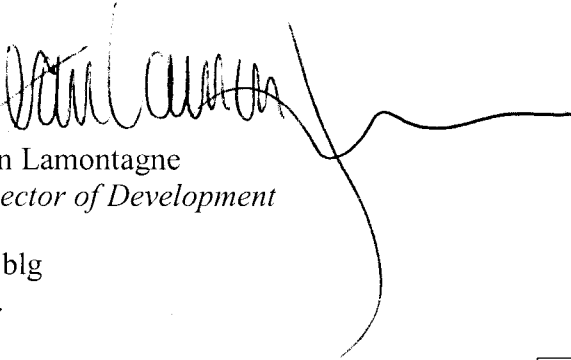




To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: August 21, 2006
File: RZ 06-341092
Re: **Application by All Line Construction Ltd. for Rezoning at 10551 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

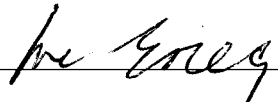
Staff Recommendation

That Bylaw No. 8110, for the rezoning of 10551 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 

The following requirements are to be dealt with prior to final adoption:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$7,721 for the landscape works as per the landscape plan attached to the report (**Attachment 6**).
- Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
All Line Construction Ltd.

Item	Details
Application	RZ 06-341092
Location	10551 Williams Road (Attachment 1)
Owner	Rapinder Aujla
Applicant	All Line Construction Ltd.

Date Received	June 23, 2006
Acknowledgement Letter	July 10, 2006
Fast Track Compliance	August 18, 2006
Staff Report	August 21, 2006
Planning Committee	September 19, 2006

Site Size	674 m ² (7,255 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (337 m ² or 3,627 ft ² each)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed - Single-Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft.
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential <i>Complies with land use designations</i> Area or Sub-Area Plan: None applicable
Surrounding Development	<ul style="list-style-type: none"> This block of Williams Road contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots or properties that are currently in the process of redevelopment. The majority of the lots in this block fronting Williams Road have similar development potential due to the existing lane system.

Staff Comments	<ul style="list-style-type: none"> A number of similar applications to rezone and subdivide nearby properties to R1/K and R1-0.6 have been approved along Williams Road between No. 4 Road and Shell Road (reference file RZ 01-194842, RZ 01-195817, RZ 01-198983, RZ 06-326332).
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Staff Comments (Cont.)	<ul style="list-style-type: none"> • Four separate rezoning applications to rezone four (4) other properties along Williams Road between No. 4 Road and Shell Road to R1-0.6 have been given first readings (reference file RZ 06-329546, RZ 06-332827, RZ 06-334555, RZ 06-336742). • Two separate rezoning applications to rezone two (2) other properties along Williams Road between No. 4 Road and Shell Road to R1-0.6 have been received. • A tree survey is submitted (Attachment 3) and four (4) bylaw-sized trees are noted on site. The applicant is proposing to remove all four (4) trees on site to accommodate future single-family dwellings and garages. • An Arborist Report prepared by a Certified Arborist is submitted in support of the tree removal (Attachment 4). • The adjacent properties on either sides of the subject site were both developed and raised to the sidewalk level. The applicant is also prepared to bring the grade of the front yard up to the sidewalk level. • The City's Tree Preservation Official reviewed the Arborist Report and confirmed that the Birch tree in the front yard is in excellent form and health but would be impacted by the re-grading of the front yard if no mitigation measures are to be considered. (Attachment 5). • The applicant is proposing to plant and maintain on site four (4) Armstrong Maple each at 9 cm calliper and four (4) Pink Dogwood/Douglas Maple each at 6 cm calliper. The proposed number and size of the replacement trees are in accordance with the requirements of the Tree Protection Bylaw No. 8057. • The applicant is also proposing to plant and maintain on site two (2) Daybreak Cherry each at 6 cm calliper and two (2) Japanese Maple each at 5 cm calliper on top of the eight (8) replacement trees. • Due to the grade changes and the applicant's commitment to incorporate all replacement trees on site and plant four (4) additional trees to enhance both the front and rear yards, staff feel that replanting is a more appropriate approach and have no objection to the proposal of removing all the existing trees on site. • The applicant has provided a preliminary landscape plan (Attachment 6), prepared by a Registered Landscape Architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the twelve (12) trees mentioned above, and a combination of shrubs and ground covers in the front yards.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$7,721 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, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.
<p>Analysis</p>	<ul style="list-style-type: none"> • The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an operational lane. • The future lots will have vehicle access to the existing operational laneway with no access being permitted onto Williams Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map/ Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – Arborist Report; Attachment 5 - Staff Technical Comments; Attachment 6 - Preliminary Landscape Plan.</p>
<p>Recommendation</p>	<p>The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>



Edwin Lee
Planning Technician - Design
(Local 4121)

EL:blg



**SUBJECT
PROPERTY**

WILLIAMS RD

ARAGON RD

SHELLERD

SHELLERD



RZ 06-341092

Original Date: 07/13/06

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

Attachment 2

Address: 10551 Williams Road

Applicant: All Line Construction Ltd.

	Existing	Proposed
Owner:	Rapinder Aujla	To be determined
Site Size (m²):	674 m ² (7,255 ft ²)	337 m ² or 3,627 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

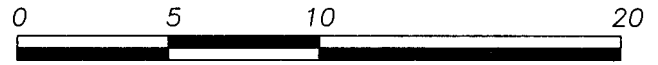
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	270 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side (m):	Min. 1.2 m	Min. 1.2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

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

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION
OF LOT 27 BLOCK 19 OF SECTION 26 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18548

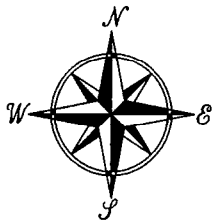
#10551 WILLIAMS ROAD
 RICHMOND, B.C.
 P.I.D. 000-842-656

SCALE: 1:250

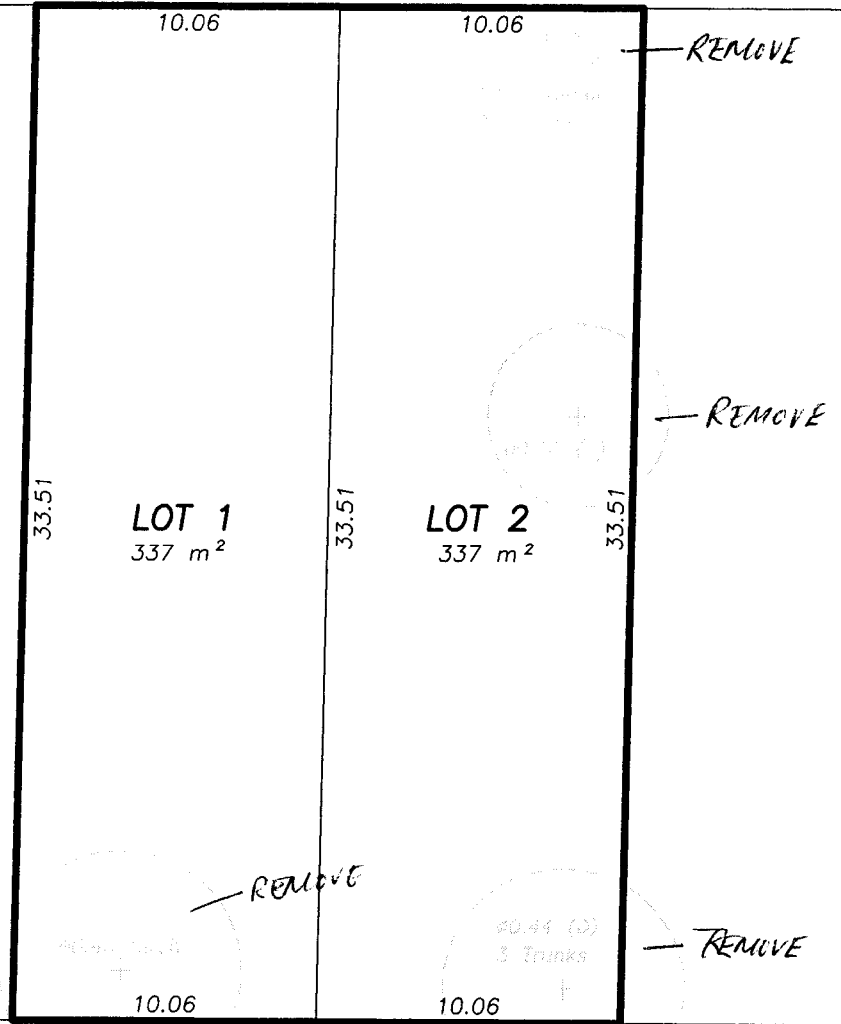


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LANE



LOT B



WILLIAMS ROAD

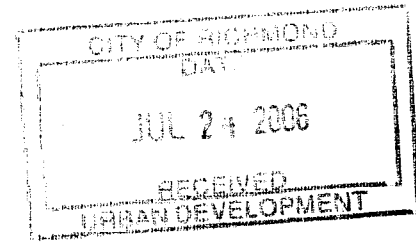
© Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3023
 FB-79, P42
 Drawn By: GB

LEGEND

(D) denotes deciduous tree.

DWG No. 3023-TREE

SURVEY COMPLETED ON MAY 19th, 2006.



July 21, 2006

ARBORIST REPORT PREPARED FOR:
Amar & Paula
5451 Walton rd. Richmond BC, v7c 2l7

RE: 10551 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.

1) Birch (*Betula pendula*), DBH 511mm, H 19M, satisfactory. If the plan for the new development goes ahead as describe to me the property grade will have to be raised to match the neighbouring property (which has already been redeveloped). This would mean approximately 0.5M of fill would have to be placed around the entire root zone of the tree. This much fill will cut off the oxygen supply and pore space in the soil that the tree is currently growing in and subsequently the tree can ultimately be expected to die. I would therefore recommend that this tree **not** be considered for retention.

2) Mountain Ash (*Sorbus aucuparia*), DBH 151 + 216 + 148mm – 3 largest stems, H 7M, poor. This tree has extensive dieback in its' canopy. There are many stems and branches which should be considered a hazard to the area below. I would estimate that 70% of the canopy is dead. I would therefore recommend that this tree be removed as soon as possible for reasons of safety. This tree also would / will be subject to the grade raising issue as per the Birch.

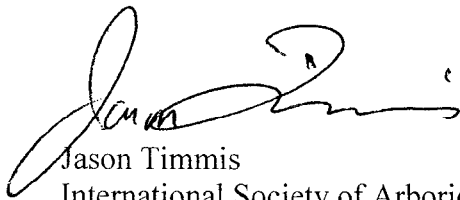
A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.

3) Common fruiting Apple, Diameter at base 315mm, H 6M, satisfactory. The location of this tree (see tree survey) is about 2M inside the east property line. The house plans described to me call for the new house to be built out to maximum allowable 1M set back. This will of course put the tree within the building envelope and it would therefore be (obviously) **not** suitable for retention.

4) Pyramid Cedar (Thuja occidentalis), DBH multi stem – largest 110mm, H 6M, satisfactory. This tree is located within the proposed garage and would therefore need to be removed. It is otherwise suitable for retention.

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 attached. Also included is a copy of the tree survey provided to me.

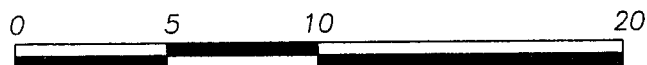


Jason Timmis
International Society of Arboriculture Certified Arborist #PN-2616

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION
OF LOT 27 BLOCK 19 OF SECTION 26 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18548

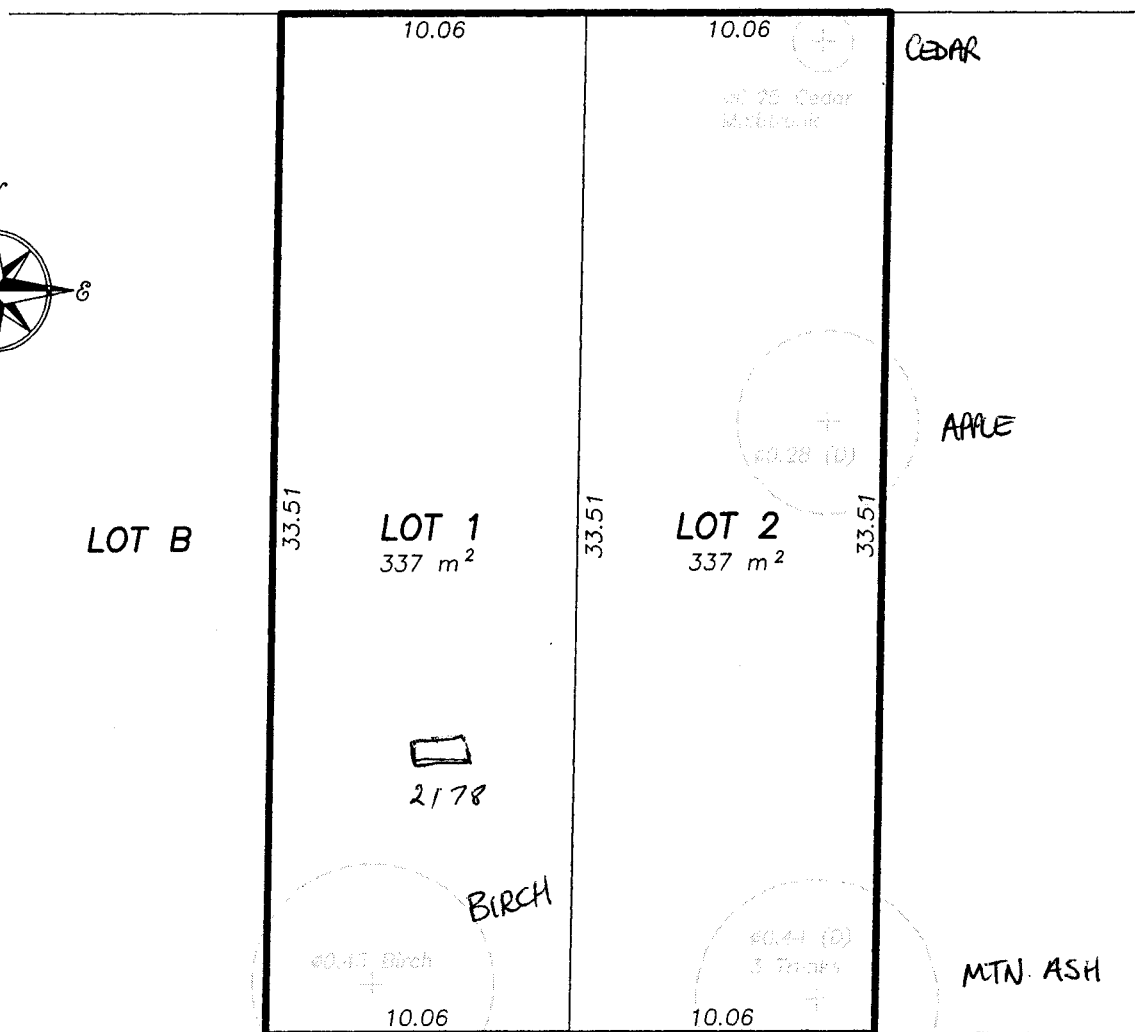
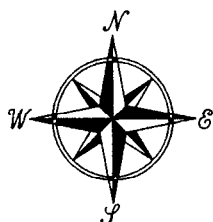
#10551 WILLIAMS ROAD
 RICHMOND, B.C.
 P.I.D. 000-842-656

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

LANE



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 115 - 8833 Odlin Crescent
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LEGEND

(D) denotes deciduous tree.

DWG No. 3023-TREE

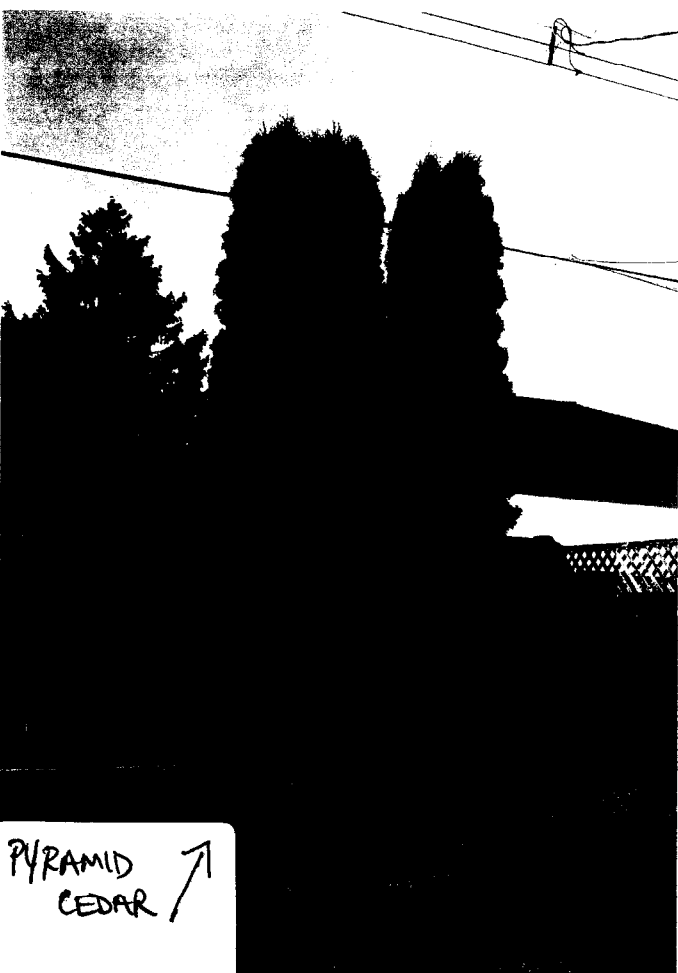
SURVEY COMPLETED ON MAY 19th, 2006.



MTN. ASH
WITH DIEBACK
→



GRADE
← TOP CHANGE
ON
← BOTTOM BIRCH



PYRAMID
CEDAR ↗



APPLE OFF
EAST FENCE
→

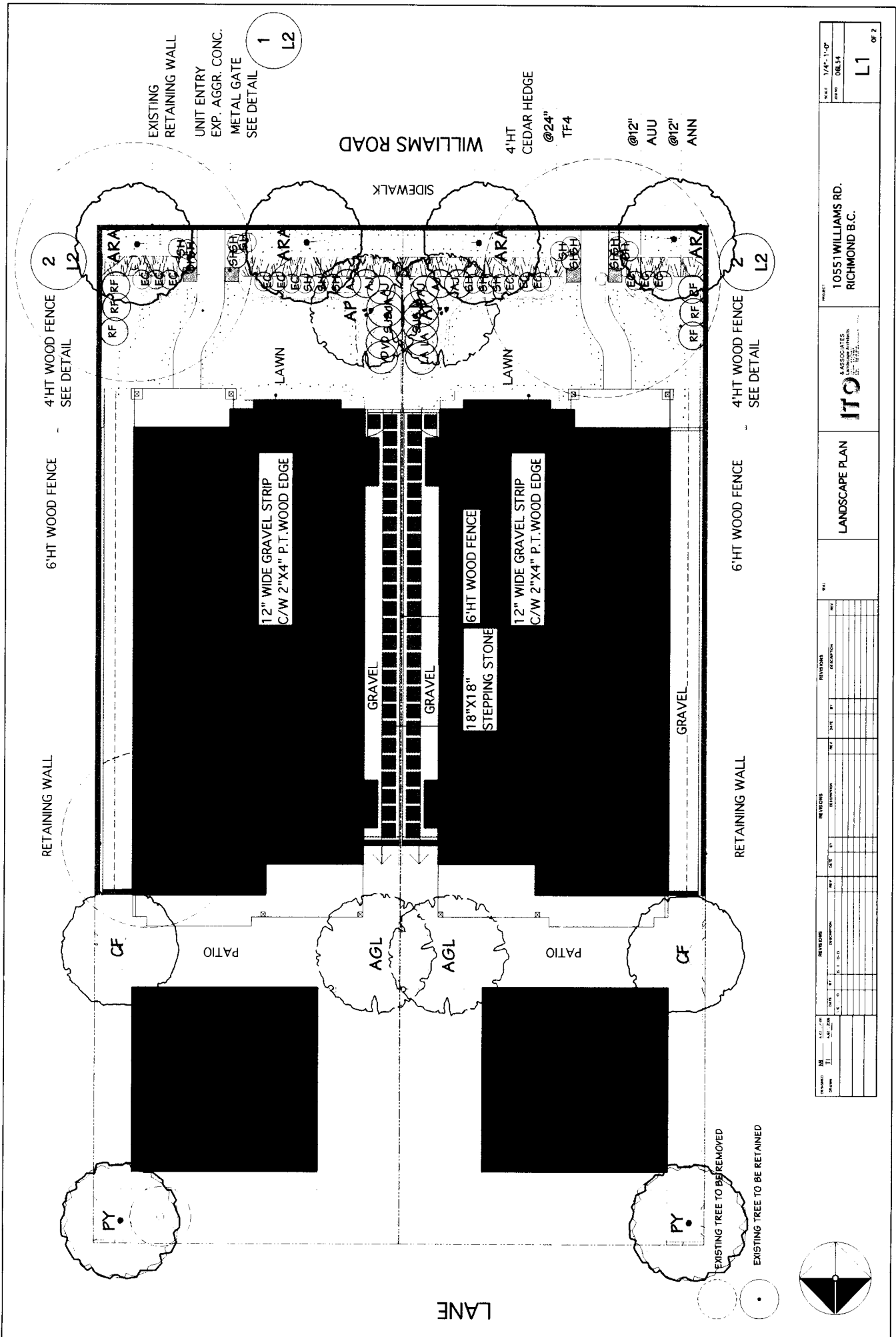
Staff Technical Comments

Engineering Works Design

- No Servicing concerns or charges with rezoning. No vehicular access permitted to Williams Road, access to lane only.
- At future Subdivision stage the developer will be required to pay Dcc's, Nic charges (for future lane improvements), School site acquisition charge, Address assignment fee, GVRD Dcc, and Servicing costs.

Tree Preservation

- Reviewed the Arborist Report from Cedar Ridge Tree Care (the Arborist) dated July 21, 2006 and completed a site inspection on July 28, 2006. The following comments are provided based on the review and the site inspection:
 - The birch tree referred to in item 1) of the Arborist Report has been called satisfactory by the Arborist. This tree has excellent form and health and needs to be considered for retention. The recommendation for removal has been based upon the assumption that there shall be a .5 meter change in grade. This would definitely impact the tree if no mitigation measures are to be considered.
 - Agree with the recommendation to remove the mountain ash tree described in item 2).
 - The apple tree described in item 3) is currently bearing nice juicy apples. Although not a specimen tree by any means (it requires pruning of select branches to create a balanced form) it is otherwise in good health. The recommendation for removal was based upon the assumption that the tree falls within proposed building envelopes only. If the plans are approved as such, then the tree would require removal.
 - The cedar described in item 4) would be considered a large shrub not a specimen tree. I do not agree with the recommendation to move the shrub as the likelihood of it surviving transplant is not good. If it were to remain in situ, it should be preserved otherwise the shrub should be removed.



EXISTING RETAINING WALL
 UNIT ENTRY
 EXP. AGGR. CONC.
 METAL GATE
 SEE DETAIL

WILLIAMS ROAD
 4'HT CEDAR HEDGE @24" TF4
 @12" AUJ
 @12" ANN

LANE

RETAINING WALL

6'HT WOOD FENCE SEE DETAIL

4'HT WOOD FENCE SEE DETAIL

12" WIDE GRAVEL STRIP C/W 2"X4" P.T. WOOD EDGE

6'HT WOOD FENCE

12" WIDE GRAVEL STRIP C/W 2"X4" P.T. WOOD EDGE

18"X18" STEPPING STONE

GRAVEL

PATIO

AGL

AGL

PATIO

CF

CF

PY

PY

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

NO.	DATE	BY	DESCRIPTION
1	1/14/11	GP	PRELIMINARY
2	08/14	GP	REVISED

NO.	DATE	BY	DESCRIPTION
1	1/14/11	GP	PRELIMINARY
2	08/14	GP	REVISED

NO.	DATE	BY	DESCRIPTION
1	1/14/11	GP	PRELIMINARY
2	08/14	GP	REVISED

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

DATE: 08/14

PROJECT: 10551 WILLIAMS RD. RICHMOND B.C.

LANDSCAPE PLAN

ITD ASSOCIATES

L1 OF 2



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8110 (RZ 06-341092)
10551 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. 000-842-656

Lot 27 Block 19 Sections 26 and 35 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8110”**.

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