



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** August 13, 2012
From: Joe Erceg
General Manager, Planning and Development **File:** RZ 12-610058
Re: Application by Pritpal Singh Randhawa for Rezoning at 10180 Williams Road
from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Bylaw No. 8930, for the rezoning of 10180 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Joe Erceg
General Manager, Planning and Development

CL:rg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Pritpal Singh Randhawa has applied to the City of Richmond for permission to rezone 10180 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 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.

To the north of the subject site, directly across Williams Road, are two (2) dwellings that are currently under construction on lots recently zoned “Compact Single Detached (RC2)”;

To the east and west, are older character dwellings on a large lot zoned “Single Detached (RS1/E)”;

To the south, directly across the rear lane, are dwellings on large lots 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 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). 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)" provided there is access to an operational rear lane (**Attachment 3**). 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.

Affordable Housing Strategy

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 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 rezoning adoption, 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.

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 in recent years 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 have redevelopment potential under the Arterial Road Redevelopment Policy and the existing Lots Size Policy.

Trees & Landscaping

A tree survey submitted by the applicant shows the location of three (3) bylaw-sized trees on the subject property, one (1) bylaw-sized tree on the adjacent property to the west (10160 Williams Rd), and two (2) street trees in the boulevard on City-owned property (**Attachment 4**).

A Certified Arborist's Report was submitted by the applicant, which identified tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends retention of the bylaw-sized tree on the adjacent property to the west (Tree # 2), and to prune encroaching roots at the shared property line prior to raising the grade of the subject site. The Report recommends removal of the three (3) bylaw-sized trees on the subject site due to previous topping, poor structure and condition (Trees # 1, 3, and 4).

The City's Tree Preservation Coordinator and City's Parks Arborist have reviewed the Arborist's Report and conducted Visual Tree Assessments (VTAs).

The City's Tree Preservation Coordinator concurs with the Arborist's recommendations for the removal of the three (3) on-site trees based on their fair to poor condition as a result of previous topping due to hydro line clearance (Trees # 1, 3, and 4). The on-site trees are not good candidates for retention and should be removed and replaced. Concurrence is also given for the retention of the neighbouring Tree # 2 as recommended by the Arborist.

The City's Parks Arborist recommends that the two (2) street trees in the boulevard on City-owned property should be retained and protected prior to demolition and construction on the subject site.

The Tree Retention Plan is reflected in **Attachment 4**.

Tree Protection Fencing for the off-site Tree # 2 and the two (2) street trees in the boulevard on City-owned property 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 is required to submit a Contract with a Certified Arborist to supervise on-site works such as excavation and pruning of encroaching roots at the shared west property line prior to raising the grade on the subject site, as recommended. The Contract must include the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

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 six (6) replacement trees are required to be planted and maintained on the future lots, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4 m
2	10 cm		5.5 m

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 of the Arterial Road Redevelopment Policy and must include the required six (6) replacement trees. The Landscaping Security is required to ensure that the replacement trees will be 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 No. 7222. Vehicular access to the site at development stage will be from the existing rear lane only.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs including the cost of closing the existing driveway crossing on Williams Road.

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 operational 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 Lot Size Policy 5443, which allows rezoning and subdivision to "Compact Single Detached (RC2)". This rezoning application is consistent with the established pattern of redevelopment in the neighbourhood.

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

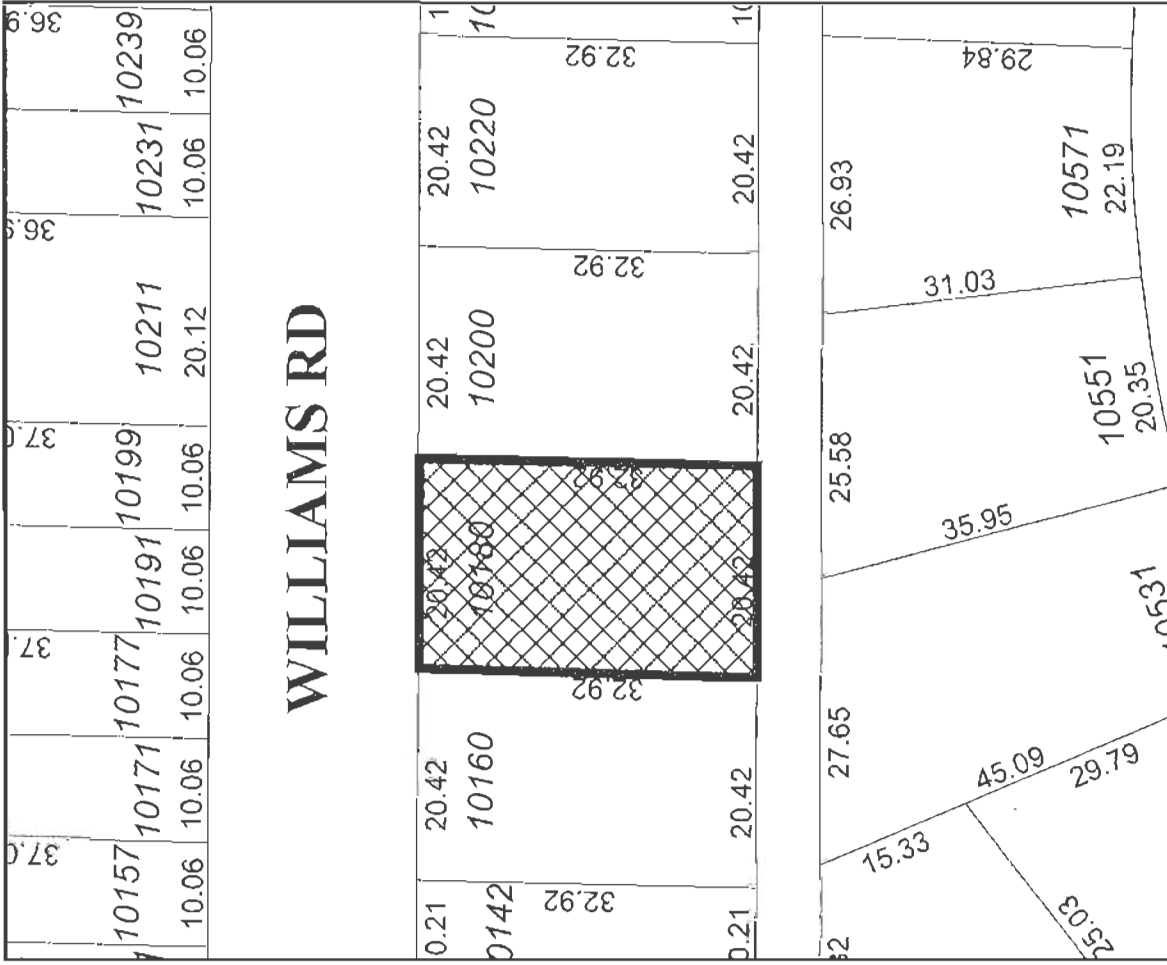
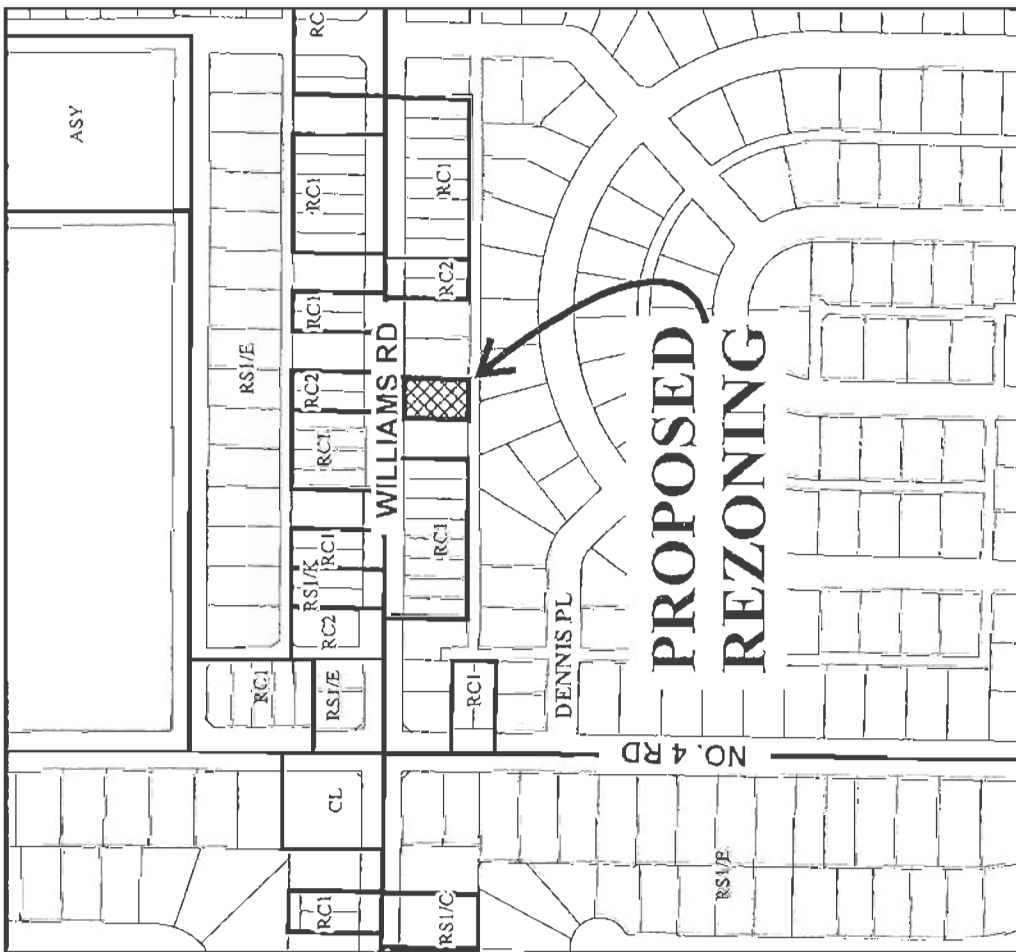
On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5443
Attachment 4: Tree Retention Plan
Attachment 5: Rezoning Considerations Concurrence





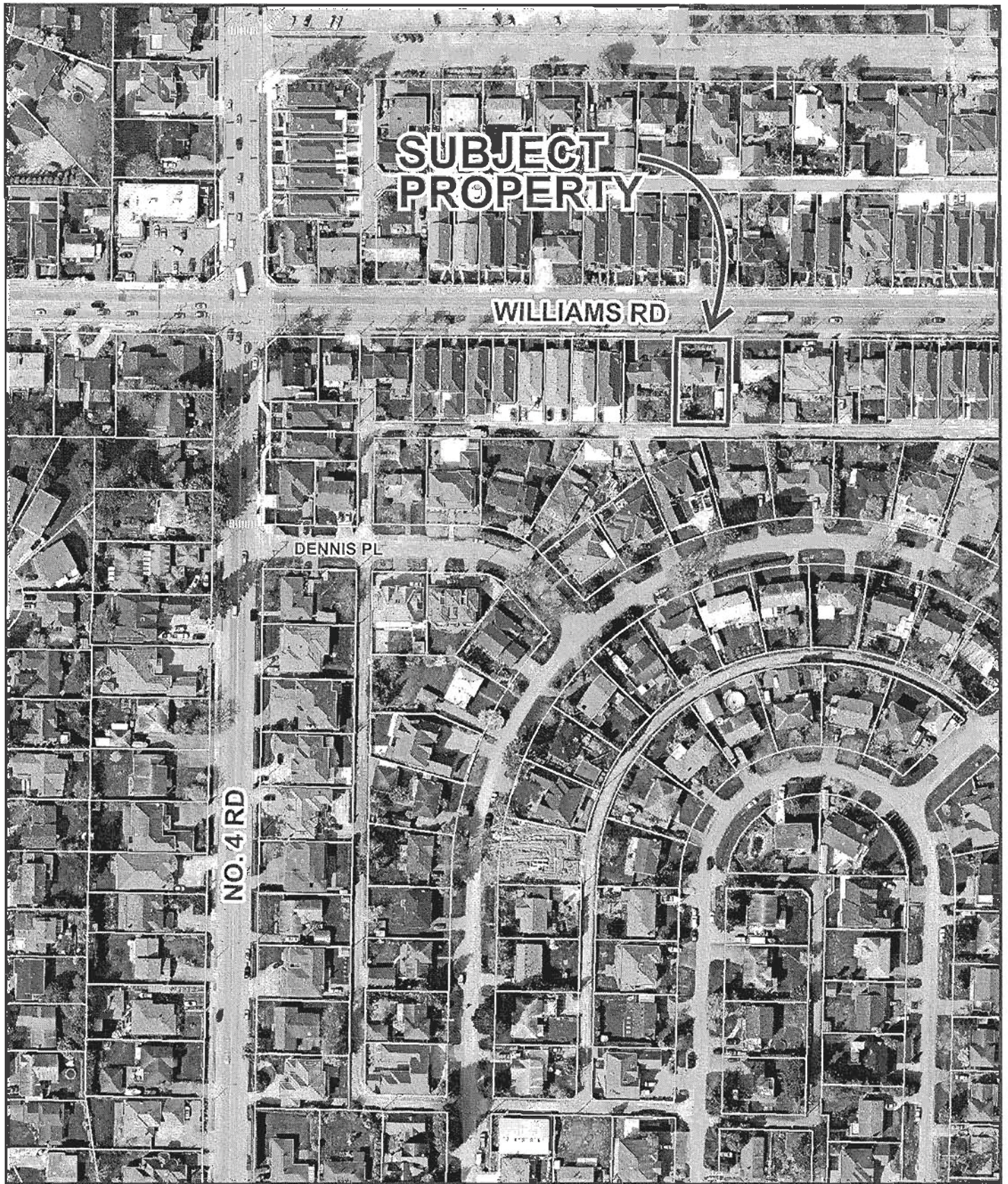
RZ 12-610058

Original Date: 05/23/12

Revision Date:

Note: Dimensions are in METRES

PLN - 21



RZ 12-610058

PLN - 22

Original Date: 05/23/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-610058

Attachment 2

Address: 10180 Williams Road

Applicant: Pritpal Singh Randhawa

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Pritpal Singh Randhawa Sukhpreet Kaur Randhawa Varinderjit Kaur Padda	To be determined
Site Size (m ²):	672 m ² (7,234 ft ²)	Two (2) lots, each approximately 336 m ² (3,617 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 due to the 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	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	none

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

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: December 17, 1990
Amended by Council: December 18, 2006**POLICY 5443**

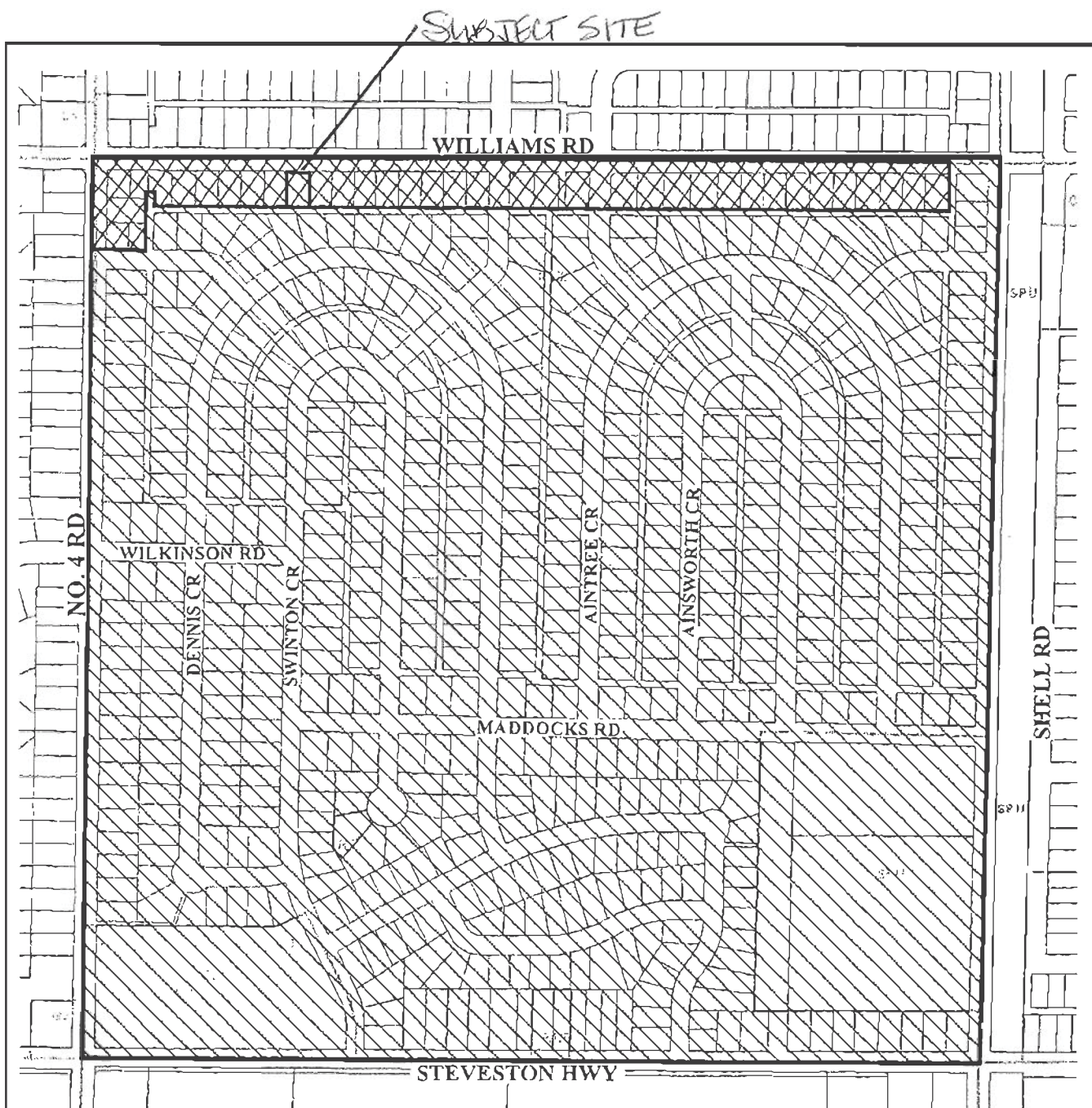
File Ref: 4045-00

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.



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

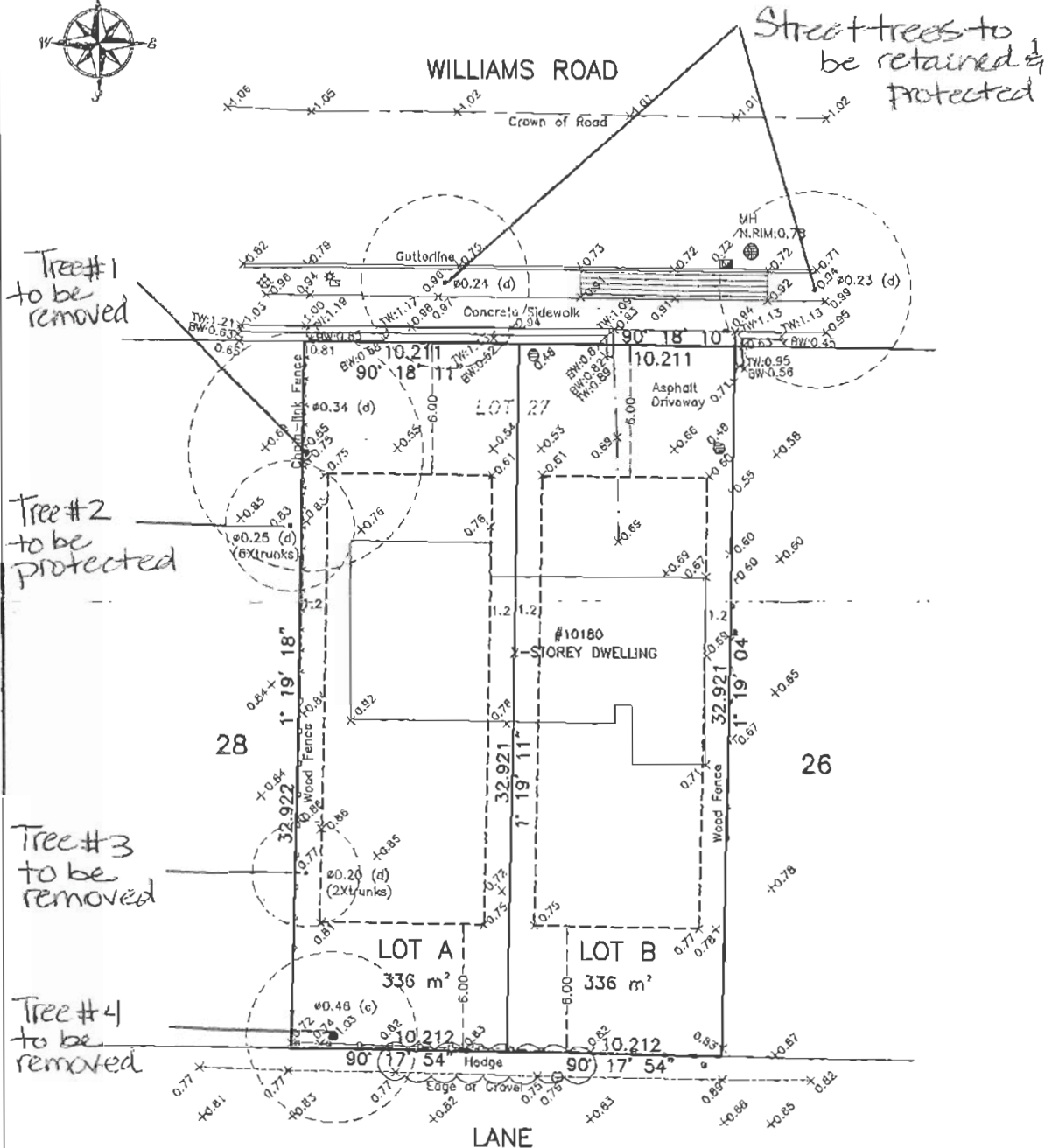
Amended Date: 12/18/06

#10180 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D 000-658-073

SCALE: 1:200










ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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Website: www.jctam.com
Job No. 4846
FB-203 P37-38
Drawn By: TH

LEGEND:

- (d)
- | | |
|---|----------------------------------|
|  | denotes deciduous |
|  | denotes power pole |
|  | denotes round catch basin |
|  | denotes manhole |
|  | denotes catch basin |
|  | denotes inspection chamber |
|  | denotes fire hydrant |
| CD | denotes cleanout |
| LS | denotes lamp standard |
| TW | denotes top of retaining wall |
| BW | denotes bottom of retaining wall |

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 = 1.684 metres

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C., L.S.

APRIL 20th, 2012

PLN - 26

DWG No. 4846-TPO



Address: 10180 Williams Road

File No.: RZ12-610058

Prior to final adoption of Zoning Amendment Bylaw 8930 , 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 required six (6) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4 m
2	10 cm		5.5 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 will be accepted.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works such as excavation and pruning of encroaching roots of Tree # 2 (located at 10160 Williams Rd) along the shared west property line prior to raising the grade of the subject site, as recommended. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. 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. \$4,340) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Subdivision stage*, the applicant is required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs including the cost of closing the existing driveway crossing on Williams Road.

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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8930 (RZ 12-610058)
10180 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. 000-658-073

Lot 27 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 8930**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER