



City of Richmond
Planning and Development Department

Report to Committee

To Council - July 28, 2008
To Planning - July 22, 2008
Date: July 2, 2008
File: 12-8060-20-8410
RZ 08-409188

To: Planning Committee
From: Brian J. Jackson
Director of Development

Re: Application by Ajit Thaliwal for Rezoning at 10320 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. 8410, for the rezoning of 10320 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.

Brian Jackson
Brian J. Jackson
Director of Development

BJ:el

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<i>[Signature]</i>

Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 10320 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 vehicle access to 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: Across 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 (R1-0.6) zoned lots.

To East and West: Along the south side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots, as well as recently developed Single-Family Housing District (R1-0.6) zoned lots.

To the South: Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

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 10.21 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.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of six (6) bylaw-sized trees on the subject property and two (2) street trees along Williams Road. A Certified Arborist's report was submitted by the applicant in support of the application. The

Arborist confirmed that three (3) of the bylaw-sized trees on site are hazardous. A Tree Cutting Permit was issued for the removal of these three (3) hazardous trees on June 12, 2008; no replacement trees are required for the removal of hazardous trees.

Staff also support the removal of the other three (3) bylaw-sized trees on-site due to poor health. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, six (6) replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 8 cm; and
- four (4) trees of 6 cm.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include six (6) replacement trees in a mix of coniferous and deciduous. If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

In addition, tree protection barrier must be installed around the two (2) street trees in front of the subject site, along Williams Road, prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning. Vehicular access to the site at future development stage will not be permitted to or from Williams Road as per Bylaw 7222. Access is to be from the existing rear lane only.

Affordable Housing

Council has adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on at least 50% of the lots created by the future subdivision at the subject site (i.e. 1 out of 2 lots). To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title stating that no final Building Permit inspection would 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 a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

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.

Subdivision

At future development stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charges, Address Assignment Fee, and Servicing Costs.

Analysis

The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This 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

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.

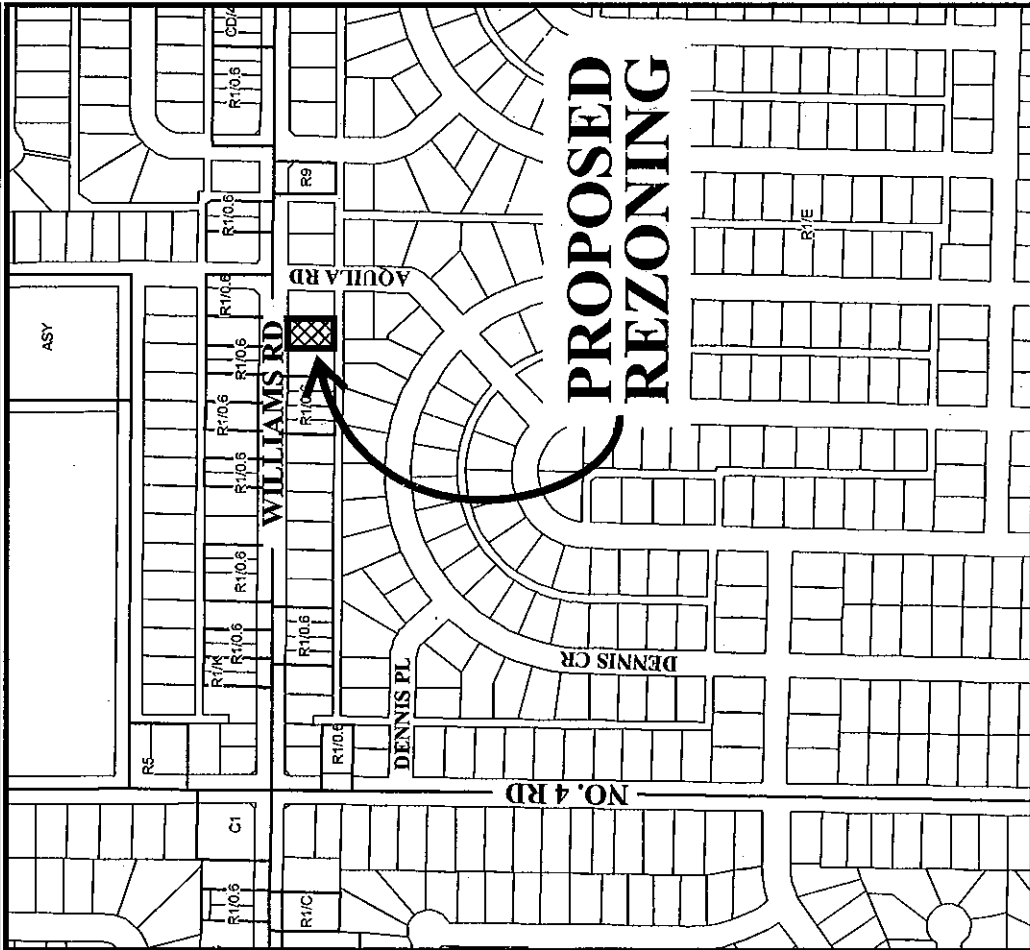


Edwin Lee
Planning Technician - Design

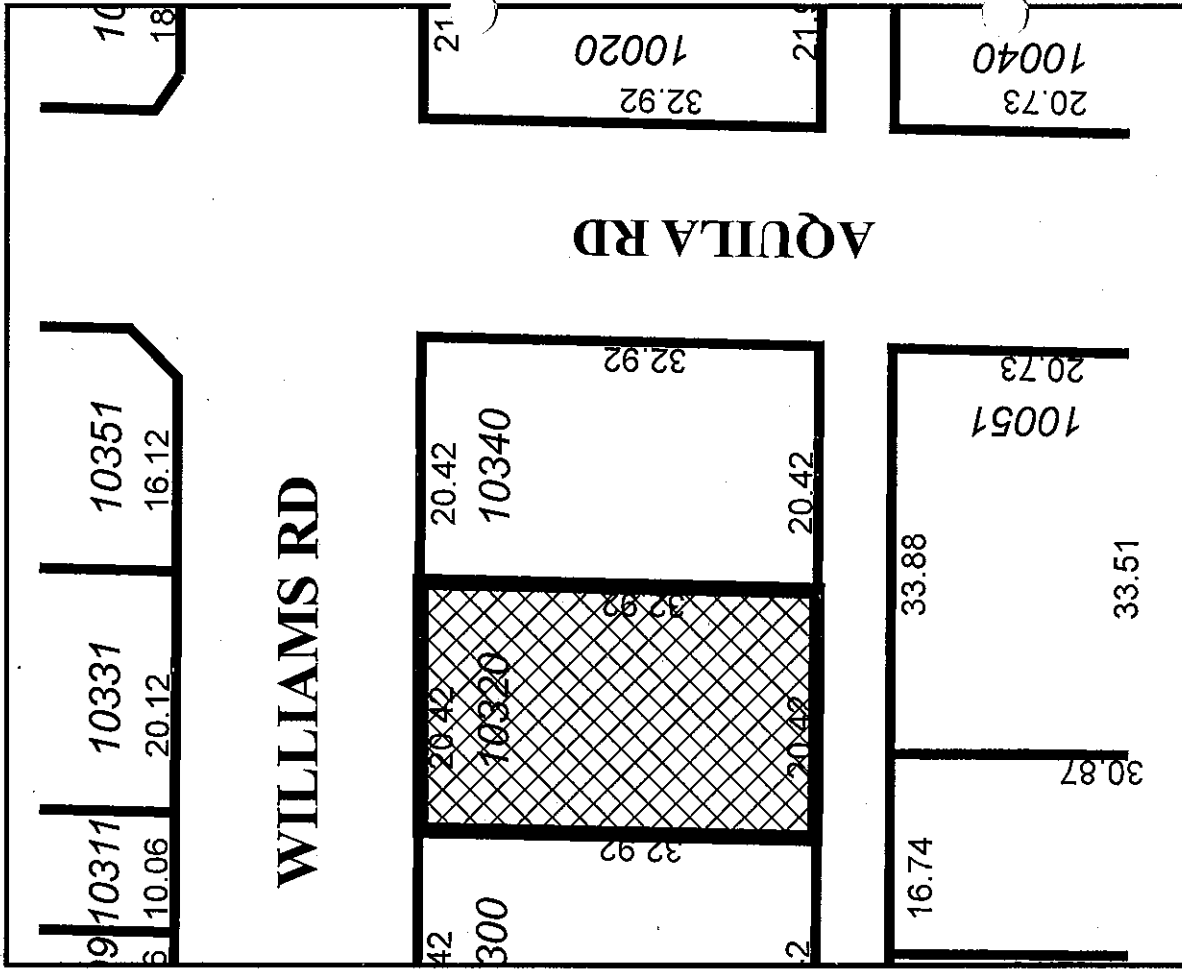
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- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5443
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence

City of Richmond



PROPOSED REZONING

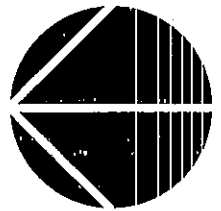


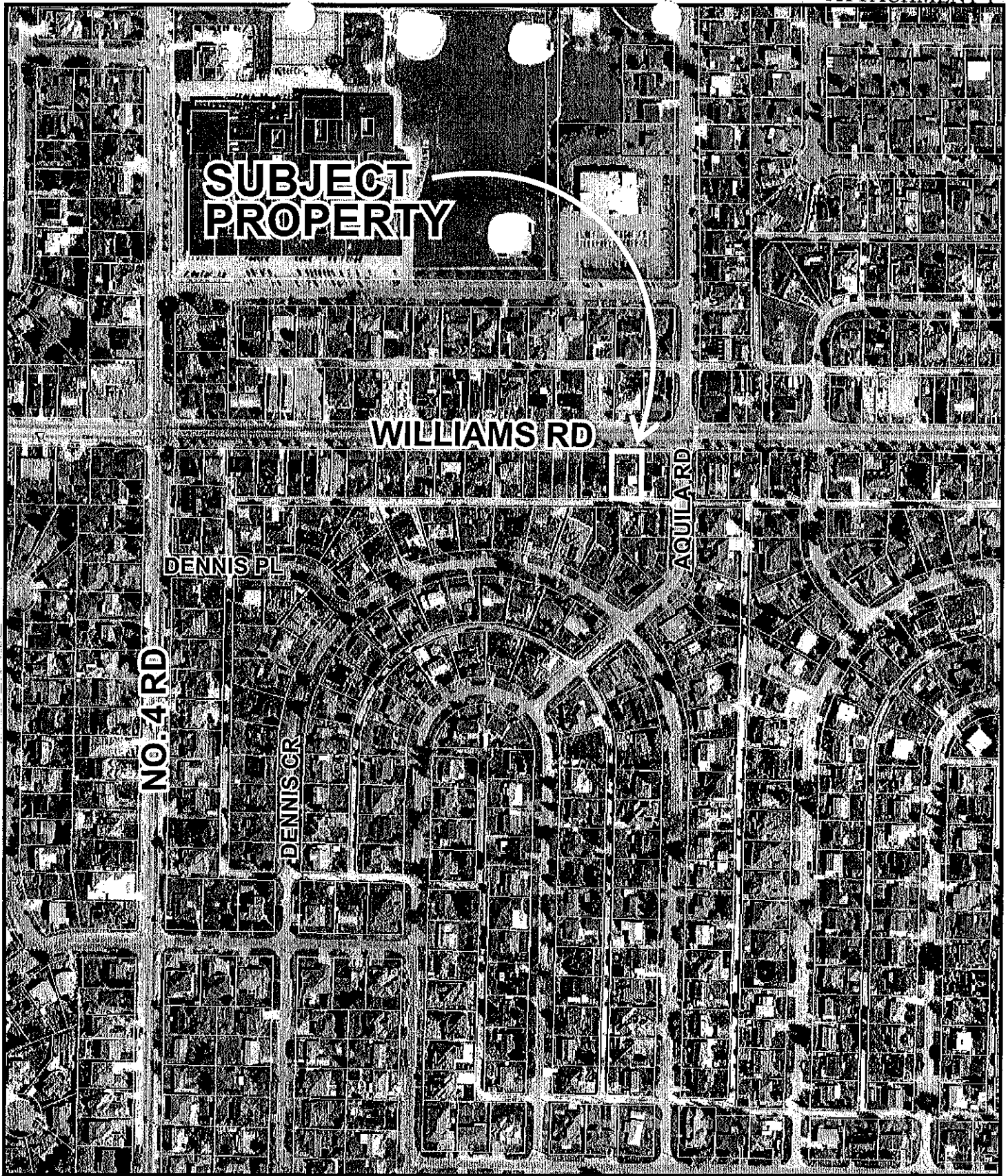
RZ 08-409188

Original Date: 02/27/08

Revision Date:

Note: Dimensions are in METRES





**SUBJECT
PROPERTY**

WILLIAMS RD

DENNIS PL

NO. 4 RD

DENNIS CR

AQUILA RD



RZ 08-409188

Original Date: 02/27/08

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 08-409188

Attachment 2

Address: 10320 Williams Road

Applicant: Ajit Thaliwal

	Existing	Proposed
Owner:	0754913 B C Ltd.	To be determined
Site Size (m²):	671 m ² (7,223 ft ²)	Two (2) lots – each approximately 335.5 m ² (3,611 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	One	Two
Other Designations:	Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	335.5 m ²	none
Setback – Front & 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 bylaw-sized trees.



Page 1 of 2

Adopted by Council: December 17, 1990
Amended by Council: December 18, 2006

POLICY 5443

File Ref: 4045-00

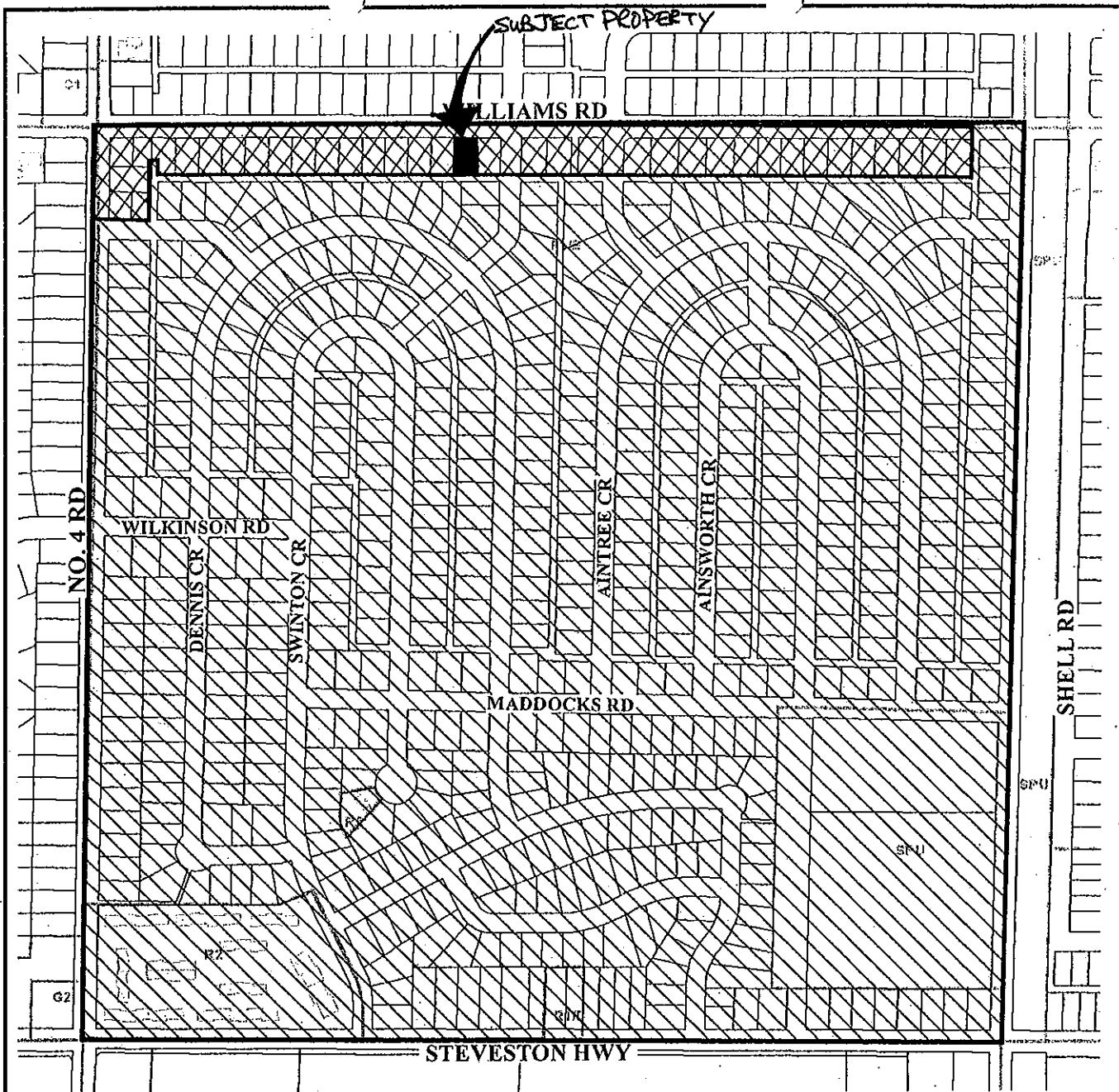
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

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

**PROPOSED SUBDIVISION PLAN OF
LOT 20 BLOCK 1 SECTION 35 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 18549.**

Current Civic Address:

10320 Williams Road
Richmond, B.C.

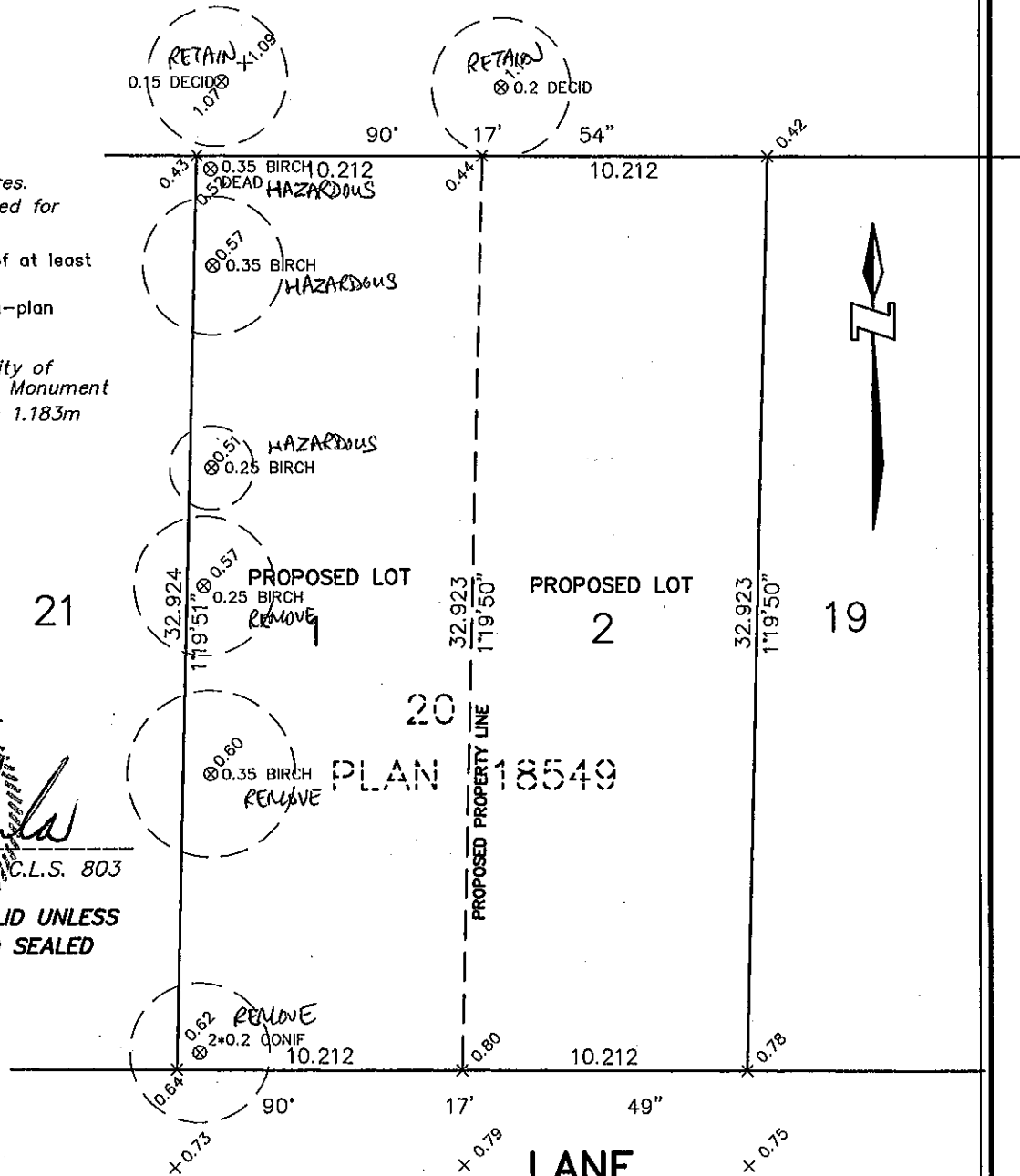
SCALE : 1:250

x 1.20 centreline x 1.23 asphalt x 1.23

WILLIAMS ROAD

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.
- Elevations are based on City of Richmond Geodetic datum, Monument No. 77H4691- Elevation = 1.183m



Date of Survey 28th day of January 2008.

Gene Paul Nikula
GENE PAUL NIKULA
B.C.L.S. 803

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

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DHALIWA AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0801008-PS1.DWG

Rezoning Considerations
10320 Williams Road
RZ 08-409188

Prior to final adoption of Zoning Amendment Bylaw 8410, the developer is required to complete the following:

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. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include six (6) replacement trees (2 trees at 8 cm calliper and 4 trees at 6 cm calliper), in a mix of coniferous and deciduous. If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
2. Installation of appropriate tree protection fencing around the around the 2 street trees along Williams Road prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required;
3. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
4. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8410 (RZ 08-409188)
10320 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. 010-459-731

Lot 20 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 8410".

FIRST READING

JUL 28 2008

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER