



**City of Richmond**  
Planning and Development Department

**Report to Committee**

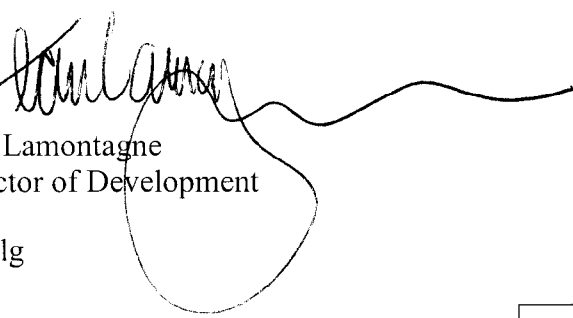
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**To:** Planning Committee **Date:** March 26, 2007  
**From:** Jean Lamontagne **File:** RZ 06-350825  
Director of Development  
**Re:** **Application by Raman Kooner for Rezoning at 11451 Williams Road from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District (R1-0.6)**

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**Staff Recommendation**

That Bylaw No. 8228, for the rezoning of 11451 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

EL:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Raman Kooner has applied to the City of Richmond for permission to rezone 11451 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 seven (7) bylaw-sized trees are noted on site. The applicant is proposing to remove all seven (7) trees on site to accommodate future single-family dwellings and garages. An Arborist Report prepared by a Certified Arborist is submitted in support of the tree removal (**Attachment 4**).

The City's Tree Preservation Official has reviewed the Arborist Report and confirmed that the Deodar Cedar tree in the front yard is in good form and health but would be impacted by raising the grade of the front yard to match the sidewalk grade along Williams Road. In order to compensate the loss of this large Deodar Cedar tree, the applicant is proposing to plant four (4) Red Sunset Maple trees, each at 11 cm calliper, in the front yards of the proposed lots. Due to the grade changes and the applicant's commitment to replant large trees in the front yard to enhance streetscape, staff feel that replanting is a more appropriate approach and have no objection to the proposal of removing the large Deodar Cedar tree.

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, 12 replacement trees are required for the removal of the other six (6) other bylaw-sized trees on site - eight (8) at 6 cm calliper and four (4) at 8 cm calliper. The applicant is proposing to plant four (4) trees each at 8 cm calliper and two (2) trees each at 6 cm calliper on site, and provide a cash contribution in the amount of \$3,000 to the Tree Compensation Fund in-lieu of the balance of six (6) replacement trees. As a result, a total of five (5) new trees will be planted on each future lot.

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.

#### 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**

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  
(Local 4121)

EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Data Sheet
- Attachment 3: Proposed Subdivision Layout/Tree Survey
- Attachment 4: Arborist Report

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 four (4) Red Sunset Maple trees each at 11 cm calliper in the front yard, four (4) trees each at 8 cm calliper, and two (2) trees each at 6 cm calliper on site. If replacement trees cannot be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting is required;
- The City's acceptance of the applicant's offer to provide a voluntary contribution of \$3,000 to the Tree Compensation Fund in-lieu of six (6) replacement trees; and
- Registration of a flood indemnity covenant on title.





RZ 06-350825

Original Date: 10/30/06

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 06-350825**

**Attachment 2**

Address: 11451 Williams Road

Applicant: Raman Kooner

	Existing	Proposed
<b>Owner:</b>	Ranjit Singh Gill, Inderjit Singh Sangha	To be determined
<b>Site Size (m<sup>2</sup>):</b>	651 m <sup>2</sup> (7,008 ft <sup>2</sup> )	Approximately 325.5 m <sup>2</sup> or 3,504 ft <sup>2</sup> each
<b>Land Uses:</b>	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
<b>OCP Designation:</b>	Low Density Residential	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Number of Units:</b>	One (1) single-family detached	Two (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 permitted
Lot Size (min. dimensions):	270 m <sup>2</sup>	306 m <sup>2</sup>	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.

**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 13 BLOCK 1 SECTION 25 BAN R6W NEW WESTMINSTER DISTRICT PLAN 18935.**

Current Civic Address:

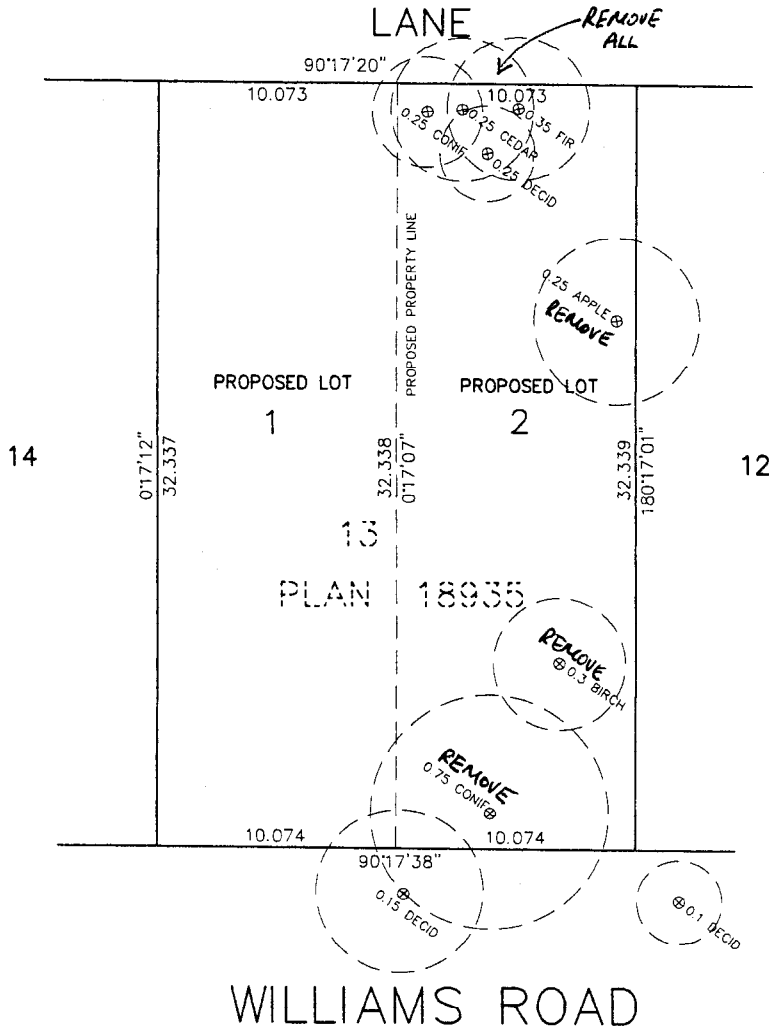
11451 Williams Road  
Richmond, B.C.

SCALE : 1:250



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 0.20m are shown
- This plan does not show non-plan charges, liens or interests.



WILLIAMS ROAD

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
 LAND SURVEYING INC.  
 121-13140 80th Avenue  
 Surrey, B.C. V3W 3B2  
 Phone: 604 501-6188  
 Fax: 604 501-6189  
 File: 0609004-T01.DWG

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Date: 14th Dec 2006  
 GENE PAUL NIKOLA  
 14th Dec 2006  
 BRITISH COLUMBIA  
 LAND SURVEYOR  
 SEAL  
 GENE PAUL NIKOLA  
 B.C.L.S. 803

ENTER





ARBORTECH  
CONSULTING  
LTD

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

RECEIVED

BY: .....

**TREE RETENTION REPORT:**

March 8, 2007

File:07126

Attn.: **Raman Kooner**  
**5680 Colville Road**  
**Richmond BC V7C 3E8**

cc:

Project: **Two Lot Subdivision**  
**11451 Williams Road Richmond**

Re: **Re-Zoning Application Requirements**

Dear Mr. Kooner,

As requested, I have undertaken a detailed assessment of the existing trees located at the above referenced project. The site is comprised of one single family home and contains 7 bylaw sized trees on site and 2 street trees in sidewalk planters in the street frontage. This study relates to the application by the owners to subdivide the site into 2 lots to accommodate two new homes.

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 February to collect details of the size, type and condition of existing 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 tree retention plan (attached) summarize my study findings, including my recommendations for treatments, methods for tree protection and the rationale for the removal of trees that are not proposed to be retained.

**TREE ASSESSMENT**

The site contains an assortment of young trees and small ornamentals, with one dominant class conifer in the front yard. With the exception of the dominant tree, all are determined to be in very poor condition due to defects and past topping, making them non-viable for retention.

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

Table 1. Tree Inventory List

Treatment	Tree #	Dbh <sup>1</sup>	Species	Condition	Comments
Remove	2317	69	Deodar cedar	Fair	Slight sweep of the trunk in the lower bole and some lower limbs were pruned out leaving stubs. Those stubs can be pruned properly, and the tree is viable for retention if the design can accommodate a suitable root protection zone.
Remove	2318	28, 15	Birch	Very Poor	Twin leaders attached at the base with a narrow union is considered weak, and a cavity with decay at the base of the north leader increases the risk of failure. In addition, the tree has been topped and severe decay has resulted in the top of the leaders. There is no retention value.
Remove	2319	23	Saucer magnolia	Dead	This tree has already failed and is lying on the ground. Nil retention value.
Remove	2320	20	Plum	Very Poor	Severe decay was noted within the trunk and 75% of the crown has been lost to harsh past pruning. Nil retention value.
Remove	2321	33	Douglas-fir	Very Poor	Topped to a height of 4m above grade and severe decay was observed in the trunk below the topping wound. Nil retention value.
Remove	2322	25	Western redcedar	Very Poor	Topped to a height of 4m above grade and severe decay was observed in the trunk below the topping wound. Nil retention value.
Remove	2323	25	Western redcedar	Very Poor	Topped to a height of 4m above grade and severe decay was observed in the trunk below the topping wound. Nil retention value.

In addition, two street trees are found within the sidewalk planters fronting or near to the subject property. These sweet gum trees should be protected to city standards before construction.

### **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.
- Note that the dominant class deodar cedar tree # 2317 is viable, however the main floor elevation for the

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<sup>1</sup> Dbh denotes the diameter of the trunk measured at a height of 1.4m above grade.

proposed homes require that the front yard of the lots are filled to raise the grade to match. The fill will suffocate the roots and kill the tree. In some cases, a "tree well" could be implemented by using retaining walls to protect the root zone, however the soil hydrology changes that result usually result in severe decline in tree health or mortality. I recommend removing this tree if the grades must be raised to meet city engineering requirements.

***Proposed Removal Trees (due to condition):***

- 2318, 2319, 2320, 2321, 2322 and 2323. All of these trees are in very poor condition and are not suitable for retention due to the defective structural condition.

**TREE REPLACEMENT**

The proposed development will accommodate 2 to 3 replacement trees to be planted pre lot, depending on the species selected and the house and garage design. The city will advise the owner as to replacement requirements, and the landscape design should be designed accordingly.

**CONCLUSIONS**

Based on our findings, 7 existing trees were found on site and two street trees that fronting the site were assessed for retention in relation to the proposed development. I have specified 6 site 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, but the quantity will be specified by the city and the planting scheme designed by the project landscape designer.

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

# LANE

90'17"20"

10.073

10.073

2323  
2322  
2320  
2321

PROPOSED PROPERTY LINE

PROPOSED LOT

PROPOSED LOT

1

2

2319

14

0'17"12"  
32.337

32.338  
0'17"07"

32.339  
180'17"01"

12

13

PLAN 18935

2318

10.074

2317

10.074

90'17"38"

15Ø SWEETGUM  
PROTECT STREET TREE

10Ø SWEETGUM  
PROTECT STREET TREE

# WILLIAMS ROAD

## TREE RETENTION PLAN

### LEGEND

- ↖ denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ⊕ denotes tree to be RETAINED
- ✕ denotes tree to be REMOVED
- denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Scale 1:200

Client:  
RAMAN KOONER  
Project:  
PROPOSED REZONING  
Site:  
11451 WILLIAM ROAD, RICHMOND



ARBORTECH  
CONSULTING  
LTD

Suite 200 - 3740 Chatham Street  
Richmond, BC Canada V7E 2Z3  
P 604 275 3484 F 604 275 9554  
office e-mail trees@arbortech.bc.ca

07126TRP

7 MARCH 2007



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8228 (RZ 06-350825)  
11451 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. 004-248-562

Lot 13 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 8228”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER