



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Sep 16, 2008
Date: August 26, 2008

From: Brian J. Jackson, MCIP
Director of Development

RZ 08-419773

File: 12-8060-20-8421

Re: Application by Sadiq H. Khan for Rezoning at 6471/6475 Williams Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area J (R1/J)

Staff Recommendation

That Bylaw No. 8421, for the rezoning of 6471/6475 Williams Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area J (R1/J)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Sadiq H. Khan has applied to the City of Richmond for permission to rezone 6471/6475 Williams Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area J (R1/J) to permit the property to be subdivided into two (2) single-family residential lots (**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 north side of Williams Road, between No. 2 Road and Gilbert Road, in an established residential neighbourhood consisting of a mix of old and newer character dwellings on Single-Family Housing District (R1) zoned lots, as well as several lots zoned Two-Family Housing District (R5).

- To the north, are older character single-family dwellings fronting Sheridan Road on lots under Land Use Contract 044.
- To the east, are two (2) dwellings built in the mid 1990's on lots zoned Single-Family Housing District, Subdivision Area C (R1/C).
- To the south, directly across Williams Road, is London/Steveston Neighbourhood Park, zoned School & Public Use District (SPU).
- To the west is a dwelling built in the early 1990's on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) 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.

Lot Size Policy 5444

The subject property is located within the area covered by Single-Family Lot Size Policy 5444 (adopted by Council in 1991, and amended on April 18, 2006) (**Attachment 3**). This Policy permits properties on Williams Road to rezone and subdivide to Single-Family Housing District, Subdivision Area J (R1/J) and for duplexes to subdivide into two (2) equal halves. This redevelopment proposal would allow for the creation of two (2) lots each approximately 13.4 m wide, which is consistent with the Lot Size Policy.

Staff Comments

Background

This block of Williams Road, between No. 2 Road and Gilbert Road has seen some redevelopment to smaller lot sizes since the mid 1990's. The remainder of duplex lots on the north side of this block of Williams Road have redevelopment potential under the existing Lot Size Policy.

Trees & Landscaping

A Tree Survey submitted by the applicant indicates the location of four (4) bylaw-sized trees on the subject property (**Attachment 4**). A fifth bylaw-sized Hazelnut tree was also identified in the rear yard of the subject property during a site inspection conducted by the City's Tree Preservation Coordinator.

A Certified Arborist's Report has also been submitted by the applicant. The report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the proposed development. The report recommended retention of two (2) large coniferous trees in the front yard along the south property line (Trees # 1 & 2) and removal of two (2) coniferous trees (Trees # 3 & 4) in the rear yard due to poor condition and conflict with proposed development.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and:

- concurs with the recommendations to retain the two (2) large coniferous trees in the front yard (Trees # 1 & 2);
- concurs with the removal of Tree # 3 in the rear yard; but,
- recommends that the Cedar tree (Tree # 4) in the rear yard and the Hazelnut tree be retained because they are in good condition and are outside the building envelope.

Tree protection fencing must be installed around trees to be retained, as follows:

- at a minimum of 4 m (13 ft.) from the base of Trees # 1 & 2;
- at a minimum of 2.5 m (8 ft.) from the base of Tree # 4; and
- at a minimum of 2 m from the base of the Hazelnut tree.

Tree protection fencing must be installed, to City standards, and must remain in place until construction of the future dwellings on the site is complete.

In addition, as a condition of rezoning, the applicant will be required to submit a contract with a Certified Arborist to supervise work to be conducted within the tree protection zone of retained trees (i.e. raising and thinning of canopy, deadwood removal, and installation of perimeter drainage), and to submit a post-construction impact assessment report to the City for review.

Given that the total number of trees agreed to be retained is four (4) and the total number of trees agreed to be removed is one (1), a total of two (2) replacement trees are required to be planted and maintained (minimum 9 cm calliper). This is based on the Official Community Plan's (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw.

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), to ensure that replacement trees will be planted, and the front yards of the future lots enhanced using a mix of coniferous and deciduous trees. In addition, to ensure the survival of the four (4) trees on-site, the applicant is required to submit a Survival Security to the City in the amount of \$4,000 prior to final adoption of the rezoning bylaw.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim strategy 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. The interim 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 Affordable Housing Reserve.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Interim Affordable Housing Strategy, the developer is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection would be granted until a 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 after the requirements are satisfied, at the initiation of the applicant.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Vehicular access to the site at future development stage is to be via the two (2) existing driveway crossings in order to save the two (2) large coniferous trees along the front property line. As a condition of rezoning, the applicant must submit a site plan demonstrating adequate provision for driveways with turnaround capability.

Subdivision

At future subdivision stage, the developer will be required to pay Servicing costs.

There is currently a covenant on title of both strata lots restricting use of each lot for a one-family dwelling only. This covenant must be discharged by the applicant.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.

Analysis

The subject property is located within an established residential neighbourhood that has seen some redevelopment to smaller lot sizes since the mid 1990's in accordance with the Lot Size Policy. Of the remaining duplex lots on the north side of this block of Williams Road, all have the potential to rezone and subdivide under the existing Lot Size Policy.

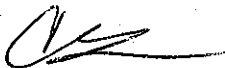
The future lots will have vehicle access to the subject site via the two (2) existing driveway crossings in order to save the two (2) large coniferous trees along the front property line.

Financial Impact

None.

Conclusion

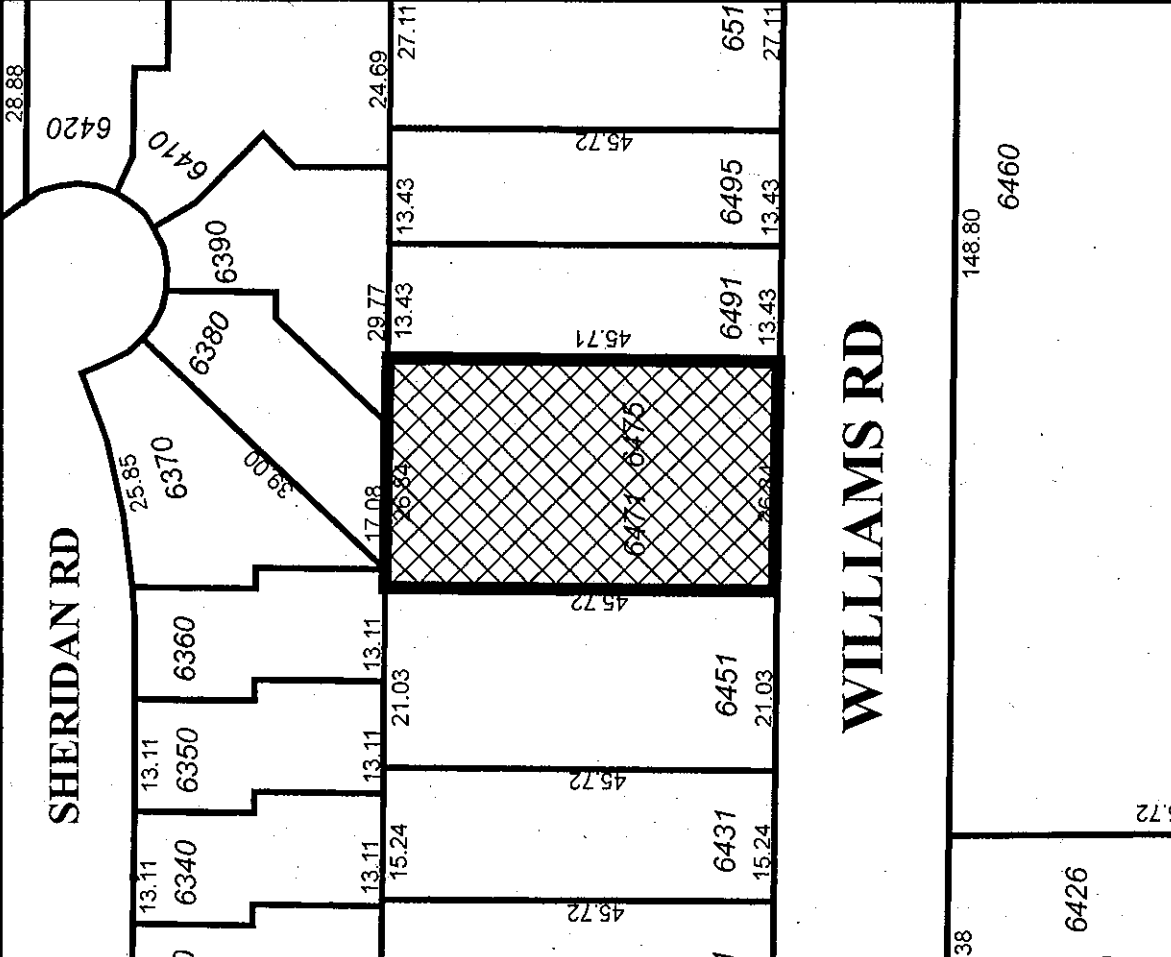
This rezoning application to permit subdivision of an existing large duplex lot into two (2) smaller lots complies with Lot Size Policy 5444, and complies with all applicable policies and land use designations contained within the Official Community Plan (OCP). The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



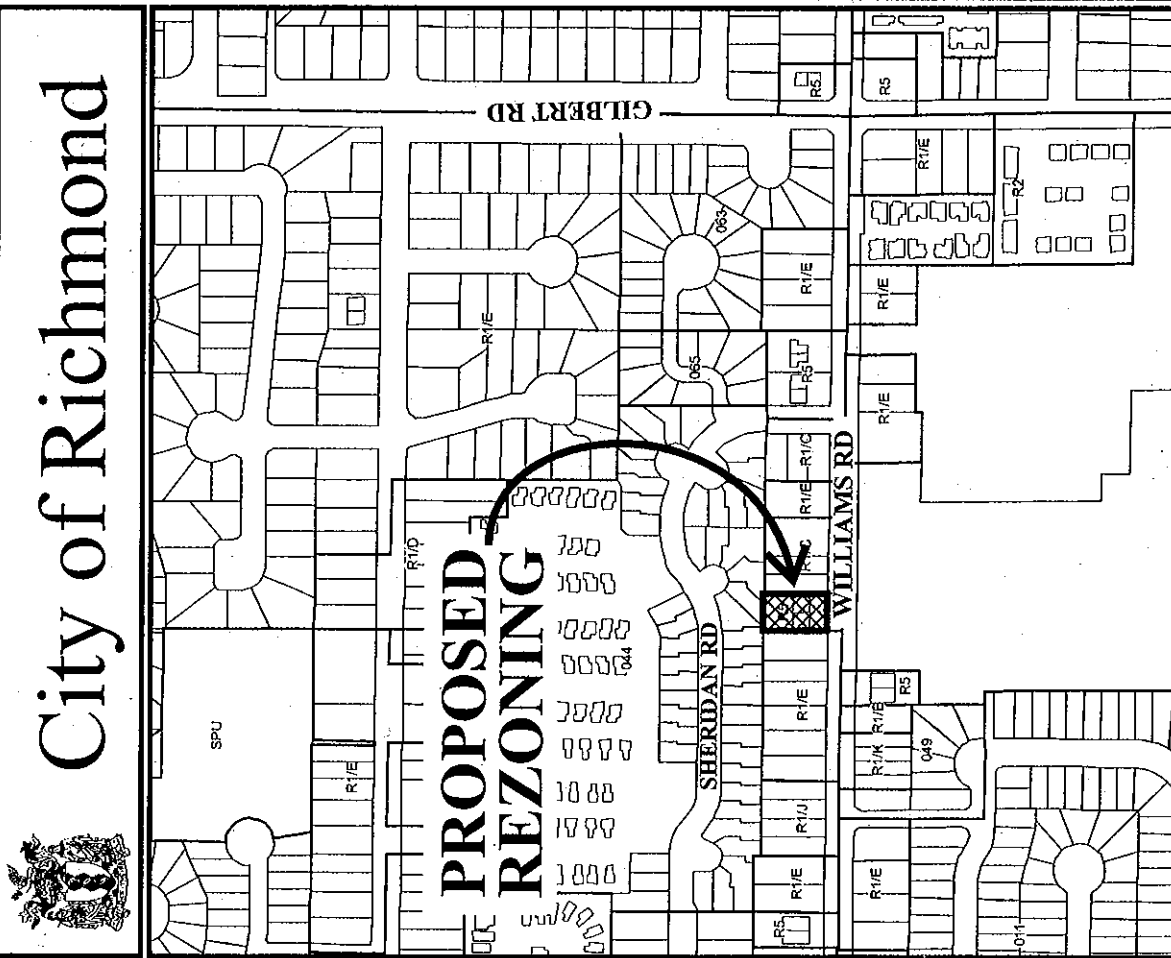
Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

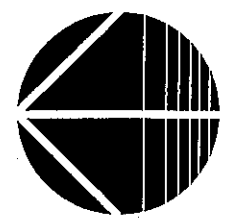
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5444
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



Original Date: 05/23/08
 Revision Date:
 Note: Dimensions are in METRES



RZ 08-419773





**SUBJECT
PROPERTY**

SHERIDAN RD

GILBERT RD

WILLIAMS RD



RZ 08-419773

Original Date: 05/23/08

Amended 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 08-419773 **Attachment 2**

Address: 6471/6475 Williams Road

Applicant: Sadiq H. Khan

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Sadiq Hussain Khan, Muhammad Imran Sadiq, Muhammad Zeeshan Sadiq, Noman Sadiq, Adnan Kahn, Kamran Sadiq	To be determined
Site Size (m²):	1227 m ² (13,208 ft ²)	Two (2) lots, each approximately 613.5 m ² (6,604ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) one-family dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map Designation – <i>Neighbourhood Residential</i> Specific Land Use Map Designation – <i>Low-Density Residential</i> 	No change
Area Plan Designation:	None	N/A
702 Policy Designation:	Policy 5444 permits properties on Williams Road to rezone and subdivide to Single-Family Housing District, Subdivision Area J (R1/J) and for duplexes to subdivide into two (2) equal halves.	No change
Zoning:	Two-Family Housing District (R5)	Single-Family Housing District, Subdivision Area J (R1/J)
Number of Units:	Two	Two

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Approx. 613.5 m ²	none
Setback – Front Yard (m):	Min. 9 m	Min. 9 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m & 6 m	Min. 1.2 m & 6 m	none
Height (m):	2.5 storeys	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: April 15, 1991

POLICY 5444

Amended by Council: April 18, 2006

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

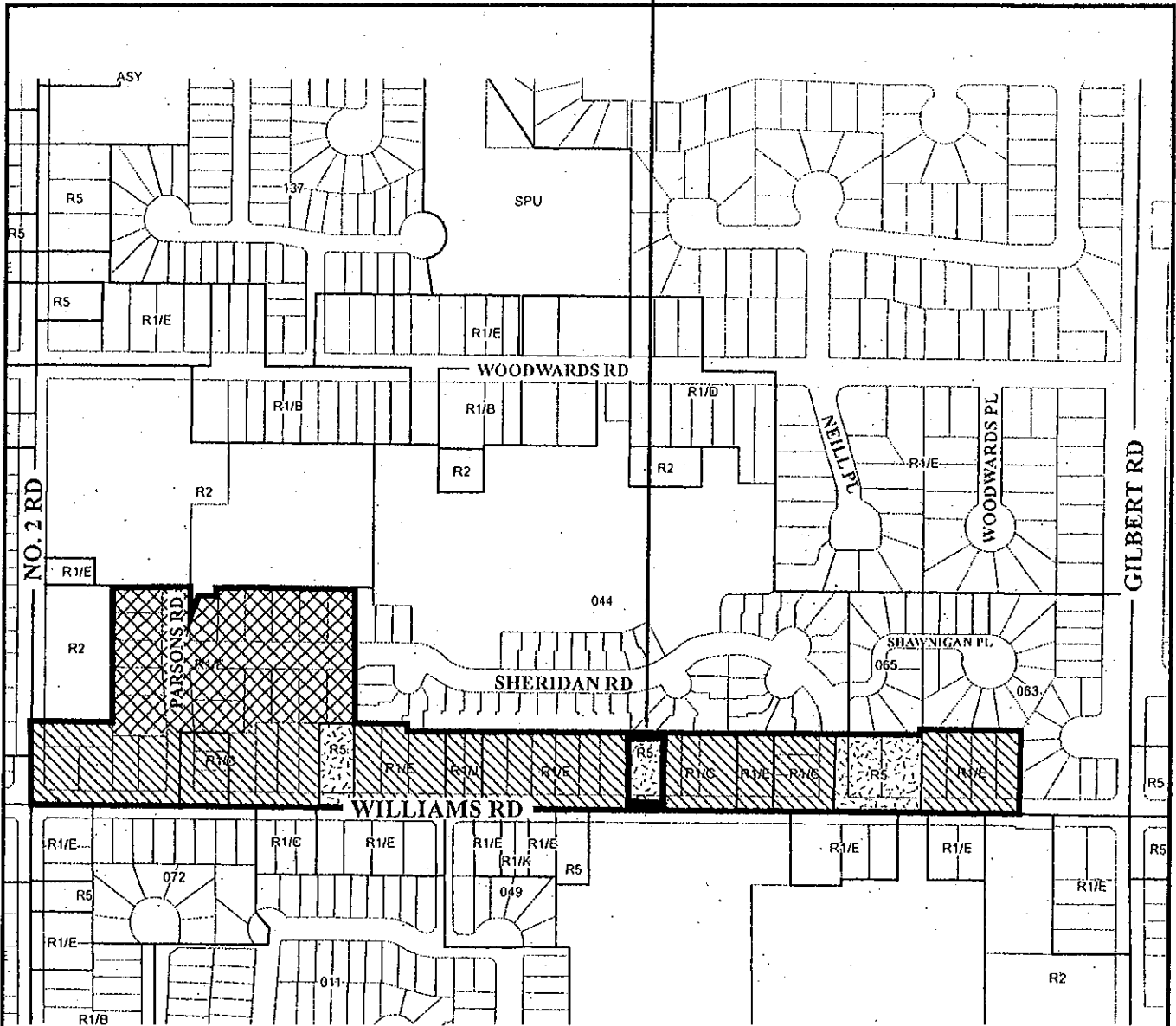
POLICY 5444:

The following policy establishes lot sizes in a portion of Section 30-4-6, located on the **north side of Williams Road, between No. 2 Road and Gilbert Road:**

That properties within the area bounded by the north side of Williams Road between No. 2 Road and Gilbert Road, in a portion of Section 30-4-6, be permitted to subdivide in accordance with the provisions of the existing Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300 with the following exception:

- a. That properties along Williams Road will be permitted to subdivide as per Single-Family Housing District (R1/J).
- b. Properties with duplexes may be permitted to be subdivided into two (2) equal halves.

SUBJECT PROPERTY



Subdivision permitted as per R1/J along Williams Rd.



Balance of the Study area is R1/E.



Duplexes eligible to be split into two lots.



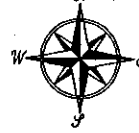
Policy 5444
Section 30-4-6

Adopted Date: 04/15/91

Amended Date: 04/18/06

**TOPOGRAPHIC PLAN OF STARTA PLAN NW1989 SECTION 30
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT**

#6471 - 6475 WILLIAMS ROAD
RICHMOND, B.C.



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

TREE # 4
TO BE
RETAINED

TREE # 3
TO BE REMOVED

90°29'54"

26.85

S.R.W. PLAN 52339

STROM MH: 1.11
W.INV: -0.09
N.INV: -0.12
S.INV: -0.10

SAN. CLEANOUT: 1.24
SW.INV: 0.04
N.INV: -0.01
SE.INV: 0.03

ENTERED

STRATA PLAN NW1989

Area: 1227 m²

APPROXIMATE
LOCATION OF
HAZELNUT TREE
TO BE RETAINED

"A"

REF. PLAN 22029

0°09'25"

45.72

DWELLING

LOT A

PLAN LMP25483

180°09'41"

26.84
270°30'00"

RBC: 1.12
S.INV: 0.28 (Ø0.15 PVC)
NW.INV: 0.32 (Ø0.10 CLAY)
NE.INV: 0.37 (Ø0.10 CLAY)

Lamp Standard

Water Valve

Fire Hydrant

Sidewalk

Gutter Line

Sidewalk

Gutter Line

TREE # 1
TO BE
RETAINED

WILLIAMS ROAD TO BE RETAINED

TREE # 2

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: jctam.com
Job No. 3451
FB-118 P80-81
Drawn By: TH

NOTE:
Elevations shown are based on
Richmond City Datum.
Bench Mark Arrow head on hydrant (Pin#104)
Located at North side of Williams Road at House #6475
B.M. elevation = 2.422 metres.

DWG No. 3451-TOPO

Survey completed on March 24th, 2008

Rezoning Considerations
6471/6475 Williams Road
RZ 08-419773

Prior to final adoption of Zoning Amendment Bylaw 8421, the following items are to be dealt with:

1. Installation of Tree Protection Fencing, to City standards:
 - a. around the Cedar (Tree # 1) along the south property line at a minimum of 4 m (13 ft.) from the base of the tree;
 - b. around the Douglas Fir (Tree # 2) along the south property line at a minimum of 4 m (13 ft.) from the base of the tree;
 - c. around the Cedar (Tree # 4) along the north property line at a minimum of 2.5 m (8 ft.) from the base of the tree; and
 - d. around the Hazelnut tree along the north property line at a minimum of 2 m (7 ft.) from the base of the tree.

Tree protection fencing must be installed, to City standards, prior to demolition of the existing dwelling on the subject property, and must remain in place until construction of the future dwellings on the site is complete.

2. 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. The Landscape Plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include the two (2) replacement trees (minimum 9 cm calliper).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the Tree Protection Zone of Tree # 1, #2, # 4, and the Hazelnut tree (i.e. raising and thinning of canopy, deadwood removal, and installation of perimeter drainage as recommended in the Arborist Report). The contract should include a provision for a post-construction impact assessment report to be reviewed by the City.
4. Submission of a Survival Security to the City of Richmond in the amount of \$4,000 (\$1,000/tree) to ensure that retained trees are not negatively impacted during and following proposed future development.
5. Submission of a Site Plan demonstrating adequate provision of driveways with turnaround capability.

6. 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 one of the two future lots, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a flood indemnity covenant on title

At future subdivision stage the developer will be required to:

1. pay Servicing Costs; and,
2. discharge the covenant that currently exists on Title restricting each strata lot to a one-family dwelling.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8421 (RZ 08-419773)
6471/6475 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, SUBDIVISION AREA J (R1/J).

P.I.D. 002-173-689

Strata Lot 1 Section 30 Block 4 North Range 6 West New Westminster District Strata Plan NW1989 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

AND

P.I.D. 002-173-697

Strata lot 2 Section 30 Block 4 North Range 6 West New Westminster District Strata Plan NW1989 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8421".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signature and date entry.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER