



City of Richmond
Planning and Development Department

Report to Committee

To Council - July 9, 2007

To Planning - July 4, 2007

To: Planning Committee
From: Jean Lamontagne
Director of Development

Date: June 11, 2007

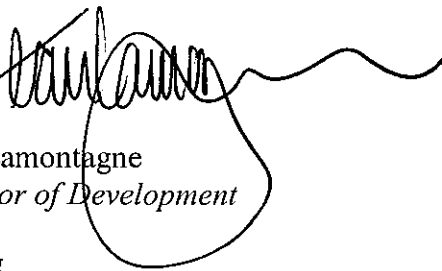
RZ 07-366381

File: 12-8060-20-8266

Re: **Application by Parm Dhinjal for Rezoning at 10520 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

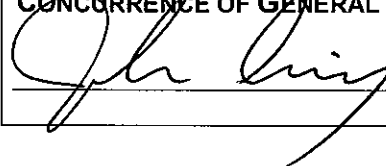
That Bylaw No. 8266, for the rezoning of 10520 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Parm Dhinjal has applied to the City of Richmond for permission to rezone 10520 Williams Road 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 (**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 south side of Williams Road, between No. 4 Road and Shell Road, in an established residential neighbourhood consisting predominantly of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the north, immediately across Williams Road, are several newer dwellings on lots zoned Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6).

To the east is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E) with redevelopment potential under the Arterial Road Redevelopment Policy and the Lot Size Policy for the area, due to the existing rear lane.

To the south, across the rear lane, are older character dwellings fronting Aintree Crescent on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

To the west is an older character dwelling on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E) that is currently the subject of a rezoning application to Single-Family Housing District (R1-0.6) that is pending final approval (RZ 06-342754).

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*. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along Williams Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy 5443

The subject property is located within the area covered by Single-Family Lot Size Policy 5443 (adopted by Council in 1990, and amended on December 18, 2006) (**Attachment 3**). This Policy permits rezoning and subdivision of lots to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this block of Williams Road. This redevelopment proposal would allow for the creation of two (2) lots each approximately 10.2 m wide, which is consistent with the Lot Size Policy.

Staff CommentsBackground

Since 2001, the north side of this block of Williams Road has undergone redevelopment to smaller lot sizes from original larger lot sizes. Currently, there are several properties on both the north and south sides of this block of Williams Road that are the subject of active applications for redevelopment to smaller lot sizes. The majority of lots in this block fronting Williams Road have redevelopment potential due to the existing rear lane system.

Trees and Landscaping

A Tree Survey submitted by the applicant indicates the location of seven (7) trees (**Attachment 4**):

- three (3) bylaw-sized trees and one (1) undersized tree are located on the subject property;
- one (1) bylaw-sized tree is located on the adjacent property to the east (10540 Williams Road); and
- two (2) undersized trees are located on City property fronting Williams Road.

A Certified Arborist's report has been submitted by the applicant in support of tree removal on the subject property (**Attachment 5**). The Report identifies tree species and provides recommendations on tree retention and removal relative to tree condition and proposed development plans.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for tree removal on the basis of tree condition or conflict with proposed development plans, subject to the following:

- placement of tree protection barriers around the street trees on City property; and
- that tree protection barriers around the Spruce tree located on the adjacent property be extended to the full drip line of the tree following removal of the existing driveway on the subject property, and that any work conducted within the tree protection zone be supervised and documented by a Certified Arborist.

As a condition of rezoning, or prior to demolition of the existing dwelling on the subject property (whichever occurs first), tree protection barriers must be installed:

- to City standards around the two (2) street trees located on City property fronting Williams Road; and
- on the subject property within 0.6 m (2 ft.) of the east property line (the length of the drip line) to protect the Spruce tree located on the adjacent property to the east (10540 Williams Road).

Tree protection barriers must remain in place until construction of the future dwelling on the site is complete.

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 proposes to plant and maintain six (6) replacement trees [three (3) per future lot], with the following minimum calliper sizes:

- two (2) trees of 11 cm;
- two (2) trees of 10 cm; and
- two (2) trees of 9 cm.

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) to ensure that the replacement trees will be planted and the front yards of the future lots enhanced.

Vehicle Access and Site Servicing

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 and will not affect the City's street trees.

There are no servicing concerns or requirements with rezoning.

At future subdivision stage, the developer 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.

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.

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.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots, with 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 ongoing in the surrounding area. On this basis, staff support the application.



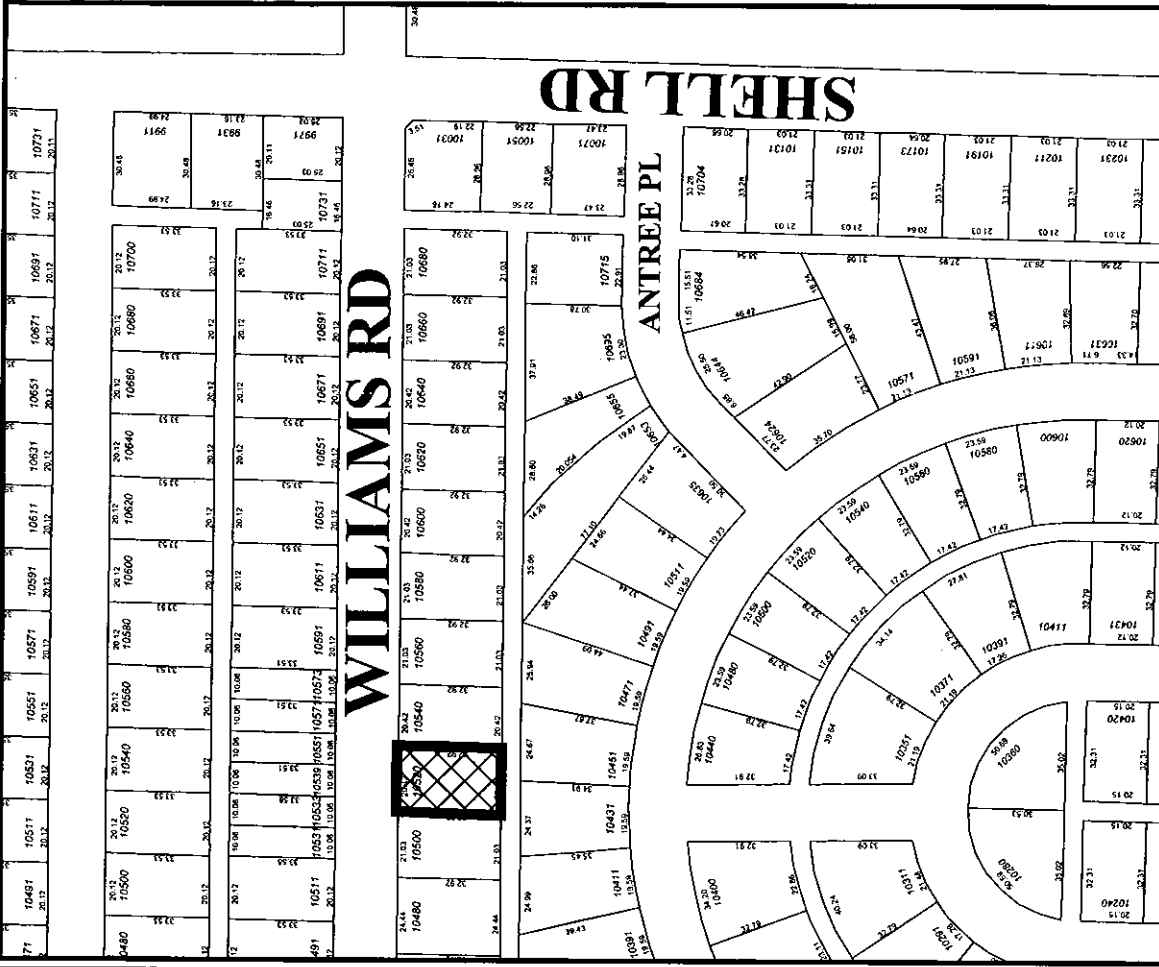
Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

Attachment 1:	Location/Aerial Map
Attachment 2:	Development Application Data Sheet
Attachment 3:	Lot Size Policy 5443
Attachment 4:	Tree Survey
Attachment 5:	Certified Arborist's Report
Attachment 6:	Rezoning Considerations Concurrence



City of Richmond





RZ 07-366381

Original Date: 04/26/07

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 07-366381

Attachment 2

Address: 10520 Williams Road

Applicant: Parm Dhinjal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Shalendra Rai, Naseeb Rai, & Nita Grewal	To be determined
Site Size (m²):	672 m ² (7,234 ft ²)	Two (2) lots – each approximately 336 m ² (3,617 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	No change
702 Policy Designation:	Lot Size Policy 5443 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)
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	336 m ²	none
Setback – Front & 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 bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990
 Amended by Council: December 18, 2006

POLICY 5443

File Ref: 4045-00

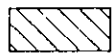
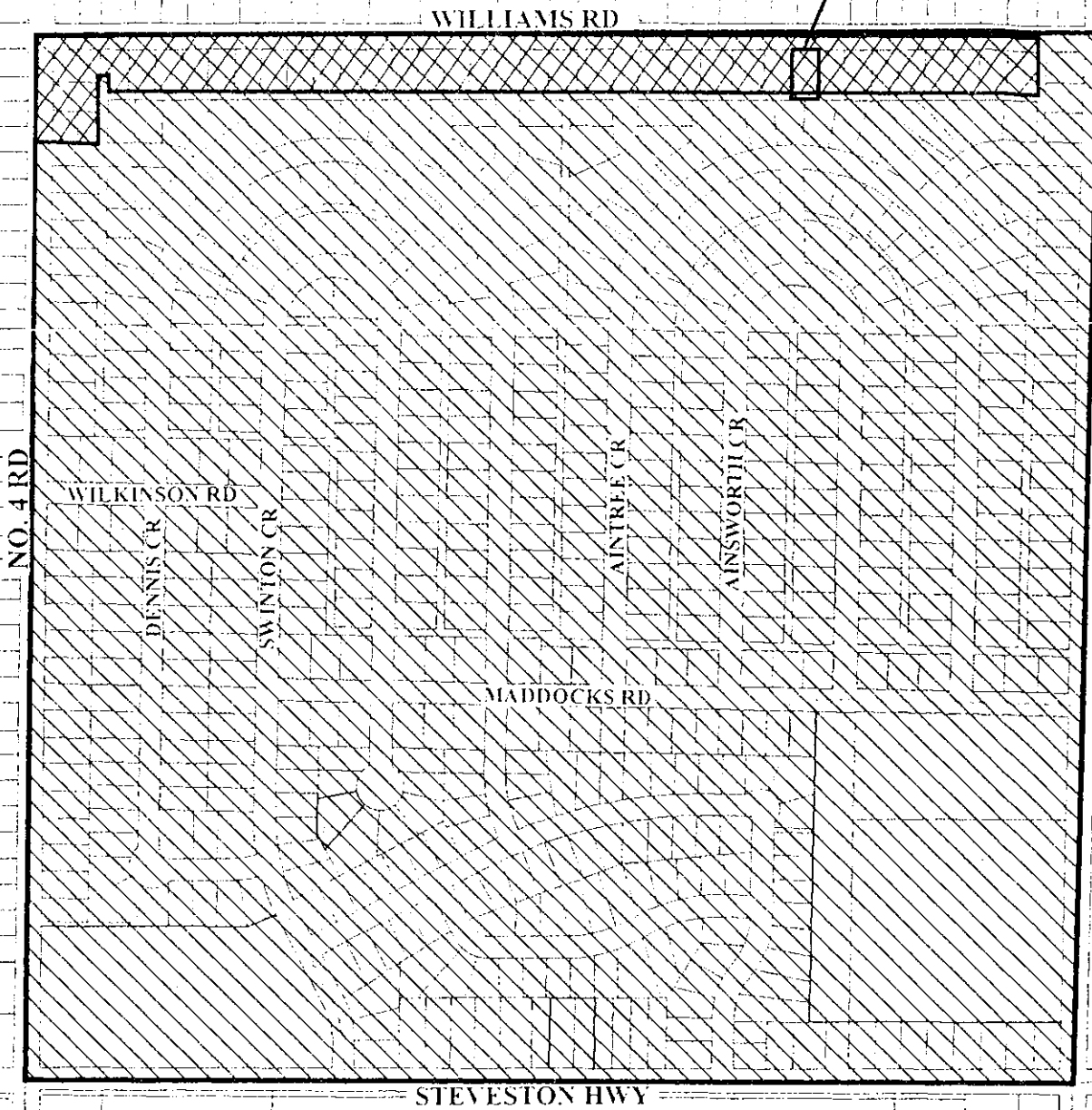
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) 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, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

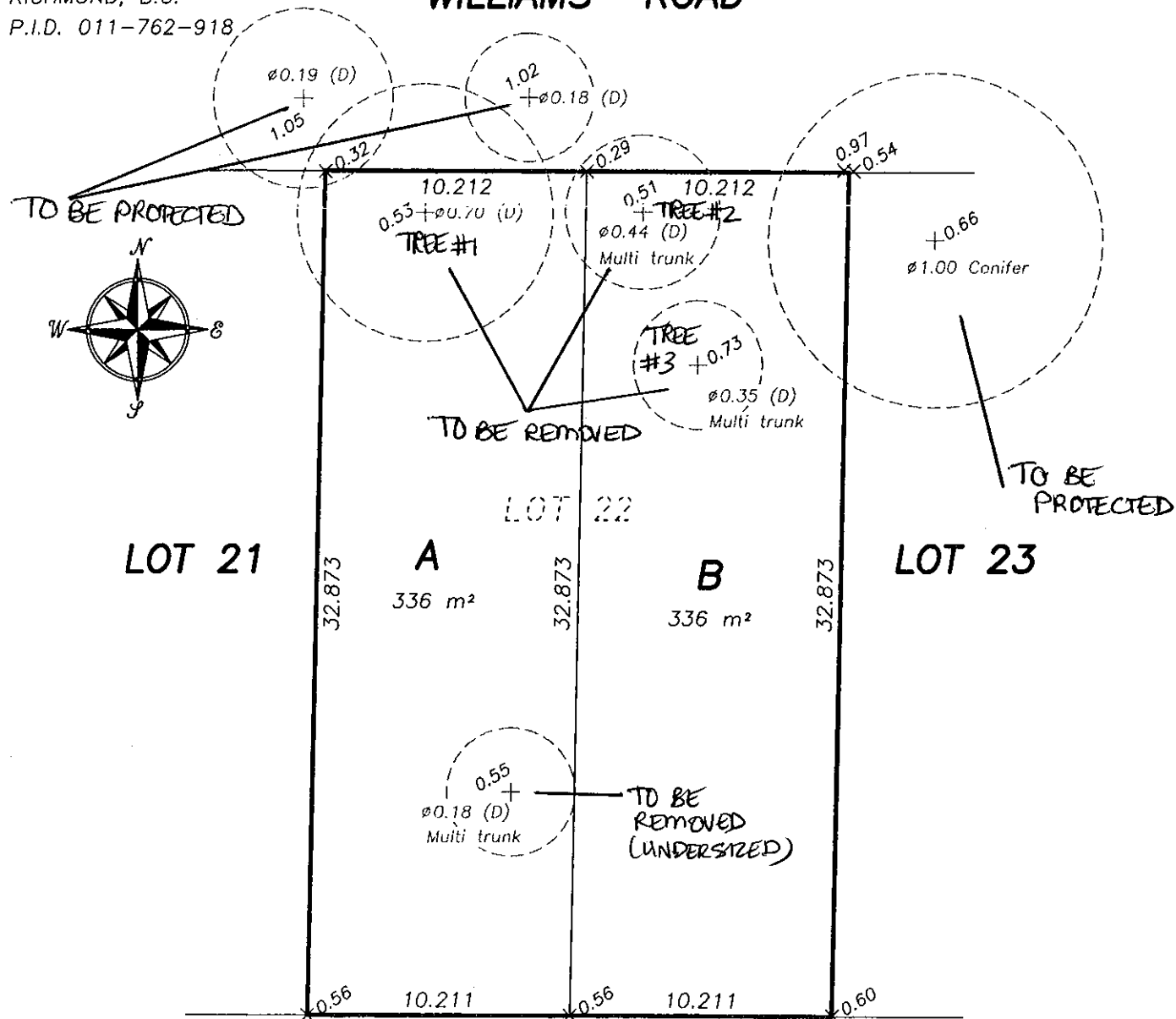
Amended Date: 12/18/06

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 22
BLOCK 12 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18551**

ATTACHMENT 4

#10520 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 011-762-918

WILLIAMS ROAD

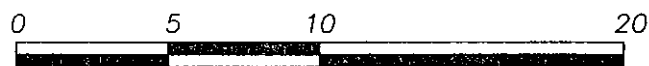


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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3187
FB-95 P54
Drawn By: GB

LANE

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

(D) denotes deciduous tree

DWG No. 3187-TREE

MOUNTAIN MAPLE GARDEN & TREE SERVICE
7065 NICHOLSON ROAD
DELTA, BC V4E 1Z9
PHONE: 604-488-4455

ATTACHMENT 5

April 30, 2007

RE: Arborist Report for JJC Developments Ltd., 10520 Williams Road, Richmond, BC

Arborist Notes: This site was inspected on January 6, 2007. This report serves to replace the original report dated January 7, 2007 and April 16, 2007. The conditions of three trees were assessed, and for the purpose of this report will be numbered 1 - 3.

#1) *Salix sp.* (Willow)

Height: 25ft

Spread: 15ft

Age: Mature

DBH: 66cm

Location on property: Adjacent to north west corner of property.

This tree was topped in the past basically leaving a tall stump. Its canopy consists of immature suckering growth. Two large cavities have been noted and they appear to have extensive decay. This tree is not worth retaining. This tree should be removed and a new tree planted upon completion of the development.

#2) *Prunus serrulata* (Japanese flowering cherry)

Height: 15ft

Spread: 10ft

Age: Mature

DBH: 44cm

Location on property: East of Tree #1.

This cherry tree has been topped, or improperly pollarded. Bacterial ooze is noted. There is to be a serious grade change to this property as part of the development process, and this tree is not worth retaining. Therefore, I recommend the tree to be removed, and a new tree planted upon completion of the development.

#3) *Acer palmatum* (Japanese maple)

Height: 12ft

Spread: 10ft

Age: Mature

DBH: 60cm combined

Location on property: South east of Tree #2.

This is a multi-stemmed specimen that appears to be in good health. This tree is within the proposed building envelope and will require removal for this reason.

ADDITIONAL NOTES: Tree protection fencing should be installed within 2ft of the property line at the north east corner to protect the Spruce tree that is on the neighbouring lot. It should extend as far south as the dripline.

This report is based on a visual assessment, from the ground only. No core or tissue samples were taken, no root crown excavations were performed. This report provides no undertakings regarding the future condition or behavior of the trees reviewed in it. Tree hazards and conditions do change overtime, and the evaluation period for this report is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,


 Kerin Matthews

ISA Certified Arborist #PN-5648A

ISA Certified Tree Risk Assessor #0123

Wildlife/Danger Tree Assessor #P498

RECEIVED
MAY 02 2007

Rezoning Considerations

10520 Williams Road RZ 07-366381

Prior to final adoption of Zoning Amendment Bylaw 8266, the following items are to be dealt with:

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 (OCP) Lane Establishment & Arterial Road Redevelopment Policies, and should include six (6) replacement trees [three (3) per future lot], with the following minimum calliper sizes:
 - two (2) trees of 11 cm;
 - two (2) trees of 10 cm; and
 - two (2) trees of 9 cm.
2. Installation of tree protection barriers:
 - around the drip lines of the two (2) street trees on City property fronting Williams Road; and
 - on the subject property within 0.6 m (2 ft.) of the east property line (the length of the drip line) to protect the Spruce tree located on the adjacent property to the east (10540 Williams Road). Tree protection barriers are to be extended to the full drip line of the tree following removal of the existing driveway on the subject property.

Tree protection barriers must be installed to the satisfaction of the City's Tree Preservation Official prior to final adoption of the rezoning bylaw, or prior to demolition of the existing dwelling on the subject property (whichever occurs first). Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.
3. Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the drip line of the Spruce tree located on adjacent property to the east (10540 Williams Road), which should include a post-impact assessment report (if applicable), to be reviewed by the City.
4. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed
Applicant: Parm Dhinjal

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8266 (RZ 07-366381)
10520 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. 011-762-918

Lot 22 Block 12 Section 35 Block 4 North Range 6 West

New Westminster District Plan 18551

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8266"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 09 2007



MAYOR

CORPORATE OFFICER