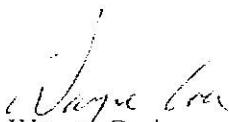




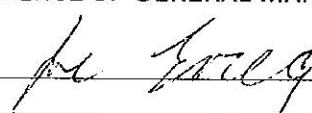
To: Planning Committee **Date:** December 21, 2007
From: Wayne Craig
Acting Director of Development **File:** RZ 06-339825
Re: Application by Jiwan S. Bir for Rezoning at 11691 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8324, for the rezoning of 11691 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.


Wayne Craig
Acting Director of Development

WC:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Jiwan S. Bir has applied to the City of Richmond for permission to rezone 11691 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 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 E (R1/E) lots.
- To east and west: 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: Across 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 (R1-0.6) zoned lots.

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

Staff Comments

Tree Preservation

A tree survey is submitted (**Attachment 3**) and three (3) bylaw-sized trees are noted on site. A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 4**). The report recommends removal of all bylaw sized trees on site.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. 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, six (6) replacement trees with the following minimum calliper sizes are required:

- Four (4) trees of 9 cm; and
- Two (2) trees of 8 cm.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates 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 six (6) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

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.

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.

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

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 supports the application.



Edwin Lee
Planning Technician - Design

EL:sl

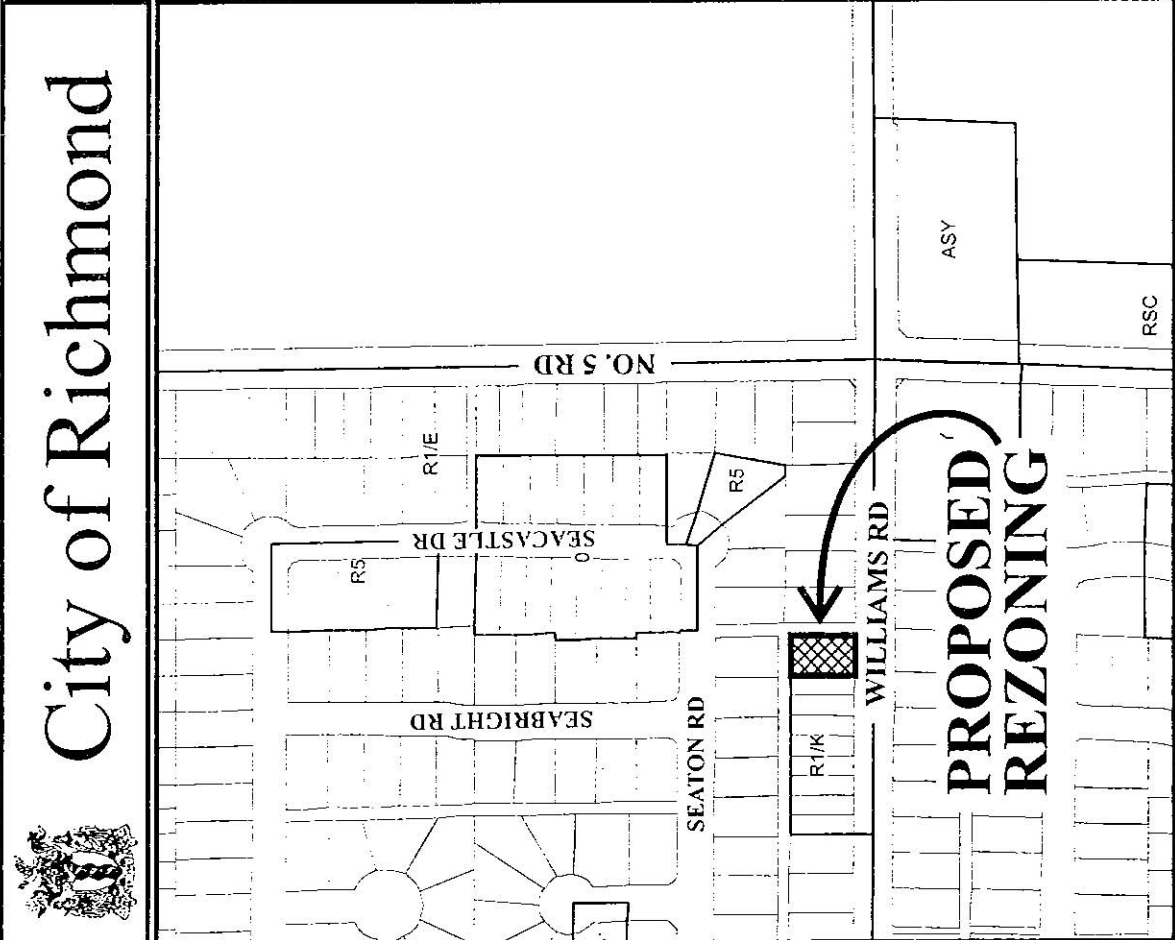
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Arborist Report

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction 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 six (6) replacement trees (4 trees at 9 cm calliper and 2 trees at 8 cm calliper, in a mix of coniferous and deciduous). If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required; and
2. Registration of a flood indemnity covenant on title.

35.06	18.59	35.06	32.3	20.15	20.73	32.3	32.3	35.06	18.29	35.67	11711	18.29	35.67	18.29	1
10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.07	11653	11671	11671	11691	10.07	10.07	10.07	1
32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	32.3	1
18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	11680	11700	11720	11740	18.29	19.52	19.52	1
33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53	1

WILLIAMS RD



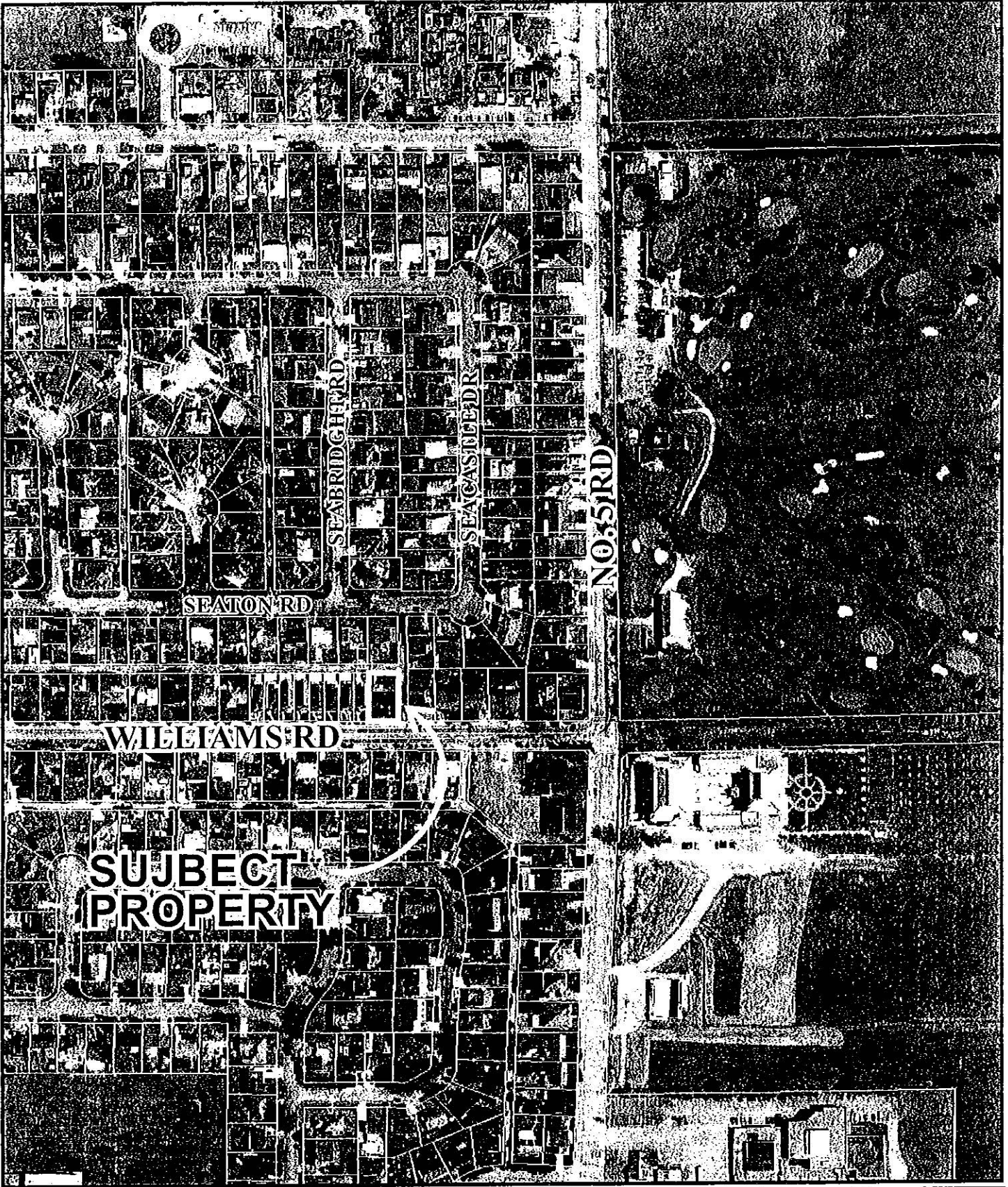


RZ 06-339825

Original Date: 07/10/06

Revision Date:

Note: Dimensions are in METRES



RZ 06-339825

Original Date: 07/11/06

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 06-339825

Attachment 2

Address: 11691 Williams Road

Applicant: Jiwan S. Bir

Planning Area(s): n/a

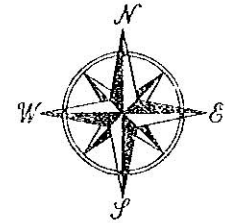
	Existing	Proposed
Owner:	Jiwan Singh Bir & Nashhatter Kaur Bir	To be determined
Site Size (m ²):	660 m ² (7,104 ft ²)	Approx. 330 m ² (3,552 ft ²) each
Land Uses:	One (1) two-family dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
Other Designations:	None	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	330 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

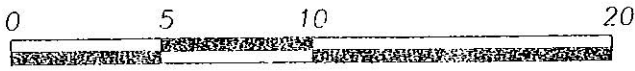
Other: Tree replacement compensation required for removal of Bylaw-sized trees.

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 1
BLOCK 1 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935

#11691 WILLIAMS ROAD
 RICHMOND, B.C.
 P.I.D. 010-441-441

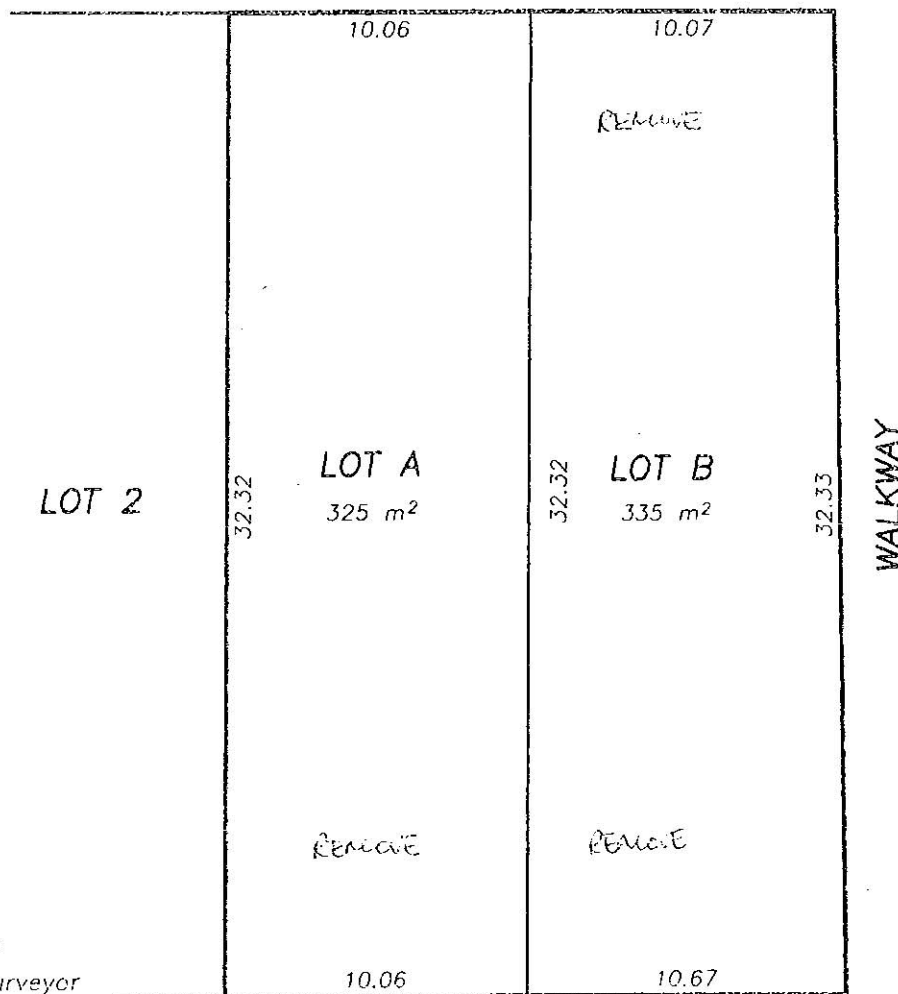


SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

LANE

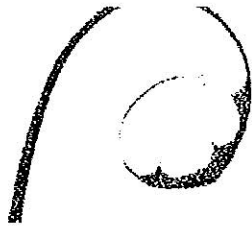


© Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3022
 FB-79 P43
 Drawn By: GB

WILLIAMS ROAD

DWG No. 3022-TREE

SURVEY COMPLETED MAY, 19th, 2006.



Catherine MacDonald Inc.

648 East 5th Street, North Vancouver, BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

19 September 2007

Dream Developments Ltd.
Attention Michael Bir
EMAILED: embir@sutton.com

Dear Michael:

Re: 11691 Williams Road, Richmond
ARBORIST REPORT

Following my site visit of Friday 14 September, I am pleased to provide this Report on trees at the above lot. You are intending to develop the lot, and my Arborist Report is based on a Survey by JC Tam dated 19 May 2006. No other site information is currently available.

Trees in detail:

TREE TAG # 104 (.34m diameter) Pine - Located in the front yard. This tree is leaning from the base, has been previously topped and has inclusions and deadwood in the crown. I would rate it FAIR overall. This tree is unrelatable, and may be affected by site circulation planning. I recommend that the City of Richmond permit its removal prior to construction.

TREE TAG # 105 (.44m diameter) Cherry - Located in the front yard. This tree is in poor health and severe decline. It has been poorly pruned, the canopy is 1/2 dead and decay is evident at the base. Therefore, I rate the tree as POOR and recommend that the City of Richmond permit its removal prior to construction.

TREE # 106 (no tag) (.40m diameter) Cherry - Located in the rear yard, which I was unable to access. The tree was assessed over the fence with the aid of a telephoto camera lens. This tree has been poorly managed--headed back, pruning stubs evident. The tree has poor structure and overall is rated POOR. I recommend that the City of Richmond permit its removal prior to construction.

I have digital photos of the site and the trees if they are required. Please email or call if further information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine MacDonald', written over a faint dotted line.

Catherine MacDonald Inc.

Catherine MacDonald

ISA Certified Arborist PN-0716A

ISA Certified Tree Risk Assessor #212

CC Attachments: Updated Reduced Survey with tree tag numbers.

City of Richmond Business License #07-364343

13

Catherine MacDonald Inc
648 East 5th Street
North Vancouver, BC V7L 1M7
tel: 604.904.0787
cell: 604.904.0302
fax: 604.904.0706
email:
catherinemacdonald@shaw.ca

Catherine MacDonald
ISA Certified Arborist PN-0716A
ISA Certified Tree Risk Assessor #212

NOTES:

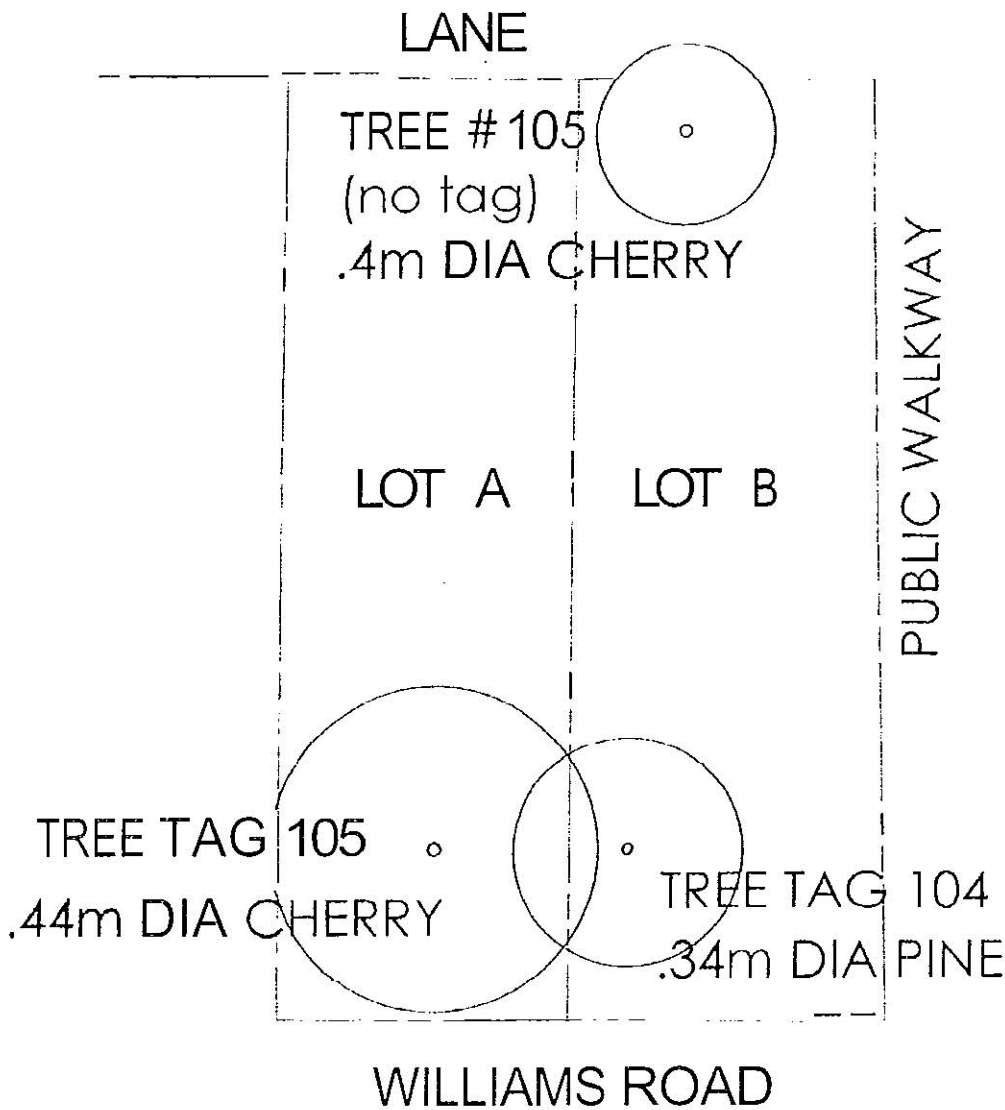
DO NOT SCALE PLAN. REFER TO DIMENSIONS.

TREE NUMBERS REFER TO TAGS ON TREES

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE

CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE



11691 WILLIAMS RD
RICHMOND

ARBORIST REPORT

DATE: 19 SEPTEMBER 2007



NORTH

SCALE: 1:250



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8324 (RZ 06-339825)
11691 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. 010-441-441

Lot 1 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8324".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

APPROVED by Director or Solicitor stamp with signature E.L.

MAYOR

CORPORATE OFFICER