



To: Planning Committee
From: Wayne Craig
 Acting Director of Development
Re: Application by Caroline Xu for Rezoning at 10291 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 1, 2007
 RZ 07-377797
File: 12-8060-20-8289

Staff Recommendation

That Bylaw No. 8289, for the rezoning of 10291 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:rg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


The following items are to be dealt with prior to final adoption:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction 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 Arterial Road Redevelopment Policy, and should include four (4) trees in the front yard [two (2) per future lot, minimum 5 cm calliper].
2. Installation of appropriate tree protection fencing around the Cypress tree at northeast corner of 10271 Williams Road prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite; and
3. Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
Caroline Xu

Item	Details
Application	RZ 07-377797
Location	10291 Williams Road (Attachment 1)
Owner	Caroline Xu & James Jun-Jie Xu
Applicant	Caroline Xu

Date Received	June 18, 2007
Acknowledgement Letter	July 9, 2007
Fast Track Compliance	July 27, 2007
Staff Report	August 1, 2007
Planning Committee	September 6, 2007

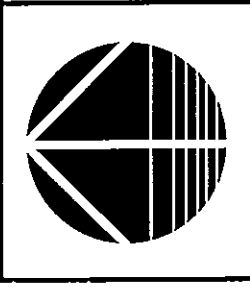
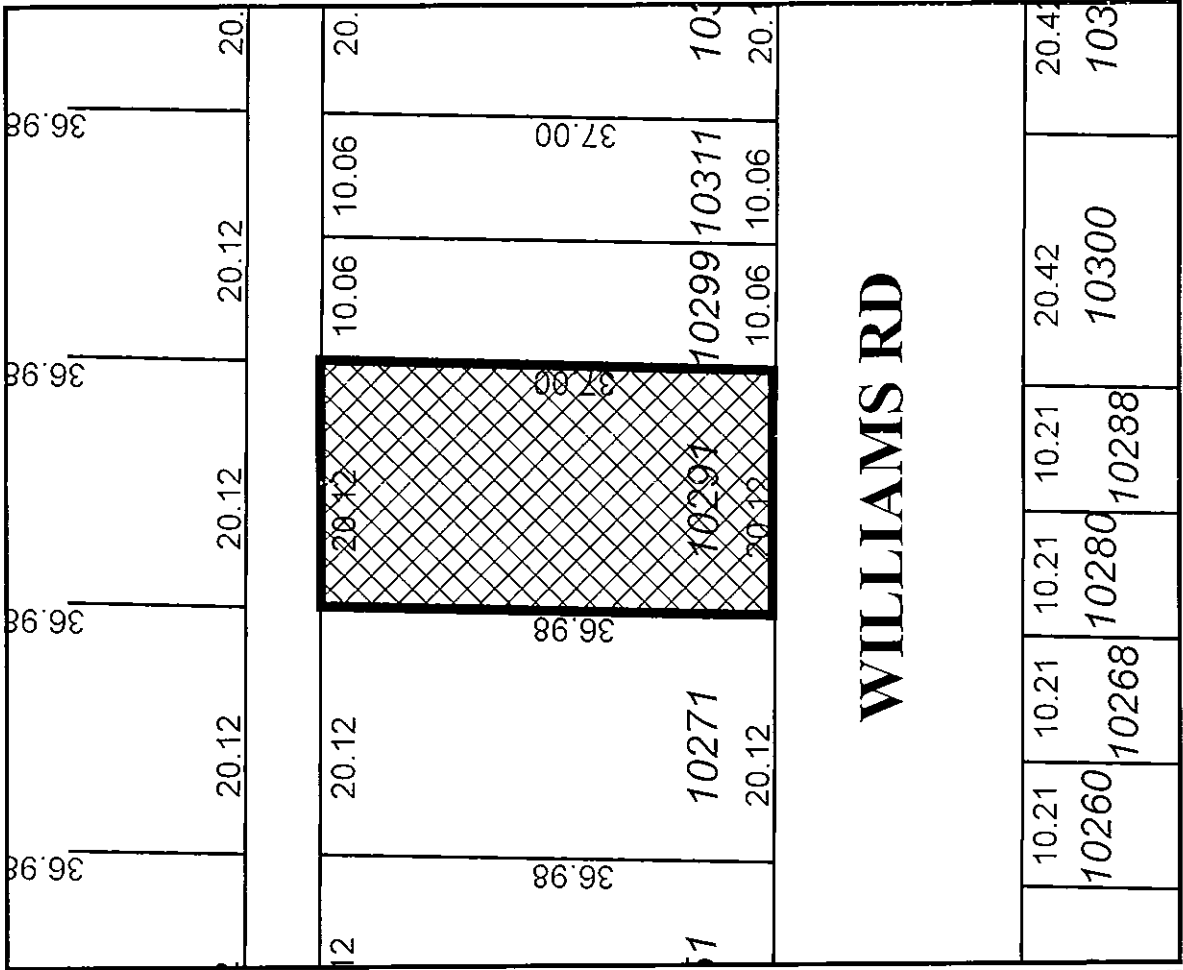
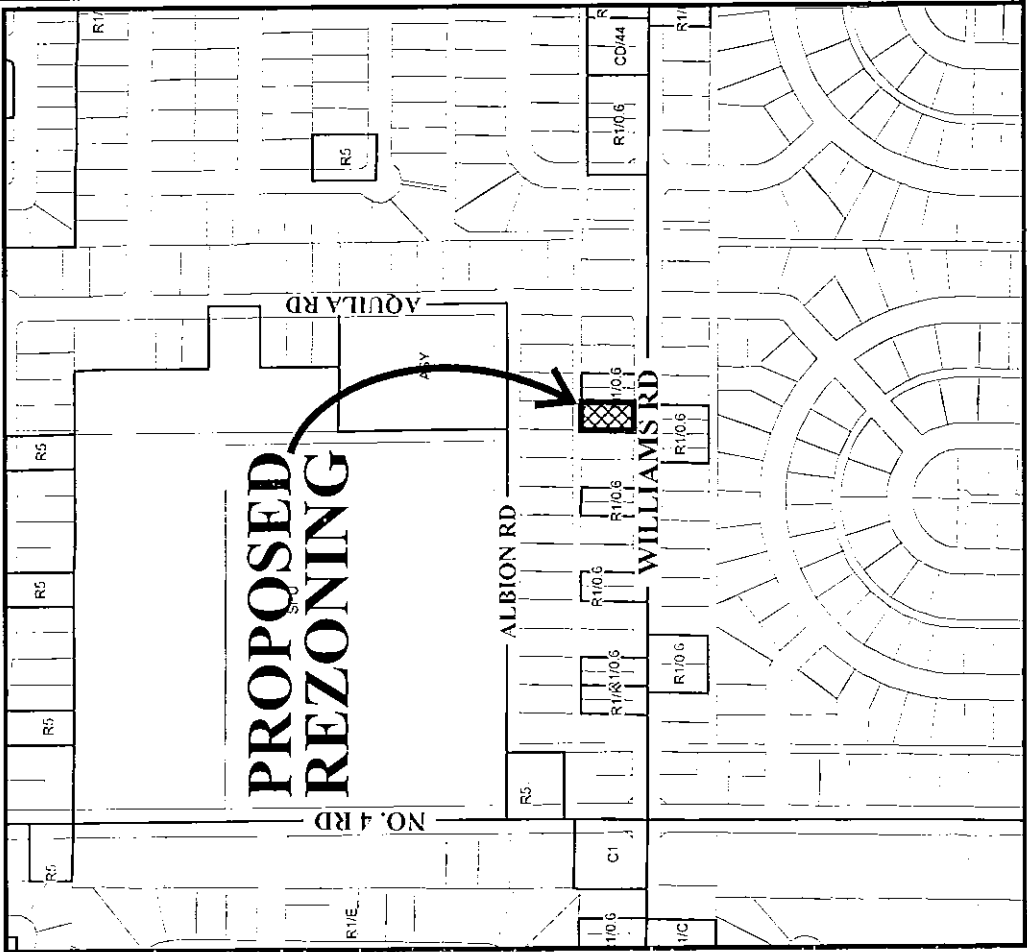
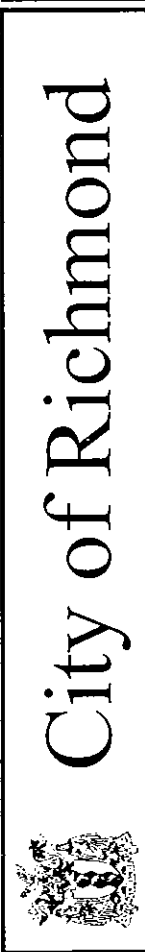
Site Size	743 m ² (7,998 ft ²)
Land Uses	Existing – Single-Family Residential
	Proposed – Two (2) single-family residential lots, each approximately 371.5 m ² (3,999 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed – Single-Family Housing District (R1-0.6) - minimum width 9 m or 29.5 ft.
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. <p><i>Application conforms with applicable designations and policy</i></p>
Surrounding Development	<ul style="list-style-type: none"> • This block of Williams Road contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District (R1-0.6) zoned lots or properties that are currently in the process of redevelopment. • The majority of the lots in this block fronting Williams Road have similar development potential due to the existing lane system.

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey (Attachment 3) submitted by the applicant indicates the location of three (3) trees; • An Arborist Report (Attachment 4) is submitted in support of the application. The Report recommends removal of all of the trees noted on site. • Although it is noted on the Tree Survey and the Arborist Report that two (2) of the trees on site are over 20 cm at DBH, Tree Preservation Group staff confirmed that none of the trees on site are bylaw-sized trees. • The two (2) Dwarf Alberta Spruce are not 20cm at DBH; the Holly is a multiple stem shrub (~11 stems) with the largest being around 6 cm, and is not a bylaw-sized tree. • A Cypress tree with 29 cm DBH is noted on the northeast corner of the adjacent property to the west (10271 Williams Road) with canopies and root structures protrude into the subject property. • This tree is proposed to be removed as part of the redevelopment at 10271 Williams Road (RZ 07-358336). However, Tree Protection Zone (TPZ) on site is still required until permission to remove this Cypress tree is granted (i.e. final adoption to Bylaw #8250). TPZ required for this Cypress tree on the subject property will be virtually at the property line as there is little overhang. However, any installation of retaining wall or perimeter drainage prior to removal of this tree must be hand-dug to avoid cutting tree roots. • 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 front yards of the future lots will be enhanced. In accordance with the guidelines in the OCP Arterial Road Redevelopment Policy, the landscape plan should include four (4) trees in the front yard [two (2) per future lot, minimum 5 cm calliper].
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<p>Staff Comments (Cont.)</p>	<p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Vehicular access to the site at future development stage is not permitted to/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 Neighbourhood Improvement Charges (for future lane improvements), as well as Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</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.
<p>Analysis</p>	<ul style="list-style-type: none"> • 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 lane, with no access being permitted to or from Williams Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Application Data Sheet; Attachment 3 – Tree Survey; and Attachment 4 – Arborist Report</p>
<p>Recommendation</p>	<p>This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.</p>

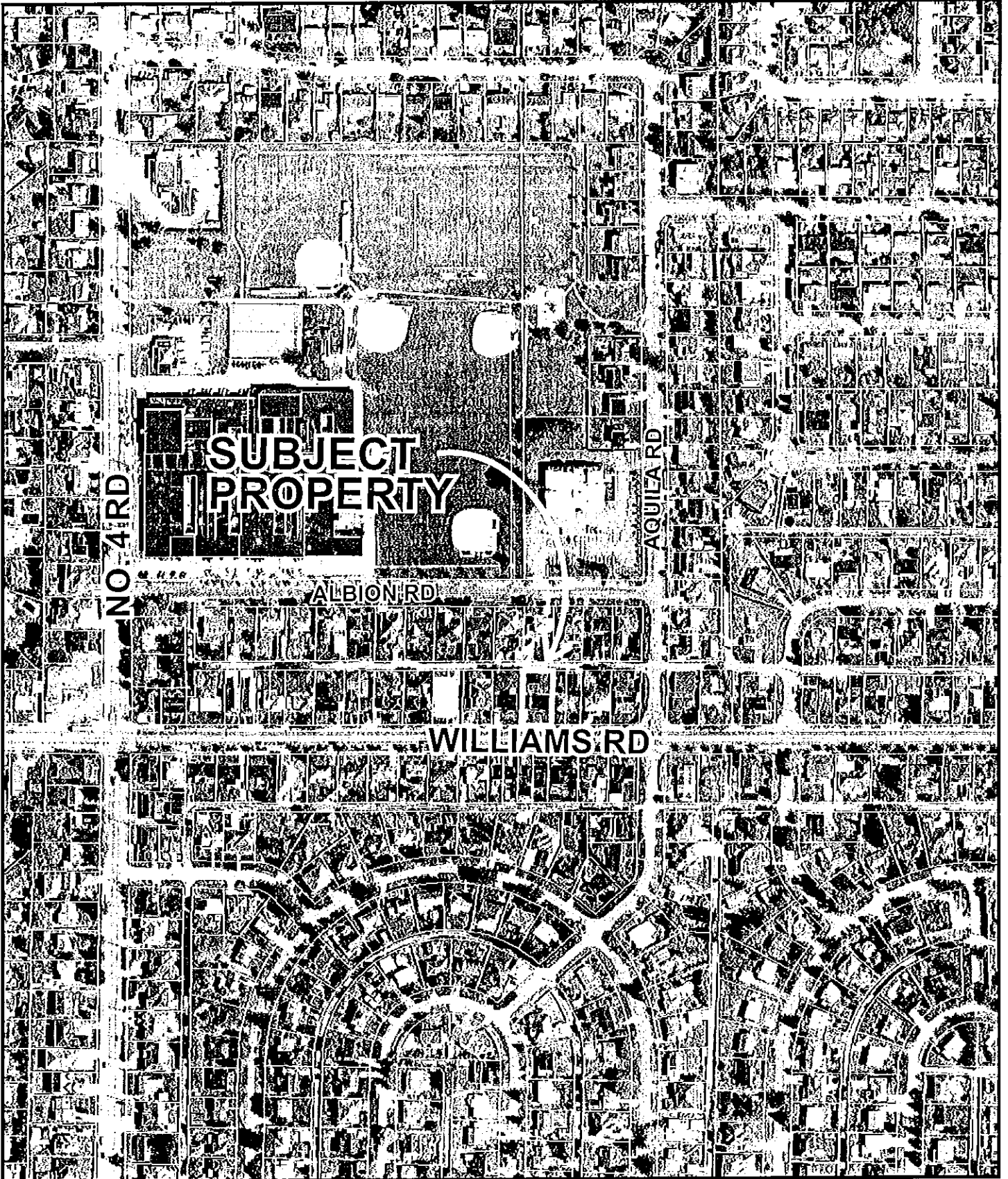
Edwin Lee
Planning Technician - Design
(4121)

EL:rg



RZ 07-377797

Original Date: 07/10/07
 Revision Date:
 Note: Dimensions are in METERS



NO. 4 RD

**SUBJECT
PROPERTY**

AQUILA RD

ALBION RD

WILLIAMS RD



RZ 07-377797

Original Date: 07/11/07

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 07-377797 **Attachment 2**

Address: 10291 Williams Road

Applicant: Caroline Xu

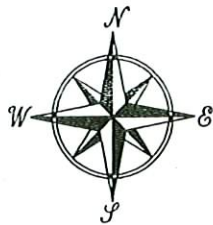
Planning Area(s): None

	Existing	Proposed
Owner:	Caroline Xu & James Jun-Jie Xu	To be determined
Site Size (m ²):	743 m ² (7,998 ft ²)	Two lots - each approximately 371.5 m ² (3,999 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family residential lots
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:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	OCP Lane Establishment and Arterial Road Redevelopment policies – permit rezoning and subdivision along this arterial road due to the 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	Approx 371.5 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

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF
LOT 15 BLOCK 17 SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549

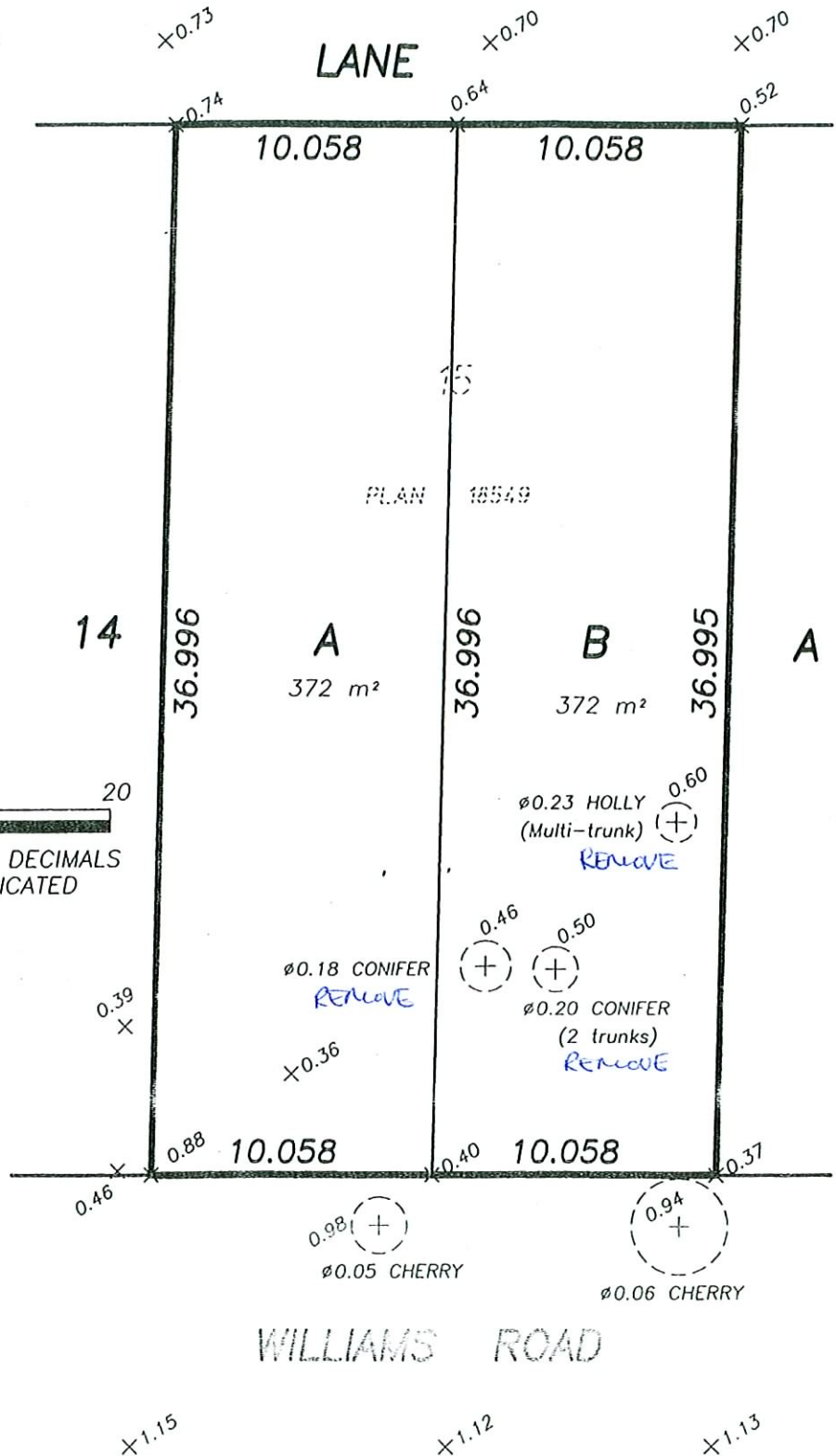
#10291 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 002-303-655



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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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. 3270
 FB-102 P102
 Drawn By: KA

DWG No. 3270-TREE

SURVEY COMPLETED ON JUNE 12th, 2007.

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

July 30, 2007

RE: Arborist Report for Caroline Xu, 10291 Williams Road, Richmond, BC

Arborist Notes: This site was inspected on July 23, 2007. This serves to replace the report dated July 25, 2007. Two trees were assessed, and for the purpose of this report will be numbered 1 - 2. A copy of a tree survey has been included as part of this report.

#1) *Picea glauca* 'Alberta Conica' (Dwarf Alberta Spruce)

Height: 6.5ft

Spread: 4ft

Age: Mature

DBH: 23cm (measured at 1m)

Location on property: Front yard, central.

This dwarf tree is co-dominant at approximately 2ft; otherwise it presents no defects. This tree is within the proposed building envelope and therefore requires removal.

#2) *Ilex sp.* (Holly)

Height: 8ft

Spread: 6ft

Age: Mature

DBH: 36cm combined

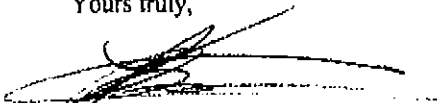
Location on property: East of existing house.

This is a multi-stemmed specimen. In the past it has been cut within inches of the ground, and has regrown. The old wounds show signs of decay, otherwise it appears healthy. This small tree is within the proposed building envelope, and therefore requires removal.

ADDITIONAL NOTES: Adjacent to the northwest corner is a Cypress tree belonging to 10271 Williams Road. Tree protection fencing should be installed along the west property line and should be 5ft long. Tree protection fencing should be installed around the the two City of Richmond boulevard Cherry Trees adjacent to Williams Road. These should extend past the drip line and completely enclose each tree.

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

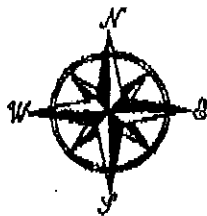
Wildlife/Danger Tree Assessor #P498

City of Richmond Business License #07 359382

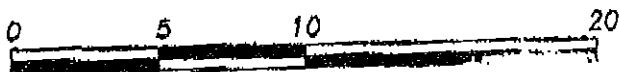
PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF
LOT 15 BLOCK 17 SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549

#10291 WILLIAMS ROAD,
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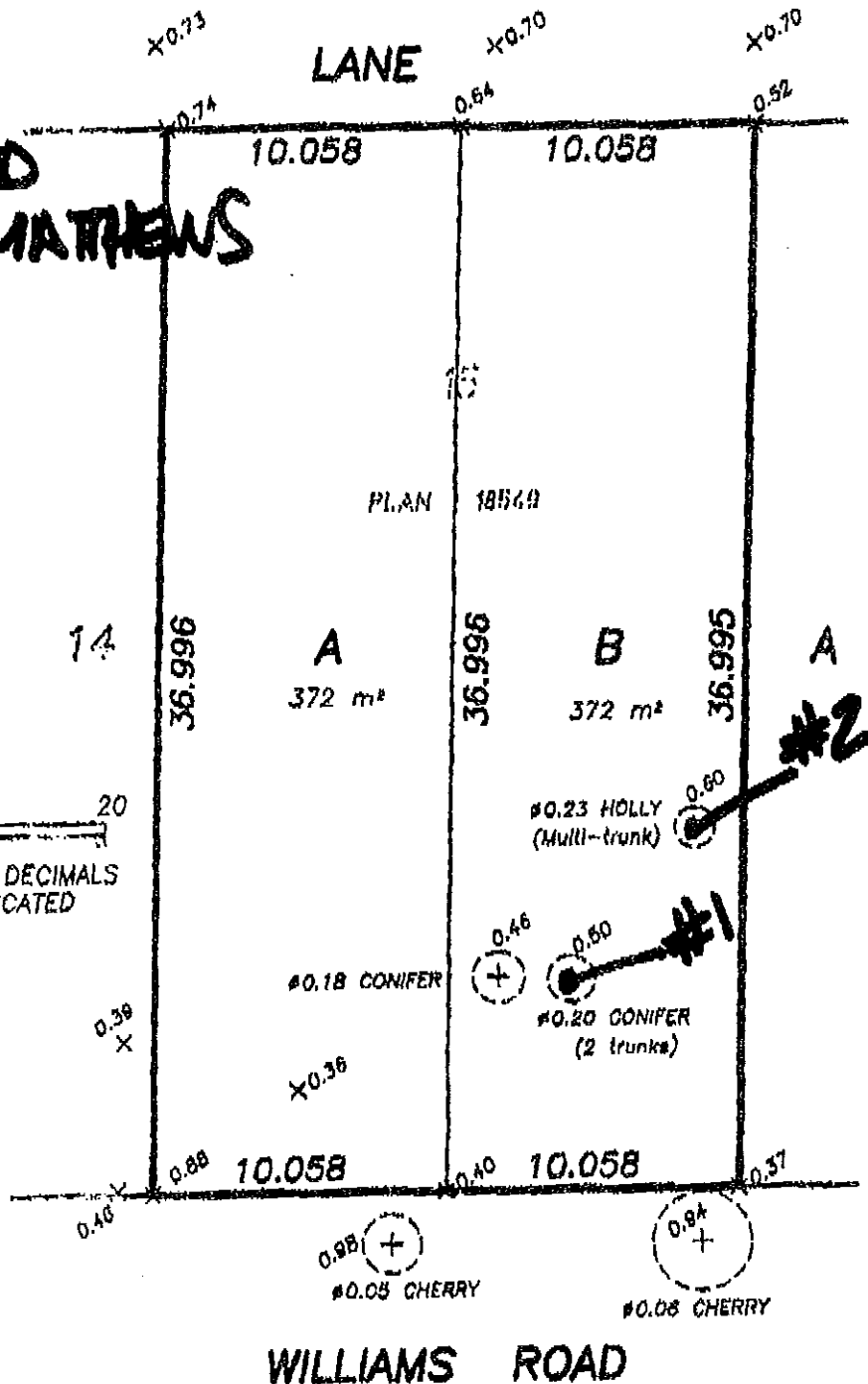
**TREES REPORTED
 ON BY KERIN MATTHEWS**



SCALE: 1:250



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 Job No. 3270
 FB-102 P102
 Drawn By: KA

WILLIAMS ROAD

DWG No. 3270-TREE

SURVEY COMPLETED ON JUNE 12th, 2007.



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8289 (RZ 07-377797)
10291 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. 002-303-655

Lot 15 Block 17 Section 26 Block 4 North Range 6 West New Westminster District Plan 18549

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8289".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 10 2007

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by E.L. APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER