



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Director of Development
Date: November 28, 2005
File: RZ 04-267411
Re: **Application by All Star Development Limited for Rezoning at 5728 Woodward Road from Single-Family Housing District, Subdivision Area B (R1/B) & 9531 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

Staff Recommendation

That Bylaw No. 8008, for the rezoning of 5728 Woodward Road from "Single-Family Housing District, Subdivision Area B (R1/B)" and 9531 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Holger Burke
Acting Director of Development

HB:ke
Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

All Star Development Limited has applied to the City of Richmond to rezone 5728 Woodward Road from Single-Family Housing District, Subdivision Area B (R1/B) and 9531 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the subdivision of the subject properties into four residential coach house lots (Refer to **Attachment 1** for a location map and **Attachment 2** for a site plan).

This application is considered an “In Stream” rezoning application as it was submitted prior to the initiation of the Arterial Road Redevelopment and Lane Establishment Policy Review.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

Surrounding Development

To the North: An existing local neighbourhood commercial development.

To the East: Townhouses on the opposite side of No. 2 Road.

To the South: Single-family dwellings.

To the West: Single-family dwellings in the subdivision situated behind the subject sites.

Related Policies & Studies

Revised Interim Strategy During the Review of the Arterial Road Redevelopment and Lane Establishment Policies

This rezoning application is considered “in stream” as it was submitted prior to the initiation of the policy review in August 2004. The proposal meets the following criteria outlined in the Revised Interim Strategy:

- ☐ The proposal is for the creation of four single-family residential coach house lots.
- ☐ The lane will be constructed, which will provide vehicle access to the sites.
- ☐ There are 2 precedents for single-family developments in conjunction with implementation of a lane along this portion of No. 2 Road:
 1. A new lane was implemented at the corner of No. 2 Road and Williams for a property that applied for redevelopment in 1993.
 2. The lot located in between the two subject properties at 9511 No. 2 Road was rezoned in 2000. This property has not yet redeveloped and subdivided; however, a 6 m (20 ft.) lane dedication was previously secured. As a result, an operational lane can be implemented out to Woodward Road.

The proposal for the creation of a new lane to service four single-family residential coach house lots complies with all guidelines and processing requirements outlined in the Revised Interim Strategy.

Consultation

Public consultation was conducted by the City, which took the form of a letter and Arterial Road Concept Plan. This material was mailed out to the properties surrounding the area impacted by development along this portion of No. 2 Road between Williams Road to the south and Woodward's Road to the north. A copy of the letter and map is contained in **Attachment 4**.

Staff are currently processing two rezoning applications along this portion of No. 2 Road. A single letter and concept plan was prepared which identified both proposed developments as well as some comments about the future development potential along this block. A summary is as follows (refer to **Attachment 4** for a copy of the letter and map):

- ❑ SITE #1 is the subject properties proposal for the creation of four single-family residential coach house lots with vehicle access from a new lane off Woodward's Road.
- ❑ SITE #2 is a townhouse proposal on a land assembly, which will have vehicle access from an established lane at the corner of No. 2 Road and Williams Road. This application is currently being processed by staff.
- ❑ There are 9 lots in between these two development sites where development potential is limited due to the narrow width of properties (cannot subdivide on its own) and some newer housing stock in the area. As a result, land assembly will be required for this grouping of properties in order for development options to be considered.

Public Input

To date, staff have not received any phone calls or related correspondence to the subject rezoning application at the corner of No. 2 Road and Woodward's Road. Staff will continue to monitor public input and forward all correspondence and related material to Council for consideration.

Staff Comments

Conditional rezoning requirements are contained in **Attachment 5**. No significant concerns have been identified through the technical review.

Analysis

Precedent of Development

Two approved single-family developments in conjunction with lane implementation have been approved along this portion of No. 2 Road. In 1993, a property at the corner of No. 2 Road and Williams Road received approval to redevelop and subdivide in conjunction with a new rear lane. 9511 No. 2 Road (situated in between the two subject properties) received rezoning approval in 2000 to redevelop the property into two smaller single-family lots with a lane implemented at the rear. This property has not yet applied for subdivision and no new dwellings have been constructed. However, a 6 m (20 ft.) lane dedication was secured across the rear of the subject site to facilitate the creation of a lane.

Lane Implementation

The subject properties are not contiguous and are separated by one lot (9511 No. 2 Road). As noted above, the property in between at 9511 No. 2 Road has already been rezoned to permit redevelopment in conjunction with a rear lane and the necessary 6 m (20 ft.) dedication has already been secured. Both 5728 Woodward's Road and 9531 No. 2 Road will be required to

dedicate 6 m (20 ft) along their entire west property line, which enables an operational laneway to be established to Woodward's Road.

There is also a slight jog in the property line between 9511 and 9531 No. 2 Road. As a result, the 6 m (20 ft) dedication for 9531 No. 2 Road will have to widen to meet the existing dedication already granted at 9511 No. 2 Road.

Coach House Proposal

The applicant is applying to rezone to create 4 residential coach house lots, which would permit each lot to contain one principal dwelling unit and one coach house unit situated above the garage. The applicant has submitted a site plan to show the proposed subdivision including the provision for the additional parking stall required for the coach house unit.

The applicant has already built a residential dwelling on the north portion of the corner lot at No. 2 Road and Woodward's Road (5728 Woodward's Road). The applicant submitted a survey plan as well as development data that confirm the dwelling's compliance with applicable setback, density and related zoning regulations after subdivision of the lot and dedication of the lane.

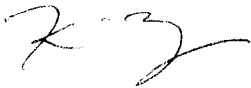
Compliance with Policies and Processing Requirements

The proposal meets all criteria contained in the Revised Interim Strategy for processing "in stream" rezoning applications as there is precedent for lane development along this block and this project will be implementing an operational lane accessed from Woodward's Road.

As required, a letter and Arterial Road Concept Plan was sent out to the surrounding neighbourhood to inform residents of the rezoning application and development options for remaining properties along this portion of No. 2 Road.

Conclusion

The coach house rezoning proposal at 5728 Woodward's Road and 9531 No. 2 Road meets all relevant guidelines and criteria for redevelopment along this major arterial road. On this basis, staff recommend support of the application.



Kevin Eng
Planner 1
(Local 4626)

KE:cas

Attachment 1: Location Map

Attachment 2: Site Plan

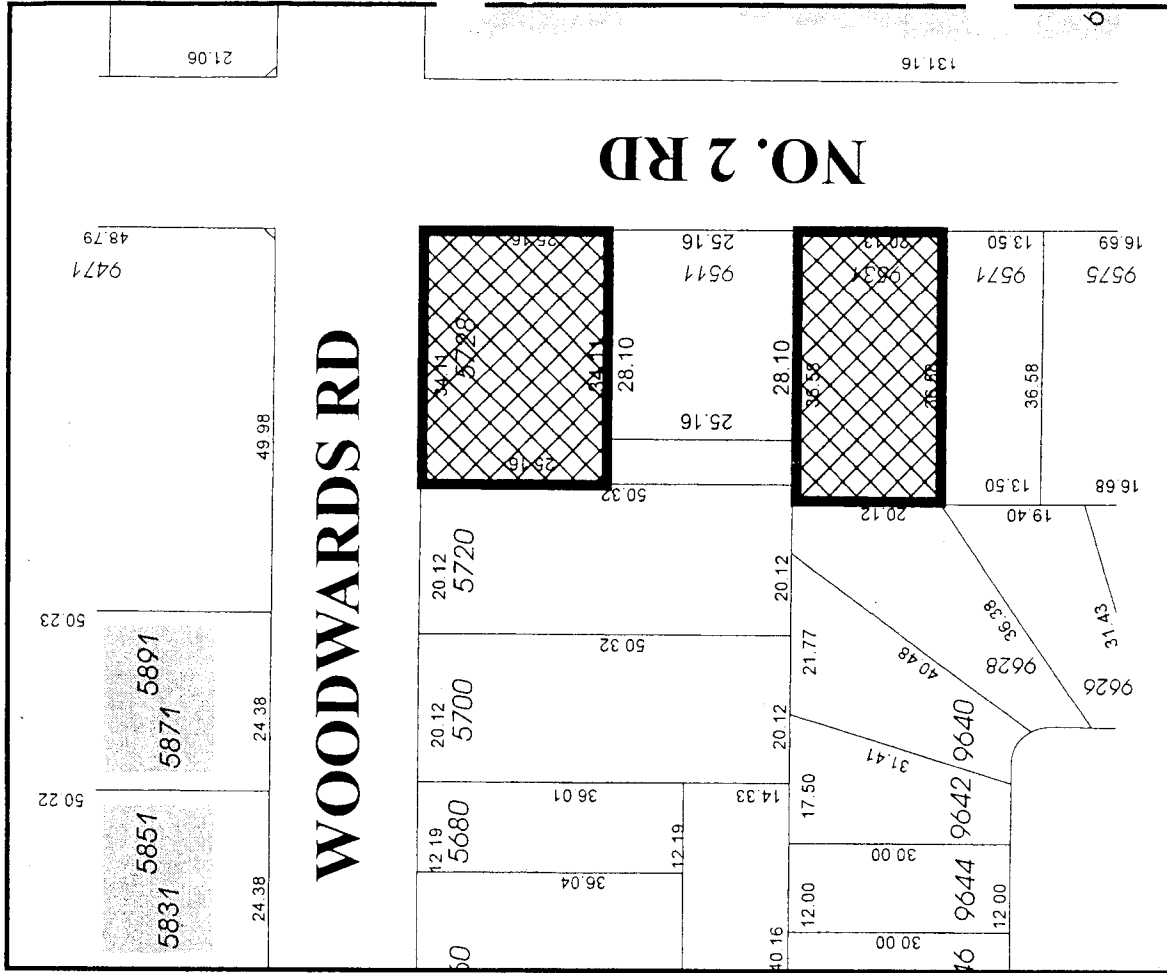
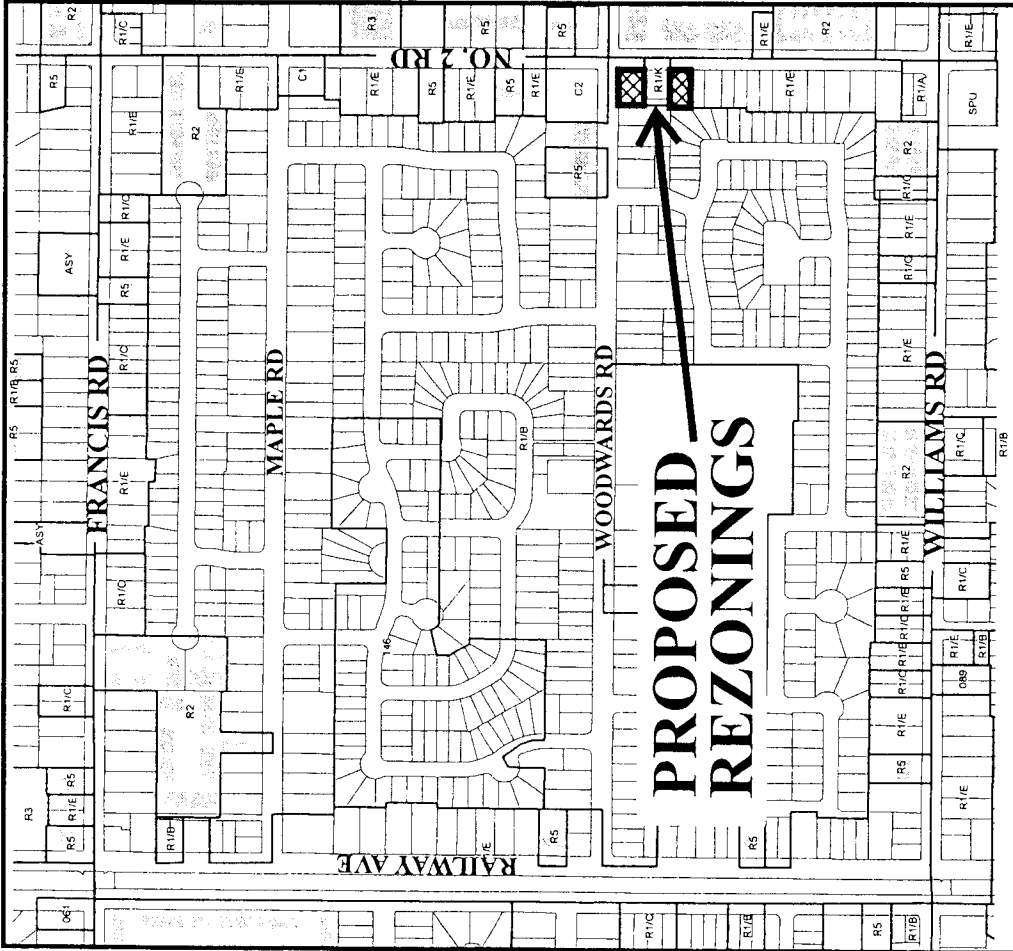
Attachment 3: Development Application Data Sheet

Attachment 4: Arterial Road Concept Plan

Attachment 5: Conditional Rezoning Requirements Concurrence



City of Richmond



ATTACHMENT 1

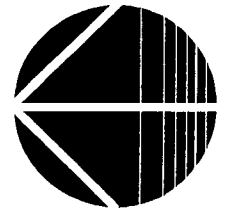
Original Date: 04/05/04

Revision Date:

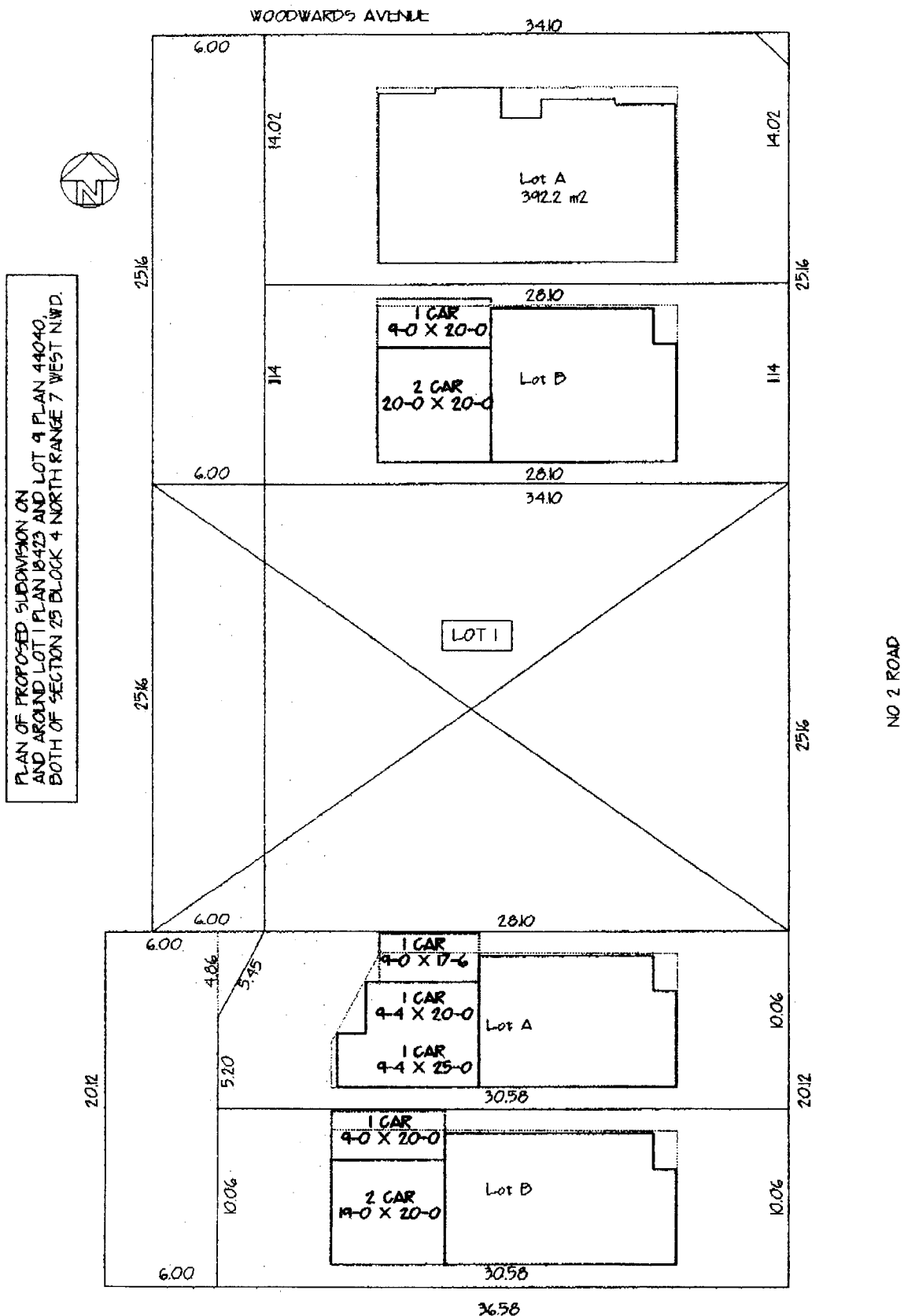
Note: Dimensions are in METRES

ENTERED

RZ 04-267411



ATTACHMENT 2



ADDRESS: 949 AND 953 NO. 2 ROAD, RICHMOND, B.C.
SCALE: 1/300



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 04-267411

Attachment 3

Address: 5728 Woodward Road & 9531 No. 2 Road

Applicant: All Star Development Limited

	Existing	Proposed
Owner:	5728 Woodward Road – All Star Development Ltd. 9531 No. 2 Road – B. & M. Aulakh	To be determined
Site Size (m²):	1,593 m ² (Combined sites)	1,305 m ² (approximate area after dedications)
Land Uses:	5728 Woodward Road – New residential dwelling constructed on north portion of lot 9531 No. 2 Road - Vacant	Four residential coach house lots varying in area from 301 m ² to 394 m ²
OCP Designation:	Neighbourhood Residential Low Density Residential	Complies
Zoning:	R1/E – 9531 No. 2 Road R1/B – 5728 Woodward Road	Coach House District (R9)

On Future Subdivided Lots	Bylaw Requirement	Variance
Floor Area Ratio:	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	none
Setback – Front Yard (m):	Min. 6 m	none
Setback – Rear Yards (m):	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m (3 m corner parcels)	
Off-street Parking Spaces –	2 stalls for principle dwelling unit 1 stall for coach house unit	none



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

ATTACHMENT 4

November 28, 2005
File: RZ 04-274842 & RZ 04-267411

Urban Development Division
Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Proposed Residential Development along No. 2 Road between Williams Road and Woodward Road.

The purpose of this letter is to inform neighbourhood residents of proposed developments along this block of No. 2 Road and present an Arterial Road Concept Plan (refer to **Attachment 1**). City of Richmond Staff are processing two residential rezoning applications along this block of No. 2 Road.

SITE #1 - 5728 Woodward Road and 9531 No. 2 Road (RZ 04-267411) – Application to permit the creation of four single-family coach house lots with access to a newly constructed lane at the rear of the properties.

SITE #2 - 9751/9731/9711 No. 2 Road (RZ 04-274842) – Application for a 14-unit multi-family development with access through a rear lane. The proposal also involves the rezoning and subdivision of a single-family residential lot for an existing dwelling built on the north half of 9711 No. 2 Road.

Arterial Development Concept Plan

An Arterial Development Concept Plan, outlining the potential development of residential properties along this portion of No. 2 Road, has been prepared. Previously approved applications have resulted in the implementation of an operational laneway accessed from Williams Road and a future lane being provided near Woodward Road.

The coach house (single-family houses with dwelling units above the garage) development on **SITE #1** proposes the implementation of a new rear lane accessed from Woodward Road. All future vehicle access will be to the new lane only.

The multi-family residential development on **SITE #2** proposes to utilize the existing lane accessed at the corner of Williams Road and No. 2 Road. All townhouse units on this site would access the existing lane through a drive aisle created as part of the multi-family project. The single-family dwelling located on the north half of 9711 No. 2 Road is proposed to be subdivided with the vacant portion of property to be assembled for the townhouse project.

The Arterial Concept Plan identifies a number of properties along No. 2 Road between **SITE #1** and **SITE #2** where future development potential is limited. The Concept Plan identifies a number of properties in between these two development sites where development potential is limited. This is due to the relatively small size of lots (too narrow) and some newer housing stock. In the long term, development for this grouping of properties would require land assembly to occur.

Process

As part of the rezoning process, both applications must proceed to meetings of Planning Committee, Council and Public Hearing. All meetings are open to the public should you wish to attend. Please contact the staff person listed below if you have any questions about the rezoning applications or forthcoming process. Staff anticipate the following time frame for both rezoning applications:

- **SITE #1** – Planning Committee by late **December 2005**.
- **SITE #2** – Planning Committee targeted for **Early 2006**.

Please ensure that any questions, comments or submissions are submitted as soon as possible to the staff contact listed below.

Contact Information

If you have any questions or comments or want to make a public submission, you can:

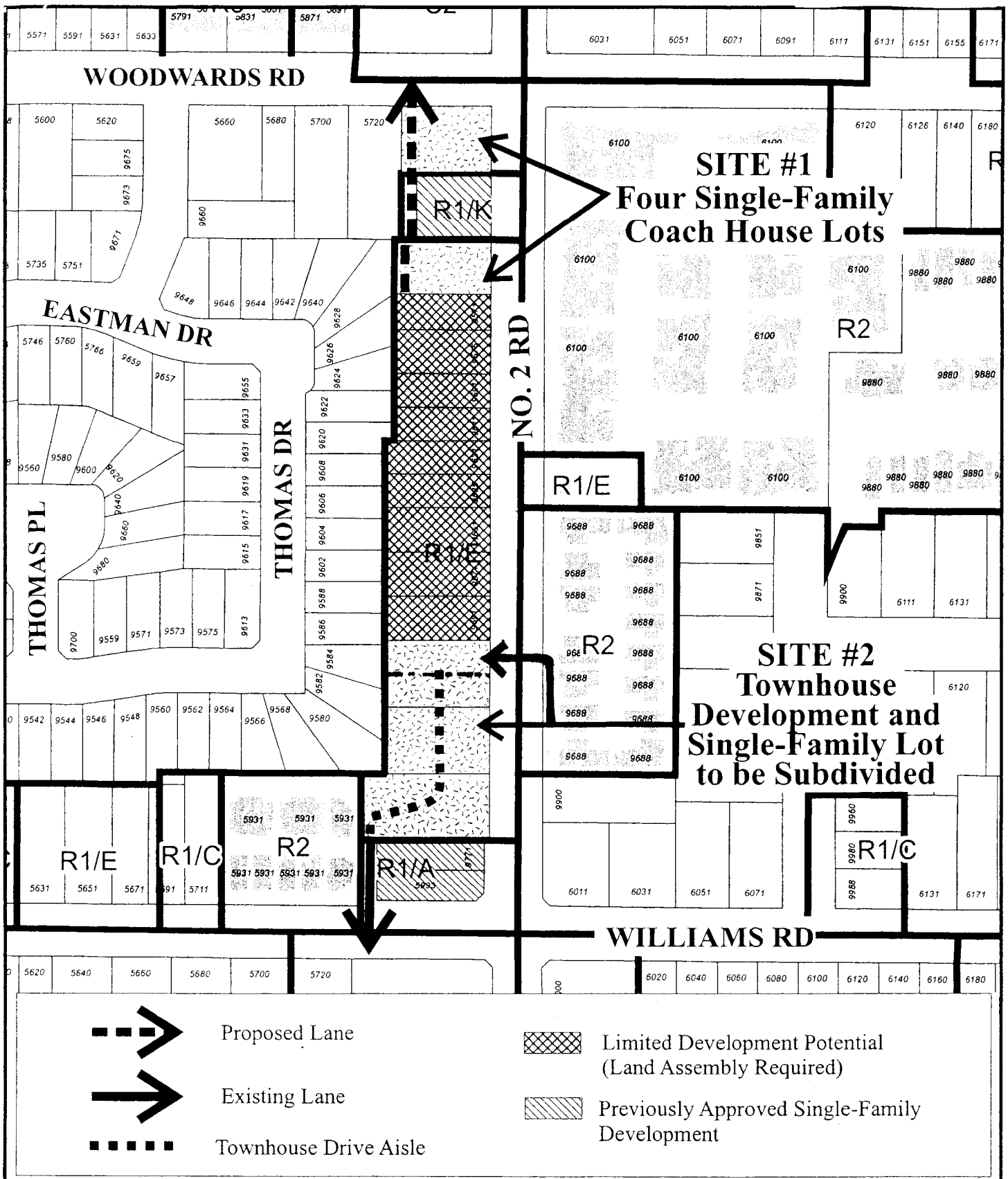
- Contact me directly at (604) 247-4626
- Mail a submission to myself or to the City Clerk's Office which will be forwarded to Council (6911 No. 3 Road, Richmond, B.C., V6Y 2C1).
- E-mail keng@richmond.ca. Please indicate if you want the email to be forwarded to Council.

Yours truly,



Kevin Eng
Planner 1

KE:cas



Arterial Road Concept Plan along No. 2 Road between Williams Road and Woodward's Road

11/24/05

Amended Date:

Note: Dimensions are in METRES

Conditional Rezoning Requirements
5728 Woodward Road & 9531 No. 2 Road
RZ 04-267411

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

- ☐ Dedication of a 4m x 4m corner cut at No. 2 Road and Woodward Road.
- ☐ 6m lane dedication along the subject sites entire west property line. The dedication at 9531 No. 2 Road will be required to widen (approximately 2.48m) in order to take into account the jog in the property line and dedication already secured at 9511 No. 2 Road.
- ☐ Enter into the City's standard Servicing Agreement for the design and construction of:
 - a) Laneworks along the west edge of the 9531 and 9511 No. 2 Road and 5728 Woodward Road. This is possible as a 6m dedication has already been secured across No. 2 Road.
 - b) Frontage upgrades along Woodward Road.

The City will reimburse the developer for the costs of the laneworks across 9511 No. 2 Road. When 9511 No. 2 Road decides to redevelop and subdivide, monies will be collected to cover the costs of the portion of the lane servicing this property.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8008 (RZ 04-267411)
5728 WOODWARDS ROAD AND 9531 NO. 2 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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 010-357-556

Lot 1 Section 25 Block 4 North Range 7 West New Westminster District Plan 18423

P.I.D. 000-584-339

Lot 91 Section 25 Block 4 North Range 7 West New Westminster District Plan 44040

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8008"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>KE</i>
APPROVED by Director or Solicitor <i>MB</i>

MAYOR

CORPORATE OFFICER