



To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Hui Chih Cheng for Rezoning at 10691 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

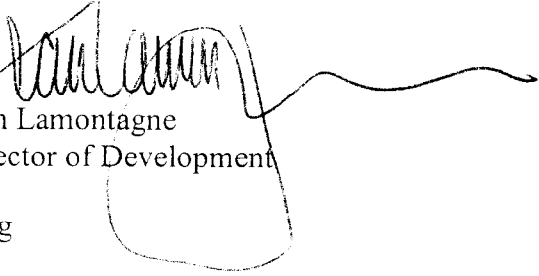
To Council - Jul 24, 2006
to Planning - Jul 18, 2006
Date: June 30, 2006

RZ 06-334555

File: 12-8060-20-8091

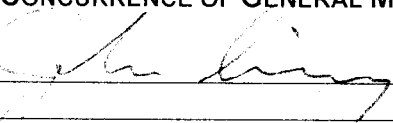
Staff Recommendation

That Bylaw No. 8091, for the rezoning of 10691 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:rg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER 

There are requirements to be dealt with prior to final adoption:
Development requirements, specifically:

- Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan and landscaping security should include the six (6) replacement trees required (two 8 cm calliper, two 9 cm calliper, and two 11 cm calliper). If replacement trees cannot be accommodate on-site cash-in-lieu for off-site planting is required;
- Installation of tree protection barriers around all existing tree to be retained on site and along the drip line of the tree located at the southwest corner of 10711 Williams Road and the tree located at the south east corner of 10671 Williams Road prior to final adoption or demolition of the

existing structures on the subject property (10691 Williams Road). Tree protection barriers are required before whichever of these activities occurs first.

- Registration of a restrictive covenant to ensure that the front yard setback is a minimum of 7 m (23 ft.) to ensure that the existing Maple tree in the front yard will not be damaged.

[signed copy on file]

Agreement by Applicant

Item	Details
Application	RZ 06-334555
Location	10691 Williams Road (Attachment 1)
Owner	Hui Chih Cheng
Applicant	Hui Chih Cheng & Hui Chien Cheng
Date Received	April 24, 2006
Acknowledgement Letter	May 25, 2006
Fast Track Compliance	June 9, 2006
Staff Report	June 30, 2006
Planning Committee	July 18, 2006
Site Size	674 m ² (7,255 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (337 m ² or 3,627 ft ² each)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed - Single-Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft.
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential <i>Complies with land use designations</i> Area or Sub-Area Plan: None applicable
Surrounding Development	<ul style="list-style-type: none"> This block of Williams Road contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots or properties that are currently in the process of redevelopment. The majority of the lots in this block fronting Williams Road have similar development potential due to the existing lane system.
Staff Comments	<ul style="list-style-type: none"> 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).

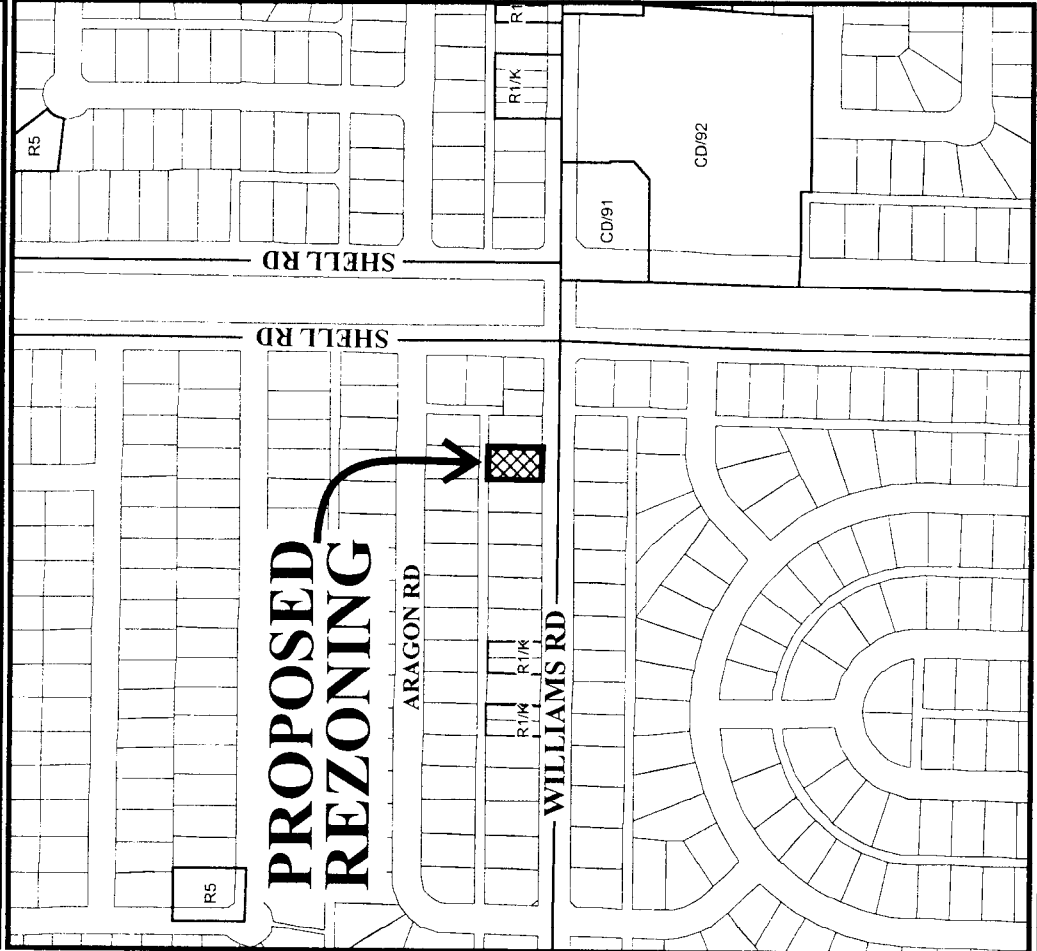
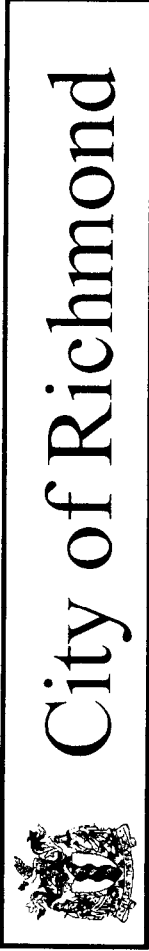
Staff Comments (Cont.)	<ul style="list-style-type: none"> • The application to rezone 10400 Aragon Road (at Williams Road) to Single-Family Housing District (R1-0.6) has been given Third Reading on May 15, 2006 (reference file RZ 06-326332). • Six (6) separate rezoning applications to rezone six (6) 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. • A tree survey is submitted (Attachment 2) and six (6) protected trees are noted on the subject site. • The applicant is proposing to remove two (2) bylaw sized trees within the building envelope to accommodate the future single-family dwellings. • The applicant is also proposing to remove a Cedar tree (dbh 0.35 m) in the front yard despite that the arborist report (Attachment 3), provided by the applicant, recommends retention. The applicant feels that the tree is located too close to the future dwellings. • The applicant is proposing to plant and maintain six (6) replacement trees on site. The size of the replacement trees will be in accordance with the requirements of Schedule A of the Tree Protection Bylaw No. 8057. • In order to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw. • Tree protection barriers will be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site. • In addition to the trees located on site, one (1) bylaw sized tree located on the adjacent property to the east (10711 Williams Road) and another one (1) bylaw sized tree located on the adjacent property to the west (10671 Williams Road) are noted on the tree survey. Since these trees are located less than 1 m (3 ft.) from the subject site, tree protection barriers along the drip lines of these tree are also required to be installed prior to final adoption or demolition of the existing structures on site. • 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 (City + GVSD), School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.
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<p>Analysis</p>	<ul style="list-style-type: none"> • The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies adopted by Council on June 26, 2006. • The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road. • There is one (1) Maple tree and one (1) Cedar tree located in the middle of the front yard. The arborist report recommends that excavations be kept approximately 7 m (23 ft.) from the front property line in order to preserve these two (2) trees. • The applicant has agreed to register on title a restrictive covenant to ensure all structures on the future lots will be setback 7 m (23 ft.) from the front property line in order to preserve the Maple tree. • However, the applicant has concerns over the retention of the Cedar tree as the tree is located very close to the future dwellings. • Based on a recently site visit, the City Arborist determined that this Cedar is crowding the other two trees in the front yard and it is located too close to the building envelope. • On this basis, staff believe that replacement planting is a more appropriate approach. • Since the drip line of this Cedar tree encroaches into the already reduced building envelopes and the applicant has made an effort to preserve two (2) out of the three (3) trees in the front yard and all the trees/hedges on the side yard, staff have no objection to the proposal of removing the Cedar tree in the front yard.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Tree Survey; Attachment 3 – Arborist Report</p>
<p>Recommendation</p>	<p>The rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>



Edwin Lee
Planning Technician - Design
(4121)

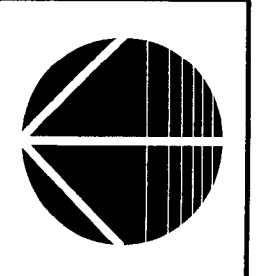
EL:rg



12	20.12	20.12	23.16
12	20.12	20.12	16.46
671	33.53	10711	25.03
12	20.12	10731	16.46
WILLIAMS RD			
2	21.03	21.03	26.4
540	10660	10680	9

Original Date: 05/17/06
 Revision Date: 07/04/06
 Note: Dimensions are in METRES

RZ 06-334555





RZ 06-334555

Original Date: 05/17/06

Amended Date:

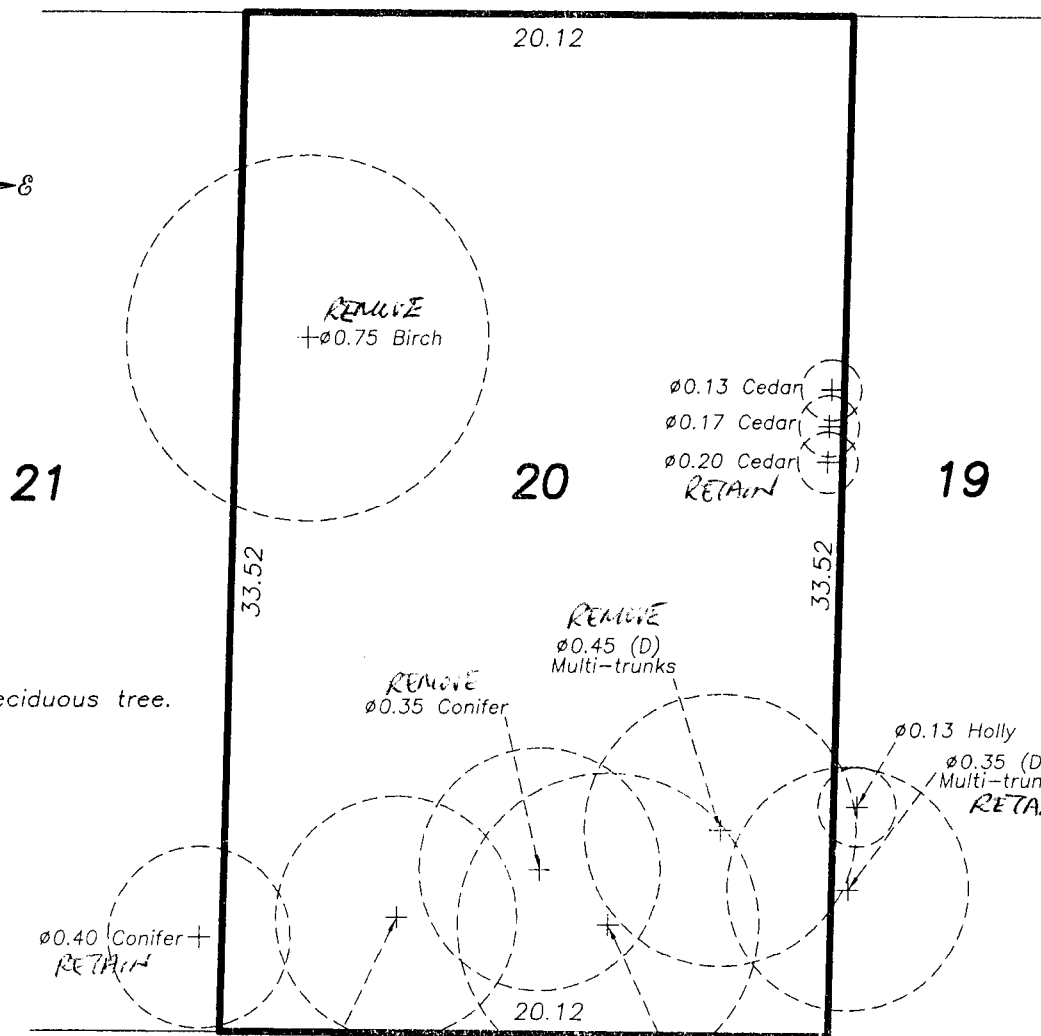
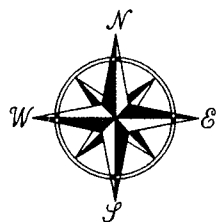
Note: Dimensions are in METRES

PLAN OF TREE SURVEY OF LOT 20 BLOCK 19
OF SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18548

#10691 WILLIAMS ROAD
 RICHMOND, B.C.
 P.I.D. 002-699-010

SCALE: 1:250

LANE



LEGEND

(D) denotes deciduous tree.

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 Canada and B.C. Land Surveyor
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 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2988
 FB-75, P110
 Drawn By: GB

WILLIAMS ROAD



DWG No. 2988-TREE

SURVEY COMPLETED ON APRIL 17th, 2006.



06-334555

June 21, 2006

ARBORIST REPORT PREPARED FOR:
HARRY HAGGARD LANDSCAPE ARCHITECTS
4077 St. Georges, N. van, bc, v7n 1w7
604-985-0137

RE: 10691 WILLIAMS RD., RICHMOND

The scope of this report was to inspect and inventory all trees on the property and further to provide comment on the feasibility of retaining each tree. The property in question is being redeveloped splitting the lot into two.

Each tree is listed by common name and botanical name, the diameter breast height (DBH) as well as the approximate height (H). The overall health of the tree is stated as satisfactory, meaning progressing in a positive normal manner with a healthy full canopy and foliage, or poor, meaning the tree is in decline, showing dieback, thinning canopy and / or sparse foliage.

During my inspection of this property I found a single family home still remaining, no excavation or pre demolition work had been done. There were also no survey pegs installed to clearly indicate the property lines. I was informed that the new proposed homes would be built out to the maximum allowable – I assumed this to be a 6m set back from front and back property line and 1m from side lines. In the absence of survey pegs I referenced the front property line as being the storm sewer catch basin located in the front east corner of the lawn. This puts the existing outer edge of the stair case to the front door at 7m back from the property line and the front face of the existing house at 8m back. See sketch.

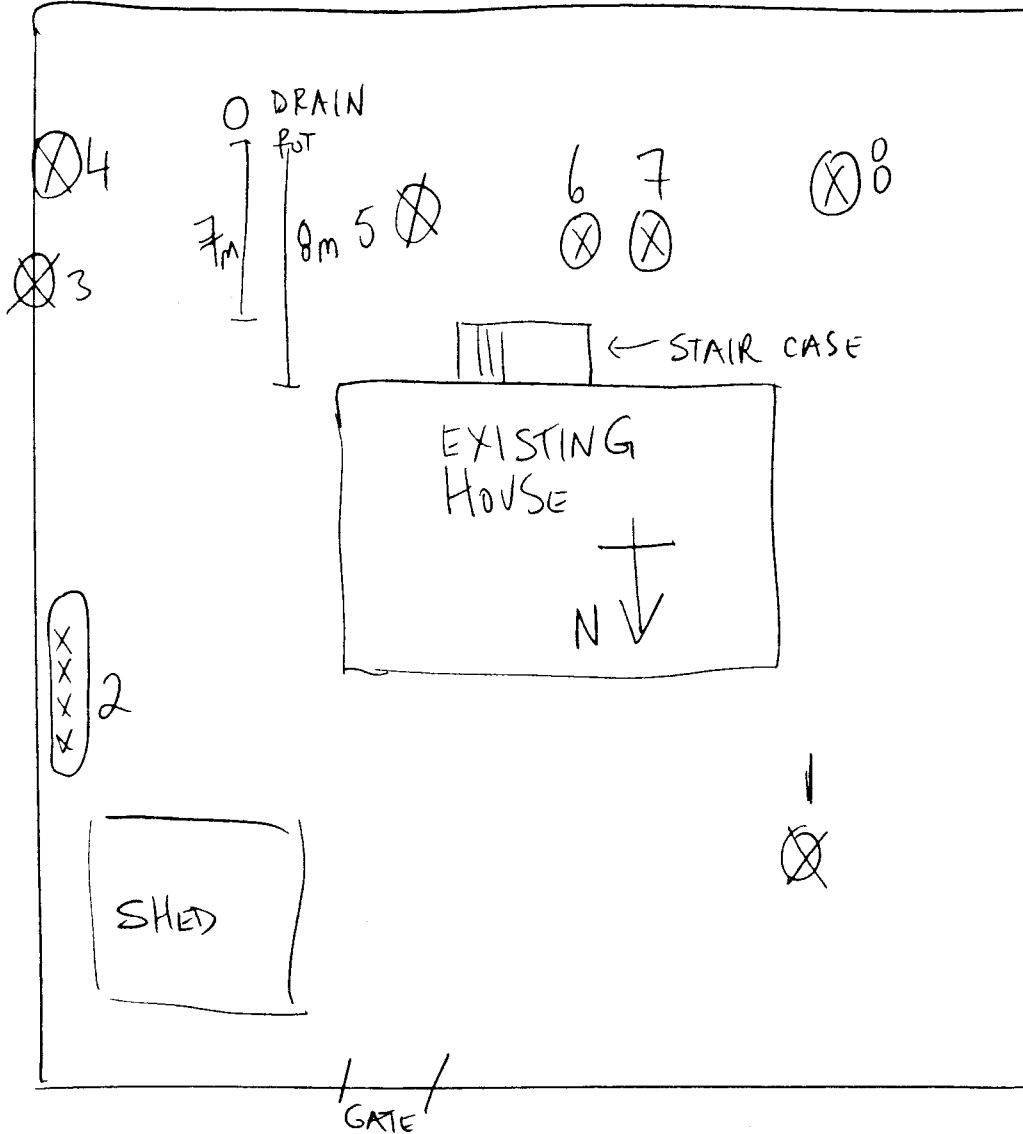
A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.

CEDAR RIDGE TREE CARE

Wednesday, June 21, 2006
6:20 PM

Caring For Your Trees Since 1986

← WILLIAMS RD →



← LANE →

A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.

- 1) Birch tree (*Betula pendula*) : dbh 588mm, H 22m, Poor. This tree is located in the back NW corner of the lot. I was informed that the retention of this tree was not in question as it is clearly within the building envelope.
- 2) 4 Pyramid Cedars (*Thuja occidentalis*) : average dbh 80mm, H 4.5m, satisfactory. This is a small hedge row of cedars tucked right against the existing fence on the east side of the back yard. They would be suitable for retention.
- 3) Holly tree (*Ilex aquifolium*): dbh 130mm -summing the 2 largest trunks, H 6m, satisfactory. This tree is located on the east property line in the front yard. It is questionable as to which side of the property line it is on. It would be suitable for retention.
- 4) Plum tree, fruiting (*Prunus*, most likely rosaceae family): dbh 280mm – summing the 3 largest trunks, H 6m, satisfactory. This is multi stem tree located beside holly on the east property line. It is also questionable as to which side of the property line it is on. It would be suitable for retention.
- 5) Viburnum Shrub: There is a large Viburnum shrub (Snowball bush) located in the front yard opposite front door of the house. This has grown to some 15ft tall but as it is a shrub I have omitted it from this report.
- 6) Big Leaf Maple (*Acer macrophyllum*): dbh 190 + 206 + 170mm – the 3 largest stems, H 16m, satisfactory. This is a multi stem tree located in the middle of the front lawn. If the excavation for the new homes can be kept back to where the southern edge of the existing stair case is to the front door – which is at approximately 7m from the front property line - then this tree would be suitable for retention. Please note this is the excavation and NOT the foundation. If the encroachment comes closer than the existing home (which is at the edge of the trees' drip line) then the tree is not suitable for retention as the root zone loss would not be acceptable.
- 7) Deodora Cedar (*Cedrus deodara*): dbh 361mm, H 16m, satisfactory. This tree is located beside the Maple in the middle of the front lawn. Its' suitability for retention is the same as the Maple --- see notes for tree #6.
- 8) Plum tree, fruiting (*Prunus* most likely rosaceae family): dbh 205 + 190 + 205mm – the 3 largest trunks, H 6m, satisfactory. This multi stem tree is located on the western portion of the front lawn. It would be suitable for retention.

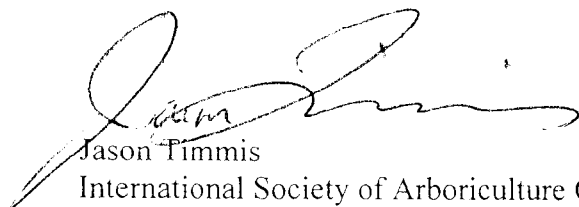


CEDAR-RIDGE TREE CARE

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This report is submitted in good faith without prejudice of any person or party. My observations are based on visual assessment only and as such do not guarantee the productiveness and / or safety of any tree discussed.

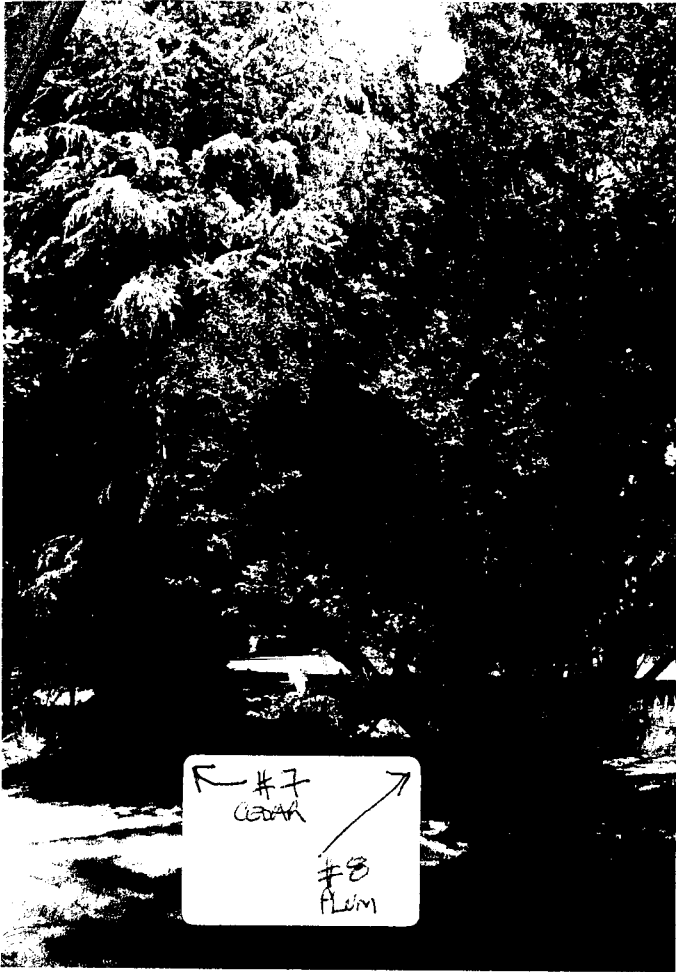
Photos and sketch attached.



Jason Timmis
International Society of Arboriculture Certified Arborist #PN-2616

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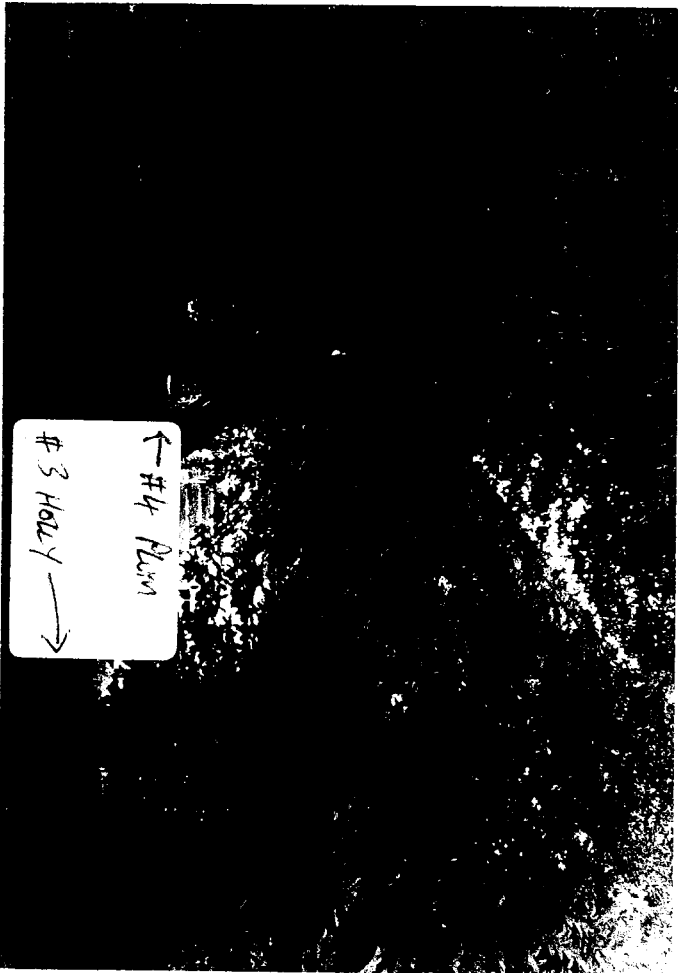
10680 SCEPTRE CRES., RICHMOND, B.C. V7E 2A7 • TEL/FAX: **(604) 275-8829** • E-MAIL: crll@infinet.net



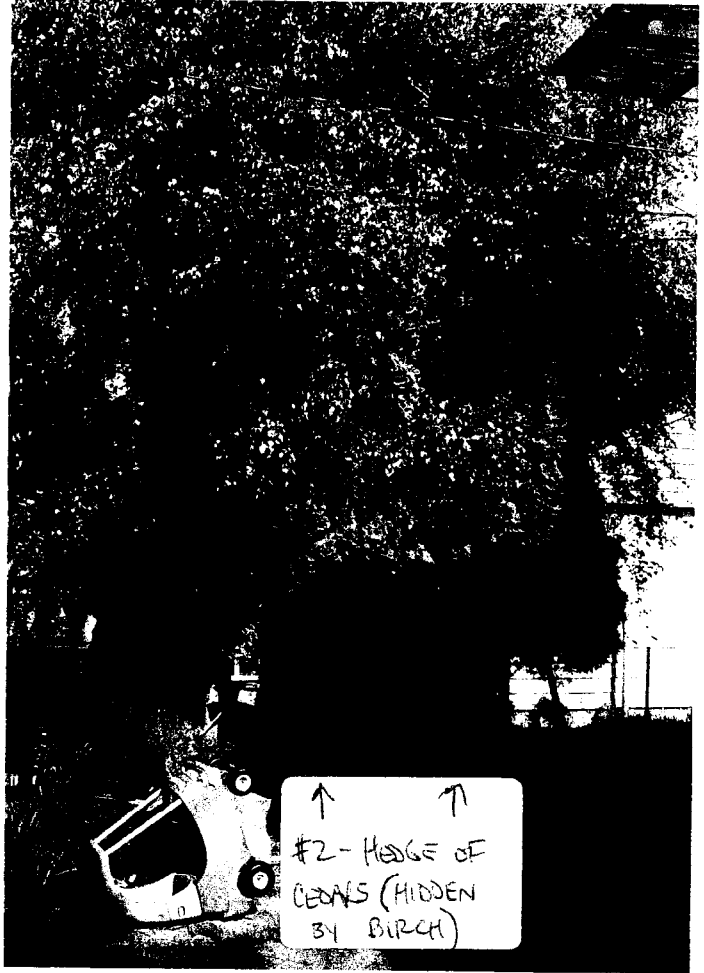
← #7
CEDAR →
#8
ALUM



↗
#6 MAPLE



↑ #4
ALUM
#3 HOLLY →



↑ ↑
#2 - HEDGE OF
CEDARS (HIDDEN
BY BIRCH)



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8091 (RZ 06-334555)
10691 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. 002-669-010

Lot 20 Block 19 of Section 26 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8091”**.

FIRST READING

JUL 24 2006

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>n</i>

MAYOR

CORPORATE OFFICER