



To: Planning Committee

Date: May 27, 2008

From: Brian J. Jackson
Director of Development

File: RZ 07-390751

Re: Application by Pritpal S. Randhawa for Rezoning at 7351 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. 8375, for the rezoning of 7351 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.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Pritpal S. Randhawa has applied to the City of Richmond for permission to rezone 7351 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 the east: An older duplex on a Two-Family Housing District (R5) lot. It is understood that a recent rezoning application has been made on this adjacent lot to facilitate a three-lot subdivision under Single-Family Housing District (R1-0.6) (RZ 07-397261).
- To the west: Along the north side of Williams Road, a mix of newer and 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) zoned lots; and
- 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 multiple-family developments on properties zoned Comprehensive Development District (CD/124).

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. The majority of the lots on the north side of this block of Williams Road have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of 10 bylaw-sized trees and five (5) rows of Cedar hedge:

- seven (7) bylaw-sized trees and two (2) rows of Cedar hedge on the subject property;
- two (2) rows of Cedar hedges on the east property line shared with the adjacent property to the east (7371 Williams Road);

- one (1) bylaw-sized trees on the adjacent property to the west (7331 Williams Road);and
- two (2) bylaw-sized street trees and one (1) row of Cedar hedge on City property.

A Certified Arborist Report has been submitted by the applicant in support of the application. Based on the comments of the Arborist Report, staff support the removal of two (2) bylaw-sized trees on site due to poor health and an additional three (3) bylaw-sized trees due to conflict with the proposed development.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 10 replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 8 cm; and
- eight (8) trees of 6 cm.

The applicant has agreed to retain and protect the following trees as part of the proposed development:

- a Spruce tree in the front yard of the subject site;
- an undersized Japanese Maple tree in the front yard of the subject site (not surveyed);
- a Birch tree on City's property to the southwest of the subject site;
- a Holly tree on City's property to the northwest of the subject site; and
- a Cherry tree on the adjacent property to the west (7331 Williams Road).

Appropriate tree protection fencing must be installed on site to protect these trees prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete. As a condition of rezoning, the applicant must submit a proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property under the drip line of all trees to be retained on site and on adjacent properties.

Considering the effort to be made by the applicant to retain the Spruce tree on site, staff recommend two (2) replacement trees at 8 cm calliper be exempted. As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two future lots and a landscaping security based on 100% of the cost estimates 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 eight (8) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

In order to ensure that the Spruce tree will not be damaged during construction a Tree Survival Security of \$1,000 is required. The City will retain 90% of the security until the proposed landscaping is planted on site. The City will retain the remaining 10% of the security for one year after inspection of the completed landscaping to ensure that the Spruce tree and plant materials have survived.

Staff also support the removal of a multi-trunk Rhododendron in the middle of the site, two (2) rows of Cedar hedges on site, and another two (2) rows of Cedar hedges along the east property

line. Consent letter from the adjacent property owner to the east (7371/7391 Williams Road) on the removal of the Cedar hedges along the common property line is on file.

The applicant is also proposing to remove a row of Cedar hedge along the Williams Road frontage on City's property. Parks Operations staff have reviewed the Arborist Report and have no concerns on the proposed removal. Before removal of any City trees, the applicant will need to seek formal permission from the Parks, Recreation & Cultural Services Department and may need to plant replacement trees or make a contribution to the Tree Planting Fund. Removal and replanting of boulevard trees will be at the owner's cost.

Site Servicing and Vehicle Access

No servicing concerns. Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222.

Affordable Housing

Council has adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on 50% of the lots created by the future subdivision at the subject site. To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title stating that no Building Permit or final Building Permit inspection would be granted until the secondary suite constructed is in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement would be a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

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.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), NIC charges (for lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

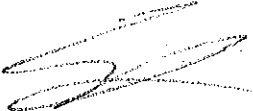
The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

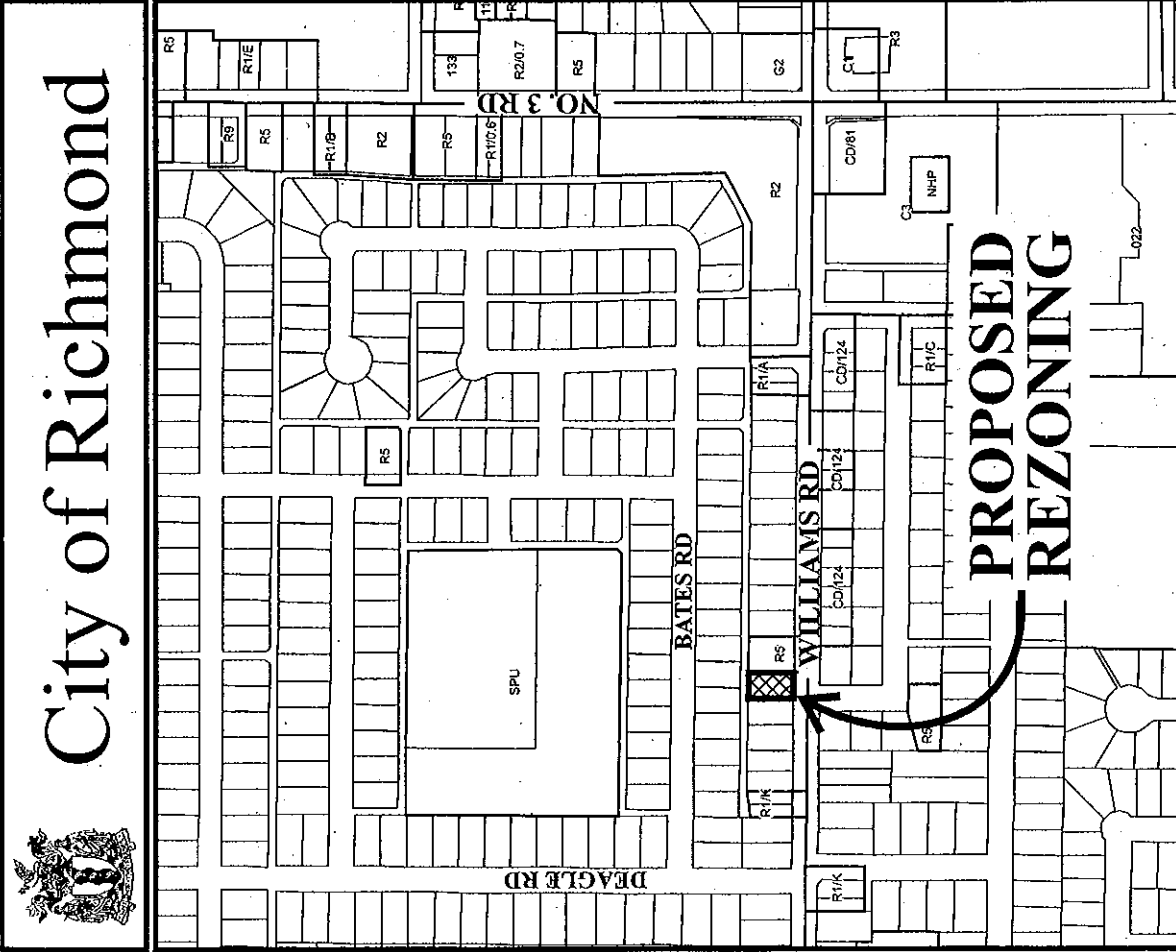
This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



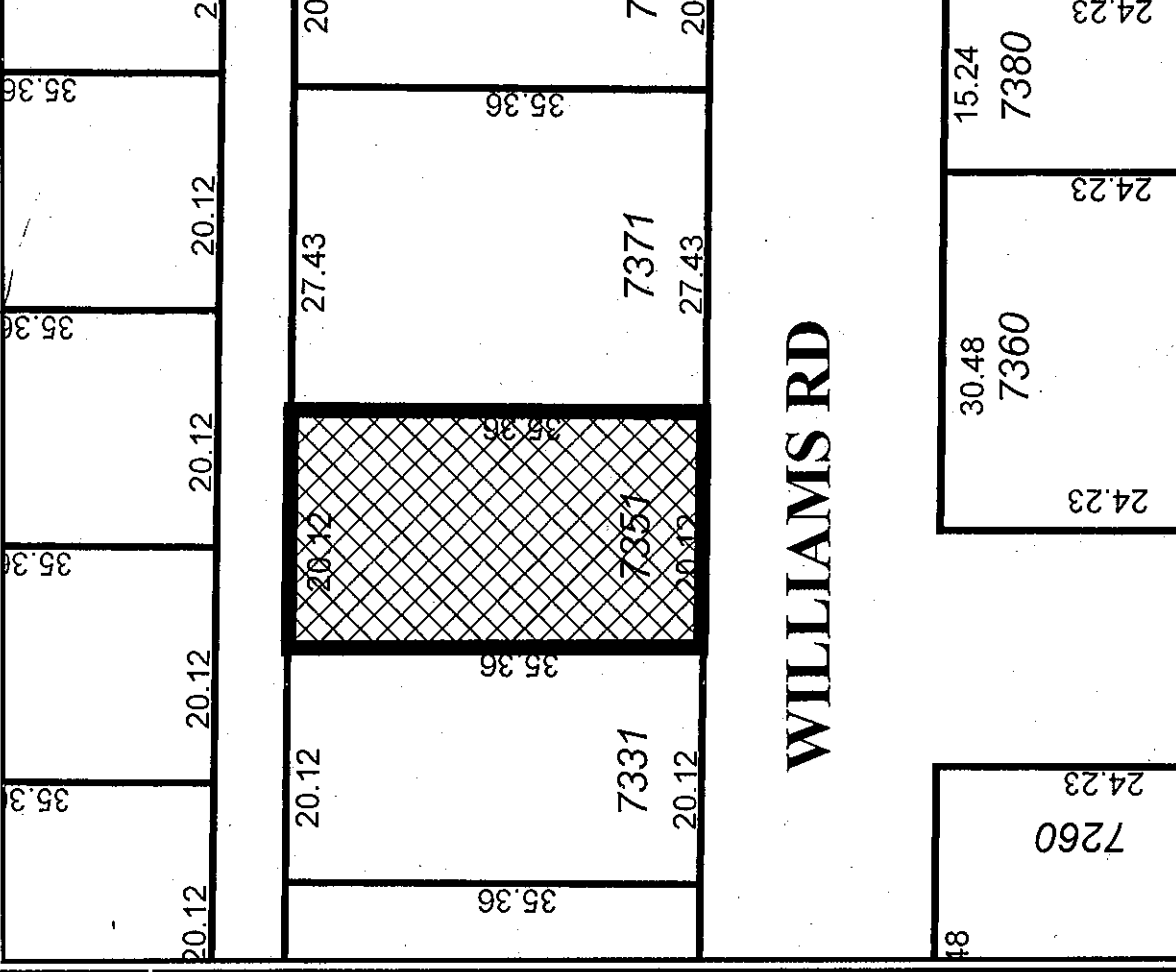
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Rezoning Considerations Concurrence



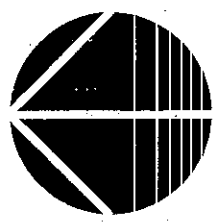
City of Richmond

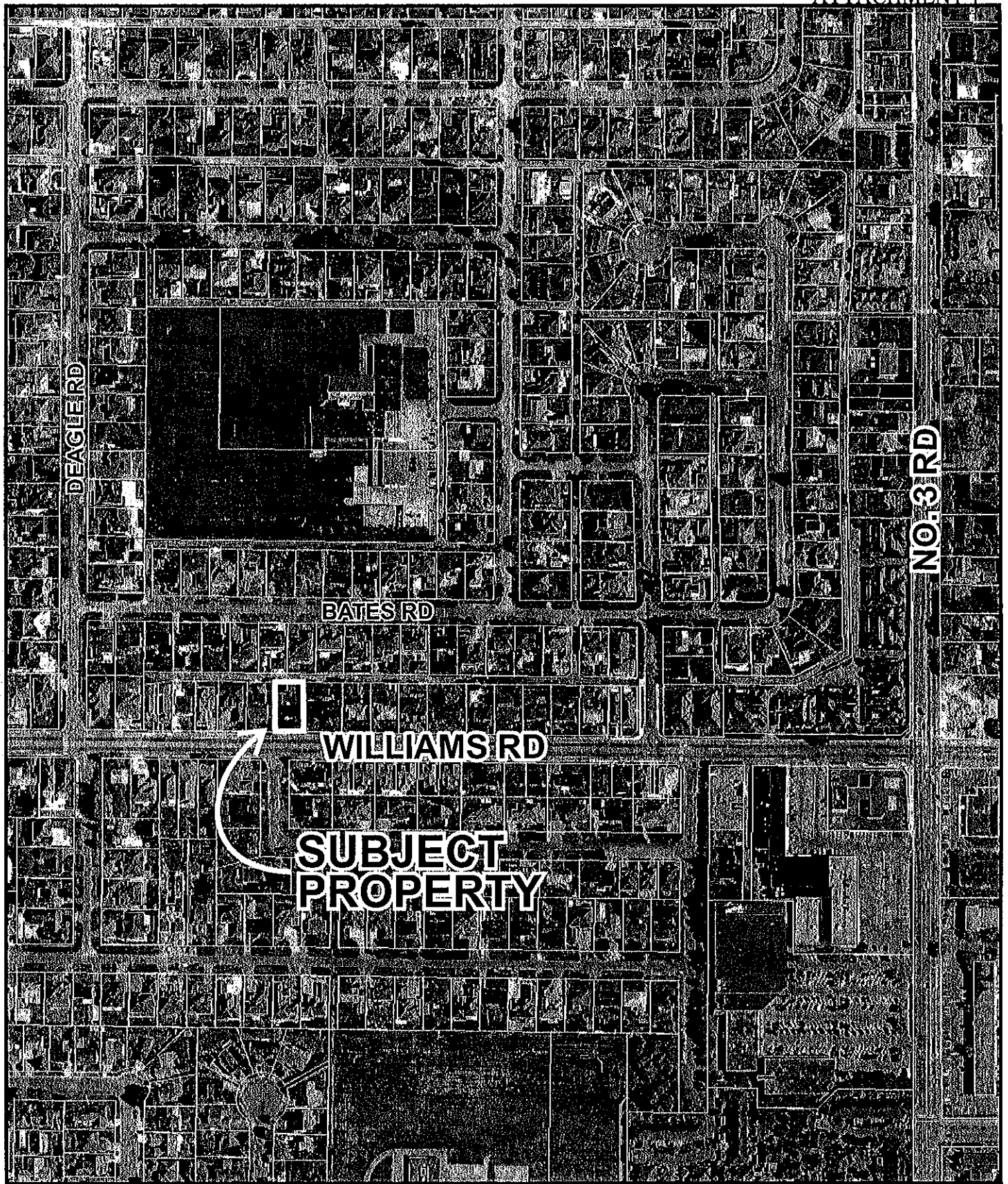


WILLIAMS RD

RZ 07-390751

Original Date: 10/15/07
 Revision Date:
 Note: Dimensions are in METRES





RZ 07-390751

Original Date: 10/15/07

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 07-390751

Attachment 2

Address: 7351 Williams Road

Applicant: Pritpal S. Randhawa

Planning Area(s): N/A

	Existing	Proposed
Owner:	Sukhpreet K Randhawa, Pritpal S. Randhawa, Daljit Bains, and Jaspal K Bains	To be determined
Site Size (m²):	711 m ² (7,653 ft ²)	approximately 355.5 m ² (3,826 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	Specific Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	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)
Number of Units:	1	2
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.	No change

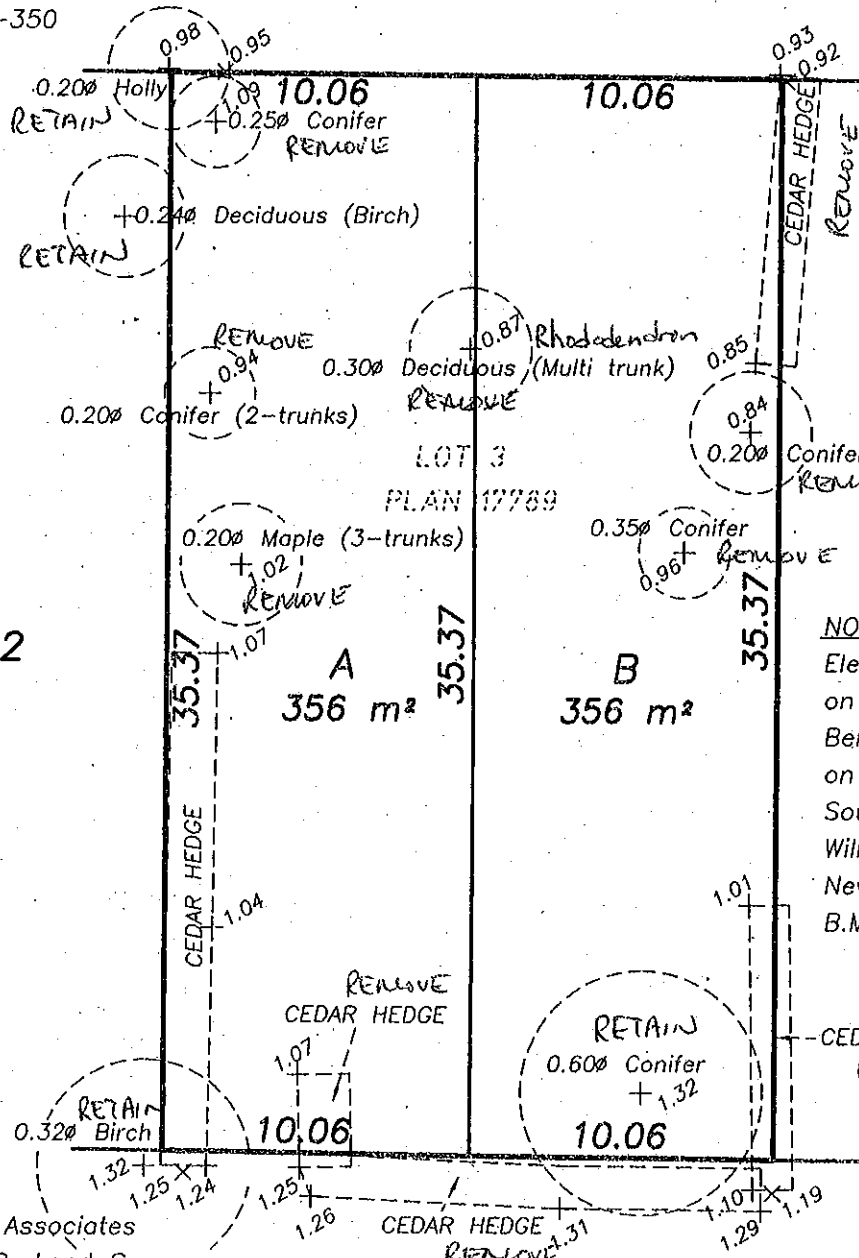
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	355.5 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF
LOT 3 SECTION 29 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17789**

#7351 WILLIAMS ROAD
RICHMOND, B.C.
P.I.D. 004-173-350

LANE



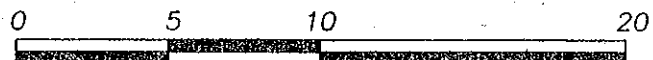
NOTE:

Elevations shown are based on Richmond City Datum. Bench Mark: Road side bolt on hydrant located at the South east corner of Williams Road and Nevis Drive. B.M. elevation=2.284 metres.

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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. 3324
FB-106 P16-19
Drawn By: BA

WILLIAMS ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

DWG No. 3324-TREE

SURVEY COMPLETED ON AUGUST 21st, 2007.

Rezoning Considerations
7351 Williams Road
RZ 07-390751

Prior to final adoption of Zoning Amendment Bylaw 8375, the developer is required to complete the following:

1. Installation of appropriate tree protection fencing all trees to be retained on site and on adjacent private and city's properties prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required.
2. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property under the drip line of all trees to be retained on site and on adjacent properties. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
3. 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 Arterial Road Redevelopment Policy, and should include eight (8) replacement trees (each at 6 cm calliper), in a mix of coniferous and deciduous. If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required.
4. Submission of a Tree Survival Security in the amount of \$1,000 for the survival of the Spruce tree. The City will retain 90% of the security until the proposed landscaping is planted on site. The City will retain the remaining 10% of the security for one year after inspection of the completed landscaping to ensure that the Spruce tree and plant materials have survived.
5. Issuance of separate Tree Cutting Permits, including the submission of applications and associated compensations, for the removal of a row of Cedar hedges tree along the front property line of 7351 Williams Road.
6. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8375 (RZ 07-390751)
7351 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. 004-173-350

Lot 3 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8375”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER