

Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 11551 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 the property to be subdivided into two (2) single-family residential lots with vehicle access from the existing rear lane.

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 an established residential neighbourhood consisting of a mix of older single-family dwellings on larger lots and new single-family dwellings on small lots.

Developments immediately surrounding the site are as follows:

- To the north and west are single-family dwellings on a lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the south, across Williams Road, there is an older single-family dwelling zoned Single-Family Housing District, Subdivision Area E (R1/E) and a property currently under a rezoning application to rezone to Single-Family Housing District (R1.0.6); and
- Directly to the east is a lot recently rezoned to Single-Family Housing District (R1-0.6) and is currently the subject of a subdivision application (SD 07-371320).

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this area. 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*. Lane Establishment and Arterial Road Redevelopment Policies permit Single-Family residential and Coach House development along this arterial road. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

This 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.

There is no Single-Family Lot Size Policy for this area.

Staff Comments

Background

Recently, along both the north and south sides of this block of Williams Road, numerous redevelopment proposals to smaller lot sizes, primarily to Zoning District (R1.0.6), have been developed, approved, or are the subject of active applications. The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.

Trees & Landscaping

- A Tree Survey submitted by the applicant indicates the location of 13 trees (**Attachment 3**):
 - three (3) bylaw-sized trees and three (3) undersized trees on the subject property, the majority of which are in the hedgerow adjacent to the lane;
 - three (3) undersized trees on the adjacent property to the west (11531 Williams Road);
 - two (2) bylaw-sized trees on the adjacent property to the east (11571 Williams Road); and
 - two (2) undersized street trees on City property fronting Williams Road.
- A Certified Arborist's Report has been submitted by the applicant. The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the proposed development. The Report recommends the removal of the three (3) bylaw-sized trees from the subject property as they were found to be nonviable for retention. The report also recommends that tree protection fencing be installed around the drip-line of the trees A, B & C located on the adjacent property to west (11531 Williams Road) which encroach onto the subject property, as well as around the two (2) City's street trees (**Attachment 4**) to ensure their viability is not jeopardized by this development. Trees D & E located at 11571 Williams Road have been removed as per the approved rezoning application (RZ-0633192) for that property.
- The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the recommendation to remove the three (3) bylaw-sized trees on the development site and protection of trees A, B & C. However, as the street trees are located in pre-cast concrete surrounds within the sidewalk adjacent to the curbed road edge, tree protection fencing is not required in this situation as the existing sidewalk will serve to protect the root zone of the trees and access to the site will be from the lane.
- The applicant has agreed to follow the Arborist's recommendations and will hire a registered Arborist to supervise any work that is conducted within the drip line of retained trees.
- Tree protection barriers around trees A, B & C as specified by the Arborist must be installed prior to final adoption and remain on site until the construction of the future dwellings is complete.
- Based on the OCP's tree replacement ratio 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 a total of six (6) replacement trees with a minimum calliper of 6 cm if deciduous or a minimum height of 3.5 m if coniferous.

- In order to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced using a mix of coniferous and deciduous trees, a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Vehicular access to the site at future development stage will not be permitted to or from Williams Road as per Bylaw No. 7222. Access is to be from the existing rear lane and will not affect the City's street trees.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim strategy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved. The interim 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.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Interim Affordable Housing Strategy, the developer is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection would be granted until a 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 after the requirements are satisfied, at the initiation of the applicant.

Flood Management

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.

Subdivision

At future subdivision stage, the developer will be required to do the following:

- Pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

Analysis

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

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots, with vehicle access to the existing operational rear lane, complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



Erika Syvokas
Planning Assistant
(604-247-4674)

ES:blg

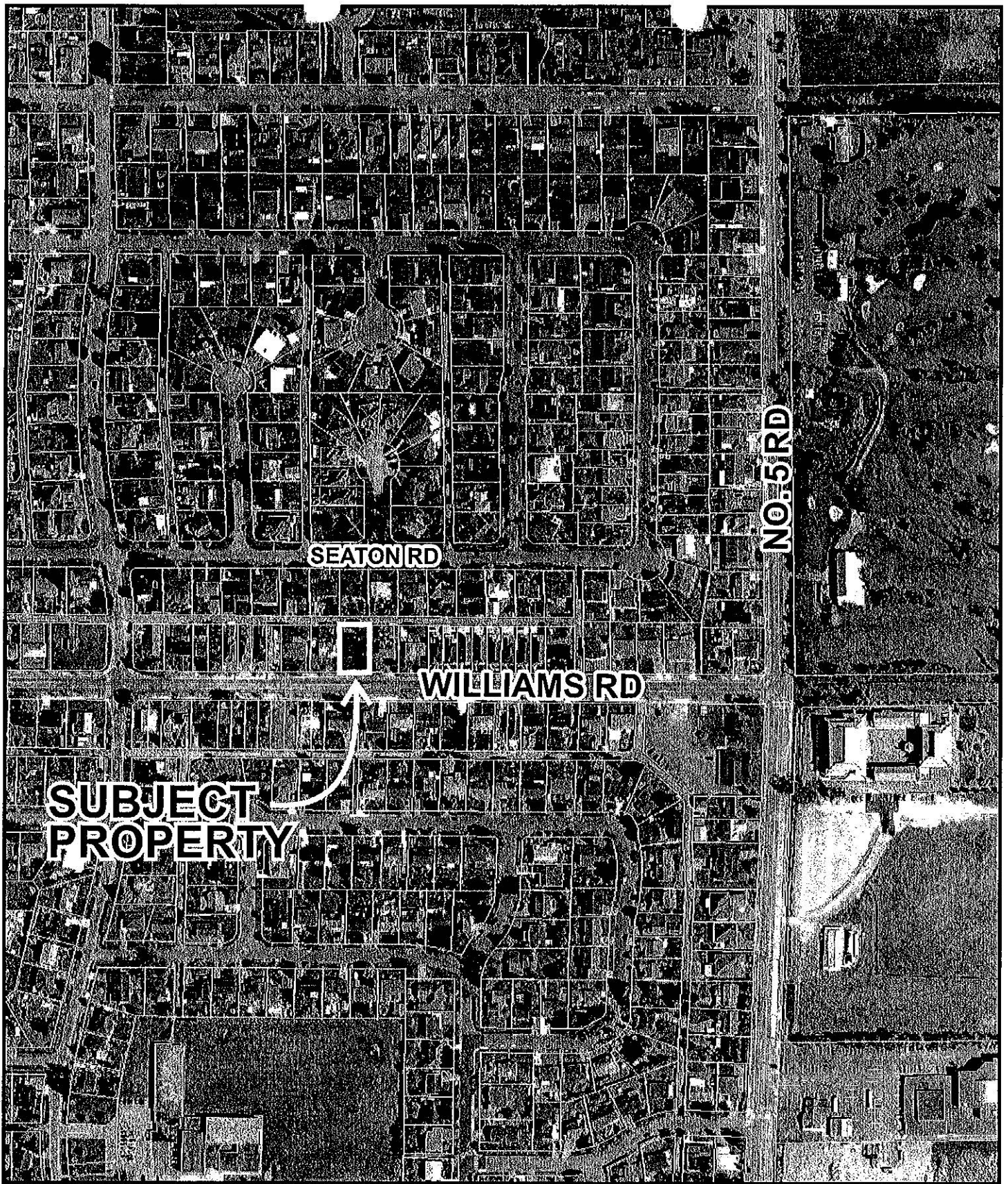
Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Survey & Proposed Subdivision Layout

Attachment 4: Tree Retention Plan

Attachment 5: Rezoning Considerations Concurrence



RZ 08-421756

Original Date: 05/26/08

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 08-421756

Attachment 2

Address: 11551 Williams Road

Applicant: Ajit Thaliwal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Kai Yiu Chun and Yuk Lin Tsang	To be determined
Site Size (m²):	651 m ² (7,007 ft ²)	Two (2) lots each approx. 325.5 m ² (3,504 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	NA
702 Policy Designation:	None	NA
Zoning:	Single-Family Housing District Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The OCP 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	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	325.5 m ²	none
Setback – Front Yard & Rear Yards(m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	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 significant trees.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES & ELEVATIONS ON LOT 8 BLOCK 1 SECTION 25 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18935.

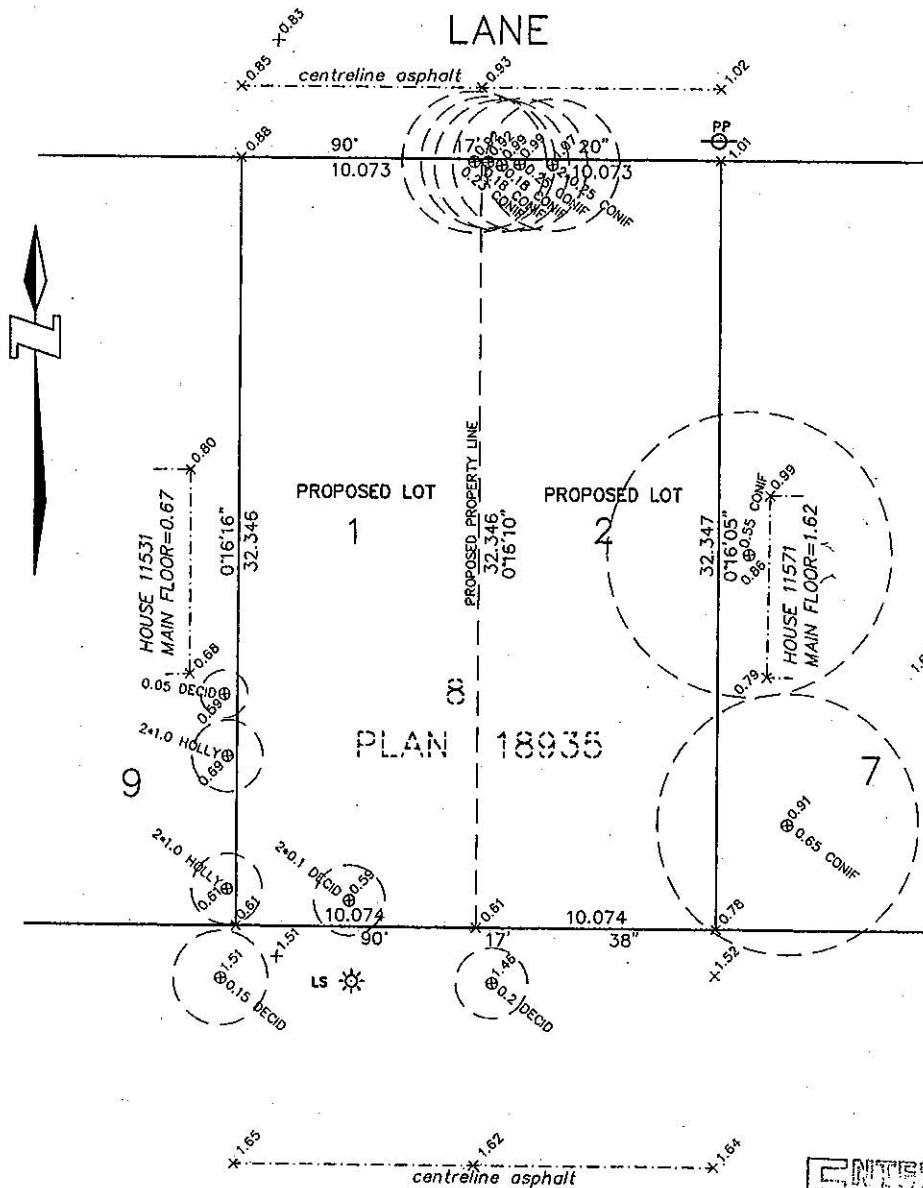
Current Civic Address:

11551 Williams Road
Richmond, B.C.

SCALE : 1:250

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.
- Elevations are based on City of Richmond datum - Hydrant @ 11460 Williams Rd Elev=2.234m.



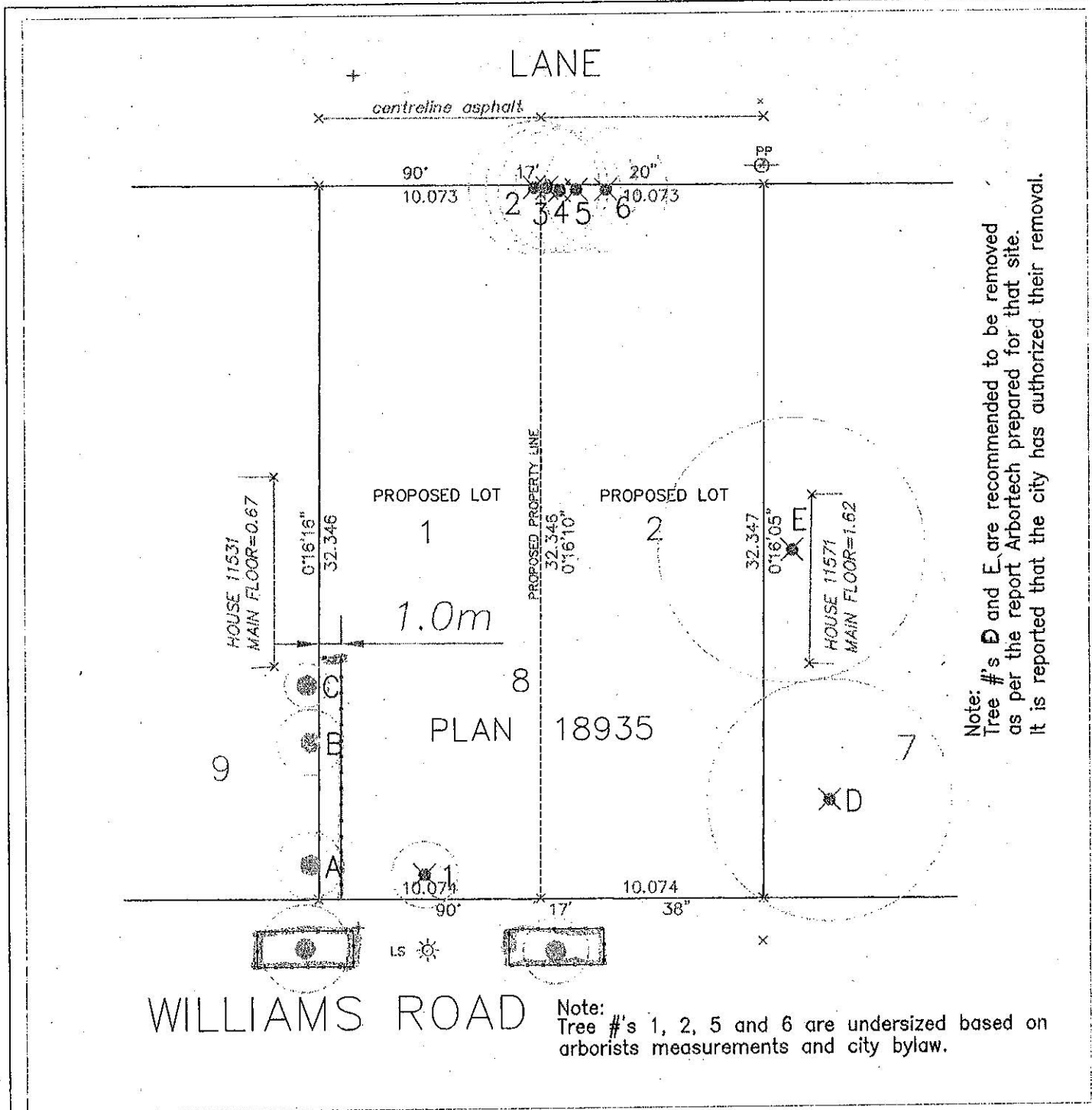
© COPYRIGHT
DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C. V3W 3B2
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 0803002-T01.DWG

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED

ENTERED



Date of Survey:
 14th day of March, 2008

Gene Paul Nikula
 GENE PAUL NIKULA
 LAND SURVEYOR
 P.L.S. 803



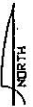
Note: Tree #'s D and E are recommended to be removed as per the report Arbortech prepared for that site. It is reported that the city has authorized their removal.

Note: Tree #'s 1, 2, 5 and 6 are undersized based on arborists measurements and city bylaw.

LEGEND
 25 denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
 denotes tree to be RETAINED
 denotes tree to be REMOVED

ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Chatham Street
 Richmond, BC, Canada V7E 2Z3
 P 604 275 3484 F 604 275 9554
 email: trees@arbortech.bc.ca

TREE RETENTION PLAN	
Client:	AJIT THALIWAL
Project:	PROPOSED DEVELOPMENT
Address:	11551 WILLIAMS ROAD
Date:	16 JUNE 2008
Our File:	08180


 Scale 1:250

Rezoning Considerations

11551 Williams Road
RZ 08-421756

Prior to final adoption of Zoning Amendment Bylaw 8419, the developer is required to complete the following:

1. Installation of appropriate tree protection fencing around:
 - the two (2) English Holly and one (1) Flowering Dogwood (Trees A, B, and C) located on the adjacent property to the west (11531 Williams Road). Fencing should be installed 1 m from the property line.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the drip lines of trees A, B, and C identified in the Arborist Report, which should include a post-impact assessment report (if applicable), to be reviewed by the City.
3. 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 Lane Establishment & Arterial Road Redevelopment Policies, and should include six (6) replacement trees with a minimum calliper of 6 cm if deciduous or a minimum height of 3.5 m if coniferous.
4. Registration of a legal agreement on title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed on one of the two lots to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a flood indemnity covenant on title.

At future subdivision stage, the developer will be required to:

1. Pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements, 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 8419 (RZ 08-421756)
11551 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. 003-735-516

Lot 8 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8419”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER