**City of Richmond**
Urban Development Division

# Report to Committee

To Planning - Sept 3, 2003

**To:** Planning Committee **Date:** August 12, 2003

**From:** Joe Erceg
Manager, Development Applications

RZ 03-235761
File: 8060-20-7572

**Re:** **Application by Amarjit Sanghera/Surinder Purewal for Rezoning at 9791 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K)**

## Staff Recommendation

That Bylaw No. 7572, for the rezoning of 9791 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

KE:blg
Att.

| FOR ORIGINATING DIVISION USE ONLY |
| --- |
| CONCURRENCE OF GENERAL MANAGER |

## Staff Report

### Origin

Amarjit Sanghera and Surinder Purewal have applied to the City of Richmond for permission to rezone 9791 Williams Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 32.808 ft.) in order to permit the property to be subdivided into two (2) single-family residential lots with access to a future lane at the rear.

### Findings of Fact

| Item | Existing | Proposed |
|---|---|---|
| Owner | Amarjit Sanghera<br>Surinderpal Purewal | To be determined |
| Applicant | Amarjit Sanghera<br>Surinderpal Purewal | No change |
| Site Size | 779 $m^2$ (8385.09 $ft^2$) | Two lots each 326.29 $m^2$ (3512.16 $ft^2$)* **<br>*Excludes lane dedication<br>**Approximate Area |
| Land Uses | One single-family lot | Two single-family lots |
| OCP Designation | Low density residential | No change |
| Zoning | R1/E | R1/K |

Surrounding Development

The neighbouring lot (9811 Williams Road – RZ 02-221142) to the east of the subject site recently received approval from Council to rezone to Single-Family Housing District, Subdivision Area K (R1/K). Consequently, Lot Size Policy 5441 was amended to remove properties fronting arterial roads along Garden City Road, Williams Road and No. 4 Road. A majority of the surrounding development consists of older single-family homes on Single-Family Housing District, Subdivision Area E (R1/E) designated lots.

### Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports redevelopment along arterial roads in conjunction with lane development or upgrading. The subject application complies with this policy.

Lane Establishment Policy

The Lane Establishment Policy requires a 6 m lane dedication for the creation of a new lane or upgrading of an existing lane for properties redeveloping along arterial roads. New lanes are required to locate along the rear property line. A temporary vehicle access from the arterial road is needed in cases where there is no permanent access point to the lane. This takes the form of a driveway access shared by both properties. Once the lane is established and becomes operational, the temporary driveway must be closed and the driveway crossing reinstated at the sole cost of the developer. This policy applies to the subject application as the lot fronts an arterial road (Williams Road).

**Staff Comments**

Environment and Land Use

The applicant is required to dedicate a 6 m lane right-of-way (ROW) at the rear of the property. Restrictive Covenants are also required to ensure garages are constructed and located at the rear of the property to enable immediate access to the lane once it is operational. If the applicant chooses not to construct the lane and accompanying works, Neighbourhood Improvement Charge (NIC) fees will be assessed for the lane works. A temporary shared vehicle access is also required. This is the second lot to apply for rezoning to Single-Family Housing District, Subdivision Area K (R1/K) along this block of Williams Road. Most lots along this block of Williams Road have the potential to rezone and subdivide.

Engineering

Engineering and the Public Works Department have confirmed that there are no storm drainage or sanitary sewer issues in this area similar to those experienced in the Williams Road area between No. 4 Road and No. 5 Road. No arterial road improvements are required as Williams Road was recently upgraded.

The following is required at rezoning:

1. Dedication of a 6 m (20 ft.) lane dedication at the rear property line.
2. Payment of $838 per lineal metre for Neighbourhood Improvement Charge (NIC) fees for future lane construction.
3. A Restrictive Covenant ensuring that only one temporary shared access be provided for the use of both future properties. Once the lane connects to a permanent access point, the temporary access to the street must be closed.
4. A Restrictive Covenant ensuring that a garage for each new dwelling is required, with that garage located in such a way as to enable immediate vehicular access to the lane once it becomes operational.
5. The lane could be constructed via subdivision as an alternative to option #2, and be done through a standard Servicing Agreement. With this option, granting of a 3 m utility right-of-way (ROW) connecting the lane to the street to provide storm and street lighting connections is required.

At the time of subdivision, the developer is required to:

1. Provide a 4 m cross access agreement, centred on the new property line for a temporary driveway access between the street and the lane. There is a boulevard tree that needs to be relocated at the developer's cost.
2. Pay a deposit for the future reinstatement of the driveway crossing when the lane connects to a permanent location.

A large deciduous tree (Poplar) is located near the east property line towards the rear of the lot.

## Analysis

The proposed rezoning and subdivision of the subject lot to Single-Family Housing District, Subdivision Area K (R1/K) is consistent with the Lane Establishment and Arterial Road Redevelopment Policy. Lots fronting onto Garden City Road, Williams Road and No. 4 Road in Lot Size Policy 5441 were removed from the policy with the previous approved rezoning at 9811 Williams Road (RZ 02-221142).

This is the second property to apply for rezoning to Single-Family Housing District, Subdivision Area K (R1/K) along Williams Road between Garden City Road and No. 4 Road. The subject site and those properties to the east and west along Williams Road have shallow lots, which would result in the development of smaller single-family homes. The depth of the subject site is approximately 36.58 m (after lane dedication; approximately 30.58 m). If the proposed rezoning and subdivision is approved, one of the subdivided lots will have an area of approximately 326 $m^2$. A single-family house built to the maximum allowable density according to these lot dimensions will have a total floor area of approximately 179.46 $m^2$ (1931.69 $ft^2$). This rezoning application does provide an opportunity to introduce smaller and more affordable housing into the area.

Staff acknowledge that the retention of one substantial tree along the east property line towards the rear of the lot will not be possible once the lane is constructed as the tree is located 5m (16.4 ft) from the rear property line. This would place the tree within the 6m (20 ft) lane dedication. The applicant has indicated that the tree is to be retained up until the time of lane construction and implementation.

## Financial Impact

None.

**Conclusion**

The application is to rezone 9791 Williams Road to Single-Family Housing District, Subdivision Area K (R1/K) to permit the creation of two (2) new single-family lots with access to a future lane at the rear of the property. As the rezoning and subdivision of the subject site is consistent with Lane Establishment and Arterial Road Redevelopment Policies, staff support the application.

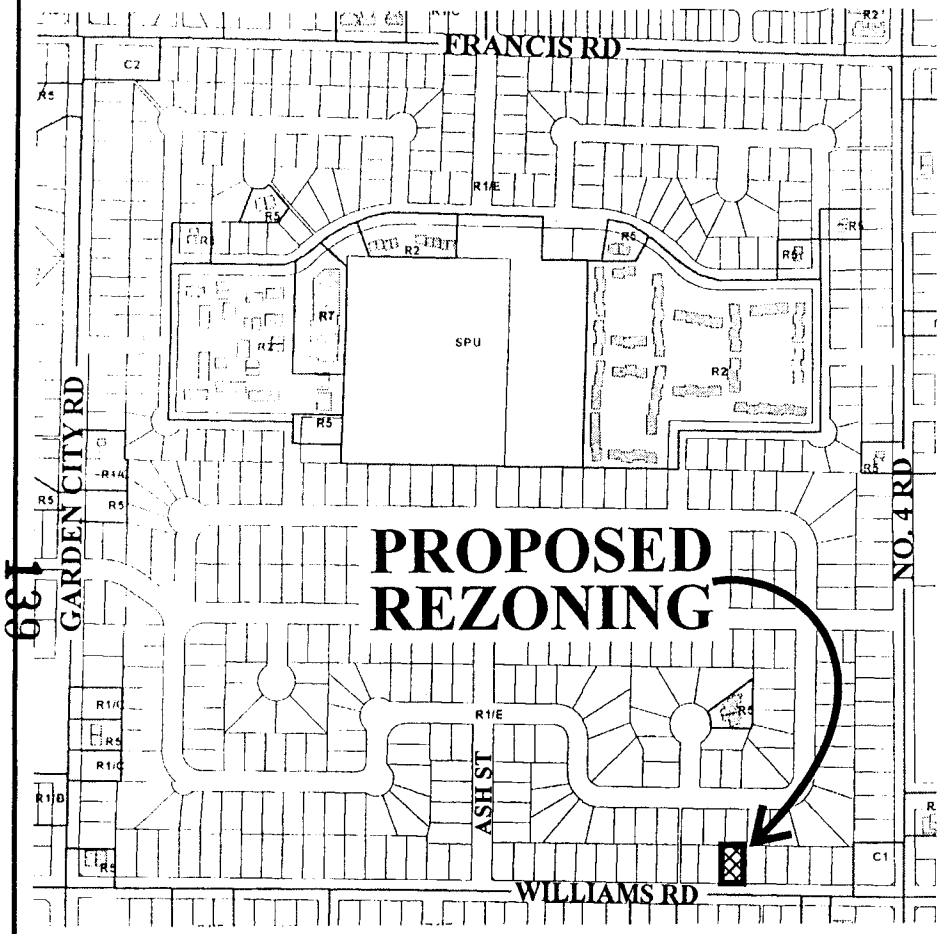
Kevin Eng
Planning Technician - Design

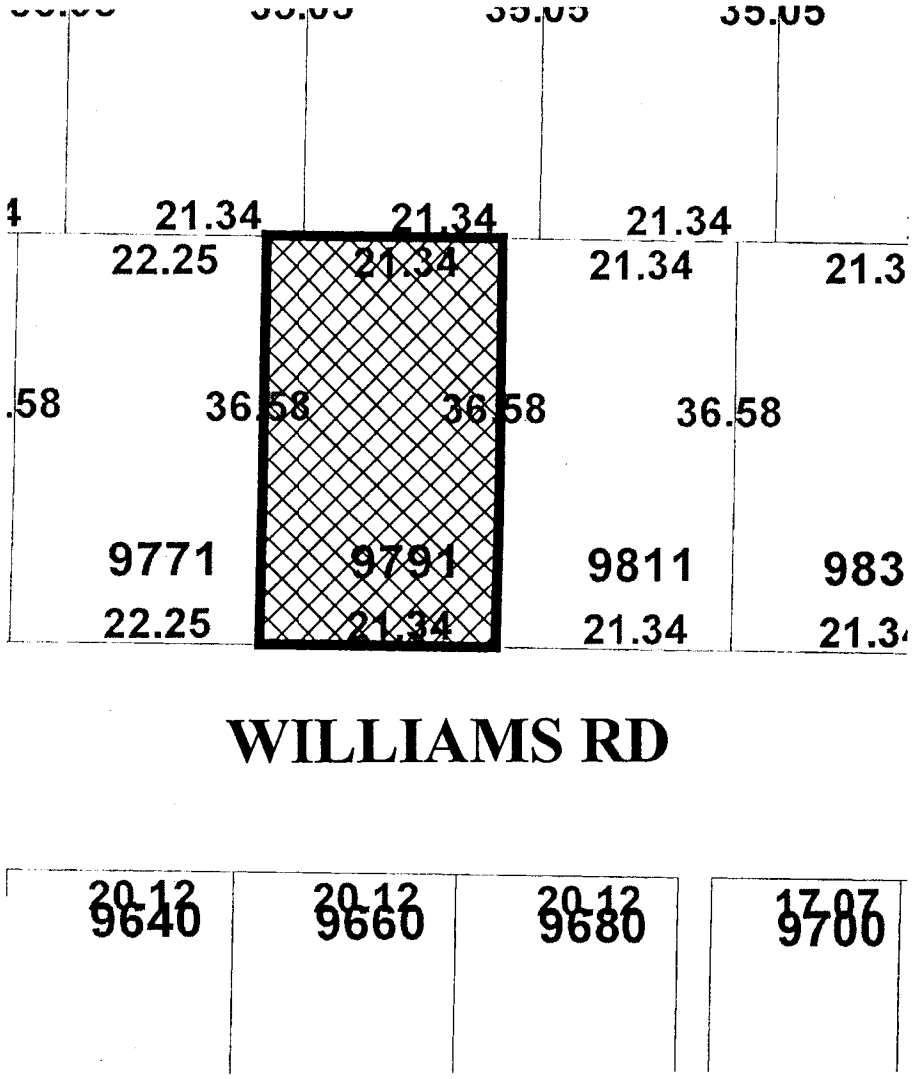
KE:blg

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

- Dedication of a 6 m (20 ft.) lane along the entire northern property line.
- Payment of $838 per lineal metre for Neighbourhood Improvement Charge (NIC) fees for future lane construction.
- Restrictive Covenant ensuring that garages be constructed in such a manner as to allow immediate access to the lane once it becomes operational.
- Restrictive Covenant ensuring that one shared temporary vehicle access be provided for both properties, which will be closed once the lane connects to a permanent access point and becomes operational.

# City of Richmond




RZ 03-235761

Original Date: 07/10/03

Revision Date:

Note: Dimensions are in METRES

City of Richmond

**Bylaw 7572**

# Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7572 (RZ 03-235761) 9791 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. 004-169-000
   Lot 11 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7572".**

| | |
|---|---|
| FIRST READING | |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER REQUIREMENTS SATISFIED | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



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