



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** April 27, 2010
From: Brian J. Jackson, MCIP
Director of Development **File:** RZ 09-504936
Re: Application by Rick and Gary Aujla for Rezoning at 5051 Williams Road from
Single Detached (RS1/E) to Single Detached (RS2/C)

Staff Recommendation

That Bylaw No. 8608, for the rezoning of 5051 Williams Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

CL: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

Rick and Gary Aujla have applied to the City of Richmond for permission to rezone 5051 Williams Road from “Single Detached (RS1/E)” to “Single Detached (RS2/C)” to permit the property to be subdivided into two (2) lots, with a single shared access to Williams Road (**Attachment 1**).

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 the north side of Williams Road, between Railway Avenue and Haddon Drive, in an established residential neighbourhood consisting mainly of single detached housing on medium and large-sized lots.

- To the north, are two (2) older dwellings fronting Mytko Crescent on lots zoned “Single Detached (RS1/B)”;
- To the east, is an older duplex on a lot zoned “Two-Unit Dwellings (RD1)”;
- To the south, directly across Williams Road, are two (2) older dwellings on lots zoned “Single Detached (RS1/E)”;
- To the west, is an older dwelling on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The Official Community Plan’s (OCP) Generalized Land Use Map designation for this property is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

The subject property is not located within a Lot Size Policy area.

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 property.

Staff Comments

Background

This redevelopment proposal is to enable the creation of two (2) smaller lots (each approximately 14 m wide) from an existing large lot. The north side of this block of Williams Road has seen some redevelopment to smaller lot sizes through rezoning and subdivision since the late 1980's, prior to the establishment of the City's current Arterial Road Redevelopment Policy. The subject application is consistent with the pattern of redevelopment already established in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies five (5) bylaw-sized trees on-site. The Report also identifies that the lot grade is proposed to be raised, as the existing average lot grade is approximately 0.6 m below the highest crown of the road. The Report recommends removal of all five (5) bylaw-sized trees due to poor condition and structure (moderate to high risk). The proposed Tree Retention Plan is included in **Attachment 3**.

The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment (VTA), and confirmed the following:

- All five (5) bylaw-sized trees are in very poor condition due to structural defects and cavity decay development from previous topping;
- Trees # 26, 28, and 29 (Apple and Western Red Cedars) have developed decay and structural defects from previous topping. These trees are not viable for retention due to the present high risk of failure;
- Trees # 27 and 30 (Western Red Cedars) also have structural defects due to previous topping. These trees are not viable for retention due to future high risk for failure;

Although all five (5) bylaw-sized trees are located outside the building envelopes of each future lot, their poor condition and structure makes them non-viable for preservation.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 10 replacement trees are required to be planted and maintained on-site, with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
4	8 cm		4 m
2	10 cm		5.5 m
4	11cm		6 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, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. If all of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City's Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

As a condition of rezoning the applicant is required to register a restrictive covenant on Title to ensure and identify that, upon subdivision of the property:

- the lots be designed in such a way to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Williams Road; and,
- a Cross-Access Easement is required on the lots (6 m wide x 9 m long, centered on the proposed shared property line), to permit vehicular access via a single shared driveway crossing (6 m wide at the back of the sidewalk, and 9 m wide at the curb).

Affordable Housing

The Richmond Affordable Housing 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 Fund for single-family rezoning applications.

The applicants are proposing to provide a legal secondary suite on one (1) of the two (2) future lots 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. This legal agreement is a condition of rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicants) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicants 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/ft² of total building area of the single detached dwellings (i.e. \$7,104).

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Subdivision

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

Also, the applicant will also be required to provide a Cross-Access Easement (6 m wide x 9 m long, centered on the proposed shared property line), to permit vehicular access via a single shared driveway crossing (6 m wide at the back of the sidewalk, and 9 m wide at the curb).

Analysis

As stated previously, the north side of this block of Williams Road has seen some redevelopment to smaller lot sizes through rezoning and subdivision since the late 1980's, prior to the establishment of the City's current Arterial Road Redevelopment Policy.

Although this property is located on a local arterial road, the requirement for a rear lane on the north side of this block of Williams Road is not suitable at this location for the following reasons:

- Requiring a connection to the existing nearby rear lane off Mytko Crescent would route additional traffic through an existing single-family neighbourhood;
- The remainder of the block has low redevelopment potential;
- The form of compact housing that accompanies lane dedication required under the current Arterial Road Redevelopment Policy is not consistent with the pattern of redevelopment already established on the rest of the block;
- Large, deep lots on the north side of this block allow greater building setbacks, which enable the provision of driveways with on-site turnaround capability to assist with minimizing vehicle access/egress conflicts; and
- The subject proposal is consistent with the pattern of redevelopment already established in the neighbourhood.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment established in the surrounding area.

April 27, 2010

- 6 -

RZ 09-504936

The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.

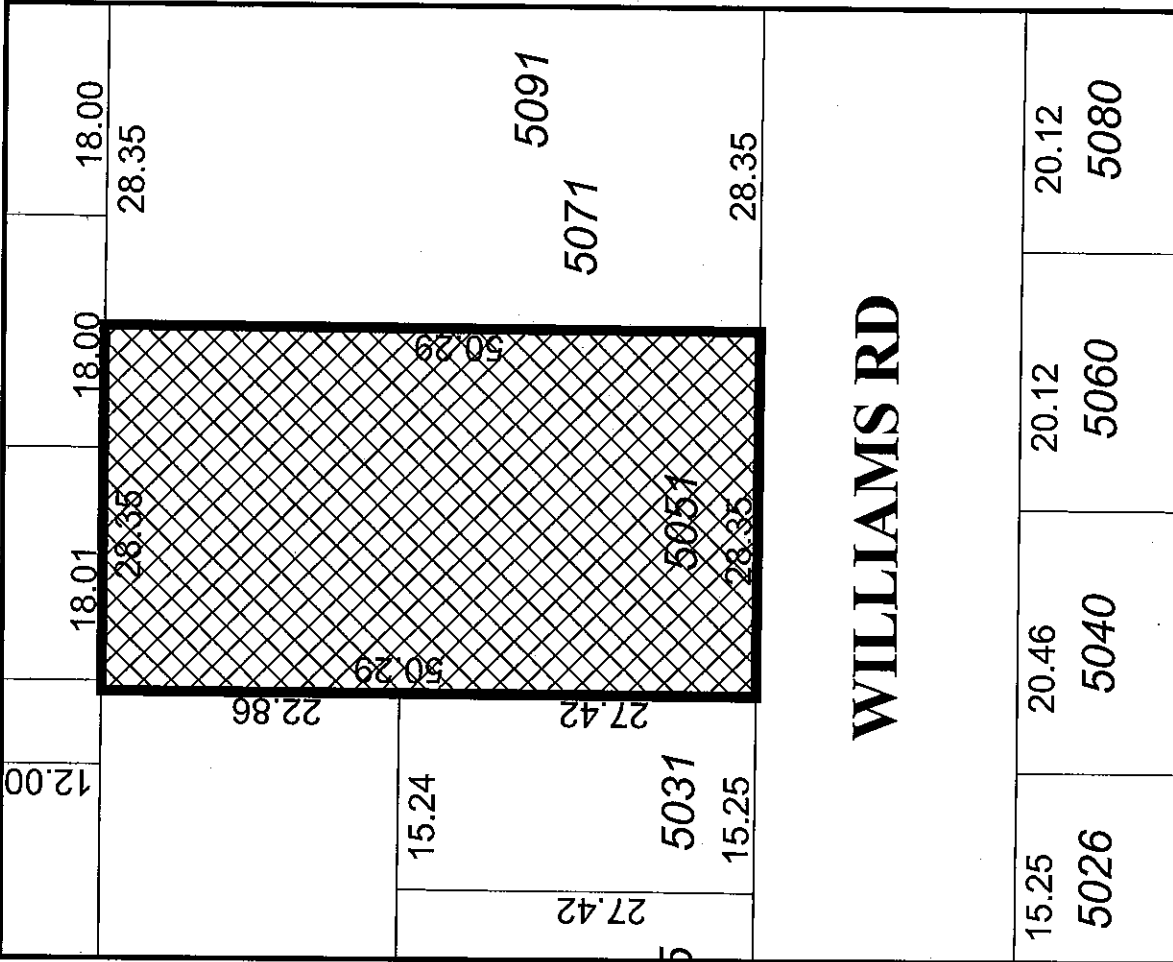
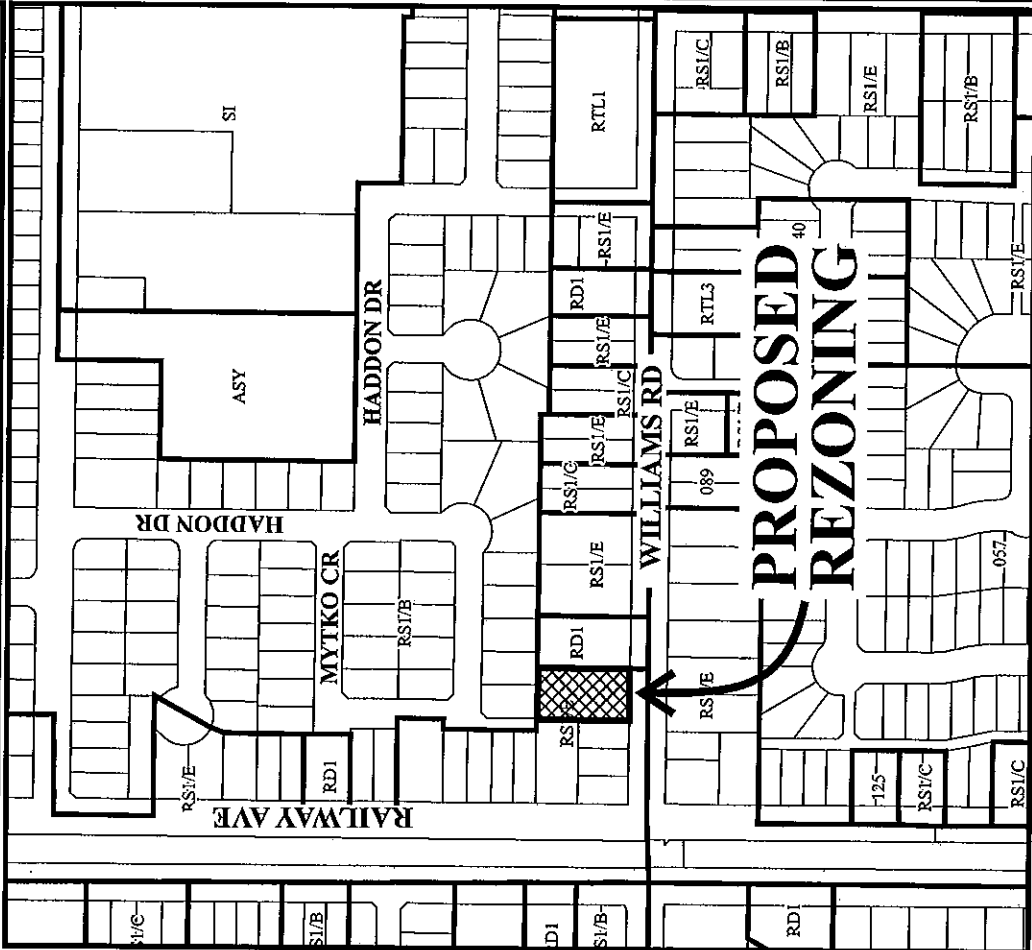


Cynthia Lussier
Planning Technician
(604-276-4108)

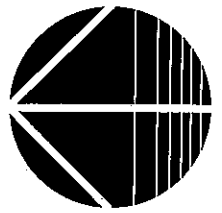
CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Rezoning Considerations Concurrence

City of Richmond



WILLIAMS RD



RZ 09-504936 **ENTERED**

Original Date: 12/18/09

Revision Date:

Note: Dimensions are in METRES



RZ 09-504936

Original Date: 12/18/09

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 09-504936

Attachment 2

Address: 5051 Williams Rd

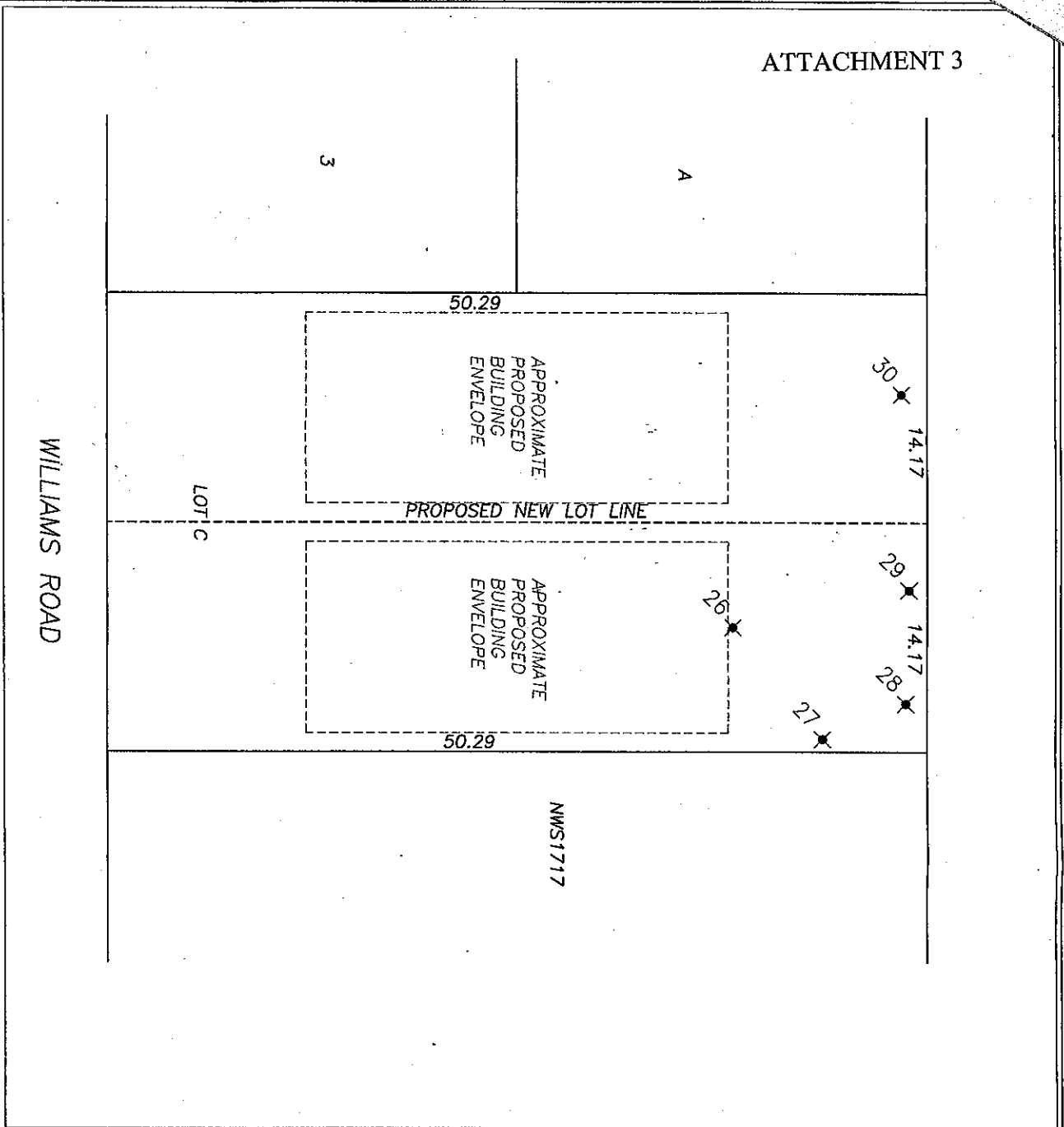
Applicant: Rick and Gary Aujla

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Ripudaman Singh Aujla, Kulwinder Kaur Aujla, Guvinder Singh Aujla	To be determined
Site Size (m²):	1, 426 m ² (15, 350 ft ²)	Two lots – each approx. 713 m ² (7,675 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – “Neighbourhood Residential”; Specific Land Use Map 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)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Each lot - 713 m ²	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):	Max. 2.5 storeys	Max. 2.5 storeys	none

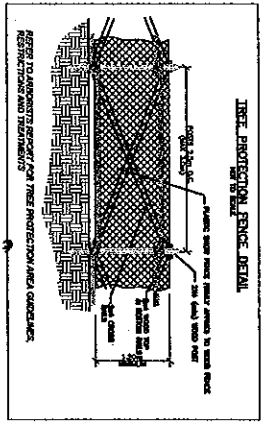
Other: Tree replacement compensation required for loss of bylaw-sized trees.



LEGEND

- ⊕ Existing Tree Markers Refer to tree inventory for type, size and condition code.
- ⊗ Species tree to be REMOVED
- ⊗ Species tree to be CONTINGENT
- ⊗ Species tree to be REMOVED for board mitigation
- ⊗ Species tree PROTECTION FENCE to be installed to Tree Retention Area (TRA) fence.

This plan is based on a site survey and tree location survey provided by the client. Arboortech Consulting Ltd. (ARBOORTECH) and Arboortech Consulting Ltd. (ARBOORTECH) are not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client.



NTS

ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Chatham Street
 Richmond, BC, Canada V7E 2Z3
 P 604 276 3484 F 604 276 8554
 email: trose@arboortech.bc.ca

TREE RETENTION PLAN	
Client:	RICK AUJLA
Project:	PROPOSED 2 LOT SUBDIVISION
Address:	5051 WILLIAMS ROAD, RICHMOND
Date:	2 DECEMBER 2009
Our File:	09222 PH - 138

Muni File:	XXX
------------	-----

Rezoning Considerations

5051 Williams Rd
RZ 09-504936

Prior to final adoption of Zoning Amendment Bylaw 8608, the applicant 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 (including installation costs). The landscape plan should:
 - Comply with the landscaping guidelines for redevelopment on arterial roads in the City’s Official Community Plan and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees;
 - Include the ten (10) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
4	8 cm	or	4 m
2	10 cm		5.5 m
4	11cm		6 m

If all of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City’s Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.

2. 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) new lots created, 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 prior to final adoption of the rezoning bylaw about the Affordable Housing options selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single detached dwellings (i.e. \$7,104) to the City’s Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

3. Registration of a flood indemnity covenant on Title.
4. Registration of a restrictive covenant on Title to ensure and identify that, upon subdivision of the property:
 - the lots be designed in such a way to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Williams Road; and,
 - a Cross-Access Easement is required on the lots (6 m wide x 9 m long, centered on the proposed shared property line), to permit vehicular access via a single shared driveway crossing (6 m wide at the back of the sidewalk, and 9 m wide at the curb).

At future Subdivision stage, the applicant will be required to:

- pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Provide a Cross-Access Easement (6 m wide x 9 m long, centered on the proposed shared property line), to permit vehicular access via a single shared driveway crossing (6 m wide at the back of the sidewalk, and 9 m wide at the curb).

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8608 (RZ 09-504936)
5051 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 "SINGLE DETACHED (RS2/C)".

P.I.D. 006-060-412

Lot "C" Section 25 Block 4 North Range 7 West New Westminster District Plan 8920

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8608".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER