



To: Planning Committee TO Planning June 5, 2007
 From: Jean Lamontagne Date: May 11, 2007
 Director of Development RZ 07-358336
 Re: Application by JJC Developments Ltd for Rezoning at 10271 Williams Road 12-8060-20-8250
 from Single-Family Housing District, Subdivision Area E (R1/E) to
 Single-Family Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8250, for the rezoning of 10271 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

JL:blg
Att.

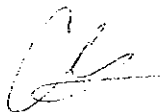
FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Item	Details
Application	RZ 07-358336
Location	10271 Williams Road (Attachment 1)
Owner	Harbhajan Singh Kang, Manjit Kaur Kang
Applicant	JJC Developments Ltd.
Date Received	January 15, 2007
Acknowledgement Letter	February 1, 2007
Fast Track Compliance	April 25, 2007
Staff Report	May 11, 2007
Planning Committee	June 5, 2007
Site Size	744 m ² (8,008 ft ²)
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 372 m ² (4,004 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1-0.6)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Area Plan or Sub-Area Plan - None • Lane Establishment and Arterial Road Redevelopment Policies – permit rezoning and subdivision along this arterial road. <p><i>This application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located on an arterial road in an established residential neighbourhood consisting predominantly of older single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Since 2001, this block of Williams Road, between No. 4 Road and Shell Road, has undergone redevelopment to smaller lot sizes (e.g. R1/K or R1-0.6) from original larger lot sizes. • The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing rear lane system.

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). • Recently, numerous similar applications to rezone nearby properties along the north and south sides of this block of Williams Road (between No. 4 Road and Shell Road) have either been approved, are pending final adoption or are currently being processed. <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of nine (9) trees (Attachment 3): <ul style="list-style-type: none"> • four (4) bylaw-sized trees and one (1) undersized tree are located on the subject property; • three (3) trees on the adjacent property to the west (10251 Williams Road); and • one (1) undersized City street tree in the sidewalk fronting Williams Road. • The applicant proposes to remove all four (4) bylaw-sized trees and one (1) undersized tree from the subject property. • A Certified Arborist's Report has been submitted by the applicant in support of tree removal (Attachment 4). The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to proposed development plans. The Report also recommends that tree protection barriers be installed within 0.6 m (2 ft.) of the west property line (the length of the driplines) to protect the three (3) trees on the adjacent site (10251 Williams Road) from potential physical injury at future development stage. • 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. It is also recommended that any works to be conducted within tree protection barriers be supervised by a Certified Arborist. • Based on the OCP's tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant proposes to plant and maintain eight (8) replacement trees, with the following minimum calliper sizes: <ul style="list-style-type: none"> • two (2) trees of 11 cm; • two (2) trees of 9 cm; • two (2) trees of 8 cm; and • two (2) trees of 6 cm.
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Staff Comments (cont'd)	<ul style="list-style-type: none"> • If all replacement trees can not be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted. • As a condition of rezoning, or prior to demolition of the existing dwelling on the subject property (whichever occurs first), tree protection barriers must be installed around the driplines of the three (3) trees located on the adjacent property to the west (10251 Williams Road) as per the Arborist's recommendations. Tree protection barriers must remain in place until construction of the future dwellings on the site is complete. • 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 enhanced. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Vehicular access to the site at future development stage is not permitted to/from Williams Road as per Bylaw No. 7222. Access is to be from the existing rear lane and will not affect the City's street tree. • There are no servicing concerns or requirements with rezoning. • At future subdivision stage, 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. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> • In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
Analysis	<ul style="list-style-type: none"> • This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. • The future lots will have vehicle access to the lane, with no access being permitted to or from Williams Road.

Attachments	Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Survey Attachment 4 – Certified Arborist's Report
Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations contained within the Official Community Plan (OCP) 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

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

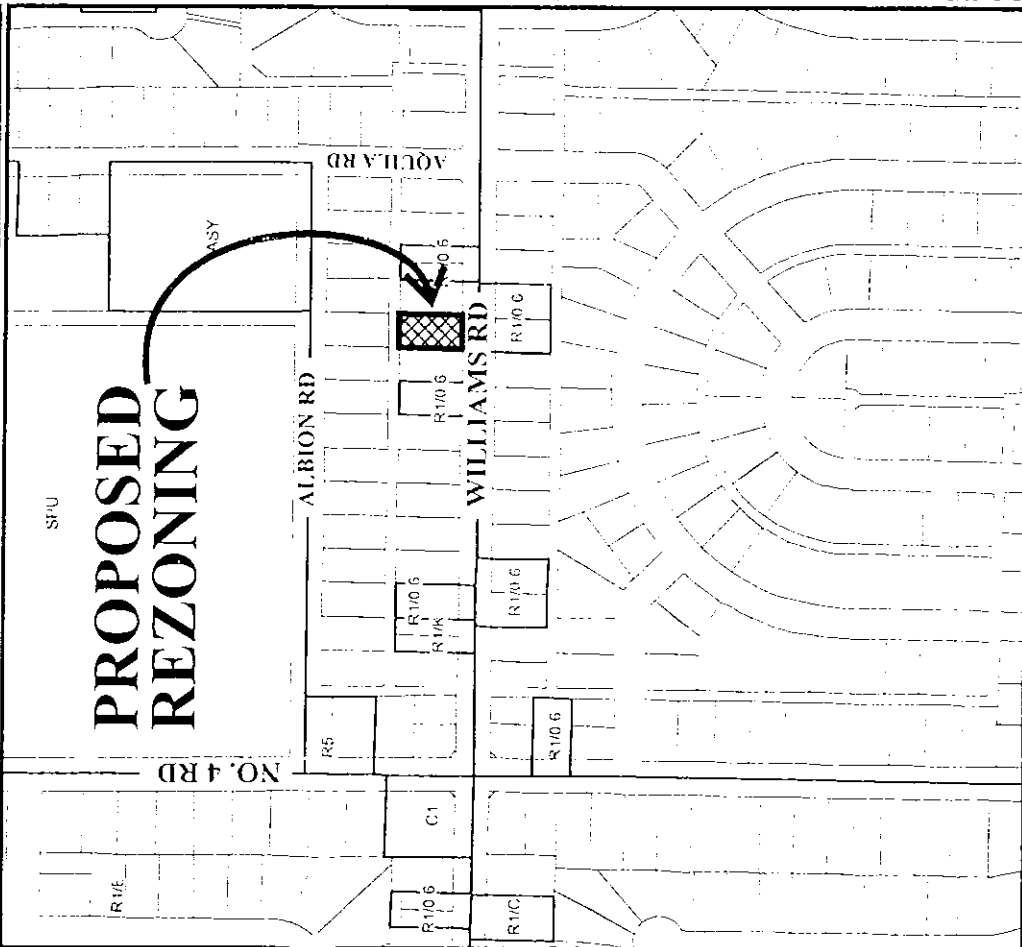
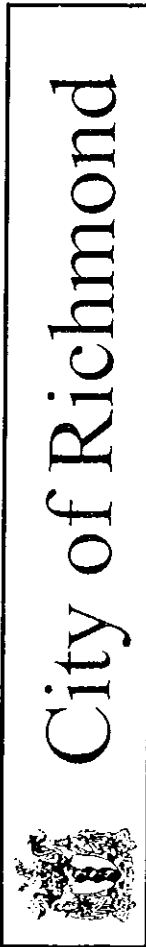
1. Submission of a landscape plan prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include the required eight (8) replacement trees with the following minimum calliper sizes:
 - two (2) trees of 11 cm;
 - two (2) trees of 9 cm;
 - two (2) trees of 8 cm; and
 - two (2) trees of 6 cm.

If all replacement trees can not be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted.

2. Installation of tree protection barriers around the driplines of the three (3) trees located on the adjacent property to the west (10251 Williams Road) as per the Arborist's recommendations [within 0.6 m (2 ft.) of the west property line (the length of the driplines)]. Tree protection barriers must be installed prior to final adoption of the rezoning bylaw, or prior to demolition of the existing dwelling on the subject project (whichever occurs first), and must remain in place until construction of the future dwellings on the site is complete. Any works to be conducted within tree protection barriers must be supervised by a Certified Arborist.
3. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
Harbhajan Singh Kang, Principal
JJC Developments Ltd



20.12	20.12	20.12
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36.98	10251	36.98	20.12
20.12	10271	20.12	20.12
20.12	10291	20.12	20.12
37.00	10271	37.00	20.12

20.42	10240	20.42	10260	20.42	10280
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WILLIAMS RD

Original Date: 02/01/07
 Revision Date:
 Note: Dimensions are in METERS

RZ 07-358336





**SUBJECT
PROPERTY**

NO. 4 RD

AQUILA RD

ALBION RD

WILLIAMS RD



RZ 07-358336

Original Date: 02/01/07

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 07-358336 **Attachment 2**

Address: 10271 Williams Road

Applicant: JJC Developments Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Harbhajan Singh Kang Manjit Kaur Kang	To be determined
Site Size (m²):	744 m ² (8,008 ft ²)	Approx. 372 m ² (4,004 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	372 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 14
BLOCK 17 SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

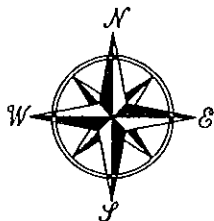
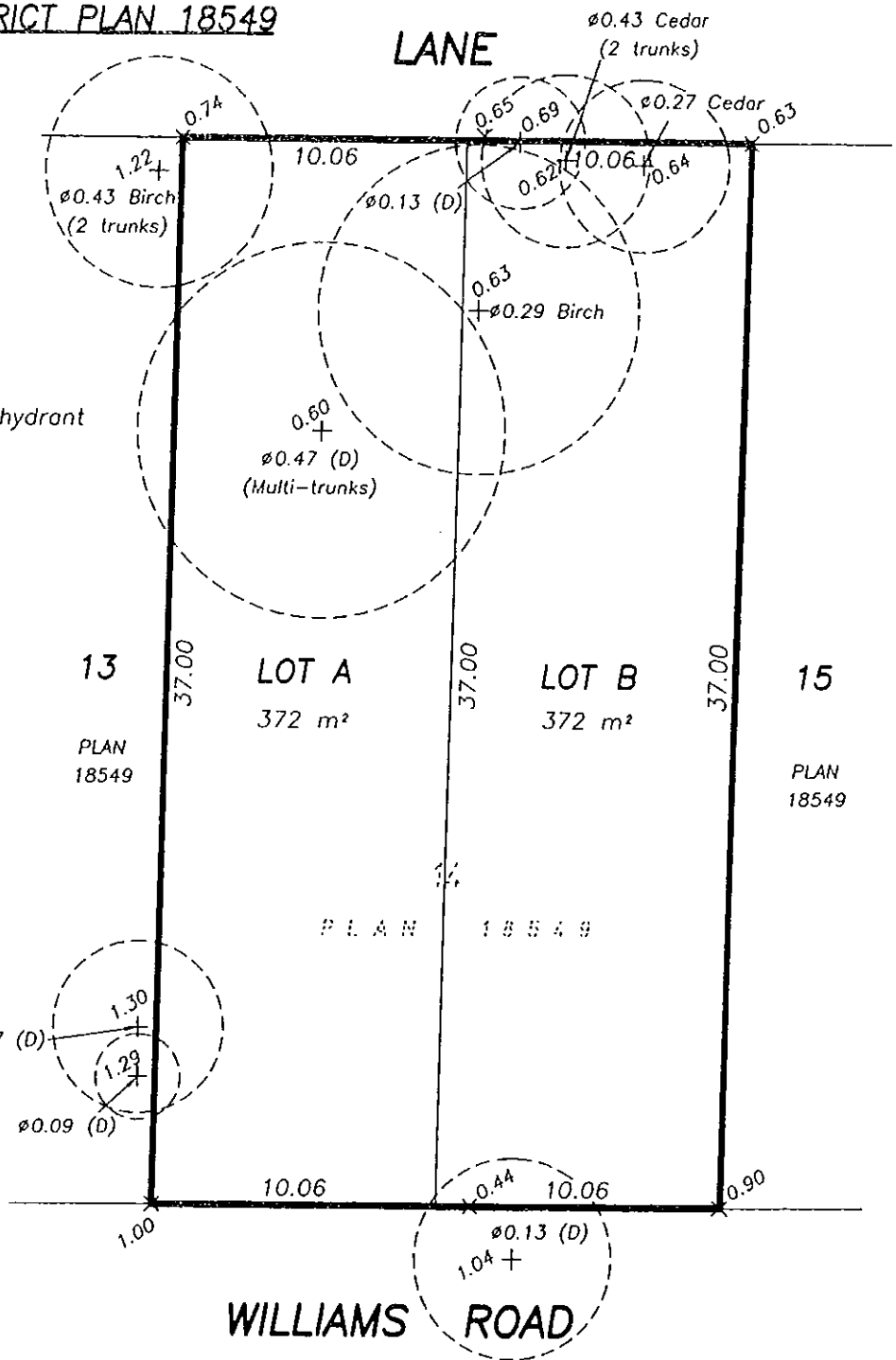
#10271 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-502-911

NOTE:

Elevations shown are based on
Richmond City Datum.
Bench Mark: Road side nut on hydrant
located on the South side of
Williams Road at #10300.
B.M. elevation = 1.65 metres.

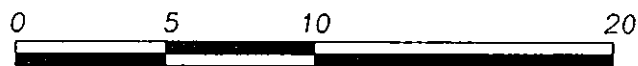
LEGEND:

(D) denotes deciduous tree.



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Job No. 3144
FB-89 P88-89
Drawn By: KA

SCALE: 1:250

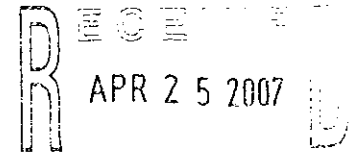


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

DWG No. 3144-TREE

SURVEY COMPLETED ON NOVEMBER 20th, 2006.

MOUNTAIN MAPLE GARDEN & TREE SERVICE
 7065 NICHOLSON ROAD
 DELTA, BC V4E 1Z9
 PHONE: 604 - 488 - 4455



April 16, 2007

RE: Arborist Report for 10271 Williams Road, Richmond, BC

Arborist Notes: This site was inspected on March 25, 2007. Four trees were assessed, and for the purpose of this report will be numbered 1 - 4. There are three trees located on the adjacent property that will also be discussed later in the report.

#1) *Malus sp.* (Apple tree)

Height: 20ft

Spread: 30ft

Age: Mature

DBH: 114cm combined

Location on property: North west area, in back yard.

This tree presents no major defects. It has been pruned in the past to keep the canopy low for harvesting fruit. This tree is within the proposed garage envelope and will therefore require removal. A replacement tree should be planted upon completion of the development.

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

Height: 20ft

Spread: 15ft

Age: Mature

DBH: 49cm combined

Location on property: North and central area of back yard.

This tree is a wild cherry, not of the ornamental type. No structural defects are noted. Bacterial canker was noted. This tree is also within the proposed garage envelope and will require removal for this reason. A replacement tree should be planted upon completion of the development.

#3) *Chamaecyparis pisifera* (Cypress)

Height: 25ft

Spread: 10 ft

Age: Mature

DBH: 39cm combined

Location on property: North side property line.

#4) *Chamaecyparis pisifera* (Cypress)

Height: 25ft

Spread: 10ft

Age: Mature

DBH: 29cm

Location on property: North side property line.

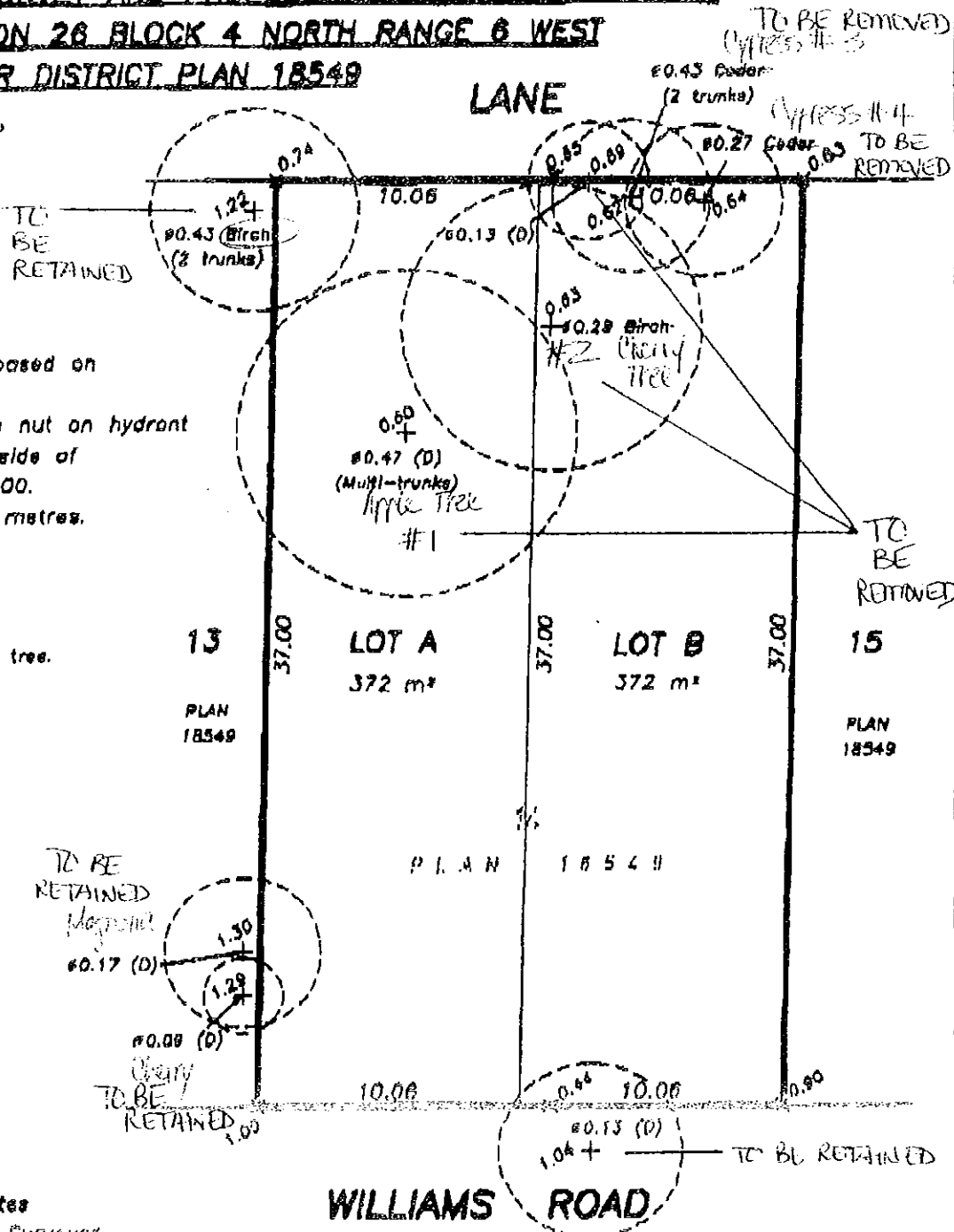
These two trees have very thin and sparse canopies. There is a substantial amount of dieback within the canopy. This area is quite saturated and I suspect that the roots of these trees are often waterlogged. The north sides of the canopies have been cut back hard to provide clearance to the laneway. These trees are in poor condition and should be removed. Both are within the proposed envelope of the garage.

ADDITIONAL NOTES:

There is a retaining wall adjacent to the west property line, this serves to retain the material that was installed to change the grade of the neighbouring property. Adjacent to the North west corner of 10271 Williams is a Birch tree (*Betula*). This specimen is co-dominant and relatively immature with no major defects. Further south along the same property line there is an immature ornamental Cherry (*Prunus sp.*) and an immature Magnolia, neither present any major defects. The grade change of the property that contains these trees is greater towards Williams Road and gradually lessens to the north. It is highly doubtful that the root systems of these trees have grown that far down (the roots would be wider not deeper), however, to be cautious tree protection fencing should be installed within 2ft of the property line (on 10271), and should extend past the drip line of each tree.

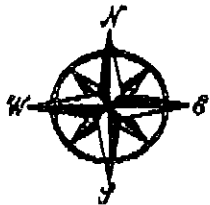
**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 14
BLOCK 17 SECTION 28 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

#10271 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-502-911



NOTE:
Elevations shown are based on Richmond City Datum.
Bench Mark: Road side nut on hydrant located on the South side of Williams Road at #10300.
B.M. elevation = 1.65 metres.

LEGEND:
(D) denotes deciduous trees.



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FB-89 P88-89
Drawn By: KA

WILLIAMS ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

DWG No. 3144-TREE

SURVEY COMPLETED ON NOVEMBER 20th, 2006.



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8250 (RZ 07-358336)
10271 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. 003-502-911

Lot 14 Block 17 Section 26 Block 4 North Range 6 New Westminster District Plan 18549

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8250**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER