



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
 Director of Development

Re: Application by Charan Sethi for Rezoning at 10491 & 10511 Williams Road
 from Single-Family Housing District, Subdivision Area E (R1/E) to
 Comprehensive Development District (CD/44)

To Council - Feb 26, 2007
To Planning - Feb 20, 2007

Date: January 18, 2007

RZ 06-333355

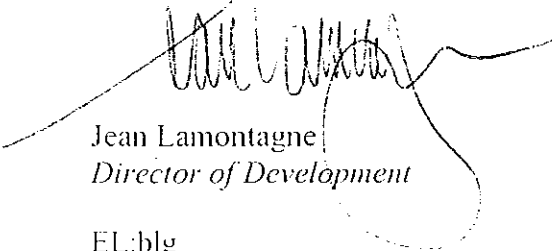
File: 128060-20-8190

Staff Recommendation

That Bylaw No. 8190 to:

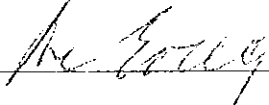
- a) Revise the zoning requirements in "Comprehensive Development District (CD/44)" to improve feasibility for the development of an accessible secondary suites in a one-family dwelling; and
- b) To rezone 10491 and 10511 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/44)".

be introduced and given first reading.



Jean Lamontagne
 Director of Development

EL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Mr. Charan Sethi has applied to the City of Richmond for permission to rezone 10491 and 10511 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/44) in order to create four (4) new single-family lots with vehicle access from an existing lane. CD/44 would permit each lot to have a single-family house with a wheelchair accessible housing unit on the ground floor.

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 the south: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with potential to rezone and subdivide into compact lots fronting Williams Road.
- To the 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.

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 redevelopment 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. The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff Comments

Trees

A tree survey is submitted (**Attachment 3**) and 17 bylaw-sized trees were noted on site. The applicant is proposing to remove all of the trees on site and an Arborist Report (**Attachment 4**) was submitted in support of the proposed tree removal. Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the arborist. 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 No. 8057, 34 replacement trees are required:

- 22 replacement trees at 3.5 m tall or 6 cm calliper each;
- 4 replacement trees at 4.0 m tall or 8 cm calliper each;

- 6 replacement trees at 5.5 m tall or 10 cm calliper each; and
- 2 replacement trees at 6.0 m tall 11 cm calliper each.

The applicant is proposing to plant and maintain all the required replacement trees on the future compact lots. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required. The applicant understands that a proposal to plant only the smaller replacement trees (6 – 8 cm calliper) and provide contribution to the Park Statutory Reserve Fund in-lieu of the large replacement trees (10 - 11 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

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also 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

Proposed Development

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.

Amendments to Comprehensive Development District (CD/44)

Comprehensive Development District (CD/44) (**Attachment 5**) was created in 1994 under the provision of a convertible house demonstration project that allows easy conversion from single-family to house-plus-suite or vice versa, while retaining the appearance of a single-family house that is compatible with single-family neighbourhoods in form and scale. An accessible version, designed to accommodate a disabled person with a caregiver in the suite, was also included in the convertible house demonstration project. However, no accessible housing unit design guidelines were included in the zone.

The intent of the amendment to Comprehensive Development District (CD/44) is to accommodate convertible single-family housing development that is designed to permit the inclusion of an accessible housing unit. The proposed amendments to Comprehensive

Development District (CD-44) is based on the existing Single-Family Housing District (R1-0.6) and the proposed amendments to the R1-0.6 zone in response to a recent referral motion related to smaller sized lots. Staff have examined the issues on compact lots residential development and are recommending a series of amendments to the R1-0.6 zone with respect to House Size and Building Massing, Lot Coverage, and Landscaping & Private Outdoor Space. A separate report on Small Lot Residential Zone is anticipated to be brought forward in late February/March 2007. The applicant has reviewed the proposed amendments to CD-44 and accepts the proposed amendments and accessible housing unit design guidelines.

The proposed text amendment will provide more flexible development requirements to allow for better utilization of land, to encourage design variety, to avoid construction of sterile box houses, and to improve the feasibility of the accessible housing development. A set of accessible housing unit design guidelines is also included in the zone to provide a range of accessible design features that allows easy conversion from single-family to house-plus-accessible suite.

Size of Secondary Suites

Based on the regulation of the BC Building Code, the maximum size of the secondary suite is reduced from 45% to 40% of the total floor area of the building.

Rear Yard Setback

The intent of the 0.6 m rear yard setbacks for accessory buildings is to permit more flexibility in siting the garage to meet the demonstration project goals of providing adequate covered and uncovered parking space, and maximizing the size of green space for the residents. The rear yard setbacks for accessory buildings have been increased to 1.2 m to allow for the adequate turning radius required for vehicle access to the garage. The 1.2 m setback for an accessory detached garage is consistent with the R1-0.6 zone. The proposed amendments to Comprehensive Development District (CD-44) should address the concerns related to parking and outdoor amenity space in an effective manner.

Accessible Housing Unit Design Guidelines

The Accessible Housing Unit Design Guidelines were developed based on the accessible single-family housing guidelines included in Comprehensive Development District (CD-152), the Adaptability Requirements provided by Arlen Johnson, Vice Chairman of the Richmond Committee on Disability, and the BC Building Code. The Design Guidelines are summarized below:

- access: access routes to the main entrance and parking area would provide unobstructed access to person with disabilities, with appropriate clear floor space, door widths, hardware, and thresholds;
- window: sill height would be lowered to allow for seated viewing, with appropriate hardware;
- bathroom: at least one bathroom would have a clear floor space in front of both the sink and the toilet to allow for access by person using a wheelchair, and would have reinforced wall adjacent to toilet, tubs, and showers, to allow for future installation of grab bars;
- kitchen: kitchen would have a clear floor space between counters and all opposing base cabinets, counter tops, appliances and walls;
- laundry: laundry area would have a clear floor space in front of the washer and dryer.

These Design Guidelines are consistent with guidelines being considered for multi-family applications with some minor differences due to single-family dwelling application on secondary suite. A Report to Committee from Building Approvals Department on multi-family accessible design guidelines is anticipated to be brought forward in late February/March 2007. The Design Guidelines have been reviewed by Richmond Committee on Disability, and the comments were to include a wall oven and a pull-out board below the oven where an oven is provided. This recommendation has been incorporated into the Design Guidelines.

Existing Property Zoned Comprehensive Development District (CD/44):

3860 Regent Street, which is the site for the original convertible house demonstration project, is the only property in the City zoned Comprehensive Development District (CD/44). The proposed amendments to Comprehensive Development District (CD/44) will make the development on 3860 Regent Street non-conforming. The non-compliances include the following:

- secondary suite on the ground floor is larger than 40% of the floor area of the building;
- rear yard setback for the garage is less than 1.2 m;
- side yard setback for the garage is less than 1.2 m;
- no handicap parking stall (3.7 m wide) could be provided on-site for the adaptable secondary suite; and
- house design may not comply with all the adaptable secondary suite design guidelines incorporated into the zone.


The above-mentioned non-compliances are considered minor in nature and could be rectified at the time of redevelopment. The existing house at 3860 Regent Street would be allowed to remain in its current state as a non-conforming building for as long as the property owner desires. Future construction would have to comply with the revised CD/44 being recommended.

Financial Impact or Economic Impact

None.

Conclusion

The major amendments to Comprehensive Development District (CD/44) zone are outlined in this report. These amendments reflect typical considerations related to convertible single-family housing, and will facilitate a site design which is accepted by Staff. 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
(Local 4121)

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Survey

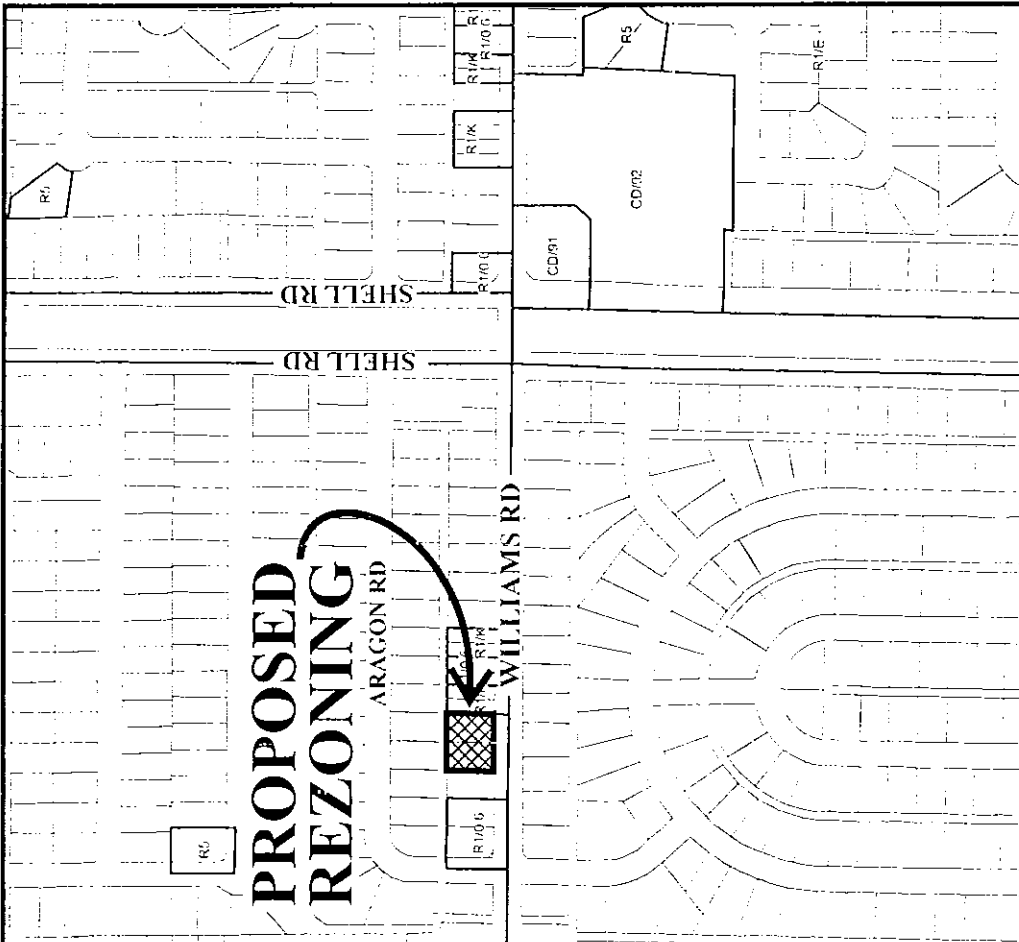
Attachment 4: Arborist Report

Attachment 5: Existing Comprehensive Development District (CD/44)

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

- 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 22 replacement trees at 3.5 m tall or 6 cm calliper each, four (4) replacement trees at 4.0 m tall or 8 cm calliper each, six (6) replacement trees at 5.5 m tall or 10 cm calliper each, and two (2) replacement trees at 6.0 m tall 11 cm calliper each. If replacement trees could not be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting would be required; and
- Registration of a flood indemnity covenant on title.

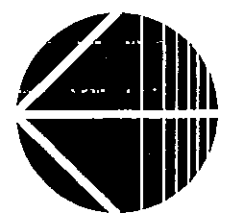
City of Richmond



10460	10480	10500	10520
33.53	33.53	33.53	33.53
20.12	20.12	20.12	20.12
20.12	20.12	20.12	10.06
20.12	20.12	20.12	10.06
33.53	33.53	33.53	33.53
10471	10491	10511	10531
20.12	20.12	20.12	10.06
20.12	20.12	20.12	10.06
24.44	24.44	21.03	
10460	10480	10500	

WILLIAMS RD

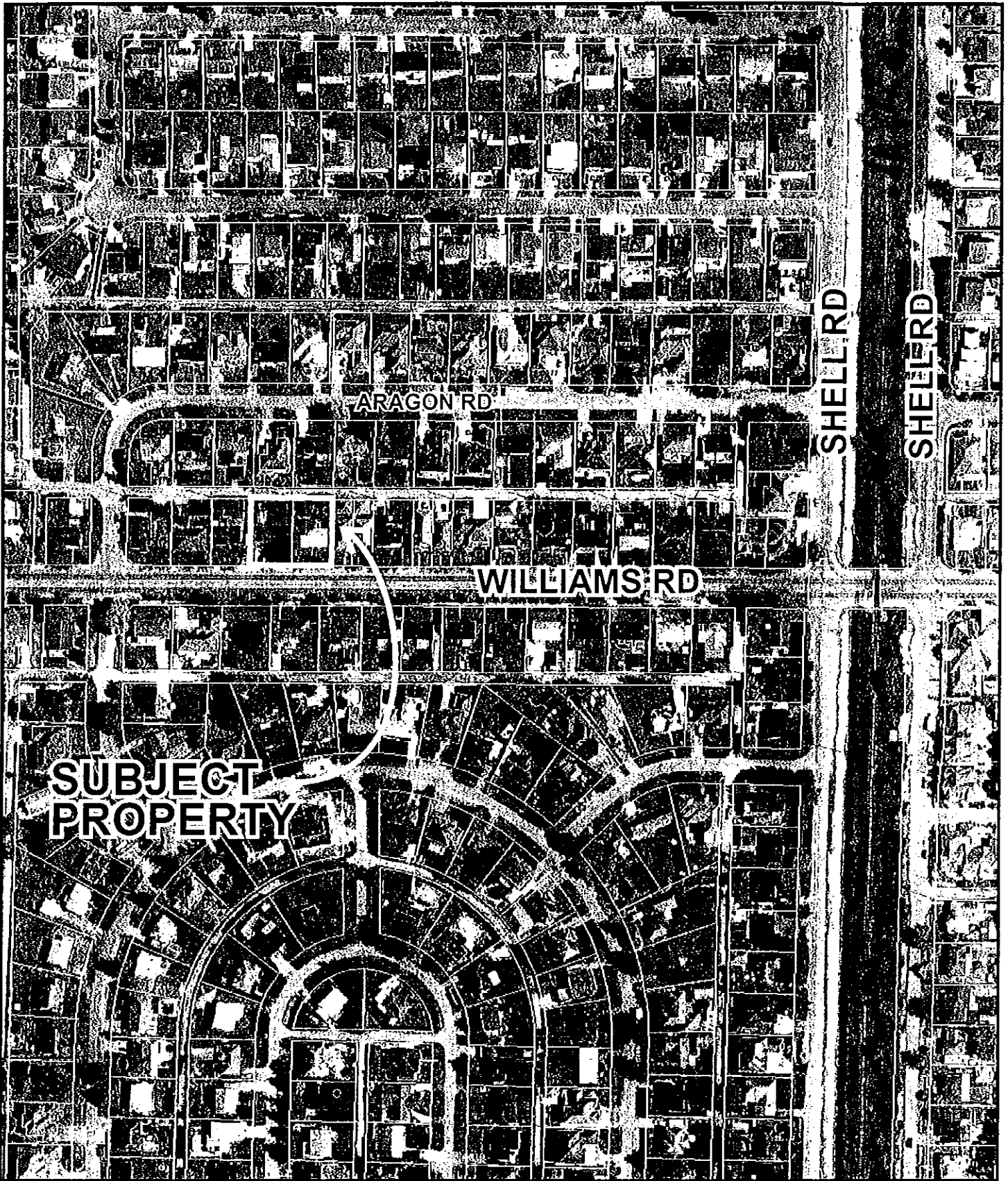
RZ 06-333355



Original Date: 05/18/06

Revision Date: 01/23/07

Note: Dimensions are in METERS



**SUBJECT
PROPERTY**



RZ 06-333355

Original Date: 05/18/06

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 06-333355

Attachment 2

Address: 10491 & 10511 Williams Road

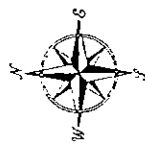
Applicant: Charan Sethi

	Existing	Proposed
Owner:	C.K. Development Ltd.	To be determined
Site Size (m ²):	674 m ² (7,255 ft ²) each	337 m ² (3,627 ft ²) each
Land Uses:	Single-Family Residential Dwelling	Convertible Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/44)
Number of Units:	2 single-family detached	4 convertible single-family dwellings each with an adaptable secondary suite

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	337 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 loss of significant trees in good health.

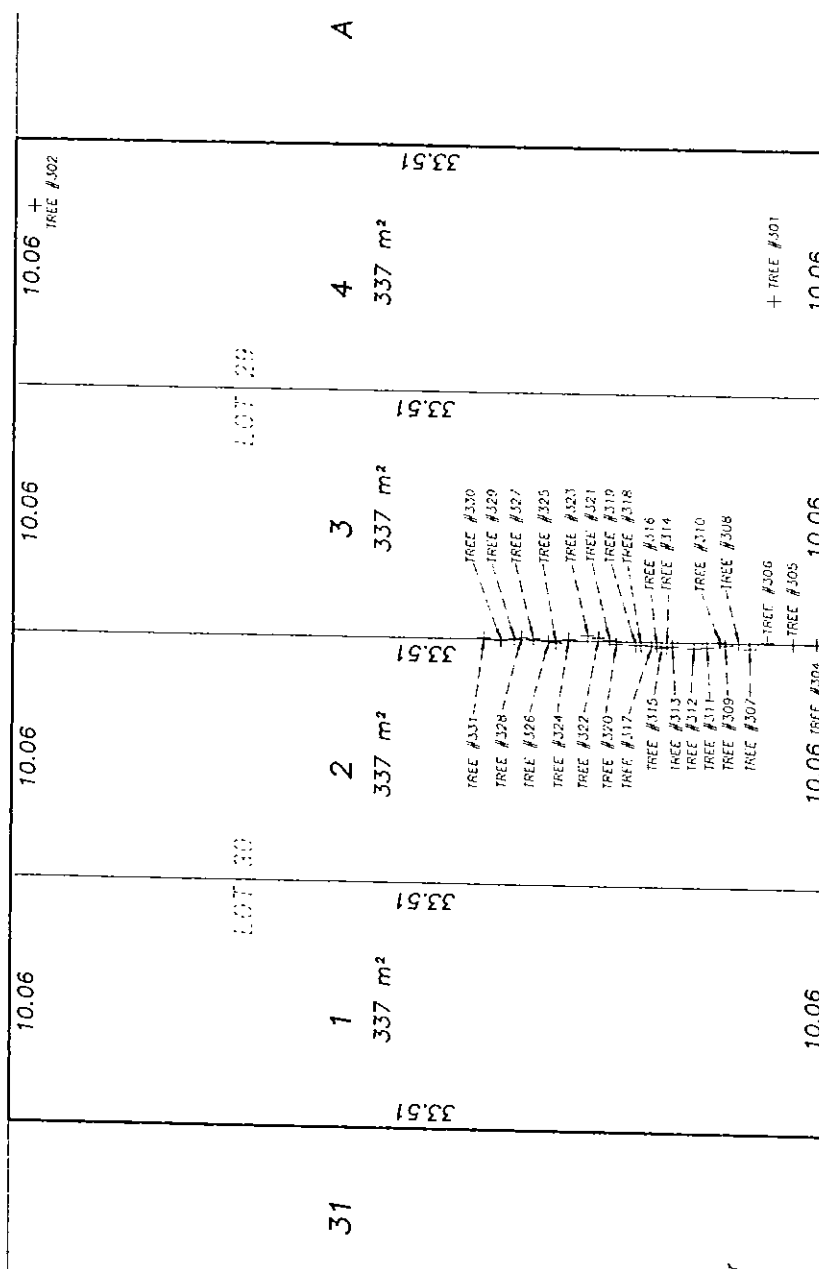
PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 29 BLOCK 19 SECTIONS 26 AND 35 AND LOT 30 BLOCK 19 SECTION 26 BOTH ON BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18548



SCALE: 1:200
0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LANE



TREE TABLE

Tree #	Dia	Canopy	Species	Remarks
301	0.25	2.0	Conifer	
302	0.30	4.5	Cedar	3 Trunks
304	0.30	3.0	Cedar	2 Trunks
305	0.60	3.0	Cedar	3 Trunks
306	0.32	3.0	Cedar	
307	0.20	3.0	Cedar	
308	0.10	3.0	Cedar	
309	0.10	3.0	Cedar	
310	0.18	3.0	Cedar	
311	0.20	3.0	Cedar	
312	0.60	3.0	Cedar	2 Trunks
313	0.20	3.0	Cedar	
314	0.10	3.0	Cedar	
315	0.10	3.0	Cedar	
316	0.20	3.0	Cedar	
317	0.13	3.0	Cedar	
318	0.15	3.0	Cedar	
319	0.25	2.0	Cedar	
320	0.15	2.0	Cedar	
321	0.10	2.0	Cedar	
322	0.15	2.0	Cedar	
323	0.30	2.0	Cedar	
324	0.12	2.0	Cedar	
325	0.20	2.0	Cedar	
326	0.20	2.0	Cedar	
327	0.25	2.0	Cedar	
328	0.13	2.0	Cedar	
329	0.12	2.0	Cedar	
330	0.40	2.0	Cedar	2 Trunks
331	0.60	2.0	Cedar	2 Trunks

WILLIAMS ROAD

#10491 WILLIAMS ROAD
RICHMOND, B.C.
P.I.D. 003-530-360

#10511 WILLIAMS ROAD
RICHMOND, B.C.
P.I.D. 010-459-570

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Canada and B.C. Land Surveyor
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Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2972
FB-76 P78-80
Drawn By: GB

DWG No. 2972-TREE



VanArbor Vegetation Consulting Ltd.
Consulting Arborist & Urban Forest Resources

Arboriculture Report

Date of Report: October 15, 2006

Project Address: 10491, 10511 Williams Road, Richmond, BC

Arborist: Ken Bell, P.Ag., CAC, ISA Certified Arborist

Distribution: C.K. Development Ltd
City of Richmond

Introduction

Charan Sethi has applied to the City of Richmond for permission to rezone 10491 and 10511 Williams Road from Single-Family Housing District, Subdivision Area E (R1-E) to "Comprehensive Development District (CD/44)" to permit a subdivision to create 4 residential lots with vehicle access from the existing lane. File # RZ 06-333355. There are significant sized trees on the two building lots and along Municipal boulevard roadway allowances.

The purpose of this Arborist report is to provide a *Tree Preservation Plan*. The report includes a tree survey, tree inventory, a tree protection plan and a tree replacement calculations to help enable the proposed subdivision approval. The Landscape Architect is to provide a landscape scheme that will include replacement trees. This *Tree Preservation Plan* report endeavours to provide compliance with the City of Richmond Tree Protection By-law No. 8057.

Tree Survey

VanArbor conducted the field work to review site conditions and trees on October 5, 2006. Appendix 1 shows the tree survey showing the locations of the significant sized trees in the proposed subdivision; the tree survey also shows a "Tree Table" that lists the numerical identification of the trees and approximate size diameter-breast-height (DBH) size of the trees. Appendix 2 shows the proposed subdivision layout and existing trees. VanArbor has field identified a Conifer hedgerow and two significant sized trees with numerical tree tags attached to the trees. Appendix 3 Tree Inventory documents the existing on-site trees and off-site trees located on the Municipal sidewalk./ boulevard immediately adjacent to the proposed subdivision.

Site Conditions and Tree Assessment

The site is presently occupied by 2 existing homes. The ground is relatively flat and there are no water courses on the lots or other significant environmental features. It was observed that the natural ground and existing house elevations is approximately 1 meter below the front sidewalk / boulevard grade. The yards are landscaped with shrubs and conifer trees around the existing houses. Protected trees greater than 20 cm DBH have been assessed to determine their existing condition and are tabulated in Appendix 3 Tree Inventory.

The results of the tree assessment include the following findings:

- Tree # 5594. The most significant stand of trees consists of approximately 50 Western red cedar trees planted in a hedgerow that straddles the property line between the existing homes. The hedgerow is approximately 15 meters long and each tree is planted on approximately 30 cm centres to form a thick hedge. In accordance to Appendix 1 Tree Survey, there are 15 trees with DBH sizes ≥ 20 cm; Appendix 1 Tree Table lists trees and their respective DBH sizes. The hedgerow is in moderate condition.
- Tree # 5595: Colorado blue spruce planted in the front yard of 10511 Williams Road. The tree is planted near the sidewalk / boulevard retaining wall and is in moderate – good condition.
- Tree # 5596: Western red cedar tree is located in the rear yard next to the lane and under BC Hydro powerlines. The tree has codominant trunks and has been topped to for powerline clearance. The tree is in moderate condition.
- 3 Cherry trees planted in the Municipal sidewalk. Trees are in moderate – good condition



Photograph 1 shows the frontage of the 2 lots proposed for subdivision and the trees along Williams Road frontage

Tree Preservation Plan

Off-site Municipal Cherry trees

Cherry trees located on Municipal sidewalk / boulevards are proposed for preservation. This report assumes there will no infrastructure changes, sidewalk upgrade or disturbance to the existing sidewalk area that would impact the Cherry trees. If there will be infrastructure changes to the sidewalk areas, then the trees should be subject to a separate Arborist report.

The report also assumes that demolition and construction work will access the site from the rear lane and barriers around the Cherry trees will not be necessary. Otherwise, if construction access is from Williams Road, then tree protection zone (TPZ) barriers will be required around the Cherry trees to help protect the trees from construction encroachment. TPZ barrier fencing used for tree protection must:

- a) allow for free and clear passage of pedestrians on the sidewalk and adjacent portion of the boulevard
- b) provide for clear visibility of fire hydrants, driveway access, crosswalks, etc. (see-through fencing should be used)
- c) be 0.6 meters or more from the curb to provide for the opening of car doors
- d) be free standing, since there is no opportunity to drive stakes into the ground

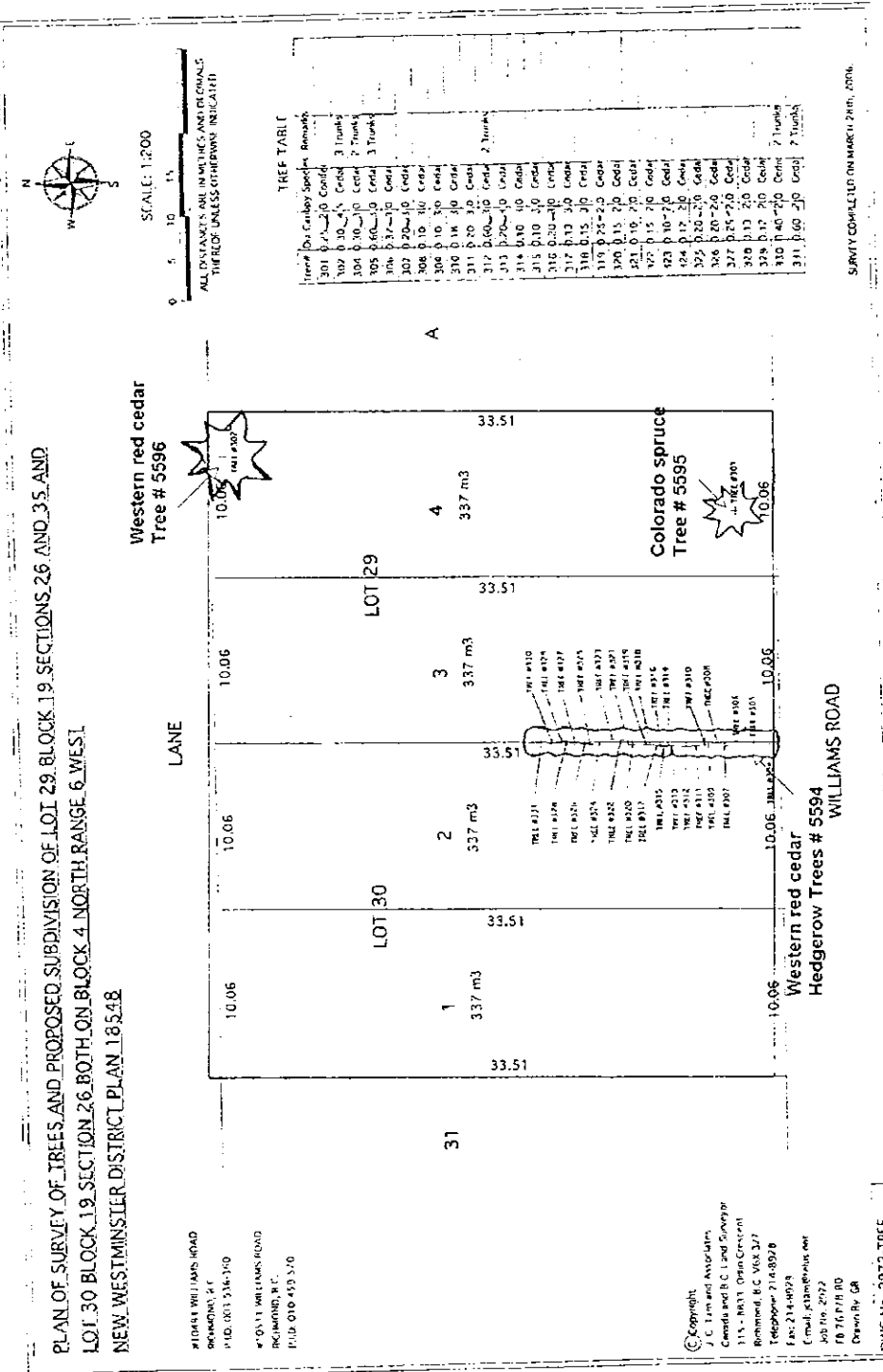
On-site Trees

17 protected on-site trees are proposed for removal to enable the proposed subdivision. Removal trees include:

- **Hedgerow trees # 5594** are located on the property line and will conflict with the proposed building lot configuration. The construction footprint will require full disturbance of soils to construct buildings, driveways and / or install underground services. It is proposed the hedgerow be removed to accommodate the project.
- **Colorado spruce tree # 5595** is located near the front sidewalk. Grades are expected to be raised during the development of the subdivision to match the existing sidewalk grade. The tree is in moderate condition (not an excellent specimen tree) and not worthy of preservation. As well, the tree is considered too large and technically too difficult to be successfully transplanted. It is proposed the tree be removed to enable the development on the proposed subdivision.
- **Western red cedar tree # 5596** is located under BC Hydro powerlines. The tree is growing in a poor location and should be removed. Otherwise, BC Hydro and rate payers will have to bare the long term cost of pruning the tree. Replacing the tree is considered an appropriate alternative.

Tree Replacements

In accordance to City of Richmond Tree Protection Bylaw No. 8057, Schedule A, significant sized trees scheduled for removal are to be replaced with specific sized trees. Appendix 4 provides a calculation and summary of replacement tree sizes. A total of seventeen (17) are to be replaced on the subdivision site in accordance to Bylaw Schedule A calculations. It is to be noted that the proposed subdivision shall be subjected Landscape Architect plans. In the event that the total number of replacement trees cannot be accommodated on the parcel, the applicant may be required to plant replacement trees on City of Richmond owned properties as designated by the City.



Appendix 1
 Tree Survey
 10491, 10511
 Williams Road,
 Richmond BC

Tree Survey annotations by VanArbor
 Hedgerow consisting of approximately 50 trees has been numerical counted as one tree
 Municipal trees planted in sidewalk / boulevard not shown in tree survey

Appendix 2

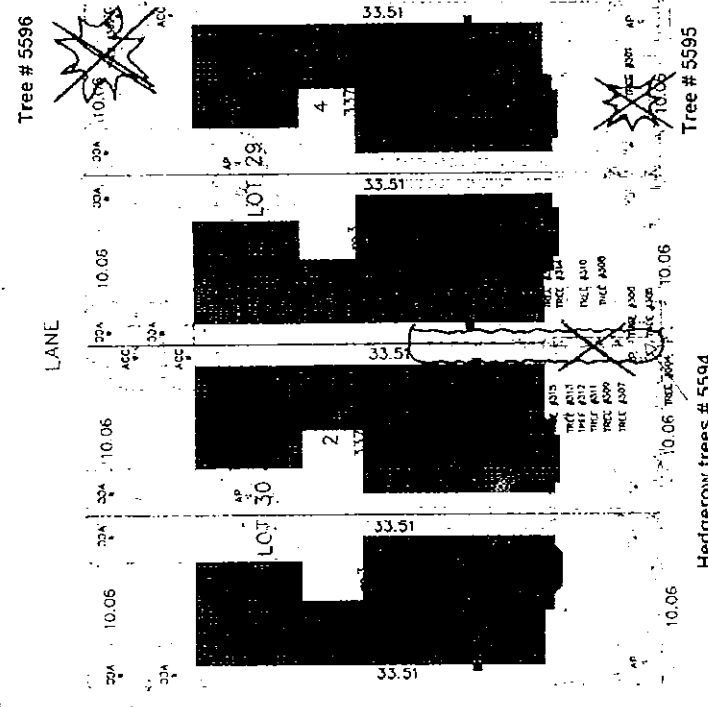
Proposed Subdivision Layout Plan
and Tree Preservation Plan

PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 29 BLOCK 19 SECTIONS 26 AND 35 AND
LOT 30 BLOCK 19 SECTION 26 BOTH ON BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18548



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



TREE TABLE

Tree#	DBH	Canopy	Species	Remarks
301	0.25	7.0	Ceanoth	
302	0.30	4.5	Cedar	3 Trunks
304	0.30	3.0	Cedar	2 Trunks
305	0.60	3.0	Cedar	3 Trunks
306	0.32	3.0	Cedar	
307	0.70	3.0	Cedar	
308	0.10	3.0	Cedar	
309	0.10	3.0	Cedar	
310	0.18	3.0	Cedar	
311	0.70	3.0	Cedar	
312	0.60	3.0	Cedar	2 Trunks
313	0.70	3.0	Cedar	
314	0.10	3.0	Cedar	
315	0.10	3.0	Cedar	
316	0.20	3.0	Cedar	
317	0.13	3.0	Cedar	
318	0.15	3.0	Cedar	
319	0.25	2.0	Cedar	
320	0.15	2.0	Cedar	
321	0.10	2.0	Cedar	
322	0.15	2.0	Cedar	
323	0.30	2.0	Cedar	
324	0.12	2.0	Cedar	
325	0.20	2.0	Cedar	
326	0.20	2.0	Cedar	
327	0.25	2.0	Cedar	
328	0.13	2.0	Cedar	
329	0.12	2.0	Cedar	2 Trunks
330	0.40	2.0	Cedar	2 Trunks
331	0.60	2.0	Cedar	2 Trunks

SURVEY COMPLETED ON MARCH 20th, 2008.

170491 WILLIAMS ROAD
RICHMOND, B.C.
P.L.D. 003-538-360

170511 WILLIAMS ROAD
RICHMOND, B.C.
P.L.D. 010-459-510

C. Copyright
J. C. Tom and Associates
Cowan and B.C. Land Surveyor
115 - 4th St. Oak Creek
Richmond, B.C. V6Y 3Z7
Telephone: 214-6020
Fax: 214-6929
E-mail: fctom@telus.net
Job No. 2472
FR-76 P78-90
Drawn by CB
DWG No. 2972 - TREE

Hedgerow trees # 5594
WILLIAMS ROAD

X Trees proposed for removal

Drawing annotations by VanArbor

Appendix 3

Tree Inventory

10491, 10511 Williams Road
Richmond, BC

Tree #	Species	DBH	Condition Rating	Comments	Preservation Recommendation
1	Cherry spp.	13.1	Moderate – good	<ul style="list-style-type: none"> • Municipal tree located in front of 10491 Williams Road 	Preserve
2	Cherry spp.	12.1	Moderate – good	<ul style="list-style-type: none"> • Municipal tree located in front of 10511 Williams Road 	Preserve
3	Cherry spp.	11.8	Moderate – good	<ul style="list-style-type: none"> • Municipal tree located in front of 10511 Williams Road 	Preserve
5594	Western red cedar hedgerow	20 - 60	Moderate	<ul style="list-style-type: none"> • ≈ 50 trees located in a 15 meter long hedgerow between existing houses • Refer to Appendix 1, Tree Table for listing of tree sizes • 15 trees listed in Appendix 1 Tree Table documents trees that are ≥ 20 cm DBH • 	Remove
5596	Colorado spruce	24.0	Moderate	<ul style="list-style-type: none"> • Tree located in front yard of 10511 Williams road next to retaining wall and front sidewalk • Approximately 1 meter grade difference between tree and sidewalk • Tree considered to large and difficult for conventional tree spade transplant 	Remove
5597	Western red cedar	28.8 + 41.2	Moderate	<ul style="list-style-type: none"> • Tree located at rear of lot under BC Hydro powerlines • Tree topped in past for BCH clearance • Tree planted in poor location 	Remove

Appendix 4

Calculation of replacement tree sizes in accordance to Bylaw 8057:

Trees proposed for removal Tree #	DBH size (cm) of trees proposed for removal	Conifer replacement tree size
5594 Hedgerow ¹		
304	30	3.5 meters tall
305	60	5.5 meters tall
306	32	4.0 meters tall
307	20	3.5 meters tall
311	20	3.5 meters tall
312	60	5.5 meters tall
313	20	3.5 meters tall
316	20	3.5 meters tall
319	25	3.5 meters tall
323	30	3.5 meters tall
325	20	3.5 meters tall
326	20	3.5 meters tall
327	25	3.5 meters tall
330	40	4.0 meters tall
331	60	5.5 meters tall
5595	24.0	3.5 meters tall
5596	28.8 + 41.2 = 70.0	6.0 meters tall

Summary of Conifer replacement tree sizes:

Quantity of conifer trees proposed for replacement	Conifer replacement tree sizes
11	3.5 meters tall
2	4.0 meters tall
3	5.5 meters tall
1	6.0 meters tall
Total replacement trees = 17	

Note: Total number of replacement trees may be adjusted to conform to City of Richmond Landscape design standards

¹ Trees listed with # 5594 \geq 20 cm DBH originate from Appendix 1 Tree Table provided by J.C. Tram and Associates Canada and BC Land Surveyor

Assumptions and Limiting Conditions

1. The assessment of the trees undertaken for this project has been made using accepted arboriculture techniques. These include an examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. However, notwithstanding the recommendations made in this report, it must be realized that trees are living organisms, and their health and vigor changes over time. They are not immune to changes in site conditions, or seasonal variations in weather.

While every effort has been made to ensure that the trees recommended for retention are both healthy and safe, no guarantees are offered, or implied, that those trees remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or group of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure this assessment is as good as can be, the trees should be re-assessed periodically. In accordance the standard practice, the assessment work undertaken for this report is valid for the day of the assessment.

2. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
3. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified result, the occurrence of a subsequent event, nor upon any finding reported. Issuance of permits by governing agencies and / or municipalities is not guaranteed, regardless of the recommendations provided by the consultant/appraiser.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
6. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
7. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant/appraiser.
8. Loss or alteration of any part of this report invalidates the entire report.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
11. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
12. VanArbor retains ownership of the documents and reports as instruments of professional service.

Qualifications of Author

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- President of VanArbor Vegetation Consulting Ltd.
- Professional Agrologist, P.Ag.
- Certified Agriculture Consultant, CAC
- Certified Arborist accredited by the International Society of Arboriculture, Certification # PN-0276
- WCB Certified Tree Assessor
- WCB Certified Wildlife / Danger Tree Assessor
- Certified Landscape Inspector
- Diploma Horticulture, Olds College, 1980
- Bachelor of Science in Agriculture, University of Alberta, 1986
- Consulting Arborist and Landscape Consultant: April 1992 – Present
- Member:
 - International Society of Arboriculture
 - British Columbia Institute of Agrologists
 - Canadian Consulting Agrologist Association
 - City of White Rock Tree Conservation By-law Task Force
 - City of White Rock Environmental Advisory Committee
- Over 25 years of professional employment in Landscape Horticulture and Arboriculture

291.44 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/44)

The intent of this zoning district is to accommodate convertible housing which is designed to permit the inclusion of secondary suites.

291.44.1 PERMITTED USES

RESIDENTIAL, limited to a single principal **building** designed to contain a **dwelling unit** or a **dwelling unit** and a **secondary suite**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
AGRICULTURE;
ACCESSORY USES.

291.44.2 PERMITTED DENSITY

- .01 Maximum Number of **Dwelling Units**: One
- .02 Maximum Number of **Secondary Suites**: One, located entirely within the principal **building** and limited to a maximum of 45% of the floor area of the **building**.
- .03 Maximum **Floor Area Ratio**:
 0.55; plus
 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; together with
 50 m² (538.21 ft²) which may be **used** only for **accessory buildings** and off-street parking;
 PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.64 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.44.3 MAXIMUM LOT COVERAGE:

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.44.4 MINIMUM SETBACKS FROM PROPERTY LINES AND SITING OF BUILDINGS

- .01 **Front Yard**: 6 m (19.685 ft.).

.02 **Side Yard:** 1.2 m (3.937 ft.).

.03 **Rear Yard:** 6 m (19.685 ft.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, and **accessory buildings** of more than 10 m² (107.64 ft²) in area may be located within the rear yard setback area but no closer than:

(i) 3.0 m (9.843 ft.) to a property line which abuts a **public road**, or

(ii) 0.6 m (1.968 ft.) to any other property line.

There is no property line setback requirement for an **accessory building** which has an area of 10 m² (107.64 ft²) or less.

.04 **Maximum Setback:** 50 m (164.042 ft.).

(See Interpretation Section 201.04 for explanation).

291.44.5 **MAXIMUM HEIGHTS**

.01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**.

.02 **Structures:** 20 m (65.617 ft.).

.03 **Accessory Buildings:** 5 m (16.404 ft.).

291.44.6 **MINIMUM BUILDING SEPARATION SPACE**

.01 1.2 m (3.937 ft.).



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8190 (RZ 06-333355)
10491 & 10511 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing “Comprehensive Development District (CD/44)” in Section 291.44 and replacing it with the following:

“291.44 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/44)”

The intent of this zoning district is to accommodate convertible housing that is designed to permit the inclusion of an accessible housing unit.

291.44.1 PERMITTED USES

RESIDENTIAL, limited to:

- i. a one-family dwelling; or
- ii. a one-family dwelling with a secondary suite on the ground floor;

BOARDING & LODGING, limited to two persons per dwelling unit;
HOME OCCUPATION, except that child care as a home occupation is not permitted within a secondary suite;

ACCESSORY USES.

- 291.44.2 Any area within this zoning district that is used for a secondary suite is designated as “Accessible Housing” as defined in section 291.44.13.

291.44.3 PERMITTED DENSITY

- .01 Maximum Number of Dwelling Units: One
- .02 Maximum Number of Secondary Suites: One, located entirely within the one-family dwelling and limited to a maximum of 40% of the floor area of the building.
- .03 Maximum Floor Area Ratio:
 - 0.60 applied to a maximum of 360 m² (3,875 ft²) of the lot area, together with 0.30 applied to the balance of the lot area in excess of 360 m² (3,875 ft²); plus

- (i) 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building**, which are open on one or more sides. These covered areas must be located not more than 0.6 m (2 ft.) above the lowest horizontal floor; and
- (ii) 45 m² (484 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT

- (i) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;
- (ii) **floor area ratio** limitations shall not be deemed to be applicable to one **accessory building** less than 10 m² (107.6 ft²) in area; and
- (iii) crawl spaces to a maximum height of 0.914 m (3 ft.) are exempt from **floor area ratio** calculations. Crawl spaces over 0.914 m (3 ft.) in height are calculated as **floor area ratio**.

291.44.4 MAXIMUM LOT COVERAGE

- .01 50% for **buildings** only; 75% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the **lot** area restricted to landscaping with live plant material.
- .02 A non-porous surface is any constructed surface on, above, or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.

291.44.5 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6 m (19.7 ft.) EXCEPT THAT:
 - (i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.8 ft.);
 - (ii) bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
 - (iii) the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

- .02 **Side Yard:** 1.2 m (3.9 ft.) EXCEPT THAT:
- (i) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.8 ft.);
 - (ii) bay windows, fire places and chimneys which form part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.); and
 - (iii) the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.
- .03 **Rear Yard:** 6 m (19.7 ft.) EXCEPT THAT
- (i) for a **corner lot** where a **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.7 ft.) the **rear yard** setback shall be 1.2 m (3.9 ft.);
 - (ii) an **accessory building** of more than 10 m² (107.6 ft²) in area that is **used** exclusively for off-street vehicle parking may be located within the **rear yard** setback area but no closer than:
 - a. 3.0 m (9.8 ft.) to a **property line** abutting a **public road**;
or
 - b. 1.2 m (3.9 ft.) to any other **property line**;
 - (iii) bay windows which form part of the principal **building** may project into the **rear yard** setback for a distance of 1 m (3.3 ft.) or one-half of the **rear yard**, whichever is the lesser.
- .04 There is no **property line** setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.
- .05 Maximum Setback: 50 m (164 ft.).
- (See Interpretation Section 201.04 for explanation).

291.44.6 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**.
- .02 **Structures:** 9 m (29.5 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

291.44.7 MINIMUM LOT SIZE AND DIMENSIONS

- .01 A **one-family dwelling** shall not be constructed on a **lot** of less than 270 m² (2,906.4 ft²) in area.
- .02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum **frontage** and **width of lot** of 9 m (29.5 ft.) and a minimum **depth of lot** of 24 m (78.7 ft.). For **corner lots**, an additional 2 m (6.6 ft.) is required for the minimum **frontage** or **width of lot**.

291.44.8 MINIMUM BUILDING SEPARATION SPACE

- .01 1.2 m (3.9 ft.).

291.44.9 OFF-STREET PARKING

- .01 Off-street parking shall be developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT
 - (i) one (1) off-street handicapped parking space is required for a **secondary suite**;
 - (ii) where two parking spaces are intended to be **used** by the residents of the **one-family dwelling**, they may be provided in a tandem arrangement with one parking space located behind the other.

291.44.10 SCREENING AND LANDSCAPING

- .01 **Fences** shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT:
 - (i) A **fence**, when located within 3.0 m (10 ft.) of a **side property line** abutting a **public road** or 6.0 m (20 ft.) of a **front property line** abutting a **public road**, shall not exceed 1.2 m (4 ft.) in height; and
 - (ii) A **fence**, when located elsewhere within a required yard, shall not exceed 1.83 m (6.0 ft.) in height.
- .02 Landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT on a **lot** where a **fence** has been erected adjacent to, but not actually upon, a property line which abuts a **public road**, lane, or public walkway, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.

291.44.11 MINIMUM TOTAL AREA OF PRIVATE OUTDOOR SPACE

- .01 A private outdoor space with a minimum area of 20 m² (215.3 ft²) and a minimum width or depth of 3.0 m (9.8 ft.) shall be provided outside of the **front yard** free of **accessory buildings**, covered walkways, and off-street parking.

291.44.12 MAXIMUM DRIVEWAY WIDTH

- .01 The maximum driveway width shall be 6 m (19.7 ft.). A driveway is any non-porous surfaced or paved portion of the **lot** that is **used** to provide space for vehicle parking or vehicle access to or from a **public road** or lane.

291.44.13 ACCESSIBLE HOUSING UNIT

- .01 "Accessible Housing" means a ground floor area within a principal building that incorporates the following design features:
- (i) pathways between the main entrance to accessible housing unit and the handicap parking space and the sidewalk: at least 1.5 m (5 ft) uninterrupted width and having a gradient no greater than 1 in 20;
 - (ii) door openings: at least 0.864 m (2.833 ft.) in width;
 - (iii) entry thresholds: no greater than 0.013 m (0.043.ft.) in height;
 - (iv) manoeuvrable space of 1.200 (3.9 ft.) long by the width of each door and at least 0.300 (1.0 ft.) clear space on the latch side at both the inside and outside of the entry door;
 - (v) minimum interior corridor width: 1.100 m (3.6 ft.) for all routes;
 - (vi) lever door handles on all doors except for pocket doors, sliding doors, or doors equipped with automated door openers;
 - (vii) windows in living room, dining room and at least one bedroom:
 - a. sill height no greater than 0.750 m (2.5 ft.) to allow for seated viewing;
 - b. having opening and locking mechanisms that do not require grasping, twisting or pinching of the wrist; and
 - c. located adjacent to a clear floor space that has a minimum width of 0.750 m (2.5 ft.);
 - (viii) kitchen having a horizontal clearance of not less than 1.5 m (5 ft) between counters and all opposing base cabinets, countertops, appliances or walls;

- (ix) where an oven is provided, a wall oven with a pull-out board;
- (x) at least one bathroom that has:
 - a. solid blocking in walls of tub or shower and toilet areas and behind towel bars;
 - b. toilet located with its centre line located
 - I. between 0.42 m (1.4 ft) and 0.48 m (1.6 ft) from the side wall on which a grab bar can be mounted;
 - II. at least 1.020 m (3.4 ft) away from any permanent fixtures affixed to the side opposite the wall having a grab bar;
 - c. bathtub having a horizontal clearance along full length of tub of at least 0.915 m (3 ft); and
 - d. turning radius of at least 1.5 m (5 ft); and
- (xi) laundry facilities having a clear floor space of at least 0.75 m (2.5 ft) by 1.2 m (4ft) in front of area accommodating washer and dryer appliances."

2. 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/44)**.

P.I.D. 003-536-360

Lot 30 Block 19 Section 26 Block 4 North Range 6 West New Westminster District Plan 18548

P.I.D. 010-459-570

Lot 29 Block 19 Section 26 and 35 Block 4 North Range 6 West New Westminster District Plan 18548

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8190".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 26 2007

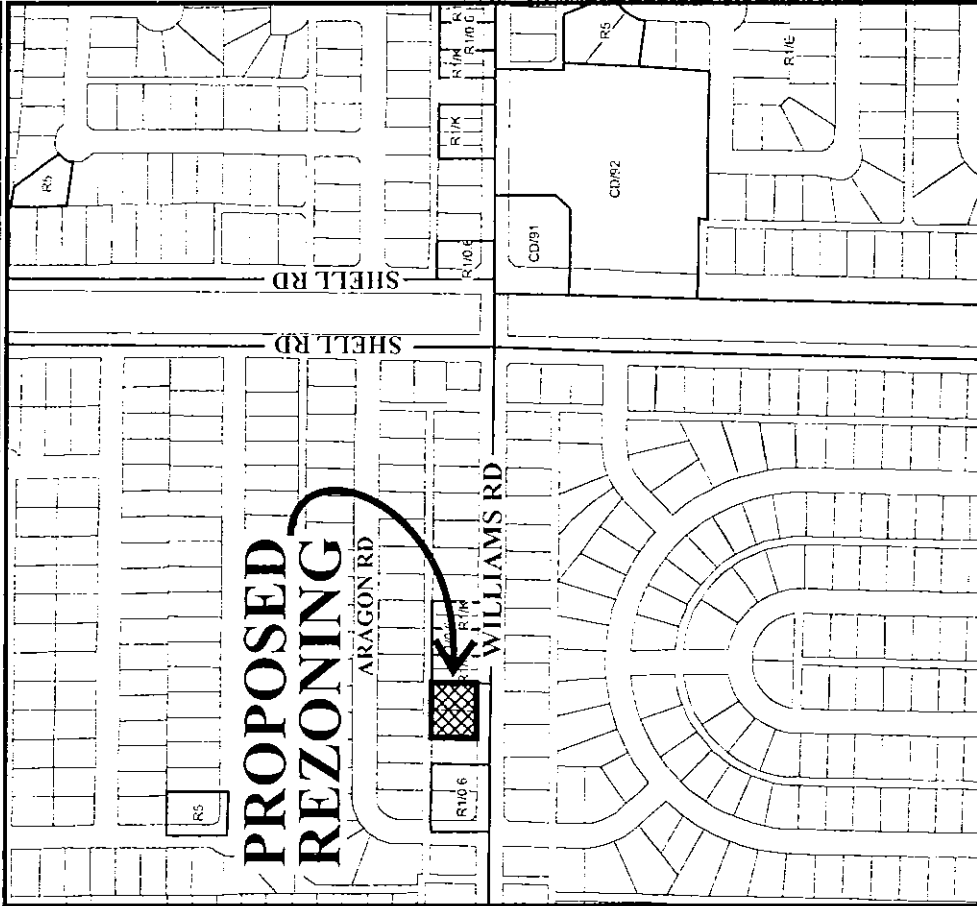


MAYOR

CORPORATE OFFICER



City of Richmond



PROPOSED REZONING



10460	10480	10500	10520
33.53	33.53	33.53	33.53
20.12	20.12	20.12	20.12
10471	10480	10480	10511
20.12	20.12	20.12	20.12
33.53	33.53	33.53	33.53
20.12	20.12	20.12	20.12
24.44	24.44	24.44	21.03
10460	10480	10480	10500

WILLIAMS RD

RZ 06-3333355



Original Date: 05/18/06
 Revision Date: 01/23/07
 Note: Dimensions are in METERS