



To Planning May 23, 2007

To: Planning Committee

Date: April 16, 2007

From: Jean Lamontagne  
Director of Development

File: RZ 07-363794

Re: Application by Khalid Hasan for Rezoning at 10711 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. 8237, for the rezoning of 10711 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.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## Staff Report

### Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 10711 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 permit the property to be subdivided into two (2) new single-family residential lots with vehicle access from the existing rear lane.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

The subject property is located on an arterial road in an established residential neighbourhood consisting predominantly of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1 E).

To the north, across the rear lane, is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) that fronts Aragon Road.

To the east, is an older character dwelling fronting Williams Road on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) with no immediate potential for redevelopment on its own.

To the south, across Williams Road, is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E), which is currently the subject of a rezoning application to Single-Family Housing District (R1-0.6) that is pending final adoption (RZ 06-338011).

To the west, is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E), which was recently approved for rezoning to Single-Family Housing District (R1-0.6) at the April 10, 2007 meeting of Council (RZ 06-334555).

### Related Policies & Studies

#### OCP Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

#### Lane Establishment & Arterial Road Redevelopment Policies

These policies permit rezoning and subdivision along Williams Road where there is an existing operational rear laneway. This redevelopment proposal is consistent with these policies.

## Staff Comments

### Background

Since 2001, this block of Williams Road, between No. 4 Road and Shell Road, has undergone redevelopment to smaller lot sizes from original larger lot sizes. Several properties on both the north and south sides of this block of Williams Road have either undergone redevelopment or are the subject of active applications for redevelopment to smaller lot sizes zoned Single-Family Housing District, Subdivision Area K (R1-K), Single-Family Housing District (R1-0.6), or Coach House District (R9). The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.

### Trees & Landscaping

A Tree Survey has been submitted by the applicant indicating the location of five (5) bylaw-sized trees and two (2) undersized trees on the subject property, two (2) bylaw-sized trees on the adjacent property to the east (10731 Williams Road), a mix of four (4) bylaw-sized and undersized trees on the adjacent property to the west (10691 Williams Road), and three (3) undersized street trees on City property (**Attachment 3**).

The applicant has submitted a Certified Arborist's Report that identifies tree species, evaluates the condition of trees, and provides recommendations on tree retention and removal (**Attachment 4**). The Arborist's Report recommends removal of all trees from the subject property due to poor condition or conflict with proposed development plans. In addition, the Arborist's Report recommends installation of tree protection barriers and construction of a tree well 0.6 m (2 ft.) west of the east property line around the two (2) Birch trees located on the adjacent property to the east (10731 Williams Road). It is also recommended that tree protection barriers be installed and a tree well constructed 0.6 m (2 ft.) from the edge of the canopy of the three (3) undersized Cedars on the adjacent property to the west (10691 Williams Road) (Option #1 of point #5 in the Arborist's Report).

The City's Tree Preservation Official has reviewed and concurred with the Arborist's recommendations based on tree condition and or conflict with proposed development plans.

In accordance with the Official Community Plan's (OCP's) tree replacement ratio goal of 2:1 and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant proposes to plant and maintain 10 replacement trees (5 per future lot), with the following minimum calliper sizes:

- Two (2) trees of 10 cm;
- Four (4) trees of 9 cm;
- Two (2) trees of 8 cm; and
- Two (2) trees of 6 cm.

As a condition of rezoning or prior to demolition of the existing dwelling on the subject property, whichever occurs first, the applicant is required to install tree protection barriers around the drip line of the trees being retained on adjacent properties. Tree protection barriers must remain in place until construction of the future dwellings on the site is complete. Any works conducted within tree protection zones due to construction of the tree wells must be supervised and documented by the project arborist.

As a condition of rezoning, 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 Official Community Plan's (OCP's) Arterial Road Redevelopment Policy, and must include the 10 replacement trees. If replacement trees can not be accommodated on-site, the City will accept a voluntary contribution from the applicant in-lieu of planting to the City's Tree Compensation Fund (\$500/tree).

#### Vehicle Access & Site Servicing

Vehicular access to and from Williams Road will not be permitted as per Bylaw No. 7222. Access to the site at future development stage is to be from the existing rear lane only, and will not affect the City's street trees.

There are no servicing concerns or requirements with rezoning. Prior to approval of subdivision, the developer will be required to pay Development Cost Charges (City and GVS&DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

#### Flood Management

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.

#### **Analysis**

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.

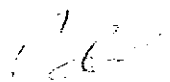
The future lots will have vehicle access to the existing operational rear lane, with no access being permitted to or from Williams Road.

#### **Financial Impact or Economic Impact**

None.

#### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots, with access to the existing operational rear lane, complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

  
Cynthia Lussier  
Planning Assistant  
(Local 4108)

CL:blg

2139354

Attachments:

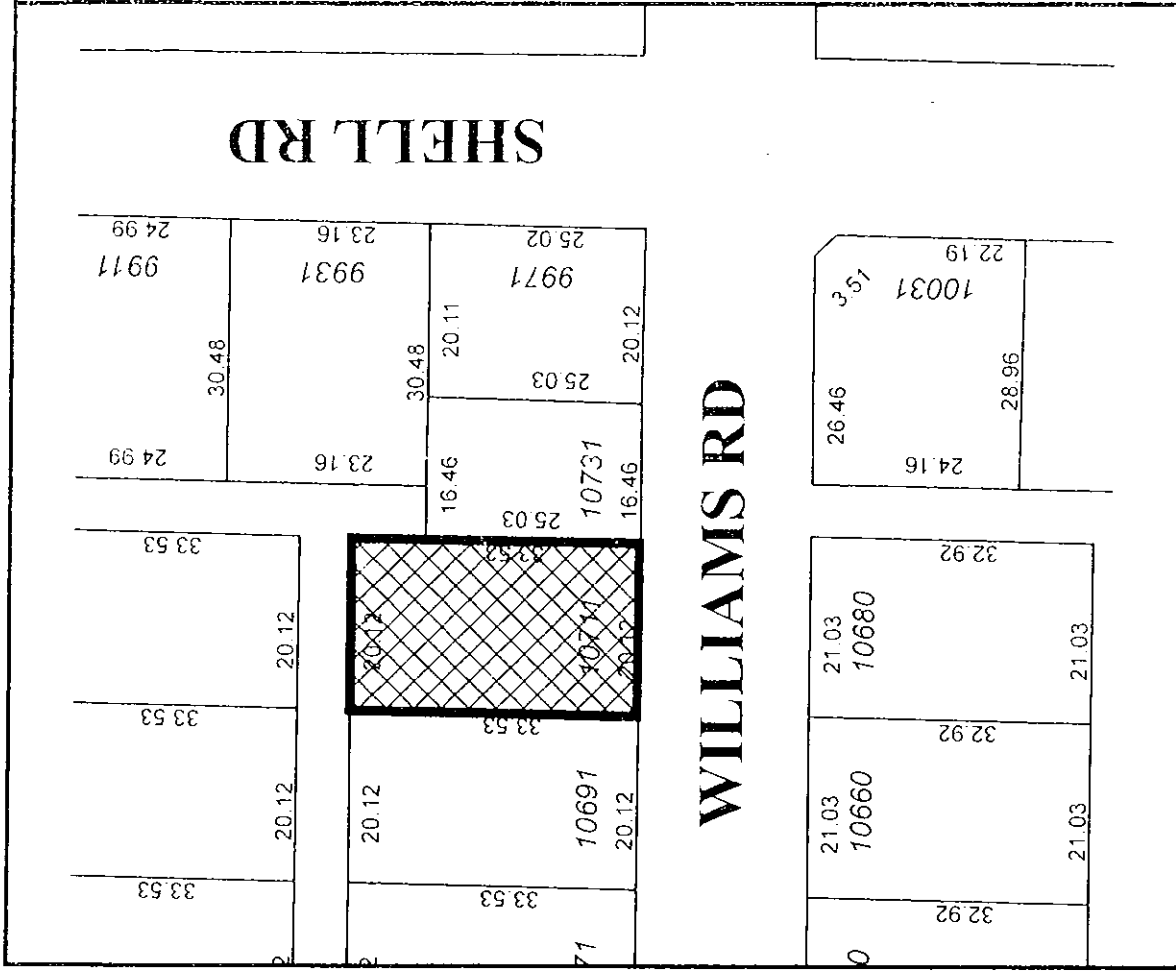
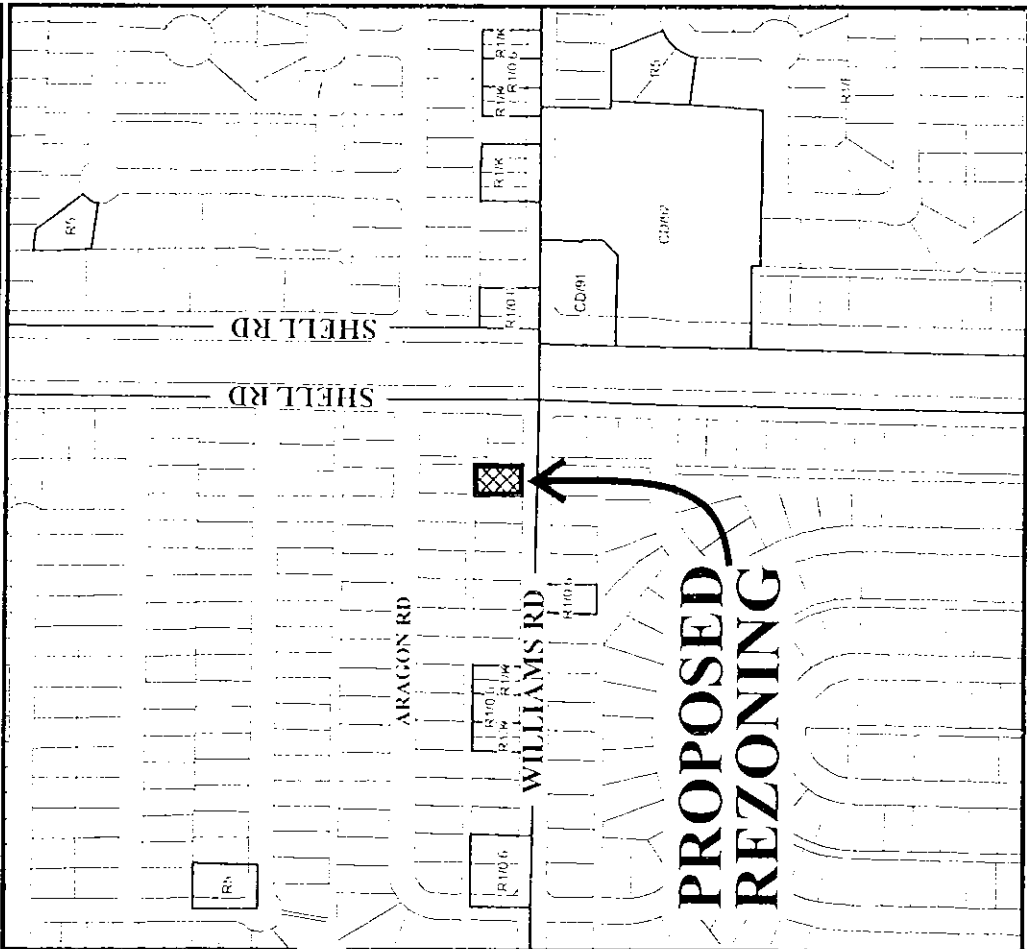
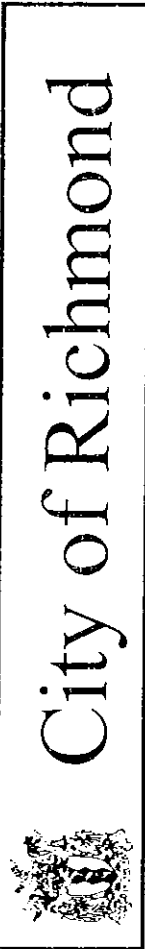
Attachment 1: Location Aerial Map

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Survey

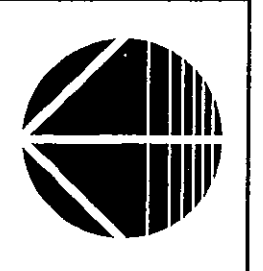
Attachment 4: Certified Arborist's Report

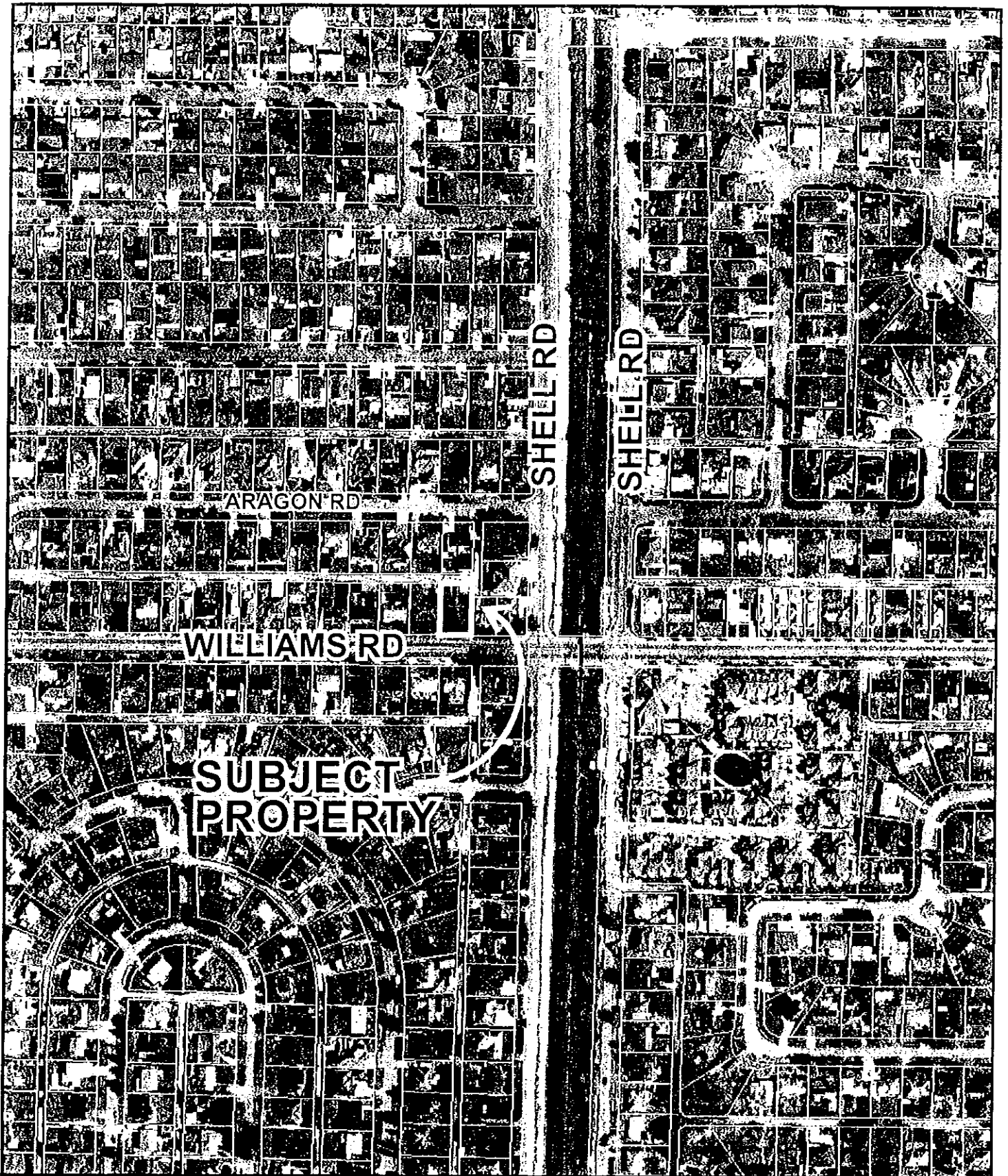
Attachment 5: Rezoning Considerations Concurrence



Original Date: 03/07/07  
 Revision Date:  
 Note: Dimensions are in METRES

RZ 07-363794





RZ 07-363794

Original Date: 03/07/07

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 07-363794**

**Attachment 2**

Address: 10711 Williams Road

Applicant: Khalid Hasan

Planning Area(s): Shellmont

	<b>Existing</b>	<b>Proposed</b>
Owner:	Syed K. Hasan	To be determined
Site Size (m <sup>2</sup> ):	674 m <sup>2</sup> (7,255ft <sup>2</sup> )	Approx. 337 m <sup>2</sup> (3,628ft <sup>2</sup> ) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<ul style="list-style-type: none"> <li>Generalized Land Use Map – Neighbourhood Residential</li> <li>Specific Land Use Map – Low-Density Residential</li> </ul>	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

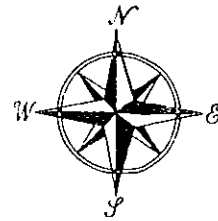
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	337 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 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.



PLAN OF TREE SURVEY OF LOT 19 BLOCK 19  
OF SECTION 26 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18548

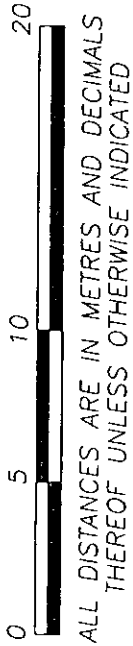
#10711 WILLIAMS ROAD  
 RICHMOND, B.C.  
 P.I.D.



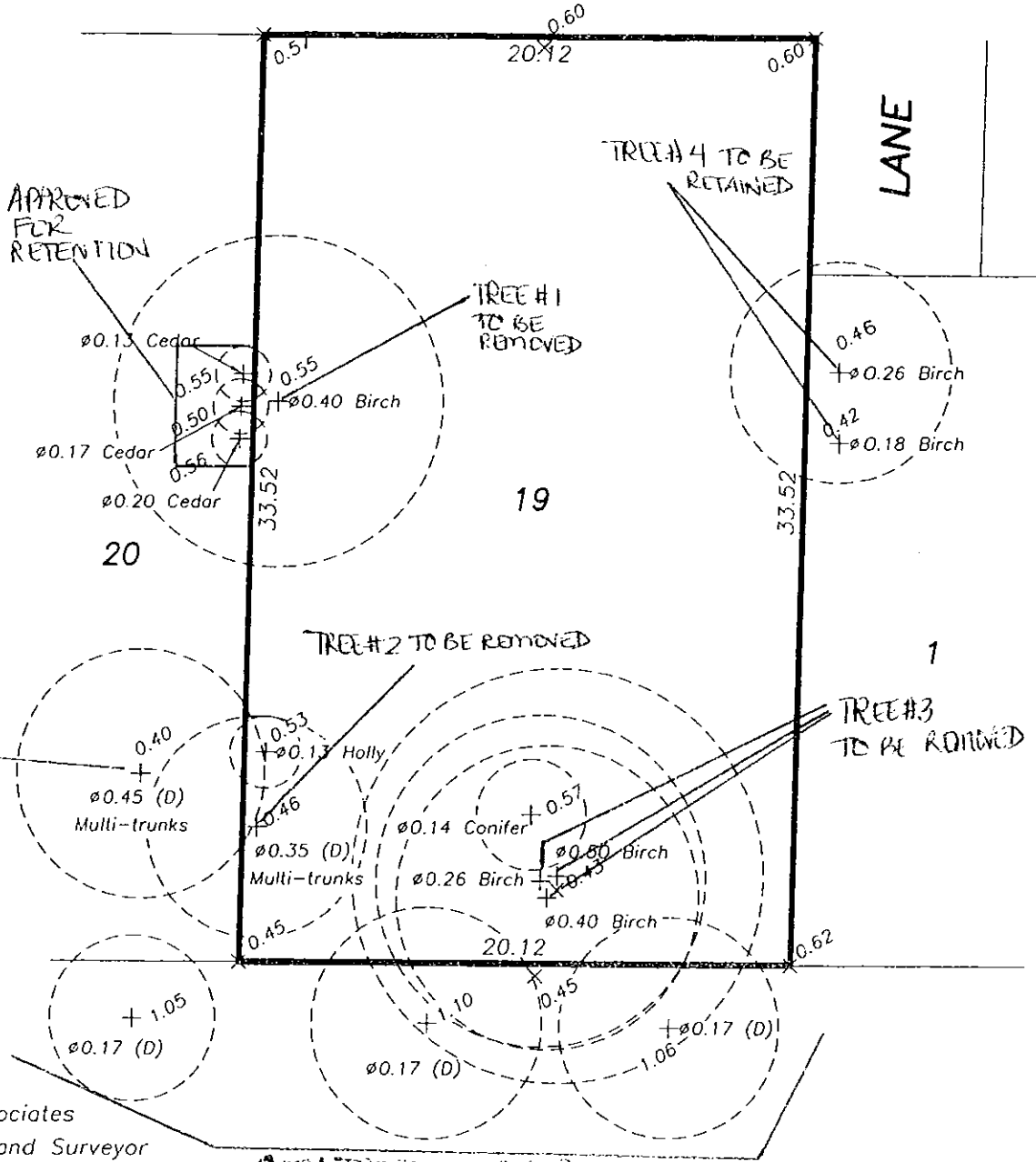
LANE

LANE

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



APPROVED FOR REMOVAL

APPROVED FOR RETENTION

CITY TREES TO BE RETAINED

WILLIAMS ROAD

© Copyright  
 J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: jctam@telus.net  
 Job No. 3003  
 FB-75 P127, FB-93 P26-27  
 Drawn By: GB/KA

LEGEND  
 (D) denotes deciduous tree.

SURVEY COMPLETED ON FEBRUARY 7th, 2007.

DWG No. 3003-TREE

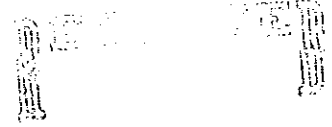
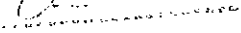
MAR-29-2007 05:48 AM

P. 1

## ATTACHMENT 4

MOUNTAIN MAPLE GARDEN & TREE SERVICE  
 7065 NICHOLSON ROAD  
 DELTA, BC V4E 1Z4  
 PHONE: 604-488-4455

March 28, 2007

RE: Arborist Report for Khalid Hassan, 10711 Williams Road, Richmond, BCBY: 

**Arborist Notes:** This site was inspected on March 13, 2007. This serves to replace the previous report dated March 14, 2007. Ten trees were assessed, and for the purpose of this report will be numbered 1 - 5. Ten photographs and a survey showing the locations of the trees were included in the previous report.

**#1) *Betula sp.* (Birch)**

Height: 45ft

Spread: 15ft

Age: Mature

DBH: 48cm

Location on property: North-west side of property in back yard.

This tree has dieback in the upper portions of the crown. Almost all of the birch trees in the area are infested with bronze birch borer, I suspect this tree is under the beginning stages of attack, it is inevitable that this tree will die. This tree should be removed, and a suitable replacement tree should be planted upon completion of the development. All birch wood infested with borers should be chipped and disposed of, and *not* be stored and used as firewood.

**#2) *Prunus sp.* (Plum tree)**

Height: 20ft

Spread: 15ft

Age: Mature

DBH: 35cm combined

Location on property: Front yard, adjacent to west property line.

This plum tree is not of the ornamental type. It has multiple stems from the base, no other defects have been noted. The grade of this property is to undergo a significant change. This will smother the rootsystem. The adjacent property is also being developed. The grade change on the west side of the tree is reported to be as much as 2.5 feet directly adjacent to the trunk. This tree should be considered for removal, and a suitable replacement tree should be planted upon completion of the development.

**#3) *Betula papyrifera* (Birch)**

Height: 25ft

Spread: 25ft

Age: Mature

DBH: 27cm, 34cm and 48cm

Location on property: Front yard.

This is a cluster of 3 trees. They all have shed their tops and are full of bronze birch borer holes. These trees should be removed.

**#4) *Betula sp.* (Birch)**

Height: 20ft

Spread: 15ft

Age: Immature

DBH: 22cm (northern) and 15cm (southern)

Location on property: Adjacent to the north-east side of 10711 Williams Rd.

The smaller of the two specimens appears to be in healthy condition. The larger tree has already shed one of its tops and has staining on the bark higher in the crown, indicative of bronze birch borer. Both of these trees appear to be volunteers due to their proximity to the garage. If the owner of the adjacent property does not wish for these trees to be removed, then tree protection barrier should be placed two feet west of the property line of 10711, and should likely extend 3ft past the northern tree, and 3ft past the southern tree. The grade change at the rear of the property is reported to end up being 10 - 12" higher than current grade. Therefore, it is recommended that a "tree well" be created just outside of the dripline. This would involve a rectangular cut out in the retaining wall which will be installed due to the grade change. The cut out dimensions should mirror the dimensions for the tree protection fencing

RECEIVED  
BY: [Signature]

#3) *Thuja plicata* sp. (Red cedar)

Height: 10ft

Spread: 3ft

Age: Immature

DBH: 12cm (northern), 14cm (centre), 13cm (southern)

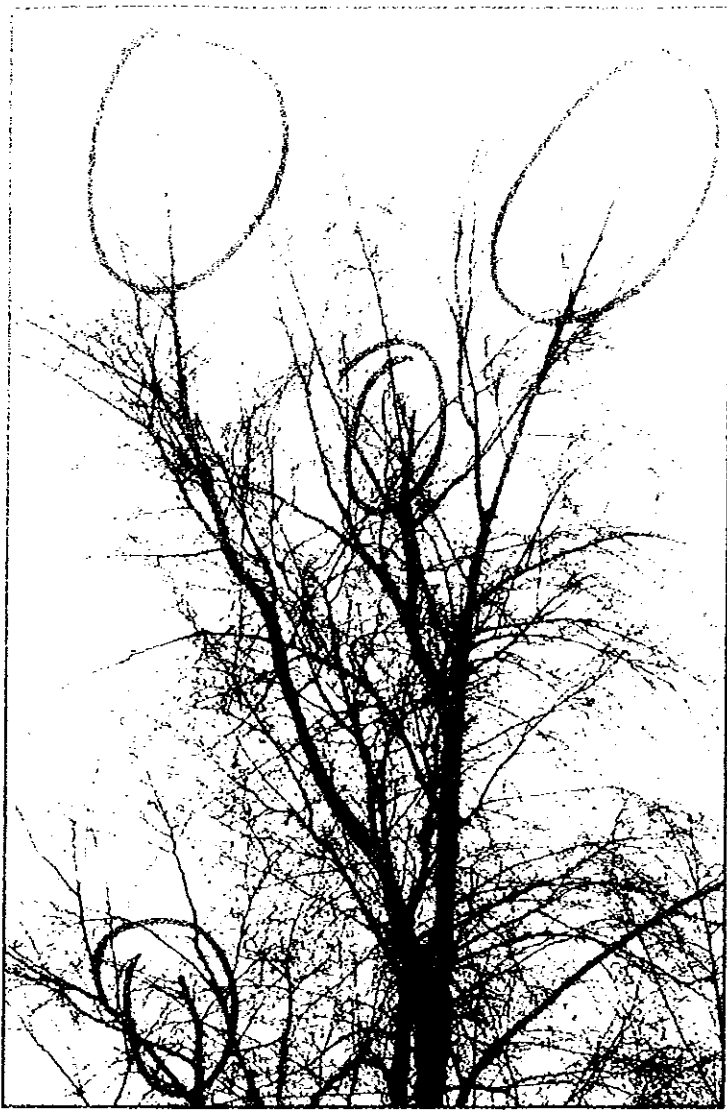
Location on property: Adjacent to the north-east side of 10711 Williams Rd. North of Tree #2

These are hedging cedars that are not of permit size. However, they require to be reported on a tree care plan for 10691 Williams Road indicates they are to be retained. Mr. Cheng is of the opinion that if they are of a bother to Mr. Hassan, he will have them removed. If these trees are to remain, there are two options to consider. *Option #1:* Mr. Cheng is aware that he will need to provide an additional cut out in his retaining wall for these trees. Mr. Hassan would have to mirror this on the side of 10711 Williams Road. During construction and/or demolition tree protection fencing should be installed 2ft away from the edge of the canopy on all sides. This fencing may need to be removed temporarily to install the retaining wall. The retaining wall should be 2ft away from the edge of the canopy on all sides. *Option #2:* The trees be dug out, balled, burlaped and stored, then re-installed into the landscape upon completion construction. I believe the second choice to be the best solution.

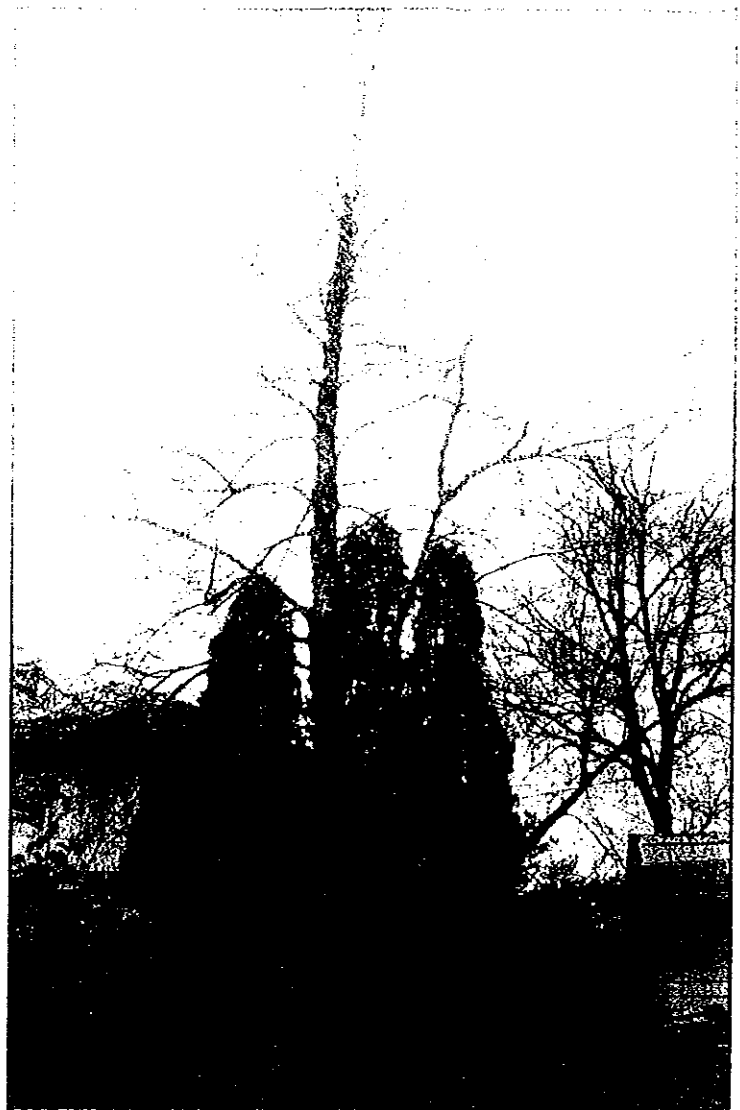
This report is based on a visual assessment, from the ground only. No core or tissue samples were taken, no root crown excavations were performed. This report provides no undertakings regarding the future condition or behavior of the trees reviewed in it. Tree hazards and conditions do change overtime, and the evaluation period for this report is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. 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 verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,

Kerlin Matthews  
ISA Certified Arborist #PN-5648A  
ISA Certified Tree Risk Assessor #0123  
Wildlife/Danger Tree Assessor #P498



TREE #1



TREE #1



TREE #2



TREES #3



TREE #2



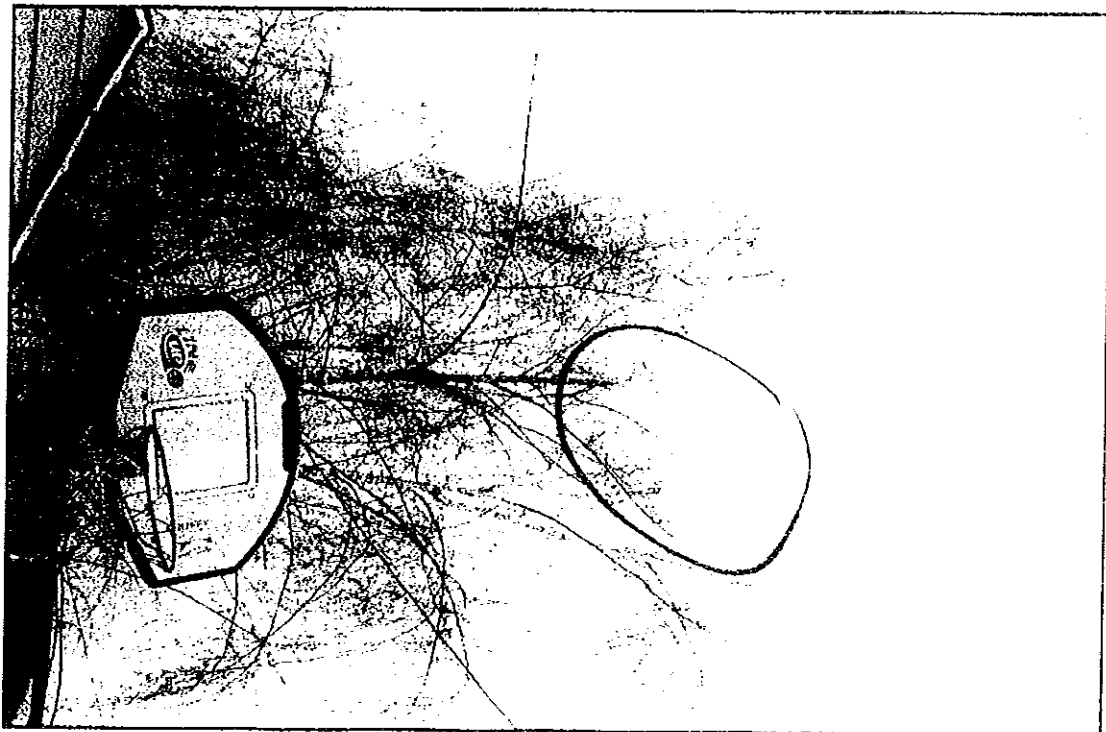
TREE #2



TREES #4



TREES #4



TREES #4



TREES #4

## Rezoning Considerations

10711 Williams Road  
RZ 07-363794

Prior to final adoption of Zoning Amendment Bylaw No. 8237, the following are required to be dealt with:

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 should conform with the requirements of the Official Community Plan's (OCP's) Lane Establishment & Arterial Road Redevelopment Policies, and should include the required 10 replacement trees (5 per future lot) with the following minimum calliper sizes:

- Two (2) trees of 6 cm;
- Two (2) trees of 8 cm;
- Four (4) trees of 9 cm; and
- Two (2) trees of 10 cm.

If replacement trees can not be accommodated on-site, the City will accept a voluntary contribution from the applicant in-lieu of planting to the City's Tree Compensation Fund (\$500 tree).

2. Installation of tree protection barriers around the drip lines of trees being retained on adjacent properties (10691 Williams Road and 10731 Williams Road). Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.
3. Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within drip lines of trees being retained on adjacent properties, which should include submission of tree well construction plans and completion of an impact assessment report to be reviewed by the City.
4. Registration of a flood indemnity covenant on title.

[Signed original on file]

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Signed

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Date





Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8237 (RZ 07-363794)  
10711 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. 003-846-261  
Lot 19 Block 19 Section 26 Block 4 North Range 6 West  
New Westminster District Plan 18548

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8237**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_  
MAYOR

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