



Report to Committee

To Council - Nov 26, 2007
To Planning Committee - Nov 23, 2007
Date: November 5, 2007

To: Planning Committee
From: Cecilia Achiam
Acting Director of Development

RZ 07-369542

File: 12-8060-20-8313

Re: **Application by Salindran Bhuller for Rezoning at 10371 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. 8313, for the rezoning of 10371 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.

Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

CA:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Salindran Bhuller has applied to the City of Richmond for permission to rezone 10371 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 permit a subdivision to create two (2) residential lots with vehicle access from an existing rear lane.

Findings of Fact

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

Surrounding Development

- To the north: Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To east and west: Along the north side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots, as well as recently developed Single-Family Housing District (R1-0.6) zoned lots.
- To the south: 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 (R1-0.6) and Coach House District (R9) zoned lots.

Related Policies & Studies

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 blocks have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation

A tree survey is submitted (**Attachment 3**) and eight (8) bylaw-sized trees are noted on the adjacent property to the east (10391 Williams Road) along the common property line. The adjacent site has recently been rezoned (RZ 07- 361386) and all trees on the site were removed, therefore, no tree preservation strategy is needed.

Landscaping

To illustrate how the front and side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan (**Attachment 4**), which indicates the front yard and flanking side yard will be landscaped with a mixture of small trees, shrubs and ground cover. The applicant has agreed to plant a total of four (4) trees on the future lots, each at a minimum of 5 cm calliper. The applicant has also agreed to provide a mix of coniferous and deciduous trees despite that only deciduous trees are shown on the preliminary landscaping plan. As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for both 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.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 5**). The plans indicate that the main entrance to the future dwelling is off Aquila Road. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

No Servicing concerns. As a condition of rezoning, the developer is required to dedicate property to increase the existing corner cut at the northeast corner of Williams Road and Aquila Road to 4 m x 4 m.

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222. Access is to be from the existing rear lane only. A Covenant will be required to ensure that vehicular access to the new corner lot will be from the lane only at the east property line, with no direct access permitted to Aquila Road.

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

Prior to approval of subdivision, the developer will be required to enter into a Servicing Agreement for the design and construction of off-site improvements along Aquila Road, from Williams Road to the north property line of the site; and lane improvements from Aquila Road to the east property line of the site.

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

Analysis

The rezoning application complies with 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 or Aquila Road.

Financial Impact or Economic Impact

None.

Conclusion

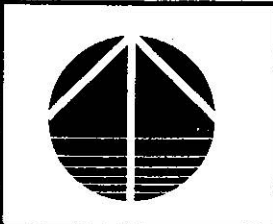
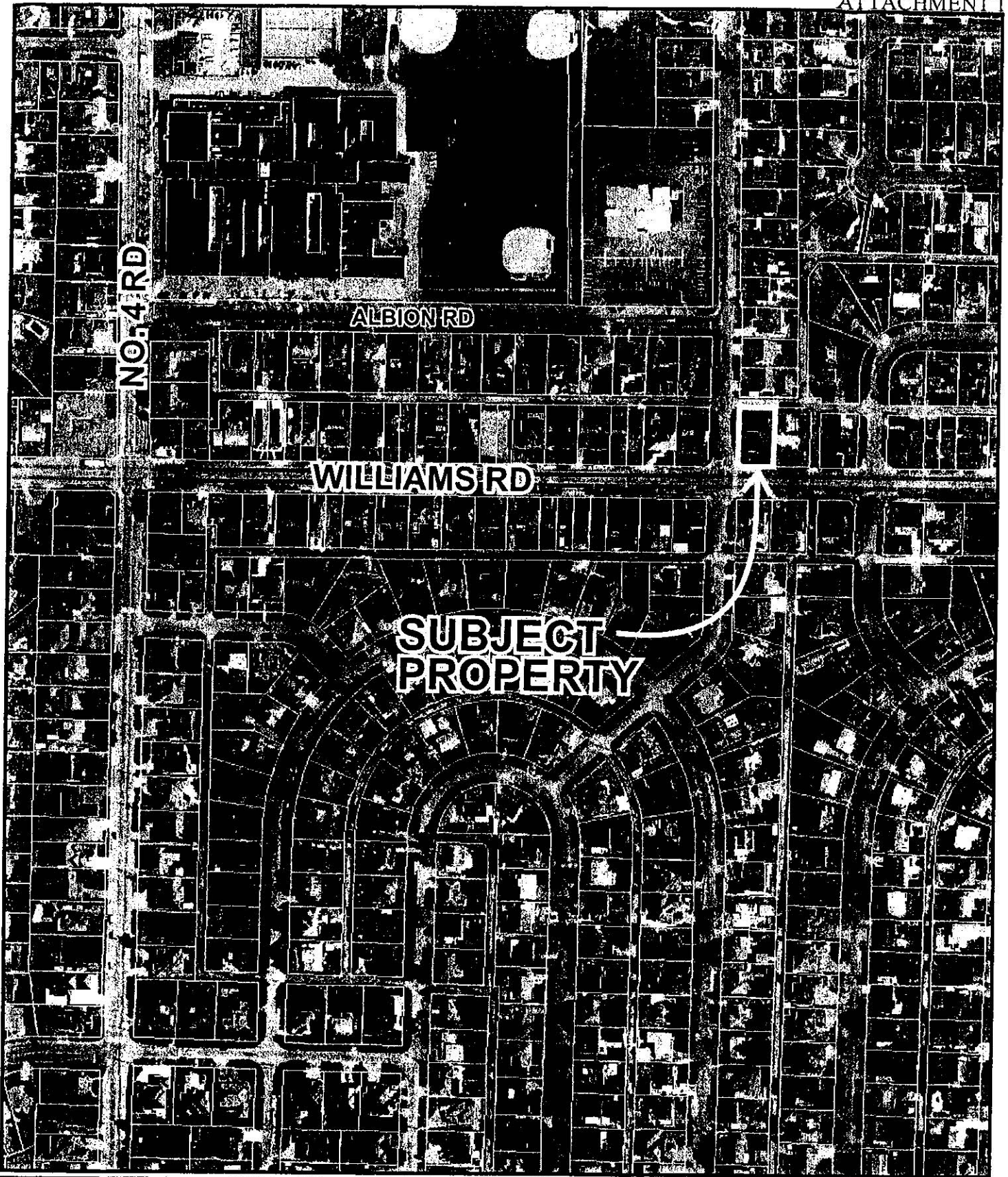
The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff supports the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Preliminary Landscape Plan
- Attachment 5: Preliminary Building Elevations
- Attachment 6: Rezoning Considerations Concurrence



RZ 07-369542

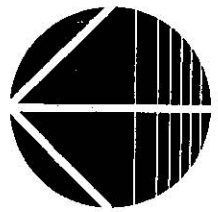
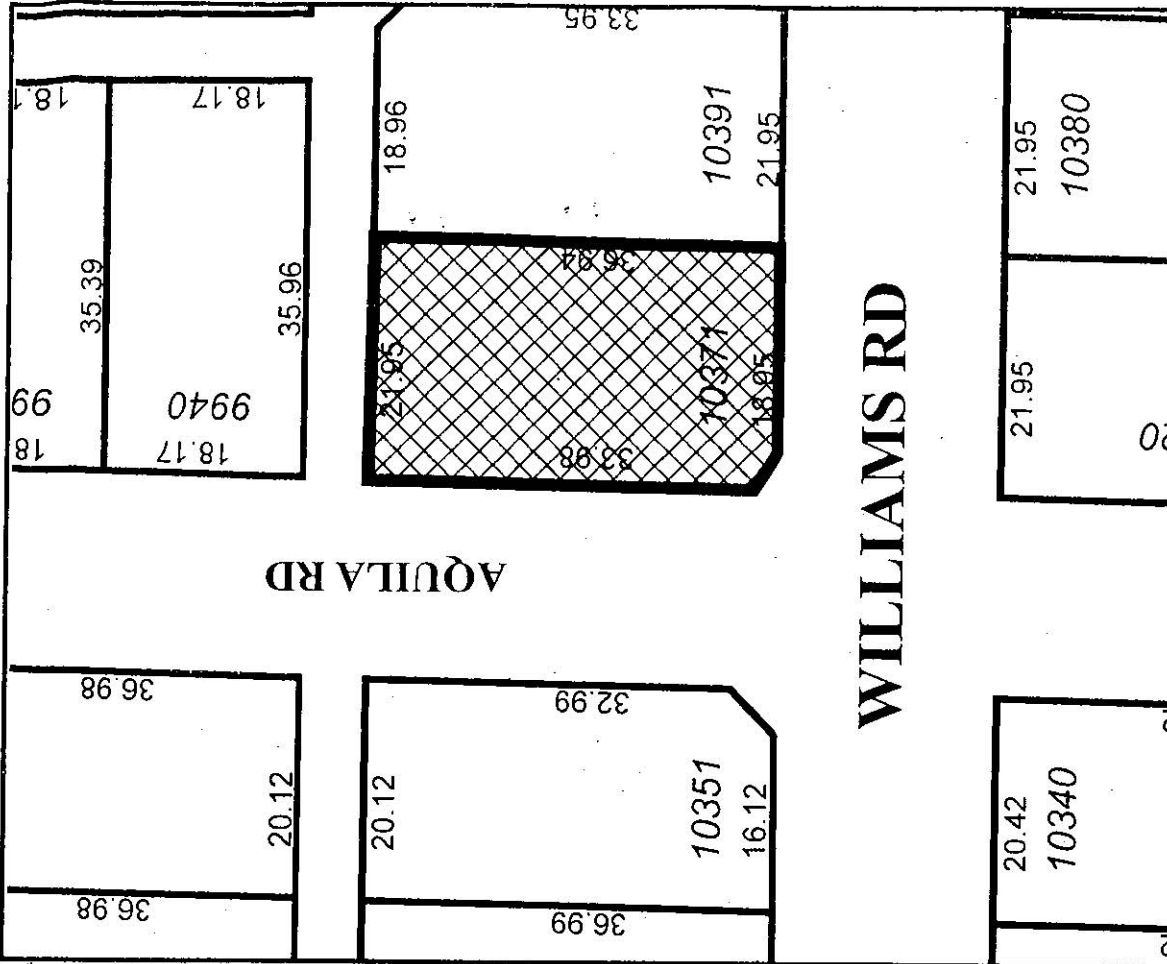
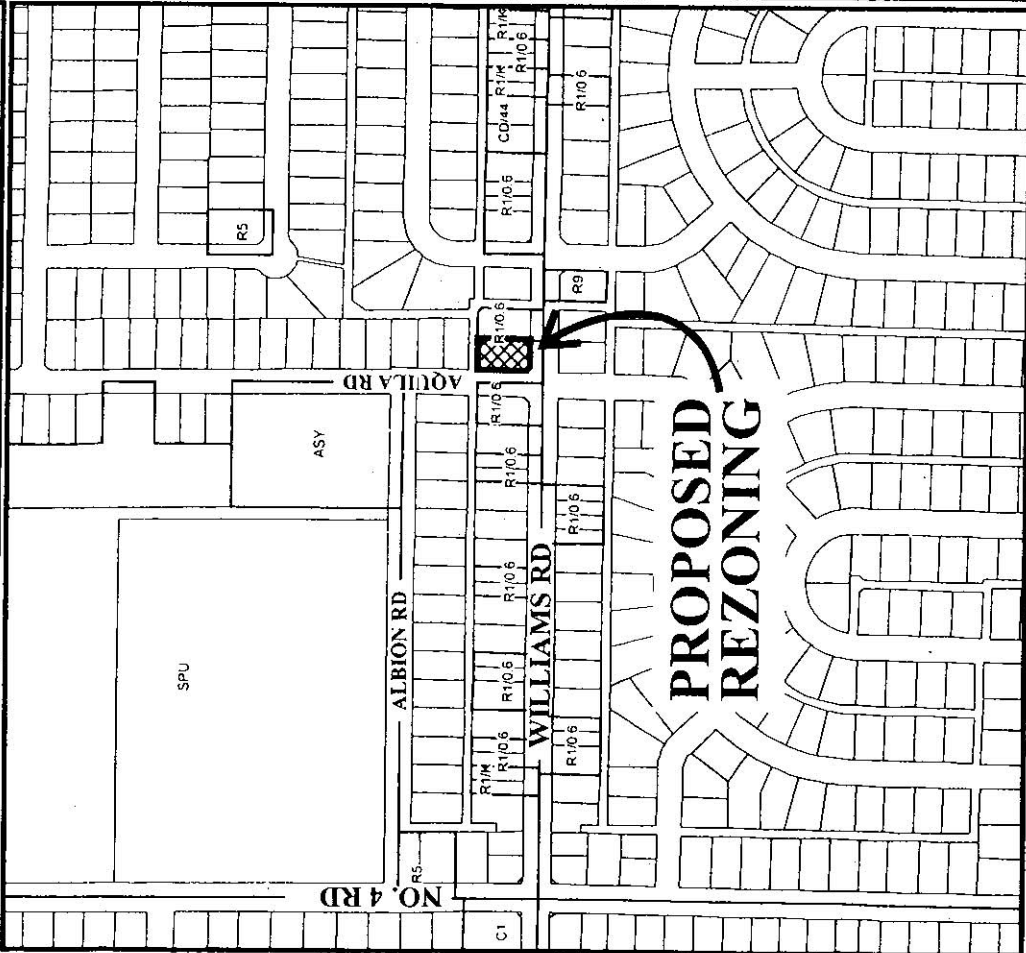
Original Date: 05/04/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond



RZ 07-369542

Original Date: 05/04/07

Revision Date: 10/24/07

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 07-369542

Attachment 2

Address: 10371 Williams Road

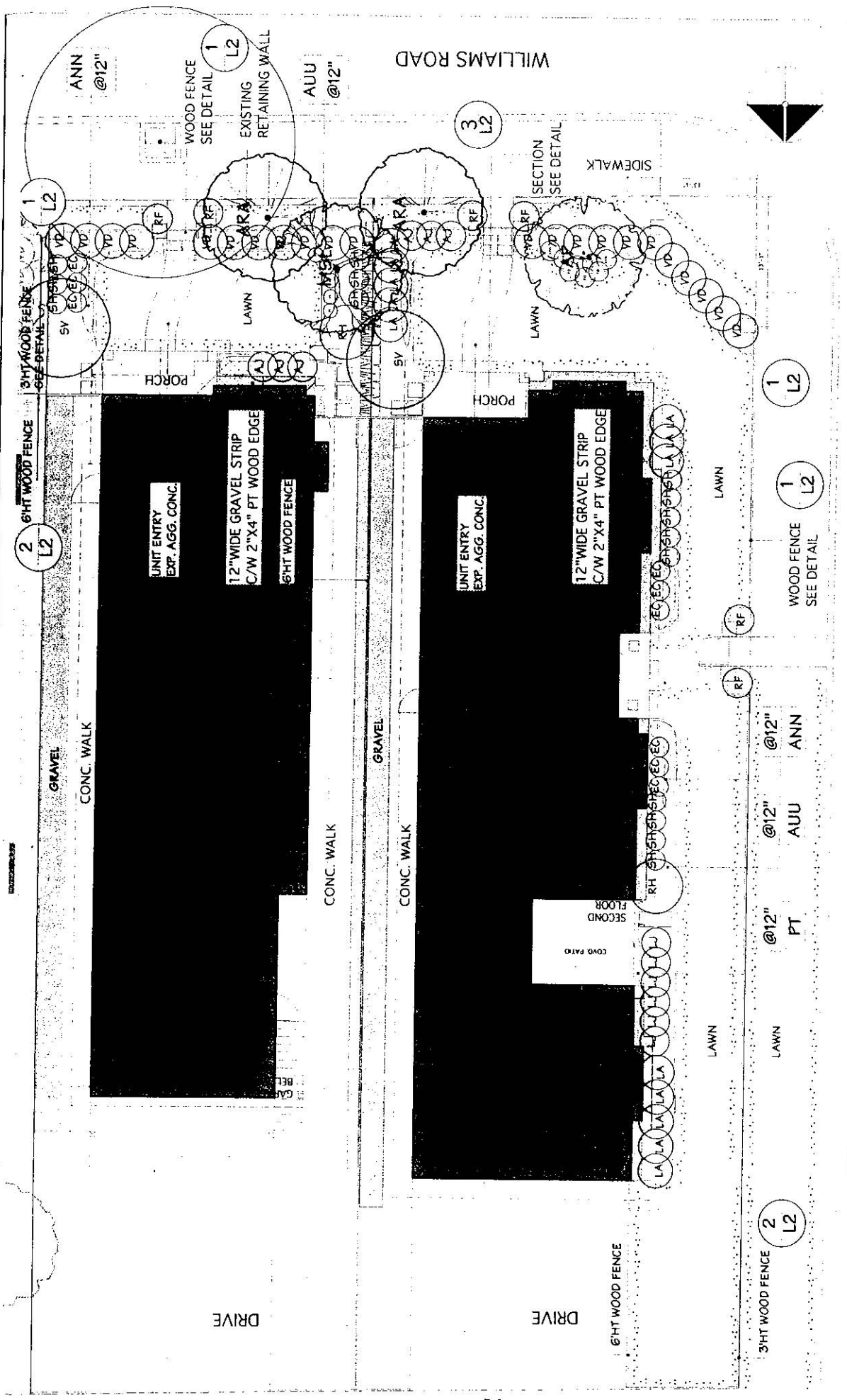
Applicant: Salindran Bhuller

Planning Area(s): N/A

	Existing	Proposed
Owner:	Urban Era Builders & Developers Limited	To be determined
Site Size (m²):	807 m ² (8,686 ft ²)	one (1) lot approximately 372 m ² or 4,004 ft ² and a second one approximately 435 m ² or 4,682 ft ²
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	One (1) single-family detached	Two (2) single-family detached

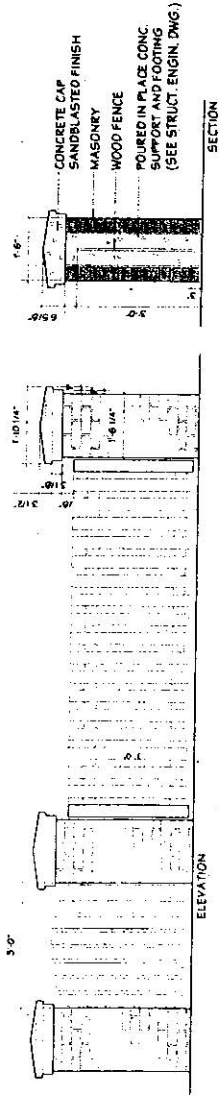
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none permitted
Lot Size (min. dimensions):	270 m ²	372 m ² & 435 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: N/A

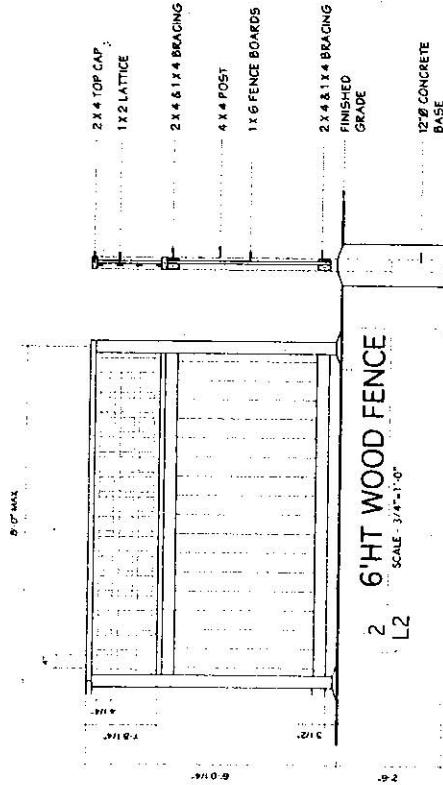


PROJECT 10371 WILLIAMS RICHMOND B.C. (RZ 07-369542)	SCALE 1/8" = 1'-0" DATE		SHEET L1 OF 7																																																																																				
	LANDSCAPE PLAN ITC ASSOCIATES LANDSCAPE ARCHITECTS 1111 15th Street, Vancouver, BC V6Z 2Y7																																																																																						
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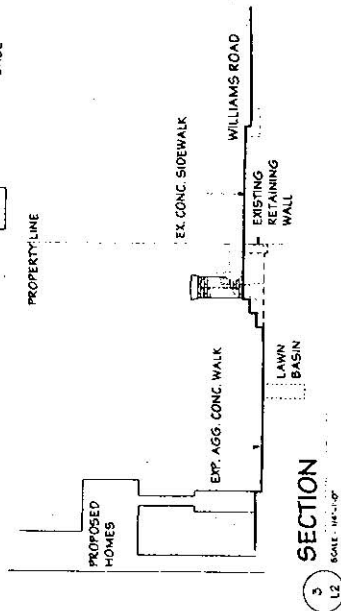
- EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
- LEGEND**



1
L2
WOOD FENCE/POST DETAIL
SCALE: 3/4"=1'-0"



2
L2
6' HT WOOD FENCE
SCALE: 3/4"=1'-0"



3
L2
SECTION
SCALE: 1/4"=1'-0"

PLANT LIST
10371 Williams Road, Richmond

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	1	ACER PALMATUM	JAPANESE MAPLE	5.0m CA, 8.65
AS	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0m CA, 8.65
ASL	1	MAGNOLIA SOULANGIANA 'JUSTICE AIRBORN'	PURPLE SAUCEUR MAGNOLIA	5.0m CA, 8.65
TA	8	TRICHOCARPUS FASCICULATUS	PHANOMAL CEDAR	1.75m HT
SHRUBS				
AJ	6	AZALEA JAPONICA "	JAPANESE AZALEA	42 POT
EC	1	ERICA CARNEA	WINTER HEATHER	42 POT
LI	1	LIGULASTRA JAPONICA	COAST LIGULASTRA	42 POT
LIH	6	LIGULASTRA JAPONICA 'TESANUN'	COAST LIGULASTRA	42 POT
RI	2	RHOIS COLONORUM "	SHOGUN GARDEN	42 POT
RF	1	RHOIS COLONORUM 'FLORENTINE'	SHOGUN GARDEN	42 POT
SV	15	SYMBIUM VILLOSUM	RED-PINK FLOWER CAMEL ROSE	41 POT
SVL	2	SYMBIUM VILLOSUM	RED-PINK FLOWER CAMEL ROSE	41 POT
SVL	2	SYMBIUM VILLOSUM	RED-PINK FLOWER CAMEL ROSE	41 POT
VD	22	VERBONUM DAVIDI	DAVID'S VERBONUM	42 POT
GROUND COVERS				
ABU	170	ARCTOSTAPHYLOS UVA URSI	ZINNIBERCK	#53 POT
PT	10	PACHYSTANONIA TERMINALIS	JAPANESE SPURGE	#53 POT
VINES				
PERENNIALS/ANNUALS/SPERMIS/GRASSES/AQUATIC PLANTS				
FG	3	FESTUCA GLAUCA 'ELEGANT BLUE'	BLUE FESCUE	#1 POT
LVA	5	LAVANDULA ANGUSTIFOLIA	GOLD DUT LILY	#1 POT
LVA	5	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	90	ANNUALS "		#53 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

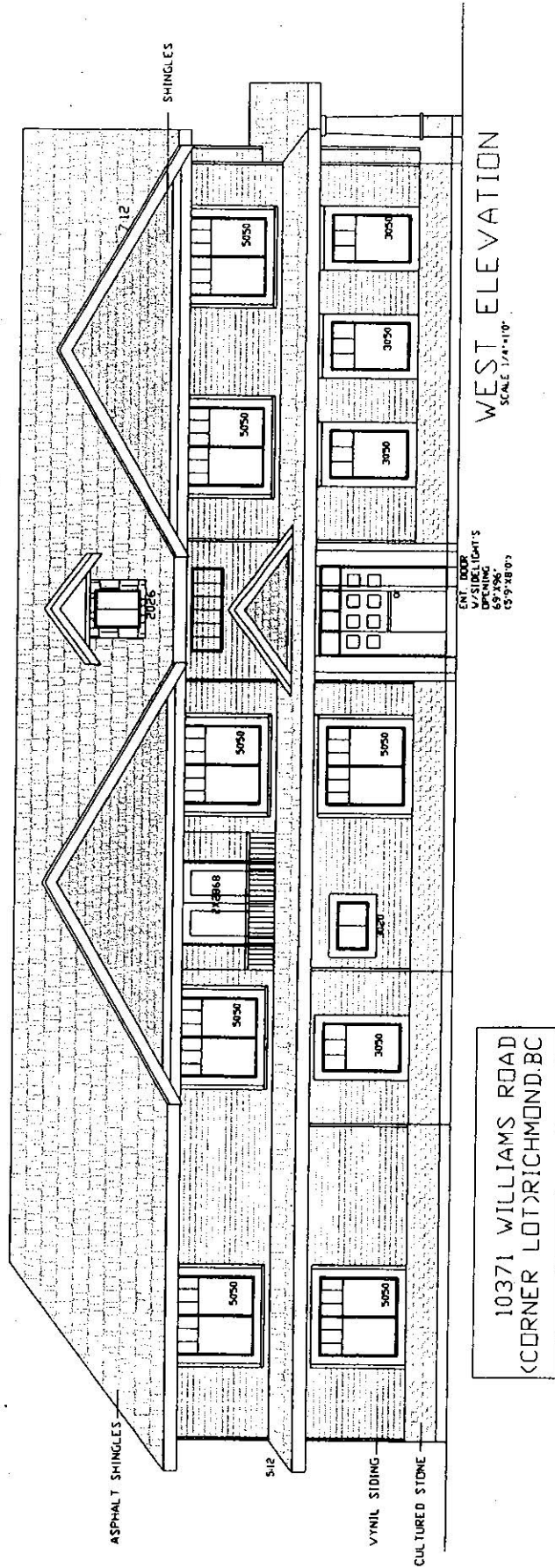
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNFA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.

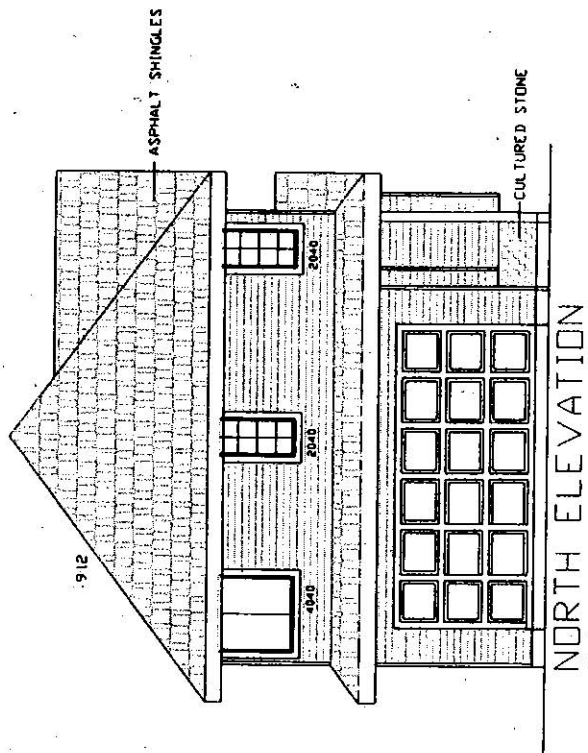
ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTITUTION PERFORMANCE. SUBSTITUTION SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

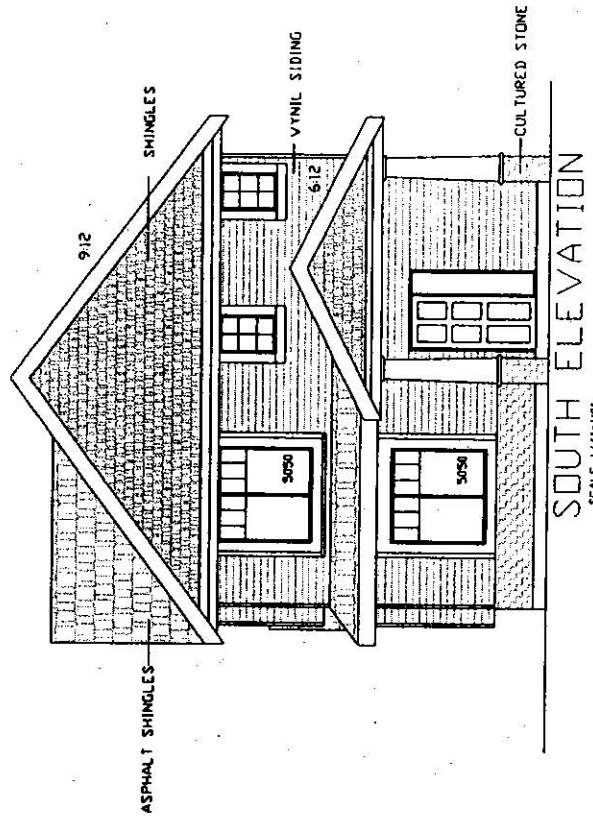
THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DATE	1/15/10
BY	DRB
SCALE	L2
IT9 ASSOCIATES	
10371 WILLIAMS RICHMOND B.C. (RZ 07-369542)	
DETAIL/PLANT LIST	





10371 WILLIAMS ROAD
(CORNER LOT) RICHMOND, BC



10371 WILLIAMS ROAD
(CORNER LOT) RICHMOND, BC

Rezoning Considerations

10371 Williams Road

RZ 07-369542

Prior to final adoption of Zoning Amendment Bylaw 8313, the developer 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. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and must include a minimum of four (4) trees, each at a minimum of 5 cm calliper, and in a mix of coniferous and deciduous trees.
2. Dedication of land to increase the existing corner cut at the northeast corner of Williams Road and Aquila Road to 4 m x 4 m.
3. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane at east property line, with no access permitted to/from Williams Road or Aquila Road.
4. Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

1. Enter into a standard Servicing Agreement for the design and construction of off-site improvements along Aquila Road, from Williams Road to the north property line of the site, and Lane improvements from Aquila Road to the east property line of the site.
 - a. Improvements to Aquila Road to include: Curb and gutter, pavement widening, grass boulevard (minimum 1.5 m), street trees at 9 m spacing, 1.5 m sidewalk, and street lighting.
 - b. Improvements to the existing lane to include: Storm sewer, sand/gravel base, roll curb and gutter, asphalt pavement, and lane lighting.

Note: Design to include Water, Storm and Sanitary sewer connections for both lots.

2. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8313 (RZ 07-369542)
10371 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. 004-312-201

Lot 3 except firstly part dedicated road on Plan LMP29121 Block 18 Section 26 Block 4 North Range 6 West New Westminster District Plan 18549.

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8313”**.

FIRST READING

NOV 26 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>hl</i>
APPROVED by Director or Solicitor <i>87</i>

MAYOR

CORPORATE OFFICER