



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by All-Line Construction Ltd. for Rezoning at 10500 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

To Council - Jan 22, 2007
To Planning - Jan 16, 2007
Date: January 2, 2007

RZ 06-342754

File: 12-8000-20-8187

Staff Recommendation

That Bylaw No. 8187, for the rezoning of 10500 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.

for Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

[Signature]

Staff Report

Origin

All-Line Construction Ltd. has applied to the City of Richmond for permission to rezone 10500 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 from an existing rear lane.

Findings of Fact

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

Surrounding Development

- To the North: 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: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.
- To the East: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with potential to rezone and subdivide into compact lots fronting Williams Road.
- To the West: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with potential to rezone and subdivide into compact lots fronting Williams Road.

Related Policies & Studies

Lot Size Policy 5443

The subject property is located within the Single-Family Lot Size Policy No. 5443 (adopted by Council December 17, 1990/amended December 18, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, each approximately 10.5 m wide, with lane access.

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 R1-0.6 or R9). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff CommentsLandscaping

A tree survey is submitted (**Attachment 4**) and three (3) bylaw sized trees are noted on site. According to an arborist's report provided by the applicant (**Attachment 5**), these three (3) trees are unsuitable for retention as they are subject to grade raising and excavation damage. Tree Preservation Group staff has reviewed the arborist's report and concurs with the Arborist's recommendations to remove these three (3) trees. 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 #8057, six (6) replacement trees are required, two (2) at 8 cm calliper, two (2) at 9 cm calliper, and two (2) at 10 cm calliper.

The applicant is proposing to plant and maintain all the required replacement trees on the future compact lots. If replacement trees cannot be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting will be required. The applicant understands that a proposal to plant only the smaller replacement trees (8 cm calliper) and provide contribution to the Park Statutory Reserve Fund in-lieu of the larger replacement trees (9-10 cm calliper) will NOT be accepted. In order to ensure that the replacements will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.

A Beech tree with 35 cm DBH is noted on the adjacent property to the west (10480 Williams Road) with trunks, canopies and root structures that protrude into the subject property. This tree has no apparent defects and is in good health. However, retention of this tree would severely impact the development potential of the subject site. Excavation to accommodate the development of the subject property could not occur without serious impact to both the structural integrity and health of the trees.

The applicant has met with the property owners of the adjacent property who have agreed to the removal of the Beech tree, provided appropriate replacements are supplied by the applicant. The applicant and the adjacent property owners are in agreement with respect to the size, location, and number of replacement trees to be replanted on the adjacent property (**Attachment 6**). Application of a Tree Removal Permit and planting of replacement trees are required. Based on the 2:1 tree replacement ratio goal stated in the OCP and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, two (2) replacement trees at 8 cm calliper are required.

A Willow tree with 60 cm DBH is noted on the adjacent property to the east (10520 Williams Road). Although the tree survey shows that the drip line of this tree protrude into the subject site, all branches of the tree are actually contained within the adjacent property. The applicant installed tree protection barriers along the common property line anyway to ensure that the Willow tree will not be impacted by the development of the subject site. The barriers will remain on site until the construction of the future dwellings is completed.

Site Servicing

At Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges (for future lane improvements), Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

Vehicular Access

The Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 will ensure no vehicle access is permitted 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

This is a relatively straightforward redevelopment proposal. All the relevant technical issues can be addressed and it is noted that the proposal conforms to the recently amended Lot Size Policy 5443. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it 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

Staff have reviewed the technical merits of the application for rezoning of 10500 Williams Road. 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.



Edwin Lee
Planning Technician – Design
(Local 4121)

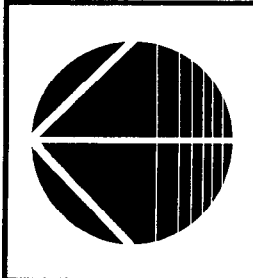
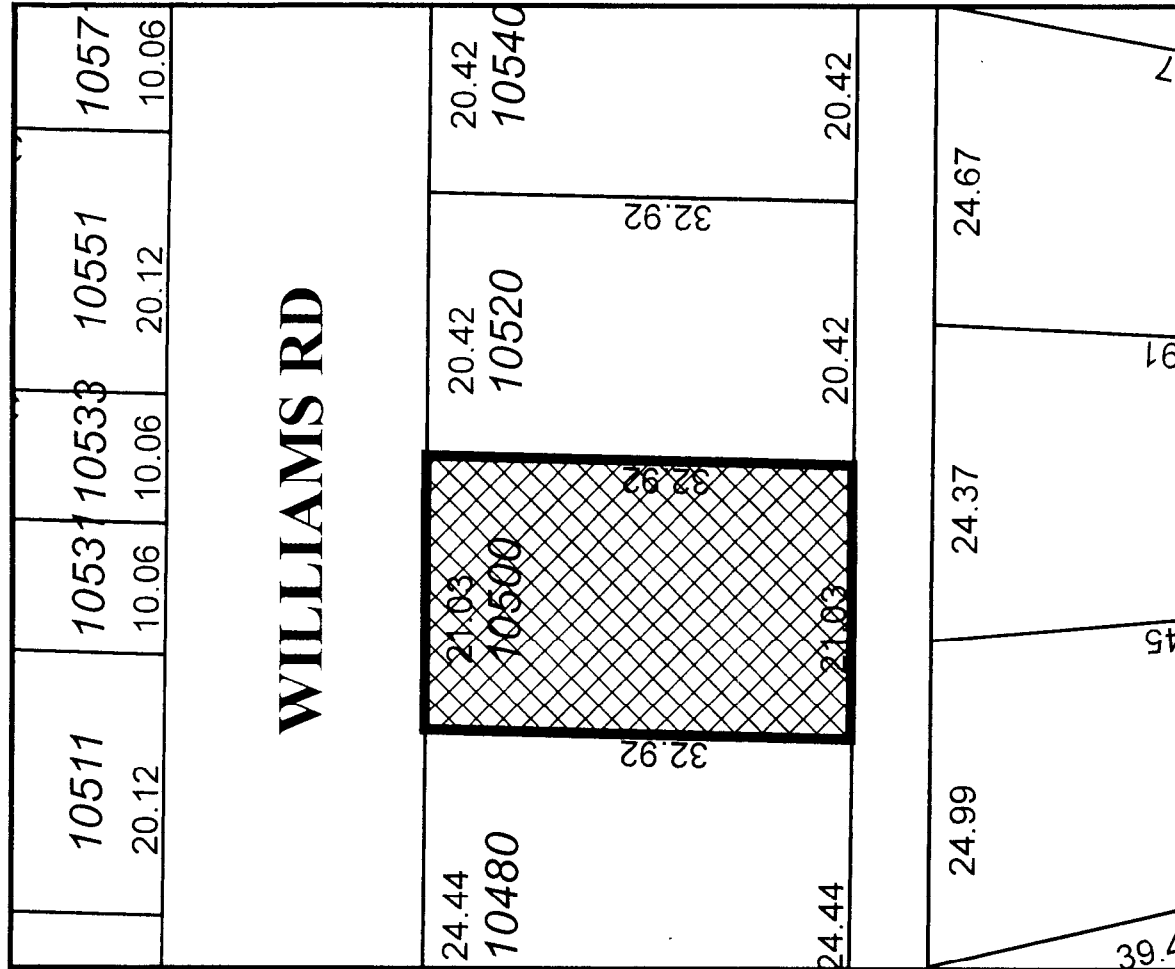
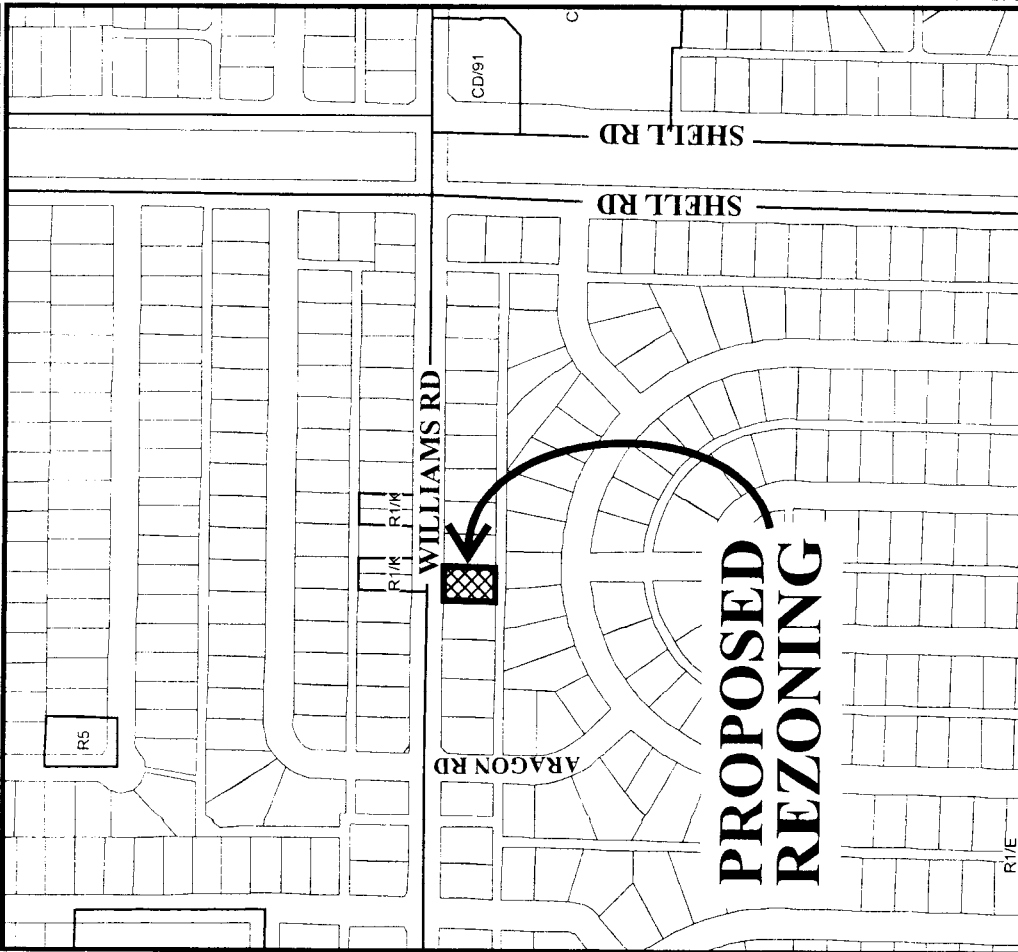
EL:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5443
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report

Attachment 6: Agreement for tree removal

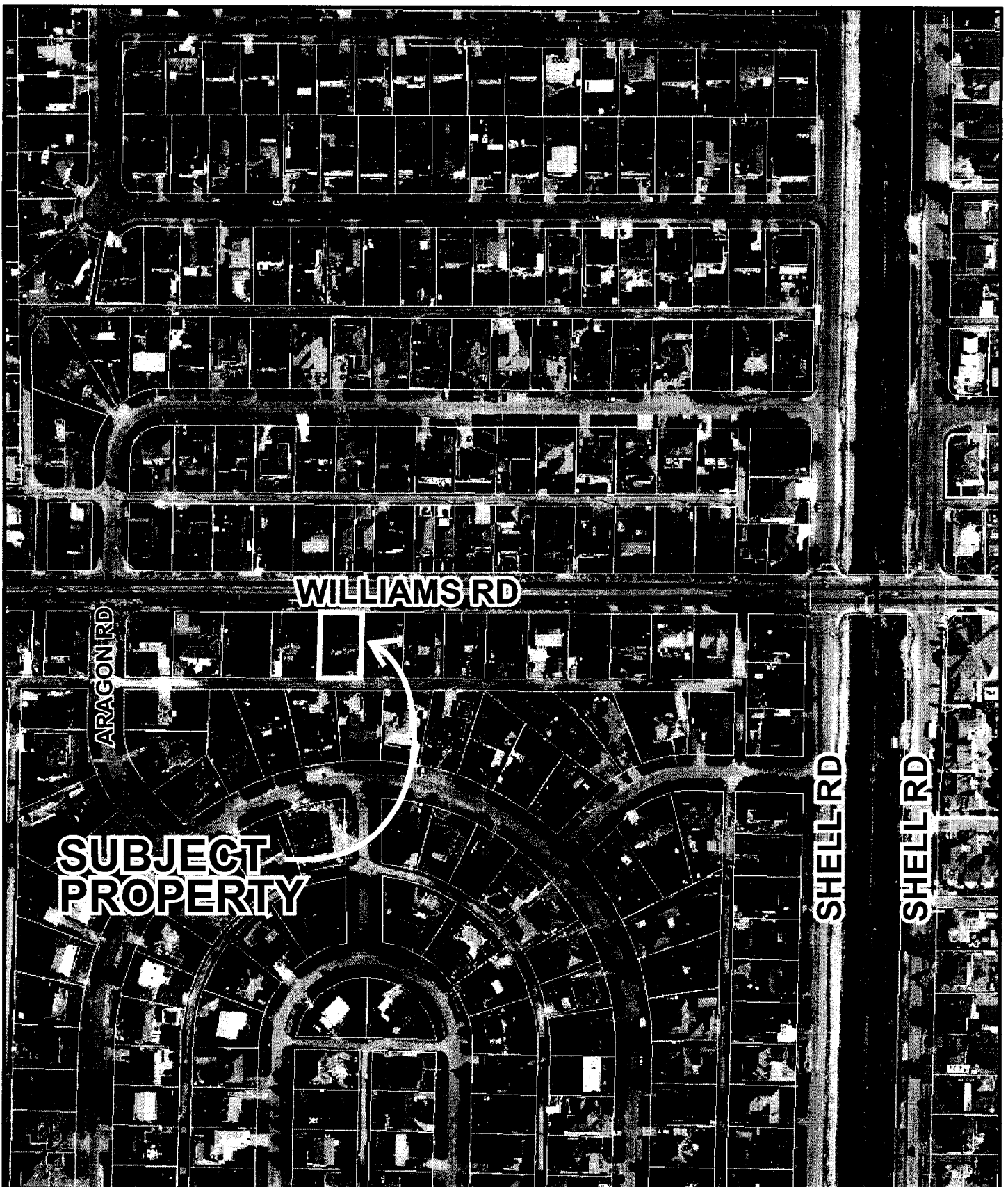
The following must be completed prior to final adoption of the rezoning bylaw:

- 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 two (2) replacement trees at 8 cm calliper, two (2) at 9 cm calliper, and two (2) at 10 cm calliper;
- Submission of a Tree Removal Permit application for the Beech tree at 10480 Williams Road;
- Provide a Landscape Security to the City of Richmond in the amount of \$1,000 for the provision of two (2) replacement trees (at 8 cm calliper each) in the front yard of 10480 Williams Road, OR planting of two (2) replacement trees (at 8 cm calliper each) in the front yard of 10480 Williams Road; and
- Registration of a flood indemnity covenant on title.



RZ 06-342754

Original Date: 07/21/06
 Revision Date:
 Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

WILLIAMS RD

ARAGON RD

SHELL RD

SHELL RD



RZ 06-342754

Original Date: 07/21/06

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 06-342754

Attachment 2

Address: 10500 Williams Road

Applicant: All-Line Construction Ltd.

	Existing	Proposed
Owner:	Jack Moon Tong Kam & Katherine Yuk Fong Kam	To be determined
Site Size (m²):	692 m ² (7,448 ft ²)	346 m ² (3,724 ft ²) each
Land Uses:	Single-Family Residential Dwelling	2 Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
702 Policy Designation:	R1-0.6 or R9	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1 single-family detached	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	346 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.



City of Richmond

Policy Manual

Page 1 of 2

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

POLICY 5443

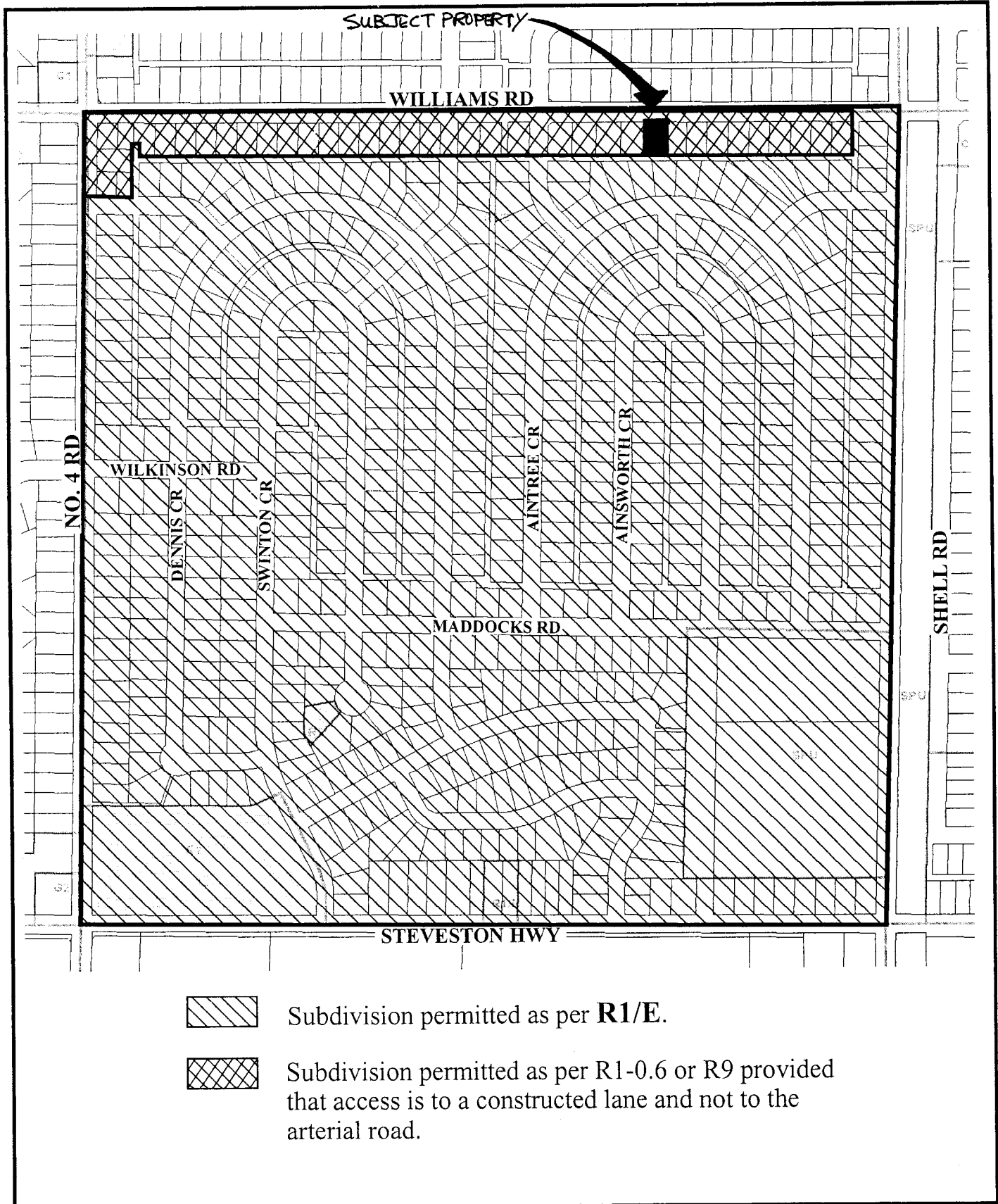
File Ref: 4045-00

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**:

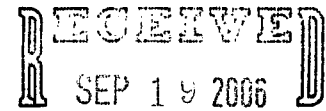
1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception 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.



Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06



September 17, 2006

BY:.....

ARBORIST REPORT PREPARED FOR:
ALL LINE CONSTRUCTION, 5451 Walton rd., Richmond BC, V7C 2L7
Attn: Amar 604-278-7148 / 604-319-7648

RE: 10500 WILLIAMS RD., RICHMOND

The scope of this report was to inspect and inventory all trees generally over 200mm in diameter on the property and further to provide comment on the feasibility of retaining each tree. The property in question is being redeveloped splitting the lot into two.

Each tree is listed by common name and botanical name, the diameter breast height (DBH) as well as the approximate height (H). The overall health of the tree is stated as satisfactory, meaning progressing in a positive normal manner with a healthy full canopy and foliage, or poor, meaning the tree is in decline, showing dieback, thinning canopy and / or sparse foliage. See attached sketch for tree numbering and location reference.

During my inspection of this property I found a single family home still remaining, no excavation or pre demolition work had been done. There were also no survey pegs installed to clearly indicate the property lines. I was provided with a tree survey. I was informed that the new proposed homes would be built out to the maximum allowable – I assumed this to be a 6m set back from front and back property line and 1m from side lines. In the absence of survey pegs I referenced the property lines as the fence lines with the footnote that these were not easy to clearly see. I was also informed during my inspection that the entire property would be raised up to be close to the elevation at the existing front retaining wall. There was also a call for a retaining wall to be built down both east and west side property lines which would require perimeter drain lines to be installed.

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CEDAR RIDGE TREE CARE

Caring For Your Trees Since 1986

1) Hawthorn (Crataegus – Rosaceae family), DBH 347 + 205 + 186mm triple stem, H9.5M, Satisfactory. This tree will be subject to grade raising around its' entire root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

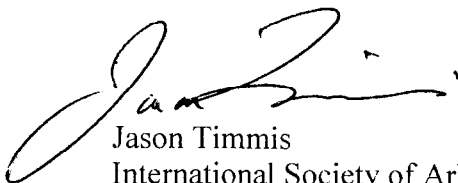
2) Beech (Fagus sylvatica), DBH 350mm, H 13M, Satisfactory. This tree is 'just' on the property line **but favouring the neighbour's side**. I have included it in this report as it will be subject to grade raising around half of its' root zone and further be subject to excavation damage from perimeter drain installation. This would surely ultimately be the death of this tree (with out regard for stability issues). It is therefore unsuitable for retention.

3) Hawthorn (Crataegus – Rosaceae family), DBH 195 + 205 + 228mm triple stem, H 12.0M, Satisfactory. This tree will be subject to grade raising around 60 – 70 percent of its' root zone and further be subject to excavation damage from perimeter drain installation. It is therefore unsuitable for retention.

4) Vine Maple (Acer circinatum), DBH 142 + 127 + 144mm triple stem, H 4.5M, Satisfactory but has been previously topped. This tree will be subject to grade raising around its' entire root zone. It is therefore unsuitable for retention.

This report is submitted in good faith without prejudice of any person or party. My observations are based on visual assessment only and as such do not guarantee the productiveness and / or safety of any tree discussed.

Photos and sketch attached.

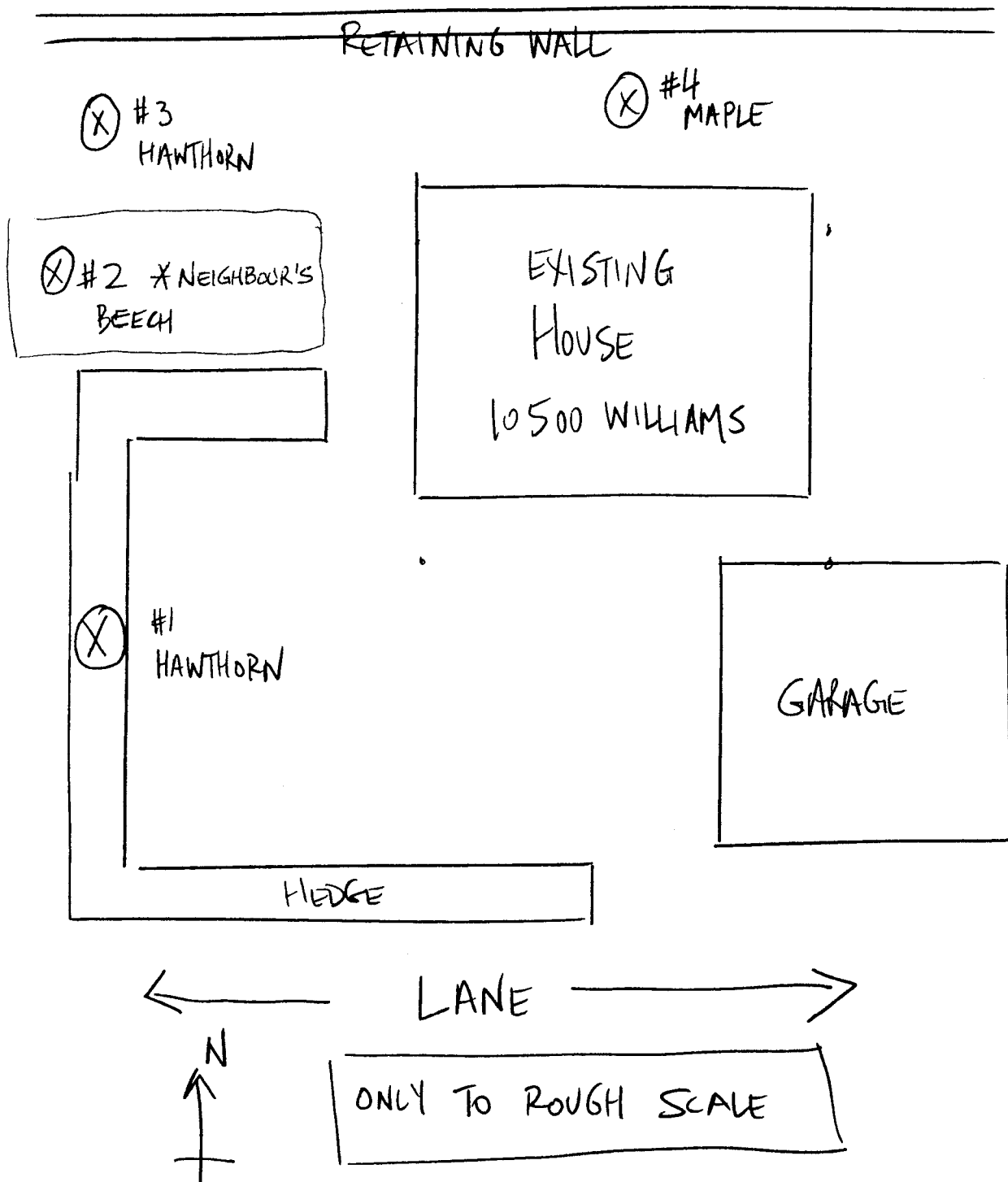


Jason Timmis
International Society of Arboriculture Certified Arborist #PN-2616

A DIVISION OF CEDAR RIDGE LANDSCAPE LTD.

Date of Birth: 07th July 1960
 Name: PAUL NIKOLA
 Signature: *Paul Nikola*
 Genealogy: GENE PAUL NIKOLA
 S.C.L.S. 80.

GENE PAUL, JR. 115, C.L.S. 80





#1
HAWTHORN



#2 - BEECH
* NEIGHBOUR'S



#3
HAWTHORN

NOTE GRADE
RAISING
← →



#4
MAPLE

The City Of Richmond

6911 No. 3 Road

Richmond

BC

V6Y 2C1

Date: 27th December 2006

Attn: Edwin Lee

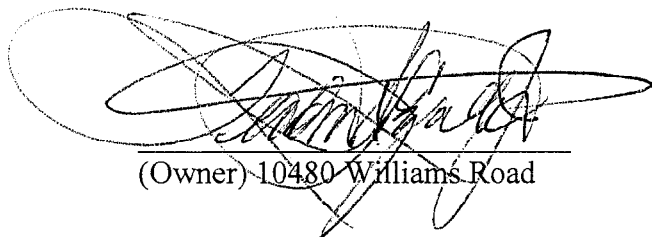
Consent Letter

Property Address: **10480 Williams Road, Richmond**

I T. LOZADA, the Owner of 10480 Williams Road, give written permission to the applicant All-Line Construction Ltd, of 10500 Williams Road, to Remove the Beech Tree which is located on my property. (As identified to me on the Tree Survey as #2 Beech Tree.)

All-Line Construction Ltd, will be responsible for **all costs** incurred in removing the existing Beech Tree & for the successful replacement of 2 Deciduous Trees of minimum 5cm Calliper, the two replacement trees will be located on the front yard of 10480 Williams Road.

Yours Sincerely,


(Owner) 10480 Williams Road


(Applicant) All-Line Construction Ltd.

DATE 07th 1964
 52nd
 GENE PAUL NICHOLS
 C.L.S. 80



City of Richmond

Bylaw 8187

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8187 (RZ 06-342754)
10500 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. 004-100-361

Lot 21 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 8187”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 22 2007

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER