



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** July 31, 2008
From: Brian J. Jackson **File:** RZ 07-397368
 Director of Development
Re: **Application by Karnjit Gosal for Rezoning at 11440 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. 8416, for the rezoning of 11440 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 J. Jackson
Director of Development

BJJ:cl
Att. 5

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

Karnjit Gosal has applied to the City of Richmond for permission to rezone 11440 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the property to be subdivided into two (2) single-family residential lots with vehicle access from the existing rear lane (**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 south side of Williams Road, between Shell Road and No. 5 Road, in an established residential neighbourhood consisting of a mix of older single-family dwellings on larger lots and new single-family dwellings on small lots.

Directly north, east, and south of the subject property are single-family dwellings on a lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the west are two (2) new dwellings currently under construction on lots recently rezoned and subdivided to Single-Family Housing District (R1-0.6).

Related Policies & Studies

Official Community Plan (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 Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along Williams Road where there is access to an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy 5434

The subject property is located within the area covered by Single-Family Lot Size Policy 5434 (adopted by Council in February 1990, and amended in November 1991 and October 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 section of Williams Road. This redevelopment proposal would allow for the creation of two (2) lots each approximately 10 m wide, which is consistent with the Lot Size Policy.

Staff Comments

Background

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.

Trees and Landscaping

A Tree Survey submitted by the applicant indicates the location of three (3) trees (**Attachment 4**):

- two (2) bylaw-sized trees on the subject property; 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 the proposed development. The Report recommends removal of the two (2) bylaw-sized trees from the subject property on the basis of poor condition, and retention of the undersized tree on City property. The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and concurs with these recommendations.

Based on the OCP’s 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 sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
2	9 cm		5 m
2	11 cm		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), to ensure that replacement trees will be planted, and the front yards of the future lots enhanced using a mix of coniferous and deciduous trees.

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/sq ft 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 could be discharged from Title after the requirements are satisfied.

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 No. 7222. Access is to be from the existing rear lane and will not affect the City's street trees.

Subdivision

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

- enter into a standard Servicing Agreement for the design and construction of lane improvements along the entire south property line, extending from proposed lane improvements at 10020 Seacote Road. Lane works are to include, but not be limited to, storm sewer, sand and gravel base, roll curb and gutter (5.1 m curb to curb), asphalt pavement, and lane lighting. Design is to include water, storm, and sanitary sewer connections for both lots.
- pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.

Flood Management

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.

Analysis

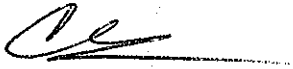
This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. The future lots will have vehicle access to the existing operational rear lane, 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 vehicle access to the existing operational rear lane, complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



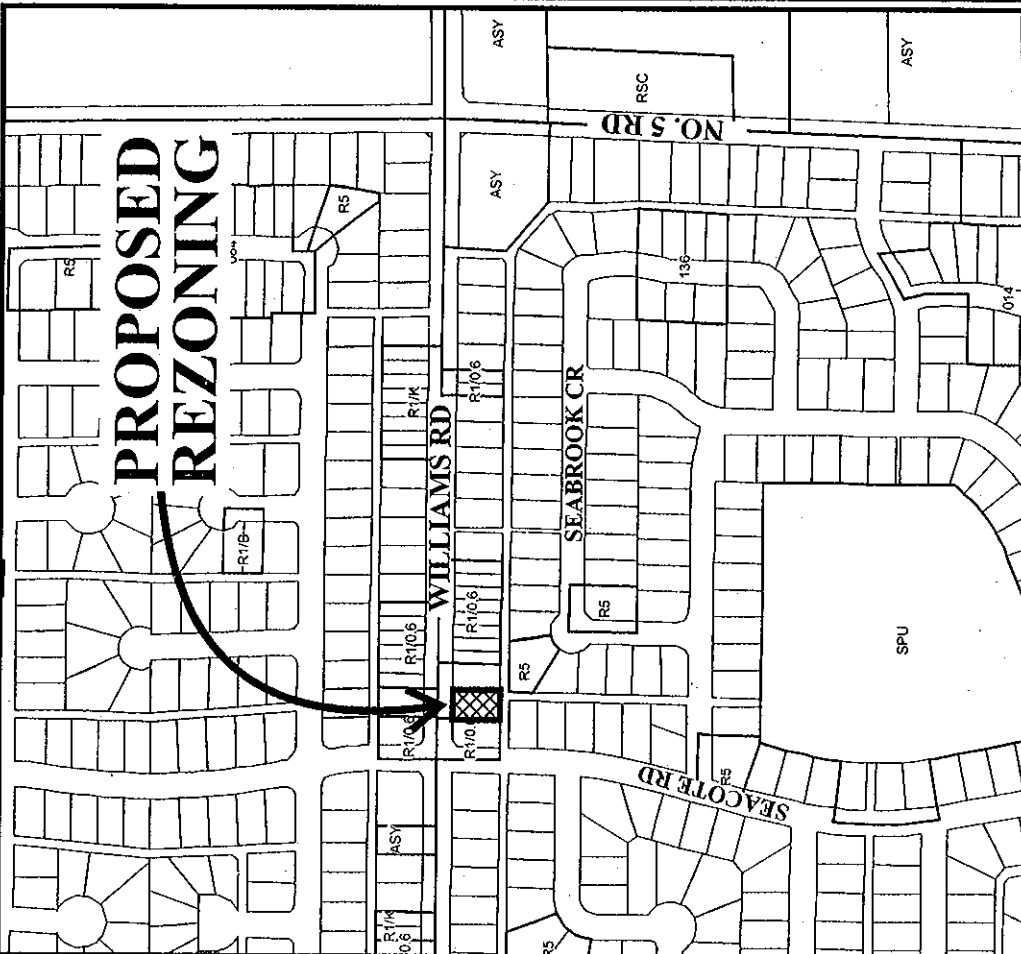
Cynthia Lussier
Planning Assistant

CL:rg

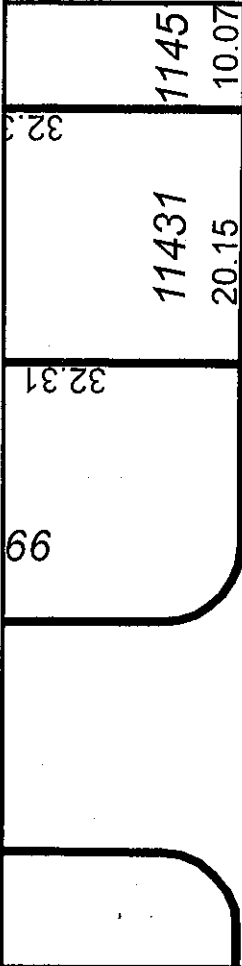
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5434
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



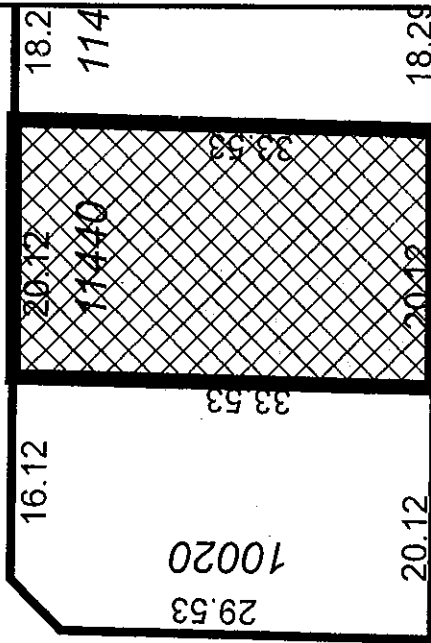
City of Richmond



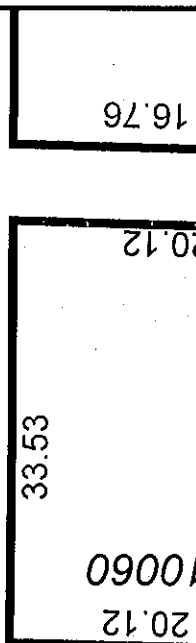
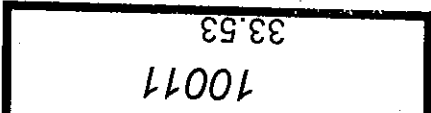
PROPOSED REZONING



WILLIAMS RD



SEACOTE RD

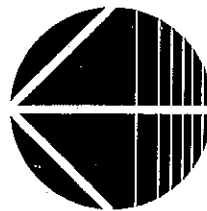


RZ 07-397368

Original Date: 01/10/08

Revision Date:

Note: Dimensions are in METRES





**SUBJECT
PROPERTY**

WILLIAMS RD

SEAGOTIER RD

SEABROOK CR

NO. 5 RD



RZ 07-397368

Original Date: 01/10/08

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 07-397368

Attachment 2

Address: 11440 Williams Road

Applicant: Karnjit Gosal

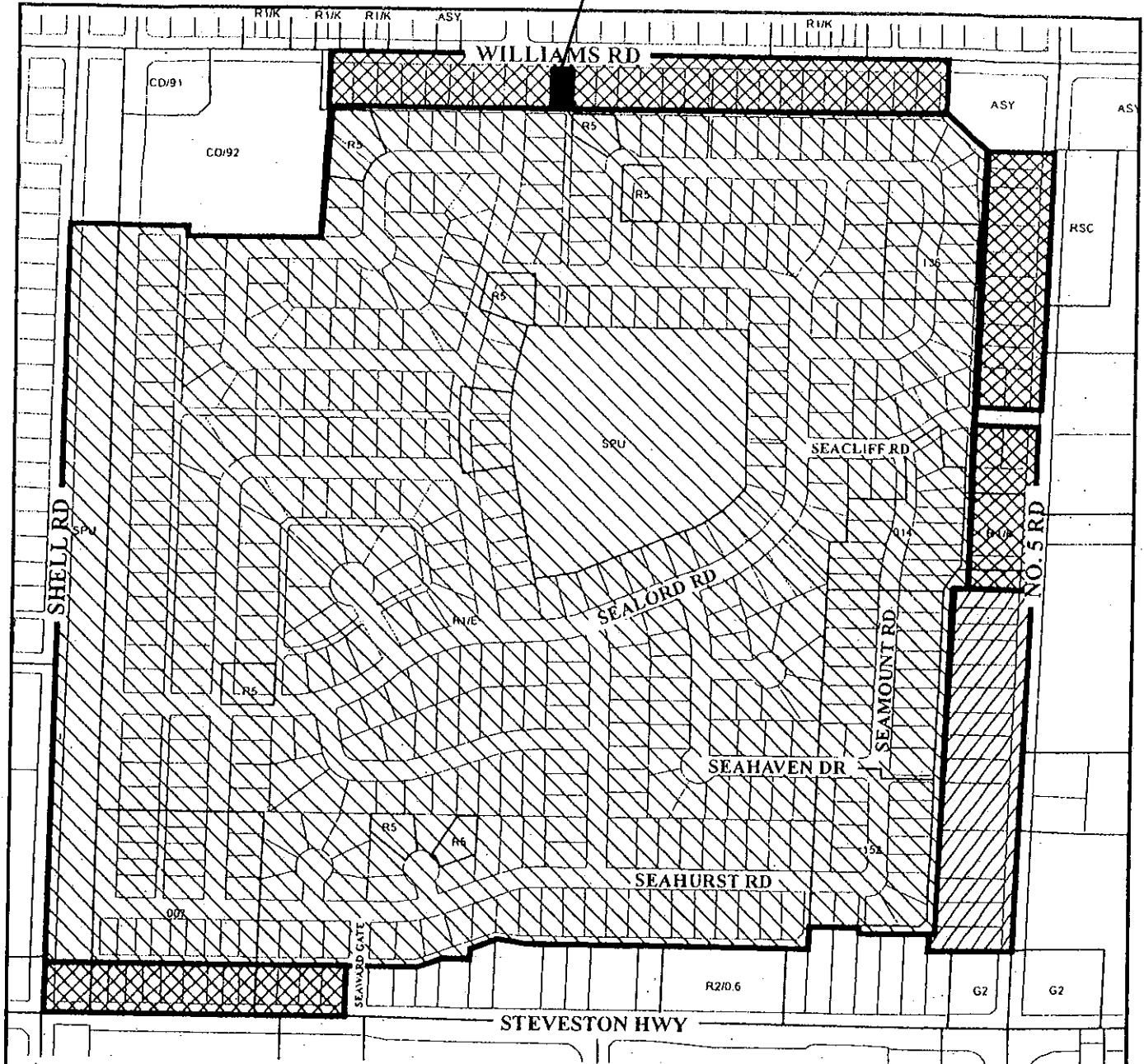
Planning Area(s): Shellmont

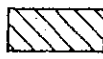

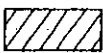
	Existing	Proposed
Owner:	Karnjit Gosal, Balbir Gosal, Kirpal Gosal	To be determined
Site Size (m²):	675 m ² (7,266 ft ²)	Two (2) lots each approx. 338 m ² (3,633 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Policy 5434 - Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this section of Williams Road.	No change
Zoning:	Single-Family Housing District Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP 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. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	338 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.

SUBJECT PROPERTY



-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted).
-  Subdivision permitted as per **R1/B**



Policy 5434
Section 36-4-6

Adopted Date: 02/19/1990

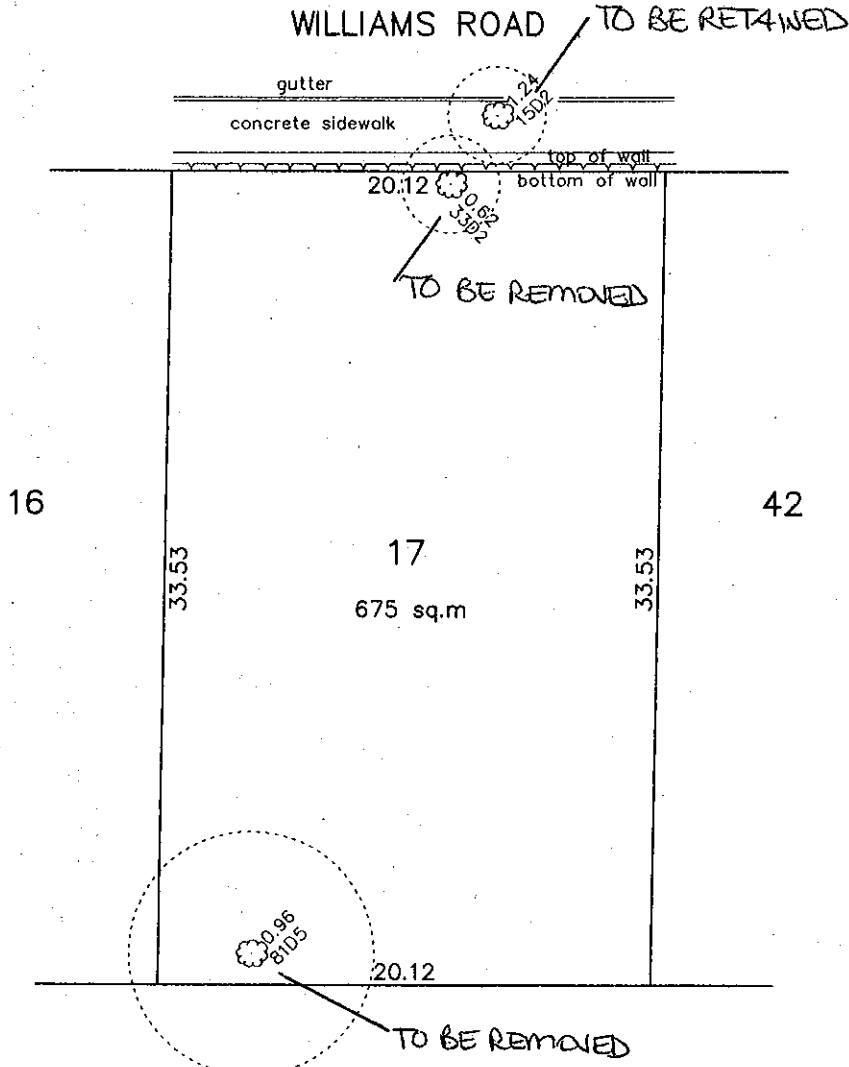
Amended Date: 11/18/1991
10/16/2006

TOPOGRAPHIC PLAN SHOWING TREES ON LOT 17
SECTION 36, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 19922

SCALE 1 : 250

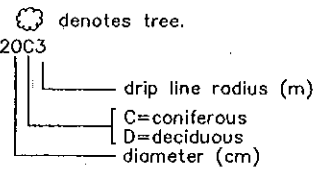


All distances are in metres.



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geocentric Datum of Richmond and are derived from benchmark 511(pink): AH of hydrant on south side of Williams Road at house #11460. Elevation = 2.234 m.
- All trees have been plotted as required by Richmond Tree Protection Bylaw.



CERTIFIED CORRECT.
DATED THIS 18TH DAY OF JUN., 2007

LOUIS NGAN B.C.L.S.

CIVIC ADDRESS
11440 WILLIAMS ROAD
RICHMOND, B.C.

LOUIS NGAN LAND SURVEYING

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



Rezoning Considerations

11440 Williams Road
RZ 07-397368

Prior to final adoption of Zoning Amendment Bylaw 8416, 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 Lane Establishment & Arterial Road Redevelopment Policies, and should include the four (4) replacement trees with the following minimum sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
2	9 cm	or	5 m
2	11 cm		6 m

2. 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.
3. Registration of a flood indemnity covenant on title.

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

1. Enter into a standard Servicing Agreement for the design and construction of lane improvements along the entire south property line, extending from proposed lane improvements at 10020 Seacote Rd. Lane works are to include, but not be limited to, storm sewer, sand and gravel base, roll curb and gutter (5.1 curb to curb), asphalt pavement, and lane lighting. Design is to include water, storm, and sanitary sewer connections for both lots.
2. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8416 (RZ 07-397368)
11440 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. 003-945-782

Lot 17 Section 36 Block 4 North Range 6 West New Westminster District Plan 19922

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8416"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER