City of Richmond
Planning and Development Department

Report to Committee

To Planning - Nov. 07, 2006.

To: Planning Committee **Date:** October 16, 2006

From: Jean Lamontagne
Director of Development

RZ 06-342551
File: 12-8060-20-8148

Re: **Application by Jasbir Grewal for Rezoning at 11491 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8148, for the rezoning of 11491 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

2027739

Staff Report

Origin

Jasbir Grewal has applied to the City of Richmond for permission to rezone 11491 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with an existing lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the north and south:	Single-family dwellings on large lots (typically 18 m wide or wider) and zoned as Single-Family Housing District, Subdivision Area E (R1/E); and
To the east and west:	Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential redevelopment proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment. The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff Comments

A number of similar applications to rezone nearby properties along the north side of Williams Road between Shell Road and No. 5 Road to Single-Family Housing District (R1-0.6) have been approved (reference file RZ 06-328581) or given first reading and are scheduled for the October 16, 2006 Public Hearing (reference file RZ 06-333643 and RZ 06-337137, which is for 11471 Williams Road to the immediate west). In addition, two (2) separate rezoning applications to rezone two (2) other properties on the north side of Williams Road between Shell Road and No. 5 Road to Single-Family Housing District (R1-0.6) have been received (RZ 06-339825 and RZ 06-331192).

Landscaping

A tree survey is submitted (**Attachment 3**) and no bylaw-sized trees were noted on site. There are five (5) bylaw-sized trees located on the adjacent property to the west (11471 Williams Road) along the common property line. Since the adjacent property is also under redevelopment (RZ 06-337137) and the developer has proposed to remove all these trees, no tree protection measures are required on the subject site. Should the rezoning application or the proposed tree removal on the adjacent property to the west (11471 Williams Road) not proceed, tree protection barriers along the driplines of these five (5) trees is required.

The applicant has provided a preliminary landscape plan (**Attachment 4**), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes six (6) trees and a combination of shrubs and ground covers in the front yards. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of $4,709. prior to final adoption of the rezoning bylaw.

Site Servicing

No servicing concerns with rezoning. 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.

Analysis

The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff supports the application.

Edwin Lee
Planning Technician – Design
(Local 4121)

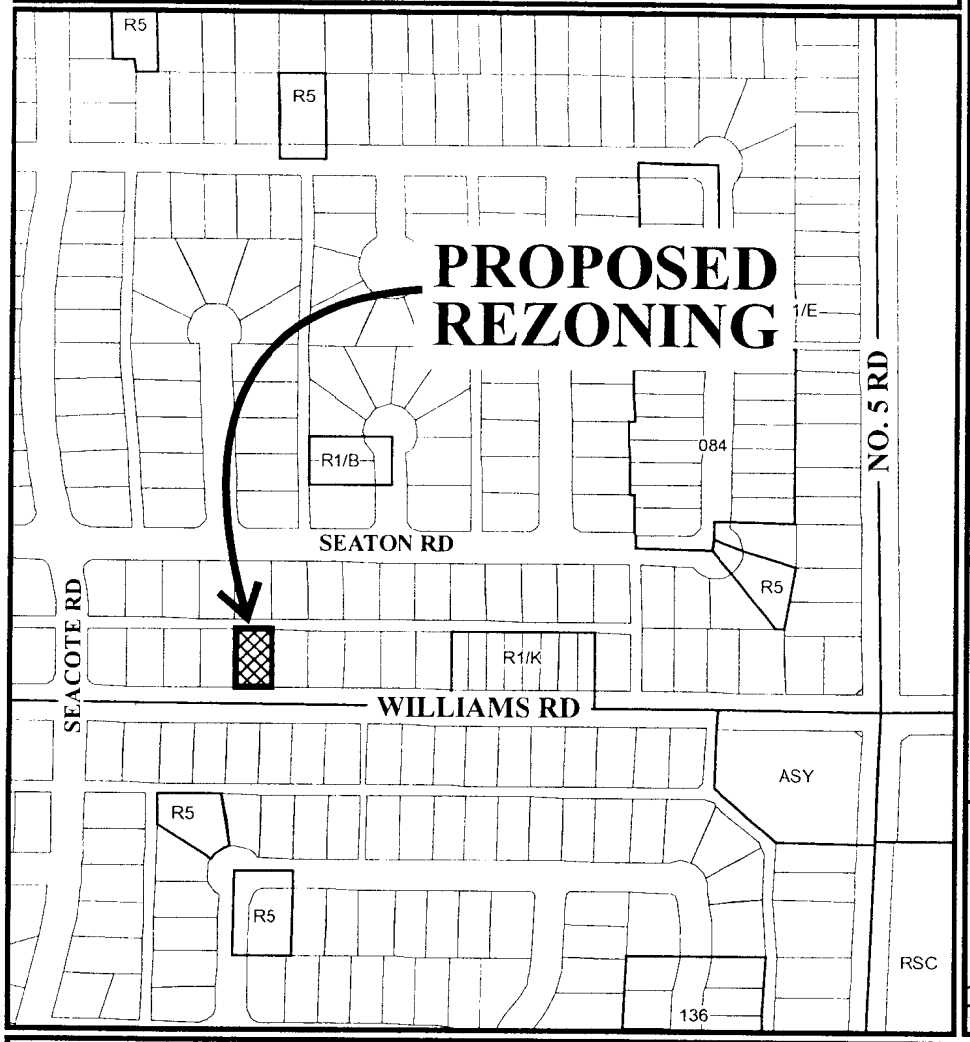
EL:blg

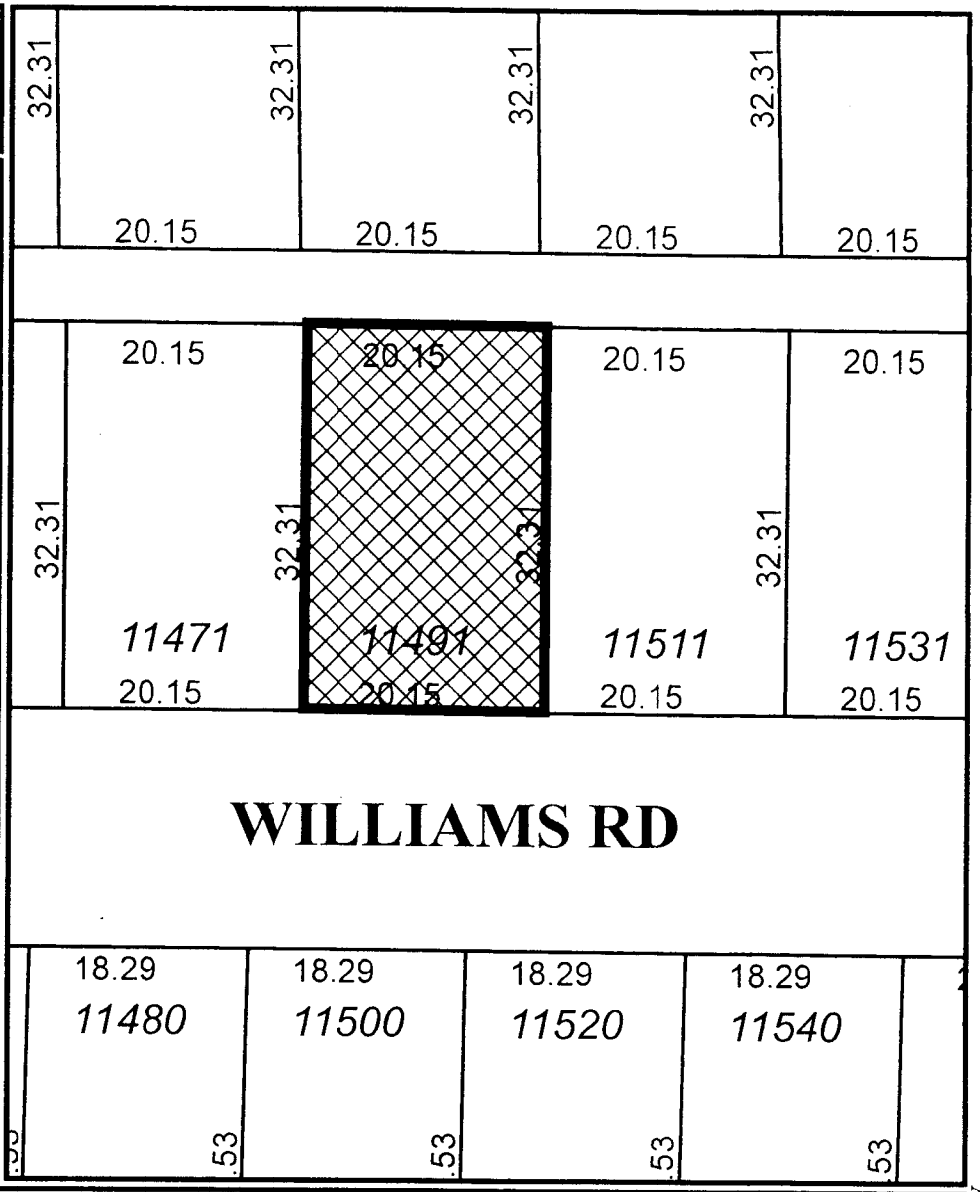
Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Data Sheet
Attachment 3: Proposed Subdivision Layout/Tree Survey
Attachment 4: Preliminary Landscape Plan

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

- Submission of a Landscaping Security to the City of Richmond in the amount of $4,709 for the landscape works as per the landscape plan prepared by Ito & Associates, dated September 28, 2006, and attached to the Report to Committee dated October 16, 2006.
- Registration of a flood indemnity covenant on title.

City of Richmond





RZ 06-342551

Original Date: 07/18/06

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

RZ 06-342551

Original Date: 07/18/06

Amended Date:

Note: Dimensions are in METRES

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

Development Application Data Sheet

RZ 06-342551 **Attachment 2**

Address: 11491 Williams Road

Applicant: Jasbir Grewal

	Existing	Proposed
Owner:	Jasbir Singh Grewal & Servjit Singh Grewal	To be determined
Site Size (m^2):	651 m^2 (7,008 m^2)	325.5 m^2 (3,504 ft^2)each
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1 single-family detached	2 single-family detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m^2	325.5 m^2	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees in good health.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 11 BLOCK 1 SECTION 25 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18935.

Current Civic Address:

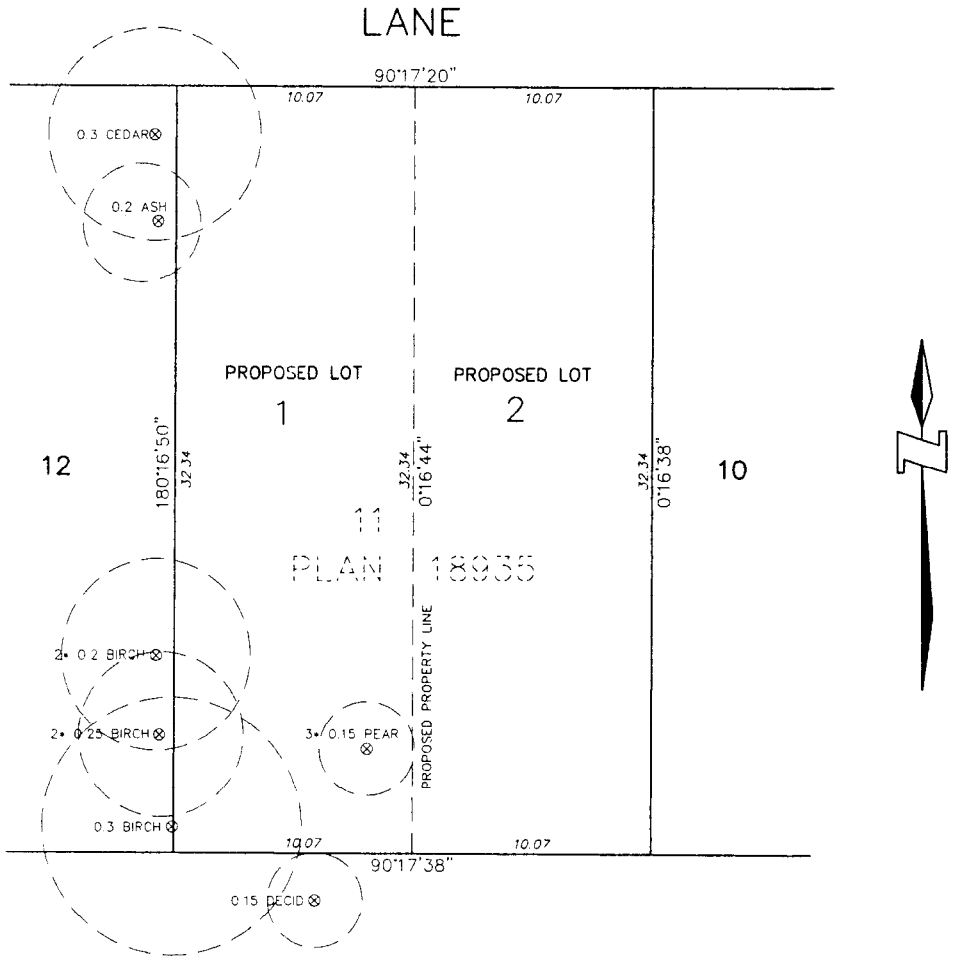
11491 Williams Road
Richmond, B.C.

SCALE : 1:250

CITY OF RICHMOND
DATE

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.



Revised
20th day of September, 2006.
Revised
13th day of April, 2006.
Date of Survey:
14th day of June, 2006.

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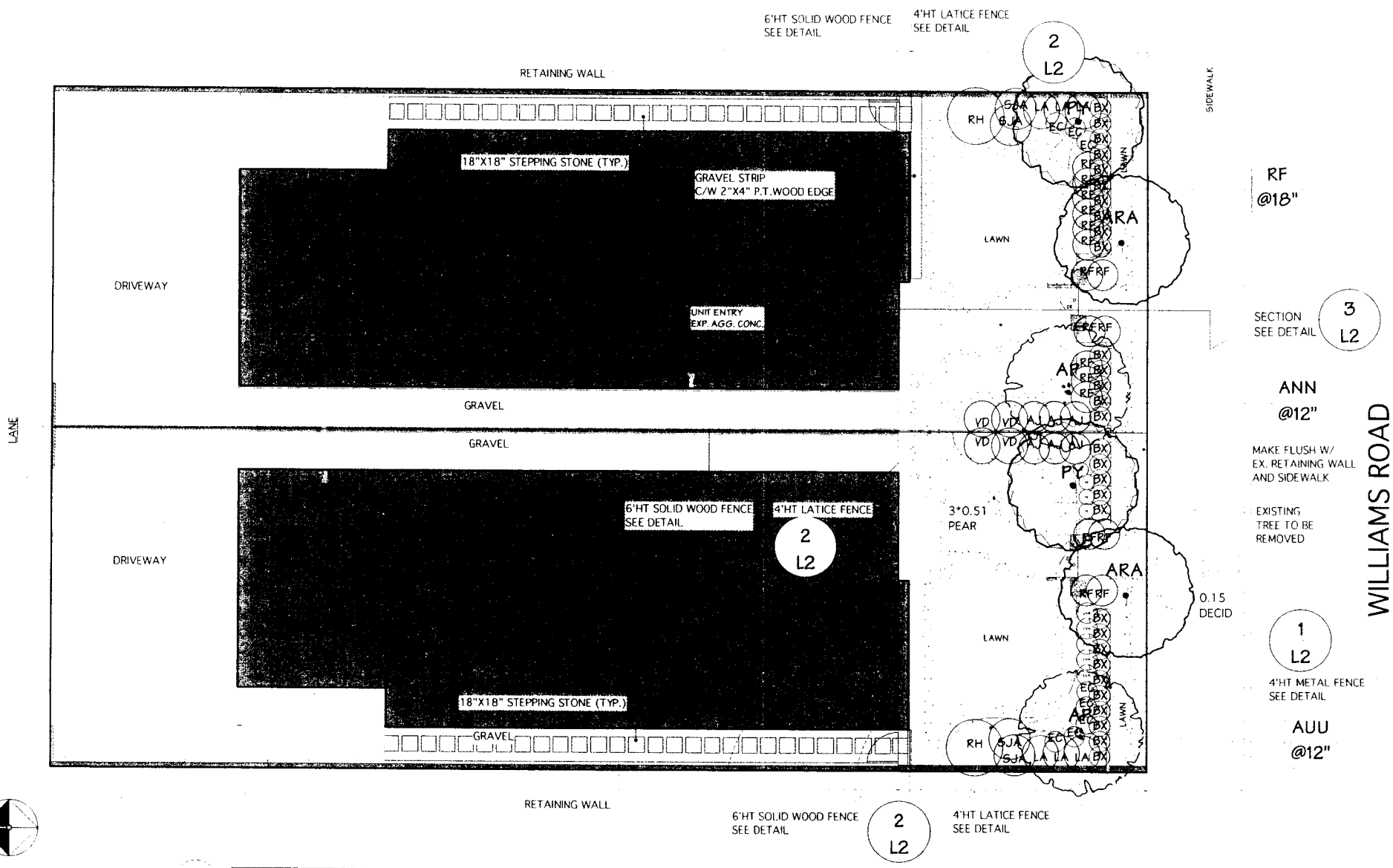
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121–13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501–6188
Fax: 604 501–6189
File: 0606001–TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

GENE PAUL NIKULA BRITISH COLUMBIA SEAL LAND SURVEYOR 803

GENE PAUL NIKULA B.C.L.S. 803



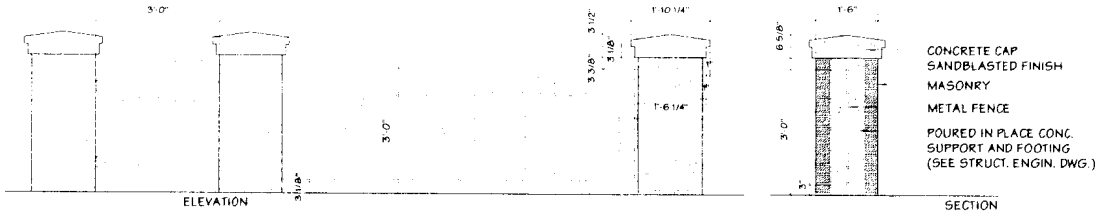
EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

		REVISIONS			REVISIONS					
DESIGNED	MI	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	LANDSCAPE PLAN	ITO & ASSOCIATES LANDSCAPE ARCHITECTS	11491 WILLIAMS RD. RICHMOND B.C.
DRAWN	TI	SEPT 28, 2006	ISSUED FOR DP							

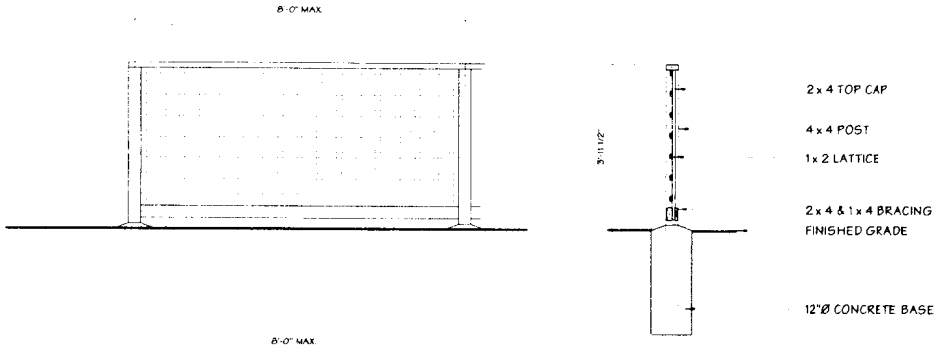
SCALE 1/4"- 1'-0"
JOB NO 06L64
SHEET L1 OF 3

ATTACHMENT 4



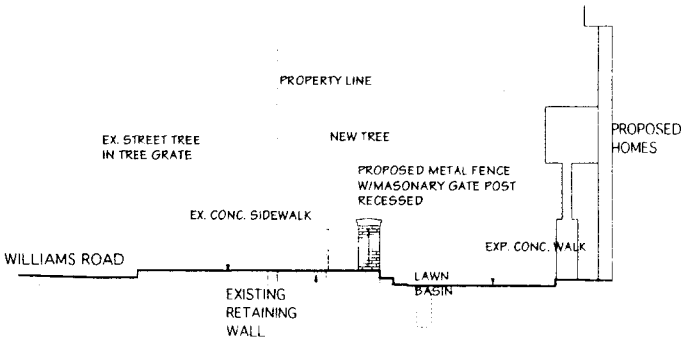
1 L2 METAL FENCE/POST DETAIL

SCALE - 3/4"=1'-0"



2 L2 4'HT LATICE/6'HT WOOD FENCE

SCALE - 3/4"=1'-0"



3 L2 SECTION

SCALE - 1/4"=1'-0"

DESIGNED MI	REVISIONS			REVISIONS			DETAILS	ITO 3 ASSOCIATES Landscape Architects	11491 WILLIAMS RD. RICHMOND B.C.	SCALE AS SHOWN
	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV				JOB NO 06L64
DRAWN TI	SEPT 28, 2006	ISSUED FOR DP								SHEET L2 OF 3

PLANT LIST

PROJECT ADDRESS 11491 WILLIAMS RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ACER PALMATUM	JAPANESE MAPLE	5.0cm Cal. B&B
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. B&B 1.8m S
PY	2	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	8.0cm CAL. B&B 1.8m S
SHRUBS				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
BX	30	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
EC	8	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	6	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RF	17	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SJA	4	SPIRAEA JAPONICA 'ANTHONY W	ANTHONY WATERER SPIR	#2 POT
VD	4	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
GROUND COVERS				
AUU	70	ARCTOSTAPHYLOS UVA URSI	KINNIKINNICK	#SP3 POT
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
H	4	HEMEROCALLIS 'STELLA D'ORO'	GOLD DAY LILY	#1 POT
LVA	5	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	40	ANNUALS **		#SP3 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 CNTA STANDARDS FOR NURSERY STOCK AND THE BCLNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED MI	REVISIONS DATE	DESCRIPTION	REV	REVISIONS DATE	DESCRIPTION	REV	PLANT LIST	ITO & ASSOCIATES	11491 WILLIAMS RD. RICHMOND B.C.	SCALE N/A
DRAWN TI	SEPT 28, 2006	ISSUED FOR DP								JOB NO 06L64
										SHEET L3 OF 3

City of Richmond

Bylaw 8148

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8148 (RZ 06-342551) 11491 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. 004-099-851
   Lot 11 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8148".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

2027892