



To: Planning Committee
From: Jean Lamontagne
Director of Development

To Planning - Nov. 07, 2006.
Date: October 19, 2006

RZ 06-328429/
RZ 06-329052/
RZ 06-330156/
RZ 06-330492/
RZ 06-334343/
RZ 06-340380

Re: Application by Les Cohen and Azim Bhimani for a Rezoning at
10020 No. 4 Road from Single-Family Housing District, Subdivision Area E
(R1/E) to Single-Family Housing District (R1-0.6)

*File: 12-8060-20-8128/8129/8131/
8132/8133/
8134*

Application by Benn Panesar for a Rezoning at 10120 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Application by Bob Kooner for a Rezoning at 10260 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Application by Ajit Thaliwal for a Rezoning at 10100 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Application by Dhinjal Construction Ltd. for a Rezoning at
10600 Williams Road from Single-Family Housing District, Subdivision Area E
(R1/E) to Single-Family Housing District (R1-0.6)

Application by Satnam Sangha for a Rezoning at 10280 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Staff Recommendation

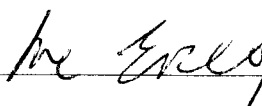
1. That the following recommendations be forwarded to Public Hearing:
 - (a) Single-Family Lot Size Policy 5443 for the area bounded by Williams Road, No. 4 Road, Steveston Highway, and Shell Road (Section 35-4-6), adopted by Council on December 17, 1990, be amended to permit:
 - i. properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting No. 4 Road from Williams Road to Dennis Place, to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only; and

- ii. retention of the Single-Family Housing District, Subdivision Area E (R1/E) zoning for all other the properties within this quarter-section including properties fronting on No. 4 Road between Dennis Place and Wilkinson Road, and properties fronting on Shell Road between Williams Road and Maddocks Road.
- 2. That Bylaw No. 8128, for the rezoning of 10020 No. 4 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;
- 3. That Bylaw No. 8129, for the rezoning of 10120 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;
- 4. That Bylaw No. 8131, for the rezoning of 10260 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;
- 5. That Bylaw No. 8132, for the rezoning of 10100 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;
- 6. That Bylaw No. 8133, for the rezoning of 10600 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; and
- 7. That Bylaw No. 8134, for the rezoning of 10280 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 DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

PART 1 – LOT SIZE POLICY REVIEW

Origin

At the time of writing this report, the City of Richmond had received the following rezoning applications in Section 35-4-6:

Coach House District (R9) Rezoning Application:

One (1) application (RZ 06-329755) to rezone 10351 Aragon Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a dwelling unit above the garage with access to an existing lane; and

Single-Family Housing District (R1-0.6) Rezoning Applications:

Nine (9) applications to rezone from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit each of these properties to be subdivided into two (2) single-family residential lots with access to an existing lane:

	File Number	Address
1	RZ 06-328429	10020 No. 4 Road
2	RZ 06-329052	10120 Williams Road
3	RZ 06-330156	10260 Williams Road
4	RZ 06-330492	10100 Williams Road
5	RZ 06-334343	10600 Williams Road
6	RZ 06-338011	10680 Williams Road
7	RZ 06-340380	10280 Williams Road
8	RZ 06-342754	10500 Williams Road
9	RZ 06-347545	10080 Williams Road

These applications are contrary to the existing Single-Family Lot Size Policy 5443 (**Attachment 2**), which has been in effect for over five years. Prior to being able to consider these rezoning applications, the existing Single-Family Lot Size Policy 5443 must be amended to allow properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Dennis Place to Williams Road within this Policy area to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R9).

A public consultation process for the amendment to Single-Family Lot Size Policy 5443 was initiated in April 2006 and an Open House was held in June 2006.

This report provides information on the neighbourhood consultation, responses to the informal survey used in the consultation process, and staff recommendations for amendments to the Policy and six (6) of the rezoning applications that are ready for Planning Committee’s consideration:

	File Number	Address
1	RZ 06-328429	10020 No. 4 Road
2	RZ 06-329052	10120 Williams Road
3	RZ 06-330156	10260 Williams Road
4	RZ 06-330492	10100 Williams Road
5	RZ 06-334343	10600 Williams Road
6	RZ 06-340380	10280 Williams Road

Refer to the location map in **Attachment 1**. Lot size dimensions are shown in a table in Part 2 of this report.

The other four (4) rezoning applications are not being presented because issues related to on site tree preservation for those applications were not addressed at the time of writing this report:

	File Number	Address
1	RZ 06-329755	10351 Aragon Road
2	RZ 06-338011	10680 Williams Road
3	RZ 06-342754	10500 Williams Road
4	RZ 06-347545	10080 Williams Road

Related Policies & Studies

Lot Size Policy 5443

Single-Family Lot Size Policy 5443 was adopted by Council on December 17, 1990. It restricts rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 ft. wide) only.

Lane Establishment and Arterial Road Redevelopment Policies

The subject applications are consistent with the City’s Lane Establishment and Arterial Road Redevelopment Policies which encourages single-family residential and coach house development on properties along arterial roads where access to an existing, fully operational municipal lane is available. Under these policies, properties fronting on No. 4 Road from Dennis Place to Wilkinson Road and properties fronting on Shell Road from Williams Road to Maddocks Road also have redevelopment potential and are therefore included in the original lot size policy amendment proposal. Properties fronting on No. 4 Road from Wilkinson Road to Steveston Highway and properties fronting Steveston Highway from No. 4 Road to Shell Road within this Policy area are not included in the proposal because it will be difficult for the development to connect to an operational lane or an existing side street.

Consultation

In early April 2006, letters regarding the proposed amendments to the Single-Family Lot Size Policy for this area (**Attachment 3**) were sent to every household in this quarter-section (35-4-6). The original intent was to exclude all properties fronting an arterial where an existing municipal lane is fully operational (**Attachment 4**). In response to this letter, seven (7) letters/e-mails were received from area residents (2 supports, 4 opposes, 1 neutral with suggestions, see **Attachment 5**). In addition, a petition with 137 signatures from 116 households in the quarter-section, in opposition to the proposed amendment to Lot Size Policy 5443, was received (**Attachment 6**). Concerns included densification along the perimeter of the neighbourhood, increase of traffic in the laneway, insufficiency of community facilities and green space within the neighbourhood, and possible densification in the quarter-section interior.

In early June, 2006, a second letter (**Attachment 7**) was sent out, again providing an overview of the proposed amendments to the Single-Family Lot Size Policy as well as an invitation to an Open House Meeting at McNair Secondary School on June, 27, 2006. The proposed amendment to Lot Size Policy 5443 was revised to include all properties fronting on an arterial road but permit these properties, where an existing municipal lane is fully operational, be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R9) (**Attachment 8**).

Approximately 64 residents from 57 households attended the Open House Meeting. A survey (**Attachment 9**) was provided at the meeting and a total of 72 copies of the survey were distributed at the Open House. The survey was not intended to be a scientifically valid sampling and should only be viewed as a guide of individuals' opinions rather than a representation of all the opinions of the neighbourhood as a whole.

Survey Result - At Open House

47 copies of the survey were completed at the Open House; six (6) of the responses were invalid since information such as respondents' names or addresses were not provided. The responses of the 41 valid surveys from 35 households are summarized below:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 25 households

NO: 10 households

Question 2:

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 24 households

NO: 11 households

Question 3:

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Maddocks Road to 9 m?

YES: 24 households
NO: 11 households

Question 4:

What is the minimum lot width that you prefer in the quarter-section interior?

18 m (59 ft.) (R1/E) (current minimum): 13 households
12 m (39 ft.) (R1/B): 2 households
9 m (29.5 ft.) (R1-0.6 or R9): 19 households
no answer: 1 household

Question 5:

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place.

Multiple-family townhouses: 3 households
Single-family residential 18 m (59 ft.) wide lots (R1/E) – (current minimum): 10 households
Single-family residential 9 m (29.5 ft.) wide lots (R1-0.6 or R9): 21 households
no answer: 1 household

Survey Result - By July 11, 2006 (Original Submission Deadline)

An additional 23 copies of the survey were returned on or before the two-week submission deadline (July 11, 2006). 17 copies of the survey were returned in one package and it is staff's impression that all of these 17 copies were "pre-completed" by an individual since the colour, style, and thickness of the check marks in the answer boxes are very similar and no written comments were provided. However, staff realized that the names and addresses of the property owners/residents are filled in by the individual respondents. The responses of the 23 valid surveys from 21 households are summarized below:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 2 households
NO: 19 households

Question 2:

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 3 households
NO: 18 households

Question 3:

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Maddocks Road to 9 m?

*YES: 2 households
NO: 18 households
no answer: 1 household*

Question 4:

What is the minimum lot width that you prefer in the quarter-section interior?

*18 m (59 ft.) (R1/E) (current minimum): 20 households
12 m (39 ft.) (R1/B): 0 household
9 m (29.5 ft.) (R1-0.6 or R9): 1 household
no answer: 0 household*

Question 5:

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place.

*Multiple-family townhouses: 0 household
Single-family residential 18 m (59 ft.) wide lots (R1/E) – (current minimum): 17 households
Single-family residential 9 m (29.5 ft.) wide lots (R1-0.6 or R9): 3 households
no answer: 1 household*

Survey Result - By July 25, 2006 (Extended Submission Deadline)

In response to a request from a resident, staff have provided 95 copies of the survey form to the individual and extended the submission deadline for two weeks. By July 25, 2006, an additional 289 copies of the survey were returned. It is staff's impression that a significant number of these 289 copies were "pre-completed" by a few individuals since the answer boxes are checked off in a limited number of fashions. 288 copies of the survey were returned to the City in three (3) packages and written comments were only provided in eight (8) of them. However, staff realized that the names and addresses of the property owners/residents are filled in by the individual respondents.

For the one (1) copy of the survey that was not returned in one (1) of the three (3) packages, the respondent claims that she was given a "pre-completed" survey form and since she has a different opinion, she had to make changes to the answers and provide her comments on each of the questions.

The responses of the 288 valid surveys from 195 households are summarized below:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

*YES: 1 household
NO: 194 households*

Question 2:

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 1 household

NO: 194 households

Question 3:

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Maddocks Road to 9 m?

YES: 1 household

NO: 194 households

Question 4:

What is the minimum lot width that you prefer in the quarter-section interior?

18 m (59 ft.) (R1/E) (current minimum): 193 households

12 m (39 ft.) (R1/B): 1 household

9 m (29.5 ft.) (R1-0.6 or R9): 1 household

Question 5:

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place.

Multiple-family townhouses: 0 household

Single-family residential 18 m (59 ft.) wide lots (R1/E) – (current minimum): 194 households

Single-family residential 9 m (29.5 ft.) wide lots (R1-0.6 or R9): 1 household

In summary, a total of 352 copies of valid survey were returned to the City from 251 households in Section 35-4-6. The major concerns are over densification, changes to the character of the neighbourhood, and increase of traffic in the poorly maintained laneway. Some residents also complained that the new developments in the area, including small lot developments along arterial roads and new houses on existing large lots in the quarter-section interior, have no tree, no yard space, but a big house and pavement. On the other hand, some residents are looking for the continuity between the north side and south side of Williams Road. Many of the older ranchers on the north side of Williams Road have been redeveloped and the residents would like to see the run down houses on the south side be replaced. The overall result of the survey is as follows:

Question 1:

Are you in favour of reducing the minimum lot width in this area along No. 4 Road between Dennis Place and Wilkinson Road to 9 m?

YES: 28 households

NO: 223 households

Question 2:

Are you in favour of reducing the minimum lot width along Williams Road between No. 4 Road and Shell Road, and along Shell Road between Williams Road and Aintree Place to 9 m?

YES: 28 households

NO: 223 households

Question 3:

Are you in favour of reducing the minimum lot width along Shell Road between Aintree Place and Maddocks Road to 9 m?

YES: 27 households
NO: 223 households
no answer: 1 household

Question 4:

What is the minimum lot width that you prefer in the quarter-section interior?

18 m (59 ft.) (R1/E) (current minimum): 226 households
12 m (39 ft.) (R1/B): 3 households
9 m (29.5 ft.) (R1-0.6 or R9): 21 households
no answer: 1 household

Question 5:

Please indicate your preference for the area fronting No. 4 Road between Williams Road and Dennis Place.

Multiple-family townhouses: 3 households
Single-family residential 18 m (59 ft.) wide lots (R1/E) – (current minimum): 221 households
Single-family residential 9 m (29.5 ft.) wide lots (R1-0.6 or R9): 25 households
no answer: 2 households

Staff Comments*Infrastructure Services*

Utility services in the Horseshoe Area (10,000 and 11,000 blocks of Williams Road, the 10,000 block of Shell Road, and the 10,000 block of No. 4 Road) have been reviewed by the Engineering Department and a report on “Williams Road Area Development Moratorium Removal” was presented to Council on January 18, 2006. While no significant changes were found to be required for the sanitary infrastructure, drainage infrastructure related upgrades were identified and have advanced sufficiently for development proceeds according the Official Community Plan (OCP).

Transportation Services

Staff concluded that the additional traffic from the proposed zoning in Section 35-4-6 could be accommodated in the existing capacity of the fronting arterial roadways. All single-family lot subdivisions or rezonings in the area highlighted in this proposed Policy shall access off the existing rear lanes in order to minimize the number of driveways and conflict points on the fronting arterial roads. The developers will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. If warranted, traffic calming measures can be introduced in the neighbourhood after consultation with the affected residents.

Denser Form of Development

The City has been encouraging infill in the form of small lot single-family and coach house developments along arterial roads on the condition that a rear lane is provided. The existing

Single-Family Lot Size Policy 5443 limits rezoning along No. 4 Road, Williams Road, and Shell Road to Single-Family Housing District, Subdivision Area E (R1/E) (minimum 18 m wide). Under the existing Lot Size Policy, none of the lots fronting the above-mentioned arterial roads would be large enough to subdivide without some type of land assembly.

The proposed amendment would allow rezoning along the south side of Williams Road, where a municipal lane is fully operational, to Single-Family Housing District (R1-0.6) and Coach House District (R9) (minimum 9 m wide). 31 of the 34 lots fronting Williams Road would be able to subdivide on their own enabling 31 new lots to be created. The proposed amendment would also allow one (1) lot fronting No. 4 Road to subdivide on its own. The proposed amendment will not result in a significant increase in the overall number of lots within the quarter-section. If subdivision as per R1-0.6 or R9 is permitted on all properties within the quarter section that meet the location criteria under the Lane Establishment and Arterial Road Redevelopment Policies, an additional 31 properties within this quarter-section would have redevelopment potential.

Coach houses are appropriate along the arterial roads in this neighbourhood because of the proximity to a neighbourhood service centre, the bus service along the arterial roads, and the opportunity to introduce a new form of housing in the neighbourhood. The properties fronting the above-mentioned arterial roads do have sufficient width and depth to accommodate the coach house unit above the garage and additional parking stall.

Analysis

Age of Housing Stock and Owners' Preferences

The average age of housing in this quarter-section is 37 years old. Only 63 properties within this quarter-section have development/subdivision potential under the Lane Establishment and Arterial Road Development Policies. 28 out of these 63 households responded to the survey.

Williams Road between No. 4 Road and Shell Road:

- 31 out of 34 properties fronting on Williams Road have redevelopment potential;
- 28 out of these 31 properties were built before 1967;
- 15 households responded to the survey (8 supports, 7 opposes);
- 9 rezoning applications within this block (6 owners responded to the survey, 3 did not);
- 25 properties within the quarter-section interior share the laneway with the properties fronting on this section of Williams Road; 7 out of these 25 households responded to the survey (1 support, 6 opposes).

There is a high demand for redevelopment along Williams Road. The City has received nine (9) rezoning application since February 2006 and there are at least two (2) additional property owners within this block interested in redeveloping their properties. Most houses on this block of Williams Road are small ranchers that were built 47 to 48 years ago. If redevelopment of compact lots is permitted, the building form and front yard landscaping of the future lots along the south side of Williams Road would mimic the recent developments along the north side of

Williams Road and would provide the desired continuity between the north and south side of Williams Road for which that many area residents are seeking.

No. 4 Road between Dennis Place and Wilkinson Road:

- there are 10 properties fronting on this section of No. 4 Road, all have redevelopment potential; 1 property flanking on No. 4 Road but fronting Wilkinson Road has no redevelopment potential on its own;
- 4 out of these 11 properties were built before 1967;
- 5 households responded to the survey (1 support, 4 opposes);
- 11 properties within the quarter-section interior share the laneway with the properties fronting on this section of No. 4 Road; 7 out of these 11 households responded to the survey (2 supports, 5 opposes).

The housing stocks along the east side of No. 4 Road between Dennis Place and Wilkinson Road are relatively younger than the rest of the quarter-section and there is little desire from the property owners within this block to redevelop their properties. If compact lot development is permitted on the east side of No. 4 Road, one side of the street would appear to be denser than the other since there is no potential for increased density on the west side of No. 4 Road under the Lane Establishment and Arterial Road Redevelopment Policies. In addition, there would be no continuity on the east side of No. 4 Road since the properties on No. 4 Road, south of Wilkinson Road, have no development potential either (no existing, operational municipal lane).

No. 4 Road between Williams Road and Dennis Place:

- only 1 property fronting on No. 4 Road has redevelopment potential; 2 properties flanking on No. 4 Road - one fronting on Williams Road and another one fronting on Dennis Place, have no redevelopment potential on their own;
- all of the 3 properties were built before 1967;
- all of the 3 households responded to the survey (1 support, 2 opposes);
- 2 properties within the quarter-section interior share the laneway with the properties abutting this section of No. 4 Road; both households responded to the survey and opposed the proposal.

The housing stocks along the east side of No. 4 Road between Williams Road and Dennis Place are over 47 years old. Only one (1) property within this block (10020 No. 4 Road) has redevelopment potential under the Lane Establishment and Arterial Road Redevelopment Policies and the owner has made an application to redevelop this property. Any developments within this block would be required to dedicate a 2 m wide strip along the frontage for road/intersection widening.

In addition, frontage improvements such as concrete sidewalk, grass boulevard, and street trees along the entire section on the east side of No. 4 Road between Williams Road and Dennis Place would be required. These improvements would enhance the No. 4/Williams Road intersection benefiting both the vehicle and pedestrian traffic in the area.

Furthermore, 10020 No. 4 Road (825 m² in lot area) is significantly larger than the neighbouring properties to the north and south fronting on Williams Road and Dennis Place. Those four (4) properties are all legal non-conforming R1/E lots with areas ranging from 412 m² to 508 m² (a minimum of 550 m² in lot size is required in the R1/E zone). If 10020 No. 4 Road is allowed to be subdivided into two (2) lots under R1-0.6 or R9, each lot would be approximately 11 m wide and 390 m² in area after the required road dedication. The resulting lot sizes are compatible with the sizes of the neighbouring properties.

Shell Road between Williams Road and Maddocks Road:

- there are 21 properties fronting on Shell Road, all have redevelopment potential;
- 15 out of the 21 properties were built before 1967;
- 8 households responded to the survey and all of the respondents opposed the proposed amendment;
- 17 properties within the quarter-section interior share the laneway with the properties fronting on this section of Shell Road; only 1 household responded to the survey and the respondent supported the proposed amendment.

Although the majority of dwellings on Shell Road between Williams Road and Maddocks Road are over 47 years old, there is no desire from the owners within this block to redevelop their properties. There is an open ditch along the west side of Shell Road between Aintree Place and Maddocks Road. Issues including ditch infill and loss of watercourses and protected riparian areas must be addressed at the time of redevelopment. Developers would also be required to construct a concrete sidewalk and grass boulevard with street trees.

Recommended Policy

Based on the survey result, the Lane Establishment and Arterial Road Development Policies in the Official Community Plan (OCP), and the technical review of the area, an amendment to Lot Size Policy 5443 is proposed (**Attachment 10**). The amended Policy effectively supports subdivision to Single-Family Housing District (R1-0.6) and Coach House District (R9) - 9 m (29.5 ft.) wide lots along the south side of Williams Road between No. 4 Road and Shell Road, and the east side of No. 4 Road between Williams Road and Dennis Place. Without consolidations, and assuming complete build out, a total of 32 new lots would be created by the proposed Policy amendments.

Access to all the single-family or coach house lots fronting an arterial road will be to the existing rear laneways (Residential Lot (Vehicular) Access Regulation Bylaw No. 7222). The front yards of the future developments must be enhanced. A landscape plan prepared by a registered landscape architect will be required for all developments along the arterial roads (OCP Bylaw 7100). A minimum of two (2) trees and a combination of shrubs and ground covers must be accommodated within the front yards. The developers are also required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. When the majority of the properties within a block are redeveloped, the associated back lane will be reconstructed. With the old housing stocks along this section of Williams Road and the high demand for redevelopment, staff expect that the lane improvement could be advanced shortly.

The amended Policy also proposes that the existing Single-Family Housing District, Subdivision Area E (R1/E) (i.e. minimum 18 m (59 ft.) wide lots) in the quarter-section interior be retained. For some, this last recommendation will be contentious as the average age of housing in this area is 37 years old and the rising cost of land and construction will make direct replacement of large houses on the area's large lots increasingly unaffordable. However, in addition to a significant number of residents' concerns regarding the impacts of such redevelopment on the character of the neighbourhood, there is no City policy to support such a wholesale change in the Lot Size Policy. Staff do not recommend any changes to the quarter-section interior.

Option 1: Retain the status quo.

Under this option:

- subdivision within the quarter-section, including properties fronting an arterial road with lane access, would only be permitted as per the existing Single-Family Housing District, Subdivision Area E (R1/E);
- none of the lots within this quarter-section would be large enough to subdivide;
- the existing Single-Family Lot Size Policy 5443 would be extended for a minimum of five (5) years (to 2011);
- the current applications for rezoning along No. 4 Road and Williams Road would be denied; and
- the City's Lane Establishment and Arterial Road Redevelopment Policies may need to be amended due to the inconsistency between this resolution and the intent of the Policies.

The option was supported by 89% of the survey respondents (223 of the 251 households).

Option 2: Permit subdivision as per Single-Family Housing District (R1-0.6) and Coach House District (R9) along arterial roads where an existing municipal lane is fully operational.

Under this option:

- subdivision would only be permitted as per Single-Family Housing District (R1-0.6) or Coach House District (R9) on properties along:
 - the south side of Williams Road between No. 4 Road and Shell Road;
 - the east side of No. 4 Road between Williams Road and Wilkinson Road; and
 - the west side of Shell Road between Williams Road and Maddocks Road.
- 94% of the properties along arterial roads where an existing municipal lane is fully operational (63 out of 67), or 11% of the total number of lots (63 out of 572) within the quarter-section would be permitted to subdivide into smaller lots without consolidation;
- the amended Single-Family Lot Size Policy 5443 would be implemented for a minimum of five (5) years (to 2011);
- the streetscape along Williams Road, No. 4 Road and Shell Road will be enhanced due to the requirements of a landscaped front yard on all new lots; and

- the applications for rezoning along No. 4 Road and Williams Road could be considered as conforming with the proposed Lot Size Policy.

This option was supported by 71% of the survey respondents (25 of the 35 households) who attended and completed the survey at the Open House. The support was diffused down to 11% (28 of the 251 households) by the end of the consultation process.

Option 3: Permit subdivision as per Single-Family Housing District (R1-0.6) and Coach House District (R9) along:

- **Williams between No. 4 Road and Shell Road; and**
- **No. 4 Road between Williams Road and Dennis Place;**

provided that vehicle accesses are to the existing municipal lane only.
(Recommended)

Under this option:

- subdivision would only be permitted as per Single-Family Housing District (R1-0.6) or Coach House District (R9) on properties along the south side of Williams Road between No. 4 Road and Shell Road and along the east side of No. 4 Road between Williams Road and Dennis Place;
- 89% of the properties along Williams Road between No. 4 and Shell Roads and along No. 4 Road between Williams Road and Dennis Place, where an existing municipal lane is fully operational (32 out of 36), or 5.6% of the total number of lots (32 out of 572) within the quarter-section, would be permitted to subdivide into smaller lots without consolidation;
- the amended Single-Family Lot Size Policy 5443 would be implemented for a minimum of five (5) years (to 2011);
- the streetscape along Williams Road and No. 4 Road between Williams Road and Dennis Place will be enhanced due to the requirements of a landscaped front yard on all new lots; and
- the applications for rezoning along Williams Road and No. 4 Road could be considered as conforming with the proposed Lot Size Policy.

This option was supported by 69% of the survey respondents (24 of the 35 households) who attended and completed the survey at the Open House. The support was diffused down to 11% (27 of the 251 households) by the end of the consultation process.

The Planning and Development Department supports this option for the following reasons:

- This option conforms to the City's Lane Establishment and Arterial Road Redevelopment Policy which encourages single-family residential and coach house development on properties along arterial roads where access to an existing, fully operational municipal lane is available.
- Transportation and utility services related concerns have been reviewed and addressed by the Transportation and Engineering Departments.
- The reduction being sought to 9 m wide lots will not result in a significant increase in the overall number of lots within the quarter-section.
- The streetscape along both sides of Williams Road will become consistent. The entire 10,000 block of Williams Road will look completed and will be retained as one (1) neighbourhood.

- The redevelopment along No. 4 Road will enhance pedestrian's experience along the east side of No. 4 Road with the frontage improvements required.

Financial Impact

None.

Conclusions

The Planning and Development Department have completed a study to determine future single-family lot sizes in Section 35-4-6. Based on the survey results and the technical analysis, staff are recommending an amended Policy (**Attachment 10**) that would permit properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road between Williams Road and Dennis Place within this Policy area to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R9) be forwarded to Public Hearing.

PART 2 – REZONING APPLICATION REVIEW

Origin

The City has received the following rezoning applications within Section 35-4-6:

1. Les Cohen and Azim Bhimani have applied to rezone 10020 No. 4 Road (RZ 06-328429) 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.
2. Benn Panesar has applied to rezone 10120 Williams Road (RZ 06-329052) 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.
3. Bob Kooner has applied to rezone 10260 Williams Road (RZ 06-330156) 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.
4. Ajit Thaliwal has applied to rezone 10100 Williams Road (RZ 06-330492) 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.

5. Dhinjal Construction Ltd. has applied to rezone 10600 Williams Road (RZ 06-334343) 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.
6. Satnam Sangha has applied to rezone 10280 Williams Road (RZ 06-340380) 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

Address	Owners	Site Size (Existing)	Site Size (Proposed)
10020 No. 4 Road (RZ 06-328429)	Kuljit Singh Dhillon	825 m ²	Two Lots each 390 m ² (4,204 ft ²) (Attachment 11)
10120 Williams Road (RZ 06-329052)	Jagtar Singh Kandola & Gurbaksh Kaur Kandola	672 m ²	Two Lots each 336 m ² (3,616 ft ²) (Attachment 14)
10260 Williams Road (RZ 06-330156)	Pui Men So	672 m ²	Two Lots each 336 m ² (3,616 ft ²) (Attachment 16)
10100 Williams Road (RZ 06-330492)	Ragbhir Singh Deo & Sukhwinder Kaur Deo	672 m ²	Two Lots each 336 m ² (3,616 ft ²) (Attachment 17)
10600 Williams Road (RZ 06-334343)	Dhinjal Construction Ltd.	672 m ²	Two Lots each 336 m ² (3,616 ft ²) (Attachment 19)
10280 Williams Road (RZ 06-340380)	Satnam Sangha & Nirmal Aujla	672 m ²	Two Lots each 336 m ² (3,616 ft ²) (Attachment 20)

The Official Community Plan (OCP) designates this area as Low-Density Residential. All of the subject properties are currently zoned as Single-Family Housing District, Subdivision Area E (R1/E) – 18 m or 59 ft. wide lots.

This area contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots. On the north side of Williams Road, there are also some recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots and some properties that are currently in the process of redevelopment (rezoned/rezoning to Single-Family Housing District (R1-0.6). The majority of the lots on the north side of Williams Road between No. 4 Road and Shell Road have similar redevelopment potential due to the existing lane system.

Staff Comments

Landscaping

10020 No. 4 Road:

A tree survey is submitted (**Attachment 11**) and eight (8) bylaw-sized trees were noted on site. The applicant is proposing to remove all of the trees on site and an arborist report is submitted in support of the proposed tree removal (**Attachment 12**). Based on the 2:1 tree replacement ratio goal stated in the

Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, 16 replacement trees are required - four (4) at 6 cm calliper, six (6) at 8 cm calliper, two (2) at 9 cm calliper, two (2) at 10 cm calliper, and two (2) at 11 cm calliper.

Due to the configuration of the future lots and building footprints, the applicant is proposing to plant and maintain ten (10) replacement trees on site - two (2) Norway Maple at 11 cm calliper, two (2) Daybreak Cherry at 10 cm calliper, and six (6) other trees at 6 cm calliper, and contribute \$3,000 towards the Park Improvement Fund in-lieu of the balance of the replacement trees. The applicant is also proposing to plant a combination of shrubs and ground covers on the front yards to enhance the streetscape. A preliminary landscape plan prepared by a registered landscape architect has been submitted (**Attachment 13**). In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$15,020 prior to final adoption of the rezoning bylaw.

There are four (4) Cedar trees located on the adjacent property to the south. The Cedar tree located in the backyard is in good condition and the arborist recommends that a tree protection barrier be installed 2 m (6 ft.) north of the existing wood fence along the common property line in order to protect this Cedar Tree. The Cedar trees in the front yard are cut into spheres and have been maintained by the adjacent property owner. The arborist recommends that tree protection barriers be placed at the drip line/edge of the existing driveway. The tree protection barrier has already been installed and will remain on site until the construction of the future dwellings is completed.

10120 Williams Road:

A single-family dwelling was built on the western half of the subject site in 2004 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 10120 Williams Road. A site certificate is submitted (**Attachment 14**). The existing house conforms to the proposed zoning, floor area ratio (F.A.R.), setbacks, and lot coverage. A letter from Christopher J. James B.C.L.S. (**Attachment 15**) confirmed that there are no bylaw-sized trees located on site.

In order to ensure that the front yards of the future lots, including the one with an existing dwelling, 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. In accordance with the OCP policy, four (4) trees are required to be incorporated into the landscape plan.

10260 Williams Road:

A tree survey is submitted (**Attachment 16**) and seven (7) bylaw-sized trees were noted on the side and back yards. The applicant is proposing to remove all of the trees on site to accommodate future dwellings, garages, and driveways. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, 14 replacement trees are required - 10 at 6 cm calliper, two (2) at 9 cm calliper, and two (2) at 10 cm calliper. 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. Should replacement trees not be able to be accommodated on-site, a cash-in-lieu payment of \$500 per tree will be required for the balance of the replacement planting.

10100 Williams Road:

A tree survey is submitted (**Attachment 17**) in support of the rezoning application and there are no bylaw-sized trees noted on site. In order to ensure that the front yards of the future lots 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. In accordance with the OCP policy, four (4) trees are required to be incorporated into the landscape plan.

10600 Williams Road:

A letter from J. C. Tam & Associate (**Attachment 18**) confirming that there are no bylaw-sized trees located on site is submitted in support of the rezoning application. The applicant has provided a preliminary landscape plan (**Attachment 19**), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes four (4) trees at 5.0 cm calliper and a combination of shrubs and ground covers in the front yards. In order to ensure that the landscaping works proposed are undertaken, the applicant has agreed to provide a landscape security in the amount of \$3,325 prior to final adoption of the rezoning bylaw.

10280 Williams Road:

A tree survey is submitted (**Attachment 20**) and two (2) bylaw-sized trees were noted site. The applicant is proposing to remove all of the trees on site and an arborist report is submitted in support of the proposed tree removal (**Attachment 21**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, four (4) replacement trees each at 6 cm calliper are required. 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.

Site Servicing

No servicing concerns with all six rezoning application except for 10020 No. 4 Road (see below). Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is required prior to final adoption of the rezoning bylaw. 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.

10020 No. 4 Road:

In addition to the above mentioned conditions, prior to final adoption of the rezoning bylaw, the developer shall dedicate 2 m across the entire frontage on No. 4 Road for future road widening and enter into a Servicing Agreement for the design and construction of a 1.5 m wide concrete sidewalk, 1.4 m wide grass boulevard between the curb and sidewalk, and provide street trees at 9 m spacing, along the east side of No. 4 Road from Williams Road to Dennis Place.

Analysis

The future lots will have vehicle access to the laneways with no access being permitted onto Williams Road or No. 4 Road. All the relevant technical issues appear to be addressable. All of the six (6) proposals confirm to the Lane Establishment and Arterial Road Redevelopment Policies since they are single-family residential developments on an arterial road where an existing municipal lane is fully operational.

Financial Impact

None.

Conclusions

The Planning and Development Department supports the six (6) applications on Williams Road and No. 4 Road because they comply with the land use designations contained within the Official Community Plan (OCP), the Lane Establishment and Arterial Road Redevelopment Policies, the proposed amended 702 Single Family Lot Size Policy 5443 for the area recommended in part 1 of this report, and is consistent with the direction of redevelopment currently ongoing in the surrounding area.



Edwin Lee
Planning Technician - Design
(Local 4121)

EL:rg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Existing Single-Family Lot Size Policy 5443
- Attachment 3: Neighbourhood Consultation Letter
- Attachment 4: Original Lot Size policy Amendment Proposal
- Attachment 5: Letters Received
- Attachment 6: Petition Received
- Attachment 7: Open House Notification Letter

- Attachment 8: Revised Lot Size policy Amendment Proposal
- Attachment 9: Survey Form
- Attachment 10: Proposed Single-Family Lot Size Policy 5443
- Attachment 11: Tree Survey/Proposed Subdivision Layout - 10020 No. 4 Road (RZ 06-328429)
- Attachment 12: Arborist Report - 10020 No. 4 Road (RZ 06-328429)
- Attachment 13: Preliminary Landscape Plan - 10020 No. 4 Road (RZ 06-328429)
- Attachment 14: Site Certificate/Proposed Subdivision Layout - 10120 Williams Road (RZ 06-329052)
- Attachment 15: Letter from Surveyor - 10120 Williams Road (RZ 06-329052)
- Attachment 16: Tree Survey/Proposed Subdivision Layout - 10260 Williams Road (RZ 06-330156)
- Attachment 17: Tree Survey/Proposed Subdivision Layout - 10100 Williams Road (RZ 06-330492)
- Attachment 18: Letter from Surveyor - 10600 Williams Road (RZ 06-334343)
- Attachment 19: Preliminary Landscape Plan/Proposed Subdivision Layout - 10600 Williams Road (RZ 06-334343)
- Attachment 20: Tree Survey/Proposed Subdivision Layout - 10280 Williams Road (RZ 06-340380)
- Attachment 21: Arborist Report - 10280 Williams Road (RZ 06-340380)

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

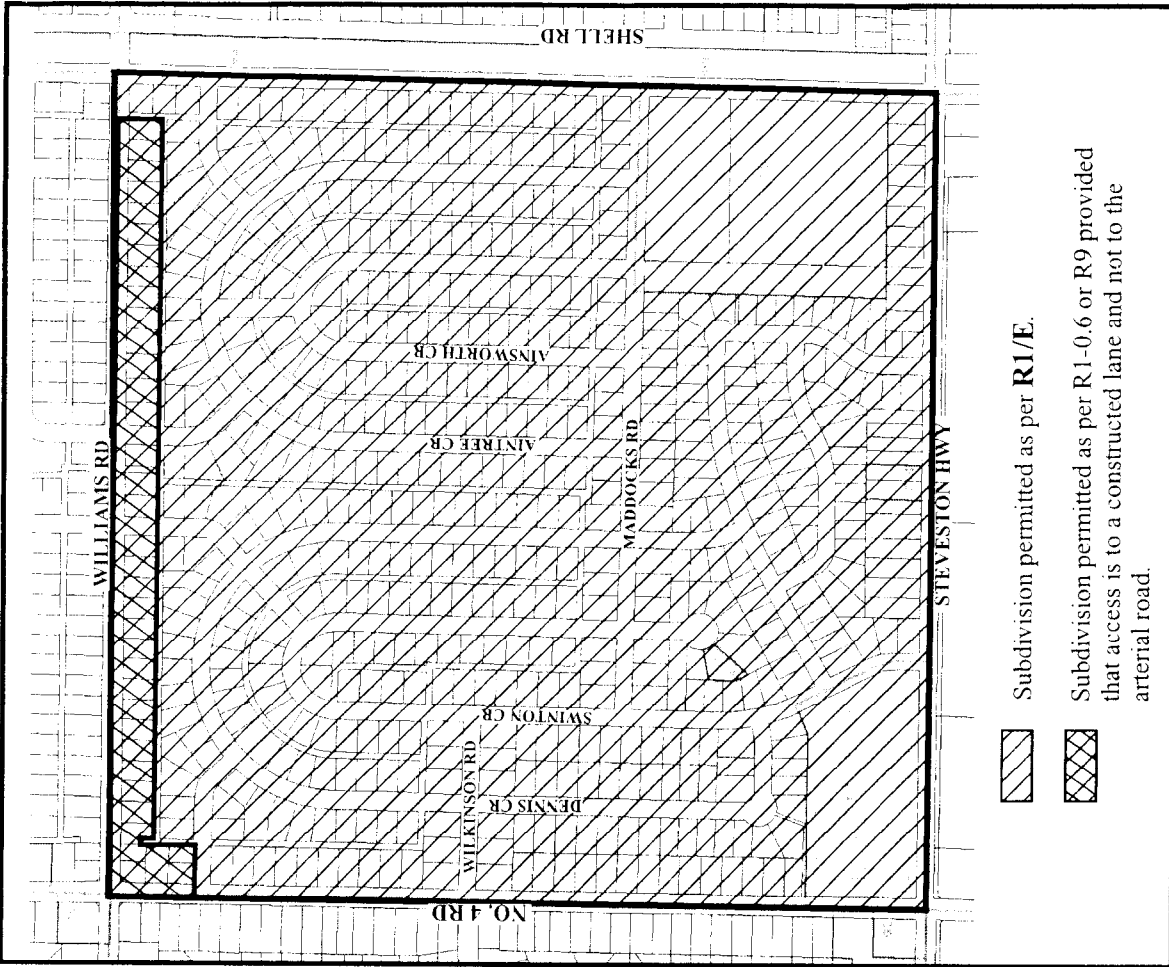
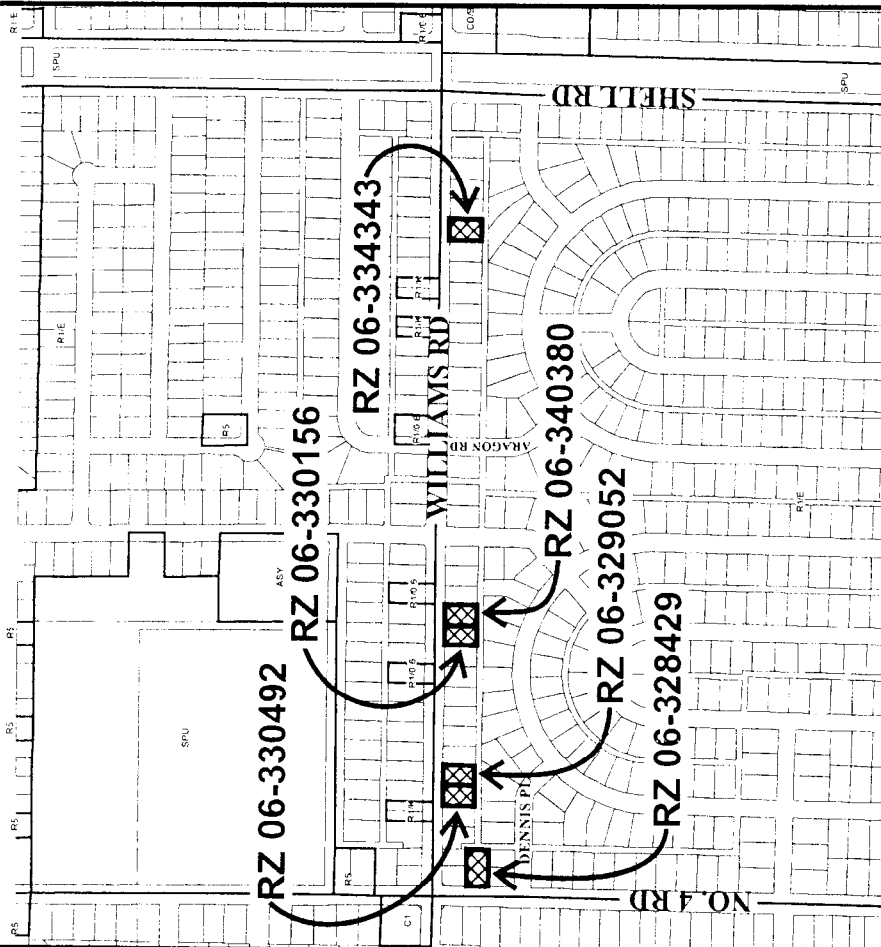
- 10020 No. 4 Road (Bylaw No. 8128):
 - Submission of a Landscaping Security to the City of Richmond in the amount of \$15,020 for the landscape works as per the landscape plan prepared by Ito & Associates, dated September 11, 2006, and attached to the Report to Committee dated September 21, 2006.
 - Contribution of \$3,000 in-lieu of six (6) replacement trees to go to the Park Improvement Fund.
 - Registration of a flood indemnity covenant on title.
 - Dedicate 2 m across the entire frontage on No. 4 Road
 - Enter into a Servicing Agreement for the design and construction of a 1.5 m wide concrete sidewalk, 1.4 m wide grass boulevard between the curb and sidewalk, and provide street trees at 9 m spacing, along the east side of No. 4 Road from Williams Road to Dennis Place.
- 10120 Williams Road (Bylaw No. 8129):
 - 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.
 - Registration of a flood indemnity covenant on title.
- 10260 Williams Road (Bylaw No. 8131):
 - 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 14 replacement trees required (ten (10) 6 cm calliper, two (2) 9 cm calliper, and two (2) 10 cm calliper). If replacement trees cannot be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting is required;
 - Registration of a flood indemnity covenant on title.
- 10100 Williams Road (Bylaw No. 8132):
 - 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.
 - Registration of a flood indemnity covenant on title.

- 10600 Williams Road (Bylaw No. 8133):
 - Submission of a Landscaping Security to the City of Richmond in the amount of \$3,325 for the landscape works as per the landscape plan prepared by Ito & Associates, dated September 8, 2006, and attached to the Report to Committee dated September 21, 2006.
 - Registration of a flood indemnity covenant on title.

- 10280 Williams Road (Bylaw No. 8134):
 - 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 four (4) replacement trees required (minimum 6 cm calliper). If replacement trees cannot be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting is required;
 - Registration of a flood indemnity covenant on title.

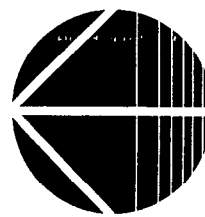


City of Richmond



Subdivision permitted as per **R1/E**.

Subdivision permitted as per **R1-0.6 or R9** provided that access is to a constructed lane and not to the arterial road.



Proposed Rezoning

- RZ 06-340380; RZ 06-328429;
- RZ 06-329052; RZ 06-330156;
- RZ 06-330492; RZ 06-334343

Proposed Policy 5443

Original Date: 09/25/06

Revision Date:

Note: Dimensions are in METRES



RZ 06-328429; RZ 06-329052; RZ 06-330156;
 RZ 06-330492; RZ 06-334343; RZ 06-340380

Original Date: 09/21/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990

POLICY 5443

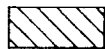
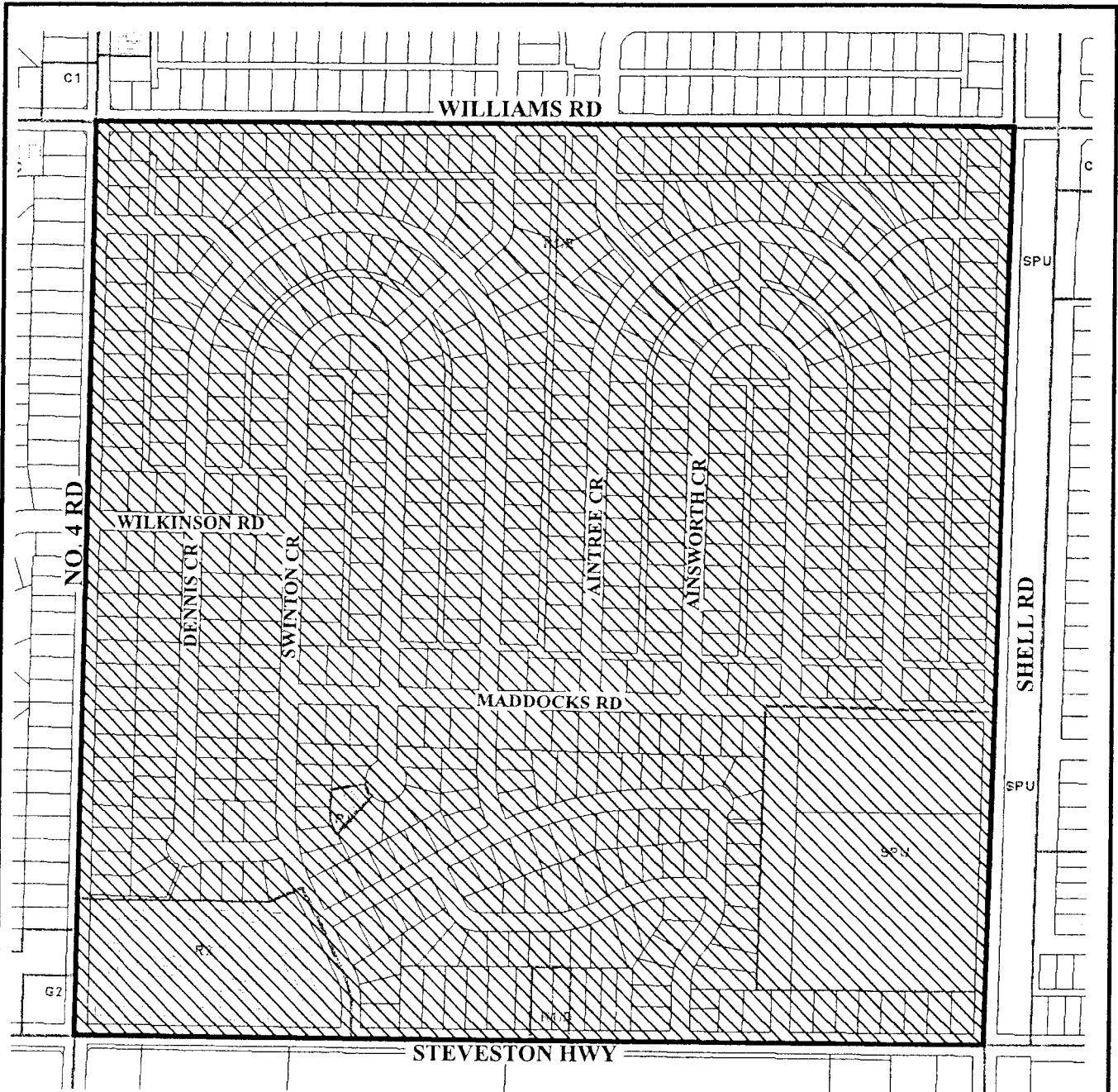
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road:**

That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in a portion of Section 35-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E**.



POLICY 5443
SECTION 35, 4-6

Adopted Date: 12/17/90

Amended Date:



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

April 10, 2006
File: RZ 06-328429

Urban Development Division
Fax: 604-276-4052

Dear Owner/Resident:

Re: A Change to Single-Family Lot Size Policy 5443

The City of Richmond has received a number of applications to rezone properties along No. 4 Road and along Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)”. The purpose of the rezoning is to permit each of the properties to create two (2) single-family lots with access to an existing lane. The proposed R1-0.6 zoning district would allow a minimum width of 9 m (30 ft.), a minimum area of 270 m² (2,906 ft.²), and a maximum base Floor Area Ratio (F.A.R.) of 0.6.

Single Family Lot Size Policy 5443

In 1990, City Council established a lot size policy for your area (see **Attachment 1**), this policy restricted rezoning and subdivision to the R1/E Zoning District which requires single-family residential lots to have a minimum width of 18 m (60 ft), a minimum area of 550 m² (5,920 ft²), and a maximum F.A.R. of 0.55. The Policy was established after consultation with the neighbourhood and was intended to provide a level of assurance as to what type of subdivision would be permitted in the area and therefore how the character of the neighbourhood would develop over time. The Policy was set up so that it would apply for a minimum of five years after which it could be changed.

New Approach

Since 2001, the City has been encouraging small lot single-family developments along arterial roads on the condition that a rear lane access is provided. Staff will be recommending that Single-Family Lot Size Policy 5443 be amended to exclude those properties fronting the following section of No. 4 Road, Williams Road and Shell Road, with access to an existing operational municipal lane off the rear of the property:

- i. east side of No. 4 Road between Wilkinson Road and Williams Road;
- ii. south side of Williams Road between No. 4 Road and Shell Road; and
- iii. west side of Shell Road between Maddocks Road and Williams Road.

It should be emphasized that the proposed amendment (**Attachment 2**) would only apply to the properties along the above-mentioned sections of the arterial roads within the area and would not change the zoning permitted elsewhere in the neighbourhood. If the amendment to the Lot Size Policy is approved by Council, it would be used to determine the disposition of future single-family development applications in this area for a period of not less than five years (except as per the amending procedures outlined in the Zoning & Development Bylaw No. 5300).

Process

Please forward any comments or concerns you may have on the proposed amendments to Lot Size Policy 5443 to the undersigned by April 21, 2006. Your comments will be provided to City Council for their consideration.

Following receipt of public comments, staff will complete a report to Planning Committee. It is proposed that the amendment to Single-Family Lot Size Policy 5443 and a number of in-stream rezoning applications be considered concurrently. If supported by the Planning Committee, all items will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

Please note that the amendment to Lot Size Policy 5443 does not imply that staff and/or Council automatically support the in-stream or future rezoning applications for properties along the arterial roads within this area. All rezonings will continue to receive the same attention and scrutiny as all other rezoning applications and are still required to go through a Public Hearing process.

If you have any questions or require further explanation, please do not hesitate to contact the undersigned by phone at 604-276-4121, via e-mail at elee@richmond.ca, or in writing.

Yours truly,



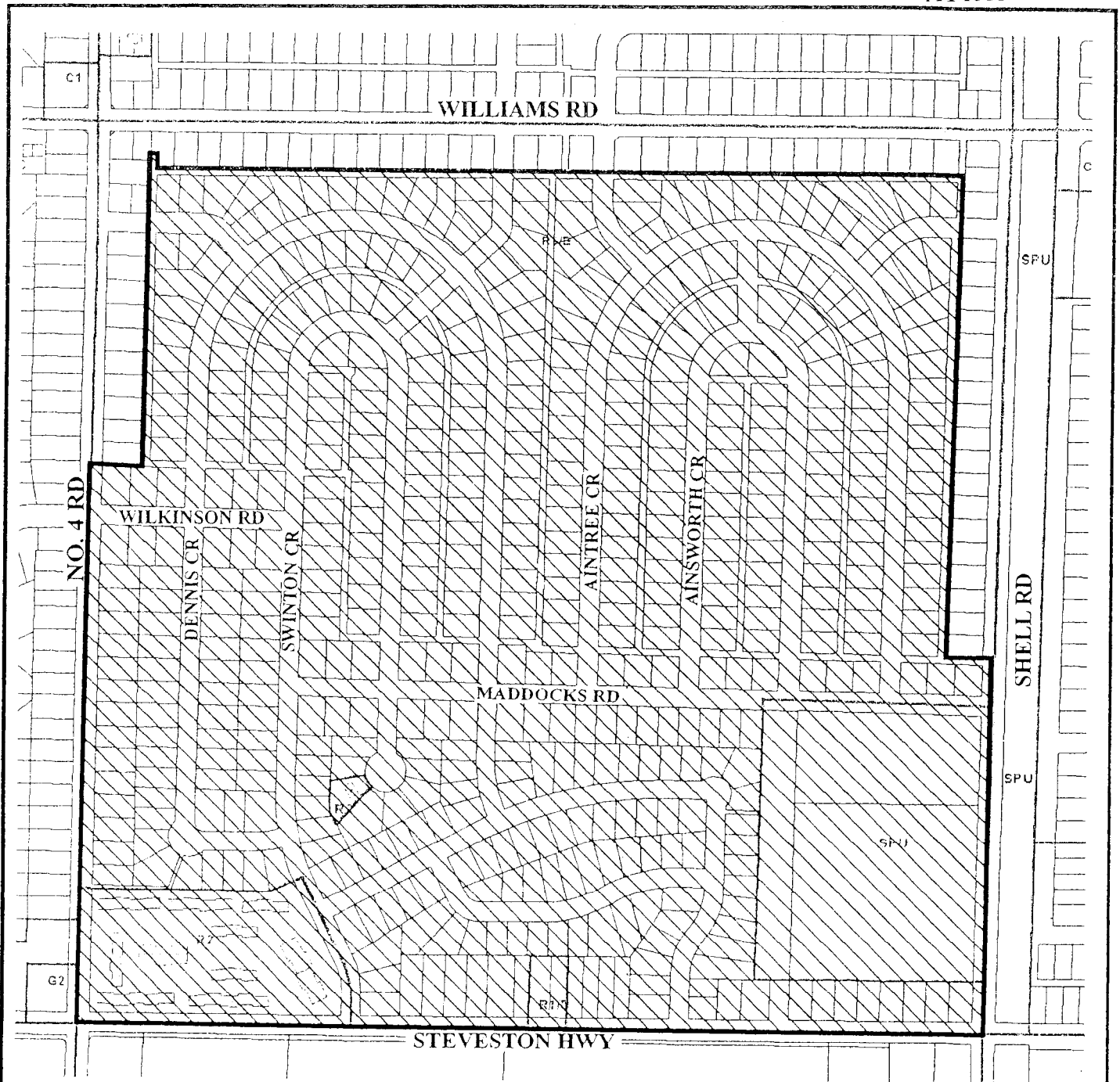
Edwin Lee

Planning Technician – Design

EL:rg

Att. (2): Attachment 1 - Existing Single-Family Lot Size Policy 5443

Attachment 2 – Proposed Amended Single-Family Lot Size Policy 5443



Subdivision permitted as per **R1/E**.



Proposed Policy 5443
Section 35, 4-6

Adopted Date:

Amended Date:

Lee, Edwin

From: LORAINNE HARRIS [lharris@shaw.ca]
Sent: Sunday, 23 April 2006 12:19 PM
To: Lee, Edwin
Subject: Single-Family Lot Size Policy 5443

Mr. Edwin Lee
Planning Technician - Design
City of Richmond

Dear Mr. Lee:

Re: File RZ 06-328429

As the owner of two properties, 10080 Aquila Road and 10120 Aquila Road, I wish to go on record that I am IN FAVOUR of the proposed amendment to the Single-Family Lot Size Policy 5443 as described in your letter of April 10, 2006.

My family and I have owned property in this area since 1971, and since then we have seen many changes, some good and some bad, some I've agreed with and some I have not. But to be fair to all residents, I believe that if the properties along the main arterial roads are permitted to subdivide to the smaller lot size (as is the present case) then I think that option should be available to all owners in the area.

Thank you for your attention.

Lorraine Harris
10080 Aquila Road
Richmond, BC
Tel: 604-274-2497
Cel: 604-290-3932

April 18, 2006

Re: A Change to Single-Family Lot Size Policy 5443
(Proposed rezoning in the Shellmont area)
File: RZ 06-328429

To: Richmond City Council members and The City of Richmond,

As owners of 10211 Ainsworth crescent, we welcome the opportunity of the choice to rezone in our area and we strongly support the proposed changes to the rezoning of the area. The neighborhood is in need of a change and a face lift. There are many homes in the area that would benefit from development, as they are run down and need major upgrades. Bringing in smaller lot sizes, and therefore, affordable houses (when compared to the monster homes) would attract a community based and family orientated community like it once was. We would like to see this change occur and feel that it is what the area requires to survive as a thriving community in Richmond. It is our hope that this will pass council and that the area will be approved for further rezoning.

Handwritten signature in cursive script, reading "Niko and Ana Cupic".

Sincerely, Niko and Ana Cupic

ATTACHMENT 5

Lee, Edwin

From: Linda and Larry Spouler [spoulers@shaw.ca]
Sent: Friday, 14 April 2006 1:05 PM
To: Lee, Edwin
Subject: Notice of application to change lot size policy 5443
Follow Up Flag: Follow up
Flag Status: Red

As a home owner at 10391 Dennis Crst. I have received and reviewed the proposed change for the properties along Nol 4 Rd. and along Williams form R1/E to R1-0.6. I disapprove of such an application going forward. If permitted this rezoning would create too much density in this area. Once the boundary homes are permitted to twin then the property owners who also back onto the laneways but face the inner streets will also demand their chance at duplicating their original lot value. Too much too fast, You can say what you want about each lot will be under its own review prior to acceptance for spitting but how to you deny anyone once the neighbouring property has split. This is the start of a snowball down hill. I know the lots further east on Williams are a demonstration to the smaller lots and you can see the rapid removal of all the homes off of Number 5 heading west up Williams. As there is no control over the design, it can look horrible.

Again I reject this proposal and wish to be officially registered as a NO.

You may contact me by email or by calling 604-272-7250

Regards

Larry Spouler

10091 Dennis Place.
Richmond, B.C.
April 19/06

ATTACHMENT 5

Dear Committee Members,

I live on Dennis Place and share the alley with the houses facing Williams Rd. We

I have some serious concerns with proposed change to the current zoning law for splitting 60' lots to 30'.

I currently have a house directly behind me, 10120 Williams, that has already been rezoned so I know where of I speak.

This huge two story house houses no fewer than seven people, I think (it's difficult to keep track) it would appear that there are two living spaces. The top floor access is only by an outside staircase at the back. Three cars are parked there should the same thing happen all the way along Williams, it would appear that you will not only be doubling the population of the original lot size but have the distinct possibility of quadrupling it.

This ~~page~~ now increases the traffic in the lane substantially causing a far greater risk for accidents. As there is no street parking on Williams and no room in the alley (which is of course illegal anyway), guest parking becomes

a problem. (like the guest who parked so I couldn't get out of my garage until asked to move!)

The city appears to be so concerned about a tree bylaw and yet this increase in house size and density will eliminate trees. All green will be gone as this house I've mentioned is all concrete in the back for parking and a grassed area at the front that might be a total of 500 sq feet!!!

The builder of said property had neighbours' approval ONLY because we were so grateful to be rid of the drug house, which was ~~located~~ ^{located there}. (This after a year of dealing with police and the city trying to track the owner!!!)

No one was consulted as to house size - so up it went, taking away backyard privacy & sky view.

In case you've missed it, I am very much opposed to the proposed change.

I thank you for your time in considering my objections and hope they might sway you.

Yours truly,
Margo Fowler

274-6590

P.S. Forgot to mention the increased noise level.

To: Director, Development Page 1 of 1
for attachment to appropriate
Planning Committee report

APR 24 2006

Weber, David

From: on behalf of Mayor and Councillors

DAVID WEBER
Director, City Clerk's Office

Subject: FW: Send a Submission Online (response #73)

ATTACHMENT 5

Your Name:	John Knapton
Your Address:	64-10111 Swinton Cres
Subject Property Address OR Bylaw Number:	Policy 5443 - File: RZ 06-328429
Comments:	<p>I am totally against this proposal to rezone any property along No. 4 road and along Williams Road from the "Single-Family Housing District, Subdivision Area E (R1/E) to "Single-Family Housing District (R1-0.6)". We say that we want green space in our city yet everytime this council approves one of these changes in the zoning as requested we give up this green space. Have you looked at any of the similar zone changes that have occurred? Very few have any yards or green space. If it snows the snow on your roof slides on to your neighbours yard. Look at the desirable places to live in the lower mainland and their values. Those with the highest housing prices, most desirable to live in and raise a family and lowest crime rates are those with big yards and lots of green space. West Vancouver, North Vancouver, Shaunessey, all old areas of town that have retained their value and beauty by leaving lots a reasonable size. If council continues to down size lots at the rate they have been in the last 10 years, Richmond will be overcrowded very soon and the values in our houses will drop in respect to those areas that keep lots at current levels. Do not make Richmond a slum by overcrowding, STOP this rape of our lots now. Respectfully John Knapton</p>



Lee, Edwin

From: Linda [galblas@shaw.ca] 10291 Arroyo Rd
Sent: Saturday, 22 April 2006 9:09 AM
To: Lee, Edwin
Subject: lot size changes 5443

No, I am definitely not in favour of this proposal to change Single Family Lot Size 5443, to make the lots smaller. If you are willing to change the lot size to accomodate more people living in the area, then you must also be willing to accomodate those same people, plus the already existing people in that same area with more/better ammenities/services. Schools, community centers, parks, roads, traffic problems (proper cross walks), sewer systems, all these things will also be affected. If you are not willing to improve the latter, leave the lots size alone! What is the use of squeezing more people into a smaller space? The only benefit is to the city, that receives more money in taxes. Will they spend those taxes to better the community that has brought that money into their hands? In the past, it has not proven to be the case. Will it be any different in my community? Let us watch and see.
Gerry Alblas

Lee, Edwin

From: BRIAN DYCK [bwdcal@shaw.ca]
Sent: Tuesday, 18 April 2006 4:01 PM
To: Lee, Edwin
Subject: Proposed changes to Single Family Lot Size Policy 5443

Follow Up Flag: Follow up
Flag Status: Red

Hi Edwin

I received your letter dated April 10th regarding proposed amendments to the Single Family Lot Size Policy 5443 to exclude properties on certain arterial roads with access to a rear municipal lane (e.g on the east side of No. 4 Road between Wilkinson Rd and Williams Rd).

I would like to voice my concern as a resident in the area, and suggest a condition that should be required as part of future redevelopment in the area if the proposed amendment is approved.

I live at 10431 Dennis Cr. My property backs onto a gravel lane that is shared by properties fronting the east side of No. 4 Rd between Wilkinson Rd and Williams Rd. If the proposed amendment to the lot size policy is approved, this could lead to an increase in the number of vehicles requiring access to "my" lane. Considering that 1 lot can be subdivided into 2 - this could theoretically double the number of lane users.

This is a problem for a few reasons:

- 1) Currently, the lane is already poorly maintained, which results in problems in both the winter and summer months (e.g large muddy potholes in winter and dry dust in summer). In response to these problems, the City provides a minimal level of service by re-applying gravel a few times a year to repair the large ruts and/or applying an unknown substance to control the dust.
- 2) Increased lane usage leads to increased ambient noise in the neighbourhood.

I would like to suggest the following as a condition to this proposed lot size policy amendment: that developers wishing to subdivide on this portion of No. 4 Rd be required to pave the lane to mitigate the impacts associated with the increase in lane users caused by redevelopment. It is my suggestion that the entire lane be required to be paved - not just the part of the lane immediately behind their subdivision application.

Thank you for the opportunity to provide comments on this proposed change, and I hope you will seriously consider my concerns and suggestion.

Cynthia Lussier & Brian Dyck
bwdcal@shaw.ca
10431 Dennis Cr
Richmond BC V7A 3R7

Urban Development Division

Attn: Edwin Lee

PROPOSED CHANGE TO POLICY 5443, SECTION 35,4-6

We the undersigned do hereby object to the proposed amendments to the current Lot Size Policy 5443 for Section 35,4-6, as outlined in Notice to Residence, File : RZ 06-328429; dated April 10, 2006, by the City of Richmond.

The proposed amendment will reduce the existing lot size from 60 ft frontage to 30 ft frontage, and from 5,920 sft. to 2,900 sft. In essence the lots will be cut in half and increase the number of houses per current lot size from one house to two houses per current lot. Therefore, this proposed rezoning amendment is not acceptable.

DATE	NAME	SIGNATURE	ADDRESS
APR 25/06	KIRBY MARTIN	[Signature]	10411 DENNIS CRES ROAD
APR 25/06	SAISHM AZIZ	[Signature]	10684 AINTREE PL.
APR 25/06	BARBIE FISHER	[Signature]	10644 AINTREE PL.
APR 25/06	High Chung Han	[Signature]	10655 AINTREE PL.
APR 25/06	BERRY [Signature]	[Signature]	10653 AINTREE PL.
APR 25/06	[Signature]	[Signature]	10480 AINTREE RD.
APR 25/06	CAROL JUNG	[Signature]	10471 Aintree Cr. Road BC
25 APR 06	GERY ALBLAS	[Signature]	10291 ARAGON RD RICH. BC
25 APR 06	LINDA ALBLAS	[Signature]	10291 ARAGON RD RICH BC
25 APR 06	FRANCES BERGEMA	[Signature]	10320 Aragon Rd Richmond BC
Apr 25	Samin Molam	[Signature]	10311 Aragon Rd. Richmond BC
APR 25/06	EDITH SUSTON	[Signature]	10331 ARAGON RD RICH, BC
25 APR 06	MUSTAFA KARASIM	[Signature]	10440 WILLIAMS RD. RICHMOND
27 APR 06	G. GILL	[Signature]	10040 AQUILA PR RICH.
27 APR 06	J. RIFE	[Signature]	10351 ARAGON RD RICHMOND
27 APR 06	L. SMITH	[Signature]	10391 AINTREE CR RICHMOND BC
27/4/06	DENNIS IRWIN	[Signature]	10491 AINTREE CR RICH.
APR 27/06	AKOON TAMM	[Signature]	1051 AINTREE CR RICH.
April 27-06	B. Ostergaard	[Signature]	10611 Aintree Cr. Rich
APRIL 27/06	BOB DICKINSON	[Signature]	10620 AINTREE CR RICH
APRIL 27	BRIAN GREENE	[Signature]	10631 AINTREE CR RICH.
April 27	Rajeev Sharma	[Signature]	10541 Dennis Crest.
"	Arundel & Bansi	[Signature]	10720 AINTREE CR
"	Balinder [Signature]	[Signature]	10740 Aintree Crest Rich.
"	Mahmoud Hassan	[Signature]	10760 Aintree Cr. Richmond
"	Amy HARAGA	[Signature]	10800 MERSEY AK. Road
APR 27/06	CHRISTINA DONG	[Signature]	10780 Aintree Cr Richmond
APR 27/06	BOLINA	[Signature]	10791 AINTREE CRES.
APR 27/06	Gurmit Grewal	[Signature]	10821 AINTREE CRES
APR 27	Carol Basra	[Signature]	10411 Shell Road
April 27	MARY J. COWEN	[Signature]	10391 Shell Road
April 27	MARK SPUNDER	[Signature]	10351 Shell Road.

Urban Development Division

Attn: Edwin Lee

PROPOSED CHANGE TO POLICY 5443, SECTION 35,4-6

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The proposed amendment will reduce the existing lot size from 60 ft frontage to 30 ft frontage, and from 5,920 sft. to 2,900 sft. In essence the lots will be cut in half and increase the number of houses per current lot size from one house to two houses per current lot. Therefore, this proposed rezoning amendment is not acceptable.

DATE	NAME	SIGNATURE	ADDRESS
04/27/2006	DAVE LIGHTHEART	<i>D. Lightheart</i>	10291 SHELL RD, RICHMOND B.C.
04/27/2006	Bruce Midlane	<i>Bruce Midlane</i>	10311 Shell Rd Richmond BC
04/27/06	Wendy Nielsen	<i>Wendy Nielsen</i>	11171 Stearn Cr. Richmond BC
04/27/06	Tim Hirata / S. Hirata	<i>Tim Hirata</i>	10951 MADDOCKS RD Rich
04/27/06	ICARNE GONDRE	<i>ICARNE GONDRE</i>	10931 MADDOCKS RD RD
4/27/06	Joseph Talim	<i>Joseph Talim</i>	10820 Winter Crescent Cres.
"	CHARLIE LOO	<i>Charlie Loo</i>	10440 AINTREE CRPSC
4-27-06	Joachim Feenstra	<i>Joachim Feenstra</i>	10400 AINTREE Crescent
4-27-06	LISA DEGAN	<i>Lisa Degan</i>	10371 AINTREE CRESCENT
4-30-06	KELLY McLEMMAN	<i>Kelly McLemman</i>	10600 SWINTON CR.
4:45	LAURIE WALKER	<i>Laurie Walker</i>	10719 Dennis Cres.
"	CAM BARRON	<i>Cam Barron</i>	10731 DENNIS CR.
4:30	VICTOR TIAN	<i>Victor Tian</i>	10788 DENNIS CR
4/30/06	AUNDEY MACKAY	<i>Aundey Mackay</i>	10771 DENNIS CR. Richmond
4/30/06	NAZMUDIN AMLANI	<i>Nazmudin Amrani</i>	10791 DENNIS CRES RD
4/30/06	ZHANG Shu Fang	<i>Zhang Shu Fang</i>	10820 DENNIS CR, Richmond
4/30/06	GEVIND REDDY	<i>Gevind Reddy</i>	10840 DENNIS CR, Richmond
4/30/06	VERE KATTAMMA REDDY	<i>Vere Kattamma Reddy</i>	10840 DENNIS CR, RICHMOND
4/30/06	TSUI NGAN	<i>TSUI NGAN</i>	10860 DENNIS CR
4/30/06	Carol Chan	<i>Carol Chan</i>	10851 DENNIS CR.
"	Carol Chan	<i>Carol Chan</i>	"
"	L. M. ALVIN	<i>L. M. Alvin</i>	10880 DENNIS CR
4/30	Peter Kristjansson	<i>Peter Kristjansson</i>	10911 DENNIS CR.
4/30	Long Tam	<i>Long Tam</i>	10891 DENNIS - CR
4/30	Arundhama	<i>Arundhama</i>	10011 Aintree Cres
4/30	BRUNDER	<i>BRUNDER</i>	10020 AINTREE R
4/30	29 29 Sun Jing	<i>Sun Jing</i>	10060 AINTREE CR
04/30	RANA SONIA DOLAL	<i>Rana Sonia Dolal</i>	10051 Aintree Cres
04/30/06	M. D. SPENCER	<i>M. D. Spencer</i>	10100 AINTREE CRES
04/30/06	J. E. DEGRAAF	<i>J. E. deGraaf</i>	10120 AINTREE CRES (Rich)
04/30/06	S. Hamner	<i>S. Hamner</i>	10131 Aintree Cres Richmond
04/30/06	K. ROBERTS	<i>K. Roberts</i>	10140 AINTREE CR

Urban Development Division

Attn: Edwin Lee

PROPOSED CHANGE TO POLICY 5443, SECTION 35,4-6

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DATE	NAME	SIGNATURE	ADDRESS
Apr 20/06	M. LARNE	[Signature]	10428 DENNIS CRES
Apr 20/06	S. DECKMAN	[Signature]	10408 DENNIS CRES.
Apr 20/06	S. HOLLANDER	[Signature]	10419 DENNIS CRES.
Apr 20/06	Greg HUNTER	[Signature]	10380 DENNIS CRES
Apr 20/06	Barb STEVENS	[Signature]	10400 DENNIS CRES.
April 20/06	LARRY SPULLER	[Signature]	10391 DENNIS CRT.
April 20/06	LINDA SPULLER	[Signature]	10391 DENNIS CRT.
Apr 20/06	RAMESH AMER	[Signature]	10020 WILKINSON RD.
Apr 20/06	Yue Lin Li	[Signature]	10371 DENNIS CRES.
Apr 20/06	B F JUMANI	[Signature]	10240 #4 RD RICHMOND
04 20/06	FABIDA JUMANI	[Signature]	" "
04/20/06	JASVIR NAGRA	[Signature]	10200 NO 4 Rd RMD, BC
04/20/06	GURPAL NAGRA	[Signature]	10200 - #4 Road RMD BC.
04/20/06	JOYAL FERRA	[Signature]	10170 #4 ROAD RMD B.C.
04/20/06	Cao Min	[Signature]	10120 #4 Road
04/20/06	Dianne Jackson	[Signature]	10040 No. 4 Rd, Richmond BC
04/21/06	YVONNE RAYMOND	[Signature]	10420 DENNIS CRES Rich BC
"	M. PARSONS	[Signature]	10434 DENNIS CRT RICHMOND
"	WU BENNY	[Signature]	10491 DENNIS CRT RICH
"	WU LAY BOE	[Signature]	10491 DENNIS CRT RICH
04/21/06	Chang Hadogawa	[Signature]	10099 DENNIS CRES Rich
04/21/06	Dave Yamamoto	[Signature]	" " " "
04/21/06	V. DENNEAN	[Signature]	10099 DENNIS CRES Rich
"	Baksho Jchal	[Signature]	10120 #4 Rd RICHMOND
21/4/06	Alan Hutcheon	[Signature]	10071 WILKINSON RD RICHMOND
21/4/06	L. BENDER	[Signature]	10471 DENNIS CRES. RICHMOND, BC
21.04.06	P. FASTMAN	[Signature]	10468 DENNIS CRES RICHMOND, B.C.
21.04.06	R MAWSON	[Signature]	10459 DENNIS CRES RICH
"	R MAWSON	[Signature]	10459 DENNIS CRT VIKTOR
21.04.06	J. ISHAKAWAN	[Signature]	10400 HALL CRES.
21.04.06	Shuckman	[Signature]	10408 DENNIS CRES.

City of Richmond
6911 No. 3 Road, Richmond, B.C. V6Y 2C1

Urban Development Division

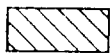
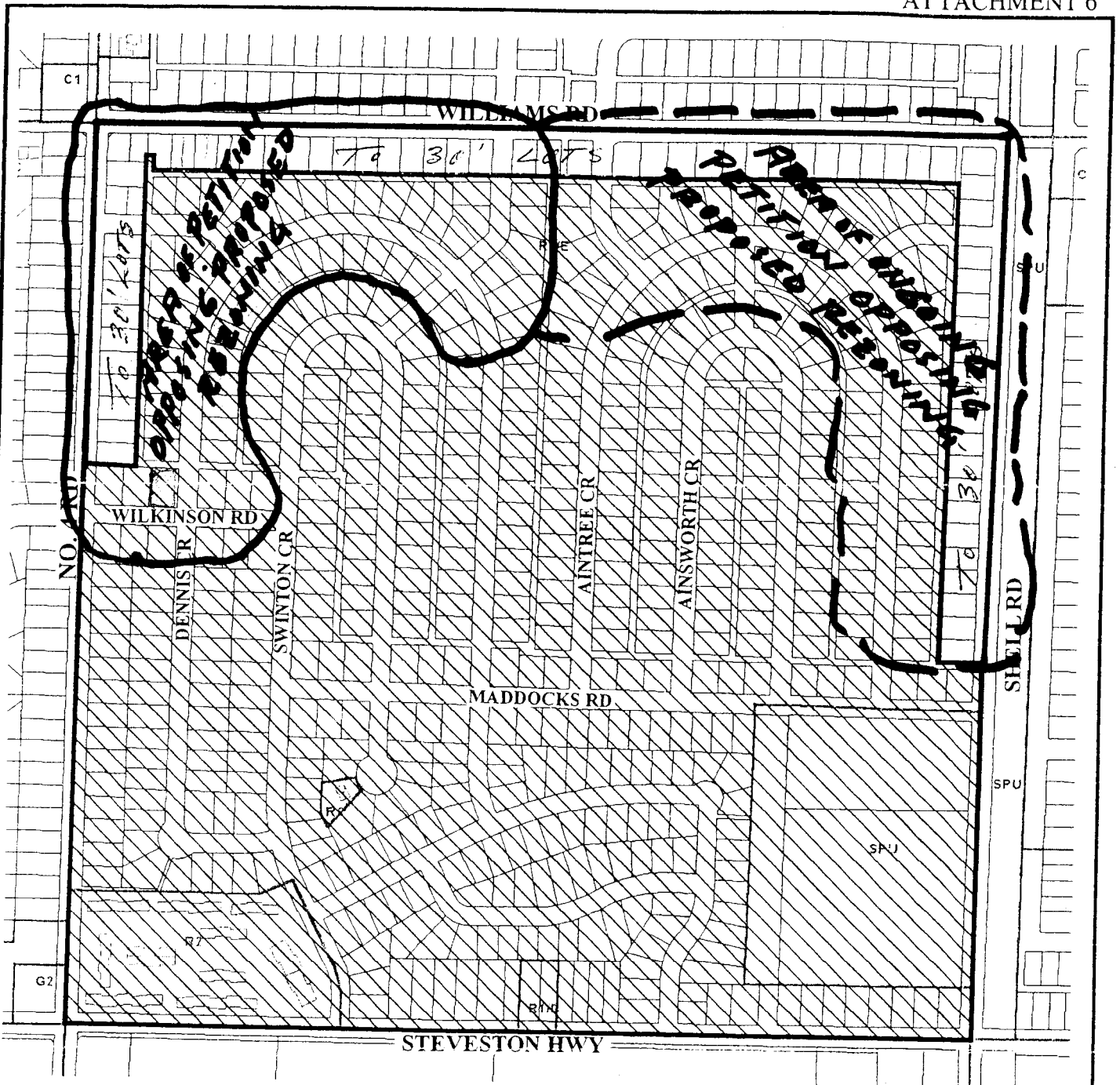
Attn: Edwin Lee

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DATE	NAME	SIGNATURE	ADDRESS
Apr 21	A R HORAHAN	10580 Dennis Cr	A R Horahan
Apr 22	Lia By Staveland	Lia By Staveland	10508 Dennis Cres.
Apr 22	Hardev Thandi	10600 + RD	
Apr 22	Hardev Thandi	10600 Williams Rd	
Apr 22	George	10120 Aquila Rd	10120 Aquila Rd
APR 22	V RALPH	10091 AQUILA RD	
April 22	M. Esson	10670 Dennis Cres.	
April 22	Feng Zhen Li	10611 Dennis Cres.	Langzheng Li
April 22	Hardev Thandi	HARDEV THANDI	10519 DENNIS CRESC.
" "	Hardev Thandi	Hardev Thandi	10519 DENNIS CRESS.
Apr. 22	MARINA ZILKA		10111 DENNIS CRES.
Apr. 22	Roy Walden	Roy Walden	10904 Dennis Crescent
April 23	KARLON	KARLON	10800 DENNIS PLAZA
04/23	L. Lewis	L. Lewis	10531 DENNIS CRES.
04/23	Z. JURICEK	Z. JURICEK	10551 DENNIS CRES.
04/23	M. Brand	M. Brand	10571 DENNIS CR.
04/23/06	A. Srinivasa	A. Srinivasa	10560 DENNIS CR.
04-23	J. R. Horahan	J. R. HORAHAN	10580 DENNIS CRES.
04-23	CHEN VASUDEV	CHEN VASUDEV	10662 DENNIS CRES.
04/23/06	K. BAGRI	K. BAGRI	10631 DENNIS CRESCENT, RMD.
04/23/06	Babvinder Bagri	B. Bagri	10631 DENNIS CRESCENT, RMD.
04/23/06	CARLOS MARTAL	CARLOS MARTAL	10660 DENNIS CRESCENT
04/23/06	Olga Ruzic-Najala	Olga Ruzic-Najala	10660 DENNIS CRESCENT, RMD.
04/23/06	JOHN BRETHER	JOHN BRETHER	10071 AQUILA R.D. RMD.
04/23/06	JUSANKA METCALFE	J. Metcalfe	10699 DENNIS CR. RMD.
04/23/06	J. Metcalfe	J. Metcalfe	10699 DENNIS CR.
04/23/06	JUNE GORDY	JUNE GORDY	10720 DENNIS CR.
4/23/06	Denise Halverson	Denise Halverson	10728 DENNIS CR.
4/23/06	TARNAL MARGA	TARNAL MARGA	10740 DENNIS CRE.
04/23/06	FRAN GREAVES	FRAN GREAVES	10759 DENNIS CRESCENT
04/23/06	NINA GREAVES	NINA GREAVES	10759 DENNIS CRESCENT.
04/23/06	MARSHARY MITCHELL	MARSHARY MITCHELL	10760 DENNIS CRESCENT



Subdivision permitted as per **R1/E**.



Proposed Policy 5443
Section 35, 4-6

Adopted Date:

Amended Date:



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
www.city.richmond.bc.ca

June 9, 2006
 File RZ 06-328429

Planning & Development
 Department
 Fax: 604-276-4052

Dear Home Owners and Residents:

Re: Proposed Amendments to Your Area's Single-Family Lot Size Policy

In early April 2006, a letter was sent to the owners and residents within your neighbourhood outlining proposed amendments to the City's Single-Family Lot Size Policy for your neighbourhood. As you may recall, the Single-Family Lot Size Policy establishes the minimum lot width that a property can be subdivided down to.

In response to that letter, the City has received a number of letters from residents relaying concerns and suggestions for addressing issues in the area and with the proposal. Because the issues being raised are complex, and since this neighbourhood has been quite sensitive to development in the area, it is apparent that the neighbourhood would benefit from further discussion on these issues.

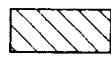
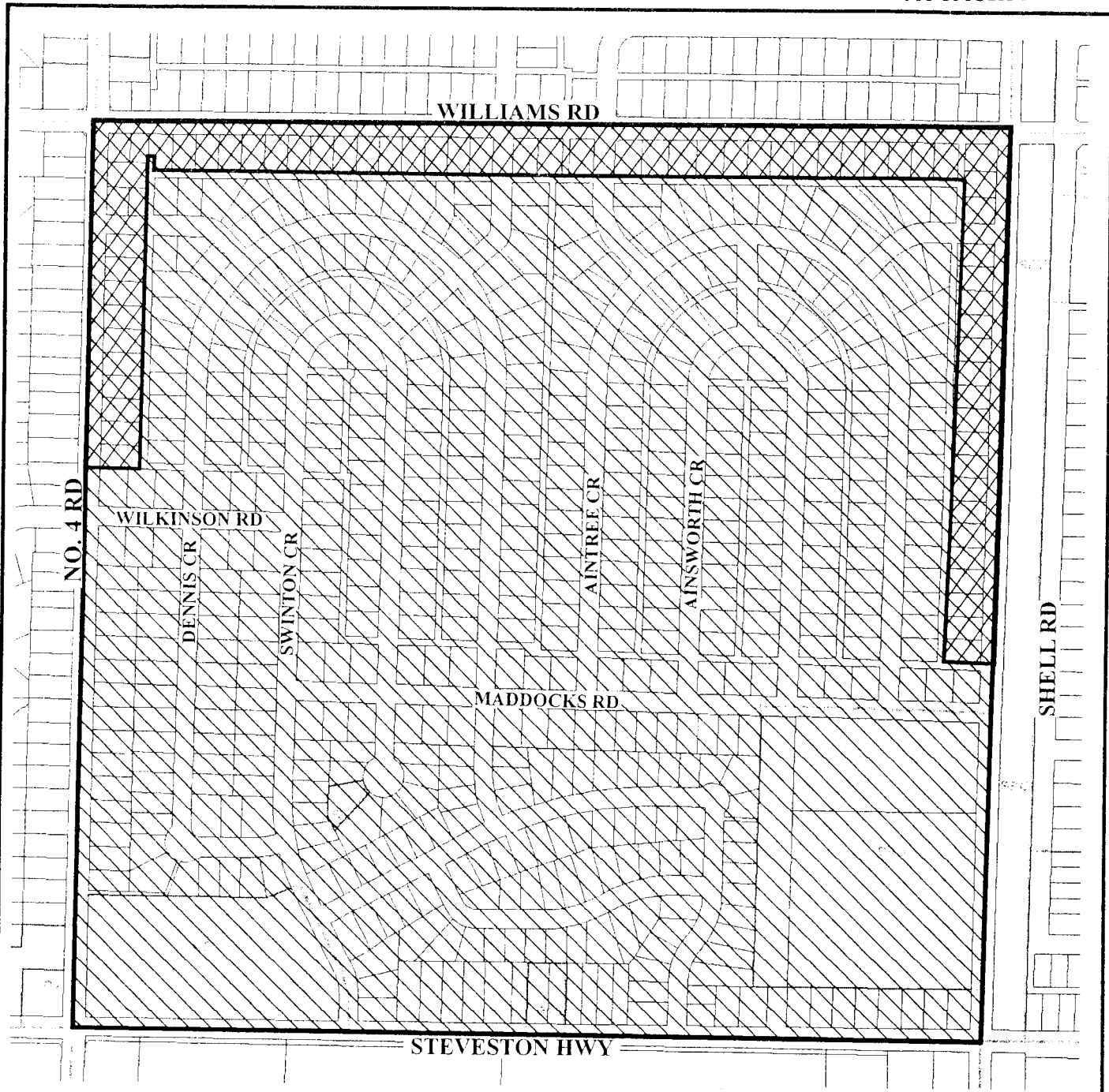
As a result, City staff will be hosting an Open House Meeting in the **McNair Secondary School** gymnasium (9500 No. 4 Road) on **Tuesday, June 27, 2006** between 6:00 p.m. and 8:30 p.m. The format will be drop-in. Information panels will be displayed for your review and staff will be available to answer questions and listen to your input. A survey questionnaire will be made available at the meeting to allow for your additional comments and suggestions.

For your reference, I have again included a copy of the current Lot Size Policy and the proposed Lot Size Policy. Should you have any questions in advance of the meeting, please feel free to contact me at 604-276-4121 or via e-mail at elee@richmond.ca.

Yours truly,

Edwin Lee
 Planning Technician – Design

- Att.(3): Attachment 1 - Locations of the all pending single-family residential rezoning applications within Section 35-4-6
 Attachment 2 - Existing Single-Family Lot Size Policy 5443
 Attachment 3 - Proposed Amended Single-Family Lot Size Policy 5443



Subdivision permitted as per **R1/E**.



Subdivision permitted as per **R1/0.6 or R9**.



Proposed Policy 5443
Section 35, 4-6

Adopted Date:

Amended Date:



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Lot Size Study Survey

Planning and Development Department

Section 35-4-6

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: _____ Address in Study Area: _____

Please indicate whether you are a;

Property Owner or Resident

Background

Staff have proposed changes to the Single-Family Lot Size Policy for this quarter-section. This Policy is used to control the minimum lot widths for subdivisions of single-family lots.

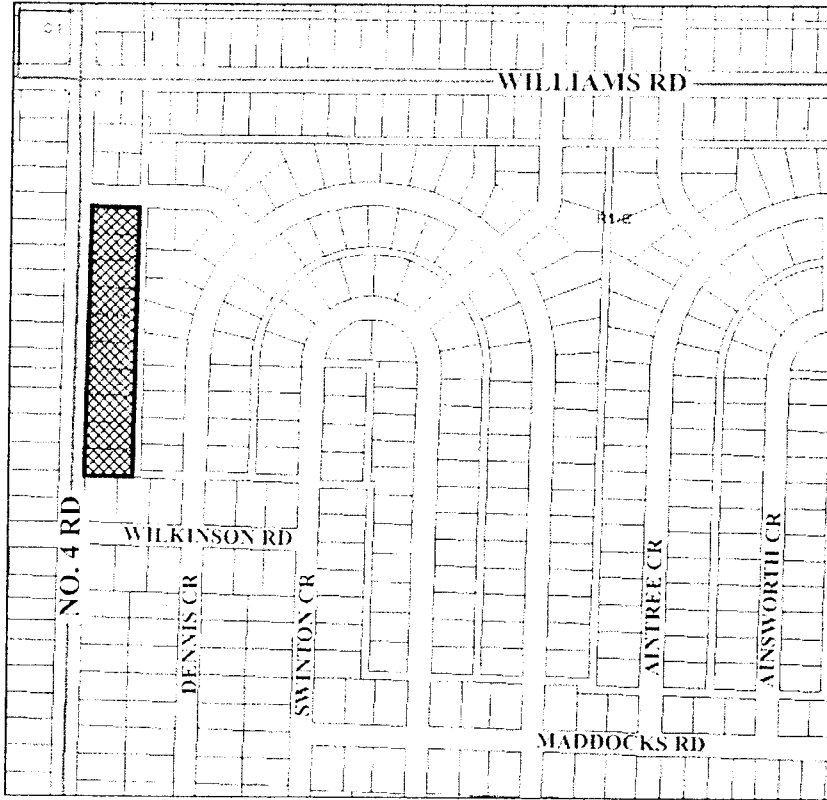
The City's normal policy is to support densification along arterial roads where rear lanes exist. Consequently, staff have proposed reducing the minimum lot widths for three locations in this quarter-section where the single-family lots front onto arterial roads and have existing rear laneways.


Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1: No. 4 Road Amendment

Staff have proposed reducing the minimum lot width in the cross-hatched area along No. 4 Road between Dennis Place and Wilkinson Road from 18 m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6 or R/9).

Up to 10 new lots would be created in this area through this option.



 Subdivision permitted as per R1/0.6 or R/9 (minimum 9 m wide lots) (access to lane only)

Are you in favour of reducing the minimum lot width in this area along No. 4 Road to 9 m?

Yes or No

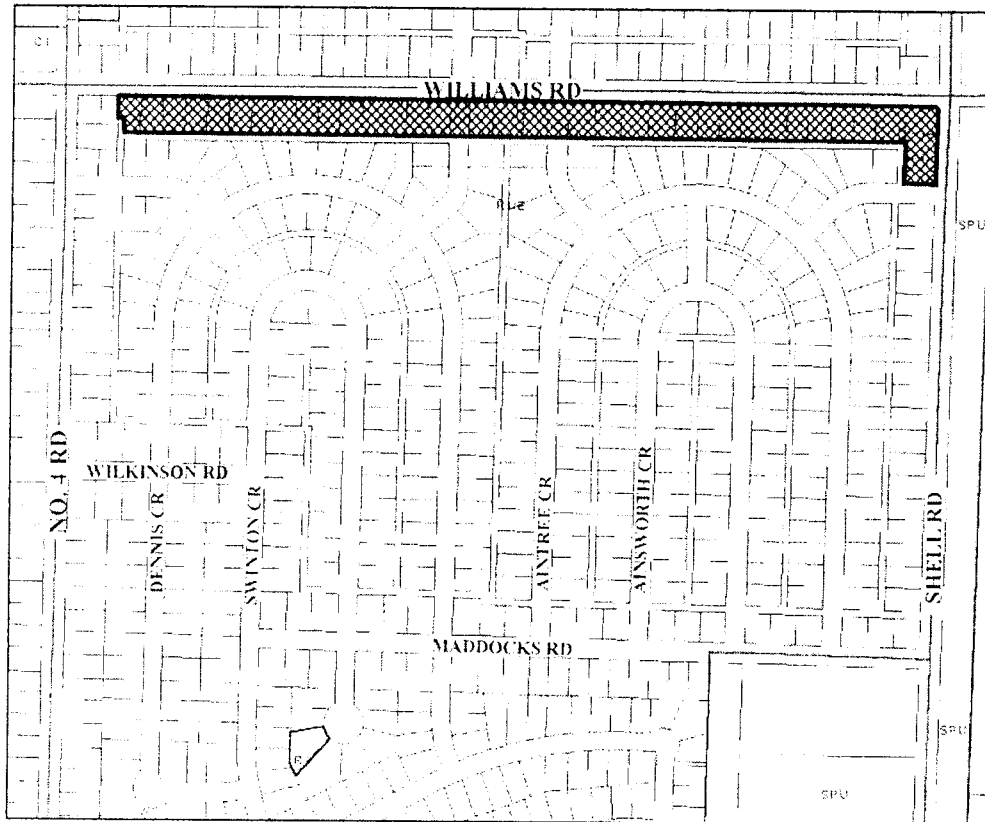
Comments


Question 2: Williams Road/Shell Road Amendment

Staff have proposed reducing the minimum lot width in the cross-hatched area along:

- i) Williams Road between No. 4 Road and Shell Road; and
 - ii) Shell Road between Williams Road and Aintree Place;
- from 18 m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6 or R/9).

Up to 34 new lots would be created in this area through this option.



 Subdivision permitted as per R1/0.6 or R/9
(minimum 9 m wide lots) (access to lane only)

Are you in favour of reducing the minimum lot width in this area along Williams Road/Shell Road to 9 m?

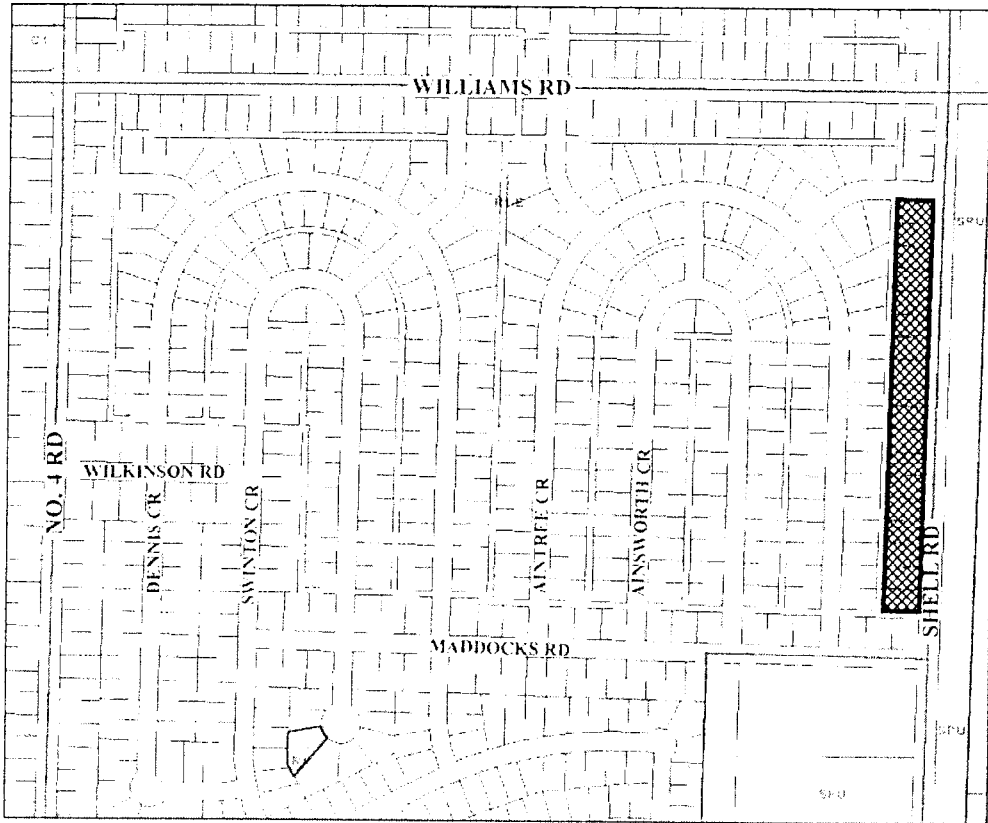
Yes or No


Comments

Question 3: Shell Road Amendment

Staff have proposed reducing the minimum lot width in the cross-hatched area along Shell Road between Aintree Place and Maddocks Road from 18 m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6 or R/9).

Up to 18 new lots would be created in this area through this option.



 Subdivision permitted as per R1/0.6 or R/9
(minimum 9 m wide lots) (access to lane only)

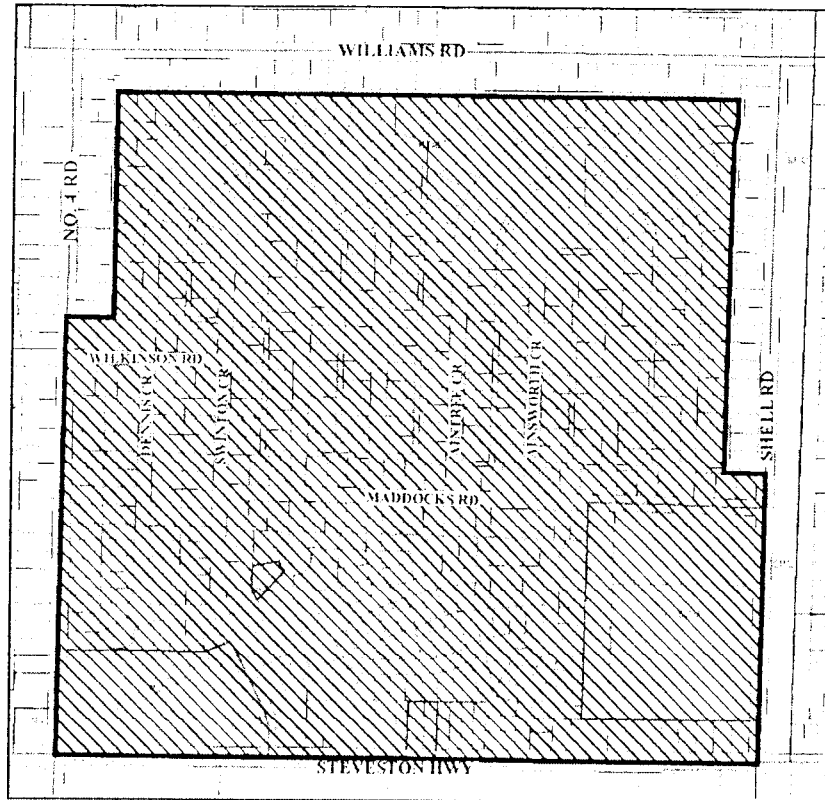
Are you in favour of reducing the minimum lot width in this area along Shell Road to 9 m?

Yes or No

Comments

Question 4: The Interior Area

Staff have proposed keeping the current minimum lot width of 18 m or 59 ft. (R1/E) for the interior area of the quarter-section (see the hatched area on the map).



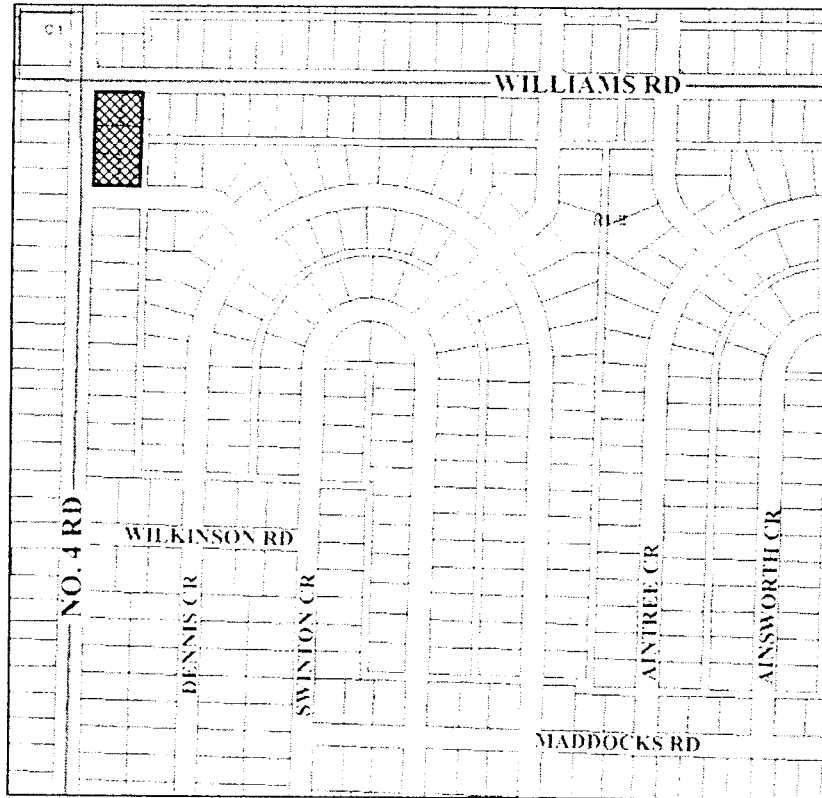
What is the minimum lot width that you prefer in the quarter-section interior?

- 18 m (59 ft.) - *current minimum*
- 12 m (39 ft.)
- 9 m (29.5 ft.)

Comments

Question 5: Multiple-Family Option at the Corner of No. 4 Road and Williams Road

City Policies normally support additional density near commercial centres. Low density multi-family may be considered along No. 4 Road between Williams Road and Dennis Place (see cross hatched area in the map). The housing type would probably be two-storey with a density similar to the proposed small lots along Williams Road, No. 4 Road and Shell Road (max. 0.55 to 0.60 F.A.R.)



Please indicate your preference for this portion of No. 4 Road:

- Multiple-family townhouses
- Single-family residential
18 m (59 ft.) wide lots - *current minimum*
- Single-family residential or Coach House
9 m (29.5 ft.) wide lots

Comments

Other Comments

Please feel free to provide any other comments or suggestions below.

The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

Thank you for taking the time to complete the survey. **Please return the completed survey on or before July 11, 2006** by mail or by fax to Edwin Lee at **604-276-4052**.

Please contact **Edwin Lee**, Planning Technician, at **604-276-4121** if you have any questions regarding the survey.

For Translation Assistance: 如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 ਤੇ ਫੋਨ ਕਰੋ



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990

POLICY 5443

Amended by Council: Proposed Amended Policy 5443

File Ref: 4045-00

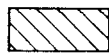
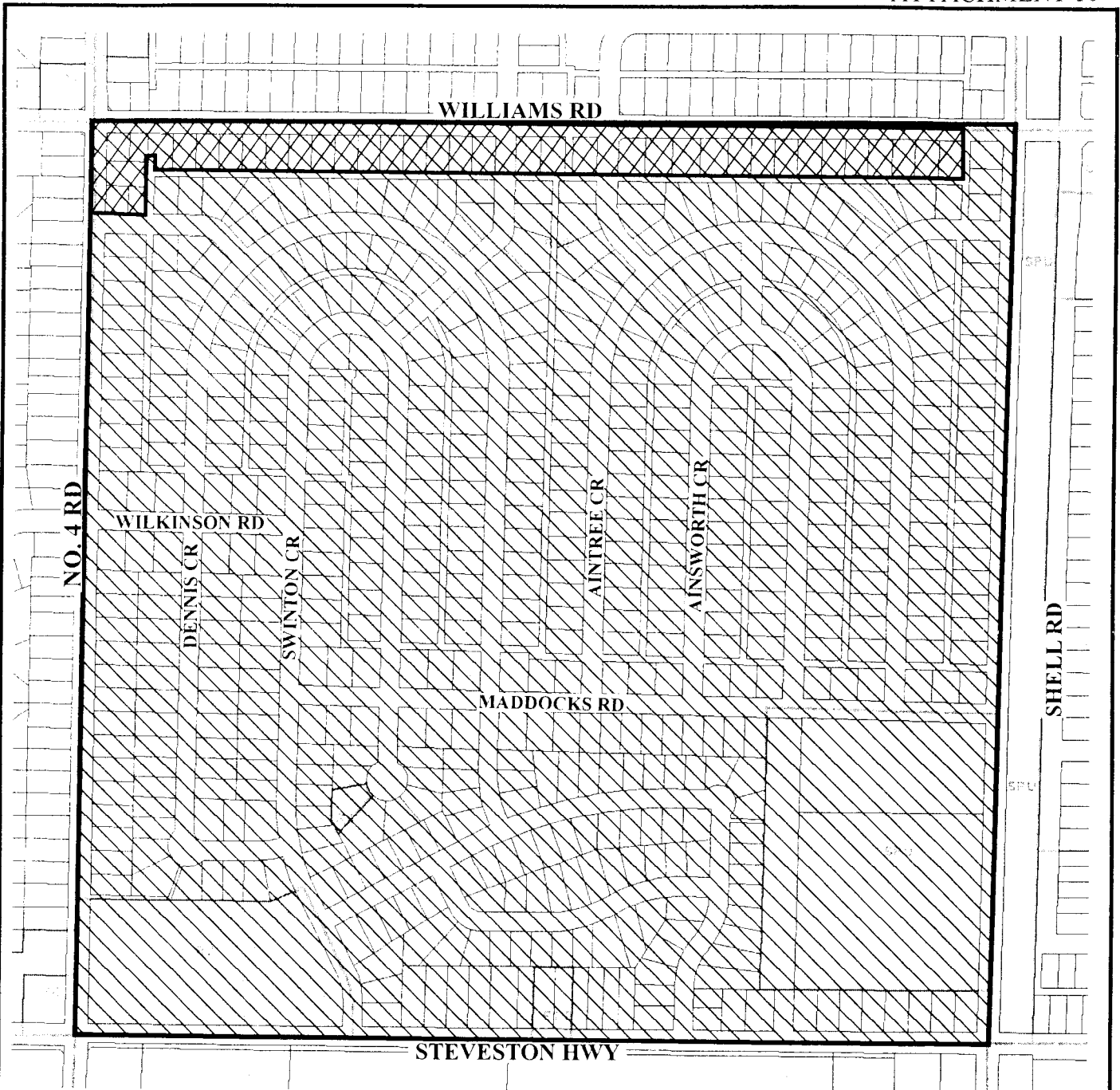
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Proposed Policy 5443
Section 35, 4-6

Adopted Date:

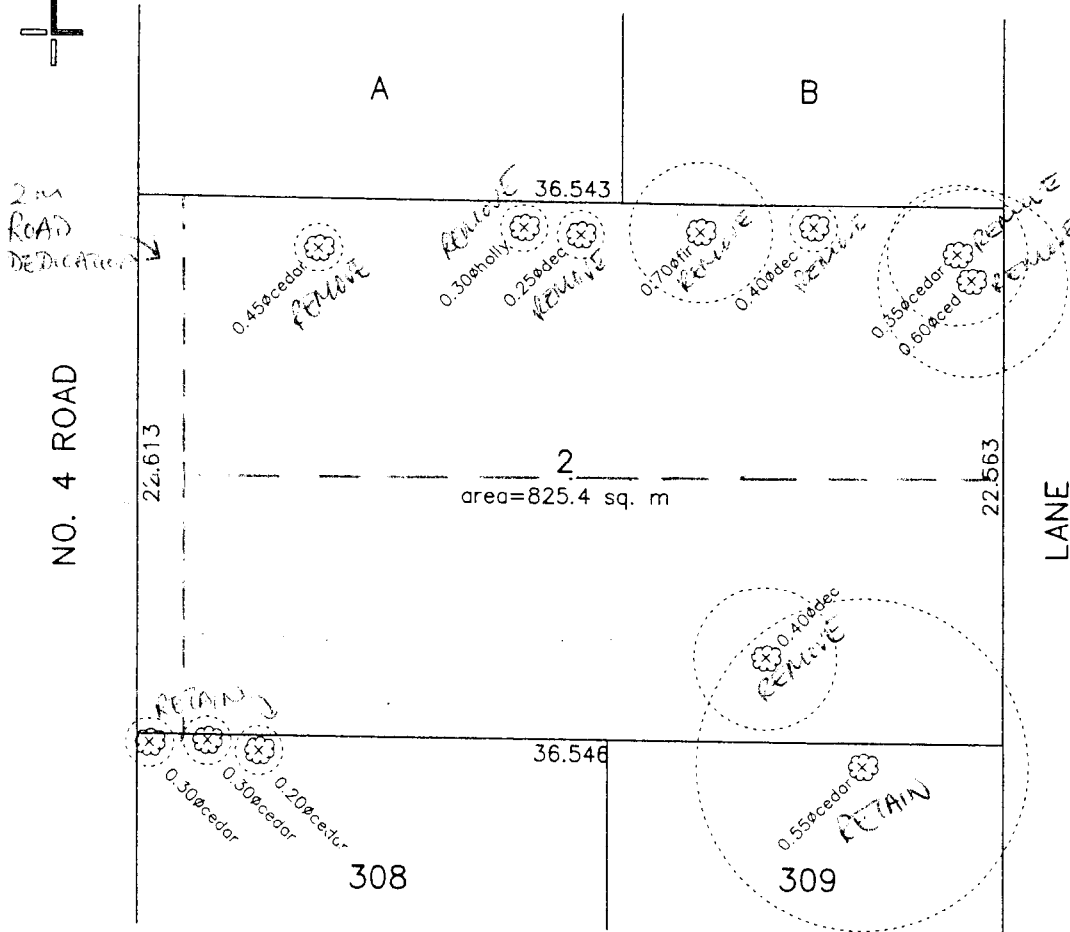
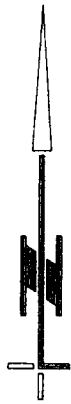
Amended Date:

B.C. LAND SURVEYOR'S CERTIFICATE OF TREE SURVEY
 LOT 2, BLOCK 1, SECTION 35, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT, PLAN 15456

SCALE 1 : 250



All distances are in metres.



CIVIC ADDRESS

10020 NO. 4 ROAD
 RICHMOND, B.C.

CERTIFIED CORRECT.
 DATED THIS 13TH DAY OF MAR., 2006

NOTE:

1. Lot dimensions are derived from field survey.
2. All trees as required by Richmond Tree Bylaw have been plotted.
3. dec denote deciduous tree

LOUIS NGAN B.C.L.S.

This document is not valid unless originally signed and sealed

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
 RICHMOND, B.C., V6X 3N8
 (604) 273-2938



© LOUIS NGAN LAND SURVEYING INC., 2006

OUR FILE: R4-10020TREE YOUR FILE:



Catherine MacDonald Inc.

648 East 5th Street North Vancouver BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

Kuljit Dhillon c/o Les & Azim

Les Cohen & Azim Bhimani

EMAILED TO: lescohen@macrealty.com & zimmerb@shaw.ca

29 May 2006

Dear Kuljit, Les & Azim:

Re: Proposed Development at 10020 No. 4 Road, Richmond
ARBORIST'S REPORT

With regard to the above site, I am pleased to provide this report on affected trees following my site inspection of 24 May 2006. There are twelve trees noted on the Survey (from Louis Ngan Land Surveying), eight on the development site and four near the property line on adjacent lots/on the property line. A Survey is attached showing locations.

The trees on the property site are:

1. .45m diameter Thuja plicata [Western Red Cedar] – This multi-stem tree has been topped at a height below the first floor eaves. It is mostly dead within the 'crown', and has dieback from the stems being topped. I would class this tree as dead/dying and recommend it be removed.
2. .30m diameter Ilex aquifolium [English Holly] – This tree is an invasive species, and possibly a volunteer tree, located close to the existing house. It is within the envelope of the proposed dwelling and cannot be moved efficiently, aside from posing no real amenity value. Therefore, I recommend it be removed prior to construction.
3. .25m diameter Syringa vulgaris [Common Lilac] – This overgrown shrub, past maturity, poses no real amenity value and is located within the envelope of

the proposed dwelling. It is not worth relocating and therefore I recommend it be removed.

4. .70m diameter *Picea abies* [Norway Spruce] – This twin stem tree has been previously topped, has a major inclusion, and extensive crown dieback. This tree should be removed as dead/dying. It is within the building envelope of the proposed dwelling and will be removed for this reason.
5. .40m diameter *Ligustrum* [Privet] - This overgrown shrub, past maturity, poses no real amenity value and is located within the envelope of the proposed dwelling. It is not worth relocating and therefore I recommend it be removed.
- 6/7. .35m & .60m diameter *Thuja plicata*(s) [Western Red Cedar] – These trees, previously topped, are growing in the vicinity of overhead Hydro and look to have been Hydro cleared at one point. These trees should be removed for this reason, aside from their being in the path of the proposed driveway.
8. .40m diameter Apple tree – This tree is beyond maturity and has all of the structural defects and disease symptoms that one would expect from an old fruit tree. As it is undesirable to relocate it away from the building envelope, I recommend it be removed.

The four trees off the property site/on the property line are:

1. .55m diameter *Thuja plicata*(s) [Western Red Cedar] – This tree, in good condition and form, is located in Lot 309 to the south. I recommend it be protected with fencing during construction 6'/2m north of the existing wood fence along the property line.
- 2/3/4. .30/.30.20m diameter *Thuja plicata* [Western Red Cedar] – These three trees, cut in to spheres, are located on or near the property line and have been maintained by the owner of Lot # 308. They should be protected during construction by fencing to be placed at the dripline/edge of the existing driveway.

I have photo documentation of these trees in my files should it be required. If there are any questions regarding these trees or other arboriculture issues, kindly contact me at the above.

Sincerely,



Catherine MacDonald Inc.

Catherine MacDonald

ISA Certified Arborist PN-0716

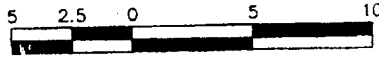
/encl. Reduced Survey Plan

Kuljit Dhillon
Les Cohen & Azim Bhimani
10020 No. 4 Road, Richmond
29 May 2006

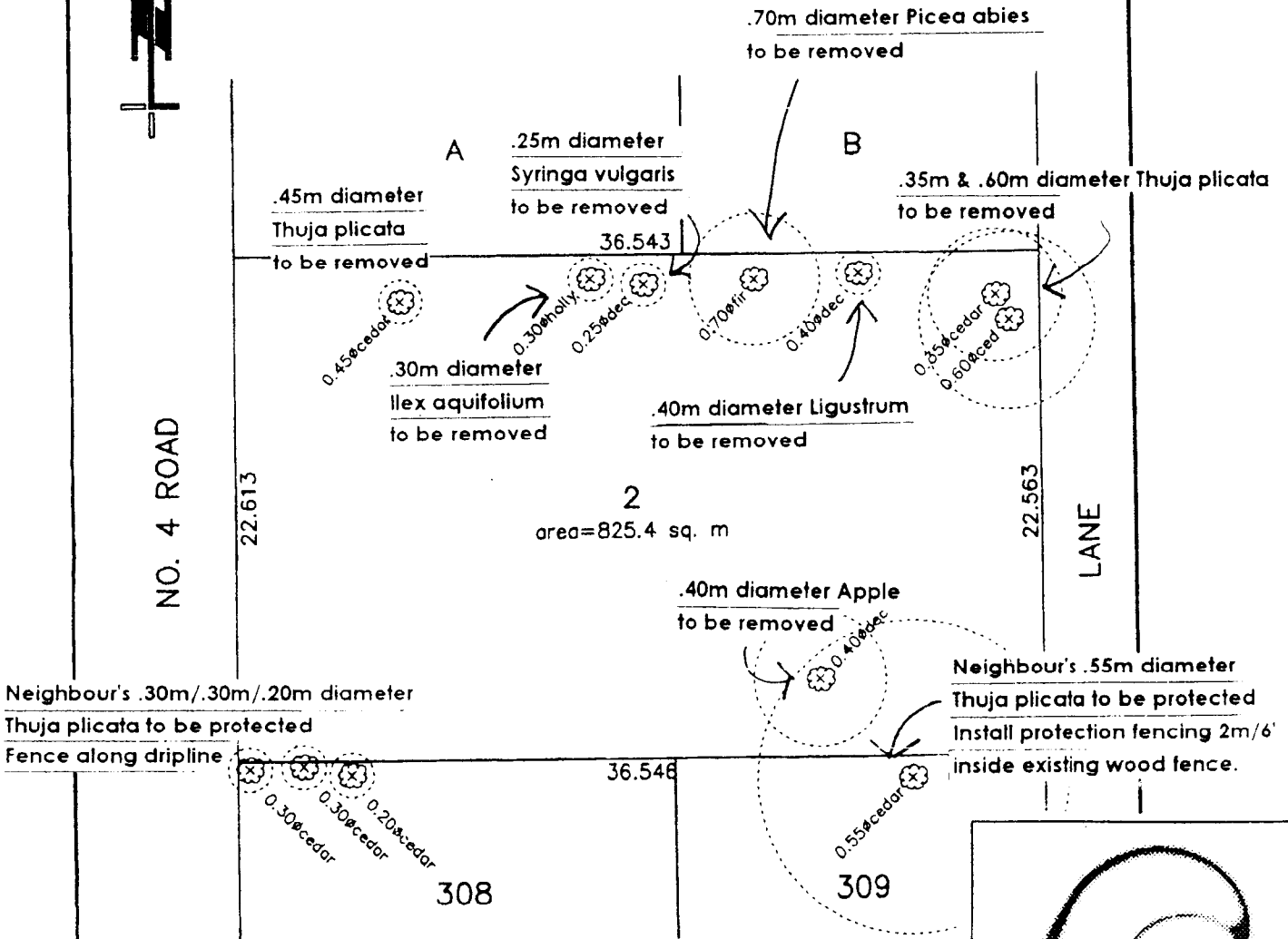
Page 2 of 2

B.C. LAND SURVEYOR'S CERTIFICATE OF TREE SURVEY
 LOT 2, BLOCK 1, SECTION 35, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT, PLAN 15456

SCALE 1 : 250



All distances are in metres.



Neighbour's .30m/.30m/.20m diameter
 Thuja plicata to be protected
 Fence along dripline

Neighbour's .55m diameter
 Thuja plicata to be protected
 Install protection fencing 2m/6'
 inside existing wood fence.

CIVIC ADDRESS

10020 NO. 4 ROAD
 RICHMOND, B.C.

NOTE:

1. Lot dimensions are derived from field survey.
2. All trees as required by Richmond Tree Bylaw have been plotted.
3. dec denote deciduous tree

Catherine MacDonald Inc.

648 East 5th Street
 North Vancouver, BC
 V7L 1M7
 t: 604.904.0787
 c: 604.904.0302
 f: 604.904.0706
 catherinemacdonald@shaw.ca

10020 #4 Road, Richmond
ARBORIST REPORT

DATE: 29 May 2006

PLANT LIST

10020 No. 4 Road, Richmond

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	1	ACER PALMATICUM	JAPANESE MAPLE	6.0 cm CAL. BAB
AC	7	ACER PLATANOIDES 'EMERALD QUEEN'	NORWAY MAPLE	11.0 cm CAL. BAB
CP	1	CELEBRIS	DOGWOOD	6.0 cm CAL. BAB
MSL	3	MAGNOLIA SOULANGIANA 'RUSTIC RICHMOND'	SAUCEUR MAGNOLIA	6.0 cm CAL. BAB
PY	2	PRUNUS YEDONENSIS 'AKERON'	DAYBLO	6.0 cm CAL. BAB
SJ	1	STRYAX JAPONICUS 'PINK CHIMES'	PINK JAPANESE SNOWBELL	6.0 cm CAL. BAB
TF4	39	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.25m HT.
SHRUBS				
AJ	9	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	12	ERCA CARNEA	WINTER HEATHER	#2 POT
LJ	4	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	#3 POT
PJF	2	PERIS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY	#3 POT
RM	42	ROSA MEDLAND	MEDLAND ROSE	#1 POT
SK	2	SKIMMIA OCCIDENTALIS	HIMALAYAN SARCOCCCA	#2 POT
VD	7	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT
GROUND COVERS				
AUJ	190	ARCTOSTAPHYLOS UVA URSI	KINKINICK	#SP3 POT
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
ANN	80	ANNUALS **		#SP3 POT
PER	50	PERENNIALS **		#1 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 COLUMBIA LANDSCAPE STANDARDS
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE 'CPA' STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS
- ALL PLANT PLANTING RESPEACE BETWEEN PLANT 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 YEAR.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

ITC
 ITC ASSOCIATES
 3180 Main Street
 Richmond BC V6V 2K4
 Voice: (604) 273-2812
 Fax: (604) 274-4606
 Email: itc@itc.ca

ITC

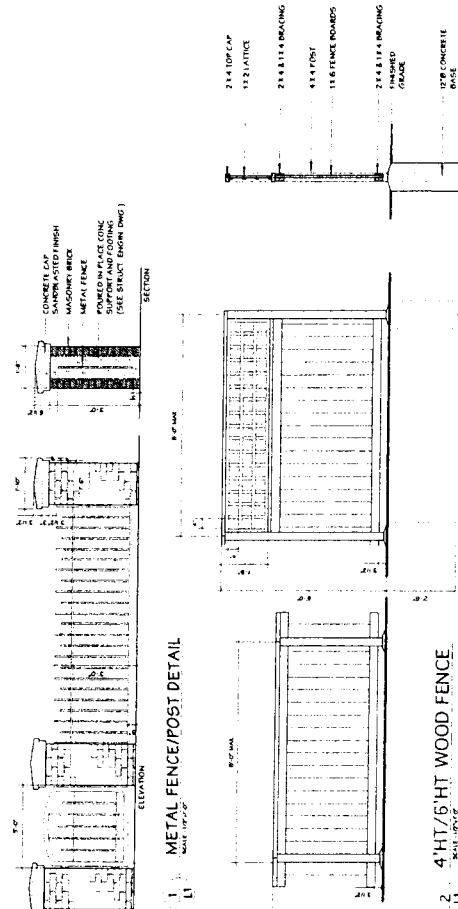
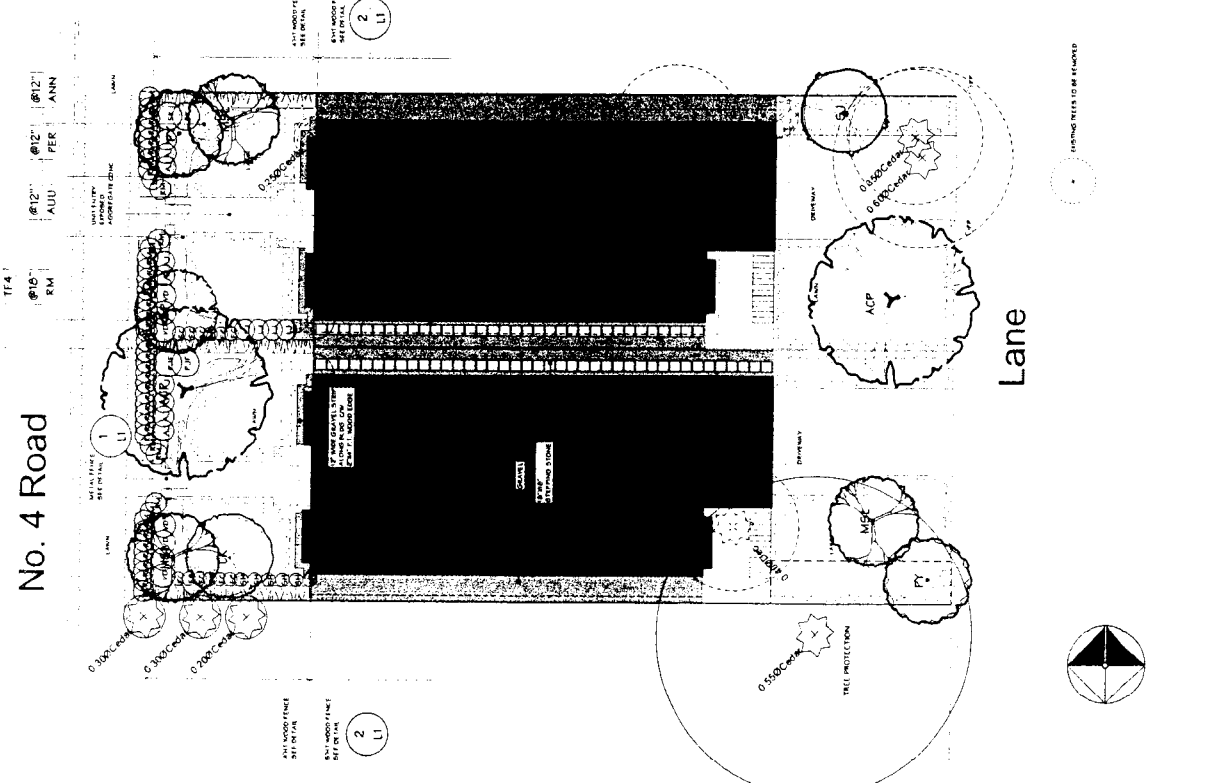
ITC ASSOCIATES
 3180 Main Street
 Richmond BC V6V 2K4
 Voice: (604) 273-2812
 Fax: (604) 274-4606
 Email: itc@itc.ca

10020 NO. 4 RD.
 RICHMOND, B.C.

LANDSCAPE PLAN

Client	ITC
Project	10020 No. 4 Rd.
Drawn	11/11/08
Checked	11/11/08
Scale	1:100
Sheet	04 of 04

L1 of 2



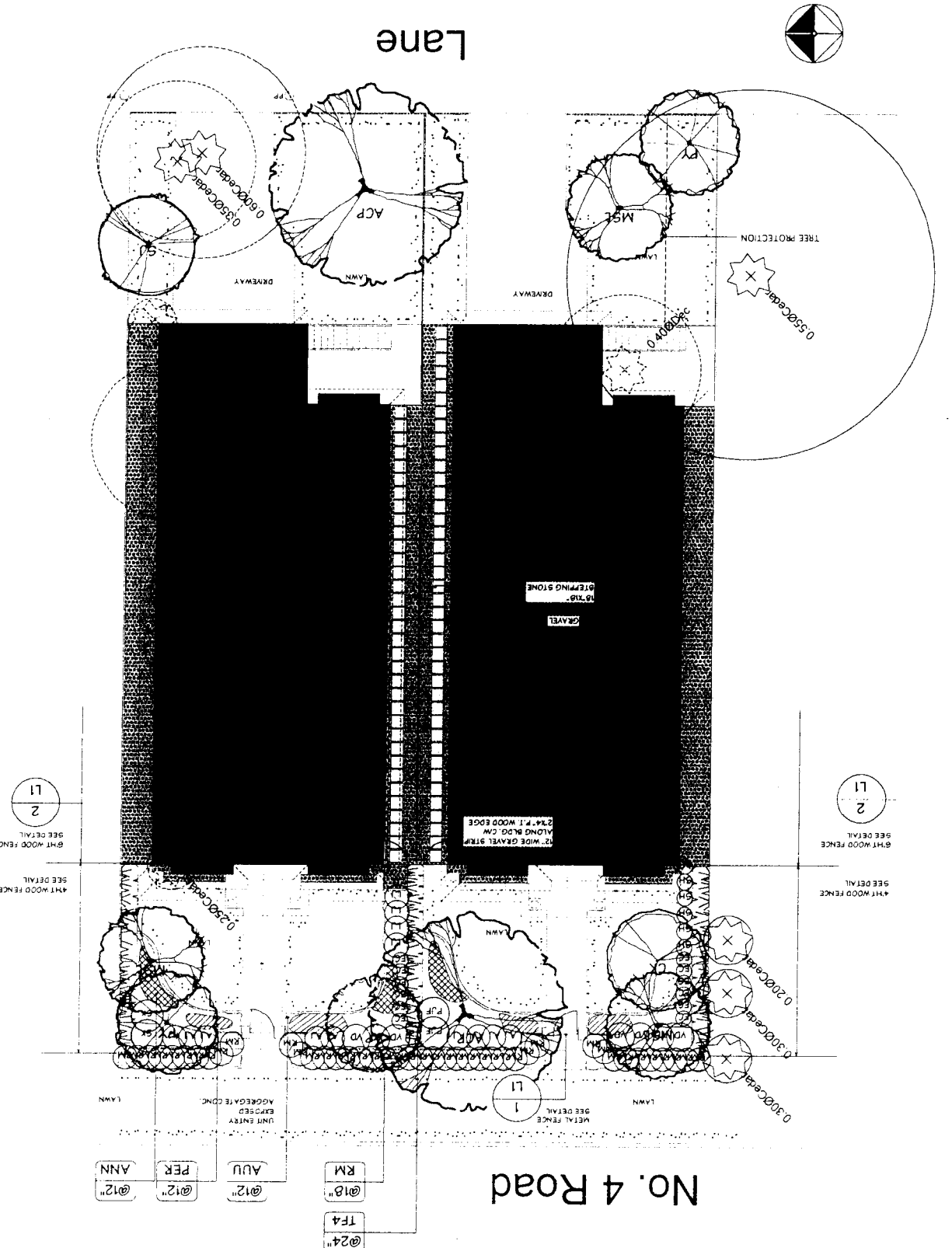


ITO ASSOCIATES
 Landscape Architects
 2100 Hunt Street, Suite 214
 Vancouver, BC V6K 2W4
 Voice: (604) 275-3872
 Facsimile: (604) 275-4838
 Email: iato@iitoplan.ca

Project:
 10020 NO 4 RD,
 RICHMOND, B.C.

Drawn: [Name]
 LANDSCAPE PLAN

Date:	05/11/2006
Scale:	1/8" = 1'-0"
Client:	[Name]
Site:	[Address]
Sheet:	05/11/2006
Job:	[Job Name]
Drawn:	[Name]
Checked:	[Name]



No. 4 Road

- RM @18"
- TF4 @24"
- AUU @12"
- PER @12"
- ANN @12"

L1
2
SEE DETAIL
8FT WOOD FENCE

L1
2
SEE DETAIL
8FT WOOD FENCE

L1
1
SEE DETAIL
METAL FENCE

L1
4
SEE DETAIL
4FT WOOD FENCE

L1
4
SEE DETAIL
4FT WOOD FENCE

Lane



not to be used to define boundaries

scale 1:200
METRES

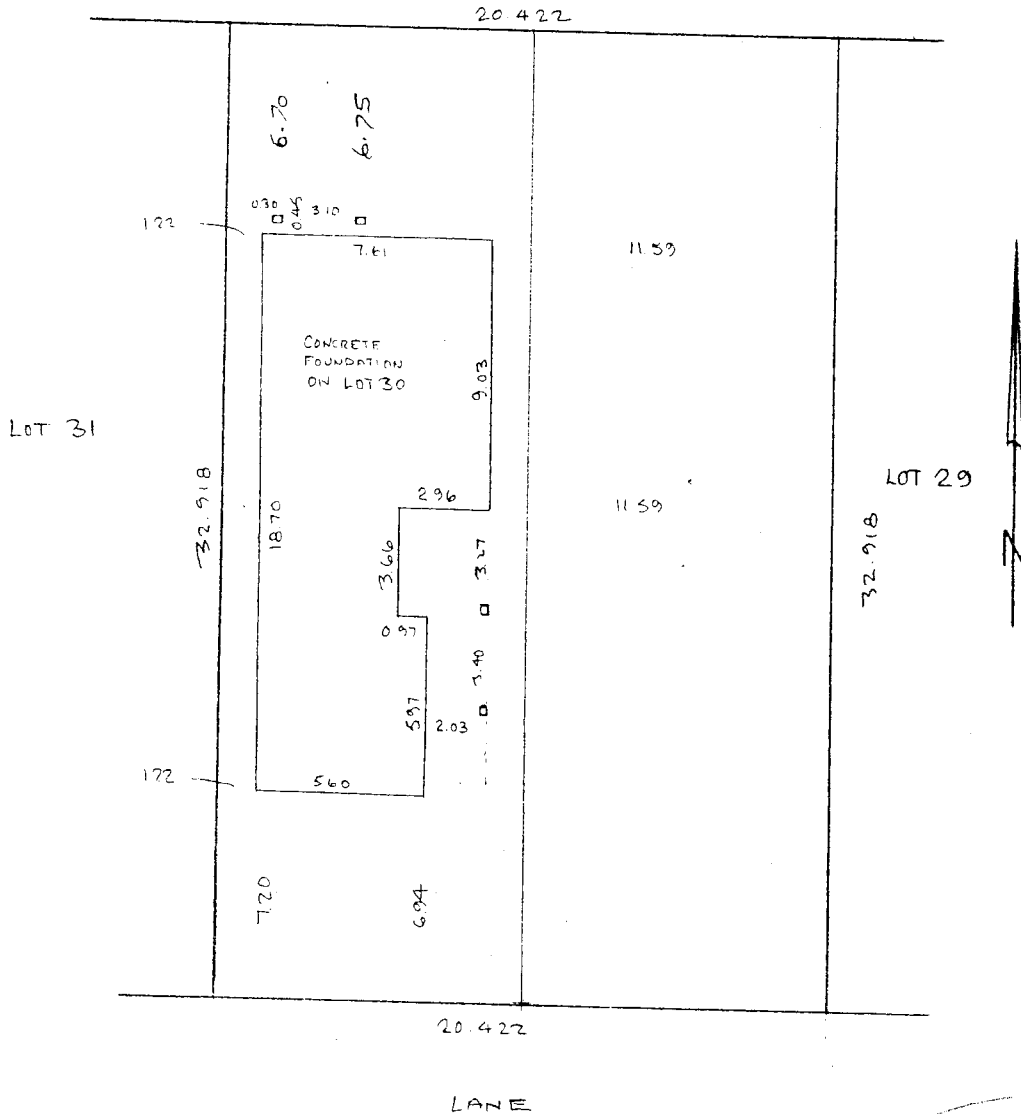
Survey Certificate
for

LOT 30 BLOCK 1 SECTION 26 AND 35
BANI R6W NWD PLAN 18549

CIVIC ADDRESS:
10120 WILLIAMS ROAD
RICHMOND B.C.

ELEVATION ON
TOP OF CONCRETE
1.22m

WILLIAMS ROAD



© C. James B.C.L.S. 2004

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

certified correct

[Signature]
B.C.L.S.
this 7 day of MAY 2004

this document is not valid unless originally signed and sealed

file # 3718

CHRISTOPHER J. JAMES

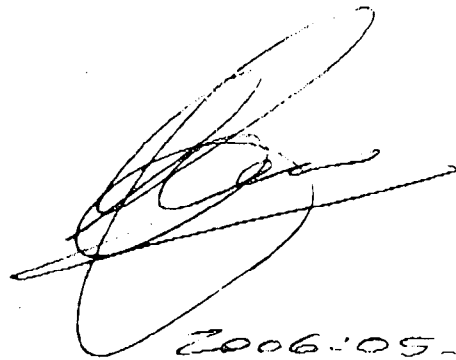
British Columbia Land Surveyor

10120 WILLIAMS
ROAD
RICHMOND

LOT 30 BLOCK 1 SECTIONS 25 & 35
BLK 4N RGR 6W NWD
PLAN 18549

THIS IS TO CONFIRM THAT THERE
ARE NO TREES ON THIS LOT.

THERE IS ONE SMALL ORNAMENTAL
DECIDUOUS TREE ON THE BOULEVARD ON
WILLIAMS IN FRONT OF THE LOT (d. 15)



2006-05-08

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 23 BLOCK 1 SECTION 35 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18549.

Current Civic Address:

10260 Williams Road
Richmond, B.C.

SCALE : 1:250

WILLIAMS ROAD

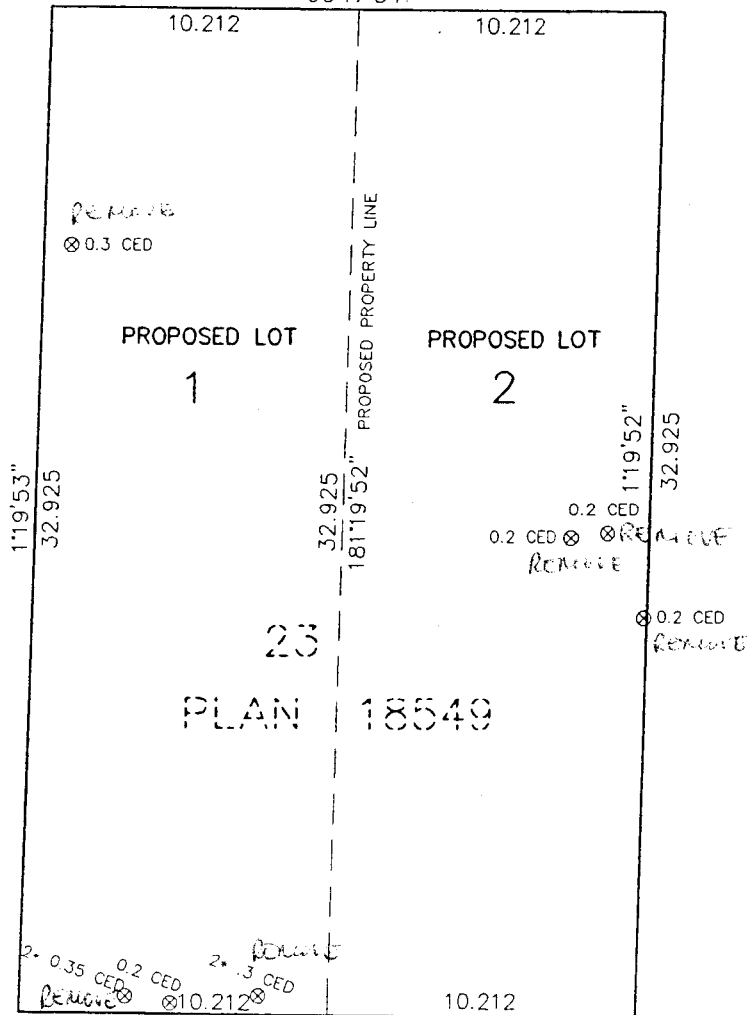
Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.

0.15 DEC ⊗

0.15 DEC ⊗

20.424
90°17'54"



Date of Survey PAUL
14th day of April, 2006

Gene Paul
SEAL
GENE PAUL, B.C.L.S. No. 803

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**DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.**

121-13140 80th Avenue

Surrey, B.C. V3W 3B2

Phone: 604 501-6188

Fax: 604 501-6189

File: 0604002-TR1.DWG

LANE

**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 31 BLOCK 1 SECTION 35 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 18549.**

Current Civic Address:

10100 Williams Road
Richmond, B.C.

SCALE : 1:250

WILLIAMS ROAD

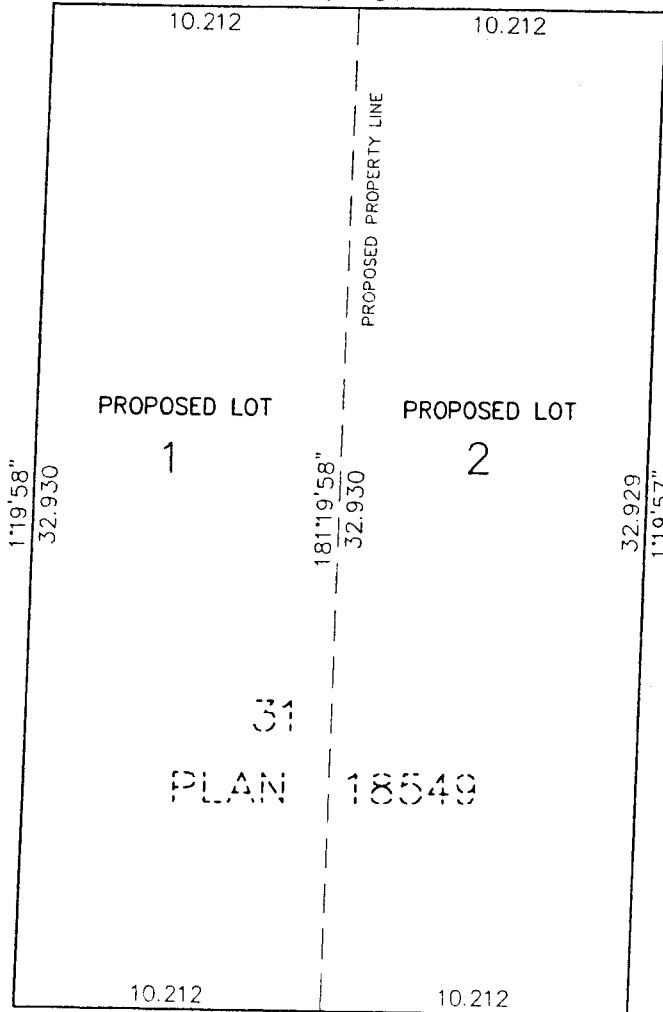
0.15 DEC ⊗

0.1 DEC ⊗

20.424
90°17'54"

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.



Date of Survey:
14th day of April, 2006.

GENE PAUL NIKULA
BRITISH COLUMBIA
LAND SURVEYOR
SEAL
GENE PAUL NIKULA NO. 803 B.C.L.S. 803

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**DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.**

121-13140 80th Avenue

Surrey, B.C. V3W 3B2

Phone: 604 501-6188

Fax: 604 501-6189

File: 0604009-TR1.DWG

LANE



March 20, 2006

Dhinjal Construction Ltd.
11212 Bird Road
Richmond, B.C. V6X 1N8
Attention: Mr. Pardeep Dhinjal

Re: 10600 Williams Road, Richmond, B.C. – Our file: 2968

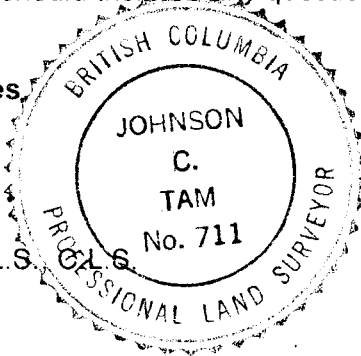
Dear Sir:

Further to your request for a tree survey for the above captioned address we have attended the site on March 17 2006 and found no trees with diameter over 10cm on site. We therefore did not perform a tree survey per your request.

Please feel free to call should there be any questions.

Sincerely,
J. C. Tam & Associates


Johnson C. Tam, B.C.L.S.



PLANT LIST

PROJECT ADDRESS:

KEY: 1/2" = 1'0" SITE PLAN: 1/4" = 1'0"

TREES:
 1. 1" AVICENNIA
 2. 1" A. PALM
 3. 1" A. PALM

SHRUBS:
 1. 1" B. PALM
 2. 1" B. PALM
 3. 1" B. PALM

PERENNIALS/ANNUALS/GRASSES/AQUATIC PLANTS:
 1. 1" B. PALM
 2. 1" B. PALM
 3. 1" B. PALM

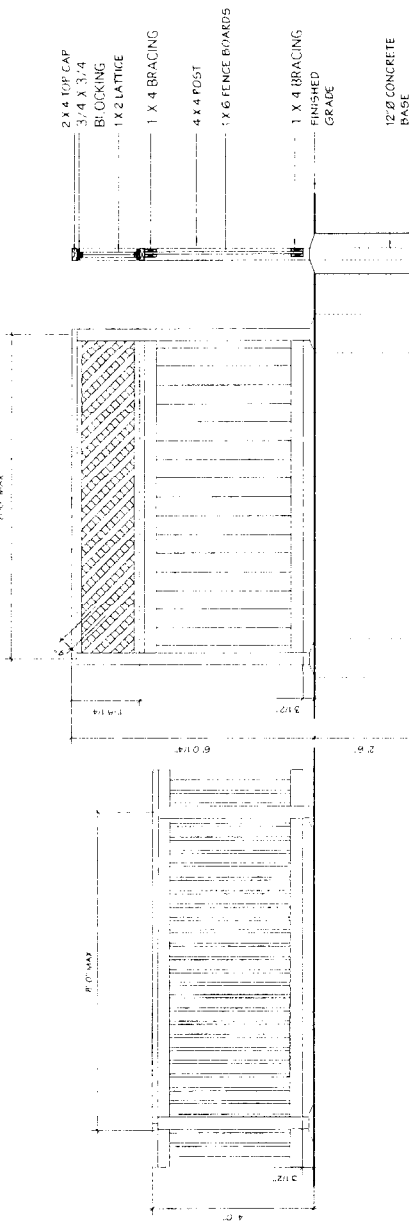
VINES:
 1. 1" B. PALM

GROUND COVERS:
 1. 1" B. PALM

WATER FEATURES:
 1. 1" B. PALM

ROCKS:
 1. 1" B. PALM

SOIL:
 1. 1" B. PALM



1
L2
4' HT / 6' HT WOOD FENCE
SCALE: 1/4" = 1'-0"

- NOTES:
 1. LANDSCAPE ARCHITECT'S RESPONSIBILITY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 2. ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE MOST RECENT
 3. ILLUSTRATED LANDSCAPE STANDARDS.
 4. PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS
 5. FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.
 6. ALL PLANT QUANTITIES DISCREPANCIES BETWEEN AN AND PLANT LIST SHALL BE
 7. REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING NDS.
 8. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE (1) YEAR
 9. AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE
 10. SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION
 11. OF THE LANDSCAPE ARCHITECT.

<p>10600 WILLIAMS RD. RICHMOND B.C.</p>		<p>DATE: 3/4/10 DRAWN: DBL/S L2 OF 2</p>
<p>ITO ASSOCIATES 10600 WILLIAMS RD. RICHMOND B.C.</p>		<p>PLANT LIST/ DETAIL</p>
<p>NO. 1</p>	<p>NO. 2</p>	<p>NO. 3</p>

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 22 BLOCK 1 SECTIONS 26 & 35 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18549.

Current Civic Address:

10280 Williams Road
Richmond, B.C.

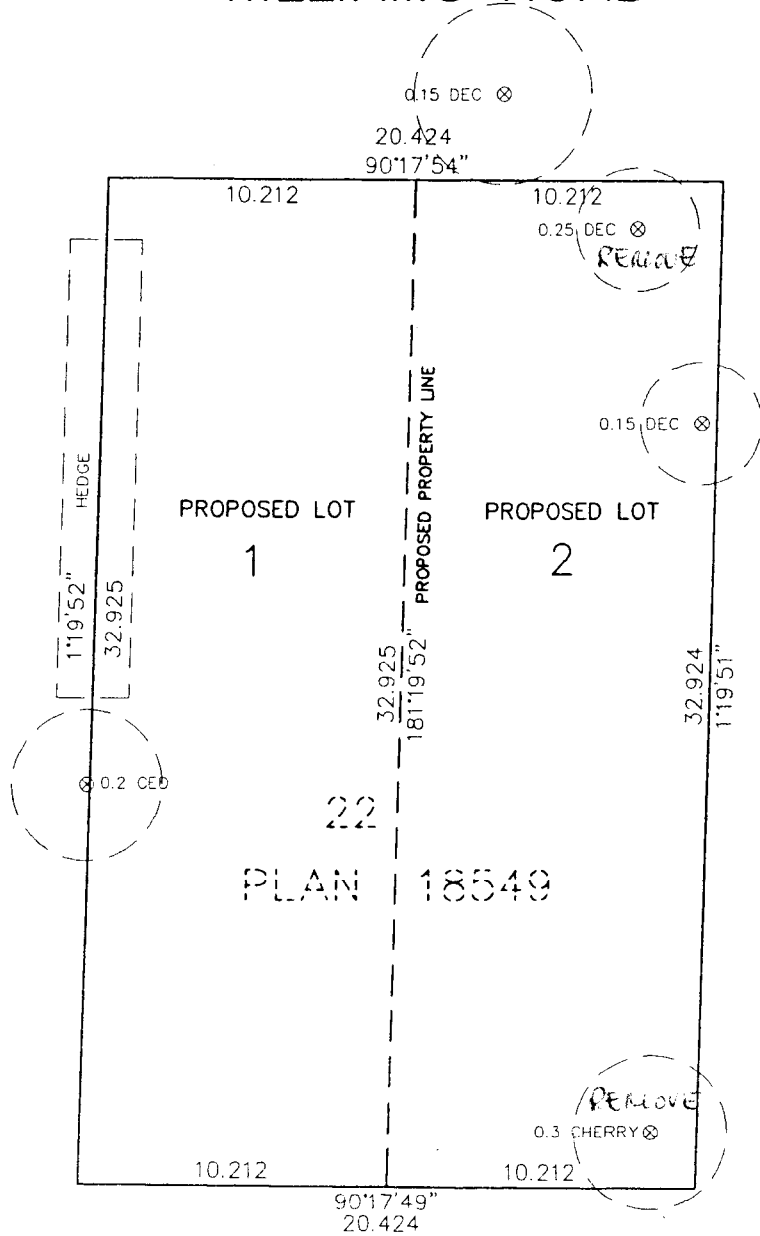
SCALE : 1:250

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.



WILLIAMS ROAD



Revised
19th day of November, 2006.

Date of
14th day of April, 2006.

SEAL
GENE PAUL NIKOLA
BRITISH COLUMBIA
LAND SURVEYOR
GENE PAUL NIKOLA
B.C.L.S. 803

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LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0604003-TR1.DWG

LANE



August 23, 2006

ARBORIST REPORT PREPARED FOR:
AJIT THALIWAL
#550 – 9100 Blundell rd. Richmond BC, v6y 1k3
604-273-3155

RE: 10280 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 property lines as being the fence(s) where installed. I was also informed that the property is going to be raised to meet the road crown at the front and taper off at the back to meet the grade in the lane.

Please see property sketch for approximate tree location and numbering:

#1) Flowering plum cherry (*Prunus cerasifera*), DBH 210mm + 168mm (two largest stems), H 6M, Satisfactory. This tree would have in the order of 1.2M of fill placed around its' entire root zone with the grade raising. This would most certainly be the death of the tree and I would therefore recommend it be removed prior to construction.

A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.



CEDAR RIDGE TREE CARE

Caring For Your Trees Since 1986

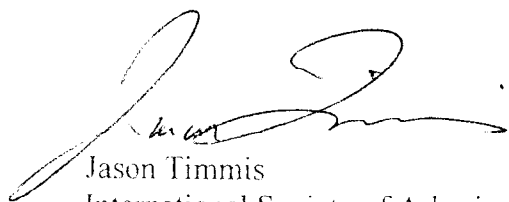
#2) Mountain Ash (*Sorbus aucuparia*), DBH 100mm + 100mm (the is the estimated amount of the two largest stems as the tree is densely covered in ivy around its' trunk), H 8M, satisfactory although densely covered in ivy in the lower canopy. This tree would also be subject to the grade raising issue as well as most likely falling within the building envelope area. I would therefore recommend that this tree be removed prior to construction.

#3) Common fruiting Cherry, DBH 400mm (this is estimated as there was a dog loose and viciously barking in the yard), H 6M, Satisfactory. This tree would be within the building envelope of the proposed garage and therefore should be removed prior to construction. ** Note that this tree was missed on the tree survey.

#4) Hedge of Western Red Cedars, DBH range from 75mm to 150mm (estimated) , H average of 2.5M. This hedge appears to be rooted on the neighbouring property but has grown over to the existing driveway. The grade raising and retaining wall (and perimeter drainage) that is called for will cause health problems if not the outright death of this hedge / trees so I felt it should be included in the report. I was informed that the neighbouring property was also being redeveloped in a similar manner so this may be a moot point.

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

A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 22 BLOCK 1 SECTIONS 26 & 35 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18549.

Current Civic Address:

10280 Williams Road
Richmond, B.C.

SCALE : 1:250

PED INK = APPROX LOCATION + SCALE

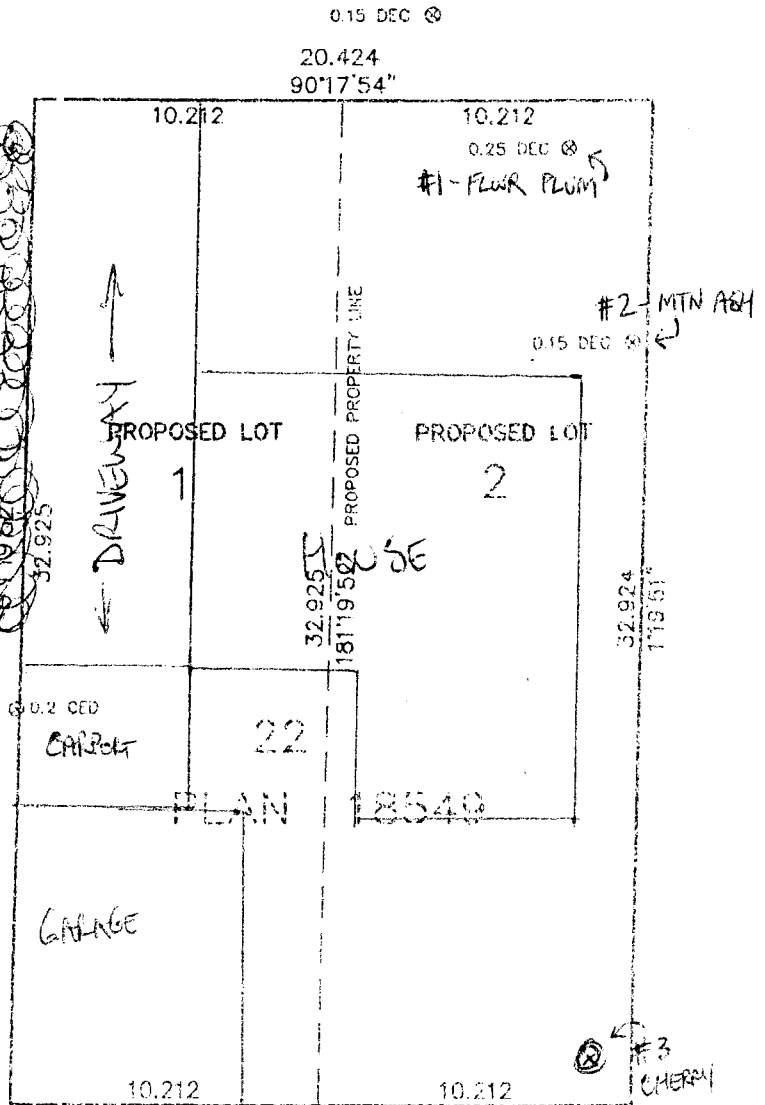
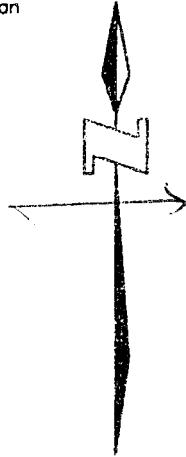
JASON TIMMIS - ARBORIST - AUG. 23/06

Note:

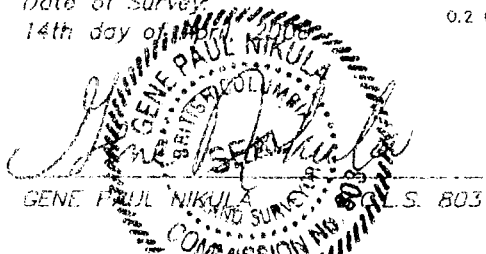
- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.25m are shown.
- This plan does not show non-plan charges, liens or interests.

← WILLIAMS ROAD →

#4
HEDGE



Date of Survey:
14th day of April 2006



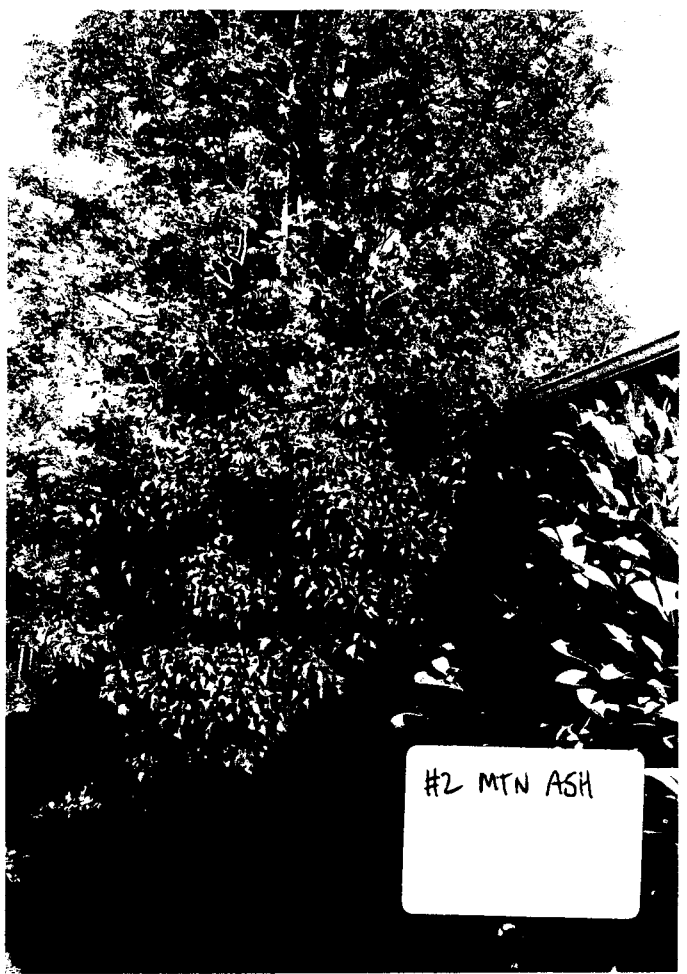
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LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0604003-TR1.DWG

← LANE →



#1 - FLWR PLUM
NOTE ELEVATION
OF ROAD



#2 MTN ASH



#3 - CHERRY



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8128 (RZ 06-328429)
10020 NO. 4 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. 010-121-722

Lot 2 Block 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 15456

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8128".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

Approval stamp: CITY OF RICHMOND, APPROVED by HB, APPROVED by Director or Solicitor, with initials.

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8129 (RZ 06-329052)
10120 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. 003-006-506

Lot 30 Block 1 Sections 26 and 35 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 8129”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
MB
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8131 (RZ 06-330156)
10260 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. 010-459-740

Lot 23 Block 1 Section 35 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 8131".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature] by Director or Solicitor

MAYOR

CORPORATE OFFICER



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8132 (RZ 06-330492)
10100 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. 004-305-850

Lot 31 Block 1 Section 35 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 8132".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8133 (RZ 06-334343)
10600 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. 004-161-823

Lot 26 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8133”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8134 (RZ 06-340380)
10280 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. 004-279-972

Lot 22 Block 1 Sections 26 and 35 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 8134”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
MB
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER