



**CITY OF RICHMOND**  
URBAN DEVELOPMENT DIVISION

**REPORT TO COMMITTEE**

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications

*TO PLANNING - JUNE 19, 2001*  
**DATE:** June 5, 2001

**FILE:** 3060-20-7239

**RE: APPLICATION BY CHARAN SETHI FOR REZONING AT 11611, 11631 AND 11651 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 the following recommendation be forwarded to Public Hearing:

That Single Family Lot Size Policy 5409, adopted by Council in April 1989 and amended in October 1995, be amended to exclude those properties fronting the north side of Williams Road between No.5 Road and Shell Road; and

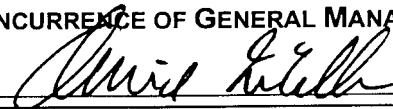
2.) That Bylaw No. 7239, for the rezoning of 11611, 11631 and 11651 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

  
Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



**STAFF REPORT****ORIGIN**

Charan Sethi has applied, on behalf of the owners, to rezone 11611, 11631 and 11651 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width of 18m or 59 feet) to Single-Family Housing District, Subdivision Area K (R1/K) (minimum width of 10m or 33 feet) to permit subdivision of the lots and the development of six new single family homes as shown on **Attachment 2**.

In his attached letter he explains the rationale for the proposal (**Attachment 3**).

**FINDINGS OF FACT**

ITEM	EXISTING	PROPOSED
Owner	11611 Robert & Stephanie Hourie & Elizabeth Palfrey, 11631 Michael and Pralin Walman, 11651 Tak Chan & Ying Cheng	To be determined
Applicant	Charan Sethi	No change
Site Size	three lots approx. 650m <sup>2</sup> (7000 ft <sup>2</sup> )	six lots approx. 325 m <sup>2</sup> (3500 ft <sup>2</sup> )
Land Uses	Single Family	Single Family
OCP Specific Land Use Designation	Low Density Residential	No change
OCP Generalized Land Use Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/E	Remove lots fronting Williams from Policy Area
Zoning	R1/E	R1/K

**Surrounding Development**

Development surrounding the subject site is primarily older single family homes zoned R1/E. The redeveloped Shellmont site, to the west, retains the Neighbourhood Service Centre OCP land use designation, however, the commercial component of the site is now relatively small.

There are approximately 28 other lots along the north side and 10 other lots on the south side of the 11,000 block of Williams that would have similar development potential to the proposed application. Additionally, there are many lots (approx. 60) in the 10,000 block of Williams, both north and south that have similar development potential.

**Lot Size Policy**

There is an existing Lot Size Policy for the area (**Attachment 4**) which permits the subdivision of the majority of the lots in the area to R1/E (18m or 59 ft wide). However, recent amendments to Section 700 of the Zoning Bylaw permit Council to remove properties along major roads from existing policy areas (which are older than 5 years).

### OCP Policies

OCP policies support the creation of housing choice through consideration of low-rise multiple family housing along major roads, transportation corridors and near major community facilities or services. The subject site achieves these considerations.

Staff have been working on refining these policies to identify more clearly the priorities for redevelopment along major arterial roads. In general however, the focus is to direct more dense forms of redevelopment, for example townhouses, toward community facilities and services and to permit single family character housing generally along major roads where acceptable to the community.

### Public Input

Letters were sent to all properties in the existing policy area to inform them of the application and of the intent to remove the lots facing Williams Road from the Lot Size Policy area (**Attachment 5**).

A number of calls have been received from individuals:

- seeking clarification regarding the proposed change to the lot size policy;
- expressing concern over the change in density;
- wishing to undertake similar developments along Williams Road; and
- supporting the proposal (**Attachment 6**).

## **STAFF COMMENTS**

### Engineering Comments

A covenant is required to ensure no vehicular access to Williams Road. Access is to be from the lane only. Prior to registration of the subdivision, the developer will be required to:

- pay DCC's and servicing costs including removal of existing driveway crossings on Williams Road;
- design the upgrade of the existing laneway to current city standards including drainage, curbs and lighting; and
- enter into a standard servicing agreement for the construction of the above works.

However, if the properties subdivide at different times, the individual owners would be required to pay Neighbourhood Improvement Charges in lieu of completing the above works.

### Land Use Implications

There are approximately 200 lots along arterial roads throughout Richmond that are served by lanes that have the potential to subdivide to R1/K and approximately 15 lots that have the potential to subdivide to R1/A.

If the subject application were to be approved it would certainly result in an increased number of applications on similar lots. However, looking at population figures that would result from redevelopment along arterial roads in general, not just arterial roads currently served by lanes, the figures show that redevelopment along the major roads over the next 20 to 30 years will result in the addition of a 12% gain to the existing population base. This form of redevelopment is the prime opportunity to introduce smaller more affordable housing into Richmond.

## ANALYSIS

### Option 1: Deny Rezoning

Given the implications for future rezoning applications on Williams Road and throughout Richmond that would result from supporting the application, one option would be to deny it. There is the potential to greatly change the character of some neighbourhoods where there are lanes in place currently.

However, over the longer term (20 to 30 years), we expect redevelopment to occur along many of Richmond's major arterial roads, not just those with lanes currently. The greatest opportunity to introduce new, more affordable housing is along the major roads. The implication in this case is that those lots along arterial roads currently served by lanes will redevelop more quickly than other lots where lanes are not currently in place.

### Option 2: Approve Rezoning and Amend Lot Size Policy (Recommended)

Staff support the subject application because:

- it introduces some housing options into the neighbourhood;
- it provides affordable housing relative to what would be developed on the larger lots; and
- it is close to the shops in the redeveloped Shellmont Centre.

As part of the application, staff recommend that Lot Size Policy 5409 be amended to remove the properties fronting Williams Road from the policy area as shown on **Attachment 7**.

## FINANCIAL IMPACT

None.

## CONCLUSION

- 1.) An application has been made to rezone three lots to enable the subdivision and creation of six lots along the 11,000 block of Williams Road.
- 2.) The approval of the application has implications for future similar redevelopment along major roads where lanes exist.
- 3.) Staff support the application as it provides an opportunity to introduce smaller, affordable housing units and recommend that the Lot Size Policy be amended to remove the properties fronting Williams Road.



Jenny Beran, MCIP  
Planner

JMB:cas

There is one requirement to be dealt with prior to final adoption:

- a covenant to ensure no vehicular access to Williams Road.



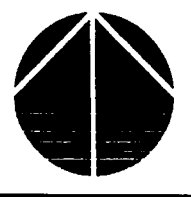
# City of Richmond



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11680	11680	11680	11680	11680	11680	11680	11680	11680
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## SEATON RD

## WILLIAMS RD



### RZ 01-114608

Original Date: 03/06/01  
 Revision Date:  
 Note: Dimensions are in METRES

216



NORTH ELEVATION (WILLIAMS ROAD)

PROPOSED DEVELOPMENT

February 28, 2001

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

**Re: Rezoning Application for 11611, 11631, and 11651 Williams Road**

To whom it may concern:

This is a letter of intent regarding my application, on behalf of the owners of the properties mentioned above, to rezone these properties from R1E to R1K. This would permit subdivision of the each lot, currently 66 ft. x 110 ft., to two lots measuring 33 ft. x 110 ft.

The current lane would be improved at the time of actual subdivision. Individual access to each property via Williams Road would be eliminated and replaced by lane access. The current owners would keep the existing dwellings until such a time, as either they or a future owner would see fit to demolish them and build new homes.

I have met with Tomizo Yamamoto; an architect who is very familiar with the Richmond market to summarize what we feel would be the appropriate direction for this area. These points are outlined below:

- The creation of smaller lots to make way for more efficiently planned and constructed homes. This provides for more affordable lots and therefore affordable homes.;
- In keeping with public demand, as well as the wishes of the City of Richmond, a heritage-style building scheme may be created on these lots. This would ensure that builders who purchase these lots maintain a common street appeal which fits in with the family-oriented nature of this neighborhood. Overall appearance would be similar to that achieved in the Odlinwood subdivision in "Odlinwood Heritage Townhomes" and "Sommerton at Odlinwood" townhomes. Rooflines are discussed further below;
- Where lots are below grade, height should be maintained and not raised to street level. This allows for additional living space on lower levels or the accommodating of garages on this level. Street appeal can be maintained in a fashion similar to Heritage Court, a townhome complex on No.1 Road. These plans encompassed living space on three levels, while maintaining a street appearance of two levels;
- To encourage builders to provide front porches, we feel that these should not be used in the calculation of overall F.A.R. These are not enclosed living spaces and are promoted mainly to provide livability and neighborhood appeal;
- The benefits of the classic gable style roofs are two-fold. Firstly, they provide very attractive rooflines. Secondly, they fit with the heritage concept proposed for the area, and proven popular in many other developments;
- Finally, any trees that can be saved shall be done so within reason. This will provide for a mature appearance to development as well as noise buffers for residents of these homes.

These properties are among the first to be applied for in this area of Richmond. Due to many recent improvements in the area, and the lack of prior development in the area, we feel that this is an opportune time for development. Our plans keep with many of the City of Richmond's visions while meeting the growing demands and ever-changing needs of the community. We feel that development of this nature will provide consistent, sustainable, and attractive development of this area, as well as provide a guide for others in the future.

I look forward to meeting with you on this matter. I can be reached at 207-4663 should there be any questions or concerns. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to be 'Charan S. Sethi', written in a cursive style.

Charan S. Sethi





Page 1 of 2

Adopted by Council: April 10, 1989  
Amended & Adopted by Council: October 16, 1995

**POLICY 5409**

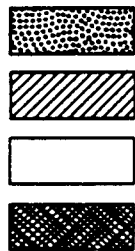
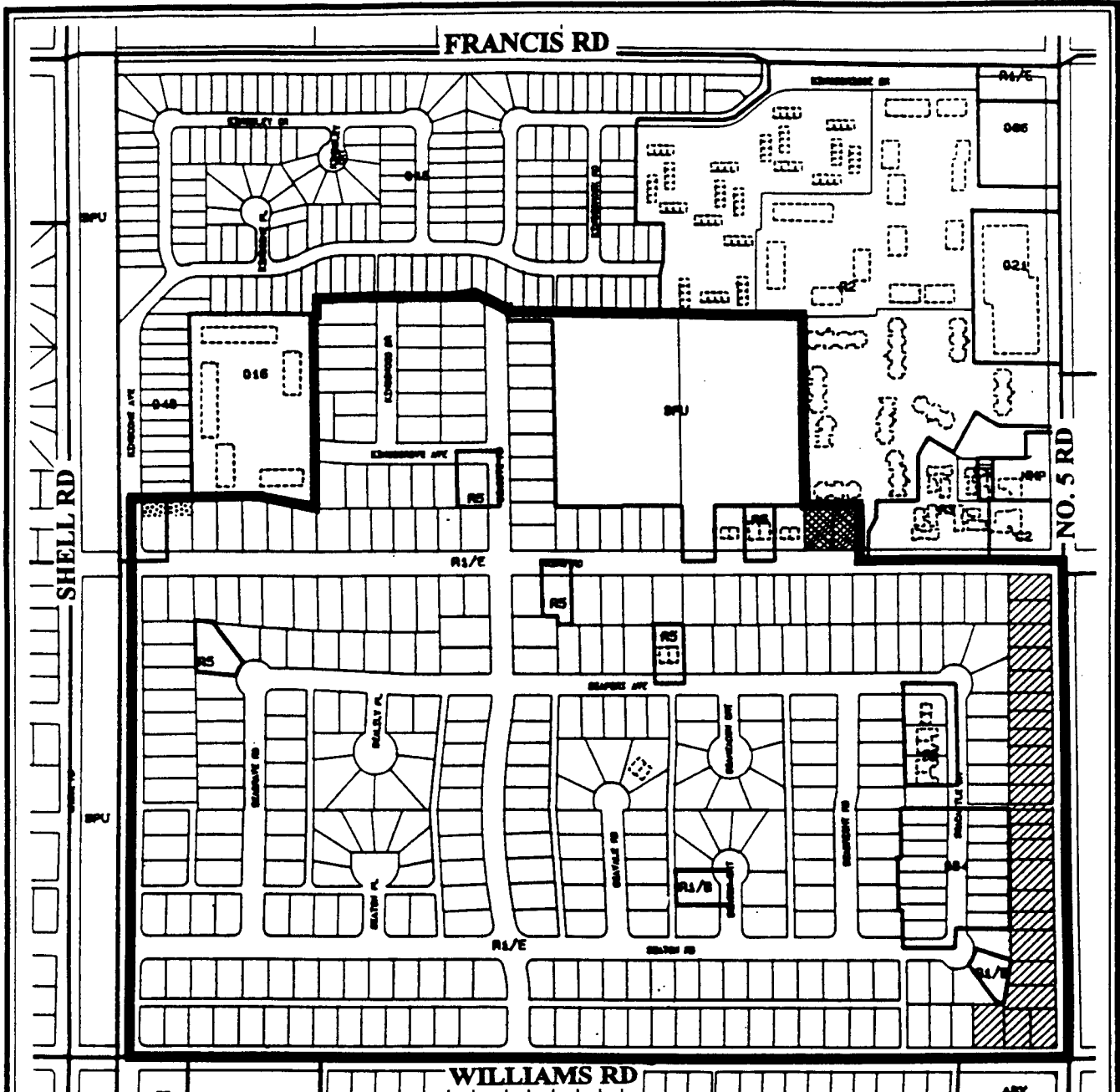
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

## **POLICY 5409:**

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and Williams Road**, in a portion of Section 25-4-6:

1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
  - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road or Williams Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
  - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
  - (c) the three easternmost lots on Williams Road (11771, 11811 and 11831) may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
  - (d) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
  - (e) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per R1/B

Subdivision permitted as per R1/C

Subdivision permitted as per R1/E

Townhouses

Existing duplexes can be split into two lots



**POLICY 5409**  
**SECTION 25, 4-6**

Adopted Date: 04/10/89

Amended Date: 10/16/95



## City of Richmond

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

April 30, 2001  
 File: RZ 01-114608

Urban Development Division  
 Fax: (604) 276-4177

Dear Resident:

### Re: Notice: A Change to the Single Family Lot Size Policy 5409

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

An application to rezone 11611, 11631 & 11651 Williams Road to permit subdivision into six single family, R1/K size lots (minimum average width of 32.8 feet) has been received by the City of Richmond (**Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5409 (**Attachment 2**) that was adopted by Council in 1989 and amended in 1995, which permits R1/E size lots (minimum average width of 59 feet) for the majority of the area and R1/C size lots (minimum average width of 44 feet) along No.5 Road.

### New Approach

Last fall Council approved a new approach to better manage residential development along arterial roads. Now Council will consider the subdivision of single-family residential lots along major roads independently of the Single Family Lot Size Policy and process. The reason is to eliminate an inconsistency. Specifically, it does not make sense to use the Single Family Lot Size Policy process to restrict single family lot sizes along arterial roads on one hand, when on the other hand, the Official Community Plan encourages more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

For areas with existing Single Family Lot Size Policies, this new approach means that:

- where the Policy has been in place for over five years, all single family residential rezoning applications along arterial will be evaluated on their own merits; and
- Council will also determine whether or not to exempt all the properties along the blockface from the existing Lot Size Policy.

### Specifics

This letter is to inform you that:

1. the rezoning application at 11611, 11631 & 11651 Williams Road is exempt from the existing Lot Size Policy 5409 and will be reviewed on its own merits; and
2. it is proposed that all of the lots along the 11,000 block of Williams Road be exempt from the existing Lot Size Policy No 5409 (**Attachment 3**) in order that various sizes of single family lots can be considered for redevelopment.

You should note that this does not imply that staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

**What this means to you**

The proposed amendment to Lot Size Policy 5409 and the proposed rezoning of 11611, 11631 & 11651 Williams Road will be considered concurrently by Planning Committee and Council in the near future.

If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at 276-4212.

Yours truly,

A handwritten signature in black ink, appearing to read "J Beran". The signature is fluid and cursive.

Jenny Beran, MCIP  
*Planner*

JMB:cas

Judy Kerr  
11200 Seaton Road  
Richmond BC V7A 3G2

May 9, 2001.05.09

Urban Development Division  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

FAX 604-276-4177

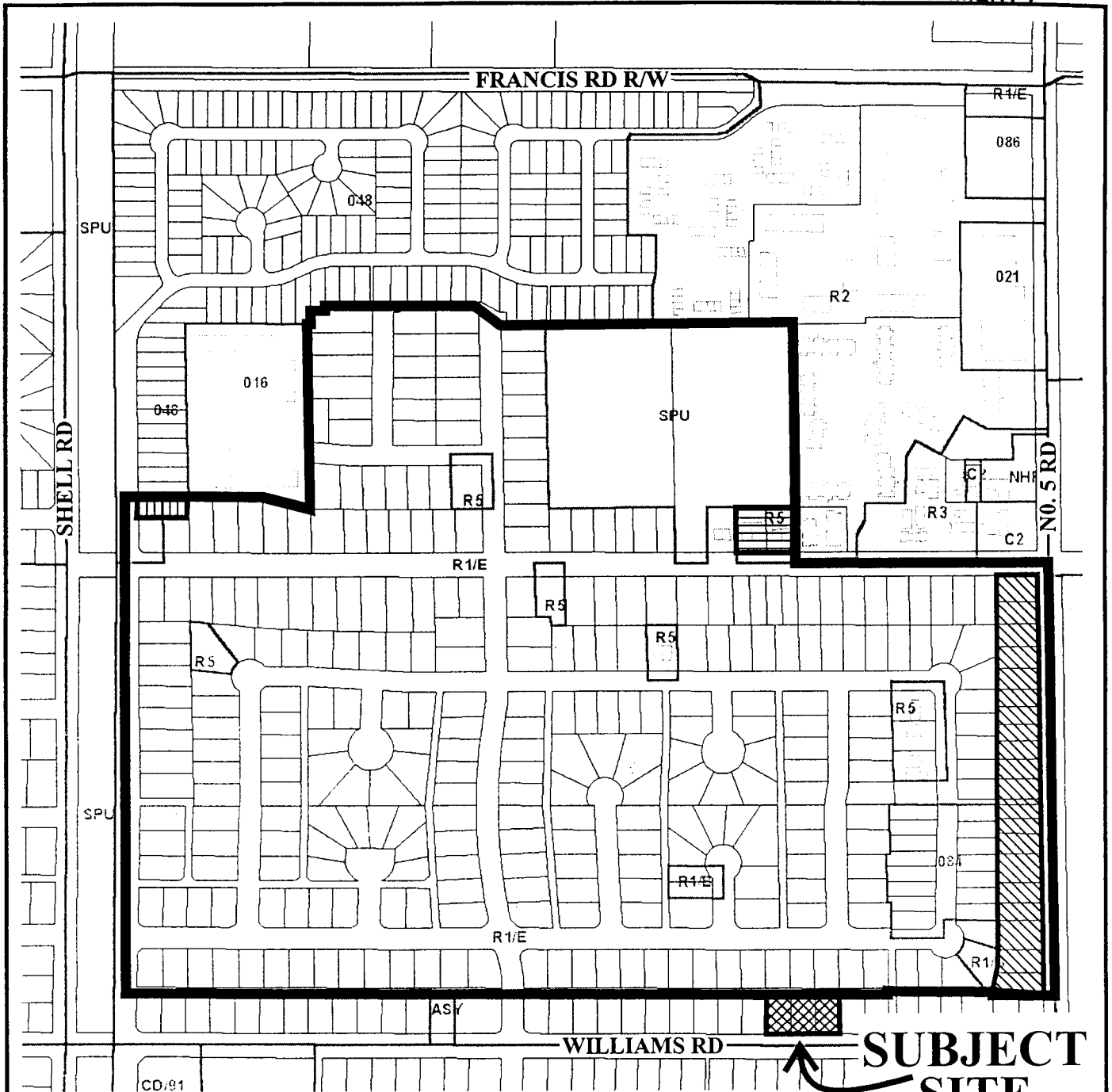
REGARDING Family Lot Size Policy 5409  
11611, 11631, 11651 Williams Road

I am in favour of higher density residential on arterial roads.

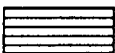
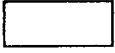


I would also have been in favour of the house on the S.W. corner of Shell  
and Williams being used as a dental office.

The townhouses in my area are a great improvement.

Judy Kerr



**SUBJECT SITE**

-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/E
-  Subdivision permitted as per R1/C
-  Townhouses

Existing duplexes can be split into two lots



**Proposed Revised Policy 5409**  
**Section 25,4-6**

Adopted Date: 04/10/89  
 Amended Date:

CITY OF RICHMOND

BYLAW 7239

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7239 (RZ 01-114608)  
11611, 11631 & 11651 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it Single Family Housing District, Subdivision Area K (R1/K)

P.I.D. 001-280-104

Lot 5 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

P.I.D. 003-811-921

Lot 3 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

P.I.D. 003-871-975

Lot 4 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7239".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK