



To: Planning Committee

TO Planning May 23, 2007  
Date: May 1, 2007

From: Jean Lamontagne  
Director of Development

RZ 07-361121

File: R-8060-20-8245

Re: Application by Pardeep and Arjan Bhullar for Rezoning at 10351 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. 8245, for the rezoning of 10351 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

## Staff Report

### Origin

Pardeep and Arjan Bhullar have applied to the City of Richmond for permission to rezone 10351 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 a corner lot 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 fronting Albion Road on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E).

To the east, across Aquila Road is an older character dwelling fronting Williams Road on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) with redevelopment potential under the Arterial Road Policy due to the existing rear lane.

To the south, across Williams Road, is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E) with redevelopment potential under the Arterial Road Policy and the Lot Size Policy for that area due to the existing rear lane.

To the west, is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1 E), with redevelopment potential under the Arterial Road Policy due to the existing rear lane.

### Related Policies & Studies

#### Official Community Plan (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 (RI-K), Single-Family Housing District (RI-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 and Landscaping

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of two (2) bylaw-sized trees on the adjacent property to the west (10331 Williams Road), and three (3) rows of undersized Cedar hedges bordering the north, east, and south property lines of the subject property (portions of which are located on the City's boulevard). Not shown on the survey are two (2) undersized City street trees in the sidewalk fronting Williams Road.

The applicant proposes to retain one (1) bylaw-sized tree on the adjacent property and two (2) rows of Cedar hedges bordering the south and east property lines. The applicant has submitted a Certified Arborist's Report that provides an assessment of the two (2) bylaw-sized trees at 10331 Williams Road. The Arborist's Report identifies tree species, evaluates the condition of trees, and provides recommendations on tree retention and removal relative to proposed development plans (**Attachment 4**). The Arborist's Report recommends retention of the Norway Maple (Tree 01) and removal of the Flowering Plum (Tree 02) at 10331 Williams Road. In addition, the Arborist's Report recommends installation of a tree protection barrier around Tree 01 and the area within the tree protection zone left at original grade.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations based on tree condition and/or conflict with proposed development plans, subject to the following:

- That the Arborist specify the dimensions for the tree protection barrier to be installed around Tree 01 and that any work conducted within the tree protection zone be supervised and documented by a Certified Arborist; and
- That the applicant obtain a Permit to cut and remove Tree 02 (written authorization to be provided by the property owner at 10331 Williams Road) and that tree replacement be provided at a ratio of 2:1.

The applicant has received written authorization from the property owner at 10331 Williams Road to cut and remove Tree 02 and has privately arranged to fulfill the replacement requirements through tree relocation. A copy of the adjacent owner's authorization is on file. The applicant must apply for a Permit to cut and remove the tree.

Tree protection barriers must be installed around the drip line of Tree 01, and around the rows of Cedar hedges fronting Williams Road and Aquila Road. Tree protection barriers must be installed as a condition of rezoning or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and must remain in place until construction of the future dwelling on the site is complete.

The applicant has submitted a preliminary landscape plan to illustrate how the front yards of the future lots will be enhanced and how the side yard of the future corner lot will be treated (**Attachment 6**). As a condition of rezoning, the applicant must submit a final landscape plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the requirements of the Official Community Plan's (OCP) Arterial Road Redevelopment Policy, with the exception that staff support no raise in grade at this site to facilitate retention of Tree 01 and retention of the existing hedge along the south property line that is in good condition. The existing hedge fulfills the need for a guard rail that may otherwise be necessary along the sidewalk.

#### Building Elevation Plans

The applicant has submitted preliminary Building Elevation Plans for the south, east, and north elevations to illustrate how the future corner lot interface will be treated (**Attachment 7**).

#### Vehicle Access and Site Servicing

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. A covenant is required to ensure vehicular access for the corner lot is from the rear lane only, with no access permitted to Aquila Road.

There are no servicing concerns with rezoning. As a condition of rezoning, the developer is required to dedicate property to increase the existing corner cut at Williams Road and Aquila Road from 2 m x 3 m to 4 m x 4 m. Should the increase in corner cut result in the removal of a portion of the Cedar hedge located on the City's boulevard bordering the south property line, permission from the Parks department must be obtained.

At future subdivision stage, the developer will be required to enter into a Servicing Agreement for the design and construction of frontage improvements along Aquila Road and lane upgrading (details included in Attachment 7). The developer will also be required to pay Development Cost Charges (City and GVS & DD), 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**

None.

**Conclusion**

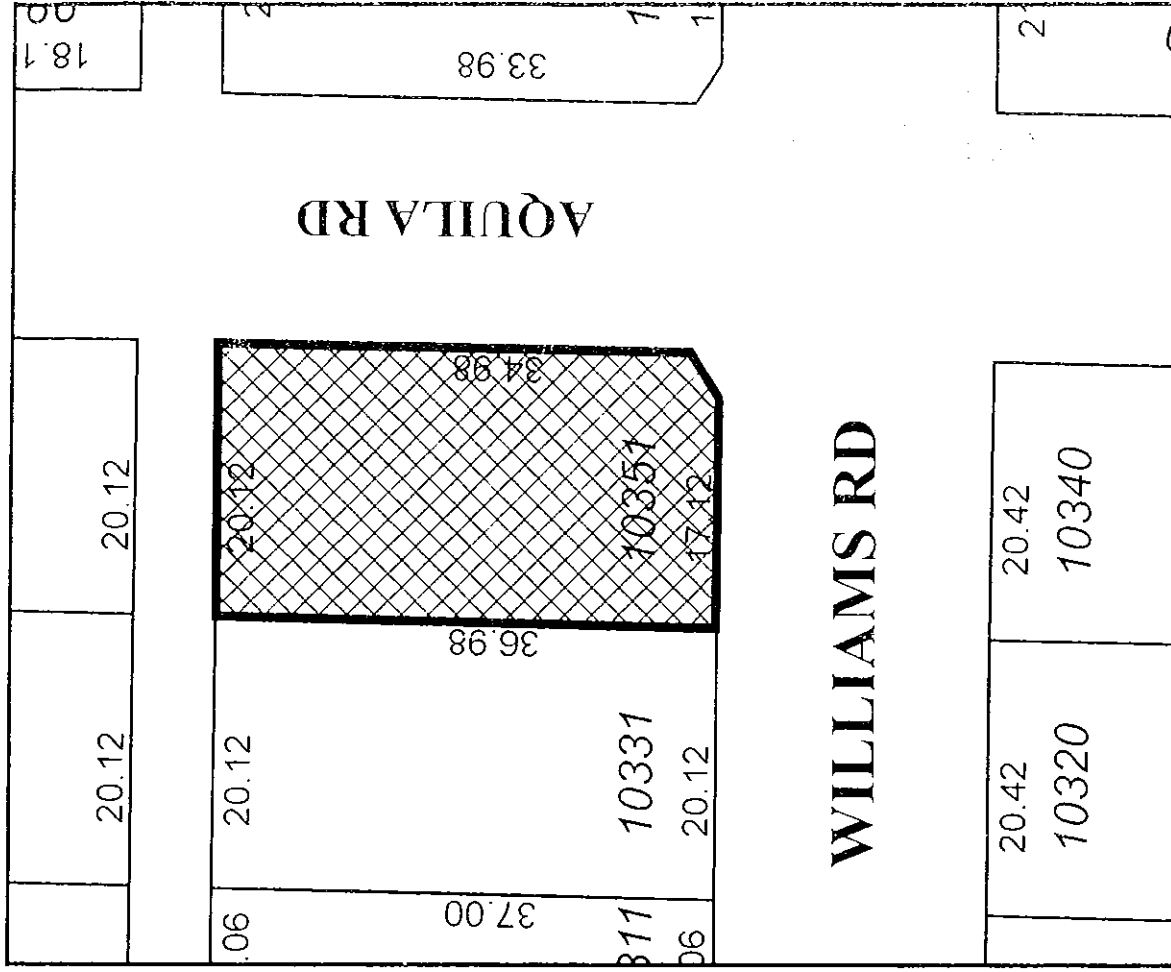
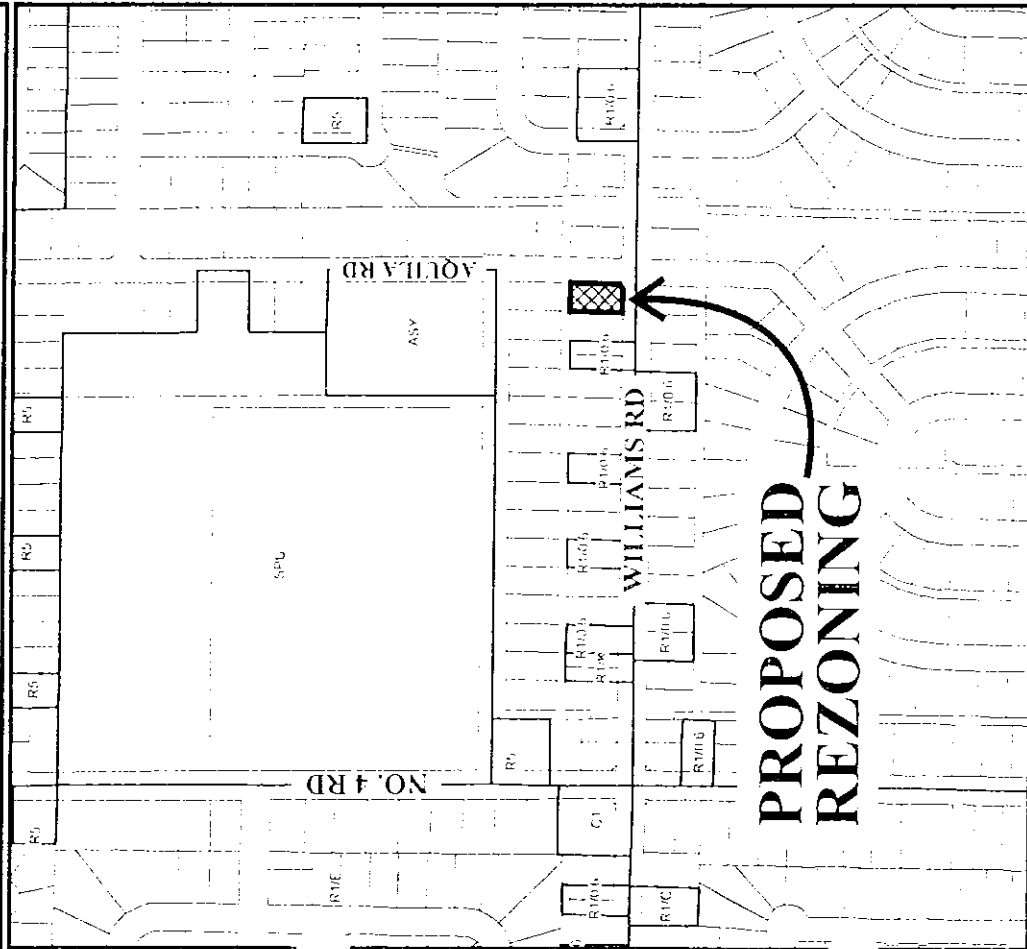
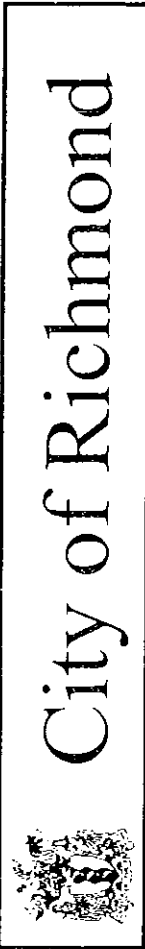
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots, with access to the existing operational rear lane, complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding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



Cynthia Lussier  
*Planning Assistant*  
(Local 4108)

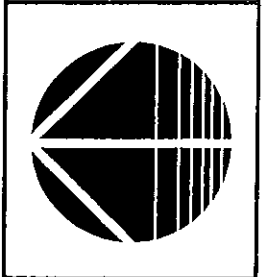
CL:blg

- Attachment 1: Location Aerial Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Certified Arborist's Report
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Preliminary Building Elevation Plans
- Attachment 7: Rezoning Considerations Concurrence



Original Date: 02/20/07  
 Revision Date:  
 Note: Dimensions are in MP-FRIS

RZ 07-361121





**SUBJECT  
PROPERTY**

NO 4 RD

ALBION RD

WILLIAMS RD

AQUILARD



RZ 07-361121

Original Date: 02/21/07

Amended Date:

Note: Dimenstems 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 07-361121** **Attachment 2**

Address: 10351 Williams Road

Applicant: Pardeep and Arjan Bhullar

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Pardeep Bhullar Arjan Bhullar	To be determined
Site Size (m <sup>2</sup> ):	741 m <sup>2</sup> (7,976 ft <sup>2</sup> )	west lot approx. 335 m <sup>2</sup> (3,606ft <sup>2</sup> ) east lot approx. 405 m <sup>2</sup> (4,360ft <sup>2</sup> )
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)
Number of Units:	One	Two
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

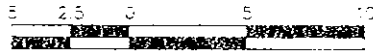
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	West lot approx 335 m <sup>2</sup> East lot approx. 405 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m and 3 m where the side property line abuts Aquila Rd.	none
Height:	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

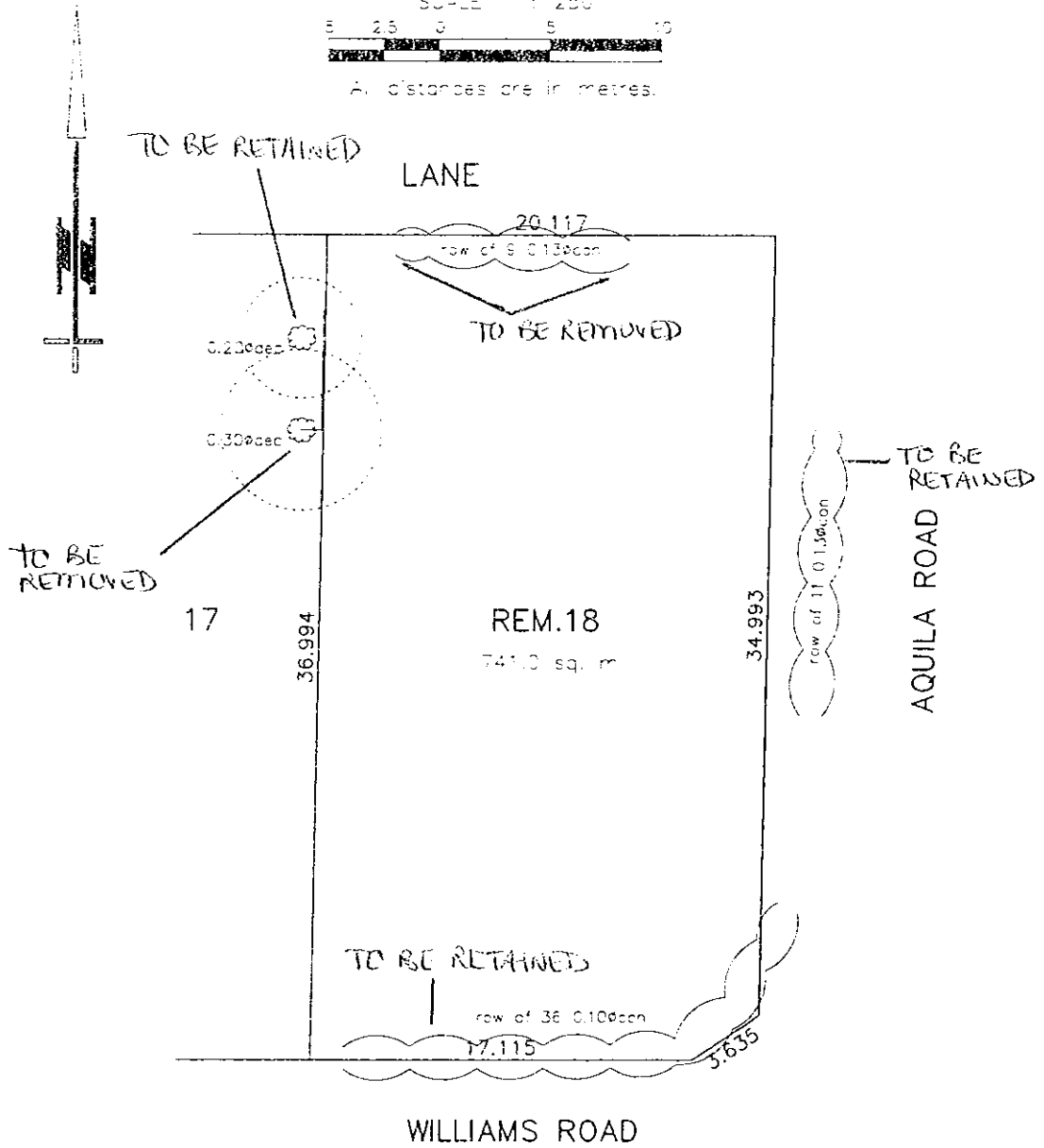


SURVEY PLAN SHOWING LOCATION OF TREES ON  
 LOT 18, EXCEPT PART IN PLAN LMP28277  
 BLOCK 17, SECTION 25, BLOCK 4 NORTH, RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT, PLAN 18549

SCALE 1 : 250



All distances are in metres.



RECEIVED

BY:.....

CIVIC ADDRESS

10351 WILLIAMS ROAD  
 RICHMOND, B.C.

CERTIFIED CORRECT.  
 DATED THIS 21ST DAY OF MAR., 2007

NOTE:

1. Lot dimensions are derived from field survey.
  2. All trees as required by Richmond Tree Protection Bylaw 5057 have been plotted.
- ccn denotes coniferous tree

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY  
 RICHMOND, B.C., V6X 3N8  
 (604) 273-2938





**ARBORTECH  
CONSULTING  
LTD**

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

**MEMORANDUM:**

April 5, 2007

File: 07153

Attn.: Sal Bhullar

184-185 9040 Blundell Road  
Richmond BC V6Y 1K3

cc: Masa Ito

Project: 10351 Williams Road Richmond

Re: Assessment of Neighbouring Trees for Construction Impacts

Dear Ms. Bhullar,

As requested, I have undertaken a detailed review of a two trees located on the west adjacent property to the above noted subject site. This assessment is to satisfy the city requirements. Following is a summary of my findings.

The subject trees are located near the northwest corner of the subject site, on the property address 10331 Williams Road. They are adjacent to a proposed house and/or driveway construction footprint. The tree sizes and condition findings, the anticipated impacts from construction, as well as mitigation recommendations are detailed below for reference.

**Tree # 1: 20 cm dbh Norway maple (*Acer platanoides*)**

This tree is young age class and rated as fair condition. The crown has been impacted by past pruning, with heading cuts to small diameter limbs. The form is recoverable with time and appropriate pruning techniques. A concrete slab on the subject site, close to the tree, has created a slight root restriction, making the tree more reliant on the west portion of the root zone.

Impacts are expected to consist of:

A. Excavation to strip the soil from less than 15% of the root zone to accommodate the proposed driveway. The area between the driveway and the tree should be left at original grade and undisturbed to allow as much root protection as possible. A temporary tree protection fence should be installed at the edge of the future driveway alignment to ensure protection for the duration of construction.

B. Foliage overhanging the driveway. Some pruning can be undertaken to reduce the overhanging portion of the crown. The pruning must be undertaken by a ISA Certified Arborist, and must be in compliance with the ANSI A300 pruning standards.

**Tree # 2: 30 cm dbh Flowering plum (*Prunus sp.*)**

This tree is in fair condition, and overhanging into the site by up to 2.2m. There is asymmetry toward the east and the largest scaffold limbs have rub points from contact with the fence. There is minimal blight disease appearing at this time.

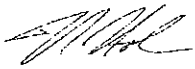
Impacts from the construction of the house will include a root loss of up to 40% and crown loss (pruning) of up to 35%. These impacts would be sustainable by the tree but not recommended. This tree should be cut and replaced

RECEIVED

rather than retained. The neighbour will need to be contacted and a letter of authorization for its removal provided before the city will issue a permit for its removal.

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; Photographs

RECEIVED

BY: 

PHOTOGRAPHS:



Photo showing the two trees from the east. Note the heading cuts on the maple (right tree).

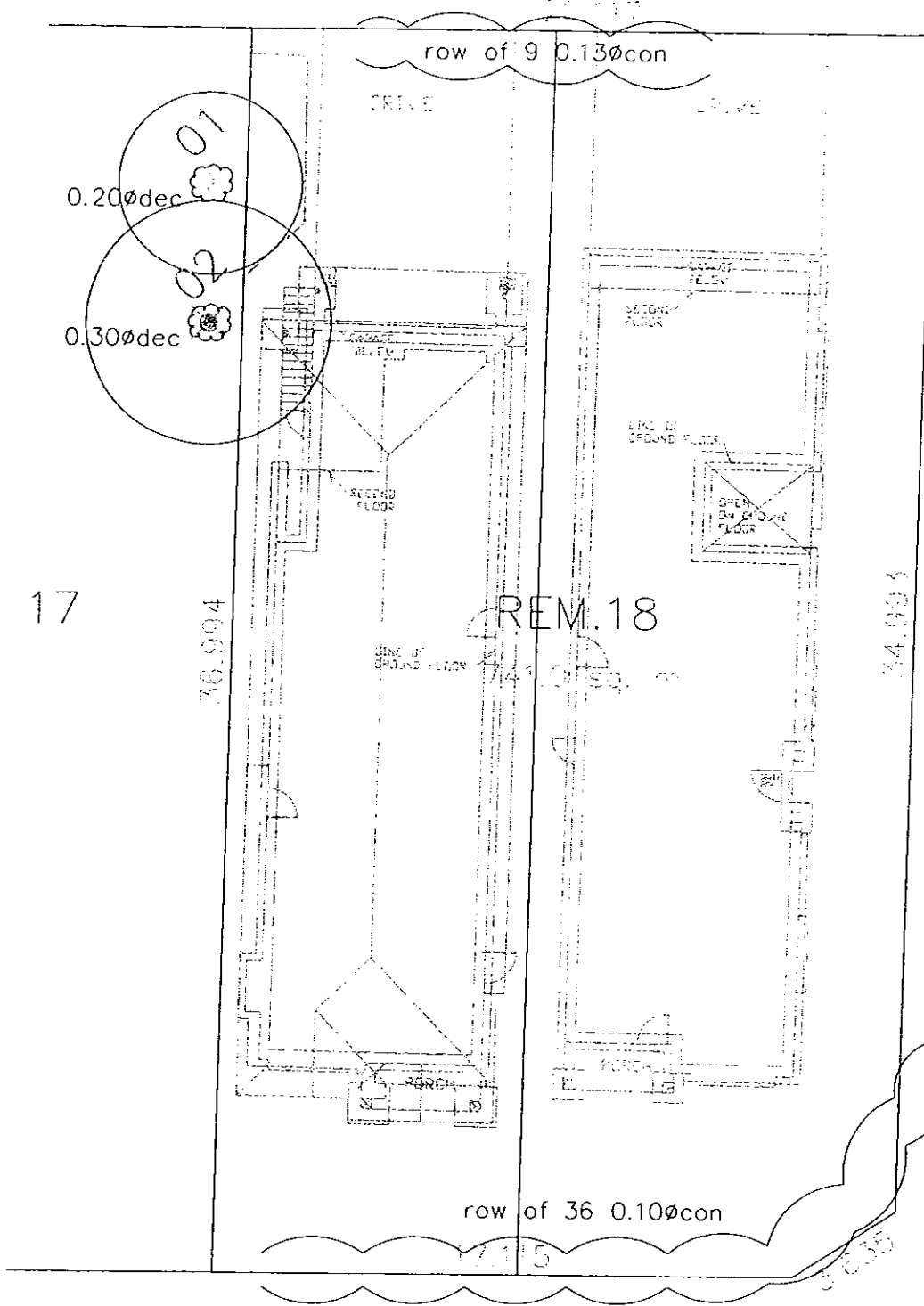


Photo showing the trees overhanging the fence into the subject property. Note the slight lean of the maple tree (foreground) and asymmetry toward the west (right).

RECEIVED

BY: *CB*

LANE



17

76.994

REM. 18

34.993

row of 36 0.10Øcon

71.15

row of 11 0.13Øcon

AQUILA ROAD

RECEIVED

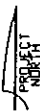
BY: *[Signature]*

WILLIAMS ROAD

### TREE RETENTION PLAN

**LEGEND**

- ⓪ 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:  
SAL BHULLAR  
Project:  
2 LOT SUBDIVISION  
Site:  
10355 WILLIAMS ROAD

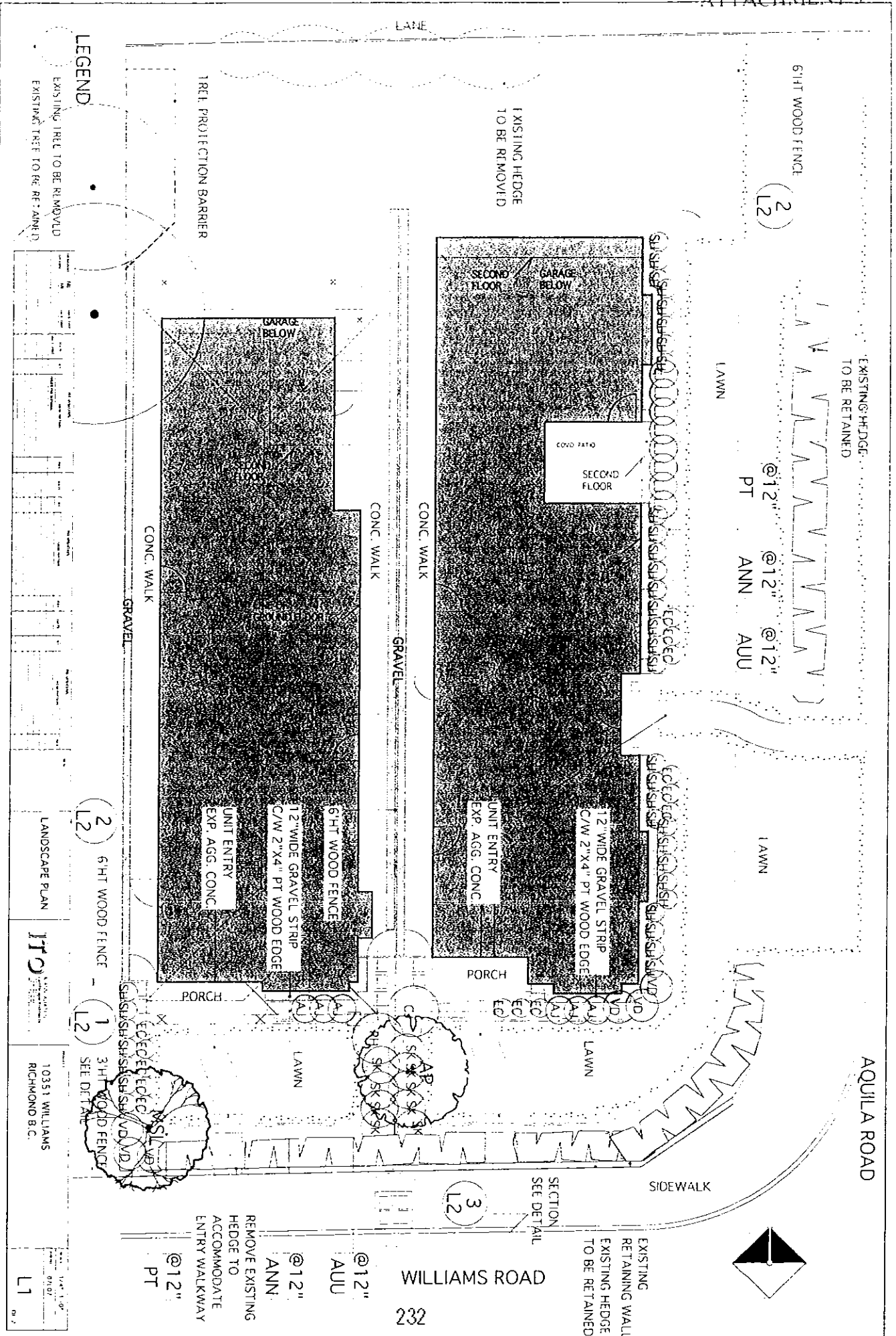


**ARBORTECH  
CONSULTING  
LTD**

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

file 06124

APRIL 19 2006



LEGEND

EXISTING HEDGE TO BE REMOVED  
 EXISTING TREE TO BE RETAINED

- (2) 6 HT WOOD FENCE
- (1) 3 HT WOOD FENCE
- (3) 6 HT WOOD FENCE
- PT
- ANN
- AUU
- REMOVE EXISTING HEDGE TO ACCOMMODATE ENTRY WALKWAY

LANDSCAPE PLAN



10351 WILLIAMS RICHMOND B.C.

L1

LANE

EXISTING HEDGE TO BE REMOVED

6 HT WOOD FENCE

(2)

EXISTING HEDGE TO BE RETAINED

LAWN

PT @12" ANN AUU @12"

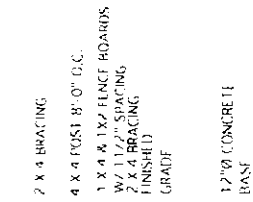
LAWN

AQUILA ROAD

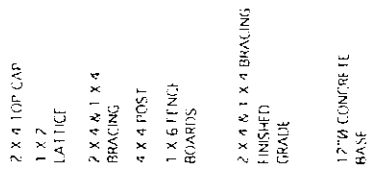
SIDEWALK

SECTION SEE DETAIL

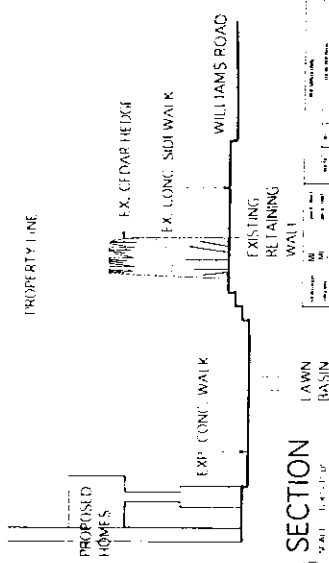
WILLIAMS ROAD



1 3' HT WOOD FENCE  
SCALE 1/4" = 1'-0"



2 6' HT WOOD FENCE  
SCALE 1/4" = 1'-0"



(3) SECTION  
SCALE 1/4" = 1'-0"

**PLANT LIST**  
10351 WILLIAMS ROAD, RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AP	1	ACER PALMATHUM	JAPANESE MAPLE	5'0" Cal. ROOT
MSL	1	MAGNOLIA SCRUB ANGIANA 'RUSTIC RUBRA'	PURPLE SAUCEUR MAGNOLIA	5'0" Cal. ROOT
<b>SHRUBS</b>				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 ROOT
CJ	1	CAMELLIA JAPONICA	JAPANESE CAMELLIA	#6 ROOT
EC	14	ERICA CARNEA	WINTER HEATHER	#2 ROOT
LJ	B	LIGULSTRUM JAPONICUM 'TIFANUM'	JAPANESE PRIVET	#3 ROOT
RH	1	RHOODODENDRON **	RHOODODENDRON	#5 ROOT
SH	37	SARCOCOA HUMILIS	HIMALAYAN SARCOCOA	#2 ROOT
SK	9	SKIMMIA JAPONICA	SKIMMIA	#2 ROOT
VD	5	VIORNIUM DAVIDI	DAVID'S VIORNIUM	#2 ROOT
<b>GROUND COVERS</b>				
AUL	120	ARCTOSTAPHYLOS UVA URSI	KINKINICK	#5/8" ROOT
PT	130	PACHYSANDRA TERMINALIS	JAPANESE SUIRUI	#5/8" ROOT
<b>VINES</b>				
<b>PERENNIALS/ANNUALS/TRENS/GRASSES/AQUATIC PLANTS</b>				
<b>ANN 60 ANNUALS **</b>				
<b>MITTLES</b>				

\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.  
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CIMA STANDARDS FOR NURSERY STOCK AND THE BC LIMA STANDARDS FOR CONTAINER GROWN PLANTS.  
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIOS.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.  
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

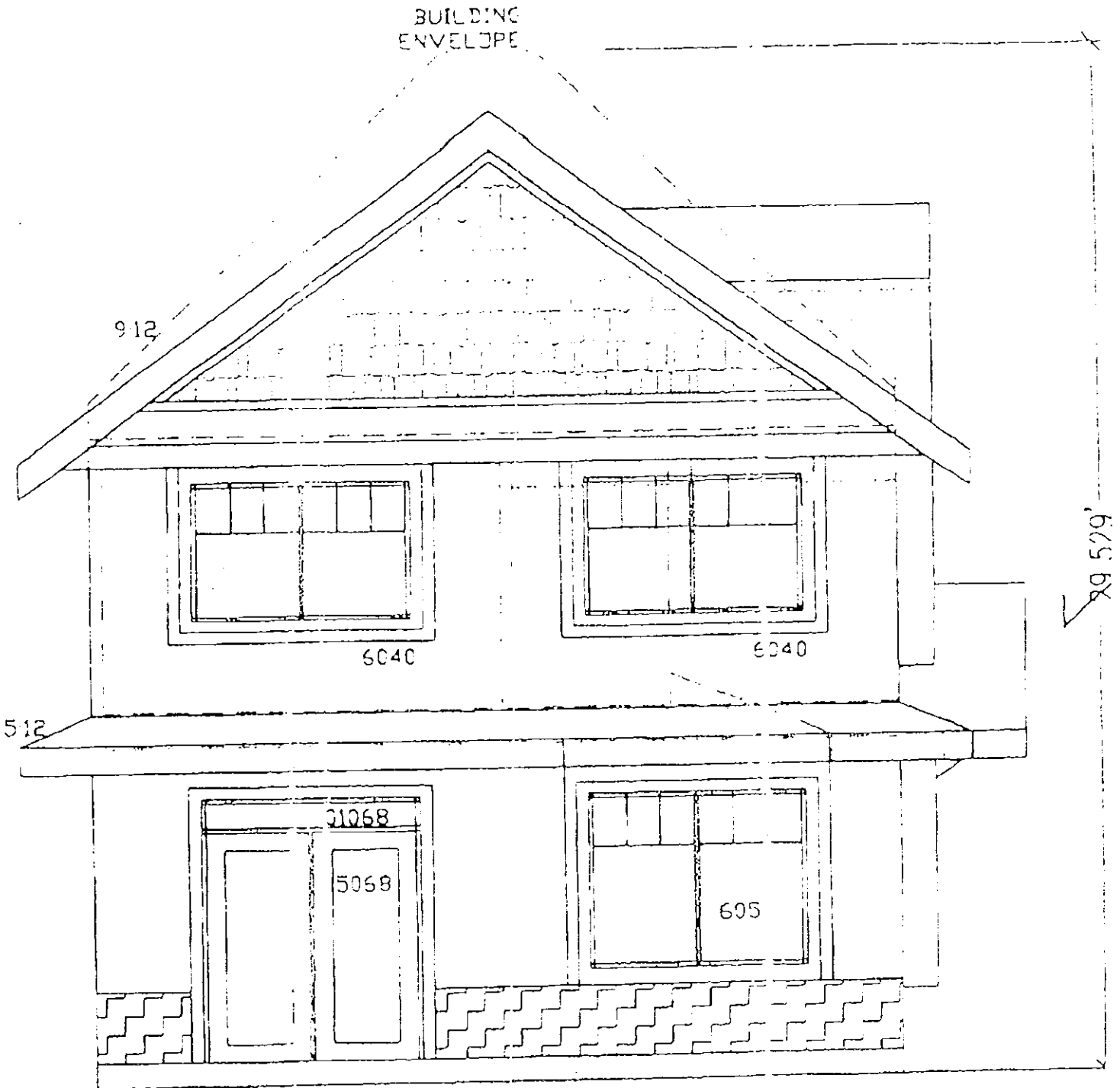
DATE: 11/27/2017  
 TIME: 09:52  
 L2

10351 WILLIAMS  
 RICHMOND B.C.

**ITO**  
 LANDSCAPE ARCHITECTS  
 10351 WILLIAMS ROAD  
 RICHMOND B.C.

**DETAIL/ PLANT LIST**

ATTACHMENT 6



SOUTH ELEVATION

SCALE 1/4"=1'0"

10351 WILLIAMS RD.

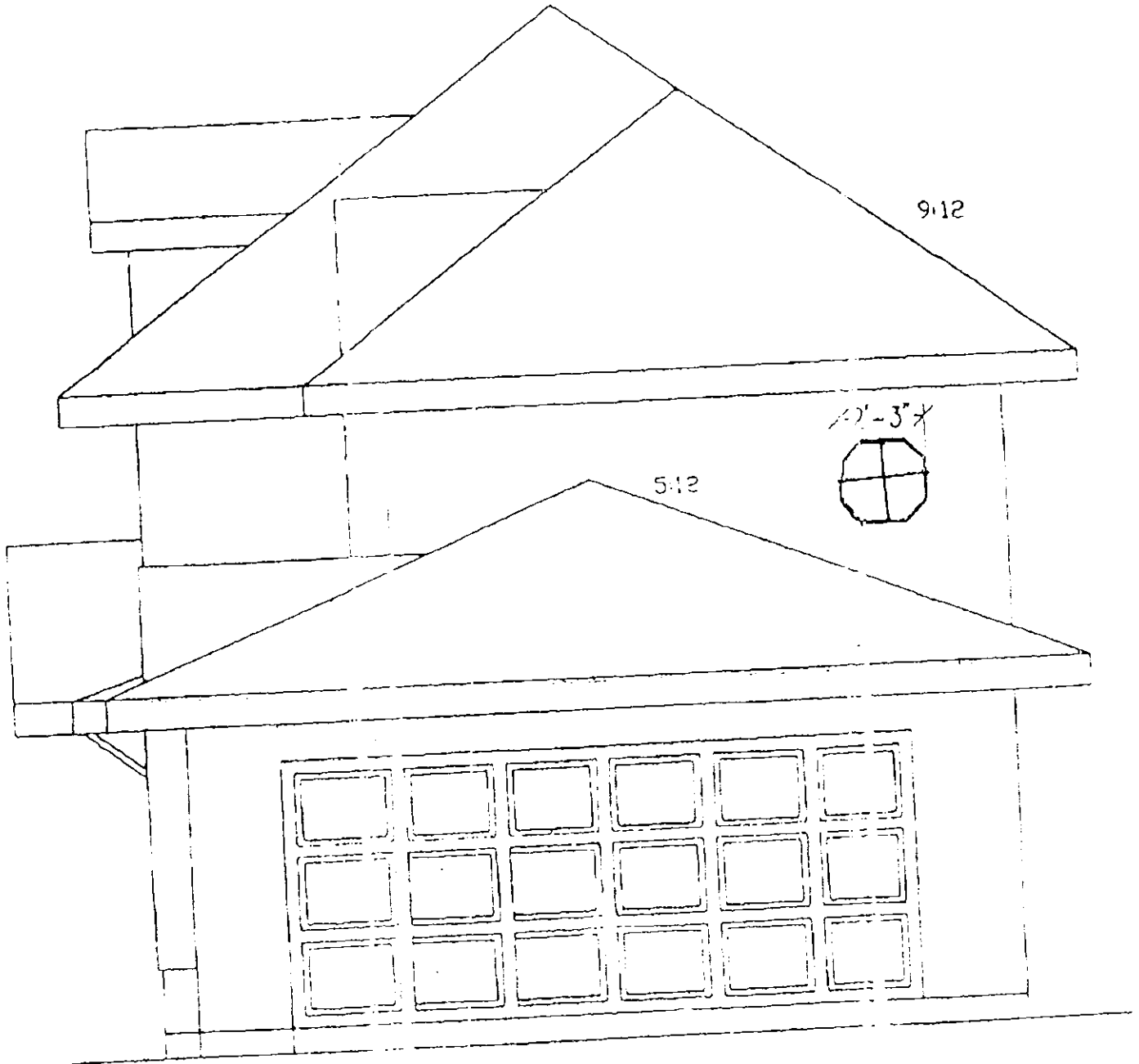
RECEIVED  
APR 23 2007





# ELEVATION

SCALE 1/4"=1'-0"



# NORTH ELEVATION

SCALE 1/4"=1'-0"

RECEIVED  
 APR 23 2007

10351 WILYAMS RD

## Rezoning Considerations

10351 Williams Road

RZ 07-361121

Prior to final adoption of Zoning Amendment Bylaw 8245, the following items are to be dealt with:

1. Submission of a final 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 comply with the requirements of the Official Community Plan's (OCP) Arterial Road Redevelopment Policy;
2. Installation of tree protection barriers around the drip line of Tree 01 at 10331 Williams Road (dimensions of which are to be specified in writing by a Certified Arborist), and around the rows of Cedar hedges fronting Williams Road and Aquila 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 the drip line of Tree 01, which should include submission of an impact assessment report to be reviewed by the City;
4. Registration of a flood indemnity covenant on title;
5. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane only, with no access permitted to Aquila Road; and
6. Dedication of property to increase the existing corner cut at Williams Road and Aquila Road from 2 m x 3 m to 4 m x 4 m.

At future subdivision stage, the developer will be required to:

1. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
2. Enter into a Servicing Agreement for the design and construction of frontage improvements along Aquila Road and lane upgrading. Improvements along Aquila Road are to include, but are not limited to: storm sewer, curb and gutter, pavement widening, grass boulevard, street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Lane improvements are to include storm sewer, roll curb and gutter (both sides), sand and gravel base, asphalt paving and lane lighting. Design should include water, storm, and sanitary sewer connections for each lot.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8245 (RZ 07-361121)  
10351 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. 000-819-689

Lot 18 Except Part In Plan LMP28277 Block 17 Section 26 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 8245”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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