



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Jun 17, 2008
 Date: May 26, 2008

From: Brian J. Jackson
 Director of Development

RZ 07-397261

Re: **Application by Awana Construction Limited for Rezoning
 at 7371/7391 Williams Road from Two-Family Housing District (R5) to
 Single-Family Housing District (R1-0.6)**

File: 12-8060-20-8379

Staff Recommendation

That Bylaw No. 8379, for the rezoning of 7371/7391 Williams Road from "Two-Family Housing District (R5)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Brian Jackson, MCIP
 Director of Development

EL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY

FOR ORIGINATING DEPARTMENT USE ONLY	
ROUTED TO:	CONCURRENCE
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
	CONCURRENCE OF GENERAL MANAGER
	<i>[Handwritten Signature]</i>

Staff Report

Origin

Awana Construction Limited has applied to the City of Richmond for permission to rezone 7371/7391 Williams Road (**Attachment 1**) from Two-Family Housing District (R5) to Single-Family Housing District (R1-0.6) in order to create three (3) new single-family lots with vehicle access to an existing lane.

Findings of Fact

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

Surrounding Development

- To the north: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots;
- To the east/west: Along the north side of Williams Road, a mix of newer and older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) zoned lots. It is understood that a recent rezoning application has been made on the adjacent property to the west to facilitate a two-lot subdivision under Single-Family Housing District (R1-0.6); and
- To the south: Across Williams Road, older single-family dwellings on Two-Family Housing District (R5) lots as well as some recently developed multiple-family developments on properties zoned Comprehensive Development District (CD/124).

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal with access to an operational lane. The majority of the lots on the north side of this block of Williams Road have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of four (4) bylaw-sized trees on the subject property. A Certified Arborist's report was submitted by the applicant in support of the application. Based on the comments of the Arborist Report, staff support the removal of all bylaw-sized trees on-site due to conflicts with the proposed development.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, eight (8) replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 8 cm;
- two (2) trees of 8 cm; and
- four (4) trees of 11 cm.

The applicant is also proposing to remove the hedges around the subject site. Consent letters from the adjacent property owners to the east and west are on file.

Landscape Plan

In order to ensure that the replacement trees will be planted and that the front yards of the future lots will be enhanced, a landscape plan (**Attachment 4**) prepared by a registered landscape architect was submitted. The landscape plan includes a total of eight (8) replacement trees (2 coniferous trees and 6 deciduous trees) and a combination of shrubs and ground covers in the front yard. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$7,298.20 prior to final adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222.

Affordable Housing

Council has adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on at least 50% of the lots created by the future subdivision at the subject site (i.e. 2 out of 3 lots). To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title stating that no final Building Permit inspection would be granted until the two (2) secondary suites are constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), NIC charges (for lane improvements), School Site Acquisition

Charge, Address Assignment Fee, and Servicing costs. The developer will also be required to provide underground Hydro, Telus and Cable connections for all three (3) lots.

An existing restrictive covenant limiting the 7371/7391 Williams Road to a two-family dwelling only will need to be discharged at subdivision stage as well.

Analysis

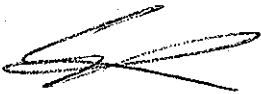
The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex lot into three (3) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

The following must be completed prior to final adoption of the rezoning bylaw:

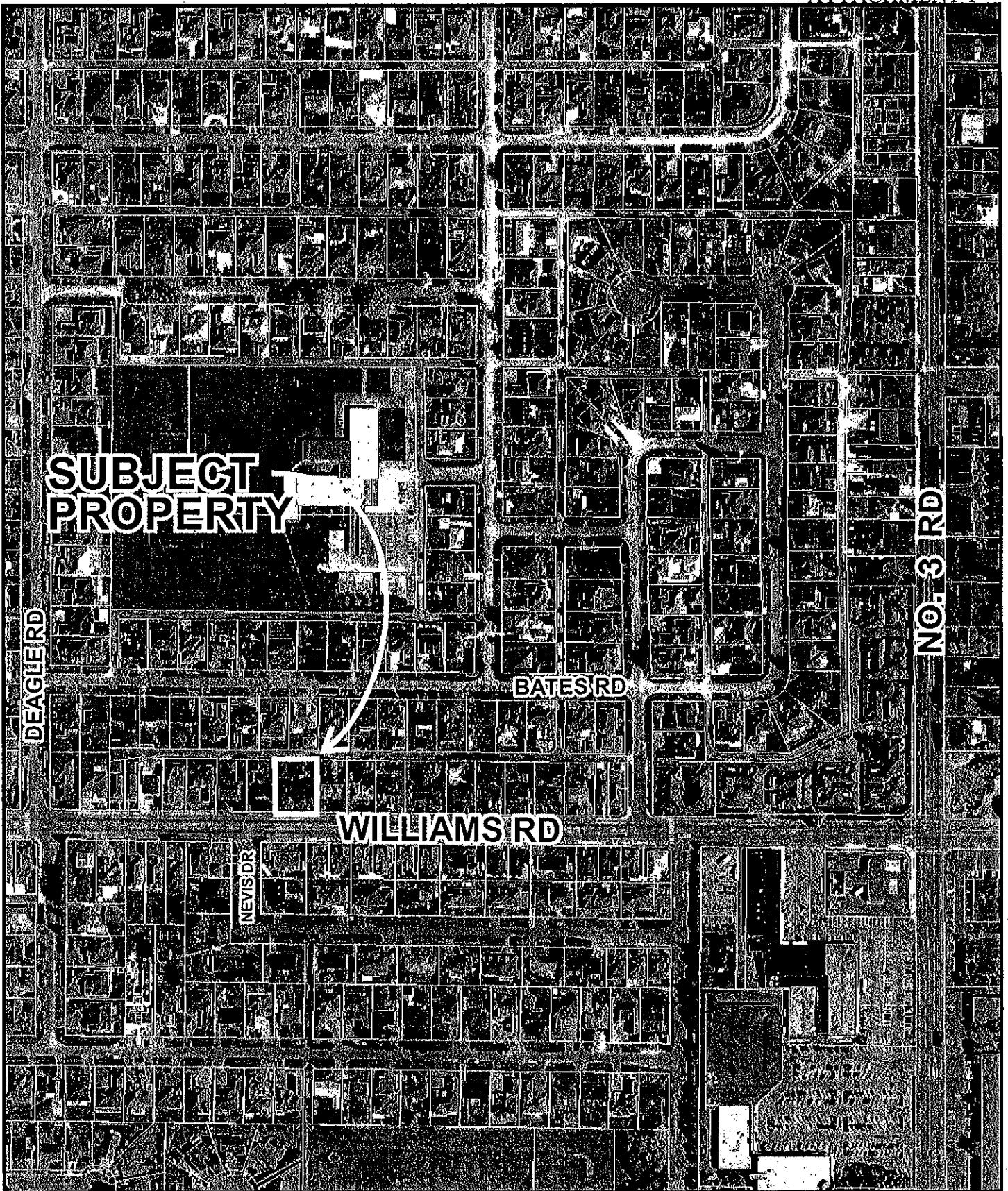
1. Submission of a Landscaping Security to the City of Richmond in the amount of \$7,298.20 for the landscape works as per the landscape plan attached to the report (**Attachment 4**);
2. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed on two (2) of the future lots, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw;
3. Registration of a flood indemnity covenant on title; and
4. Discharge of Two-Family Dwelling Covenant (Ref. BF 135064)

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Survey

Attachment 4: Landscape Plan



RZ 07-397261

Original Date: 01/10/08

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 07-397261

Attachment 2

Address: 7371/7391 Williams Road

Applicant: Awana Construction Limited

Planning Area(s): N/A

	Existing	Proposed
Owner:	Balwinder Singh Dosanjh & Gurmeet Singh Jagde	To be determined
Site Size (m²):	969 m ² (10,431 ft ²)	approximately 323 m ² (3,477 ft ²) each
Land Uses:	One (1) two-family residential dwelling	Three (3) single-family residential dwellings
OCP Designation:	Specific Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	None	No change
Zoning:	Two-Family Housing District (R5)	Single-Family Housing District (R1-0.6)
Number of Units:	2	3
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the 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%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	323 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

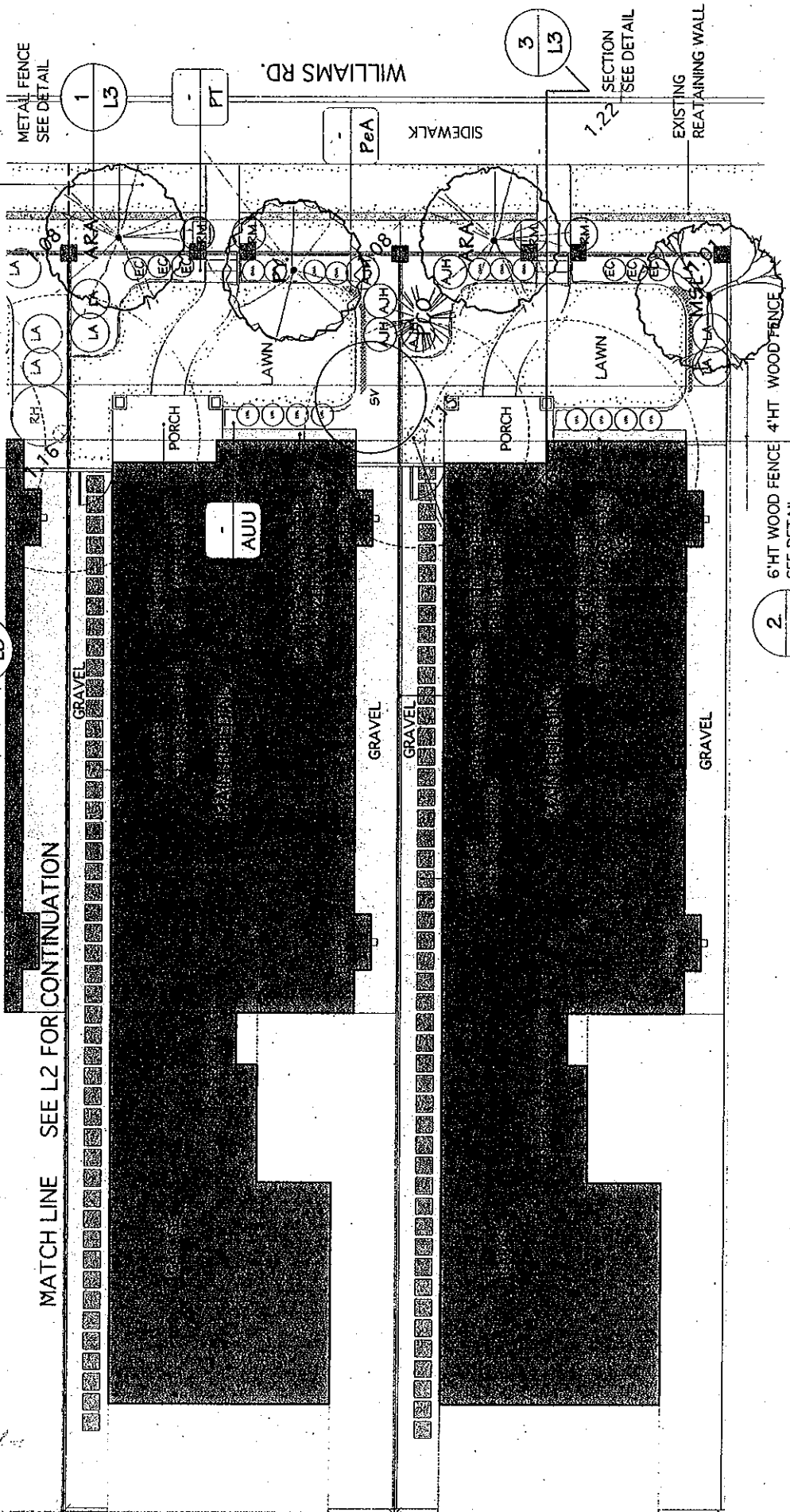
Other: Tree replacement compensation required for removal of Bylaw-sized trees.

NOTE:
PLACE 1" MUSHROOM MANURE MULCH
OVER ALL PLANTING AREA

6'HT WOOD FENCE 4'HT WOOD FENCE
SEE DETAIL

2 / L3

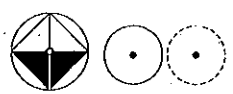
MATCH LINE SEE L2 FOR CONTINUATION



J-99

LANE 492

1-00



EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED

WILLIAMS RD.

SIDEWALK

SECTION SEE DETAIL

EXISTING RETAINING WALL

6'HT WOOD FENCE 4'HT WOOD FENCE
SEE DETAIL

2 / L3

METAL FENCE SEE DETAIL

1 / L3

3 / L3

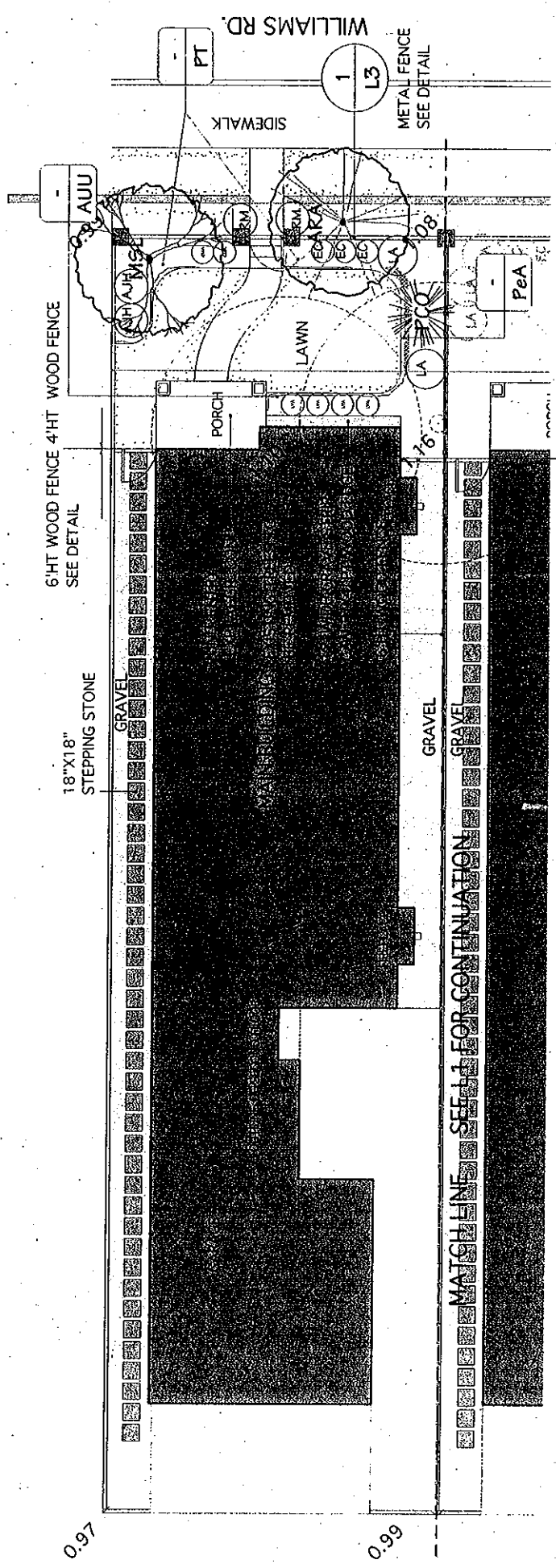
SCALE: 1/4" = 1'-0"
JOB NO.: 08L01
SHEET: L1 OF 4

7371/7391 WILLIAMS RD.
RICHMOND B.C. (3 LOTS)
RZ- 07-397261



LANDSCAPE PLAN

DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	REV	DATE	REV
DRAWN	TI	JAN 21, 2008	ISSUED FOR REZONING.				



NOTE:
 PLACE 1" MUSHROOM MANURE MULCH
 OVER ALL PLANTING AREA

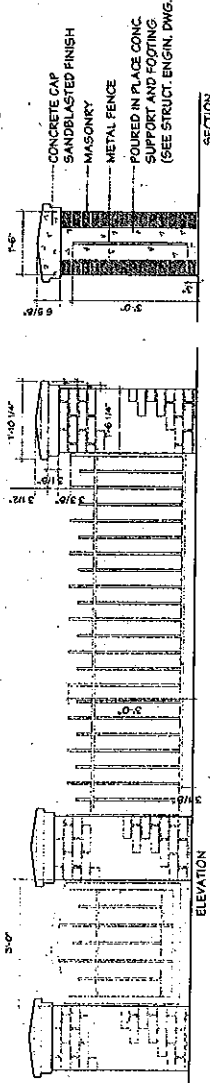
SCALE: AS SHOWN
 JOB NO.: OBL01
 SHEET: L2 OF 4

PROJECT:
 7371/7391 WILLIAMS RD.
 RICHMOND, B.C. (3 LOTS)
 RZ-07-397261



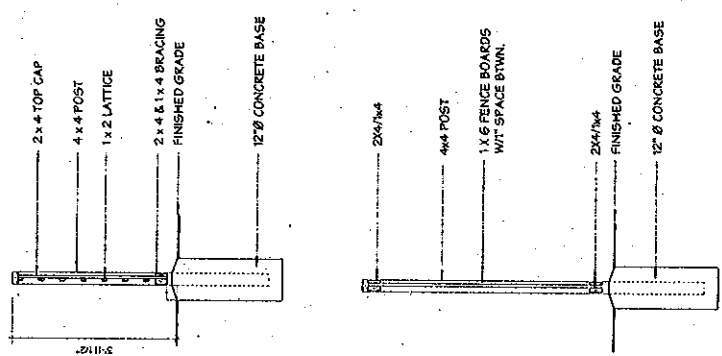
LANDSCAPE PLAN

DESIGNED	DATE	REVISIONS	DESCRIPTION	REV	DATE	REVISIONS	DESCRIPTION	REV
M	JAN 21, 2008	ISSUED FOR PERMITS						
TI								

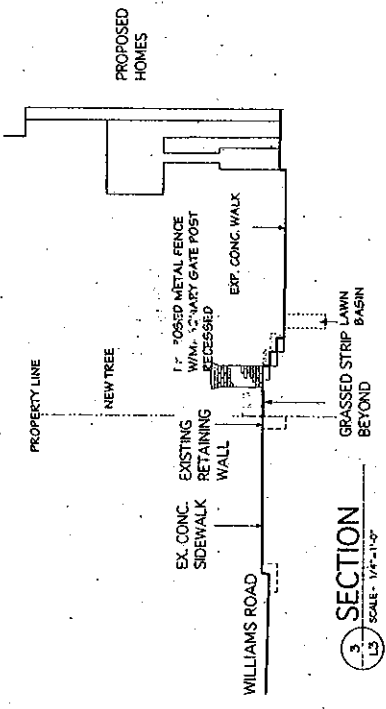


1
METAL FENCE/POST DETAIL
 SCALE: 3/4"=1'-0"

SECTION



2
4' HT LATTICE/6' HT WOOD FENCE
 SCALE: 3/4"=1'-0"



3
SECTION
 SCALE: 1/4"=1'-0"

NOTE:
 ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S.4.S. PRESSURE TREATED HEMLOCK, DOUG. FIR OR CEDAR STAINED WITH 2 COATS SOLID STAIN WITH COLOURS TO BE DETERMINED AT A LATER DATE.
 SUPPLY DECORATIVE METAL LATCH ASSEMBLIES FOR ALL GATES WHERE APPLICABLE.
 ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

DESIGNED	DATE	REVISIONS	DATE	REVISIONS
MI	JAN 21, 2008	DESCRIPTION		DESCRIPTION
DRAWN		ISSUED FOR RECORDING		REV
TI				REV

SCALE: N/A
 JOB NO.: 08101
 SHEET: L3 OF 4

7371/7391 WILLIAMS RD.
 RICHMOND B.C. (3 LOTS)
 RZ-07-397261



PLANT LIST

PLANT LIST

PROJECT ADDRESS 7371-7391 WILLIAMS RD. RICHMOND.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ARA	3	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	11.0cm CAL 8&8 1.8m STD.
MSL	2	MAGNOLIA SOULANGIANA 'RUSTIC PURPLE SAUCER MAGNOLIA'	RUSTIC PURPLE SAUCER MAGNOLIA	9.0cm CAL 8&8
PCC	2	FICUS OMORICA	SERBIAN SPRUCE	4.0m HT. 8&8
PY	1	PRUNUS TEDJENSIS 'AKEBONO'	DAYBREAK CHERRY	11.0cm CAL 8&8 1.8m STD.

SHRUBS

AJH	7	AZALEA JAPONICA 'HINO CRIMSSO'HINO	CRIMSON AZALEA	#2 POT
EC	9	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	7	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
RM	6	ROSA MEDILAND	MEDILAND ROSE	#1 POT
SV	1	STRINGA VULGARIS	LILAC	#5 POT

GROUND COVERS

AUU	15	ARCTOSTAPHYLOS UVA URSI	KINKIRINICK	#9P3 POT
PT	45	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#5P3 POT
Pea	15	PERISCARIA AFFINIS	Fleese Flower	#5P3 POT

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

CMA	9	CAREX MORROWII 'AUREO-VARIEGATA'	CAREX	#1 POT
LVA	12	LAVANDULA ANGLUSTIFOLIA	ENGLISH LAVENDER	#1 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED BY	MI	DATE	REVISIONS	
			DESCRIPTION	REV
DRAWN	T	JAN 21, 2008	ISSUED FOR REZONING	REV



7371/7391 WILLIAMS RD.
 RICHMOND B.C. (3 LOTS)
 RZ-07-397261

SCALE: N/A
 JOB NO.: 08101
 SHEET: L4 OF 4

PLANT LIST



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8379 (RZ 07-397261)
7371/7391 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. 003-634-779

Lot 4 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8379”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER