



**City of Richmond**  
Urban Development Division

## Report to Committee

**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications

To Planning - Dec 2, 2003

**Date:** September 16, 2003

RZ 03-239490

File: 8060-20-7630

**Re: APPLICATION BY ROCKY SETHI FOR REZONING AT 8200 WILLIAMS ROAD  
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO  
TOWNHOUSE DISTRICT (R2)**

### Staff Recommendation

That Bylaw No. 7630, for the rezoning of 8200 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.

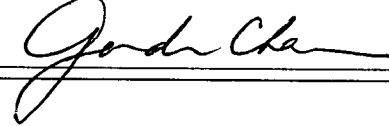


Joe Erceg  
Manager, Development Applications

JE:jmb  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 8200 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) to develop a 4-unit townhouse development (**Attachment 2, 3 & 4**).

### Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Pacific Western Developments Ltd.	To be determined
Site Size	808 m <sup>2</sup> (8697.5 ft <sup>2</sup> )	No change
Land Uses	Single Family	Multi-Family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R2

### Surrounding Development

The subject lot is situated in an awkward position between a large new single family home and an older three story apartment building. The Broadmoor Shopping Centre is located close by at the intersection of No. 3 and Williams Road. Currently there are single family homes across the street to the north however it is expected that these will redevelop over time under the Arterial Road Redevelopment Policy.

### **Related Policies & Studies**

#### Lane Establishment Policy

The subject lot is along an arterial road where, normally, a lane dedication would be required. In this case a lane is not required as the site to the west already has access to a local road.

#### Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy is supportive of increased density along arterial roads especially close (within 400m) of a Neighbourhood Shopping Centre. The Broadmoor Shopping Centre is located 200m from the subject site.

### **Staff Comments**

#### Lane Access

Lane dedication on the subject site is not required but one day when the lot to the east (on the corner of Leonard and Williams) redevelops lane access will be acquired for access to the subject site.

#### Zoning

The following chart compares the development statistics for the proposed development, the proposed zoning (R2) of the site, and the zoning on the two adjacent sites.

The proposal fits within the R2 zone except for the eastern side yard setback and the minimum width provision of 30m which can both be varied through the Development Permit. Staff are not concerned about the setback being reduced from 3m to 1.2m as this setback is consistent with single family type housing. Additionally, the variance to the minimum width is not considered an issue.

The R2 zone provides a transition between the R1 and the R7 zones.

	<b>Proposed Development</b>	<b>Proposed Zoning (R2)</b>	<b>Neighbouring Multi-Family Site (R7)</b>	<b>Neighbouring Single-Family Site (R1)</b>
<b>Density</b>	0.55	0.55	0.8	0.55
<b>Site Coverage</b>	36%	40%	40%	45%
<b>Setbacks</b>	Front: 6m (19.685 ft) Side & Rear: 3m (9.843 ft) except east side which will require a variance for a 1.2m setback	Front: 6m (19.685 ft) Side & Rear: 3m (9.843 ft)	Front, Side & Rear: 6m (19.685 ft)	Front: 6m (19.685 ft) Side: 2m (6.562 ft) Rear: 6m (19.685 ft)
<b>Height</b>	8m (26.2 ft)	9m (29.5 ft)	12m (39.37 ft)	2 ½ storeys (up to 29.5 ft)

#### Developer Requirements

There are no legal or development requirements for the proposed development.

#### **Analysis**

The subject site is in an awkward position between a new large single family home and a three storey apartment building. The proposed land use, while consistent with the Arterial Redevelopment Policy, must also be sympathetic to the existing single family home. Therefore, the proposed building is two storeys, setback 6m from Williams Road and has similar density and site coverage provisions.

While the sites are similar in form, the difference lies in the uses. The new single family home on the corner has one unit while the subject site has four units ranging in size from 1000 to 1350 ft<sup>2</sup>. Therefore, it is expected that there would be some impacts related to the number of people and cars accessing and using the site.

These impacts would be most evident in terms of parking and the use of the outdoor space on the site:

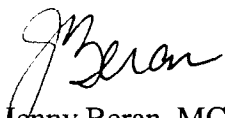
- The number of parking spaces at 1.7 per unit conforms to the requirements in the Bylaw and provides 2 spaces for the front larger units, 1 space each for the smaller units and one visitor parking space. It is expected that all parking requirements would be contained on site; and
- Private outdoor space is able to be achieved for each of the units however the quality of the space for the users and the potential for overlooking on the neighbours should be considered at the time of the Development Permit.

**Financial Impact**

None.

**Conclusion**

A four unit townhouse project is proposed on a site located between a single family home and an apartment building close to the intersection of No. 3 Road and Williams Road. While there are some concerns about the intensity of use that will result from four units on the subject site, staff is supportive of the proposal as the form has a similar density, height, and setback as the single family home and because the location close to a major Neighbourhood Shopping Centre is an appropriate urban site for the proposed use.



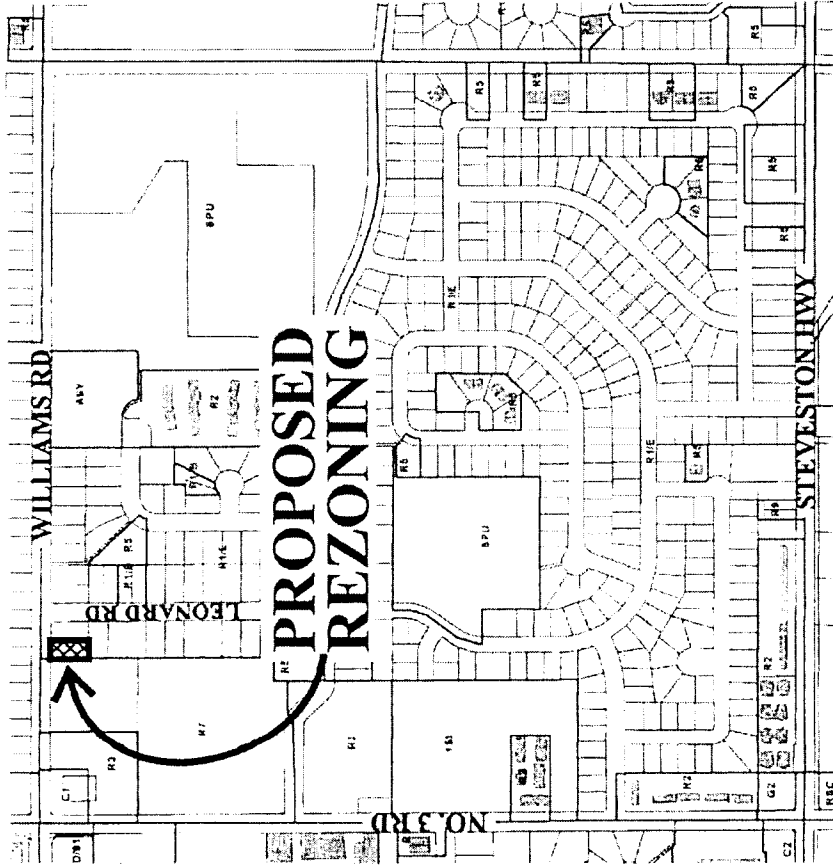
Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

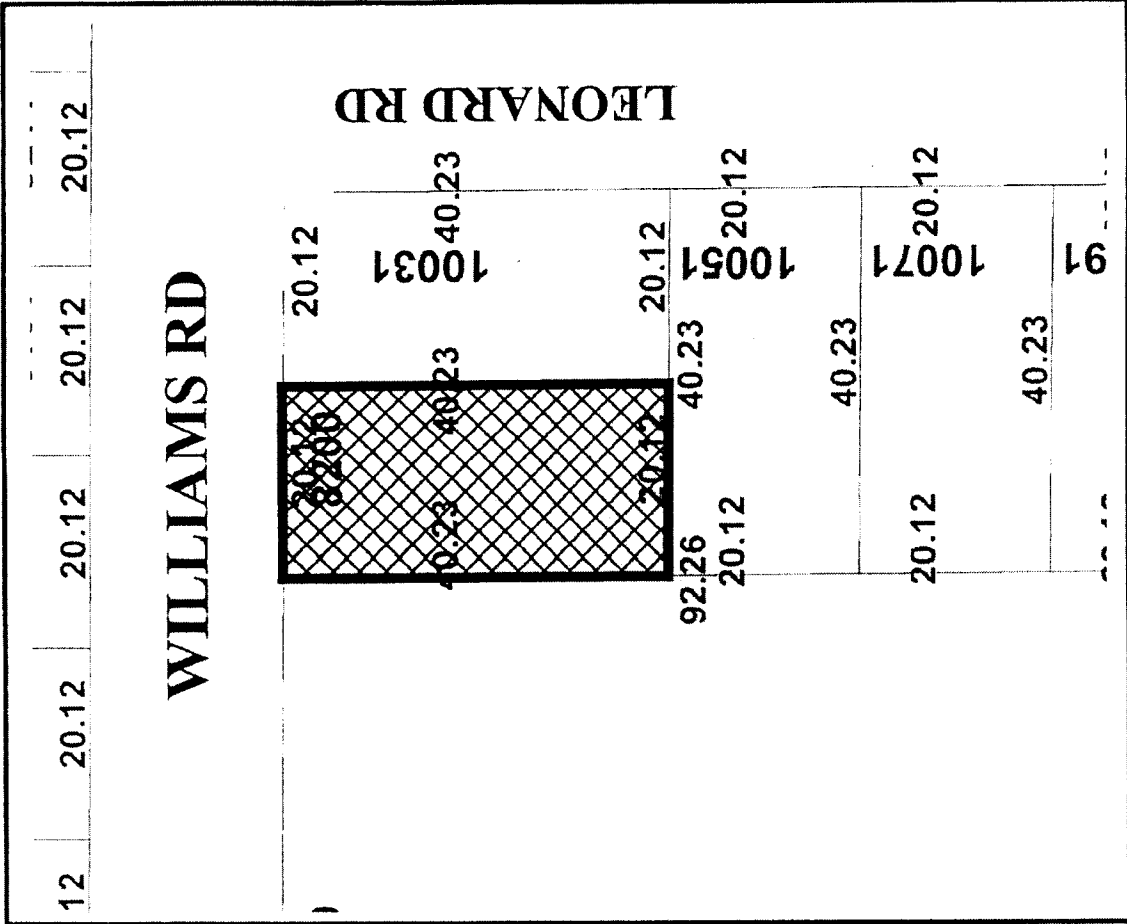
Prior to final reading of the rezoning bylaw a Development Permit will be required to be completed to a level deemed acceptable by the Manager of Development Applications.



City of Richmond



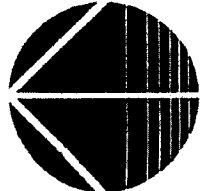
**PROPOSED  
REZONING**



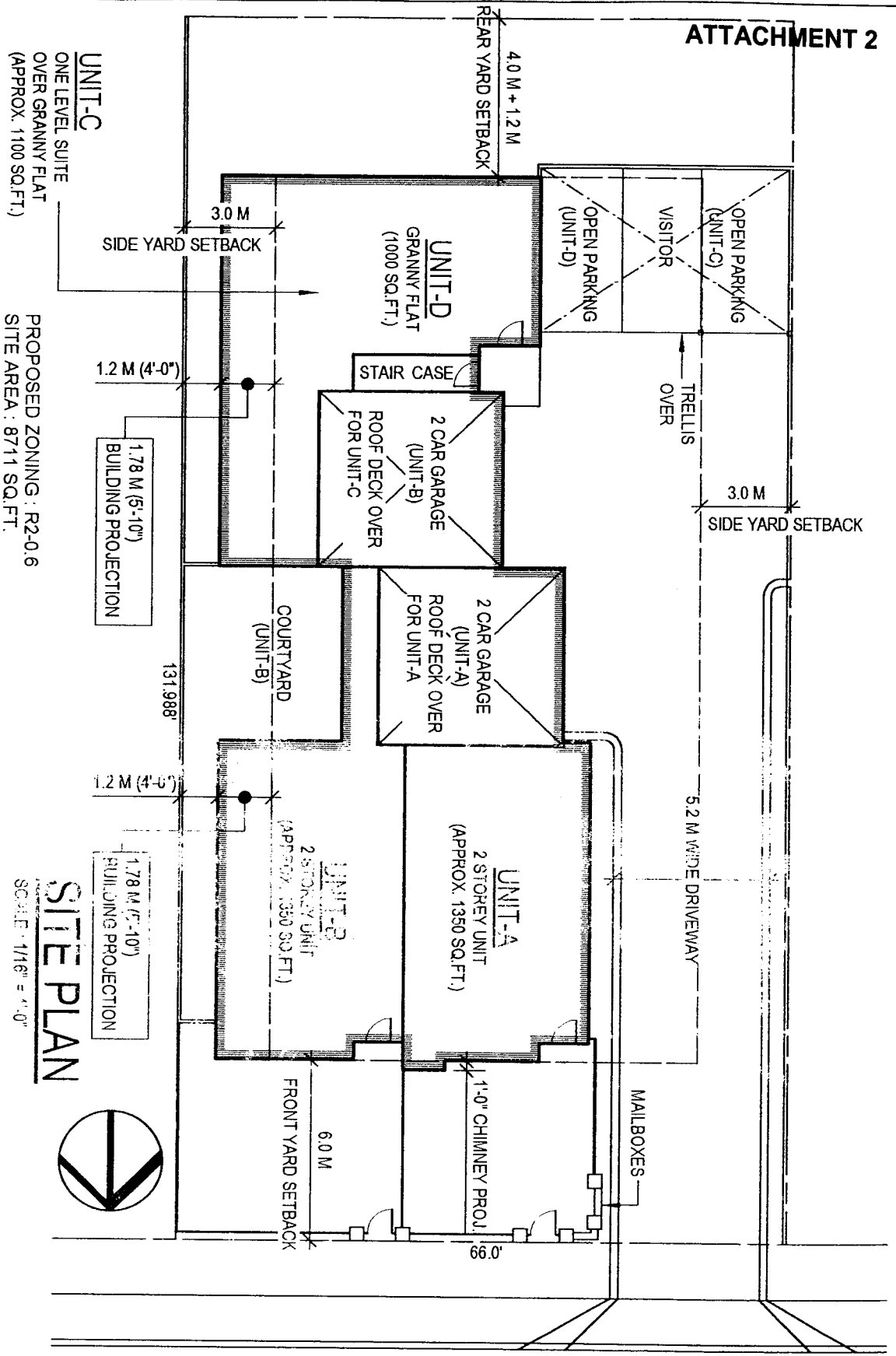
WILLIAMS RD

LEONARD RD

RZ 03-239490



Original Date: 07/28/03  
Revision Date:  
Note: Dimensions are in METRES



PROPOSED ZONING : R2-0.6  
 SITE AREA : 8711 SQ.FT.

MAX. ALLOWABLE SITE COVERAGE : 3484 SQ.FT. (40%)  
 MAX. ALLOWABLE F.A.R. : 5226 SQ.FT. (0.60)

PROPOSED SITE COVERAGE : 3140 SQ.FT.  
 PROPOSED F.A.R. :

- UNIT-A : 1350 SQ.FT.
- UNIT-B : 1350 SQ.FT.
- UNIT-C : 1100 SQ.FT.
- UNIT-D : 1000 SQ.FT.
- TOTAL : 4800 SQ.FT.

**SITE PLAN**

SCALE : 1/16" = 1'-0"

MIN. OFF-STREET PARKING: 1.5 SPACES/UNIT = 6 SPACES  
 MIN. VISITOR PARKING: 0.2 SPACES/UNIT = 1 SPACE  
 MAX. OFF-STREET PARKING: 1.7 SPACES/UNIT = 7 SPACES

PROPOSED PARKING:  
 2 CAR GARAGE : 4 SPACES  
 2 OPEN PARKING STALLS FOR UNIT C & D : 2 SPACES  
 1 OPEN PARKING SPACE FOR VISITORS : 1 SPACE  
 7 SPACES

**WILLIAMS ROAD**

project 0302

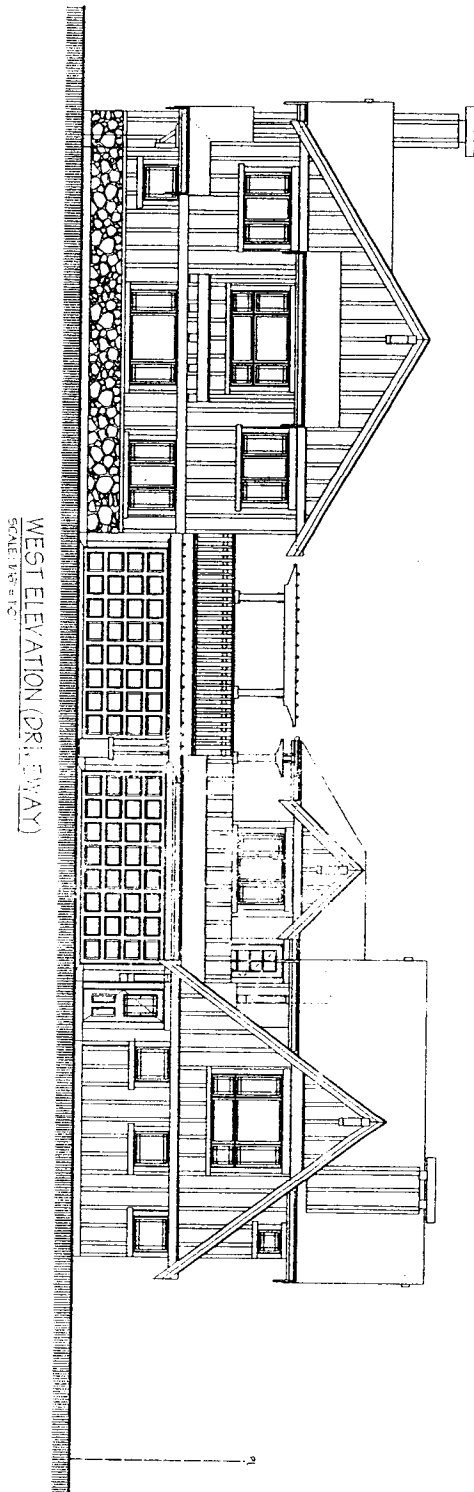
4 unit townhouse development

8200 Williams Road, Richmond, B.C.

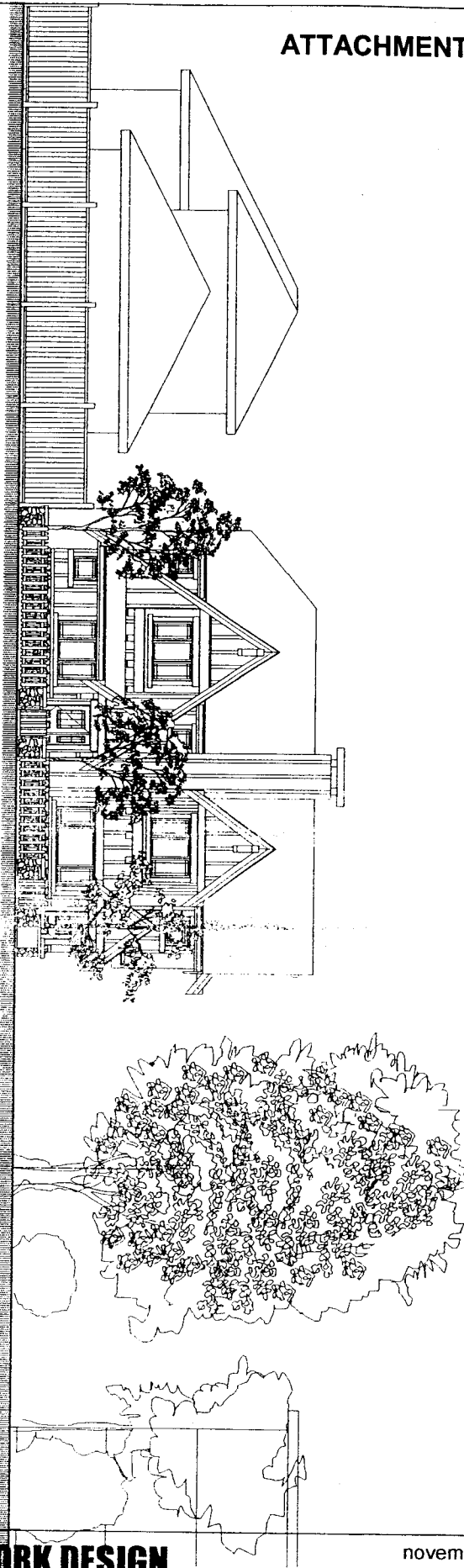
**DRK DESIGN**

203-1333 west 7th avenue, vancouver, british columbia, v6h 1b8  
 phone: 604.928.6036 web: www.drkdesign.ca  
 e-mail: info@drkdesign.ca

november 1, 2003



NORTH ELEVATION (WILLIAMS ROAD)  
SCALE: 1/8" = 1'-0"



project 0302

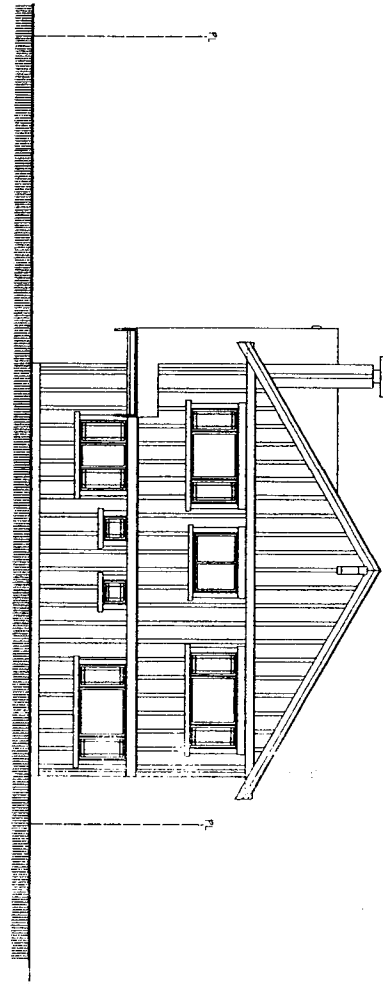
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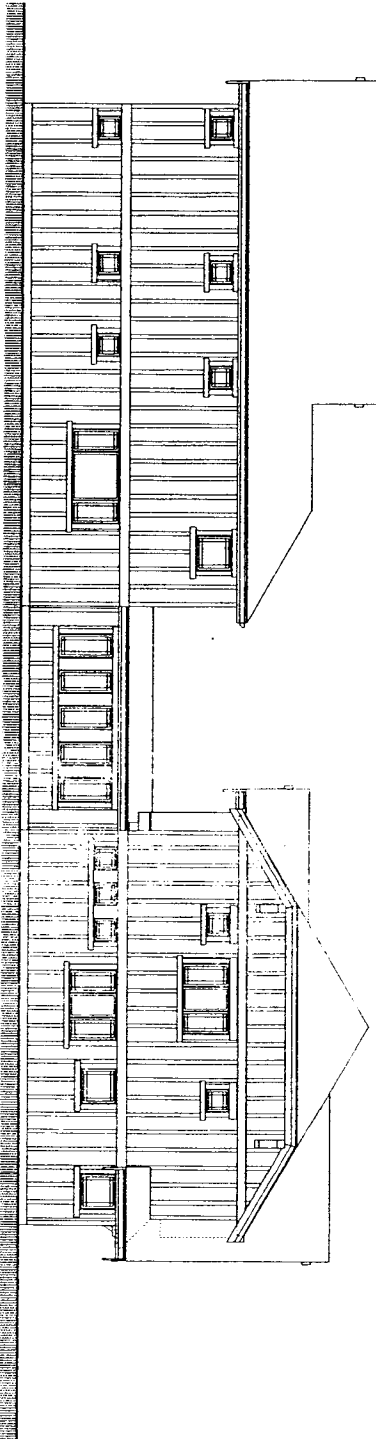
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november 1, 2003



SOUTH ELEVATION (BACKYARD)  
SCALE: 1/8" = 1'-0"



EAST ELEVATION (SIDEYARD)  
SCALE: 1/8" = 1'-0"

project 0302

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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7630 (RZ 03-239490)  
8200 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)**.

P.I.D. 010-039-422

Lot 1 Section 33 Block 4 North Range 6 West New Westminster District Plan 14866

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7630”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
<i>WB</i>
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

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