



**City of Richmond**  
Planning and Development Department

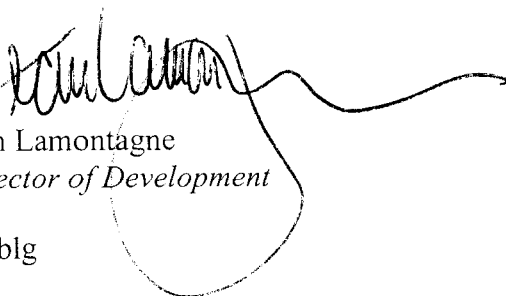
**Report to Committee**

**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)**

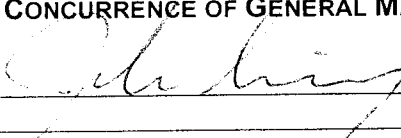
*To Council - Jul 24, 2006*  
*10 Planning - Jul 18, 2006*  
**Date:** June 27, 2006  
RZ 06-329546  
*File: 12-8060-20-8095.*

**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.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b> 

## 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

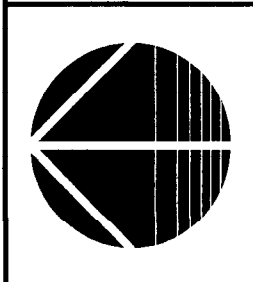
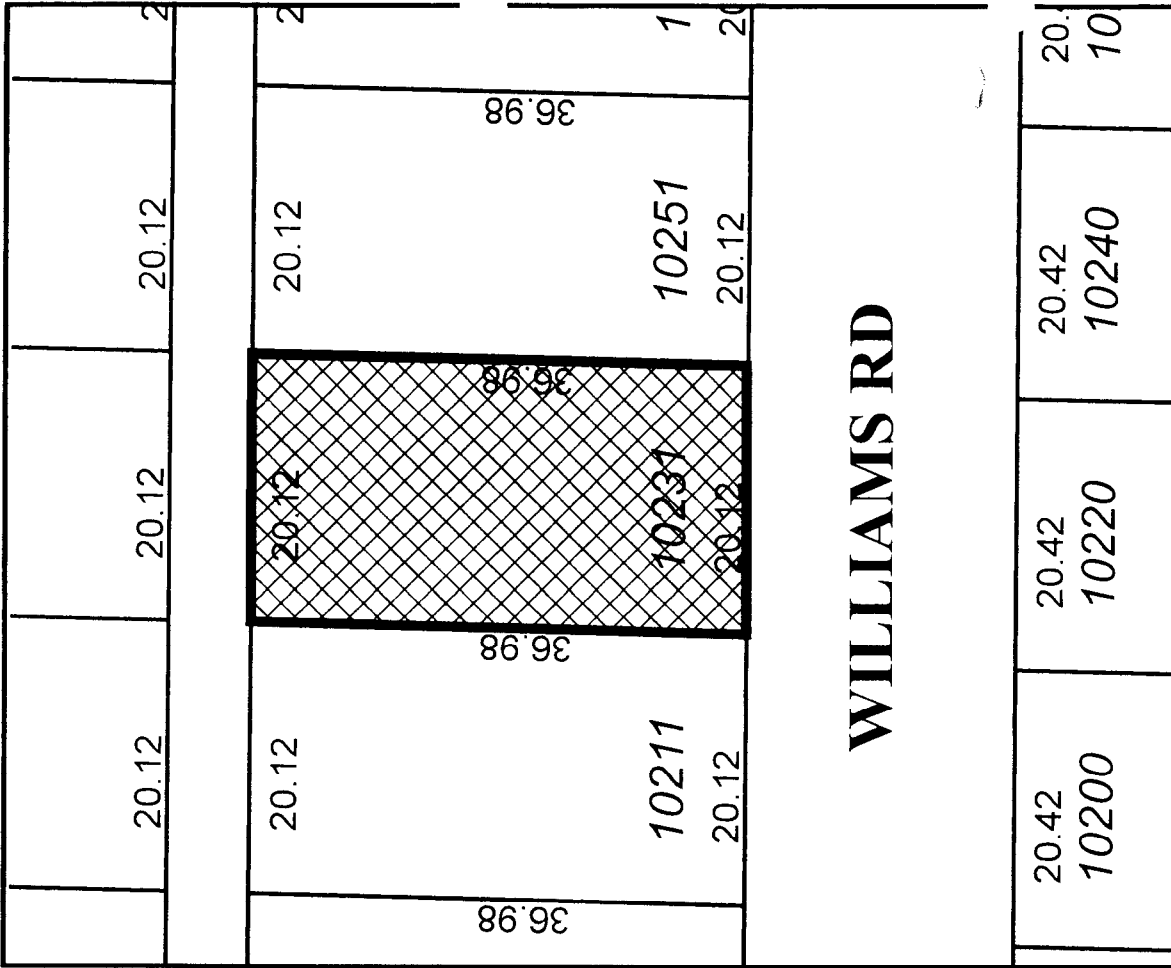
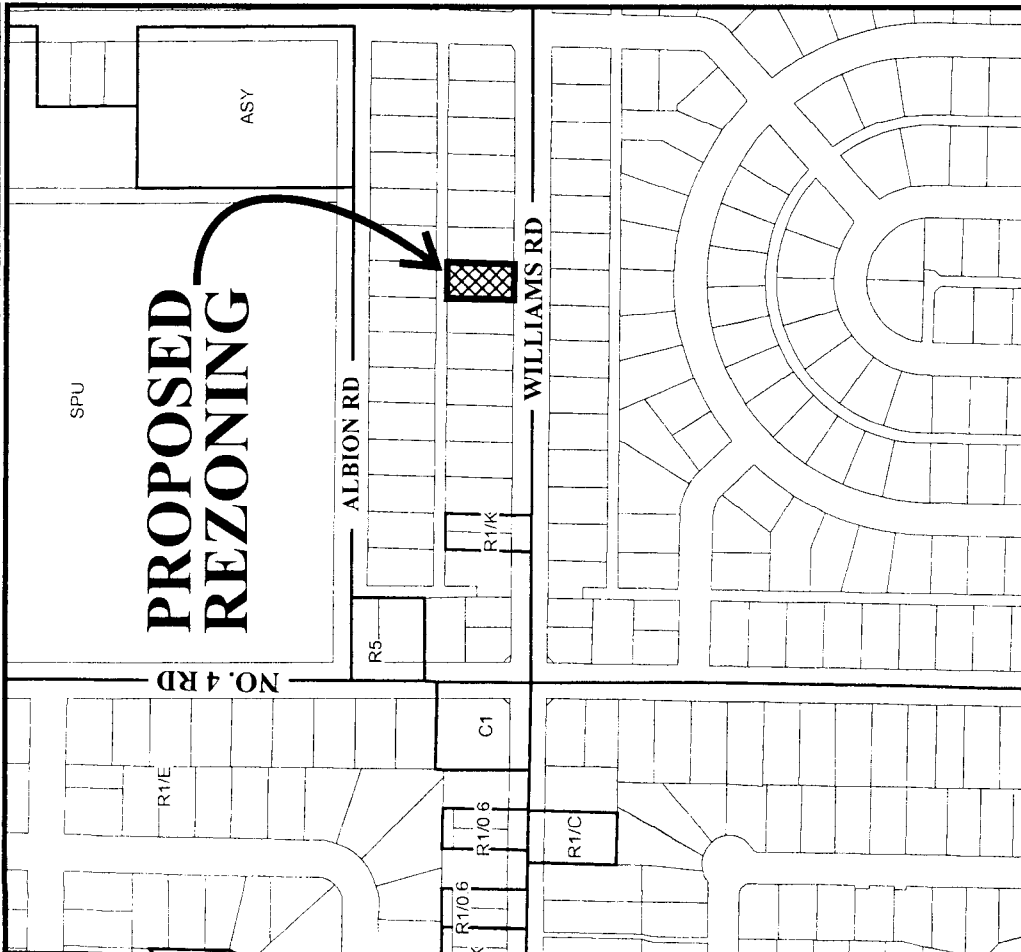
Attachment 2: Site Certificate

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



## RZ 06-329546

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



**SUBJECT  
PROPERTY**

NO. 4 RD

AQUILARD

ALBION RD

WILLIAMS RD



RZ 06-329546

Original Date: 06/22/06

Amended Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S  
SITE CERTIFICATE

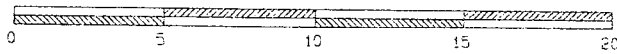
COVERING: LOT 12 of BLK. 17, SEC. 26  
B 5 N, R 6 W, PLAN 18549  
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

10231 Williams Road  
Richmond, B.C.

ELEVATION: 1.27 m.  
Top of Concrete Foundation

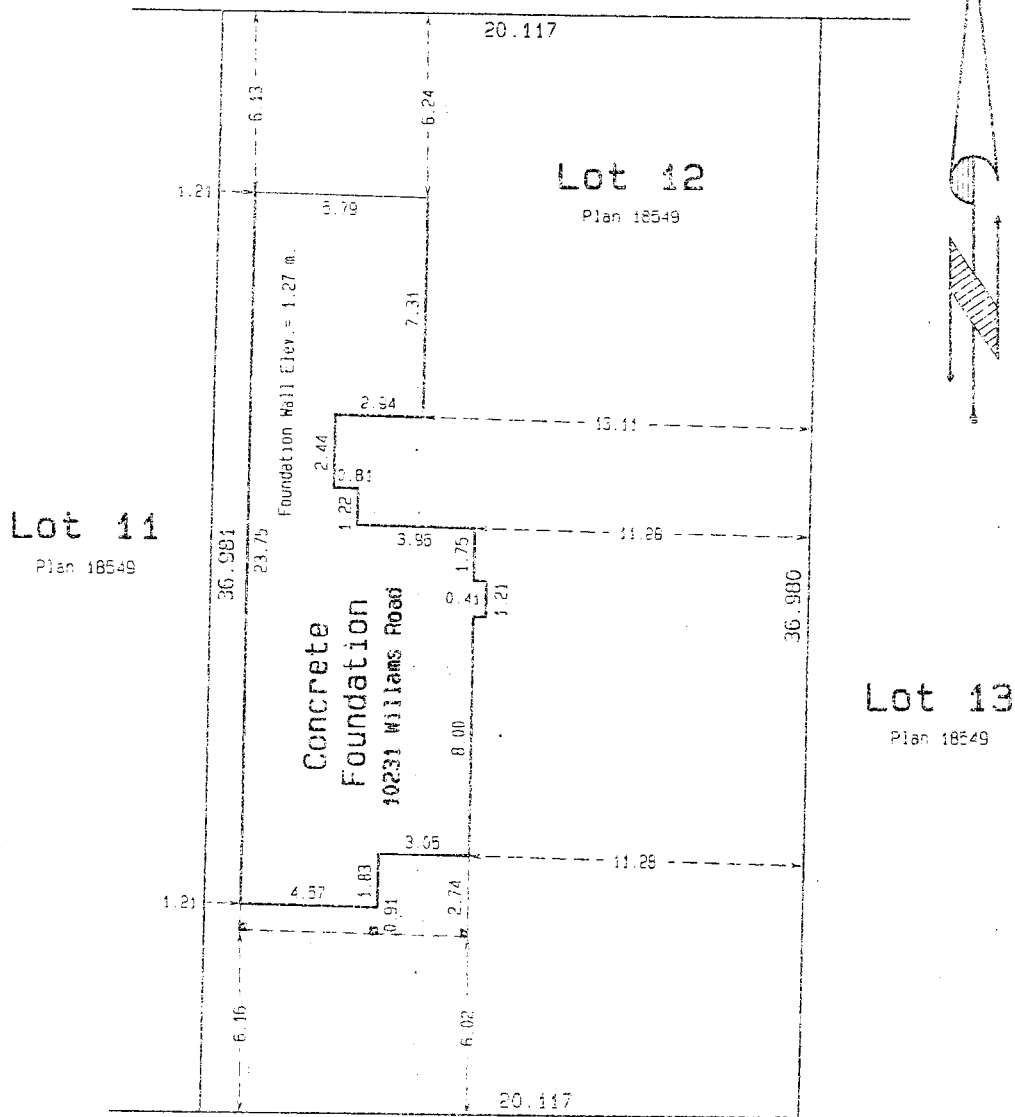
SCALE 1: 200



All Dimensions shown are in metres.

Lane

Lane Elevation = 0.76m.



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

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 866-2885

© Copyright, 2005, DSM.

British Columbia Land Surveyor

# PLANT LIST

PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
CT	1	QUINQUELOBATA RUBRA	WAX DOGWOOD	3.0m-DBH 1.2m HT
TF	17	THUJA OCCIDENTALIS FASTIGIATA	PRINCE OF WALES CEDAR	
<b>SHRUBS</b>				
A1	3	AZALEA JAPONICA **	JAPANESE AZALEA	85 POT
P1	4	PERIS JAPONICA FOREST FLAME	FLY OF THE VALLEY	85 POT
R1	3	PRODRYMONIA **	ROSEDERBYRON	85 POT

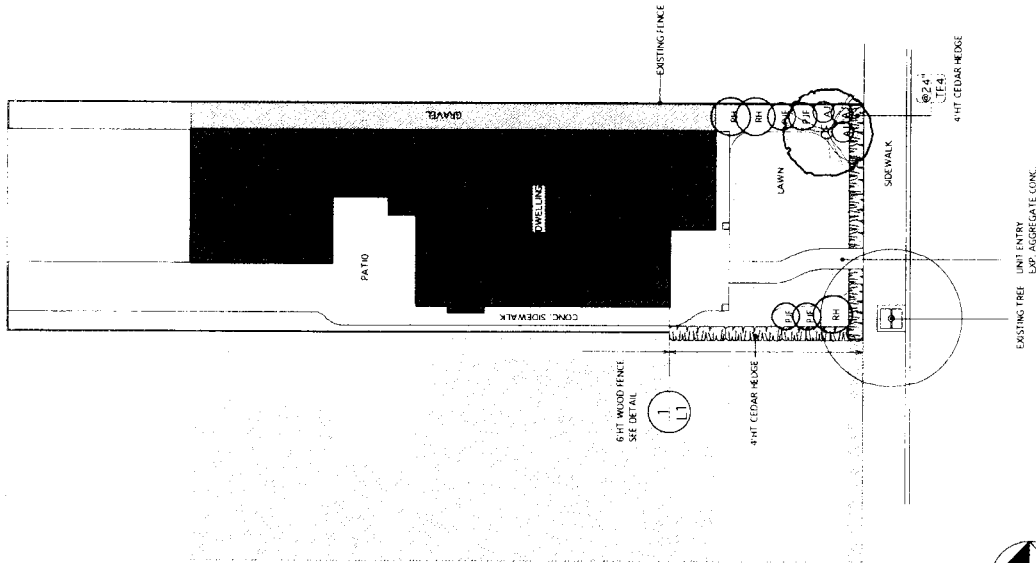
## GROUND COVERS

## VINES

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

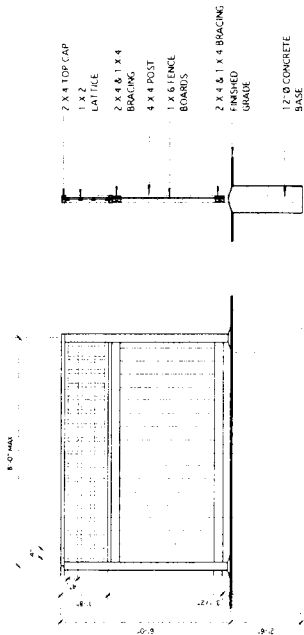
## NOTES

\*\* 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 CNRA 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.  
 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.



6' HT WOOD FENCE

1.1 1.1



- 7 X 4 TDP CAP
- 1 X 2 LATH
- 2 X 4 & 1 X 4 BRACING
- 4 X 4 POST
- 1 X 6 FENCE BOARDS
- 2 X 4 & 1 X 4 BRACING
- FINISHED GRADE
- 12" Ø CONCRETE BASE

## LANDSCAPE PLAN

June 17, 2008  
 REVISIONS / ISSUES

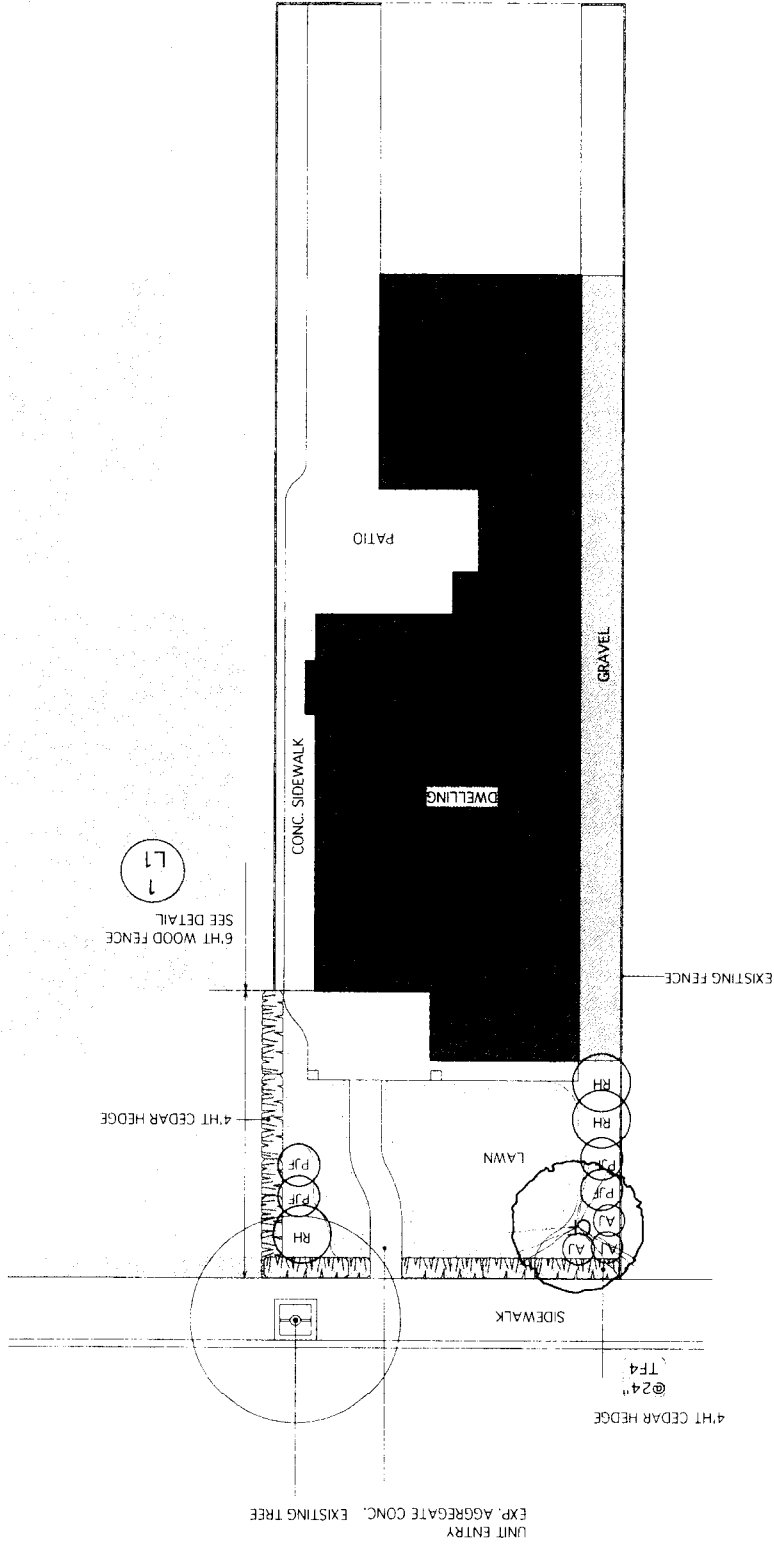
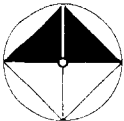
JJO & ASSOCIATES  
 Landscape Architects  
 3180 HUNT STREET  
 RICHMOND, BC V7E 2L4  
 Phone: (604) 273-2811  
 Fax: (604) 273-2806  
 Email: jjo@jjoandassociates.ca

Project:  
 10291 WILLIAMS RD  
 RICHMOND, B.C.

Scale	1/8" = 1'-0"
Drawn	ML
Checked	ML
Date	JUNE 17, 2008
Sheet	01/17
Page	

L1 of 2





June 17, 2006  
 REVISIONS/ISSUES

**JTO**  
 & ASSOCIATES  
 Landscape Architects  
 3180 Hurst Street  
 Richmond BC V6V 2L4  
 Vision (604) 273-2811  
 Fax (604) 273-0936  
 Email: jto@jto.ca

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

Drawing Title:  
 LANDSCAPE PLAN

Scale:	N.T.S.
Sheet:	U
Client:	U
Drawn by:	U
Date:	JUNE 17, 2006
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Scale:	0/11.1"
Sheet:	U



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

JUL 24 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



AUG 02 2006

MAYOR

CORPORATE OFFICER