



## City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Jenny Beran, MCIP  
Planner, Urban Development  
**Re:** **DRAINAGE PLANS**

To Planning- June 18/02  
Date: May 30, 2002  
File: 8060-20-7313  
8060-20-7314  
8060-20-7317  
8060-20-7318  
8060-20-7325  
8060-20-7326 } xref.

### Staff Recommendation

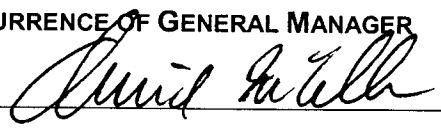
That Bylaws:

- 7313 for 10571 Williams Road;
- 7314 for 11171 and 11191 Williams Road;
- 7317 for 11231 Williams Road;
- 7318 for 11671 Williams Road;
- 7325 for 10091 Williams Road; and
- 7326 for 11271 Williams Road

for rezoning from Single Family Housing District, Subdivision Area E (R1/E), to Single Family Housing District, Subdivision Area K (R1/K), be forwarded to Public Hearing.

  
Joe Erceg  
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Sewerage & Drainage.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

A number of rezoning applications in the 10,000 and 11,000 blocks of Williams Road (**Attachment 1**) were in differing stages of processing when it became apparent that the subject area was experiencing some drainage problems that may be affected by an increase in the number of housing units in the area.

Bylaws 7313, 7314, 7317, and 7318 were considered at the February Public Hearing (see **Attachment 2** for full report) and Bylaws 7325 and 7326 were considered at the March Public Hearing (see **Attachment 3** for full report). Council passed resolutions that the applications be referred to another Public Hearing subject to the rezoning requirement that the applicant provide a drainage plan for each lot that demonstrates no substantial increase in storm water runoff over what is permitted under the existing zoning. Council at this time also passed a resolution putting a hold on future redevelopment in this area until further information is available regarding the sanitary sewerage and storm drainage issues.

The City is now in receipt of the drainage plans for all of the subject properties and this report brings these applications forward once again for consideration at Public Hearing.

### Findings Of Fact

Engineering Planning staff have reviewed the drainage plans submitted (one sample is shown on **Attachment 4**) for the subject properties and have found them to comply with the requirements to show that there is no substantial increase in runoff for the proposals over what is permitted under the existing zoning.

### Analysis

The drainage plans provided for each of the subject rezoning applications show that there is no increase in the runoff that would result for the subject applications over what would be permitted to be built under the existing zoning. Staff do note that most of the existing dwellings result in 50% impervious surface on the properties whereas 80% is permitted under the R1 zone. Therefore, while there is not an increased runoff in terms of what is permitted, there will be an increased runoff when compared to what is actually built on these properties.

### Financial Impact

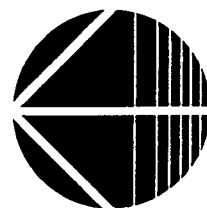
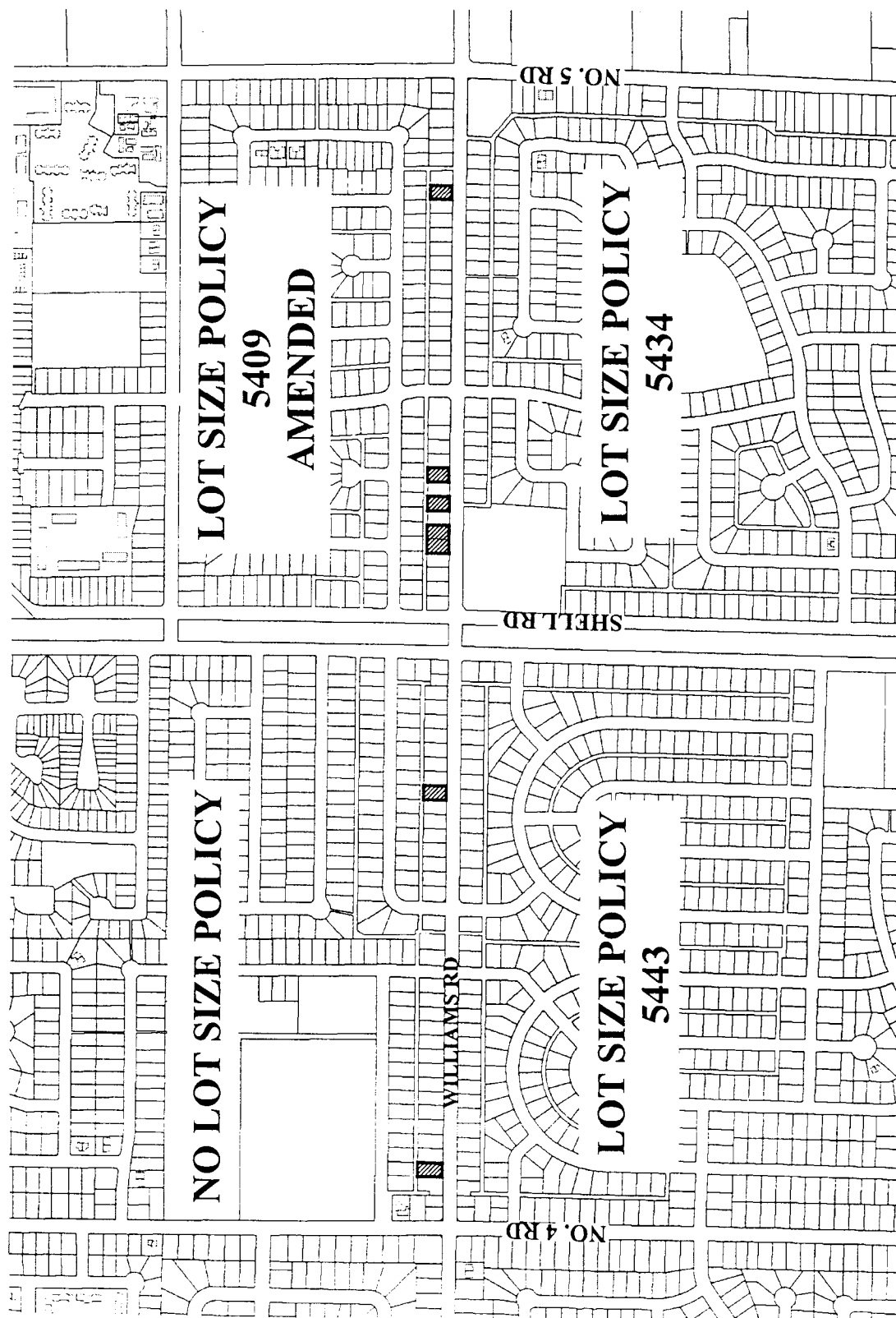
None.

### Conclusion

Drainage plans in conformance to the Council referral have been submitted for the rezoning applications along the 10,000 and 11,000 blocks of Williams Road. The bylaws for these six applications (seven properties) are currently sitting at first reading and staff recommend that they be forwarded to Public Hearing.



Jenny Beran, MCIP  
Planner, Urban Development  
JMB:cas



# Williams Road Rezoning Applications at 1st Reading

Original Date: 06/04/02

Revision Date:

Note: Dimensions are in METRES



**City of Richmond**  
Urban Development Division

## Report to Committee

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**To:** Planning Committee **Date:** December 20, 2001

**From:** Joe Erceg **File:** RZ 01-195817  
Manager, Development Applications RZ 01-196031  
RZ 01-197729  
RZ 01-197785

**Re:** APPLICATION BY BALJINDER LALLY FOR REZONING AT 10571 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

APPLICATION BY OREST PERRY FOR REZONING AT 11171 & 11191 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

APPLICATION BY M.C.S. DEVELOPMENT LTD. FOR REZONING AT 11231 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

APPLICATION BY UNIQUE DEVELOPMENTS LTD. FOR REZONING AT 11671 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

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### Staff Recommendation

1. That Bylaw No. 7313, for the rezoning of 10571 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.
2. That Bylaw No. 7314, for the rezoning of 11171 and 11191 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.
3. That Bylaw No. 7317, for the rezoning of 11231 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.
4. That Bylaw No. 7318, for the rezoning of 11671 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

*H. Bulee*

Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

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CONCURRENCE OF GENERAL MANAGER

*David Miller*

**Staff Report****Origin**

Applications have been received by:

- Baljinder Singh Lally at 10571 Williams Road (**Attachment 1**)
- Orest Perry at 11171 and 11191 Williams Road (**Attachment 2**)
- Amarjit Nahal at 11671 Williams Road (**Attachment 3**); and
- Michael Li at 11231 Williams Road (**Attachment 4**).

to rezone from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 ft wide lots) to Single-Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 ft wide lots) in order to permit each property to be subdivided into two single-family residential lots.

**Findings of Fact**

<b>Item</b>	<b>Existing</b>	<b>Proposed</b>
Owner	10571 Williams – Baljinder & Baljit Lally 11171 Williams - Regis Ribaille & Cui Mo 11191 Williams – International Earthcare Inc. 11671 Williams – Rapinder Aujla, Unique Developments, Dhian Mehat 11231 Williams- Yuen Wu	To be determined
Applicant	10571 Williams – Baljinder & Baljit Lally 11171 & 11191 Williams – Orest Perry 11671 Williams Road - Amarjit Nahal 11231 Williams Road - Michael Li	No change
Site Size	10571 Williams - 674 m <sup>2</sup> (7255 ft <sup>2</sup> ) 11171, 11191, 11671 & 11231 Williams - 651 m <sup>2</sup> (7008 ft <sup>2</sup> )	Five additional lots – 10 new small lots in total. Each lot approx. 330 m <sup>2</sup> (3552 ft <sup>2</sup> )
Land Uses	Single Family	No change
OCP Designation	Low-Density Residential	No change
Zoning	R1/E	R1/K

**Surrounding Development**

Development along Williams Road is primarily older single family homes zoned R1/E with some new homes and townhomes. The majority of the lots in these two blocks have similar development potential due to the existing lane systems.

## **Related Policies & Studies**

### Lot Size Policy

The Lot Size Study for the lots in the 11,000 block of Williams Road was recently amended to remove the lots fronting Williams Road from the Study area. There are no Lot Size Policies for the neighbourhoods surrounding the 10,000 block of Williams Road. As the subject lots are along arterial roads, there is no need to conduct Lot Size studies.

### Lane Policy

The subject sites are currently serviced by existing 6 m (20 ft) wide lanes. However, the lanes are not built to current standards, therefore the applicants will be responsible for the costs associated with upgrading the lanes.

### Arterial Road Redevelopment Policy

The proposed rezonings are consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

## **Staff Comments**

### Land Use

There are approximately 200 lots along arterial roads throughout Richmond that are served by lanes that have the potential to subdivide to R1/K (10 m or 32.8 ft wide lots) and 15 lots that have the potential to subdivide to R1/A (9 m or 29.5 ft wide lots). The City has now approved rezoning for five of these lots and it is expected that there will continue to be a number of other applications to rezone and subdivide these lots.

Staff have discussed the possibility of rezoning the complete block face with the individual applications in order to alleviate the necessity to bring each property forward individually for rezoning. However, there are some issues with rezoning which include the potential affect on the assessed values of properties, the ability to assess Neighbourhood Improvement Charges at the subdivision stage and that it would create concern for those who have no intention of redeveloping their property.

### Engineering Comments

Prior to final reading of the bylaws the developers shall enter into standard "NIC" agreements complete with payments for full lane upgrades based on frontage times the current rates for lighting, roll curb & gutter and storm sewer.

As per the new Residential Lot Access Regulation Bylaw 7222, access to arterial roads is restricted where alternate vehicular access exists. Therefore a covenant is no longer required limiting vehicular access to Williams Road. The existing driveway to 10571 Williams Rd. will be removed as a condition of subdivision approval when the servicing fees, DCC's and other monies to be collected will be determined.

No offsite works are required for Williams Road as it was just fully upgraded about three years ago, with the possible exception of a tree being placed where the driveway currently is at 10571 Williams Road.

### **Analysis**

The subject applications are consistent with Official Community Plan Policy and the Arterial Road Redevelopment Policy which support the introduction of single family character housing along arterial roads in conjunction with lanes. This form of redevelopment is the prime opportunity to introduce smaller more affordable housing into Richmond and is consistent with population projections over the next 20 to 30 years.

### **Financial Impact**

None.

### **Conclusion**

Applications have been made to rezone 10571, 11171, 11191, 11231 and 11671 Williams Road to R1/K size lots (10m or 32.8 ft wide lots). All sites are along major arterial roads and are served by existing lanes. Staff are supportive of the applications as they provide opportunities to introduce smaller, affordable housing units.



Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

There are requirements to be dealt with prior to final adoption:

Prior to final reading of the bylaws the developers shall enter into standard "NIC" agreements complete with payments for full lane upgrades (lighting, roll curb & gutter and storm sewer).



**City of Richmond**  
Urban Development Division

**Report to Committee**

<b>To:</b>	Planning Committee	<b>Date:</b>	January 14, 2002
<b>From:</b>	Joe Erceg Manager, Development Applications	<b>File:</b>	RZ 01-198983 RZ 02-199174
<b>Re:</b>	<b>APPLICATION BY CHANE SINGH FOR REZONING AT 10091 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)</b>  <b>APPLICATION BY JOE UPPAL FOR REZONING AT 11271 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)</b>		

**Staff Recommendation**

That Bylaw No. 7325, for the rezoning of 10091 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

That Bylaw No. 7326, for the rezoning of 11271 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

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**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Two applications that have been received by:

- Chane Singh at 10091 Williams Road (**Attachment 1**); and
- Joe Uppal at 11271 Williams Road (**Attachment 2**)

to rezone from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 ft wide lots) to Single-Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 ft wide lots) in order to permit each property to be subdivided into two single-family residential lots.

### PART 1

#### Findings of Fact

Item	Existing	Proposed
Owner	10091 Williams – Uttam Chane & Jaspal Chane 11271 Williams – Dora Yeung & Saleh Haidar	To be determined
Applicant	10091 Williams – Chane Singh 11271 Williams – Joe Uppal	No change
Site Size	10091 Williams - 744 m <sup>2</sup> (8008 ft <sup>2</sup> ) 11271 Williams - 651 m <sup>2</sup> (7008 ft <sup>2</sup> )	Two lots 372 m <sup>2</sup> (4004 ft <sup>2</sup> ) Two lots 325.5 m <sup>2</sup> (3504 ft <sup>2</sup> )
Land Uses	Single Family	No change
OCP Designation	Low-Density Residential	No change
Zoning	R1/E (18m or 59 ft wide)	R1/K (10m or 32.8 ft wide)

#### Surrounding Development

Development along Williams Road is primarily older single family homes zoned R1/E with some new homes and townhomes. The majority of the lots in these two blocks have similar development potential due to the existing lane systems.

Including the subject applications, there have now been 12 applications along the 10,000 and 11,000 blocks of Williams Road to subdivide into two lots. It is expected that this trend will continue.

#### Related Policies & Studies

##### Lot Size Policy

The Lot Size Study for the lots in the 11,000 block of Williams Road was recently amended to remove the lots fronting Williams Road from the Study area. There are no Lot Size Policies for the neighbourhoods surrounding the 10,000 block of Williams Road. As the subject lots are along arterial roads, there is no need to conduct Lot Size studies.

Lane Policy

The subject sites are currently serviced by existing 6 m (20 ft) wide lanes. However, the lanes are not built to current standards, therefore the applicants will be responsible for the costs associated with upgrading the lanes.

Arterial Road Redevelopment Policy

The proposed rezonings are consistent with the Arterial Road Redevelopment Policy which supports single family character housing generally along major roads in conjunction with lanes.

**Staff Comments**Land Use

City-wide, there are approximately 200 lots along arterial roads that are already served by lanes that have the potential to subdivide to R1/K (10 m or 32.8 ft wide lots) and 15 lots that have the potential to subdivide to R1/A (9 m or 29.5 ft wide lots). This proposed redevelopment is consistent with the OCP, Arterial Road Redevelopment Policy and population projections.

Engineering Comments

Prior to final reading of the bylaws the developers shall enter into our standard "NIC" agreement complete with payment for full lane upgrade based on frontage times the current rates for street lighting, roll curb & gutter, and lane improvements (includes storm sewer).

As per the Residential Lot Access Regulation Bylaw 7222, no vehicular access is permitted to Williams Road as there is an existing lane.

The portion of the driveway for 10091 Williams Road must be removed and the curb restored at the developers sole cost at the subdivision stage.

Servicing fees and DCC's will be determined with the future subdivisions. No offsite works are required for Williams Road as it was just upgraded about four years ago.

**Analysis**

The subject applications are consistent with Official Community Plan Policy and the Arterial Road Redevelopment Policy which support the introduction of single family character housing along arterial roads in conjunction with lanes. This form of redevelopment is the prime opportunity to introduce smaller more affordable housing into Richmond and is consistent with population projections over the next 20 to 30 years.

**Financial Impact**

None.

## Conclusion

Applications have been made to rezone 10091 and 11271 Williams Road to R1/K size lots (10m or 32.8 ft wide lots). All sites are along major arterial roads and are served by existing lanes. Staff are supportive of the applications as they provide opportunities to introduce smaller, affordable housing units.



Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

There are requirements to be dealt with prior to final adoption:

Prior to final reading of the bylaws the developers shall enter into standard "NIC" agreements complete with payments for full lane upgrades (lighting, roll curb & gutter and storm sewer)

# DS Lee Engineering\*



6 May 2002

**City of Richmond**  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Attn: **Jenny Beran**

Re: **RZ 01-198983**  
**10091 Williams Road**

*cc Paul Lee*

**COPY**

Dear Jenny,

Further to your letter of May 1, 2002, we have assessed the drainage matters you have referred to and present our findings herein.

Under the current zoning, the maximum flow calculation is as follows.

<b>Current zoning:</b>	<b>R1/E</b>
Site Area:	0.074Ha

According to bylaw 5300, section 202.3

Maximum non-porous coverage:	80%
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Therefore

Non-porous area = 80% of 0.074 =	0.059Ha
Landscape Area = 20% of 0.074 =	0.015Ha

**Run off generated** = (run off coefficient)(area)(rain intensity)  
 = {0.9(non-porous area) + 0.25(landscape area)}{19.5/360}  
 = {0.9(0.059) + 0.25(0.015)}{19.5/360}  
 = **0.0031cms**

192  
 \*denotes **David S. Lee Engineering Ltd.**

For the proposed new zoning of the subject parcel, the maximum flow calculation is as follows.

**Proposed zoning:** **R1/K**  
**Site Area:** **0.074Ha**

According to bylaw 5300, section 202.3

*Maximum non-porous coverage:* **80%**

Therefore

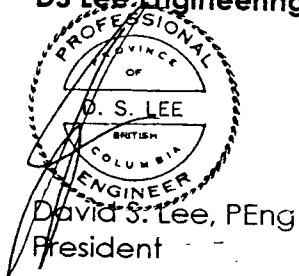
*Non-porous area = 80% of 0.074 =* **0.059Ha**  
*Landscape Area = 20% of 0.074 =* **0.015Ha**

**Run off generated** = (run off coefficient)(area)(rain intensity)  
= {0.9(non-porous area) + 0.25(landscape area)}{19.5/360}  
= {0.9(0.059) + 0.25(0.015)}{19.5/360}  
= **0.0031cms**

Based on the zoning regulations contained in bylaw 5300 and these calculations there is no increase in the storm runoff generated by maximum build-out under the proposed zoning compared to maximum build-out under the existing zoning.

Yours truly,

**DS Lee Engineering**



: 559