



# City of Richmond

## Report to Committee Fast Track Application Planning and Development Department

TO OPEN PLN - JUN. 18, 2013

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** May 29, 2013  
**File:** RZ 13-631570

**Re:** Application by Barstow Construction Ltd. for Rezoning at 10480 Williams Road  
from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9029, for the rezoning of 10480 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig  
Director of Development

ES/CL:kt  
Att.

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	<input checked="" type="checkbox"/>	

**Staff Report**

Item	Details	
Applicant	Barstow Construction Ltd.	
Location	10480 Williams Road - See <b>Attachment 1</b>	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Compact Single Detached (RC2)	
OCP Designation	Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5443 (adopted by Council in 1990) – permits rezoning and subdivision of properties fronting on Williams Road between No. 4 Road and Shell Road in accordance with the provisions of “Compact Single Detached (RC2)” provided that vehicle accesses are to the existing rear laneway only ( <b>Attachment 3</b> ).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	The Arterial Road Policy identifies the subject site for redevelopment to compact lots with rear lane access.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to rezoning adoption.	
Surrounding Development	North: Directly across Williams Road, are four (4) newer homes on lots zoned “Single Detached Convertible Accessible (ZS4) – Steveston and Shellmont”.	
	South: Facing Aintree Crescent, are two (2) older homes on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.	
	East: Two (2) newer homes on a lots zoned “Compact Single Detached (RC1)”.	
	West: Older dwellings on large lots zoned “Single Detached (RS1/E)”.	
Rezoning Considerations	See <b>Attachment 4</b>	

**Staff Comments**Background

This proposal is to enable the creation of two (2) smaller lots from an existing large lot. Each new lot proposed would be approximately 12 m wide and 402 m<sup>2</sup> in area. The north and south sides of this block of Williams Road, between Aragon Road and Shell Road, have seen a great deal of redevelopment through rezoning and subdivision in recent years. The subject application is consistent with the pattern of redevelopment already established in the immediate

neighbourhood. Potential exists for other remaining lots on the north and south sides of this block of Williams Road to redevelop in the same manner.

### Trees & Landscaping

A Tree Survey and a Certified Arborist's report were submitted by the applicant in support of the application. The following trees were identified and assessed: Six (6) bylaw-sized trees on-site, one (1) bylaw-sized tree under joint ownership with 10460 Williams Road, five (5) off-site birch trees located at 10460 Williams Road, and four (4) street trees on City-owned property. The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the recommendations to:

- Retain and protect the four (4) street trees on City-owned property along Williams Road.
- Remove six (6) bylaw-sized trees (Trees # 2, 3, 4, 5, 6, 7) from the site due to poor condition and structure (i.e. previous topping, exhibiting decay, poor form).
- Remove one (1) bylaw-sized tree (Tree # 1) under joint ownership with 10460 Williams Road to the west due to poor condition (i.e. previous topping), with written authorization from the property owner (a copy of which is on file).
- Remove the following off-site trees located at 10460 Williams, with written authorization from the property owner (a copy of which is on file).
  - Three (3) off-site birch trees, two of which are dead and the other is exhibiting a significant cavity at the basal flare.
  - Two (2) off-site birch trees, which are in good condition, however would require special measures to retain them, which are not warranted due to their location within the side yard and the potential impacts with retention.

Tree Protection Fencing must be installed to City standard around the street trees on City-owned property along Williams Road. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

The Tree Retention Plan is reflected in **Attachment 5**, and includes a list of tree species proposed to be removed and retained.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of 14 replacement trees are required to be planted and maintained on the future lots. Due to the compact size of the future lots, the applicant has agreed to plant and maintain six (6) replacement trees on the future lots (sizes are identified in **Attachment 4**), and to provide a voluntary contribution to the City's Tree Compensation Fund in the amount of \$4000 in-lieu of planting the balance of replacement trees on-site (i.e. 8 trees at \$500/replacement tree).

To ensure that the replacement trees are planted on-site, and that the front yards of the future lots are enhanced, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be submitted prior to rezoning adoption. A variety of suitable native and non-native replacement trees must be

incorporated into the required Landscape Plan for the site, ensuring a visually rich urban environment and diverse habitat for urban wildlife.

To compensate for the removal of the five (5) off-site birch trees at 10460 Williams Road with the required tree removal permits at development stage, the applicant intends to plant replacement trees, as discussed with the property owner. The applicant is required to submit a landscaping security in the amount of \$2,500 prior to rezoning adoption to ensure the replacement trees are planted. The security is based on 1:1 replacement for removal of trees on the neighbouring site in the amount of \$500 per tree, in accordance with the Tree Protection Bylaw.

#### Site Servicing

There are no servicing concerns with rezoning.

Vehicular access to Williams Road will not be permitted in accordance with Residential Lot (Vehicular) Access Regulation - Bylaw 7222. Vehicular access to the site at development stage is to be from the existing rear lane only.

#### Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

#### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with Lot Size Policy 5443, which allows rezoning and subdivision to "Compact Single Detached (RC2)". The majority of the lots on this block of Williams Road are already zoned "Compact Single Detached (RC1/RC2)" or have the potential to redevelop in accordance with the existing Lot Size Policy. As such, this rezoning application is consistent with the direction of redevelopment established in the immediate surrounding area.

The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Cynthia Lussier  
Planning Technician

ES/CL:kt

May 29, 2013

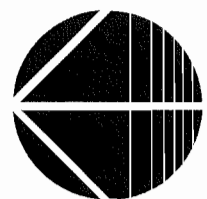
- 5 -

RZ 13-631570  
Fast Track Application

- Attachment 1:** Location Map/Aerial Photo
- Attachment 2:** Development Application Data Sheet
- Attachment 3:** Lot Size Policy 5443
- Attachment 4:** Rezoning Considerations
- Attachment 5:** Tree Retention Plan



# City of Richmond

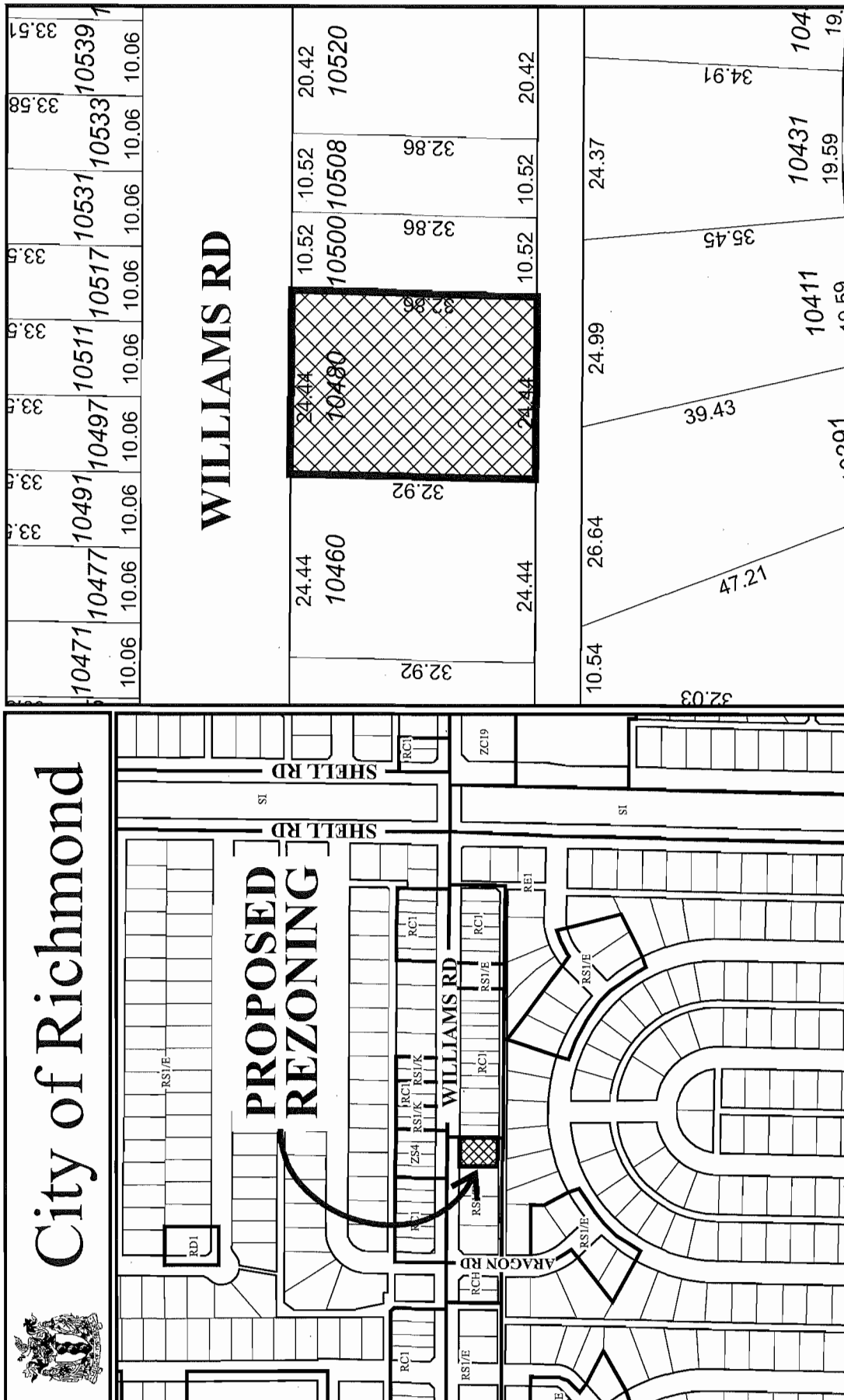


RZ 13-631570

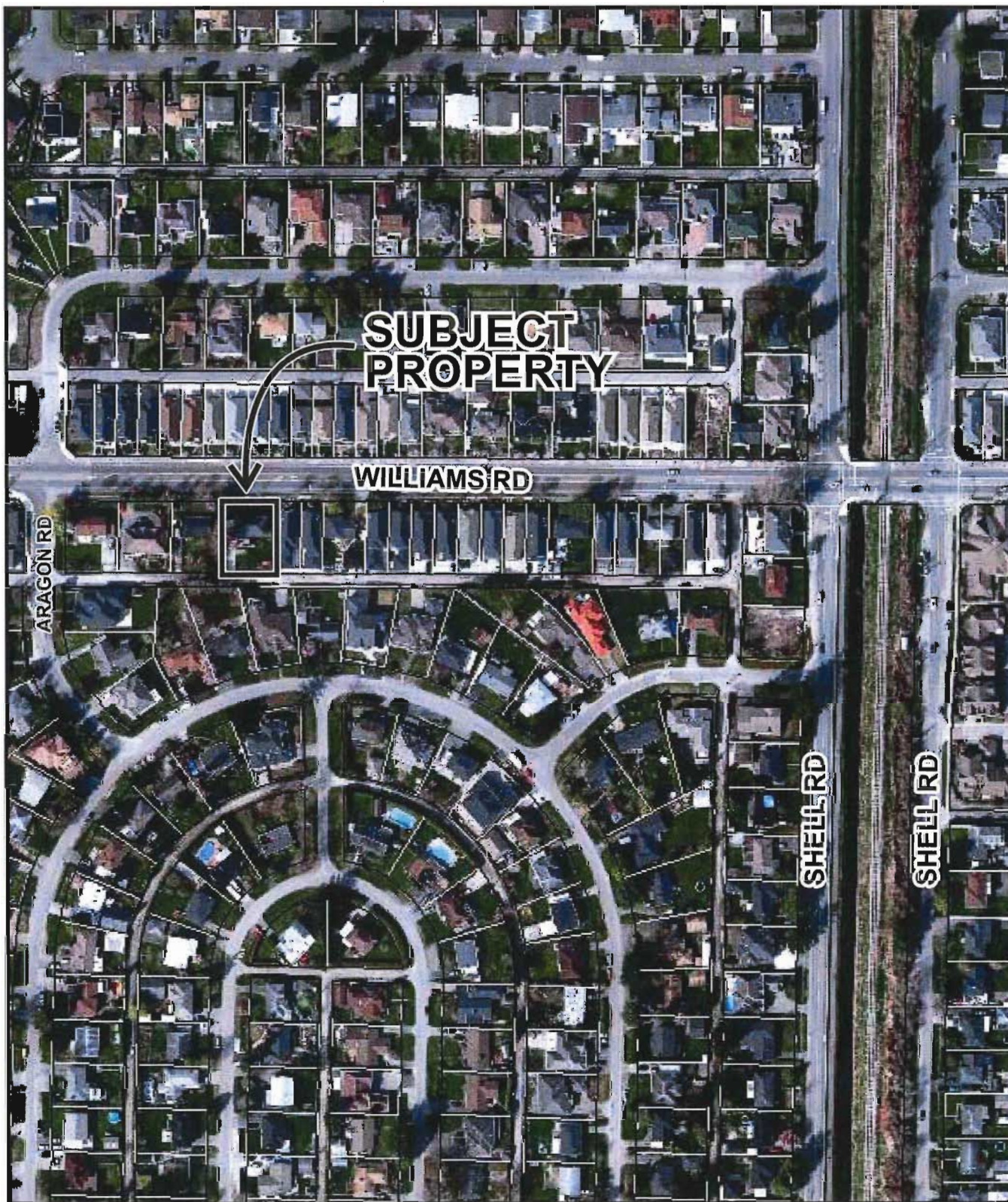
Original Date: 03/19/13

Revision Date:

Note: Dimensions are in METRES







RZ 13-631570

Original Date: 03/19/13

Amended Date: 05/30/13

Note: Dimensions are in METRES



**RZ 13- 631570**

**Attachment 2**

Address: 10480 Williams Road

Applicant: Barstow Construction Ltd.

Date Received: March 5, 2013 Fast Track Compliance: April 22, 2013

	Existing	Proposed
<b>Owner</b>	Toedoro S. Lozada & Erlinda C. Lozada	To be determined
<b>Site Size (m<sup>2</sup>)</b>	804 m <sup>2</sup> (8,654 ft <sup>2</sup> )	Lot 1- 402 m <sup>2</sup> (4,327 ft <sup>2</sup> ) Lot 2- 402 m <sup>2</sup> (4,327 ft <sup>2</sup> )
<b>Land Uses</b>	One (1) single detached dwelling	Two (2) single detached dwellings
<b>OCP Designation</b>	Neighbourhood Residential	No change
<b>702 Policy Designation</b>	Lot Size Policy 5443 permits rezoning and subdivision of the subject site to "Compact Single Detached (RC2)" with rear lane access.	No change
<b>Zoning</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations</b>	The Arterial Road Policy identifies the subject site for redevelopment to compact lots with rear lane access.	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. 50%	none
Setback – Front & Rear Yards (m)	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	270 m <sup>2</sup>	402 m <sup>2</sup>	none
Lot Width	Min. 9.0 m	Approx. 12.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.





# City of Richmond

# Policy Manual

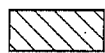
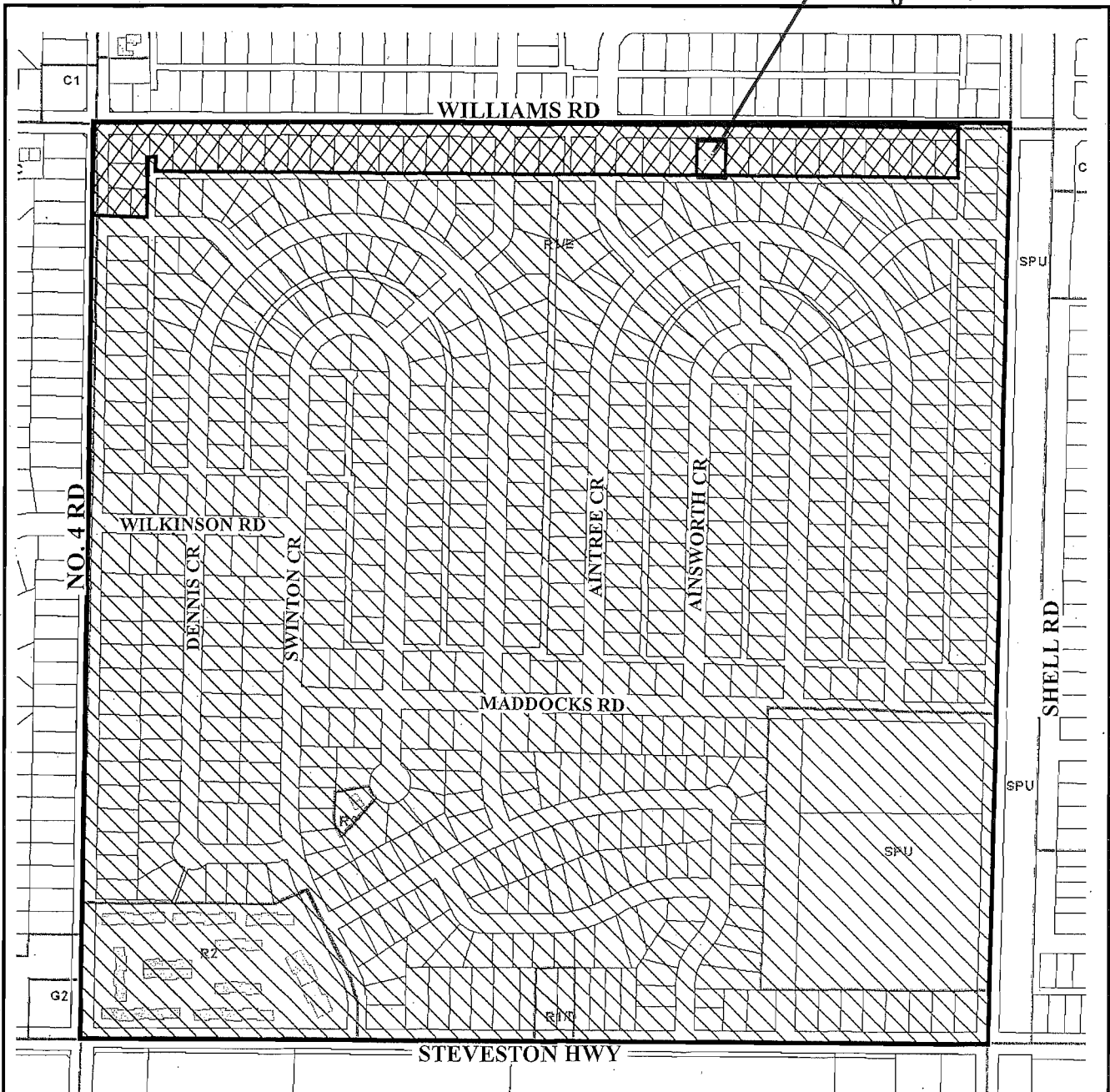
Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	<b>POLICY 5443</b>
File Ref: 4045-00	<b>SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6</b>	

## **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.

Subject property



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.



Policy 5443  
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06



# City of Richmond

## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 10480 Williams Road

**File No.:** RZ 13-631570

**Prior to final adoption of Zoning Amendment Bylaw 9029, the applicant is required to complete the following:**

1. Submission of a Landscaping Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - Comply with the Compact Lot Development Requirements in the OCP;
  - Include a mix of suitable deciduous and coniferous native and non-native replacement trees, which ensure a visually rich urban environment and diverse habitat for urban wildlife;
  - Include the dimensions of tree protection fencing, as required;
  - Include the required six (6) replacement trees with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
4	8 cm		4 m
2	6 cm		3.5 m

2. The City's acceptance of the applicant's voluntary contribution to the City's Tree Compensation Fund in the amount of \$4,000 in-lieu of planting the balance of required replacement trees on-site (i.e. eight (8) trees at \$500/tree).
3. Submission of a Landscaping Security in the amount of \$2,500 to ensure replacement trees are planted on the neighbouring property at 10460 Williams Road for removal of five (5) birch trees with required tree removal permits at development stage.
4. Registration of a flood indemnity covenant on Title.
5. 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. \$5,192.68) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

**At tree removal stage, the applicant must complete the following requirements and be aware of the following legislation:**

- Install Tree Protection Fencing to City standard around the four (4) street trees on City-owned property along Williams Road. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed;
- Apply for and be issued the required tree removal permits for the five (5) birch trees located at 10460 Williams Road;
- Applicants for all City applications and permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of municipal permits or approvals does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

**At subdivision stage\*, the applicant must complete the following requirements:**

- Pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

**Prior to Demolition Permit\* issuance, the applicant must complete the following requirements:**

- Install Tree Protection Fencing around the four (4) street trees on City-owned property along Williams Road. Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

**Prior to Building Permit\* issuance, the applicant must complete the following requirements:**

- Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date







**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9029 (RZ 13-631570)  
10480 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. 003-683-630

Lot 20 Block 12 Section 35 Block 4 North Range 6 West  
New Westminster District Plan 18551

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9029**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





Original Date: 03/19/13

Revision Date:

Note: Dimensions are in METRES

