



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 22, 2022

From: Wayne Craig
Director, Development

File: DV 21-930451

Re: **Application by Speera Ventures Incorporated for a Development Variance Permit
at 10620 Williams Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:

1. Reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

Wayne Craig
Director, Development
(604-247-4625)

WC:blg
Att. 2

Staff Report

Origin

Speera Ventures Incorporated has applied to the City of Richmond, on behalf of the owner, AJM Ventures Ltd. (Jeffery Wu), for permission to reduce the minimum rear yard requirement under the “Compact Single Detached (RC2)” zone from 6.0 m to 3.1 m and permit the required private outdoor space to be located in the front yard to facilitate the retention of an existing significant tree in the front yard of the future Lot 2 of the proposed development at 10620 Williams Road (Attachment 1).

The subject property is being rezoned from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” as part of rezoning application RZ 20-891369 which has received third reading. The rezoning application would facilitate the subdivision of the existing lot into two new lots and the Development Variance Permit applies only to proposed Lot 2 of the development.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)”, “Compact Single Detached (RC1)” and “Compact Single Detached (RC2)”, fronting Williams Road.

To the South: Across the lane, single-family dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, fronting Aintree Place.

To the East: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

To the West: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

Rezoning and Public Hearing Results

During the rezoning process, staff had identified two variances to Zoning Bylaw 8500 that are required to facilitate the retention of a significant tree in the front yard of proposed Lot 2:

- To reduce the minimum rear yard setback from 6.0 m to 3.1 m.
- To permit the required private outdoor space to be located in the front yard instead of the rear yard.

The Public Hearing for the rezoning of this site was held on April 19, 2021. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500, except for the two variances that are the subject of this application. These variances are proposed in order to retain an existing healthy significant tree (Tree tag #001 97 cm caliper Cedar) in the front yard of 10620 Williams Road (Plan #2), which results in shifting the footprint of the future single-family home on the proposed Lot 2 southward to accommodate the required 4.8 m tree protection zone. As part of the rezoning application, staff secured the developer’s commitment to retain the significant tree and a \$10,000.00 security and a legal agreement has been provided and registered on title.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Compact Single Detached (RC2)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 as follows:

- 1) That the minimum rear yard setback requirement of the “Compact Single Detached (RC2)” zone be reduced from 6.0 m to 3.1 m on the future Lot 2, as shown on the attached permit plans. ***Staff support the requested variance because the reduction of the rear yard setback allows for retention of the existing significant 97 cm caliper Cedar tree (tag #001) in the front yard. In addition, the proposed setback would facilitate a home design that includes an attached rear lane accessed garage, consistent with neighbouring developments. Furthermore, the rear yard abuts a 6.0 m wide lane which limits added impact to the neighbour across the lane.***

- 2) Permit the required private outdoor space for Lot 2 to be located in the front yard instead of the rear yard. ***Staff support the requested variance as the required tree protection area in the front yard, the shifting of the building footprint towards the rear of the property while continuing to provide an attached lane accessed garage and secondary suite parking, eliminates the opportunity for the required private outdoor space to be located in the rear yard. Careful consideration of the existing grade within the Tree Protection Zone (TPZ) surrounding tree tag #001 is required. Existing site grade is lower than the sidewalk therefore, in order to save tree tag #001, the grade within the TPZ cannot be manipulated. The private outdoor space in the front yard would consist of a raised wooden deck that provides for retention of the existing grade surrounding the significant tree and provides for improved use of the front yard, accessibility and functionality. As a consideration of the associated rezoning, a Certified Arborist is required to oversee the construction of the deck footings to ensure the trees roots are not impacted and ground drainage is addressed.***

Analysis

Conditions of Adjacency

- The proposed building footprint of Lot 2 would project approximately 2.8 m into the required rear yard setback of 6.0 m, providing a 3.1 m separation from the property line to the south and the lane. Living space on the second storey above the garage is stepped back to alleviate any shadowing concerns for the neighbours.
- A 1.2 m side yard setback is provided to the east and west; consistent with the minimum requirement in the zone.
- To the north, the interfaces are single-family front yards along Williams Road. The Lot 2 front yard is proposed to have additional landscaping treatment in order to accommodate requirements for private outdoor space. The 10.2 m front yard setback on Lot 2 will be utilized to enhance the space around the retained tree.

Landscaping

- Tree retention and protection was assessed at the time of rezoning.
- One on-site tree (tag #001) and three street trees (tag #CT001, CT002, CT003) were assessed and all are to be retained.
- Through the rezoning the applicant is required to provide a Tree Survival Security of \$40,000.00 to ensure all four trees are retained and protected.
- The developer has also provided a landscape plan (Plan #5-6) and Landscape Security of \$27,068.85 to ensure the landscaping treatment is incorporated.
- Included in the landscape plan for Lot 2, is the planting of one new tree in the rear, a variety of shrubs, permeable pavers, and low-lying vegetation and grass. Specifically for Lot 2, the proposal prioritizes a raised decking system that would be level with the sidewalk in the front yard to create less impact on the roots of the retained Cedar tree and to enhance low valued green space beneath the tree. Enhancements around the decking area would primarily be a variety of shrubs to help with privacy of the front yard space and to create a more functional outdoor green space for the user.
- A new 1.2 m (4 ft.) high fence along a portion of the front yard and a new 1.8 m (6 ft.) high fence along the rear yard are proposed to provide further screening between neighbours.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

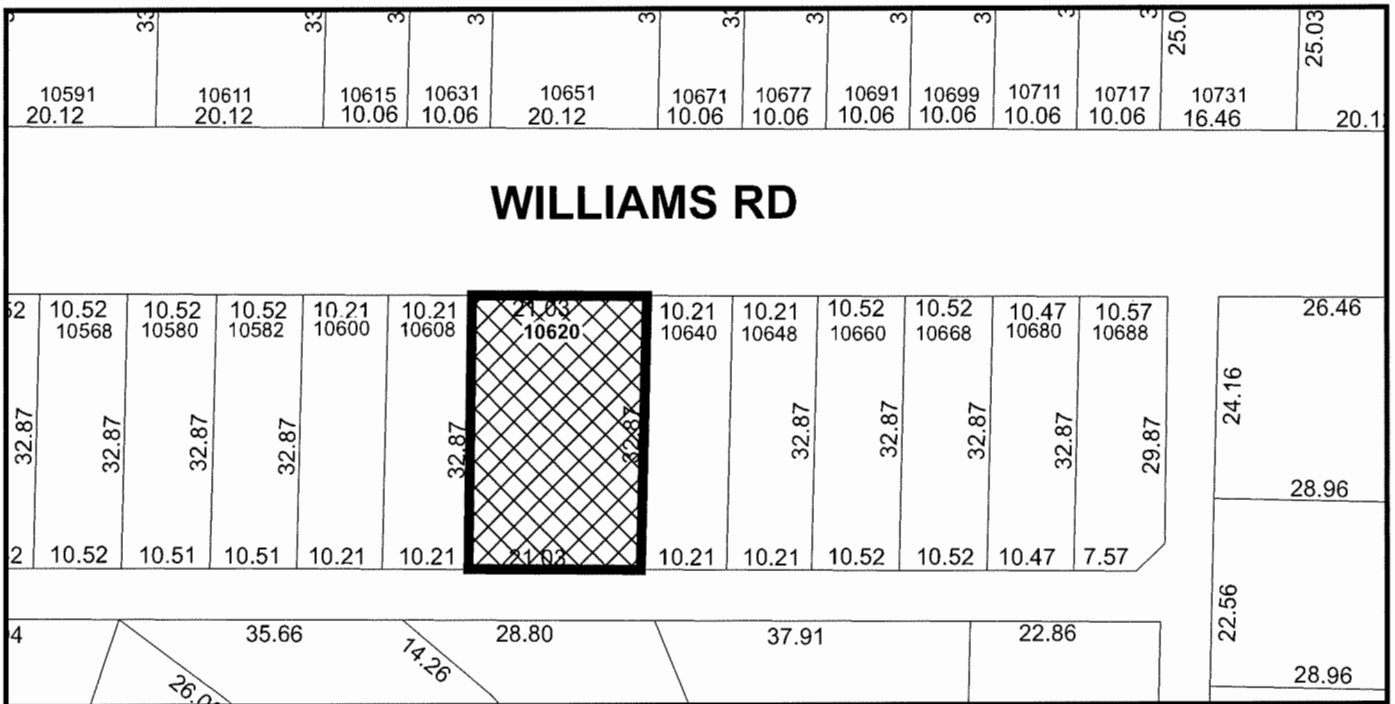
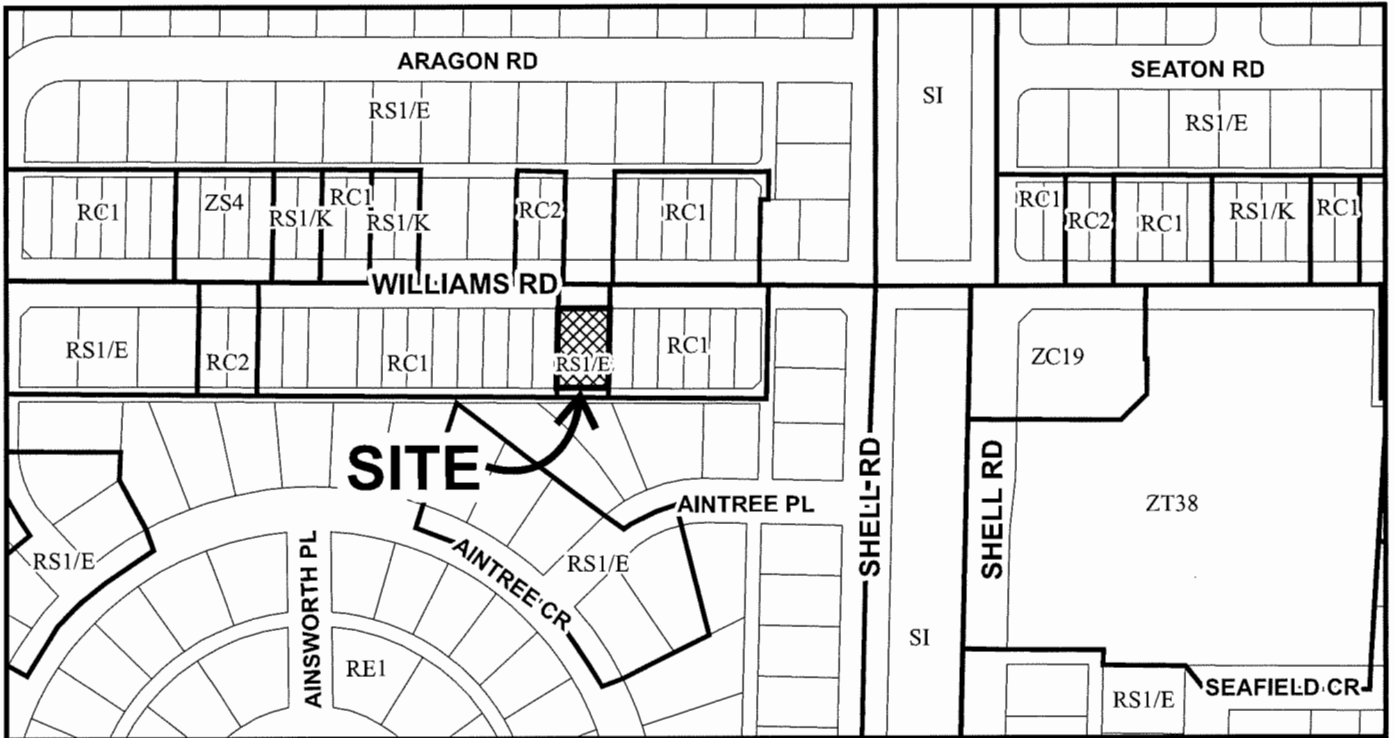
Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

ATTACHMENT 1



DV 21-930451

Original Date: 04/14/21

Revision Date:

Note: Dimensions are in METRES



DV 21-930451

Attachment 2

Address: 10620 Williams Road

Applicant: Speera Ventures Incorporated

Owner: AJM Ventures Ltd.

Planning Area(s): Shellmont

	Existing	Proposed	
Site Area:	692 m ²	Lot 2: 346 m ²	
Land Uses:	One single detached dwelling	Two single detached dwellings	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot 2: Max. 207.60 m ² (2235 ft ²)	Lot 2: Max. 207.54 m ² (2234 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	346 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.52 m Depth: 32.88 m	none
Setback – Front Yard Lot 2:	Min. 6.0 m	10.2 m	none
Setback – Side Yard:	Min. 1.2 m	1.2 m	none
Setback – Rear Yard Lot 2:	Min. 6.0 m	3.1 m	Variance requested for Lot 2 rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot 2 only



City of Richmond

Development Variance Permit

No. DV 21-930451

To the Holder: SPEERA VENTURES INCORPORATED

Property Address: 10620 WILLIAMS ROAD

Address: C/O JEFFREY WU
 AJM VENTURES LTD.
 9791 HERBERT ROAD
 RICHMOND, BC V7A 1T6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) The minimum required rear yard setback for Lot 2 only is reduced from 6.0 m to 3.1 m, as shown on Plans #1-7 attached hereto.
 - b) The required private outdoor space for Lot 2 only to be permitted in the front yard instead of the rear yard, as shown on Plans #1-7 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

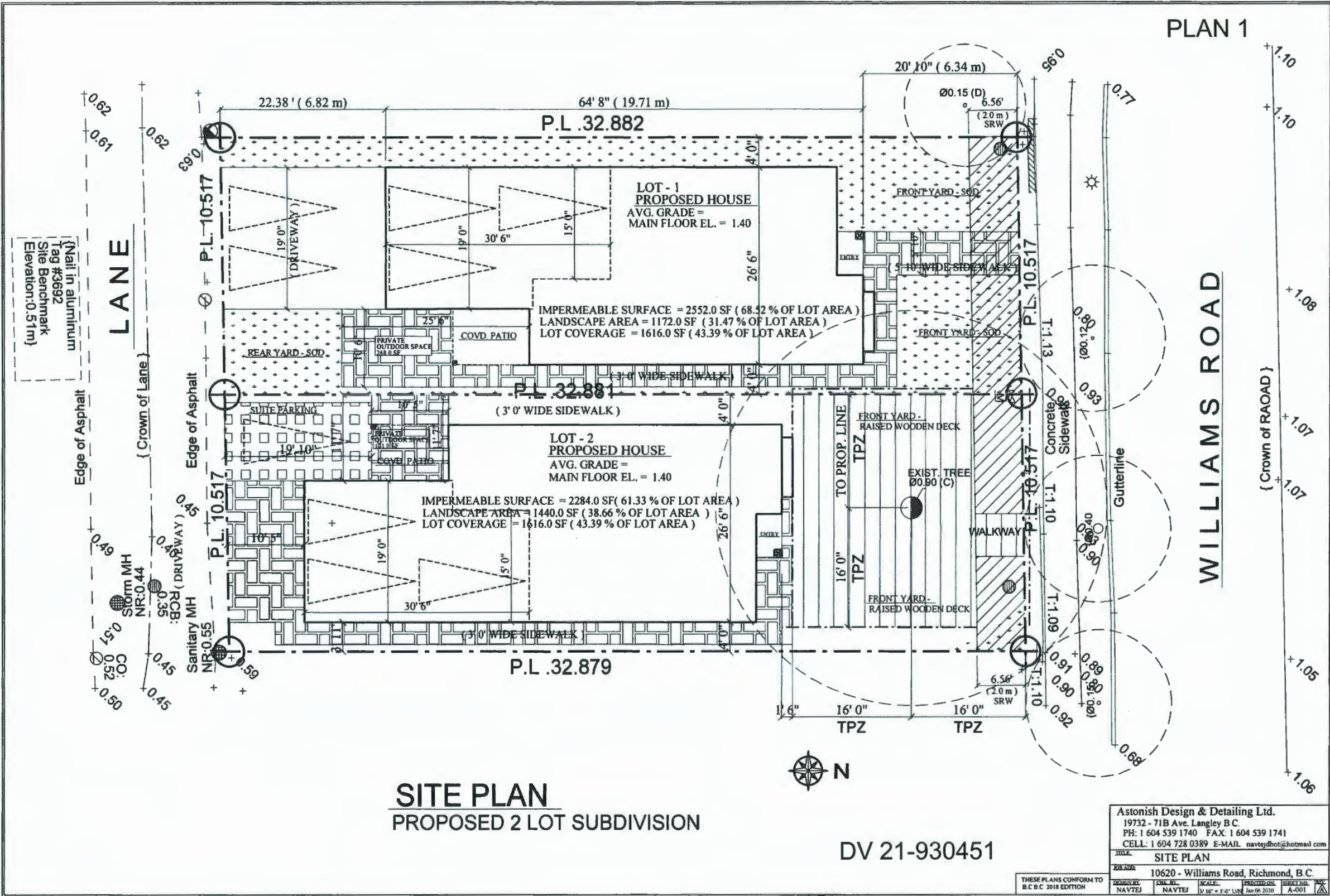
AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

PLAN 1



SITE PLAN
PROPOSED 2 LOT SUBDIVISION

DV 21-930451

Astonish Design & Detailing Ltd.
 19732 - 71B Ave. Langley B.C.
 PH: 1 604 539 1740 FAX: 1 604 539 1741
 CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com

TITLE			
SITE PLAN			
JOB NO. 10620 - Williams Road, Richmond, B.C.			
DESIGNED BY	CHECKED BY	SCALE	PRINTED ON
NAVTEJ	NAVTEJ	1/16" = 1'-0" U.S.	Jan 06, 2020
SHEET NO.			DATE
A-001			

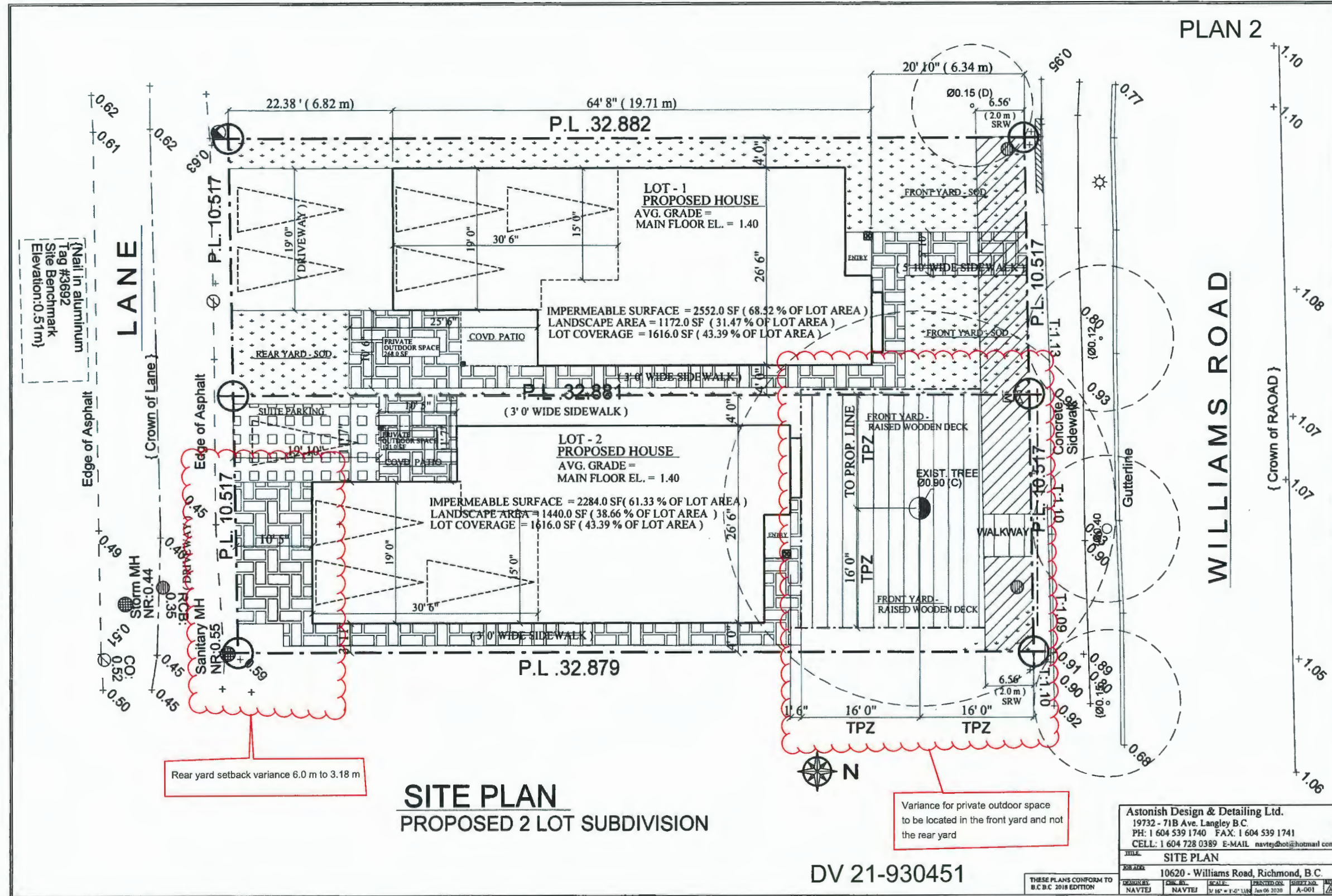
THESE PLANS CONFORM TO
 B.C.C. 2018 EDITION

(Nail in aluminum
 Tag #3692
 Site Benchmark
 Elevation: 0.51m)

LANE

WILLIAMS ROAD

PLAN 2



(Nail in aluminum
Tag #3692
Site Benchmark
Elevation: 0.51m)

LANE

WILLIAMS ROAD

SITE PLAN
PROPOSED 2 LOT SUBDIVISION

DV 21-930451

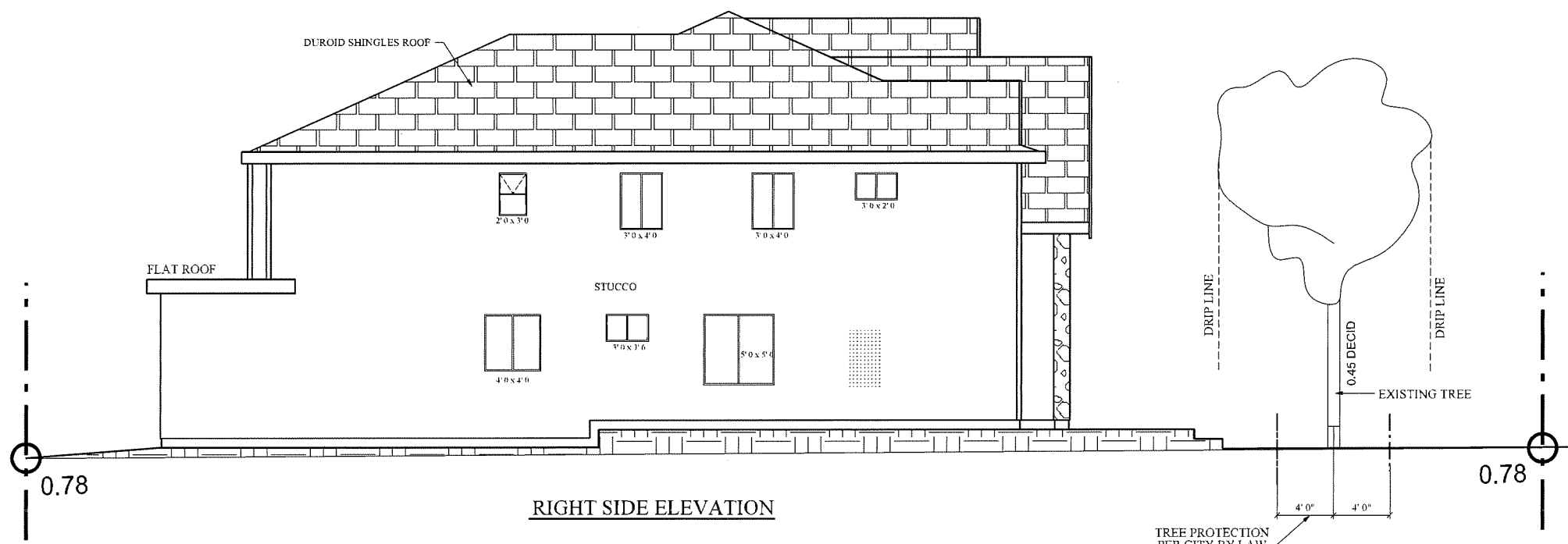
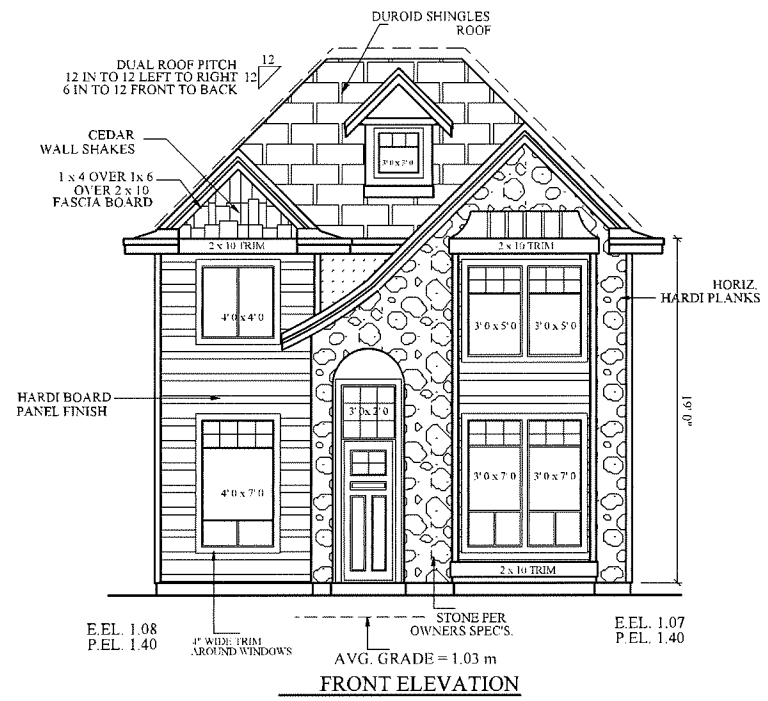
Rear yard setback variance 6.0 m to 3.18 m

Variance for private outdoor space
to be located in the front yard and not
the rear yard

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com

SITE PLAN				
DESIGNER	CHK. BY	SCALE	PRINTED ON	SHEET NO.
NAVTEJ	NAVTEJ	1/8" = 1'-0" UN	Jan 06 2020	A-001

THESE PLANS CONFORM TO
B.C. B.C. 2018 EDITION

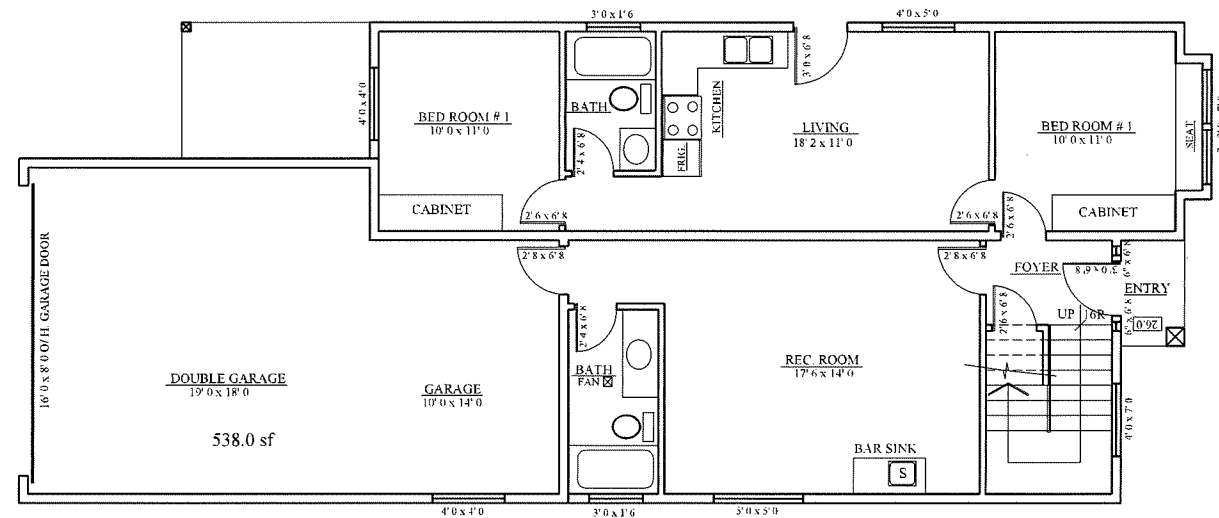


THESE PLANS CONFORM TO B.C.C. 2018 EDITION

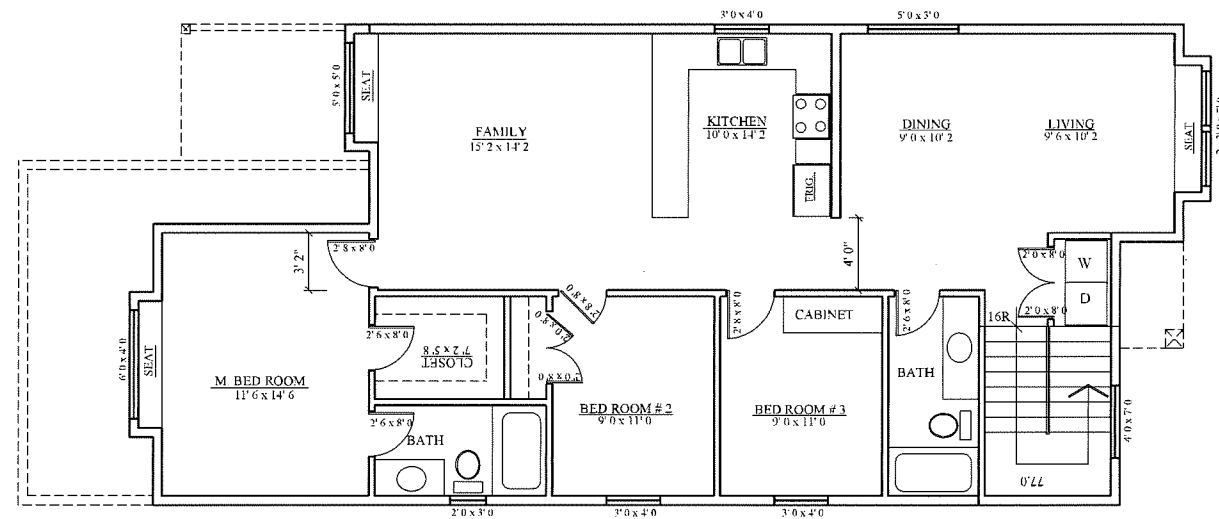
DV 21-930451

Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com			
TITLE: ELEVATIONS			
10620 - Williams Road, Richmond, B.C.			
DESIGNER: KAMAL	DATE: NAVTEJ	SCALE: 1/4" = 1'-0"	PROJECT NO: A-003

PLAN 4



MAIN FLOOR PLAN - AREA = 1517.0 SF INCL. GARAGE



SECOND FLOOR PLAN - AREA = 1255.0 SF

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com

DV 21-930451

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

FLOOR PLANS				
JOB NO.	10620 - Williams Road, Richmond, B.C.			
DRAWN BY	DESIGNER BY	SCALE	SHEET NO.	TOTAL
KAMAL	NAVTEJ	1/4" = 1'-0"	A-002	1/3

PLAN 5

PLANT SCHEDULE				PMG PROJECT NUMBER: 20-159
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(A)	1	ACER GRISELUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD; B&B
(B)	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL: 1.5M STD; B&B
(C)	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL: B&B
SHRUB				
(D)	8	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#2 POT, 25CM
(E)	2	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT, 40CM
(F)	2	HYDRANGEA MAC 'DANCING SNOW'	DOUBLE DELIGHTS WEDDING GOWN HYDRANGEA	#2 POT, 30CM
(G)	1	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3 POT, 80CM
(H)	4	ILEX CRENATA 'CONEXA'	JAPANESE HOLLY	#3 POT, 50CM
(I)	13	NAIDIA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT, 40CM
(J)	14	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT, 50CM
GRASS				
(K)	25	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(L)	12	OPHIOPOGON PLANSICAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
(M)	7	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
(N)	24	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

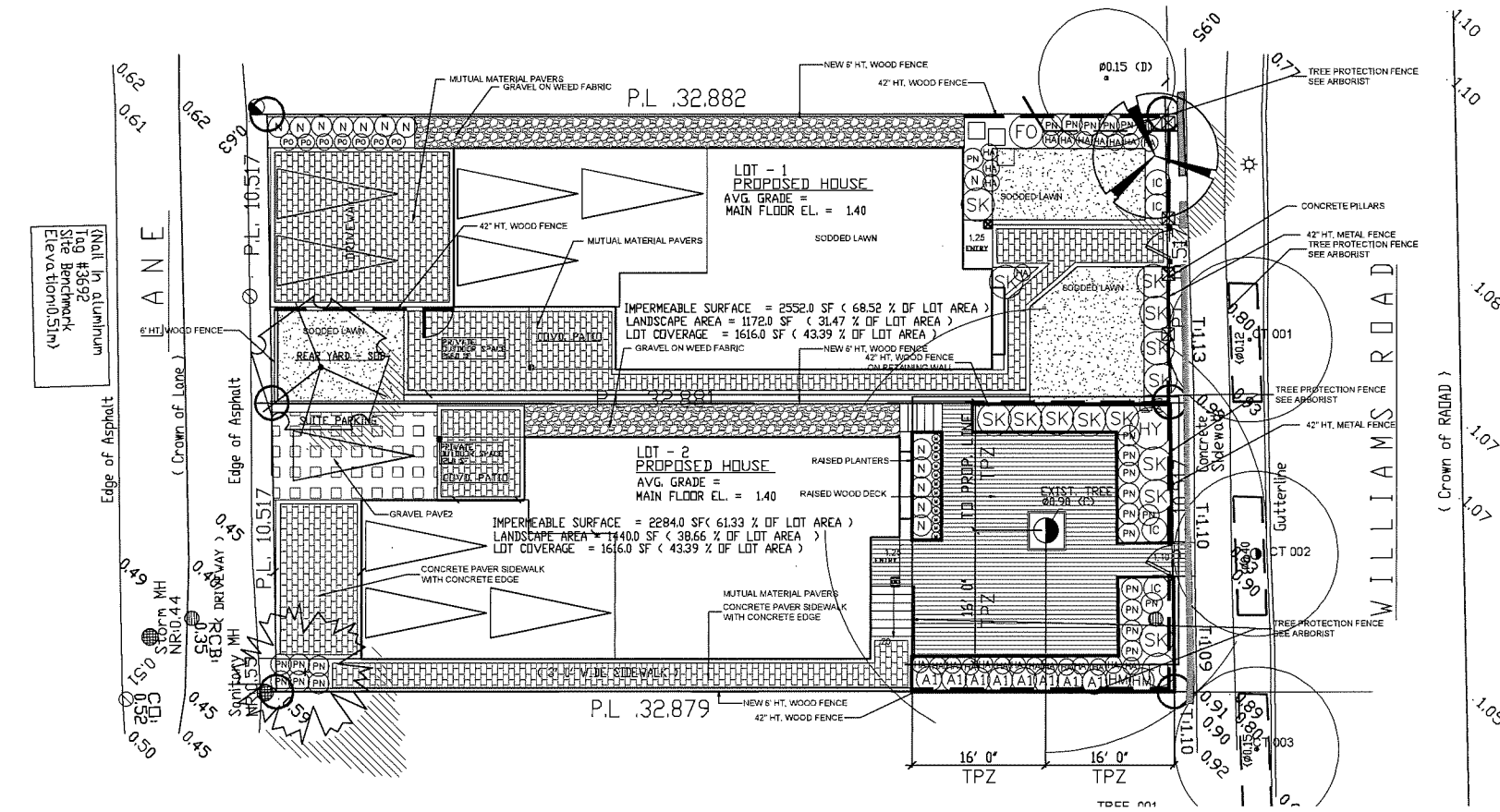
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
p: 604 294-0011 ; f: 604 294-0022

SEAL:



DV 21-930451



20159-2-ZIP

NO.	DATE	REVISION DESCRIPTION	DR.
1	25 FEB 09	MUR. COMMENTS	MRI

CLIENT:

PROJECT:
2 LOT SUBDIVISION
10620 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

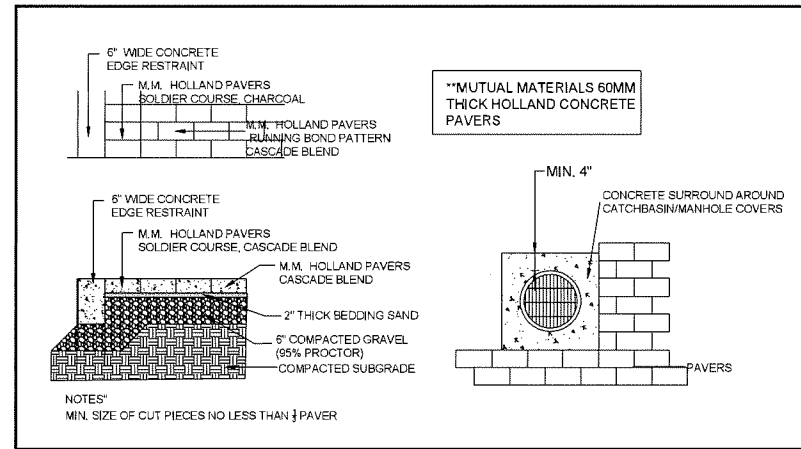
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DRAWN: MM
DESIGN: MM
CHK'D: MCV

L1

OF 2

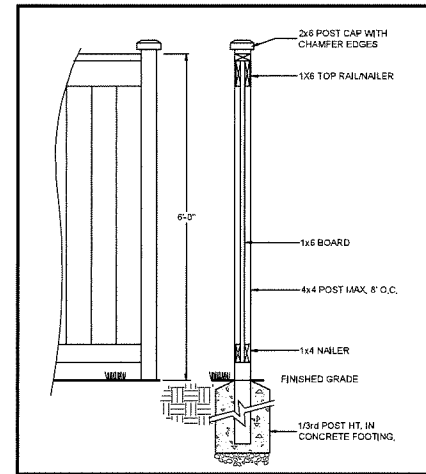
PMG PROJECT NUMBER: 20-159

PLAN 6

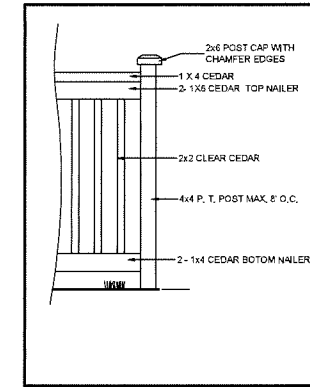


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SCALE = 3/4\"/>

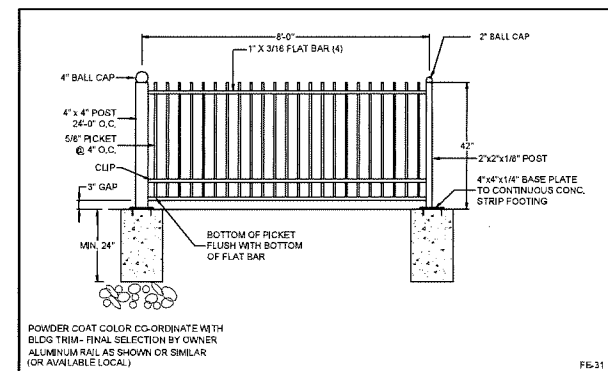
1B PAVERS AROUND UTILITY COVERS
SCALE = 3/4\"/>



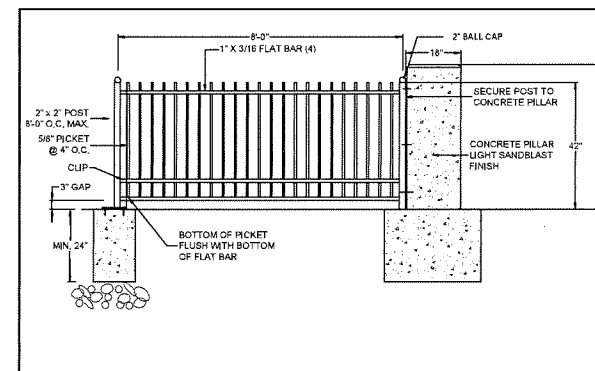
2 PERIMETER WOOD FENCE
SCALE = 3/4\"/>



3 4' HT. WOOD FENCE
SCALE = 3/4\"/>



4 42\"/>



5 42\"/>

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

2 LOT SUBDIVISION

10620 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

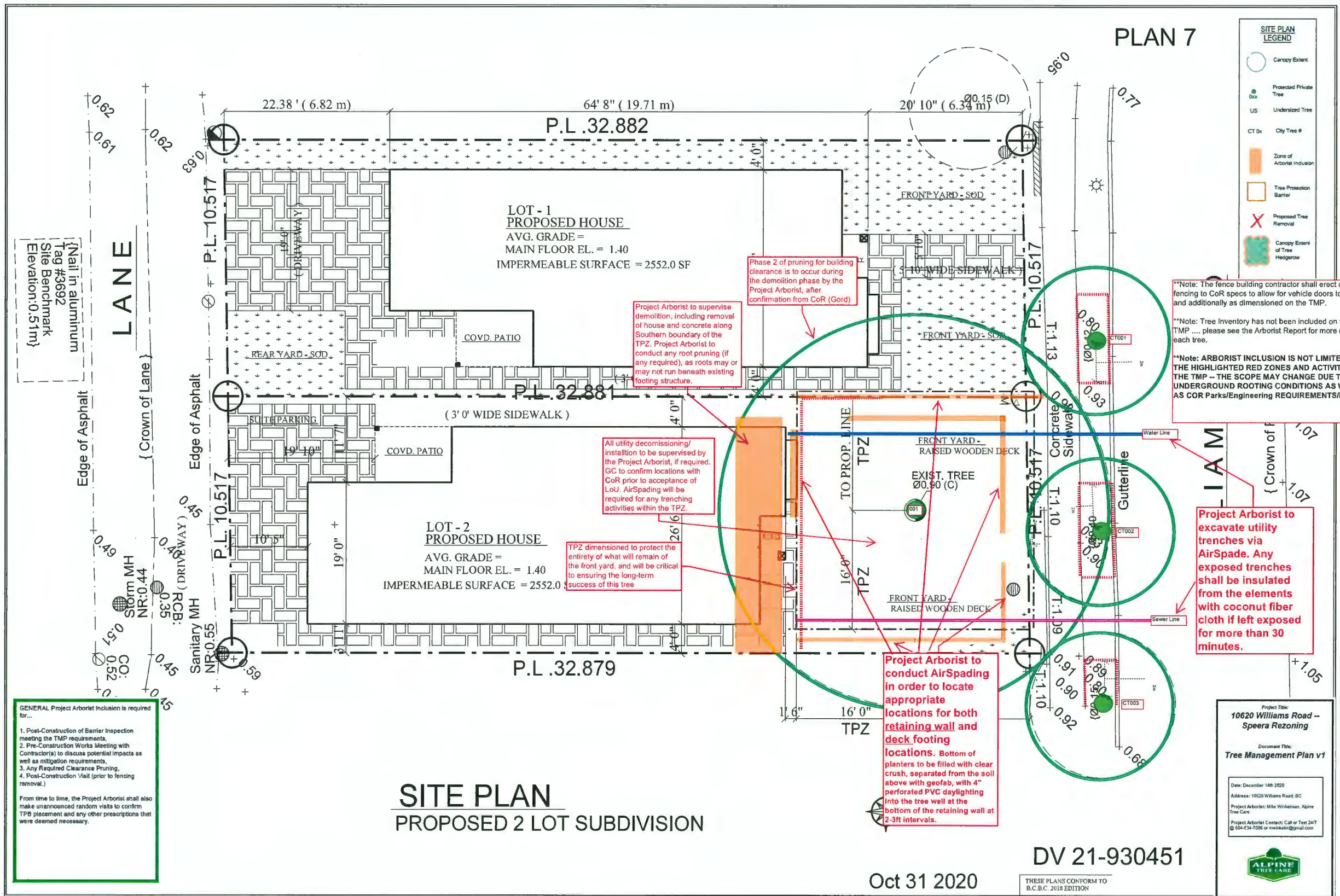
DATE: 21JAN.25 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM **L2**
DESIGN: MM
CHK'D: MCV OF 2

DV 21-930451

PLAN 7

SITE PLAN LEGEND

- Canopy Extent
- Protected Private Tree
- US Undersized Tree
- CT D# City Tree #
- Zone of Arborist Inclusion
- Tree Protection Barrier
- Proposed Tree Removal
- Canopy Extent of Tree Hedgehog



{Nail in aluminum Tag #3692 Site Benchmark Elevation: 0.51m}

LANE

Edge of Asphalt

{ Crown of Lane }

Edge of Asphalt

Edge of Asphalt

Sanitary MH

GENERAL Project Arborist Inclusion is required for...

1. Post-Construction of Barrier Inspection meeting the TMP requirements.
2. Pre-Construction Works Meeting with Contractor(s) to discuss potential impacts as well as mitigation requirements.
3. Any Required Clearance Pruning.
4. Post-Construction Visit (prior to fencing removal.)

From time to time, the Project Arborist shall also make unannounced random visits to confirm TPB placement and any other prescriptions that were deemed necessary.

SITE PLAN
PROPOSED 2 LOT SUBDIVISION

Oct 31 2020

DV 21-930451

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION

**Note: The fence building contractor shall erect all fencing to CoR specs to allow for vehicle doors to open and additionally as dimensioned on the TMP.

**Note: Tree Inventory has not been included on this TMP please see the Arborist Report for more details on each tree.

**Note: ARBORIST INCLUSION IS NOT LIMITED TO THE HIGHLIGHTED RED ZONES AND ACTIVITIES ON THE TMP - THE SCOPE MAY CHANGE DUE TO UNDERGROUND ROOTING CONDITIONS AS WELL AS COR Parks/Engineering REQUIREMENTS/REVIEW.

Project Arborist to excavate utility trenches via AirSpade. Any exposed trenches shall be insulated from the elements with coconut fiber cloth if left exposed for more than 30 minutes.

Project Arborist to conduct AirSpading in order to locate appropriate locations for both retaining wall and deck footing locations. Bottom of planters to be filled with clear crush, separated from the soil above with geofab, with 4" perforated PVC daylighting into the tree well at the bottom of the retaining wall at 2-3ft intervals.

All utility decommissioning/ installation to be supervised by the Project Arborist, if required. GC to confirm locations with CoR prior to acceptance of LoU. AirSpading will be required for any trenching activities within the TPZ.

TPZ dimensioned to protect the entirety of what will remain of the front yard, and will be critical to ensuring the long-term success of this tree.

Project Arborist to supervise demolition, including removal of house and concrete along Southern boundary of the TPZ. Project Arborist to conduct any root pruning (if any required), as roots may or may not run beneath existing footing structure.

Phase 2 of pruning for building clearance is to occur during the demolition phase by the Project Arborist, after confirmation from CoR (Gord)

Project Title:
10620 Williams Road -- Speera Rezoning

Document Title:
Tree Management Plan v1

Date: December 14th 2020
Address: 10620 Williams Road, BC
Project Arborist: Mike Winkelman, Alpine Tree Care
Project Arborist Contact: Call or Text 247 @ 604-434-7566 or mwinke@atc.com

