



To: Planning Committee **Date:** June 19, 2008
From: Brian J. Jackson **File:** RZ 07-386470
Director of Development
Re: **Application by Urban Era Builders & Developers Ltd. for Rezoning at
10140 Williams Road from Single-Family Housing District, Subdivision
Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8399, for the rezoning of 10140 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6), be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Urban Era Builders & Developers Ltd. has applied to the City of Richmond for permission to rezone 10140 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) to permit a subdivision to create two (2) residential lots, with vehicle access to and from an existing 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 Shell Road, in an established residential neighbourhood consisting of a mix of older single-family dwellings on large lots and newer single-family dwellings on small lots.

- To the north, directly across Williams Road, are several newer dwellings on lots zoned Single-Family Housing District (R1-0.6).
- To the west is a new dwelling on a lot zoned Single-Family Housing District (R1-0.6).
- To the east is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E), that has redevelopment potential under the Arterial Road Redevelopment Policy and the Lot Size Policy for the area, due to the existing rear lane.
- To the south, across the rear lane, there exists an established residential neighbourhood consisting of larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

Related Policies & Studies

Official Community Plan

There is no Area Plan for this neighbourhood. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the OCP Specific Land Use Map designation for this property is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lane Establishment and Arterial Road Redevelopment Policies

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal on an arterial road, with access to an existing operational rear lane.

Lot Size Policy 5443

The subject property is located within the area covered by Single-Family Lot Size Policy 5443 (adopted by Council December 17, 1990/amended December 18, 2006) (**Attachment 3**). This Policy permits rezoning and subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) where there is access to an existing rear lane or side street. This redevelopment proposal would allow for the creation two (2) lots, each approximately 10.2 m wide, with lane access, which is consistent with the Lot Size Policy.

Staff Comments

Background

Since 2001, numerous similar redevelopment proposals along both the north and south sides of this block of Williams Road have either been approved or are the subject of active applications. The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing rear lane system.

Trees & Landscaping

A Tree Survey submitted by the applicant indicates the location of eight (8) trees (**Attachment 4**):

- five (5) bylaw-sized trees are located on the subject property; and
- three (3) undersized street trees are located on City property fronting Williams Road.

A Certified Arborist Report has 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 recommends removal of all trees from the subject property due to conflict with proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the removal of Trees # 2-5, however, recommends that Tree # 1 be retained because of its excellent condition and significant visual impact on the street. Retention of Tree # 1 can only be achieved if the existing front yard grade remains at its current elevation, and tree protection fencing must be placed around Tree # 1 at a minimum of 2.4 m from the base of the tree. Tree protection fencing must be installed, to City standards, as a condition of rezoning or prior to demolition of the existing dwelling on the subject property (whichever occurs first).

Based on the Official Community Plan's tree replacement ratio goal of 2:1, eight (8) replacement trees are required to be planted and maintained. Considering the effort to be taken by the applicant to retain Tree # 1 on-site, and the limited space in the front yards of the future lots, staff recommend only six (6) replacement trees be planted and maintained. Based on the size requirements for replacement trees in the City's Tree Protection Bylaw, the six (6) replacement trees must have the following minimum calliper sizes:

- two (2) trees of 9 cm;

- two (2) trees of 8 cm; and
- two (2) trees of 6 cm.

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 the replacement trees will be planted and the front yards of the future lots enhanced. The applicant has agreed to provide a mix of coniferous and deciduous trees on site.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning. Vehicular access to the site at future development stage is not permitted to/from Williams Road as per Bylaw No. 7222. Access is to be from the existing rear lane only.

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 development stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisitions Charges, Address Assignment Fee, and Servicing Costs.

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 the new lots or a cash-in-lieu contribution of \$1.00/sq ft 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 could be discharged from Title after the requirements are satisfied.

Analysis

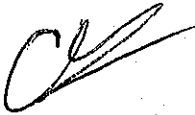
This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. The future lots will have vehicle access to the lane, with no access being permitted to or from Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

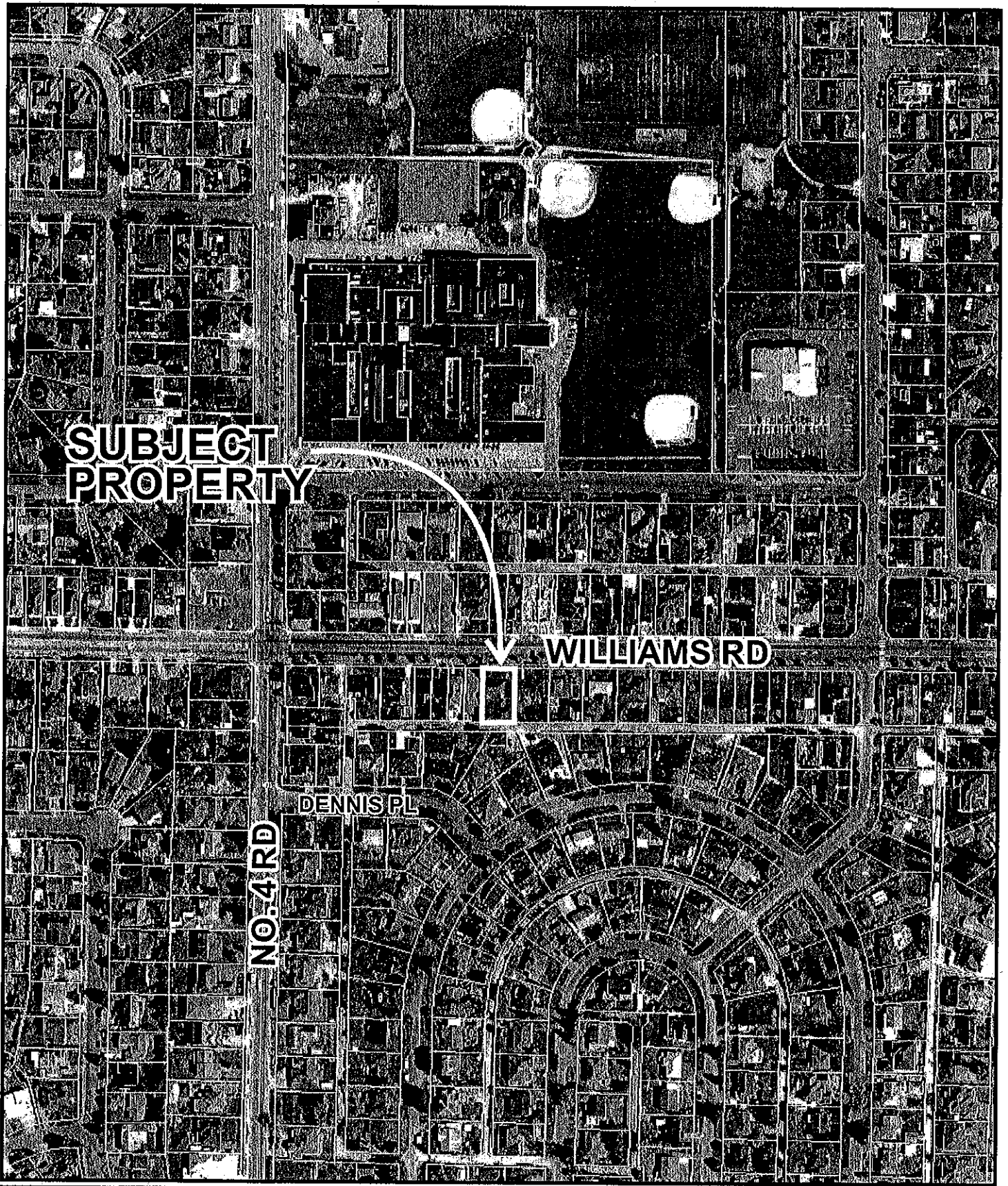
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with Lot Size Policy 5443, complies with all policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Cynthia Lussier
Planning Assistant

CL:blg

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



**SUBJECT
PROPERTY**

WILLIAMS RD

DENNIS PL

NO. 4 RD



RZ 07-386470

Original Date: 10/23/07

Amended Date: 06/25/08

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 07-386470 **Attachment 2**

Address: 10140 Williams Road

Applicant: Urban Era Builders & Developers Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Krauss & Sons Construction Ltd	To be determined
Site Size (m²):	672 m ² (7,234 ft ²)	Two (2) lots – each approx. 336 m ² (3,617 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family residential lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – <i>Neighbourhood Residential</i> Specific Land Use Map – <i>Low-Density Residential</i> 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9)	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit single-family residential redevelopment along this arterial 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):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

3 of 2

Adopted by Council: December 17, 1990

POLICY 5443

Amended by Council: December 18, 2006

File Ref: 4045-00

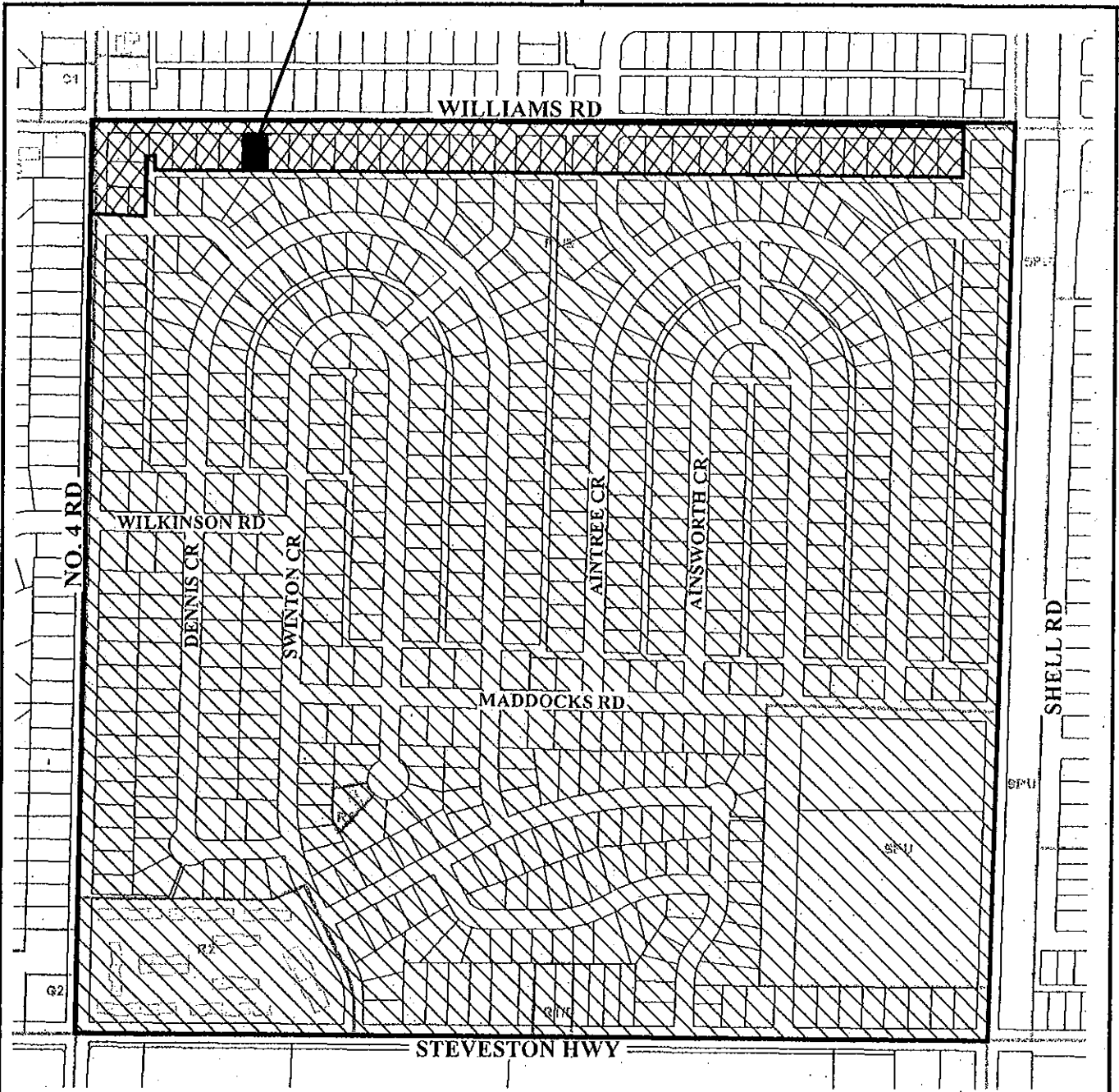
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

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.

SUBJECT PROPERTY



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.



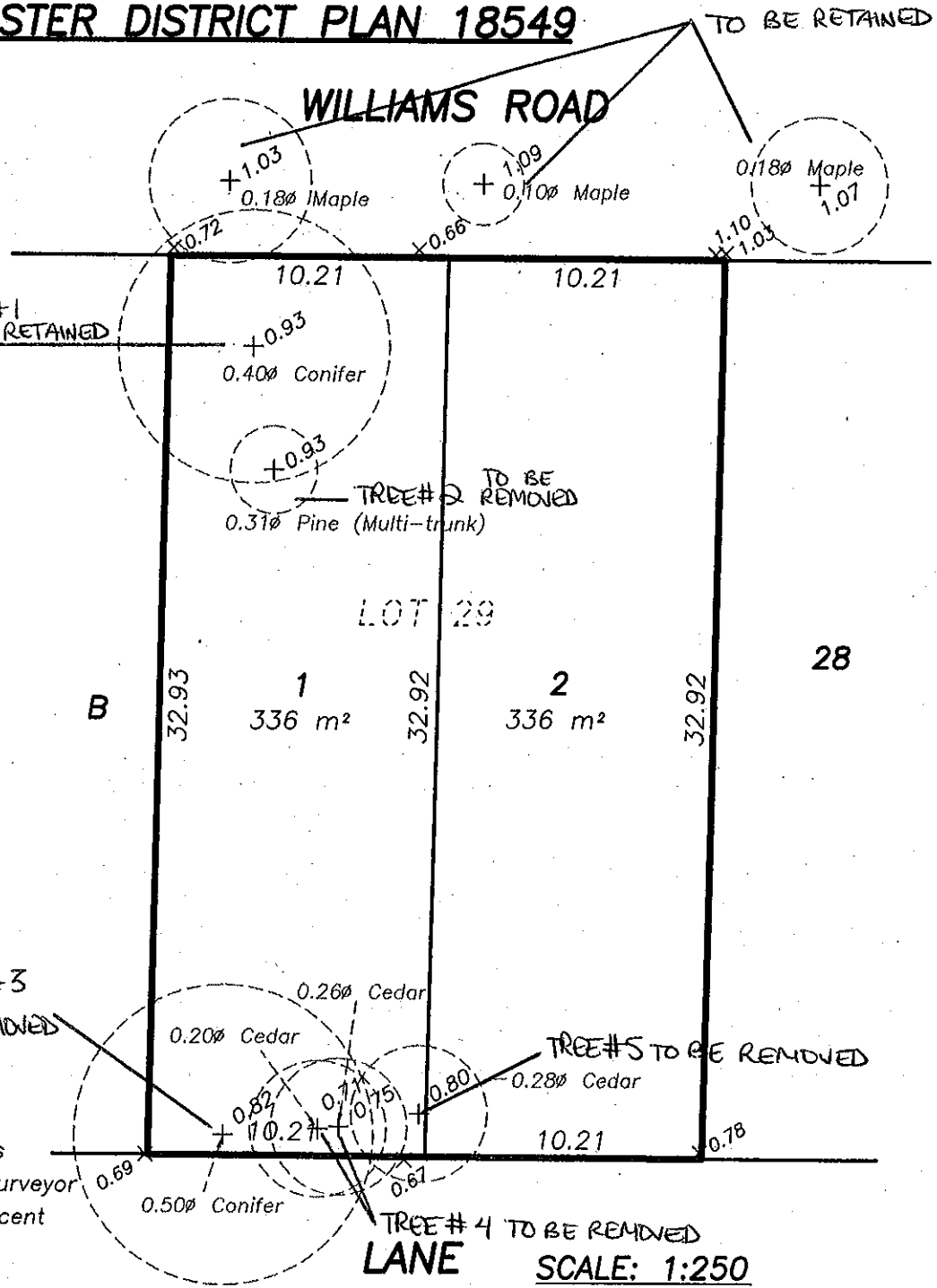
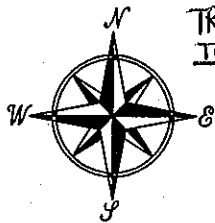
Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06

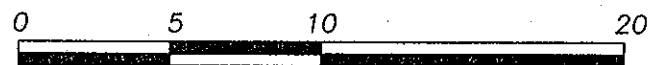
PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION
OF LOT 29 BLOCK 1 SECTIONS 26 AND 35
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549

#10140 WILLIAMS ROAD
 RICHMOND, B.C.
 P.I.D. 003-674-312



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 Canada and B.C. Land Surveyor
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 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3307
 FB-101 P52-53,55
 Drawn By: BA

LANE SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

DWG No. 3307-TREE

SURVEY COMPLETED ON JULY 30th, 2007.

Rezoning Considerations

10140 Williams Road

RZ 07-386470

Prior to final adoption of Zoning Amendment Bylaw 8399, 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. The Landscape Plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include a mix of coniferous and deciduous trees, and the six (6) replacement trees with the following minimum calliper sizes:
 - two (2) trees of 9 cm;
 - two (2) trees of 8 cm; and
 - two (2) trees of 6 cm.
2. Installation of tree protection barriers, to City standards:
 - a. around the driplines of the three (3) street trees on City property fronting Williams Road;
 - b. around the dripline of Tree # 1 on-site (shown on the Tree Survey attached to the Staff Report) at a minimum distance of 2.4 m from the base of the tree.
3. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the dripline of Tree # 1 on-site, which should include a post-impact assessment report (if applicable), to be reviewed by the City.
4. Registration of a Legal Agreement on Title to ensure 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.
5. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8399 (RZ 07-386470)
10140 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. 003-674-312

Lot 29 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 and Development Bylaw 5300, Amendment Bylaw 8399”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER