City of Richmond
Planning and Development Department

Report to Committee

To:	Planning Committee	**Date:**	December 19, 2006
From:	Jean Lamontagne Director of Development	**File:**	RZ 06-347545
Re:	**Application by Raman Kooner for Rezoning at 10080 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**		

Staff Recommendation

That Bylaw No. 8184, for the rezoning of 10080 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

for Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

2055196

Staff Report

Origin

Mr. Raman Kooner has applied to the City of Richmond for permission to rezone 10080 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with an existing lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North:	Along the north side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6) zoned lots.
To the South:	Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.
To the East and West:	Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with potential to rezone and subdivide into compact lots fronting Williams Road.

Related Policies & Studies

Lot Size Policy 5443

The subject property is located within the Single-Family Lot Size Policy No. 5443 (adopted by Council December 17, 1990/amended December 18, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, each approximately 10.2 m wide with lane access.

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment (to R1-0.6 or R9). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff Comments

Landscaping

A tree survey is submitted (**Attachment 4**) and one (1) bylaw-sized tree is noted. The applicant is proposing to remove this tree since it is located within the future permitted building envelope. Tree Preservation Group staff confirms that this tree is not suitable for retention since it is a fruit tree and has been previously topped. The applicant is proposing to plant and maintain the required replacement trees on site. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, two (2) replacement trees each at 9 cm calliper are required. In order to ensure that the replacements will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.

Site Servicing

No Servicing concerns or requirements with rezoning. At future Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges (for future lane improvements), Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

Vehicular Access

The Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 will ensure no vehicle access is permitted to Williams Road.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Analysis

This is a relatively straightforward redevelopment proposal. All the relevant technical issues appear to be addressable and it is noted that the proposal conforms to the recently amended Lot Size Policy 5443. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

Staff have reviewed the technical merits of the application for rezoning of 10080 Williams Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

Edwin Lee
Planning Technician – Design
(Local 4121)

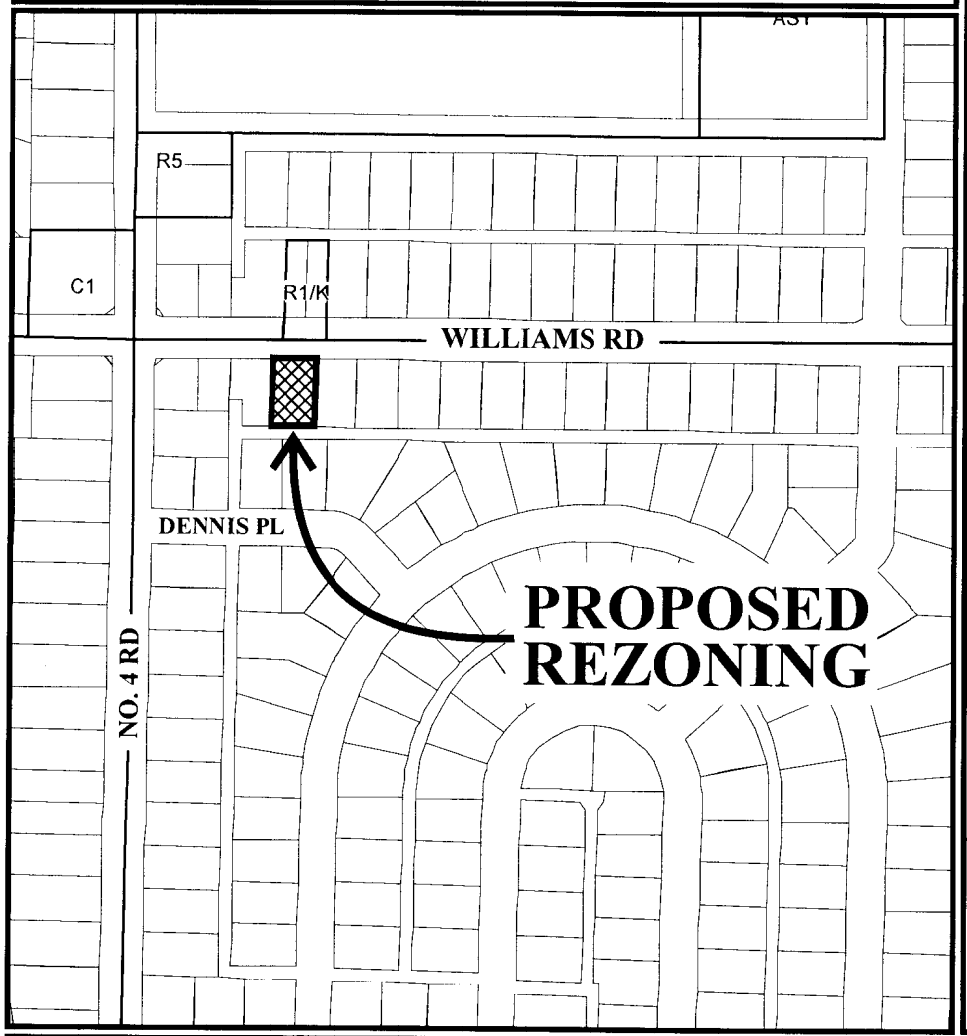
EL:blg

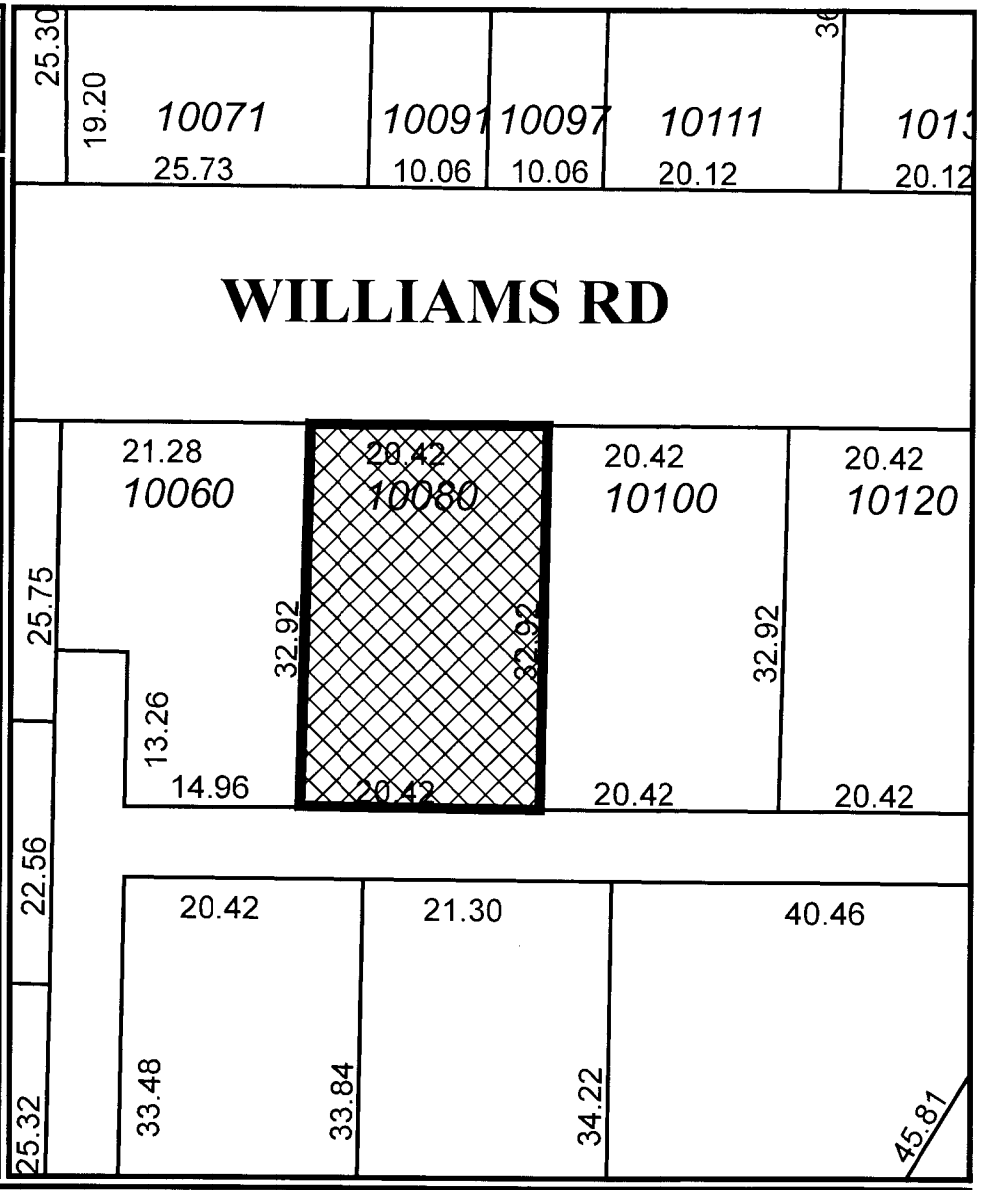
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5443
Attachment 4: Tree Survey

The following must be completed prior to final adoption of the rezoning bylaw:

- Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan and landscaping security should include two (2) replacement trees each at 9 cm calliper; and
- Registration of a flood indemnity covenant on title.

City of Richmond





RZ 06-347545

Original Date: 09/07/06

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

RZ 06-347545

Original Date: 09/07/06

Amended Date:

Note: Dimensions are in METRES

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 06-347545 **Attachment 2**

Address: 10080 Williams Road

Applicant: Raman Kooner

	Existing	Proposed
Owner:	Ravandeep Singh Johal & Daljit Kaur Johal	To be determined
Site Size (m^2):	672 m^2 (7,234 ft^2)	336 m^2 (3,617 ft^2) each
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
702 Policy Designation:	R1-0.6 or R9	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1 single-family detached	2 single-family detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m^2	336 m^2	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond Policy Manual

Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	**POLICY 5443**
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6	

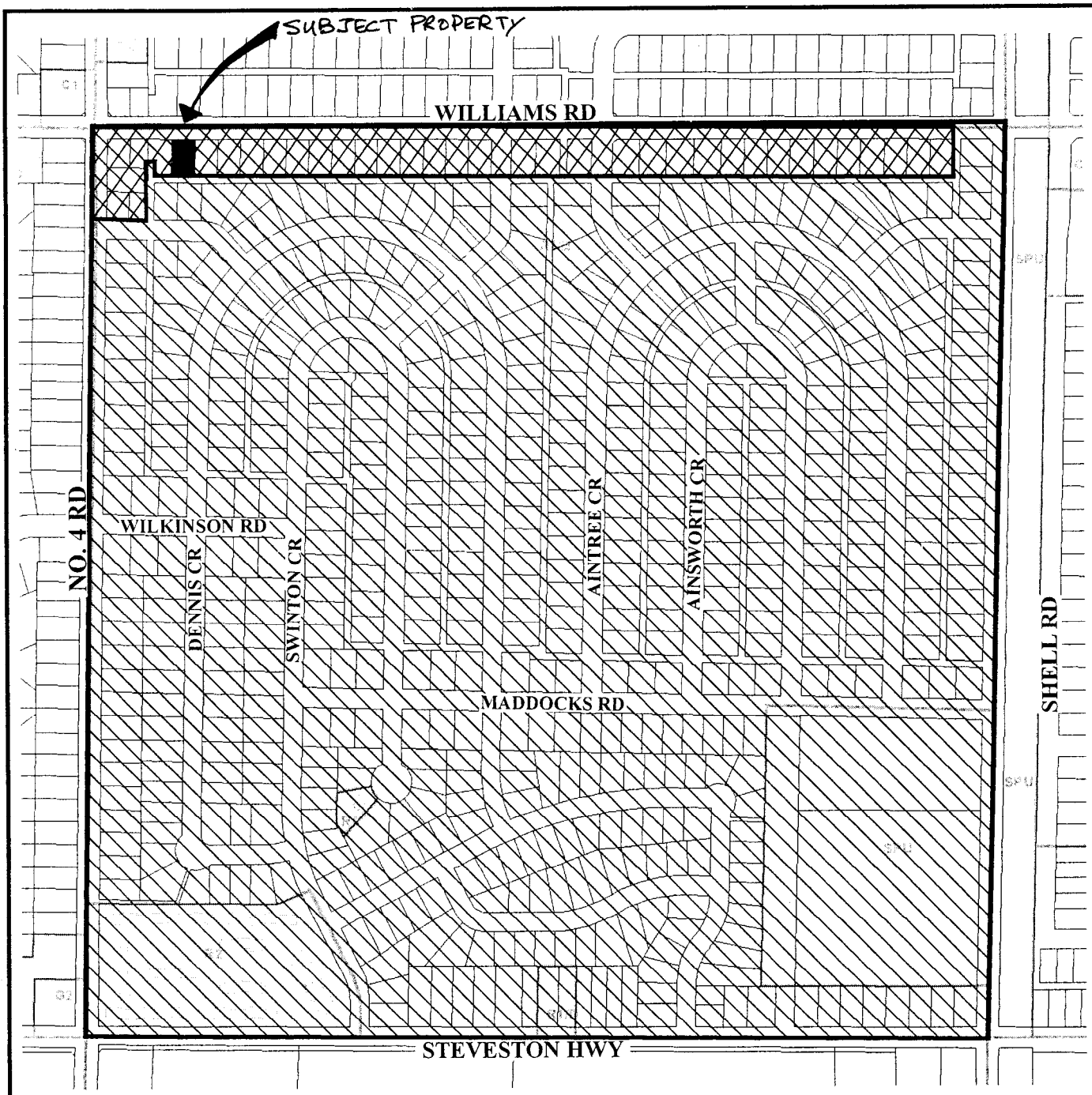
POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:

   a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per **R1/E**.

Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.

Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06

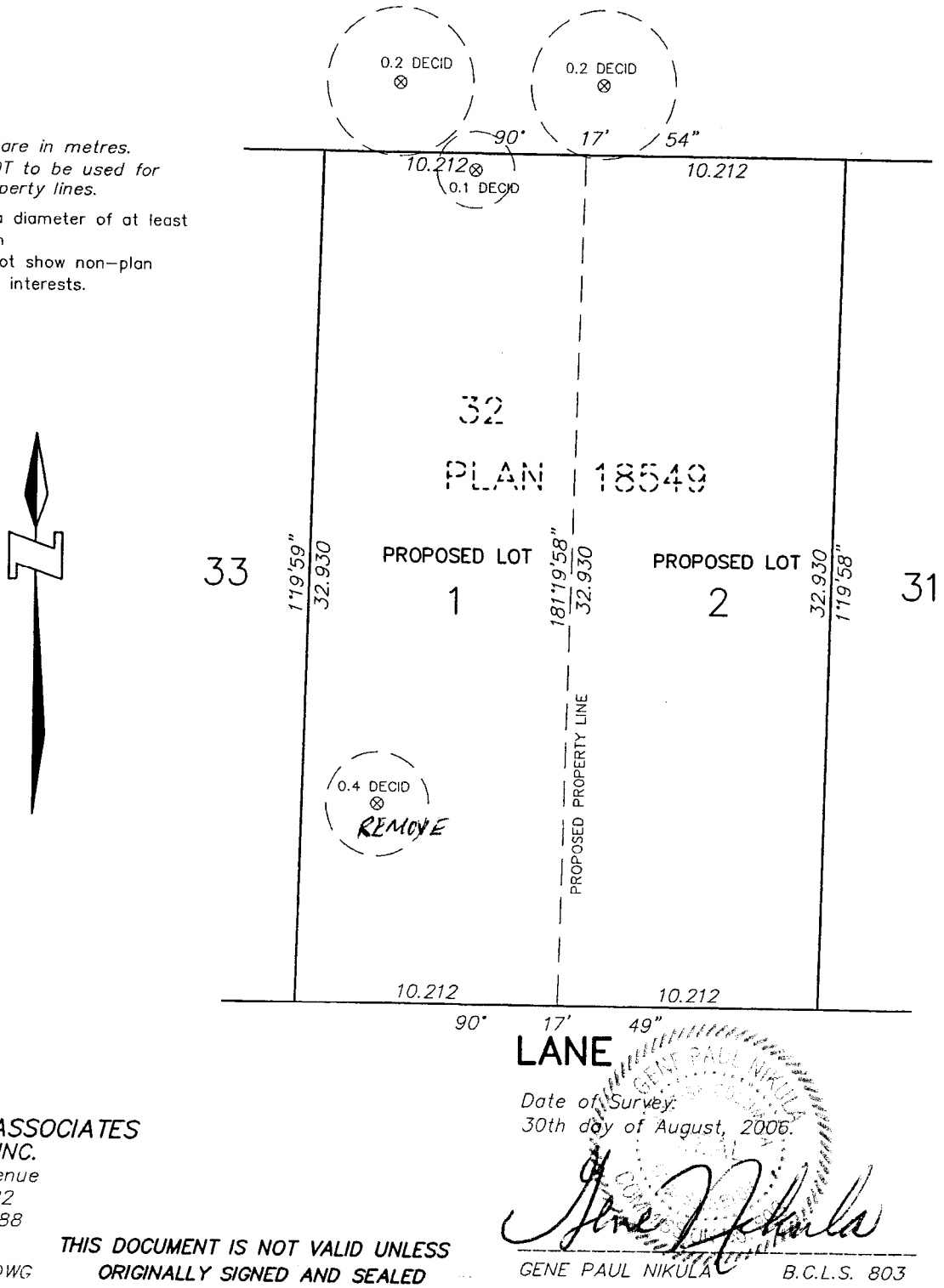
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 32 BLOCK 1 SECTION 35 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18549.

Current Civic Address:

10080 Williams Road
Richmond, B.C.

SCALE : 1:250

Note:
- *All dimensions are in metres.*
- *This plan is NOT to be used for location of property lines.*
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.



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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0608009-TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

Date of Survey:
30th day of August, 2006.

GENE PAUL NIKULA B.C.L.S. 803

City of Richmond

Bylaw 8184

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8184 (RZ 06-347545) 10080 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 (R1-0.6).**

   P.I.D. 010-459-782
   Lot 32 Block 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 18549

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8184".**

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

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

2055207