



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Jan. 16, 2007
Date: December 19, 2006

From: Jean Lamontagne
Director of Development

RZ 06-338011

Re: Application by Benn Panesar for Rezoning at 10680 Williams Road
from Single-Family Housing District, Subdivision Area E (R1/E) to
Single-Family Housing District (R1-0.6)

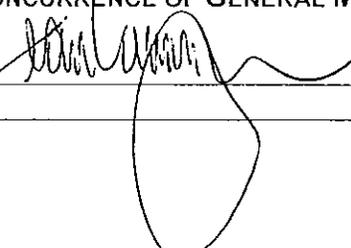
File: 12-8040-20-8183

Staff Recommendation

That Bylaw No. 8183, for the rezoning of 10680 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.


for Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Mr. Benn Panesar has applied to the City of Richmond for permission to rezone 10680 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with 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: Along the north side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6) zoned lots.
- To the South: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.
- To the East: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.
- To the West: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with potential to rezone and subdivided into compact lots fronting Williams Road.

Related Policies & Studies

Lot Size Policy 5443

The subject property is located within the Single-Family Lot Size Policy No. 5443 (adopted by Council December 17, 1990/amended December 18, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, each approximately 10.5 m wide, with lane access.

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. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment (to R1-0.6 or R9). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff Comments

Landscaping

A tree survey is submitted (**Attachment 4**) and six (6) bylaw sized trees are noted. The applicant is proposing to remove all the bylaw-sized trees on site and an Arborist Report is submitted in support of the tree removal (**Attachment 5**). All trees situated on this lot have been previously topped making them unsuitable for retention. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, 12 replacement trees are required, two (2) at 9 cm calliper, two (2) at 8 cm calliper, and eight (8) at 6 cm calliper.

The applicant is proposing to plant and maintain all the required replacement trees on the future compact lots. If replacement trees cannot be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting will be required. The applicant understands that a proposal to plant only the small replacement trees (6 cm calliper) and provide contribution to the Park Statutory Reserve Fund in-lieu of the large replacement trees (8-9 cm calliper) will NOT be accepted. In order to ensure that the replacements will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.

Site Servicing

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 3 m x 3 m corner cut at the southeast corner of the site for lane improvements.

Prior to approval of Subdivision, the developer will be required to enter into the City's standard Servicing Agreement for design and construction of lane improvements along the entire east and south properties lines of the site at their sole cost including, but are not limited to storm sewer, sand/gravel base, roll curb and gutter, asphalt paving, and lane lighting. Design also needs to include Water, Storm and Sanitary connections for each lot.

At Subdivision stage, the developer will also be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

Vehicular Access

The Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 will ensure no vehicle access is permitted to Williams Road.

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.

Analysis

This is a relatively straightforward redevelopment proposal. All the relevant technical issues appear to be addressable and it is noted that the proposal conforms to the recently amended Lot Size Policy 5443. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it 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

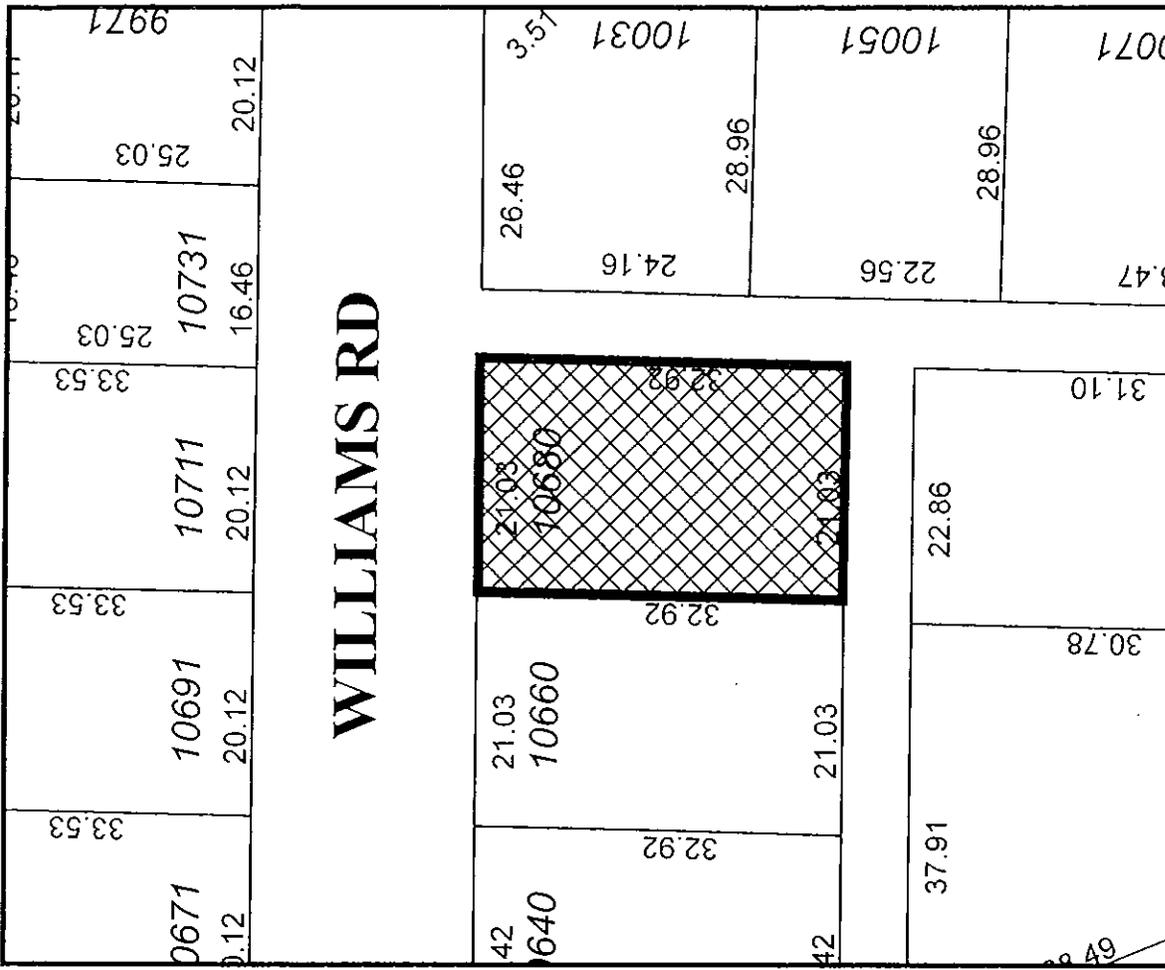
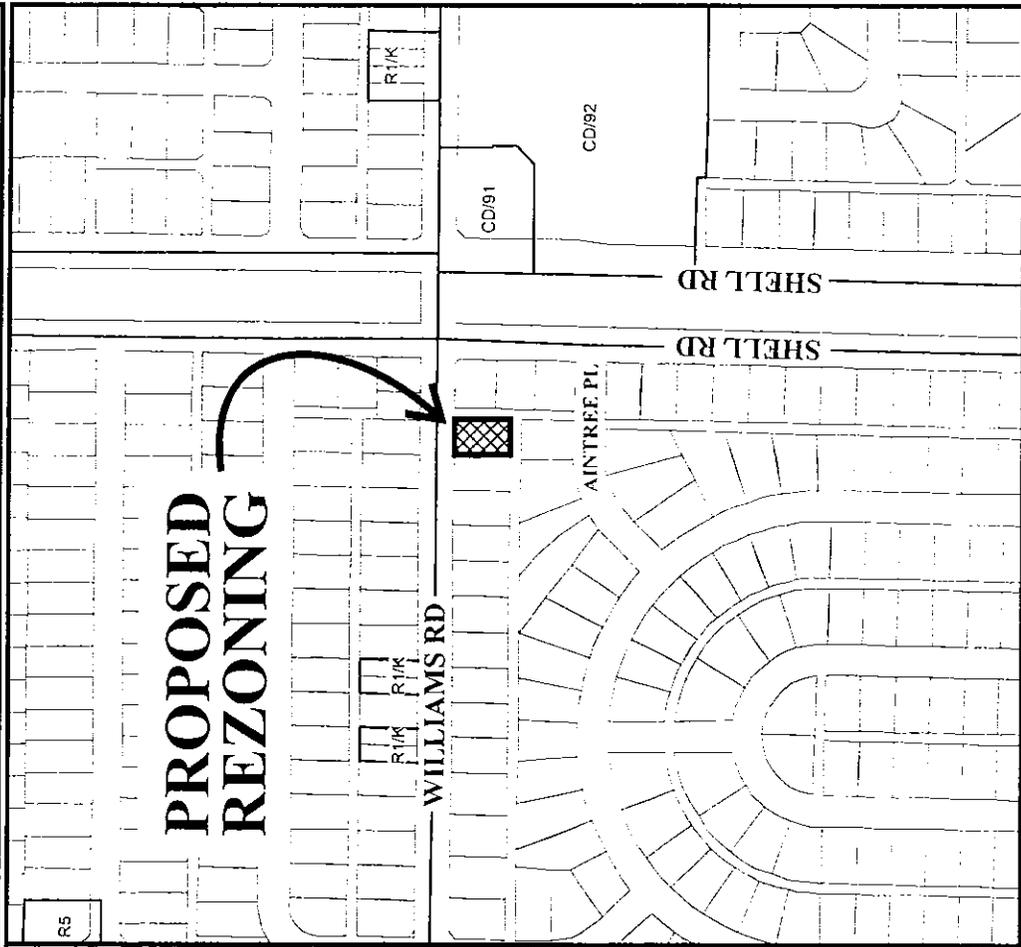
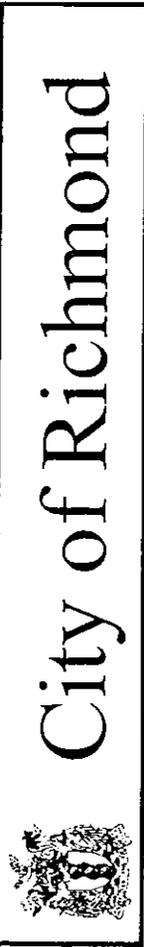
Staff have reviewed the technical merits of the application for rezoning of 10680 Williams Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5443
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Conditional Rezoning Requirements Concurrence

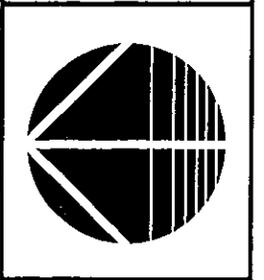


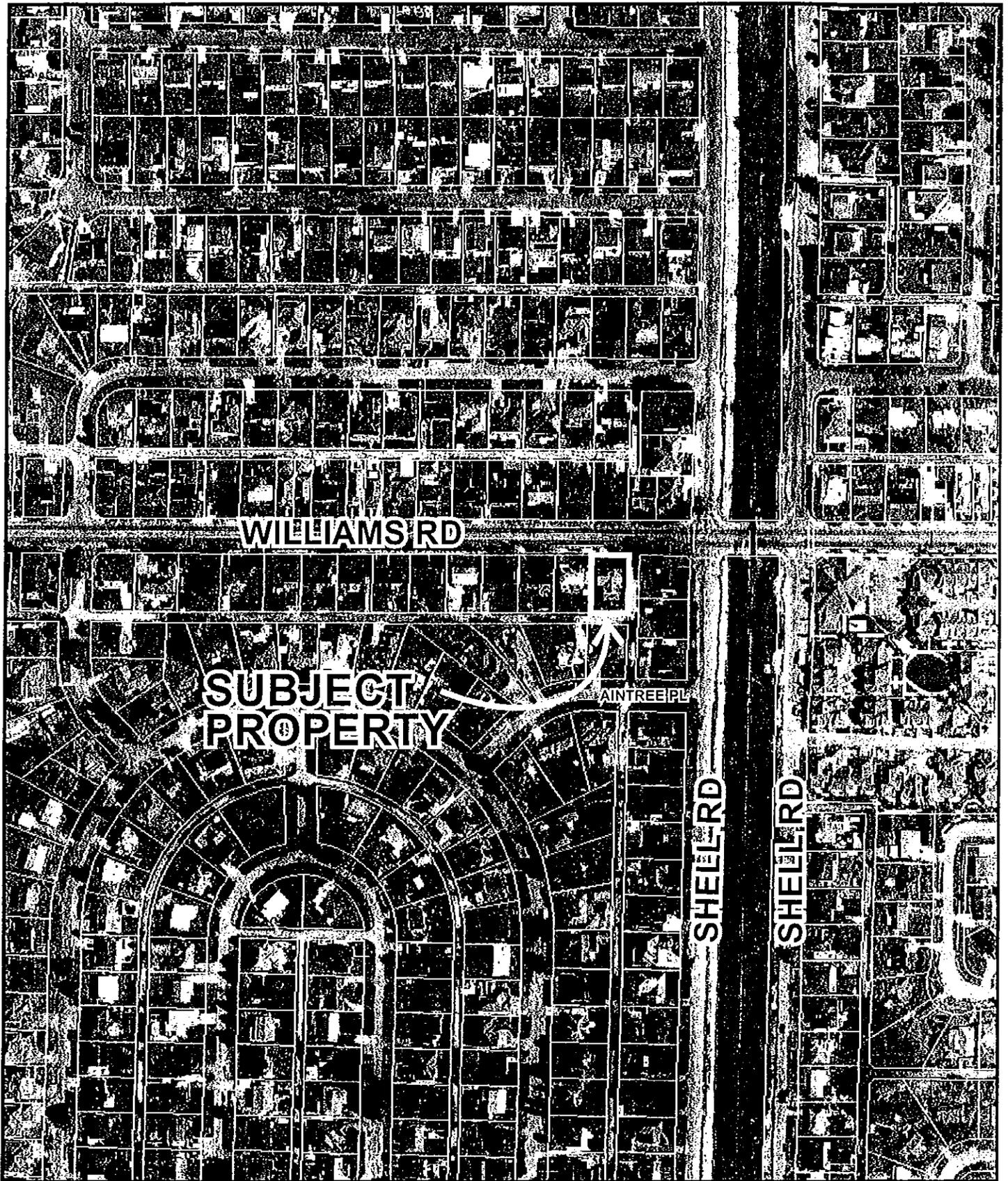
Original Date: 06/09/06

Revision Date:

Note: Dimensions are in METRES

RZ 06-338011





RZ 06-338011

Original Date: 06/09/06

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 06-338011

Attachment 2

Address: 10680 Williams Road

Applicant: Benn Panesar

	Existing	Proposed
Owner:	Fantasy Homes Ltd.	To be determined
Site Size (m ²):	692 m ² (7,448 ft ²)	346 m ² (3,724 ft ²) each
Land Uses:	Single-Family Residential Dwelling	2 Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
702 Policy Designation:	R1-0.6 or R9	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1 single-family detached	2 single-family detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	346 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (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 removal of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990
 Amended by Council: December 18, 2006

POLICY 5443

File Ref: 4045-00

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

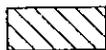
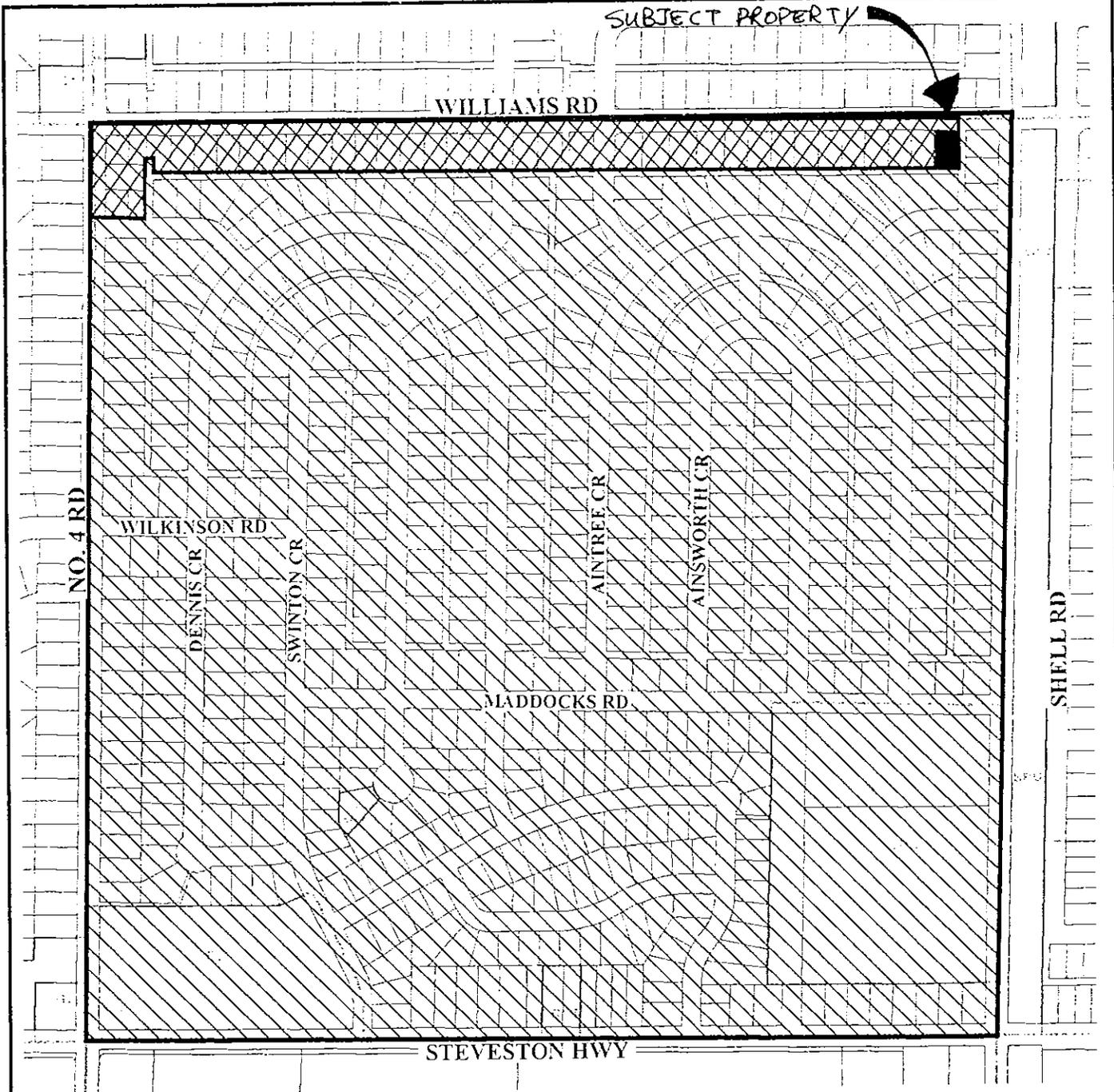
POLICY 5443:

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

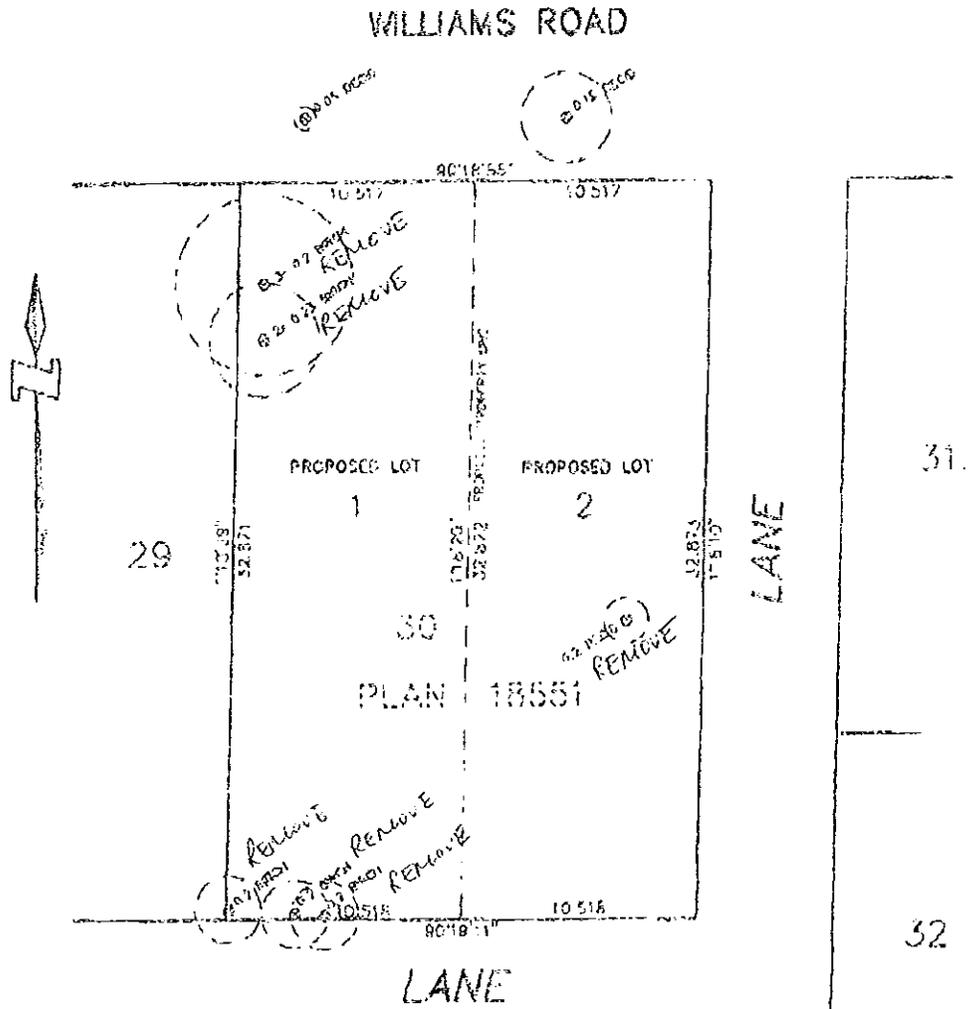
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 30 BLOCK 12 SECTION 35 B4W R6W NEW WESTMINSTER DISTRICT PLAN 18551.

Current CMC Address
10680 Williams Road
Richmond, B.C.

SCALE : 1:50

Note:

- All dimensions are in metres
- This plan is NOT to be used for location of property lines
- Only trees with a diameter of at least 20cm are shown
- This plan does not show mortgages, charges, liens or interests



© COPYRIGHT
DHALIYAL AND ASSOCIATES
LAND SURVEYING INC
121-11160 80th Avenue
Surrey B.C. V3R 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0002006-TRI.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

DO NOT WRITE IN THESE SPACES
B.C.L.S. 003
SEAL
GENE DHALIYAL
B.C.L.S. 003



RECEIVED
SEP 18 2006

BY:

September 17, 2006

ARBORIST REPORT PREPARED FOR:
RAJ NATT, 13583 – 8A ave., Surrey BC., V3V 8A6
604-723-2469

RE: 10680 WILLIAMS RD., RICHMOND

The scope of this report was to inspect and inventory all trees on the property generally greater than 200mm in diameter and further to provide comment on the feasibility of retaining each tree. The property in question is being redeveloped splitting the lot into two.

Each tree is listed by common name and botanical name, the diameter breast height (DBH) as well as the approximate height (H). The overall health of the tree is stated as satisfactory, meaning progressing in a positive normal manner with a healthy full canopy and foliage, or poor, meaning the tree is in decline, showing dieback, thinning canopy and / or sparse foliage. See attached sketch for tree numbering and location reference.

During my inspection of this property I found a single family home still remaining, no excavation or pre demolition work had been done. There were also no survey pegs installed to clearly indicate the property lines. I was informed that the new proposed homes would be built out to the maximum allowable – I assumed this to be a 6m set back from front and back property line and 1m from side lines. In the absence of survey pegs I referenced the property lines as the fence lines with the footnote that these where not easy to clearly see. I was also informed during my inspection that the entire property would be raised up by 2.5ft in the front and tapering to 1.0 ft in the back lane. There was also a call for a retaining wall to be built down both east and west side property lines which would require perimeter drain lines to be installed.

A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.

1) Mountain Ash (*Sorbus aucuparia*) DBH 195mm, H 4.8M, Satisfactory. This tree will fall within the foundation of the east side home and therefore should be removed prior to construction.

2) Birch (*Betula pendula*), DBH 184mm, H 6.5M, Satisfactory but previously topped by Hydro. This tree will be subject to grade raising around its' entire root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

3) Birch (*Betula pendula*), DBH 234mm, H 7.0M, Satisfactory but previously topped by Hydro. This tree will be subject to grade raising around its' entire root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

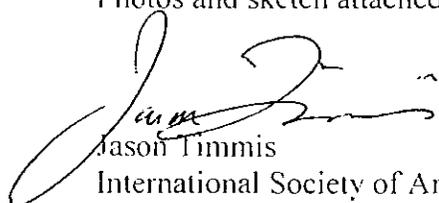
4) Birch (*Betula pendula*), DBH 204mm, H 6.0M, Satisfactory but previously topped by Hydro. This tree will be subject to grade raising around its' entire root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

5) Birch (*Betula pendula*), DBH 206 + 252mm double stem, H 8.0M, Satisfactory but previously topped. This tree will be subject to grade raising around its' entire root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

6) Birch (*Betula pendula*), DBH 243 + 229 + 198mm triple stem, H 8.0M, Satisfactory but previously topped. This tree will be subject to grade raising around its' entire root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

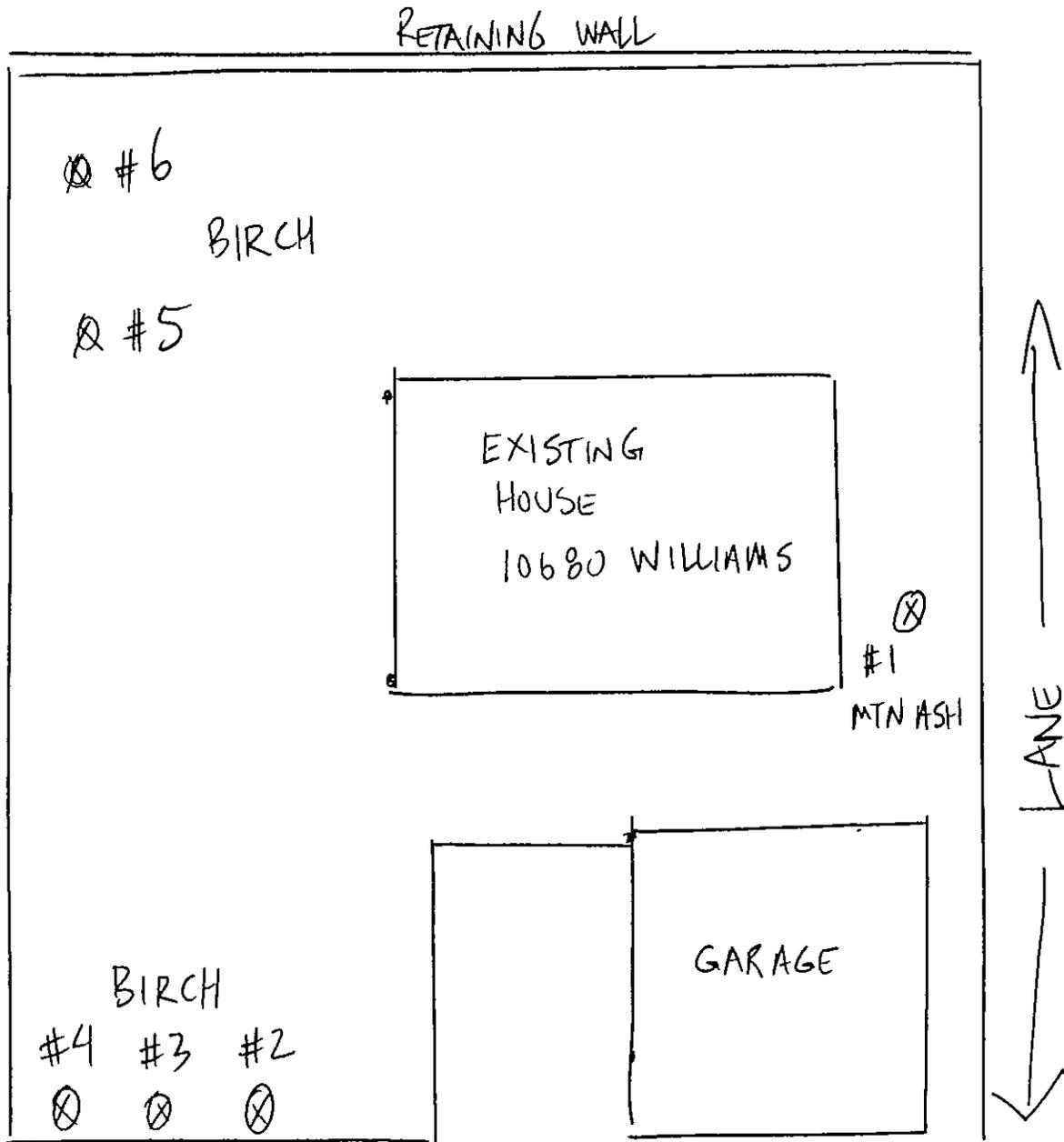
This report is submitted in good faith without prejudice of any person or party. My observations are based on visual assessment only and as such do not guarantee the productiveness and / or safety of any tree discussed.

Photos and sketch attached.



Jason Timmis

International Society of Arboriculture Certified Arborist #PN-2616



← LANE →

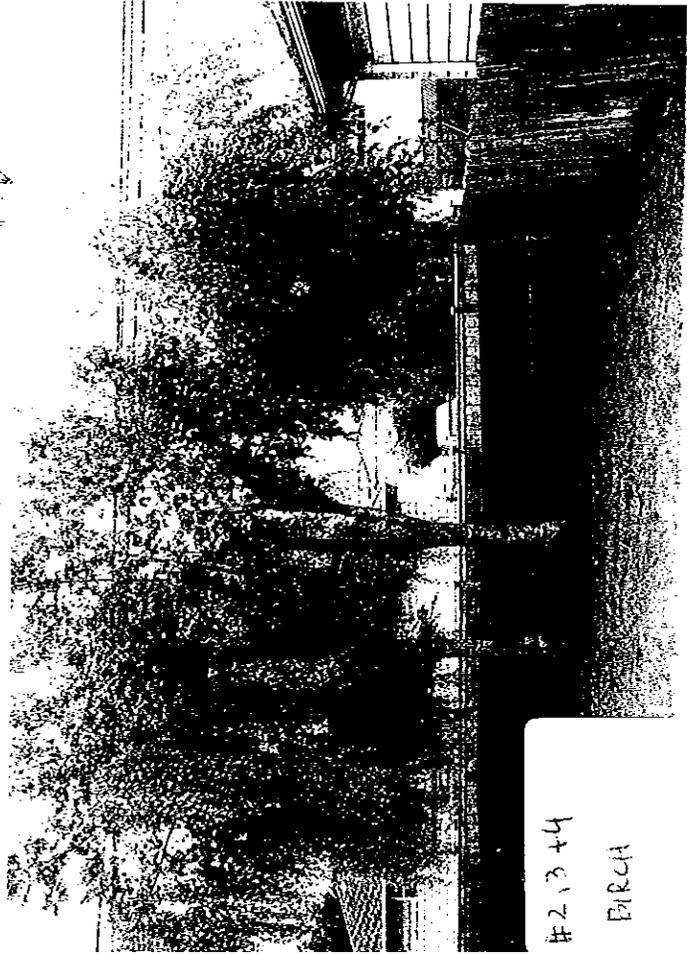
↑ N

ONLY TO ROUGH SCALE

↑ #4

#3

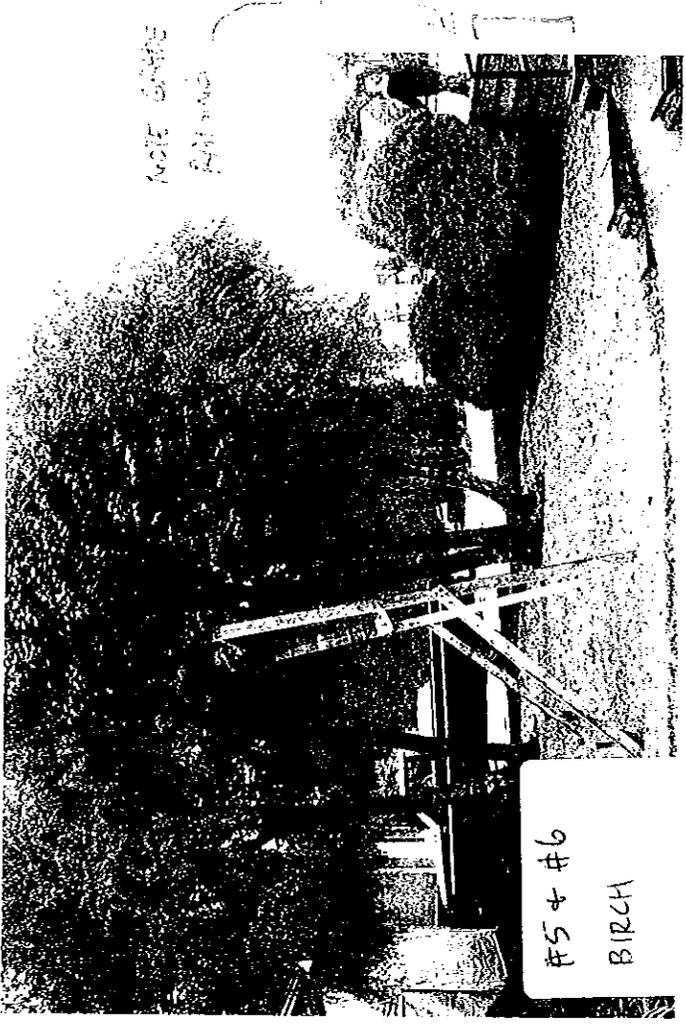
#2



#2, 3 + 4
BIRCH

↑ #5

↑ #6



#5 + #6
BIRCH

NOTE: SHRUBS
BIRCH

Conditional Rezoning Requirements 10680 Williams Road RZ 06-338011

Prior to final adoption of Zoning Amendment Bylaw 8183, the developer is required to complete the following requirements:

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 estimates provided by the landscape architect. The landscape plan and landscaping security should include sixteen (16) replacement trees: six (6) trees at 6 cm calliper , four (4) trees at 8 cm calliper, and six (6) trees at 11 cm calliper.
2. Dedication of a 3 m x 3 m corner cut at the southeast corner of the site; and
3. Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

1. Enter into the City's standard Servicing Agreement* for design and construction of Lane Improvements along the entire east and south property lines of the site. Lane improvements to include but not limited to storm sewer, sand/gravel base, roll curb & gutter, asphalt paving, and lane lighting. Note: Design to include Water, Storm & Sanitary connections for each lot.; i.e. no credits.
2. Payment of Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.

* Note: This requires a separate application.

[signed copy on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8183 (RZ 06-338011)
10680 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. 004-023-790

Lot 30 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8183".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Four horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER