



To: Planning Committee **Date:** November 2, 2010
From: Brian J. Jackson, MCIP **File:** RZ 10-538054
 Director of Development
Re: **Application by Ajit Thaliwal for Rezoning at 10240 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)**

Staff Recommendation

That Bylaw No. 8675, for the rezoning of 10240 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given First Reading.

Wayne Co
 for 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"/>	<i>Joe Govea</i>

Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 10240 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to 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 No. 4 Road and Aquila Road. In recent years, the south side of this block of Williams Road has undergone considerable redevelopment to smaller lots through rezoning and subdivision. Other lots within this block have redevelopment potential due to the existing rear lane system.

- To the north of the subject site, directly across Williams Road, is a newer character dwelling on a large lot zoned “Single Detached (RS1/E)”;
- To the east, are several new dwellings on lots zoned “Compact Single Detached (RC1)”;
- To the south, is an older character dwelling fronting Dennis Crescent on a large lot zoned “Single Detached (RS1/E)”; and
- To the west, is a newer character dwelling (1993) on a large lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The OCP’s 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 this section of Williams Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy

The subject property is located within the area covered by Single Family Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006)(**Attachment 3**). This Policy permits rezoning

and subdivision of lots along this section of Williams Road in accordance with “Compact Single Detached (RC2)” or “Coach House (RCH)”. This redevelopment proposal would allow for the creation of two (2) lots, each approximately 10 m wide and 336 m² in area, which is consistent with the Lot Size Policy.

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

Numerous similar applications to rezone and subdivide properties to smaller lot sizes have been approved on both sides of this block of Williams Road, between No. 4 Road and Aquila Road. Other lots on the south side of this block of Williams Road have redevelopment potential under the Arterial Road Redevelopment Policy.

Trees & Landscaping

A tree survey submitted by the applicant shows no bylaw-sized trees on the subject property, two (2) undersized trees on adjacent properties, and one (1) bylaw-sized tree in the boulevard on City-owned property (**Attachment 4**).

A Certified Arborist’s Report was submitted by the applicant, which assesses the potential impact to off-site trees from the proposed development. The Report confirms that there are no potential impacts anticipated to off-site trees on adjacent sites, as they are small-sized trees located far enough away from proposed development.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted a Visual Tree Assessment, and concurs that trees on adjacent sites will not be impacted by the proposed development and do not require Tree Protection Fencing. Tree Protection Fencing is required to be installed around the bylaw-sized tree in the boulevard on City-owned property (minimum 1.5 m out from the base of the tree).

Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a registered landscape architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the landscape architect, including installation costs). The Landscape Plan must be consistent with the guidelines provided in the Arterial Road Redevelopment Policy and must include two (2) trees in the front yard of each new lot. The Landscaping Security is required to ensure that the trees are planted and maintained, and that the front yards of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Williams Road is not permitted in accordance with Bylaw 7222. Access to the site at future development stage is to be from the existing rear lane only.

Affordable Housing

Richmond's 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 City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes 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 applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant 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. \$4, 340).

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), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the existing rear lane. The potential exists for other lots on this side of Williams Road to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

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

The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

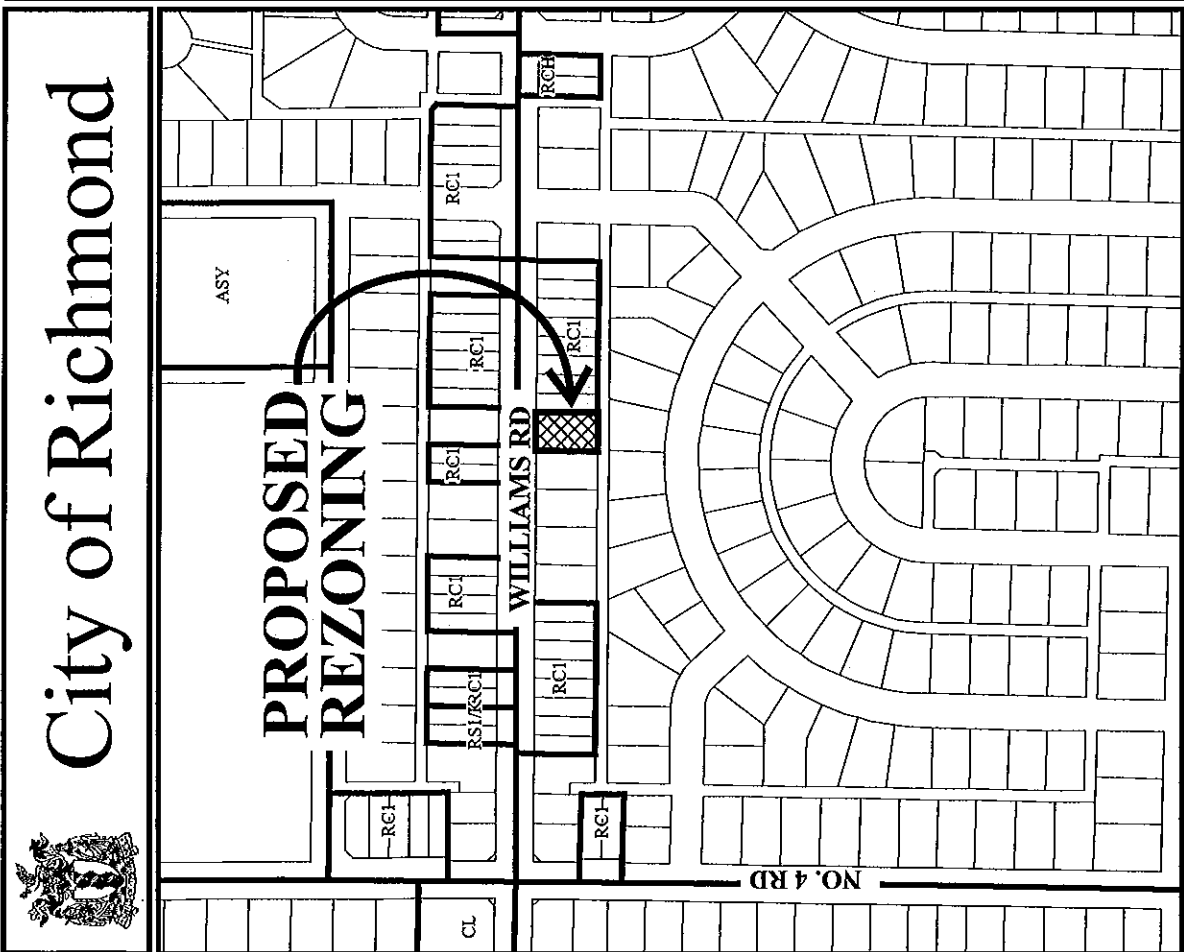
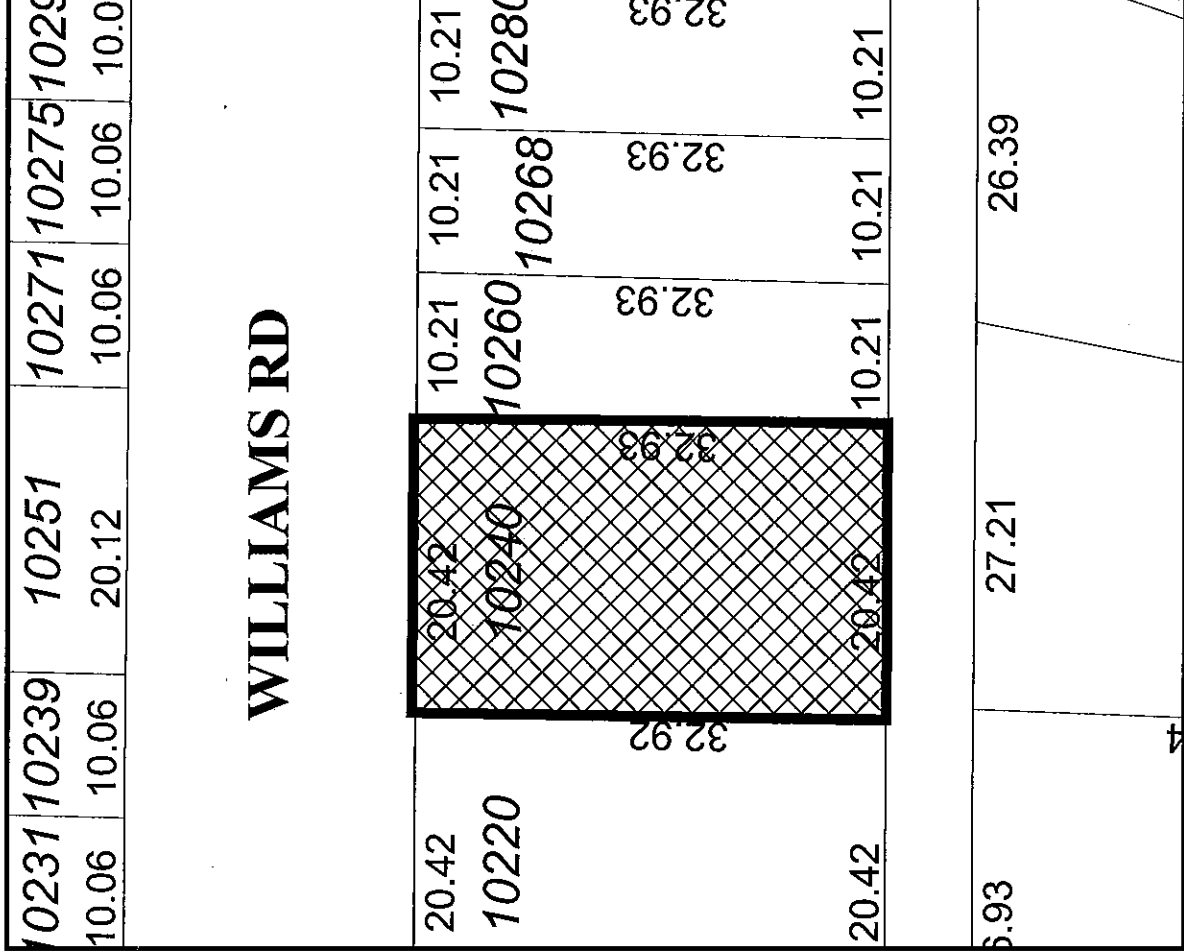
On this basis, staff recommends support for the application.




Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

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





City of Richmond

RZ 10-538054

Original Date: 07/26/10
Revision Date:
Note: Dimensions are in METRES



RZ 10-538054

Original Date: 07/26/10

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 10-538054 **Attachment 2**

Address: 10240 Williams Road

Applicant: Ajit Thaliwal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Bonnie Kam Lin Lee Robert Cheuk Ming Lee	To be determined
Site Size (m²):	672 m ² (7,233 ft ²)	Two (2) lots, each approx. 336 m ² (3,616 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:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to smaller lots along the south side of this section of Williams Road because of the existing rear lane system.	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	Each approx. 336 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):	Max. 2.5 storeys	Max. 2.5 storeys m	none



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	

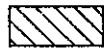
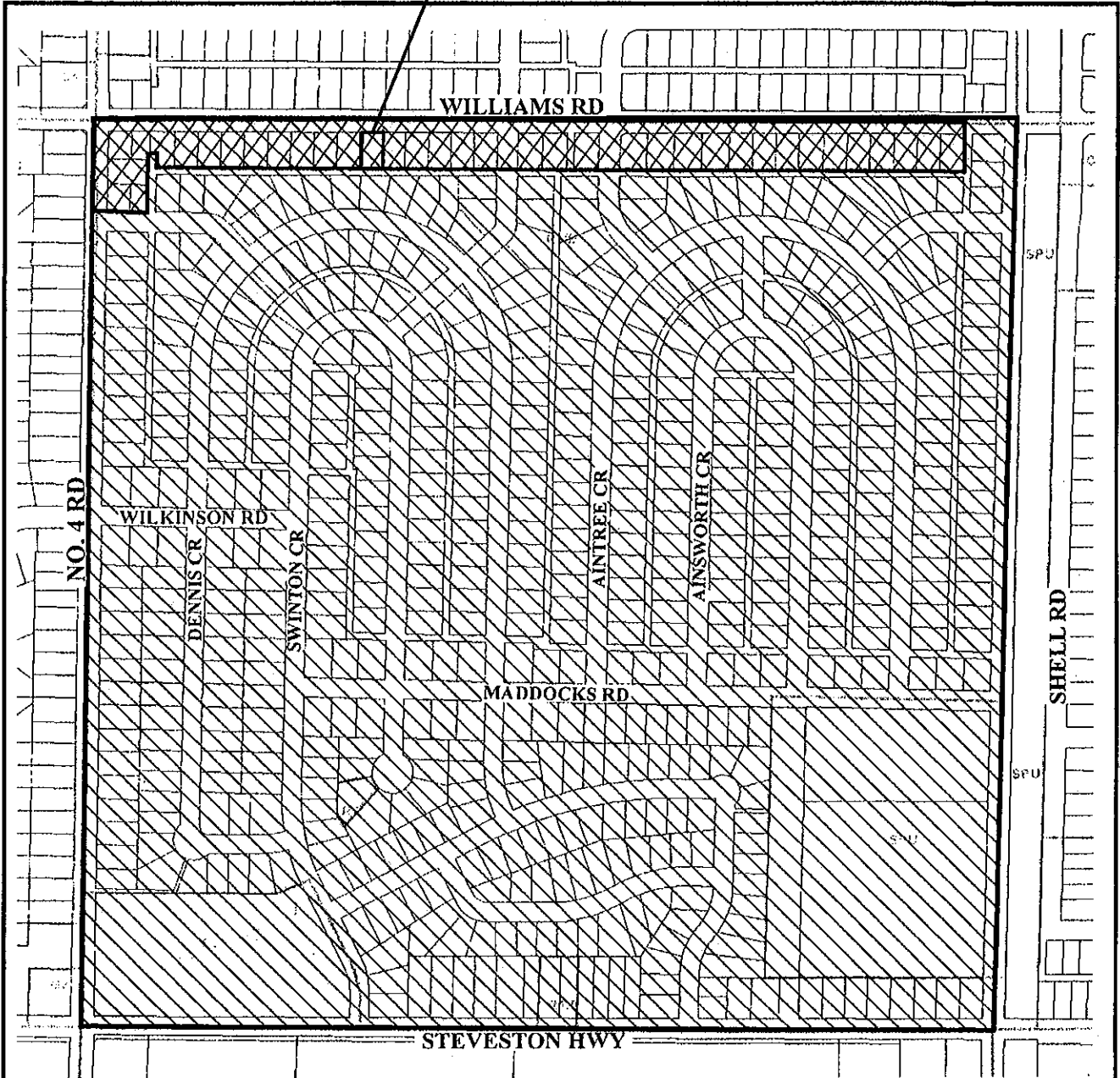
POLICY 5443:

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

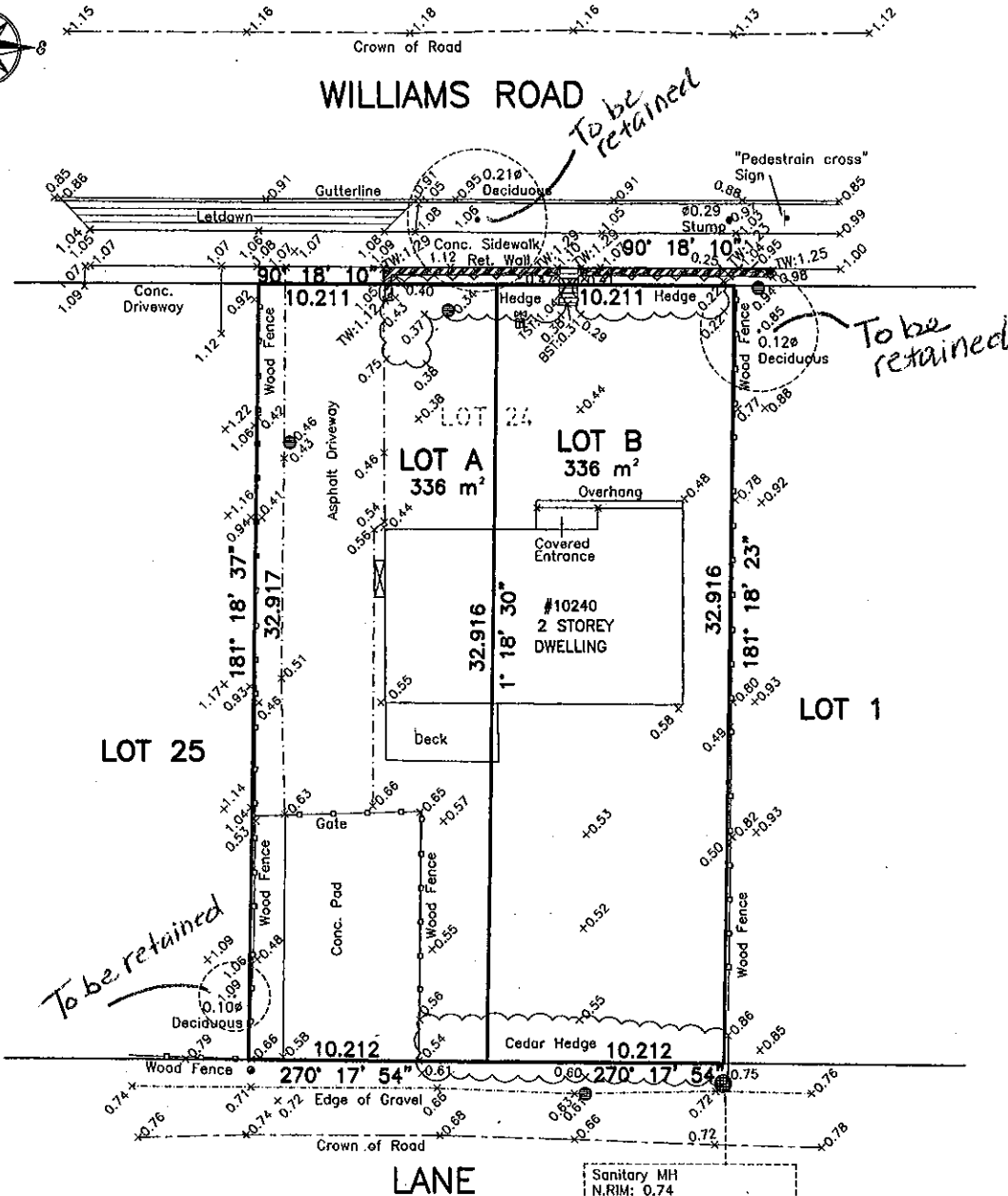
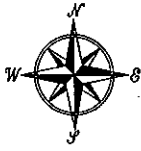
Amended Date: 12/18/06

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 24
BLOCK 1 SECTIONS 26 AND 35 BLOCK 4 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT PLAN 18549**

SCALE: 1:200

#10240 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D 010-459-758

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



Sanitary MH	N.RIM: 0.74
S.INV:	-0.90 (10ø pvc)
E.INV:	-0.87 (15ø pvc)
NE.INV:	-0.88 (15ø pvc)
NW.INV:	-0.92 (0.15ø pvc)
W.INV:	-0.88 (0.15ø pvc)

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4050
FB-155 P48-50
Drawn By: TH

- LEGEND:**
- denotes tree
 - ⊙ denotes power pole
 - denotes round catch basin
 - ⊕ denotes manhole
 - ⊞ denotes water meter
 - ⊟ denotes water valve
 - TW denotes top of wall
 - TST denotes top of stairs
 - BST denotes bottom of stairs

NOTE:
Elevations shown are based on City of Richmond HPN
Benchmark network.
Benchmark: HPN #191, Control Monument 02H2453 Located
at S edge traffic island
© Riverside Dr & Featherstone Way
Elevation = 1.664 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

Rezoning Considerations

**10240 Williams Road
RZ 10-538054**

Prior to final adoption of Zoning Amendment Bylaw 8675, the following items are required to be completed:

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 guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees; and,
 - Include two (2) trees (minimum 5 cm calliper) in the front yard of each new lot.
2. Registration of a flood indemnity covenant on Title.
3. 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 option selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single detached dwellings (\$4,340) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Prior to Demolition stage, the applicant will be required to:

- Install Tree Protection Fencing around the drip line of the street tree in the boulevard on City-owned property (minimum 1.5 m out from the base of the tree).

Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage, the applicant 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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8675 (RZ 10-538054)
10240 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 **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 010-459-758

Lot 24 Block 1 Sections 26 and 35 Block 4 North Range 6 West
New Westminster District Plan 18549

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8675**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER