



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** March 3, 2014  
**File:** RZ 12-611497

**Re:** Application by Kulwinder Sanghera for Rezoning at 11111 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8932, for the rezoning of 11111 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig  
Director of Development

CL:blg  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Kulwinder Sanghera has applied to the City of Richmond for permission to rezone the property at 11111 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from a rear lane. There is currently a single-detached dwelling on the subject site, which will be demolished. A map and aerial photo showing the location of the subject site is included in **Attachment 1**. A topographic survey and proposed subdivision plan of the property is included in **Attachment 2**.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

### Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, across the existing rear lane, is a newer dwelling on a large lot zoned “Single Detached (RS1/E)”, fronting Seaton Road.
- To the east, are newer dwellings on lots zoned “Compact Single Detached (RC1)”.
- To the south, across Williams Road, are townhouses and a convenience store on a site that is split-zoned “Neighbourhood Commercial (ZC19) – Shellmont Area” and “Town Housing (ZT38) – Williams Road (Shellmont)”.
- To the west, are two (2) newer dwellings on lots zoned “Compact Single Detached (RC1)”.

### Related Policies & Studies

#### Official Community Plan

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Arterial Road Policy

The Arterial Road Policy is supportive of compact lot single-family residential developments along arterial roads. The subject site is identified for “Arterial Road Compact Lot Coach House” on the Arterial Road Development Map included in the Official Community Plan (OCP) Bylaw 9000.

### Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of 1.00 ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed 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. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. 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/ft<sup>2</sup> of total building area of the single detached dwellings to be constructed (i.e., \$4,208).

### **Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the subject site.

### **Staff Comments**

#### Background

The subject property is located on the north side of Williams Road, between Shell Road and Seacote Road, in an established residential neighbourhood in the Shellmont Planning Area, which seen substantial redevelopment through rezoning and subdivision. This proposal is to rezone the subject property to enable the creation of two (2) smaller lots from an existing large lot. Each new lot proposed would be approximately 10 m wide and 325 m<sup>2</sup> in area, consistent with the requirements of the proposed "Compact Single Detached (RC2)" zone. This proposal is consistent with the pattern of redevelopment already started along the north side of this block of Williams Road.

#### Trees & Landscaping

A Tree Survey and a Certified Arborist's Report have been submitted by the applicant. The Report identifies and provides recommendations on tree retention and removal relative to the proposed development. The Tree Survey identifies six (6) bylaw-sized trees on-site, two (2) undersized trees on-site, and two (2) bylaw-sized trees on City-owned property in the boulevard

in front of the subject site. The proposed tree retention plan is shown in **Attachment 4**. The species of trees identified on-site is also provided on the tree retention plan.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site visual tree assessment, and provides the following comments:

- Four (4) trees at the rear of the property should be removed due to poor condition from previous topping for hydro line clearance (tags # 95, 297, 301, 302); and
- Two (2) bylaw-sized Cherry trees (tags # 298, 299) and one (1) undersized and Weeping Birch tree (untagged) at the front of the property along Williams Road should be removed. Although these trees are in good condition, the existing lot elevation is well below the minimum flood construction level that is required to be met with construction of the dwellings on the proposed lots (i.e. 0.3 m above the highest elevation of the crown of Williams Road). With the required increase in lot elevation at development stage, these trees will not survive and will be removed and replaced. To compensate for the loss of these highly visible trees:
  - two (2) larger deciduous and coniferous trees should be planted and maintained along the street frontage (i.e. 9 cm calliper or 5 m high), the value of which is estimated at a total of \$5,000 (\$2500/tree); and
  - a cash-in-lieu contribution in the amount of \$5,000 to the City's Tree Compensation Fund should be provided for the balance of the required ten (10) replacement trees that cannot be accommodated on-site (\$500/tree).

The City's Parks Department staff has conducted a site inspection to assess the two (2) trees on City-owned property in the boulevard along Williams Road (untagged). Parks staff concur with the Arborist's recommendation to retain the street trees due to good condition. Tree protection fencing is not required because the trees are located within a concrete sidewalk and are not anticipated to be impacted from proposed development on-site.

To ensure that the replacement trees (described above) are planted and that the front yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan prior to final adoption of the rezoning bylaw. The Landscape Plan must be prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including proposed fencing, paving, and installation costs). The estimated value of the two (2) recommended large-sized replacement trees (i.e. \$5,000) must be included in the cost estimate and landscaping security provided by the Landscape Architect.

#### Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

#### Site Servicing and Vehicle Access

There are no servicing upgrades required with rezoning.

Vehicle access to Williams Road is not permitted in accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222. Vehicular access to the site at development stage is to be from the rear lane only. While this lane is operational to access the rear of the proposed lots and other lots in this block of Williams Road, the applicant will be required to upgrade a portion of the lane at subdivision stage, as described below.

### Subdivision

At subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.

The portion of the rear lane directly north of the subject site and beyond to the east was upgraded by the City to a partial standard in 2012 to include drainage, sand/gravel base, and asphalt pavement. At subdivision stage, the applicant will be required to enter into a standard Servicing Agreement for the design and construction of rear lane improvements along the entire north property line of the subject site, to include: curb and gutter and lane lighting. Note: the design is to include water, storm and sanitary connections for both lots.

### **Analysis**

The north side of Williams Road, between Shell Road and Seacote Road, has seen substantial redevelopment through rezoning and subdivision in recent years, consistent with the Arterial Road Policy. The subject proposal at the subject site is consistent with the recent pattern and character of redevelopment established in the area. The redevelopment proposal at the subject site complies with the Arterial Road Policy, which identifies the subject site for redevelopment to compact lots with access from a rear lane.

### **Financial Impact**

None.

### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) compact lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP).

The list of rezoning considerations associated with this application is included in **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for this application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 8932 be introduced and given first reading.



Cynthia Lussier  
Planning Technician (604-276-4108)

CL:blg

**Attachments:**

Attachment 1: Location Map/Aerial Photo

Attachment 2: Topographic Survey and Proposed Subdivision Plan

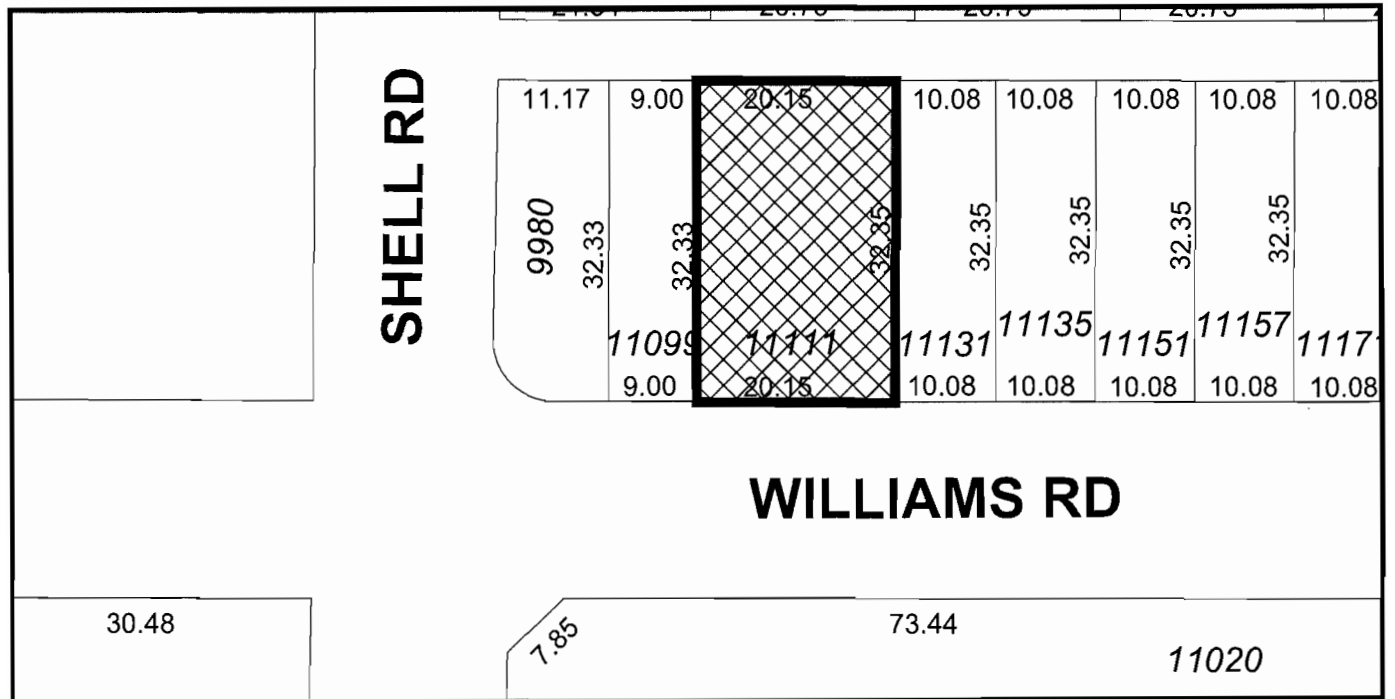
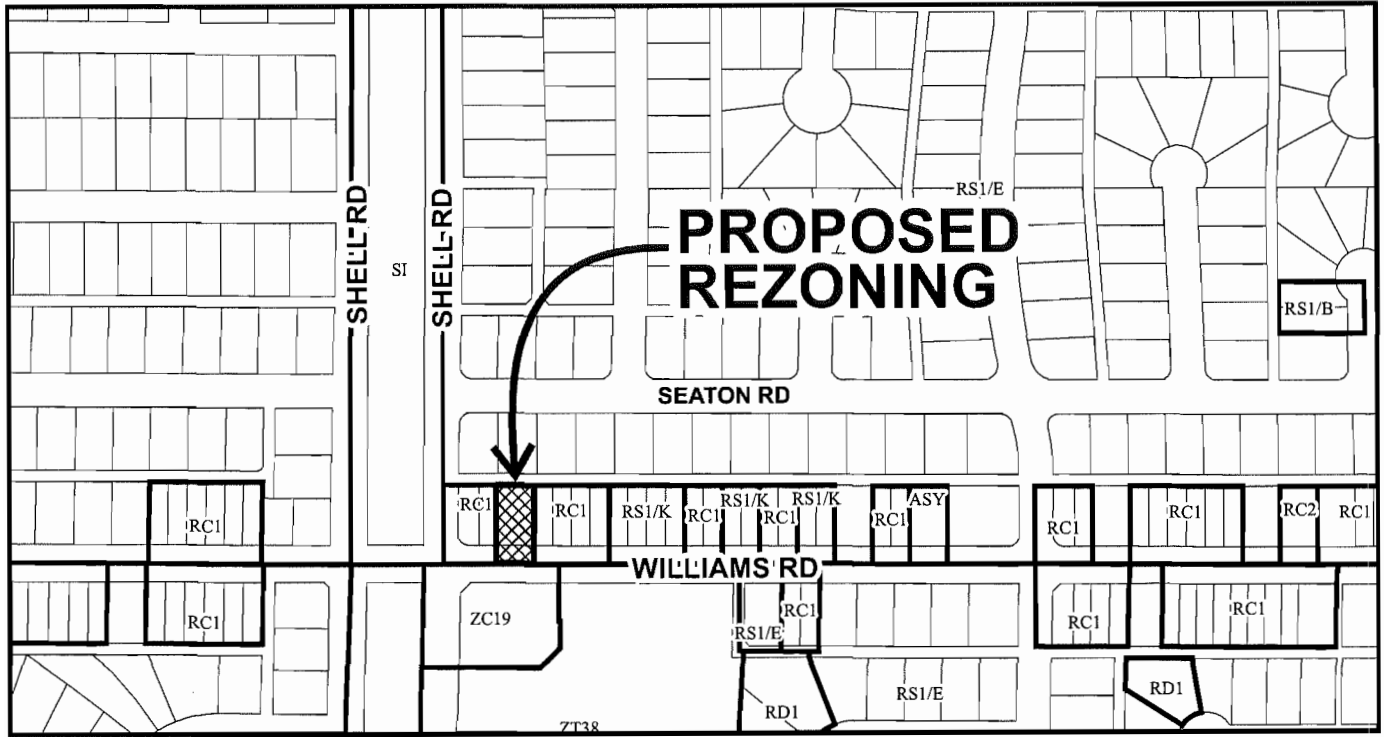
Attachment 3: Development Application Data Sheet

Attachment 4: Tree Retention Plan

Attachment 5: Rezoning Considerations Concurrence



City of  
Richmond

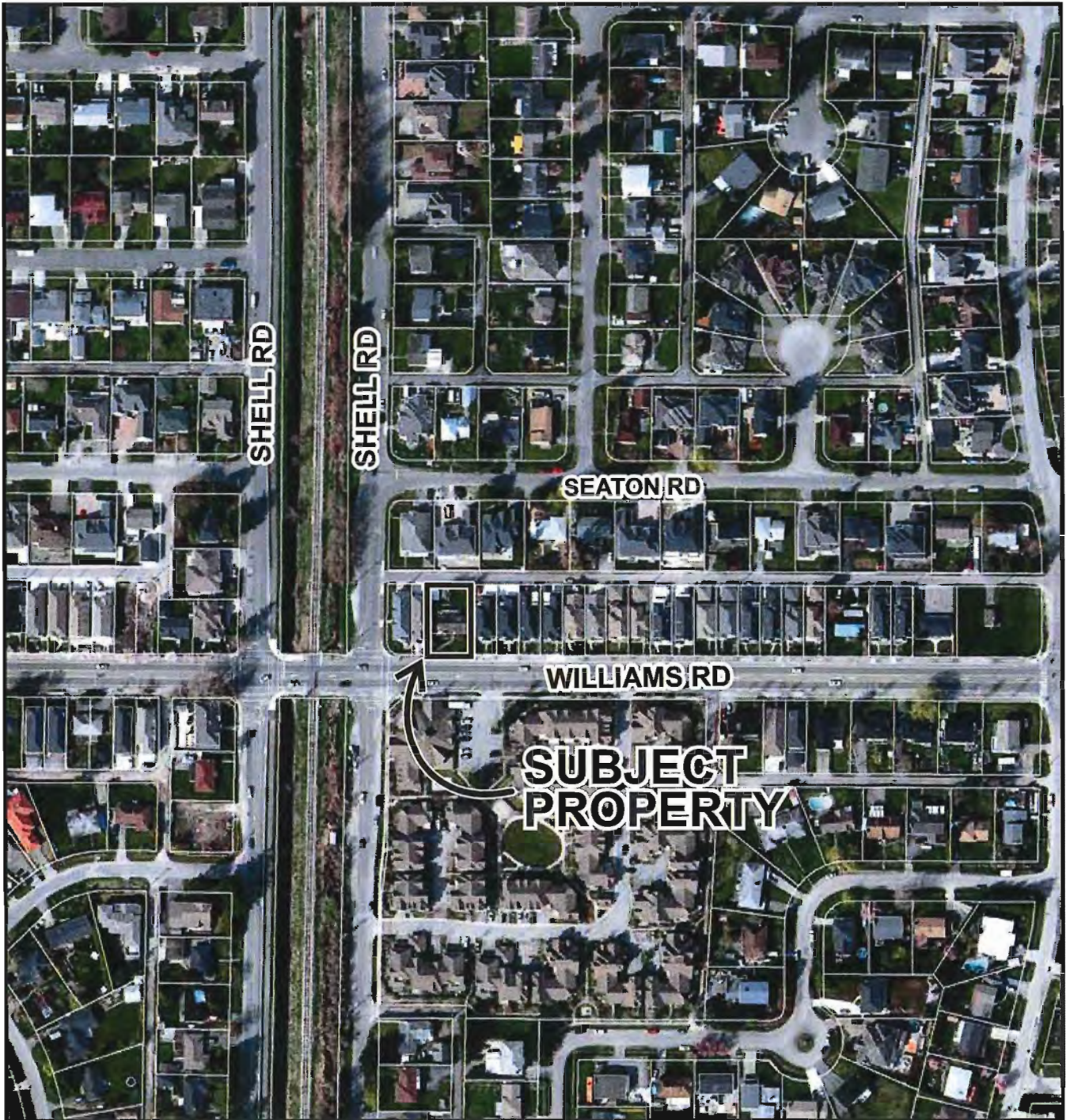


	<h1>RZ 12-611497</h1>	Original Date: 06/11/12
		Revision Date: 03/03/14
		Note: Dimensions are in METRES





City of  
Richmond



RZ 12-611497

Original Date: 06/11/12

Revision Date: 03/03/14

Note: Dimensions are in METRES

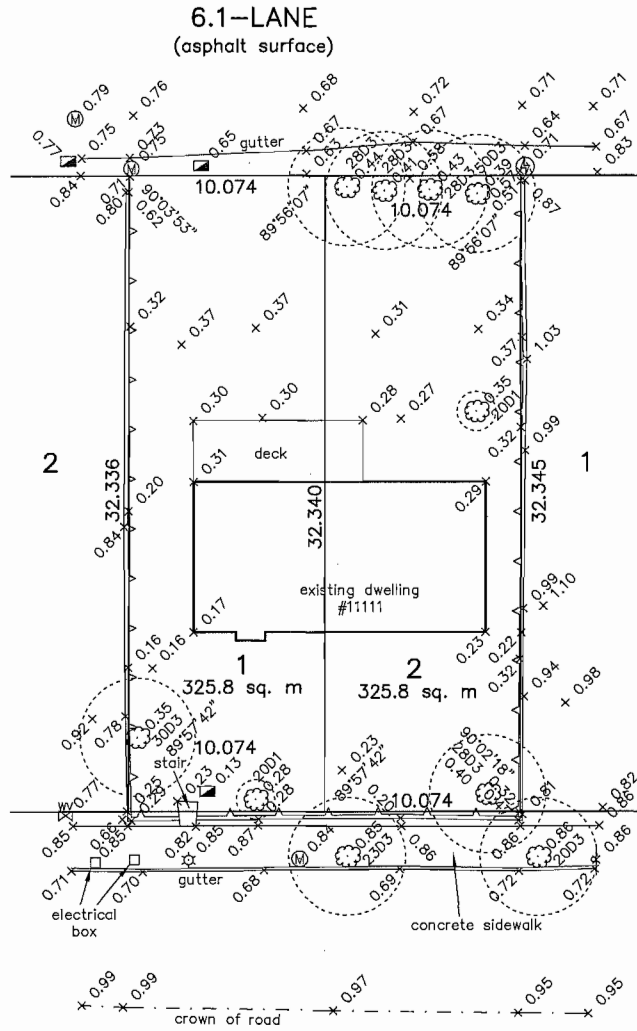
CNCL - 250



**SURVEY PLAN OF LOTS 1 AND 2, CURRENTLY LOT 13  
BLOCK 2, SECTION 25, BLOCK 4 NORTH, RANGE 6 WEST  
NEW WESTMINSTER DISTRICT, PLAN 18935**



All distances are in metres.



**WILLIAMS ROAD**

**NOTES:**

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Richmond and are derived from HPN #191 (02H2453) situated at the intersection of Riverside Drive and Featherstone Way. Elevation = 1.664 metres.
- All trees have been plotted as required by Tree Bylaw 8057.
- All elevations along curb lines are gutter levels.

- ⊕ denotes hydro pole.
- ☆ denotes lamp standard.
- tw denotes top of wall.
- bw denotes bottom of wall.
- Ⓜ denotes manhole.
- ▣ denotes catch basin.
- ⊙ denotes sign post.
- ⊗ denotes tree.
- BC10
- ┌ drip line radius (metres)
- ├ C=coniferous
- ├ D=deciduous
- └ diameter (centimetres)

**CIVIC ADDRESS**

11111 WILLIAMS ROAD  
RICHMOND, B.C.

**ZONING: RS1/E**

CERTIFIED CORRECT.  
DATED THIS 20TH DAY OF MARCH, 2012

LOUIS NGAN  B.C.L.S.

**LOUIS NGAN LAND SURVEYING**

1938 VICTORIA DRIVE  
VANCOUVER, B.C., V5P 3T6  
(604) 327-1535



**CNCL - 251**

FILE: RWI-11111TP

NTS



**RZ 12-611497**

**Attachment 3**

Address: 11111 Williams Road

Applicant: Kulwinder Sanghera

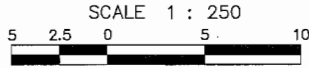
Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Amrik Singh Sanghera Kulwinder Sanghera	To be determined
<b>Site Size (m<sup>2</sup>):</b>	651 m <sup>2</sup> (7,013 ft <sup>2</sup> )	Two lots, each approximately 325 m <sup>2</sup> (3,506 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single-detached dwelling	Two (2) compact lots
<b>OCP Designation:</b>	Neighbourhood Residential (NRES)	No change Proposal complies
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	The Arterial Road Policy designates this property for redevelopment to compact lots with access from the existing operational rear lane	No change Proposal complies

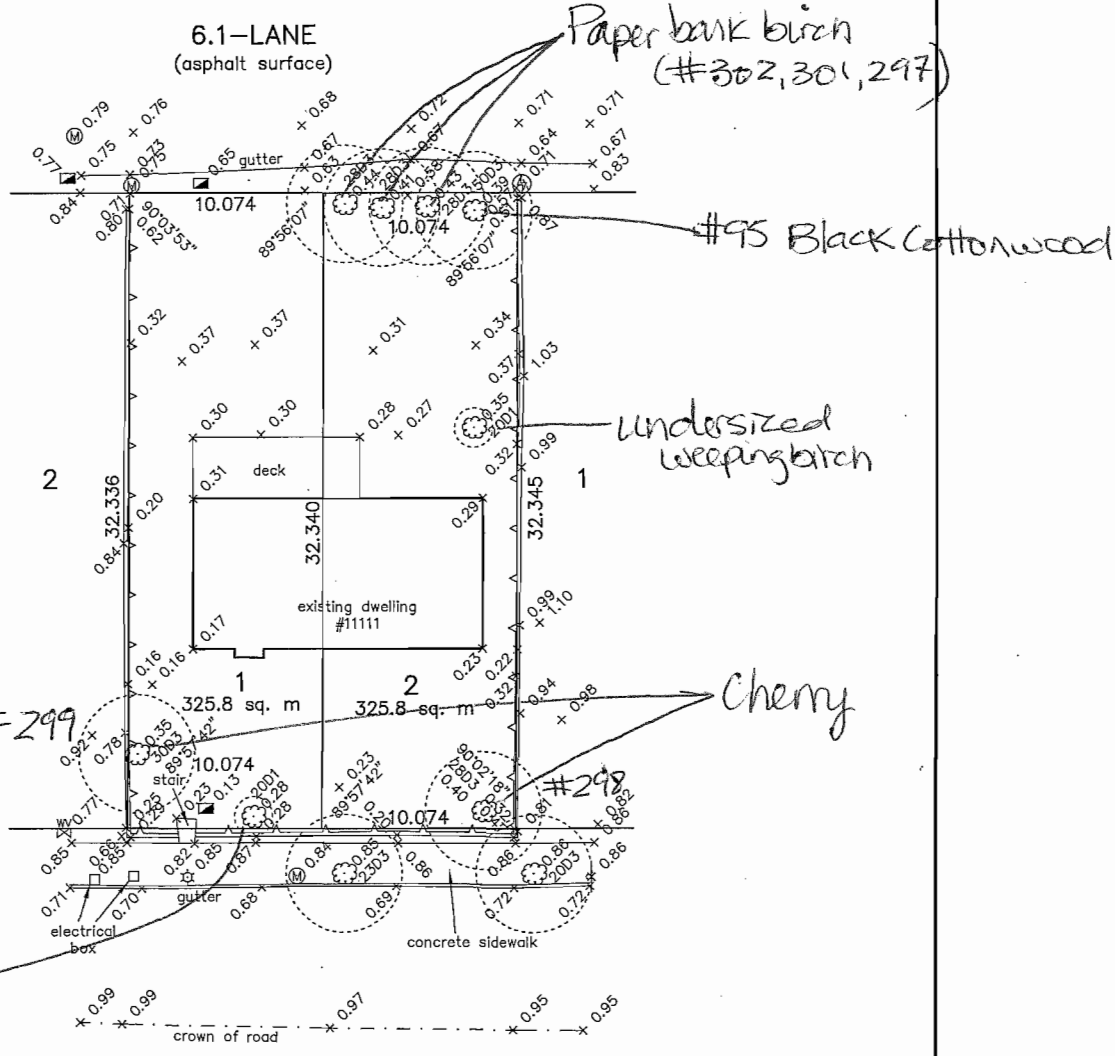
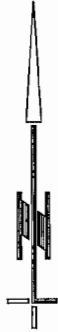
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, and non-porous surfaces	Max. 70%	Max. 70%	None
Lot Coverage – Landscaping with live plant material	Min. 20%	Min. 20%	none
Lot Size:	270 m <sup>2</sup>	325.8 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

**SURVEY PLAN OF LOTS 1 AND 2, CURRENTLY LOT 13  
BLOCK 2, SECTION 25, BLOCK 4 NORTH, RANGE 6 WEST  
NEW WESTMINSTER DISTRICT, PLAN 18935**



All distances are in metres.



**WILLIAMS ROAD**

**NOTES:**

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Richmond and are derived from HPN #191 (02H2453) situated at the intersection of Riverside Drive and Featherstone Way. Elevation = 1.664 metres.
- All trees have been plotted as required by Tree Bylaw 8057.
- All elevations along curb lines are gutter levels.


- ⊕ denotes hydro pole.
- ☆ denotes lamp standard.
- tw denotes top of wall.
- bw denotes bottom of wall.
- Ⓜ denotes manhole
- ▣ denotes catch basin.
- ⊥ denotes sign post
- ⊙ denotes tree.
- BC10 denotes drip line radius (metres)
  - C=coniferous
  - D=deciduous
  - diameter (centimetres)

**CIVIC ADDRESS**

1111 WILLIAMS ROAD  
RICHMOND, B.C.

**ZONING:** RS1/E

CERTIFIED CORRECT.  
DATED THIS 20TH DAY OF MARCH, 2012

LOUIS NGAN  B.C.L.S.

**LOUIS NGAN LAND SURVEYING**  
208 VICTORIA DRIVE  
VANCOUVER, B.C., V5P 3T6  
(604) 327-1535

**CNCL - 253**

NTS



## Rezoning Considerations

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

**Address:** 11111 Williams Road

**File No.:** RZ 12-611497

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 8932, the following items must be completed:**

1. 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 fencing, paving, and installation costs). The landscape plan and cost estimate should:
  - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
  - Include a mix of coniferous and deciduous trees.
  - Include the two (2) required replacement trees with a minimum size of 9 cm calliper (deciduous) or 5 m high (conifer).
  - Include the estimated value of the two (2) recommended large-sized replacement trees (i.e. \$2,500/tree for a total of \$5,000).
2. City acceptance of the applicant's voluntary contribution in the amount of \$5,000 to the City's Tree Compensation Fund in-lieu of planting the balance of the required replacement trees on-site, for the planting of trees elsewhere within the City.
3. Registration of a flood indemnity covenant on Title
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (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. \$4,208) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

**At Subdivision\* stage, the following items must be completed:**

- Entrance into a standard Servicing Agreement for the design and construction of rear lane improvements along the entire north property line of the subject site. Lane improvements are to include, but are not limited to: curb and gutter, and lane lighting. Note: the design is to include water, storm and sanitary connections for both lots.
- Payment of Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.

**At Building Permit\* stage, the following items must be completed:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

**CNCL - 254**

**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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

---

Signed

---

Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8932 (RZ 12-611497)  
11111 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. 010-441-671

Lot 13 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 8932”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER