



TO Planning, June 19, 2007

To: Planning Committee

Date: May 25, 2007

From: Jean Lamontagne
 Director of Development

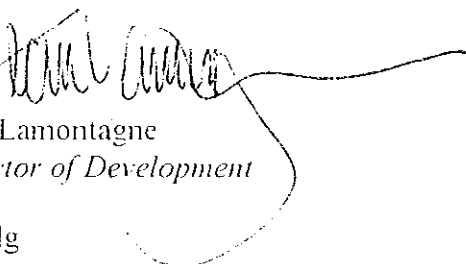
RZ 07-367922

Re: Application by Iqbal Bains for Rezoning at 11211 Williams Road from
 Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
 Housing District (R1-0.6)

File 12-8060-20-8258

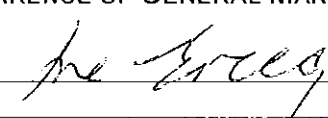
Staff Recommendation

That Bylaw No. 8258, for the rezoning of 11211 Williams Road from “Single-Family Housing District, Subdivision Area E (R1 E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.



Jean Lamontagne
 Director of Development

CL:blg
 Att.

<p>FOR ORIGINATING DEPARTMENT USE ONLY</p> <hr/> <p>CONCURRENCE OF GENERAL MANAGER</p> 

The following items are to be dealt with prior to final adoption:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan’s Arterial Road Redevelopment Policy, and should include four (4) trees in the front yard [two (2) per future lot, minimum 5 cm calliper].
2. Registration of a flood indemnity covenant on title.

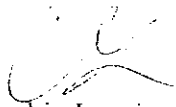
[signed original on file]

 Agreement by Applicant
 Iqbal Bains

Item	Details
Application	RZ 07-367922
Location	11211 Williams Road (Attachment 1)
Owner	Andrew Marsh Alison Marsh
Applicant	Iqbal Bains
Date Received	April 5, 2007
Acknowledgement Letter	April 18, 2007
Fast Track Compliance	April 30, 2007
Staff Report	May 25, 2007
Planning Committee	June 19, 2007
Site Size	650 m ² (6,997 ft ²)
Land Uses	Existing – One (1) single-family dwelling
	Proposed – Two (2) single-family residential lots, each approximately 325 m ² (3,498 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1-0.6)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • OCP Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road. <p><i>This application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located on the north side of Williams Road, between Shell Road and No. 5 Road, and is surrounded on both the west and east sides by several newer single-family dwellings on smaller lots (i.e. R1/K or R1-0.6) created from original larger lots. The greater surrounding area consists predominantly of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Recently, numerous similar redevelopment proposals along both the north and south sides this block of Williams Road have either been approved or are the subject of active applications. • The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.

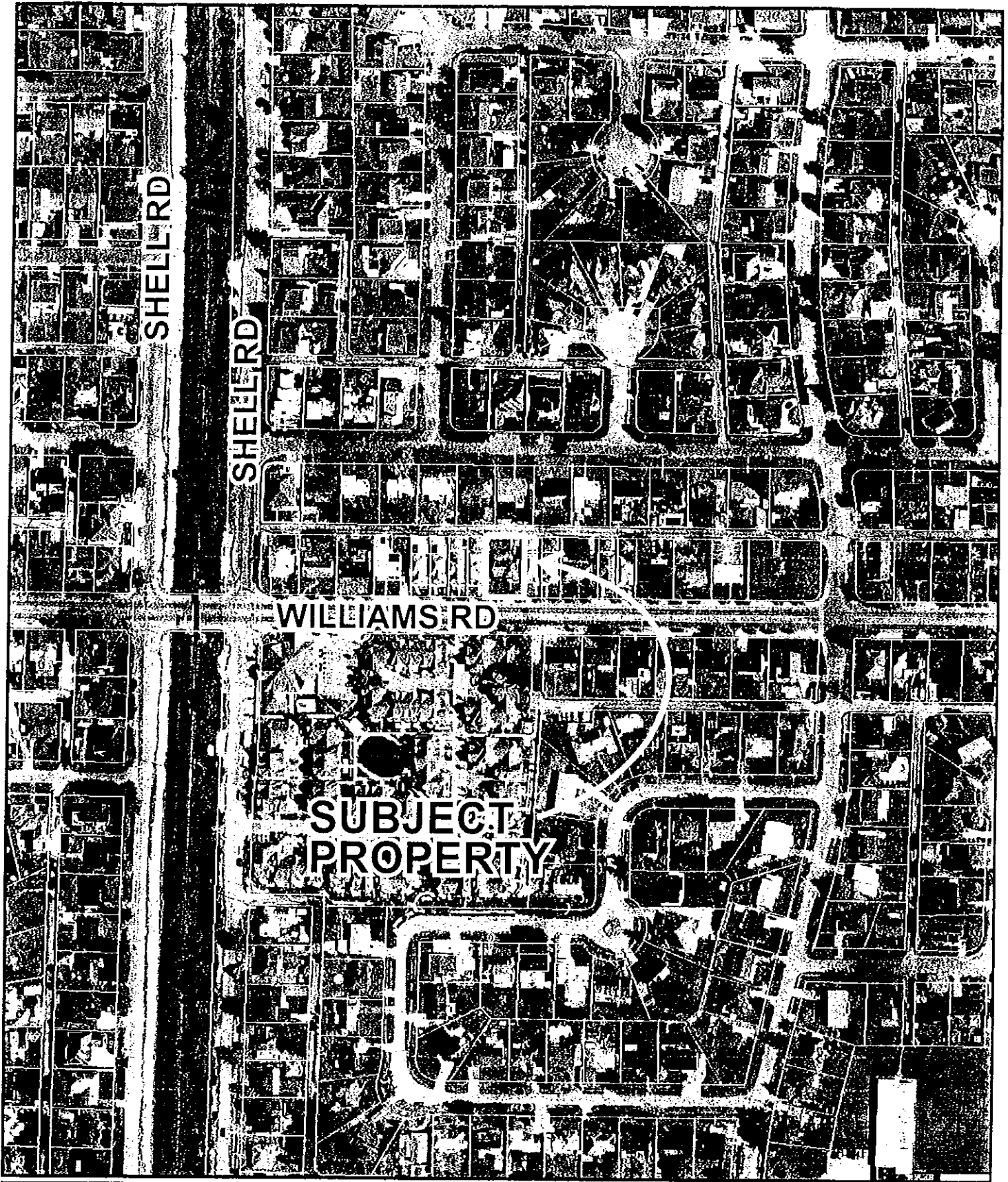
Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates that there are no bylaw-sized trees on the subject property or on adjacent property (Attachment 3). • The applicant proposes to remove an undersized Cedar shrub from the front yard and an undersized Cedar hedge from the rear yard. The street trees located on City property fronting Williams Road are to be retained. • As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect) to ensure that the front yards of the future lots will be enhanced. In accordance with the guidelines in the OCP Arterial Road Redevelopment Policy, the landscape plan should include four (4) trees in the front yard [two (2) per future lot, minimum 5 cm calliper]. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Vehicular access to the site at future development stage is not permitted to/from Williams Road as per Bylaw No. 7222. Access is to be from the existing rear lane and will not affect the City's street trees. • There are no servicing concerns or requirements with rezoning. • At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> • In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
Analysis	<ul style="list-style-type: none"> • This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. • The future lots will have vehicle access to the lane, with no access being permitted to or from Williams Road.

Attachments	Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Survey
Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

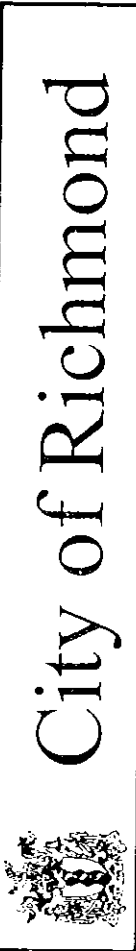


RZ 07-367922

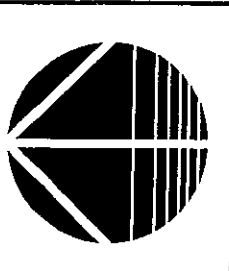
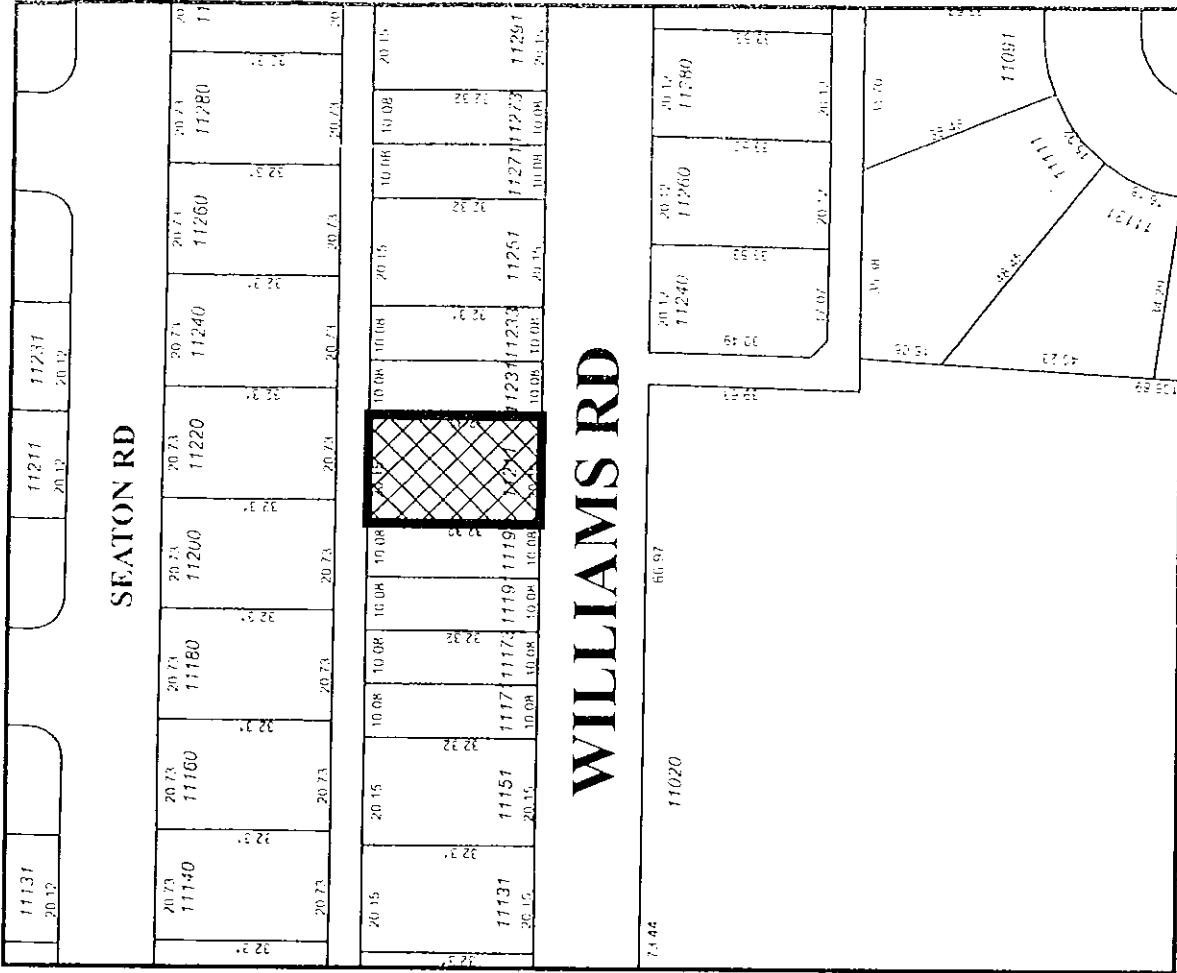
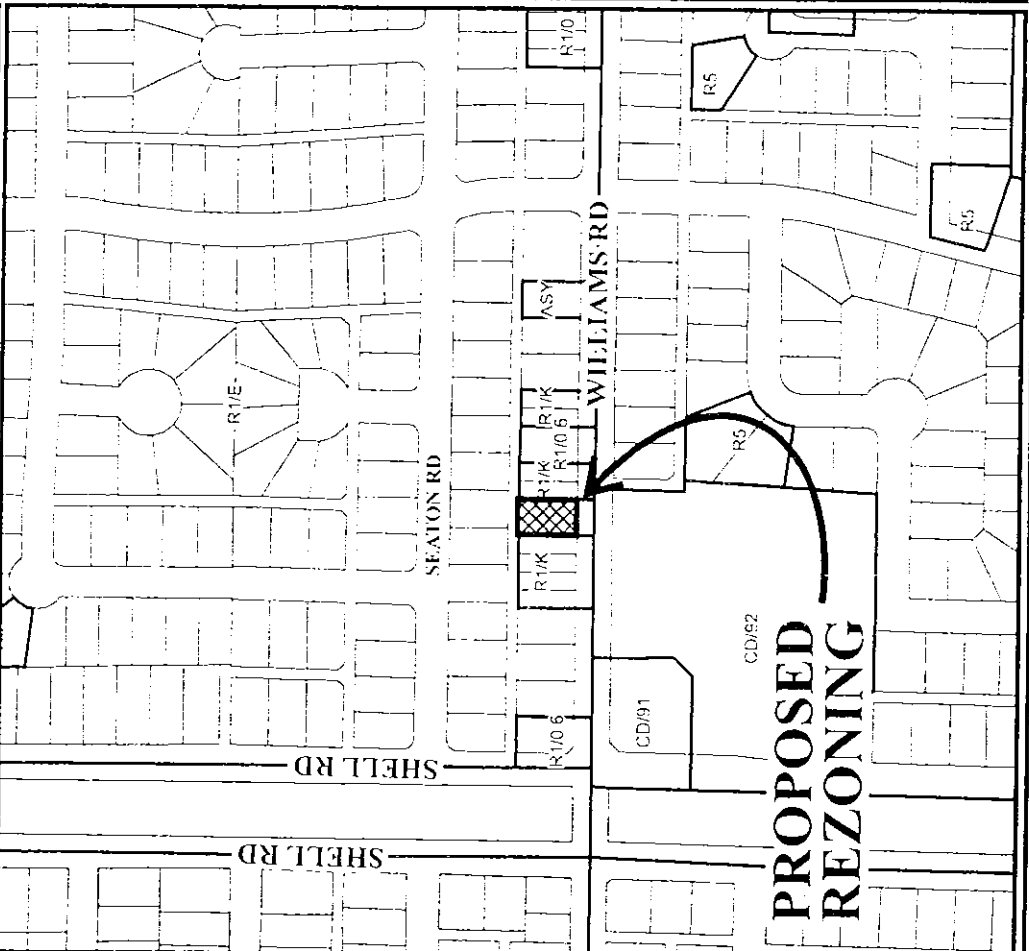
Original Date: 04/27/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond



RZ 07-367922

Original Date: 04/27/07
Revision Date:
Note: Dimensions are in METERS



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-367922 **Attachment 2**

Address: 11211 Williams Road

Applicant: Iqbal Bains

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Andrew Marsh Alison Marsh	To be determined
Site Size (m ²):	650 m ² (6,997 ft ²)	Two lots - each approximately 325 m ² (3,498 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family residential lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	OCP Lane Establishment and Arterial Road Redevelopment policies – permit rezoning and subdivision 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	Approx 325 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 8 BLOCK 2 SECTION 25 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18935.

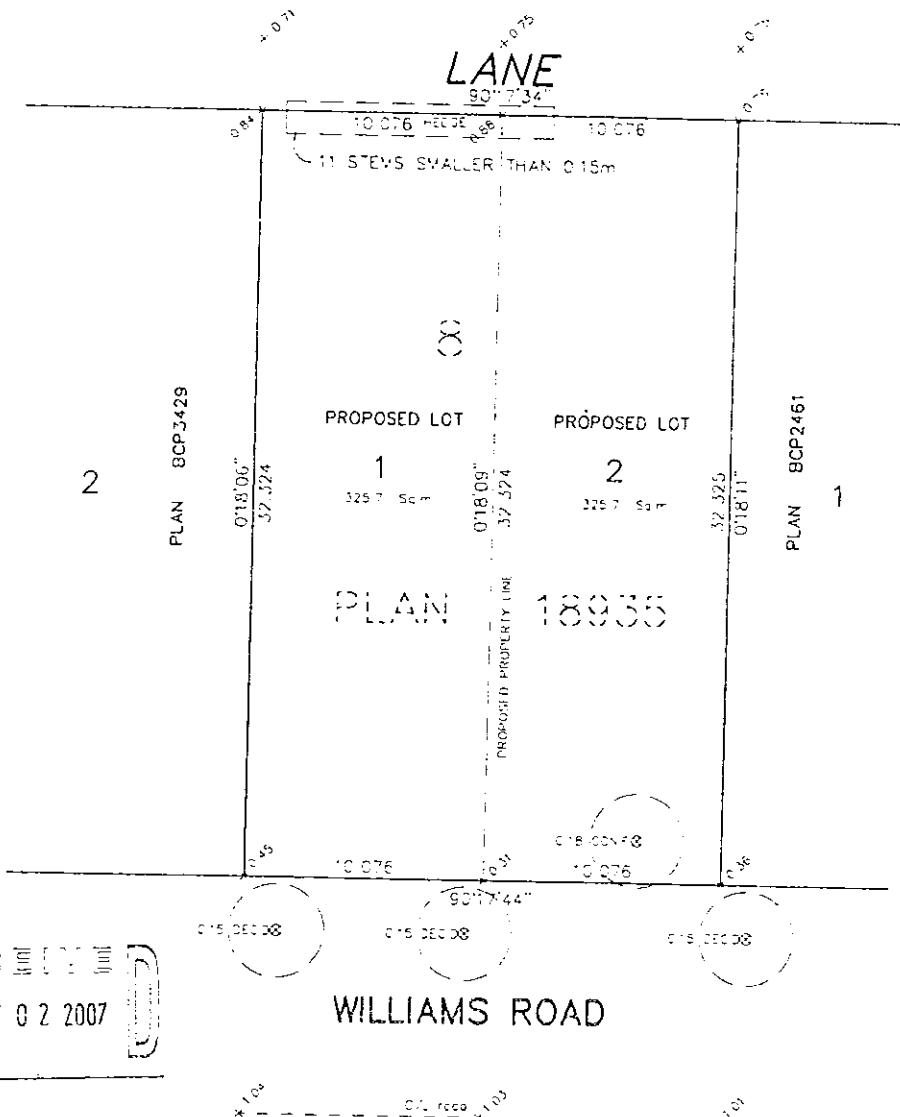
Current Civic Address:

11211 Williams Road
Richmond, B.C.

SCALE : 1:250

Note

- All dimensions are in metres
- This plan is NOT to be used for location of property lines
- Only trees with a diameter of at least 0.15m are shown
- This plan does not show non-own charges, liens or interests



RECEIVED
MAY 02 2007

WILLIAMS ROAD

© COPYRIGHT
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone 604 501-6188
Fax 604 501-6189
File G704001-TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Revised as per
1st day of May 2007
Date
3rd day of April 2007
Gene P. Williams
CL.S. 803



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8258 (RZ 07-367922)
11211 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. 004-928-792

Lot 8 Block 2 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 8258**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER