



To: Planning Committee

Date: April 16 2007

From: Jean Lamontagne
Director of Development

RZ 07-363805

File: 12-8060-20-8232

Re: Application by Khalid Hasan/Urban Era Builders for Rezoning at
10560 Williams Road from Single-Family Housing District, Subdivision
Area E (R1/E) to Single-Family Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8232, for the rezoning of 10560 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Jean Lamontagne
Director of Development

CL:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Khalid Hasan Urban Era Builders has applied to the City of Richmond for permission to rezone 10560 Williams Rd (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1 E) to Single-Family Housing District (R1-0.6) to permit a subdivision to create two (2) single-family lots with vehicle access from the existing rear lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located on an arterial road in an established residential neighbourhood consisting predominantly of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1 E).

To the north, across Williams Road, is a newer dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) directly adjacent to two (2) lots zoned Single-Family Housing District, Subdivision Area K (R1/K) to the west that were created in 2002.

To the east is an older dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) that is the subject of a rezoning application to Single-Family Housing District (R1-0.6)(reference file RZ 07-367481).

To the west is an older dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) with development potential under the existing Lot Size Policy and with access to the existing rear lane system.

To the south, across the rear lane is a newer dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) that fronts Aintree Crescent.

Related Policies & Studies

OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These policies permit rezoning and subdivision along Williams Road where there is an existing operational rear laneway. This redevelopment proposal is consistent with these policies.

Lot Size Policy 5443

The subject property is located within the area covered by Single-Family Lot Size Policy 5443 (adopted by Council in 1990, and recently amended on December 18, 2006) (**Attachment 3**). This Policy permits rezoning and subdivision of lots to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this block of Williams Road. This redevelopment proposal would allow for the creation of two (2) lots each approximately 10.5 m wide, which is consistent with the Lot Size Policy.

Staff Comments

Background

Since 2001, this block of Williams Road has undergone redevelopment to smaller lot sizes from original larger lot sizes. Recently, several properties on both the north and south sides of this block of Williams Road have either undergone redevelopment or are the subject of active applications for redevelopment to Single-Family Housing District (R1-0.6), Single-Family Housing District, Subdivision Area K (R1-K) or Coach House District (R9). The majority of lots in this block fronting Williams Road have redevelopment potential due to the existing rear lane system.

Trees & Landscaping

A Tree Survey has been submitted by the applicant indicating no bylaw-sized trees on the subject property and three (3) trees on City property (**Attachment 4**). Access to the site at future development stage will be from the existing rear lane and will not affect the City's street trees.

An undersized hedge along the west property line (straddling 10540 Williams Road) is proposed to be retained. As a condition of rezoning or prior to demolition of the existing dwelling on the subject property (whichever occurs first), the applicant is required to install a tree protection barrier around the dripline of the hedge on-site. Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscape Security (100% of the cost estimate provided by the landscape architect) to ensure that the front yards of the future lots will be enhanced. The landscape plan must conform with the requirements of the Official Community Plan's (OCP's) Lane Establishment & Arterial Road Redevelopment Policies, and must include two (2) trees (minimum 5 cm calliper) per future lot created.

Vehicle Access & Site Servicing

Vehicular access to and from Williams Road is not permitted as per Bylaw 7222. At future development stage access is to be from the existing rear lane and will not affect the City's street trees.

There are no servicing concerns or requirements with rezoning. At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.

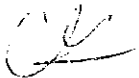
The future lots will have vehicle access to the existing operational rear lane, with no access being permitted to or from Williams Road.

Financial Impact or Economic Impact

None

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations, and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

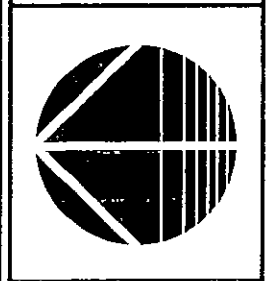
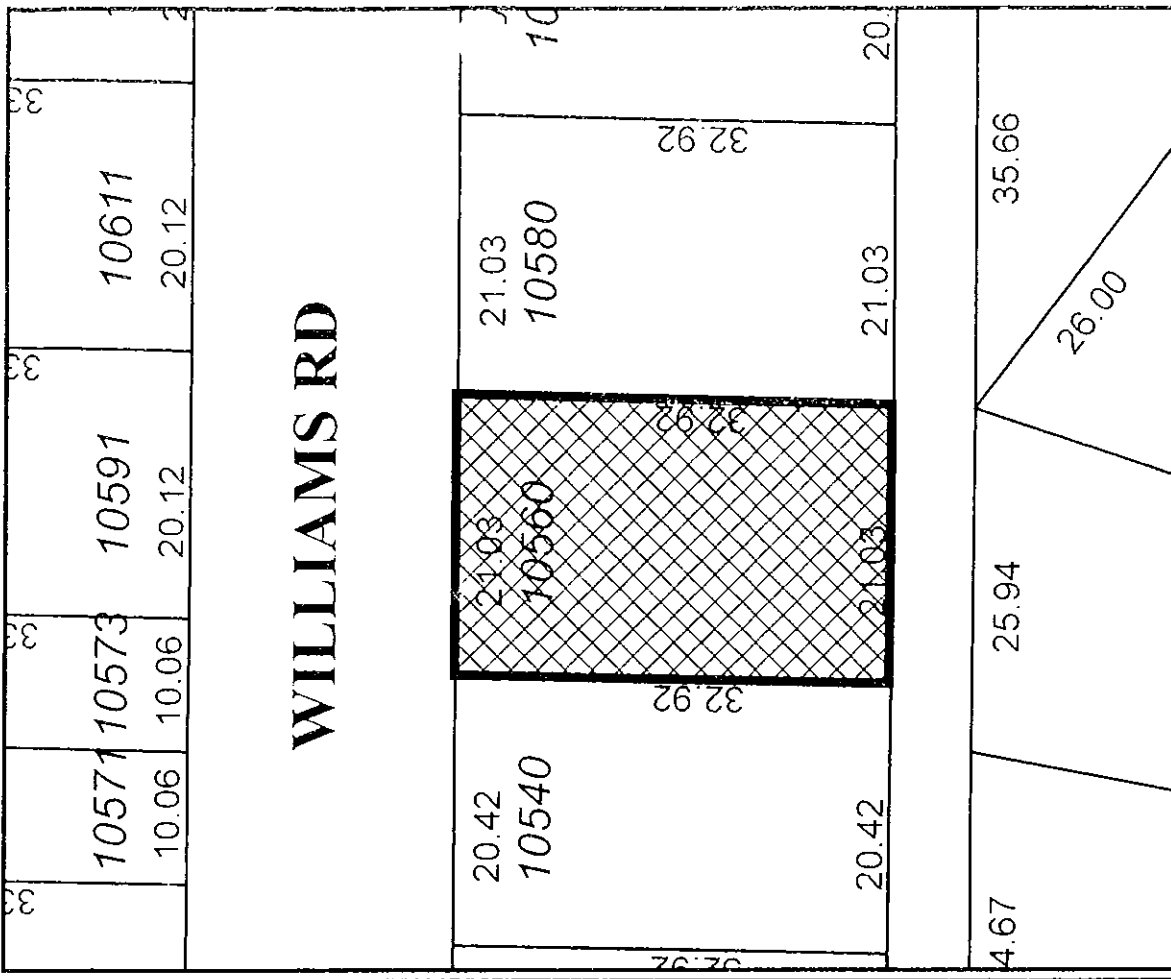
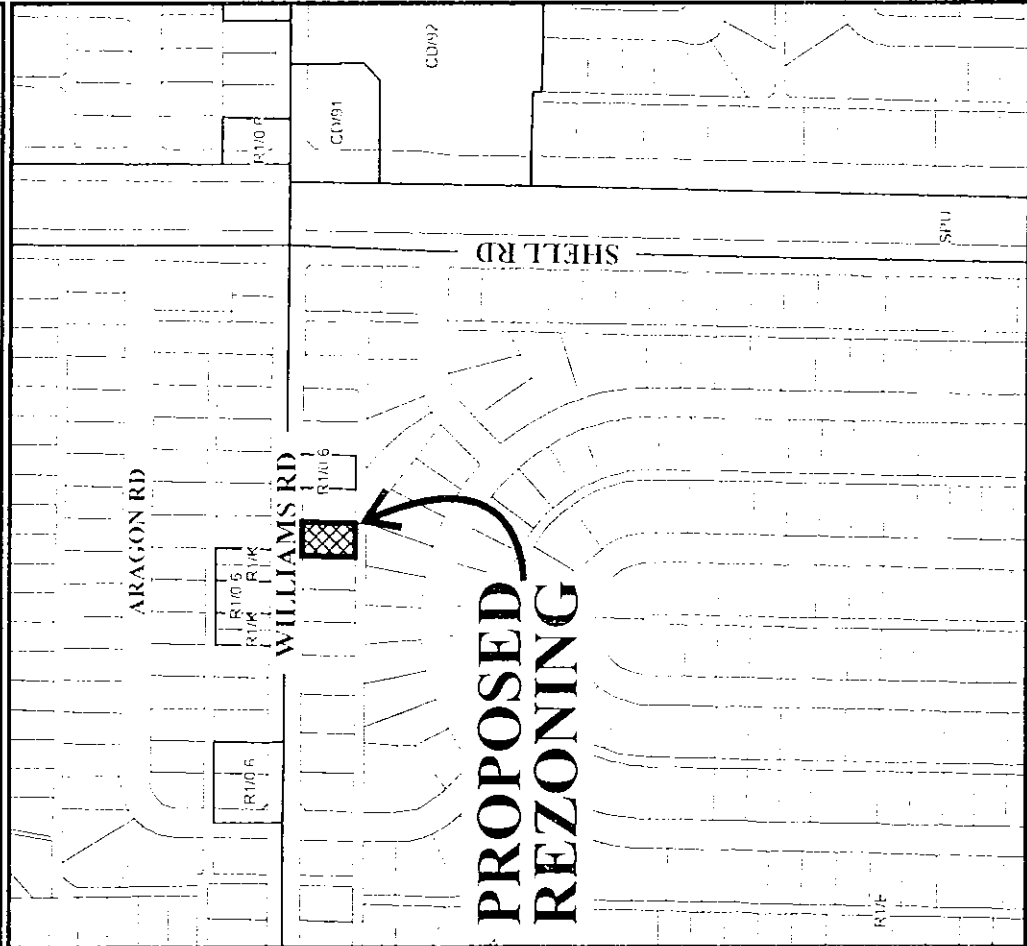
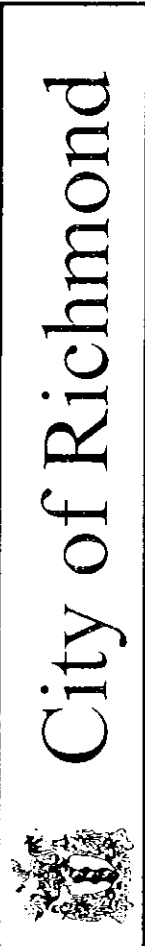


Cynthia Lussier
Planning Assistant

CL:sl

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5443
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations



RZ 07-363805

Original Date: 03/07/07
 Revision Date:
 Note: Dimensions are in METERS



RZ 07-363805

Original Date: 03/07/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 07-363805

Attachment 2

Address: 10560 Williams Road

Applicant: Khalid Hasan/Urban Era Builders

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Quadri Hasan	To be determined
Site Size (m ²):	692 m ² (7,449 ft ²)	Approx. 346 m ² (3,724 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<ul style="list-style-type: none"> ▪ Generalized Land Use Map – Neighbourhood Residential ▪ Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Lot Size Policy 5443 - permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Size (min. dimensions):	270 m ²	346 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1993

POLICY 5443

Amended by Council: December 19, 2006

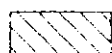
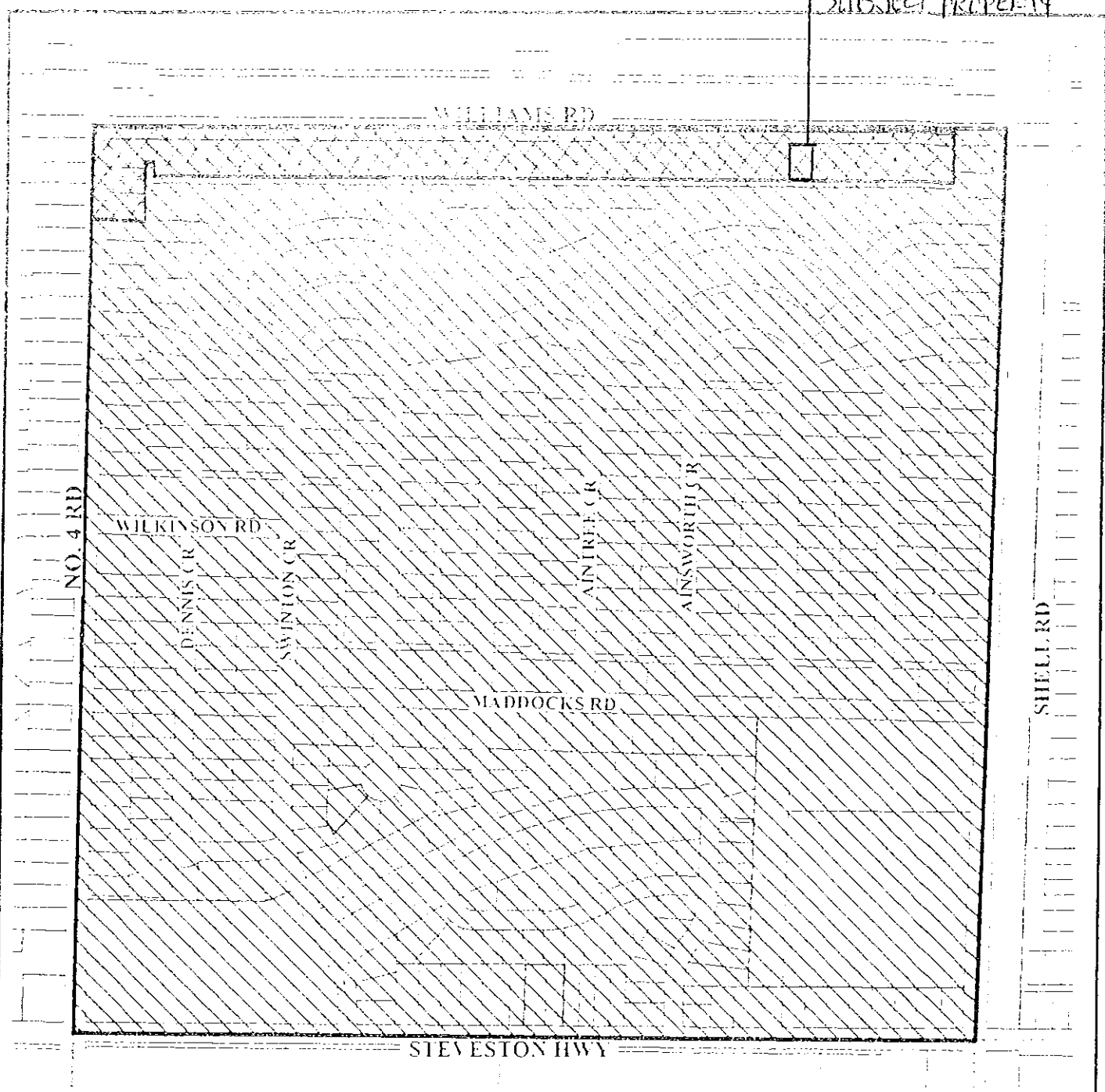
File Ref: 4045-00 - SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per R1/E.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



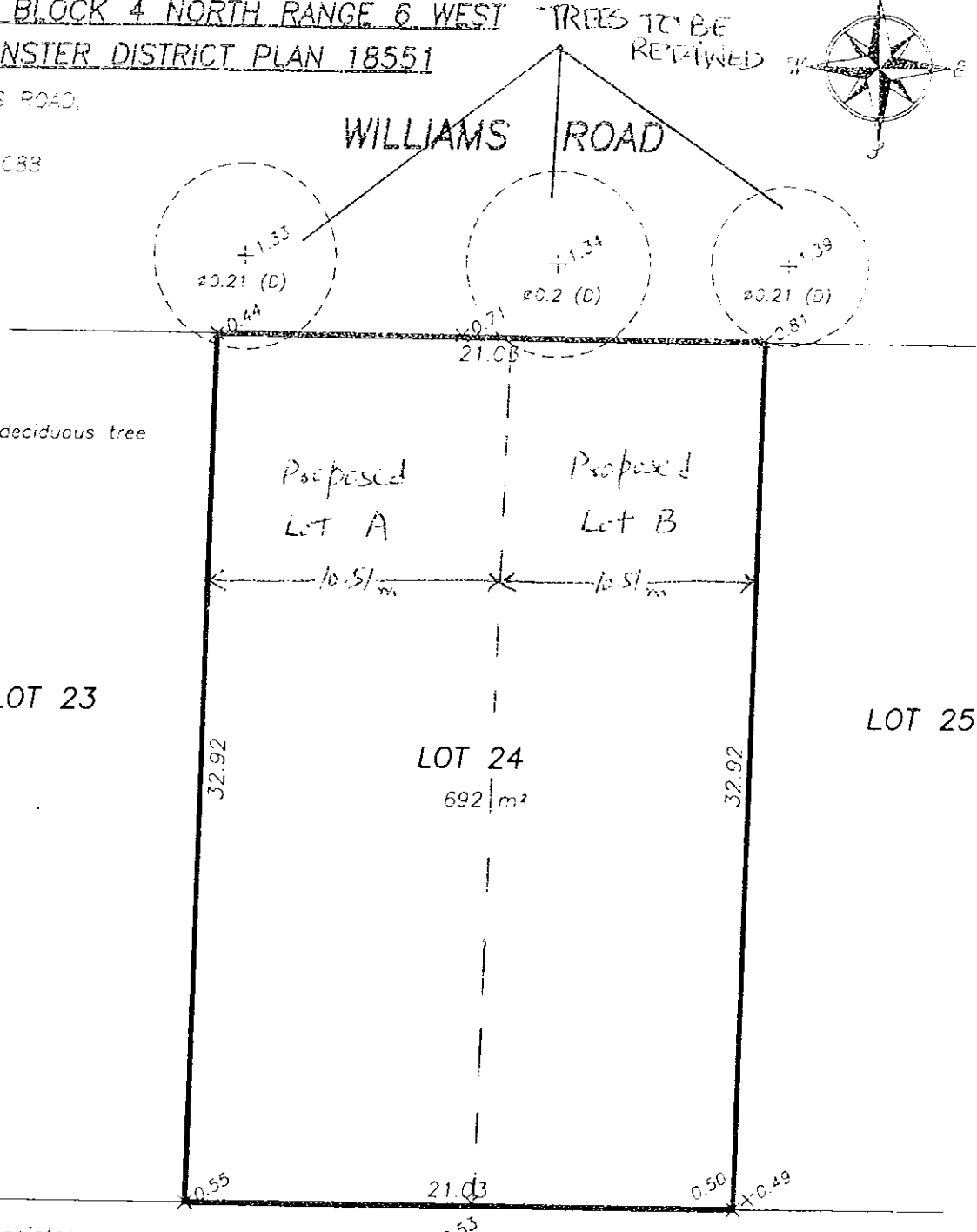
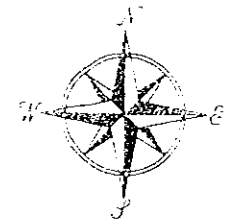
Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06

TREE SURVEY PLAN OF LOT 24 BLOCK 12
SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18551

#10560 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.O. 007-053-088



LEGEND:
 (D) denotes deciduous tree

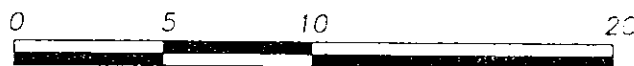
LOT 23

LOT 25

LOT 24
 692 m²

LANE

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

© Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3030
 FB-95 P17,19
 Drawn By: KA

DWG No. 3030-TREE

Rezoning Considerations

10560 Williams Road

RZ 07-363805

Prior to final adoption of Zoning Amendment Bylaw 8232, the following are required to be dealt with:

1. Submission of a Landscape Plan prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan must conform with the requirements of the Official Community Plan's (OCP's) Lane Establishment & Arterial Road Redevelopment Policies, and must include two (2) trees (minimum 5 cm calliper) per future lot created.
2. Installation of a tree protection barrier around the dripline of the hedge being retained along the west property line (straddling 10540 Williams Road). The tree protection barrier must remain in place until construction of the future dwellings on the site is complete.
3. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8232 (RZ 07-363805)
10560 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 (R1-0.6)**.

P.I.D. 007-053-088
Lot 24 Block 12 Section 35 Block 4 North
Range 6 West New Westminster District Plan 18551

- 2. This Bylaw may be cited as “Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8232”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>SE</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER