



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: Application by Vincent Wan for Rezoning at 9571 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

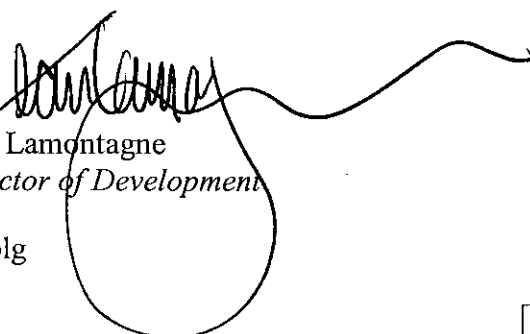
To Council - July 23, 2007
To Planning, July 17, 2007
Date: June 14, 2007

RZ 07-370649

File: 8060-20-8272

Staff Recommendation

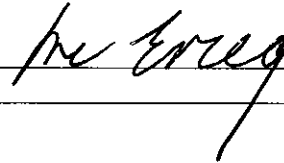
That Bylaw No. 8272, for the rezoning of 9571 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 07-370649
Location	9571 Williams Road (Attachment 1)
Owner	Chi Leong Cheong & Siew Kum Wong
Applicant	Vincent Wan

Date Received	April 26, 2007
Acknowledgement Letter	May 10, 2007
Fast Track Compliance	June 11, 2007
Staff Report	June 14, 2007
Planning Committee	July 17, 2007

Site Size	755 m ² (8,127 ft ²)
Land Uses	Existing – Single-Family Residential
	Proposed – Two (2) single-family residential lots (one (1) approximately 302 m ² or 3,249 ft ² and a second one approximately 327.5 m ² or 3,525 ft ²) (Attachment 3)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed – Single-Family Housing District (R1-0.6) - minimum width 9 m or 29.5 ft. (additional 2 m for corner lot width)
Planning Designations	<ul style="list-style-type: none"> • OCP General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low Density Residential • Lane Establishment and Arterial Road Redevelopment Policies – Permits Single-Family residential and Coach House development along this arterial road. <i>Application conforms with applicable designations and policy</i>
Surrounding Development	<ul style="list-style-type: none"> • This block of Williams Road contains a majority of older character single-family dwellings on larger R1/E lots as well as recently completed single-family dwellings on R1/K or R1-0.6 lots. • A future lane pattern has been started along the north side of Williams Road between Ash Street and No. 4 Road but the lane is not yet fully operational. Access to recent developments is via a temporary shared driveway between every two (2) new lots. • There is a local neighbourhood commercial use to the east at the northwest corner of No. 4 Road and Williams Road.

Staff Comments	<p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A tree survey is submitted (Attachment 4) and seven (7) bylaw-sized trees are noted on site. • An Arborist Report (Attachment 5) is submitted in support of the application. The Report recommends removal of the bylaw-sized trees on site. • Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations for tree removal on the basis of tree condition and conflict with proposed development plans and lane construction. • Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement tree in the Tree Protection Bylaw #8057, 14 replacement trees with the following minimum calliper sizes are required: <ul style="list-style-type: none"> • two (2) trees of 11 cm; • four (4) trees of 9 cm; • two (2) trees of 8 cm; and • six (6) trees of 6 cm. • To illustrate how the front and side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan, which includes five (5) of the required replacement trees (Attachment 6). • As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for both of the future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. • If replacement trees could not be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting would be required; • As a result of the frontage works required along Ash Street, a row of hedges located within the city's boulevard along this frontage will be removed. Parks Operations Section has no concerns on the proposed removal. <p><u>Building Elevation Plans</u></p> <ul style="list-style-type: none"> • To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (Attachment 7). At future development stage, Building Permit plans must be in compliance with zoning.
----------------	---

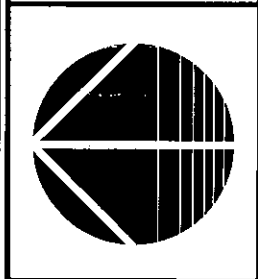
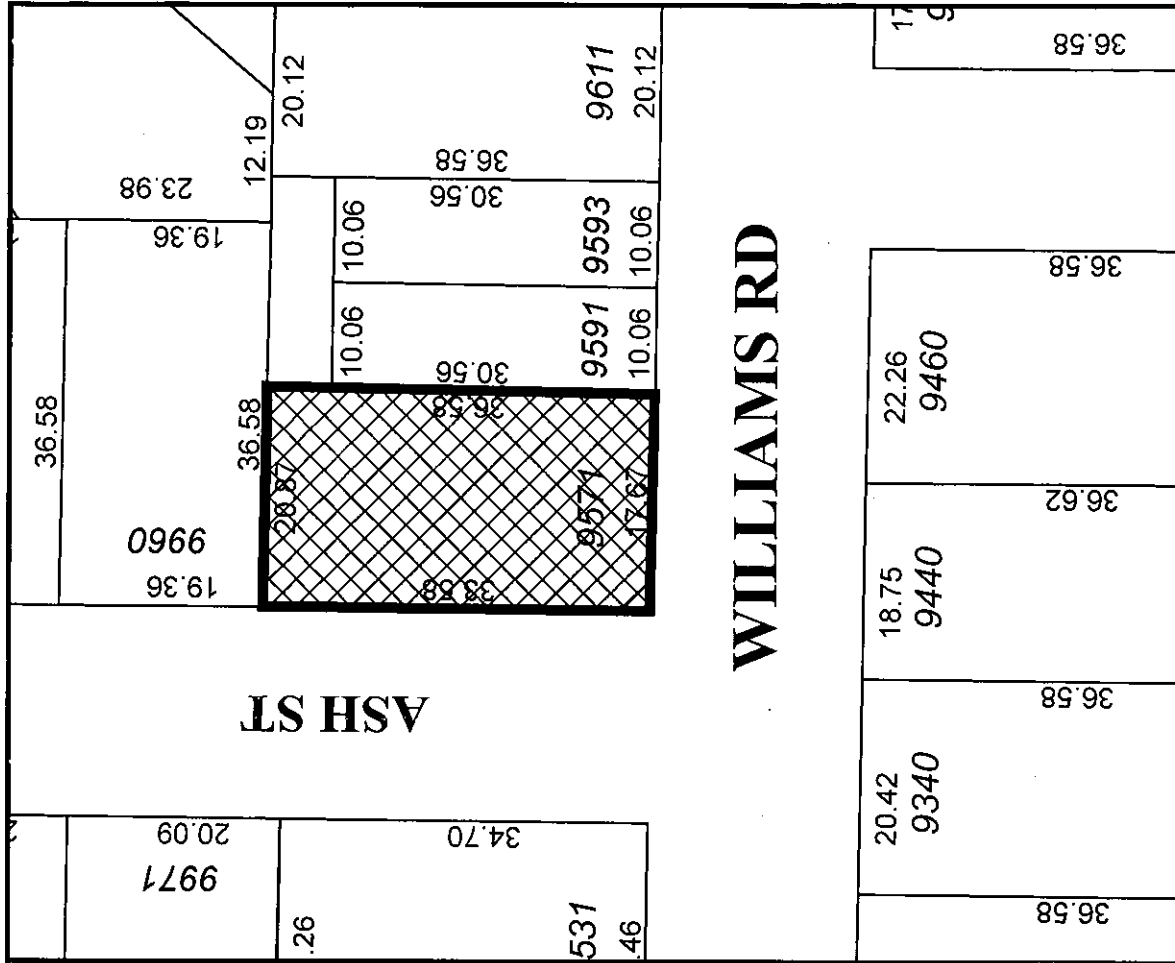
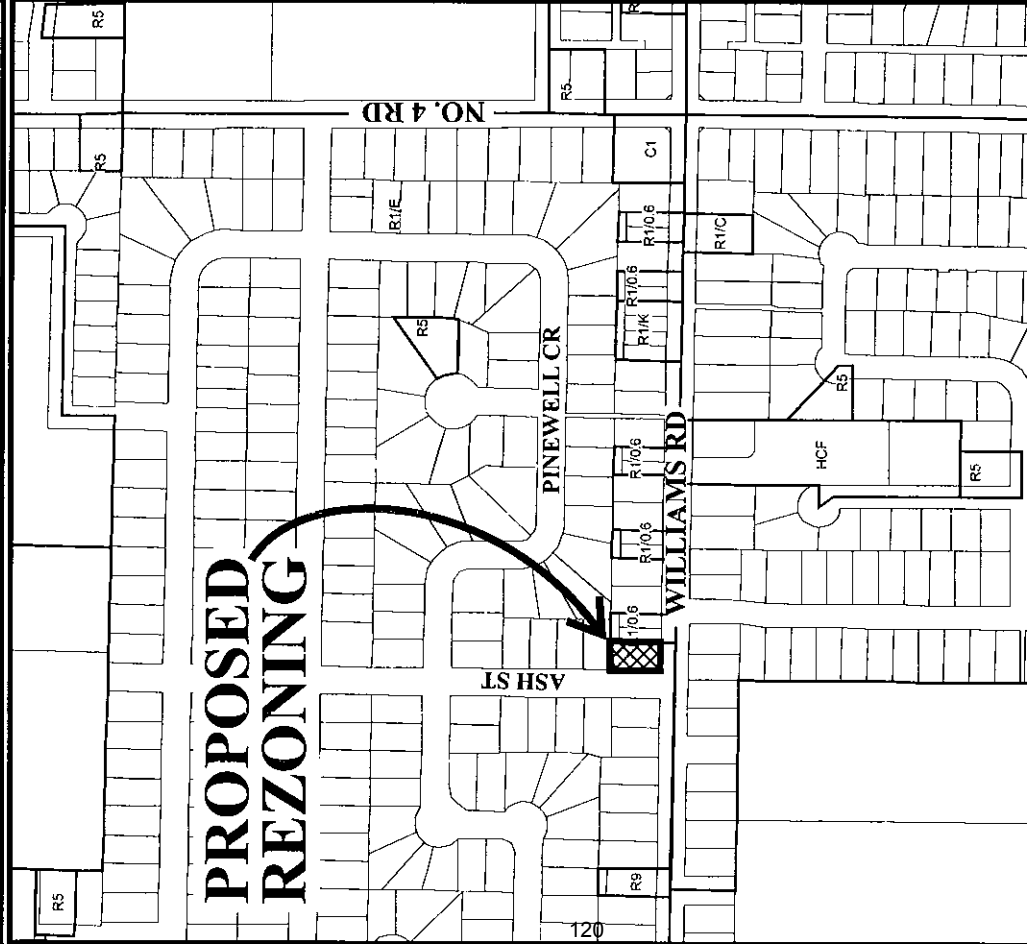
Staff Comments (Cont.)	<p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Prior to Final Adoption of rezoning, the developer is required to dedicate 6 m of property along the entire north property line of the subject site for proposed lane and dedicate property to increase existing corner cut to 4 m x 4 m. • The future lots will have vehicle access to the proposed municipal laneway with no access being permitted onto Williams Road or Ash Street. • A Covenant is required to ensure vehicular access to the corner lot is from the proposed lane at east property line with no access permitted to Ash Street or Williams Road. • Developer is also required to enter into a standard Servicing Agreement for the design and construction of offsite improvements on Ash Street from Williams Road to the north property line of the site, and lane construction from Ash Street to the east property line of 9593 Williams Road. Improvements for Ash Street to include curb and gutter, pavement widening, grass boulevard (minimum 1.5 m), street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Lane construction to include storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, and lane lighting. Design to include Water, Storm and Sanitary sewer connections for both lots. The developer will be reimbursed for the construction cost for the lane between the west property line of 9591 Williams Road and the east property line of 9531 Williams Road through the Neighbourhood Improvement Charge Fund. • At subdivision stage, the developer will also be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Management</u></p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Access to most recent developments on the north side of Williams Road between Ash Street and No. 4 Road is through a temporary shared driveway. • The proposed development would start a new municipal lane off Ash Street and open up the opportunity for the construction of the unopened laneway to the east. • The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a Single-Family residential development proposal with access to a new municipal lane.
Attachments	<p>Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Proposed Subdivision Layout; Attachment 4 – Tree Survey; Attachment 5 – Arborist Report; Attachment 6 – Preliminary Landscape Plan; Attachment 7 – Preliminary Building Elevations; and Attachment 8 – Rezoning Considerations</p>
Recommendation	<p>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 support the application.</p>



Edwin Lee
Planning Technician - Design
 (Local 4121)

EL:blg



RZ 07-370649

Original Date: 05/15/07

Revision Date:

Note: Dimensions are in METRES



RZ 07-370649

Original Date: 05/15/07

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 07-370649

Attachment 2

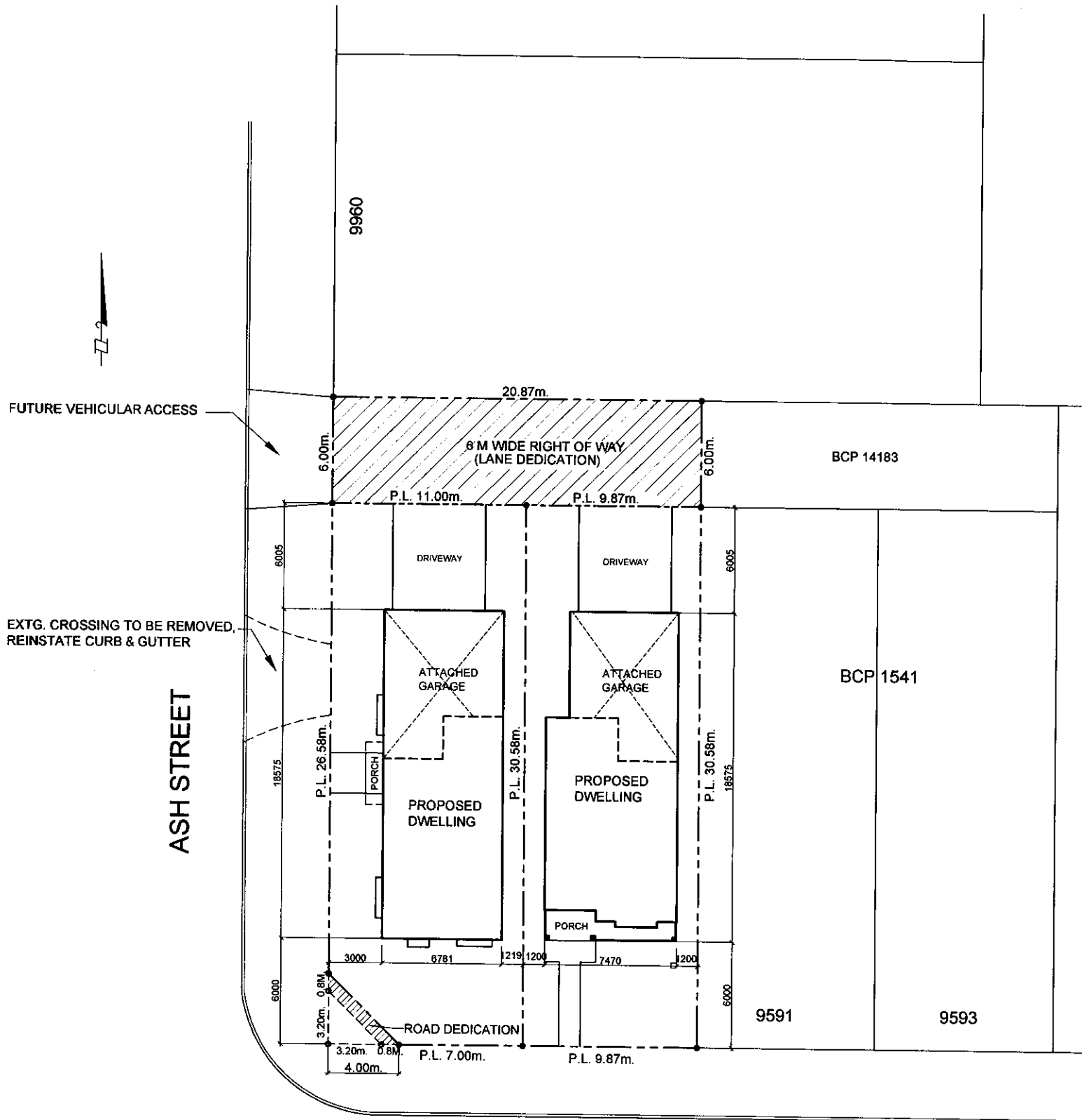
Address: 9571 Williams Road

Applicant: Vincent Wan

	Existing	Proposed
Owner:	Chi Leong Cheong & Siew Kum Wong	To be determined
Site Size (m²):	755 m ² (8,127 ft ²)	one (1) lot approximately 302 m ² or 3,249 ft ² and a second one approximately 327.5 m ² or 3,525 ft ²
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	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
Lot Size (min. dimensions):	270 m ²	302 m ² & 327.5 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: Tree replacement compensation required for removal of bylaw-sized trees.



LEGAL DESCRIPTION:
 1 SEC 27, BLK 4N RG8W PL. 15322
 PART SE $\frac{1}{4}$, EXCEPT PLAN LMP22888

9571 WILLIAMS ROAD

PROPOSED SITE PLAN 9571 WILLIAMS ROAD



Catherine MacDonald Inc.

648 East 5th Street, North Vancouver, BC V7L 1M7
 phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
 email catherinemacdonald@shaw.ca

23 May 2007

Mr. Vincent Wan
 c/o Mr. Eric Cheung at <mrrericcheung@gmail.com>

Dear Messrs Wan & Cheung:

Re: 9571 Williams Road, Richmond - ARBORIST'S REPORT

With regard to the above proposed development site, I am pleased to provide this Arborist's Report on seven trees as noted on the undated Site Plan you sent me last week as a PDF (attached). The proposed project intention is to demolish the existing one family residence and create two dwellings. A site assessment was conducted Friday 18 May 2007. This Report documents the condition of the trees in detail as below and makes general comments about future activities on this site relative to the existing trees. I do not have other project information, such as servicing, for the project.

This Report is valid for the day of inspection; tree health, weather, human activities may change the condition ratings and risk factors of these trees. This Report is based on a visual inspection made from the ground. No climbing, excavations, coring or tissue samples were a part of this reporting process.

TREE TAG #46 – 48cm Diameter/6m crown – Hamamelis – This 'tree' is in fact an overgrown Witchhazel shrub. It is beyond maturity, and it has inclusions at the base typical of the species. It is in good health, although it has deadwood and pruning stubs within the crown due to improper pruning maintenance. Overall I would rate it in FAIR condition. Located within the proposed building envelope, it is not relocatable, in my view, due to its age and the configuration of the plant/crown. Therefore, this shrub is not a suitable candidate for retention in upcoming development, and the Landscape Architect should specify replacement on the Landscape Plan.

Mr. Vincent Wan
 c/o Mr. Eric Cheung
 9571 Williams Road, Richmond – ARBORIST REPORT
 23 May 2007

Page 1 of 5



TREE TAG #46

TREE TAG #47

TREE TAG #47 – 22cm Diameter/2m crown – Pinus – This tree has been topped and only has one branch with green needles on it (low live crown ratio). Overall I would rate it in POOR condition. Located adjacent to the proposed building envelope, it should, in my view, be removed prior to construction and replacement specified by the Landscape Architect on the Landscape Plan.

TREE TAG #48 – 29cm Diameter/5m crown – Pseudotsuga – This Douglas fir has been previously topped and now has two leaders as a result. Aside from this major structural defect, the tree is in good health. Overall I would rate it in POOR condition, given the structural problems in the crown. I note that this tree is within the current fenced yard of the existing dwelling, but is in fact, legally located within the SRW Plan 40612. Should the City of Richmond permit the owner to extend the unopened lane to access proposed garages, this tree will have to be removed. My recommendation based on that scenario is that the owner provide a replacement tree to be located on private property as specified by the Landscape Architect on the Landscape Plan.



TREE TAG #48

TREE TAG #48 - double leader

TREE TAG #49 – 28cm Diameter/5m crown – Abies – This Fir is in good health, and has no structural defects. It is crowded by trees on both sides, and has an open (leggy) form as result. Overall I would rate it in GOOD condition. As above, I note that this tree is within the current fenced yard of the existing dwelling, but is in fact, legally located within the SRW Plan 40612. Should the City of Richmond permit the owner to extend the unopened lane to access proposed garages, this tree will have to be removed. My recommendation based on that scenario is that the owner provide a replacement tree to be located on private property as specified by the Landscape Architect on the Landscape Plan.

TREE TAG #50 – 40cm Diameter/5m crown – twin stem Cypress – This Cypress is in decline, typical of many Cypresses in the Lower Mainland. While it has no structural defects, it is in poor health (low vigour, widespread dieback inside crown). Overall I would rate it in POOR condition. As above, I note that this tree is within the current fenced yard of the existing dwelling, but is in fact, legally located within the SRW Plan 40612. Should the City of Richmond permit the owner to extend the unopened lane to access proposed garages, this tree will have to be removed. My recommendation based on that scenario is that the owner provide a replacement tree to be located on private property as specified by the Landscape Architect on the Landscape Plan.



TREE TAG #49 (on right) **TREE TAG #50** (on left)



TREE TAG #50 – Interior of crown

TREE TAG #51 – 66cm Diameter/3m crown – Fruiting Pear – This fruit tree is beyond maturity and in decline. It has deadwood, minor structural defects—largely due to pruning practices and poor healing of pruning cuts. Overall I would rate it in POOR condition. As above, I note that this tree is within the current fenced yard of the existing dwelling, but is in fact, partially legally located within the SRW Plan 40612. Should the City of Richmond permit the owner to extend the unopened lane to access proposed garages, this tree will have to be removed. My recommendation based on that scenario is that the owner provide a replacement tree to be located on private property as specified by the Landscape Architect on the Landscape Plan.

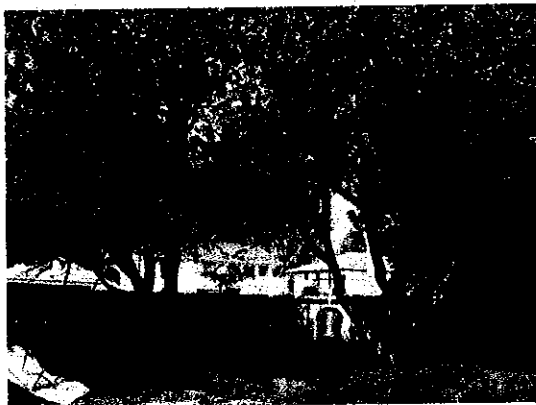
TREE TAG #52 – 48cm Diameter/5m crown – Fruiting Apple – This fruit tree is beyond maturity and in decline. It has deadwood, major decay in the main limbs and stem, and structural defects. It is located very close to proposed garage building envelope. Overall I would rate it in POOR condition. I recommend that tree be removed and the owner provide a replacement tree as specified by the Landscape Architect on the Landscape Plan.



TREE TAG #51



TREE TAG #52



TREE TAG #52

TREE TAG #51

I note that while the coverage for this lot will increase with two dwelling and garages, it is a corner lot and there is room for replacement trees along private boulevards of Ash and Williams. Additionally, there is a small insert street tree that should be protected at the perimeter of the tree grate/canopy during construction. There are two Cedar hedges, one located in the Ash street allowance; the one along Williams is hanging over the sidewalk and should be pruned or removed.

If there are any questions regarding these trees or any other arboriculture issues for this project, kindly contact me at the above. I certify that all the statements of fact in this Report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

Sincerely,

**Catherine
MacDonald**

Digitally signed by Catherine MacDonald
DN: cn=Catherine MacDonald, c=CA,
o=Catherine MacDonald Inc.,
email=catherinemacdonald@shaw.ca
Date: 2007.05.23 16:25:13 -07'00'

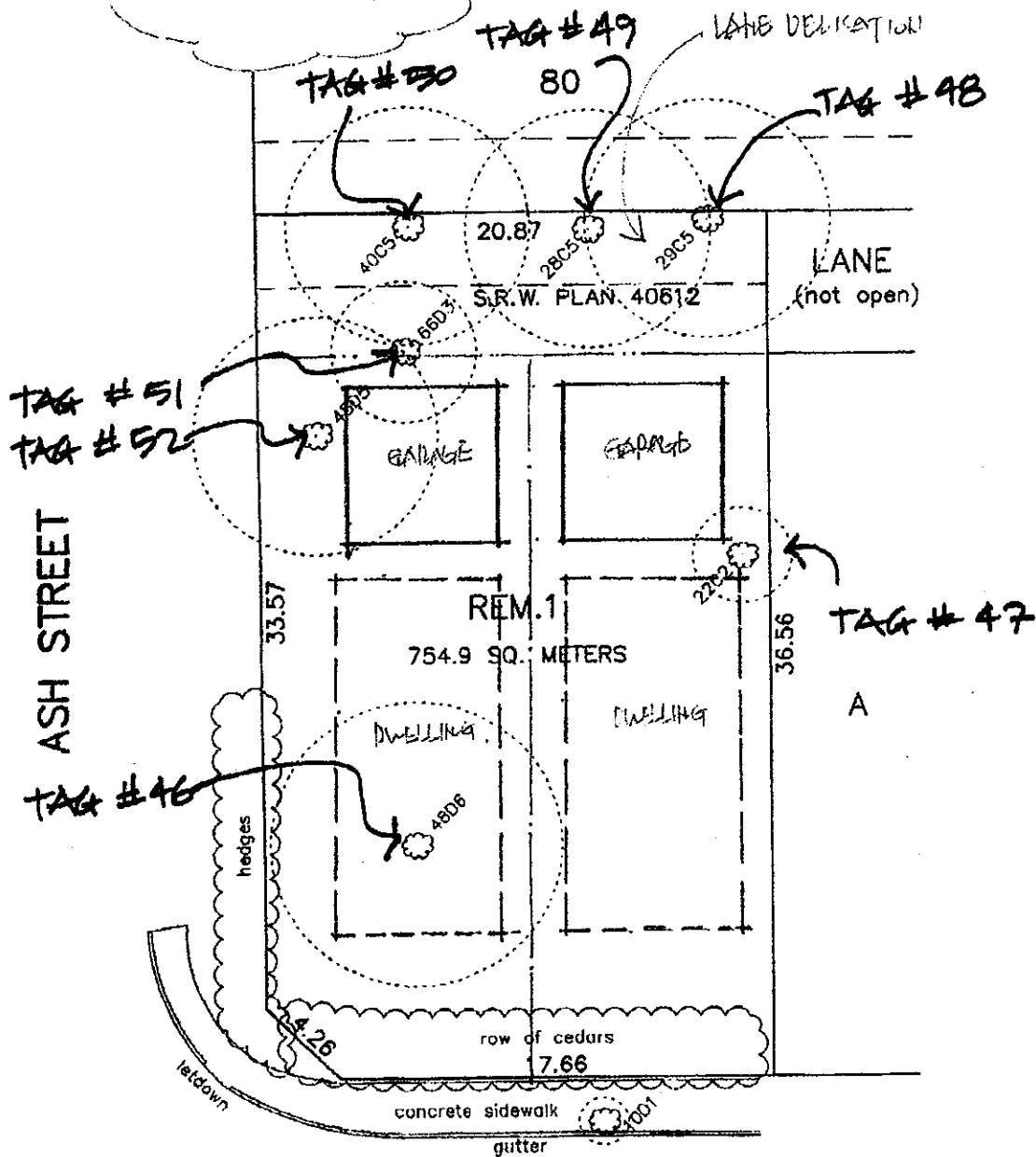
Catherine MacDonald Inc.

Catherine MacDonald
ISA Certified Arborist PN-0716A
ISA Certified Tree Risk Assessor #212

Attachment: Reduced Site Plan with tree numbers.

City of Richmond Business License #07-364343

FOR ARBORIST'S REPORT



#9571

WILLIAMS ROAD

ARBORIST'S REPORT
23 MAY 2007

NOTE: STREETS TREES PROVIDED AS PART OF THE SERVICING AGREEMENT/FRONTAGE IMPROVEMENT PER RE ZONING CONDITIONS

APPROX. 4- PROPOSED AT 6-8 M. ON CENTER (CITY TO VERIFY)

WALL & ARBOUR 4" INSIDE OF PROP. LINE

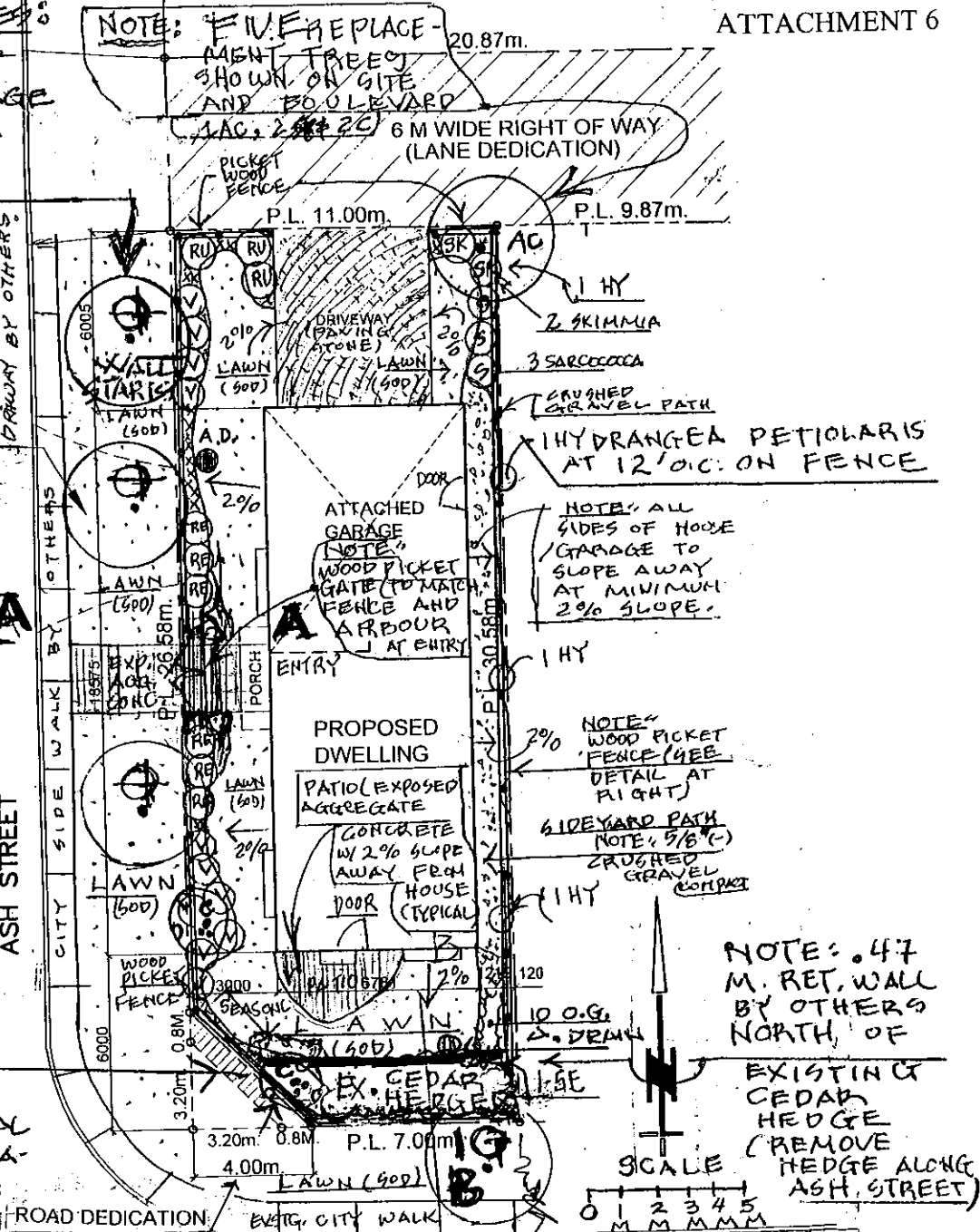
WALK 7" 6 STEPS 5" R. 15" TR.

SECTION A-A

NOTE: .47M RETAINING WALL BY OTHERS ALONG ASH ST. 4" IN-SIDE PROP. LINE AND PARALLEL TO WILLIAMS RD. NORTH SIDE OF EXISTING CEDGE HEDGE (PRUNE AS DIRECTED, HEDGE TO STAY AT NATURAL GRADE SEE SPECIFICATIONS.) SEE SECTION BELOW

NOTE: FIVE PLACE-MENT TREES SHOWN ON SITE AND BOULEVARD

NOTE: FENCE OLD DRAWN BY OTHERS



Harry Lee Haggard - Landscape Architect

4077 Saint Georges Avenue, North Vancouver, BC V7N 1W7
Phone (604) 985-0137

SHEET REV.
1. A
OF 3
JUNE 2007 JUNE

Plant List

	Symbol	Quantt.	Scientific Name	Common Name	Size	Cond	Spacing
Replacement Trees	(AC)	ONE	Acer sacchimum	Sugar maple	11cm	B&B	
	(C3)	2	Coruns edie's. W. W.	White wonder dogwood	8 cm	B&B	RANDOM
	(G)	4	Ginkgo Biloba	Maldenhair tree	8 cm	B&B	15'-25' o.c.
Shrubs	(SE)	2	Sequoiadendron pendula	Dwarf variety	#7 Container		RANDOM
	(OG)	10	Mahonia aquifolia	Oregon grape	#2 Container		2' OC
	(RE)	10	Rhododendron Elizabeth		#3 Container		3' OC
	(RU)	3	Rhododendron unique		#5 Container		4' OC
	(S)	8	Sarcococca hookeriana		#2 Container		2' OC
ground cover	(SK)	2	Skimmia japonica	Red berry	#5 container		3' OC
	(M)	ONE	Skimmia japonica	Male	#2 Container		Random
	(V)	10	Viburnum davidii		#3 Container		2'6" OC
	XXXX	30 (SEVENTY)	Vinca minor	Periwinkle	4"	Pot	18" OC
	(HY)	4	Hydrangea petiolaris	Climbing HYD	#2 Container		10' OC

RECOMMEND
AS STREET
TREE
(GINKGO)

NOTE:

REPLACEMENT &

ST. TREES PER

PART OF SERV-
-ICING / FRONTAGE
IMPROVEMENT
FOR REZONING
CONDITIONS,

(CITY TO VERIFY
QUANTITY AND
TYPE AND SPACING)
OF STREET
TREES

(TOTAL
REPLACEMENT
REQUIRED BY
RICHMOND CITY
- 14 -

ON PLAN 5 MINUS
TOTAL

TOTAL 9
TREES
AS CASH-
IN-LIEU

TREES 9 X \$500 = 4,500
PER CASH
TREE IN-LIEU

NOTE: PLANT LIST ABOVE
FOR

9571 - WILLIAMS ROAD
RICHMOND, B.C.

SEE SHEET 1 FOR PLANTING
PLAN

AND

SEE SHEET 3 FOR DETAILS
AND WRITTEN SPECIFICA-
-TIONS (WHICH FORM AN
INTEGRAL PART OF THESE
LANDSCAPE DRAWINGS.

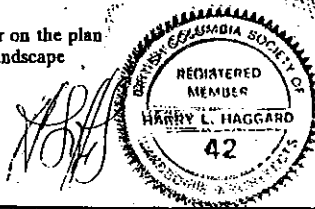
Harry Lee Haggard - Landscape Architect

4077 Saint Georges Avenue, North Vancouver, BC V7N 1W7
Phone (604) 985-0137

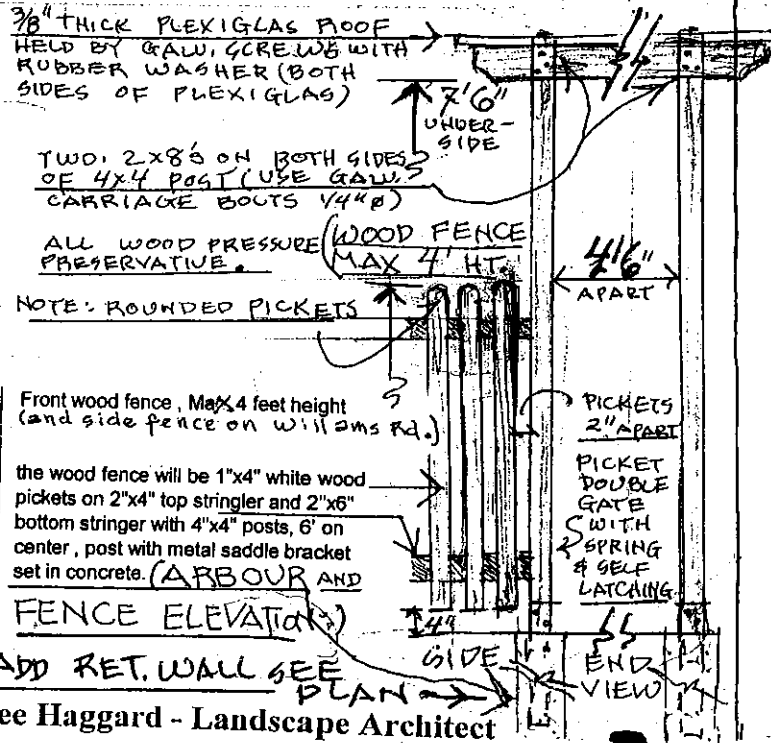
SHEET 2. (A)
OF 3
JUNE 9, 07
JUNE 20, 07

WRITTEN SPECIFICATIONS

1. All work, installation, materials, etc. to be per B.C.S.L.A. and B.C.N.T.A. standards and specifications.
2. Add good friable topsoil (maximum 4% clay and maximum 4% peat/sand) to depths as listed: lawn / groundcover / shrubs / and trees 24" - 36" DEPTH.
(6") / (12") / (18")
3. All trees and shrubs on mound slope to have a 6" high earth watering dish.
4. Positive drainage throughout site to be provided by Landscape Contractor after planting and lawn installation (all existing trees left at natural grade with positive drainage).
5. After all planting add minimum 2" fir bark mulch (salt-free) throughout and road finish grades.
6. Fir bark mulch finish grades throughout to be 1" below top of asphalt and road finish grades.
7. Plant inspections upon request by Landscape Contractor to include as a minimum of three to be:
 - (a) Plant inspection at time of plant arrival.
 - (b) Interim site inspections.
 - (c) Final site inspection after last plant in place and fir bark mulch in place.
8. One-year plant guarantee to begin after last plant in place and the final inspection has been carried out and reported by letter by this office.
9. A thirty (30) day maintenance of plants to include pruning, watering, etc. Said 30-day maintenance to begin after item 7-C above.
10. The written specifications (8 1/2" x 12") form an integral part of these drawings.
11. All dimensions, locations, grades, etc. are approximate and are to be verified on-site prior to bidding by the respective contractors.
12. The greater number of plant quantities whether on the plan or the plant list is the number for which the Landscape Contractor is responsible for.

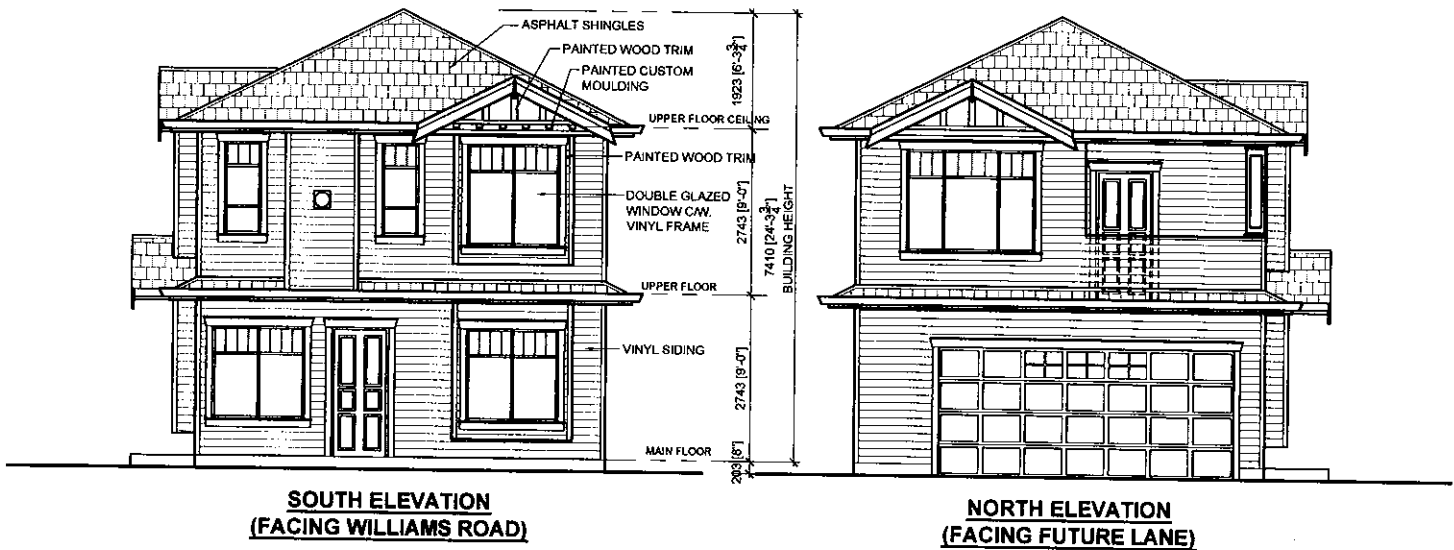


NOTE:
SEE ITEM 4 AS
TO SAVING EXST.
CEDAR HEDGE
ALONG WILLIAMS
STREET.

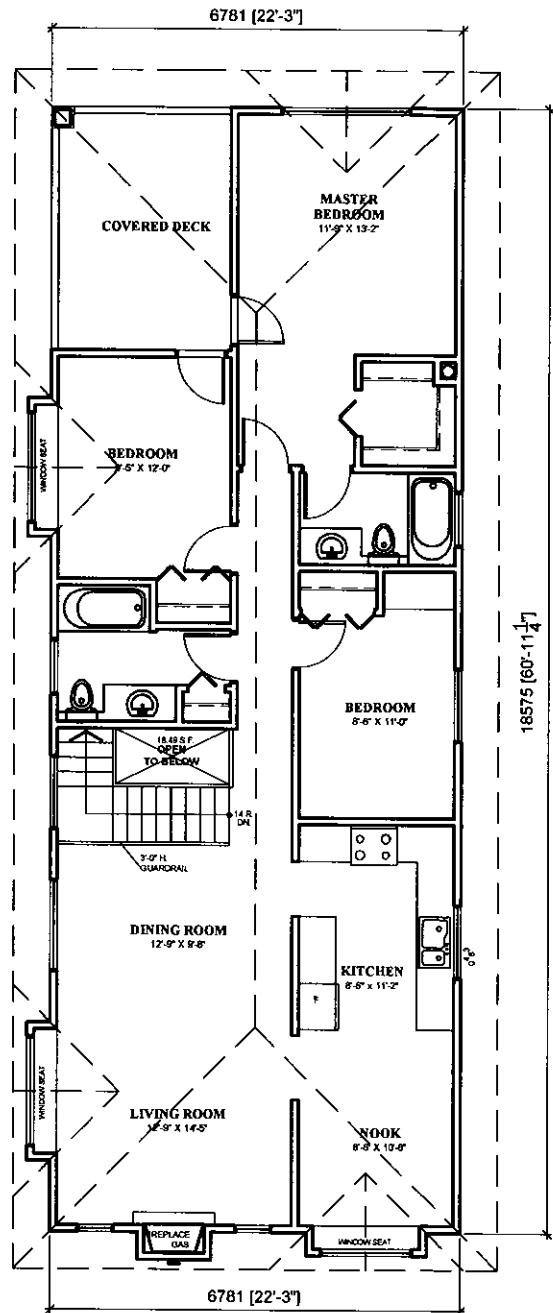
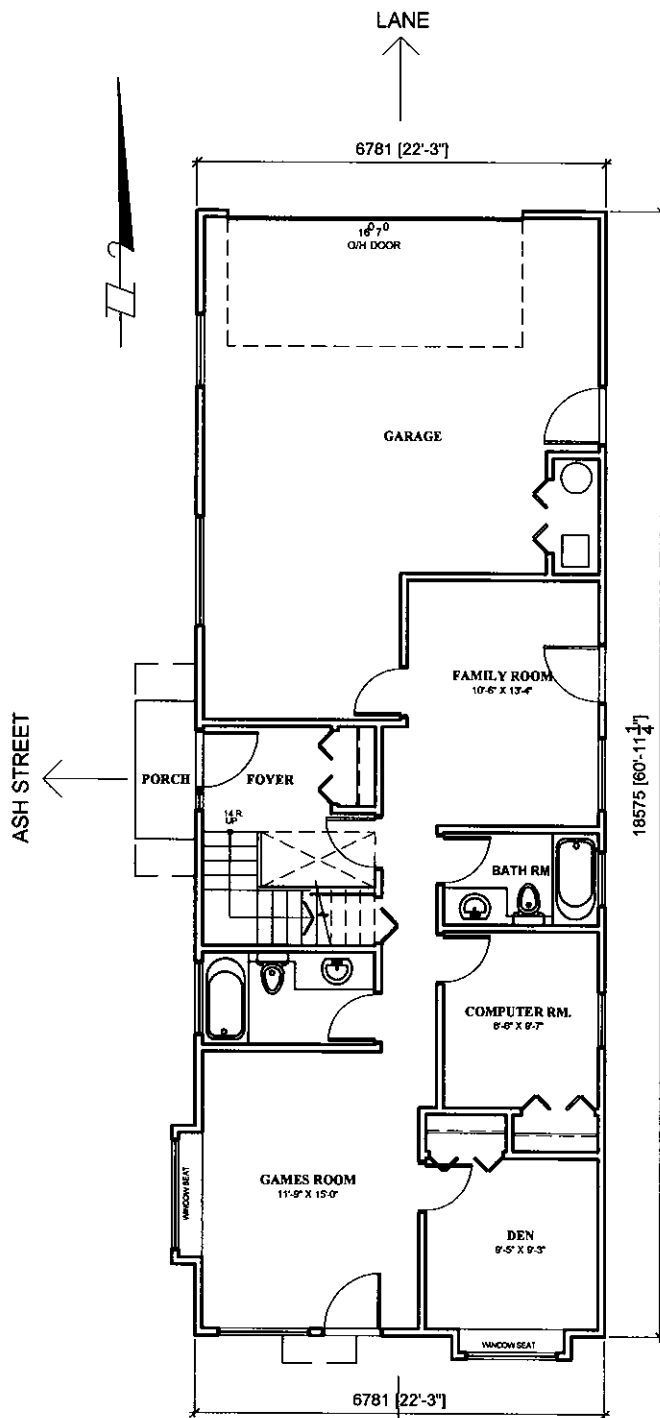


4077 Saint Georges Avenue, North Vancouver, BC V7N 1W7
Phone (604) 985-0137

3. (A)
OF 3
JUNE 9-07
REV
JUNE
20-2007



**PRELIMINARY ELEVATIONS
WEST LOT -9571 WILLIAMS ROAD**



Rezoning Considerations

9571 Williams Road RZ 07-370649

Prior to final adoption of Zoning Amendment Bylaw 8272, 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 estimates provided by the landscape architect. The landscape plan and landscaping security should include the 14 replacement trees required (2 replacement trees each at 11 cm calliper or 6.0 m tall, 4 replacement trees each at 9 cm calliper or 5.0 m tall, 2 replacement trees each at 8 cm calliper or 4 m tall, and 6 replacement trees each at 6 cm calliper or 3.5 m tall). If replacement trees could not be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
2. Dedication of a 6 m wide strip of property along the entire north property line of 9571 Williams Road for proposed lane;
3. Dedication of property to increase existing corner cut at the Williams Road – Ash Street intersection to achieve an ultimate corner cut dedication of 4m x 4m.
4. 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 Ash Street;
5. Enter into a standard Servicing Agreement for the design and construction of offsite improvements on Ash Street from Williams Road to the north property line of the site, and lane construction from Ash Street to the east property line of 9593 Williams Road. Improvements for Ash Street to include curb & gutter, pavement widening, grass boulevard (min. 1.5 m), street trees at 9m spacing, 1.5m concrete sidewalk, and street lighting. Lane construction to include storm sewer, sand/gravel base, roll curb & gutter (both sides), asphalt pavement, and lane lighting. Design to include Water, Storm and Sanitary sewer connections for both lots. The developer will be reimbursed for the construction cost for the lane between the west property line of 9591 Williams Road and the east property line of 9531 Williams Road through the Neighbourhood Improvement Charge Fund; and
6. Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

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

* Note: This requires a separate application.

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8272 (RZ 07-370649)
9571 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. 003-980-588

Lot 1, except part in Plan LMP22888, Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8272"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 23 2007



MAYOR

CORPORATE OFFICER