



To: Planning Committee *To Planning - Mar 21, 2006*
Date: February 27, 2006

From: Jean Lamontagne
Director of Development RZ 05-321071

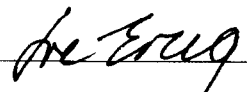
Re: **Application by Balandra Development Inc. for amendment to Lot Size Policy 5444 and for Rezoning at 6311 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area J (R1/J)** *File: 12-8060-20-8044.*
Xref: 08-4015-00

Staff Recommendation

1. That the following recommendations be forwarded to Public Hearing:
 - (a) That Single-Family Lot Size Policy 5444 for the properties located on the north side of Williams Road between No. 2 Road and Gilbert Road, be amended to:
 - i. permit properties along Williams Road to rezone to Single-family Housing District, Subdivision Area J (R1/J); and
 - ii. permit properties with existing duplex zoning (R5) to subdivide into two (2) single-family lots.
2. That Bylaw No. 8044, for the rezoning of 6311 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area J (R1/J)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Balandra Development Inc. has applied to the City of Richmond for permission to rezone 6311 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area J (R1/J) in order to permit the property to be subdivided into two (2) single-family residential lot with a shared vehicle access off Williams Road.

An amendment to Lot Size Policy 5444 is also being brought forward for consideration.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Balandra Development Inc.	To be determined
Site Size	1,227 m ² (13,208 ft ²)	Two lots each 613 m ² (6,604 ft ²)
Land Uses	Single-Family	Two Single-Family Lots
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/E and R1/C along Williams Road	Amend to allow R1/J lots along Williams Road
Zoning	R1/E	R1/J

Surrounding Development

The lots surrounding the subject lot are a mixture of large and small lot single-family:

- to the north the lots are zoned Land Use Contract (LUC/044);
- to the east and west along the north side of the lots are zoned Single-Family Housing District, Subdivision Area E (R1/E), Single-Family Housing District, Subdivision Area J (R1/J) and Two Family Housing District (R5); and
- to the south, across Williams Road, are single-family lots zoned Single-Family Housing District, Subdivision Area C (R1/C), Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivision Area K (R1/K).

Related Policies & Studies

Revised Interim Strategy

On September 6, 2005, Council adopted the “Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies”. This revised strategy gave staff the direction to continue processing new applications

and bring them forward for Council’s consideration if the single-family residential proposal is in compliance with an existing Lot Size Policy that does not require a rear lane.

Lot Size Policy 5444

The Lot Size Policy (**Attachment 2**) for the area generally restricts subdivision to Single-Family Housing District, Subdivision Area E (R1/E) for lots fronting the internal streets and Single-Family Housing District, Subdivision Area C (R1/C) for lots fronting Williams Road. No rear lane is required under this Lot Size Policy. Although the proposed lots meet the minimum lot depth and area requirements for the R1/C zone, the subject property cannot be subdivided into two (2) lots under the current Lot Size Policy due to the shortage of lot frontage. The subject property is only 26.834 m wide, and is 0.166 m short on lot width for two (2) R1/C lots. The zoning requirements for the two zones are as shown in the table below.

	R1/C Zone	R1/J Zone	Proposed Lots (Approx.)
Minimum Frontage	13.5 m (44.291 ft.)	13.4 m (43.963 ft.)	13.4 m (44 ft.)
Minimum Width	13.5 m (44.291 ft.)	13.4 m (43.963 ft.)	13.4 m (44 ft.)
Minimum Depth	24 m (78.740 ft.)	24 m (78.740 ft.)	45.72 m (150 ft.)
Minimum Area	360 m ² (3,390.75 ft ²)	360 m ² (3,390.75 ft ²)	613 m ² (6,604 ft ²)

As a result, a minor amendment to Lot Size Policy 5444 is being proposed. This Lot Size Policy amendment would allow the creation of a narrower R1/J lots along Williams Road. Please refer to **Attachment 3** for a copy of the proposed Lot Size Policy amendment.

Consultation and Public Input

A letter dated January 30, 2006 (**Attachment 4**) was sent to the owners and residents within this neighbourhood outlining proposed amendment to Single-Family Lot Size Policy 5444 and advising of the rezoning application at 6311 Williams Road. No Public Information Meeting has been held because no response was generated as a result of the mail out. No input from the owners or residents has been received at the time of writing this report.

Staff Comments

Trees

A tree survey was submitted. The applicant is proposing to remove one (1) Spruce tree from the front yard and the hedges on the boulevard along Williams Road to allow the new shared driveway to be located in the middle of the subject property. The applicant is proposing to plant and maintain two (2) new 4 ft. high Maple trees on each of the future lots and install a new Cedar hedge along the front lot line. In order to ensure that this work is undertaken, the City would require a landscaping Letter of Credit in the amount of \$2,000 prior to final adoption of the rezoning bylaw. The applicant has agreed to retain all the existing trees along the rear property

line. Tree protection barriers will be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site.

Subdivision

At Subdivision stage the developer will be required to pay Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and Servicing Costs. The developer will also be required to provide a Cross-Access Easement/Agreement (5 m wide by 15 m deep) centered on the new shared property line, to permit vehicles to cross property lines as they enter or exit their properties via a single shared driveway.

Analysis

Current Proposal

The development of front-access single-family lots on arterial roads is not considered an appropriate development solution in the majority of cases due to concerns related to traffic operation and aesthetics. However, in this particular case, an exception is being considered for the following reasons:

- i. the property is located on a local arterial road (versus major arterial);
- ii. only one (1) shared vehicle access will be provided for the future lots to limit vehicle access; and
- iii. the applicant has agreed to enter into a building scheme for the two (2) proposed lots.
- iv. the applicant has agreed to provide a landscape plan, prepared by a landscape architect, to the satisfaction of the City, and an associated landscaping security to ensure the work will be undertaken.

The shared vehicle access will be secured through the registration of a cross access agreement. A building scheme, secured through a Restrictive Covenant, will ensure that adequate space is provided for the shared access, driveways with turnaround capability, and landscaping in the front yard. A preliminary design has been submitted by the applicant (see **Attachment 5**). A landscape plan to the satisfaction of the City and the deposit of the associated landscaping security will be required prior to final adoption of the rezoning bylaw.

Lot Size Policy Amendment Implications

The amendment to Lot Size Policy 5444 would allow the proposed subdivision and enable the City to consider other similar rezoning application along this section of Williams Road. There are approximately two (2) lots along this section of Williams Road, including the subject property, that would be permitted to subdivide into smaller lots as per Single-Family Housing District, Subdivision Area J (R1/J) without consolidation. In addition, there are approximately four (4) properties with existing duplex zoning (R5) along this section of Williams Road that would be permitted to subdivide into two (2) smaller lots (see **Attachment 6**). In the longer term, it may be possible for a number of adjacent properties in the block to form a land assembly and propose redevelopment for smaller single-family lots in accordance with the R1/J District.

Financial Impact or Economic Impact

None anticipated.

Conclusion

The proposed rezoning and subsequent subdivision of the property is an in-fill project that will result in a corresponding smaller building form and denser lot pattern. This will contribute to the range of housing choice in this area. On this basis, staff recommend that the proposed amendment to Lot Size Policy 5444 and rezoning application be approved.



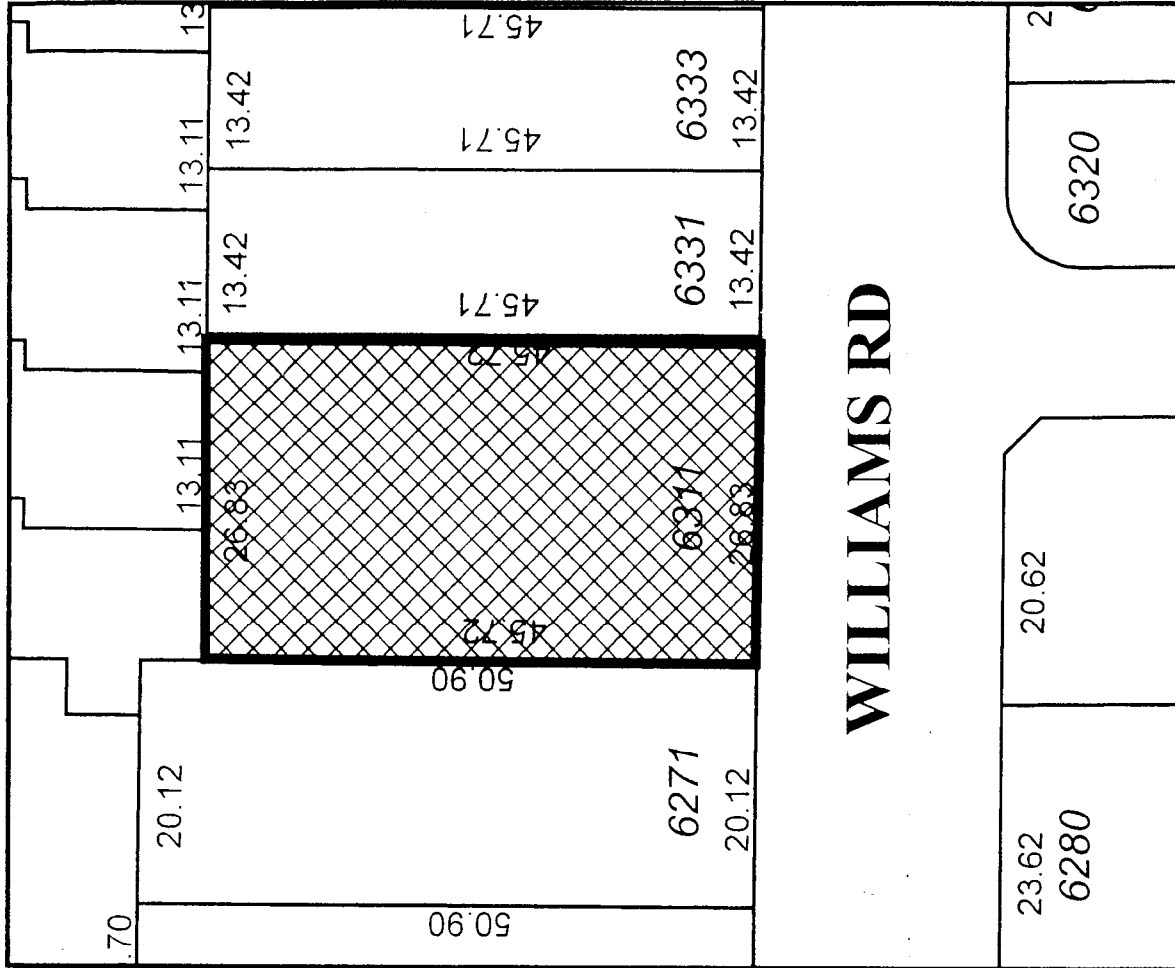
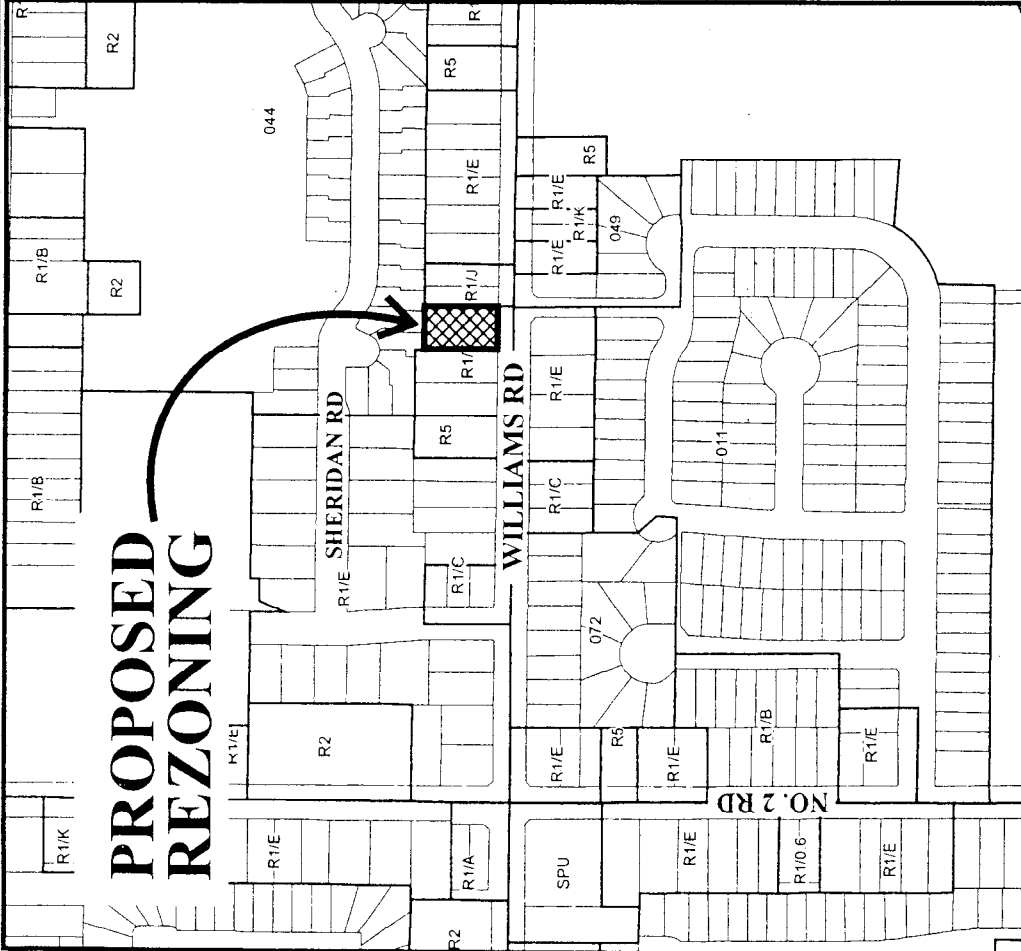
Edwin Lee
Planning Technician – Design
(Local 4121)
EL:blg

- Attachment 1: Location Map
- Attachment 2: Lot Size Policy 5444
- Attachment 3: Proposed amendment to Lot Size Policy 5444
- Attachment 4: Neighbourhood Consultation Letter
- Attachment 5: Proposed Building Scheme
- Attachment 6: Mapping of Properties with Immediate Development Potential
- Attachment 7: Conditional Rezoning Requirements

City of Richmond

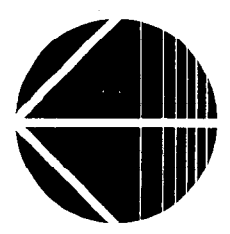


PROPOSED REZONING



Original Date: 01/17/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 05-321071





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 15, 1991

POLICY 5444

File Ref: 4045-00

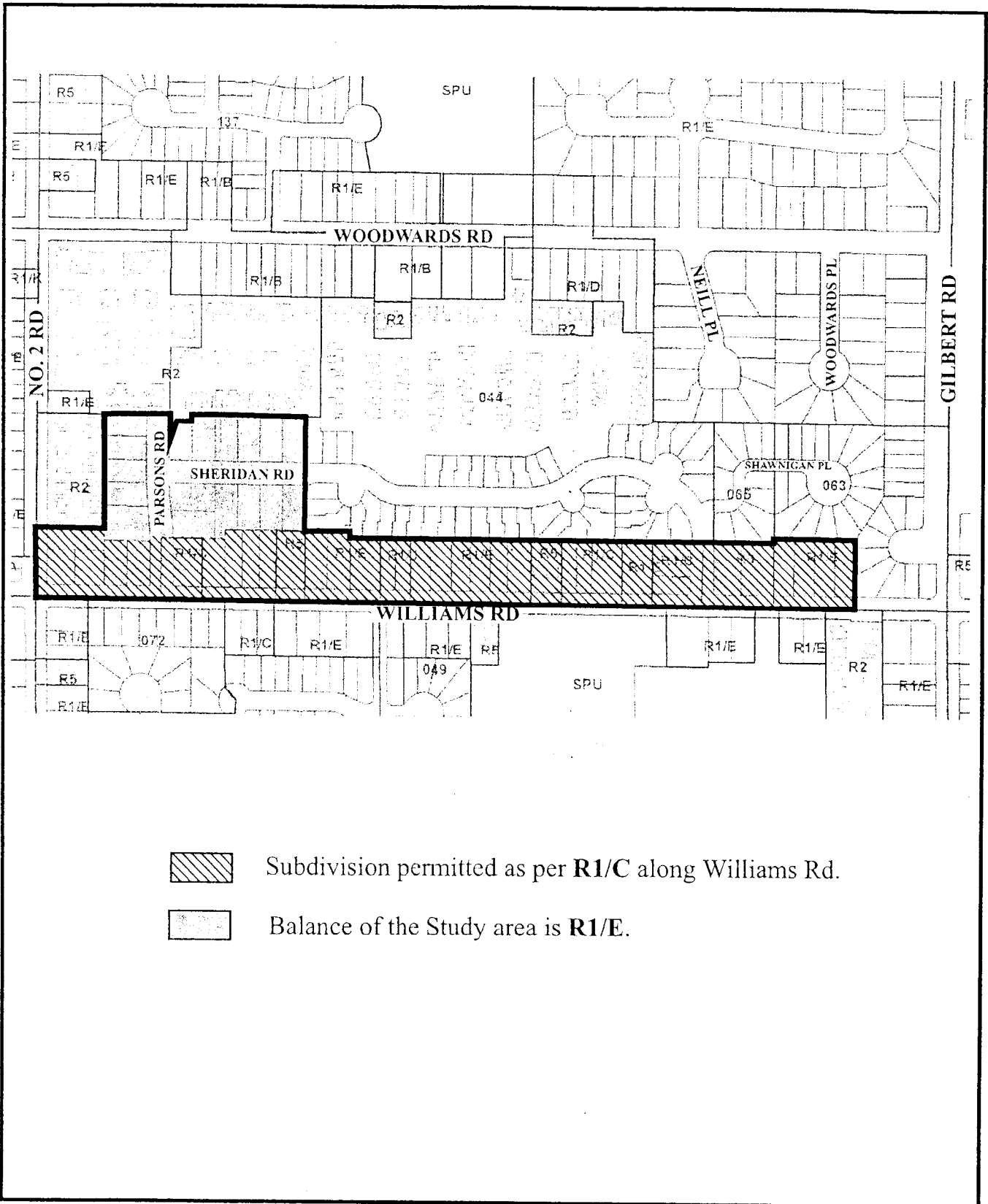
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6



POLICY 5444:

The following policy establishes lot sizes in a portion of Section 30-4-6, located on the **north side of Williams Road, between No. 2 Road and Gilbert Road:**

That properties within the area bounded by the north side of Williams Road between No. 2 Road and Gilbert Road, in a portion of Section 30-4-6, be permitted to subdivide in accordance with the provisions of the existing Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300 with the following exception:

That properties along Williams Road will be permitted to subdivide as per Single-Family Housing District (R1/C).



-  Subdivision permitted as per R1/C along Williams Rd.
-  Balance of the Study area is R1/E.



POLICY 5444
SECTION 30, 4-6

Adopted Date: 04/15/91
Amended Date:



City of Richmond

Policy Manual

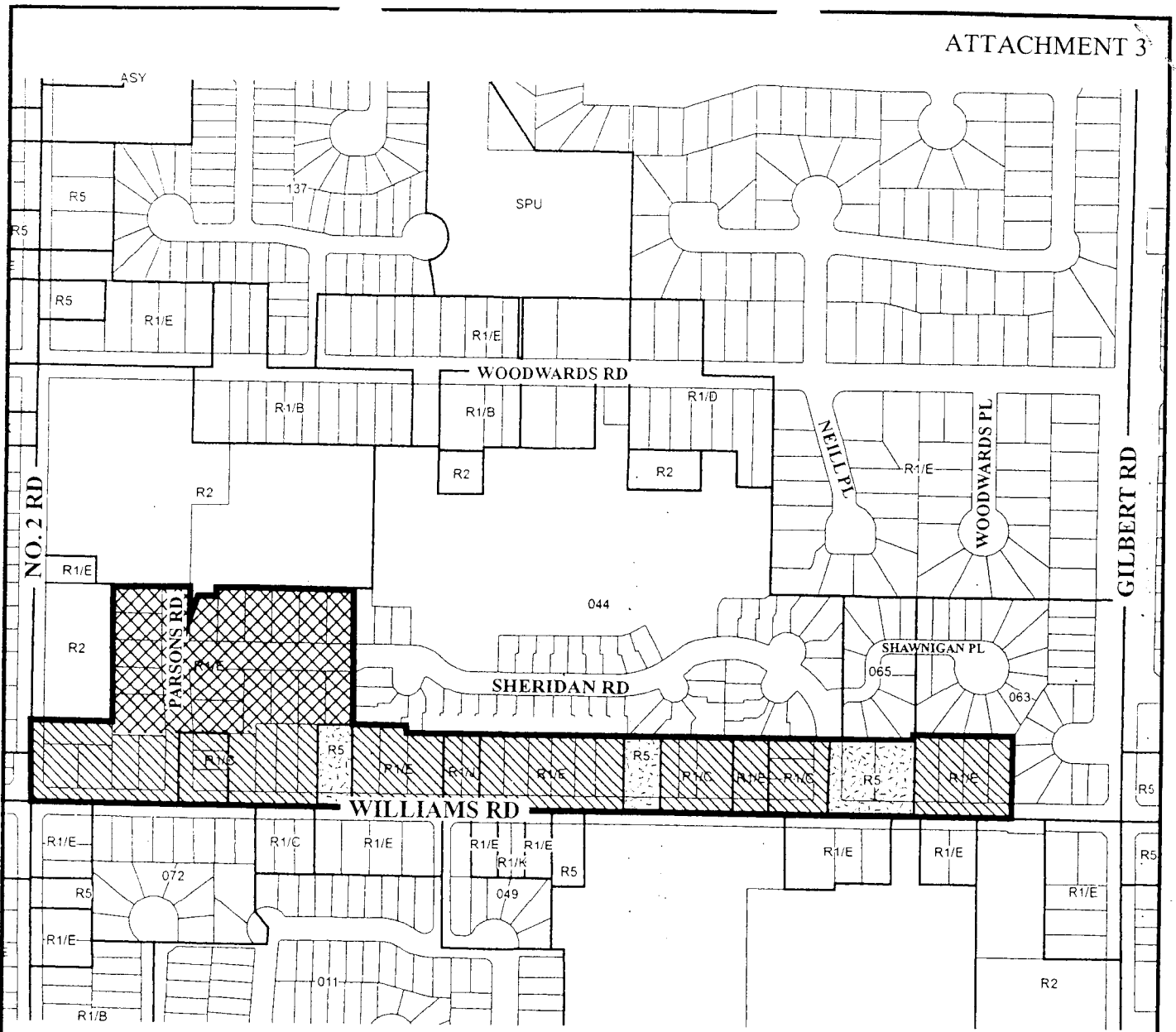
Page 1 of 2	Adopted by Council: April 15, 1991 Amended by Council: Proposed Amended Policy 5444	POLICY 5444
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6	

POLICY 5444:

The following policy establishes lot sizes in a portion of Section 30-4-6, located on the **north side of Williams Road, between No. 2 Road and Gilbert Road:**

That properties within the area bounded by the north side of Williams Road between No. 2 Road and Gilbert Road, in a portion of Section 30-4-6, be permitted to subdivide in accordance with the provisions of the existing Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300 with the following exception:

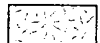
- a, That properties along Williams Road will be permitted to subdivide as per Single-Family Housing District (R1/J).
- b, Properties with duplexes may be permitted to be subdivided into two (2) equal halves.



Subdivision permitted as per **R1/J** along Williams Rd.



Balance of the Study area is **R1/E**.



Duplexes eligible to be split into two lots.



Proposed Amended Policy 5444
Section 30-4-6

Adopted Date: 04/15/91
Amended Date:



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

January 30, 2006
File: RZ 05-321071

Urban Development Division
Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Proposed Development at 6311 Williams Road

The purpose of this letter is to inform you of a proposed rezoning application along Williams Road and a proposed change to the Single-Family Lot Size Policy for your area.

The City of Richmond has received an application from a property owner in your neighbourhood to rezone 6311 Williams Road from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area J (R1/J). The purpose of the rezoning is to permit the subject property to be subdivided into two (2) lots (see **Attachment A** for a location map). Each lot would have a width of approximately 13.417m (44.02 ft.) and a minimum area of approximately 613.42 m² (6,603 ft²).

However, the application is contrary to the existing Single-Family Lot Size Policy 5444 (see **Attachment B**) that was adopted by Council in 1991. Policy 5444 currently restricts the subdivision of lots along Williams Road in this area to Single-Family Housing District, Subdivision Area C (R1/C) - which requires that any new lots being subdivided to have a minimum width of **13.5 m (44.291 ft)**, a minimum area of 360 m² (3,875 ft²) and a minimum depth of 24 m (79 ft). Therefore, prior to being able to consider this rezoning application, the existing Single-Family Lot Size Policy 5444 must be amended to allow properties along Williams Road within this policy area to be subdivided as per Single-Family Housing District, Subdivision Area J (R1/J), which allows a minimum width of **13.4 m (43.963 ft)**, a minimum area of 360 m² (3,875 ft²) and a minimum depth of 24 m (79 ft).

This amendment would enable the City to consider other similar rezoning applications along this section of Williams Road. There are approximately two (2) lots along this section of Williams Road, including the subject property, would be permitted to subdivide into smaller lots as per R1/J without consolidation. In addition, there are approximately four (4) properties with existing duplexes along this section of Williams Road would be permitted to subdivide into 2 smaller lots without consolidation. (see **Attachment C**) In the longer term, it may be possible for a number of adjacent properties in the block to assemble and propose redevelopment for smaller single-family lots.

You are being advised of this proposal because this is the first rezoning application along Williams Road that requires a change to the Single-Family Lot Size Policy 5444. Your comments will assist City Staff in

making a recommendation to Council on future lot sizes in your area. It should be emphasized that the proposed amendment to Policy 5444 (see **Attachment D**) would only apply to the properties along this section of Williams Road and would not change the zoning permitted elsewhere in the neighbourhood. Once the amendment to the Lot Size Policy is approved by Council, it would be used to determine the disposition of future single-family development applications in this area for a period of not less than five years (except as per the amending procedures outlined in the Zoning & Development Bylaw No. 5300). Rezoning applications that meet the policy are still required to go through a Public Hearing process.

Following receipt of public comments, staff will complete a report to Planning Committee. It is proposed that the amendment to Single-Family Lot Size Policy 5444 and the rezoning application at 6311 Williams Road be considered by the Planning Committee in March, 2006. If supported, both items will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

It would be appreciated if you could provide us with your comments by **Wednesday, February 15, 2006**. If you have any questions or require further explanation, please do not hesitate to contact the undersign by phone at 604-276-4121, via e-mail at elee@richmond.ca, or in writing.

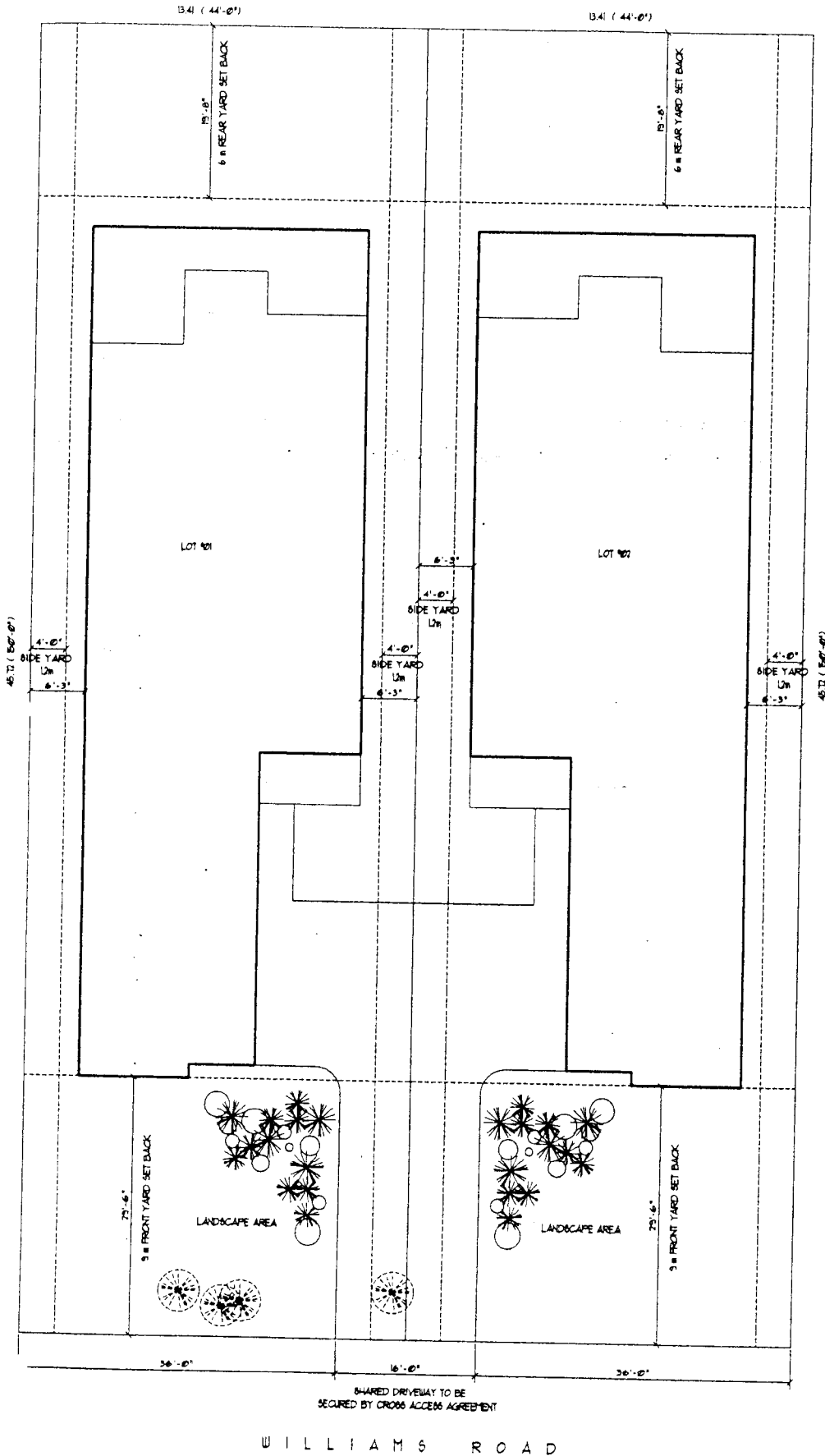
Yours truly,



Edwin Lee
Planning Technician - Design

EL:rg
Att.

- Attachment A - Location Map of Rezoning Application at 6311 Williams Road (RZ 05-321071)
- Attachment B - Existing Single-Family Lot Size Policy 5444
- Attachment C - Mapping of Properties with Immediate Development Potential
- Attachment D - Proposed Amended Single-Family Lot Size Policy 5444



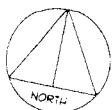
FLOOR AREA RATIO
 LOT AREA 613 SQ. FT. (6600 SQ. FT.)
 ZONE R-1
 MAX ALLOWABLE FLOOR AREA 55 X 5000 SQ. FT. = 2750 SQ. FT.
 30 X 1600 SQ. FT. = 4800 SQ. FT.

TOTAL FAR ALLOWED 3230 SQFT

MAIN FLOOR	1600 SQ. FT.
SECOND FLOOR	1340 SQ. FT.
TOTAL	3560 SQ. FT.
GARAGE	836 SQ. FT.

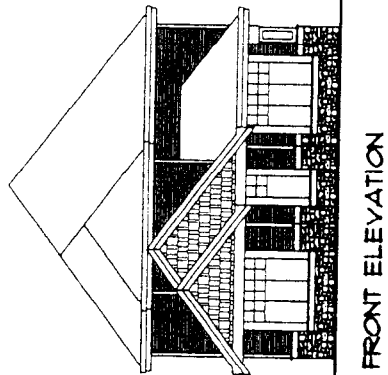
SITE COVERAGE
 MAX ALLOWED = 48% = 2916 SQ. FT.
 PROPOSED = 2132 SQ. FT.

ALLOWED PORCH AREA 750 X 10% = 75 SQ. FT.
 PROPOSED PORCH AREA 750 SQ. FT.

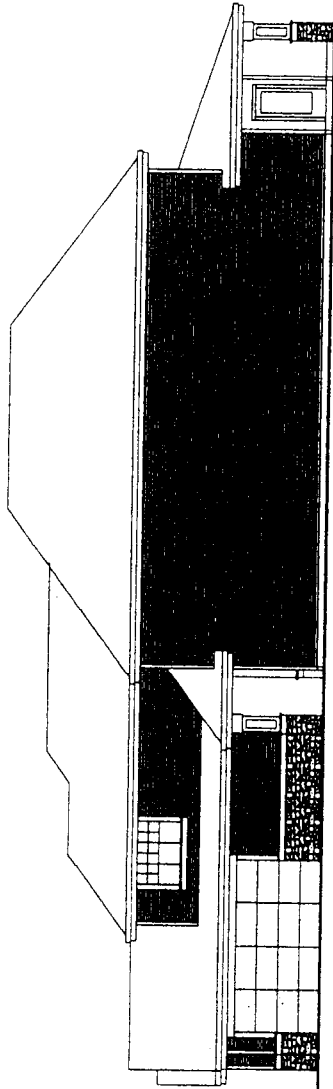


SITE PLAN

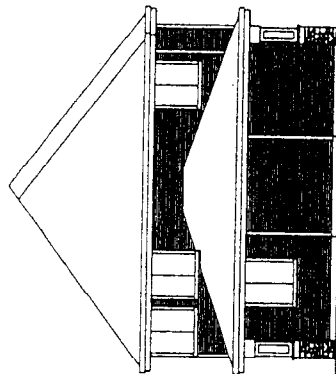
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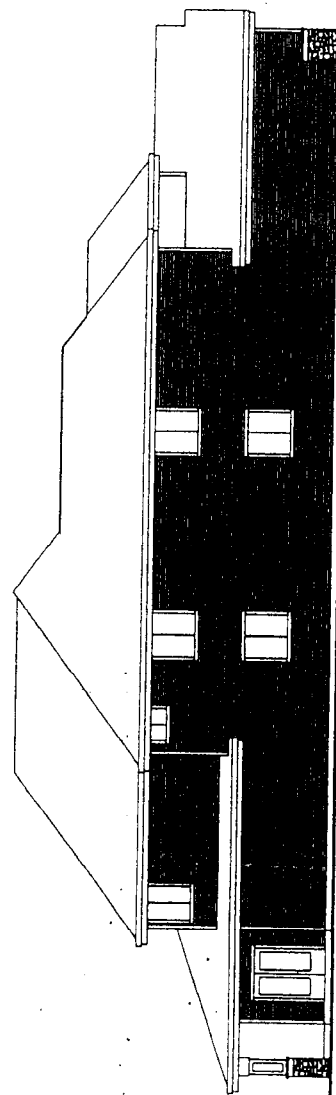
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Copyright reserved. The plan and design is, and at all times remains, the exclusive property of William Rhone Architect and cannot be used without the Architect's consent.

No. Date Revision

180

714

2178 Bartlett Avenue
 Victoria, BC V8S 2P9
 Canada
 Tel: (250) 370-0942
 Fax: (250) 370-0946

William Rhone Architect
 Project:
 Proposed Rezoning & Subdivision
 to R.I. J. - 6311 Williams Rd
 Richmond, BC

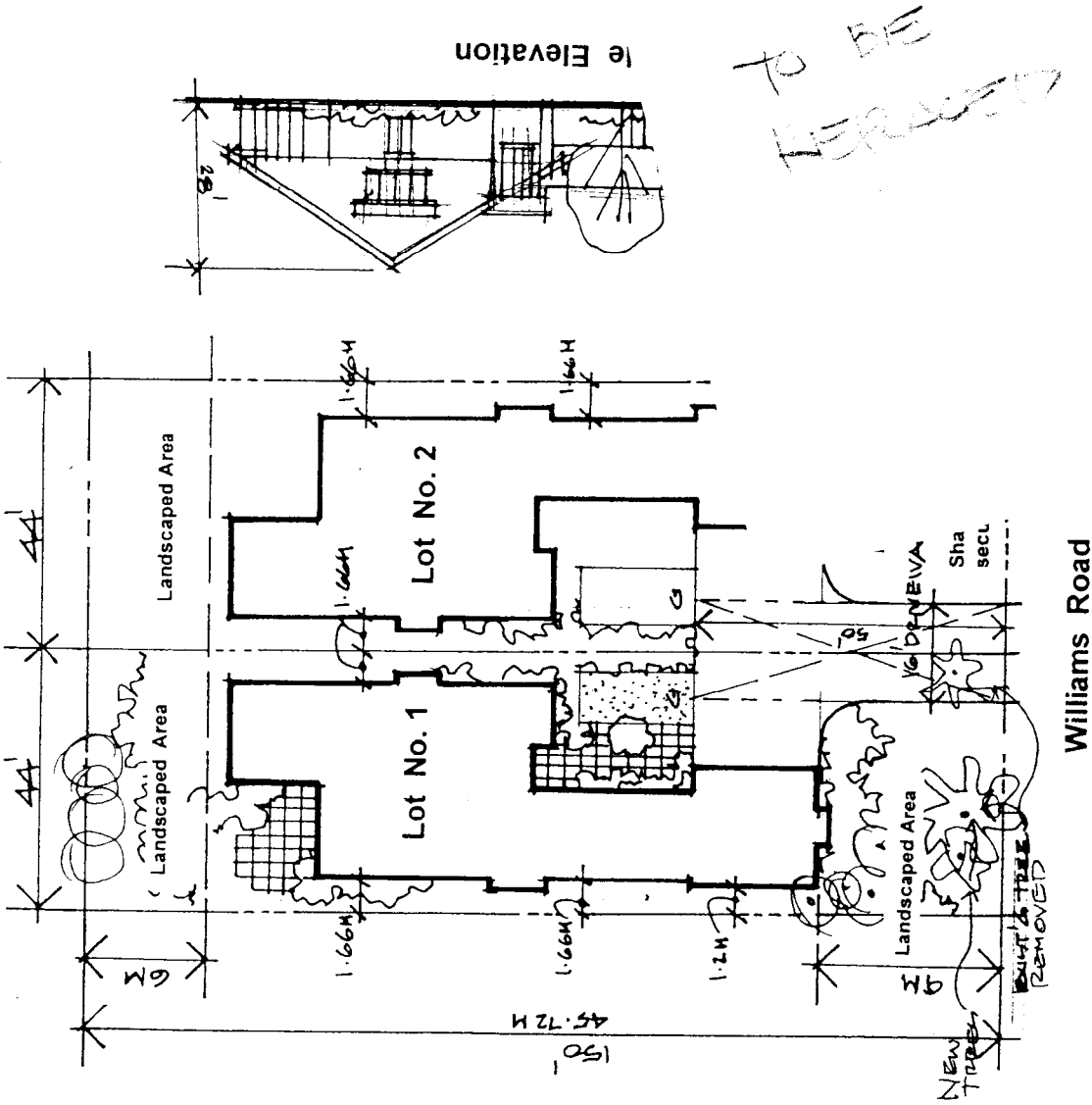
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 0509

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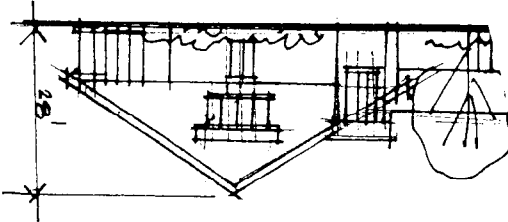
Drawing title
 Site Plan

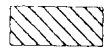
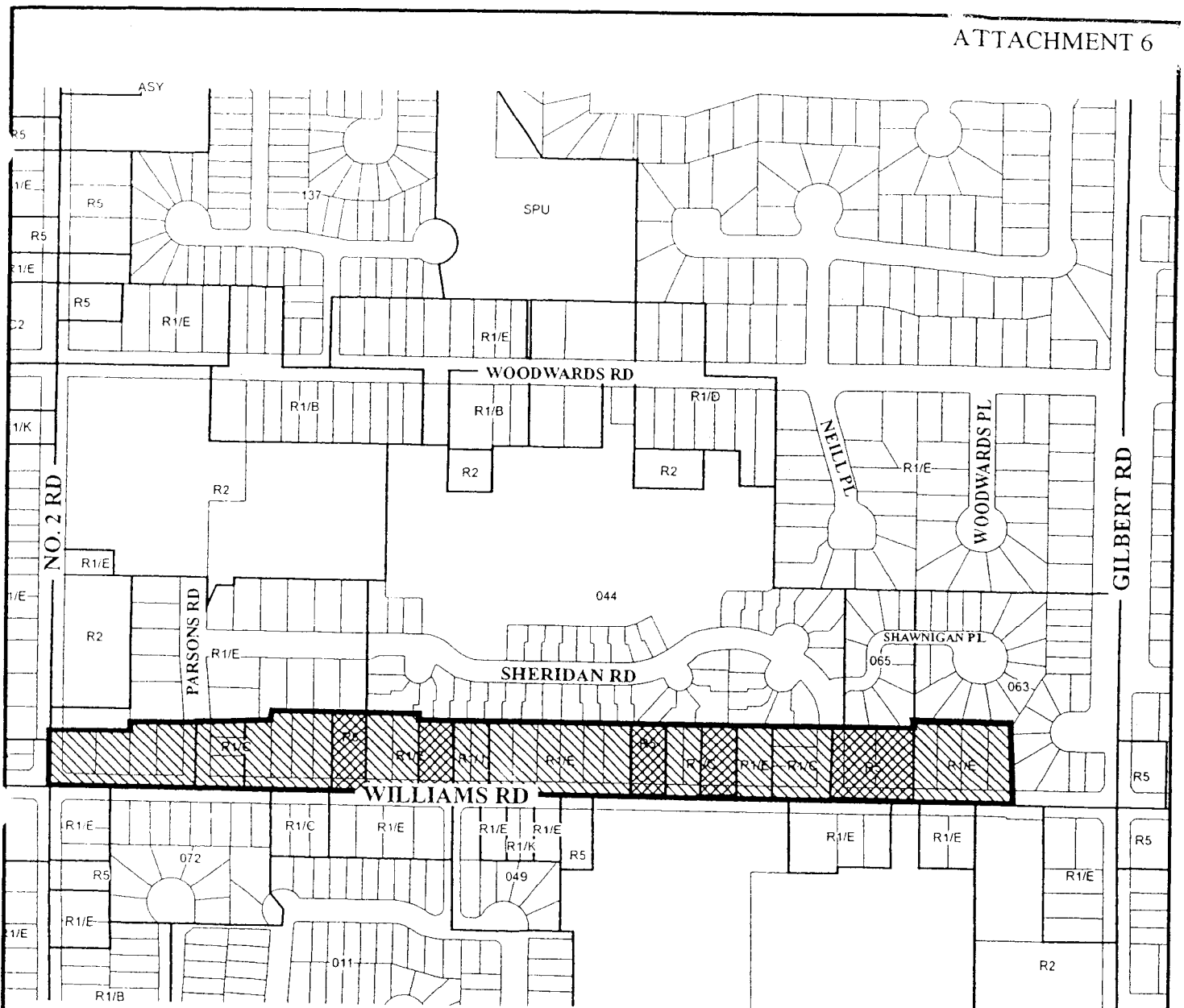
Drawing number
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ATTACHMENT 5



le Elevation





Properties with no immediate development potential



Properties with development potential

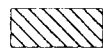
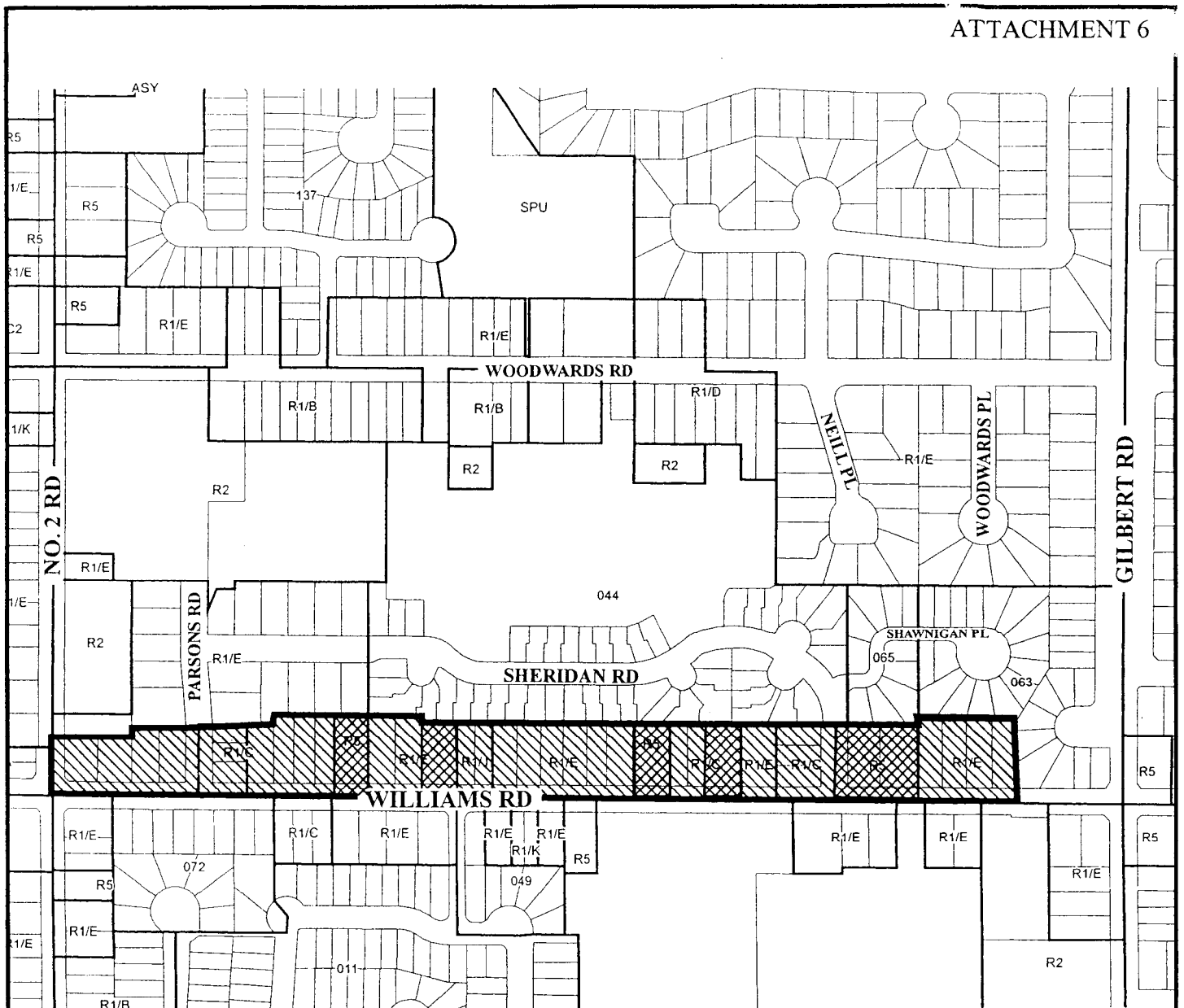


Development Potential 6100 - 6800 Block Williams Road

Adopted Date: 01/19/06

Amended Date:

Note: Dimensions are in METRES



Properties with no immediate development potential



Properties with development potential



Development Potential 6100 - 6800 Block Williams Road

Adopted Date: 01/19/06

Amended Date:

Note: Dimensions are in METRES

Conditional Rezoning Requirements
6311 Williams Road
RZ 05-321071

Prior to final adoption of Zoning Amendment Bylaw 8044, 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 \$2,000.00 for four (4) 4 ft. foot high Maple trees to be planted and maintained within the future lots and a Cedar hedge to be installed and maintained along the entire Williams Road frontage, except in front of the shared driveway.
2. Installation of tree protection barriers around all protected trees prior to final adoption or demolition of the existing structures on site.
3. Register a building scheme for both proposed lots.
4. Secure the services of a registered landscape architect to prepare a landscape plan to the satisfaction of the City of Richmond and provide an associated landscaping security to the City of Richmond.

At subdivision stage:

1. Registration of Cross-Access Easement/Agreement (5 m wide by 15 m deep) centered on the new shared property line, to permit vehicles to cross property lines as they enter or exit their properties via a single shared driveway.

[signed copy on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8044 (RZ 05-321071)
6311 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 J (R1/J)**.

P.I.D. 003-490-751

Lot 40 Section 30 Block 4 North Range 6 West New Westminster District Plan 28173

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8044”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER