



To: Planning Committee

Date: January 4, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 11-587549

Re: Application by Robert Kirk for Rezoning at 11291 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Bylaw No.8852, for the rezoning of 11291 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

Y ☒ N ☐

Staff Report

Origin

Robert Kirk has applied to the City of Richmond for permission to rezone 11291 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2) in order to permit the property to be subdivided into two (2) single-family lots with vehicle access from the existing rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the north side of Williams Road, between Shell Road and Seacote Road, in an established residential neighbourhood consisting of a mix of older single detached dwellings on larger lots and new single detached dwellings on small lots.

To the north, facing Seaton Road, are two (2) single detached dwellings zoned “Single Detached (RS1/E)”;

To the east, is a new single detached dwelling zoned “Compact Single Detached (RC1)”;

To the south, across Williams Road, are two (2) single detached dwellings zoned “Single Detached (RS1/E)”;

To the west, is a single detached dwelling zoned “Single Detached (RS1/K)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

The Official Community Plan’s (OCP) Generalized Land Use Map designation for this property is “Neighbourhood Residential”. The Specific Land Use Map designation for this property is “Low Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

The subject property does not fall within a Lot Size Policy area.

Staff Comments

Trees & Landscaping

A Certified Arborist’s Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- Two (2) bylaw-sized trees located on the subject property; and

- Two (2) bylaw-sized trees and one (1) undersized tree located on City-owned property along the Williams Road frontage.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendation to:

- Remove and replace the two (2) bylaw-sized trees (Tree #972 & #973) located on the subject property which are in poor condition. Tree #972 is located under a 3-phase power line and as a result, has been severely topped by BC Hydro contractors. Tree #973 has also been topped and as a result, has developed a large decay pocket at the main branch union. Replacement trees should be located away from the power lines.
- Retain the three (3) trees (Trees A, B & C) located on City property as they are all in good condition. As all three (3) trees are located in a concrete sidewalk, tree protection barriers are not required.

The final Tree Retention Plan is included in **Attachment 3**.

Based on the 2:1 replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 4 (four) replacement trees of the following sizes are required to be planted and maintained on the future lots:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	10 cm		5.5 m

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced.

Affordable Housing

Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$4,207).

Floodplain Management

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road.

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Williams Road is not permitted in accordance with Bylaw 7222. Access to the site at future development stage is to be from the existing rear lane only.

Subdivision

Prior to approval of the Subdivision, the developer will be required to pay Development Cost Charges (City and GVS & DD), cash-in-lieu for future lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

A 2 m utility Statutory Right-of-Way may be required along the entire frontage on Williams Road to accommodate storm inspection chambers and water meter boxes.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the proposed rear lane. The potential exists for other lots on this side of Francis Road to redevelop consistent with these policies.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with the established pattern of redevelopment in the neighbourhood.

The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend support for the application.



Erika Syvokas
Planning Technician
604-276-4108

ES:blg

- Attachment 1: Location Map/ Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Rezoning Considerations Concurrence



32.31	20.73	20.73	20.73	21.30	32.31	32.31
10.08	10.08	10.08	10.08	10.08	10.08	20.12
32.33	11251	11271	11273	11311	11315	32.33
10.08	10.08	10.08	10.08	10.08	10.08	20.12
11260	11268	11280	11300	11320	11320	20.12
53	54	53	53	53	53	20.12

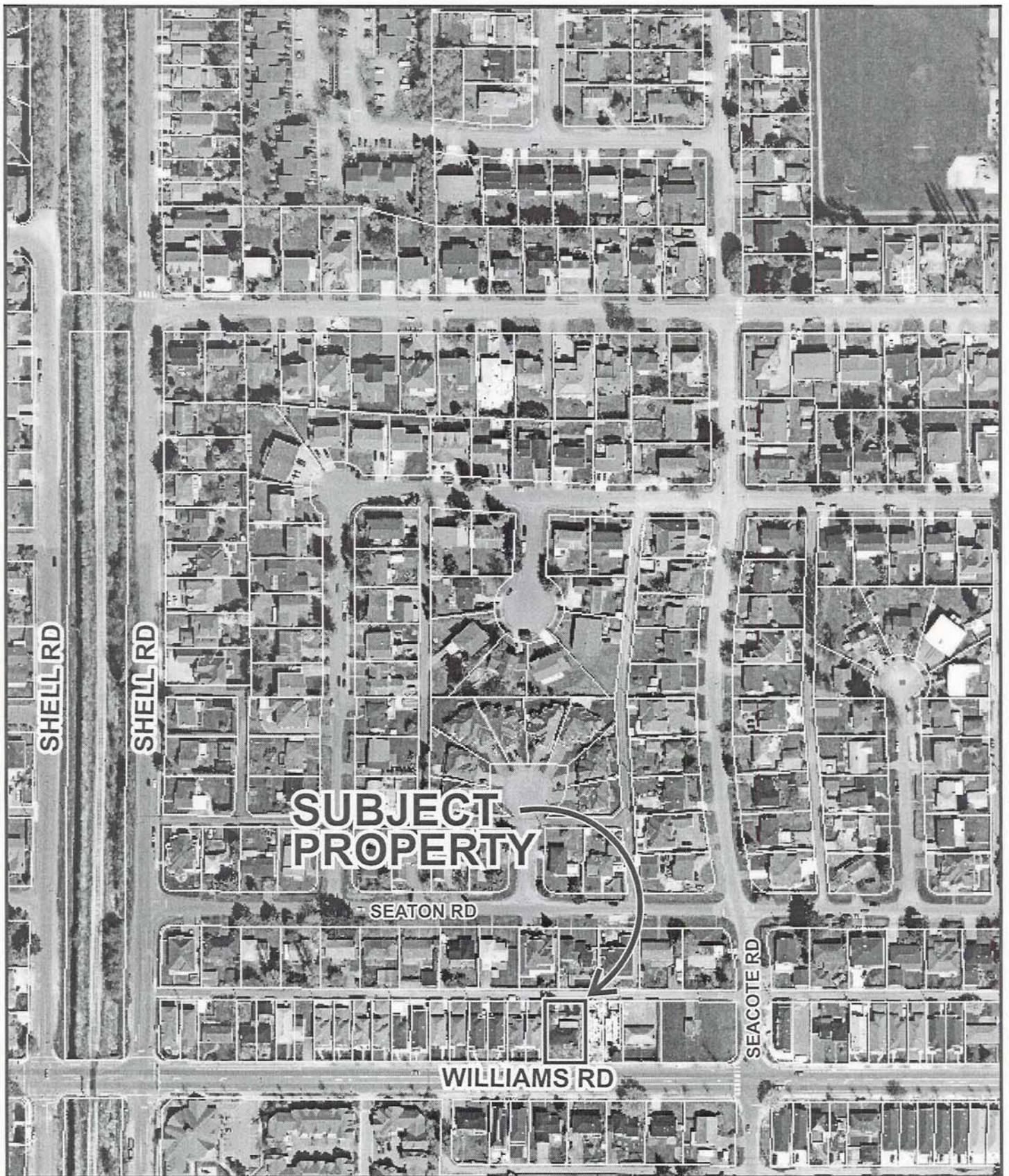
WILLIAMS RD

RZ 11-587549

Original Date: 08/24/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-587549

Original Date: 08/25/11

Amended Date:

Note: Dimensions are in METRES

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RZ 11-587549

Attachment 2

Address: 11291 Williams Road

Applicant: Robert Kirk

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Vladimir & Irene Zachata	To be determined
Site Size (m²):	651.4 m ² (7,012 ft ²)	Two (2) lots each approx. 325.7 m ² (3,506 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	- Generalized Land Use Map – Neighbourhood Residential - Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	None	NA
702 Policy Designation:	None	NA
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	325.7 m ²	none
Setback – Front Yard & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (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 loss of significant trees.

SURVEY PLAN OF LOT 4 BLOCK 2 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18935

PARCEL IDENTIFIER (PID): 004-125-096

CIVIC ADDRESS

#11291 WILLIAMS ROAD
RICHMOND, B.C.

TREE RETENTION PLAN

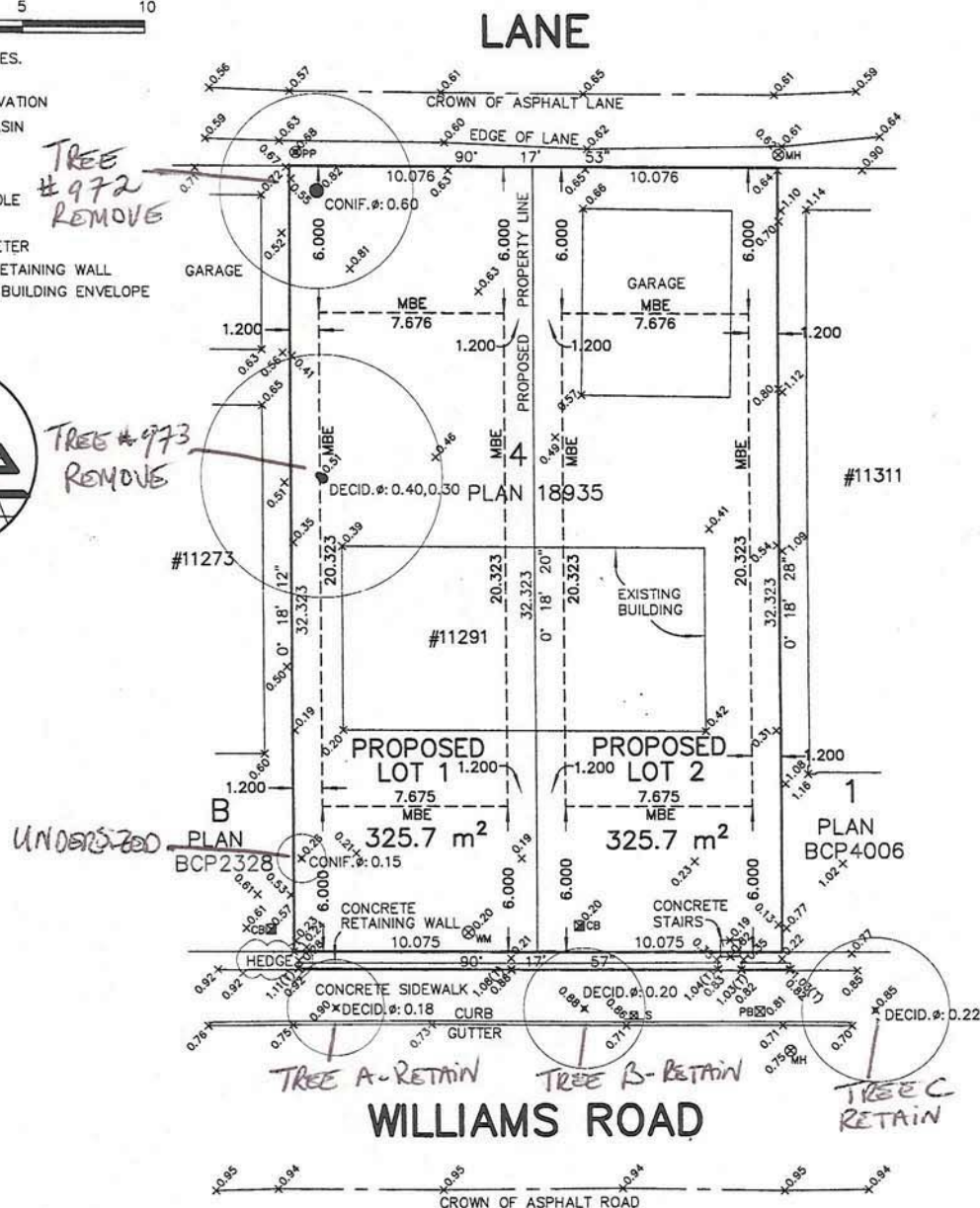
LEGEND

SCALE 1:200



ALL DISTANCES ARE IN METRES.

- +0.64 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- MH INDICATES MANHOLE
- PB INDICATES PULLBOX
- ⊙ PP INDICATES POWER POLE
- △ S INDICATES SIGN
- WM INDICATES WATER METER
- (T) INDICATES TOP OF RETAINING WALL
- MBE INDICATES MAXIMUM BUILDING ENVELOPE



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

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RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 16755-001-TPG-001.DWG

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #191 (02H2453) WITH AN ELEVATION OF 1.664 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY THE CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

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CERTIFIED CORRECT
THIS 17TH DAY OF AUGUST, 2011

[Signature]
B.C.L.S.

DATE OF SURVEY: JUNE 16, 2011

R-11-16755-TPG

CLIENT REF: KIRK REAL ESTATE SERVICES LTD.



City of Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 11291 Williams Road

File No.: RZ 11-587549

Prior to final adoption of Zoning Amendment Bylaw 8852, the developer is required to complete the following:

- 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 estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	10 cm		5.5 m

- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,207) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
- Registration of a flood indemnity covenant on title.

At future subdivision stage, the developer will be required to:

- Pay Development Cost Charges (City and GVS & DD), cash-in-lieu for future lane upgrading, School Site Acquisition Charge, Address assignment fee, and servicing costs.
- Register a 2 m utility Statutory Right-of-Way along the entire frontage on Williams Road to accommodate storm inspection chambers and water meter boxes.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8852 (RZ 11-587549)
11291 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 004-125-096

Lot 4 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8852"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER