



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** April 11, 2012
From: Brian J. Jackson, MCIP **File:** RZ 10-522194
Acting General Manager of Development
Re: Application by Khalid Hasan for Rezoning at 11340 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Bylaw No. 8895, for the rezoning of 11340 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Acting General Manager of Development

BJJ:el

Att.

| FOR ORIGINATING DEPARTMENT USE ONLY <i>AC/11/12</i> | | |
|---|--|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Affordable Housing | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | |

Staff Report

Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 11340 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Compact Single Detached (RC2) in order to permit the property to be subdivided into two (2) single family lots with vehicle access from an existing rear lane (**Attachment 2**).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Williams Road, between Shell Road and Seacote Road, in an established residential neighbourhood consisting of a mix of older single detached dwellings on larger lots and new single detached dwellings on compact lots.

Related Policies & Studies

Lot Size Policy 5434

The subject property is located within the Single-Family Lot Size Policy No. 5434 (adopted by Council February 19, 1990/amended October 16, 2006) (**Attachment 4**). This Policy permits development of compact lots (minimum 9 m or 29.5 ft. wide) along Williams Road, providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; each approximately 10.06 m wide, with vehicle access from an existing rear lane, which is in conformance with the policy.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy, which encourages compact single-family development with lane access along arterial roads.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant is proposing to provide a legal secondary suite on at least one (1) of the two (2) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suites are 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. This agreement will be discharged from Title on the one (1) lot where a secondary

suite is not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind 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 per square foot of total building area of the single detached developments (i.e. \$4,353).

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.

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

Tree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; six (6) trees were identified and assessed:

- two (2) bylaw-sized trees on the subject property;
- one (1) bylaw-sized tree on the adjacent property to the west (11320 Williams Road); and
- three (3) street trees on city's property along the site frontage.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove all bylaw-sized trees on the subject site:

- a 20 cm caliper Cherry tree on-site is recommended for removal due to its existing poor condition (as a result of previous topping); and
- a 28 cm caliper Cherry tree on-site is recommended for removal due to its existing poor condition (as a result of previous topping) and the conflict with new construction. Since this tree is located on the west property line, a written permission from the adjacent property owner to the west (at 11320 Williams Road) to remove the tree has been obtained.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, four (4) replacement trees each at 6 cm calliper or 3.5 m in height are required.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan

should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and include four (4) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is also proposing to remove a bylaw-sized Babylon Willow tree located on the neighbouring property to the west (at 11320 Williams Road) due to its conflict with new construction. The City's Tree Preservation Coordinator agrees with the Arborist that this tree is in very poor condition (old topping wounds have formed large decay pockets that are prone to branch failure) and recommends removal. A consent letter from the property owners of 11320 Williams Road is on file. A separate Tree Cutting Permit is required prior to Building Permit issuance.

Three (3) street trees located on City property are all in good condition and should be retained. Since all three (3) trees are located in a concrete sidewalk, tree protection barriers are not required.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222.

Subdivision

At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, Servicing costs and cash-in-lieu for future lane improvements.

Analysis

The rezoning application complies with Lot Size Policy 5434 and the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) compact lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.

A handwritten signature in black ink, appearing to read 'Edwin Lee', with a long horizontal stroke extending to the right.

Edwin Lee
Planner 1

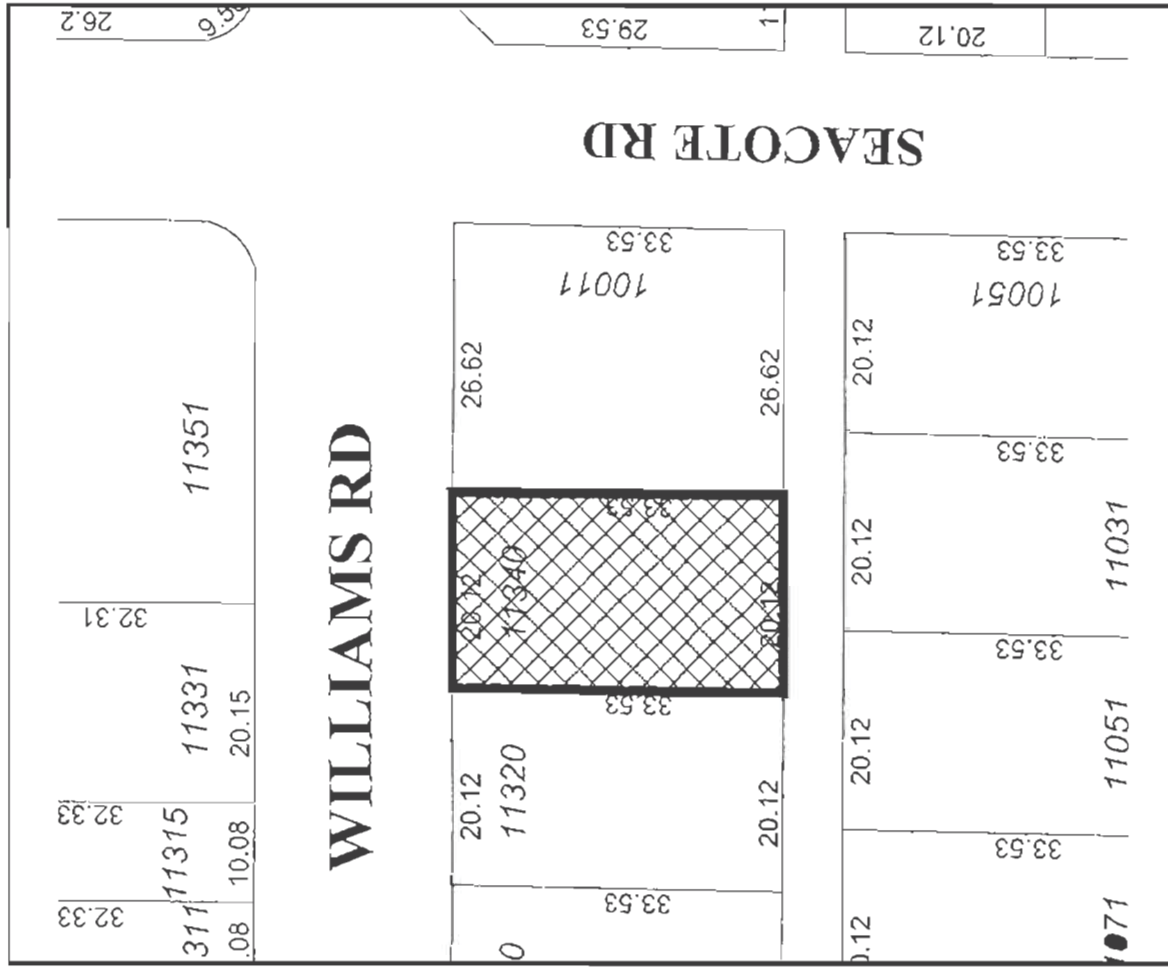
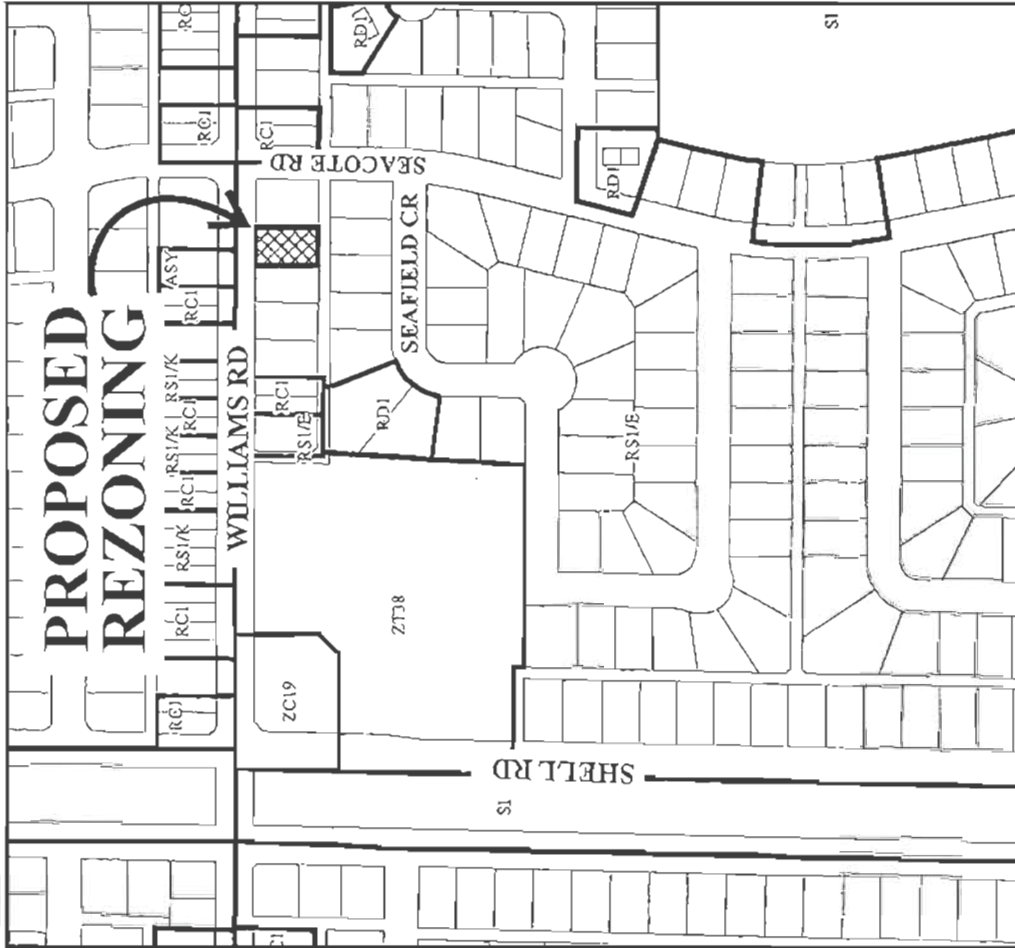
EL:rg

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



City of Richmond

PROPOSED REZONING

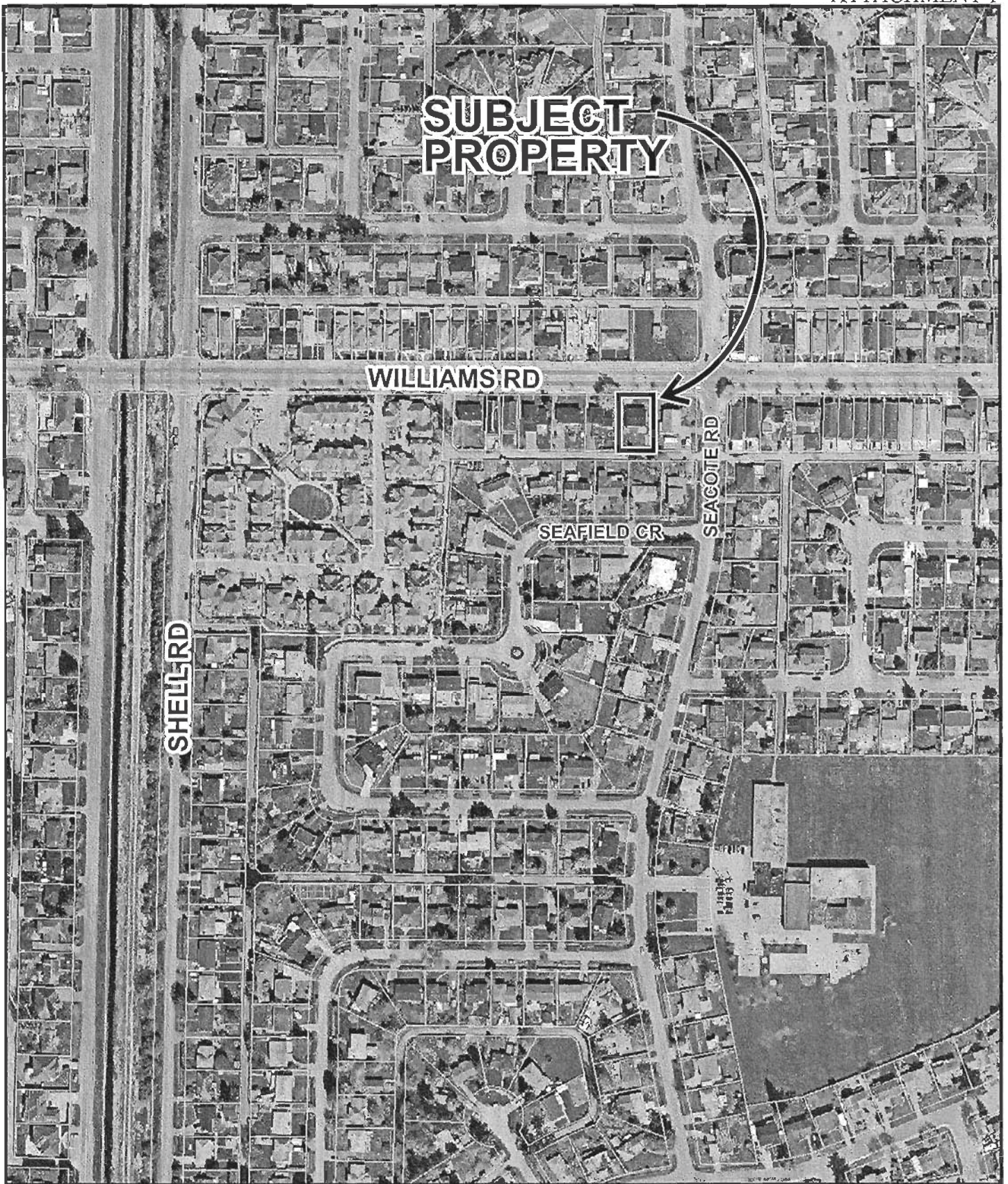


RZ 10-522194

Original Date: 03/31/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-522194

PH - 267

Original Date: 03/31/10

Amended Date:

Note: Dimensions are in METRES



RZ 10-522194

Attachment 3

Address: 11340 Williams Road

Applicant: Khalid Hasan

Planning Area(s): Shellmont

| | Existing | Proposed |
|-----------------------------------|--|---|
| Owner: | Urban Era Builders & Developers Limited. | No Change |
| Site Size (m²): | 674 m ² (7,255 ft ²) | Two (2) lots – each approximately 337 m ² (3,627.5 ft ²) |
| Land Uses: | One (1) single-family dwelling | Two (2) single-family dwellings |
| OCP Designation: | Generalized Land Use Map – Neighbourhood Residential | No change |
| Area Plan Designation: | N/A | No change |
| 702 Policy Designation: | Lot Size Policy 5434 permits rezoning and subdivision to Compact Single Detached (RC2) or Coach Houses (RCH). | No change |
| Zoning: | Single-Family Housing District, Subdivision Area E (R1/E) | Compact Single Detached (RC2) |
| Number of Units: | 1 | 2 |
| Other Designations: | Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane. | No change |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|-------------------|------------|----------------|
| Floor Area Ratio: | Max. 0.60 | 0.60 Max. | none permitted |
| Lot Coverage – Building: | Max. 50% | 50% Max. | none |
| Lot Coverage – Buildings, structures, and non-porous | Max. 70% | 70% Max. | none |
| Lot Coverage – Landscaping | Min. 20% | 20% Min. | none |
| Setback – Front Yard (m): | 6 m Min. | 6 m Min. | none |
| Setback – Rear Yard (m): | Min. 1.2 m | 1.2 m Min. | |
| Setback – Side Yards (m): | Min. 1.2 m | 1.2 m Min. | none |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|-----------------------------|--------------------|--------------------|----------|
| Height (m): | 2.5 storeys | 2.5 storeys | none |
| Lot Size (min. dimensions): | 270 m ² | 337 m ² | none |
| Lot Width | Min. 9 m | 10.06 m | none |

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

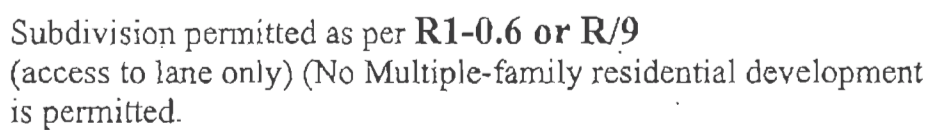
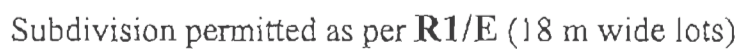
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by Steveston Highway, Shell Road, No. 5 Road, and Williams Road:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) 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, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

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



**City of
Richmond**

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 11340 Williams Road

File No.: RZ 10-522194

Prior to final adoption of Zoning Amendment Bylaw 8895, 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, 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;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 4 | 6 cm | | 3.5 m |

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

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) future lots, 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 about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,353) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Prior to Approval of Subdivision, the developer is required to:

1. Pay Development Cost Charges (City & GVS&DD), School site acquisition charge, Address assignment fee, Servicing costs, and cash-in-lieu for future lane improvements.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

Signed

Date

PH - 273



City of Richmond

Bylaw 8895

Richmond Zoning Bylaw 8500 Amendment Bylaw 8895 (RZ 10-522194) 11340 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. 004-255-275

Lot 39 Section 36 Block 4 North Range 6 West New Westminster District Plan 25908

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8895".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 14 2012

| |
|--|
| CITY OF RICHMOND |
| APPROVED by  |
| APPROVED by Director or Solicitor  |

MAYOR

CORPORATE OFFICER