



**City of Richmond**  
 Planning and Development Department

**Report to Committee**  
**Fast Track Application**

*To Council - Mar 12, 2007*

*To Planning - Mar 6, 2007*  
**Date:** February 13, 2007

**To:** Planning Committee  
**From:** Jean Lamontagne  
 Director of Development

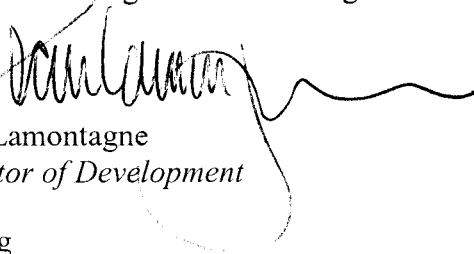
RZ 06-354159

*File: 8060-20-8201*

**Re: Application by Balbir Biring for Rezoning at 10640 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

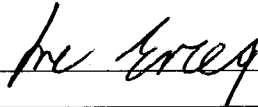
**Staff Recommendation**

That Bylaw No. 8201, for the rezoning of 10640 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

CL:blg  
 Att.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


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

- 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. The landscape plan and security should include the required two (2) replacement trees, one (1) per future lot (minimum 8 cm calliper). The landscape plan should also include the additional two (2) trees (minimum 5 cm calliper) as per the landscape plan requirements;
- Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within driplines of trees on adjacent properties, and for completion of an impact assessment report to be reviewed by the City;
- Installation of tree protection fencing around driplines of trees on adjacent properties following supervised works mentioned above, and submission of photos of tree protection fencing to the City of Richmond for subsequent inspection (fencing must remain in place until construction of future dwellings on the site is complete);
- Registration of a flood indemnity covenant on title.

[signed copy on file]

\_\_\_\_\_  
 Agreement by Applicant  
 Balbir Biring

Item	Details
Application	RZ 06-354159
Location	10640 Williams Road ( <b>Attachment 1</b> )
Owner	Jagdeep Biring & Kiranjeet Mann
Applicant	Balbir Biring

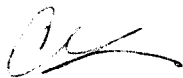
Date Received	November 29, 2006
Acknowledgement Letter	January 10, 2007
Fast Track Compliance	January 19, 2007
Staff Report	February 6, 2007
Planning Committee	March 6, 2007

Site Size	672 m <sup>2</sup> (7,234 ft <sup>2</sup> )
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 336 m <sup>2</sup> (3,617 ft <sup>2</sup> )
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m (59 ft.).
	Proposed – Single-Family Housing District (R1-0.6) – minimum width 9 m (29.5 ft)
Planning Designations	<ul style="list-style-type: none"> <li>• Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential</li> <li>• OCP Specific Land Use Map – Low-Density Residential</li> <li>• Area Plan or Sub-Area Plan – None</li> <li>• Lot Size Policy 5443 – Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9). (<b>Attachment 2</b>)</li> <li>• Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road</li> </ul> <p><i>Application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> <li>• This block of Williams Road contains a majority of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). Approximately 150 m to the east, there is a convenience store on a lot zoned Comprehensive Development District (CD/91).</li> <li>• The majority of lots in this block fronting Williams Road have redevelopment potential due to the existing rear lane system in the area.</li> </ul>

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> <li>• A Development Applications Data Sheet providing details about the development proposal is attached (<b>Attachment 3</b>).</li> <li>• The subject property is located within the area covered by Single-Family Lot Size Policy 5443 (adopted by Council in 1990, and recently amended on December 18, 2006).</li> <li>• To-date, numerous similar applications to rezone nearby properties along the north and south sides of Williams Road between No. 4 Road and Shell Road have either been approved, are pending final adoption or are currently being processed: <ul style="list-style-type: none"> <li>- 3 applications to rezone to Single-Family Housing District, Subdivision Area K (R1/K) were approved in 2002;</li> <li>- 2 applications to rezone to Single-Family Housing District (R1-0.6) has been approved (reference file RZ 06-334343, RZ 06-350258);</li> <li>- 7 applications to rezone to Single-Family Housing District (R1-0.6) are pending final adoption (reference files RZ 06-330492, RZ 06-329052, RZ 06-330156, RZ 06-340380, RZ 06-350211, RZ 06-341608, RZ 06-334555);</li> <li>- 3 applications to rezone to Single-Family Housing District (R1-0.6) and 1 application to rezone to Coach House District (R9) have been given first reading (reference files RZ 06-347545, RZ 06-329755, RZ 06-342754, RZ 06-338011);</li> <li>- 1 application to rezone to Single-Family Housing District (R1-0.6) has been received (reference file RZ 06-333355).</li> </ul> </li> </ul> <p><u>Trees &amp; Landscaping</u></p> <ul style="list-style-type: none"> <li>• A Tree Survey submitted by the applicant indicates the presence of five (5) trees (<b>Attachment 4</b>). One (1) bylaw-sized tree is located on the subject property, two (2) bylaw-sized trees are located on adjacent properties, and two (2) non bylaw-sized trees are located on City property. A non bylaw-sized Cedar hedge along the eastern property line is also noted.</li> <li>• The applicant proposes to remove one (1) Spruce tree (Tree A) from the subject property as well as the non bylaw-sized Cedar hedge along the eastern property line (adjacent property owner authorization has been provided in <b>Attachment 5</b>).</li> </ul>
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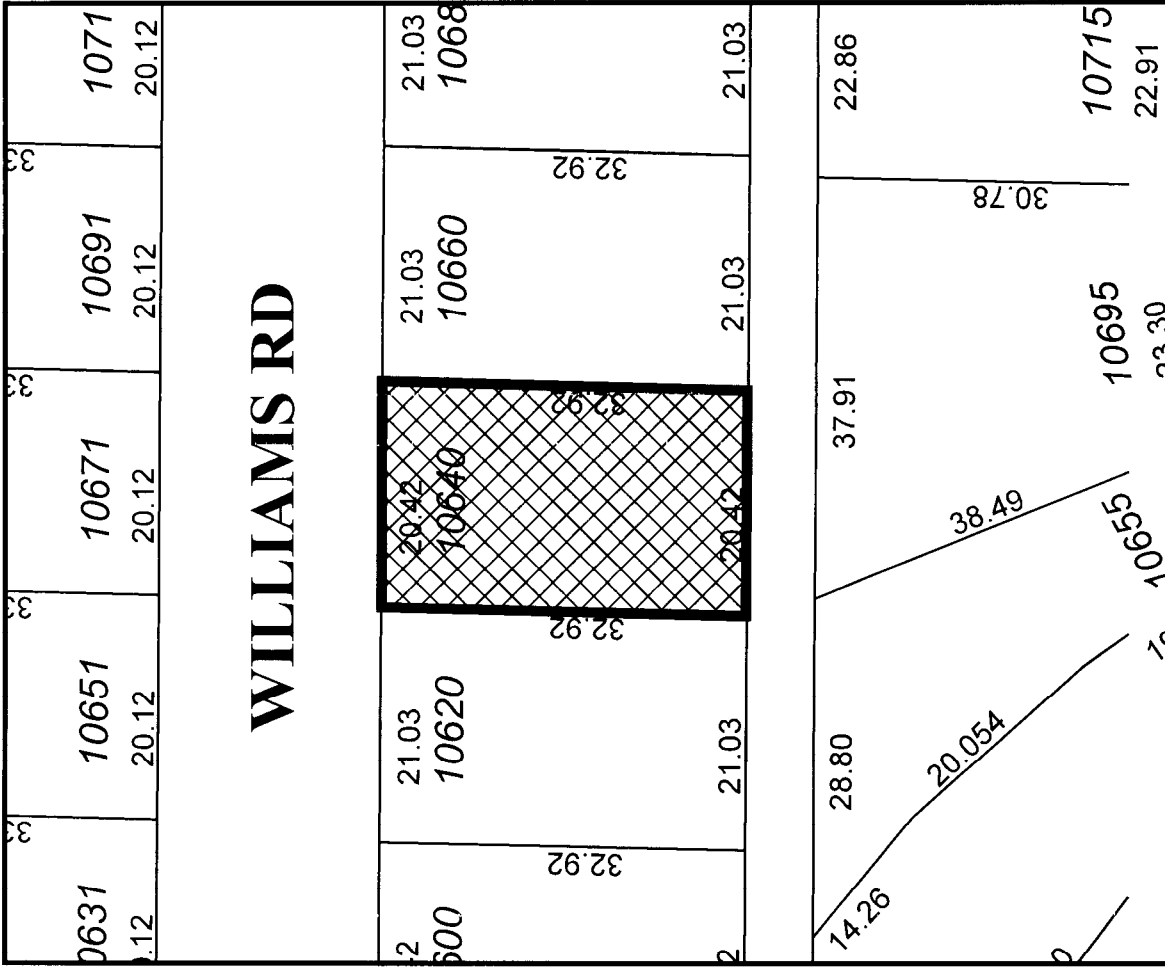
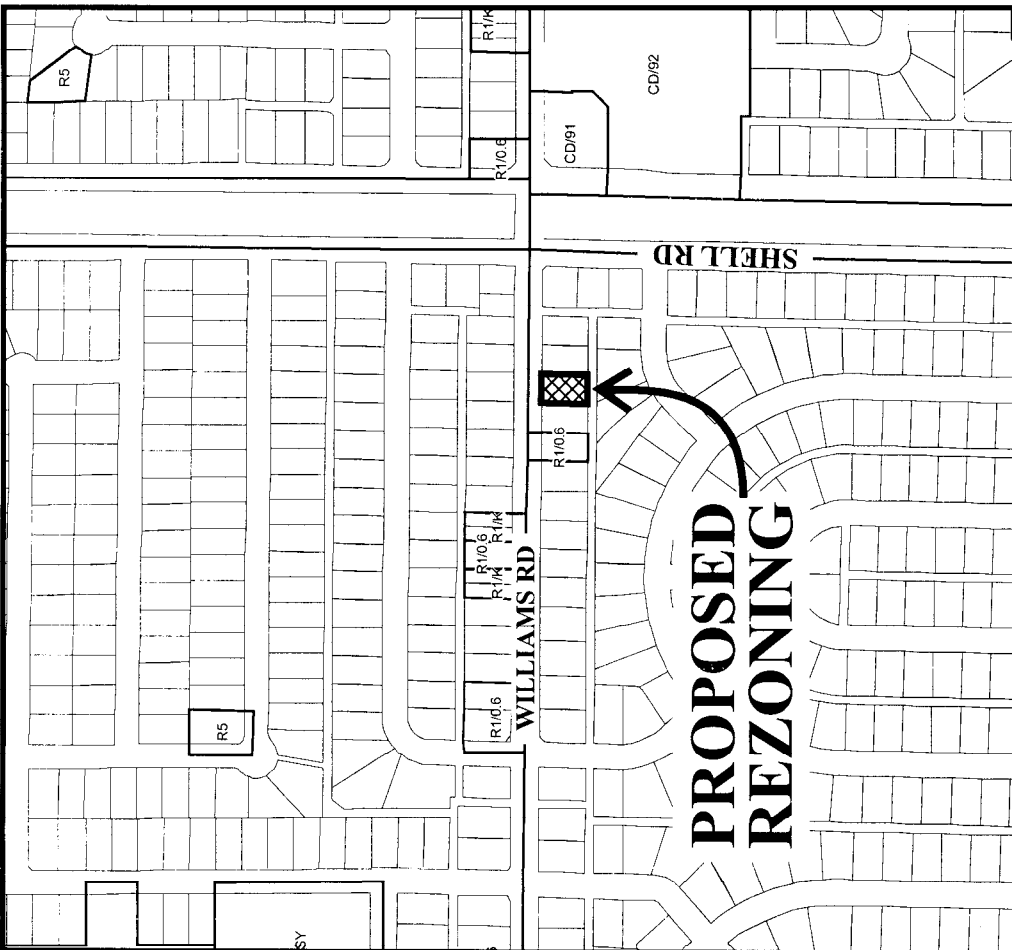
<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> <li>• A Certified Arborist's Report has been submitted in support of Spruce tree removal (<b>Attachment 6</b>). The City's Tree Preservation Official has reviewed and concurred with the recommendation to remove the Spruce tree based on tree health and proposed development, however, it is recommended that proposed works to be conducted within the drip lines of trees located on adjacent properties (that encroach into the subject property) must be supervised and documented by the project arborist.</li> <li>• In accordance with the Official Community Plan's (OCP) tree replacement goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant has agreed to plant and maintain two (2) replacement trees on-site, one (1) per future lot (minimum 8 cm calliper). Two (2) additional trees must be included in the front yards as part of the requirements for the Landscape Plan (minimum 5 cm calliper).</li> <li>• Due to the location of an asphalt driveway on the subject property, which must be used by tenants until the existing house is demolished, the applicant has requested an extended timeframe for erecting tree protection barriers on-site (<b>Attachment 7</b>). Staff support this request and require the applicant to install tree protection barriers as a condition of rezoning. The applicant must install tree protection barriers around the drip lines of the two (2) trees located on neighbouring properties prior to final adoption of the rezoning bylaw, demolition of the existing house, or excavation of the driveway, whichever occurs first. Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.</li> <li>• As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscape Security (100% of the cost estimate provided by the landscape architect) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. The landscape plan must conform with the requirements of the OCP's Arterial Road Redevelopment Policy.</li> </ul> <p><u>Vehicle Access &amp; Site Servicing</u></p> <ul style="list-style-type: none"> <li>• Access to the site at future development stage will be from the existing rear lane and will not affect the City's street trees.</li> <li>• There are no servicing concerns or requirements with rezoning. At future subdivision stage, the developer will be required to pay Development Cost Charges, City and GVS&amp;DD, Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.</li> </ul>
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Staff Comments (cont'd)	<p><u>Flood Protection</u></p> <p>In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.</p>
Analysis	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The future lots will have vehicle access to the existing operational rear lane with no access being permitted to or from Williams Road.</li> </ul>
Attachments	<p><b>Attachment 1</b> – Location Map/Aerial Photo</p> <p><b>Attachment 2</b> – Lot Size Policy 5443</p> <p><b>Attachment 3</b> – Development Application Data Sheet</p> <p><b>Attachment 4</b> – Tree Survey</p> <p><b>Attachment 5</b> – Adjacent Owner Authorization</p> <p><b>Attachment 6</b> – Arborist Report</p> <p><b>Attachment 7</b> – Request for Extended Timeframe</p>
Recommendation	<p>This rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>



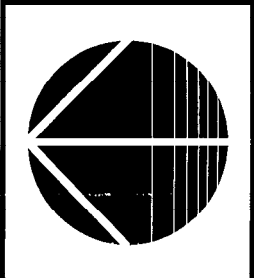
Cynthia Lussier  
*Planning Assistant*  
 (Local 4108)

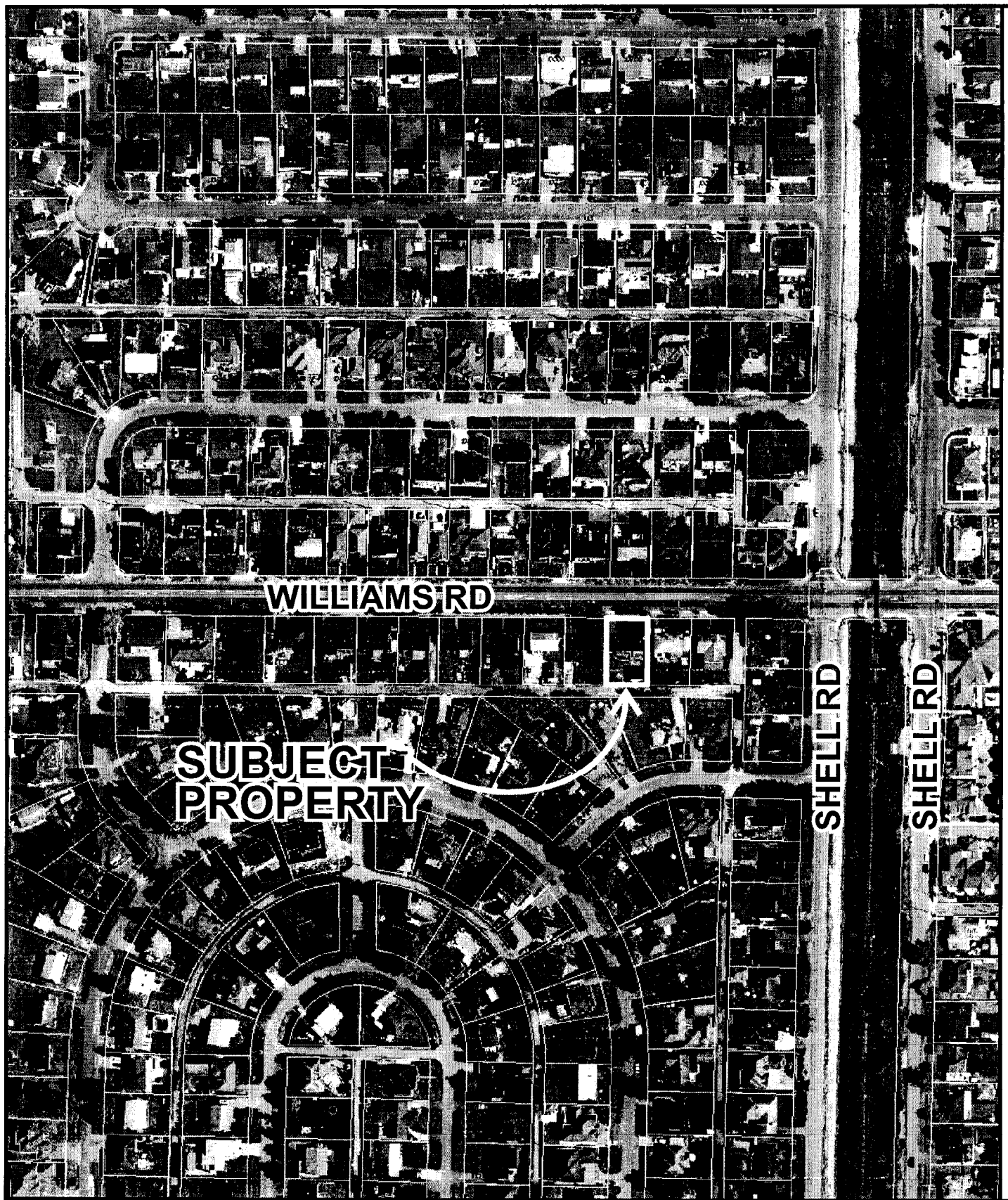
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Original Date: 01/09/07  
 Revision Date: 02/13/07  
 Note: Dimensions are in METRES

**RZ 06-354159**





RZ 06-354159

Original Date: 01/10/07

Amended Date: 02/13/07

Note: Dimensions are in METRES



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990  
 Amended by Council: December 18, 2006

POLICY 5443

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

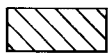
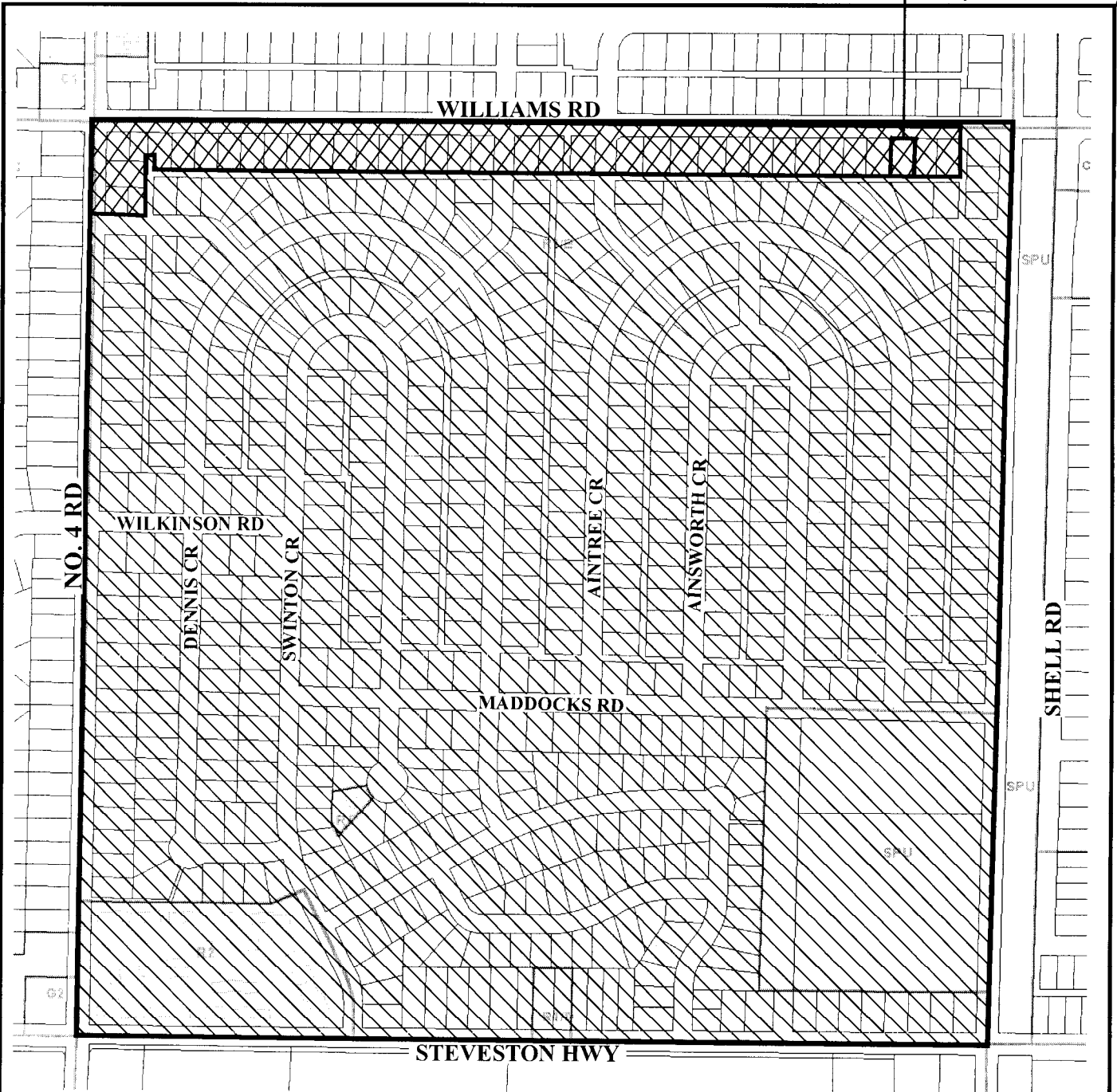
## POLICY 5443:

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

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

# Development Application Data Sheet

**RZ 06-354159**

**Attachment 3**

Address: 10640 Williams Road

Applicant: Balbir Biring

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Jagdeep Biring & Kiranjeet Mann	To be determined
<b>Site Size (m<sup>2</sup>):</b>	672 m <sup>2</sup> (7,234 ft <sup>2</sup> )	Approx. 336 m <sup>2</sup> (3,617 ft <sup>2</sup> ) each
<b>Land Uses:</b>	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
<b>OCP Designation:</b>	OCP Generalized Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low-Density Residential	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9)	No change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Other Designations:</b>	The Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	336 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard	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 bylaw-sized trees.

not to be used to define boundaries

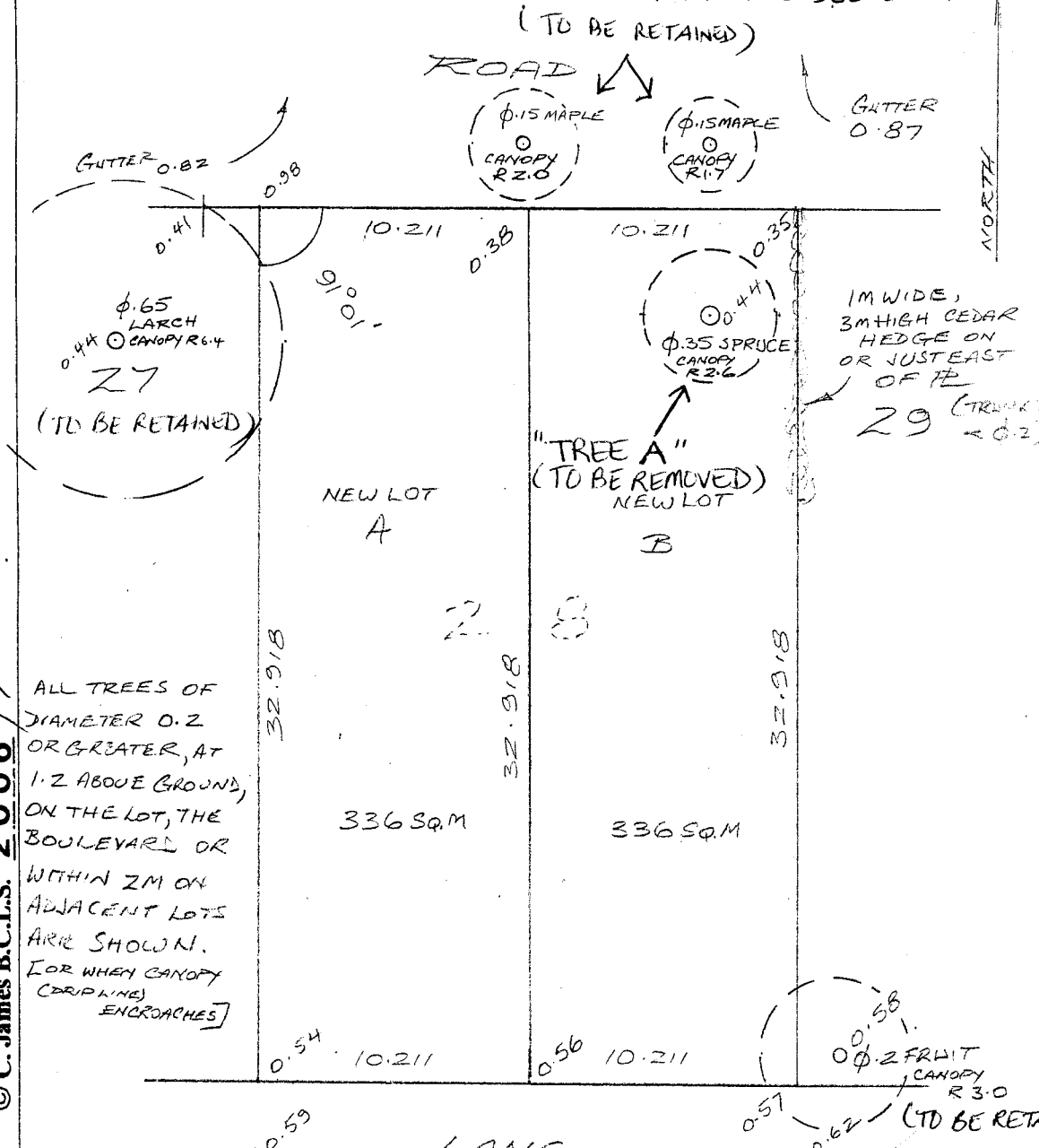
scale 1:200  
METRES

Survey Certificate  
for

PROPOSED SUBDIVISION OF LOT  
28, BLOCK 12, SECTION 35, B44,  
R6W, N4D, PLAN 18551.

10640 WILLIAMS ROAD  
RICHMOND

ELEVATIONS DERIVED  
FROM MON # 7744903 SHELL  
+ ANATHM 0.980m GEODETIC



© C. James B.C.L.S. 2006 / 7

ALL TREES OF DIAMETER 0.2 OR GREATER, AT 1.2 ABOVE GROUND, ON THE LOT, THE BOULEVARD OR WITHIN 2M ON ADJACENT LOTS ARE SHOWN. [OR WHEN CANOPY ENDOACHES]

Christopher J. James  
British Columbia Land Surveyor  
2822 Gordon Avenue  
Surrey B.C. V4A 3J4  
604-535-3261

certified correct  
B.C.L.S.

this 17 day of NOVEMBER  
ELEVATIONS ADDED 2006  
2006:11:24  
HEDGE 2006:12:13  
FRUIT TREE 2007:01:17  
file 5823

this document is not valid unless originally signed and sealed

LARCH L. PARSONS 2007:07:01

To Whom it may concern,

My name is Balbir Biring and I own the property on 10640 Williams Rd. There are some shrub on the west side (address: 10660 Williams Rd.) that come into my property, and with your consent I would like to remove those shrubs that do fall on my property line.

Sincerely,

Balbir Biring

Balbir Biring

B. Biring

JAN 22/07

Resident of 10660 Williams Rd.

Dwight Schmirke

Dwight Schmirke

Jan 22/07

# All Seasons Tree Service

928 London Place, New Westminster BC, V3M 4Z8

Ph: (604) 521-1504 Fax: (604) 521-1504

January 25, 2007

RE: 10640 William Road File # 06-354159

Richmond Planning Department.

Dear Cynthia:

Further our conversation regarding file # 06-354159, 10640 William rd.

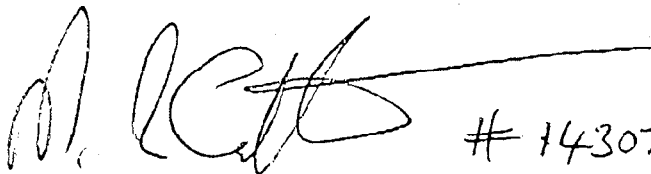
1 \_\_\_\_\_ On the front right side neighbors property (NW) there is a 45ft tall Cedres Deodara which you were concerned about. The drip line to this tree is over the drive way of the above stated address. The driveway is currently black topped hence very little if any feeding roots would be active. In addition any work done in this area up to the property line would have very little impact on this tree because the ground has already been compacted by the drive way.

2 \_\_\_\_\_ On the south east corner of the lot approximately 2 meters into the neighboring property is a cherry tree. The impact of the land fill (ie: sand) on said tree would be little to none provided the contractor stays within the assigned lot property lines.

3 \_\_\_\_\_ On the north east front corner of the lot bordering the property line is a cedar hedge. I have been informed by the builder that the hedge is to be replaced ,with the full agreement of the neighbors by a more suitable fencing material. If however the hedge is to be retained a tree barrier should be put up. This barrier should including the 3 split leaf Maples a long the same property line near the hedge and should be placed a meter from the base of the trees in question.

4 \_\_\_\_\_ With regards to the land fill, as long as sand is used, and all work is done within the property lines and up to the recommended tree barricades, there will be very little effect on the surrounding trees.

Sincerely,

  
# 14307 ISA

Raymond Catton  
Arborist  
All Seasons Tree Service

Sc

RECEIVED

BY: 

# All Seasons Tree Service

923 London Place, New Westminster BC, V3M 4Z6  
Ph: (604) 521-1504 Fax: (604) 521-1504

Re Tree Report 10640 Williams rd Richmond BC  
Ph # 778 896 7422.

Dear Bob

Enclosed here is an arboricultural report relating to the numbered trees shown on the site plan (enclosed). This report concentrates on the health and condition of the numbered trees along with their suitability for retaining

Site description

This is a two lot development that is well drained. The existing house will be removed along with 1 protected tree

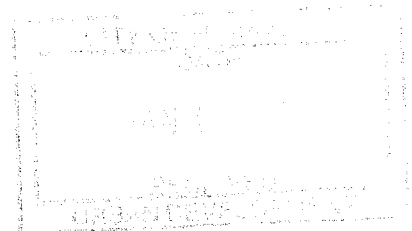
There are no environmental issues associated with this site and no Raptor Nests were visible

The one tree in question is a Spruce it stands 35 feet tall with a DBH of 0.35cm. Because of poor pruning practices in the past the tree has mulchy tops. The other problems area is the main trunk which has a number of burl like growths on it. These growths have a restricting affect on the development of the trunk, end result weakening it.

} "TREE A"

Recommendation is to remove the tree and re plant with more suitable trees

Ray Catton ISA 14307.



Limitations of this Assessment:

It is our company's policy to attach the following clause regarding limitations. We do this to ensure that owners are clearly aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual of the above ground parts of each tree for structural defects, scars, indication of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structure, the degree and direction of lean (if any), the general condition of the tree and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed and detailed root examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are a living organism and their health and vigor constantly changes over time. They are not immune to change in sit conditions, or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

Respectfully,

Raymond Catton  
ISA Certified Arborist  
All Seasons Tree Service

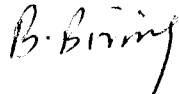
**February 3, 2007**

**To whom it may concern:**

**My property on 10640 Williams Road is up for rezoning. We have already discussed the tree that is in the neighbours yard. Which cannot be fenced at the drip-line because it would interfere with the current driveway which the tenants currently use. I will however fence the tree with a drip-line before I have my demolition permit. At that point the City can come inspect the job site. Or I could take a picture and submit it to City Hall. If you have any questions or concerns please feel free to contact me at 604-275-7884 or on my cell at 778-896-7422. Thanks.**

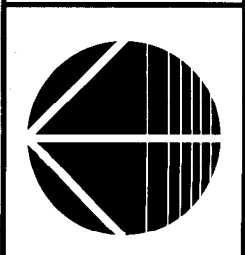
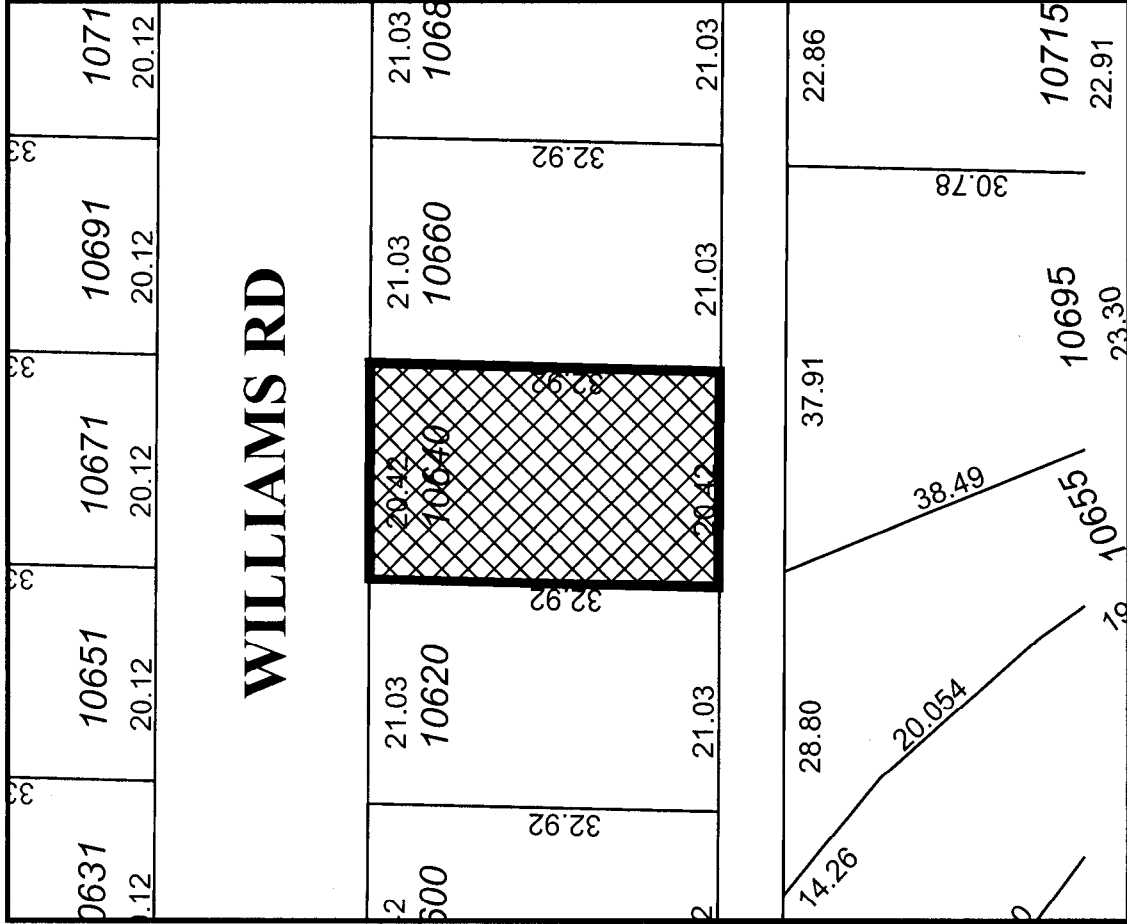
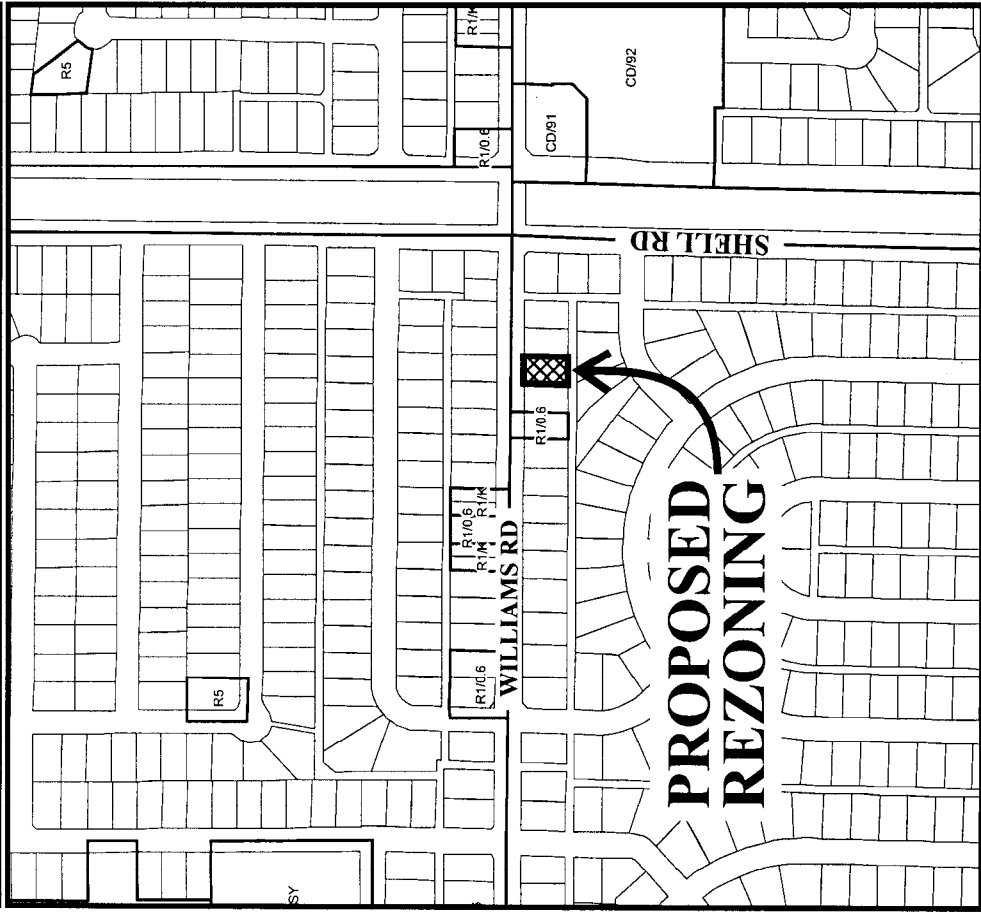
**Sincerely,**

**Balbir Biring**

A handwritten signature in black ink that reads "B. Biring". The signature is written in a cursive style with a large initial "B" and a long, sweeping underline.



# City of Richmond



## RZ 06-354159

Original Date: 01/09/07

Revision Date: 02/13/07

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8201 (RZ 06-354159)  
10640 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 003-587-461  
Lot 28 Block 12 Section 35 Block 4 North Range 6 West  
New Westminster District Plan 18551

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8201”**.

FIRST READING

MAR 12 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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