



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee **Date:** July 2, 2010
From: Brian J. Jackson **File:** RZ 07-379075
 Director of Development
Re: **Application by Guravtar Singh Sandhu for Rezoning at 10071 Williams Road
 from Single Detached (RS1/E) to Compact Single Detached (RC2)**

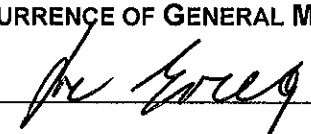
Staff Recommendation

That Bylaw No. 8597, for the rezoning of 10071 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.



Brian J. Jackson
 Director of Development

BJ:el
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	 <hr style="width: 100%;"/>

Staff Report

Origin

Guravtar Singh Sandhu has applied to the City of Richmond for permission to rezone 10071 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Compact Single Detached (RC2) in order to permit the property to be subdivided into two (2) single-family residential lots, with vehicle access from the existing rear lane.

Findings of Fact

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

Surrounding Development

The subject property is located on the north side of Williams Road, between No. 4 Road and Aquila Road. In recent years, this block of Williams Road has undergone considerable redevelopment to smaller lots. The subject property is one of the six (6) remaining large-sized lots on the north side of this block with potential for redevelopment.

To the North: Single-Family dwellings on large lots zoned Single Detached (RS1/E) with rear lane access;

To the East: Along the north side of Williams Road, a mix of older single-family dwellings on Single Detached (RS1/E) lots and recently developed compact lots zoned Single Detached (RS1/K) and Compact Single Detached (RC1).

To the South: Across Williams Road, a mix of older single-family dwellings on Single Detached (RS1/E) lots and recently developed Compact Single Detached (RC1) lots.

To the West: Two (2) Single Detached (RS1/E) zoned lots.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy, which encourages compact single-family lot development with lane access along arterial roads.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicants are proposing to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of

rezoning. This agreement will be discharged from Title on the one (1) lot where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$4,539).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Staff Comments

Tree Preservation

A Tree Survey and a Certified Arborist's report have been submitted by the applicant in support of the application. Six (6) bylaw-sized trees were noted on site. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove four (4) bylaw-sized trees on-site due to poor health. A Norway Spruce tree and a Japanese Maple tree are in good condition and should be retained. However, in order to facilitate the lane improvements undergoing along the north property line of the site, the Norway Spruce tree has been removed recently by the City. Therefore, only one (1) bylaw-sized tree is recommended for retention.

The applicant has agreed to retain the Japanese Maple tree onsite. As a condition of this rezoning application, the applicant is required to provide proof of a contract with a Certified Arborist for supervision of on-site works to be conducted under the drip line of the Japanese Maple tree. The applicant understands that the future dwellings must be set back from the required tree protection zone on-site to facilitate the proposed tree preservation scheme (Attachment 3). The applicant must also submit a Survival Security, to the City in the amount of \$2,000 to ensure the successful retention of the Japanese Maple tree on site, prior to final adoption of the rezoning bylaw.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for the replacement tree in the Tree Protection Bylaw No. 8057, eight (8) replacement trees are required. However, since two (2) of the bylaw-sized trees are removed by the City as part of the lane improvements, staff recommend that four (4) replacement trees be exempted.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road

Redevelopment Policy and include four (4) replacement trees at 8 cm calliper or 4.0 in height. If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

Site Servicing

No servicing concerns. As a condition of rezoning, the developer is required to dedicate 2 m of property along the entire frontage on Williams Road, a 3m x 3m corner cut at the northwest corner of the site, and a 6 m lane along a portion of the west property line which would extend the existing lane right-of-way out to Williams Road. Neighbourhood Improvements Charge for lane improvement along north property line will be required at subdivision stage. No contribution towards the construction and upgrades of the laneway along the west side of this site is required since a significant amount of land is required to be dedicated as part of this small development.

Vehicle Access

Direct vehicular access from the subject site to Williams Road will not be permitted in accordance with Bylaw No. 7222. Vehicle access is to be from the existing rear lane only.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvements Charge (for lane improvement along north property line), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

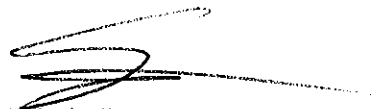
This is a relatively straightforward redevelopment proposal. This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.

Financial Impact or Economic Impact

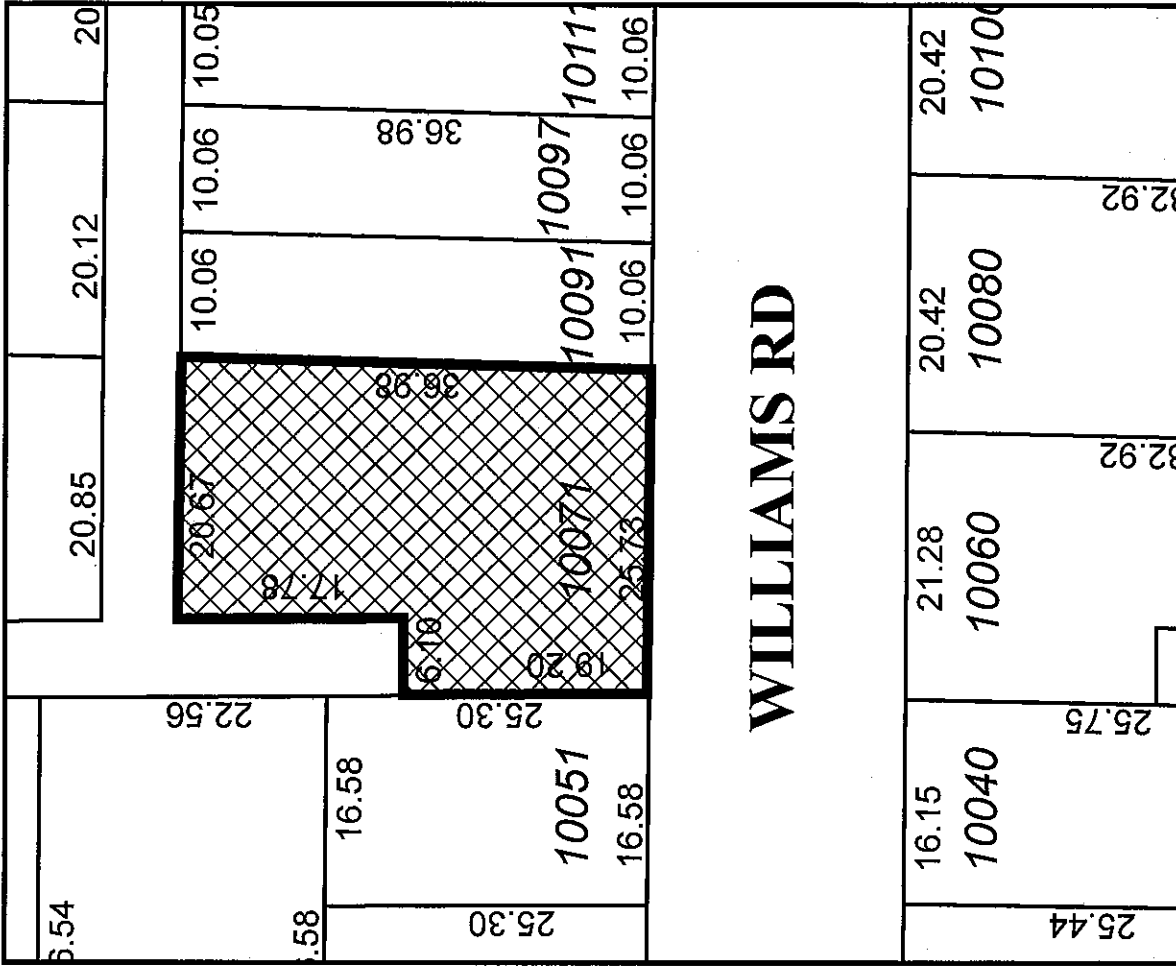
None.

Conclusion

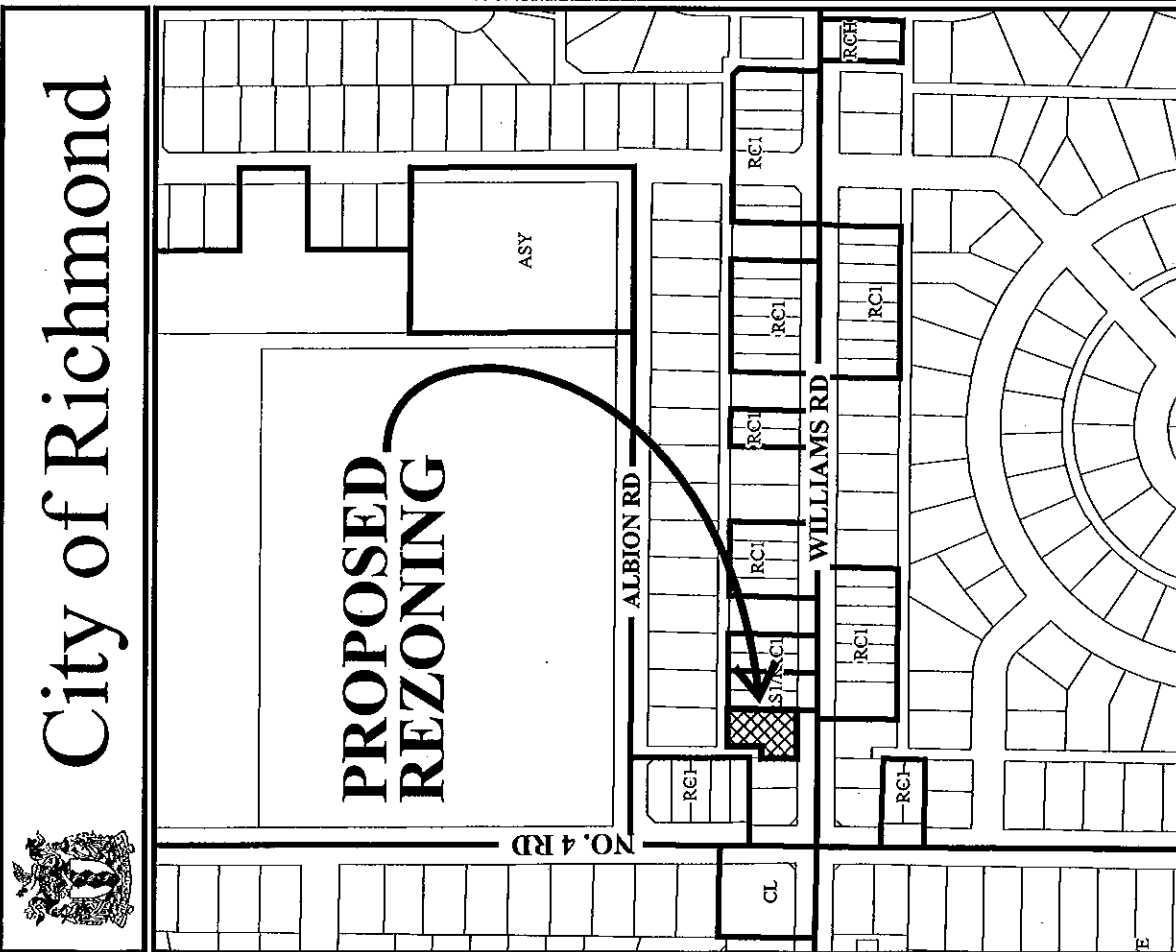
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment currently ongoing in the surrounding area. The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



Edwin Lee
Planning Technician – Design



WILLIAMS RD



City of Richmond

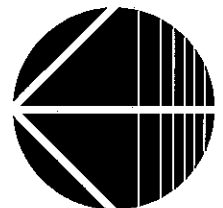
PROPOSED REZONING

RZ 07-379075

Original Date: 07/16/07

Revision Date: 03/30/10

Note: Dimensions are in METRES





NO. 4 RD

**SUBJECT
PROPERTY**

ALBION RD

WILLIAMS RD



RZ 07-379075

Original Date: 07/16/07

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 07-379075

Attachment 2

Address: 10071 Williams Road

Applicant: Guravtar Singh Sandhu

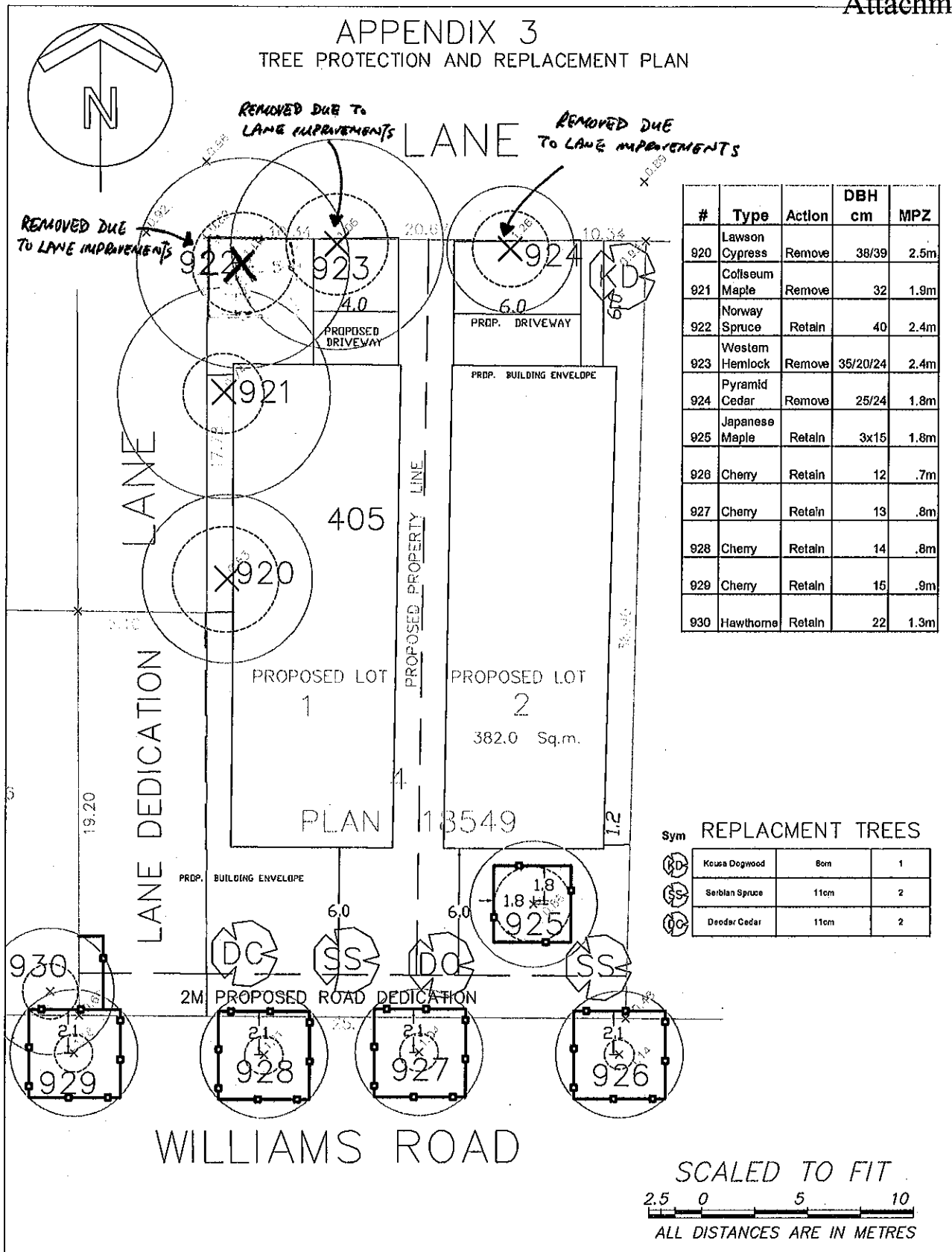
Planning Area(s): N/A

	Existing	Proposed
Owner:	Guravtar S Sandhu	no change
Site Size (m²):	861 m ²	702.8 m ²
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.	No change

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. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (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 removal of bylaw-sized trees.

APPENDIX 3
TREE PROTECTION AND REPLACEMENT PLAN



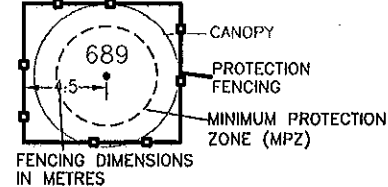
#	Type	Action	DBH cm	MPZ
920	Lawson Cypress	Remove	38/39	2.5m
921	Coliseum Maple	Remove	32	1.9m
922	Norway Spruce	Retain	40	2.4m
923	Western Hemlock	Remove	35/20/24	2.4m
924	Pyramid Cedar	Remove	25/24	1.8m
925	Japanese Maple	Retain	3x15	1.8m
926	Cherry	Retain	12	.7m
927	Cherry	Retain	13	.8m
928	Cherry	Retain	14	.8m
929	Cherry	Retain	15	.9m
930	Hawthorne	Retain	22	1.3m

Sym REPLACEMENT TREES

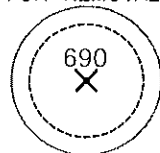
DC	Kousa Dogwood	8cm	1
SS	Siberian Spruce	11cm	2
DC	Doedar Cedar	11cm	2

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER DHALWAL AND ASSOCIATES BC LAND SURVEYORS
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-437-0970

10071 WILLIAMS ROAD, RICHMOND BC

TREE PROTECTION PLAN
THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, MPZs, REPLACEMENT TREES, PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT

DRAWN BY: OJ
JUNE 30, 2010

Rezoning Considerations

**10071 Williams Road
RZ 07-379075**

Prior to final adoption of Zoning Amendment Bylaw 8597, the developer is required to complete the following:

1. Dedicate 2 m of property along the entire frontage on Williams Road, a 3m x 3m corner cut at the northwest corner of the site, and a 6 m lane along a portion of the west property line which would extend the existing lane right-of-way out to Williams Road.
2. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,539) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

3. Registration of a flood indemnity covenant on title.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works to be conducted under the drip lines of all trees to be retained on site. The applicant understand that the future dwellings must be setback from the required tree protection zones on-site to facilitate the proposed tree preservation scheme as shown on the Tree Protection Plan (**Attachment 3**).
5. Submission of a Tree Survival Security to the City in the amount of \$2,000 to ensure the successful retention of the Japanese Maple tree on site. 90% of the security will be released upon completion of the proposed landscaping works on site. The remaining 10% of the security will be release one year after final inspection of the completed landscaping in order to ensure that the tree has survived.
6. 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 estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Protection Plan attached to this report; and
 - include four (4) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Trees
4	8 cm		4.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

At future subdivision stage, the developer will be required to:

1. Payment of Development Cost Charges (City and GVS & DD), Neighbourhood Improvements Charge (for lane improvement along north property line), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8597 (RZ 07-379075)
10071 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 000-937-274

Lot 4 Block 17 Section 26 Block 4 North Range 6 West New Westminster District Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8597”**.

FIRST READING

JUL 26 2010

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>RSJ</i>

MAYOR

CORPORATE OFFICER