



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT
6511/6531 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA C (R1/C) TO TOWNHOUSE DISTRICT (R2 - 0.6)**

to Planning - Nov 16, 2004.
Date: October 25, 2004

RZ 04-272351

File: 12-8060-20-7840.

Staff Recommendation

That Bylaw No. 7840 for the rezoning of 6511/6531 Williams Road from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2 - 0.6)", be introduced and given first reading.

Raul Allueva
Director of Development

KN:kn
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Parmjit Randhawa has applied to the City of Richmond for permission to rezone 6511/6531 Williams Road (a legally non-conforming duplex built in 1956) from Single-Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2 - 0.6) (**Attachment 1**) in order to permit a six (6) unit townhouse development.

Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site in the Blundell Area is located on Williams Road between No. 2 Road and Gilbert Road.

The existing development surrounding the site is described as follows:

- To the north, are single-family zoned lots (LUC 044) fronting onto Sheridan Road;
- To the east, are single-family zoned lots (R1/E) fronting onto Williams Road (the immediate neighbour to the east is a legally non-conforming duplex use);
- To the south, across Williams Road, is the London/Steveston Park; and
- To the west are single-family zoned lots (R1/C) fronting onto Williams Road.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies, which encourage townhouse development along arterial roads.

The Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies directs that Townhouse applications (requiring a land assembly of at least 30 m frontage) where shared access for adjacent sites is provided may be considered. The proposed development meets the intent of the strategy with townhouse development on an arterial road with one consolidated access, but does not have 30 m frontage (lot width is 27.11 m). A permanent shared access that would provide potential access to 6551 Williams Road (to the east) will be required to provide coordinated future access.

Although the application does not meet the minimum 30 m width requirement, this application was submitted prior to the Interim Strategy and the applicant has been unable to secure the adjacent sites. In this particular case, staff are satisfied that the proposed development with a frontage of 27.11 metres can be considered, as the subject property has adequate width for a townhouse development and has a generous lot depth (45 m).

Single Family Lot Size Policy

Single Family Lot Size Policy 5444 permits properties along the north side of Williams Road to subdivide as per the R1/C zone. The zoning has a minimum width requirement of 13.5 metres. Therefore, instead of a townhouse development, the subject property could subdivide into two single-family residential lots with a lane along the rear property line. This requirement is currently under review as part of the Lane Establishment Policy Review. In addition, the adjacent property at 6551 Williams Road is not wide enough to subdivide into two R1/C lots. In light of this, staff believe townhouses are a preferred development option to a single-family residential subdivision for both the subject property and 6551 Williams Road.

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (*Attachment 3*).

Analysis

Townhouse District (R2 – 0.6) is recommended for consistency with the zoning applied for other townhouse development along the arterial roads. Given the location, small size of the subject site, and the limited building height (2-storeys adjacent to single-family dwellings to north), 0.6 floor area ratio (F.A.R.) is considered to be an appropriate level of density.

The subject site is located on an arterial road surrounded by single-family developments. As there is no similar development adjacent the property, no cross-access agreements have been secured on the adjacent developments for the use of the subject property. The Townhouse District (R2 – 0.6) permits three-storey massing, and the proposed development proposes two (2) triplexes, the front one being a three-storey massing, the rear one, a two-storey massing.

Design Review and Future Development Permit Considerations

- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- Required variances that have been identified to date include tandem parking for 3 units and the reduction to the required 30 m lot width. These will be considered only in the context of achieving a satisfactory design, as part of the Development Permit review process.
- The applicant has developed a preliminary design and basic site layout for this small site to a minimum level required to demonstrate zoning compliance (adequate setback conditions to provide a suitable separation from adjacent lots; sufficient on-site parking; adequate amount of outdoor amenity areas, etc.). (**Attachment 4**) A preliminary site elevation has also been presented. However, a much greater level of detail along with significant refinements will be required to the proposed design at the Development Permit stage, to achieve a quality project that complies with the OCP design guidelines and will complement the neighbourhood. Preliminary issues related to the proposed design include:
 - Revision and articulation of elevations, in particular the street facing elevations, including a review of the quality, type and combination of façade and porch elements and finishing materials;

- Modification to the roof, including proposed slope, continuous bulk, and review of materials to ensure a high quality finish;
 - Submission and review of a formal landscaping plan prepared by a registered Landscape Architect which provides satisfactory treatment of on-site landscaping including the outdoor amenity areas; and
 - Refinement to the unit layout plans as needed to achieve appropriate improvements to building exterior treatments and design.
- The applicant has been advised of the outstanding design issues, and is in agreement to address these issues through the Development Permit process.
 - Review by the Advisory Design Panel will be required as part of the Development Permit process.

Financial Impact

No apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Kimberly Needham
Planner 2 (Temporary Contract)
(Local 4635)

KN:blg

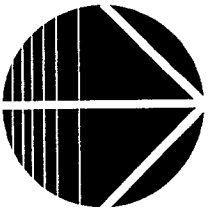
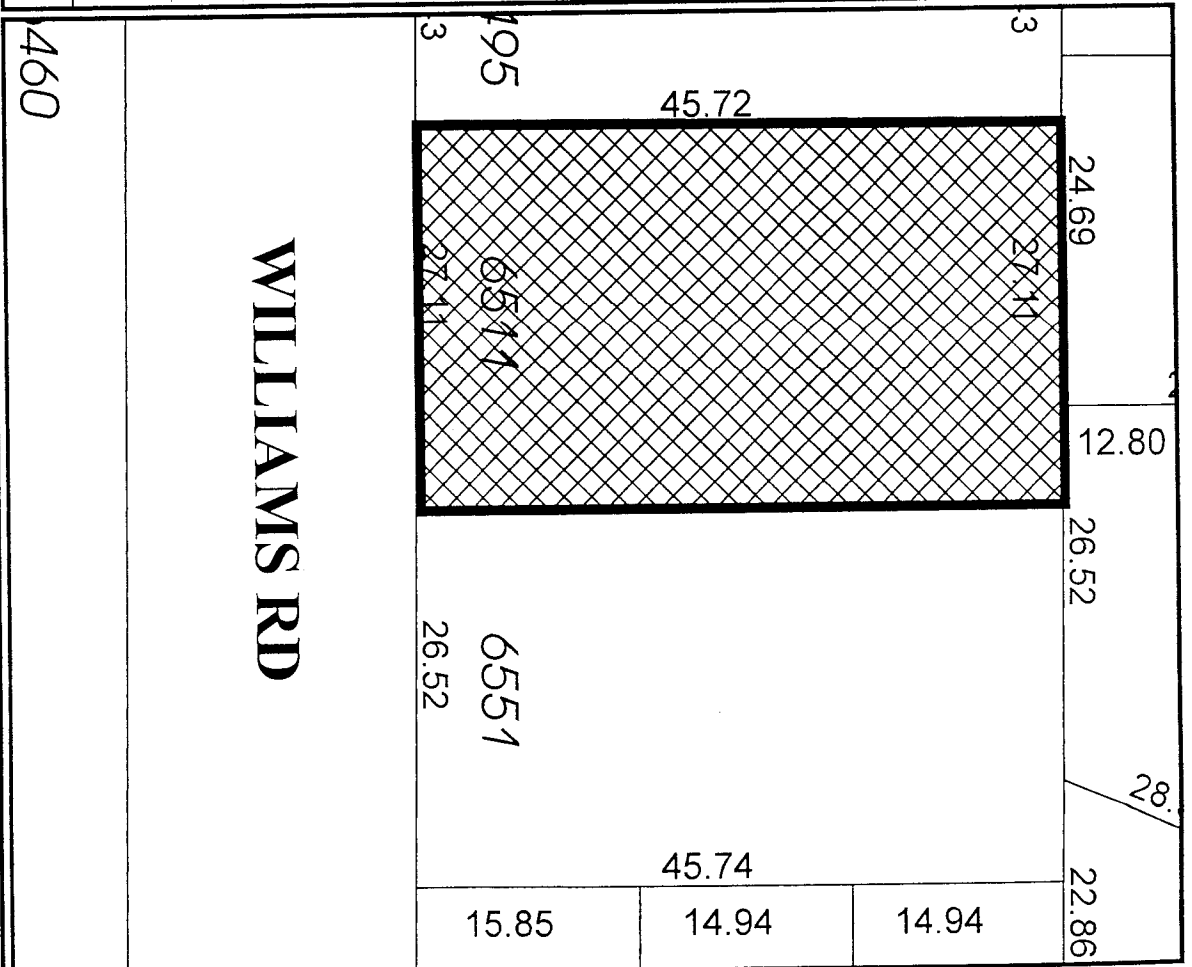
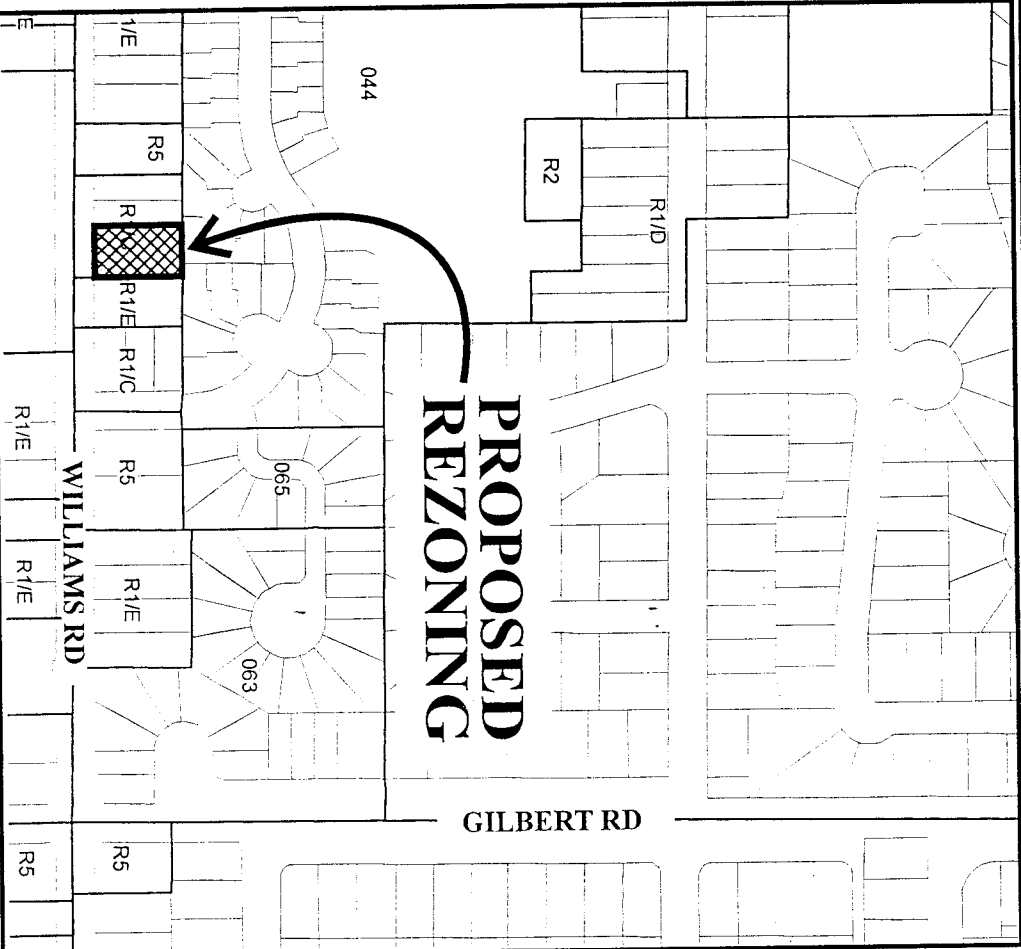
See Attachment 3 for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

- | | |
|--------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Rezoning Conditional Requirements |
| Attachment 4 | Preliminary Architectural Drawings (Site plan and elevations) |



City of Richmond



RZ 04-272351

Original Date: 07/08/04

Revision Date:

Note: Dimensions are in METERS



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 04-272351 **Attachment 2**

Address: 6511/6531 Williams Road
 Applicant: Paramjit Randhawa Owners: Sandhu, Randhawa, Randhawa
 Planning Area(s): Blundeil Area

	Existing	Proposed
Site Size:	1,242 m ²	no change
Land Uses	Two-Family Residential -	Multi-Family Residential
OCP Designation	Multi-Family Residential	no change
Lot Size Policy	R1/C	no change
Zoning	R1/C	R2 – 0.6
Number of Units	2 (legally non-conforming)	6

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40 %	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	3.5 m & 3.3 m	none
Setback – Rear Yard:	Min. 3 m	5.4 m	none
Height (m):	11 m & 3 storeys	10.9 m & 2 storeys along rear property line and 3 storeys along Williams Rd.	none
Lot Size*:	Min. 30 m Width & Min. 35 m Depth	27.12 m Width & 45.72 m Depth	variance required
Off-street Parking – Regular/Visitor*:	12 and 2	12 and 2	none
Accessible Parking Spaces	1	1	none
Off-street Parking Spaces – Total:	14	14 (6 in tandem)	Variance required for 6 tandem stalls
Amenity Space – Indoor*:	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor*:	Min 36 m ²	40 m ²	none

Conditional Rezoning Requirements

6511/ 6531 Williams Road RZ 04-272351

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development;
2. A shared access to Williams Road with 6551 Williams Road must be provided.

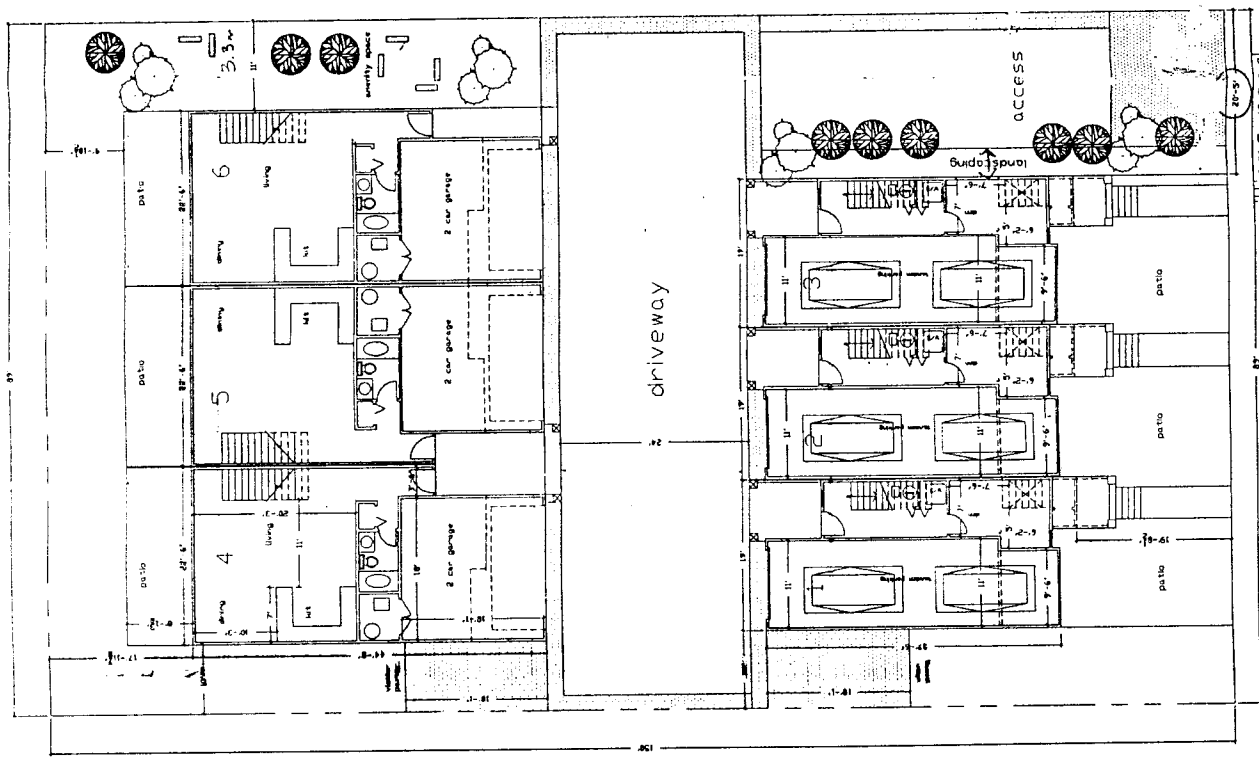
* Note: This requires a separate application.

(Signed Letter on File)

(Nov. 5, 2004)

Signed

Date



GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION:
24 SEC 30 B.L.K 4N R66W
PL 2777 SUBURBAN BLOCK C
EXCEPT PLAN 14390,47432

CIVIC ADDRESS:
6511/6531 WILLIAMS ROAD
RICHMOND, B.C.

ZONING - R1/C

PROPOSED REZONING - R2 -60

SETBACK WILLIAMS ROAD PERMISSIBLE 6.0 M 19'-8 1/4"
PROVIDED 6.0 M 19'-8 1/4"

SIDE SETBACK FROM ADJOINING PROPERTY 9'-10 1/2" (3M) 10'4", 11'5" & 11'0"

REAR SETBACK 9'-10 1/2" 17'-11 7/8"

LOT AREA 13368.78 SQFT (1242 SQM)
DENSITY PERMISSIBLE @ 60% X 13368.78 = 8021.2 SQFT

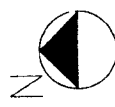
PROPOSED DENSITY = 8021.2 SQFT

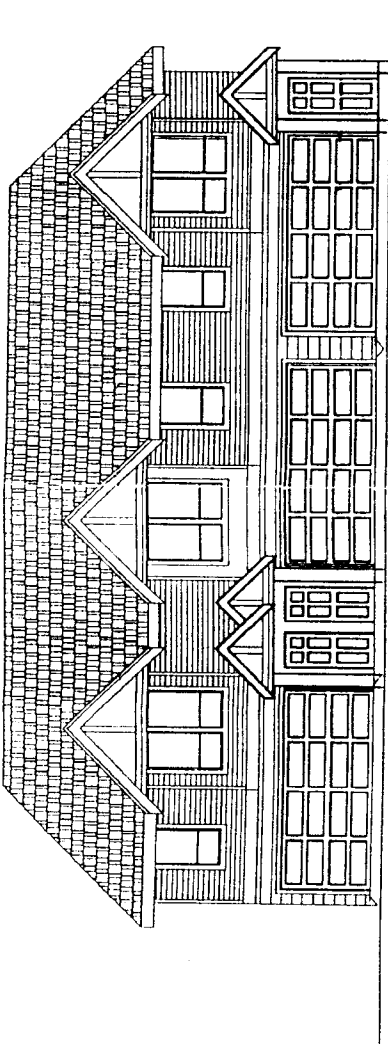
PROPOSED NUMBER OF UNITS - 6

PERMISSIBLE SITE COVERAGE @ 40% X 13368.78 = 5347.5 SQFT

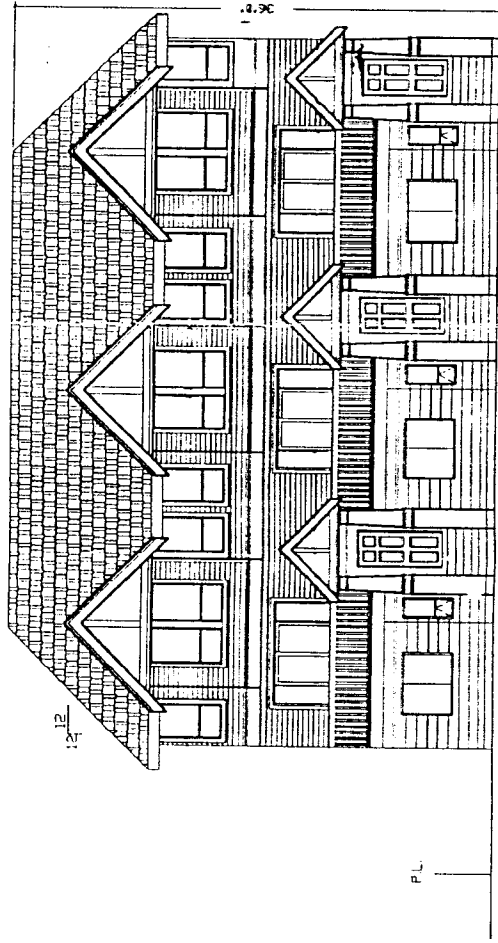
PROPOSED SITE COVERAGE = 5347.5 SQFT

REQUIRED PARKING STALLS @ 5 SPACES X 18 BEDROOMS = 9 SPACES
PROPOSED PARKING STALLS (GARAGES) = 12 SPACES
REQUIRED VISITOR PARKING @ .2 SPACES PER DWELLING UNITS X 6 = 1.2 SPACES 2 SPACE
PROPOSED VISITOR PARKING SPACES = 2 NDS





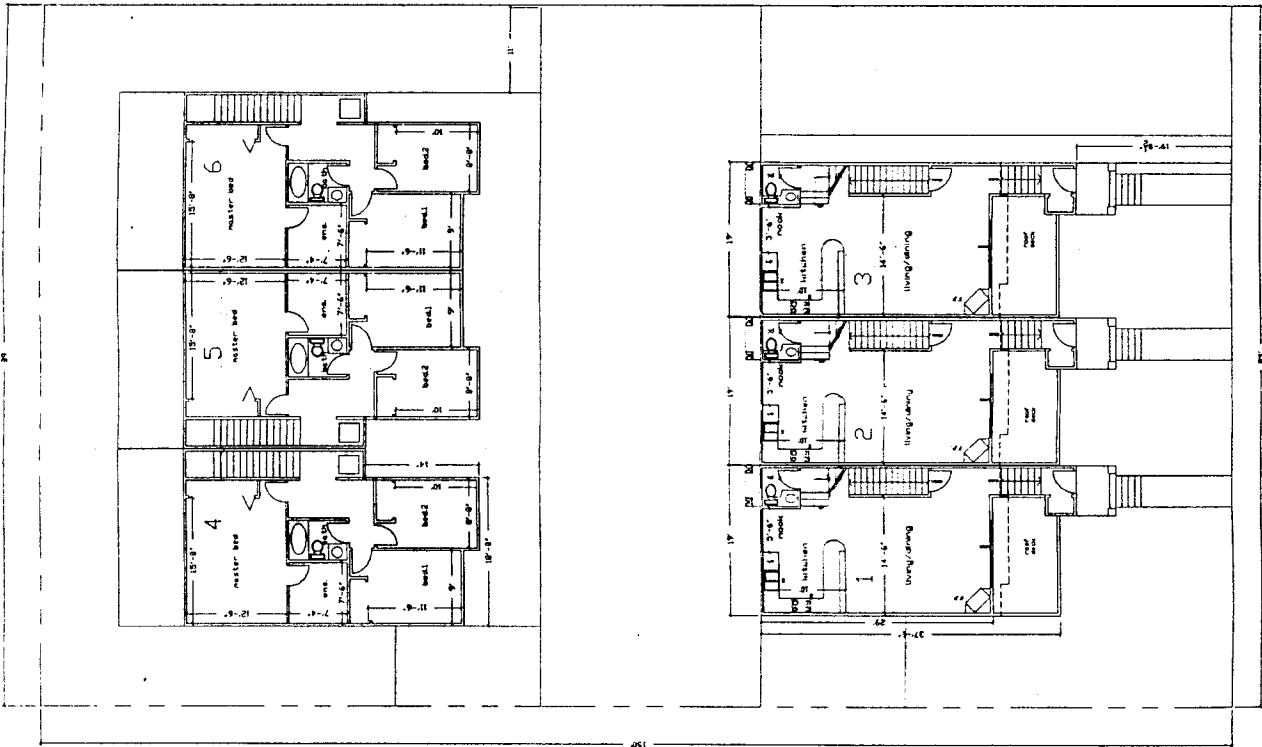
ELEVATION OF REAR UNITS FROM DRIVEWAY
scale 1/8"=1'0"



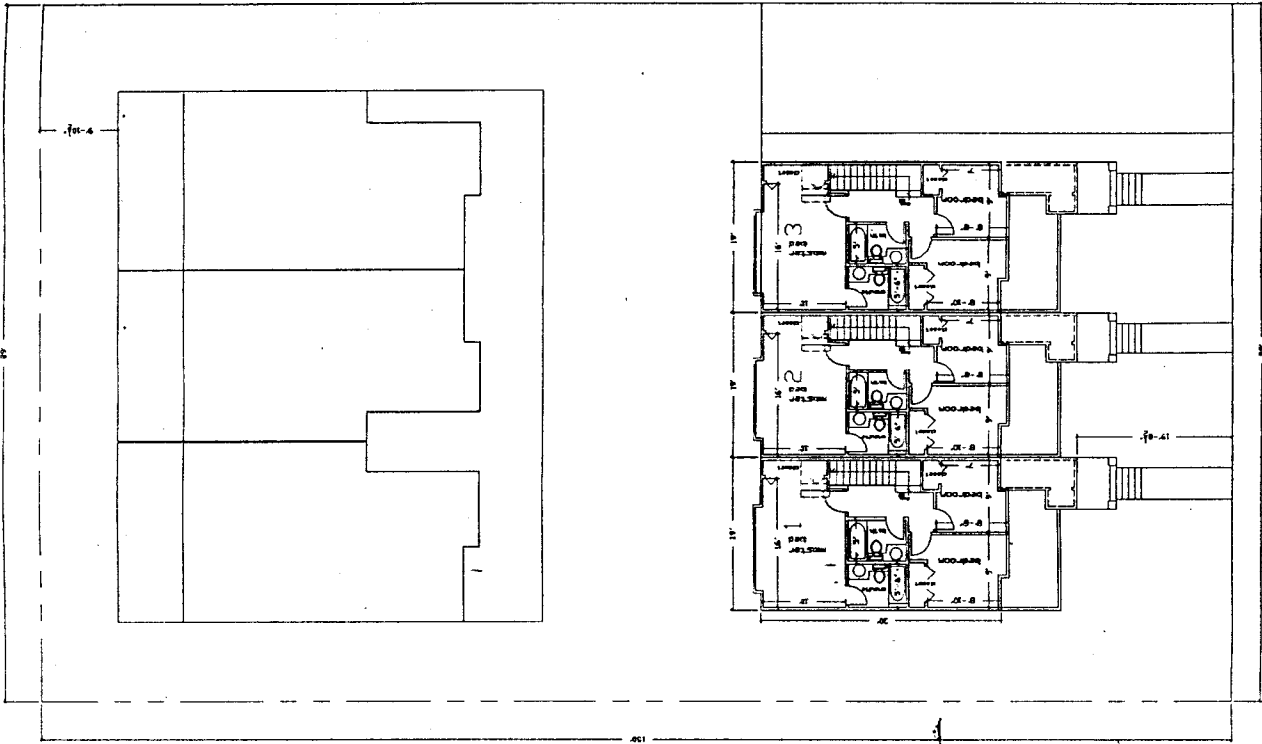
FRONT ELEVATION < WILLIAMS ROAD >
scale 1/8"=1'0"

P.L.

P.L.



SECOND FLOOR PLAN
scale 1/8"=1'-0"



THIRD FLOOR PLAN
scale 1/8"=1'-0"



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7840 (RZ 04-272351)
6511/6531 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 **TOWNHOUSE DISTRICT (R2 – 0.6)**.

P.I.D. 003-797-317

Lot 24 Except:

Firstly: Parcel "B" (Explanatory Plan 14390 and Secondly: Part contained within Lot 161 Plan 47432; Block 'C' Section 30 Block 4 North Range 6 West New Westminster District Plan 2777 .

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7840"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK