



City of Richmond
Planning and Development Department


Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: **Application by Vijay Mohan for Rezoning at 10311 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
To Planning - Jul 18, 2006
Date: June 27, 2006
RZ 06-332827
File: 12-8060-20-8097

Staff Recommendation

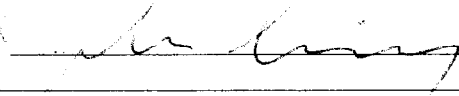
That Bylaw No. 8097, for the rezoning of 10311 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”, be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Vijay Mohan has applied to the City of Richmond for permission to rezone 10311 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	Vijay & Priya Mohan	To be determined
Applicant	Vijay Mohan	No change
Site Size	744 m ² (8,008 m ²)	Two lots each 372 m ² (4,004 ft ²) (Attachment 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 Single-Family Housing District, Subdivision Area E (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.

Landscaping

A tree survey (**Attachment 2**) is submitted and six (6) trees are noted. Only two (2) of the noted trees are considered protected trees as per the Tree Protection Bylaw (No. 8057) – the Pine tree located at the back of the subject site and the Cedar tree located on the adjacent property to the east (10331 Williams Road).

The applicant is proposing to remove the Pine tree on site to accommodate the future driveway. Staff recommend that the applicant plant and maintain a minimum of two (2) trees on site for each bylaw sized tree being removed. 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 lots will be enhanced. The landscape plan includes the two (2) replacement trees (a Pink Dogwood and a Purple Saucer Magnolia at 6 cm calliper each), two Japanese Maple (at 5 cm calliper), and a combination of shrubs and ground covers. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$4,693 prior to final adoption of the rezoning bylaw.

Since the Cedar tree on the adjacent property to the east is located less than 1 m (3 ft.) from the subject site, a tree protection barrier along the drip line of this Cedar tree must be installed prior to final adoption or demolition of the existing structures on site.

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), Greater Vancouver Sewerage Drainage 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 rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies adopted by Council on June 26, 2006. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic 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

EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout/Tree Survey
- Attachment 3: Preliminary Landscape Plan

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

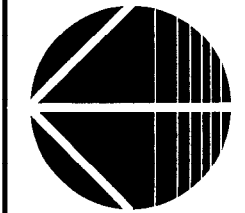
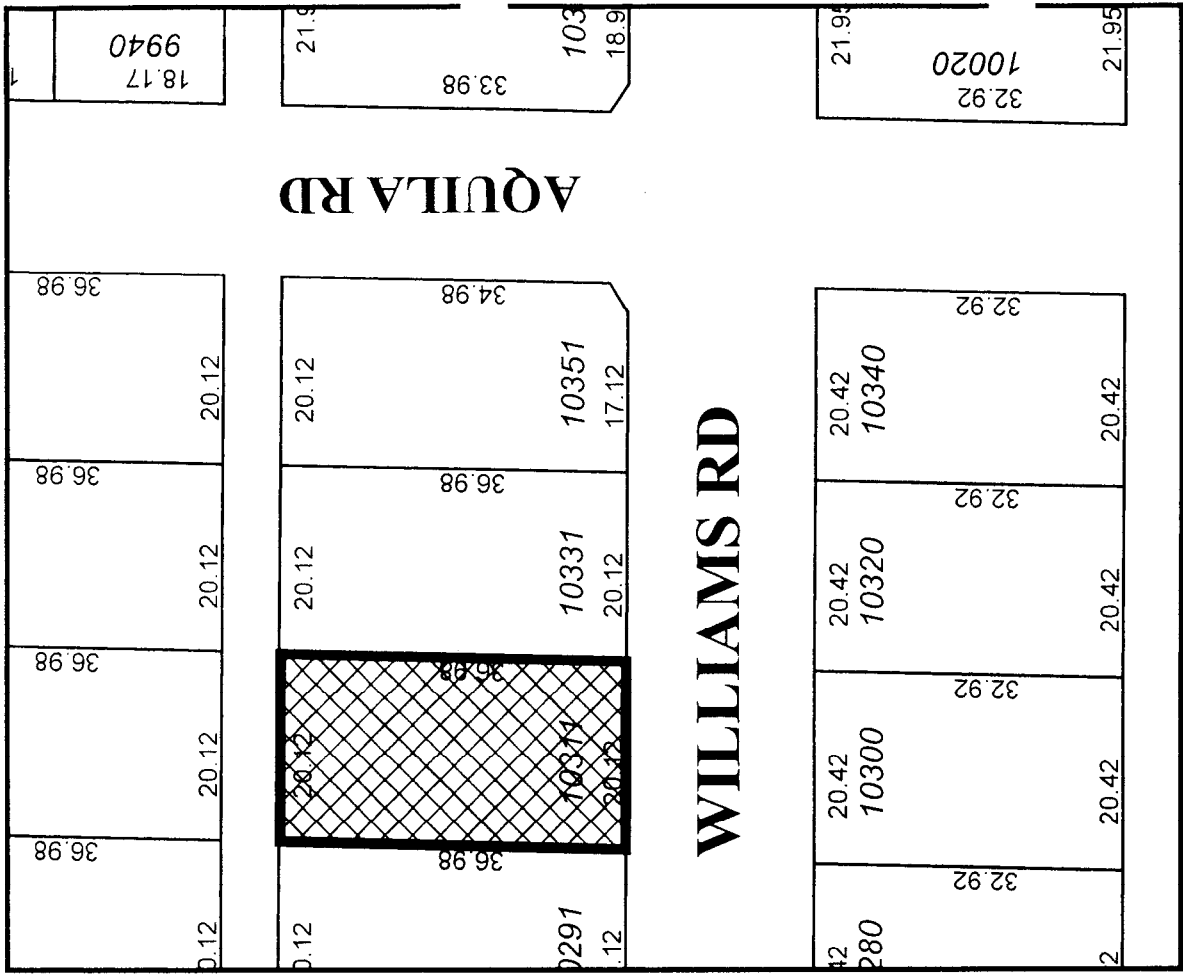
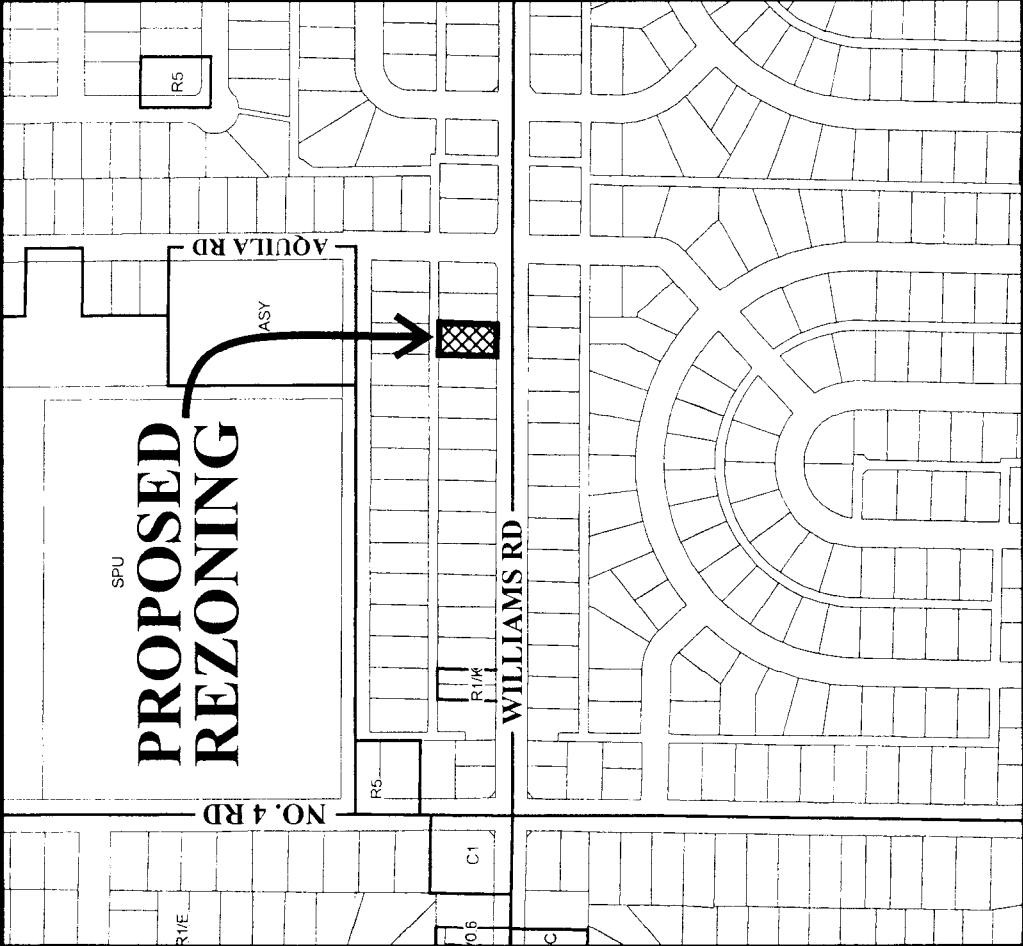
- Submission of a Landscaping Security to the City of Richmond in the amount of \$4,693 for the landscape works as per the landscape plan attached to the report (**Attachment 3**).
- Installation of tree protection barriers along the drip line of the Cedar tree located at the southwest corner of 10331 Williams Road prior to final adoption or demolition of the existing structures on the subject property (10311 Williams Road). Tree protection barriers are required before whichever of these activities occurs first.



City of Richmond

PROPOSED REZONING

SPU

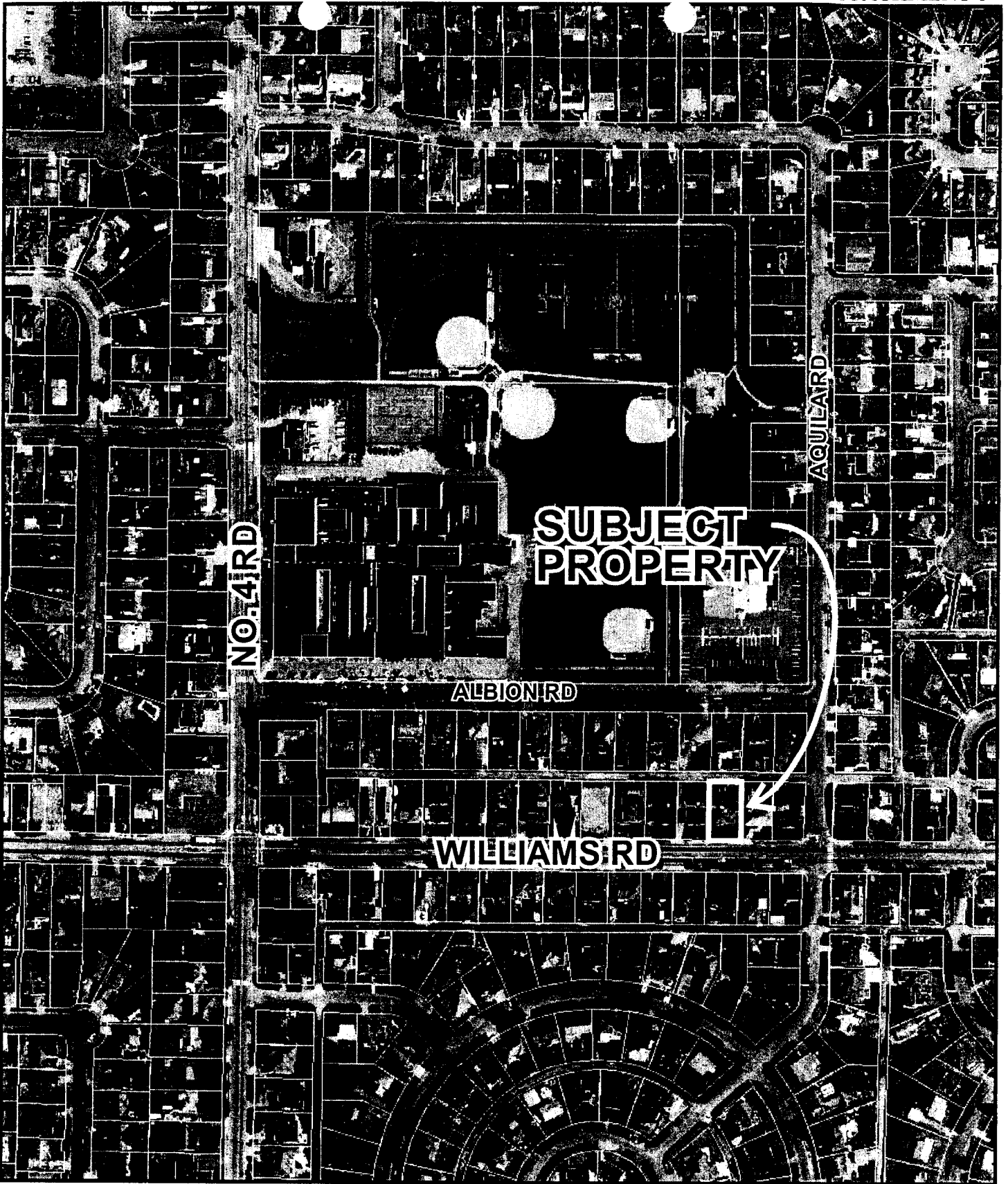


RZ 06-332827

Original Date: 04/13/06

Revision Date: 05/02/06

Note: Dimensions are in METRES



RZ 06-332827

Original Date: 06/28/06

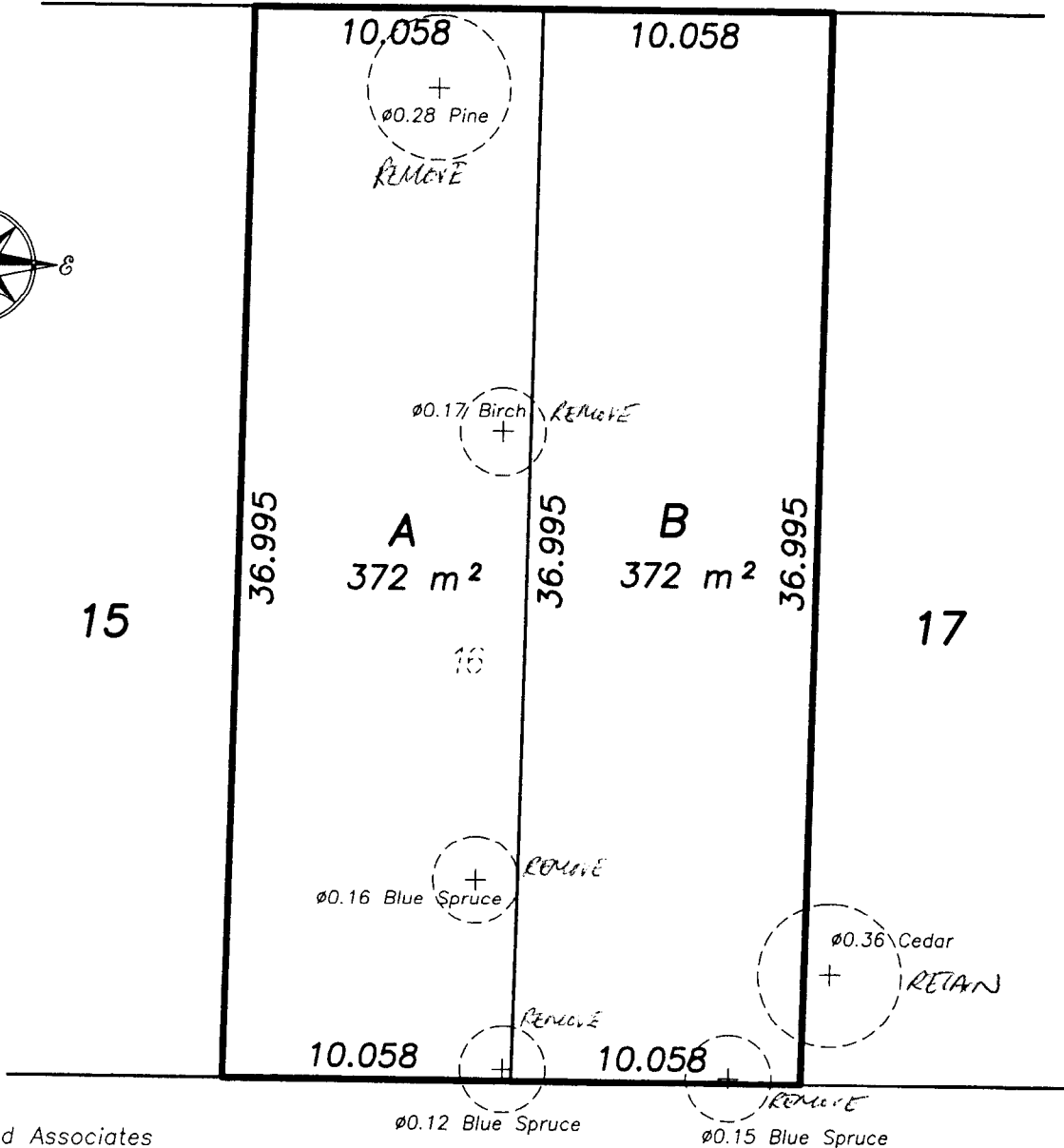
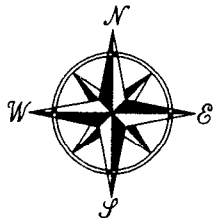
Amended Date:

Note: Dimensions are in METRES

TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 16
BLOCK 17 SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549

#10311 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 004-919-351

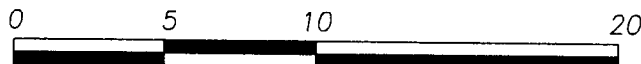
LANE



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 Fax: 214-8929
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 Job No. 2974
 FB-76 P74-76
 Drawn By: KA

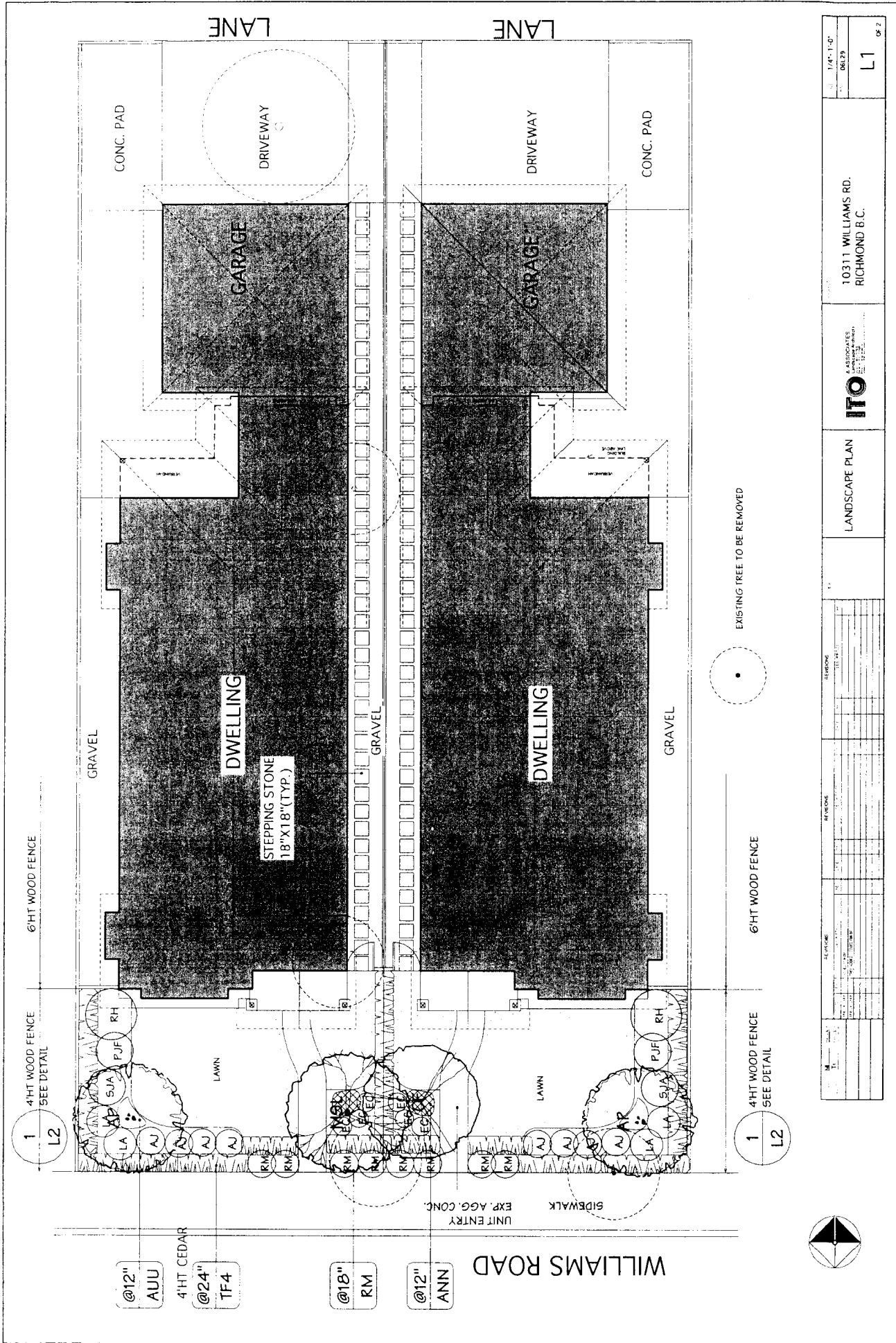
WILLIAMS ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

DWG No. 2974-TREE



EXISTING TREE TO BE REMOVED

6' HT WOOD FENCE

4' HT WOOD FENCE SEE DETAIL

1 L2

1 L2



SCALE: 1/4" = 1'-0"		L1	OF 2
DATE: 06/29			
PROJECT: 10311 WILLIAMS RD. RICHMOND B.C.		LANDSCAPE PLAN	
DESIGNER: ITO ASSOCIATES		DATE: 06/29	
DRAWN BY: [Name]		CHECKED BY: [Name]	
DATE: 06/29		SCALE: 1/4" = 1'-0"	

PLANT LIST

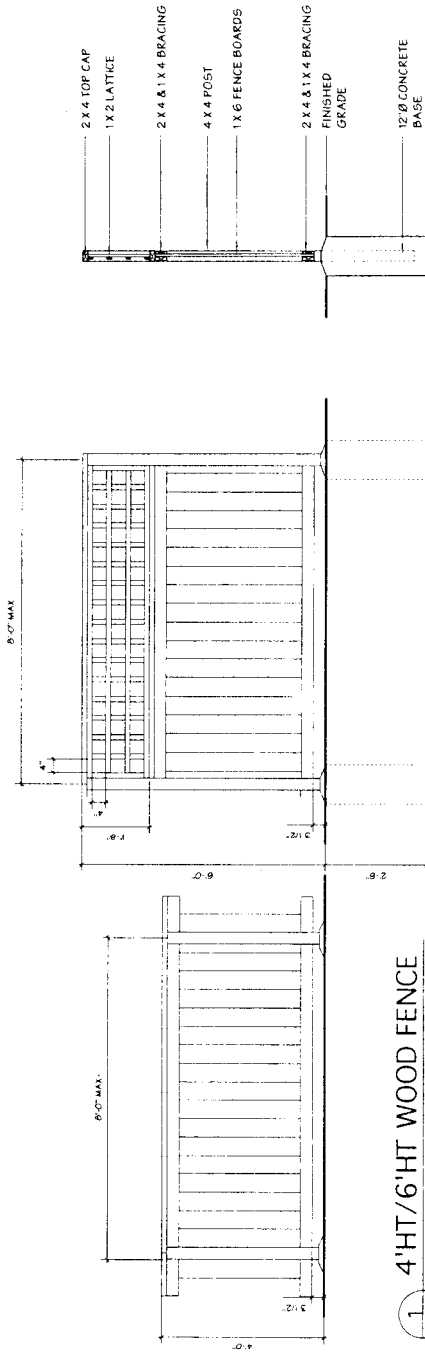
PROJECT ADDRESS

PLANT	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	7	ATER PALMISTUM	JAPANESE MAPLE	5.0cm CALIBRE
MS	1	MAGNOLIA SOULANGIANA	PURPLE SPICE MAGNOLIA	6.0cm CALIBRE
TR	59	THEJA OCCIDENTALIS FASTIGIATA	PRINCEAL CEDAR	1.75m HT
SHRUBS				
A1	8	SALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EL	6	ERGA CARNEA	WINTER HEATHER	#2 POT
LA	4	LEUCORHE AMALARIS	COAST LEUCORHE	#2 POT
PH	2	PHLOENICUM	WINTER FLAME	#2 POT
SM	8	ROSA MELAND	ROSE	#1 POT
SJA	2	SHIBADA JAPONICA	ANTHONY WATER SPIRAEA	#2 POT

GROUND COVERS
 ANJ 10 ARCTOSTAPHYLOS (VA.UBS) MONARDILLA #501 POT

PREFERRED ANNUALS/PERENNIALS/GRASSES/AQUATIC PLANTS
 ANN 20 ANNUALS ** #501 POT

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-CANADIAN 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 WORKS TURNED OVER TO THE OWNER.



4' HT / 6' HT WOOD FENCE
 SCALE - 3/4" = 1'-0"

1 L2

		10311 WILLIAMS RD. RICHMOND B.C.	
PLANT LIST/ DETAIL		SHEET: 3/4" = 1'-0" ORDER: L2 of 2	



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8097 (RZ 06-332827)
10311 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. 004-919-351

Lot 16 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 8097”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 24 2006

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

MAYOR

CORPORATE OFFICER