



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

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

TO PLANNING - NOV. 6/01
DATE: October 15, 2001
FILE NO.: 8060-20-7295, 8060-20-7296
RZ FILE: RZ 01-194842
RZ 01-194899

RE: APPLICATION BY ROCKY SETHI FOR REZONING AT 10531 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 8111 NO. 1 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. 7295, for the rezoning of 10531 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. 7296, for the rezoning of 8111 No. 1 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. Bullee

for Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

David Bullee

STAFF REPORT**ORIGIN**

Rocky Sethi has applied for permission to rezone 10531 Williams Road (**Attachment 1**) and Unique Developments Ltd. has applied to rezone 8111 No. 1 Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 ft wide lots) to Single-Family Housing District, Subdivision Area K (R1/K) (10 m or 32.8 ft wide lots) in order to permit a two lot residential subdivision for each application.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	10531 Williams – Kashmir & Chanchal Hayer 8111 No. 1 Road – Amarjit Nahal & Dhian Mehat	To be determined
Applicant	10531 Williams - Rocky Sethi 8111 No. 1 Road – Unique Developments Ltd.	No change
Site Size	Both lots approx. 674.5 m ² (7260 ft ²)	Two lots on each site approx. 337 m ² (3630 ft ²)
Land Uses	Single-Family	No change
OCP Specific Land Use Designation	Low-Density Residential	No change
Zoning	R1/E	R1/K

Surrounding Development

Development surrounding both sites is primarily older single family homes zoned R1/E. The redeveloped Shellmont shopping centre to the east of the Williams Road site retains the Neighbourhood Service Centre land use designation in the Official Community Plan, however, the commercial component of the site is now relatively small. There is a small commercial centre to the north of the No. 1 Road site and the Seafair Shopping Centre is at the other end of the block to the south.

In both cases there are a number of lots surrounding the subject sites that have similar development potential due to the existing lane systems.

RELATED POLICIES & STUDIES**Lot Size Policy**

There are no Lot Size Policies for the neighbourhoods surrounding the subject sites. 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 approved rezonings on three of these lots in July of this year in the 11,000 block of Williams Road. It is expected that there will be a number of other applications, such as the subject applications, to rezone and subdivide these lots.

Engineering Comments

The existing lanes at both 10531 Williams Road and 8111 No. 1 Road have no drainage, lighting or curb and gutter, and need to be widened to the current standard.

As part of the rezoning for both sites the developers must enter and register a restrictive covenant ensuring that there is no direct vehicular access to the arterial roads and that the sole vehicular access is to the existing lane.

With the future subdivisions, the developers shall:

- pay Development Cost Charges, service tie in fees and "Neighbourhood Improvement Charges" for a full lane upgrade; and
- remove the existing driveway crossing to the Williams Road site with perhaps a street tree being added in that space.

Staff also note that frontage improvements are not required to "beautify" No. 1 Road as it is built to full standard minus street trees.

ANALYSIS

The subject application is consistent with Official Community Plan policy and the Arterial Road Redevelopment Policy which support the introduction of single family character housing along arterial roads. 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.

The only concern of staff is that by introducing more dense single family housing without any design control, as would occur with townhouses for example, we are missing opportunities to ensure certain quality, consistency and neighbourhood individuality.

FINANCIAL IMPACT

None.

CONCLUSION

Applications have been made to rezone 10531 Williams Road and 8111 No. 1 Road in order to subdivide each into two 10 m or 33 ft wide lots. Both sites are along arterial roads and both are served by existing lanes. It is expected that these applications will be followed by similar applications where laneways are already in existence. Staff are supportive of the applications as they provide opportunities to introduce smaller, affordable housing units.



Jenny Beran, MCIP
Planner, Urban Development

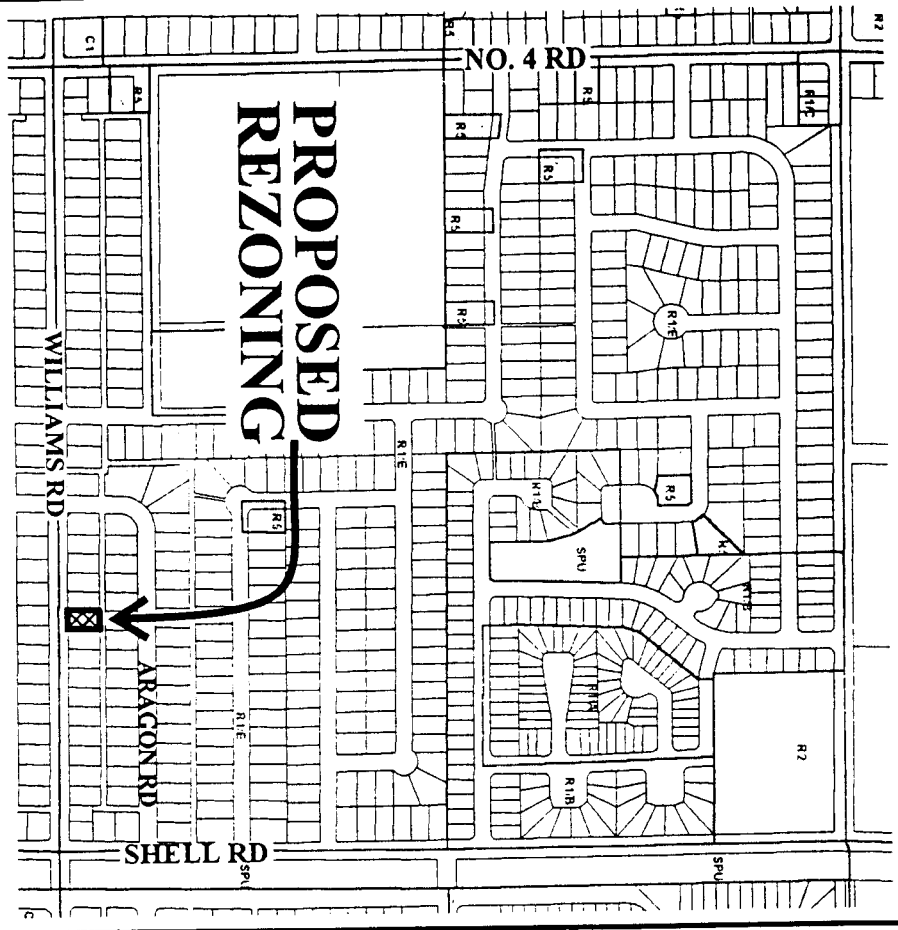
JMB:cas

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

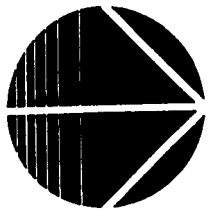
For both sites the developers shall enter and register a restrictive covenant ensuring that there is no direct vehicular access to the arterial road (Williams Road or No. 1 Road) and that the sole vehicular access is to the existing lane.



City of Richmond



33.53	20.12	33.53	20.12	33.53	20.12	33.53	20.12
1.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
491	10511	10531	10551	10571	10581	10591	10601
.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
WILLIAMS RD							
24.44	21.03	20.42	20.42	20.42	20.42	20.42	20.42
70480	70503	70520	70540	70560	70580	70600	70620
32.92							



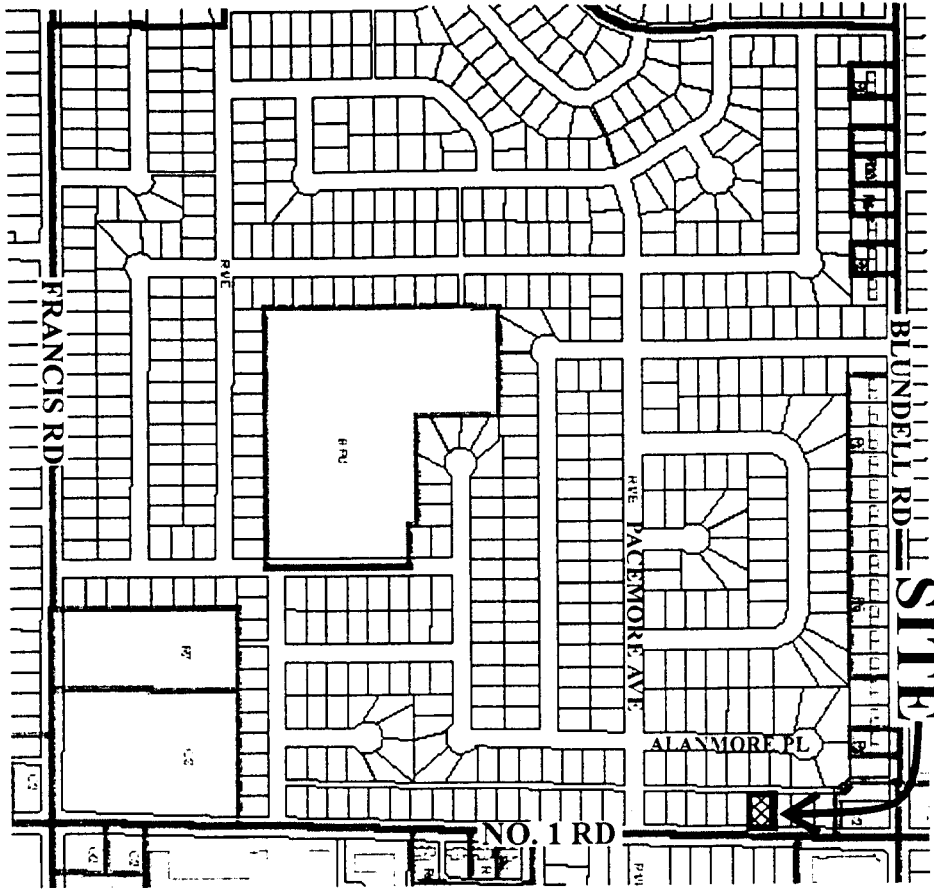
RZ 01-194842

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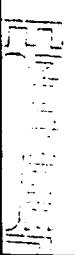
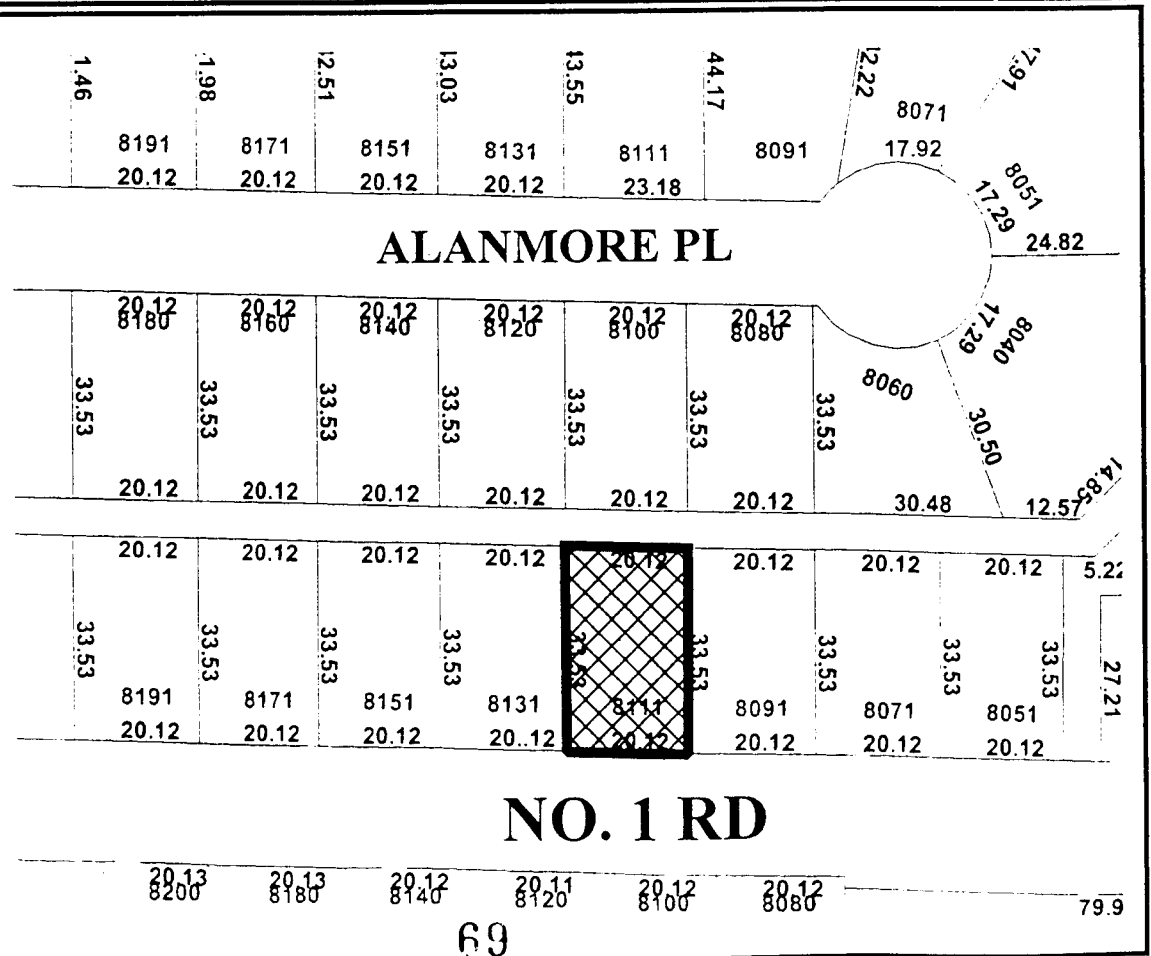
Original Date: 10/09/01
 Revision Date:
 Note: Dimensions are in METERS



City of Richmond



RZ 01-194899



Original Date: 10/05/01
 Revision Date:
 Note: Dimensions are in METERS

**CITY OF RICHMOND
 BYLAW 7295
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7295 (RZ 01-194842)
 10531 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. 003-744-817
 Lot 28 Block 19 Sections 26 and 35 Block 4 North Range 6 West New Westminster
 District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7295”**.

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 Sponsor

 MAYOR

 CITY CLERK

**CITY OF RICHMOND
 BYLAW 7296
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7296 (RZ 01-194899)
 8111 No. 1 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. 010-336-443
 Lot 6 Section 22 Block 4 North Range 7 West New Westminster District Plan 18098

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7296”**.

FIRST READING

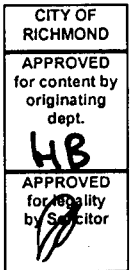
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