



To: Planning Committee **Date:** August 18, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-585249
 Director of Development
Re: **Application by Ajit Thallwal for Rezoning at 11531 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)**

Staff Recommendation

That Bylaw No.8806, for the rezoning of 11531 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Brian J. Jackson, MCIP
 Director of Development

ES: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>THORPE FOR J. ERCLA</i>

Item	Details
Application	RZ 11-585249
Location	11531 Williams Road
Owner	Amit Dhingra, Sushil Arora, Varun Pasad
Applicant	Ajit Thaliwal

Date Received	July 22, 2011
Acknowledgement Letter	July 28, 2011
Fast Track Compliance	August 8, 2011
Staff Report	August 9, 2011
Planning Committee	September 20, 2011

Site Size	652 m ² (7,0182.3 ft ²)
Land Uses	Existing – One (1) single detached dwelling
	Proposed – Two (2) single detached lots, each 326 m ² (3,509 ft ²)
Zoning	Existing – Single Detached (RS1/E)
	Proposed – Compact Single Detached (RC2)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" • OCP Specific Land Use Map designation – "Low-Density Residential" • Area Plan or Sub-Area Plan – None <p><i>This application conforms with applicable land use designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located on the north side of Williams Road, between Seacote Road and No. 5 Road, in an established residential neighbourhood consisting of a mix of older single detached dwellings on larger lots and new single detached dwellings on small lots. • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the east is a single detached dwelling zoned "Compact Single Detached (RC1)"; ○ To the south across Williams Road, are single detached dwellings zoned "Compact Single Detached (RC1)"; ○ To the west is a single detached dwelling zoned "Single Detached (RS1/E)";

Staff Comments	Background												
	<p>• A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).</p> <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • 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 and assesses: <ul style="list-style-type: none"> ○ Two (2) bylaw-sized trees and a Laurel hedgerow on the subject property; and ○ Two (2) undersized trees located within the sidewalk on City-owned property. • The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to remove the Laurel hedgerow and remove and replace the two (2) bylaw-sized trees (Trees #493 & #494) located on the site due to structural defects and impacts due to grade changes required, as this site is currently approximately 1 m below the existing sidewalk grade. • The City's Tree Preservation Coordinator also concurs with the Arborist's recommendation to retain the two (2) undersized trees located on City-owned property (Trees A & B). Tree protection barriers are not required around these trees as there are no potential impacts from the proposed development due to their existing condition within pre-cast concrete surrounds in the sidewalk. <p>The final Tree Retention Plan is included in Attachment 3.</p> <ul style="list-style-type: none"> • Based on the 2:1 replacement ratio goal in the OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of 4 (four) replacement trees of the following sizes are required to be planted and maintained on the future lots: <table border="1" data-bbox="662 1444 1352 1654"> <thead> <tr> <th># Replacement Trees</th> <th>Min. calliper of deciduous tree</th> <th>or</th> <th>Min. height of coniferous tree</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>6 cm</td> <td></td> <td>3.5 m</td> </tr> <tr> <td>2</td> <td>9 cm</td> <td></td> <td>5 m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • 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. 	# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree	2	6 cm		3.5 m	2	9 cm		5 m
# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree										
2	6 cm		3.5 m										
2	9 cm		5 m										

	<p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> 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 towards the City's Affordable Housing Reserve Fund for single-family rezoning applications. The applicant proposes to provide a legal secondary suite on one 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 required prior to 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. \$4,212). <p><u>Flood Management</u> Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.</p> <p><u>Site Servicing & Vehicle Access</u> There are no servicing concerns with rezoning.</p> <p>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.</p> <p><u>Subdivision</u> 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.</p>
<p>Analysis</p>	<p>This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single detached 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.</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Retention Plan</p>

Recommendation	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.
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Erika Syvokas
Planning Technician
(604-276-4108)

Prior to final adoption of Zoning Amendment Bylaw 8806, 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; and
 - Include the four (4) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	6 cm		3.5 m
2	9 cm		5 m

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) 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. \$4,212) 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.

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

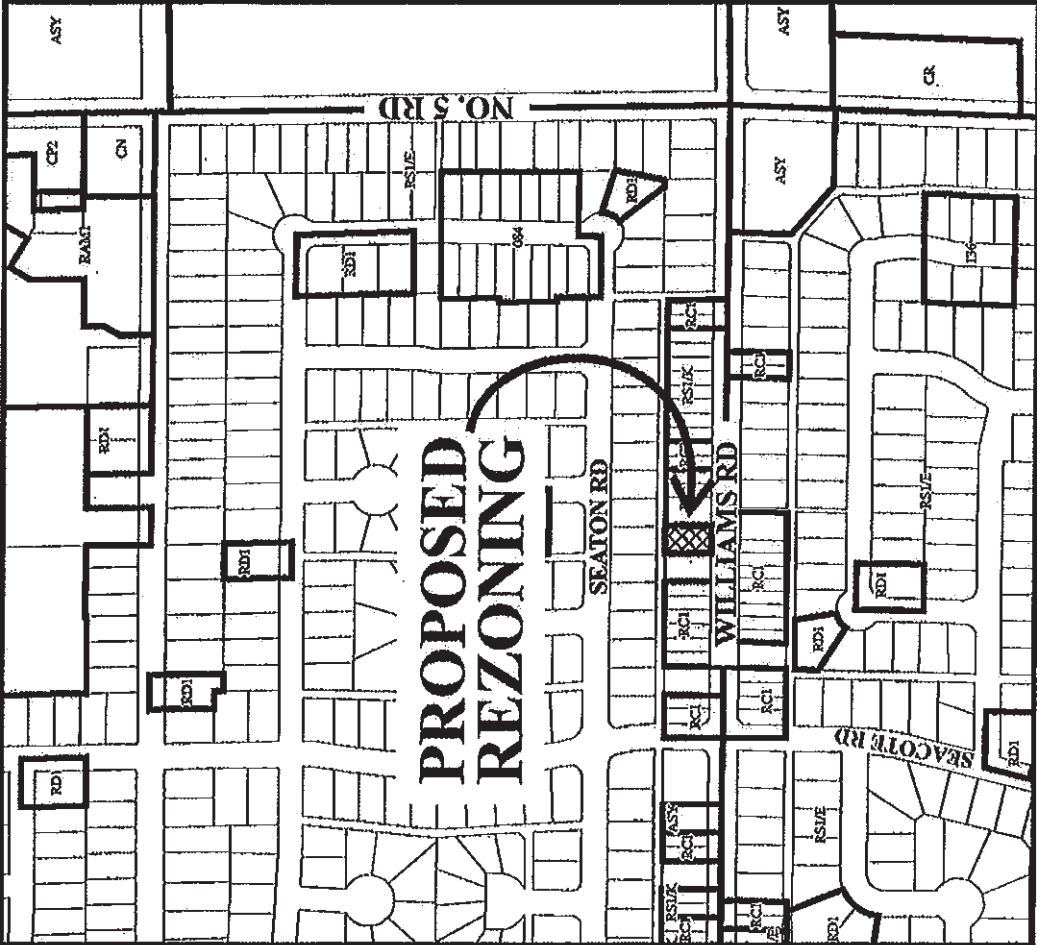
- Pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charge (NIC) fees for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

[Signed original on file]

Signed _____

Date _____

City of Richmond



20.15	20.15	20.15	20.15	20.15
20.15	20.15	11531	20.15	10.07
32.31	11531	11551	32.31	32.32
11511	32.31	11531	20.15	11571
20.15	20.15	20.15	20.15	10.08
11528	9.15	20.12	9.15	11580
9.15	9.15	11540	11548	3.58
3.59	3.58	3.58	3.58	3.58

WILLIAMS RD

RZ 11-585249



Original Date: 07/29/11

Revision Date:

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

SEATON RD

WILLIAMS RD

SEACOTE RD

NO. 5 RD



RZ 11-585249

Original Date: 07/29/11

Amended Date:

Note: Dimensions are in METRES

RH - 65



City of Richmond

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

**Development Application
 Data Sheet**

RZ 11-585249

Attachment 2

Address: 11531 Williams Road

Applicant: Ajit Thaliwal

Planning Area(s): Shellmont

	Existing	Proposed
Owners:	Amit Dhingra, Sushil Arora, & Varun Pasad	To be determined
Site Size (m²):	662 m ² (7,018 ft ²)	Two (2) lots each approx. 326m ² (3,509 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 – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	NA
702 Policy Designation:	None	NA
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
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	326 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side (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 significant trees.

TREE RETENTION PLAN

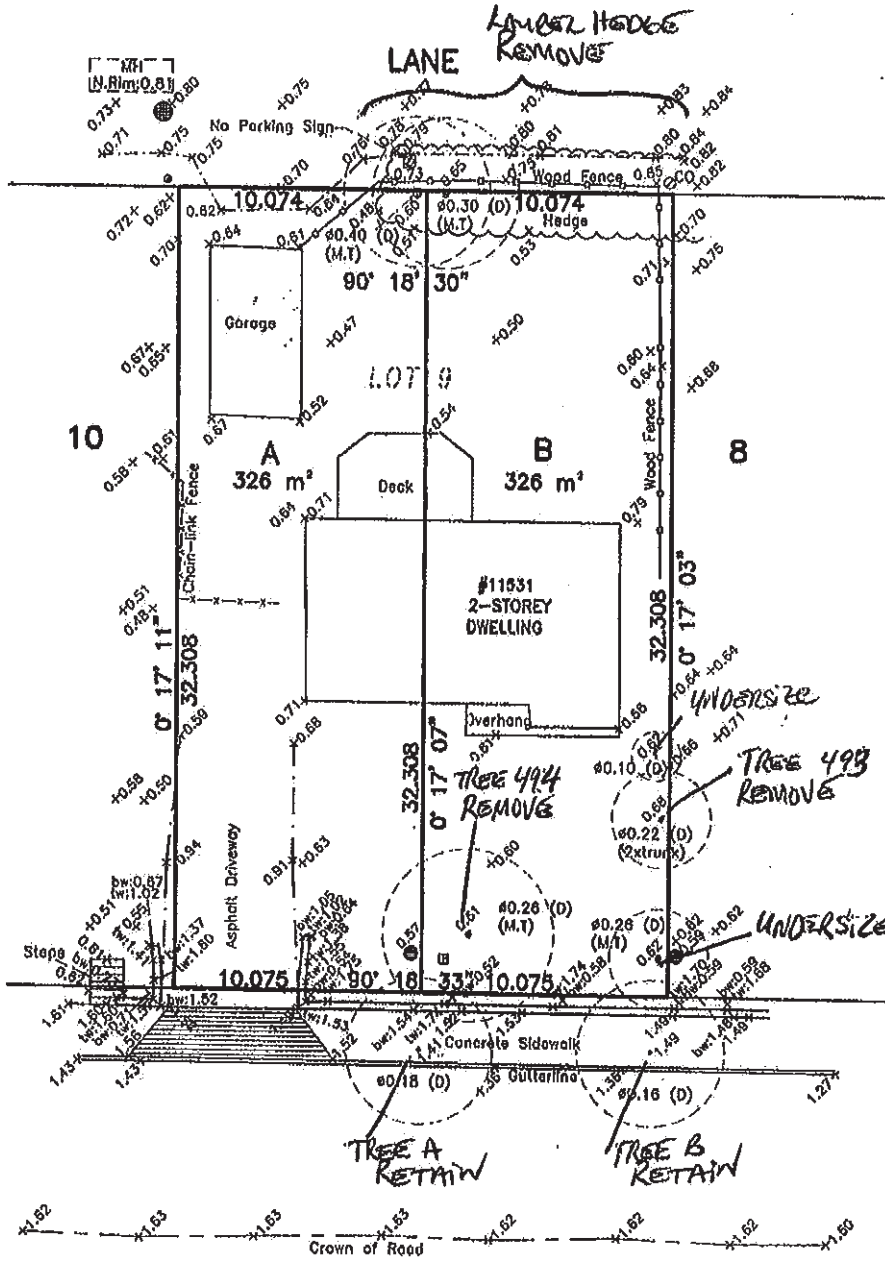
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 9 BLOCK 1
SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935**

SCALE: 1:200

531 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 000-782-084



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



WILLIAMS ROAD

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Phone: 214-8928
214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4526
FB-187 P33-35
Drawn By: TH

- LEGEND:**
- (D) denotes deciduous
 - ◆ denotes power pole
 - denotes round catch basin
 - ⊙ denotes manhole
 - ⊠ denotes water meter
 - tw denotes top of retaining wall
 - bw denotes bottom of retaining wall
 - M.T denotes multi-trunk

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument O2H2453
Located at S edge traffic island
© Riverside Dr & Featherstone Way
Elevation = 1.664 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
JULY 7th, 2011



Richmond Zoning Bylaw 8500
Amendment Bylaw 8806 (RZ 11-585249)
11531 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. 000-782-084

Lot 9 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8806".

FIRST READING

SEP 26 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER