



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: September 15, 2010
File: RZ 08-423193
Re: **Application by Thomas Chalissey for Rezoning at 9131 and 9151 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw No. 8656, for the rezoning of 9131 and 9151 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Thomas Chalissery has applied to the City of Richmond for permission to rezone 9131 and 9151 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of nine (9) townhouse units on the site (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: Existing single-family dwellings on lots zoned "Single Detached" (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Existing single-family dwellings on lots zoned Single Detached (RS1/E) and South Arm Community Centre;

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (9111 Williams Road) and then a recently developed nine (9) unit townhouse development (9071 Williams Road). It is noted that a cross-access easement to 9111 Williams Road from 9071 Williams Road is secured at rezoning for 9071 Williams Road.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads, which also establish a set of locational criteria and development guidelines to which residential development proposals must comply with. The subject development site complies with all of the locational criteria.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$22,970.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff CommentsTrees Retention and Replacement

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of 25 existing trees:

- 11 bylaw-sized trees and one (1) under-sized tree located on the subject property;
- Three (3) bylaw-sized trees located on the City's boulevard along Williams Road; and
- 10 bylaw-sized trees located on the adjacent properties to the north and to the east.

A Certified Arborist's report was submitted by the applicant in support of the application. The Arborist confirms that there are only nine (9) (instead of 11) bylaw-sized trees located on the subject property. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the removal of all nine (9) bylaw-sized on-site due to poor condition as well as proposed change of site grade and conflicts with the proposed building footprints.

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, 18 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant all of the required replacement trees on site. Tree replacement planting details will be refined as part of the Development Permit application; cash-in-lieu (\$500/tree) for off-site planting of the balance of the replacement trees will be required prior to issuance of the Development Permit. Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit 100% of the landscape security (i.e. \$9,000) to ensure the replacement planting is provided.

The developer is also proposing to remove a Cypress tree located at the southwest corner of the adjacent property to the north (9211 Pinewell Crescent) due to poor condition. A consent letter from the property owners is on file. The City's Tree Preservation Coordinator has no concern on the proposed removal. A separate Tree Cutting Permit is required for the removal of the Cypress trees prior to final adoption of the rezoning bylaw.

The developer is proposing to remove a shared hedgerow along the north property line adjacent to 9231 Pinewell Crescent. A consent letter from the property owners is on file. The developer is also proposing to remove a row of hedges on site along the east property line. The property owner to the east at 9171 Williams has been notified on this matter by mail and no concern from this property owner has been received.

The developer has agreed to protect four (4) trees located on the adjacent property to the north (9211 Pinewell Crescent) and four (4) trees on the adjacent property to the east (9171 Williams Road). Tree protection fencing are required to be installed by the developer prior to any construction activities, including building demolition, occurring on-site. A Tree Preservation Plan is provided (**Attachment 5**).

Site Servicing

An independent review of servicing requirements (storm and sanitary) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that upgrades to the existing systems are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the upgrades proposed for the city utilities (please see **Attachment 6** for details). It is noted that this work will require the removal and replacement of the existing sidewalk. Existing street trees along the frontage of the site will be transplanted temporary and replanted at the same location after the sidewalk is replaced.

Vehicle Access

One (1) driveway is proposed at the east end of the site. The long-term objective is for the driveway access established on this site be utilized by adjacent property to the east if it ultimately applies to redevelop. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this purpose.

It is noted that an existing street tree in the area of the proposed driveway will need to be relocated. The new location of the street tree must comply with Park Operation's Boulevard Street Tree Planting Design. This street tree relocation will be a part of the Servicing Agreement for the design and construction of the required storm and sanitary sewer upgrades as well as the removal and replacement of existing sidewalk.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$9,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

Analysis

OCP Compliance – Arterial Road Developments

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and potential future multi-family developments. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front building along Williams Road has been stepped down from three (3) storeys to two (2) storeys along the side yards and the entry driveway. The back buildings along the rear property line have been limited to two (2) storeys. The two (2) storey massing will be controlled through the Development Permit process.

Development Potential

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the north side of Williams Road between Garden City Road and Ash Street is designated for multiple-family development. The first townhouse development on this block, located at 9071 Williams Road, is recently completed. It was envisioned that 9111 Williams Road would be consolidated with a minimum one (1) property to the east for another townhouse development. A cross-access easement has been secured to provide access to 9111 Williams Road, and consolidation thereof, from 9071 Williams Road.

9111 Williams Road

The subject site is located on the second and third lots east of 9071 Williams Road. In order to avoid the creation of an orphan lot situation at 9111 Williams Road, staff requested the applicant to acquire 9111 Williams Road. The applicant made attempts to acquire 9111 Williams Road to extend the development proposal, but was unable to come to an agreement with the current owner. In order to proceed with the subject development proposal, a separate driveway off Williams Road to service the subject site is required. Future development at 9111 Williams Road will be accessed through the driveway at 9071 Williams Road. A development concept plan has been prepared and is on file.

9171 Williams Road

It is noted that 9171 Williams Road contains an older, small single-family dwelling and has potential for redevelopment. On the contrary, 9191 Williams Road contains a newer single-family dwelling and the possibility of redevelopment in the near future is less. Therefore, staff encouraged the applicant to acquire 9171 Williams Road to extend the development proposal. The applicant made attempts to acquire this property but was unable to come to an agreement with the current owner. A development concept plan has been prepared and is on file. A cross-access easement/agreement to provide future access to 9171 Williams Road, and consolidation thereof, will be secured as a condition of Rezoning.

Although the proposed development may create orphan lot situations on either side of the subject site, staff support the proposed development based on the following:

- The subject proposal complies with all of the locational criteria under the Arterial Road Redevelopment and Lane Establishment Policies, including the minimum frontage requirement of 40 m;
- Development concept plans for the adjacent properties to the east and west were submitted in support of this application and confirm that the proposed development will not restrict redevelopment of the adjacent properties; and
- Cross access easements are/will be secured and no additional driveway access point from this local arterial road will be required to develop the two (2) orphan lots in the future.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, the following variances are being requested:

- Reduce the west side yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the front building.
- Allow a total of six (6) tandem parking spaces in three (3) townhouse units.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9131 and 9151 Williams Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Opportunities to enlarge the outdoor amenity space;
- Opportunities to maximize permeable surface areas; and
- Opportunities to share the garbage/recycling facilities with future adjacent developments.

Financial Impact or Economic Impact

None.

Conclusion

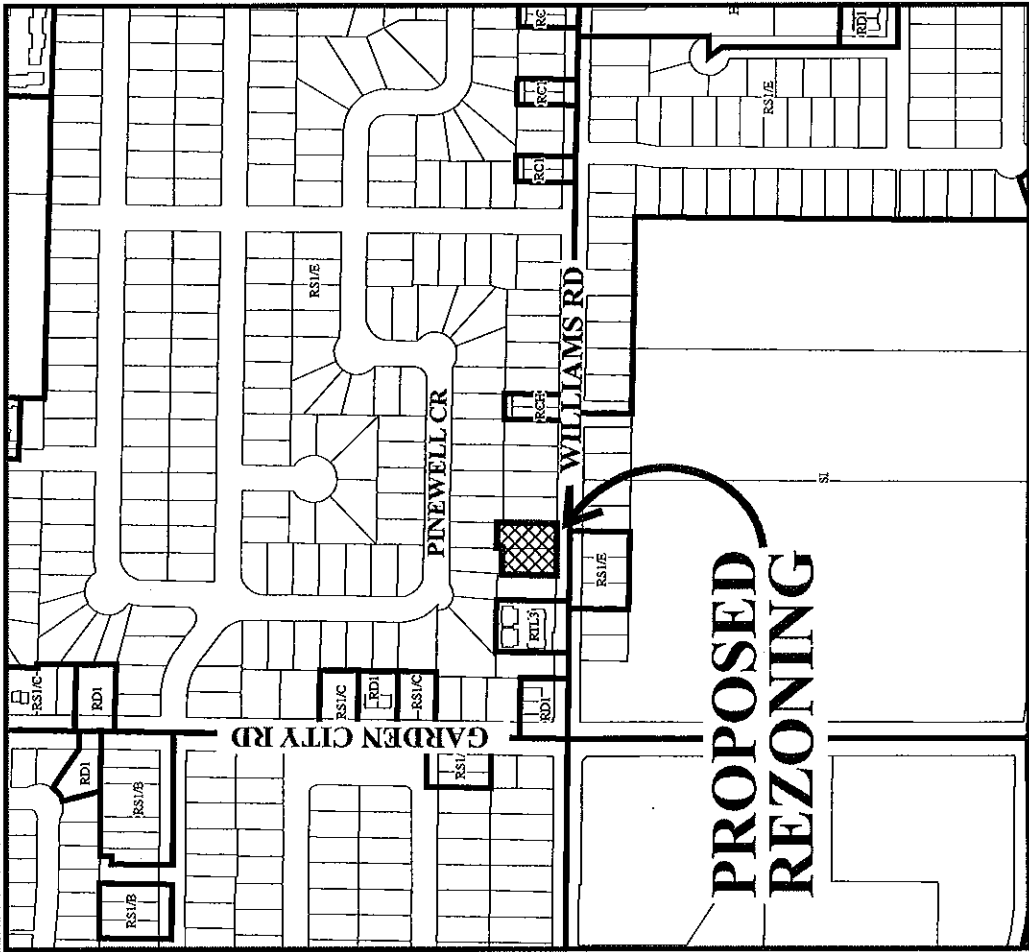
The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Survey
Attachment 5: Tree Preservation Plan
Attachment 6: Rezoning Considerations Concurrence



PROPOSED REZONING

WILLIAMS RD

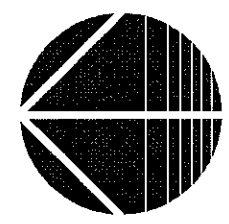
PINEWELL CR

GARDEN CITY RD

WILLIAMS RD

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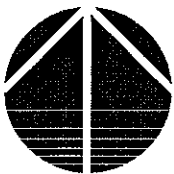
RZ 08-423193



Original Date: 05/26/08

Revision Date: 09/16/10

Note: Dimensions are in METRES

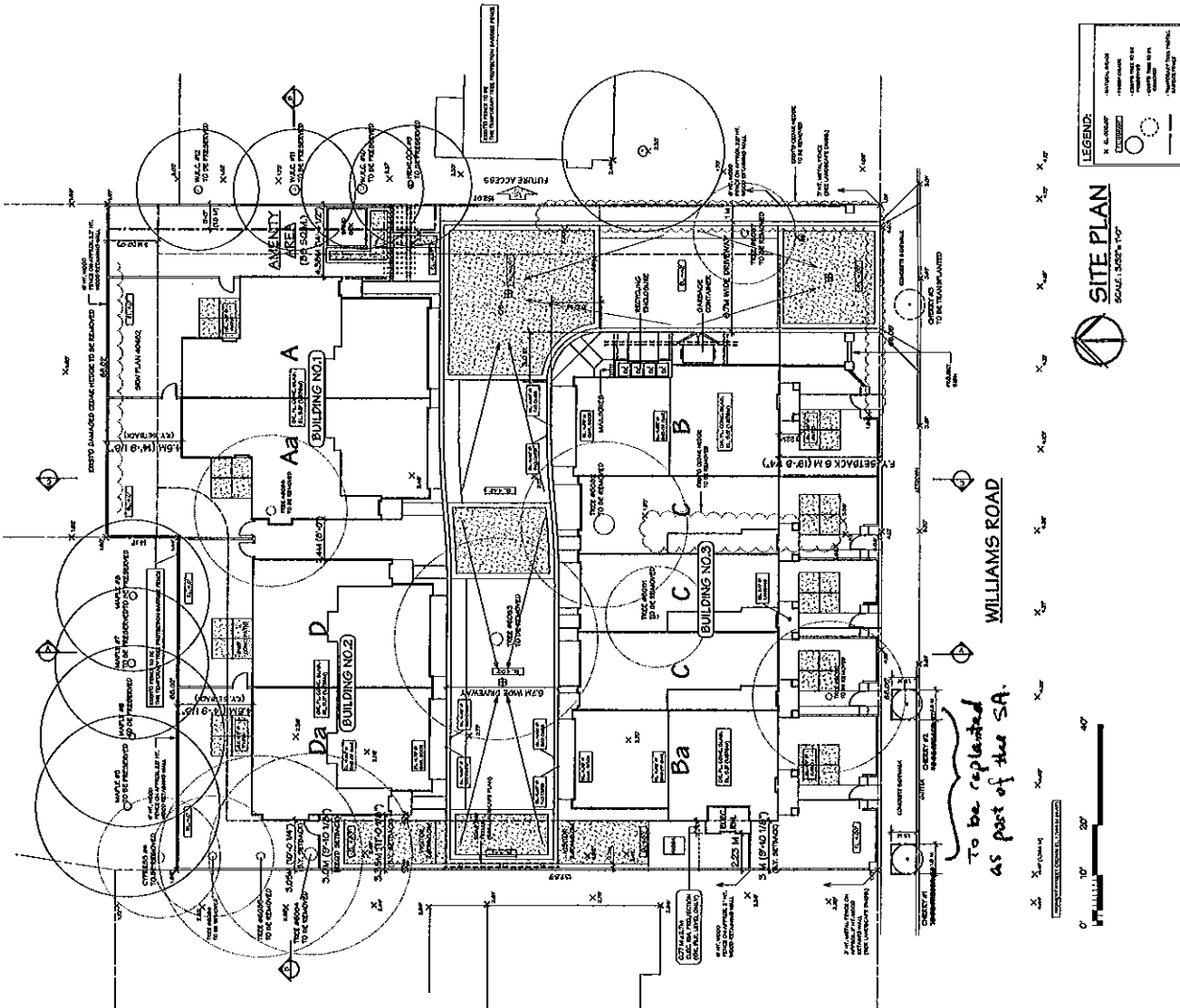
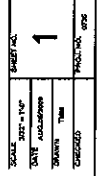
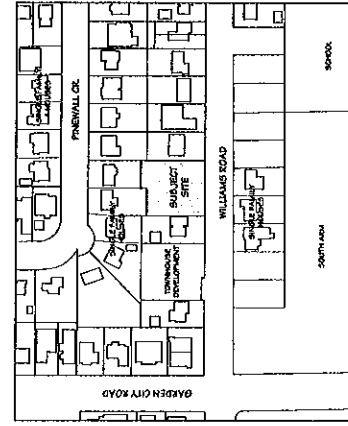
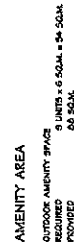
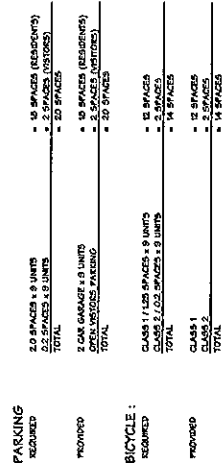
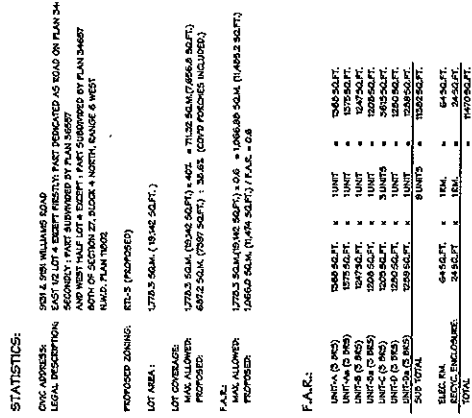


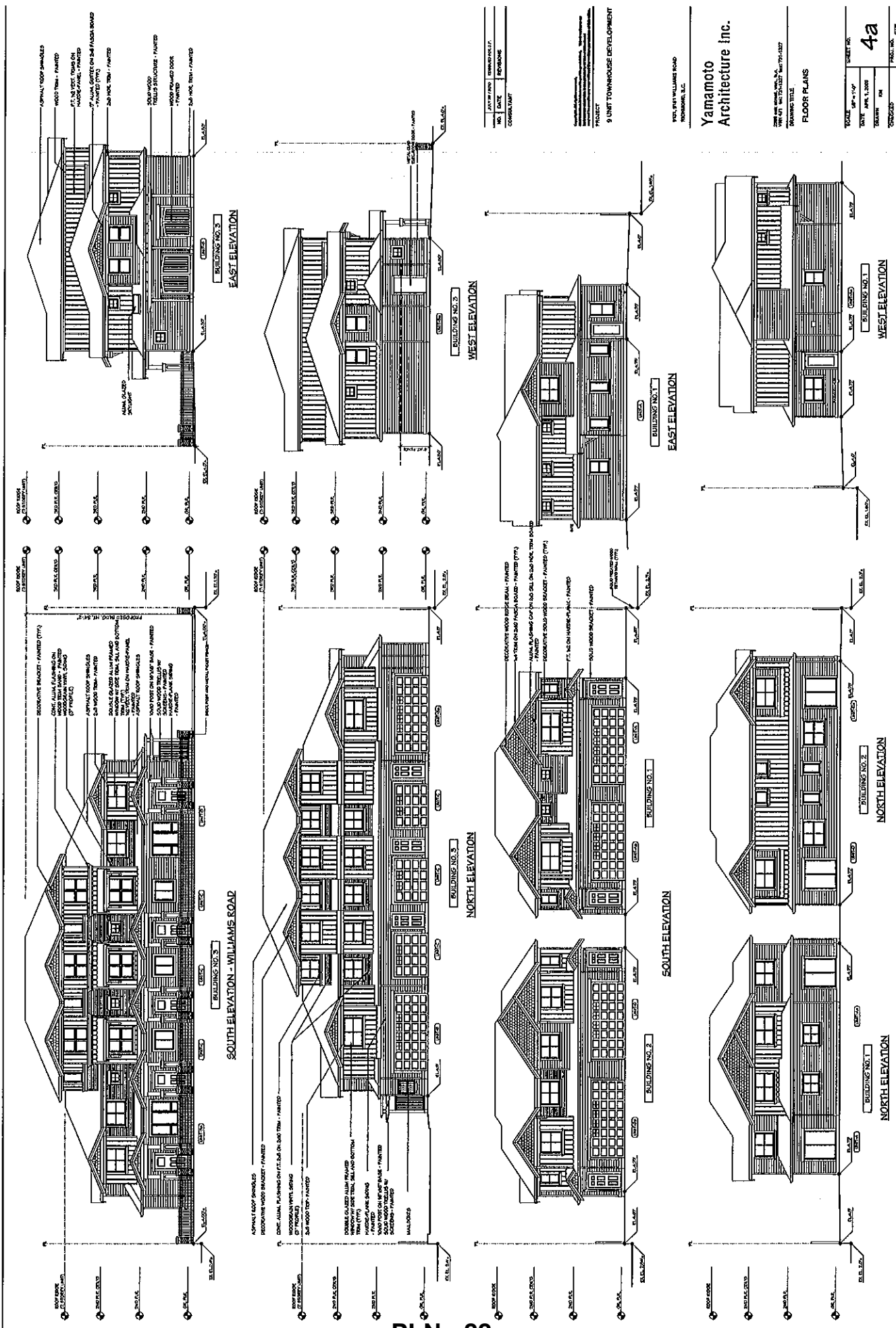
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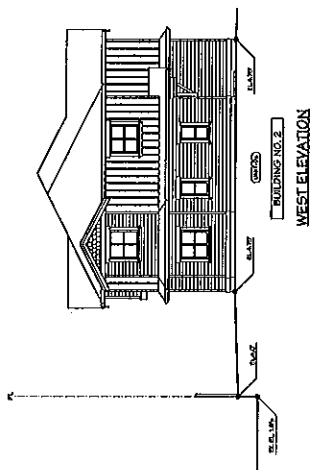
Original Date: 05/26/08

Amended Date: 09/16/10

Note: Dimensions are in METRES







EAST ELEVATION

WEST ELEVATION

20-015. SCHWABE

APR 1964		
NO.	DATE	DESCRIPTION
		TRANSFER OF

PROJECT

5137, 5157 WILLIAMS ROAD
RICHMOND, B.C.

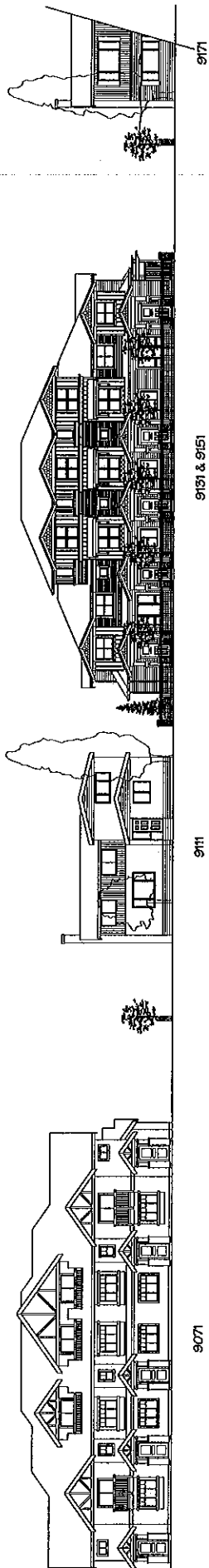
**Yamamoto
Architecture Inc.**

Call 800 828-6888, ext. 44
 151-431 1st Fl. 773-7327 FAX 773-7327

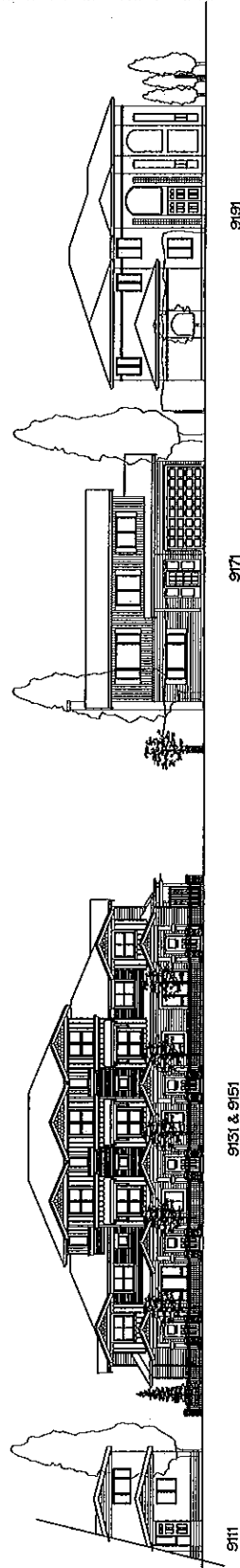
SEARCHING TITLE

FLOOR PLANS

SCALE	1" = 1'-0"	SHEET NO. 4b	SHEET NO. 0705
DATE	APR. 1, 2009		
DRAWN BY	ROM		
CHECKED			



SOUTH ELEVATION - WILLIAMS ROAD



SOUTH ELEVATION - WILLIAMS ROAD

NO.	DATE	REVISIONS

ACCOUNTS W/LAY

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9431, 9161 WILLIAMS ROAD
RICHMOND, B.C.

**Yamamoto
Architecture Inc.**

2025 Oak Street, West, Inc.
West Hill, N.Y. 10994-1001
Tel: 773-327-1000 Fax: 773-327-1001

SCALE	3/2" = 1'-0"	DATE	APR. 1, 2008	DR	W	NO	6	9409	WY 17044	9409
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City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 08-423193

Attachment 3

Address: 9131 and 9151 Williams Road

Applicant: Thomas Chaliserry

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Mercy Kunnath & Thomas Chaliserry, Jaspreet K Gill & Ranjit S Gill	To be determined
Site Size (m²):	1,778.3 m ² (19,142 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	9
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

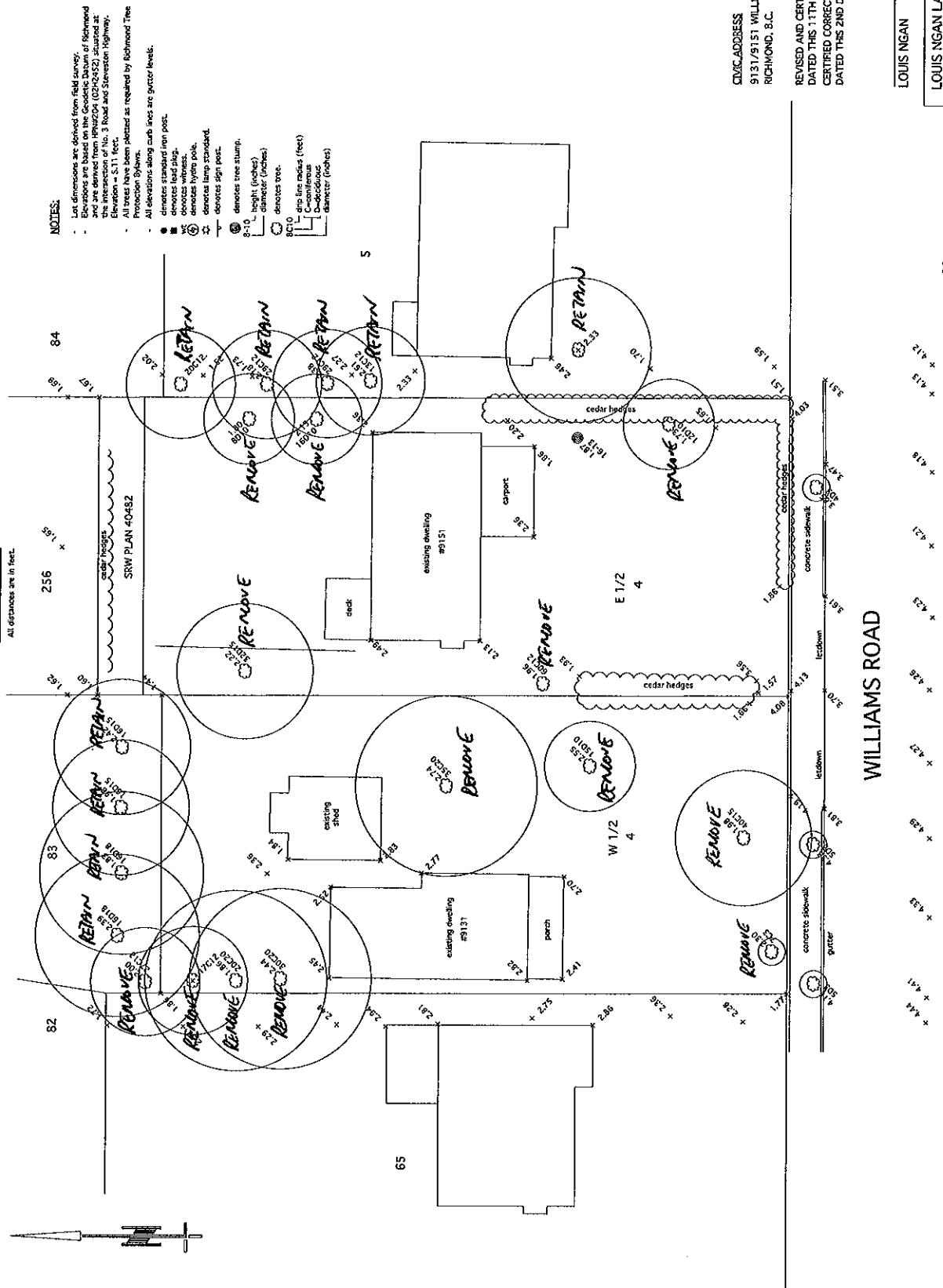
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.6%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	60%	none
Lot Coverage – Landscaping:	Min. 30%	32%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	4.38 m	none
Setback – Side Yard (West) (m):	Min. 3 m	2.23 m	variance requested for a single storey electrical room

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback –Rear Yard (m):	Min. 3 m	Min. 4.5 m	none
Height (m):	12.0 m (3 storeys)	10.42 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	min. 40.2 m wide x 42.0 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none
Tandem Parking Spaces:	not permitted	6	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 9 units = 54 m ²	88 m ²	none

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

SURVEY PLAN OF EAST 1/2 LOT 4 EXCEPT FIRSTLY: PART DEDICATED AS ROAD ON PLAN 34657
SECONDLY: PART SUBDIVIDED BY PLAN 36557
AND WEST HALF LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN 34657
BOTH OF SECTION 27, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 11802

SCALE 1" = 16'
All distances are in feet.



CDIC ADDRESS
9131/9151 WILLIAMS ROAD
RICHMOND, B.C.

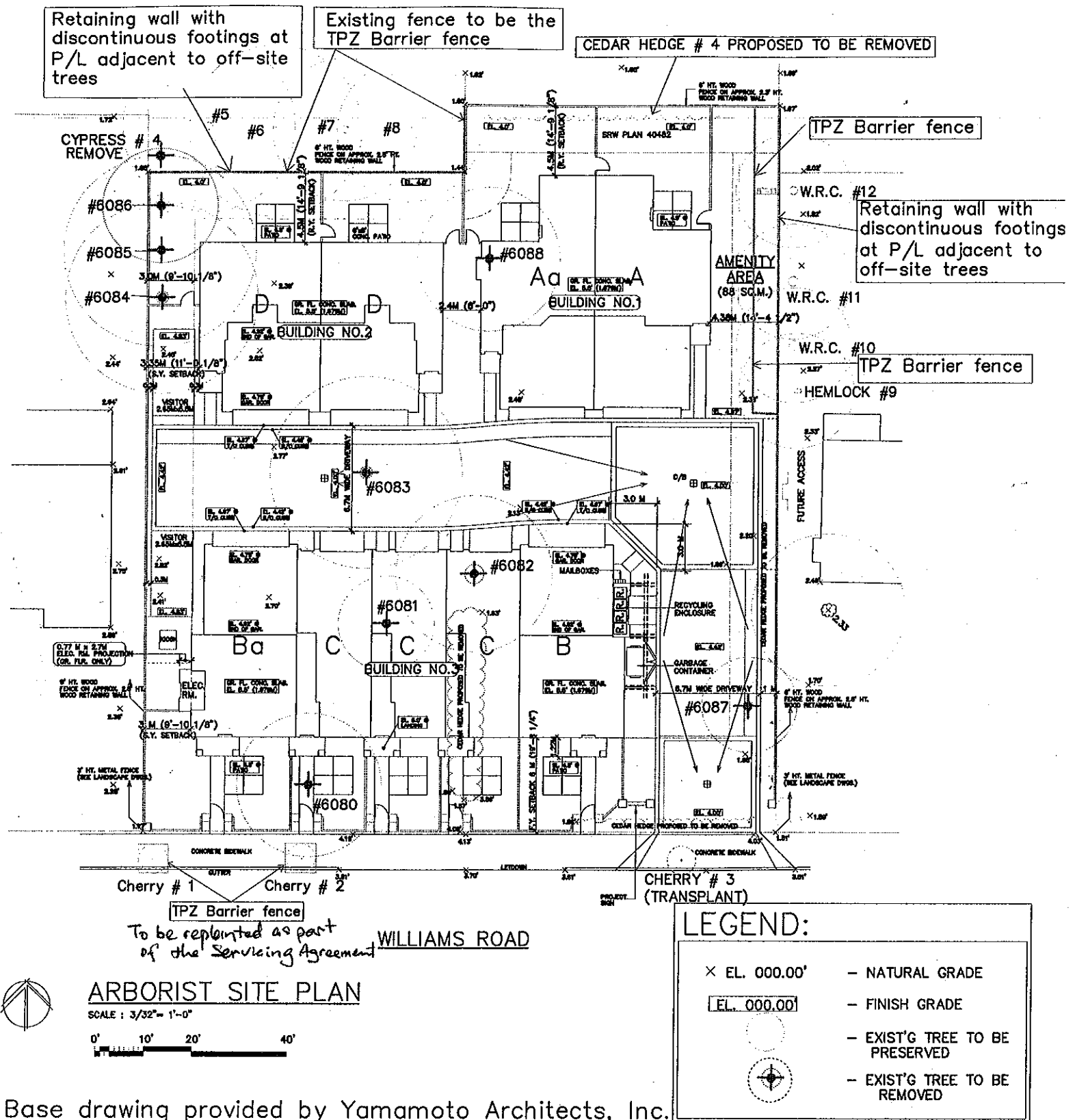
REVISED AND CERTIFIED CORRECT
DATED THIS 11TH DAY OF DEC., 2008
CERTIFIED CORRECT.
DATED THIS 2ND DAY OF NOV., 2007

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
VANCOUVER, B.C. V5P 3T6
(604) 327-1535

PID:
003-653-951 (W 1/2 LOT 4)
004-905-962 (E 1/2 LOT 4)
FILE: RN-9131TP



Job # 1105

July 5, 2010

TOWNHOUSE DEVELOPMENT
9131, 9151 WILLIAMS ROAD,
RICHMOND

VanArbor Vegetation Consulting Ltd.
14778 Thrift Avenue
White Rock, BC V4B 2J5
Tel. (604) 230-2462 vanarbor@telus.net

Rezoning Considerations

9131 and 9151 Williams Road

RZ 08-423193

Prior to final adoption of Zoning Amendment Bylaw 8656, the developer is required to complete the following:

1. Consolidation of 9131 and 9151 Williams Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$22,970) to the City's Affordable Housing Reserve Fund.
4. Issuance of a separate Tree Cutting Permit, including the submission of applications and associated compensations, if required, for the removal of one (1) Cypress tree located at the southwest corner of 9211 Pinewell Crescent.
5. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. Storm Sewer: the existing 300mm storm sewer fronting the development [approximately 80 m in length between manhole STMH2068 (MH2), located approximately 128 m from intersection of Williams Road and Garden City Road, and manhole STMH2069 (MH3), located approximately 80 m east of MH 2068] be upgraded to 600mm diameter.
 - b. Sanitary Sewer: the existing 300mm diameter sanitary mains between manhole SMH1727 (M6), located at the intersection of Pinewell Crescent and Ash Street, and SMH1726 (M3), located approximately 95 meters south of SMH1727 (M6), be upgraded to 450mm diameter.
 - c. Existing Sidewalk: the existing sidewalk be removed and replaced; and the street tree in the proposed driveway area be relocated in accordance to Park Operation's Boulevard Street Tree Planting Design.
6. Registration of a cross-access agreement on Title allowing access to/from the future development site to the east at 9171 Williams Road and any consolidation thereof.
7. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the street tree located in front of the proposed driveway location. The new location of the street tree must comply with Park Operation's Boulevard Street Tree Planting Design and Park Operation staff must be notified prior to the relocation.
8. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$9,000 (\$1,000 per unit).
9. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Registration of a covenant prohibiting the conversion of parking area into habitable space.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all bylaw-sized trees to be retained on adjacent properties to the north (9211 Pinewell Crescent) and east (9171 Williams Road) prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8656 (RZ 08-423193)
9131 AND 9151 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 003-653-951

West Half Lot 4 Except: Part Subdivided by Plan 34657, Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

and

P.I.D. 004-905-962

East Half Lot 4 Except:

Firstly: Part Dedicated as Road on Plan 34657

Secondly: Part Subdivided by Plan 36557

Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8656"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER