



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Jan 20, 2009

Date: December 11, 2008

From: Brian J. Jackson
Director of Development

RZ 08-439125

File: 12-8060-20-8447

Re: Application by KNS Enterprises for Rezoning at 10660 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area (R1-0.6).

Staff Recommendation

That Bylaw No. 8447, for the rezoning of 10660 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area (R1-0.6)", 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
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

KNS Enterprises Ltd. has applied to the City of Richmond for permission to rezone 10660 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 from the existing rear lane.

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 an arterial road in an established residential neighbourhood consisting of a mix of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and new single-family dwellings on small lots zoned Single-Family Housing District (R1-0.6).

The developments immediately surrounding the site are as follows:

- To the north, along the north side of Williams Road, are two (2) new homes on lots recently rezoned Single-Family Housing District (R1-0.6);
- To the east, is a new home on a lot recently rezoned Single-Family Housing District (R1-0.6);
- To the south, fronting Aintree Place, are two (2) older homes on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the west, is new home on a lot recently rezoned Single-Family Housing District (R1-0.6).

Related Policies & Studies

OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Lands Use Map designation is *Low-Density Residential*.

Lane Establishment & Arterial Road Redevelopment Policy

This Policy permits rezoning and subdivision along Williams Road where there is an existing operational rear lane. This redevelopment proposal is consistent with this Policy.

Lot Size Policy 5443

The subject property is located within the area covered by Single-Family Lot Size Policy 5443 (adopted by Council in 1990, and amended on December 18, 2006) (**Attachment 3**). This Policy permits rezoning and subdivision of lots to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this block of Williams Road. This redevelopment proposal would allow for the creation of two (2) lots each approximately 10.52 m wide, which is consistent with the Lot Size Policy.

Staff CommentsBackground

Recently, along both the north and south sides of this block of Williams Road, numerous redevelopment proposals to smaller lot sizes have either been approved or are the subject of active applications. The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.

Tree Preservation

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of:

- two (2) bylaw-sized trees on the subject property;
- six (6) undersized trees on the subject property;
- one (1) undersized tree on the adjacent property to the southeast (10680 Williams Road); and
- one (1) undersized street tree on City property fronting Williams Road.

A Certified Arborist's Report has been submitted by the applicant. The report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to proposed development plans. The report recommends removal of the two (2) bylaw-sized Cherry trees (Tree #1 & #2) due to decay in the main trunk and removal of the six (6) undersize Japanese Maple trees due to root disease. The Birch tree (Tree A) located at 10680 Williams Road has been removed as per the approved rezoning application (RZ-06338011) for that property.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with these recommendations.

The Parks Department requests that tree protection fencing be placed around the City's street tree. Tree protection fencing must be installed prior to any construction activity occurring, to City standards, and must remain in place until construction of the future dwellings on the site is complete.

Based on the Official Community Plan's (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant has agreed to plant and maintain a total of four (4) replacement trees, with the following minimum calliper sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
4	6 cm		3.5 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) to ensure that the replacement trees will be planted and the front yards of the future lots enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Vehicular access to and from Williams Road will not be permitted as per Bylaw No. 7222. Access to the site at future development stage is to be from the existing rear lane only.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim strategy 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. The interim strategy requires a suite on 50% of new lots or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Interim Affordable Housing Strategy, the developer is required to enter into a legal agreement registered on Title, stating 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. This legal agreement is a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant.

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 subdivision 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 Charge, Address Assignment Fee, and servicing costs.

Analysis

At the November 17th, 2008 Public Hearing, concern was raised by a Shellmont area resident regarding perceived impacts to the neighbourhood created by the increase in density through single-family redevelopments along Williams Road. In response, Council passed a referral requesting that staff investigate the validity of these concerns. Staff reported to Council in a memo dated December 1, 2008 that the City's current policies and regulations ensure that traffic congestion, parking, and unsafe sidewalks caused by continual construction activity are addressed. However, the Community Bylaws division will monitor parking in the area and will follow up on a list of addresses compiled by the resident of existing unauthorized garage

conversions. Staff checked with the Richmond School Board and found that the local elementary school has sufficient capacity to absorb growth in this area.

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 lane, with no access being permitted to or from Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

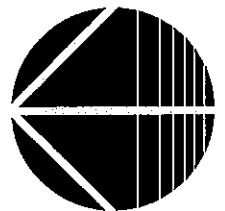
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots, with access to the existing operational rear lane complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Erika Syvokas
Planning Assistant
(604-247-4674)

ES:blg

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

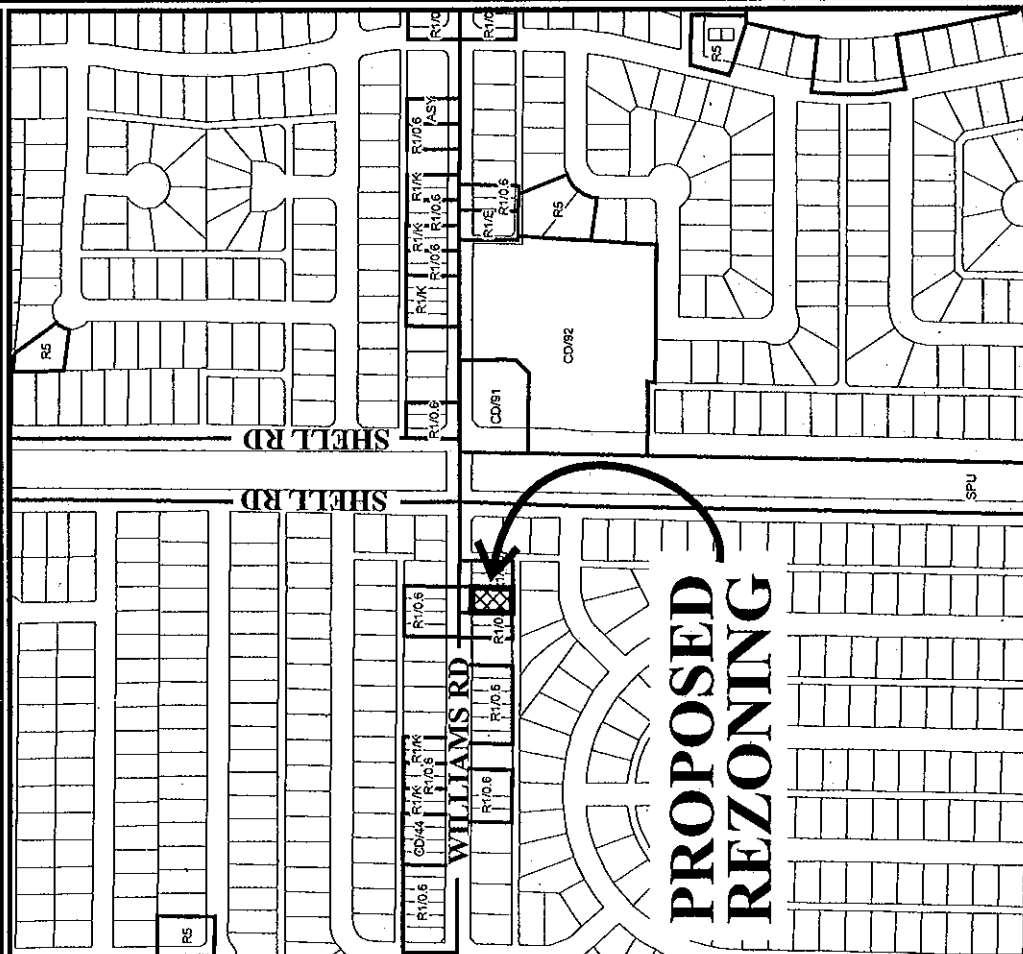


RZ 08-439125

Original Date: 09/18/08

Revision Date:

Note: Dimensions are in METRES



WILLIAMS RD

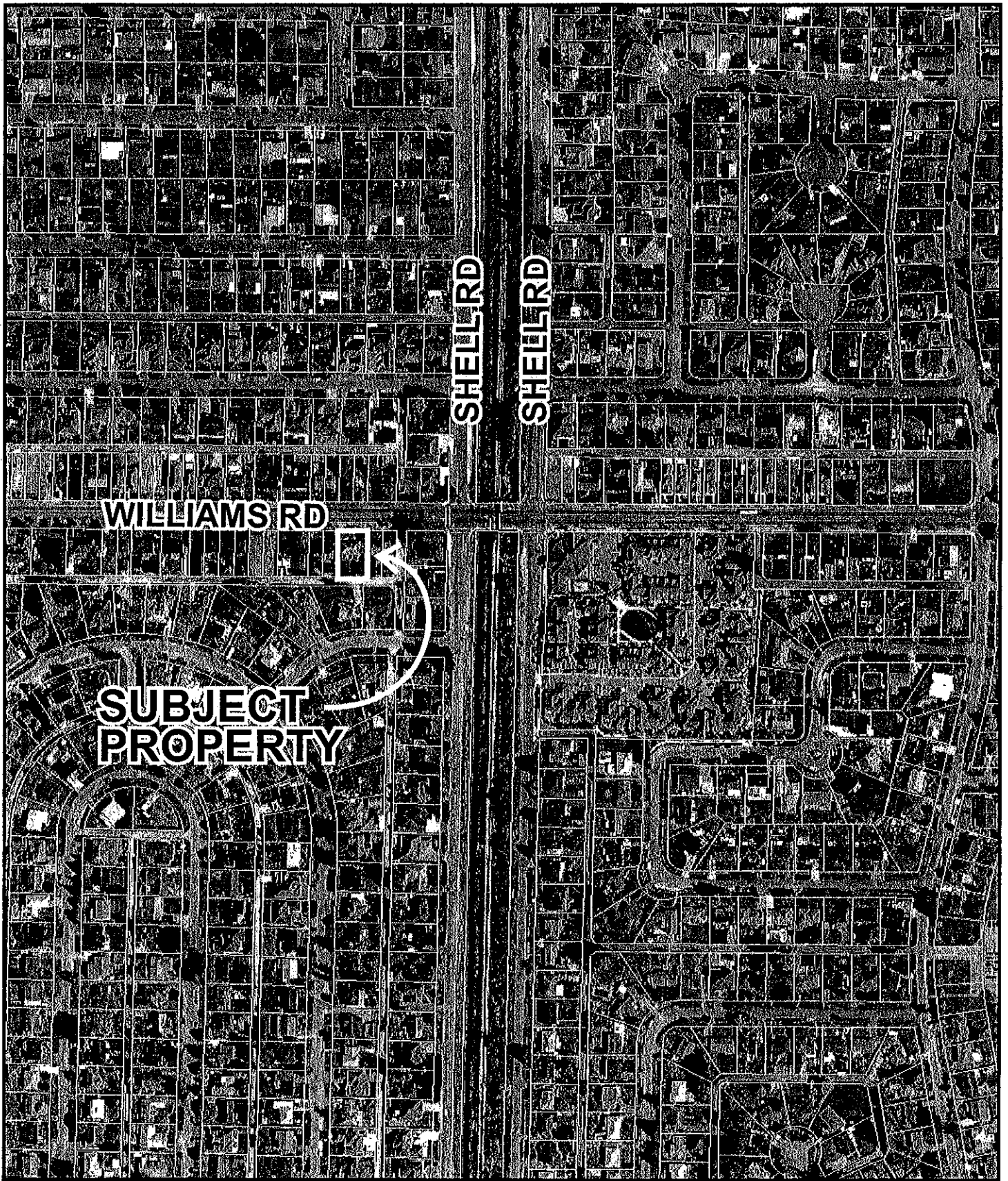
PROPOSED REZONING

1067	1067	1069	1069	1071
10.06	10.06	10.06	10.06	20.12

WILLIAMS RD

10.21	10.21	21.03	10.47	10.57
0640	10648	10660	10680	10688
	32.87	32.87	32.87	29.87
10.21	10.21	21.03	10.47	7.57

37.91	22.86
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RZ 08-439125

Original Date: 09/18/08

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 08-439125
Attachment 2

 Address: 10660 Williams Road

 Applicant: KNS Enterprises

 Planning Area(s): Shellmont

	Existing	Proposed
Owner:	KNS Enterprises LTD.	To be determined
Site Size (m²):	691.2 m ² (7,440 ft ²)	345.6 m ² (3,720 ft ²)
Land Uses:	One (1) Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Generalized Land Use Map - Neighbourhood Residential Specific Lands Use Map - Low-Density Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	One (1) single-family detached	Two (2) single-family detached & one (1) secondary suite
Other Designations:	The 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
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	345.6 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 loss of bylaw-sized trees.



City of Richmond

Policy Manual

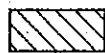
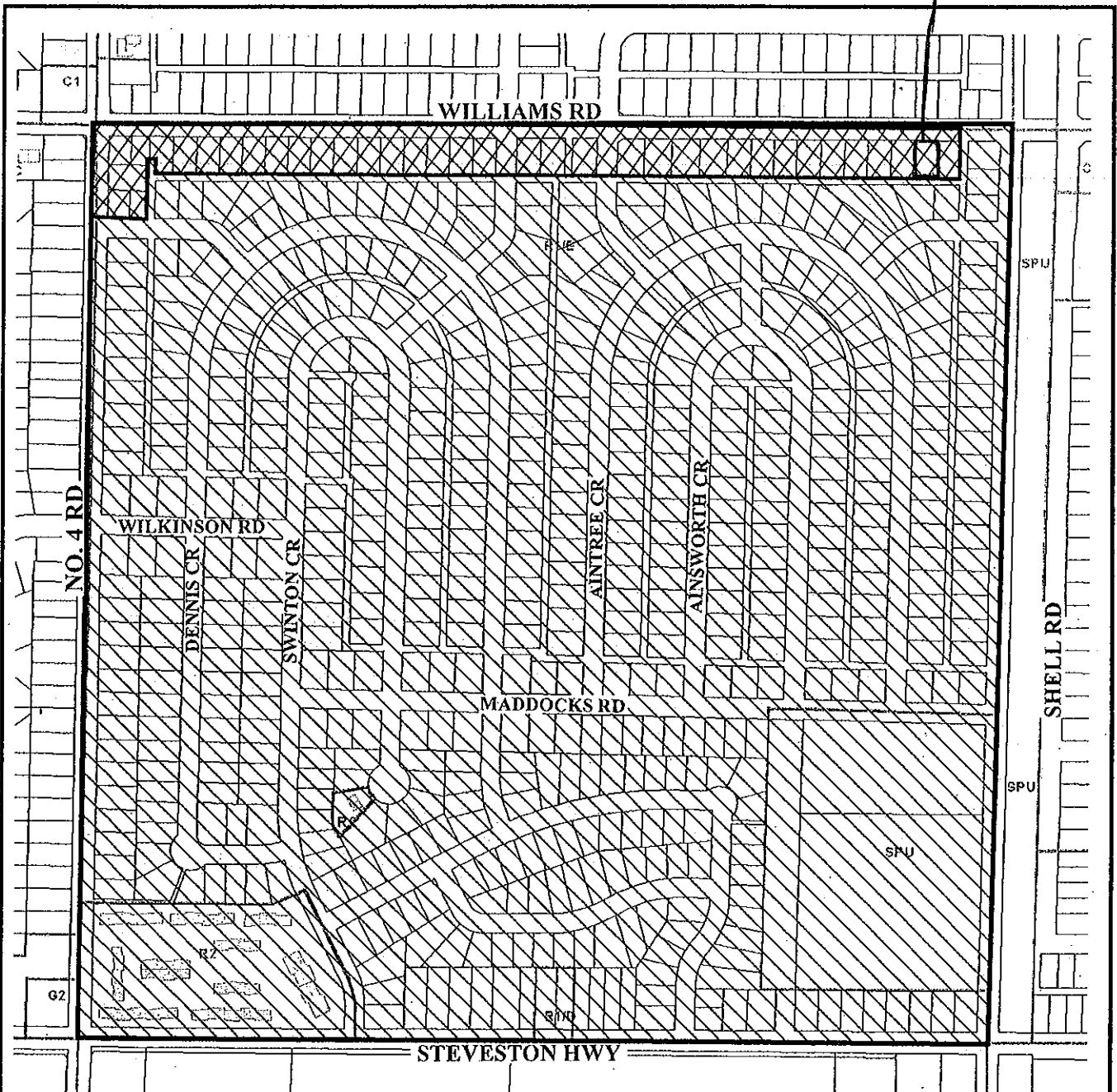
Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	POLICY 5443
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6	

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.

SUBJECT PROPERTY



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 29 BLOCK 12 SECTION 35 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 18551.**

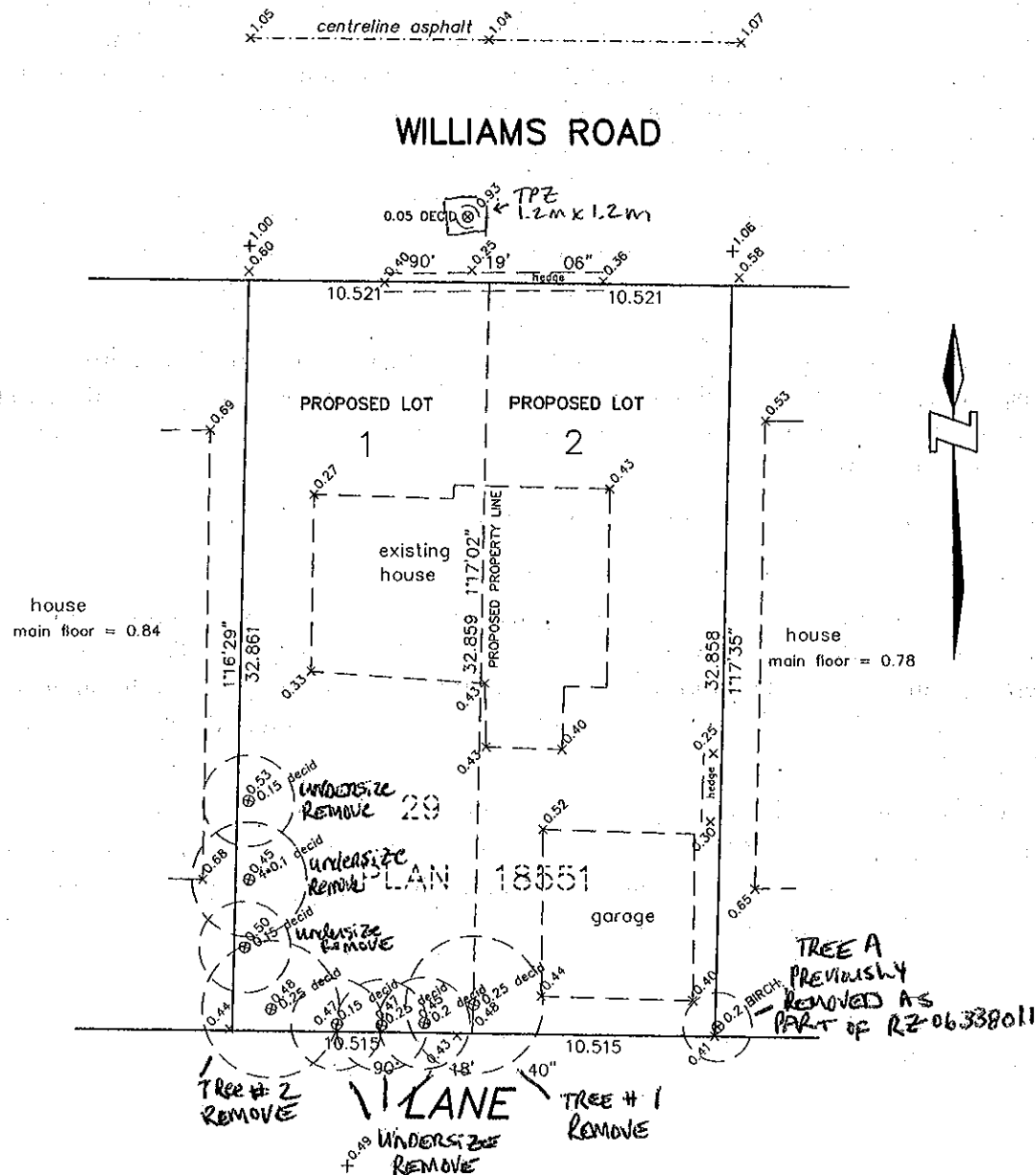
Current Civic Address:

10660 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.
- Elevations are based on City of Richmond Hydrant No. 48(10580 Williams)
Elevation = 1.839m



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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: 0807006-T01.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey
18th day of July, 2008

Gene Paul Nikulsa
GENE PAUL NIKULSA B.C.L.S. 803

Rezoning Considerations

**10660 Williams Road
RZ 08-439125**

Prior to final adoption of Zoning Amendment Bylaw 8447, 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 the required four (4) replacement trees with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
4	6 cm		3.5 m

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 on one of the two (2) lots to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a flood indemnity covenant on title.

Prior to demolition stage, the following must be addressed:

1. Installation of tree protection fencing to City standards around the drip line of the City's street tree at a minimum distance of 1.2 m from the base of the tree. Tree protection fencing must be installed prior to demolition of the existing dwelling on the subject property, and must remain in place until construction of the future dwellings on the site is complete.

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

1. Pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8447 (RZ 08-439125)
10660 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. 001-997-319

Lot 29 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8447**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

