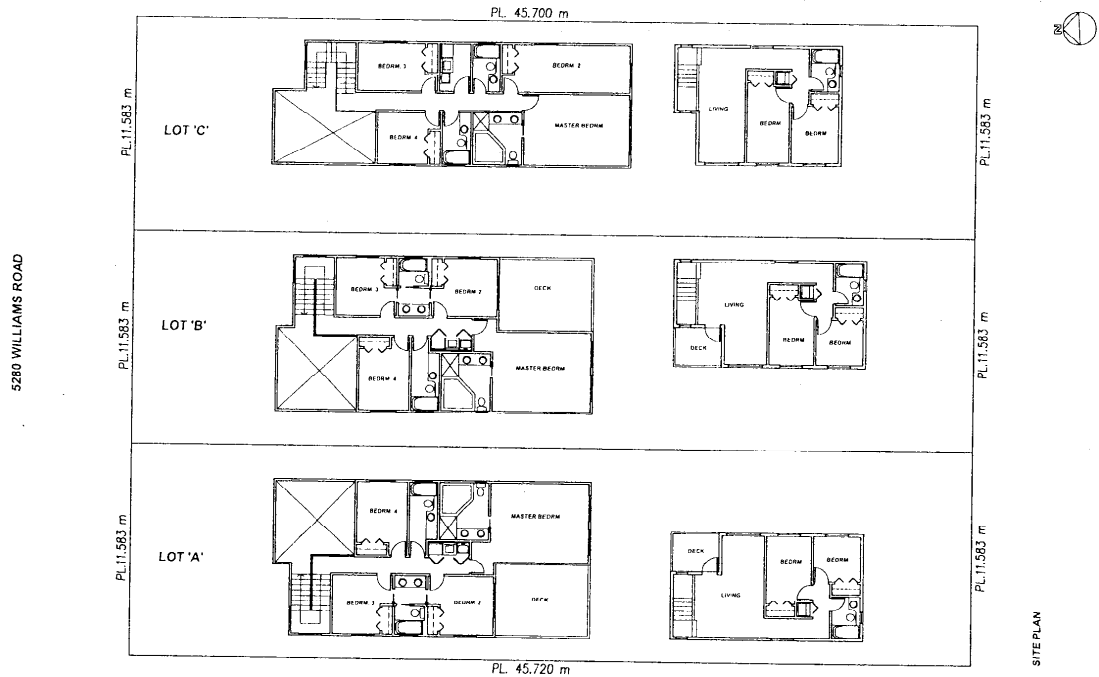
PROJECT SUMMARY	
PROPOSED ZONING:	R-9
	COACH HOUSES
LOT 'A' & 'B'	
LOT SIZE	529.44 sm
SITE COVERAGE	
ALLOWED (45%):	238.25 sm
PROVIDE:	
MAIN BLDG:	161.20 sm
PORCH (G/F):	13.80 sm
GARAGE:	53.48 sm
OTHERS:	4.18 sm
TOTAL:	232.66 sm
FLOOR SPACE RATIO CALCULATION:	
ALLOWED (60%):	317.66 sm
PROVIDE:	
MAIN FLOOR:	161.20 sm
SECOND FLOOR:	93.00 sm
COACH HOUSES:	60.01 sm
GARAGE OVER 50 sm:	3.46 sm
TOTAL:	317.67 sm
LOT 'C'	
LOT SIZE	529.44 sm
SITE COVERAGE	
ALLOWED (45%):	238.25 sm
PROVIDE:	
MAIN BLDG:	132.99 sm
PORCH:	2.79 sm
GARAGE:	51.36 sm
OTHERS:	4.38 sm
TOTAL:	191.52 sm
FLOOR SPACE RATIO CALCULATION:	
ALLOWED (60%):	317.66 sm
PROVIDE:	
MAIN FLOOR:	132.99 sm
SECOND FLOOR:	95.17 sm
COACH HOUSES:	59.98 sm
GARAGE OVER 50 sm:	1.34 sm
TOTAL:	289.48 sm

project no. **2.1**
PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
 5280 WILLIAMS ROAD, RICHMOND, B.C.

revision **2.1**
 date 30 OCT 2005

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OPTION 2 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES AT THE BACK



SITE PLAN - SECOND LEVEL

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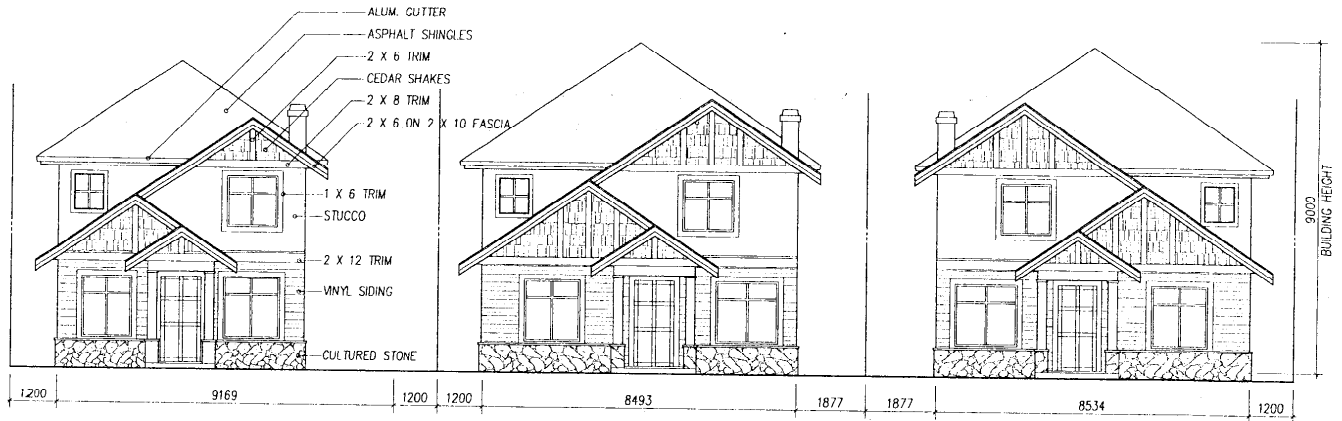
project no. **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**
5280 WILLIAMS ROAD, RICHMOND, B.C.

2.2

revision
date 30 OCT 2005

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OPTION 2 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES AT THE BACK



NORTH ELEVATION (WILLIAMS ROAD)

NORTH ELEVATION (WILLIAMS ROAD)

scale 1:100

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

2.3

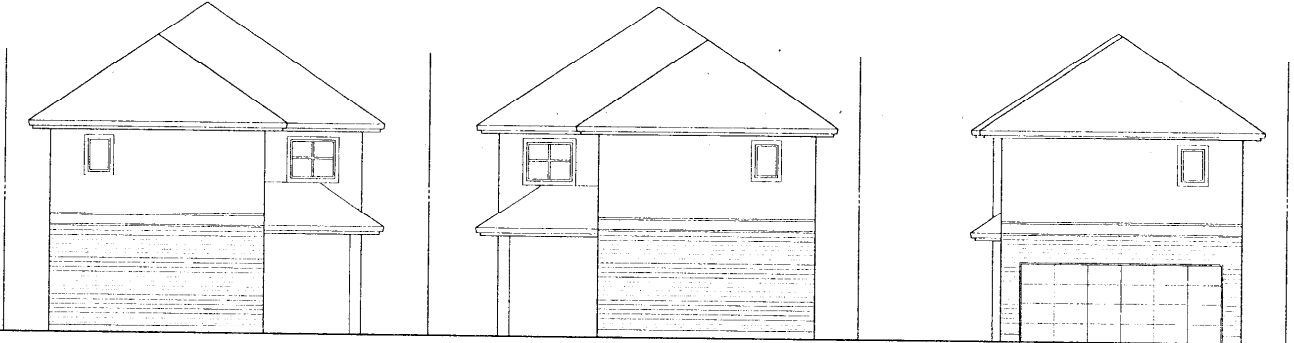
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date 30 OCT 2005

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OPTION 2 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES AT THE BACK



SOUTH ELEVATION

NORTH ELEVATION (WILLIAMS ROAD)

scale 1:100

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

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date 30 OCT 2005

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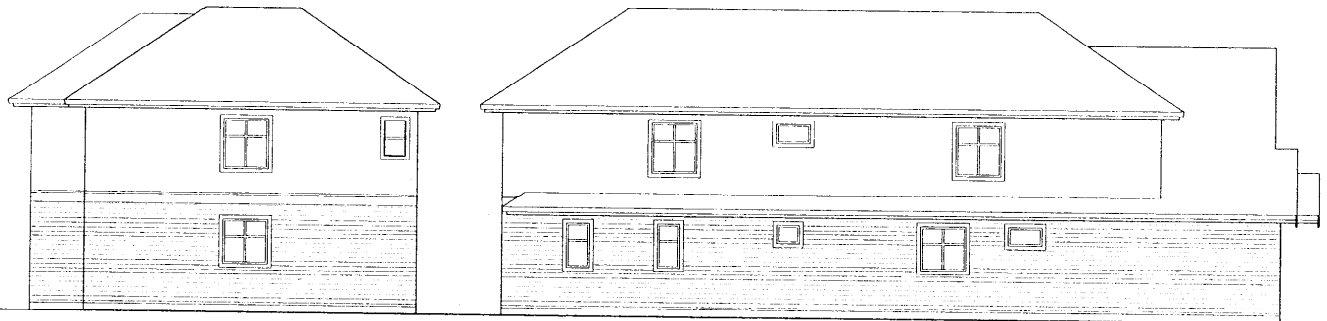
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OPTION 2 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES AT THE BACK



WEST ELEVATION



SIDE ELEVATIONS

scale 1:100

EAST ELEVATION

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

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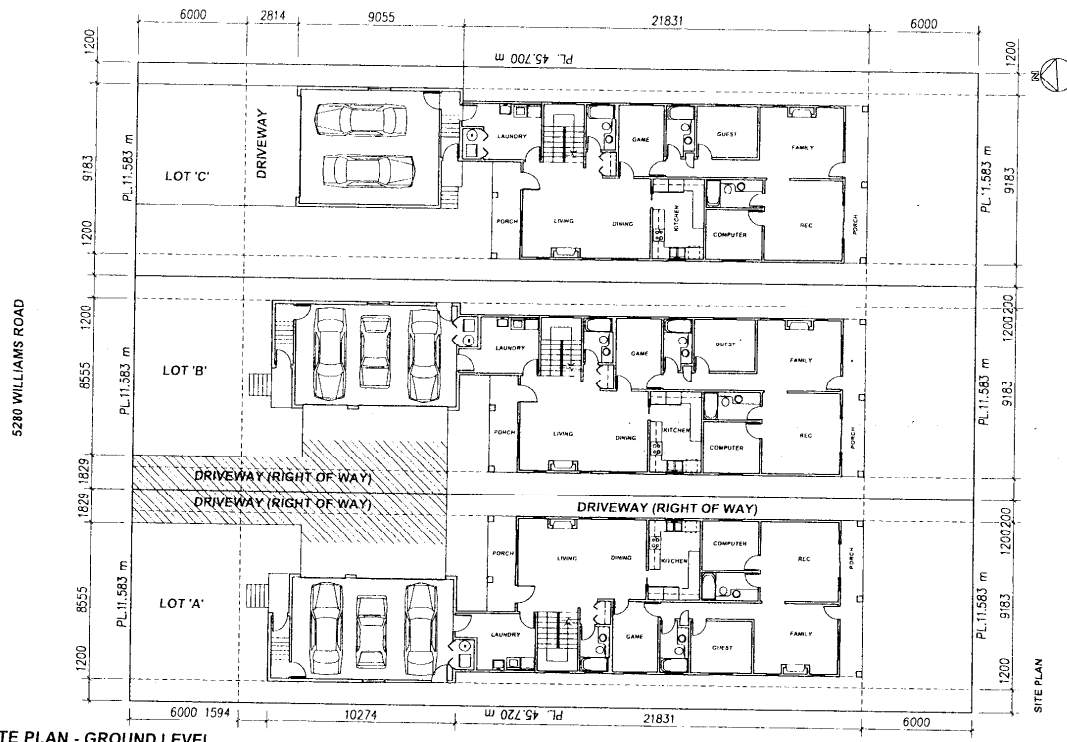
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OPTION 3 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES IN THE FRONT



PROJECT SUMMARY	
PROPOSED ZONING:	R-9
	COACH HOUSES

LOT 'A' & 'B'	
LOT SIZE	529.44 sm
SITE COVERAGE	
ALLOWED (45%):	238.25 sm
PROVIDE:	
MAIN BLDG:	161.20 sm
PORCH (C/F):	13.80 sm
GARAGE:	53.48 sm
OTHERS:	4.38 sm
TOTAL:	232.86 sm
FLOOR SPACE RATIO CALCULATION:	
ALLOWED (60%):	317.66 sm
PROVIDE:	
MAIN FLOOR:	161.20 sm
SECOND FLOOR:	93.00 sm
COACH HOUSES:	60.01 sm
GARAGE OVER 50 sm	3.46 sm
TOTAL:	317.67 sm

LOT 'C'	
LOT SIZE	529.44 sm
SITE COVERAGE	
ALLOWED (45%):	238.25 sm
PROVIDE:	
MAIN BLDG:	132.99 sm
PORCH:	2.79 sm
GARAGE:	51.36 sm
OTHERS:	4.38 sm
TOTAL:	191.52 sm
FLOOR SPACE RATIO CALCULATION:	
ALLOWED (60%):	317.66 sm
PROVIDE:	
MAIN FLOOR:	161.20 sm
SECOND FLOOR:	93.00 sm
COACH HOUSES:	59.98 sm
GARAGE OVER 50 sm	3.46 sm
TOTAL:	317.64 sm

SITE PLAN - GROUND LEVEL

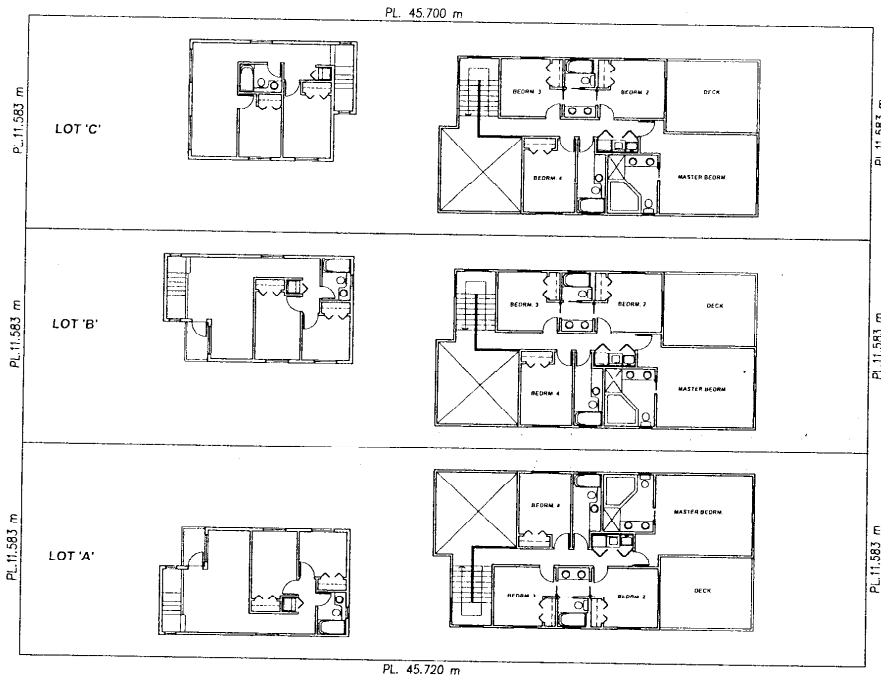
project no. **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**
 5280 WILLIAMS ROAD, RICHMOND, B.C.

3.1

revision kb
 date 30 OCT 2005

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OPTION 3 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES IN THE FRONT



SITE PLAN

SITE PLAN - SECOND LEVEL

scale 1:200

project no. **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**
5280 WILLIAMS ROAD, RICHMOND, B.C.

3.2

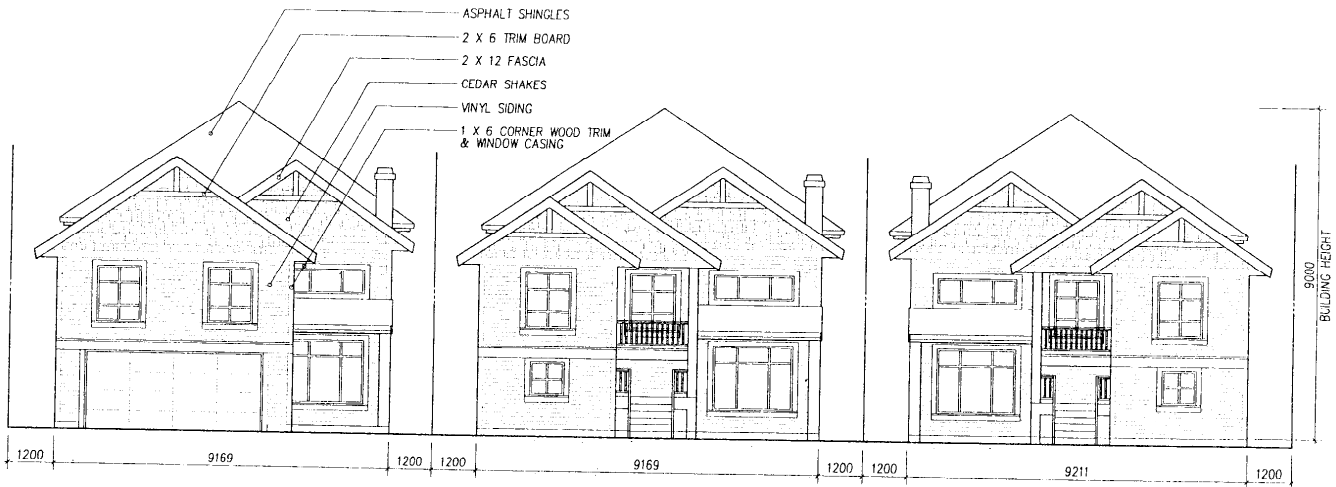
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OPTION 3 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES IN THE FRONT



NORTH ELEVATION (WILLIAMS ROAD)

NORTH ELEVATION (WILLIAMS ROAD)

scale 1:100

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
 5280 WILLIAMS ROAD, RICHMOND, B.C.

3.3

revision gb
 date 30 OCT 2005

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OPTION 3 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES IN THE FRONT



SOUTH ELEVATION

SOUTH ELEVATION

scale 1:100

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

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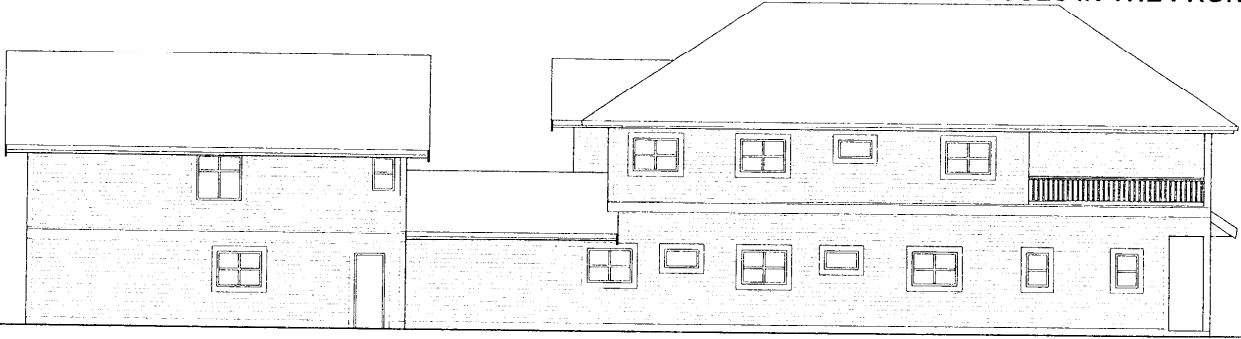
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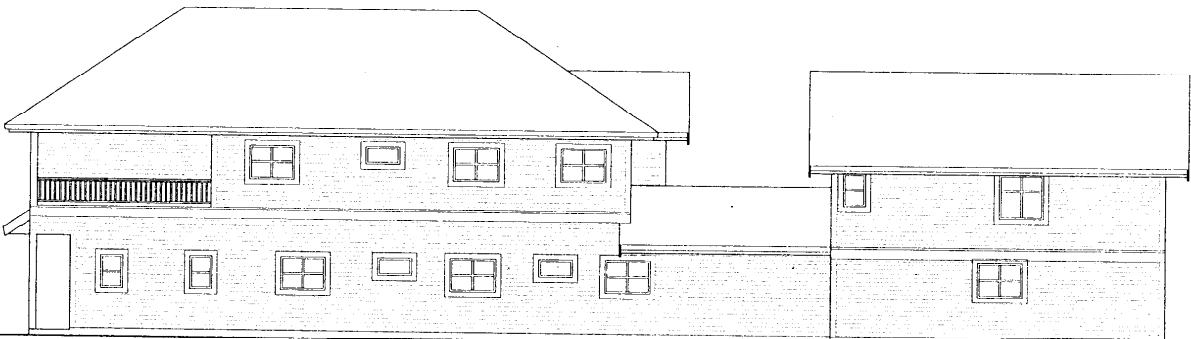
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OPTION 3 - HYPOTHETICAL PROPOSAL FOR THREE COACH HOUSES WITH COACH HOUSES IN THE FRONT



WEST ELEVATION



EAST ELEVATION

SIDE ELEVATIONS

scale 1:100

project no. H05050

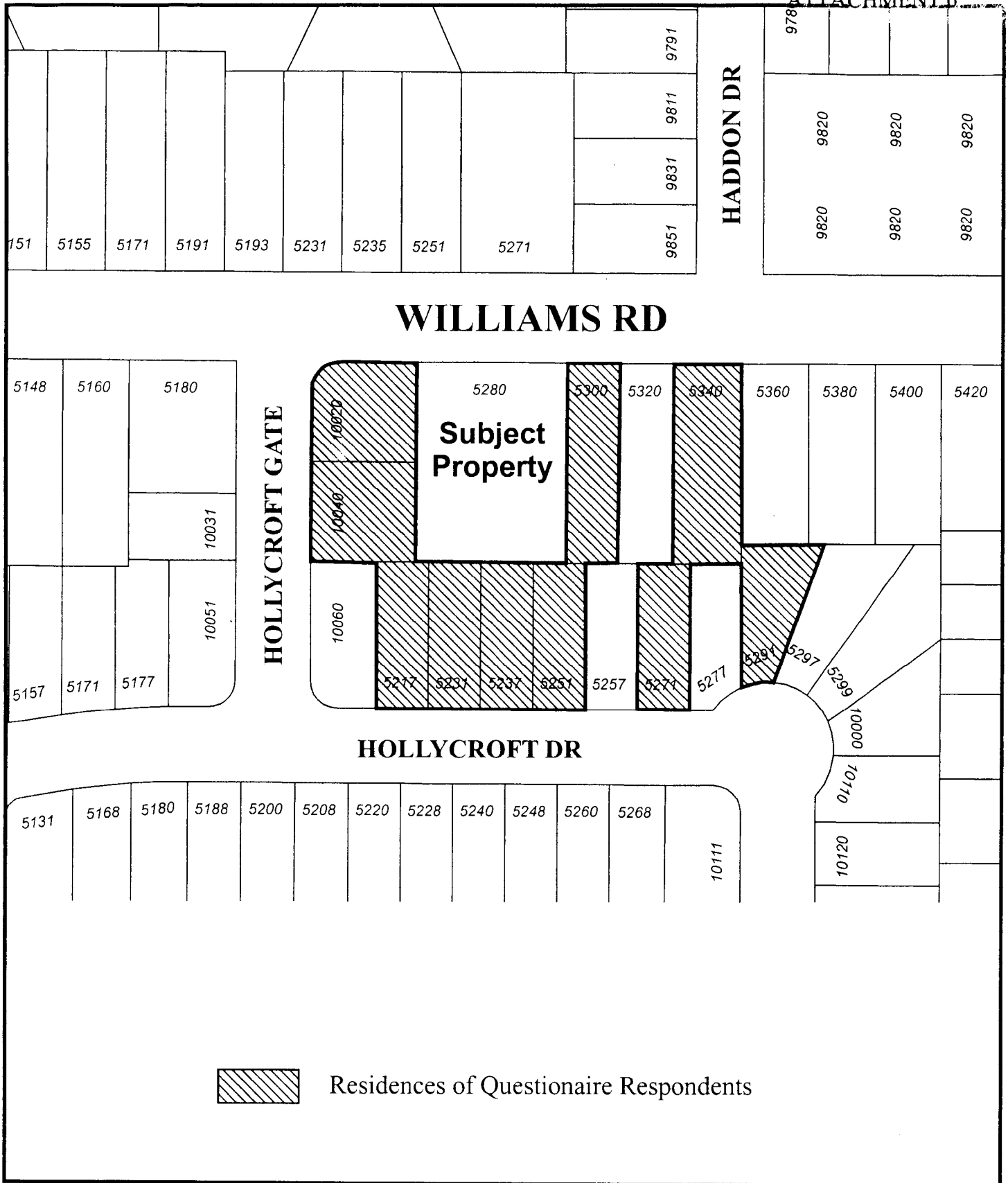
PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.


3.5

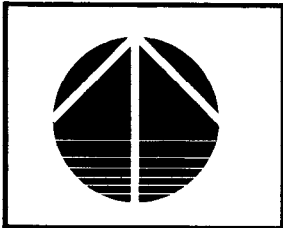
revision gb
date 30 OCT 2005

CADLAB
cadlab design and development inc

tel (604)618-3223 fax (604)241-9386 email cadlab@compro.com



 Residences of Questionnaire Respondents



RZ 04-269099

Adopted Date: 11/17/05
 Amended Date:
 Note: Dimensions are in METRES

Nov - 16 - 2008

5280 WILLIAMS RD, PUBLIC INFORMATION MEETING ATTENDANCE SHEET

NAME	ADDRESS
GARY + SYLVIA TOOP	10020 HOLLYCROFT GATE
EDWIN + BRENDA	5340 Williams Road. W
SAJID SYED	10200 No 2 Rd. Rmd.
TARIQ MAQBOL	6553 WILLIAMS RD.
WUGH + PATTI MURRAY	10040 HOLLYCROFT GATE
JENNY + MONTY LAW	5300 WILLIAMS RD.
KATHLEEN BEAUCHONT	5237 HOLLYCROFT DR RICH.
J. Singh Sandhu	8671 Cantley Rd. Kirk.
P. Dhinjal	12220 westminster Hwy
Sherbano Reer	10560 Williams Rd
Ed Carhene	5180 Williams Road.
Mansoori	5271 WILLIAMS Road.

Notice to Attend Public Information Meeting
(Second Notice)

Dear Williams Road/Holly's Area Property Owner and/or Resident:

RE: Rezoning application for 5280 Williams Road.

Purpose:

The purpose of this letter is to invite you to a Public Information Meeting:

DAY: WEDNESDAY, NOVEMBER 16th, 2005
TIME: 6:00 pm To 8:00 pm
PLACE: LIONS ROOM, FIRST FLOOR
 WEST RICHMOND COMMUNITY CENTRE
 9180 NO 1 ROAD, RICHMOND BC

The purpose of the information is to provide an update in the rezoning process to date and obtain feedback on the most recent potential development scenarios. The current rezoning application before the City of Richmond (Application # RZ 04-269099) requests permission to rezone the subject property from Single-Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2-0.6). Three possible development options for the subject property will be shown. The applicant for the proposed development will be present to answer questions. Your feedback will be collected and forwarded to the City of Richmond for review.

Your Input:

We ask that you:

- Attend the public information meeting and provide your feedback on the comment sheet attached. Blank comment sheets will be available at the information meeting.

Your participation is appreciated. If you have any questions, please call Khalid Hasan (applicant) at 604-786-8960 or by email at info@khalidhasan.com.

Yours truly,

Timothy Tse (Architect)
CadLab Designs Inc.
604-618-3223

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): PAT & PATRICIA STAPLETON

Address: 5291 HOLLYCROFT DR, Richmond, BC

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option 3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

~~_____~~
~~_____~~
~~_____~~
~~_____~~

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): Kim Lee

Address: 5217 Hollycroft Dr., Richmond, BC V7E 5B7.

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input checked="" type="checkbox"/>
Option3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

5271 Merganser Dr.
V7E3X8

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): Murray + Maxine Brown

Address: 5271 Hollycroft Dr, Richmond, BC V7E5B7

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

604 275 4053

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option 3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

Six small houses preferred to
two large houses. One driveway onto
Williams is better than 2 driveways
with cars backing out. Save large
tree at back if possible.

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): SIMON LIU

Address: 5251 HOLLYCROFT DR., Richmond, BC V 7E 5B7

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

Don't like garage and cars next to
my back fence

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): Gregory & Maria Hourston
Address: 5231 Hollycroft Dr, Richmond, BC V 7E5B7

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
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QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

Dont want rental property on
the other side of fence

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): HUGH & PAT MURRAY

Address: 10040 HOLLYCROFT GATE, Richmond, BC V7E 5A2

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option 3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

We are absolutely against Coach
houses as hypothetically proposed (Option 2 or 3)
This is rather keeping with existing
homes in the area.

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE: 5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): GARY TOOP, SYLVIA TOOP

Address: 10020 HOLLYCROFT GATE, Richmond, BC V7E5A2

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option 3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

LOOKS GOOD - 5 FT FENCING, NO HIGHER

WE ARE OPPOSED TO OPTION 2 & 3 BECAUSE OF OBVIOUS RENTAL PROBLEMS, COACHHOUSES IN #2 AND BASEMENT SUITES IN #3. THE CITY SEEMS TO HAVE NO CONTROL OF ILLEGAL SUITES!!!

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan (applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): KATHLEEN + ROD BEAUMONT

Address: 5237 HOLLYCROFT DR, Richmond, BC V7E-5B7

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input checked="" type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option 3: Three coach houses w/coach houses on front	<input type="checkbox"/>

2. Do you have any additional comments?

Preference us for 6 units under the strata titles.
Not because there would be more long term
control of development and maintenance and parking
Coach House options provide too much flexibility
for multi housing development and rentals.

Thank you for completing this Survey. If you have any questions, please contact:

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

SURVEY COMMENT SHEET

RE:5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): MACKIE LAU / MONTY LAU
 Address: 5300 WILLIAMS ROAD, Richmond, BC V7E 1K1

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	<input type="checkbox"/>
Option 2: Three coach houses w/coach houses on back	<input type="checkbox"/>
Option 3: Three coach houses w/coach houses on front	<input checked="" type="checkbox"/>

2. Do you have any additional comments?

I don't agree on the above options. Only two single family houses are recommended and agreeable and acceptable since we are directly affected. We want a quiet and peaceful neighborhood and the house value will greatly depreciated if six strata homes or coach houses are built. Anyway option 1

Thank you for completing this Survey. If you have any questions, please contact

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com

will be my preference if two single family houses are not possible.

SURVEY COMMENT SHEET

RE: 5280 WILLIAMS ROAD REZONING APPLICATION

Note: Please only complete one sheet per household.

We are interested in your views about which development option you prefer.

NAME AND ADDRESS:

Please provide your name and address.

Name(s): Brendan Wong

Address: 5340 Williams Rd, Richmond, BC V 7E 1K1

REQUEST:

We request you to please;

- Complete this survey
- Offer any additional comments and
- Bring this with you to the public information meeting on Nov 16, 2005
- Blank comment sheets will be available at the meeting place.

QUESTION:

1. Which proposed development option do you prefer?

Option	Preference(Check One Only)
Option 1: Six detached strata homes	
Option 2: Three coach houses w/coach houses on back	
Option 3: Three coach houses w/coach houses on front	

✓ Option 4 Six detached strata homes
 2. Do you have any additional comments? facing each other with Williams Rd side houses backyard on Williams Rd. ✓

The townhouses at corner of Williams Rd & Haddon Dr. are very popular. They have a very nice self contained community feel. It encouraged owners to look after their property well. It sells very fast every time one is on the

Thank you for completing this Survey. If you have any questions, please contact: Markit,

- Timothy Tse (architect for the proposed development), 604-618-3223
- Khalid Hasan(applicant), 604-786-8960 or info@khalidhasan.com



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7927 (RZ 04-269099)
5280 Williams Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the Steveston Area Land Use Map, Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan) thereof of the following area and by designating it Multiple-Family.

P.I.D. 003-634-922

Lot 578 Section 36 Block 4 North Range 7 West New Westminster District Plan 53817

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7927”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JAN 24 2006



MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7928 (RZ 04-269099)
5280 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 **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D. 003-634-922

Lot 578 Section 36 Block 4 North Range 7 West New Westminster District Plan 53817

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7928”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Handwritten signature

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

MAYOR

CITY CLERK