To: Planning Committee

From: Brian J. Jackson
Director of Development

Re: Application by Awana Construction Limited for Rezoning
at 7371/7391 Williams Road from Two-Family Housing District (R5) to
Single-Family Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8379, for the rezoning of 7371/7391 Williams Road from “Two-Family Housing
District (R5)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first
reading.

Brian Jackson, MCIP
Director of Development

EL: blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

| ROUTED TO: Real Estate Services | CONCURRENCE Y [✓] N ☐ | CONCURRENCE OF GENERAL MANAGER
|---------------------------------|-------------------------|-----------------------------|

2453781
Staff Report

Origin

Awana Construction Limited has applied to the City of Richmond for permission to rezone 7371/7391 Williams Road (Attachment 1) from Two-Family Housing District (R5) to Single-Family Housing District (R1-0.6) in order to create three (3) new single-family lots with vehicle access to an existing lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

To the north: Older single-family dwellings on Single-Family Housing District, Subdivision Area B (R1/E) lots;

To the east/west: Along the north side of Williams Road, a mix of newer and older single-family dwellings on Single-Family Housing District, Subdivision Area B (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) zoned lots. It is understood that a recent rezoning application has been made on the adjacent property to the west to facilitate a two-lot subdivision under Single-Family Housing District (R1-0.6); and

To the south: Across Williams Road, older single-family dwellings on Two-Family Housing District (R5) lots as well as some recently developed multiple-family developments on properties zoned Comprehensive Development District (CD/124).

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City’s Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal with access to an operational lane. The majority of the lots on the north side of this block of Williams Road have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation

A Tree Survey (Attachment 3) submitted by the applicant indicates the location of four (4) bylaw-sized trees on the subject property. A Certified Arborist’s report was submitted by the applicant in support of the application. Based on the comments of the Arborist Report, staff support the removal of all bylaw-sized trees on-site due to conflicts with the proposed development.
Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, eight (8) replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 8 cm;
- two (2) trees of 8 cm; and
- four (4) trees of 11 cm.

The applicant is also proposing to remove the hedges around the subject site. Consent letters from the adjacent property owners to the east and west are on file.

Landscape Plan

In order to ensure that the replacement trees will be planted and that the front yards of the future lots will be enhanced, a landscape plan (Attachment 4) prepared by a registered landscape architect was submitted. The landscape plan includes a total of eight (8) replacement trees (2 coniferous trees and 6 deciduous trees) and a combination of shrubs and ground covers in the front yard. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of $7,298.20 prior to final adoption of the rezoning bylaw.

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.

Affordable Housing

Council has adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City’s targets for rental housing, the applicant has agreed to provide a legal secondary suite on at least 50% of the lots created by the future subdivision at the subject site (i.e. 2 out of 3 lots). To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title stating that no final Building Permit inspection would be granted until the two (2) 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 adoption. This agreement could be discharged from Title after the requirements are satisfied.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), NIC charges (for lane improvements), School Site Acquisition
Charge, Address Assignment Fee, and Servicing costs. The developer will also be required to provide underground Hydro, Telus and Cable connections for all three (3) lots.

An existing restrictive covenant limiting the 7371/7391 Williams Road to a two-family dwelling only will need to be discharged at subdivision stage as well.

**Analysis**

The rezoning application complies with 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 duplex lot into three (3) smaller 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.

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Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

EL:blg

The following must be completed prior to final adoption of the rezoning bylaw:

1. Submission of a Landscaping Security to the City of Richmond in the amount of $7,298.20 for the landscape works as per the landscape plan attached to the report (Attachment 4);
2. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed on two (2) of the future lots, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw;
3. Registration of a flood indemnity covenant on title; and
4. Discharge of Two-Family Dwelling Covenant (Ref. BF 135064)

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Tree Survey  
Attachment 4: Landscape Plan
City of Richmond

PROPOSED REZONING

WILLIAMS RD

RZ 07-397261

Original Date: 01/10/08
Revision Date:
Note: Dimensions are in METRES
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application
Data Sheet

RZ 07-397261

Address: 7371/7391 Williams Road
Applicant: Awana Construction Limited
Planning Area(s): N/A

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Balwinder Singh Dosanjh &amp; Gurmeet Singh Jagde</td>
<td>To be determined</td>
</tr>
<tr>
<td>Site Size (m²):</td>
<td>969 m² (10,431 ft²)</td>
<td>approximately 323 m² (3,477 ft²)</td>
</tr>
<tr>
<td>Land Uses:</td>
<td>One (1) two-family residential dwelling</td>
<td>Three (3) single-family residential dwellings</td>
</tr>
<tr>
<td>OCP Designation:</td>
<td>Specific Land Use Map – Neighbourhood Residential</td>
<td>No change</td>
</tr>
<tr>
<td>Area Plan Designation:</td>
<td>N/A</td>
<td>No change</td>
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<tr>
<td>702 Policy Designation:</td>
<td>None</td>
<td>No change</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Two-Family Housing District (R5)</td>
<td>Single-Family Housing District (R1-0.6)</td>
</tr>
<tr>
<td>Number of Units:</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Other Designations:</td>
<td>Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.</td>
<td>No change</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>On Future Subdivided Lots</th>
<th>Bylaw Requirement</th>
<th>Proposed</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio:</td>
<td>Max. 0.6</td>
<td>Max. 0.6</td>
<td>none permitted</td>
</tr>
<tr>
<td>Lot Coverage – Building:</td>
<td>Max. 50%</td>
<td>Max. 50%</td>
<td>none</td>
</tr>
<tr>
<td>Lot Size (min. dimensions):</td>
<td>270 m²</td>
<td>323 m²</td>
<td>none</td>
</tr>
<tr>
<td>Setback – Front &amp; Rear Yards (m):</td>
<td>Min. 6 m</td>
<td>Min. 6 m</td>
<td>none</td>
</tr>
<tr>
<td>Setback – Side Yard:</td>
<td>Min. 1.2 m</td>
<td>Min. 1.2 m</td>
<td>none</td>
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<tr>
<td>Height (m):</td>
<td>2.5 storeys</td>
<td>2.5 storeys</td>
<td>none</td>
</tr>
</tbody>
</table>

Other: Tree replacement compensation required for removal of Bylaw-sized trees.
MATURE LINE, SEE L1 FOR CONTINUATION

18"X18" STEPPING STONE

6' HT WOOD FENCE 4' HT WOOD FENCE
SEE DETAIL

NOTE:
PLACE 1" MUSHROOM MANURE MULCH
OVER ALL PLANTING AREA

LANDSCAPE PLAN

ATTACHMENT 4
METAL FENCE/POST DETAIL

2 x 4 TOP CAP
4 x 4 POST
1 x 2 LATTICE
2 x 4 & 1 x 4 BRACINGS
FINISHED GRADE
10" CONCRETE BASE

4' HT LATTICE/6' HT WOOD FENCE

2 x 4 POST
1 x 6 FENCE BOARDS W/ SPACE BTW
FINISHED GRADE
12" Ø CONCRETE BASE

NOTE:
ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S.A.S. PRESSURE TREATED HEMLOCK, DOUG. FIR OR CEDAR STAINED WITH 2 COATS SOLID STAIN WITH COLOURS TO BE DETERMINED AT A LATER DATE.

SUPPLY DECORATIVE METAL LATCH ASSEMBLIES FOR ALL GATES WHERE APPLICABLE.

ALL HINGES AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

DESIGNED:

DRAWN:

7371/7391 WILLIAMS RD.
RICHMOND B.C. (3 LOTS)
R2-07-397261

PLANT LIST

170

SCALE: N/A
JOB NO.: 08.03
Sheet: L3 of 4

DATE: JAN 21, 2008
ISSUED FOR REVISIONS

REV
DATE
DESCRIPTION
REV

11
PLANT LIST

PROJECT ADDRESS 7371/7291 WILLIAMS RD. RICHMOND

<table>
<thead>
<tr>
<th>KEY</th>
<th>CITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
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</thead>
<tbody>
<tr>
<td>AEA</td>
<td>3</td>
<td>AEGEAN 'ARMSMRTS'</td>
<td>ARMSMRTS MAPLE</td>
<td>11.0m CAL. B&amp;B 1.8m STD.</td>
</tr>
<tr>
<td>MEFL</td>
<td>2</td>
<td>MAGNOLIA SOULANGIANA 'RUSTIC PURPLE'</td>
<td>SAUCER MAGNOLIA</td>
<td>8.0m CAL. B&amp;B</td>
</tr>
<tr>
<td>POG</td>
<td>1</td>
<td>PICEA GLAUCA</td>
<td>SEEDURAL SPICE</td>
<td>4.0m HT. B&amp;B</td>
</tr>
<tr>
<td>PT</td>
<td>1</td>
<td>PRUNUS 'EDEMONS 'ACEBOND'</td>
<td>DAYBREAK CHERRY</td>
<td>11.0m CAL. B&amp;B 1.8m STD.</td>
</tr>
</tbody>
</table>

SHRUBS

| A  | 8    | AZALEA 'JAPONICA HNO' | CRIMSON ZIP | CRIMSON AZALEA | #2 POT |
| A  | 9    | BIRCH 'GAMMA' | WINTER HEATHER | #2 POT |
| LA | 10   | LEUCOZO 'ARLARES' | CANT LEUCOZO | #3 POT |
| RM | 11   | ROSA 'MIDLAND' | MIDLAND ROSE | #1 POT |
| SY | 12   | STRONGA 'VULGARIS' | LILAC | #2 POT |

GROUND COVERS

| AUU | 13   | ACOYTBA 'MYLDA ULYA' | KINOKINIOX | #50 POT |
| PPA | 15   | EXOTISCAPA 'AFFINIS' | PINE OIL | #50 POT |

PERENNIALS/ANNUALS/SEEDS/GRASSES/AQUATIC PLANTS

| OMA | 9    | CAREX 'MOON' | AUREO 'VARIEGATED' | #1 POT |
| LVA | 12   | LAVANDULA 'ANGUSTIFOLIA' | ENGLISH LAVENDER | #1 POT |

NOTES

** Denotes species and variety to be approved by the Landscape Architect.

All materials and execution shall be in accordance to the most recent British Columbia Landscape Standards.

Plants in this Plant List are specified according to the CNLLA Standards for nursery stock and the BCMA Standards for container grown plants.

All plant quantity discrepancies between plan and Plant List shall be reported to the landscape Architect for clarification prior to submission BID.

All materials and workmanship shall be guaranteed for one full year after the date of substantial performance. Substantial performance shall occur within 8% of the contract has been completed to the satisfaction of the Landscape Architect.

The Contractor shall maintain accordance to the Landscape Standards until the work is turned over to the owner.
Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8379 (RZ 07-397261)
7371/7391 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 SINGLE-FAMILY HOUSING DISTRICT (R1-0.6).

P.I.D. 003-634-779
Lot 4 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as “Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8379”.

FIRST READING
A PUBLIC HEARING WAS HELD ON
SECOND READING
THIRD READING
OTHER REQUIREMENTS SATISFIED
ADOPTED

__________________________  ______________________________
MAYOR                              CORPORATE OFFICER

2455985
466