



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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To: Planning Committee  
From: Wayne Craig  
Acting Director of Development  
Re: Application by JJC Developments Ltd. for Rezoning at 11571 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)

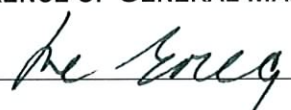
To Council - Sept 10, 2007  
To Planning - Sep 6, 2007  
Date: August 7, 2007  
RZ 06-331192  
File: 12-8060-20-8286

**Staff Recommendation**

That Bylaw No. 8286, for the rezoning of 11571 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.

  
Wayne Craig  
Acting Director of Development

EL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


## Staff Report

### Origin

JJC Developments Ltd. has applied to the City of Richmond for permission to rezone 11571 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 two (2) new single-family lots with vehicle access to an existing lane.

### Findings of Fact

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

### Surrounding Development

To the north: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.

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 some recently developed Single-Family Housing District, Subdivision Area K (R1/K) and 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) 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 (2) blocks have similar development potential due to the existing lane system.

### Staff Comments

#### Tree Preservation

A tree survey is submitted (**Attachment 3**) and three (3) bylaw-sized trees are noted on site. The applicant is proposing to remove the Deodar Cedar and Douglas Fir and relocate the Japanese Maple tree on site to accommodate future single-family dwellings and garages. An Arborist Report prepared by a Certified Arborist is submitted in support of the tree removal and relocation (**Attachment 4**).

Tree Preservation Group staff have reviewed the Arborist Report and confirmed that the Deodar Cedar tree in the front yard is in good form and health but would be impacted by raising the grade of the front yard to match the sidewalk grade along Williams Road. In order to compensate the loss of this large Deodar Cedar tree, the applicant is proposing to plant four (4) Maple trees, each at 11 cm calliper, in the front yards of the proposed lots. Due to the grade changes and the applicant's commitment to replant large trees in the front yard to enhance streetscape, staff feel that replanting is a more appropriate approach and have no objection to the proposal of removing the large Deodar Cedar tree.

Tree Preservation Group staff have also agreed to the transplant of the Japanese Maple tree on site. This tree is not very high but it has a rather broad canopy. Tree placement must consider the spread of the tree's canopy to avoid conflict with driveways, sidewalks and structures. As a condition of this rezoning application, the applicant is required to provide proof of a contract with a company specializing in tree relocation to undertake the transplant of the Japanese Maple tree with proper removal, storage, and replanting techniques. The applicant must also submit a Survival Security to the City in the amount of \$1,000 to ensure the successful relocation of the Japanese Maple tree prior to final adoption of the rezoning bylaw.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw No. 8057, two (2) replacement trees each at 9 cm calliper are required for the removal of the Douglas Fir tree on site.

In order to ensure that the replacements will be planted and the front yards of the future lots will be enhanced, a landscape plan (**Attachment 5**) prepared by a registered landscape architect is submitted. The landscape plan includes a total of six (6) replacement trees and a combination of shrubs and ground covers in the front yard. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$7,170.00 prior to final adoption of the rezoning bylaw.

#### 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.

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs including cost of closing existing driveway crossing on Williams Road. Vehicular access is to be from lane only, no access to Williams 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.

## 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.

## 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.



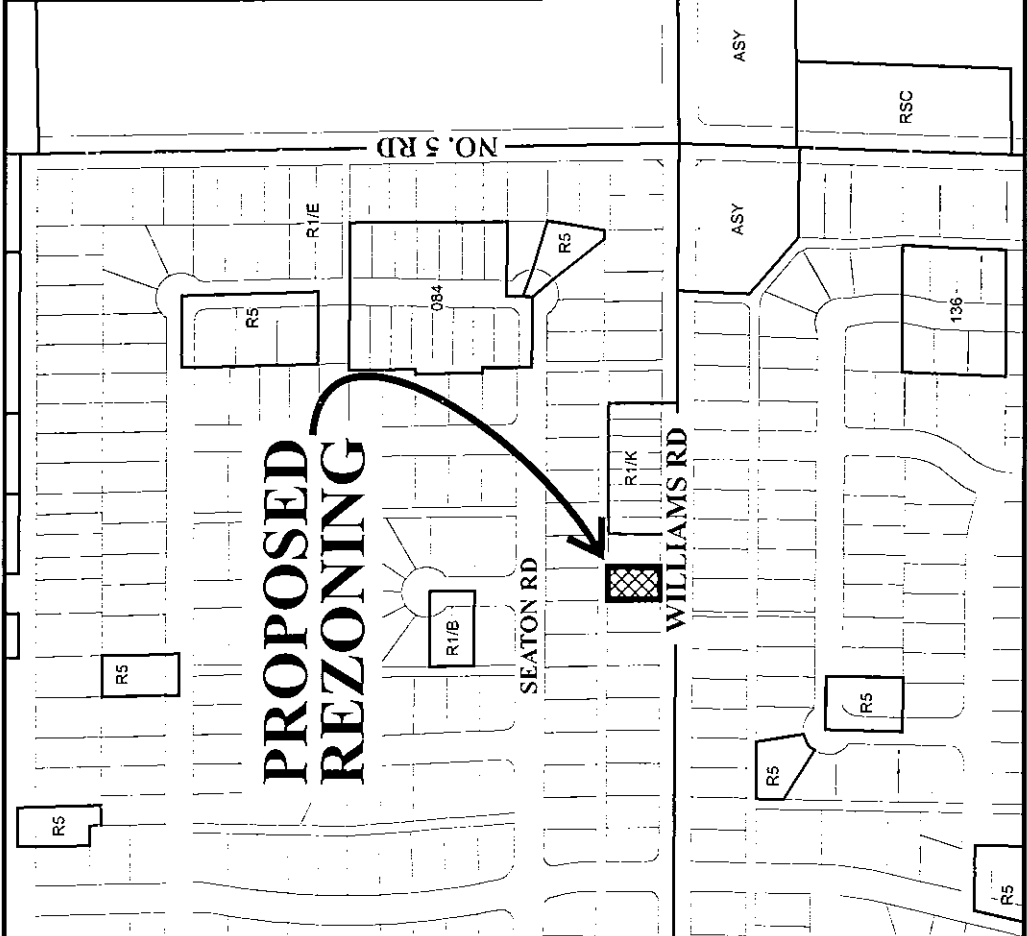
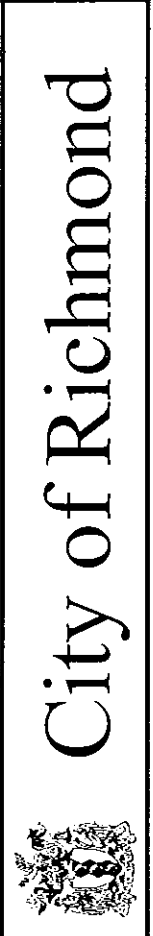
Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Arborist Report
- Attachment 5: Preliminary Landscape Plan

The following must be completed prior to final adoption of the rezoning bylaw:

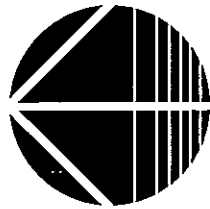
- Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the Japanese Maple tree with proper removal, storage, and replanting techniques. The contract must be reviewed by and to the satisfactory of the City's Tree Preservation Group;
- Provide a Survival Security to the City in the amount of \$1,000 to ensure the successful relocation of the Japanese Maple tree. 50% of the security will be released upon successful relocation and 50% of the security will be release one year after final inspection of the Building Permit in order to ensure that the Japanese Maple tree has survived;
- Provide a Landscape Security to the City of Richmond in the amount of \$7,170.00 for the landscape works as per the landscape plan prepared by Ito & Associates, dated July 17, 2007, and attached to the Report to Committee dated July 20, 2007; and
- Registration of a flood indemnity covenant on title.



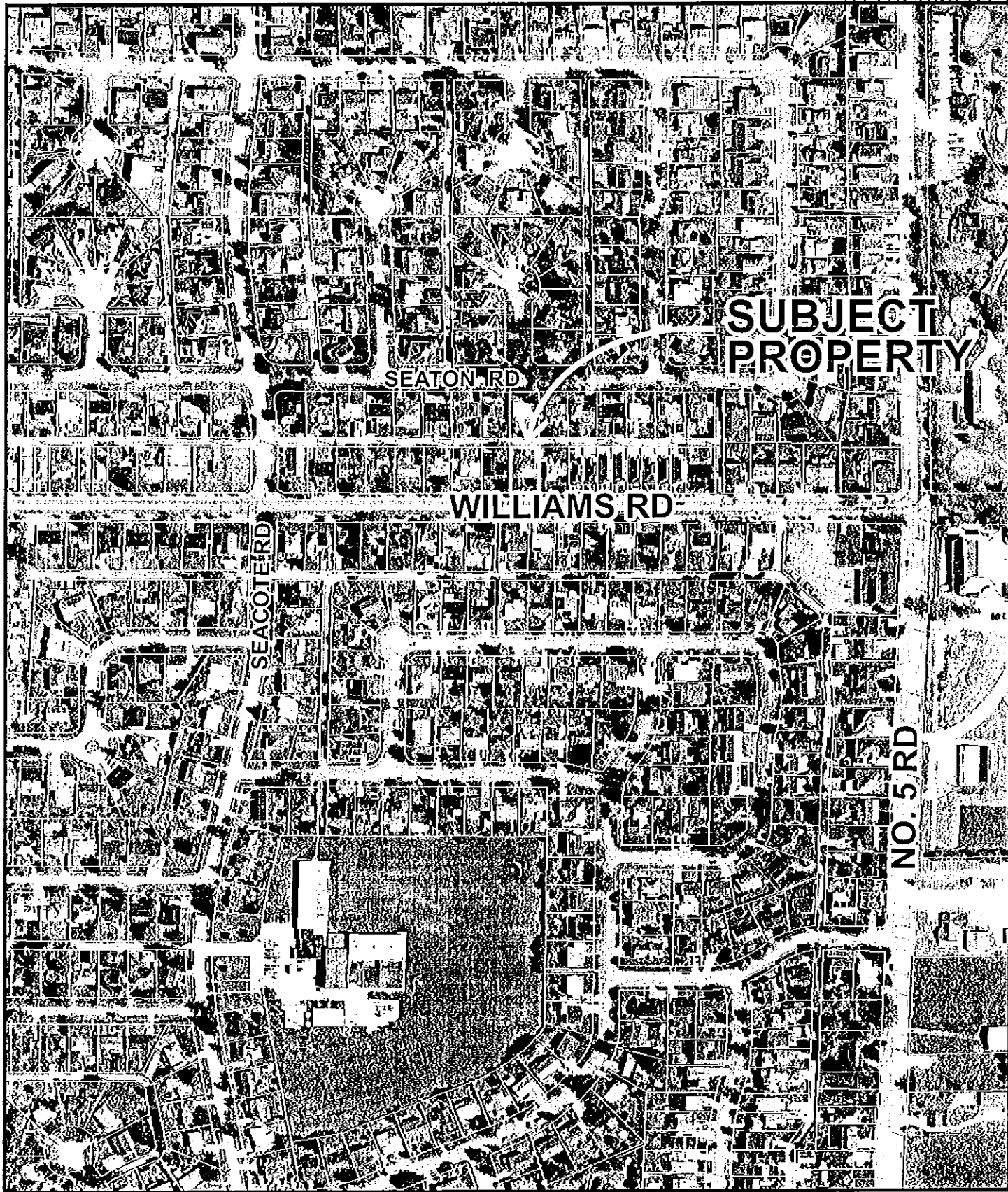
32	20.15	20.15	20.15	32	2
32	20.15	20.15	20.15	32	2
32.31	20.15	32.31	20.15	32.31	10.1
32.31	20.15	32.31	20.15	32.31	10.1
11551	11571	11591	116		
20.15	20.15	20.15	20.15	20.15	10.1
20.12	11560	20.12	11580	18.29	11620
20.12	11560	18.29	11600	18.29	11620

WILLIAMS RD

RZ 06-331192



Original Date: 04/05/06  
 Revision Date:  
 Note: Dimensions are in METERS



**SUBJECT  
PROPERTY**

SEATON RD

WILLIAMS RD

SEACOTE RD

NO. 5 RD



RZ 06-331192

Original Date: 07/20/07

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 06-331192**

**Attachment 2**

Address: 11571 Williams Road

Applicant: JJC Developments Ltd.

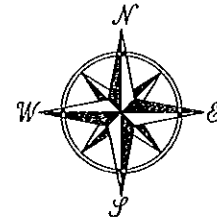
	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Ranjeet Singh Mehat & Harbhajan Singh Kang	To be determined
<b>Site Size (m<sup>2</sup>):</b>	651 m <sup>2</sup> (7,008 ft <sup>2</sup> )	Approximately 325.5 m <sup>2</sup> or 3,504 ft <sup>2</sup> each
<b>Land Uses:</b>	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
<b>OCP Designation:</b>	Low Density Residential	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Number of Units:</b>	One (1) single-family detached	Two (2) single-family detached

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
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 <sup>2</sup>	306 m <sup>2</sup>	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

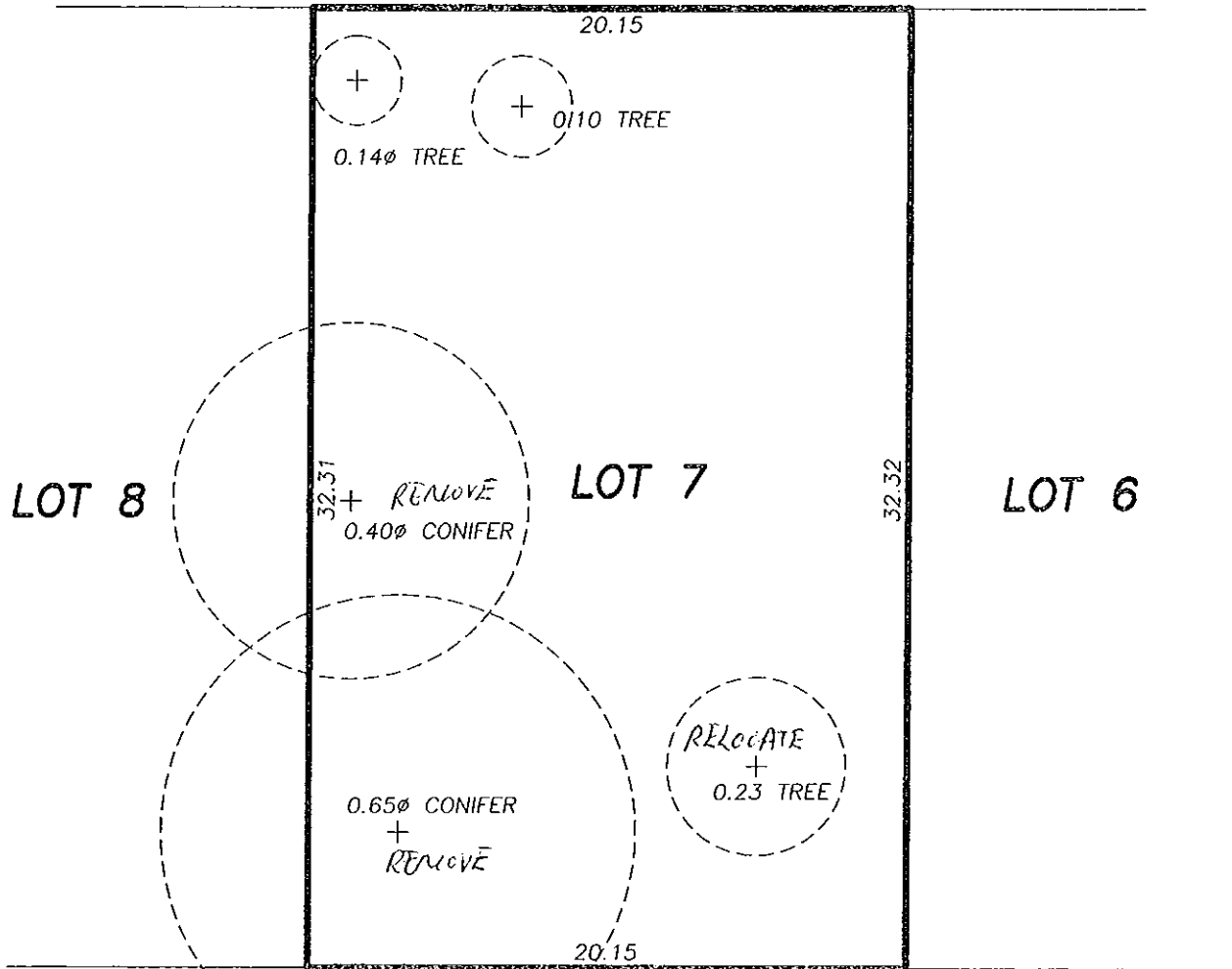
Other: Tree replacement compensation required for removal of Bylaw-sized trees.

PLAN OF TREE SURVEY OVER LOT 7 BLOCK 1  
SECTION 25 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18935

11571 WILLIAMS ROAD  
 RICHMOND, B.C.



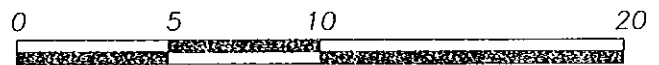
LANE



© Copyright  
 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. 2973  
 FB-75 P78-79  
 Drawn By: JT

WILLIAMS ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED

DWG No. 2973-TREE

SURVEY COMPLETED APRIL 3rd, 2006.



# ARBORTECH CONSULTING LTD

*"Stewards of the trees and plants in your environment"*

## MEMORANDUM:

September 22, 2006

File: 06179

Attn.: Harb Kang

c/o Tien Sher (Charan Sethi)  
suite 185 – 4631 Shell Road  
Richmond BC V6X 3M4

Cc:

Project: 11571 Williams Road

Re: Tree Retention Study

Dear Mr. Kang,

As requested, I have undertaken a detailed assessment of the existing trees located at the above referenced development site. The site is proposed to be developed to accommodate two new homes. This report provides a summary of my tree retention findings. I also enclose a tree retention plan for reference.

## TREE ASSESSMENT

Existing trees were tagged on site for identification. Details are described below.

Tree #	Dbh	Tree Type	Condition	Defect 1	Defect 2	Severity	Comments
92	23	Acer palmatum	Fair	Codom leaders	included bark	Moderate	2 stems with bark inclusion at basal union
93	65	Cedrus deodara	Poor				Headed limbs on the north side, root collar buried, up swept scaffold limbs
94	40	Pseudotsuga menziesii	Fair	Root restriction		Moderate	Within 0.5m of existing house and crown touches roof.

Note. Two undersized fruit trees (one apple and one pear) are found in the rear yard.

## RECOMMENDATIONS

**Tree #92:** This ornamental maple tree has normal structure for the species and is suitable to be retained and protected in its present location, or if the building or re-grading of the site are in conflict, the owner may wish to transplant it to a suitable location and proper finished grade. If it is to be transplanted, a qualified tree mover must be used and the owner must care for it adequately through an establishment period. The tree will require watering, possible some fertilization and protection for at least two growing seasons.

**Tree #93:** Considering the health and structural condition of this true cedar tree, I recommend that this tree be removed. It will never regain normal structure and eventually it will become a hazard to the site.

**Tree #94:** This tree is in fair condition, however it is located fully within the building envelope. It must be removed to accommodate the new building.

The small apple and pear tree in the rear yard can be removed without permit since they are both smaller than 20cm dbh.

### **TREE REPLACEMENT**

The site can accommodate one new tree per lot in the front yard and two new trees per lot in the rear yard. A specification for the replacement trees can be provided upon request.

### **TREE PROTECTION**

In order to mitigate the potential for construction impacts to retained trees, they will need to be protected from damage. Note that direct mechanical impacts to trunks, limbs and roots cannot be repaired. A tree will suffer permanent damage from these wounds. Also, indirect damage to roots by excavation too close to the trunk, soil compaction from machinery driving on the soil, changes in the drainage regime, or fill placement suffocating the roots may not show symptoms immediately, but these disturbances could kill or destabilize the tree.

- Install temporary tree protection fencing to the dripline (crown extents) before any land clearing, demolition or construction phases commences.
- If encroachment into any tree retention area is required for any reason, it should be authorized in advance by the project arborist. Special measures may need to be implemented to allow access, and some activities will not be allowed.
- Underground services, drainage components (especially pipes and swales), and finished grading shall not cause any grade changes (any excavation or fill) within the tree retention areas, and grade changes of surrounding lands that would result in storm water accumulation or depletion within the tree protection zone is not appropriate.
- Activities within and access to the tree retention areas are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction supplies, construction materials and/or waste materials. Vehicles and equipment may not pass within these zones. The retained trees may not be used to affix signs, lights, cables or any other device. Pruning, root pruning or any other treatment to the retained trees must be performed by a qualified arborist or under the direction of the project arborist.
- Retained trees or tree retention areas should be re-inspected by the project arborist prior to the occupation of the site, and/or whenever the site superintendent or owner deems necessary.
- During the landscape installation, it is just as important to consider the above criteria and recommendations. Some tree species can be killed by adding as little as 2 inches deep topsoil to their root zone.
- Additional treatments related to tree protection may be specified at the discretion of the project arborist and are described below.

## POSSIBLE TREE TREATMENTS

**Root Pruning** - The trees being retained in close proximity to any excavation will require monitoring and inspection during the excavation process. Roots that are encountered must be pruned cleanly at the excavation limits, in order to protect the roots from being damaged at a point closer to the tree, and to initiate re-growth of roots. Further detail of root pruning methods will be provided if the treatment is required.

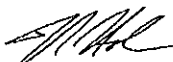
**Pruning** - The retained trees can be pruned in order to meet site safety and landscape objectives, for example to clean deadwood from the crown and to increase lines of sight by crown raising (removing lower limbs). Other treatments such as remedial pruning may be required if branches are wounded or damaged. Trees that may be increased exposure to wind and that have dense crowns may need to be thinned by light spiral pruning methods. All treatments would require hiring a tree service company, and would be restricted to completion by a qualified arborist who can demonstrate competency in proper pruning techniques. The full scope of the treatments can be provided in a specification developed by the project arborist.

**Mulching** - Trees that may be affected by disturbance may benefit from a protective layer of mulch over their root zones. Trees that have new direct sun exposure to the soil caused by the removal of adjacent trees, or that may have soil desiccation related to adjacent excavation may require treatment. Placement of 75 mm of bark mulch over the root zone of affected trees may be prescribed by the project arborist.

**Supplemental Watering** - The retained trees may be prone to drought stress from changes to their growing environment. Along with other factors, impacts from root loss, lateral drainage from soil exposed to excavations, and partial clearing of a site causing increased evaporation from the soil may require intervention. In some cases, retained trees may require manual watering of their root zones for an interim period as they adjust to the new disturbance around them. This may require a water source close by, or the use of a water truck. A contractor may need to be hired to provide such services.

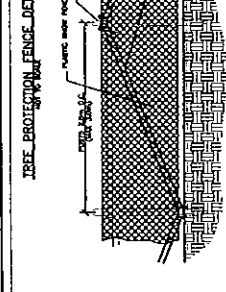
If you have any questions please call me at 604 275 3484 to discuss.

Regards,

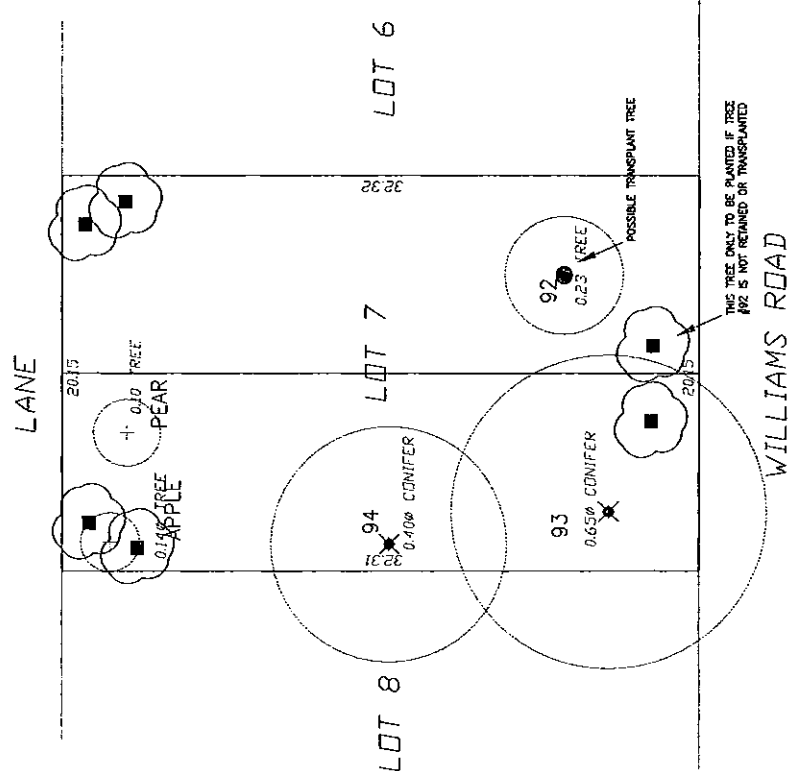


Norman Hol  
Consulting Arborist  
ISA Certified Arborist, Qualified Wildlife and Danger Tree Assessor

Enclosure; Tree Retention Plan

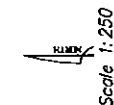


- Tree Protection, Pruning and Removal**
- In order to protect the groundcover for construction purposes, trees to be retained must be fenced to prevent damage to the tree. The fence will be made from existing materials, such as chain link fence, and will be at least 1.8m high. The fence will be made from existing materials, such as chain link fence, and will be at least 1.8m high. The fence will be made from existing materials, such as chain link fence, and will be at least 1.8m high.
1. The fence must be made from existing materials, such as chain link fence, and will be at least 1.8m high.
  2. The fence must be made from existing materials, such as chain link fence, and will be at least 1.8m high.
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  6. The fence must be made from existing materials, such as chain link fence, and will be at least 1.8m high.
  7. The fence must be made from existing materials, such as chain link fence, and will be at least 1.8m high.



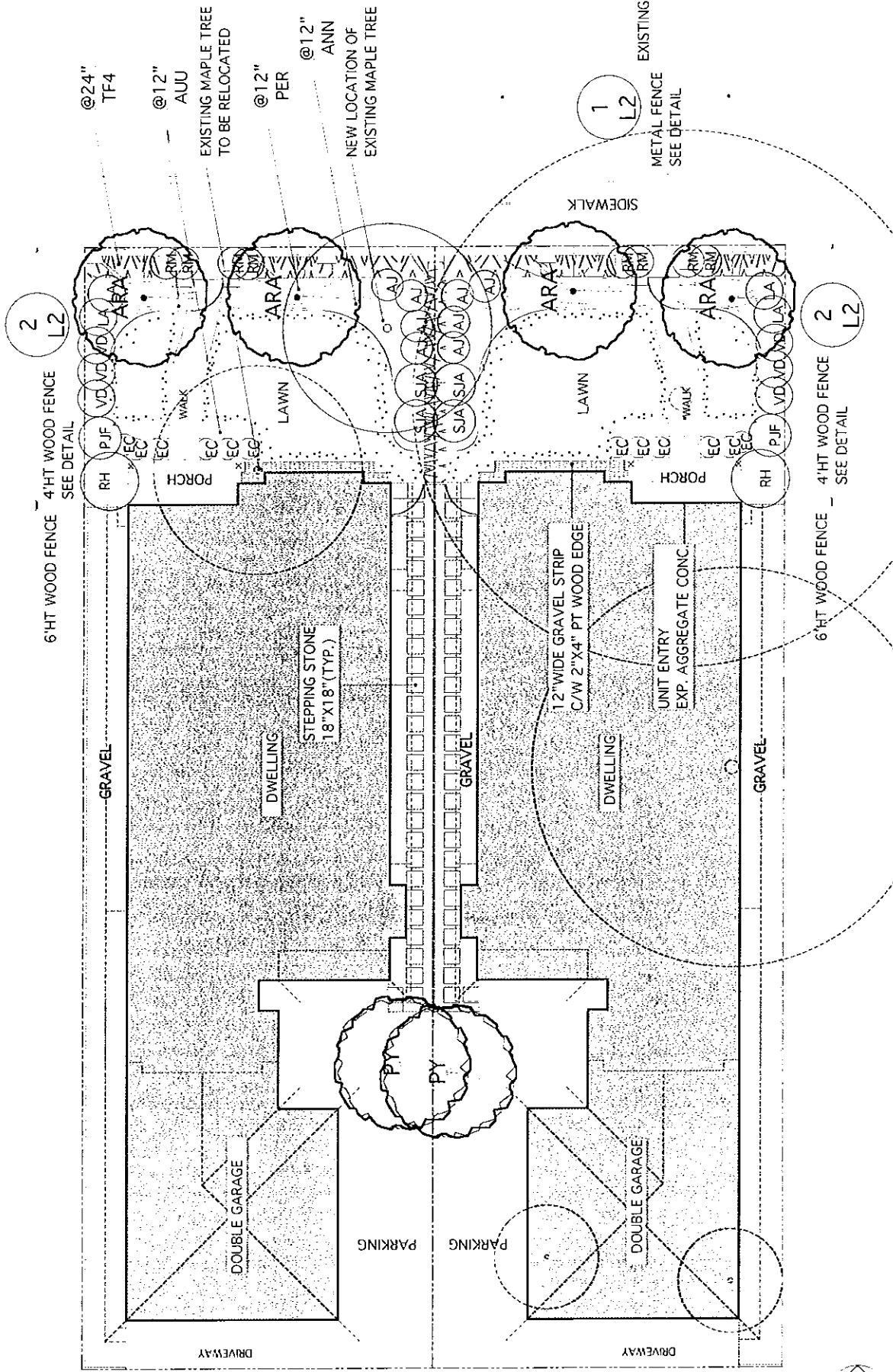
**TREE RETENTION PLAN**

Client: HARB KANG - TIEN SHER  
 Project: 2 LOT SUBDIVISION  
 Site: 11571 WILLIAMS ROAD RICHMOND BC



93 denotes TREE NUMBER, Refer to tree inventory for type, size and condition  
 X denotes TREE TO BE REMOVED  
 O denotes TREE TO BE RETAINED  
 O denotes TREE TO BE REMOVED for hazard mitigation  
 O denotes tree to be TRANSPORTED for use on or off site  
 O denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.  
 O denotes REPLACEMENT TREE to be planted. Species to be determined.

# WILLIAMS ROAD



SCALE: 1/4" = 1'-0"  
 JOB NO. 06L21  
 SHEET L1 OF 3

11571 WILLIAMS RD.  
 RICHMOND B.C.  
 RZ06-331192



LANDSCAPE PLAN

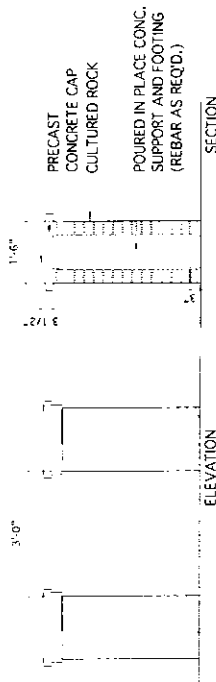
DESIGNED	MI	DATE	REV	DATE	REVISIONS	REV
		JUN 6, 2006			USE OF ZONING	
		JULY 17, 2007			REVISIONS TO TREE PLACEMENTS CHANGED	
					#55610-006-REOWNER	

EXISTING TREE TO BE RETAINED  
 EXISTING TREE TO BE REMOVED



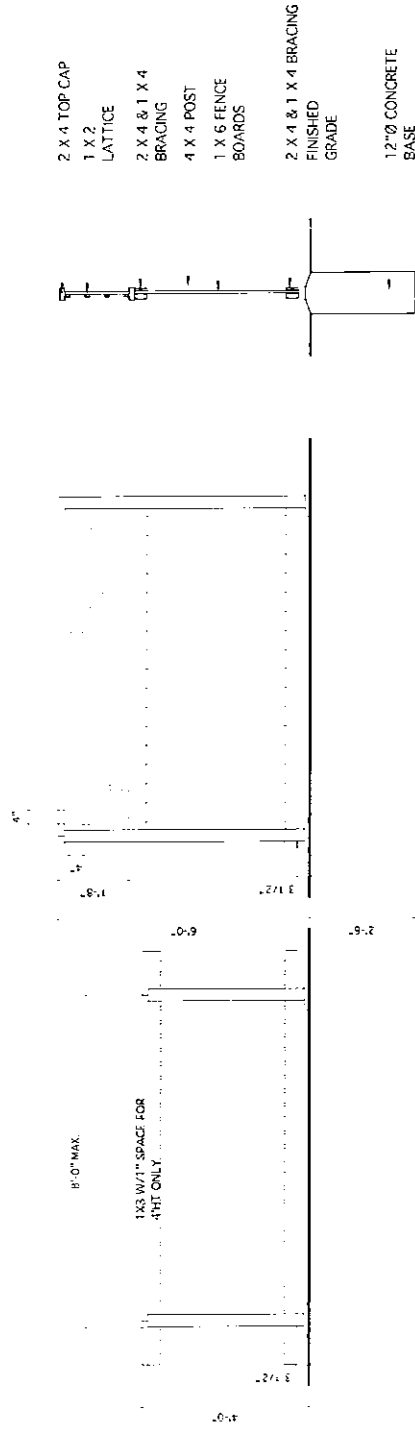
**NOTE:**

- ALL WOOD SHALL BE PRESSURE TREATED FIR S.4.S.
- ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
- ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES



**1 METAL GATE/POST DETAIL**  
SCALE - 1/2"=1'-0"

8'-0" MAX.



**2 4'HT LATTICE/6'HT WOOD FENCE**  
SCALE - 1/2"=1'-0"

- 2 X 4 TOP CAP
- 1 X 2 LATTICE
- 2 X 4 & 1 X 4 BRACING
- 4 X 4 POST
- 1 X 6 FENCE BOARDS
- 2 X 4 & 1 X 4 BRACING FINISHED GRADE
- 12"Ø CONCRETE BASE

DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	REV	DATE	REVISIONS	DESCRIPTION	REV
DRAWN	TI	JUN 6, 2006		ISSUED FOR REZONING					
		JULY 17, 2007		REPLACEMENT TREES CHANGED					
				ISSUED FOR REZONING					

11571 WILLIAMS RD.  
 RICHMOND B.C.  
 RZ06-33119Z

**PLANT LIST**

PROJECT ADDRESS 11571 WILLIAMS RD, RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
ARA	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	11.0cm CAL. 888 1.8m STD
PR	2	PRUNUS PEDAGNUS 'AKEBONO'	DAYBREAK CHERRY	9.0cm CAL. 888 1.8m STD.
TF4	34	THUJA OCCIDENTALIS 'FASTIGIATPYRAMIDAL'	CEDRAR	1.25m HT.
<b>SHRUBS</b>				
AJ	8	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	12	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	4	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
PJF	2	PERIS JAPONICA 'FOREST FLAMELILY OF THE VALLEY'		#3 POT
RH	2	RHOODENDRON **	RHOODENDRON	#5 POT
RM	8	ROSA MEIDLAND	MEDLAND ROSE	#1 POT
SJA	4	SPIRAEA JAPONICA 'ANTHONY WANTHONY WATERER SPIR'		#2 POT
VD	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT

**GROUND COVERS**


AU 180 ARCTOSTAPHYLOS UVA URSI KINKINNICK #SP3 POT

**PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS**

ANN 60 ANNUALS \*\* #SP3 POT  
 PER 70 PERENNIALS \*\* #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 CNTA STANDARDS FOR NURSERY STOCK AND THE BCLNA 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 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.

DESIGNED	MI	DATE	REVISIONS	REV	DATE	REVISIONS	REV		11571 WILLIAMS RD. RICHMOND B.C. R206-331192	SCALE 1/8" = 1'-0"	N/A
DRAWN	TI	JUN. 6, 2006 JULY 17, 2007	DESCRIPTION ISSUED FOR REASONING REPLACEMENT TREES CHANGED ISSUED FOR REASONING							PLANT LIST	SHEET 06/21 L3 OF 3



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8286 (RZ 06-331192)
11571 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. 001-319-507

Lot 7 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 8286".

FIRST READING

SEP 10 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by E.L., APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER