



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** March 1, 2011
From: Brian J. Jackson, MCIP **File:** RZ 08-414049
Director of Development
Re: **Application by Thomas Chalissery for Rezoning at 8511 and 8531/8533 Williams Road from Single Detached (RS1/E) and Two-Unit Dwellings (RD1) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw No. 8477, for the rezoning of 8511 and 8531/8533 Williams Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

EL: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"/>	

Staff Report

Origin

Thomas Chalissery has applied to the City of Richmond for permission to rezone 8511 and 8531/8533 Williams Road (**Attachment 1**) from Single Detached (RS1/E) and Two-Unit Dwellings (RD1) to Low Density Townhouses (RTL4) in order to permit the development of 10 townhouse units on the site (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: Existing single-family dwellings on lots zoned Single Detached (RS1/B) and Single Detached (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Existing church zoned Assembly (ASY) and South Arm Community Centre zoned School and Institutional Use (SI);

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (8491 Williams Road) and then an in-stream 15-unit townhouse proposal at 8391, 8411 and 8471 Williams Road (DP 07-381317). The applications to rezone 8391 and 8411 Williams Road (RZ 04-287969) and 8471 Williams Road (RZ 08-434086) to Medium Density Townhouses (RTM1) were given Third Reading on May 22, 2007 and November 15, 2010 respectively.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads, which also establish a set of locational criteria and development guidelines to which residential development proposals must comply with. The subject development site complies with all of the locational criteria.

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.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$26,335.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Trees Retention and Replacement

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of one (1) bylaw-sized tree on the subject property. A Certified Arborist's report was submitted by the applicant in support of the proposed tree removal. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the recommendation of the Arborist Report to remove the Plum tree (in moderate condition) due to proposed change of site grade and conflicts with the proposed building footprints. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) two (2) replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant nineteen (19) new trees on site.

Site Servicing

An independent review of servicing requirements (storm and sanitary) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no sanitary upgrades are required to support the proposed development, however, storm upgrades to the existing system are required. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Vehicle Access

One (1) driveway is proposed at the middle of the site frontage. The long-term objective is for the driveway access established on this site be utilized by adjacent properties to the east and west if they ultimately apply to redevelop. A Public Rights of Passage (PROP) rights-of-way will be secured as a condition of rezoning to facilitate this purpose.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$10,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

Discharge of Covenant

An existing restrictive covenant (Ref. BF375826) limiting the 8531/8533 Williams Road to a two-family dwelling only will need to be discharged as a condition to rezoning.

Analysis

OCP Compliance – Arterial Road Developments

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and potential future multi-family developments. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front building along Williams Road has been stepped down from three (3) storeys to two (2) storeys along the side yards. The back buildings along the rear property line have been limited to two (2) storeys. The two (2) storey massing will be controlled through the Development Permit process.

Under the Development Permit Guidelines for multiple family projects contained in the Official Community Plan (OCP), construction of duplexes along property lines as a transition between townhouse units and single-family homes is preferred. Due to the configuration of the site, the developer is proposing one (1) duplex and one (1) triplex interface with the single-family homes to the north. To minimize the impact from the triplex on the adjacent existing single-family homes to the north, the developer is also proposing extended rear yard setbacks to the building. Instead of a 3.0 m setback as required in Medium Density Townhouses (RTL4) and a 4.5 m setback as required under the City's Lane Establishment and Arterial Road Redevelopment Policies, the proposed setbacks to the ground floor and the second floor are approximately 4.5 m to 5.61 m and 5.62 m to 6.22 m respectively.

Development Potential of Adjacent Properties

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the north side of Williams Road between Garden City Road and Pigott Drive is designated for multiple-family development. The rezoning applications for the first townhouse development proposal on this block, located at 8391, 8411 and 8471 Williams Road, are at Third Reading.

8491 Williams Road:

The property contains a newer single-family home and is located between the 15-unit townhouse proposal at 8391, 8411 and 8471 Williams Road and the subject site. In order to avoid the creation of an orphan lot situation at 8491 Williams Road, staff requested the applicant to acquire 8491 Williams Road. The applicant made attempts to acquire 8491 Williams Road to extend the development proposal, but was unable to come to an agreement with the current owner. In order to proceed with the subject development proposal, a development concept plan for 8491 Williams Road has been prepared and is on file. Although it was envisioned that future development at 8491 Williams Road will be accessed through the driveway at 8391, 8411 and 8471 Williams Road, a PROP to allow access to 8491 Williams Road via the subject site will be secured as a condition of rezoning in case the proposed development at 8391, 8411 and 8471 Williams Road is delayed.

8551 Williams Road:

It is noted that 8551 Williams Road contains an older, small single-family dwelling and has potential for redevelopment. Therefore, staff encouraged the applicant to acquire 8551 Williams Road to extend the development proposal. The applicant made attempts to acquire this property, but was unable to come to an agreement with the current owner. A development concept plan has been prepared and is on file. It is noted that 8551 Williams Road could also be redeveloped in conjunction with adjacent lands to the east. A PROP to provide future access to 8551 Williams Road, and consolidation thereof, will be secured as a condition of rezoning.

Although the proposed development may create orphan lot situations on either side of the subject site, staff support the proposed development based on the following:

- The subject proposal complies with all of the locational criteria under the Arterial Road Redevelopment and Lane Establishment Policies, including the minimum frontage requirement of 40 m;
- Development concept plans for the adjacent properties to the east and west were submitted in support of this application and confirm that the proposed development will not restrict redevelopment of the adjacent properties; and
- PROP will be secured and no additional driveway access point from this local arterial road will be required to develop the two (2) orphan lots in the future.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, the following variances are being requested:

- Allow a total of seven (7) small car parking spaces, one (1) in each double car garage; and
- Allow a total of six (6) tandem parking spaces in three (3) of the three-storey townhouse units.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 8511 and 8531/8533 Williams Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:


- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Opportunities to enlarge the outdoor amenity space; and
- Opportunities to reconfigure the outdoor amenity space to better define private spaces from semi-private spaces on site.

Financial Impact or Economic Impact

None.

Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved



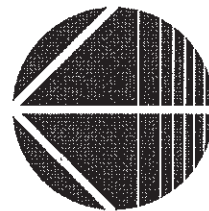
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Survey
Attachment 5: Rezoning Considerations Concurrence



PROPOSED REZONING



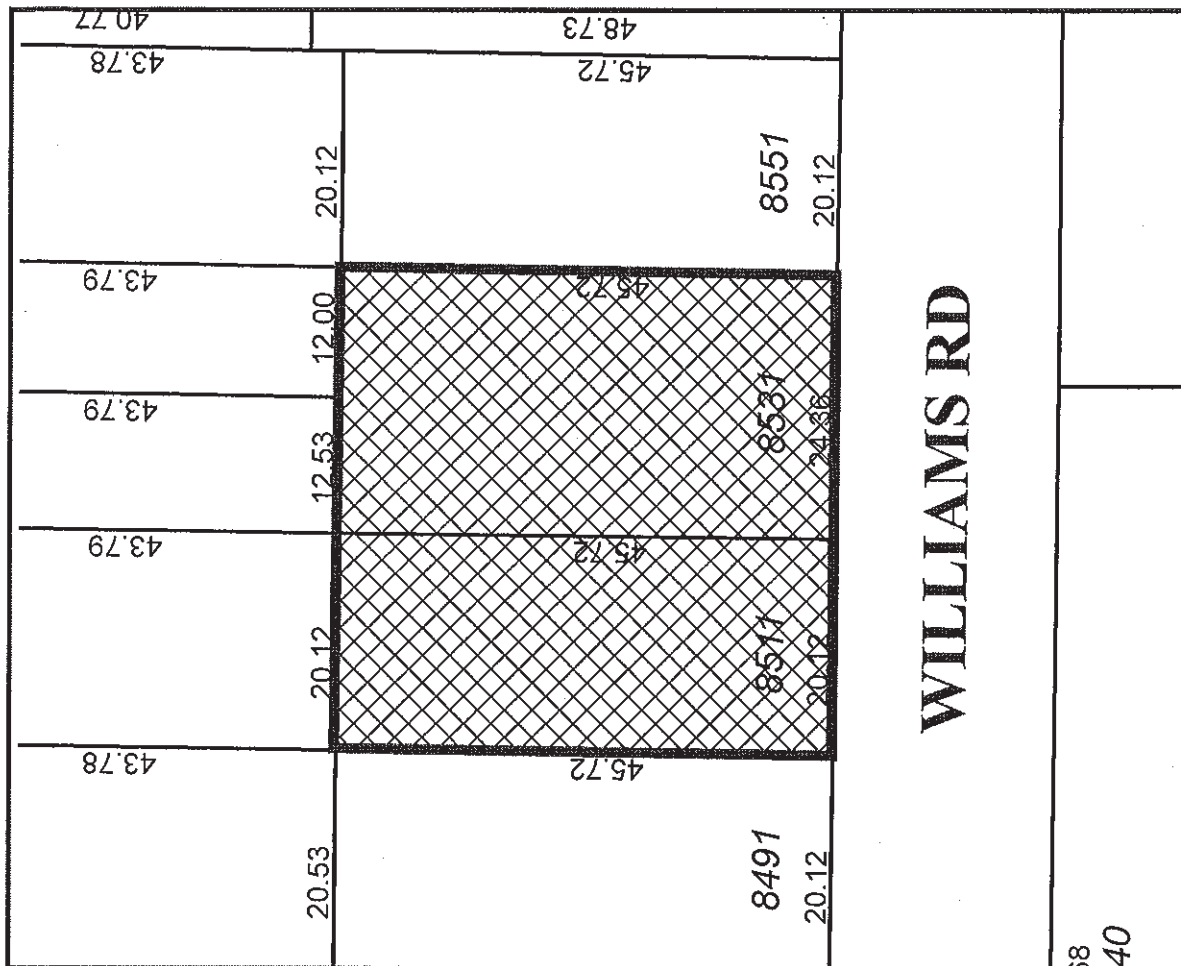
PZ 08-414049

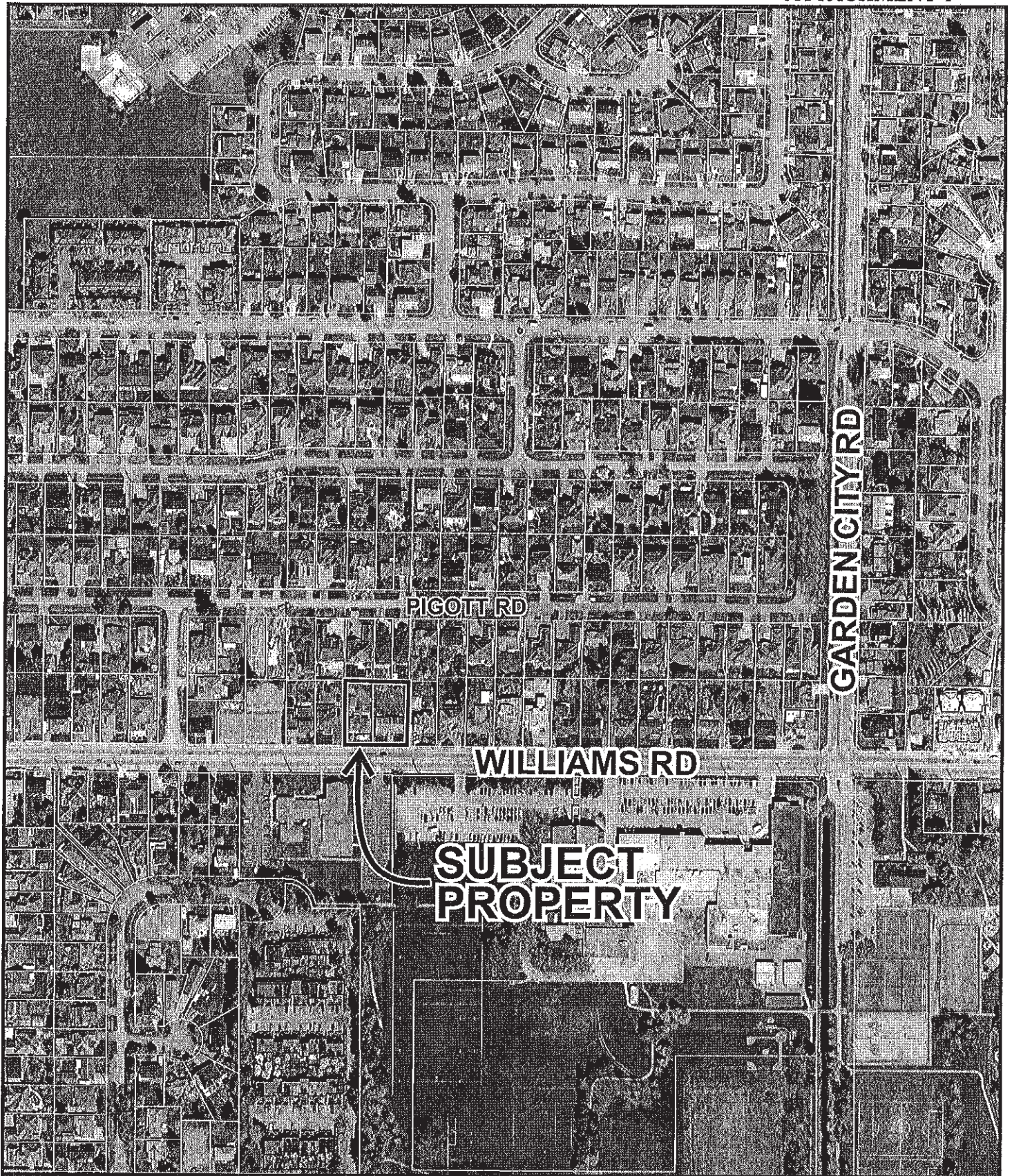
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Revision Date: 03/01/11

Note: Dimensions are in METRES

ATTACHMENT 1



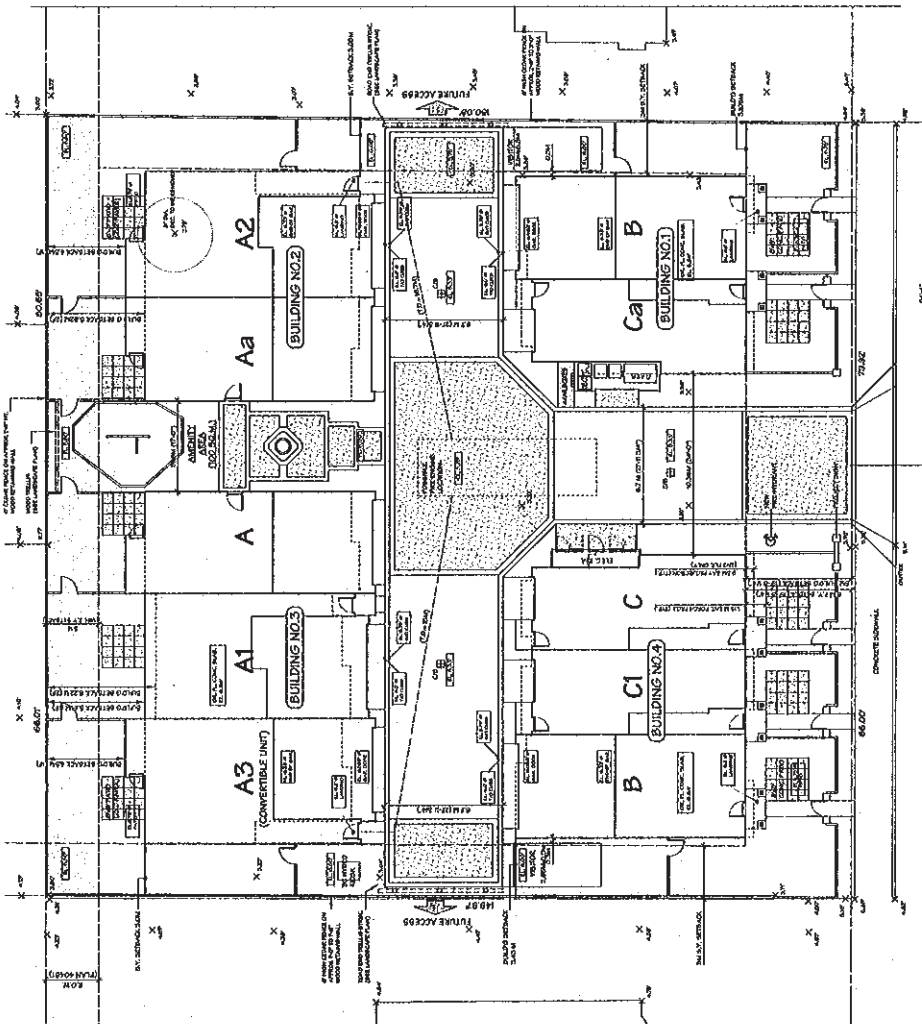


RZ 08-414049

Original Date: 03/12/08

Amended Date: 03/01/11

Note: Dimensions are in METRES



WILLIAMS ROAD



SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED LANDSCAPING



STATISTICS:

EXIST. ADDRESS: 1000 W. WILLIAMS ROAD
 LOT 1000 W. WILLIAMS ROAD, 1000 W. WILLIAMS ROAD, 1000 W. WILLIAMS ROAD
 PROPOSED ZONING: R-100
 LOT AREA: 100,000 SQ. FT.
 LOT COVERAGE: 100%
 MAX. ALLOWED: 100%
 F.A.R. ALLOWED: 100%
 PROPOSED: 100%

F.A.R.:

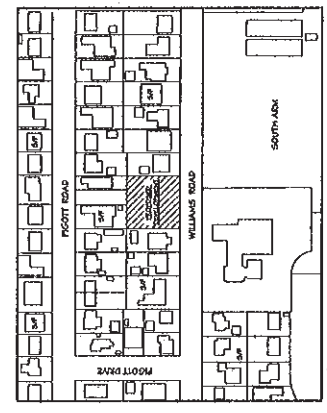
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PARKING

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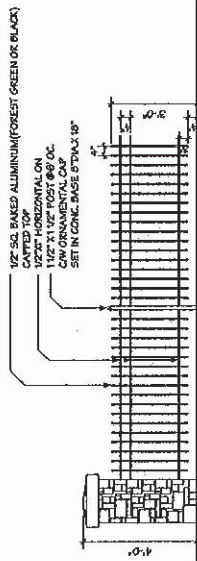
AMENITY AREA:

40 SQ. FT. (40 SQ. FT.)	40 SQ. FT. (40 SQ. FT.)
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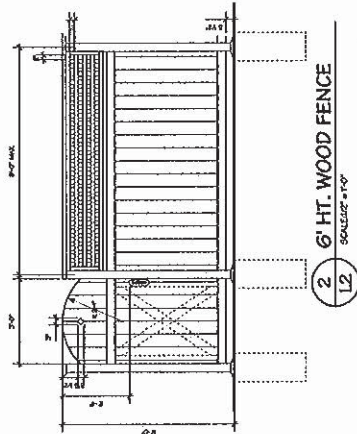


AREA PLAN
SCALE: 1/8" = 1'-0"

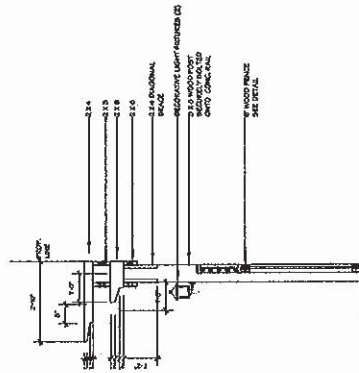
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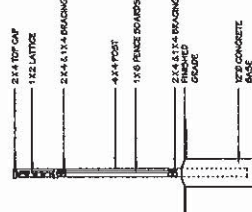
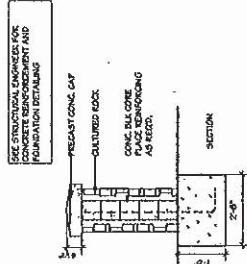
1 METAL FENCE/POST DETAIL
SCALE: 1/4\"/>



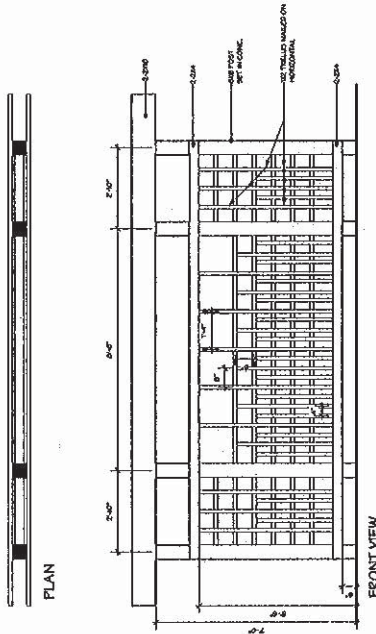
2 6' HT. WOOD FENCE
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3 ROAD END TRELLIS
SCALE: 1/4\"/>

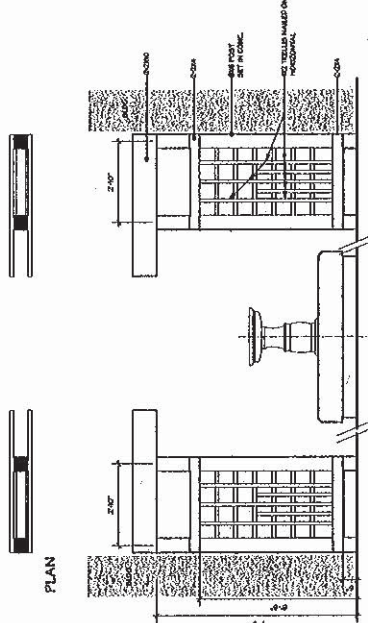


PLAN



4 AMENITY END TRELLIS
SCALE: 1/4\"/>

PLAN



5 AMENITY MID TRELLIS
SCALE: 1/4\"/>

NOTE
ALL WOOD SHALL BE PRESSURE TREATED FOR S.A.S.
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

PLN-2011
1000 Park Street
Vancouver, BC V6H 2G6
TEL: 604.271.1111
FAX: 604.271.1111
WWW.ITOASSOCIATES.COM
E: info@itoassociates.com

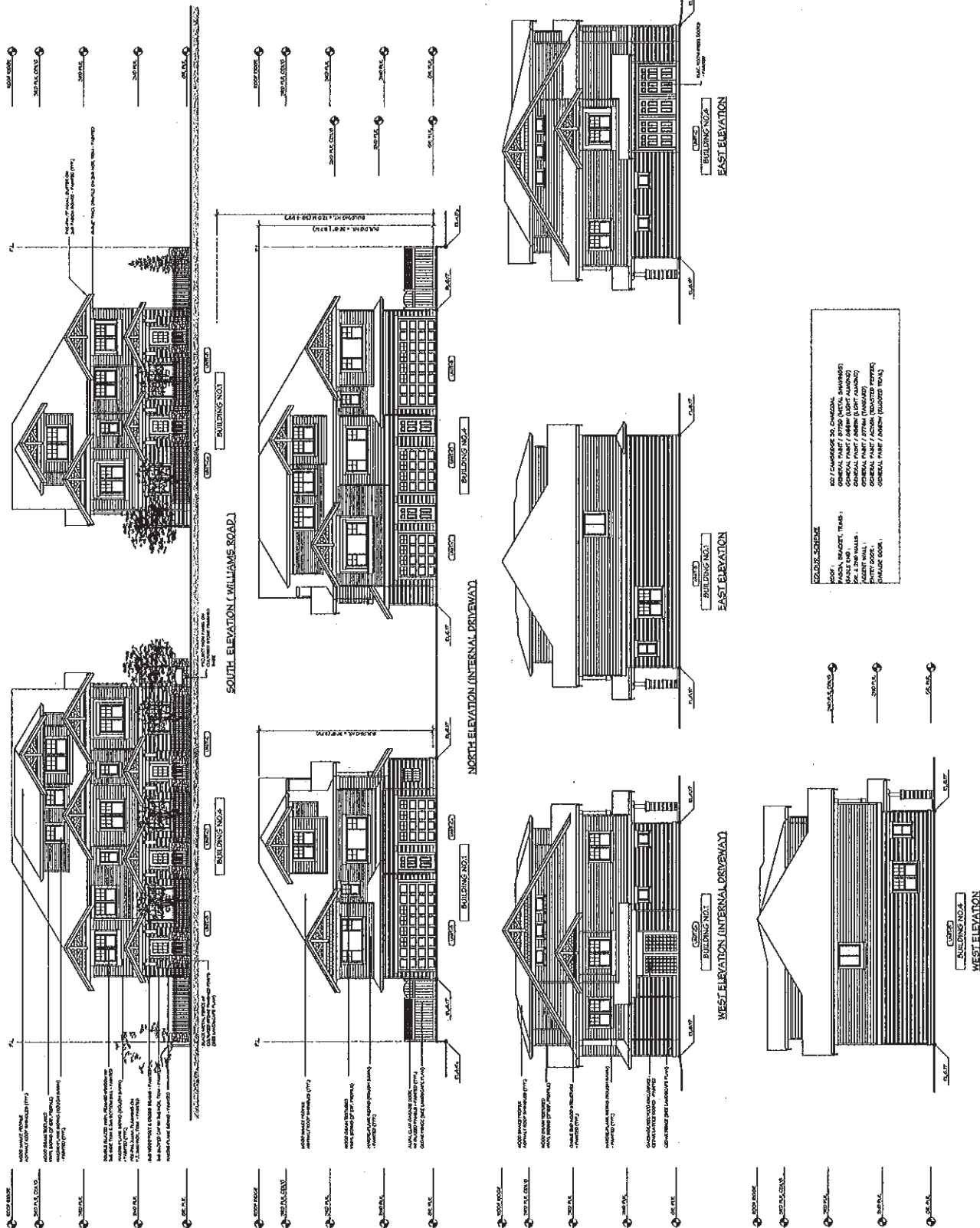
ITO ASSOCIATES
LANDSCAPE ARCHITECTS
1840 E. 5th Avenue
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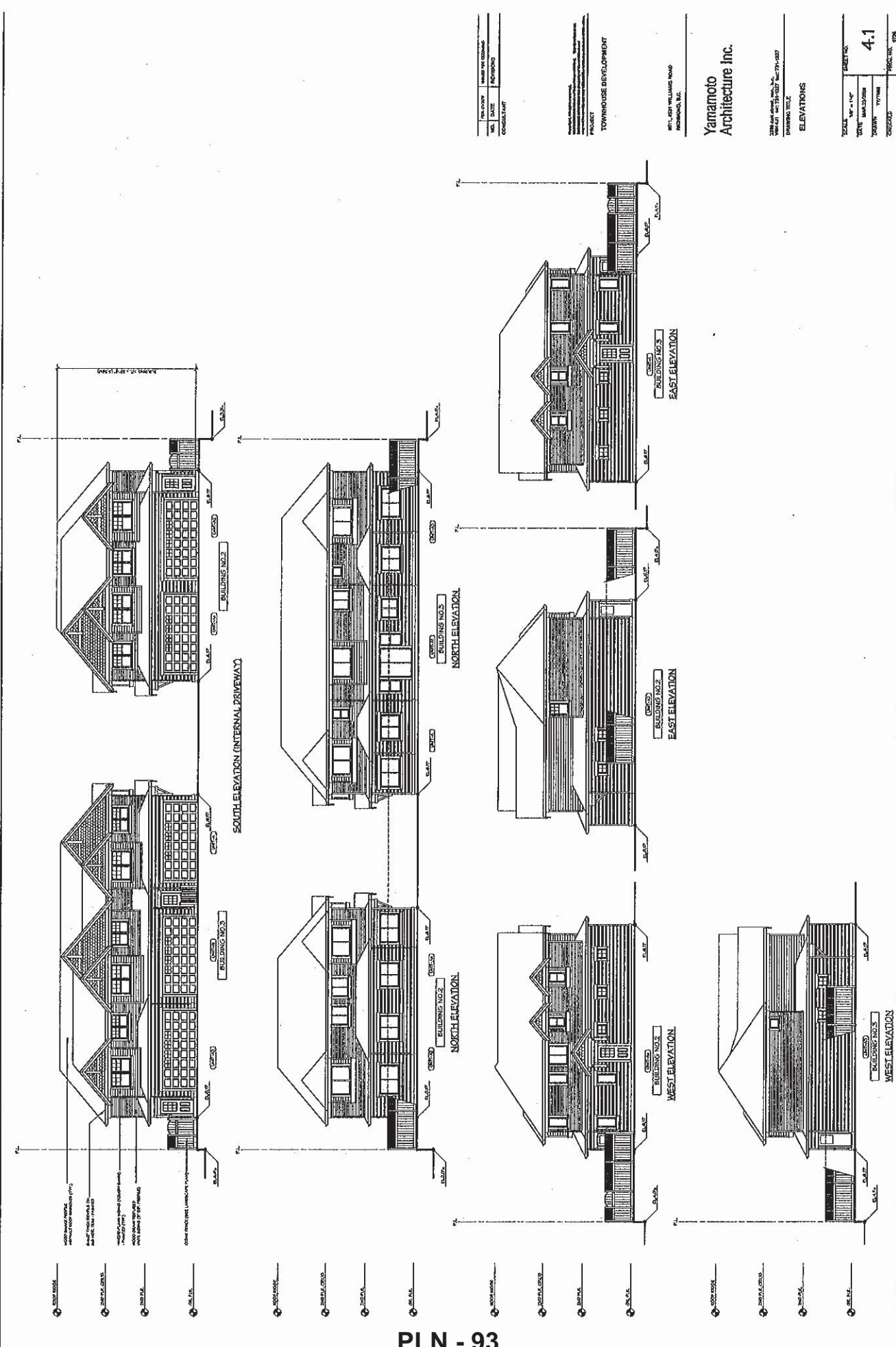
PROJECT
8811-8531
WILLIAMS RD.
RICHMOND, B.C.

DATE: 03/04/2011

SCALE: 1/4\"/>

Client	ITO ASSOCIATES
Design	ITO ASSOCIATES
Drawn	ITO ASSOCIATES
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Scale	1/4\"/>







City of Richmond

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

Development Application Data Sheet

RZ 08-414049

Attachment 3

Address: 8511 and 8531/8533 Williams Road

Applicant: Thomas Chalissery

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Mercy Kunnath & Thomas Chalissery	To be determined
Site Size (m²):	2,038.8 m ² (21,946 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E) & Two-Unit Dwellings (RD1)	Low-Density Townhouses (RTL4)
Number of Units:	3	10
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

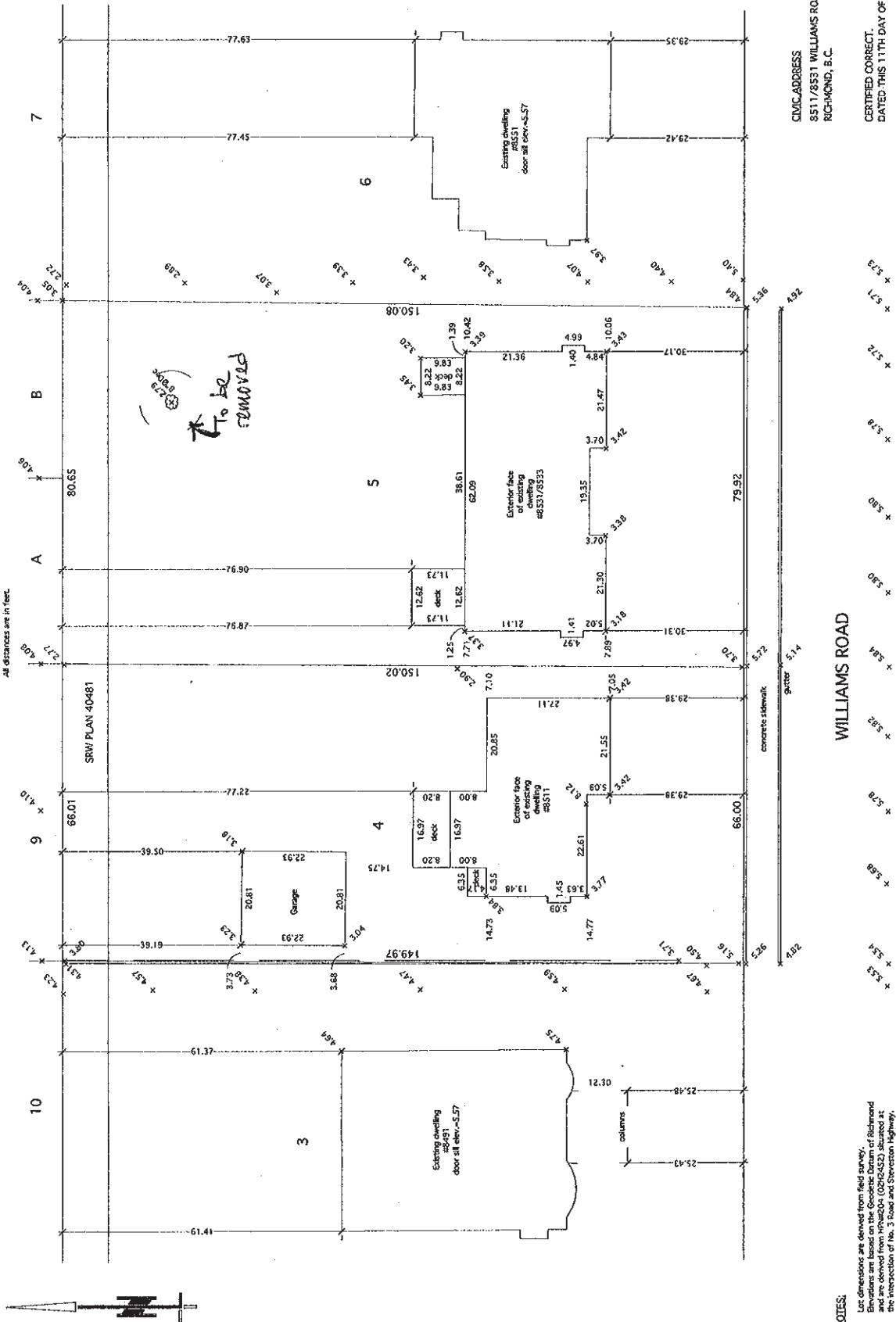
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6 max.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	70% max.	none
Lot Coverage – Landscaping:	Min. 30%	32%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	3.0 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	9.7 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 40 m wide x 30 m deep	Approx. 44.47 m wide x 45.7 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	22	22	none
Tandem Parking Spaces:	not permitted	6	variance requested
Small Car Parking Spaces	not permitted	7	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$10,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 10units = 60 m ²	60 m ² min.	none

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

**SURVEY PLAN OF LOTS 4 AND 5
BOTH OF SECTION 28, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 18817**

SCALE 1" = 16'
All distances are in feet.



OWNER ADDRESS
8511/8531 WILLIAMS ROAD
RICHMOND, B.C.

CERTIFIED CORRECT.
DATED THIS 11TH DAY OF DEC., 2008

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING

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

FILE: RW-8511.TP

Rezoning Considerations
8511 and 8531/8533 Williams Road
RZ 08-414049

Prior to final adoption of Zoning Amendment Bylaw 8477, the developer is required to complete the following:

1. Consolidation of 8511 and 8531/8533 Williams Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$26,335) to the City's Affordable Housing Reserve Fund.
4. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. upgrades to the existing 450 mm diameter storm from manhole STMH 2930 (located approximately 9 meters west of site's west property line) to STMH 2932 (approximately 120 meters east of STMH 2930) to 600 mm to address capacity issues on the development' frontage;
 - b. upgrades to the existing 525 mm diameter storm to 675 mm from manhole STMH 2932 (as described above) to STMH 2933 located approximately 100 meters east of STMH 2932 to address theoretical flooding issues on downstream properties and
 - c. upgrades to the existing 525 mm diameter storm to 750 mm from manhole STMH 2933 (as described above) to STMH 2937 located approximately 130 meters east downstream to the major conveyance on Garden City Road to address theoretical flooding issues on downstream properties.
5. Registration of a Public Rights of Passage statutory rights-of-way (PROP) over the internal drive aisle on Title allowing access to/from the future development site to the west at 8491 Williams Road and to the east at 8551 Williams Road and any consolidation thereof.
6. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$10,000 (\$1,000 per unit).
7. Discharge of Two-Family Dwelling Covenant (Ref. BF375826).
8. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Registration of a covenant prohibiting the conversion of parking area into habitable space.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8477 (RZ 08-414049)
8511 AND 8531/8533 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 001-313-762

Lot 4 Section 28 Block 4 North Range 6 West New Westminster District Plan 18817

P.I.D. 010-430-334

Lot 5 Section 28 Block 4 North Range 6 West New Westminster District Plan 18817

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8477**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

