



## City of Richmond

## Report to Committee

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**To:** Planning Committee **Date:** June 7, 2005  
**From:** Holger Burke, MCIP **File:** RZ 04-269099  
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)**

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### Staff Recommendation

1. That Official Community Plan 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; and
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.
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  
HB:blg  
Att

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

*[Handwritten Signature]*

## Staff Report

### Origin

The purpose of this report is to respond to the following referral motion from the April 25, 2005 Council Meeting:

*“That the application for rezoning for property at 5280 Williams Road (RZ 04-269099) be referred to staff to work with the developer and immediate area residents regarding the options for development of the subject property”.*

### Background

This application was originally submitted in April, 2004. At that time, Resham Sian was proposing 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.

In 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 (see **Attachment A**).

At the Planning Committee Meeting on April 19, 2005, a number of neighbours expressed concerns about this rezoning application (see **Attachment B**). 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 of the neighbours located at 10040 Hollycroft Gate attended the April 25, 2005 Council Meeting, continuing to express issues about the subject application (see **Attachment C**). On the basis of the neighbourhood’s concerns, Council passed the referral motion noted above.

### Findings Of Fact

Mr. Hasan has revised his application by:

- reducing the number of townhouses from eight (8) units down to seven (7) units;
- changing all of the units to two (2) storeys (eliminating the 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).

These changes were circulated to the immediate neighbourhood on May 27, 2005 (see **Attachment D**).

Two of the property owners (including the neighbour who attended the April 25, 2005 Council Meeting) are in favour of the proposed seven (7) unit townhouse development.

Five property owners (including two of the properties backing onto the subject site) are not in favour of a townhouse development. They believe the property should be developed into two (2) single-family residential lots under the existing Single-Family Housing District, Subdivision Area C (R1/C) zoning.

Two property owners have indicated that they would support four (4) detached houses being built on the subject property.

Staff have not heard from 15 property owners between Hollycroft Gate and Lassam Road who were asked to comment on this revised application.

Therefore, the results of the consultation with the immediate area residents is inconclusive.

A copy of any additional correspondence received on this application since the Planning Committee and Council meetings is included as **Attachment E**.

### **Analysis**

Staff have worked with the developer to improve what was already considered a reasonable townhouse development.

Mr. Hasan is not prepared to proceed with a two (2) lot single-family residential subdivision under the existing Single-Family Housing District, Subdivision Area C (R1/C) zone as suggested by some of the neighbours. His reasons are that:

- there is little market for two (2) large single-family houses on Williams Road;
- he did not acquire the property for this form of development; and
- the 1.2 m side yard setback with window openings permitted in this zone would have a greater impact on the adjacent single-family residential properties.

The notion is four (4) detached single-family houses, as suggested by some other neighbours, is also difficult to achieve. The subject property is 34.75 m wide, which means each of the four (4) lots would have a frontage of approximately 8.69 m. This is below the City's minimum frontage requirement of 9 m in the Single-Family Housing District, Subdivision Area A (R1/A) zone.

Staff are not enamoured with the notion of such narrow lots, nor with garages being located in the front yard. The suggestion that two (2) of the houses be located in the back yard is not feasible because they would not have the required road access.

Therefore, it is recommended that the revised proposal to develop the site with seven (7) two-storey townhouses proceed to Public Hearing to officially hear from the neighbourhood and for Council to make a final decision on this application.

### **Financial Impact**

None.

### **Conclusion**

Council referred the rezoning application at 5280 Williams Road back to staff to work with the developer and immediate area residents regarding the options for development of the subject property. This has occurred with inconclusive results. It is recommended that the revised proposal to develop the site for seven (7) two-storey townhouse units be forwarded to a Public Hearing.



Holger Burke, MCIP  
Acting Director of Development  
(4164)

HB:blg



**City of Richmond**  
Urban Development Division

**Report to Committee**

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**To:** Planning Committee **Date:** April 6, 2005  
**From:** Raul Allueva **File:** RZ 04-269099  
 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)**

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**Staff Recommendation**

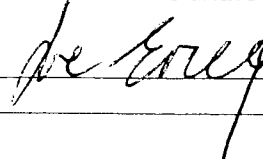
1. That Official Community Plan Amendment Bylaw No. 7927, to re-designate 5280 Williams Road from "Single-Family" to "Multiple-Family" on the Steveston Area Land Use Map, Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw No. 7927, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - 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 Rd from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

  
 Raul Allueva  
 Director of Development

RA:js  
 Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 5280 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2-0.6) in order to permit the development of 8 townhouse units on the site.

**Attachments 2** illustrate the proposal.

### Findings of Fact

The application was made in April 2004, prior to the adoption of the Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies. A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

### Surrounding Development

The property is surrounded by small, relatively new, single family properties (average 500 m<sup>2</sup> or 5382 ft<sup>2</sup>). To the north, directly across the street is a variety of development including townhouses, older two-family dwellings and newer single family dwellings.

### Related Policies & Studies

#### Steveston Area Plan

While the Steveston Area Plan designates the subject property as Single Family, a number of amendments have occurred for Multiple-Family in recent years for larger sites, such as the subject property, which are located along arterial roads. This development direction is generally consistent with that of other larger parcels located in West Richmond along Arterial Roads.

#### Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies

**Attachment 4** outlines the procedure for processing "in-stream" rezoning applications. In brief, the applicable sections state that:

- multiple-family residential development will be considered on local arterial roads such as Williams Road where a municipal lane does not already exist or should not be started on that particular block of the arterial road;
- a development concept plan of the development potential along that section of the local arterial road is prepared by City staff; and
- City staff will assist in undertaking a public consultation process with the neighbourhood regarding the specific rezoning application and the development concept plan for the area along the local arterial road.

### Public Input

The applicant personally discussed the project with the surrounding neighbours. **Attachment 5** is his summary of his consultation.

Staff also mailed a covering letter and an Arterial Development Concept Plan to the surrounding neighbours to inform them of the proposed development and provide a contact in the case that they wished to discuss any concerns (**Attachment 6**). At the time of writing this report, staff have talked to one neighbour who expressed concerns about tree preservation, drainage and fencing. Staff indicated that tree preservation would be explored, that fencing would be

provided, and that these issues would be dealt with in more detail at the Development Permit stage. Staff also explained that perimeter drainage would be provided with the new development.

### **Staff Comments**

No significant concerns have been identified through the technical review and no variances are being requested. **Attachment 7** indicates the Conditional Rezoning Requirements.

### **Analysis**

#### Re-Development Options

There are two re-development options for the subject site:

#### SINGLE FAMILY SUBDIVISION

The subject lot is currently zoned R1/C (13.5m or 44 feet minimum width), which would permit subdivision into two lots. While the lot is wide enough for three lots under the R1/K zone (10m or 33 feet minimum width), staff would not support rezoning to the R1/K zone because there is no rear lane, the current Lot Size Policy for this quarter section restricts rezoning to R1/C size lots along Williams Road and there is no support for 3 new access points to garages in the front yards along Williams Road. This development option is also not supported under the Interim Strategy adopted by Council.

#### *Advantages*

- single family development is more consistent with the surrounding properties
- there are a number of other lots in this block that are already zoned R1/C

#### *Disadvantages*

- the lots are quite deep, therefore, after subdivision, the resulting lots are over twice the required size for R1/C lots

#### MULTI-FAMILY REZONING

The proposal for the site is for eight townhouse units on the site at a density of 0.6 FAR. The majority of the units are two storeys with two units in the middle along Williams Road at three storeys. There are two-storey townhouses across the street to the west which are developed at 0.55 FAR.

#### *Advantages*

- A multi-family form is better able to utilize the deep lot

#### *Disadvantages*

- Introducing a multi-family form into a single family neighbourhood will require a sensitive design and attention to details such as setbacks and height.

#### Arterial Development Concept Plan

Attachment 6 shows the Development Concept Plan for the lots along Williams Road between Lassam Road and Hollycroft Gate. Due to the already small lots and the fact that many of the homes are relatively new, there is no immediate development potential for any other lot besides the subject lot. So this will be the only townhouse development along this section of Williams Road for the immediate and foreseeable future.

### Zoning

It is proposed that the site be rezoned to R2-0.6. This zone is used frequently for townhouse developments along arterial roads in West Richmond. The density of 0.6 FAR is at the lower end of townhouse forms being built in Richmond. Of particular note is that the rear yard setback in this zone is only required to be 3m. However, this has been increased to 4.5m to increase the separation between the new units and the existing single family homes to the south. The applicant has also agreed to a two-storey height adjacent to the single-family dwellings to the south, east and west (there are only 2 three-storey units in the middle of the complex along Williams Road).

### Development Permit Considerations

The site layout and design improved substantially over the original application which was a nine unit linear arrangement. One unit was dropped and the buildings were re-oriented east-west in order that the fronts, rather than the sides of the buildings face Williams Road.

The development is sensitive to the surrounding single family properties. The heights of the adjacent units are two storeys. The side yard setbacks are a minimum of 3m which is in excess of the setbacks required on the adjacent single family properties. While the zone requires only a 3m rear yard setback, the proposal is for a 4.5m rear yard setback.

With the future Development Permit (DP) the following will need to be dealt with in more detail:

- Tree Preservation – An arborist report has been provided (**Attachment 8**). Of the five trees on the site, the report indicates that two trees are proposed to be removed. Upon further discussion it was agreed that only one tree (tree #7 in the report) would need to be removed. Tree replacement will need to be determined;
- Public Outdoor Amenity Space – The outdoor amenity space is currently shown as only 3m wide and is awkwardly located. Further refinement is needed to improve the configuration and the useability of this space;
- Private Outdoor Space - for all units is minimal. Appropriate landscaping should ensure that each unit has useable, private outdoor space;
- Landscaping – No landscape plan was provided at the Rezoning stage and will be addressed in detail during the DP review. Care should be taken to ensure a transition from public to private outdoor space. The application has also noted that a new fence will be provided around the perimeter of the property and that he will discuss the details of the fence with the neighbours;
- Resident Services – details for the mailbox kiosk, recycling enclosure and electrical closets will need to be addressed.

The applicant has been made aware that further work will be needed in these areas and has agreed to undertake this work as apart of the DP process.

### **Financial Impact or Economic Impact**

None.


### **Conclusion**

Overall, staff is supportive of the proposal:

- The application has been “in-stream” for some time and can be considered under the Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies;



- The proposed townhouse development is the only one expected in this block and as such can be viewed on its own merits rather than as a precursor of others to follow;
- The scale of the proposed development (at 0.6 FAR) is similar to many multi-family developments found next to single family homes. There are two other townhouse developments in this area (on the north side of Williams Road);
- The massing of the site provides a transition to the surrounding single family homes. There are two units that are three storeys however they are located in the middle and front of the site, not directly adjacent to the two storey single family homes;
- While the proposal requires an amendment to the Steveston Area Plan to change the designation of the subject parcel from Single-Family to Multiple-Family, similar re-designations have occurred in Steveston for other multi-family development sites along arterial roads; and
- Public consultation has been undertaken both by the applicant and the City, and at the time of writing of this report, the neighbours have not expressed any significant concern.



Jenny Sandy, MCIP  
Planner (4212)

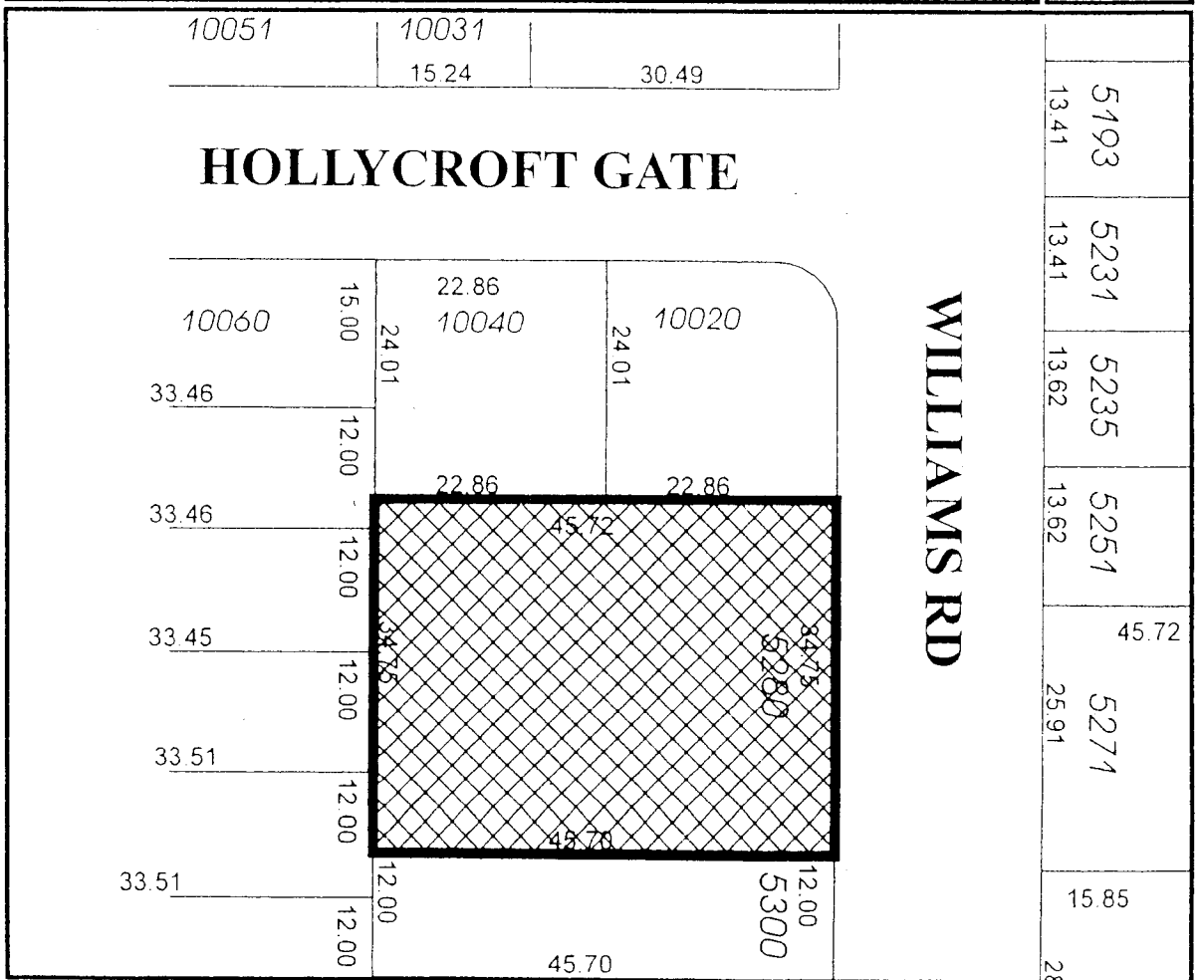
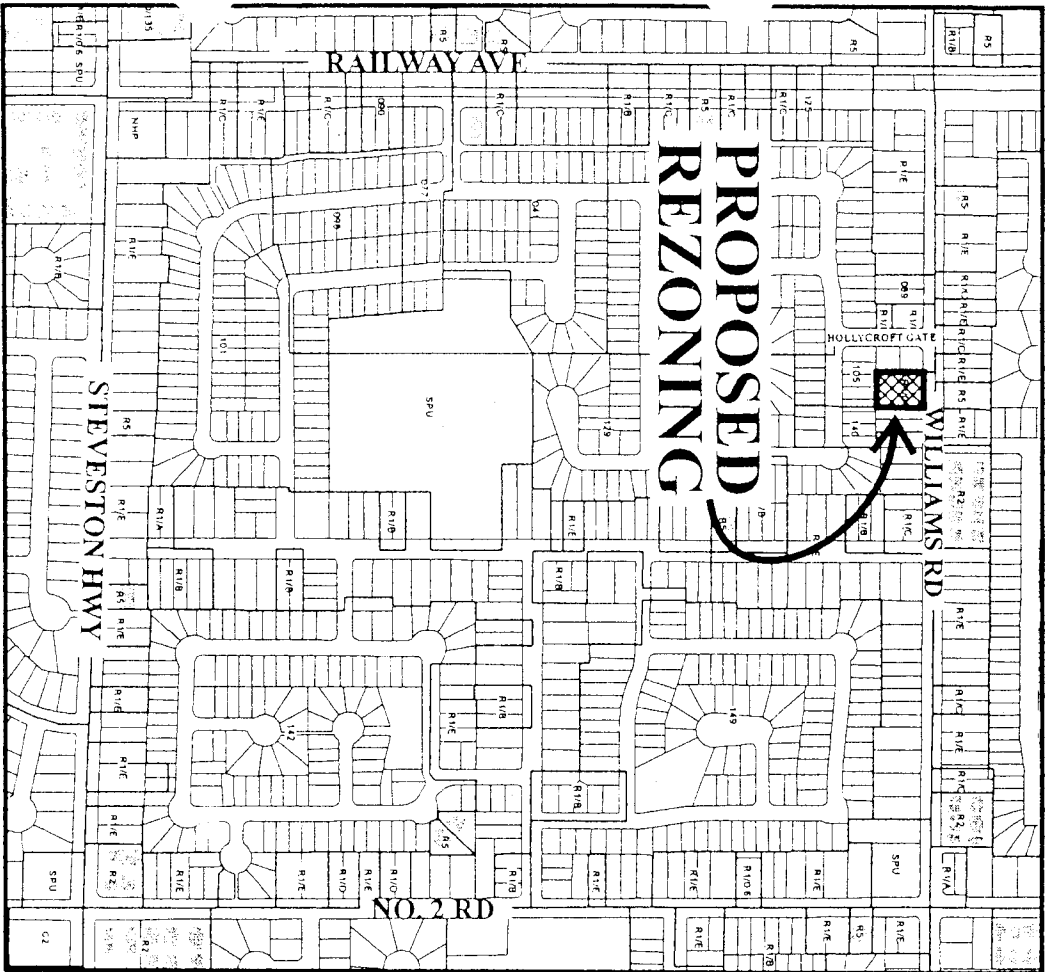
JMS:cas

Prior to final adoption of the Zoning Bylaw, Conditional Requirements as per Attachment 7 are to be completed.

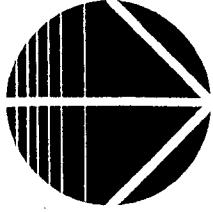
- Attachment 1: Location Map
- Attachment 2: Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies
- Attachment 5: Summary of Public Input
- Attachment 6: Letter from City to Neighbours with Arterial Development Concept Plan
- Attachment 7: Conditional Rezoning Requirements Concurrence
- Attachment 8: Arborist Report



# City of Richmond



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13.41	13.41	13.62	13.62	25.91		28



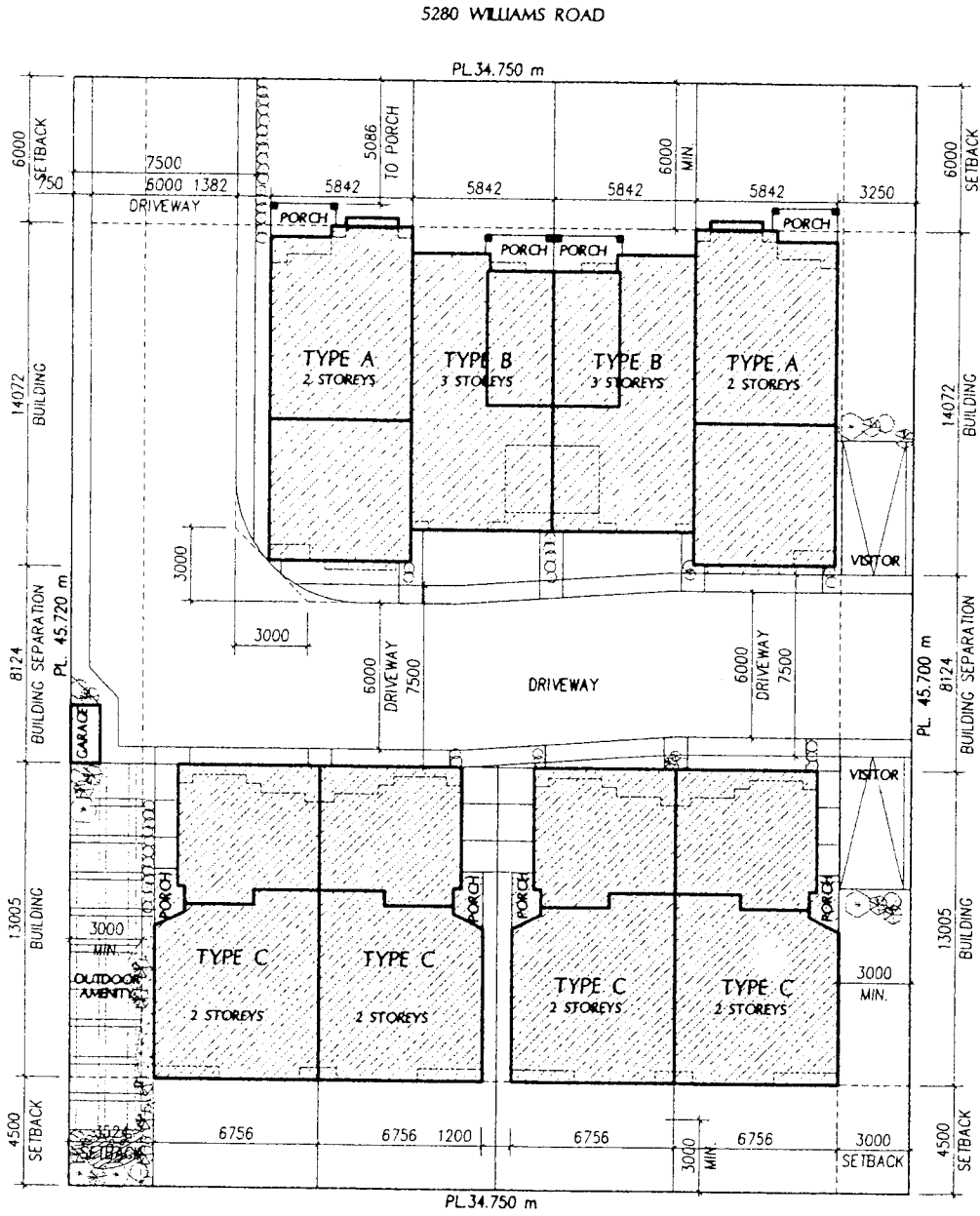
RZ 04-269099

Original Date: 04/30/04

Revision Date:

Note: Dimensions are in METRES

**ENTERED**



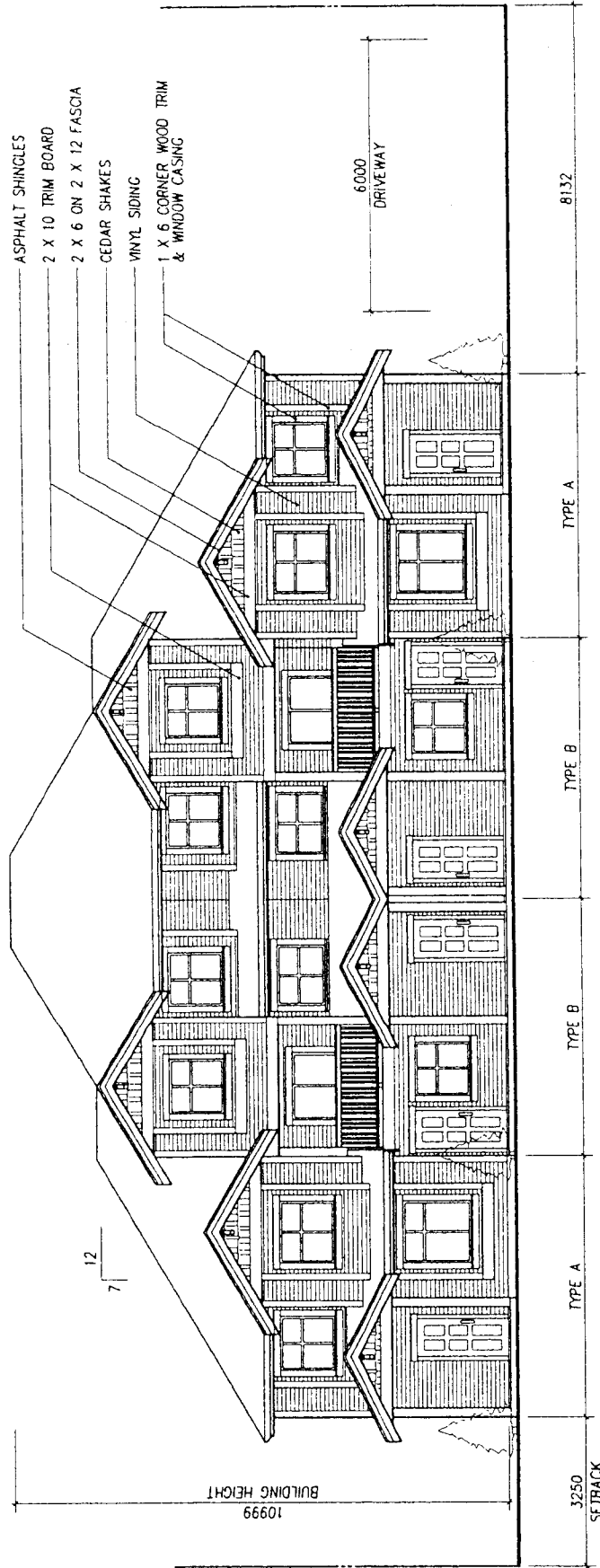
SITE PLAN  
 project no. **RZ1**  
 revision C  
 date 31 MAR 2005

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

scale 1:200

SITE PLAN





**NORTH ELEVATION (WILLIAMS ROAD)**

PROPOSED REZONING & TOWN-HOUSES DEVELOPMENT  
 5280 WILLIAMS ROAD, RICHMOND, B.C.

**RZ4**

project no. H06050  
 revision b  
 date 07 MAR 2005

scale 1:100

**CADLAB**  
 cadlab design and development inc.  
 tel (604)618-3223 fax (604)241-9388 email cadlab@comprow.com



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet**

**RZ 04-269099**

**Attachment 3**

Address: 5280 Williams Rd

Applicant: Khalid Hasan  
 Planning

Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Sian Enterprises	Khalid Hasan
<b>Site Size (m<sup>2</sup>):</b>	1588 m <sup>2</sup> (17,094 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single Family	Multiple-Family
<b>OCP Designation:</b>	Low Density Residential	No change
<b>Area Plan Designation:</b>	Single Family	Multiple-Family
<b>Zoning:</b>	R1/C	R2-0.6
<b>Number of Units:</b>	1	8

<b>R1-06</b>	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. width/min depth):	30 m / 35 m	34.75 m / 45.72 m	none
Setback – Front Yard (m):	Min. 6 m	6 m	none
Setback – Side & Rear Yards (m):	Min. 3 m	3 m/4.5m	none
Height (m):	11 m	11 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	16 (R) and 2 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Amenity Space – Indoor:	70m <sup>2</sup> or cash in lieu	Cash in lieu	none
Amenity Space – Outdoor:	6m <sup>2</sup> per unit (48 m <sup>2</sup> )	48 m <sup>2</sup>	none

## **Attachment 4 – Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies**

### **C. In-Stream Rezoning Applications (Received Before The Interim Strategy Was Approved On August 30, 2004)**

1. In-stream rezoning applications will not be deferred until the review of the Lane Establishment and Arterial Road Redevelopment Policies is complete and approved by Council.
2. In-stream rezoning applications for multiple-family residential development, involving two or more dwelling units on a property, will be considered on both local and major arterial roads where:
  - a. A single-family residential development is not preferred because a municipal lane does not already exist or should not be started on that particular block of the arterial road; and/or
  - b. A land assembly with at least 30 m frontage has proven impossible but the adjacent properties have similar redevelopment potential.
3. In-stream rezoning applications for single-family residential development, including coach houses, will be considered on both local and major arterial roads where:
  - a. A municipal lane has been started in the area or can be constructed by the subject application or simply is not feasible because of the site's unique location; and/or
  - b. A multiple-family residential development is not feasible because of the adjacent properties have limited redevelopment potential (i.e. have a frontage of less than 18 m and/or a house less than 10 years old).
4. All in-stream rezoning applications for either multiple-family residential development or single-family residential development will be required to go through the following public consultation process unless one has already been undertaken by a previous application in that block:
  - a. A development concept plan of the development potential along that section of the local and major arterial road may be required to be prepared with the assistance of City staff; and
  - b. City staff will assist in undertaking a public consultation process with the neighbourhood regarding the specific rezoning application and the development concept plan for the area along the local or major arterial road.

Attn:  
Jenny Sandy MCIP,  
Urban Development Division,  
City of Richmond.

**RE: 5280 Williams Road Richmond, Neighborhood Consultation Details.**

As you requested some details about neighborhood consultation regarding the proposed 8 unit townhouse development on the subject property, We have discussed with some neighboring property owners and we have given them the attached sketch showing the approximate location and number of units on the subject property.

We physically went to meet the owner of 10020 Hollycroft Gate which is on west side of the subject. The owner Mr. Garry Toop & his wife were at home both days i.e., on Feb 8, & Feb 22, 2005, & they seem to be liking this proposal and were only concerned about the fence at the back. Mr. Garry did sign the comment sheet and says "seems reasonable", I told him that the developer will be doing a new fence at the property line.

Also I went to see the owner of 10040 Hollycroft Gate and she was home only on Feb 8, 2005, but not present on Feb 22, 2005. On Feb. 8, I showed her the drawings and she seems to be happy that the weed growing in her backyard because of the subject property will be gone. She expresses her concern about Fence at the back, and I explained her that it will be replaced with a new one. On Feb 22, 2005 she was not at home so I left the attached sketch in her mail box with my Business card. She didn't call me back.

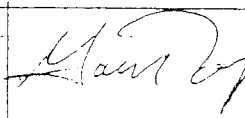
On Feb 8, 2005, I also try to reach the owners of properties address 5217, 5231, 5237 & 5251 Hollycroft Drive, all these properties are at the back property line of the subject property. I was only able to meet the owner of 5251 Hollycroft Drive and explained the project and the details and showed him the drawing. He likes the project in whole. The other property owners seem to be not at home.

Also on Feb 8, 2005 & Feb 22, 2005 I physically tried to contact the owners of 5300 & 5320 Williams rd but I think because of the language problems they were not interested in talking to me. I still left the attached sketch with them along with my business card so if they wish they can contact me any time.

Generally it looks like so far no one has any objection on the project itself.

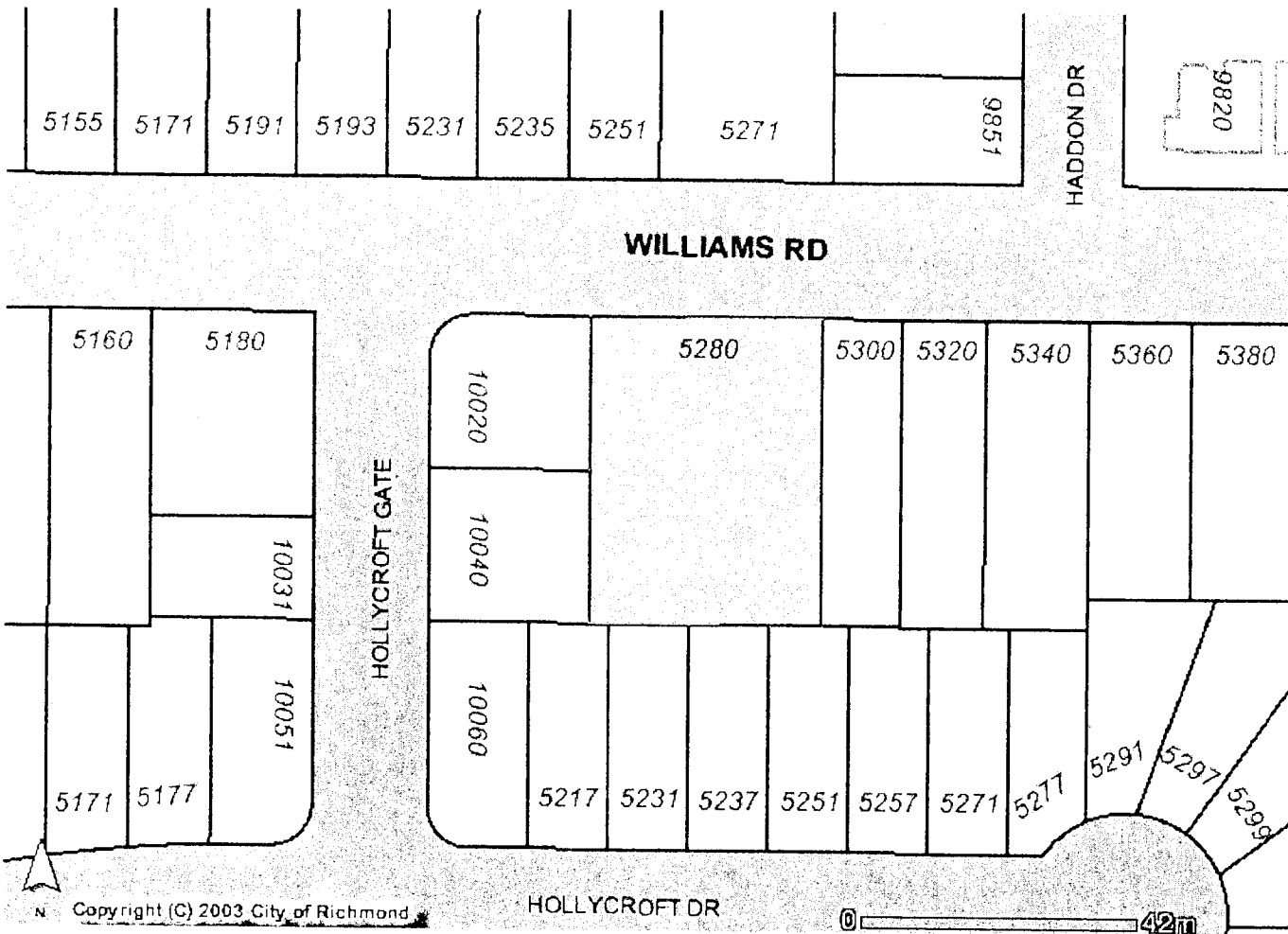
Khalid Hasan  
March 10, 2005  
604-786-8960

5280 WILLIAMS RD.

ADDRESS	Neighbour NAME	Comment TIME/DATE	Sketch COMMENTS	SIGNATURE
10020 Holly Craft.	Garry Toop R Sylvia Toop R	5:15 Feb 22/05 Feb 8/05	* Sims desirable. Since 1981 City Planning beta.	
5300 Williams	Not at home	5:45 Feb 22/05	Drop the Sketch	
5320 Williams	Don't want to talk.	5:40 Feb 22/05	Drop the Sketch	
10040 Holly Craft Gate		Feb 22/05 Feb 8/05	Have discussion on Feb 8/05 concerned about her fence at back of weed in sub, property	
5251 Holly Craft Drive.	Lochung	Feb 8/05	Discussed Explanation the details of Project. Hand in Drawing	



ATTACHMENT 5





## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
 Telephone (604) 276-4000  
 www.city.richmond.bc.ca

March 24, 2005  
 File: RZ 04-269099

Urban Development Division  
 Fax: (604) 276-4052

Dear Property Owner and/or Resident:

### **Re: Proposed Development at 5280 Williams**

#### City Policies

On March 29, 2005, Council approved the "Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Development Policies". This strategy establishes requirements for public consultation for development applications on arterial roads and enables applications that were in-stream prior to August 30<sup>th</sup>, 2004 to be immediately processed by staff.

#### Proposed Development – 5280 Williams Road

The City of Richmond received an application in April 2004 from a property owner in your neighbourhood to rezone 5280 Williams Road from Single Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2-0.6). The application complies with the Interim Strategy and can be processed. If approved, this rezoning could permit the construction of eight townhouse units. The attached drawings illustrate the proposal (Attachment 1).

#### Arterial Development Concept Plan

In accordance with the Interim Strategy, an Arterial Development Concept Plan for the block surrounding the subject site has been prepared (Attachment 2). This Concept Plan illustrates the likely development direction for the properties along an arterial road (such as Williams) in a certain block. In the case of the subject block, no immediate development, except for the subject lot, is likely due to the fact that there are no other large lots and the surrounding housing stock is relatively new. However, in the longer term, it may be possible for a number of adjacent properties in the block to assemble and propose redevelopment for townhouses.

#### Process

Following receipt of public comments, staff will complete a report to Planning Committee. Following Planning Committee review, if supported, the application will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

Contact Information

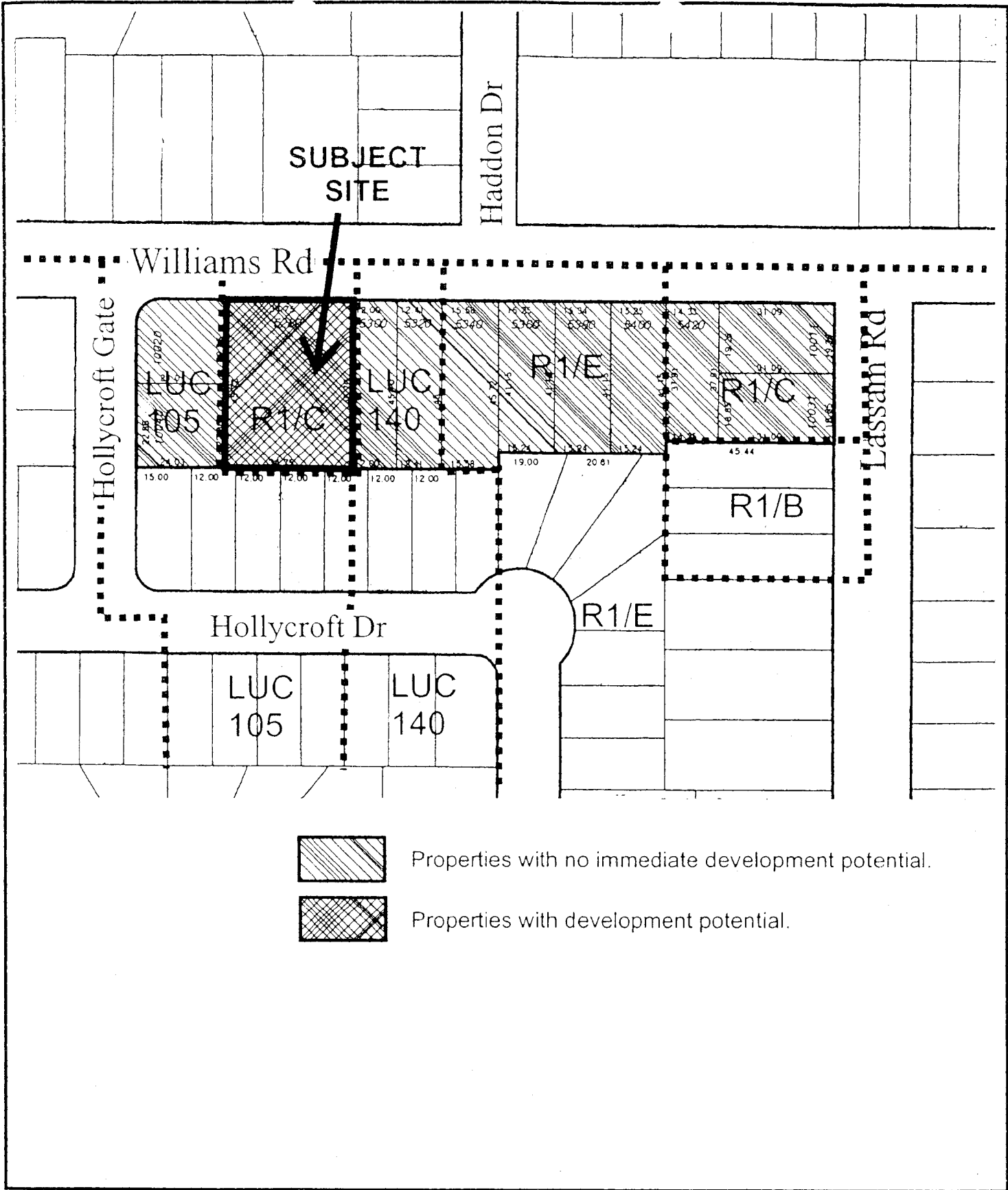
Please contact the City as soon as possible if you have any questions or concerns, as this application will be reviewed by Planning Committee shortly. You can:

- Prior to April 14<sup>th</sup>, 2005 you call me at 604-276-4212. Following April 14<sup>th</sup>, 2005 please contact Holger Burke at 604-276-4164;
- mail a submission to myself or the City Clerk which will be forwarded to Council (6911 No.3 Road, Richmond BC, V6Y 2C1);
- e-mail [jsandy@richmond.ca](mailto:jsandy@richmond.ca) or [hburke@richmond.ca](mailto:hburke@richmond.ca). Please indicate if you wish the e-mail to be forwarded to Council.

Yours truly,

A handwritten signature in cursive script that reads "Jenny Sandy".

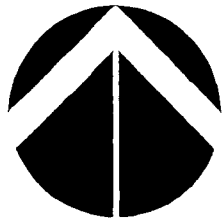
Jenny Sandy, MCIP  
*Planner, Urban Development*



Properties with no immediate development potential.



Properties with development potential.



# Arterial Development Concept Plan

## *5000 Williams Road*

Original Date: 03/31/05  
Revision Date:

Note: Dimensions are in METRES

**Attachment 7**

**Conditional Rezoning Requirements  
5280 Williams Road**

Prior to final adoption of Zoning Amendment Bylaw 7928, the developer is required to complete the following requirements:

1. Payment of \$8,000 cash in lieu of indoor amenity space;
2. Development Permit completed to a level deemed acceptable by the Director of Development; and
3. Registration of a cross-access easement in favour of the property to the east (5300 Williams Road).

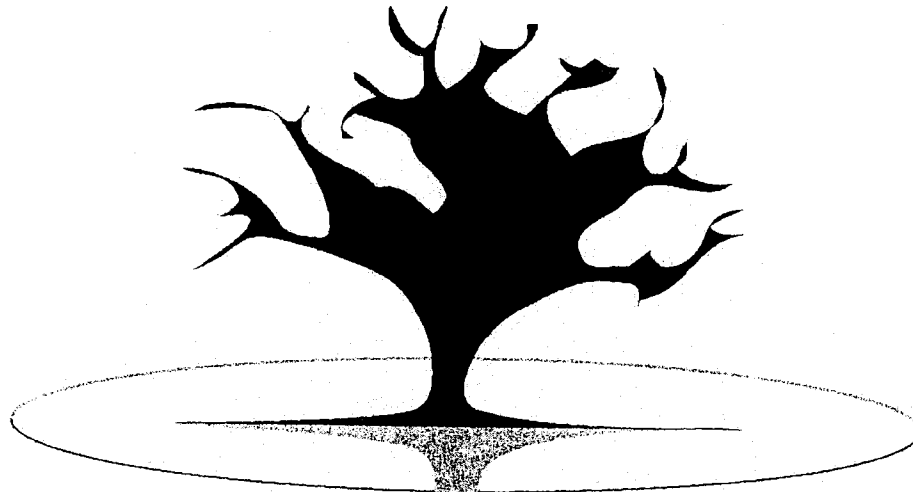
*Khalid*

Signed

*April 19 - 2005*

Date

**Tree Assessment for the  
Proposed Townhouse Development at 5280  
Williams Road Richmond BC**



***Submitted to:***

Khalid Hasan  
110-6086 Russ Baker Way  
Rmd. BC V7B 1B4

***Submitted by:***

Trevor Cox  
ISA Certified Arborist #PN-1920 A  
Diamond Head Consulting Ltd.  
3205 West 13<sup>th</sup> Ave  
Vancouver BC V6K 2V6

March 7, 2005



**Introduction and Methodology**

Diamond Head Consulting Ltd. was asked to perform a tree assessment for the proposed townhouse development at 5280 Williams Road, Richmond BC. The objective of this site visit was to assess the attributes of the trees on the proposed development and provide a report to meet the requirements for tree removal and replacement in the City of Richmond.

**Raptors Nest Survey**

The raptors nest survey was completed according to the standardized guidelines established in "Inventory Methods for Raptors, Standards for Components of British Columbia's Biodiversity No. 11" (MSRM Environment Inventory Branch for the Terrestrial Ecosystems Task Force, Resources Inventory Committee, 2001.)

All the trees were examined in detail for signs of nests and no evidence of raptors using the study area was observed during the survey. There were no direct sightings, no nests observed and no signs of raptor use, like feathers, signs of prey remains, pellets and whitewash were found.

**Site Description**

This is a development proposal for row townhouses. The area to be developed supports a disturbed and disperse cover of conifer and deciduous trees. It is located within the Dry Maritime Coastal Western Hemlock Subzone (CWHdm) of the Biogeoclimatic Classification System of BC.

A house and driveway exist on the property. The following table details the attributes of the trees at the proposed development site. These trees are labeled in the field with a numbered aluminum tag and their locations are shown on the attached map in relation to the proposed development.

**Table 1. Tree Inventory and Recommendations**

Tree #	# Stems	Species	DBH (cm)	Height (m)	Comments/ Recommendation
1	4	Flowering cherry <i>Prunus cerasifera</i>	15,20, 18,12	3.5	City street tree. Minor decay at base. <b>Retain.</b>
2	1	Western hemlock <i>Tsuga heterophylla</i>	45	6	City tree. Topped at six meters by BC Hydro. Multiple stems from topping. Fill has been spread around base of tree. Tree is in poor health. <b>Hazard, remove.</b>
3	1	Western hemlock <i>Tsuga heterophylla</i>	44	6	City tree. Topped at six meters by BC Hydro. Multiple stems from topping. Fill has been spread around base of tree. Tree is in poor health. <b>Hazard, remove.</b>
4	1	Western hemlock <i>Tsuga heterophylla</i>	42	6	Dead. <b>Remove.</b>
5	1	David Maple <i>Acer davidii</i>	8	3.5	Good health. Retain or can be transplanted
6	1	Flowering cherry <i>Prunus cerasifera</i>	25	5	Good health, minor decay at base. Too close to proposed garage. <b>Remove</b>
7	1	Flowering cherry <i>Prunus cerasifera</i>	12	4	Good health, minor decay at base. Within limits of proposed garage. <b>Remove</b>



Table 1. Continued

Tag #	# Trees	Species	DBH (cm)	Height (m)	Comments/ Recommendation
8	1	Western redcedar <i>Thuja plicata</i>	56	16	Minor amount of fill at base. Good health. Retain.
9	1	Western redcedar <i>Thuja plicata</i>	48	15	Minor amount of fill at base. Good health. Retain.

Photos

Photo 1. Showing trees 1-5. Note topped hemlocks (trees 2-4) in background.







Photo 2. Tag #6 and #7 with Tags 8 and 9 in the background.



Photo 4. Tags #8 and 9. Two cedars at edge of property



**Findings**

Summary of Findings	Totals
Number of trees identified on the proposed development site (Does not include trees on city property)	5
Number of 'major trees' (greater than 20cm dbh) found at the proposed development to be removed. (good healthy specimens)	1 (Tree #6)
Number of "minor trees" (less than 20cm dbh) found at the proposed development to be removed (good healthy specimens)	1 (Tree #7)
Number of "major trees" (greater than 20cm dbh) that do not contain significant defects that make them unsuitable for future retention, but are within the proposed development limits.	1 (Tree #6)
Number of "minor" trees (less than 20cm dbh) that do not contain significant defects that make them unsuitable for future retention, but are within the proposed development limits.	1 (Tree #7)
Number of trees to be retained.	3 (Trees 5,8,9)

**Trees to be Retained**

Tree numbers 3, 8 and 9 can be safely retained within the proposed development site. Tree #3 will require a 2 meter tree protection zone and trees #8 and 9 will require a 3 meter tree protection zone in order to maintain the health of these trees. Trees number 8 and 9 can a crown lift where up to 50% of the live can be pruned.

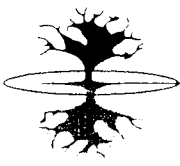
Prior to demolition of the house on this property, the tree protection fencing for these trees should be installed.

**Limitations:**

The inherent characteristics of trees or parts of trees to fail due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report. Some changes in site conditions cannot be predicted. The trees should be evaluated during the construction process and following construction to determine if any damage has been done to the trees or significant changes in the site have been caused. Sketches, diagrams and photographs contained in this report, being intended as visual aids, should no be construed as engineering reports or legal surveys.

Sincerely,

Trevor Cox  
ISA Certified Arborist

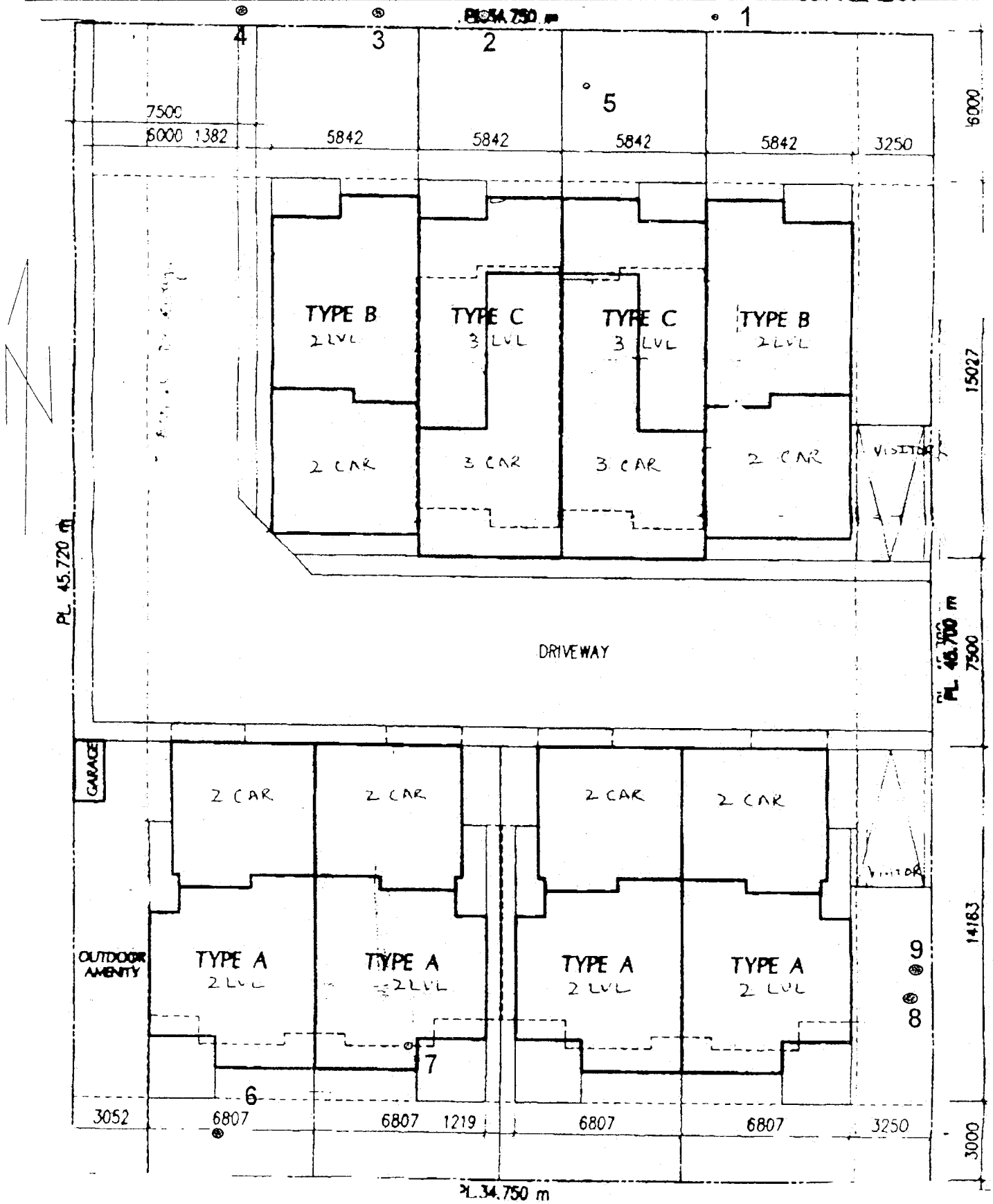


# Arboriculture Assessment

5280 Williams Road, Richmond BC.

## LEGEND

- Location of trees
- 9 Tag number



Scale 1:200



## Appendix B – Description of Terminology

### **Co-dominant Trees**

Defines trees with crowns forming the general level of the main canopy in even-aged groups of trees, receiving full light from above and partial light from the sides.

### **Crown Closure**

An assessment of the degree to which the crowns of trees are nearing general contact with one another. The percentage of the ground surface that would be considered by a downward vertical projection of foliage in the crowns of trees.

### **Culturally Modified Tree**

A tree bearing the marks of traditional human uses.

### **Diameter at Breast Height**

The diameter of a tree measured at 1.3m above the point of germination.

### **Dominant Trees**

Defines trees with crowns extending above the general level of the main canopy of even-aged groups of trees, receiving full light from above and comparatively little from the sides.

### **Intermediate Trees**

Defines trees with crowns extending into the lower portion of the main canopy of even-aged groups of trees, but shorter in height than the co-dominants. These receive little direct light from above and none from the sides, and usually have small crowns that are crowded on the sides.

### **Live Crown Ratio**

Is the percentage of the total stem length covered with living branches. It provides a rough but convenient index of the ability of a tree's crown to nourish the remaining part of the tree. Trees with less than 30 percent live crown ratio are typically weak, lack vigor, and have low diameter growth, although this depends very much on the tree's age and species.

### **Open Grown**

Defines trees with crowns receiving full light from all sides due to the openness of the canopy.

### **Stems Per Hectare**

The number or size of a population (trees) in relation to some unit of space (one hectare). It is measured as the amount of tree biomass per unit area of land.

### **Suppressed Trees**

Defines trees with entirely below the general level of the canopy of even-aged groups of trees, receiving no direct light either from above or from the sides.

## Planning Committee

Tuesday, April 19<sup>th</sup>, 2005

It was moved and seconded

- (1) *That Bylaw No. 7936, for the rezoning of 11780 Seaton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.*
- (2) *That the application by Huguette Beauchesne for a Strata Title Conversion for 11780 Seaton Road be approved upon fulfillment of the following conditions:*
  - (a) *adoption of Bylaw No. 7936, rezoning the subject property from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Two-Family Housing District (R5)" and the registration of a restrictive covenant limiting the property to a maximum of two (2) dwelling units;*
  - (b) *payment of City property taxes up to and including the year 2005; and*
  - (c) *submission of the appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of adoption of Bylaw 7936.*

CARRIED

4. **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)**  
(RZ 04-269099 Report: April 6/05, File No.: 8060-20-7927/7928) (REDMS No. 1443032, 1443167, 1463827, 1443168)

The Director of Development, Raul Allueva, gave advice that an additional conditional requirement had been agreed to by the applicant, that being the provision of a cross-access agreement in favour of the adjacent property. Mr. Allueva then briefly referred to the Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies, and the application of the strategy in processing the application in question. Mr. Allueva and Donna Chan, Transportation Engineer, then responded to questions of Committee pertaining to area resident concerns regarding the building height (shadowing) and privacy issues, the reduced setbacks, traffic, and, the number of visitor parking stalls.

Mr. Hugh Murray, 10040 Hollycroft Gate, expressed concern about the proximity of the new development to his back fence, and that he would be looking at a two storey wall. Mr. Murray said that multi-family had not been part of the plan when he had purchased his home, and that he understood the need for increased housing, but he felt that further consideration should be given to the overall plan. Mr. Murray was also concerned about the affect of increased traffic, especially on Hollycroft Gate; the number of units, which he said could be reduced to 6; and, the 3 storey height.

## Planning Committee

Tuesday, April 19<sup>th</sup>, 2005

Ms. Malou Hourston, 5231 Hollycroft Drive, who had submitted a letter outlining her concerns, a copy of which is attached as Schedule 1 and forms a part of these minutes, reiterated her concerns regarding height and privacy, traffic congestion, and what she considered to be insufficient visitor parking.

Letters were also received from Andrea Winograd, and Kathleen and Rod Beaumont, copies of which are attached as Schedules 2 and 3 respectively.

The applicant, Mr. Khalid Hasan, responded to the concerns of the previous speakers by noting that the 3 storey portion of the roofline would be blended down to 2 storey and would not affect shadowing; that the window overlook was minimal; a single-family house could be built within 1.2 metres of the property line; 20 parking stalls had been provided in total for 8 units; and, that the number of driveways onto Williams Road had been minimized due to the multi-family design. During his response to questions from Committee, Mr. Hasan indicated that increased landscaping could be looked at during the Development Permit process, and that it could be possible to reduce the slope of the roof which would result in a reduction to the building height adjacent to the single-family.

It was moved and seconded

- (1) *That Official Community Plan 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:*
  - (a) *the City's Financial Plan and Capital Program;*
  - (b) *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 Rd from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Steves

----- Original Message -----

From: Malou Hourston

To: hburke@richmond.ca

Sent: Monday, April 18, 2005 1:27 PM

Subject: Development Proposal for 5280 Williams Road

SCHEDULE 1 TO THE MINUTES OF  
THE PLANNING COMMITTEE  
MEETING HELD ON WEDNESDAY,  
APRIL 19<sup>TH</sup>, 2005..

Mr. Holger Burke  
City of Richmond Planning  
Richmond, B.C.

18 April 2005

**TO: RICHMOND CITY COUNCIL**

**SUBJECT: Proposed Development at 5280 Williams Road**

Unlike many of our neighbors, some who have lived in their current homes for 25 years or more, we are new to the area, having bought our home in March 2004 and moved in on June 2004 -- our property is directly south of the proposed re-development. We were aware that the property had been recently re-sold and that it is ripe for development. However, this proposal is unlike any existing developments in the neighborhood, and as opposed to "blending in with" or "enhancing the area". It is more likely to stick out like the proverbial sore thumb, oversized and towering over its neighbors.

In its letter dated 24 March 2005, the City of Richmond states "in the case of the subject

06/09/2005

block, no immediate development, except for the subject lot, is likely due to the fact that there are no other large lots and the surrounding housing stock is relatively new". This is very true and in fact if one were to include the entire area along Williams between No. 2 Road and Railway, it is highly unlikely any of the existing structures (with very few exceptions), will be torn down for re-development in the next 35-40 years. As it is, the area is filled with modern, well kept single family dwellings and the possibility that, even the longer term a "number of adjacent properties in the block (could) assemble and propose re-development for townhouses" is unlikely in the extreme.

This property will be the only example of the new zoning in the immediate area for the foreseeable future and as such, is very important, for the City, and for the neighborhood. In our view, the **developer should not be allowed any variance** from the existing zoning restrictions, and if possible, the City should err on the side of caution in regards to the density and height allowances.

Williams Road, in this area, is by no means an extremely busy arterial road. With only one lane in each direction, and without even the turning lane that exists along Williams Road further to the east, this road is by no means as busy as Steveston Highway to the south or Francis Road to the north. We have concerns about the number of cars entering and exiting from this property, particularly as a bicycle lane runs along Williams.

The plan proposes 2 visitor parking spots, which is almost ridiculously in-adequate given the fact that no parking is allowed on Williams, and the parking on the surrounding streets is highly utilized as it is. The setbacks from existing properties should be 6m as it is in the surrounding areas. We also have concerns regarding the drainage from this property, as well as the lack of landscaping indicated on the plan as sent to us by the City of Richmond.

In our view, a much more acceptable development of this property would involve detached housing units -- four or five -- such as exists on the north side of Williams Road, just west of No.2 Road. This would be in accordance with Richmond's interim strategy and also preserve the existing character of our neighborhood, which is so dear to myself, my wife and our 2 small children.

Sincerely,

GREG & MALOU HOURSTON

5231 Hollycroft Drive, Richmond

Tel: 604-277-1442



**From:** Andrea Winograd [mailto:abwinograd@shaw.ca]  
**Sent:** Monday, 11 April 2005 2:58 PM  
**To:** Sandy, Jenny  
**Subject:** Proposed development at 5280 Williams

I have received the notice dated March 24, 2005 with respect to the proposed development at 5280 Williams Road. I wish to express my opposition to this development. Aside from the impact it will have on the surrounding houses and neighbourhood in terms of the character, I am concerned about the increased traffic this will bring. The intersection of Hollycroft Gate and Williams is quite busy at most times of the day. In addition, there is traffic trying to get onto Williams from Haddon, on the north side of Williams. Adding 8 housing units as proposed will create a traffic nightmare as people from those 8 units try to turn off and on to Williams, competing with the existing traffic from Haddon and Hollycroft Gate.

Please feel free to pass this along to City Council.

Andrea and Bob Winograd

**Submitted to:** Jenny Sandy MCIP  
Planner, Urban Development

**By:** Kathleen and Rod Beaumont  
5237 Hollycroft Drive, Richmond V7E 5B7

**Date:** Saturday, April 16, 2005

## **Proposed Development at 5280 Williams Road Richmond**

---

### **Background**

Our single family home along with eight others back onto the proposed redevelopment. The surrounding block is bordered by Williams to the North, Steveston to the South Lassam to the East and Railway to the west. All properties within this precinct are single family housing with out any high density development. This development proposal is the first of its kind in this area and probably the fist application in this immediate area to redevelop under Richmond's new Arterial Development Policy. Previous owners of this property have had plans to subdivide to single family housing however a variance was required to establish three lots which has always been a barrier to redevelopment. The new Arterial Road Development policy allows for increased densities to a level none of the immediate neighbours had ever envisioned for the property.

### **Proposed Density and Height.**

Eight units are proposed for a piece of property which otherwise would have accommodated three single family homes. In my opinion and that of many of my neighbours this density is too high. We would like to see fewer but larger homes. The proposed four of the houses fronting on to Williams will be two and three stories; we would like to see the development at a height which is in keeping with the rest of the neighbourhood which is currently two stories maximum. We are also concerned about the development encroaching on our privacy and would like the buildings at the rear of the property to be set back as far away from out back fences as possible

### **Traffic and Parking**

The plan provides for two visitors parking spots for a town house complex which could own as many as 16 cars. Clearly this is inadequate given that there is restricted parking on Williams Road and restricted parking on the adjacent entrance road, Hollycroft Gate. Hollycroft Gate is a busy access road to the single family area known as the Hollies which all too frequently is already encumbered with residents' parked cars. Exiting cars from the Hollies are frequently forced on to the wrong side of the street due to congestion in that area. Any additional parking would clearly further exaggerate an already dangerous situation.

The bike lane along Williams road is regularly used by students attending the three schools in the immediate neighbourhood. Therea are concerns about the number of cars which will potentially use the single driveway to the proposed new development .

## **Drainage**

The development property was the original hobby farm house for what was previously a potato farm. Over the years the surrounding properties were developed at a slightly higher level resulting in large accumulations of water during the winter. In turn this water backs up into the yards of the adjacent properties. One year the water table was so high that water came into the heating vents in a number of houses. The original owner paid for additional perimeter drainage which has since resolved the problem. As neighbours we are concerned about drainage on the property and would request that the City ensure that the property is re-developed with adequate perimeter drainage.

We are concerned that the property will be filled and leveled with a slope which drains towards the backyards of the houses on Hollycroft Drive. This would further exacerbate what is already a drainage problem in this area.

## **Perimeter Fencing.**

Many of the property owners backing on to this development have fences which have been replaced or are in need of repair. In the case of our newly constructed fence we have concerns that the new development will bring in fill to elevate the property which will either dwarf our fence and/or compromise the cedar posts by covering the concrete bases with fill. We therefore request that the developer take responsibility for increasing the fence height or not filling around the fence posts. We also request that the developer replace the fences which are in need of repair.

## **Trees**

There are a number of significant trees on this property which the neighbourhood value and enjoy. Clearly some of the smaller trees will be removed to make way for the new construction. We request that as many of the perimeter trees as possible remain intact, particularly those along the neighbouring fence lines that provide a colorful privacy screen. Especially, the large western red cedar in the southeast corner of the property must not be removed or damaged. We further request that the developer provide for a cedar perimeter hedge to be placed in front of the fence for additional greenery and to further serve as a buffer between the high and low density buildings.

## **Naming Opportunity**

This property has some historical significance in that it was the homestead of an early Richmond Hobby Farmer. The original owner who we fondly referred to as "Old Bill" worked afternoon shift at the post office on Georgia St and farmed the property in his spare time. He purchased this property in the early 1950's and farmed it and raised his family here. As Richmond developed he sold successive portions to developers and retained this small portion living there until he passed away a few years ago. Bill was a great neighbour who grew an extensive vegetable garden the fruits of which he frequently shared with his neighbours. As a tribute to Old Bill and the Richmond legacy it would be appropriate if this development could be named after him. I'm not sure what his surname was but a quick title search would reveal it.



Regular Council Meeting

Monday, April 25<sup>th</sup>, 2005

RES NO. ITEM

Deputy Commissioner Bev Busson spoke further on the improvement in the relationship between the City and the RCMP; how this improvement came about; the excellent calibre of the officers and members of the Richmond Detachment; and the partnerships which currently exist between the City and the Detachment.

Item No. 14 – Licensee Retail Stores And Liquor Primary Establishments

Ms. Carol Day, of Seahurst Road, spoke in support of conducting mandatory neighbourhood surveys which she felt were critical when obtaining the opinions of local residents about the possible location of a liquor establishment within their areas. She suggested that the words “at the discretion of Council” (as shown in Part (5)(b)(2)(c) of the proposed resolution), should be deleted.

Mr. Norman Wrigglesworth, of No. 1 Road, stated that all neighbourhood pubs should be permanently closed, and spoke about the problems caused by youth who were drinking illegally. He also indicated that he supported the views given by Ms. Carol Day about the need for neighbourhood surveys.

Mr. James Day, of 11631 Seahurst Road, spoke about the rights of Richmond residents, and about maintaining the status quo with respect to the holding of neighbourhood surveys as they related to the locating of liquor establishments within their neighbourhoods.

Ms. Susan Worfolk, 10691 Seamount Road, spoke in support of allowing Richmond residents to have an opportunity to voice their opinions on the establishment of neighbourhood public houses or other liquor establishments within their neighbourhoods.

Item No. 17 – Application For Rezoning (With Amendment To The Official Community Plan) - Khalid Hasan

Mr. Hugh Murray, of 10040 Hollymount Drive, expressed concern about the multi-family development proposed for the area, advising that the project was premature as he felt that the proposed three storey complex would not be compatible with the surrounding single-family residences.

- R05/8-5 5. It was moved and seconded  
*That Committee rise and report (8:21 p.m.).*

CARRIED



Regular Council Meeting

Monday, April 25<sup>th</sup>, 2005

RES NO. ITEM

16. APPLICATION FOR REZONING - HUGUETTE BEAUCHESNE  
(RZ 04-278153, SC 05-292729 Report: April 4/05, File No.: 8060-20-7936 xr 05-292729) (REDMS No. 1466859, 1468591, 1467889, 280015)

R05/8-19

It was moved and seconded

- (1) *That Bylaw No. 7936, for the rezoning of 11780 Seaton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.*
- (2) *That the application by Huguette Beauchesne for a Strata Title Conversion for 11780 Seaton Road be approved upon fulfillment of the following conditions:*
  - (a) *adoption of Bylaw No. 7936, rezoning the subject property from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Two-Family Housing District (R5)" and the registration of a restrictive covenant limiting the property to a maximum of two (2) dwelling units;*
  - (b) *payment of City property taxes up to and including the year 2005; and*
  - (c) *submission of the appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of adoption of Bylaw 7936.*

CARRIED

17. APPLICATION FOR REZONING (WITH AMENDMENT TO THE OFFICIAL COMMUNITY PLAN) - KHALID HASAN  
(RZ 04-269099 Report: April 6/05, File No.: 8060-20-7927/7928) (REDMS No. 1443032, 1443167, 1463827, 1443168)

R05/8-20

It was moved and seconded

- (1) *That 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:*



Regular Council Meeting

Monday, April 25<sup>th</sup>, 2005

RES NO. ITEM

- (a) *the City's Financial Plan and Capital Program;*
- (b) *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 Rd from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.*

The question on Resolution No. R05/8-9-20, was not called, as the following referral was introduced:

R05/8-21

It was moved and seconded

*That the application for rezoning for property at 5280 Williams Road (RZ 04-269099) be referred to staff to work with the developer and immediate area residents regarding the options available for the development of the subject property.*

CARRIED

OPPOSED: Cllr. Dang  
Howard

18. APPLICATION FOR REZONING (WITH AMENDMENT TO THE OFFICIAL COMMUNITY PLAN) - AM-PRI CONSTRUCTION LTD.

(RZ 04-270154 Report. March 9/05, File No.: 8060-20-7920/7921) (REDMS No. 1421599, 1451862, 1446342, 1444995)

R05/8-22

It was moved and seconded

- (1) *That Bylaw No. 7920, to amend Schedule 2.10C (McLennan North Sub-Area Plan of Official Community Plan Bylaw No. 7100), by introducing a map amendment to permit the portion of the proposed Alder Street between Hemlock Drive and Ferndale Road to be re-designated from "Principal Road" to "Trail", be introduced and given first reading.*



## City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1  
 Telephone (604) 276-4000  
 www.city.richmond.bc.ca

May 27, 2005  
 File: RZ 04-269099

Urban Development Division  
 Fax: (604) 276-4052

Dear Property Owner:

**Re: Rezoning Application at 5280 Williams Road**

On March 24, 2005, the City wrote to you regarding the rezoning application at 5280 Williams Road and sent you a concept plan that showed this was the only property between Hollycroft Gate and Lassam Road with immediate development potential.

This rezoning application was referred back to staff by City Council on April 25, 2005 to work with the developer and immediate area residents regarding the options available for the development of the subject property.

Attached is a copy of the developer's latest plans for a townhouse development. The proposal has been revised by:

- reducing the number of townhouses to seven (7);
- changing all of units to two (2) storeys;
- making the units along Williams Road detached townhouses; and
- increasing the setbacks along the western and southern property lines.

Also enclosed is a hypothetical proposal for two (2) single-family houses at 5280 Williams Road. It should be emphasized that the applicant is not prepared to pursue this single-family residential option.

It would be appreciated if you could complete the attached neighbourhood survey form and return it to the undersigned by **Friday, June 3, 2005**.

Please feel free to contact me at (604) 276-4164 or at [hburke@richmond.ca](mailto:hburke@richmond.ca) if you have any questions.

Yours truly,

Holger Burke, MCIP  
 Development Coordinator

HB:hb  
 Att.

NEIGHBOURHOOD SURVEY

REZONING APPLICATION RZ 04-269099  
5280 WILLIAMS ROAD

I am in favour of the proposed seven (7) unit townhouse development

I am not in favour of the proposed seven (7) unit townhouse development

Reasons/Comments:

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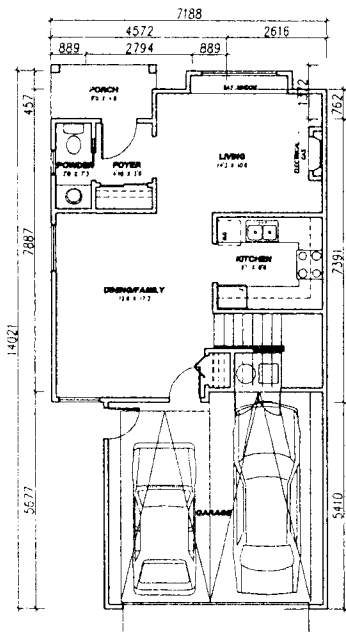
\_\_\_\_\_  
NAME (Please Print)

\_\_\_\_\_  
Address

PLEASE RETURN THIS SURVEY TO THE FOLLOWING BY **FRIDAY, JUNE 3, 2005**:

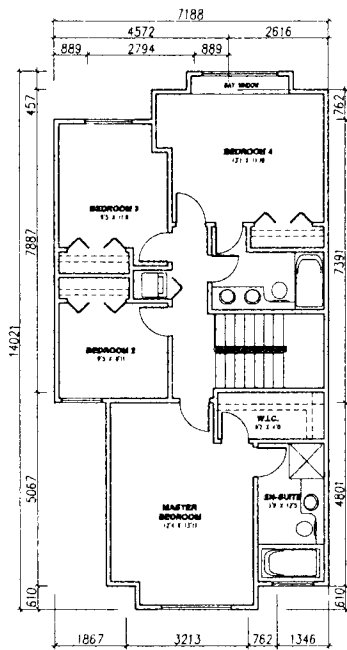
Holger Burke, MCIP  
Development Co-ordinator  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1  
Phone: (604) 276-4164  
Fax: (604) 276-4164  
E-Mail: [hburke@richmond.ca](mailto:hburke@richmond.ca)



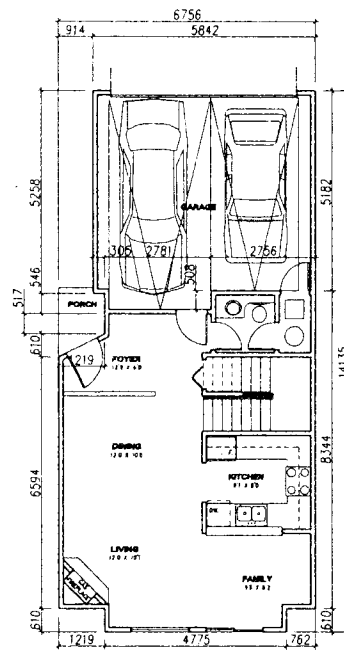


**GROUND FLOOR PLAN**  
55.81 s.m. (600.50 sf)

**TYPE A**  
136.97 s.m. (1473.77 sf)

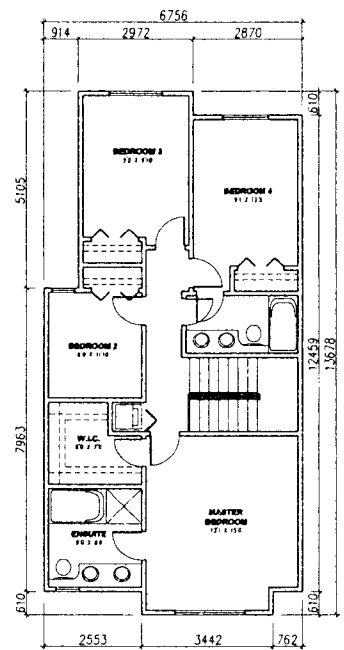


**SECOND FLOOR PLAN**  
81.16 s.m. (873.27 sf)



**GROUND FLOOR PLAN**  
56.13 s.m. (603.94 sf)

**TYPE B**  
134.60 s.m. (1448.33 sf)



**SECOND FLOOR PLAN**  
78.48 s.m. (844.40 sf)

**TYPE A & C - FLOOR PLANS**

scale 1:100

project no. H05050 **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**  
6290 WILLIAMS ROAD, RICHMOND, B.C.

**RZ2**

revision f  
date 21 MAY 2005

**CADLAB**  
cadlab design and development inc

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



5280 WILLIAMS ROAD

NORTH ELEVATION (WILLIAMS ROAD)

scale 1:100

project no. H05050

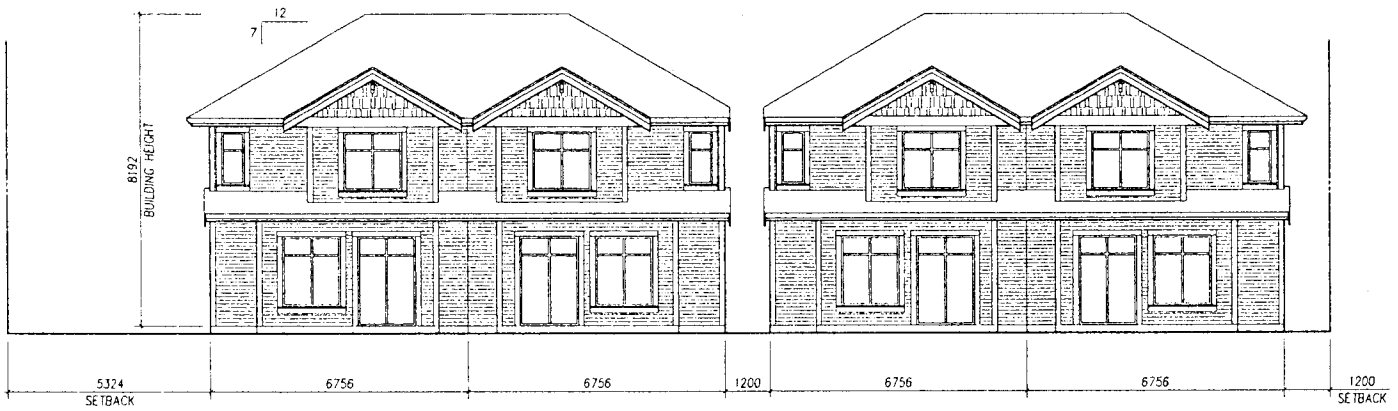
PROPOSED REZONING & TOWNHOUSES DEVELOPMENT  
5280 WILLIAMS ROAD, RICHMOND, B.C.

RZ3

revision  
date 21 MAY 2005

CADLAB  
cadiab design and development inc

tel (604)619-3223 fax (604)241-9388 email cadiab@icmpro.com



**SOUTH ELEVATION**

scale 1:100

project no. 105050

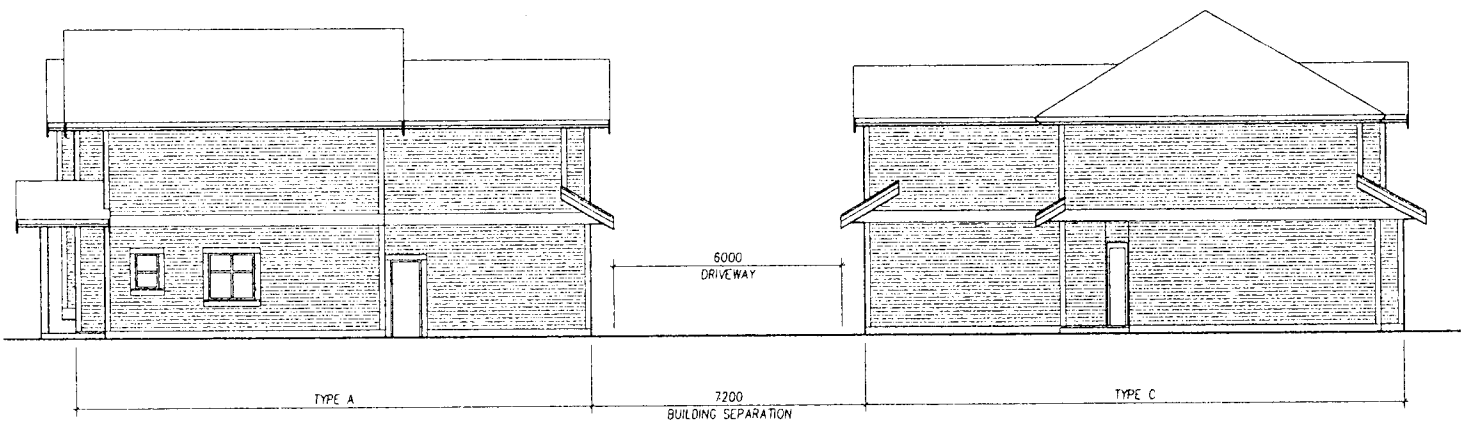
**PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**  
 6286 WILLIAMS ROAD, RICHMOND, B.C.

**RZ6**

revision f  
 date 21 MAY 2005

**CADLAB**

cadlab design and development inc  
 tel (604)618-3223 fax (604)241-9388 email cadlab@compro.com



WEST ELEVATION

scale 1:100

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT  
 8288 WILLIAMS ROAD, RICHMOND, S.C.

RZ8

revision f  
 date 21 MAY 2005

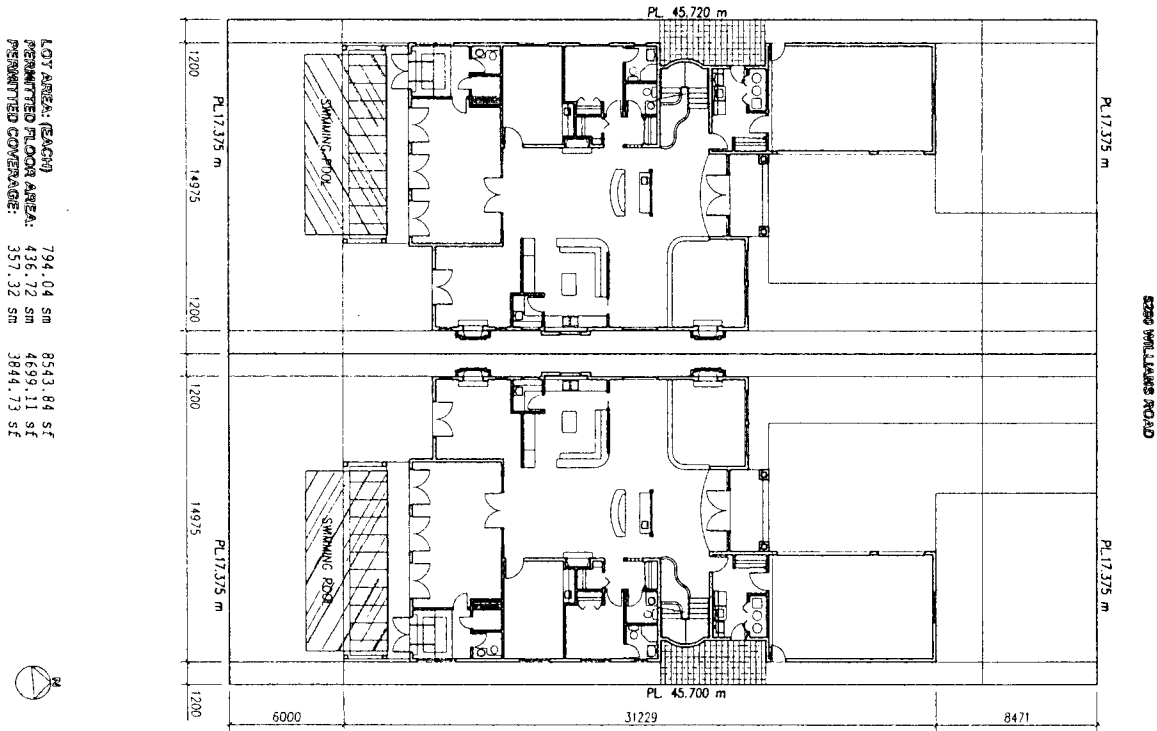
CADLAB  
 cadlab design and development inc

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

# HYPOTHETICAL SINGLE-FAMILY DEVELOPMENT

(Not being proposed by applicant)

## HYPOTHETICAL PROPOSAL FOR TWO SINGLE FAMILY HOUSES



**SITE PLAN**

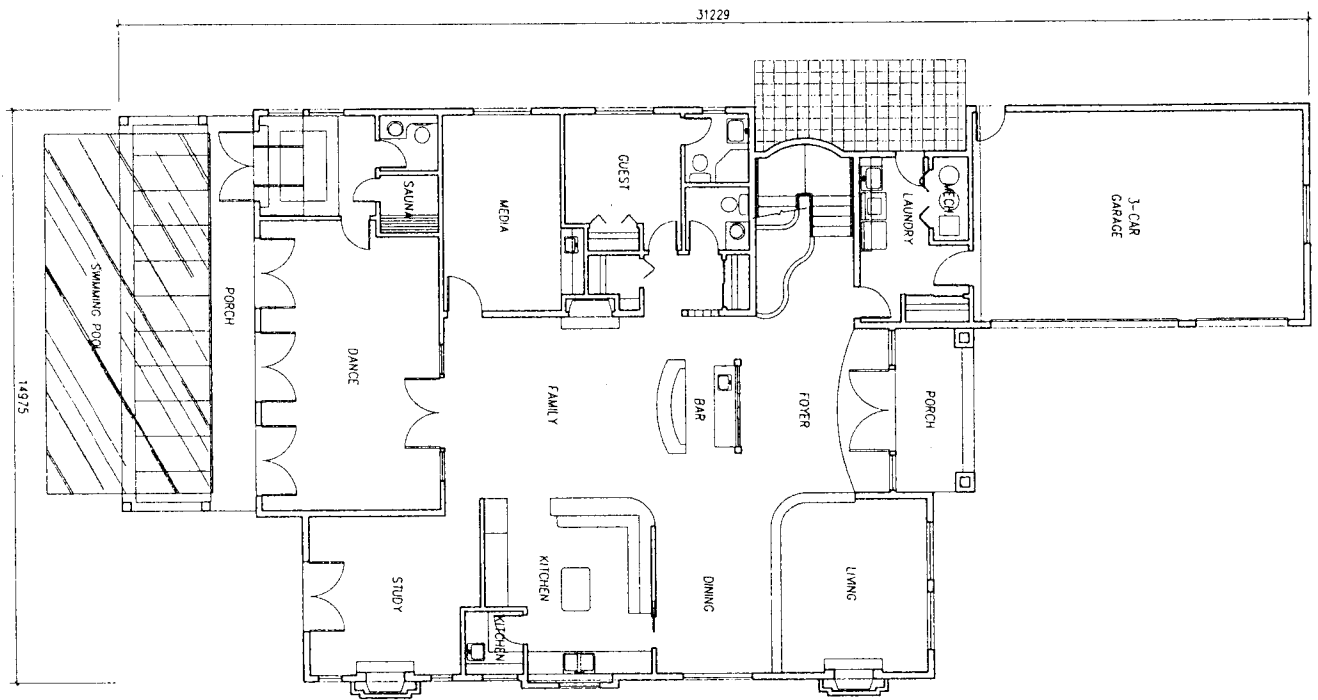
project no. **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**  
 6288 WILLIAMS ROAD, RICHMOND, B.C.

**RZ1**

revision g  
 date 24 MAY 2005

**CADLAB**  
 cadlab design and development inc  
 tel: (604)618-1223 fax: (604)241-9388 email: cadlab@compro.com

HYPOTHETICAL PROPOSAL FOR TWO SINGLE FAMILY HOUSES



INTERIOR:	258 sm	2780 sf
PORCH:	50 sm	538 sf
COVERARGE:	44 sm	170 sf
	352 sm	3788 sf

GROUND FLOOR PLAN

scale 1:100

project no. **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**  
**5254 WILLIAMS ROAD, RICHMOND, B.C.**

**RZ2**

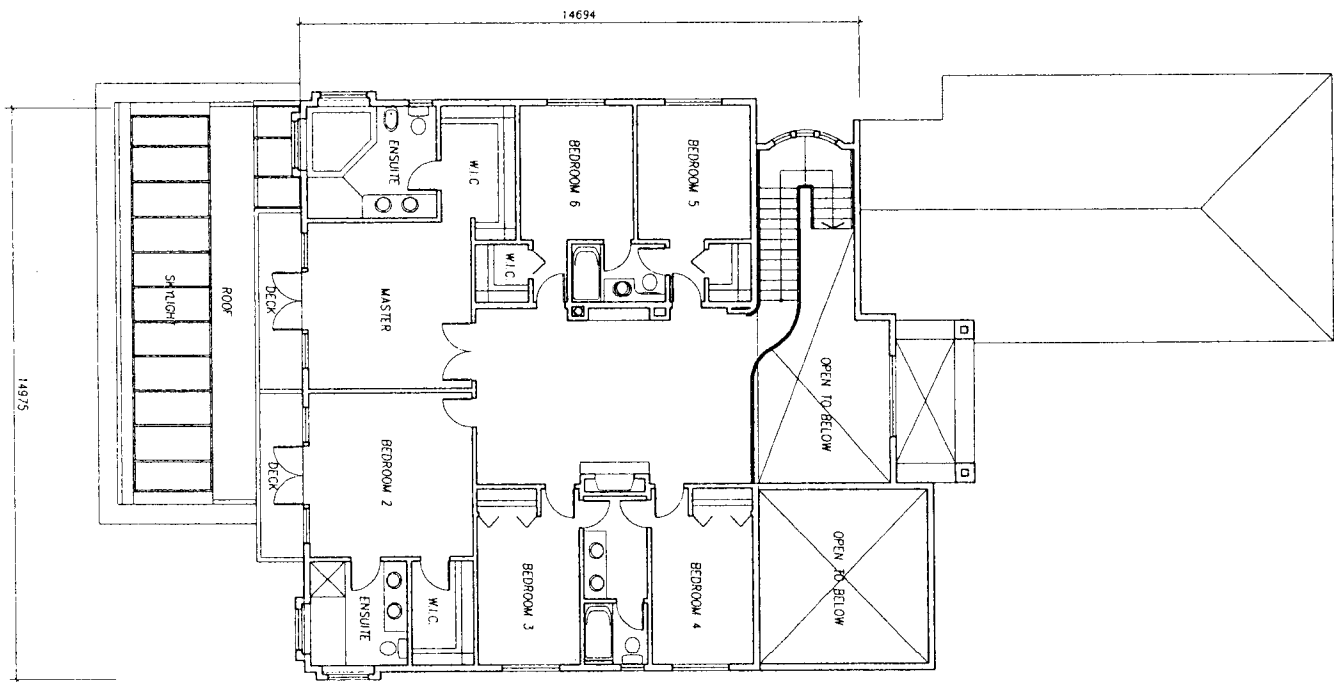
revision  
 date 24 MAY 2005

**CADLAB**

cadlab design and development inc

tel: (604)678-3223 fax: (604)241-9388 email: cadlab@compro.com

HYPOTHETICAL PROPOSAL FOR TWO SINGLE FAMILY HOUSES



INTERIOR: 178 sm 1919 sf  
 ROOF DECK: 11 sm 120 sf

SECOND FLOOR PLAN

scale 1:100

project no. **PROPOSED REZONING & TOWNHOUSES DEVELOPMENT**  
 6280 WILLIAMS ROAD, RICHMOND, B.C.

**RZ3**

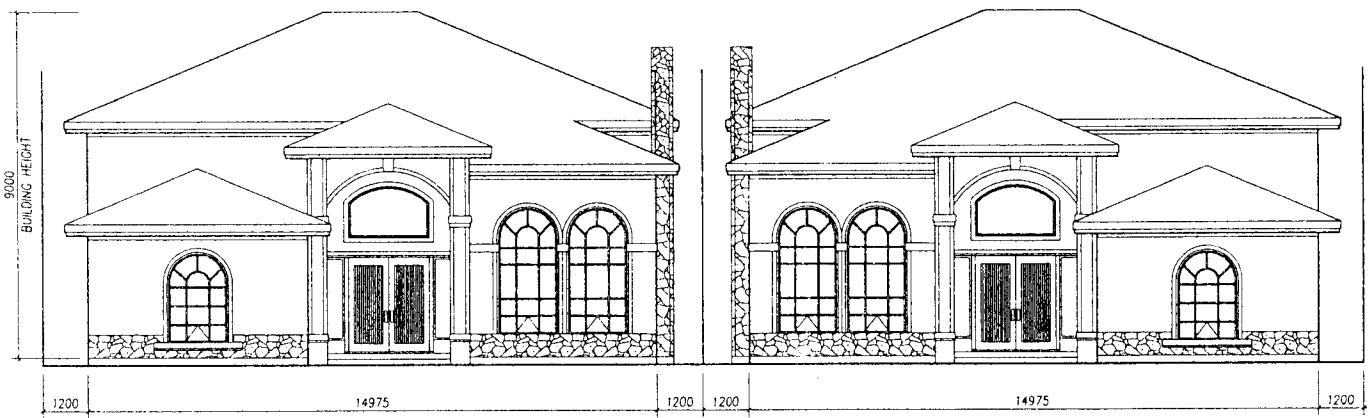
revision  
 scale 24 MAY 2005

**CADLAB**

cadlab design and development inc

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

HYPOTHETICAL PROPOSAL FOR TWO SINGLE FAMILY HOUSES



5280 WILLIAMS ROAD

NORTH ELEVATION (WILLIAMS ROAD)

scale 1:100

project no. H05050

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

RZ4

revision 9  
date 24 MAY 2005

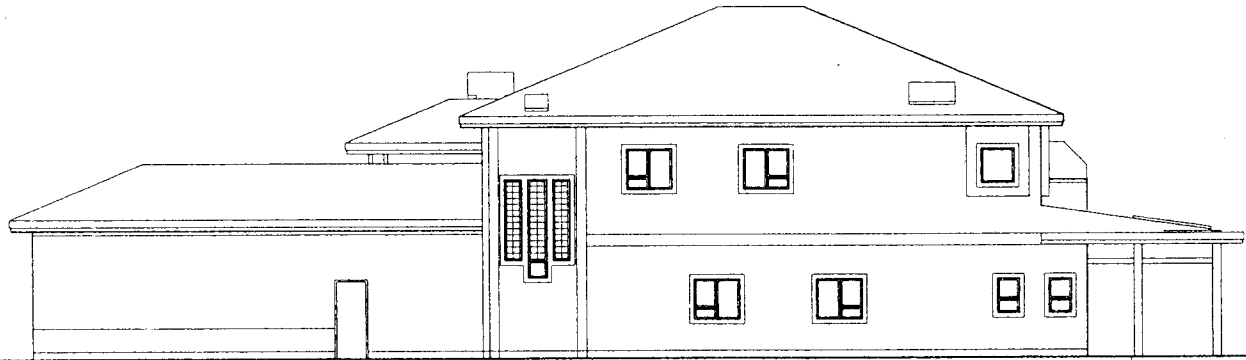
CADLAB

cadlab design and development inc

tel: (604)518-3223 fax: (604)241-9388 email: cadlab@compro.com



HYPOTHETICAL PROPOSAL FOR TWO SINGLE FAMILY HOUSES



8471

31229

6000

BUILDING W/ 7% UNPROTECTED OPENINGS

WEST ELEVATION

scale 1:100

project no. H05050

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT  
5289 WILLIAMS ROAD, RICHMOND, B.C.

RZ8

revision 1  
date 24 MAY 2005

CADLAB

cadlab design and development inc

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

**Burke, Holger**

---

**To:** Sam Wang**Subject:** RE: Opposition to rezoning application #: RZ 04-269099

Thank you for your e-mail. It will be added to the correspondence received on this application when a staff report is prepared.

It would be preferable if any statements on this application come from individual home owners rather than a statement signed by a number of home owners.

Please ensure that the address and the nature of the comments are included in any statements submitted to the City (recognizing that they will become part of the public record).

Holger Burke, MCIP  
Development Coordinator  
City of Richmond  
(E) [hburke@richmond.ca](mailto:hburke@richmond.ca)  
(P) 604-276-4164  
(F) 604-276-4052

-----Original Message-----

**From:** Sam Wang [<mailto:samsw@shaw.ca>]

**Sent:** Friday, 3 June 2005 12:21 PM

**To:** Burke, Holger

**Cc:** [samsw@shaw.ca](mailto:samsw@shaw.ca)

**Subject:** Opposition to rezoning application #: RZ 04-269099

Dear Mr. Burke,

We are the home owners on Williams Road near the subject property located at 5280 Williams Road. We would like to file an opposition to the rezoning application #: RZ 04-269099, which is to change the zoning from single residential house to an eight-unit townhouse.

We strongly believe that such rezoning will inevitably reduce the value of the properties in that area. We therefore would like to file the opposition. Would you prefer to receive opposition statements from individual home owners or an opposition statement signed by all the home owners in that area? We would like to hear from you on how to proceed.

I look forward to hear from you at your earliest convenience. You can also reach me at (604) 218-8604. Thank you.

Sincerely,

Sam Wang

**Burke, Holger**

---

**From:** MayorandCouncillors  
**Sent:** Friday, 20 May 2005 12:17 PM  
**To:** 'Norman Tse'  
**Subject:** RE: The townhouse project at 5280 Williams Road

Dear Mr. Tse,

This is to acknowledge and thank you for your email to the Mayor and Councillors in connection with the land use application for 5280 Williams Road

A copy of your email will be attached to the staff report that will be considered by the Planning Committee and City Council. At this point in time, it is anticipated that the report on this application will come before Planning Committee in June, and I would invite you contact Holger Burke, Development Coordinator in the Development Applications Department, at 604-276-4164 for further detail on the application and on the timing of the report.

Thank you for taking the time to make your views known.

Yours truly,

David Weber

---

David Weber  
Director, City Clerk's Office  
City of Richmond  
6911 No.3 Road, Richmond, BC, V6Y 2C1  
voice: (604) 276-4098  
fax: (604) 278-5139  
email: [dweber@richmond.ca](mailto:dweber@richmond.ca)  
web: [www.richmond.ca](http://www.richmond.ca)

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**From:** Norman Tse [<mailto:nywtse@shaw.ca>]  
**Sent:** Sunday, 15 May 2005 9:00 PM  
**To:** MayorandCouncillors  
**Subject:** The townhouse project at 5280 Williams Road

I read the newspaper article in the Richmond Review recently regarding the townhouse development project at 5280 Williams Road. I drove by the property in question and observed within a couple of houses, at the corner of Haddon and Williams, there is an existing large townhouse project already as well as one being built at 4191 Williams Road. Therefore, there are definitely townhouses in that neighbourhood. And from what I understand, the developer has followed all the rules set out by the zoning requirement for that property. In light of all my findings, I am writing in support of this project at 5280 Williams Road.

I am a renter now but I use to own a property in the Seafair area. I know the pricing of property in that

06/01/2005

corner of Richmond. It is getting pretty outrageous and part of the problem is that there are not many land/units available on the market. I think projects like this one will increase the supply of units in the market and I hope that will in turn calm down the market somewhat. I and my wife look forward to getting back into home ownership one of these days.

In summary, I hope the City will give approval to this development.

Regards,

Kim and Norman Tse

## Burke, Holger

---

**From:** Hugh & Pat Murray [hpmurray@shaw.ca]  
**Sent:** Tuesday, 3 May 2005 11:00 AM  
**To:** Burke, Holger  
**Subject:** Proposed Development at 5280 Willaims Road

**Importance:** High



Save0002.BMP



Hollycroft  
Residents.xls

Good Morning Mr. Burke;

On Saturday April 30th 2005 the attached list of residents and Mr. Khalid Hasan attended a meeting at 10040 Hollycroft Gate to discuss the re-zoning of 5280 Williams Road from Single family R1/C to Townhouse District R2-0.6. The outcome of this meeting was to oppose this re-zoning. The majority felt that a townhouse development did not fit with the single-family neighbourhood. This is not a tear down area and as stated in Ms. Sandy's letter of March 24th "In the case of the subject block, no immediate development, except for the subject lot, is likely due to the fact that there are no other larger lots and the surrounding housing stock is relatively new". This does present a dilemma, how does this area get developed?

One of the residents mentioned a six residence detached housing complex. I'm attaching a copy of his sketch, as you will see it provides privacy for the residents on the west and the south with 6-meter setbacks. It would also give the street appearance of 3 single-family homes.

I look forward to the possibility of a joint meeting with yourself and the neighbourhood residents as was suggested.

Sincerely;  
Hugh Murray  
10040 Hollycroft Gate

Residents Meeting Saturday April 30th 2005

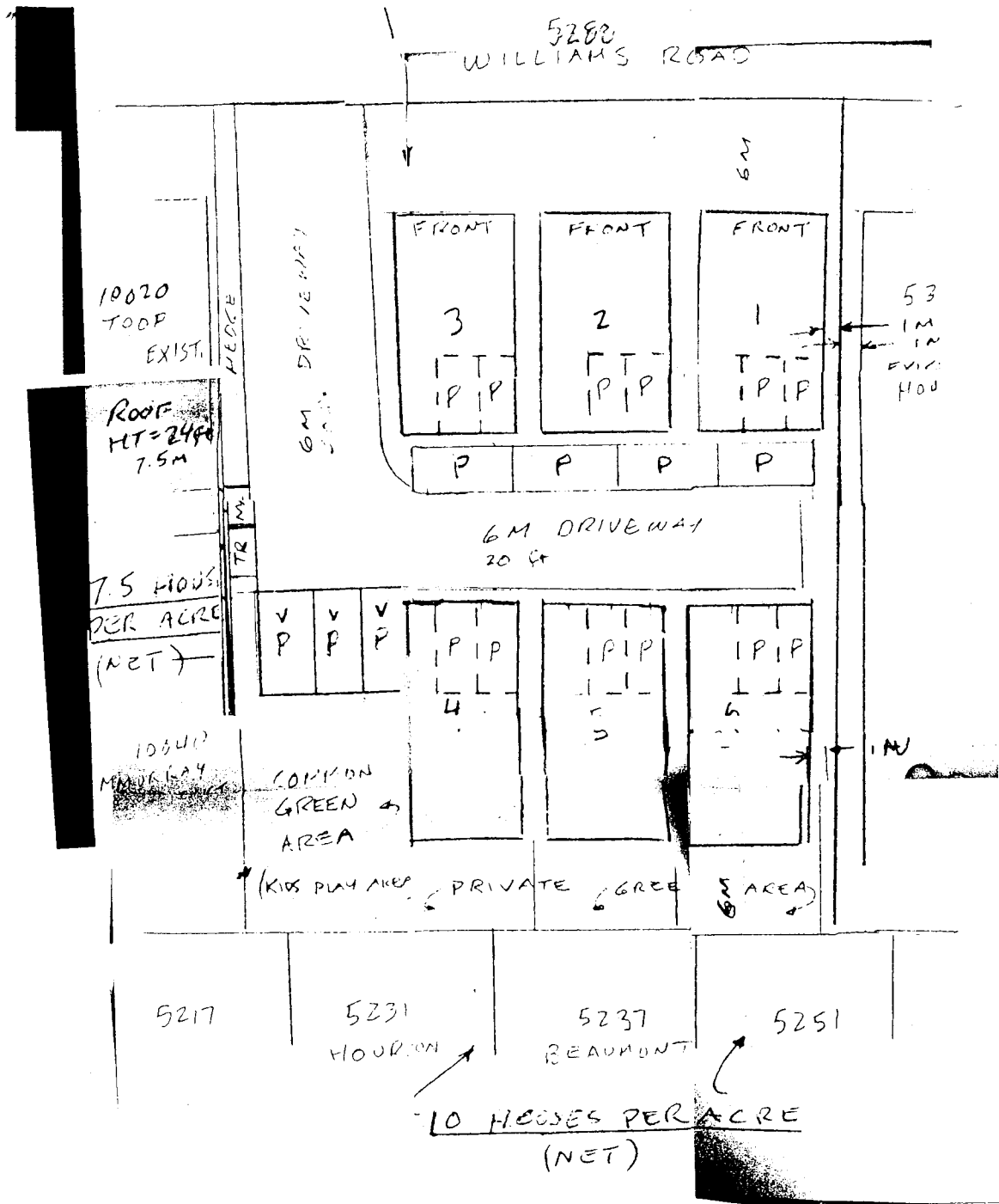
ATTENDANCE

Hugh & Pat Murray	10040 Hollycroft Gate
Gary & Silvia Toop	10020 Hollycroft Gate
Serjei Volpov	5251 Williams Road
Ed & Brenda Wong	5340 Williams Road
Greg & Malou Hourston	5231 Hollycroft Drive
Kathleen & Rod Beaumont	5237 Hollycroft Drive
Murray Brown	5271 Hollycroft Drive
Bob & Andrea Winograd	5277 Hollycroft Drive
Pat & Patricia Stapleton	5291 Hollycroft Drive
Trevor Barnett	5228 Hollycroft Drive

# 6 HOUSE PLAN

## DETACHED SINGLE FAMILY STRATA PLAN

MAXIMUM HEIGHT = 7.5 METERS  
 6 UNITS = 17 HOUSES PER ACRE  
 8 UNITS = 23 HOUSES PER ACRE (NET)



## Sandy,Jenny

---

**From:** Hugh & Pat Murray [hpmurray@shaw.ca]  
**Sent:** Wednesday, 13 April 2005 11:30 PM  
**To:** Sandy,Jenny  
**Subject:** Proposed Development at 5280 Willaims Road  
**Importance:** High

Jenny Sandy;  
Planner, Urban Development

We received your letter dated March 24<sup>th</sup> recently regarding the proposed development to 5280 Williams Road; **we are opposed to this development as presented in the letter for the following reasons.** We take issue with three things about this proposal; one: the 3-storey height of the 2 middle structures does not conform to the two level homes throughout this neighborhood. Two: the two-storey rear structure on the west side is only 3 meters from the fence (property line) in our backyard. We feel that we should be afforded the same or similar distance as those back fences of the properties to the south of the development. The houses to the south have a 4.5 meter distance plus their homes are set forward on their lots giving them a much greater distance between them and this proposed rear structure. Three: there are only two visitor parking spaces for this complex. Williams Road has no parking and Hollycroft Gate has parking only on the east side. This parking area is directly in front of our home and is now used extensively by a neighboring four-plex also facing onto Williams Road. Please pass this e-mail onto Council and the Planning Committee.

Regards,  
Hugh & Patti Murray  
10040 Hollycroft Gate  
Richmond, B.C. V7E5A2  
Ph.604-271-8840



**Sandy, Jenny**

---

**From:** Patrick [pstapleton12@Shaw.ca]  
**Sent:** Tuesday, 12 April 2005 7:17 PM  
**To:** Sandy, Jenny  
**Cc:** pstapleton12@shaw.ca  
**Subject:** Proposed development: 5280 Williams Road

**PLEASE FORWARD THIS E-MAIL TO COUNCIL**

We **strongly object** to this proposed development on the following grounds:

- This development and anticipated future developments along Williams Road, will significantly decrease the actual selling price of properties on Hollycroft Drive relative to other properties in the "Hollies"
- There would be too many accesses to Williams Road within a few metres of each other, Hollycroft Gate, the access to the proposed development and Haddon Dr. Remember also that there is no centre turn lane on this part of Williams and one has only to stop to make a left turn into Hollycroft Gate to witness the speed at which drivers pass on the bike lane, to realise the increased hazard that another entrance will pose.
- There are not enough parking spots in the proposal, which assumes that each each unit will have only one car and a maximum of two visitors for the entire development at any one time. Where will the cars park? If any development takes place, it should be limited to a maximum of four (4) units with more parking but even then the extra congestion remains a real problem.
- This development is not in keeping with the local community as the proposed townhouses will be much too close to the current single family homes on Hollycroft Gate and Drive.
- Buildings Type B are three (3) storeys high, which is completely alien to the neighbourhood as is the lack of any green space in the proposal. Hardtop is hardly the Richmond way unless council wants to change Richmond to that extent.
- This area has been zoned single family for a very long time. Since when has there been a need to increase density in an area so far from the city centre and where the road system is geared to the single family density?
- **We would appreciate a reply including how each councillor votes on this issue.**

Sincerely

Patrick and Patricia Stapleton  
5291 Hollycroft Drive  
Richmond, BC  
V7E 5B7  
604-272-4154

## Sandy,Jenny

---

**From:** Helen Burrows [helensb@shaw.ca]  
**Sent:** Monday, 11 April 2005 6:57 PM  
**To:** Sandy,Jenny  
**Subject:** 5280 Williams Road

This is in response to a proposed development - 5280 Williams Road.

I understand that the proposal is to rezone this location from a Single Family Housing District to a Townhouse District.

I wish to advise that I am opposed to this new rezoning in view of the fact that Williams Road is such a very busy street now and if this townhouse is allowed then what is to stop many more townhouses being developed. I live at the corner of Haddon Drive and Williams and one just has to stop and see how busy this road has become and how would people from this townhouse exit except by means of Williams.

I hope that council will re-consider and put a stop to townhouses backing out on Williams Road.

Thank you for the opportunity of expressing my opinion.

Helen Burrows

To: Planning atec  
June 22 05  
Re: 5280 Williams Road.

Fenghui Wang  
5148 Williams Road  
Richmond, BC  
V7E 1K1

RECEIVED  
JUN 16 2005

BY: UD - De App

June 15, 2005

Mr. Holger Burke, MCIP  
Development Coordinator  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1  
E-mail [hburke@richmond.ca](mailto:hburke@richmond.ca)  
Phone: 604-276-4164  
Fax: 604-276-4052

Dear Mr. Burke,


**RE: Opposition to rezoning application #: RZ 04-269099**

I am the home owner of the property located at 5148 Williams Road near the subject property located at 5280 Williams Road. I am writing to you to file the opposition to the rezoning application #: RZ 04-269099, which is to change the use of the land from single residential house to an eight-unit townhouse complex.

I strongly believe that such rezoning will inevitably reduce the value of the single residential home properties in this area. I strongly oppose the rezoning application.

I look forward to hearing from you at your earliest convenience. Thank you.

Sincerely,

  
Fenghui Wang

To Planning Cttee  
June 22, 2005  
Re: 5280 Williams Road

Fax: 604 276 4052

RECEIVED  
JUN 16 2005

to: Holgar Burke, Development Co-ordinator

BY: UD - Dev App

Re: Neighbourhood Survey for  
Proposed Development at 5280 Williams Road

We are in favour of a (6) unit DETACHED (no duplexes) strata housing development with private lane access as shown. The detached (6) units will be more compatible with the existing detached housing on all sides.

The (6) units should provide minimal outdoor onsite parking for visitors, etc. Parking is a problem in the area and there is no onstreet parking on Williams Road which is a minor arterial road with one lane each way and a bicycle lane both sides.

The developer should make a better profit with the (6) units bringing a higher price and construction costs about the same; than would the (7) unit proposal.

The (6) units should also make the existing neighbours happier and are more desirable to home buyers.

from: Gary & Sylvia Toop, (Home owners)  
10020 Hollycroft Gate,,Richmond,B.C. V7E 5A2  
Phone: 604 277 1962, Email: toopgar@netscape.net



**City of Richmond**

**Report to Committee**

---

**To:** Planning Committee **Date:** June 3, 2005  
**From:** Holger Burke **File:** RZ 04-271116  
Acting Director of Development  
**Re:** **Application by Paul Leong Architect Inc. for Rezoning at 8580, 8600 and 8680 Cambie Road from Business Park Industrial District (I3) to Comprehensive Development District (CD/163)**

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**Staff Recommendation**

That Bylaw No. 7886, to introduce a new Comprehensive Development District (CD/163) zone and for the rezoning of 8580, 8600 and 8680 Cambie Road from "Business Park Industrial District (I3)" to "Comprehensive Development District (CD/163)", be introduced and given first reading.

Holger Burke  
Acting Director of Development

Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**