



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Council Dec 8, 2003
To Planning - Dec 2, 2003

Date: September 16, 2003

RZ 03-239490

File: 8060-20-7630

**Re: APPLICATION BY ROCKY SETHI FOR REZONING AT 8200 WILLIAMS ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
TOWNHOUSE DISTRICT (R2)**

Staff Recommendation

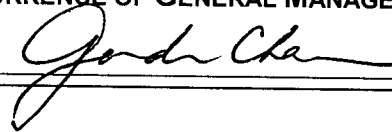
That Bylaw No. 7630, for the rezoning of 8200 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 8200 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) to develop a 4-unit townhouse development (**Attachment 2, 3 & 4**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Pacific Western Developments Ltd.	To be determined
Site Size	808 m ² (8697.5 ft ²)	No change
Land Uses	Single Family	Multi-Family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R2

Surrounding Development

The subject lot is situated in an awkward position between a large new single family home and an older three story apartment building. The Broadmoor Shopping Centre is located close by at the intersection of No. 3 and Williams Road. Currently there are single family homes across the street to the north however it is expected that these will redevelop over time under the Arterial Road Redevelopment Policy.

Related Policies & Studies

Lane Establishment Policy

The subject lot is along an arterial road where, normally, a lane dedication would be required. In this case a lane is not required as the site to the west already has access to a local road.

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy is supportive of increased density along arterial roads especially close (within 400m) of a Neighbourhood Shopping Centre. The Broadmoor Shopping Centre is located 200m from the subject site.

Staff Comments

Lane Access

Lane dedication on the subject site is not required but one day when the lot to the east (on the corner of Leonard and Williams) redevelops lane access will be acquired for access to the subject site.

Zoning

The following chart compares the development statistics for the proposed development, the proposed zoning (R2) of the site, and the zoning on the two adjacent sites.

The proposal fits within the R2 zone except for the eastern side yard setback and the minimum width provision of 30m which can both be varied through the Development Permit. Staff are not concerned about the setback being reduced from 3m to 1.2m as this setback is consistent with single family type housing. Additionally, the variance to the minimum width is not considered an issue.

The R2 zone provides a transition between the R1 and the R7 zones.

	Proposed Development	Proposed Zoning (R2)	Neighbouring Multi-Family Site (R7)	Neighbouring Single-Family Site (R1)
Density	0.55	0.55	0.8	0.55
Site Coverage	36%	40%	40%	45%
Setbacks	Front: 6m (19.685 ft) Side & Rear: 3m (9.843 ft) except east side which will require a variance for a 1.2m setback	Front: 6m (19.685 ft) Side & Rear: 3m (9.843 ft)	Front, Side & Rear: 6m (19.685 ft)	Front: 6m (19.685 ft) Side: 2m (6.562 ft) Rear: 6m (19.685 ft)
Height	8m (26.2 ft)	9m (29.5 ft)	12m (39.37 ft)	2 ½ storeys (up to 29.5 ft)

Developer Requirements

There are no legal or development requirements for the proposed development.

Analysis

The subject site is in an awkward position between a new large single family home and a three storey apartment building. The proposed land use, while consistent with the Arterial Redevelopment Policy, must also be sympathetic to the existing single family home. Therefore, the proposed building is two storeys, setback 6m from Williams Road and has similar density and site coverage provisions.

While the sites are similar in form, the difference lies in the uses. The new single family home on the corner has one unit while the subject site has four units ranging in size from 1000 to 1350 ft². Therefore, it is expected that there would be some impacts related to the number of people and cars accessing and using the site.

These impacts would be most evident in terms of parking and the use of the outdoor space on the site:

- The number of parking spaces at 1.7 per unit conforms to the requirements in the Bylaw and provides 2 spaces for the front larger units, 1 space each for the smaller units and one visitor parking space. It is expected that all parking requirements would be contained on site; and
- Private outdoor space is able to be achieved for each of the units however the quality of the space for the users and the potential for overlooking on the neighbours should be considered at the time of the Development Permit.

Financial Impact

None.

Conclusion

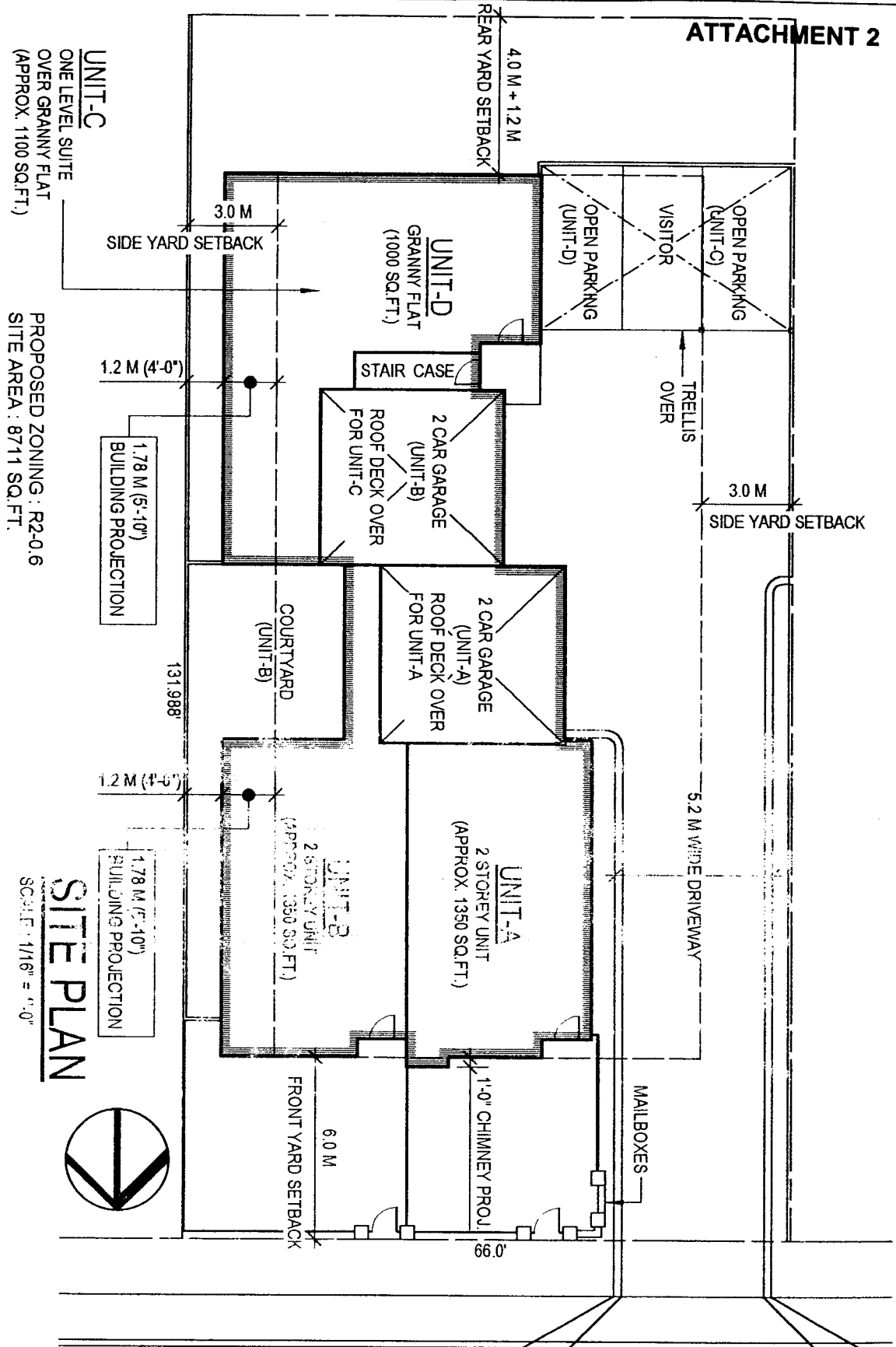
A four unit townhouse project is proposed on a site located between a single family home and an apartment building close to the intersection of No. 3 Road and Williams Road. While there are some concerns about the intensity of use that will result from four units on the subject site, staff is supportive of the proposal as the form has a similar density, height, and setback as the single family home and because the location close to a major Neighbourhood Shopping Centre is an appropriate urban site for the proposed use.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

Prior to final reading of the rezoning bylaw a Development Permit will be required to be completed to a level deemed acceptable by the Manager of Development Applications.



UNIT-C
ONE LEVEL SUITE
OVER GRANNY FLAT
(APPROX. 1100 SQ.FT.)

UNIT-D
GRANNY FLAT
(1000 SQ.FT.)

2 CAR GARAGE
(UNIT-B)
ROOF DECK OVER
FOR UNIT-C

2 CAR GARAGE
(UNIT-A)
ROOF DECK OVER
FOR UNIT-A

UNIT-A
2 STOREY UNIT
(APPROX. 1350 SQ.FT.)

UNIT-B
2 STOREY UNIT
(APPROX. 1350 SQ.FT.)

PROPOSED ZONING : R2-0.6
SITE AREA : 8711 SQ.FT.

MAX. ALLOWABLE SITE COVERAGE : 3484 SQ.FT. (40%)
MAX. ALLOWABLE F.A.R. : 5226 SQ.FT. (0.60)

PROPOSED SITE COVERAGE : 3140 SQ.FT.
PROPOSED F.A.R. :

- UNIT-A : 1350 SQ.FT.
- UNIT-B : 1350 SQ.FT.
- UNIT-C : 1100 SQ.FT.
- UNIT-D : 1000 SQ.FT.
- TOTAL : 4800 SQ.FT.

SITE PLAN

SCALE : 1/16" = 1'-0"

MIN. OFF-STREET PARKING: 1.5 SPACES/UNIT = 6 SPACES
MIN. VISITOR PARKING: 0.2 SPACES/UNIT = 1 SPACE
MAX. OFF-STREET PARKING: 1.7 SPACES/UNIT = 7 SPACES

PROPOSED PARKING:
2 CAR GARAGE : 4 SPACES
2 OPEN PARKING STALLS FOR UNIT C & D : 2 SPACES
1 OPEN PARKING SPACE FOR VISITORS : 1 SPACE
7 SPACES

WILLIAMS ROAD

project 0302

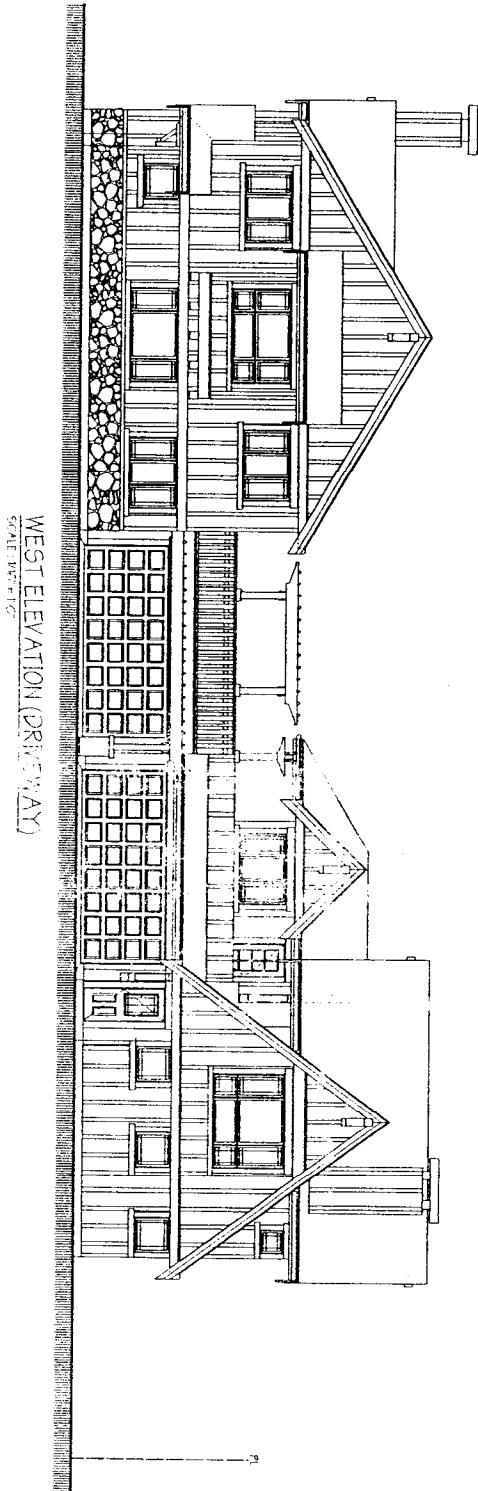
4 unit townhouse development

8200 Williams Road, Richmond, B.C.

DRK DESIGN

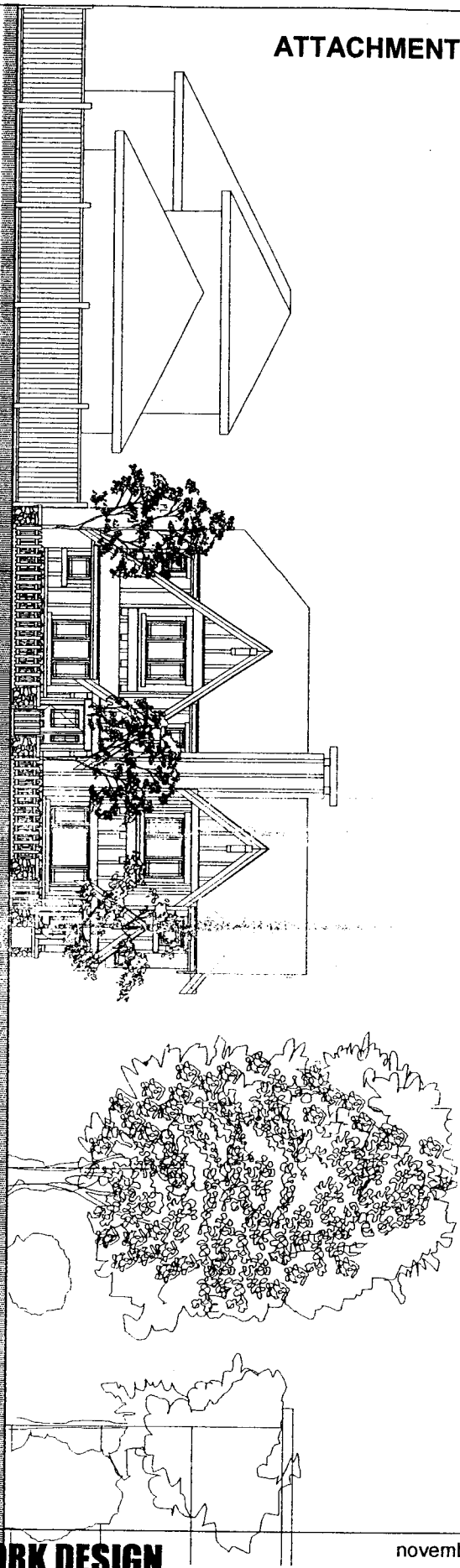
203-1333 west 7th avenue, vancouver, british columbia, v6h 1b8
phone: 604.928.6036 web: www.drkdesign.ca
e-mail: info@drkdesign.ca

november 1, 2003



WEST ELEVATION (DRIVEWAY)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (WILLIAMS ROAD)
SCALE: 1/8" = 1'-0"



project 0302

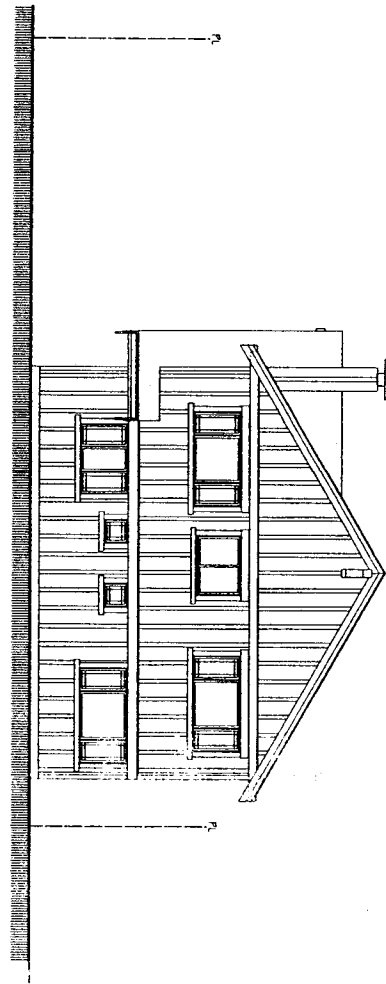
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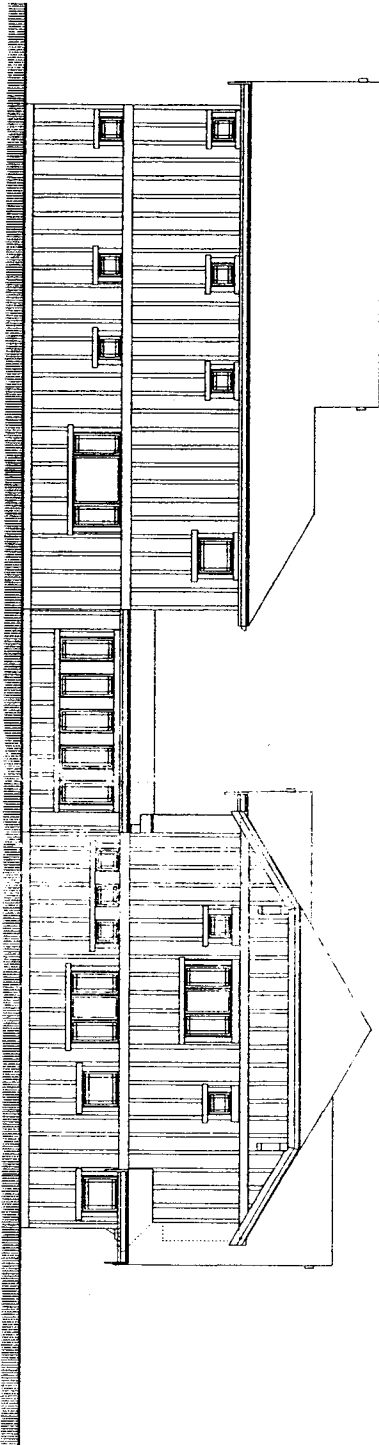
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SOUTH ELEVATION (BACKYARD)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (SIDEYARD)
SCALE: 1/8" = 1'-0"

project 0302

4 unit townhouse development

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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7630 (RZ 03-239490)
8200 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2)**.

P.I.D. 010-039-422

Lot 1 Section 33 Block 4 North Range 6 West New Westminster District Plan 14866

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7630”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC - 8 2003

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK