



To: Planning Committee

Date: June 27, 2006

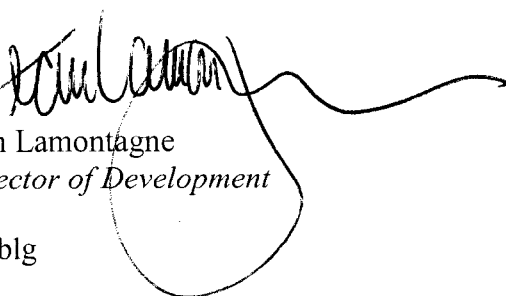
From: Jean Lamontagne
Director of Development

File: RZ 06-329546

Re: **Application by Frank Isaak for Rezoning at 10231 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. 8095, for the rezoning of 10231 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.

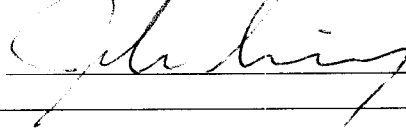


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Mr. Frank Isaak has applied to the City of Richmond for permission to rezone 10231 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 create two (2) new single-family lots with an existing lane.

Findings of Fact

Item	Existing	Proposed
Owner	Frank, Kathy & Jeffrey Isaak	To be determined
Applicant	Frank Isaak	No change
Site Size	744 m ² (8,008 m ²)	Two lots each 372 m ² (4,004 ft ²)
Land Uses	Single-Family Residential	Two Single-Family Lots
OCP Designation	Low-Density Residential	No change
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 30 ft. wide)

Surrounding Development

To the north and south: Single-family dwellings on large lots (typically 18 m wide or wider) and zoned as Single-Family Housing District, Subdivision Area E (R1/E).
 To the east and west: Older single-family dwellings on R1/E designated lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) designated lots.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies (adopted by Council on June 26, 2006) since it is a single-family residential redevelopment proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment. The majority of the lots in these two blocks have similar development potential due to the existing lane system and the Arterial Road Redevelopment Policy.

Staff Comments

A number of similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area K (R1/K) have been approved along Williams Road between No. 4 Road and Shell Road (reference file RZ 01-194842, RZ 01-195817, RZ 01-198983). The application to rezone 10400 Aragon Road (at Williams Road) to Single-Family Housing District (R1-0.6) has been given Third Reading on May 15, 2006 (reference file RZ 06-326332). Six (6) separate rezoning applications to rezone six (6) other properties on the north side of Williams Road between No. 4 Road and Shell Road to Single-Family Housing District (R1-0.6) have been received.

Existing Single Family Dwelling

A single-family dwelling was built on the western half of the subject site in 2005 with a Development Variance Permit allowing the dwelling to be located 1.2 m instead of 2.0 m from the western property line of 10231 Williams Road. A site certificate is submitted (**Attachment 2**). The existing house confirms to the proposed zoning, F.A.R., setbacks, and lot coverage. There is no trees noted on site and the eastern half of the site is cleared.

The applicant has provided a preliminary landscape plan (**Attachment 3**), prepared by a registered landscape architect, to ensure that the front yards of the future eastern lot will be enhanced. The landscape plan includes one (1) tree at 5.0 cm calliper and a combination of shrubs and ground covers. No landscaping other than the existing lawn in the front yard and the Cedar hedge along the front lot line is being proposed on the western half of the site. In order to ensure that the landscaping works proposed are undertaken, the applicant has agreed to provide a landscape security in the amount of \$2,136 prior to final adoption of the rezoning bylaw.

Site Servicing

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage. Vehicular access is to be from lane only, no access to Williams Road.

Analysis

The existing landscaping in the front yard on the western half of the subject property does not comply with the landscaping guidelines in the Official Community Plan (OCP). Staff recommends planting of one (1) deciduous tree (minimum 5 cm calliper) or one coniferous tree (minimum height 2 m) and a combination of shrubs, flower beds, and other low lying landscaping in the front yard as per the Landscaping Guidelines in the OCP. However, the applicant is not prepared to re-do the front yard of the existing dwelling on the western half of the lot as the lawn and the Cedar hedge along the front lot line were installed recently. Staff has considered that the landscaping on site is in good condition and was installed prior to the adoption of the landscaping guidelines, therefore no additional planting in the front yard of the existing dwelling will be required.

Financial Impact

None.

Conclusion

The rezoning application 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.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Site Certificate

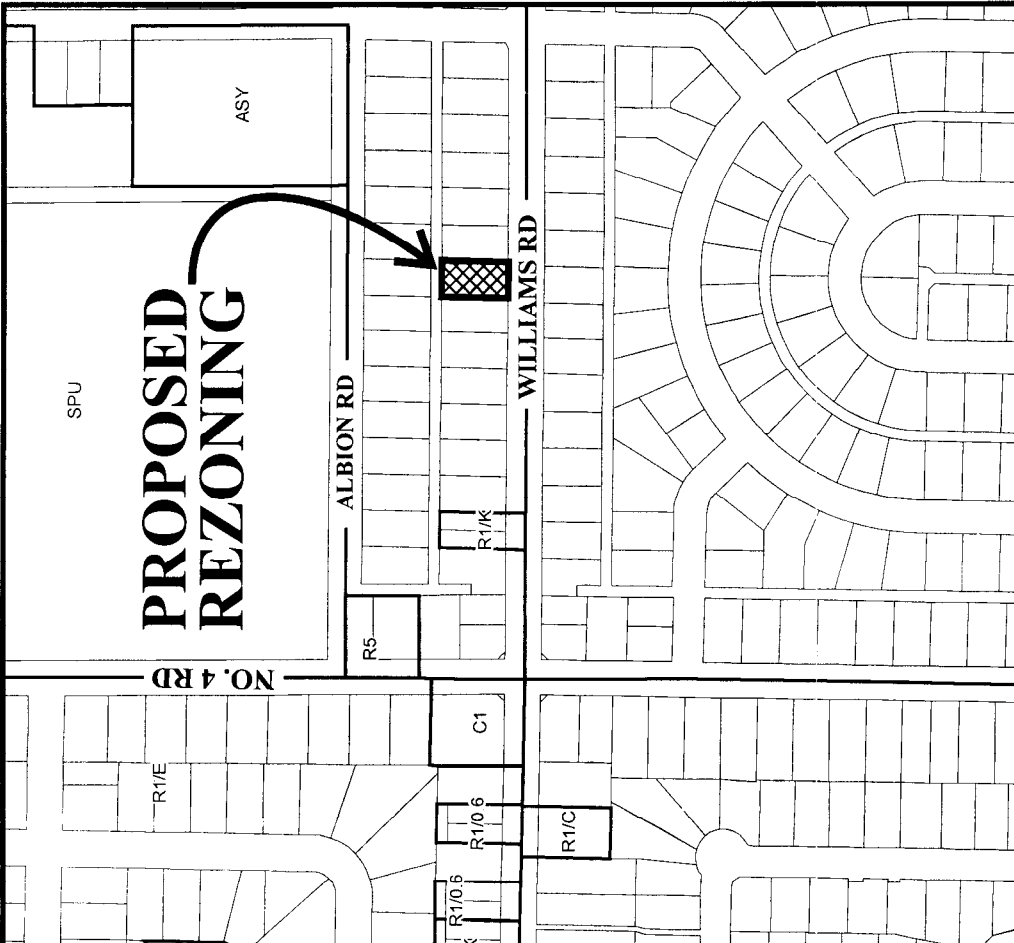
Attachment 3: Preliminary Landscape Plan

The following must be completed prior to final adoption of the rezoning bylaw:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$2,136. for the landscape works as per the landscape plan attached to the report (**Attachment 3**).



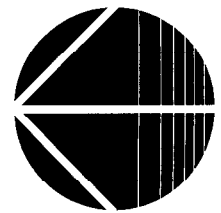
City of Richmond



20.12	20.12	20.12	20.12	20.12	20.12
36.98	36.98	36.98	36.98	36.98	36.98
20.12	20.12	20.12	20.12	20.12	20.12
10211	10237	10251	10200	10220	10240
20.12	20.12	20.12	20.42	20.42	20.42
20.12	20.12	20.12	10	10	10

WILLIAMS RD

RZ 06-329546



Original Date: 03/31/06

Revision Date:

Note: Dimensions are in METRES



NO. 4 RD

AQUILARD

ALBION RD

WILLIAMS RD

**SUBJECT
PROPERTY**



RZ 06-329546

Original Date: 06/22/06

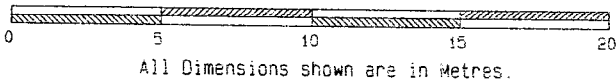
Amended Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S
SITE CERTIFICATE
 COVERING: LOT 12 of BLK. 17, SEC. 26
B 5 N, R 6 W, PLAN 18549
NEW WESTMINSTER DISTRICT

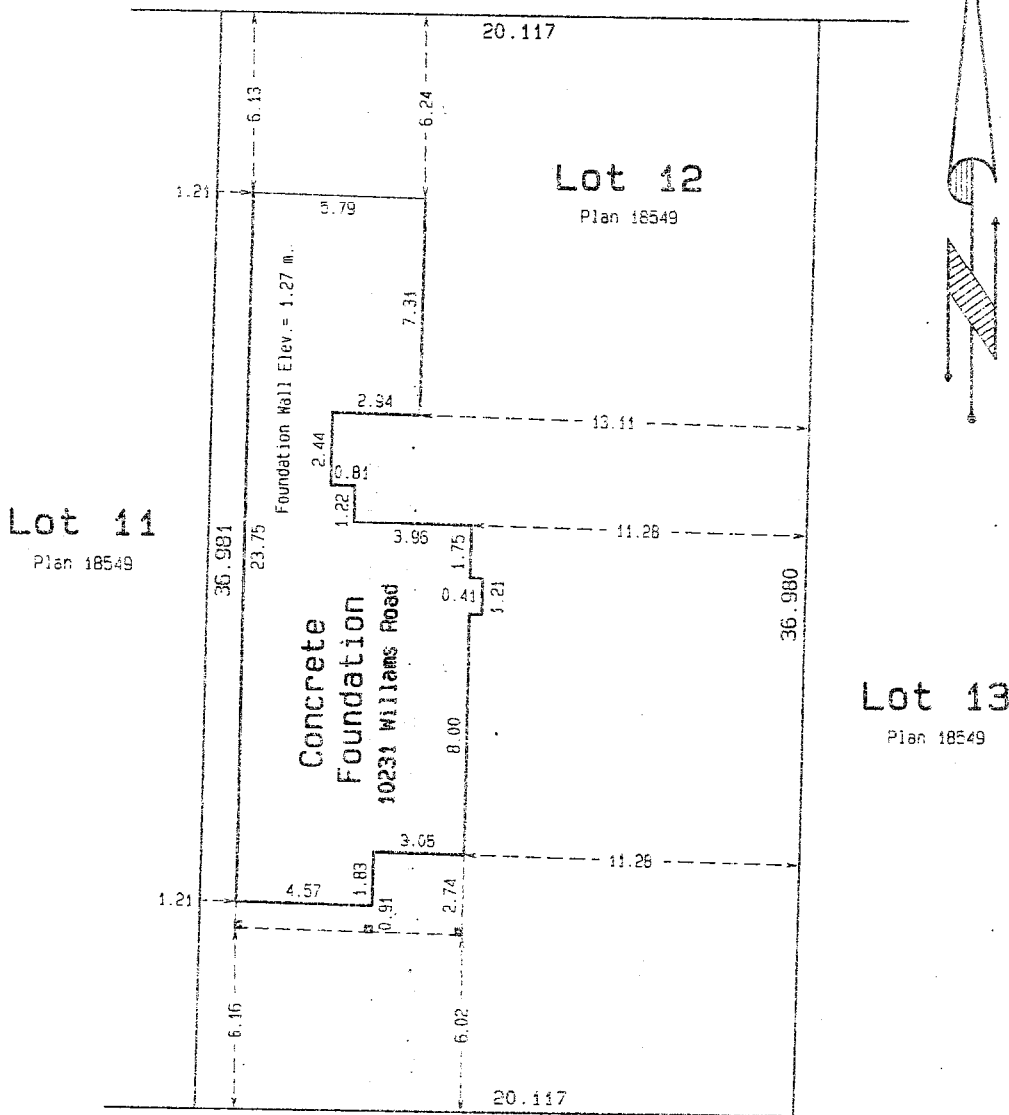
CIVIC ADDRESS:
 10231 Williams Road
 Richmond, B.C.
ELEVATION: 1.27 m.
 Top of Concrete Foundation

SCALE 1: 200



L a n e

Lane Elevation = 0.76m.



Williams Road

- NOTE: 1) This Site Plan is not to be used to re-establish Property Lines.
 2) This Site Plan is not valid unless originally signed & sealed.

Center Line
of Road

CERTIFIED CORRECT ACCORDING TO
 A FIELD SURVEY COMPLETED
 THIS 11th DAY OF JUNE, 2005.

D. S. Martens
 B. C. Land Surveyor
 21457 78th Avenue,
 Langley B.C. V2Y 2E9
 Telephone 888-2665

© Copyright 2005, G.S.M.

British Columbia Land Surveyor

PLANT LIST

PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
CF	1	CORNUS FLORIDA 'RIBBIA'	PINK DOGWOOD	5.0m CAL. B&B
TF4	27	THUJA OCCIDENTALIS 'ASTIGATA'	PYRAMIDAL CEDAR	1.25m HT.
SHRUBS				
AJ	3	AZZALEA JAPONICA **	JAPANESE AZALEA	#5 POT
PJF	4	PIERIS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY	#5 POT
RH	3	RHODODENDRON **	RHODODENDRON	#5 POT

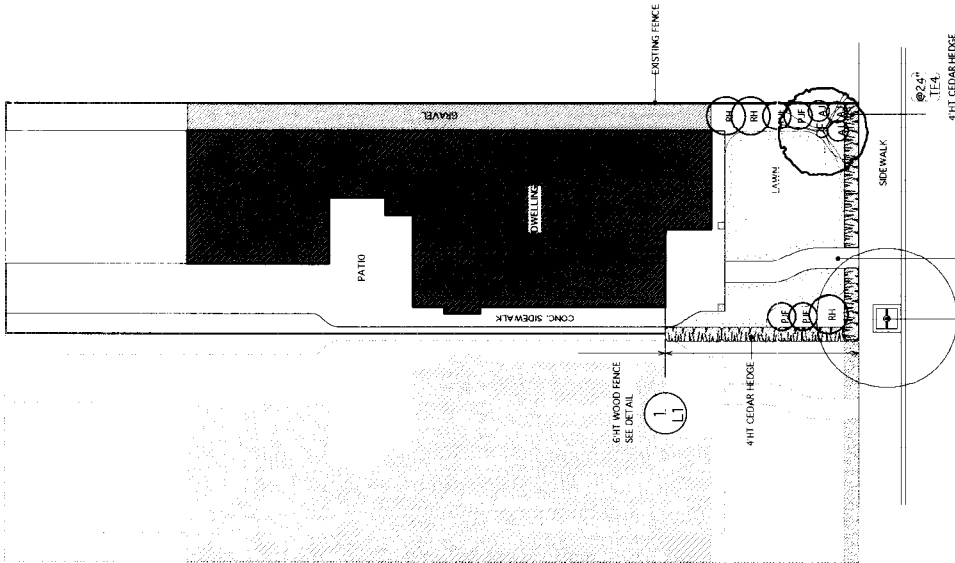
GROUND COVERS

VINES

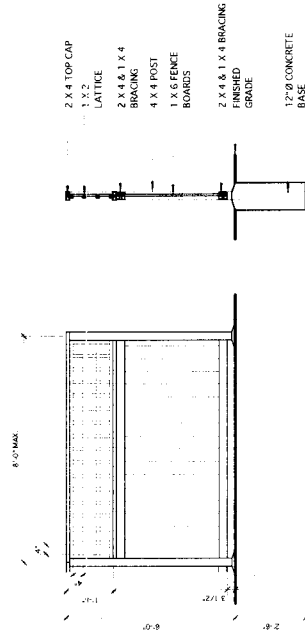
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

NOTES

** 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 ONTARIO STANDARDS FOR NURSERY STOCK AND THE BC LINA 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 BIDS.
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL MATERIALS AND WORKMANSHIP.
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EXISTING TREE
 UNFI ENTRY
 EXP. AGGREGATE CONC.



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

June 12, 2008
 Issued for DR
 REVISIONS / ISSUES

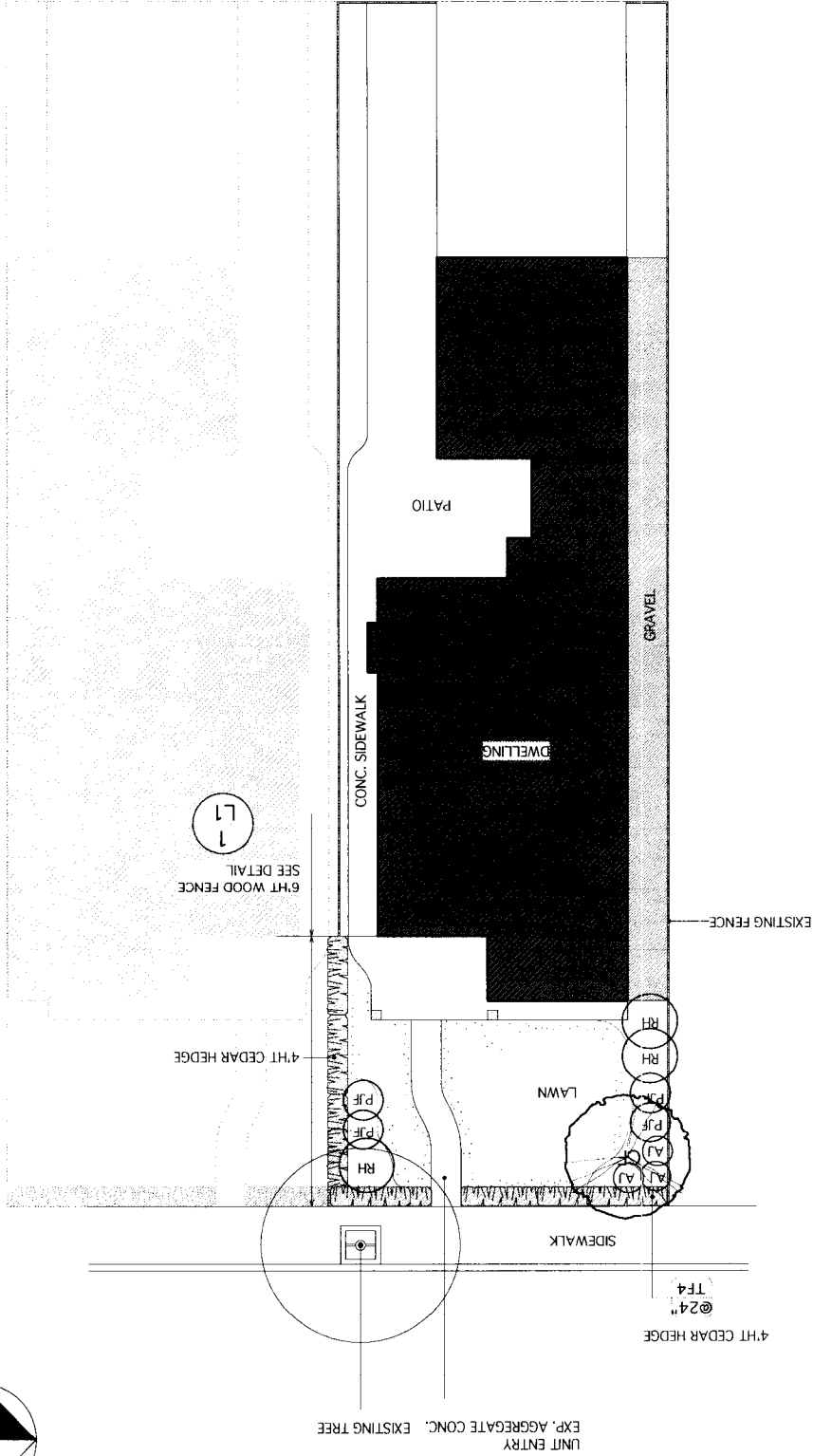
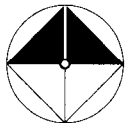
JFO
 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V6T 2A4
 Voice: (604) 275-2819
 Fax: (604) 275-2818
 Email: jfo@jfo.ca

Project:
 10231 WILLIAMS RD.
 RICHMOND, B.C.

Drawing Title:
 LANDSCAPE PLAN

Scale	1/4" = 1'-0"
Drawn	ML
Checked	TI
Date	JUNE 12, 2008
Proj.	10231
Drawn	(6037)

L1 of 2



June 12, 2009:
 Issues for DP
 REVISIONS/ISSUES

JTO
 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V7E 2L4
 Voice: (604) 279-2812
 Fax: (604) 279-2806
 Email: jto@jtoassociates.ca

Project:
 10291 WILLIAMS RD.
 RICHMOND, B.C.

Drawing Title:
 LANDSCAPE PLAN

Scale	W/E
Drawn	ML
Checked	TI
Date	JUNE 12, 2009
Sheet	20/37

L2 of 2



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8095 (RZ 06-329546)
10231 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. 004-055-128

Lot 12 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 8095”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>ul</i>
APPROVED by Director or Solicitor <i>l.</i>

MAYOR

CORPORATE OFFICER