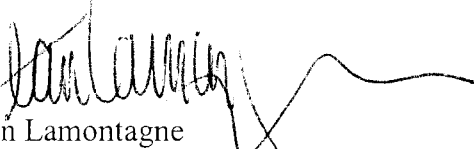




To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: November 10, 2006
File: RZ 06-350258
Re: **Application by Khalid Hasan for Rezoning at 10171 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

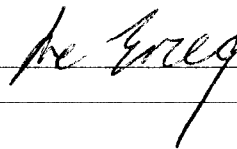
That Bylaw No. 8165, for the rezoning of 10171 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



The following requirements are to be dealt with prior to final adoption:

- 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.
- Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
Khalid Hasan

Fast Track Application

Item	Details
Application	RZ 06-350258
Location	10171 Williams Road (Attachment 1)
Owner	Francis Ber Chien Hu & Eddie Wing-Kin Tang
Applicant	Khalid Hasan

Date Received	October 6, 2006
Acknowledgement Letter	October 25, 2006
Fast Track Compliance	November 3, 2006
Staff Report	November 7, 2006
Planning Committee	December 5, 2006

Site Size	744 m ² (8,009 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (approx. 372.1 m ² or 4,005 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed – Single-Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft.
Planning Designations	<ul style="list-style-type: none"> • OCP General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Area Plan or Sub-Area Plan – None • Lane Establishment and Arterial Road Redevelopment Policies – Permits rezoning and subdivision along this arterial road
Surrounding Development	<ul style="list-style-type: none"> • This block of Williams Road contains a majority of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). As well, there are a few lots zoned Single-Family Housing District, Subdivision Area K (R1/K) and R1-0.6 nearby. • The majority of lots in this block fronting Williams Road have redevelopment potential due to the existing lane system.

Fast Track Application

<p>Staff Comments</p>	<ul style="list-style-type: none">• A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).• To-date, numerous similar applications to rezone nearby properties along the north side of Williams Road between No. 4 Road and Shell Road have either been approved, are pending final adoption, or are currently being processed. The following summary describes the status of completed and proposed development in this area:<ul style="list-style-type: none">- Seven (7) similar applications to rezone nearby properties to R1/K and R1-0.6 have been approved along the north side of Williams Road between No. 4 Road and Shell Road since 2001 (reference file RZ 01-198983, RZ 06-332827, RZ 06-326332, RZ 06-336742, RZ 01-194842, RZ 01-195817, RZ 06-334555);- Three (3) separate applications to rezone three other properties to R1-0.6 are pending final adoption (reference file RZ 06-332907, RZ 06-341092, RZ 06-329546); and,- Three (3) separate applications to rezone three (3) other properties to R1-0.6 have been received (RZ 06-350258, RZ 06-350211, RZ 06-341608.• A Tree Survey has been submitted by the applicant indicating no bylaw-sized trees on the subject property and two (2) trees on City property (Attachment 3). Access to the site at future development stage will be from the existing rear lane and will not affect the City's street trees.• As a condition of this rezoning application and prior to final adoption of the rezoning bylaw, the applicant must submit a landscape plan for the front yard, prepared by a Registered Landscape Architect, along with a landscape security based on 100% of the cost estimate provided by the landscape architect. The landscape plan must conform with the requirements of the OCP's Arterial Road Redevelopment Policy.• No Servicing concerns or requirements with rezoning. At future Subdivision stage the developer will be required to pay Development Cost Charges (City & GVSDD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
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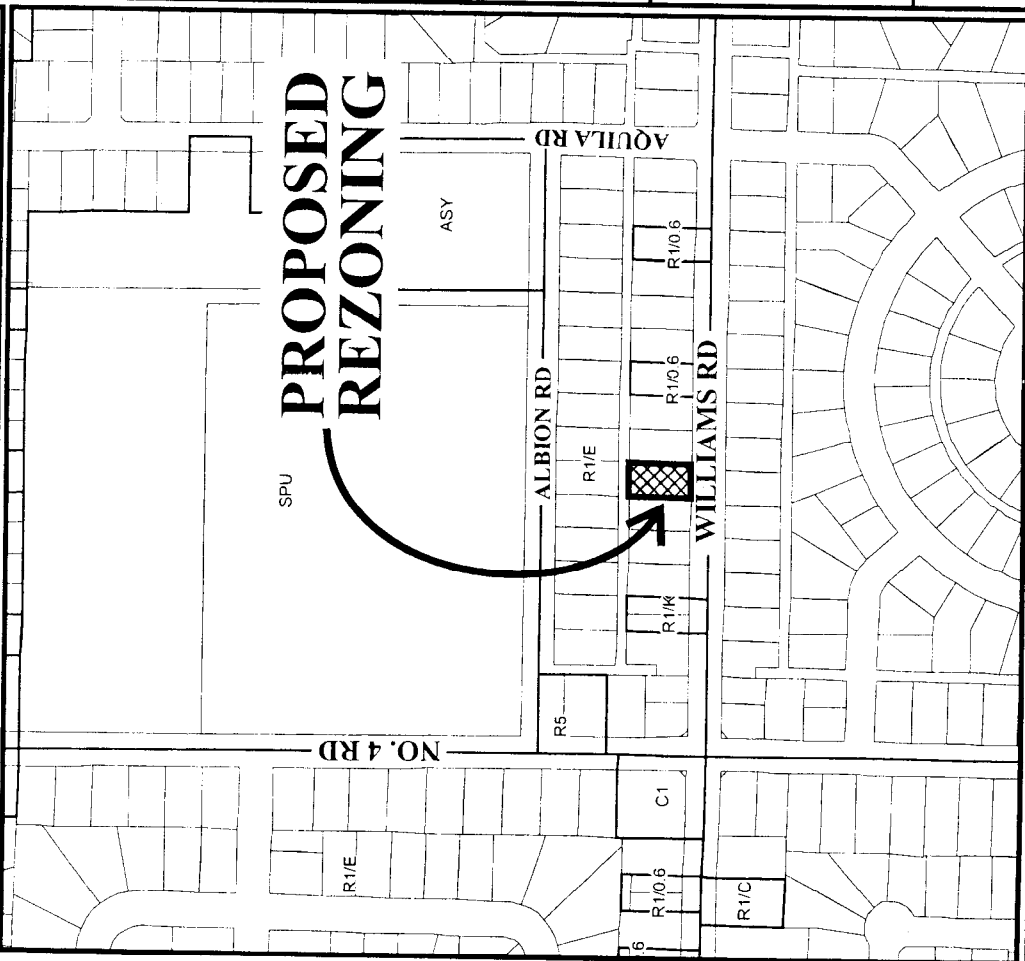
Fast Track Application

Analysis	<ul style="list-style-type: none"> • This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. • The future lots will have vehicle access to the existing operational rear laneway with no access being permitted to or from Williams Road. • In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the Rezoning Bylaw.
Attachments	<p>Attachment 1 - Location Map/Aerial Photo</p> <p>Attachment 2 - Development Application Data Sheet</p> <p>Attachment 3 - Tree Survey</p>
Recommendation	<p>This 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.</p>



Cynthia Lussier
Planning Assistant
 (4108)

CL:blg



36.98	20.12	36.98	20.12	36.98	20.12	36.98
20.12	20.12	20.12	20.12	20.12	20.12	20.12
36.98	10151	36.98	10171	36.98	10191	102
20.12	20.12	20.12	20.12	20.12	20.12	20.12
WILLIAMS RD						
20.42	20.42	20.42	20.42	20.42	20.42	20.42
10140	10160	10180	10200			

RZ 06-350258

<p>Original Date: 10/25/06</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>	
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RZ 06-350258

Original Date: 10/25/06

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 06-350258

Attachment 2

Address: 10171 Williams Road

Applicant: Khalid Hasan

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Francis Ber Chien Hu & Eddie Wing-Kin Tang	To be determined
Site Size (m²):	744 m ² (8,009 ft ²)	Approx. 372.1 m ² (3,999ft ²)
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Low-Density Residential	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
Other Designations:	Redevelopment of this property must conform with the requirements of the Lane Establishment and Arterial Road Redevelopment Policies	No change

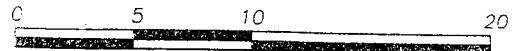
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	372.1 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Side Yard - Min. 1.2 m Rear Yard – Min. 6 m	Side Yard - Min. 1.2 m Rear Yard – Min. 6 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: _____

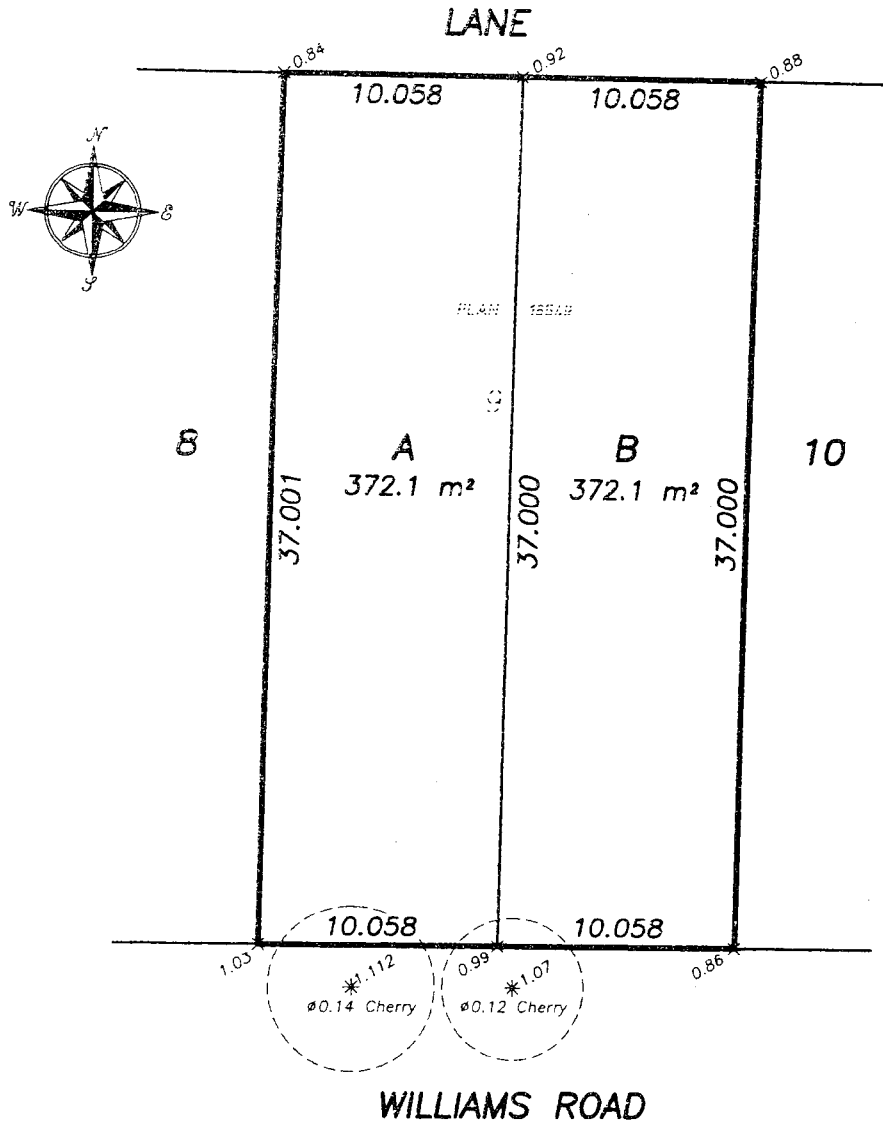
TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 9
BLOCK 17 SECTION 28 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549

#10171 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 003-616-606

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



© Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3120
 FB-89 P22
 Drawn By: GB

NOTE:

Elevations shown are based on
 Richmond City Datum.
 Bench Mark: North Bolt on hydrant located
 on the South side of Williams Road
 opposite house #10160.
 B.M. Elevation = 1.764 metres.

DWG No. 3120-TREE

SURVEY COMPLETED ON OCTOBER 3rd, 2006.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8165 (RZ 06-350258)
10171 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. 003-616-606

Lot 9 Block 17 Section 26 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 8165 ”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER