




To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: March 27, 2007
File: RZ 07-361386
Re: **Application by Parmjit S. Randhawa for Rezoning at 10391 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

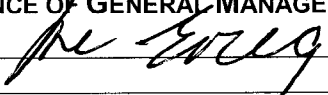
Staff Recommendation

That Bylaw No. 8224, for the rezoning of 10391 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.



Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER 

The following are to be dealt with prior to final adoption:

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 and landscaping security should include the required eight (8) replacement trees with the following minimum calliper sizes:
 - two (2) trees of 11 cm;
 - four (4) trees of 10 cm; and
 - two (2) trees of 9 cm.
2. The City’s acceptance of the applicant’s offer to provide a voluntary contribution of \$11,000 in-lieu of planting 22 replacement trees towards the City’s Tree Compensation Fund.
3. Dedication of a 3 m x 3 m corner cut at the northeast corner of the site for future lane improvements.
4. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
Parmjit S. Randhawa

Item	Details
Application	RZ 07-361386
Location	10391 Williams Road (Attachment 1).
Owner	Jagdeep Kaur Randhawa
Applicant	Parmjit S. Randhawa

Date Received	February 5, 2007
Acknowledgement Letter	February 26, 2007
Fast Track Compliance	March 15, 2007
Staff Report	March 27, 2007
Planning Committee	April 17, 2007

Site Size	811 m ² (8,730 ft ²)
Land Uses	Existing - One (1) single-family residential dwelling
	Proposed - Two (2) single-family residential lots, each approximately 405.5 m ² (4,365 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1-0.6)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Area Plan or Sub-Area Plan – None • Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road. <p><i>This application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located on an arterial road in an established residential neighbourhood consisting predominantly of older single-family residential on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). Recently, several properties along the north side of Williams Road have undergone redevelopment to smaller lot sizes zoned Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6). • The majority of lots in this block fronting Williams Road have redevelopment potential due to the existing lane system.

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). • To-date, numerous similar applications to rezone nearby properties along the north and south sides of this block of Williams Road (between No. 4 Road and Shell Road) have either been approved, are pending final adoption or are currently being processed. <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey (Attachment 3) and Certified Arborist Report (Attachment 4) submitted by the applicant indicates the location and/or assesses the condition of 28 trees. 15 bylaw-sized trees, 10 undersized trees, and one (1) dead tree are located on the subject property, and two (2) undersized trees are located on City property. • All of the assessed trees on the subject property (including undersized trees) are proposed to be removed on the basis of their poor to very poor conditions, or conflict with proposed development plans. • The City's Tree Preservation Official has reviewed and concurred with the recommendations to remove all trees from the subject property based on their condition, low retention value, and proposed development plans. • Based on the OCP's tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, 30 replacement trees are required, with the following minimum calliper sizes: two (2) trees of 11 cm; four (4) trees of 10 cm; six (6) trees of 9 cm; eight (8) trees of 8 cm, and 10 trees of 6 cm. • Due to the difficulty of accommodating all replacement trees on-site, the applicant proposes to plant and maintain eight (8) trees (four per future lot - 11 cm, 10 cm, and 9 cm calliper sizes required). A voluntary contribution of \$11,000 to the City's Tree Compensation Fund is proposed in-lieu of planting the remaining replacement trees (\$500/tree). • As a condition of final adoption of the rezoning bylaw, 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 will be enhanced. The landscape plan must comply with the requirements of the OCP's Arterial Road Redevelopment Policy, and must include the eight (8) replacement trees.
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<p>Staff Comments (cont'd)</p>	<p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Access to the site at future development stage will be from the existing rear lane and will not affect the City's street trees. • There are no servicing concerns or requirements with rezoning. Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 3 m x 3 m corner cut at the north/east corner of the site. • At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&D), Neighbourhood Improvements Charges (for future lane improvements along the north property line only), School Site Acquisition Charges, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> • In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
<p>Analysis</p>	<ul style="list-style-type: none"> • 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 existing operational rear lane, with no access being permitted to or from Williams Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Survey Attachment 4 – Certified Arborist Report</p>
<p>Recommendation</p>	<p>This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>



Cynthia Lussier
Planning Assistant
 (Local 4108)

CL:blg



RZ 07-361386

Original Date: 02/21/07

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 07-361386

Attachment 2

Address: 10391 Williams Road

Applicant: Parmjit S. Randhawa

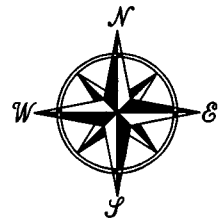
Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Jagdeep Kaur Randhawa	To be determined
Site Size (m²):	811 m ² (8,730 ft ²)	Approx. 405.5 m ² (4,365 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density 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)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an 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	405.5 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.

**TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 2
BLOCK 18 SECTION 26 AND 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

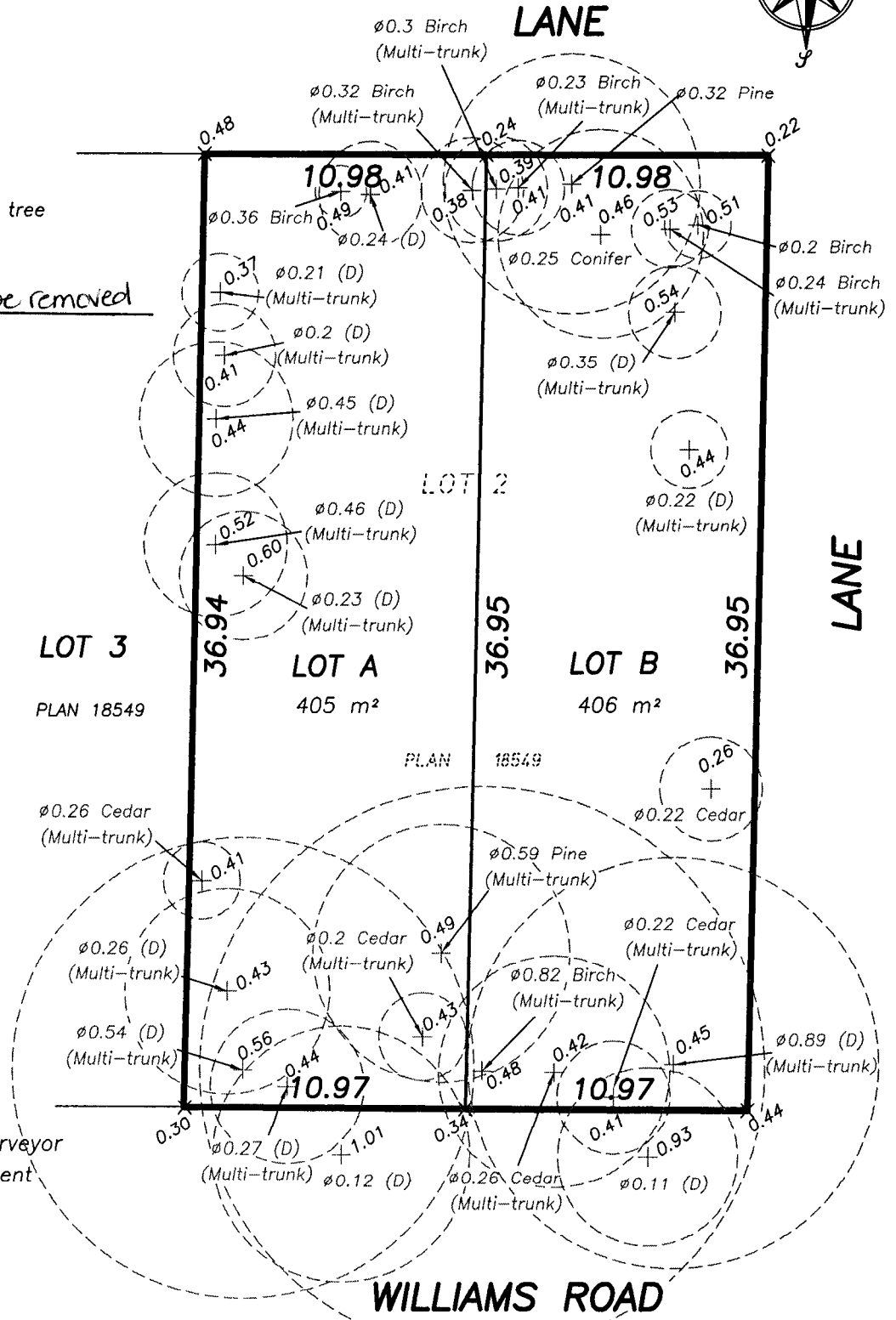
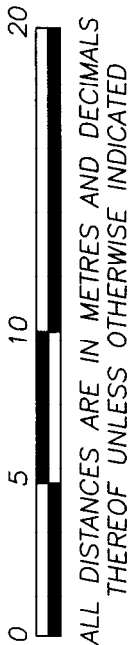


#10391 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-975-801

LEGEND:
(D) denotes deciduous tree

Note: All trees to be removed

SCALE: 1:250



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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. 3171
FB-95 P13-15
Drawn By: KA

DWG No. 3171-TREE

SURVEY COMPLETED ON JANUARY 31st, 2007.



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

TREE RETENTION REPORT:

February 24, 2007

File: 07114

Attn.: Parmjit Randhawa
12180 Woodhead Road
Richmond BC V6V 1G3

cc:

Project: **2 Lot Sundivision
10391 Williams Road Richmond**

Re: **Tree Assessment for City Requirements**

Dear Mr. Randhawa,

As requested, I have undertaken a detailed assessment of the existing tree resource assessment at the above referenced project. The site is comprised of 1 residential currently occupied with a home and yard. This study relates to the application by the owners to subdivide the property into 2 lots.

I have been provided with plans detailing the proposed development layout, the existing topographic features, and the location of the existing trees. My field inspections were undertaken in January 2007 to collect details of the size, type and condition of existing trees and/or stands of trees. Based on the results of the field analysis, and the review of the proposed land use, I have prepared a tree retention scheme. The following report and attachments summarize my study findings, including my recommendations for treatments and methods for tree protection and the rationale for the removal of trees that are not proposed to be retained.

TREE ASSESSMENT

All existing bylaw trees have been assessed and inventoried for size, species and condition. Following/Enclosed is a list of the subject trees for reference.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh	Species	Condition	Comments
Remove	1	15, 12, 11	Magnolia	Poor	This tree has developed a leggy and spindly form that is top heavy. The union of the main stems are narrow and contain included bark. Some wounds were noted on the stems with decay present.
Remove	2	54	Norway maple	Very poor	This tree is the last leader of a former multiple stemmed tree, with the other stems previously removed and now just decaying stumps. The structural integrity of this remaining stem is very weak, with a significant lack of structural roots, and susceptibility to breaking away from the stump.

Remove	3	50	Scots pine	Poor	This tree shows evidence of root breakage and heave from recent wind storms. The current owner reports seeing the roots lift during the December 15 windstorm. This tree is at high risk for catastrophic failure.
Remove	4	44, 32, 30	European birch	Very poor	This tree is one-third dead in the upper leaders from bronze birch borer infestation. There is no possibility of recovery.
Remove	5	23	Eastern white cedar	Good	While shaded by adjacent trees, this tree is in good form and health. IT is young and of a common species, so it is not particularly valuable.
Remove	6	53	Black locust	Very poor	The trunk of this tree was sounded and determined to be excessively decayed. The result is severely weakened structure, and a high risk of trunk breakage.
Remove	7	19, 9	Cherry	Very poor	Severely topped with minimal live foliage and decay in the remaining branch stubs and within the trunk.
Remove	8	33	Norway maple	Very poor	Previously topped and pseudo-pollarded. The structure is permanently impaired as a result, with no opportunity for restructuring the tree through pruning.
Remove	9	29	Norway spruce	Very poor	Previously topped and a severe kink in the trunk. The tree leans with asymmetry toward the southwest, and increasing risk of failure as it grows.
Remove	10	38	Austrian pine	Very poor	Previously topped, with 2 replacement leaders growing with weak attachments. The crown is asymmetrically formed toward the west. The replacement leaders are high risk to split apart.
Remove	11	var	Assorted (2 bylaw size)	Very poor	A row of 4 trees has been severely topped and are no longer viable.
Remove	12	var	Assorted (3 bylaw size)	Very poor	A row of 5 trees has been topped resulting in minimal foliage and permanent impaired structural form.

Two street trees are found in sidewalk planters fronting the site. These are city owned trees that will be protected to meet city requirements.

TREE RETENTION RECOMMENDATIONS

Based on several factors, including the existing condition of the subject tree along with the land use and project design, trees are proposed to be treated as follows:

Proposed Retained Trees:

- None

Proposed Removal Trees (due to condition):

- All trees in poor or very poor condition.

Proposed Removal Trees (due to conflict with design):

- Eastern white cedar tree #5 is in good condition, however the front yard of the property will be filled to meet the existing sidewalk grade. The root system would be covered and suffocated as a result. This tree is not valuable enough to warrant special measures such as installing a tree well (not usually effective in Richmond anyway) or transplanting it. It is more practical to replace this tree with nursery stock and with a different species.

TREE REPLACEMENT

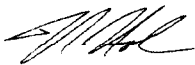
The proposed development will accommodate 4 replacement trees to be planted, one in each front yard and one in each rear yard. The owner will be required to plant trees or to pay cash-in-lieu to meet city requirements. The city will provide that information during the application process.

CONCLUSIONS

Based on our findings, 15 existing bylaw trees were found on site and assessed for retention in relation to the proposed development. I have specified 0 trees to be retained and protected, 14 trees to be removed due to their poor health and structure, and 1 otherwise viable tree to be removed to accommodate the development. Replacement trees are required, with 4 trees being proposed to be planted as specified by others.

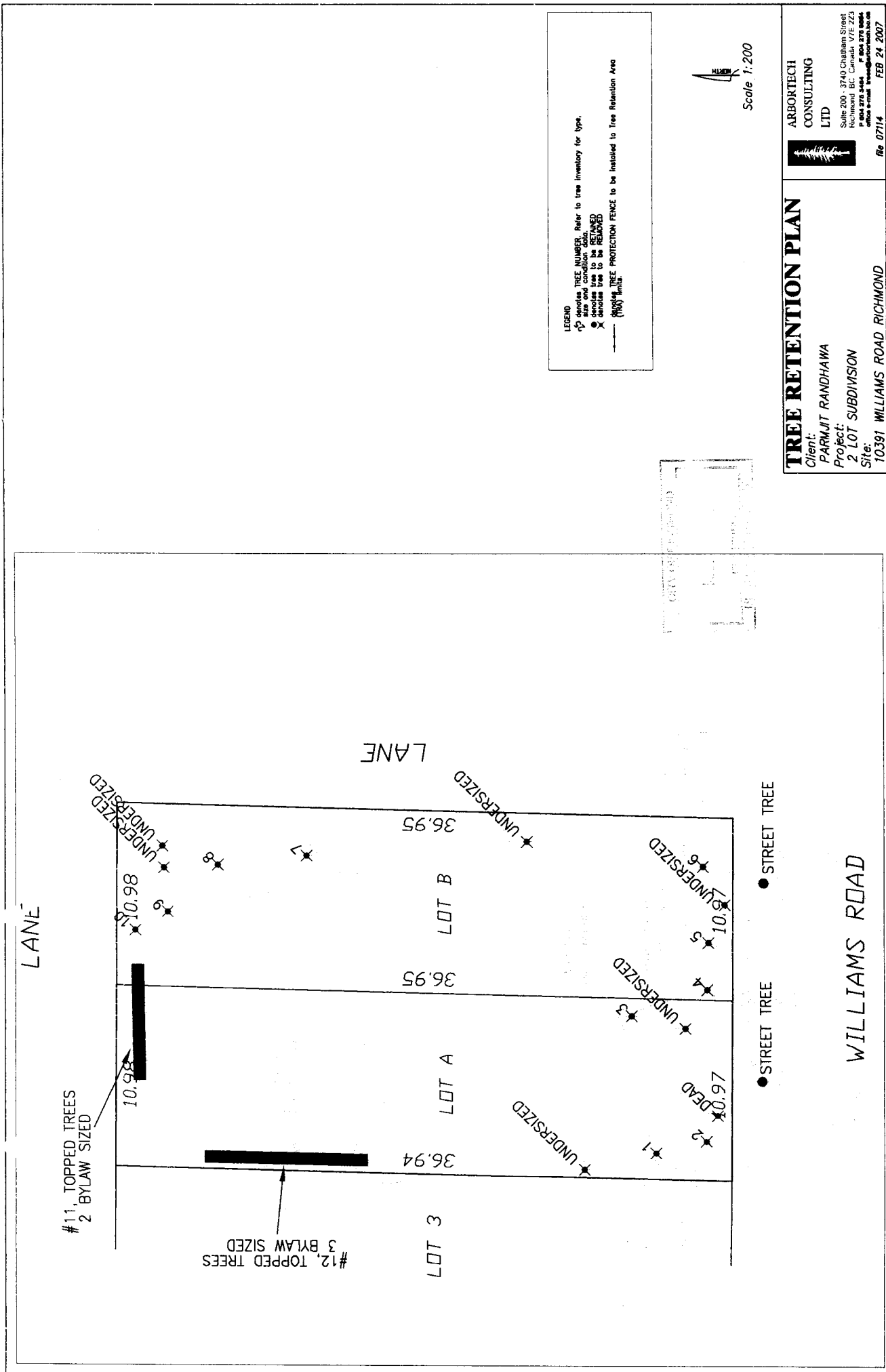
Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,



Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan



LEGEND
 ● denotes TREE NUMBER. Refer to tree inventory for type.
 ★ denotes tree to be RETAINED
 ✕ denotes tree to be REMOVED
 □ denotes TREE PROTECTION FENCE to be installed in Tree Retention Area

Scale 1:200

TREE RETENTION PLAN

Client: PARMJIT RANDHAWA
 Project: 2 LOT SUBDIVISION
 Site: 70391 WILLIAMS ROAD RICHMOND



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 No. 07114 FEB 24 2007



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8224 (RZ 07-361386)
10391 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. 003-975-801

Lot 2 Block 18 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 8224”**.

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>al</i>

MAYOR

CORPORATE OFFICER