



TO Planning June 19, 2007

To: Planning Committee

Date: May 30, 2007

From: Jean Lamontagne
Director of Development

RZ 07-368080

File: 12-8060-20-8260

Re: Application by Parm Dhinjal for Rezoning at 11500 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. 8260, for the rezoning of 11500 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:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Item	Details
Application	RZ 07-368080
Location	11500 Williams Road (Attachment 1)
Owner	Gian S. Tatter and Darshan K. Tatter
Applicant	Parm Dhinjal
Date Received	April 10, 2007
Acknowledgement Letter	April 19, 2007
Fast Track Compliance	May 4, 2007
Staff Report	May 30, 2007
Planning Committee	June 19, 2007
Site Size	613 m ² (6,598 ft ²)
Land Uses	Existing – One (1) single-family dwelling
	Proposed – Two (2) single-family residential lots, each approximately 307 m ² (3,300 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) Generalized Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Lot Size Policy 5434 – Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this section of Williams Road (Attachment 2). • OCP Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road due to the existing operational rear lane. <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 the south side of Williams Road, between Shell Road and No. 5 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). • Recently, along both the north and south sides of this block of Williams Road, numerous redevelopment proposals to smaller lot sizes have either been approved or are the subject of active applications.

Surrounding Development (cont'd)	<ul style="list-style-type: none"> The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.
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Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> A Development Application Data Sheet providing details of the redevelopment proposal is attached (Attachment 3). <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 4): <ul style="list-style-type: none"> seven (7) bylaw-sized trees are located on the subject property; and two (2) undersized street trees are located on City property fronting Williams Road. The applicant proposes to remove all trees from the subject property. The undersized street trees located on City property are to be protected. A Certified Arborist's Report has been submitted by the applicant in support of tree removal (Attachment 5). The Report identifies tree species and provides recommendations on tree retention and removal relative to tree condition and proposed development plans. The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. 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, 14 replacement trees are required to be planted and maintained. Due to the difficulty of accommodating all replacement trees on-site, the applicant proposes to plant and maintain eight (8) trees [four (4) per future lot], with the following minimum calliper sizes: <ul style="list-style-type: none"> two (2) trees of 11 cm; two (2) trees of 10 cm; two (2) trees of 9 cm; and two (2) trees of 6 cm. A voluntary contribution of \$3,000 to the City's Tree Compensation Fund is proposed in-lieu of planting the remaining six (6) replacement trees (\$500/tree).
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<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> • 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. • 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 to City standards around the street trees on City property. Tree protection barriers must remain in place until construction of the future dwellings on the site is complete. <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 trees. • 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.
<p>Analysis</p>	<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.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5434 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Survey Attachment 5 – Certified Arborist's Report</p>

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 OCP and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.
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Cynthia Lussier
Planning Assistant
(Local 4108)

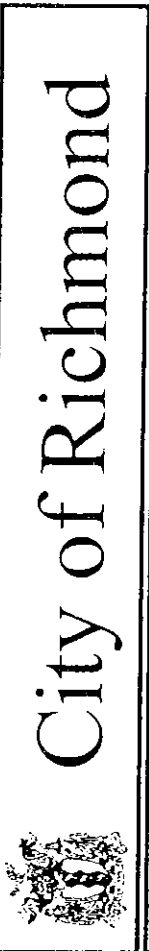
CL:sl

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

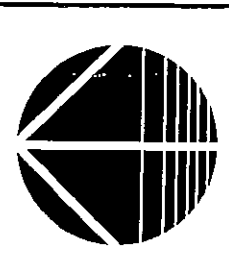
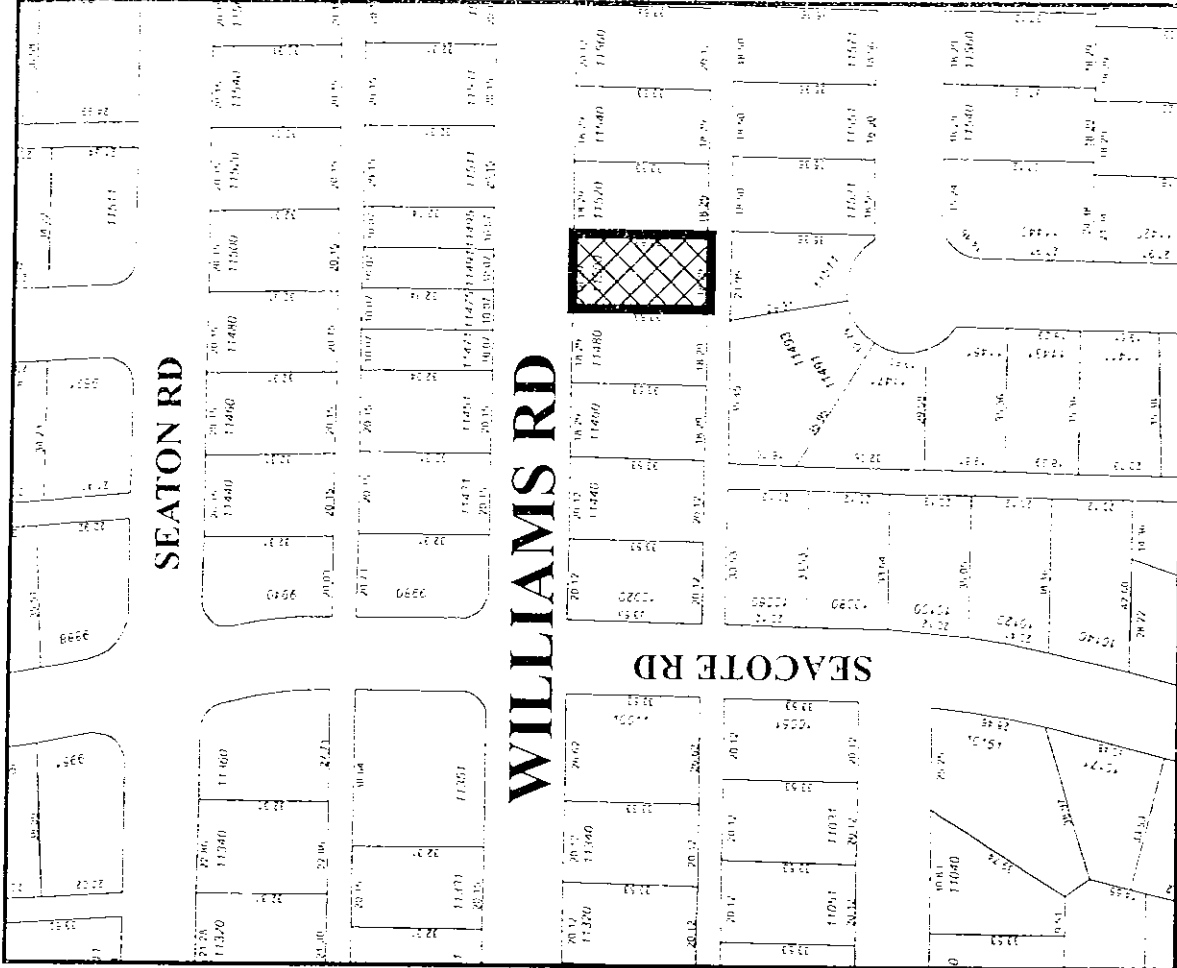
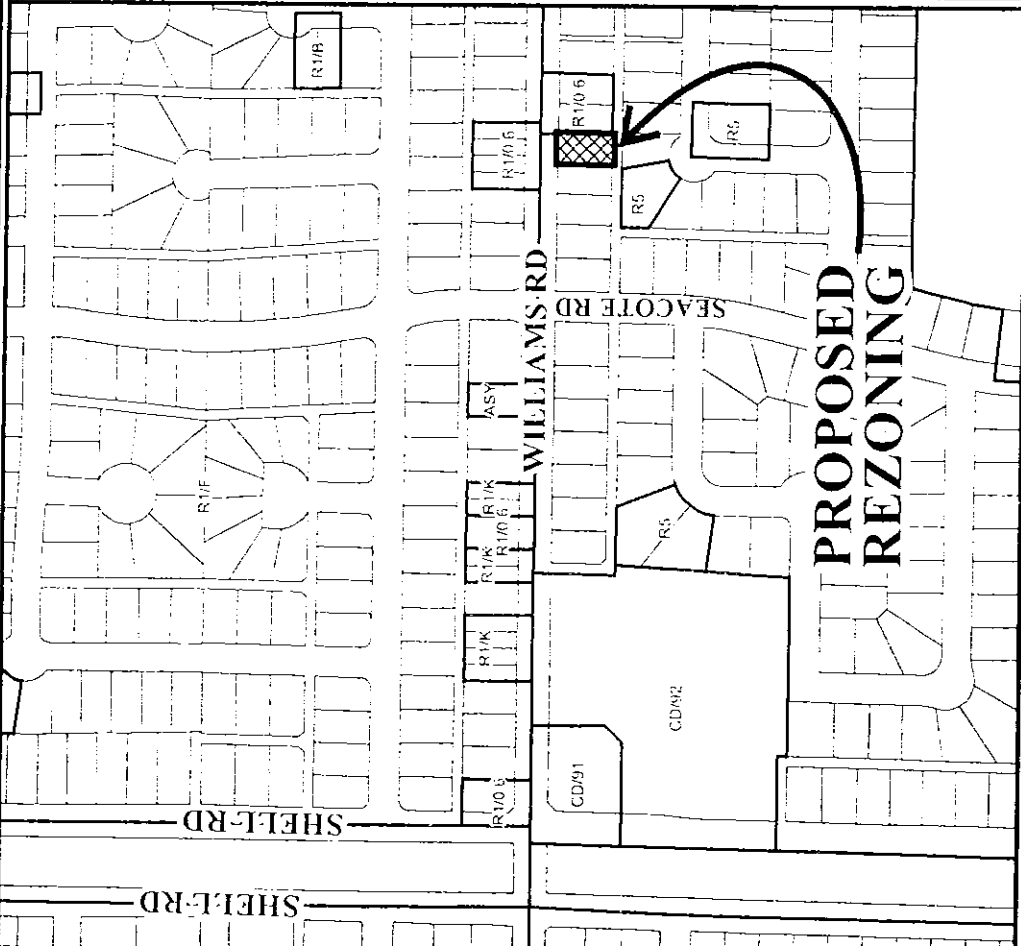
1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's (OCP's) Arterial Road Redevelopment Policy, and should include eight (8) replacement trees [four (4) per future lot] with the following minimum calliper sizes:
 - two (2) trees of 11 cm;
 - two (2) trees of 10 cm;
 - two (2) trees of 9 cm; and,
 - two (2) trees of 6 cm.
2. The City's acceptance of the applicant's offer to provide a voluntary contribution of \$3,000 to the City's Tree Compensation Fund in-lieu of planting six (6) replacement trees (\$500 tree).
3. Installation of tree protection barriers around the drip lines of the street trees on City property. Tree protection barriers must be installed to the satisfaction of the City's Tree Preservation Official prior to final adoption of the rezoning bylaw, or prior to demolition of the existing dwelling on the subject property (whichever occurs first). Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.
4. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
Parm Dhinjal



City of Richmond



RZ 07-368080

Original Date: 04/27/07

Revision Date:

Note: Dimensions are in METERS



RZ 07-368080

Original Date: 04/27/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

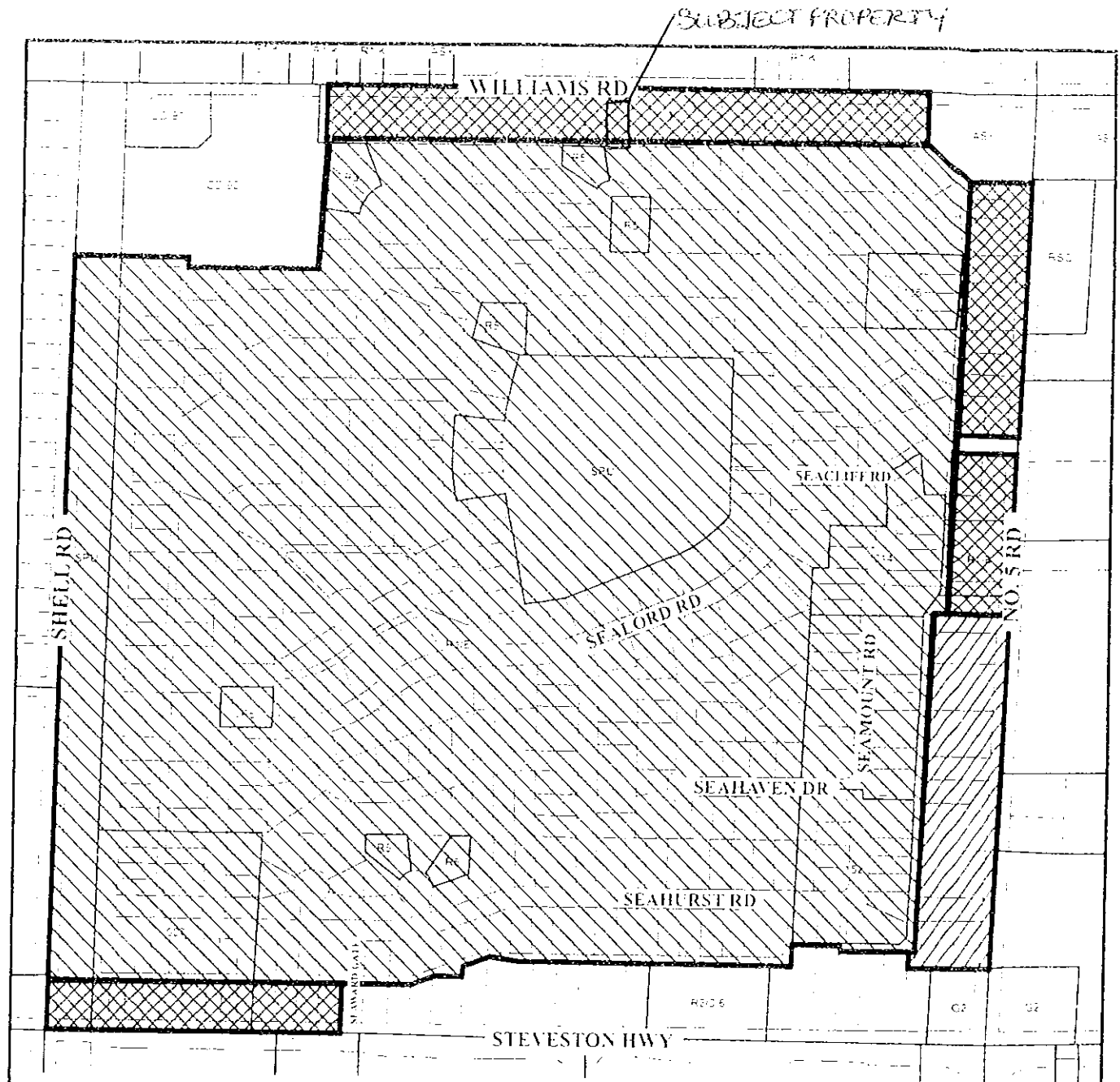
File Ref:

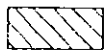


SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by Steveston Highway, Shell Road, No. 5 Road, and Williams Road:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434
Section 36-4-6

Adopted Date: 02-19-1990
Amended Date: 11-18-1991
10-16-2006



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 07-368080

Attachment 3

Address: 11500 Williams Road

Applicant: Parm Dhinjal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Gian S. Tatter and Darshan K. Tatter	To be determined
Site Size (m²):	613 m ² (6,598 ft ²)	Two lots – each approx. 307 m ² (3,300 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Lot Size Policy 5434 – Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this section of Williams Road.	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the 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	307 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

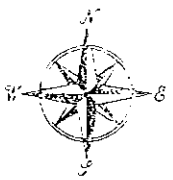
Other: Tree replacement compensation required for loss of bylaw-sized trees.

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION
OF LOT 44 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 28788

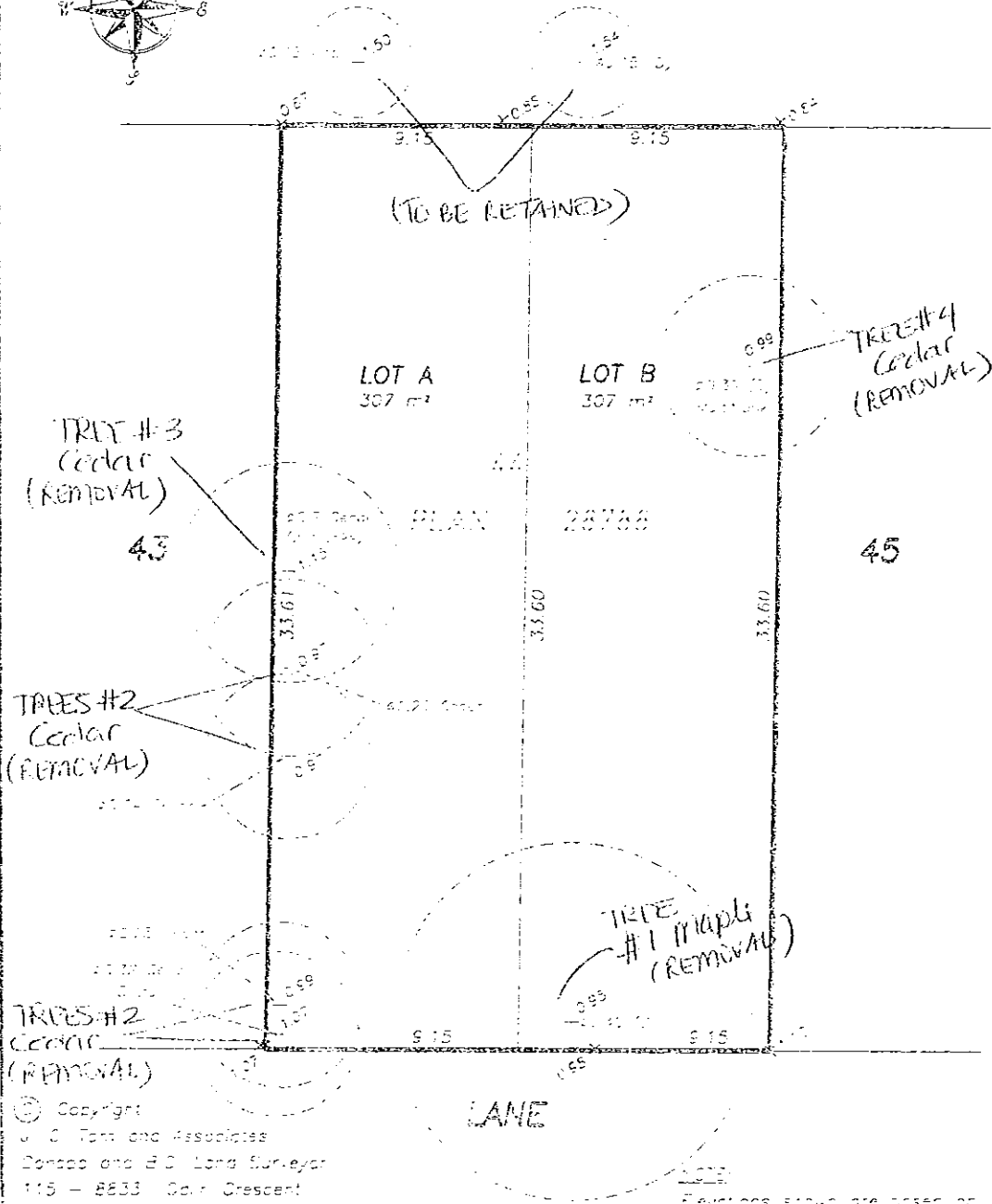
SCALE: 1:200

#11500 WILLIAMS ROAD,
RICHMOND, B.C.
P.O.B. 009-004-467

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



WILLIAMS ROAD



© Copyright
J. C. Tam and Associates
Densco and B.C. Land Surveyor
115 - 8833 Oak Crescent
Richmond, B.C. V6V 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3211
FB-95 P:06
Drawn By: JB

NOTE:
Elevations shown are based on
Richmond City Datum.
Bench Mark Arrowhead on hydrant
located on the South side of
Williams Road at #11460
B.M. elevation = 2.334 metres

DWG No. 3211-TREE

SURVEY COMPLETED ON APRIL 6th, 2007.

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

ATTACHMENT 5

April 27, 2007

RE: Arborist Report for Paul Rhandawa, 11500 Williams Road, Richmond, BC

Arborist Notes: This site was inspected on April 26, 2007. The conditions of four trees were assessed, and for the purpose of this report will be numbered 1 - 4.

#1) *Acer sp.* (Maple)

Height: 22ft

Spread: 16ft

Age: Mature

DBH: 56cm combined

Location on property: Adjacent to south side property line.

This tree is co-dominant at approximately 8ft. It has been continually pruned to provide clearance for the hydro line. It has a very unbalanced canopy that leans significantly to the north. It is covered in ivy. This tree is beyond restorative pruning and should be removed. If any new trees are to be planted along the south property line, consideration should be given to a species of tree that will not become large enough to grow into the hydro line.

#2) *Thuja plicata sp.* (Cedar)

Height: 16ft

Spread: 40ft

Age: Mature

DBH: range from 14 - 30cm

Location on property: Adjacent to west side property line.

This cedar hedge consists of 19 trees, only 4 of which are permit size. The west side of the hedge has been trimmed back too hard and has no foliage. This hedge has not been properly maintained, it has become too large and trimming it back hard would not encourage new growth. It had grown into the service drop wires to the existing house and has been trimmed to accommodate for this. The hedge should be removed and something else should be planted upon completion of the development.

#3) *Thuja plicata sp.* (Cedar)

Height: 40ft

Spread: 14ft

Age: Mature

DBH: 62cm combined

Location on property: Adjacent to west side property line, north of Hedge #2.

This tree is co-dominant at 1ft; there is slight bark inclusion. The canopy is very unbalanced; the east side has been raised very high to provide clear the roof of the house. Trunk taper is not great, likely due to its sheltered location and the canopy having been raised too high. It is not an ideal location for this tree and it will be too close to the proposed building envelope, and should be considered for removal for this reason.

#4) *Cornus sp.* (Dogwood)

Height: 12ft

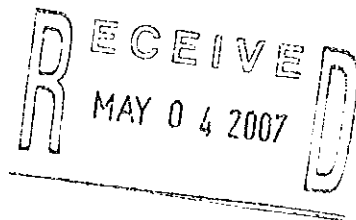
Spread: 10ft

Age: Mature

DBH: 50cm combined

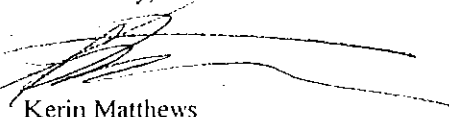
Location on property: Adjacent to east side property line.

This is a multi-stemmed specimen with no apparent defects. It will be within close proximity of the proposed building envelope, and will impede the pathway that is to run along the east side property line; therefore, removal of this tree is required. A new tree should be planted upon completion of the development.



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,



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

RECEIVED
MAY 04 2007



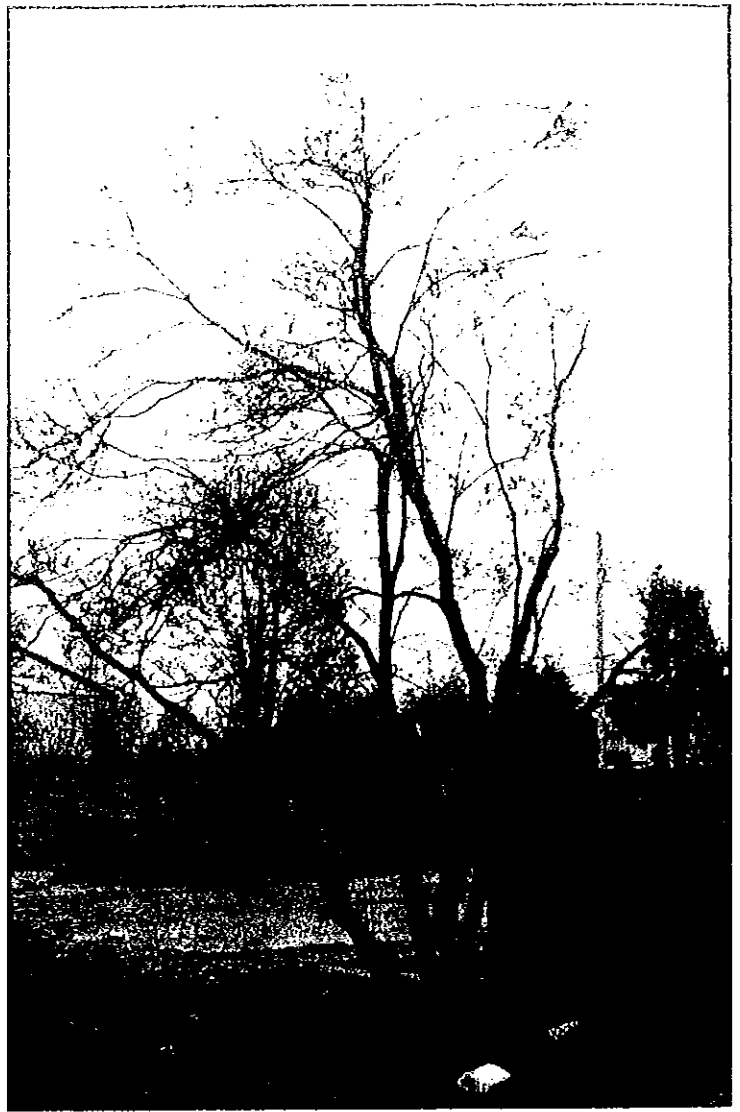
TREE #1 - TAPPED MAPLE



TREES #2 (4) - CEDAR HEDGE



TREE #3



TREE #4



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8260 (RZ 07-368080)
11500 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. 009-004-467

Lot 44 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8260".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER