



To: Planning Committee

Date: September 8, 2008

From: Brian J. Jackson
Director of Development

File: RZ 07-398903

Re: Application by Parm Dhinjal for Rezoning at 11131 and 11151 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area (R1-0.6)

Staff Recommendation

That Bylaw No.8420, for the rezoning of 11131 and 11151 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area (R1-0.6)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Parm Dhinjal has applied to the City of Richmond for permission to rezone 11131 and 11151 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 four (4) 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 properties are located on the north side of Williams Road, between Shell Road and Seacote 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, are older single-family homes on lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the east, are new single-family homes on lots zoned Single-Family Housing District, Subdivision Area K (R1/K);
- To the south, is a commercial building and townhouse complex zoned Comprehensive Development Districts (CD/91) and (CD/92) respectively; and
- To the west, is an older single-family dwelling zoned Single-Family Housing District, Subdivision Area E (R1/E) and two (2) recently subdivided Single-Family Housing District (R1-0.6) lots, one of which is currently under construction.

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

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 have recently redeveloped or are currently in the process of redevelopment to Single-Family

Housing District (R1-0.6). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

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 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 four (4) trees (**Attachment 3**):
 - one (1) bylaw-sized tree on the property located at 11131 Williams Road; and
 - three (3) undersized street trees on City property fronting Williams Road.
- A Certified Arborist 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 one (1) bylaw-sized tree on the site as it is within the proposed building envelope. The Report also recommends that tree protection fencing be installed around the City's boulevard trees. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the recommendation to remove the bylaw-sized tree on the development site. 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.
- Based on the Official Community Plan's (OCP) 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 two (2) replacement trees with a minimum calliper of 6 cm if deciduous or a minimum height of 3.5 m if coniferous.
- The landscape guidelines in the OCP's Arterial Road Redevelopment Policy suggest that two (2) trees (deciduous or coniferous) be planted in the front yards of each future lot, and that various landscape features be addressed. A Landscape Plan has been submitted (**Attachment 4**) which shows two (2) trees per lot, for a total of eight (8) trees, and a combination of shrubs and other plantings in the front yards of each future lot. The plan also includes fencing detail. This plan meets the intention of the landscaping guidelines. In order to ensure that this work is undertaken, the applicant must submit a Landscaping Security based on 100% of the cost estimate provided by the landscape architect (\$6,785.80) prior to final adoption of the rezoning bylaw.

Site Servicing & Vehicle Access

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.

There are no servicing concerns or requirements with rezoning.

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 pay a cash-in-lieu contribution for the four (4) new lots of \$8,421.68.

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 Charges (for future lane improvements), Development Cost Charges (City and 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 two (2) existing large lots into four (4) smaller lots, with vehicle access from 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.

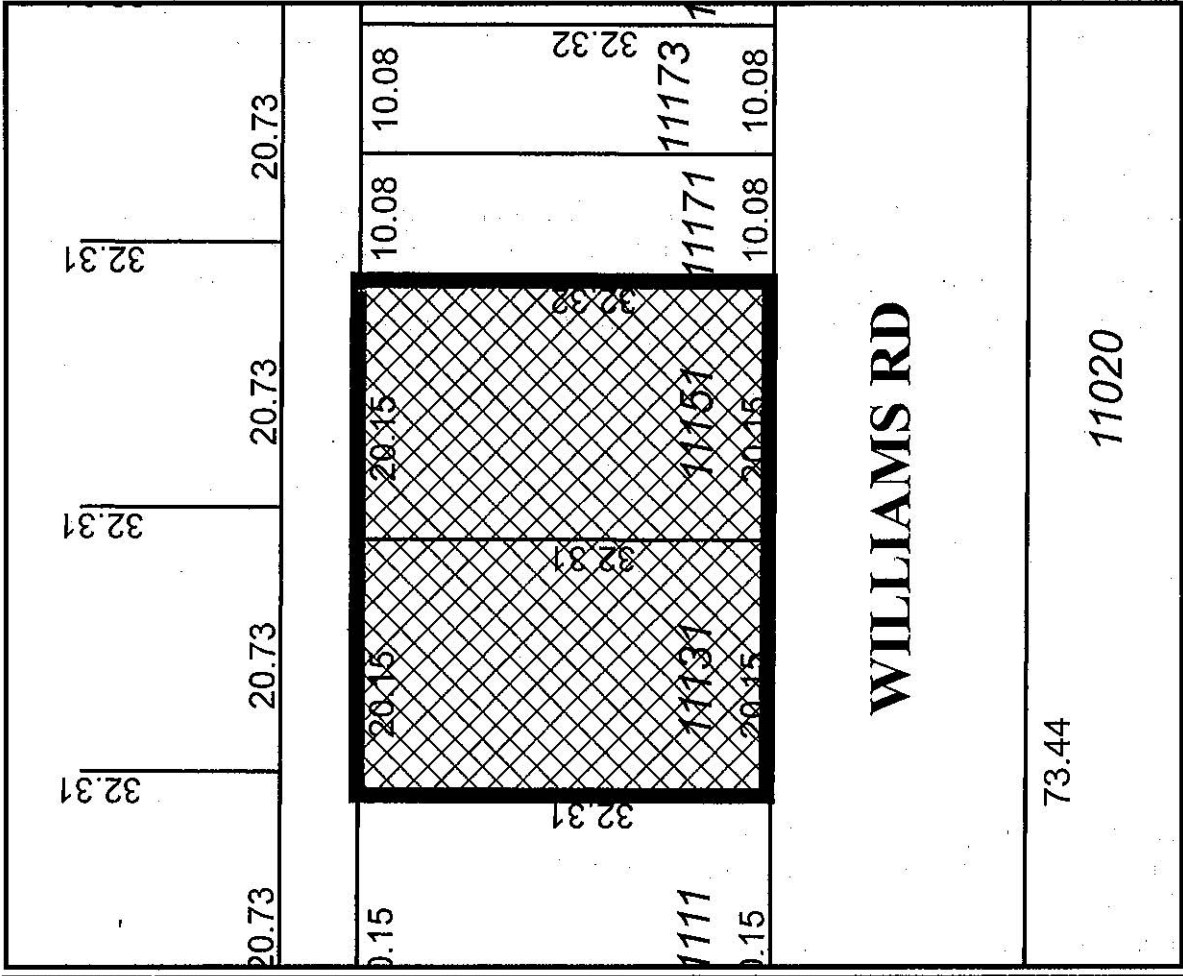


Erika Syvokas
Planning Assistant
(604-247-4674)

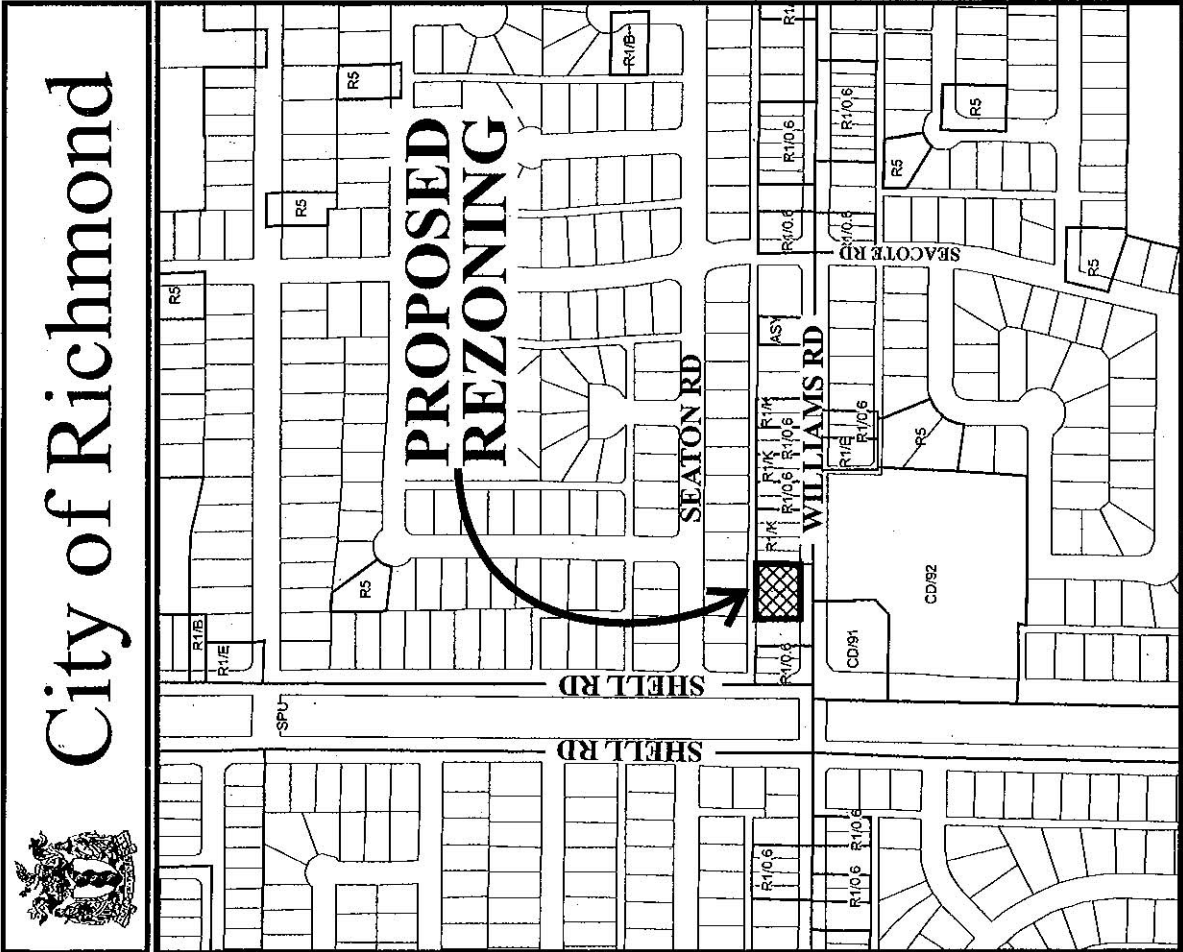
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Attachments:

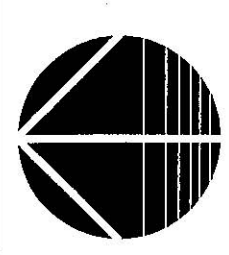
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey & Proposed Subdivision Layout
- Attachment 4: Landscaping Plan
- Attachment 5: Rezoning Considerations Concurrence



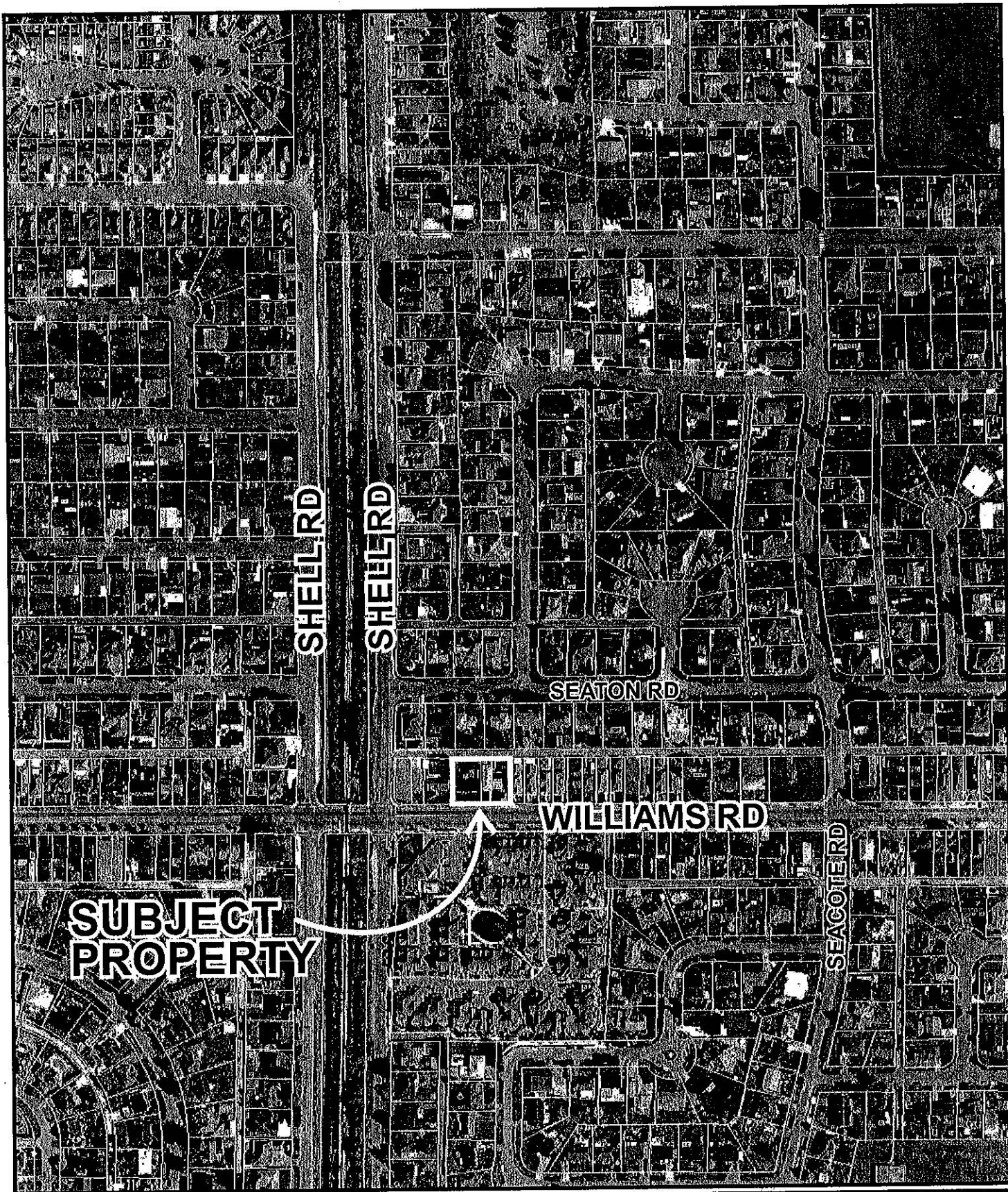
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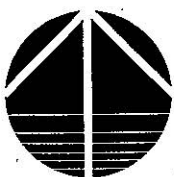
RZ 07-398903



Original Date: 01/14/08
Revision Date: 08/13/08
Note: Dimensions are in METRES



**SUBJECT
PROPERTY**



RZ 07-398903

Original Date: 08/13/08

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 07-398903

Attachment 2

Address: 11131 and 11151 Williams Road

Applicant: Parm Dhinjal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	11131 Williams Road – Harjit Khella & Joginder Uppal 11151 Williams Road -Resham Rai, David Rai, Nita Grewal & Eswar Soma	To be determined
Site Size (m²):	11131 Williams Road – 652 m ² 11151 Williams Road – 652 m ²	Four (4) lots, each approximately 326 m ² (3,509 ft ²)
Land Uses:	Two (2) single-family dwellings	Four (4) 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 permitted
Lot Size (min. dimensions):	270 m ²	326 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

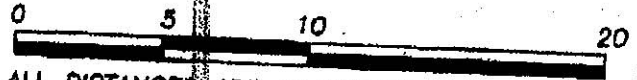
Other: Tree replacement compensation required for loss of significant trees.

11131 WILLIAMS RD.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF
LOT 12 BLOCK 2 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935**

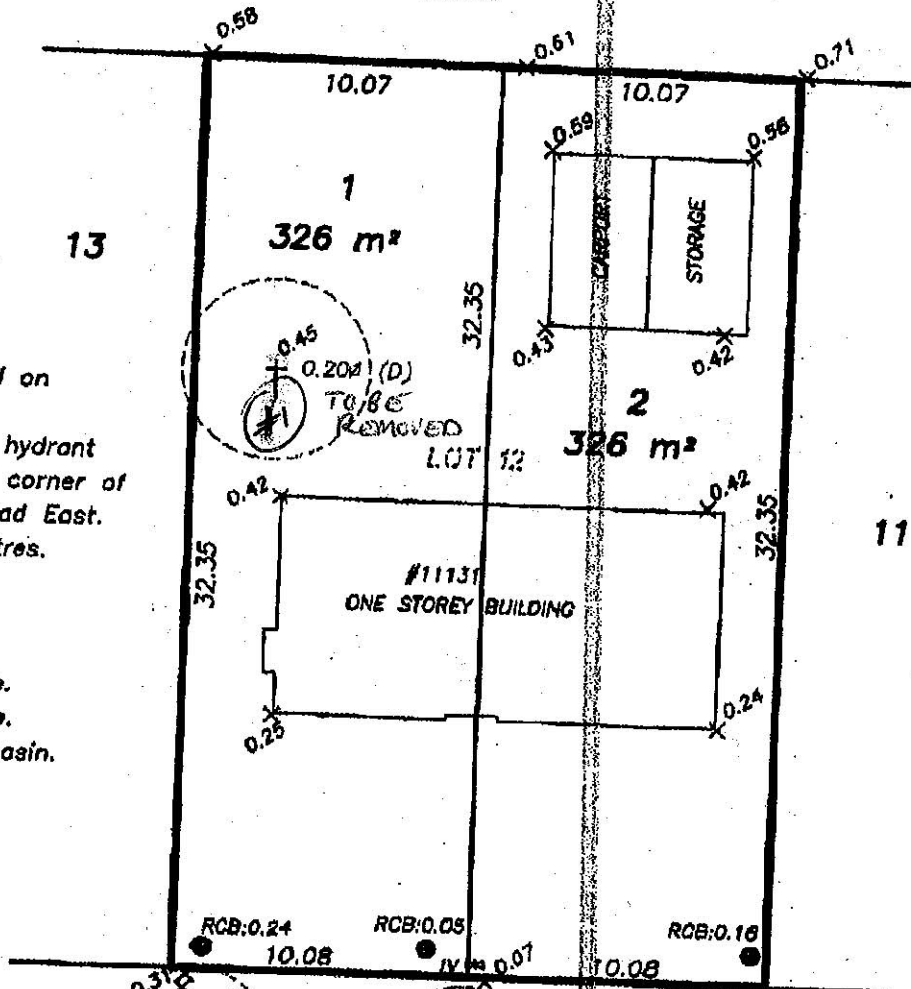
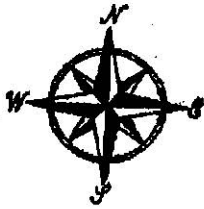
#11131 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-511-049

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LANE



NOTE:

Elevations shown are based on
Richmond City Datum.
Bench Mark: Arrowhead on hydrant
located on the South-east corner of
Williams Road and Shell Road East.
B.M. elevation = 1.811 metres.

LEGEND:

- D denotes deciduous tree.
- IV denotes irrigation valve.
- RCB denotes round catch basin.

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J. C. Tan and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3377
FB-112 P73-75
Drawn By: BA

DWG No. 3377-TREE

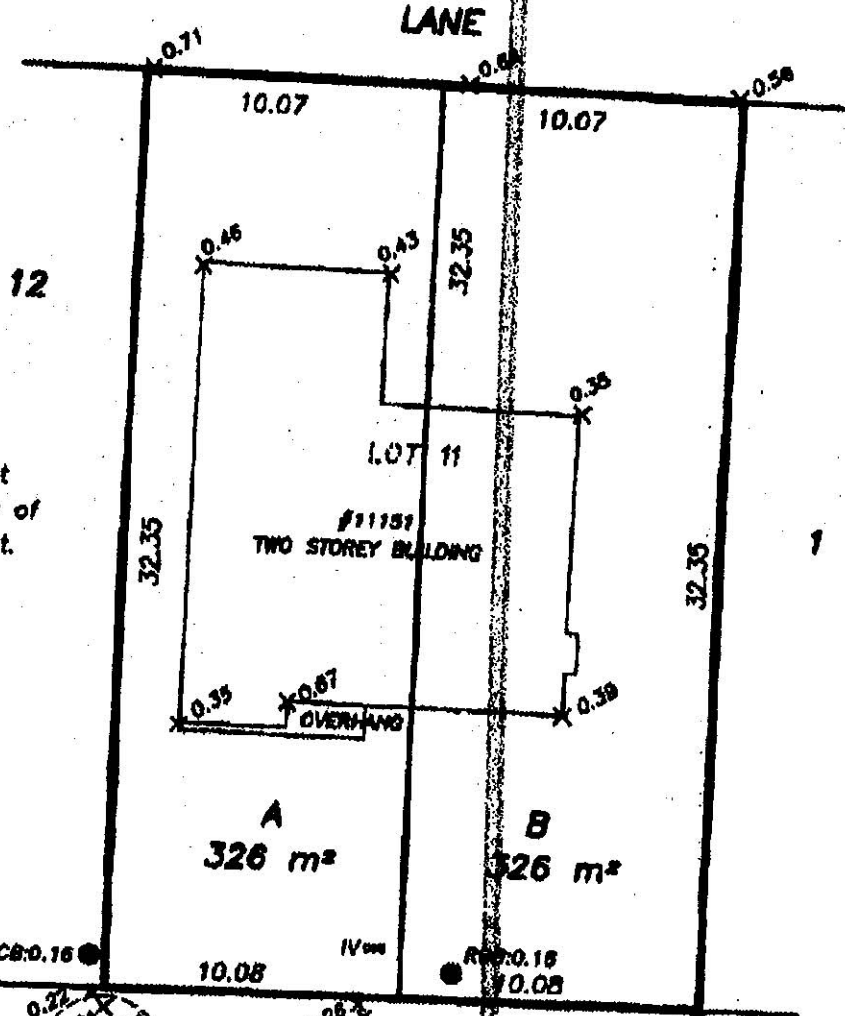
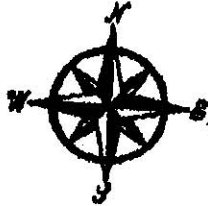
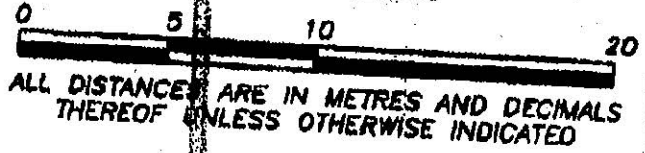
SURVEY COMPLETED ON NOVEMBER 23rd, 2007.

11151 WILLIAMS RD.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF
LOT 11 BLOCK 2 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935**

#11151 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 004-059-140

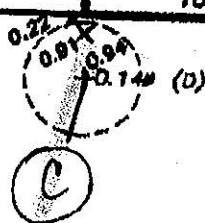
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NOTE:
Elevations shown are based on
Richmond City Datum.
Bench Mark: Arrowhead on hydrant
located on the South-east corner of
Williams Road and Shell Road East.
B.M. elevation = 1.811 metres.

LEGEND:
D denotes deciduous tree.
IV denotes irrigation valve.
RCB denotes round catch basin.
MH denotes manhole.
LS denotes lamp standard.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
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FB-112 P73-75
Drawn By: BA



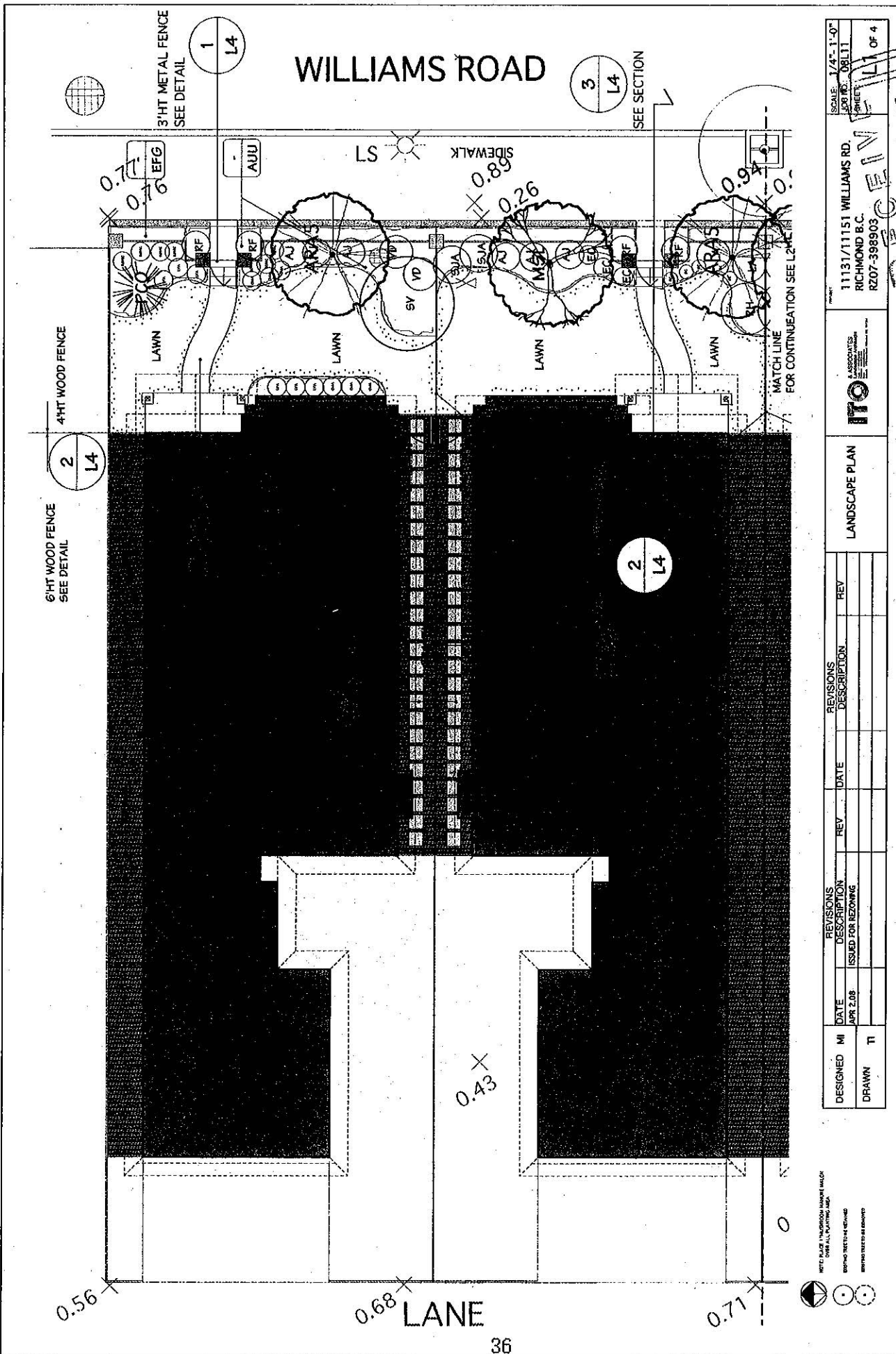
TO BE RETAINED

WILLIAMS ROAD

STORM MH
N.RIM:0.72

DWG No. 3378-TREE

SURVEY COMPLETED ON NOVEMBER 23rd, 2007.



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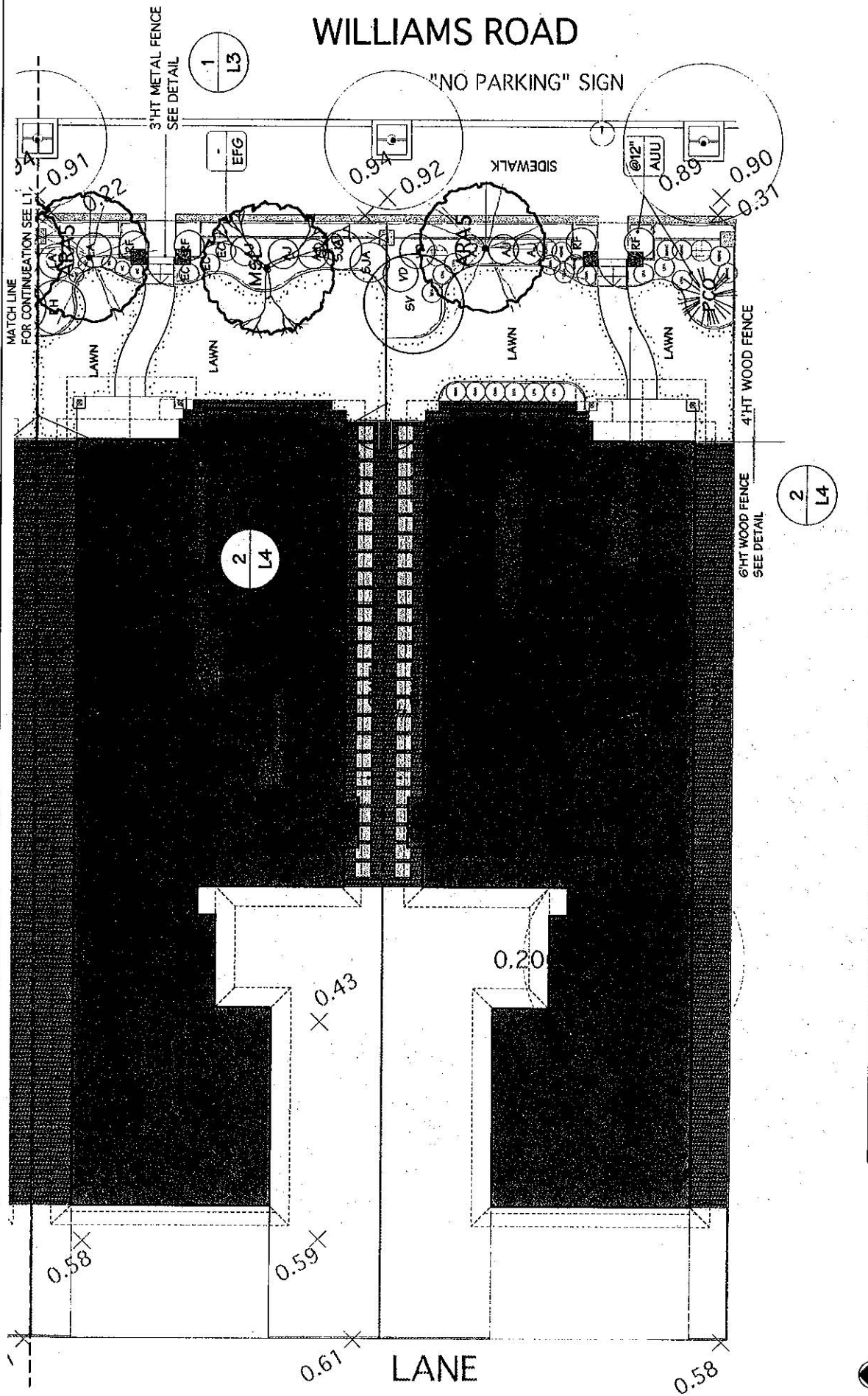
1113/11151 WILLIAMS RD.
RICHMOND B.C.
R207-398903

ITO ASSOCIATES
LANDSCAPE ARCHITECTS

1113/11151 WILLIAMS RD. SHEET 1 OF 4

AUG 07 2008

WILLIAMS ROAD



DESIGNED BY NI	DATE APR 2, 05	ISSUED FOR REVISIONS	REV	DATE	REVISIONS DESCRIPTION	REV
DRAWN TI						

SCALE: 1/4" = 1'-0"
JOB NO.: 08111
SHEET: L2 OF 4

11131/1151 WILLIAMS RD.
RICHMOND B.C.
RZ07-398903

LANDSCAPE PLAN

ITC ASSOCIATES

NOTE: PLACE 1" MEMBRON MARKER NAILS OVER ALL PLANTING AREA. BRANCH NAILS IN EXPOSED COPING MUST BE REMOVED.

PLANT LIST

PROJECT ADDRESS 11151 WILLIAMS RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
4	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. BAR 1.8m STD.
2	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCEUR MAGNOLIA	6.0cm Cal. BAR
2	1	PICEA ONORIKA	SERBIAN SPRUCE	3.0m HT. BAR
SHRUBS				
AJ	12	AZALEA JAPONICA **	JAPANESE AZALEA	#3 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	4	LEUCOTHOE AXILLARIS	COAST LILICOTHOE	#3 POT
RH	2	RHOODODENDRON **	RHOODODENDRON	#3 POT
RF	5	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SJA	4	SPRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPRAEA	#3 POT
SV	2	STRINGA VULGARIS	LILAC	#3 POT
VD	4	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT

GROUND COVERS

AUJ	110	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#5P3 POT
EFG	60	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	#5P3 POT

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

BC	10	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	12	CAREX MORROWI 'AUREO-VARIEGATA'	CAREX	#1 POT
LVA	15	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ROHC	14	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARP'	HUNTINGTON CARPET ROSEMARY	#1 POT

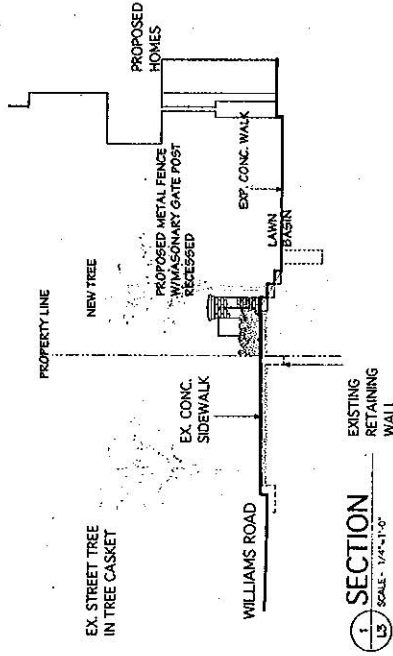
NOTES

- ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNLA 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 SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE

EXISTING TREE REPLACEMENT RATIONAL

11151 WILLIAMS RD. RICHMOND (RZ-07-398903)

EXISTING TREE TO BE REMOVED	QTY	REQUIRED SIZE	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	1	Ø6CM CAL./3.5M HT.	2	2(U)	0



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

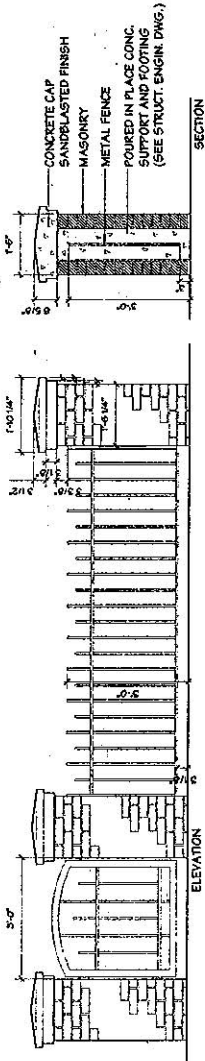
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SCALE: 1/4"=1'-0"
JOB NO.: 08111
SHEET: L3 OF 4

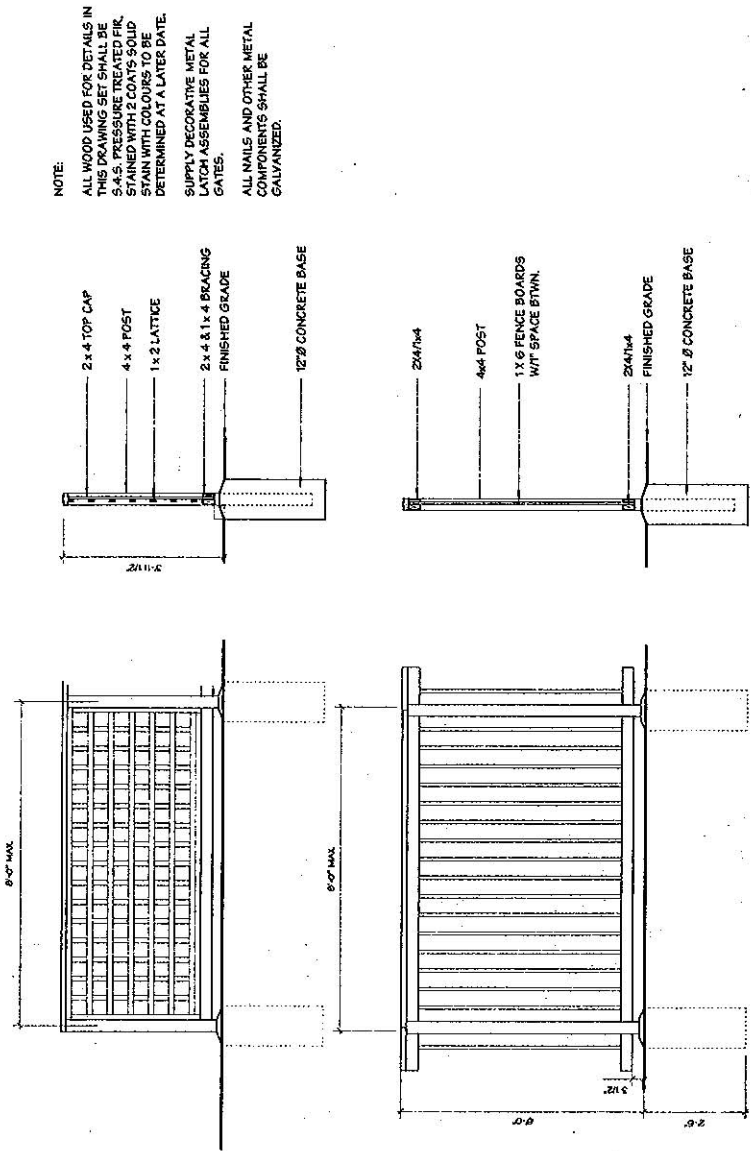


PLANT LIST/ SECTION

11151/11151 WILLIAMS RD.
RICHMOND B.C.
RZ07-398903



1
L4
METAL FENCE/POST DETAIL
SCALE - 3/4"=1'-0"



NOTE:
ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S4-S, PRESSURE TREATED FIR, STAINED WITH 2 COATS SOLID STAIN WITH COLOURS TO BE DETERMINED AT A LATER DATE.
SUPPLY DECORATIVE METAL LATCH ASSEMBLIES FOR ALL GATES.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

2
L4
4'HT/6'HT WOOD WALL DETAIL
SCALE - 3/4"=1'-0"

DESIGNED BY	DATE	REVISIONS		DATE	REVISIONS		DETAILS
		DESCRIPTION	REV		DESCRIPTION	REV	
TI	APR 2, 08	ISSUED FOR REZONING					

SCALE - AS SHOWN
JOB NO. - 08111
SHEET: L4 OF 4



11131/11151 WILLIAMS RD.
RICHMOND B.C.
R207-398903

Rezoning Considerations
11131 & 11151 Williams Road
RZ 07-398903

Prior to final adoption of Zoning Amendment Bylaw 8420, 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 (\$6,785.80) 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 a minimum of two (2) trees per lot in the front yards, including (2) replacement trees with a minimum calliper of 6 cm if deciduous or a minimum height of 3.5 m if coniferous.
2. Payment of cash-in-lieu contribution of \$1.00/ft² of total building area (\$8,421.68) toward the Affordable Housing Reserve.
3. Registration of a flood indemnity covenant on title.

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

1. Pay Neighbourhood Improvement Charges (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 8420 (RZ 07-398903)
11131 & 11151 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, SUBDIVISION AREA (R1-0.6)**.

P.I.D. 003-511-049

Lot 12 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

and

P.I.D. 004-059-140

Lot 11 Block 2 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 8420”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER