



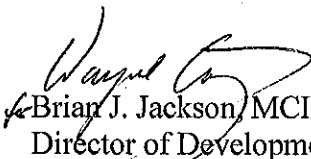
City of Richmond
 Planning and Development Department

Report to Committee

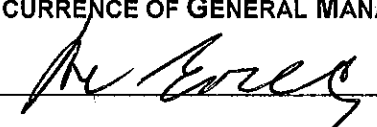
To: Planning Committee **Date:** April 12, 2010
From: Brian J. Jackson, MCIP **File:** RZ 09-499857
 Director of Development
Re: **Application by Riso Development Ltd. and Raman Kooner for Rezoning at 11591 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)**

Staff Recommendation

That Bylaw No. 8603, for the rezoning of 11591 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


 Brian J. Jackson, MCIP
 Director of Development

CL:blg
 Att.

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

Staff Report

Origin

Riso Development Ltd. and Raman Kooner have applied to the City of Richmond for permission to rezone 11591 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided into two (2) lots, with vehicle access from the existing rear lane (**Attachment 1**).

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 Seacote Road and No. 5 Road. In recent years, the north side of this block of Williams Road has undergone considerable redevelopment to smaller lots through rezoning and subdivision. In addition to the subject site, there is currently one (1) property on the north side of this block of Williams Road that is the subject of an active development application (11551 Williams Road, SD 08-421772). Several remaining large lots on the block have redevelopment potential due to the existing rear lane system.

To the north of the subject site, is an older character dwelling fronting Seaton Road on a large lot zoned “Single Detached (RS1/E)”.

To the east, are several newer character dwellings on lots zoned “Single Detached (RS1/K)”.

To the south, directly across Williams Road, are older character dwellings on large lots zoned “Single Detached (RS1/E)”.

To the west, are two (2) newly constructed dwellings on lots zoned “Compact Single Detached (RC1)”.

Related Policies & Studies

OCP Designation

The Official Community Plan’s (OCP) Generalized Land Use Map designation for this property is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along this section of Williams Road due to the existing operational rear lane. This redevelopment proposal is consistent with these policies

Lot Size Policy

The subject property is not located within a Lot Size Policy area.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

In recent years, numerous similar applications to rezone and subdivide nearby properties to smaller lots have been approved along the north side of Williams Road within this block. The subject application is consistent with the pattern of redevelopment already established in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies four (4) bylaw-sized trees on-site and three (3) undersized street trees located within the sidewalk in front of the site, on City-owned property. The Report also identifies that the proposed finished grade at future development stage will be approximately 1.0 m above existing grade. The Report recommends retention of the three (3) undersized street trees in the boulevard, and recommends removal of the four (4) bylaw-sized trees on-site due to their poor condition and structure. On this basis, the Report also indicates that special measures to otherwise retain the four (4) bylaw-sized trees on-site, such as restrictions on lot grading, are not warranted. The proposed Tree Retention Plan is included in **Attachment 3**.

The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment (VTA), and confirmed the following:

- Tree # 1 (22 cm cal. Mountain Ash) has a cavity in the upper branch structure most likely from previous topping. This is not a viable tree for preservation due to the structural defects and its location under power lines;
- Tree # 2 (45 cm cal. Sitka Spruce) has been topped several times due to its proximity to overhead power lines and as a result has significant decay in the main branch structure. This tree is not viable for preservation due to the existing structural defects and its location under power lines;
- Tree # 3 (31 cm cal Japanese Cherry) has bacterial blight and canker (bacterial infections), and there is decay in the main branches due to past poor pruning. This is not a viable tree for preservation due to disease, infection, and decay in the canopy; and,
- Tree # 4 (21 cm cal Hawthorne) has significant bacterial blight infection resulting in poor vigour (tree visually looks to be in decline). The tree is located 1.0 m below existing sidewalk grades where the impact of the raising of grades will further speed up its decline. This is not a viable tree for preservation.

Although all four (4) bylaw-sized trees are located outside the building envelopes of each future lot, their poor condition makes them non-viable for preservation.

Tree protection barriers are not required around the three (3) undersized street trees on City-owned property as there are no potential impacts to these trees from the proposed development due to their existing condition within the sidewalk.

Based on the 2:1 tree replacement ratio goal in the OCP, and the size requirements for replacement trees in the City’s Tree Protection Bylaw, a total of eight (8) replacement trees are required to be planted and maintained on-site, with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
2	6 cm	or	3.5 m
4	8 cm		4 m
2	9 cm		5 m

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. If all of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City’s Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Williams Road is not permitted in accordance with Bylaw 7222. Access to the site at future development stage is to be from the existing rear lane only.

Affordable Housing

For single-family rezoning applications, Richmond’s Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve Fund.

The applicant is 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 suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is 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 adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicants change their mind prior to rezoning adoption 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/ft² of total building area of the single detached dwellings (i.e. \$ 4,212).

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Subdivision

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

Analysis

This rezoning application complies with the City's Arterial Road Redevelopment Policy, since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.

The future lots will have vehicle access to the existing operational real lane, with no access being permitted to or from Williams Road.

Financial 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 OCP, and is consistent with the established pattern of redevelopment in the neighbourhood.

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

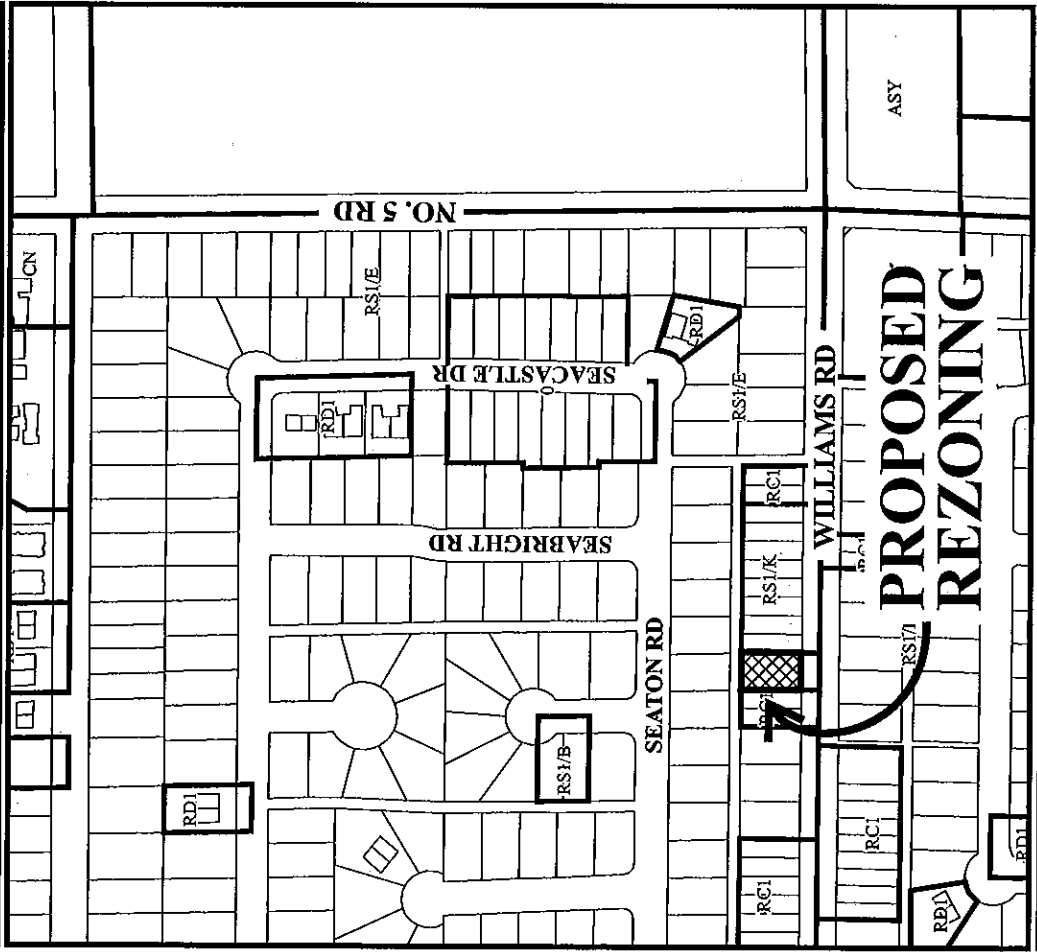
On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(Local 4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Final Tree Retention Plan
- Attachment 4: Rezoning Considerations Concurrence

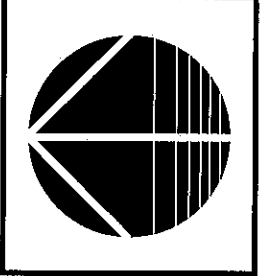


20.15	20.15	20.15	20.15	20.1
10.07	10.07	10.07	10.07	10.07
32.32	32.32	32.32	32.32	32.32
11571	11577	11591	11611	11631
10.08	10.08	20.15	10.07	10.07
WILLIAMS RD				
12	18.29	18.29	18.29	18.29
580	11600	11620	11640	11640

Original Date: 11/26/09
 Revision Date:
 Note: Dimensions are in METRES

RZ 09-499857

ENTERED





RZ 09-499857

Original Date: 11/26/09

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 09-499857

Attachment 2

Address: 11591 Williams Rd

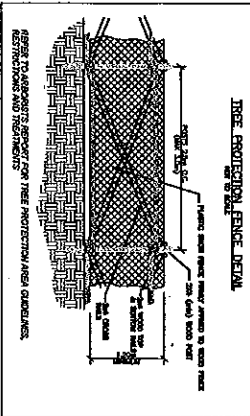
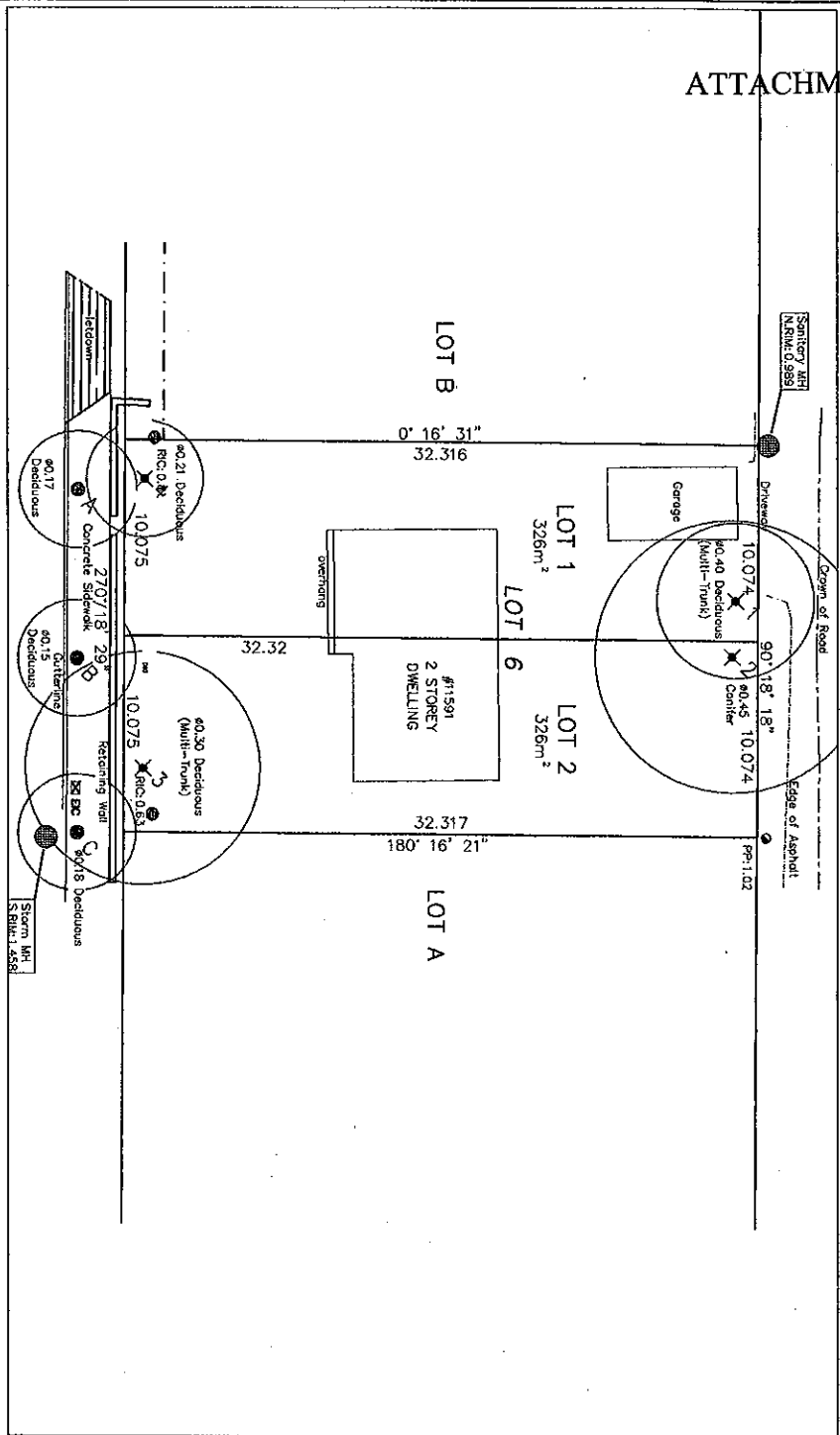
Applicant: Riso Development Ltd. and Raman Kooner

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Riso Development Ltd.	To be determined
Site Size (m²):	652 m ² (7,018 ft ²)	Two (2) lots, each approximately 326 m ² (3,509 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – "Neighbourhood Residential" Specific Land Use Map designation – "Low-Density 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:	The OCP Lane Establishment & Arterial Road Redevelopment Policies permit rezoning and subdivision along this arterial road	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	Each approx. 326 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
Height (m):	Max. 2.5 Storeys	Max. 2.5 Storeys	none

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



Tree Retention and Replacement Plan
 The plan is based on a site visit and tree location survey provided by the client. The plan is subject to change based on site conditions. The plan is for informational purposes only and does not constitute a contract. The plan is subject to the terms and conditions of the contract. The plan is subject to the terms and conditions of the contract.

- LEGEND**
- denotes TREE MARKER. Refer to tree inventory for type, size and condition code.
 - denotes tree to be RETAINED.
 - denotes tree to be REMOVED.
 - denotes tree to be REPLACED.
 - denotes tree to be RELOCATED.
 - denotes tree to be RELOCATED for hazard mitigation.
 - denotes TREE PROTECTION FENCE to be installed in Tree Retention Area (TRA).
 - denotes REPLACEMENT TREE to be planted. Refer to plant list for species and size specifications.

ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Chatham Street
 Richmond, BC, Canada V7E 2Z3
 P 604 276 9484 F 604 276 9364
 email: trees@arborotech.bc.ca

TREE RETENTION AND REPLACEMENT PLAN	
Client:	AJIT THALIWAL
Project:	PROPOSED 2 LOT DEVELOPMENT
Address:	11591 WILLIAMS ROAD, RICHMOND
Date:	3 NOVEMBER 2009
Our File:	09183
Muni File:	XXX

Scale 1:250

NTS

Rezoning Considerations
11591 Williams Rd
RZ 09-499857

Prior to final adoption of Zoning Amendment Bylaw 8603, the applicant is required to complete the following:

1. 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; and,
 - Include the eight (8) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
2	6 cm		3.5 m
4	8 cm		4 m
2	9 cm		5 m

If all of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City’s Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.

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) new lots created, 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 prior to final adoption of the rezoning bylaw about the Affordable Housing options selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single detached dwellings (i.e. \$4, 212) 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.

At future Subdivision stage, the applicant will be required to:

- pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

[Signed original on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 8603 (RZ 09-499857)
11591 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. 003-568-059

Lot 6 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8603".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER