



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**From:** Jean Lamontagne  
Director of Development

**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)**

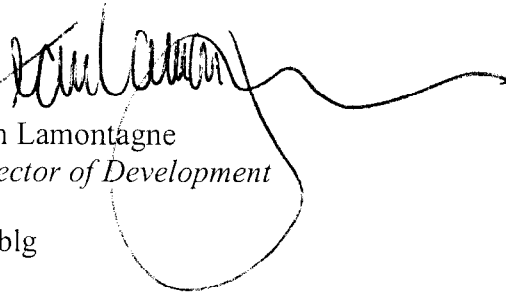
*10 Planning - Jul 18, 2006*  
**Date:** June 27, 2006

RZ 06-329546

*File: 12-8060-20-8095.*

**Staff Recommendation**

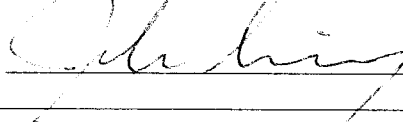
That Bylaw No. 8095, for the rezoning of 10231 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

  
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 <sup>2</sup> (8,008 m <sup>2</sup> )	Two lots each 372 m <sup>2</sup> (4,004 ft <sup>2</sup> )
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**

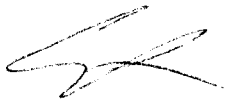
The existing landscaping in the front yard on the western half of the subject property does not comply with the landscaping guidelines in the Official Community Plan (OCP). Staff recommends planting of one (1) deciduous tree (minimum 5 cm calliper) or one coniferous tree (minimum height 2 m) and a combination 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

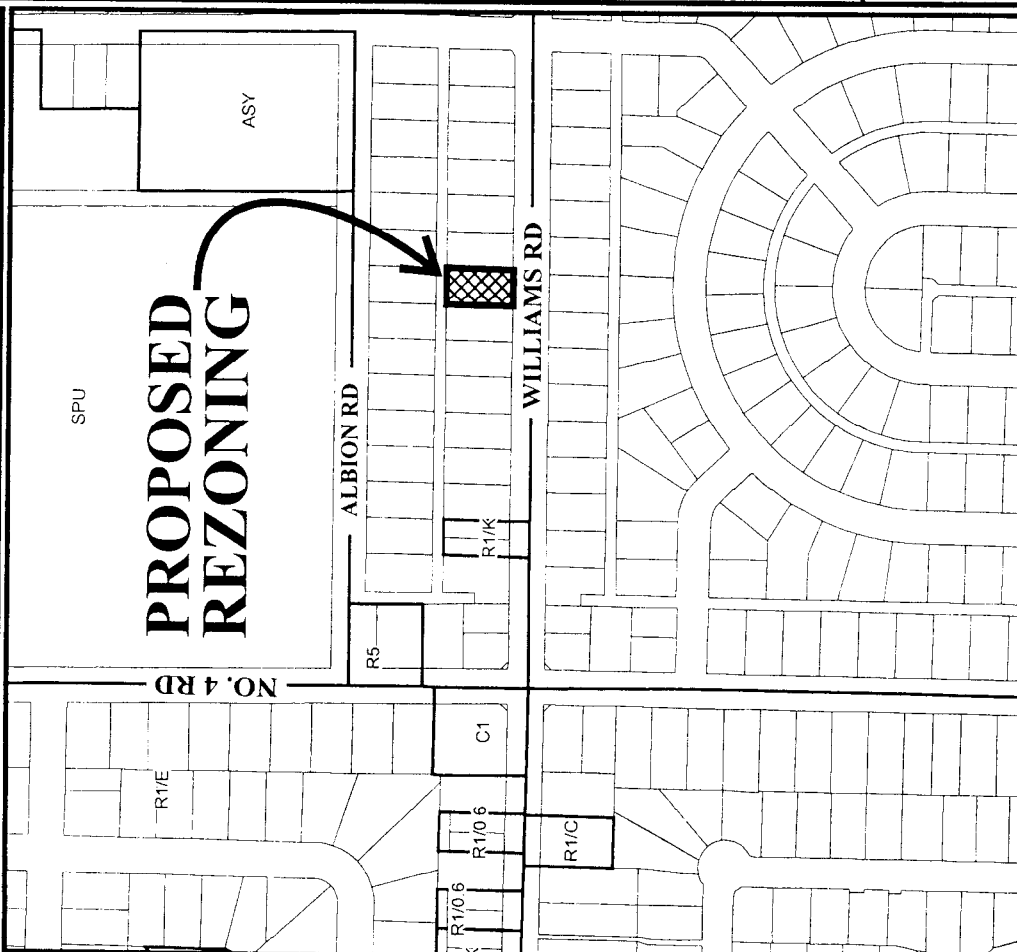
Attachment 1: Location Map/Aerial Photo  
Attachment 2: Site Certificate  
Attachment 3: Preliminary Landscape Plan

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
20.42 10200	20.42 10220	20.42 10240	20.42 10260	20.42 10280

RZ 06-329546

Original Date: 03/31/06  
Revision Date:  
Note: Dimensions are in METRES



RZ 06-329546

Original Date: 06/22/06

Amended Date:

Note: Dimensions are in METRES

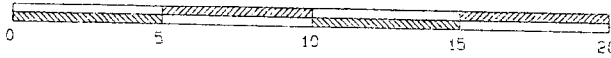
BRITISH COLUMBIA LAND SURVEYOR'S  
**SITE CERTIFICATE**  
 COVERING: LOT 12 of BLK. 17, SEC. 26  
 B 5 N, R 6 W, PLAN 18549  
 NEW WESTMINSTER DISTRICT

## CIVIC ADDRESS:

10231 Williams Road  
 Richmond, B.C.

ELEVATION: 1.27 m.  
 Top of Concrete Foundation

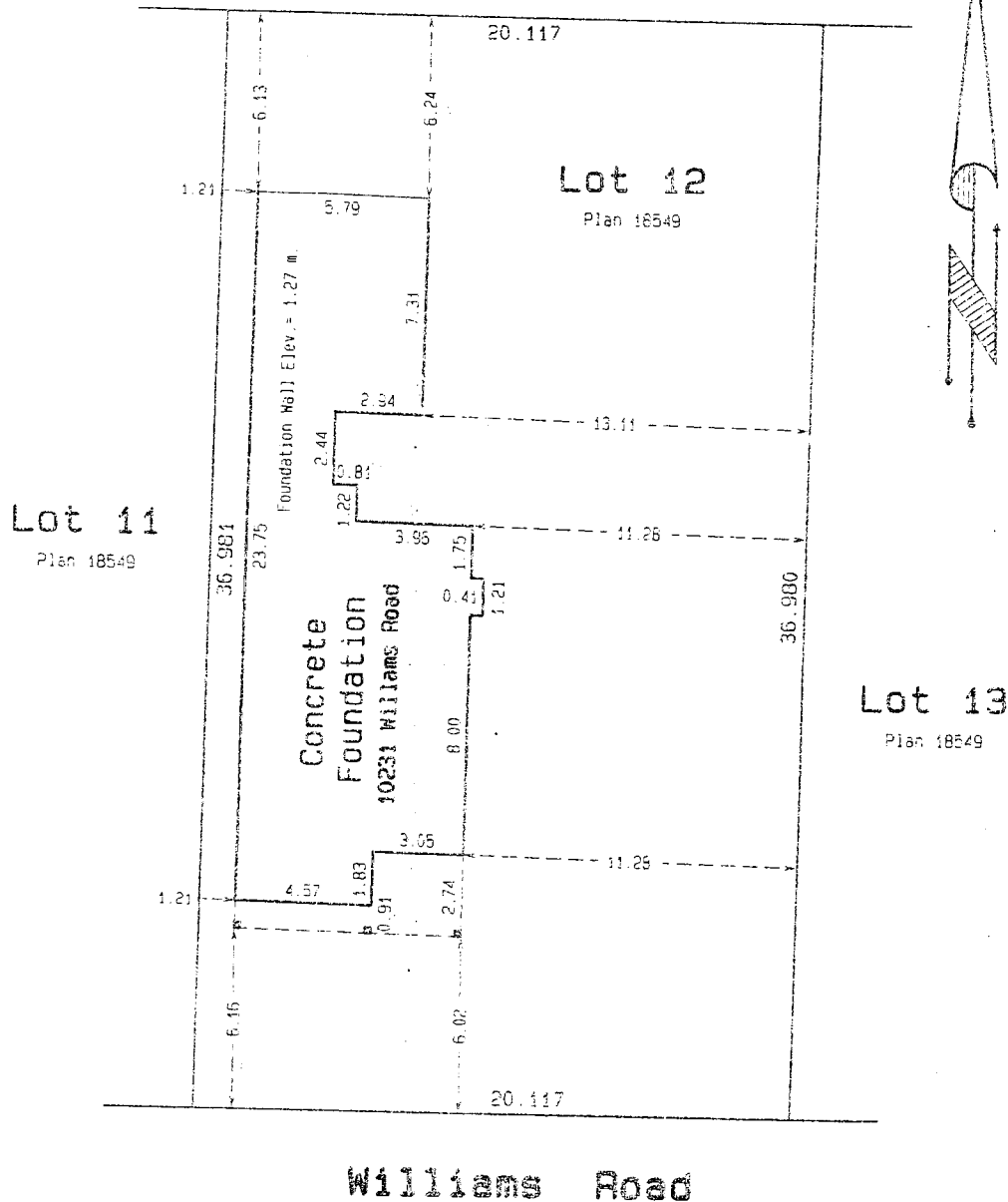
SCALE 1: 200



All Dimensions shown are in Metres.

Lane

Lane Elevation = 0.76m.



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

Elev. =  
 1.15 m.

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 868-2665

© Copyright 2005, DSW.

British Columbia Land Surveyor

## PROJECT ADDRESS

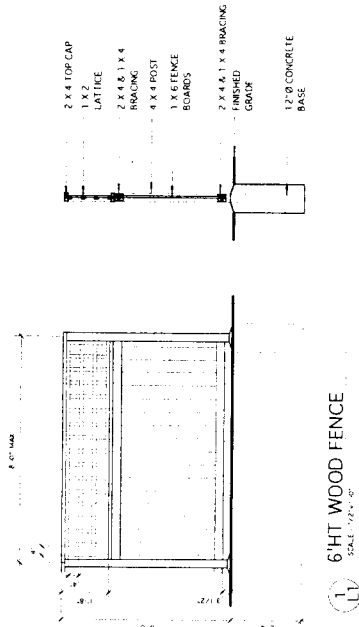
## GROUND COVERS

## PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE CN7A STANDARDS FOR NURSERY STOCK AND THE BCMA 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 TO THE LANDSCAPE ARCHITECT. 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.

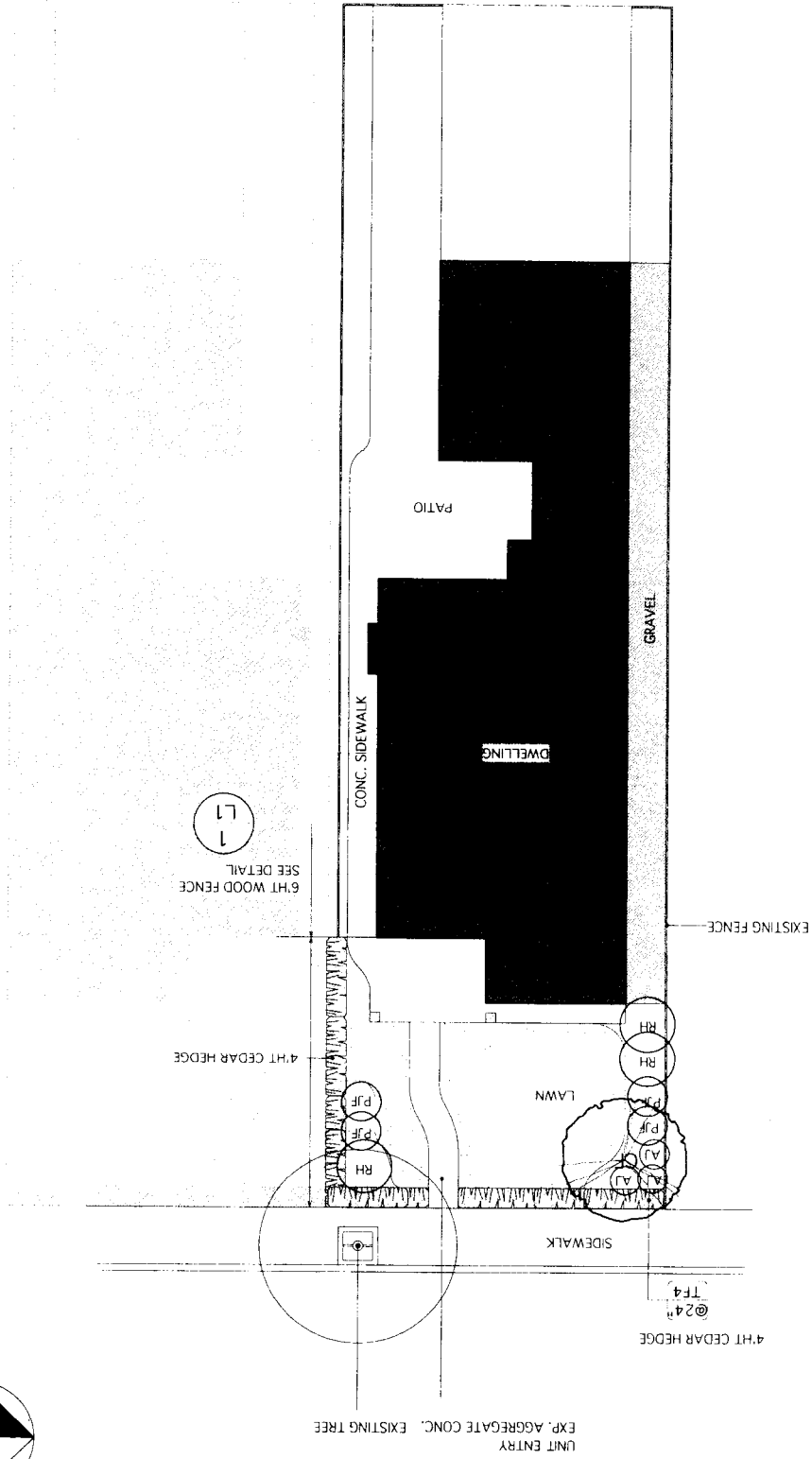


**Drumma Total**

10231 WILLIAMS RD  
RICHMOND, BC

12





2 of 2



City of Richmond

Bylaw 8095

**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

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

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