



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Feb 5, 2008
Date: January 16, 2008

From: Brian Jackson
Director of Development

RZ 07-375545

File: 8060-20-8325

Re: Application by Tarzan S. Sandhu for Rezoning at 11260 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. 8325, for the rezoning of 11260 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.

Brian Jackson, MCIP
Director of Development

EL:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Tarzan S. Sandhu has applied to the City of Richmond for permission to rezone 11260 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with vehicle access to an existing lane.

Findings of Fact

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

Surrounding Development

- To the north: Across Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) zoned lots;
- To east and west: Along the south side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District (R1-0.6) zoned lots; and
- To the south: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.

Related Policies & Studies

Lot Size Policy 5434

The subject property is located within the Single-Family Lot Size Policy No. 5434 (adopted by Council February 19, 1990/amended October 16, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide) provided that no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, each approximately 10.06 m wide, with lane access.

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment (to Single-Family Housing District (R1-0.6) or Coach House District (R9)). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff CommentsTree Preservation

A tree survey is submitted (**Attachment 4**) and three (3) bylaw-sized trees are noted on site. A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 5**). The report recommends removal of all bylaw-sized trees on site.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations to remove all bylaw-sized trees on site on the basis of tree condition and conflict with proposed development plans. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, six (6) replacement trees with the following minimum calliper sizes are required:

- four (4) trees of 6 cm; and
- two (2) trees of 11 cm.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include six (6) replacement trees in a mix of coniferous and deciduous.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from No. 1 Road as per Bylaw No. 7222.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), NIC charges (for lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

The rezoning application complies with Lot Size Policy 5434 and the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

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 policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

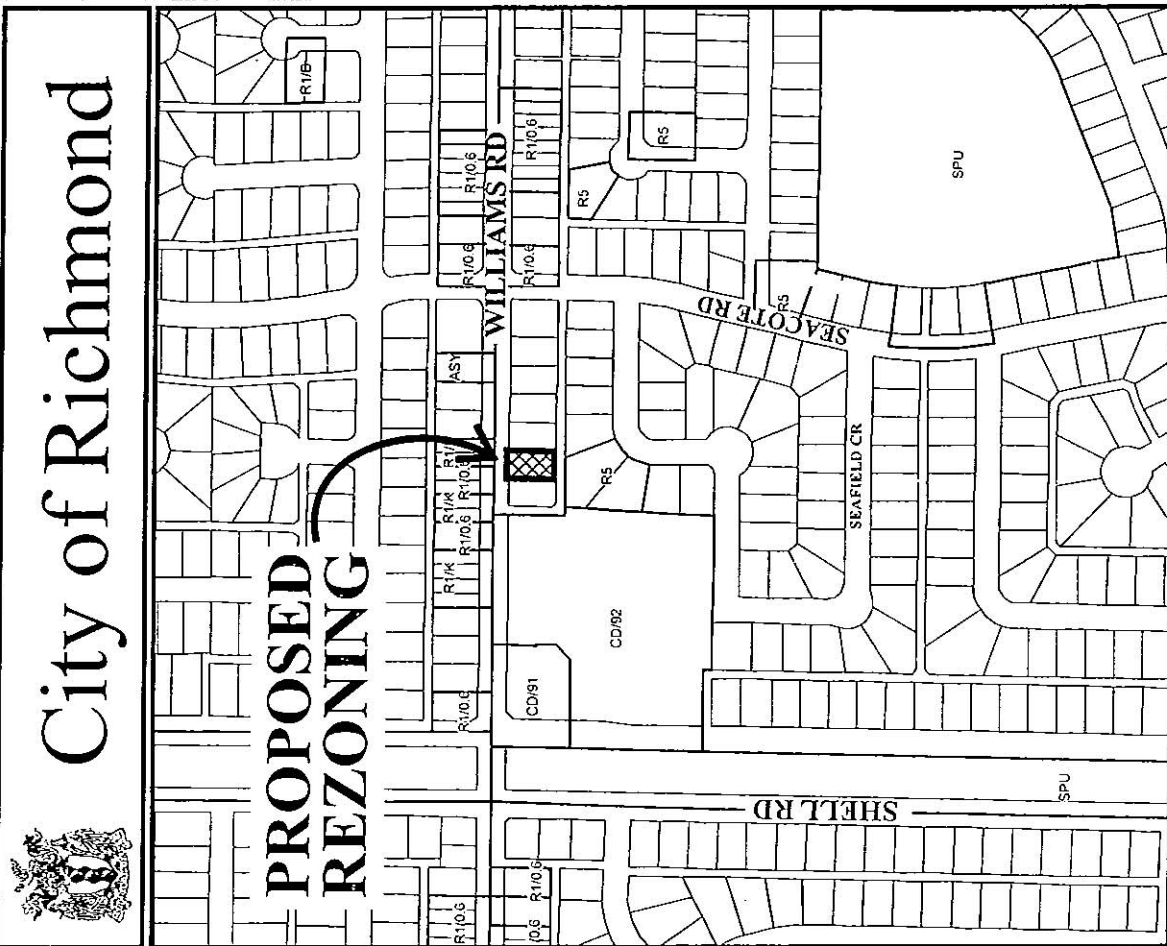
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy No. 5434
Attachment 4: Tree Survey
Attachment 5: Arborist's Report

The following must be completed prior to final adoption of the rezoning bylaw:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include six (6) replacement trees (4 trees at 6 cm calliper and 2 trees at 11 cm calliper, in a mix of coniferous and deciduous). If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required; and
2. Registration of a flood indemnity covenant on title.

City of Richmond

PROPOSED REZONING



WILLIAMS RD

WILLIAMS RD

Lot Number	Dimensions (ft)	Area (sq. ft.)
11231	10.08 x 10.08	10.08
11233	10.08 x 10.08	10.08
11239	10.08 x 10.08	10.08
11251	10.08 x 10.08	10.08
11271	10.08 x 10.08	10.08
11273	10.08 x 10.08	10.08
11291	20.15 x 20.15	20.15
11240	20.12 x 30.49	30.49
11260	20.12 x 33.53	33.53
11280	20.12 x 33.53	33.53
11281	20.12 x 20.12	20.12

Additional dimensions and area measurements shown on the map:

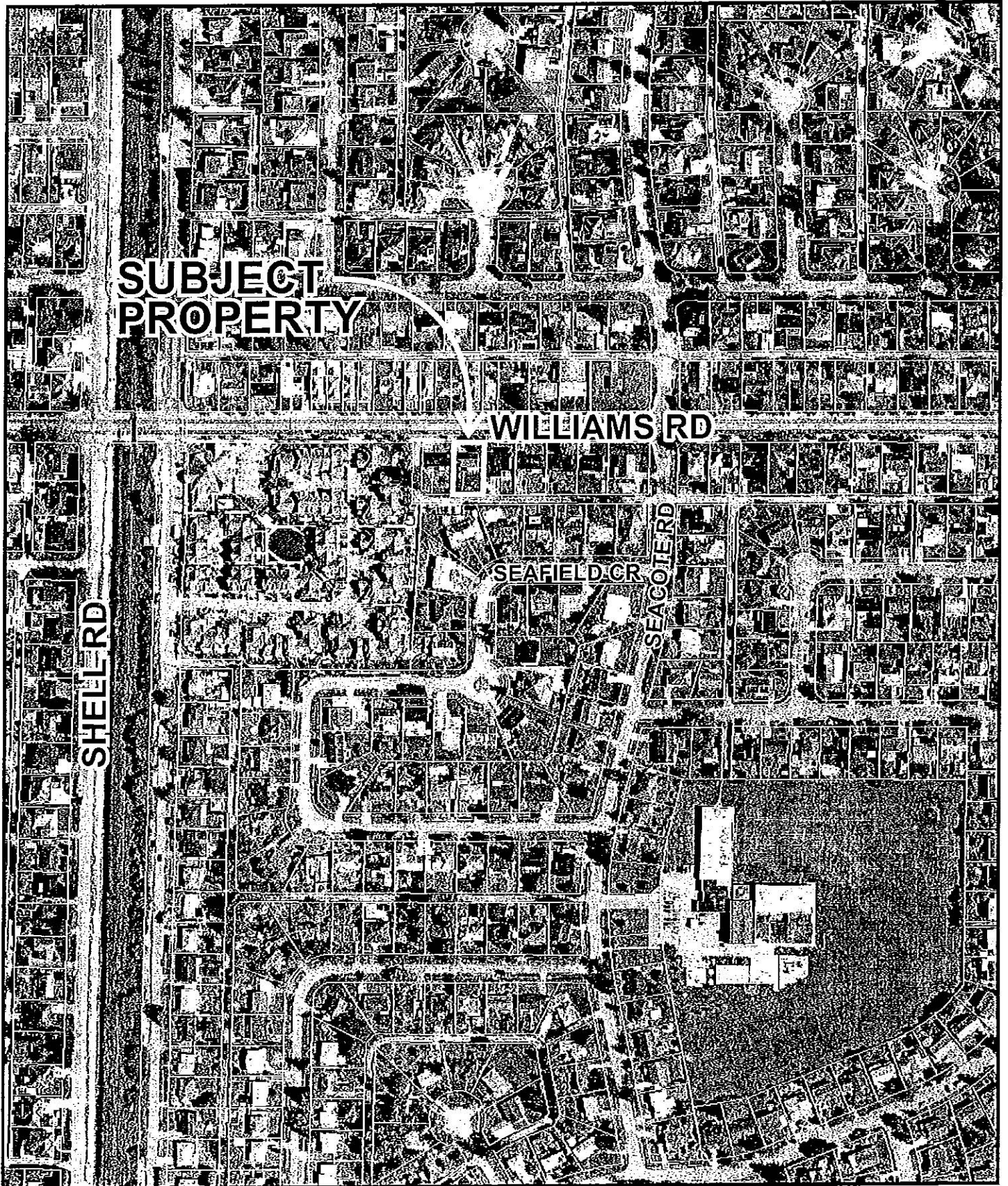
- Williams Rd width: 39.63
- Williams Rd width: 17.07
- Williams Rd width: 35.38
- Williams Rd width: 31.70
- Williams Rd width: 38.48
- Williams Rd width: 15.06

RZ 07-375545

Original Date: 07/04/07

Revision Date: 01/09/08

Note: Dimensions are in METRES



RZ 07-375545

Original Date: 07/04/07

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 07-375545

Attachment 2

Address: 11260 Williams Road

Applicant: Tarzan S. Sandhu

	Existing	Proposed
Owner:	Malkit Singh Sahota, Rajinder Kaur Sahota, Tarzan Singh Sandhu	To be determined
Site Size (m²):	675 m ² (7,266 ft ²)	Two (2) lots – each approximately 337.5 m ² (3,633 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
702 Policy Designation:	Lot Size Policy 5434 permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
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. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	337.5 m ²	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
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

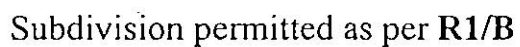
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by Steveston Highway, Shell Road, No. 5 Road, and Williams Road:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) 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, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Policy 5434
Section 36-4-6

Amended Date: 11/18/1991
10/16/2006



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

MEMORANDUM:

October 10, 2007

File: 07225

Attn.: Rajinder Sahota/Tarzan Sandhu
8188 Francis Road
Richmond BC V6Y 1A4

Project: Two Lot Subdivision
11260 Williams Road Richmond BC
Re: Tree Retention Assessment

Dear Ms. Sahota,

As requested I have visited the site to review the condition of the existing trees in relation to the proposed two lot subdivision. I understand that you have applied to the City of Richmond for approval to split the existing lot into two new building lots. The City requires an assessment of the trees by a qualified arborist. The purpose of this report is to report the findings of our assessment for city approval processes. The subject trees have been inspected on August 30 2007 to identify and assess their present condition. The growing site is a residential landscape. The locations are referenced by corresponding tree numbers on the attached Tree Assessment Plan.

Tree # 1 – 31, 29 and 29 cm triple stem European birch
(*Betula pendula*)

Recommendation: Remove

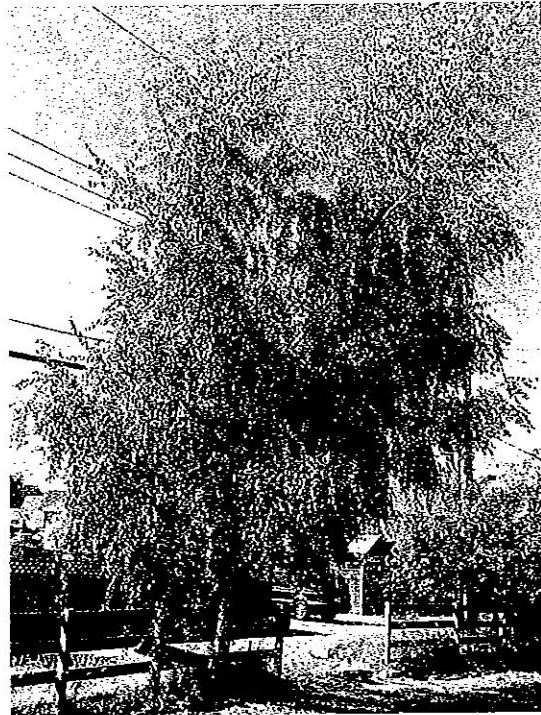
The main stems are joined at the base of the trunk, near ground level. Each stem is diverging from the centre, with lean and asymmetry away from one another. This is a typical form and is structurally sound. This tree shown symptoms of dieback from bronze birch borer (see description of pest below). The dieback is isolated to the upper crown on one stem more than the others, but mortality is certain within the next few years.



Tree # 2 – 17 and 15 cm dbh European birch

Recommendation: Remove

The twin leaders are leaning excessively in an east-west diverging orientation. This tree grows beneath the power lines at the rear of the property, and past pruning has included topping of the main stems and subsequent re-pruning to head back replacement leaders to satisfy safety setbacks from the conductors. The old topping wounds have decayed extensively, making the attachments of the replacement leaders very weak, and the main stems and leaders are prone to failure. This tree is not viable for safety risk reasons.



Tree # 3 – 23 cm dbh Crabapple (*Malus* sp.)

Recommendation: Remove

This tree is severely pruned from previous mistreatment. The main leaders and the trunk are heavily decayed and there is a history of breakage in the crown. The tree is small, so the risk of failure is not of great concern, however the severe decay and the on-going breakage of main stems limits the life of the tree as a landscape asset. It would be more appropriate to replace this tree rather than retain it.



A total of 3 existing trees have been assessed and found to be non-viable in the proposed land use. The replacement trees will be specified by the landscape architect through liaison with the city.


For your information:

Bronze Birch Borer (BBB) is a beetle insect that causes significant tree injury by the galleries of larvae feeding under the bark. They create tunnels in the cambium (bark-wood interface) and occasionally enter the outer sapwood. The tunnels cause partial girdling of the stem or main branches and disrupt the conduction of water and nutrients. The degree of injury is directly related to the population and distribution in the infestation, as well as the condition of the host tree. Preliminary signs of infestation include chlorotic and sparse foliage in the upper crown. The dead and injured tissue is made brittle and often colonized by decay fungi, substantially weakening the wood strength, ultimately leading to large parts breaking off. An infested tree rarely survives. The dead tops and branches of trees in striking range of active land uses pose a risk to site users due to their weakened structure and high potential to break away from the tree.

There are no effective or environmentally acceptable controls for this insect. The Canadian Forest Service recommends that any tree with advanced top dieback (i.e. 50% or more of the crown devoid of live foliage) should be removed and destroyed for insect control measures. For valuable trees in the landscape it may be possible to extend the life of an infested tree or trees by removing and properly disposing of infested wood. Since this is an expensive treatment, it is reserved for special situations only.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

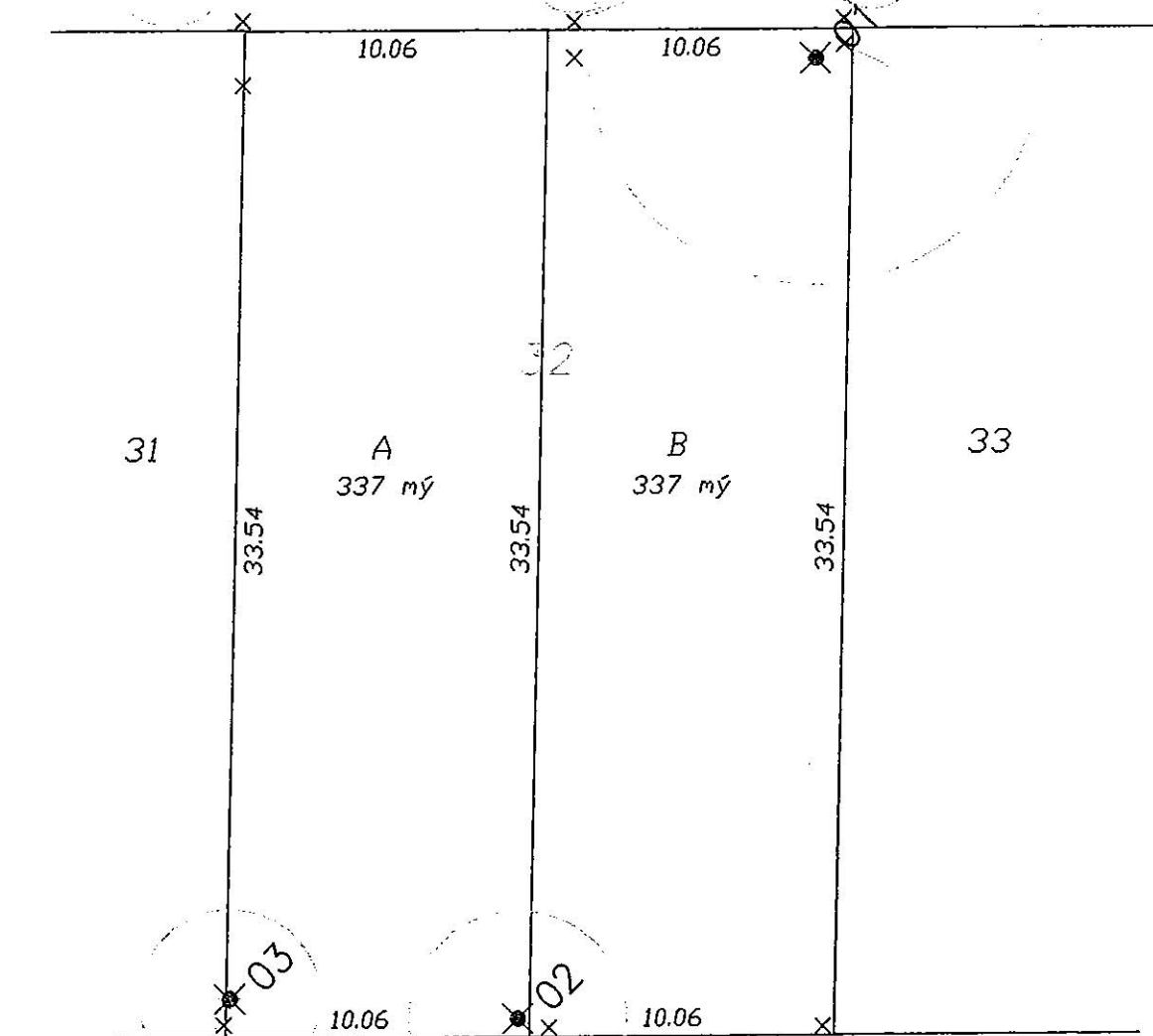
Regards,



Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Assessment Plan

WILLIAMS ROAD



TREE ASSESSMENT PLAN

LEGEND

- ⊗ denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ⊙ denotes tree to be RETAINED
- ⊗ denotes tree to be REMOVED
- denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Scale 1:250

Client:
RAJ/TARZAN SANDHU
Project:
TWO LOT SUBDIVISION
Site:
11260 WILLIAMS ROAD RICHMOND



ARBORTECH
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LTD

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Richmond, BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
office e-mail trees@arbortech.bc.ca

file 07225

OCT 11 2007



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8325 (RZ 07-375545)
11260 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. 003-996-549

Lot 32 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8325"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____ _____ _____ _____ _____ _____
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CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER