



To: Planning Committee

To Planning - Apr 19, 2005
Date: April 6, 2005

From: Raul Allueva
Director of Development

RZ 04-269099

File 8060-20-7928 / 7927

Re: APPLICATION BY KHALID HASAN FOR REZONING AT 5280 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO TOWNHOUSE DISTRICT (R2-0.6)

Staff Recommendation

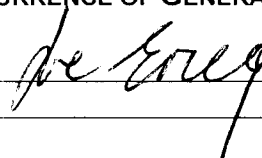
1. That Official Community Plan Amendment Bylaw No. 7927, to re-designate 5280 Williams Road from "Single-Family" to "Multiple-Family" on the Steveston Area Land Use Map, Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw No. 7927, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7927, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 7928, for the rezoning of 5280 Williams Rd from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.


Raul Allueva
Director of Development

RA:js
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 5280 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2-0.6) in order to permit the development of 8 townhouse units on the site.

Attachments 2 illustrate the proposal.

Findings of Fact

The application was made in April 2004, prior to the adoption of the Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies. A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The property is surrounded by small, relatively new, single family properties (average 500 m² or 5382 ft²). To the north, directly across the street is a variety of development including townhouses, older two-family dwellings and newer single family dwellings.

Related Policies & Studies

Steveston Area Plan

While the Steveston Area Plan designates the subject property as Single Family, a number of amendments have occurred for Multiple-Family in recent years for larger sites, such as the subject property, which are located along arterial roads. This development direction is generally consistent with that of other larger parcels located in West Richmond along Arterial Roads.

Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies

Attachment 4 outlines the procedure for processing “in-stream” rezoning applications. In brief, the applicable sections state that:

- multiple-family residential development will be considered on local arterial roads such as Williams Road where a municipal lane does not already exist or should not be started on that particular block of the arterial road;
- a development concept plan of the development potential along that section of the local arterial road is prepared by City staff; and
- City staff will assist in undertaking a public consultation process with the neighbourhood regarding the specific rezoning application and the development concept plan for the area along the local arterial road.

Public Input

The applicant personally discussed the project with the surrounding neighbours. **Attachment 5** is his summary of his consultation.

Staff also mailed a covering letter and an Arterial Development Concept Plan to the surrounding neighbours to inform them of the proposed development and provide a contact in the case that they wished to discuss any concerns (**Attachment 6**). At the time of writing this report, staff have talked to one neighbour who expressed concerns about tree preservation, drainage and fencing. Staff indicated that tree preservation would be explored, that fencing would be

provided, and that these issues would be dealt with in more detail at the Development Permit stage. Staff also explained that perimeter drainage would be provided with the new development.

Staff Comments

No significant concerns have been identified through the technical review and no variances are being requested. **Attachment 7** indicates the Conditional Rezoning Requirements.

Analysis

Re-Development Options

There are two re-development options for the subject site:

SINGLE FAMILY SUBDIVISION

The subject lot is currently zoned R1/C (13.5m or 44 feet minimum width), which would permit subdivision into two lots. While the lot is wide enough for three lots under the R1/K zone (10m or 33 feet minimum width), staff would not support rezoning to the R1/K zone because there is no rear lane, the current Lot Size Policy for this quarter section restricts rezoning to R1/C size lots along Williams Road and there is no support for 3 new access points to garages in the front yards along Williams Road. This development option is also not supported under the Interim Strategy adopted by Council.

Advantages

- single family development is more consistent with the surrounding properties
- there are a number of other lots in this block that are already zoned R1/C

Disadvantages

- the lots are quite deep, therefore, after subdivision, the resulting lots are over twice the required size for R1/C lots

MULTI-FAMILY REZONING

The proposal for the site is for eight townhouse units on the site at a density of 0.6 FAR. The majority of the units are two storeys with two units in the middle along Williams Road at three storeys. There are two-storey townhouses across the street to the west which are developed at 0.55 FAR.

Advantages

- A multi-family form is better able to utilize the deep lot

Disadvantages

- Introducing a multi-family form into a single family neighbourhood will require a sensitive design and attention to details such as setbacks and height.

Arterial Development Concept Plan

Attachment 6 shows the Development Concept Plan for the lots along Williams Road between Lassam Road and Hollycroft Gate. Due to the already small lots and the fact that many of the homes are relatively new, there is no immediate development potential for any other lot besides the subject lot. So this will be the only townhouse development along this section of Williams Road for the immediate and foreseeable future.

Zoning

It is proposed that the site be rezoned to R2-0.6. This zone is used frequently for townhouse developments along arterial roads in West Richmond. The density of 0.6 FAR is at the lower end of townhouse forms being built in Richmond. Of particular note is that the rear yard setback in this zone is only required to be 3m. However, this has been increased to 4.5m to increase the separation between the new units and the existing single family homes to the south. The applicant has also agreed to a two-storey height adjacent to the single-family dwellings to the south, east and west (there are only 2 three-storey units in the middle of the complex along Williams Road).

Development Permit Considerations

The site layout and design improved substantially over the original application which was a nine unit linear arrangement. One unit was dropped and the buildings were re-oriented east-west in order that the fronts, rather than the sides of the buildings face Williams Road.

The development is sensitive to the surrounding single family properties. The heights of the adjacent units are two storeys. The side yard setbacks are a minimum of 3m which is in excess of the setbacks required on the adjacent single family properties. While the zone requires only a 3m rear yard setback, the proposal is for a 4.5m rear yard setback.

With the future Development Permit (DP) the following will need to be dealt with in more detail:

- Tree Preservation – An arborist report has been provided (**Attachment 8**). Of the five trees on the site, the report indicates that two trees are proposed to be removed. Upon further discussion it was agreed that only one tree (tree #7 in the report) would need to be removed. Tree replacement will need to be determined;
- Public Outdoor Amenity Space – The outdoor amenity space is currently shown as only 3m wide and is awkwardly located. Further refinement is needed to improve the configuration and the useability of this space;
- Private Outdoor Space - for all units is minimal. Appropriate landscaping should ensure that each unit has useable, private outdoor space;
- Landscaping – No landscape plan was provided at the Rezoning stage and will be addressed in detail during the DP review. Care should be taken to ensure a transition from public to private outdoor space. The application has also noted that a new fence will be provided around the perimeter of the property and that he will discuss the details of the fence with the neighbours;
- Resident Services – details for the mailbox kiosk, recycling enclosure and electrical closets will need to be addressed.

The applicant has been made aware that further work will be needed in these areas and has agreed to undertake this work as apart of the DP process.

Financial Impact or Economic Impact

None.

Conclusion

Overall, staff is supportive of the proposal:

- The application has been “in-stream” for some time and can be considered under the Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies;

- The proposed townhouse development is the only one expected in this block and as such can be viewed on its own merits rather than as a precursor of others to follow;
- The scale of the proposed development (at 0.6 FAR) is similar to many multi-family developments found next to single family homes. There are two other townhouse developments in this area (on the north side of Williams Road);
- The massing of the site provides a transition to the surrounding single family homes. There are two units that are three storeys however they are located in the middle and front of the site, not directly adjacent to the two storey single family homes;
- While the proposal requires an amendment to the Steveston Area Plan to change the designation of the subject parcel from Single-Family to Multiple-Family, similar re-designations have occurred in Steveston for other multi-family development sites along arterial roads; and
- Public consultation has been undertaken both by the applicant and the City, and at the time of writing of this report, the neighbours have not expressed any significant concern.



Jenny Sandy, MCIP
Planner (4212)

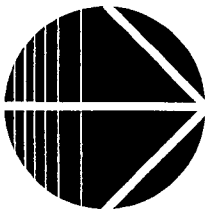
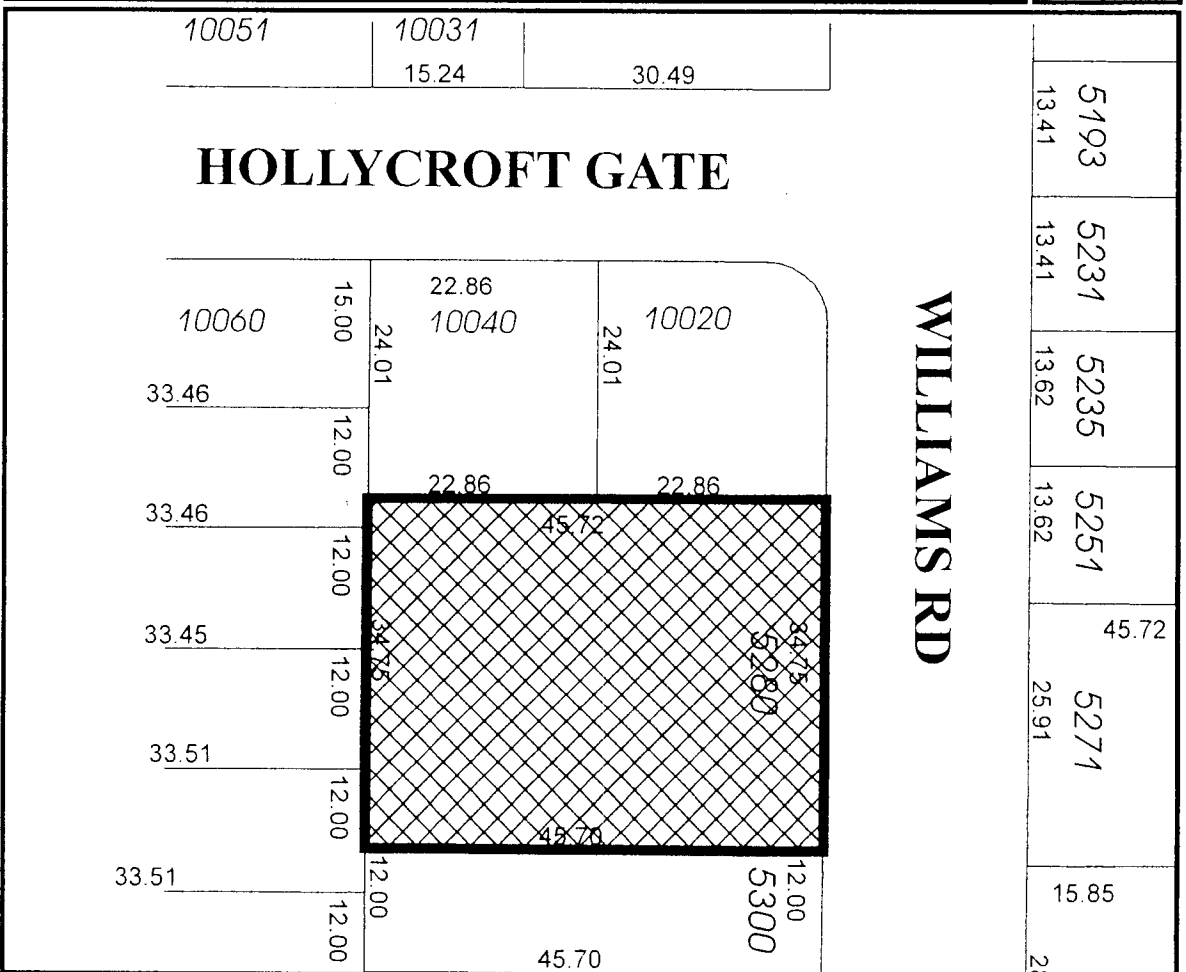
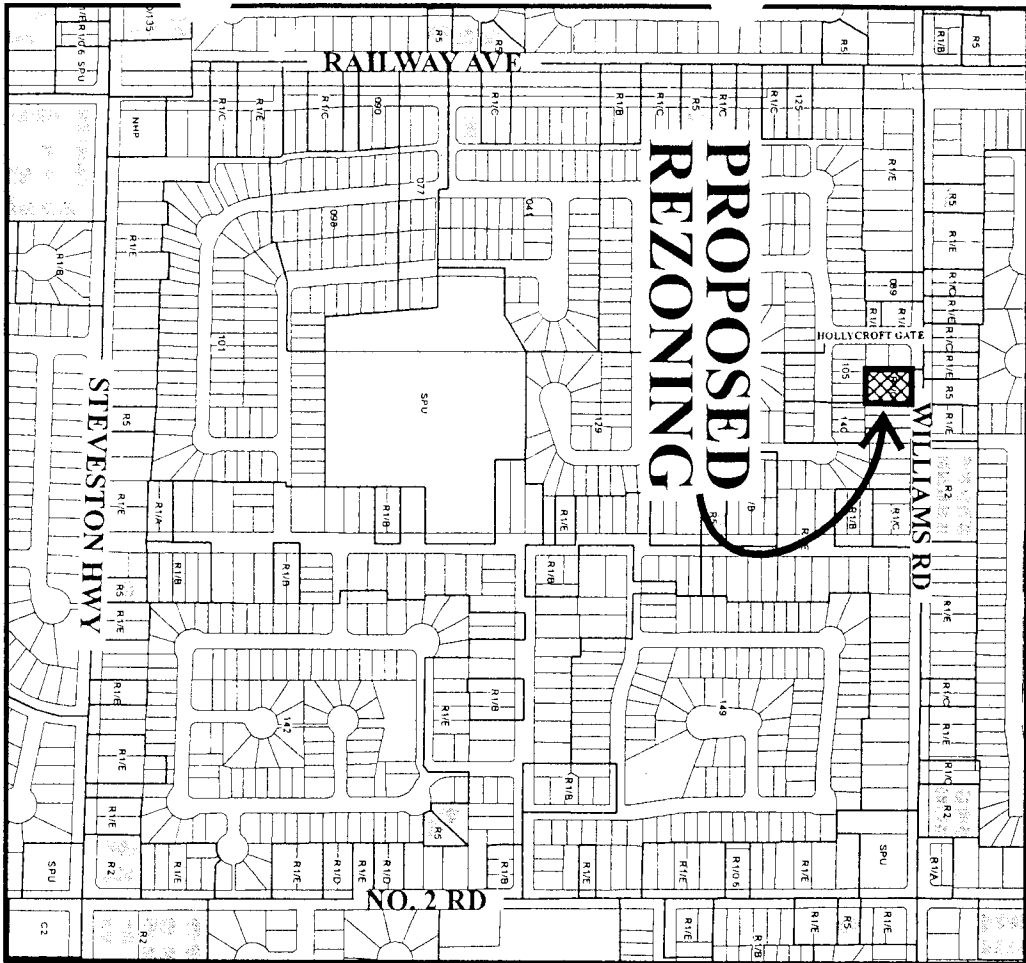
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Prior to final adoption of the Zoning Bylaw, Conditional Requirements as per Attachment 7 are to be completed.

- Attachment 1: Location Map
- Attachment 2: Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies
- Attachment 5: Summary of Public Input
- Attachment 6: Letter from City to Neighbours with Arterial Development Concept Plan
- Attachment 7: Conditional Rezoning Requirements Concurrence
- Attachment 8: Arborist Report



City of Richmond

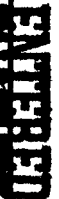


RZ 04-269099

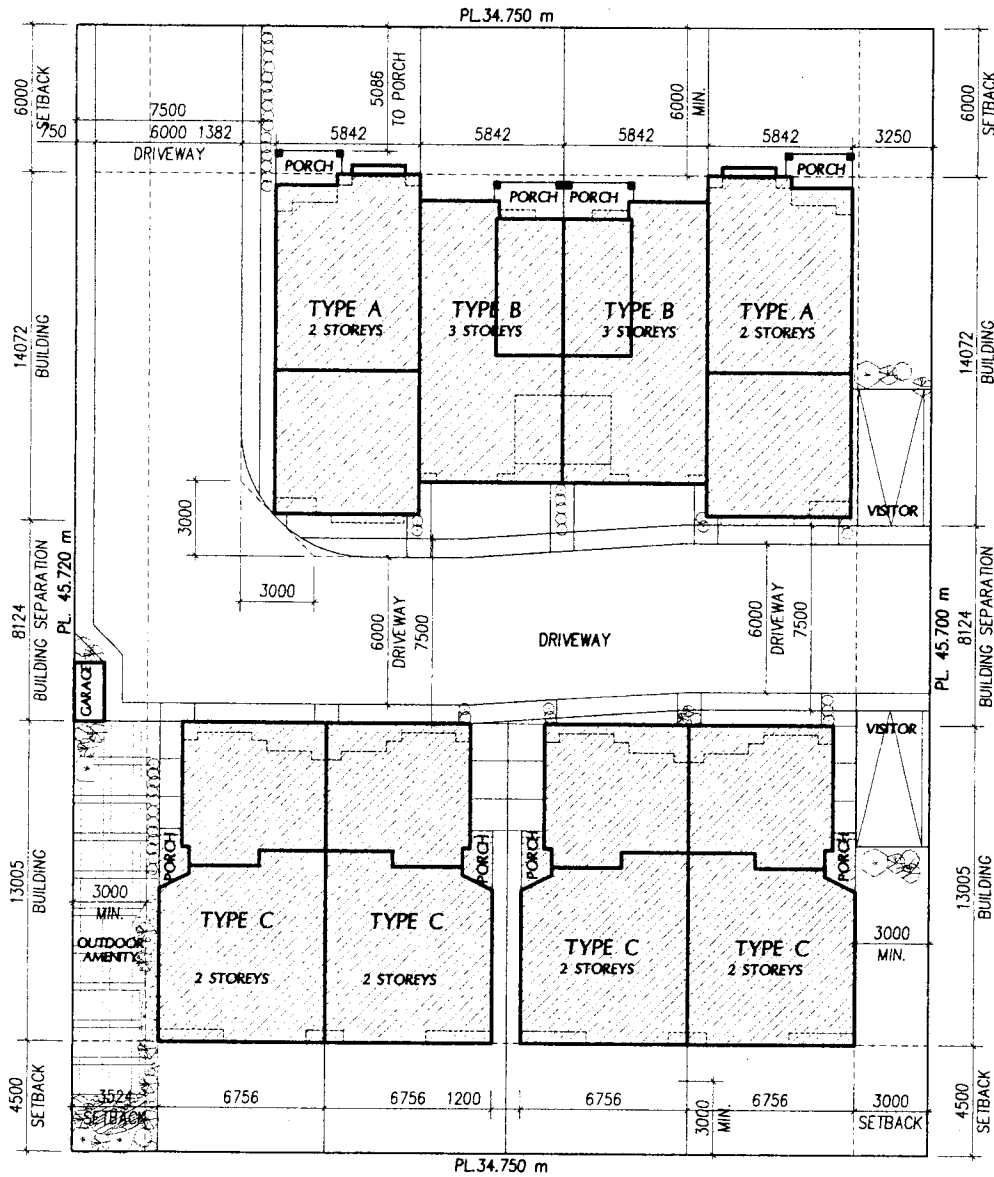
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Revision Date:

Note: Dimensions are in METRES



5280 WILLIAMS ROAD



SITE PLAN

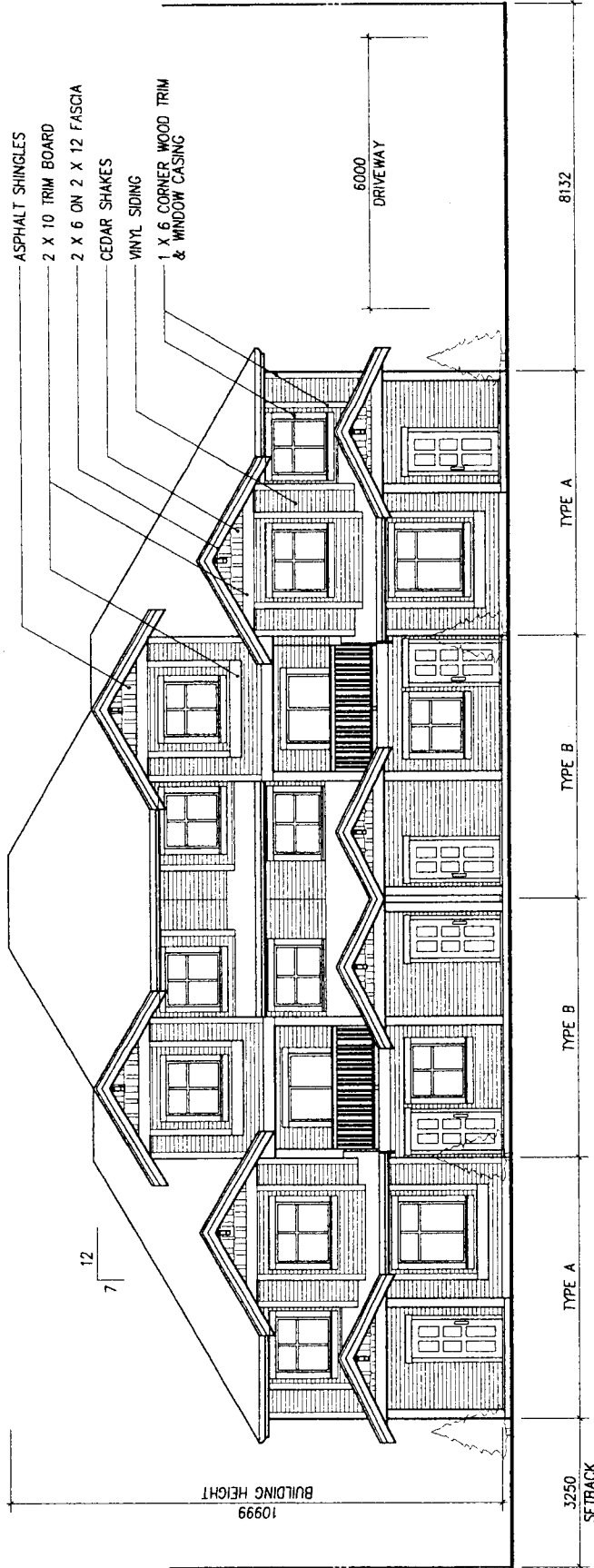


SITE PLAN

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
 5280 WILLIAMS ROAD, RICHMOND, B.C.

project no. **RZ1**
 revision C
 date 31 MAR 2005

scale 1:200



NORTH ELEVATION (WILLIAMS ROAD)

PROPOSED REZONING & TOWNHOUSES DEVELOPMENT
5280 WILLIAMS ROAD, RICHMOND, B.C.

CADLAB
cadlab design and development inc.

Tel: (604)618-3223 fax: (604)241-9388 email: cadlab@compro.com

scale 1:100

project no. H06050

RZ4

revision
date 07 MAR 2005



City of Richmond

5911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**

RZ 04-269099

Attachment 3

Address: 5280 Williams Rd

Applicant: Khalid Hasan

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Sian Enterprises	Khalid Hasan
Site Size (m²):	1588 m ² (17,094 ft ²)	No change
Land Uses:	Single Family	Multiple-Family
OCP Designation:	Low Density Residential	No change
Area Plan Designation:	Single Family	Multiple-Family
Zoning:	R1/C	R2-0.6
Number of Units:	1	8

R1-.06	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. width/min depth):	30 m / 35 m	34.75 m / 45.72 m	none
Setback – Front Yard (m):	Min. 6 m	6 m	none
Setback – Side & Rear Yards (m):	Min. 3 m	3 m/4.5m	none
Height (m):	11 m	11 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	16 (R) and 2 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Amenity Space – Indoor:	70m ² or cash in lieu	Cash in lieu	none
Amenity Space – Outdoor:	6m ² per unit (48 m ²)	48 m ²	none

Attachment 4 – Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies

C. In-Stream Rezoning Applications (Received Before The Interim Strategy Was Approved On August 30, 2004)

1. In-stream rezoning applications will not be deferred until the review of the Lane Establishment and Arterial Road Redevelopment Policies is complete and approved by Council.
2. In-stream rezoning applications for multiple-family residential development, involving two or more dwelling units on a property, will be considered on both local and major arterial roads where:
 - a. A single-family residential development is not preferred because a municipal lane does not already exist or should not be started on that particular block of the arterial road; and/or
 - b. A land assembly with at least 30 m frontage has proven impossible but the adjacent properties have similar redevelopment potential.
3. In-stream rezoning applications for single-family residential development, including coach houses, will be considered on both local and major arterial roads where:
 - a. A municipal lane has been started in the area or can be constructed by the subject application or simply is not feasible because of the site's unique location; and/or
 - b. A multiple-family residential development is not feasible because of the adjacent properties have limited redevelopment potential (i.e. have a frontage of less than 18 m and/or a house less than 10 years old).
4. All in-stream rezoning applications for either multiple-family residential development or single-family residential development will be required to go through the following public consultation process unless one has already been undertaken by a previous application in that block:
 - a. A development concept plan of the development potential along that section of the local and major arterial road may be required to be prepared with the assistance of City staff; and
 - b. City staff will assist in undertaking a public consultation process with the neighbourhood regarding the specific rezoning application and the development concept plan for the area along the local or major arterial road.

Attn:
Jenny Sandy MCIP,
Urban Development Division,
City of Richmond.

RE: 5280 Williams Road Richmond, Neighborhood Consultation Details.

As you requested some details about neighborhood consultation regarding the proposed 8 unit townhouse development on the subject property, We have discussed with some neighboring property owners and we have given them the attached sketch showing the approximate location and number of units on the subject property.

We physically went to meet the owner of 10020 Hollycroft Gate which is on west side of the subject. The owner Mr. Garry Toop & his wife were at home both days i.e., on Feb 8, & Feb 22, 2005, & they seem to be liking this proposal and were only concerned about the fence at the back. Mr. Garry did sign the comment sheet and says "seems reasonable", I told him that the developer will be doing a new fence at the property line.

Also I went to see the owner of 10040 Hollycroft Gate and she was home only on Feb 8, 2005, but not present on Feb 22, 2005. On Feb. 8, I showed her the drawings and she seems to be happy that the weed growing in her backyard because of the subject property will be gone. She expresses her concern about Fence at the back, and I explained her that it will be replaced with a new one. On Feb 22, 2005 she was not at home so I left the attached sketch in her mail box with my Business card. She didn't call me back.

On Feb 8, 2005, I also try to reach the owners of properties address 5217, 5231, 5237 & 5251 Hollycroft Drive, all these properties are at the back property line of the subject property. I was only able to meet the owner of 5251 Hollycroft Drive and explained the project and the details and showed him the drawing. He likes the project in whole. The other property owners seem to be not at home.

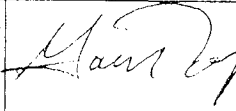
Also on Feb 8, 2005 & Feb 22, 2005 I physically tried to contact the owners of 5300 & 5320 Williams Rd but I think because of the language problems they were not interested in talking to me. I still left the attached sketch with them along with my business card so if they wish they can contact me any time.

Generally it looks like so far no one has any objection on the project itself.

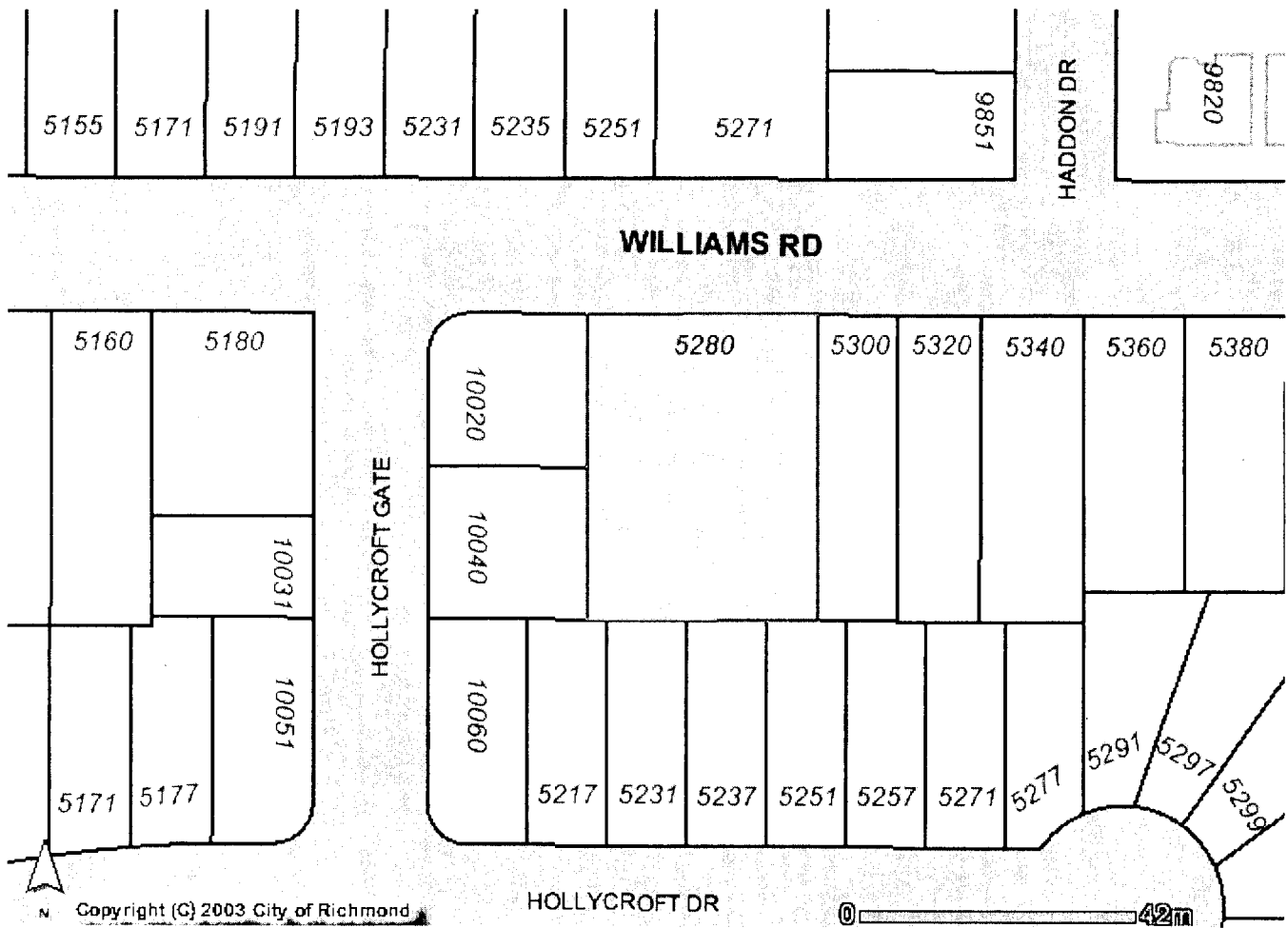
Khalid Hasan
March 10, 2005
604-786-8960

5280 WILLIAMS RD

Neighbour Comment Sheet

ADDRESS	NAME	TIME/DATE	COMMENTS	SIGNATURE
10020 Holly Craft.	Garry Toop R Sylvia Toop R	5:15 Feb 22/05 Feb 8/05	* Seems reasonable. Since 1981 City Planning delta.	
5300 Williams	Not at home	5:45 Feb 22/05	Drop the Sketch	
5320 Williams	Don't want to talk.	5:40 Feb 22/05	Drop the Sketch	
10040 Holly Craft Gate		Feb 22/05 Feb 8/05	Have Discussion on Feb 8/05 concerned about her fence at back of weed in sub, ripoff.	
5251 Holly Craft Drive.	Lio Ching	Feb 8/05	Discussed Explanation the details of Project. Hand in Drawing	

ATTACHMENT 5



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City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

March 24, 2005
 File: RZ 04-269099

Urban Development Division
 Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Proposed Development at 5280 Williams

City Policies

On March 29, 2005, Council approved the "Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Development Policies". This strategy establishes requirements for public consultation for development applications on arterial roads and enables applications that were in-stream prior to August 30th, 2004 to be immediately processed by staff.

Proposed Development – 5280 Williams Road

The City of Richmond received an application in April 2004 from a property owner in your neighbourhood to rezone 5280 Williams Road from Single Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2-0.6). The application complies with the Interim Strategy and can be processed. If approved, this rezoning could permit the construction of eight townhouse units. The attached drawings illustrate the proposal (Attachment 1).

Arterial Development Concept Plan

In accordance with the Interim Strategy, an Arterial Development Concept Plan for the block surrounding the subject site has been prepared (Attachment 2). This Concept Plan illustrates the likely development direction for the properties along an arterial road (such as Williams) in a certain block. In the case of the subject block, no immediate development, except for the subject lot, is likely due to the fact that there are no other large lots and the surrounding housing stock is relatively new. However, in the longer term, it may be possible for a number of adjacent properties in the block to assemble and propose redevelopment for townhouses.

Process

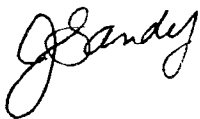
Following receipt of public comments, staff will complete a report to Planning Committee. Following Planning Committee review, if supported, the application will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

Contact Information

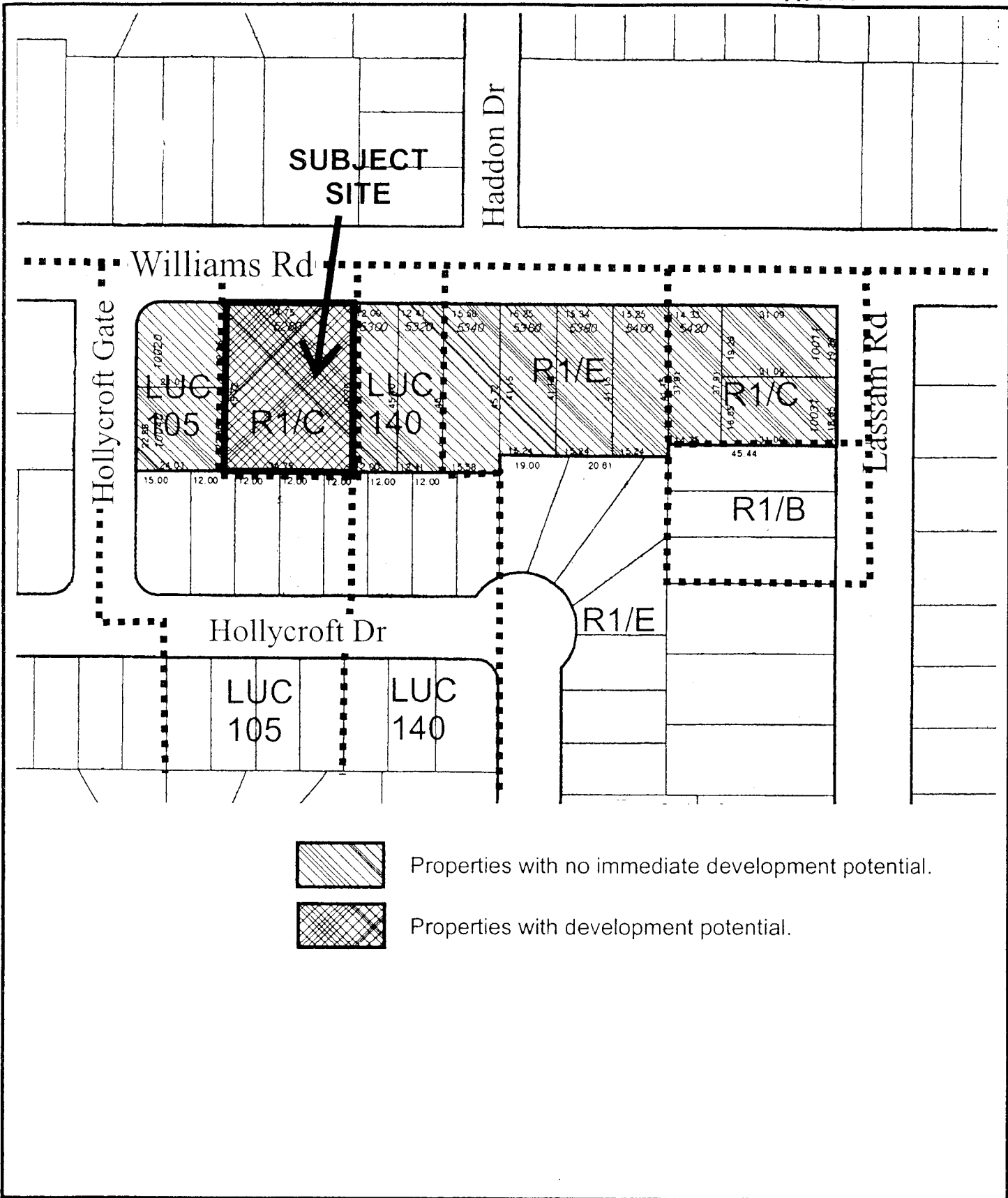
Please contact the City as soon as possible if you have any questions or concerns, as this application will be reviewed by Planning Committee shortly. You can:


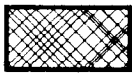
- Prior to April 14th, 2005 you call me at 604-276-4212. Following April 14th, 2005 please contact Holger Burke at 604-276-4164;
- mail a submission to myself or the City Clerk which will be forwarded to Council (6911 No.3 Road, Richmond BC, V6Y 2C1);
- e-mail jsandy@richmond.ca or hburke@richmond.ca. Please indicate if you wish the e-mail to be forwarded to Council.

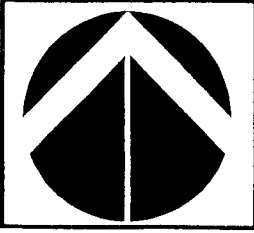
Yours truly,

A handwritten signature in cursive script that reads "Jenny Sandy".

Jenny Sandy, MCIP
Planner, Urban Development



-  Properties with no immediate development potential.
-  Properties with development potential.



Arterial Development Concept Plan
5000 Williams Road

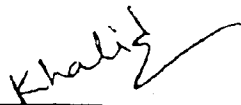
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 Revision Date:

Note: Dimensions are in METRES

Conditional Rezoning Requirements
5280 Williams Road

Prior to final adoption of Zoning Amendment Bylaw 7928, the developer is required to complete the following requirements:

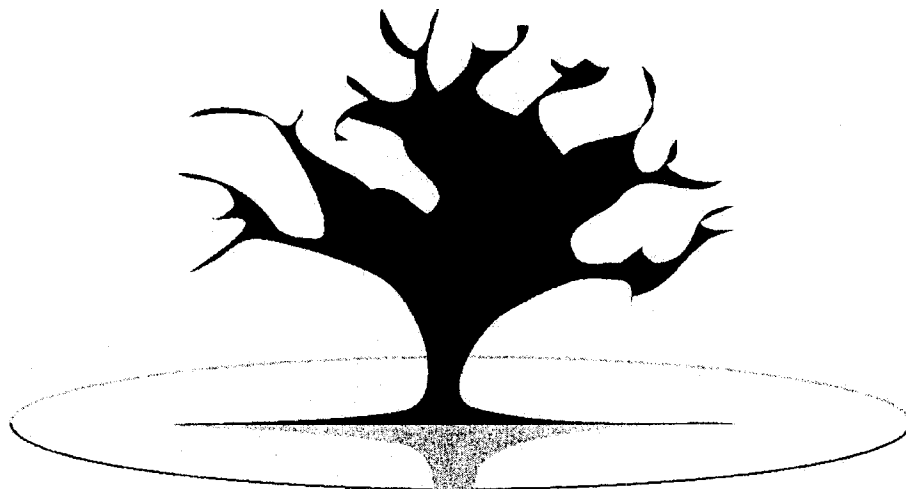
1. Payment of \$8,000 cash in lieu of indoor amenity space;
2. Development Permit completed to a level deemed acceptable by the Director of Development; and
3. Registration of a cross-access easement in favour of the property to the east (5300 Williams Road).



Signed

April 19-2005
Date

**Tree Assessment for the
Proposed Townhouse Development at 5280
Williams Road Richmond BC**



Submitted to:

Khalid Hasan
110-6086 Russ Baker Way
Rmd, BC V7B 1B4

Submitted by:

Trevor Cox
ISA Certified Arborist #PN-1920 A
Diamond Head Consulting Ltd.
3205 West 13th Ave
Vancouver BC V6K 2V6

March 7, 2005



Introduction and Methodology

Diamond Head Consulting Ltd. was asked to perform a tree assessment for the proposed townhouse development at 5280 Williams Road, Richmond BC. The objective of this site visit was to assess the attributes of the trees on the proposed development and provide a report to meet the requirements for tree removal and replacement in the City of Richmond.

Raptors Nest Survey

The raptors nest survey was completed according to the standardized guidelines established in "Inventory Methods for Raptors, Standards for Components of British Columbia's Biodiversity No. 11" (MSRM Environment Inventory Branch for the Terrestrial Ecosystems Task Force, Resources Inventory Committee, 2001.)

All the trees were examined in detail for signs of nests and no evidence of raptors using the study area was observed during the survey. There were no direct sightings, no nests observed and no signs of raptor use, like feathers, signs of prey remains, pellets and whitewash were found.

Site Description

This is a development proposal for row townhouses. The area to be developed supports a disturbed and disperse cover of conifer and deciduous trees. It is located within the Dry Maritime Coastal Western Hemlock Subzone (CWHdm) of the Biogeoclimatic Classification System of BC.

A house and driveway exist on the property. The following table details the attributes of the trees at the proposed development site. These trees are labeled in the field with a numbered aluminum tag and their locations are shown on the attached map in relation to the proposed development.

Table 1. Tree Inventory and Recommendations

Tree #	# Stems	Species	DBH (cm)	Height (m)	Comments/ Recommendation
1	4	Flowering cherry <i>Prunus cerasifera</i>	15,20, 18,12	3.5	City street tree. Minor decay at base. Retain.
2	1	Western hemlock <i>Tsuga heterophylla</i>	45	6	City tree. Topped at six meters by BC Hydro. Multiple stems from topping. Fill has been spread around base of tree. Tree is in poor health. Hazard, remove.
3	1	Western hemlock <i>Tsuga heterophylla</i>	44	6	City tree. Topped at six meters by BC Hydro. Multiple stems from topping. Fill has been spread around base of tree. Tree is in poor health. Hazard, remove.
4	1	Western hemlock <i>Tsuga heterophylla</i>	42	6	Dead. Remove.
5	1	David Maple <i>Acer davidii</i>	8	3.5	Good health. Retain or can be transplanted.
6	1	Flowering cherry <i>Prunus cerasifera</i>	25	5	Good health, minor decay at base. Too close to proposed garage. Remove.
7	1	Flowering cherry <i>Prunus cerasifera</i>	12	4	Good health, minor decay at base. Within limits of proposed garage. Remove.

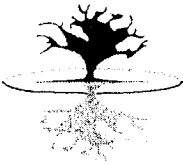


Table 1. Continued

Tag #	# Trees	Species	DBH (cm)	Height (m)	Comments/ Recommendation
8	1	Western redcedar <i>Thuja plicata</i>	56	16	Minor amount of fill at base. Good health. Retain.
9	1	Western redcedar <i>Thuja plicata</i>	48	15	Minor amount of fill at base. Good health. Retain.

Photos

Photo 1. Showing trees 1-5. Note topped hemlocks (trees 2-4) in background.

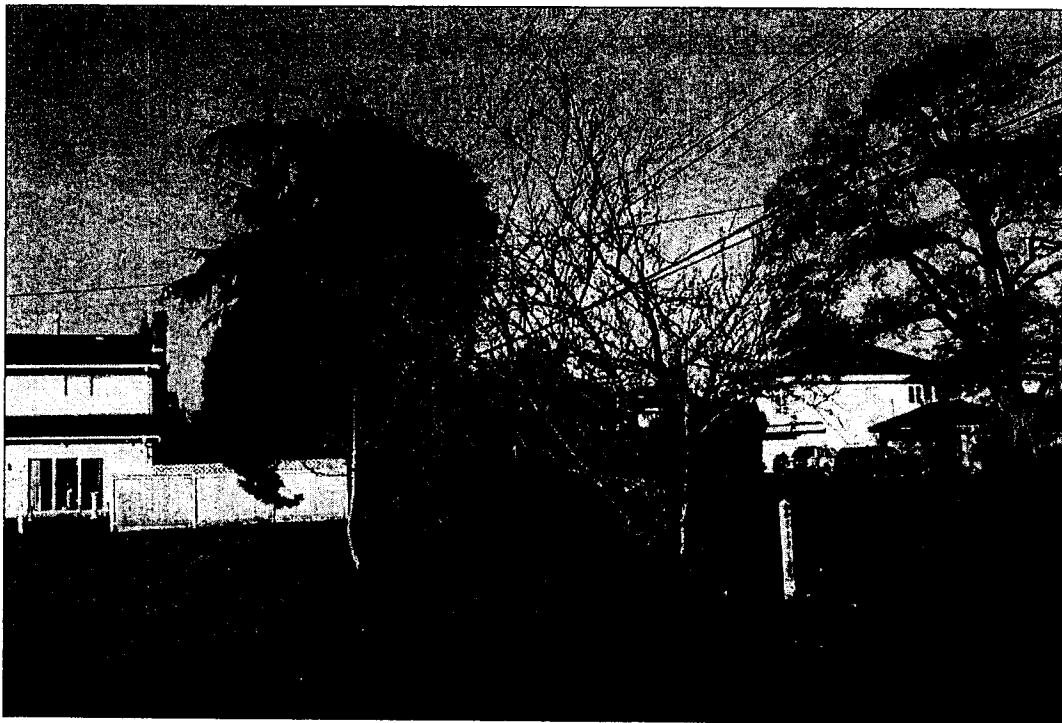




Photo 2. Tag #6 and #7 with Tags 8 and 9 in the background.



Photo 4. Tags #8 and 9. Two cedars at edge of property



**Findings**

Summary of Findings	Totals
Number of trees identified on the proposed development site (Does not include trees on city property)	5
Number of "major trees" (greater than 20cm dbh) found at the proposed development to be removed. (good healthy specimens)	1 (Tree #6)
Number of "minor trees" (less than 20cm dbh) found at the proposed development to be removed (good healthy specimens)	1 (Tree #7)
Number of "major trees" (greater than 20cm dbh) that do not contain significant defects that make them unsuitable for future retention, but are within the proposed development limits.	1 (Tree #6)
Number of "minor" trees (less than 20cm dbh) that do not contain significant defects that make them unsuitable for future retention, but are within the proposed development limits.	1 (Tree #7)
Number of trees to be retained.	3 (Trees 5,8,9)

Trees to be Retained

Tree numbers 3, 8 and 9 can be safely retained within the proposed development site. Tree #3 will require a 2 meter tree protection zone and trees #8 and 9 will require a 3 meter tree protection zone in order to maintain the health of these trees. Trees number 8 and 9 can a crown lift where up to 50% of the live can be pruned.

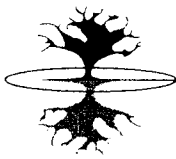
Prior to demolition of the house on this property, the tree protection fencing for these trees should be installed.

Limitations:

The inherent characteristics of trees or parts of trees to fail due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report. Some changes in site conditions cannot be predicted. The trees should be evaluated during the construction process and following construction to determine if any damage has been done to the trees or significant changes in the site have been caused. Sketches, diagrams and photographs contained in this report, being intended as visual aids, should not be construed as engineering reports or legal surveys.

Sincerely,

Trevor Cox
ISA Certified Arborist

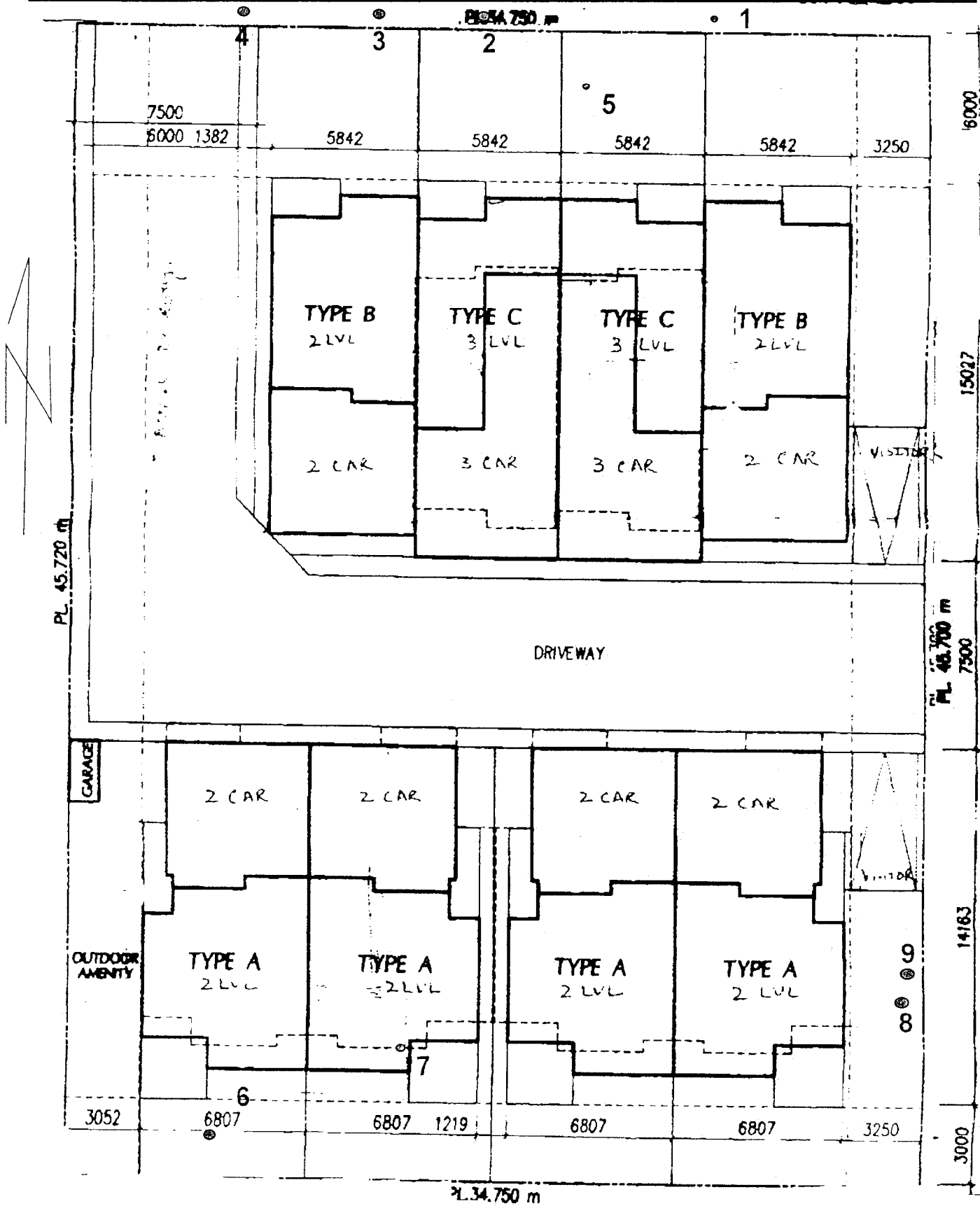


Arboriculture Assessment

5280 Williams Road, Richmond BC.

LEGEND

- Location of trees
- 9 Tag number



scale 1:200



Appendix B – Description of Terminology

Co-dominant Trees

Defines trees with crowns forming the general level of the main canopy in even-aged groups of trees, receiving full light from above and partial light from the sides.

Crown Closure

An assessment of the degree to which the crowns of trees are nearing general contact with one another. The percentage of the ground surface that would be considered by a downward vertical projection of foliage in the crowns of trees.

Culturally Modified Tree

A tree bearing the marks of traditional human uses.

Diameter at Breast Height

The diameter of a tree measured at 1.3m above the point of germination.

Dominant Trees

Defines trees with crowns extending above the general level of the main canopy of even-aged groups of trees, receiving full light from above and comparatively little from the sides.

Intermediate Trees

Defines trees with crowns extending into the lower portion of the main canopy of even-aged groups of trees, but shorter in height than the co-dominants. These receive little direct light from above and none from the sides, and usually have small crowns that are crowded on the sides.

Live Crown Ratio

Is the percentage of the total stem length covered with living branches. It provides a rough but convenient index of the ability of a tree's crown to nourish the remaining part of the tree. Trees with less than 30 percent live crown ratio are typically weak, lack vigor, and have low diameter growth, although this depends very much on the tree's age and species.

Open Grown

Defines trees with crowns receiving full light from all sides due to the openness of the canopy.

Stems Per Hectare

The number or size of a population (trees) in relation to some unit of space (one hectare). It is measured as the amount of tree biomass per unit area of land.

Suppressed Trees

Defines trees with entirely below the general level of the canopy of even-aged groups of trees, receiving no direct light either from above or from the sides.

From: Andrea Winograd [mailto:abwinograd@shaw.ca]
Sent: Monday, 11 April 2005 2:58 PM
To: Sandy, Jenny
Subject: Proposed development at 5280 Williams

I have received the notice dated March 24, 2005 with respect to the proposed development at 5280 Williams Road. I wish to express my opposition to this development. Aside from the impact it will have on the surrounding houses and neighbourhood in terms of the character, I am concerned about the increased traffic this will bring. The intersection of Hollycroft Gate and Williams is quite busy at most times of the day. In addition, there is traffic trying to get onto Williams from Haddon, on the north side of Williams. Adding 8 housing units as proposed will create a traffic nightmare as people from those 8 units try to turn off and on to Williams, competing with the existing traffic from Haddon and Hollycroft Gate.

Please feel free to pass this along to City Council.

Andrea and Bob Winograd

-----Original Message-----

From: Helen Burrows [<mailto:helensb@shaw.ca>]

Sent: Monday, 11 April 2005 6:57 PM

To: Sandy, Jenny

Subject: 5280 Williams Road

This is in response to a proposed development - 5280 Williams Road.

I understand that the proposal is to rezone this location from a Single Family Housing District to a Townhouse District.

I wish to advise that I am opposed to this new rezoning in view of the fact that Williams Road is such a very busy street now and if this townhouse is allowed then what is to stop many more townhouses being developed. I live at the corner of Haddon Drive and Williams and one just has to stop and see how busy this road has become and how would people from this townhouse exit except by means of Williams.

I hope that council will re-consider and put a stop to townhouses backing out on Williams Road.

Thank you for the opportunity of expressing my opinion.

Helen Burrows

From: Patrick [mailto:pstapleton12@Shaw.ca]
Sent: Tuesday, 12 April 2005 7:17 PM
To: Sandy, Jenny
Cc: pstapleton12@shaw.ca
Subject: Proposed development: 5280 Williams Road

PLEASE FORWARD THIS E-MAIL TO COUNCIL

We **strongly object** to this proposed development on the following grounds:

- This development and anticipated future developments along Williams Road, will significantly decrease the actual selling price of properties on Hollycroft Drive relative to other properties in the "Hollies"
- There would be too many accesses to Williams Road within a few metres of each other, Hollycroft Gate, the access to the proposed development and Haddon Dr. Remember also that there is no centre turn lane on this part of Williams and one has only to stop to make a left turn into Hollycroft Gate to witness the speed at which drivers pass on the bike lane, to realise the increased hazard that another entrance will pose.
- There are not enough parking spots in the proposal, which assumes that each each unit will have only one car and a maximum of two visitors for the entire development at any one time. Where will the cars park? If any development takes place, it should be limited to a maximum of four (4) units with more parking but even then the extra congestion remains a real problem.
- This development is not in keeping with the local community as the proposed townhouses will be much too close to the current single family homes on Hollycroft Gate and Drive.
- Buildings Type B are three (3) storeys high, which is completely alien to the neighbourhood as is the lack of any green space in the proposal. Hardtop is hardly the Richmond way unless council wants to change Richmond to that extent.
- This area has been zoned single family for a very long time. Since when has there been a need to increase density in an area so far from the city centre and where the road system is geared to the single family density?
- **We would appreciate a reply including how each councillor votes on this issue.**

Sincerely

Patrick and Patricia Stapleton
5291 Hollycroft Drive
Richmond, BC
V7E 5B7
604-272-4154

From: Hugh & Pat Murray [mailto:hpmurray@shaw.ca]
Sent: Wednesday, 13 April 2005 11:30 PM
To: Sandy, Jenny
Subject: Proposed Development at 5280 Willaims Road
Importance: High

Jenny Sandy;
Planner, Urban Development

We received your letter dated March 24th recently regarding the proposed development to 5280 Williams Road; **we are opposed to this development as presented in the letter for the following reasons.**

We take issue with three things about this proposal; one: the 3-storey height of the 2 middle structures does not conform to the two level homes throughout this neighborhood. Two: the two-storey rear structure on the west side is only 3 meters from the fence (property line) in our backyard. We feel that we should be afforded the same or similar distance as those back fences of the properties to the south of the development. The houses to the south have a 4.5 meter distance plus their homes are set forward on their lots giving them a much greater distance between them and this proposed rear structure. Three: there are only two visitor parking spaces for this complex. Williams Road has no parking and Hollycroft Gate has parking only on the east side. This parking area is directly in front of our home and is now used extensively by a neighboring four-plex also facing onto Williams Road.

Please pass this e-mail onto Council and the Planning Committee.

Regards,
Hugh & Patti Murray
10040 Hollycroft Gate
Richmond, B.C. V7E5A2
Ph.604-271-8840

MacLennan, Deborah

From: Ashton, Fran
Sent: Friday, 15 April 2005 10:45 AM
To: MacLennan, Deborah
Subject: FW: Proposed Development 5280 Williams Rd
Importance: High

fyi

-----Original Message-----

From: Burke, Holger
Sent: Fri 2005-04-15 10:38 AM
To: Ashton, Fran
Cc: Allueva, Raul
Subject: FW: Proposed Development 5280 Williams Rd

Please add to next week's Planning Committee agenda.

-----Original Message-----

From: toopgar@netscape.net [mailto:toopgar@netscape.net]
Sent: Friday, 15 April 2005 9:30 AM
To: Burke, Holger
Subject: Proposed Development 5280 Williams Rd

April 15, 2005

from:
Gary & Sylvia Toop
10020 Hollycroft Gate,
Richmond, B.C. V7E 5A2
Phone: 604 277 1962
Email: toopgar@netscape.net

to:
Holger Burke
City of Richmond, Planning
hburke@richmond.ca
please forward to City Council

Re: Proposed Development at 5280 Williams Road

We object to this 8 Unit Rowhouse Development as Proposed;
It's too high and too many.

This site is surrounded and built up with fairly new two story detached single family houses. There is absolutely no development potential in the foreseeable future, contrary to the statements in the city's letter of March 24, 2005.

The probable earliest further re-development here is likely not before the year 2099 and not within the realm of consideration at this time.

There are no other townhouses within a half kilometer except for the one and a half story units down the street to the East across Williams Road. These low profile townhouses however, were built in conjunction with the single family subdivision to the rear and for which these adjacent s.f.d. home owner were aware of the when they purchased.

1- The proposed 3 story high units are unacceptable. We don't need grain elevators blocking out the sun and crowding out the streetscape.

2- There is not enough parking onsite for 8 units. Outdoor visitor parking and outdoor resident parking is inadequate. Especially considering there is no street parking on Williams Road and that Hollycroft Gate only has parking on one side. The duplex at 5190 / 5200 Williams is illegally used as a fourplex

and already parks cars in front of our houses because of inadequate onsite parking and commercial tow trucks parking illegally onsite.

3- The setbacks of 4.5 m are too close at the rear of these dwellings and should be a minimum 6m like the houses adjacent on Hollycroft Drive.

4- We see no proposal for tree plantings on the street front or landscaping onsite.

5- We have concerns with the drainage on this property which is presently a swamp in the winter. Adequate drainage should be provided and not impact adjacent the existing properties adversely.

A proposal of 5 detached 2 story single family dwellings with the private lane as shown under a strata-condominium setup would be more acceptable, rather than the proposed attached 3 story rowhouses.

Detached housing would be more compatible with adjacent properties and also probably more sellable under current house marketing conditions. They sell well and for a higher price. They would probably make the developer a similar profit as would 8 rowhouse units. Considering he bought less than two years ago a 2 lot detached single family dwelling site, the land values have risen dramatically since then. With 5 detached 2 story homes the parking and setback concerns should resolve nicely and leave space for some landscaping and trees.

Being a retired subdivision and development planner with 16 years experience at the Municipality of Delta, BC, I am well aware of residential trends. I am also a 25 year homeowner and tax-payer of the adjacent property and this proposal would devalue our property which is the only sizeable asset my wife Sylvia and I have.

After all, when the developer has ridden off into the sunset, the liveability here will be a remaining concern or a pleasure for the future and existing residents.

Sincerely Yours,
Gary & Sylvia Toop
10020 Hollycroft Gate,

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**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7927 (RZ 04-269099)
5280 Williams Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the Steveston Area Land Use Map, Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan) thereof of the following area and by designating it Multiple-Family.

P.I.D. 003-634-922

Lot 578 Section 36 Block 4 North Range 7 West New Westminster District Plan 53817

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7927”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7928 (RZ 04-269099)
5280 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 **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D. 003-634-922

Lot 578 Section 36 Block 4 North Range 7 West New Westminster District Plan 53817

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7928”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>HB</i>
APPROVED by Director or Solicitor

MAYOR

CITY CLERK