



To: Planning Committee

Date: January 23, 2014

From: Wayne Craig
Director of Development

File: RZ 13-647357

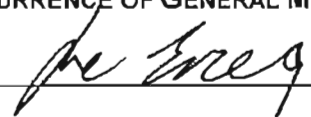
Re: Application by Liang (Lance) Hui for Rezoning at 5111 Williams Road from Single Detached (RS1/E) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9098, for the rezoning of 5111 Williams Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:btg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Item	Details	
Applicant	Liang (Lance) Hui	
Location	5111 Williams Road (Attachment 1)	
Development Application Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/C)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to build a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North: Two (2) dwellings on medium-sized lots zoned "Single Detached (RS1/B)", fronting Mytko Crescent.	
	South: Two (2) dwellings on large lots zoned "Single Detached (RS1/E)", directly across Williams Road.	
	East: A vacant lot which was rezoned in September 2013 to "Single Detached (RS2/C)", and which is the subject of a subdivision application to create two (2) lots (SD 13-627574).	
	West: A duplex on a large lot zoned "Two-Unit Dwellings (RD1)".	
Rezoning Considerations	See Attachment 3	

Staff Comments

Background

The proposed rezoning would enable the creation of two (2) smaller lots from an existing large lot on the north side of Williams Road, east of Railway Avenue. Each new lot would be approximately 14 m wide and 700 m² in area, with a single shared driveway crossing to the lots. The proposed subdivision plan is provided in **Attachment 4**.

The north side of this block of Williams Road, between Railway Avenue and Haddon Drive, has undergone similar redevelopment through rezoning and subdivision since the late 1980's. The subject application is consistent with the pattern of redevelopment already established in the immediate surrounding area. Potential exists for other large-sized lots on the north side of this block of Williams Road to redevelop in the same manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations on tree retention and removal relative to the proposed development. The Tree Survey identifies three (3) bylaw-sized trees on-site, one (1) undersized tree on the neighbouring lot to the north at 5491 Mytko Crescent, and one (1) bylaw-sized tree on City-owned property in the boulevard that is in close proximity to the east property line of the subject site. A list of tree species assessed in the Arborist's Report is included on the Tree Management Drawing (**Attachment 5**).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site visual tree assessment, and concurs with the recommendations to:

- Remove the bylaw-sized Apple tree from the front yard (Tag # 489) due to poor condition and presence of structural defects. The tree has been previously topped with multiple leaders and has historic pruning wounds throughout.
- Remove the bylaw-sized London Plane tree from the site (Tag # 491) due to poor structure and conflict with the building envelope. Two leaders have formed at 4 m, with bark inclusion, resulting in weak structural form. The tree is located within the building envelope and removal is required to accommodate the proposed building footprint.
- Protect the bylaw-sized Birch tree on-site (Tag # 490) because it is in good condition and should be retained and protected a minimum of 4 m out from the base of the tree in all directions. In order to successfully retain this tree, the proposed building should be pushed forward to the minimum front yard setback of 9.0 m. In addition, the depth of the covered deck in the rear yard should be reduced in depth by 50%. Existing grades must be maintained within the tree protection zone. Note: The Arborist's report noted an electrical cord embedded in the tree – the cord is only embedded in 30% of the tree's circumference and will have little impact on the tree's long term viability.
- Protect the off-site Plum tree (Tag A) at 5491 Mytko Crescent and the Japanese Maple (Tag B) on City-owned property in the boulevard, with special measures taken at future development stage (i.e. root pruning of both trees at the property lines, and specialized hedge removal within the tree protection zone of the Japanese Maple).

To ensure protection of the Birch tree (Tag # 490), the off-site Plum tree (Tag A) at 5491 Mytko Crescent and the Japanese Maple (Tag B) on City-owned property in the boulevard, the applicant is required to:

- a. submit a contract with a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones. The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction).
 - Supervision of root pruning at property lines prior to perimeter drainage installation.
 - Supervision of stump removal of the hedge growing within the Tree Protection Zone of the off-site Japanese Maple (Tag B) with a stump grinder.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.

- b. submit a security to the City in the amount of \$1,000 for the survival of the Birch tree (Tag # 490). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.

Tree protection fencing must be installed to City standard on-site around the Birch tree (Tag # 490), the Plum tree (Tag A) and Japanese Maple (Tag B) in accordance with the City’s Tree Protection Bulletin (TREE-03). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the 2:1 replacement ratio in the Official Community Plan (OCP), the applicant proposes to plant and maintain four (4) replacement trees on the proposed lots, with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

Prior to rezoning bylaw adoption, the applicant is required to submit a Landscape Plan for the front yard, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

Existing Bus Stop

There is an existing Coast Mountain Bus Company bus stop identification pole and accessible concrete pad on Williams Road in front of the subject site. As part of the review of this rezoning application, staff in the City’s Transportation Division has communicated with Coast Mountain Bus Company who has indicated that the bus stop identification pole is to be relocated to the east at 1.5 m from the flare of the proposed shared driveway along the proposed common property line. Coast Mountain Bus Company has indicated that they will determine if future works are required to shift the accessible concrete pad to the east of the new pole location after they review a detailed site plan at Building Permit stage. If works are required to shift the accessible concrete pad, the applicant will be required to pay for the works through a work order at development stage.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

At Building Permit stage, the existing sanitary sewer connection along east property line is to be capped, and a new inspection chamber is to be installed along the new common property line to service the two (2) new lots and is to be connected to the existing manhole at the southwest corner of 5511 Mytko Crescent (SMH3413).

Vehicle access to the proposed lots is to be via a single shared driveway crossing from Williams Road. Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb) centered on the proposed shared property line.
- The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.

Subdivision

At future subdivision stage, the developer will be required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs;
- Pay any work orders associated with required City off-site works (i.e. driveway removal/installation, and relocation of the accessible concrete bus pad).
- Register a cross-access easement over the shared driveway (6 m wide at the front lot line and 9 m long), centered on the proposed shared property line.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with the established pattern of redevelopment on the north side of this block of Williams Road.

The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

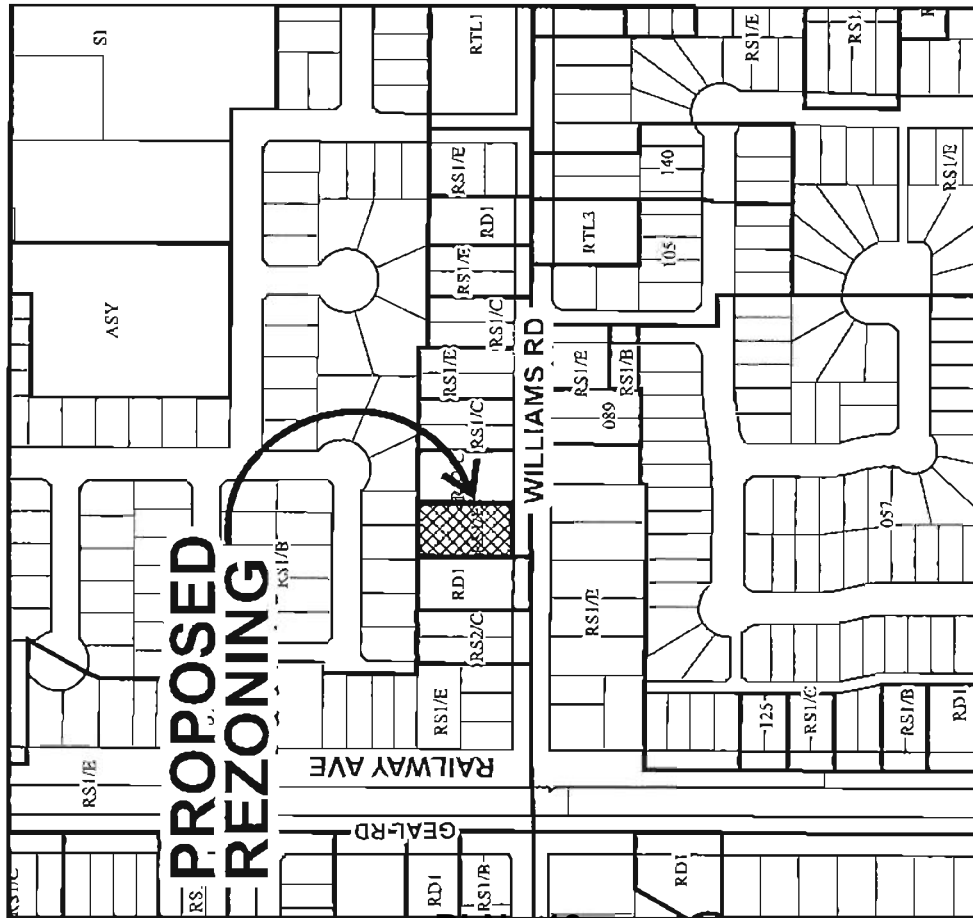
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9098 be introduced and given first reading.



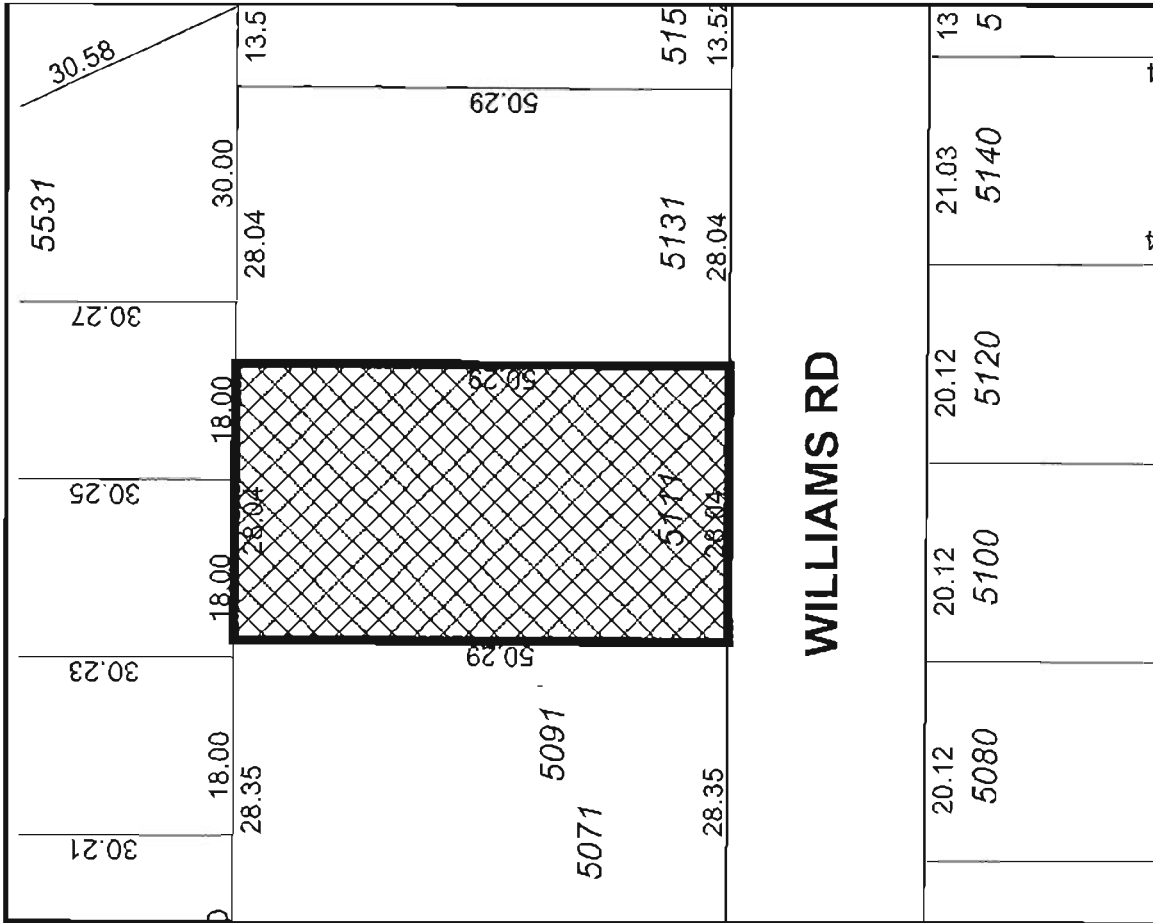
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Rezoning Considerations
Attachment 4: Proposed Subdivision Plan
Attachment 5: Tree Management Drawing



**PROPOSED
REZONING**



Original Date: 10/15/13

Revision Date:

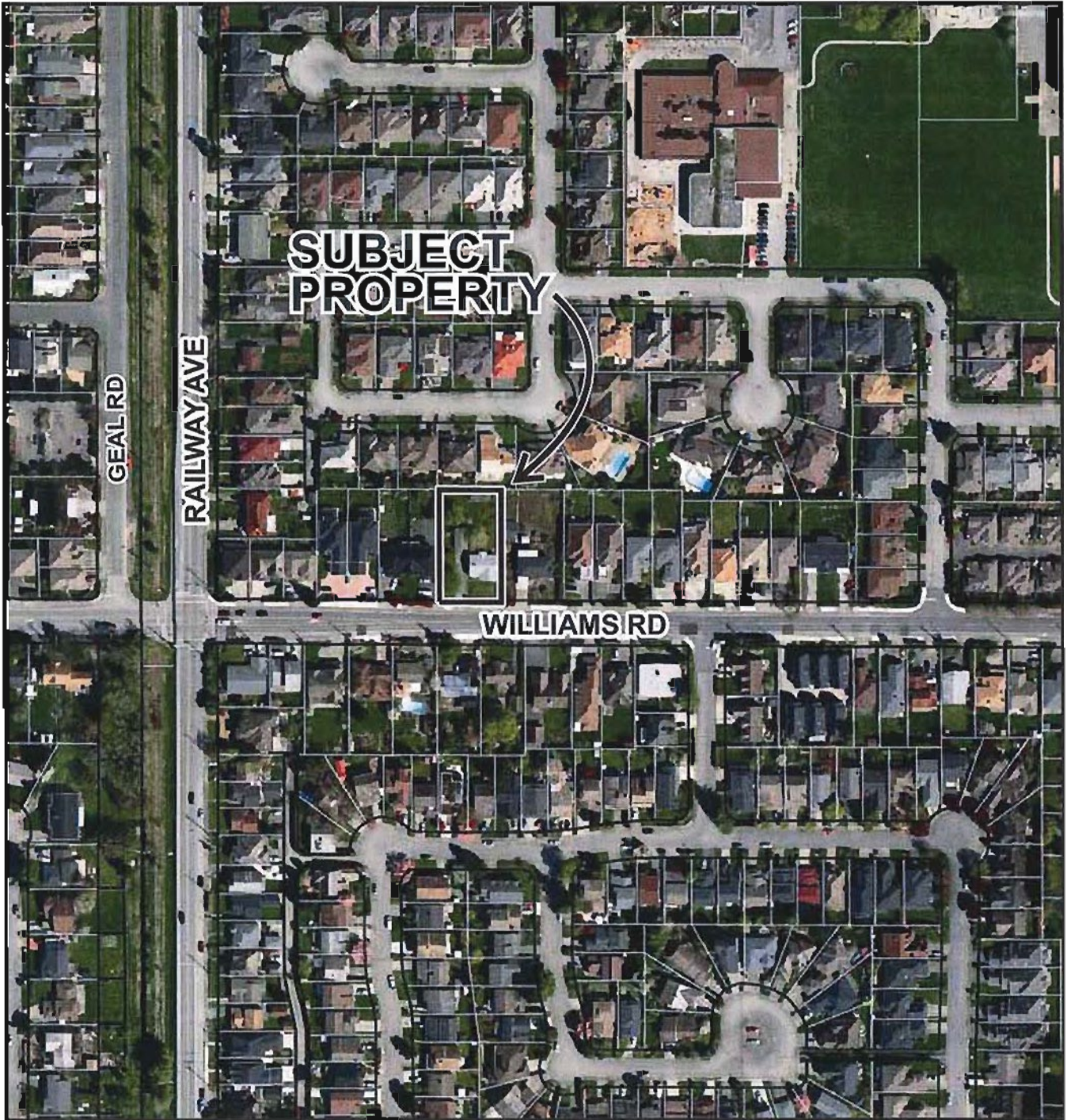
Note: Dimensions are in METRES

RZ 13-647357





City of
Richmond



RZ 13-647357

Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-647357

Attachment 2

Address: 5111 Williams Road

Applicant: Liang (Lance) Hui

Date Received: October 4, 2013 Fast Track Compliance: November 1, 2013

	Existing	Proposed
Owner	Liang Hui	To be determined
Site Size (m ²)	1,410 m ² (15,177 ft ²)	Two (2) lots – each approximately 705 m ² (7,588 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) medium-sized lots
Zoning	Single Detached (RS1/E)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front Yard (m)	Min. 9 m	Min. 9 m	none
Setback – Rear Yard (m)	Min. 6 m	Min. 6 m	
Setback – Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Minimum Lot Size	Min. 360 m ²	Min. 705 m ²	none
Minimum Lot Width	Min. 13.5 m	Min. 14.025 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



City of Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 5111 Williams Road

File No.: RZ 13-647357

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9098, the applicant is required to complete the following:

1. Submission of a Landscape Plan for the front yard, 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 (including fencing, paving, and installation costs). The Landscape Plan must:
 - Comply with the guidelines of the OCP's Arterial Road Policy and must not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as required by the City's Tree Protection Bulletin TREE-03.
 - Include four (4) required replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the Tree Protection Zones of the on-site Birch tree (Tag # 490), the off-site Plum tree (Tag A) at 5491 Mytko Crescent and the off-site Japanese Maple (Tag B) on City-owned property in the boulevard. The Contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction).
 - Supervision of root pruning at property lines prior to perimeter drainage installation.
 - Supervision of stump removal of the hedge growing within the Tree Protection Zone of the off-site Japanese Maple (Tag B) with a stump grinder.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a security to the City in the amount of \$1,000 for the survival of the Birch tree (Tag # 490). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.

4. Registration of a restrictive covenant on Title to ensure that, upon subdivision of the property:
 - Vehicle access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb) centered on the proposed shared property line.
 - The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,053.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on title to secure a secondary suite.
6. Registration of a flood indemnity covenant on Title.

At Demolition* stage, the following is required:

- Installation of tree protection fencing on-site to City standard around the Birch tree (Tag # 490), the Plum tree (Tag A) at 5491 Mytko Crescent and the Japanese Maple (Tag B) on City-owned property in the boulevard in accordance with the City's Tree Protection Bulletin (TREE-03). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following is required:

- Payment of Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Payment of any work orders associated with required City off-site works (i.e. driveway removal/installation, and relocation of the accessible concrete bus pad).
- Registration of a cross-access easement over the shared driveway (6 m wide at the front lot line and 9 m long), centered on the proposed shared property line.

At Building Permit* stage, the following is required:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in

the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

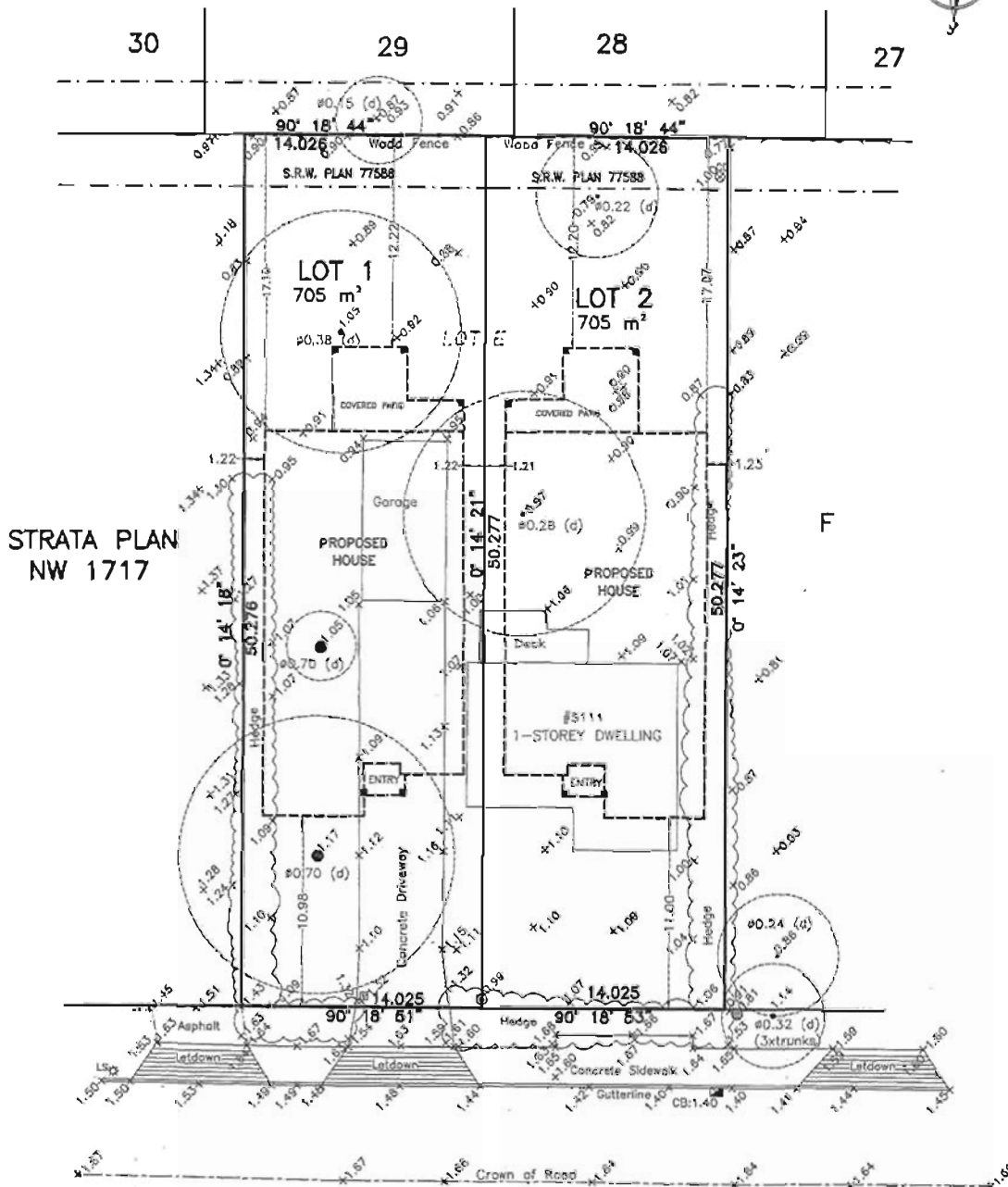
[Signed original on file]

Signed

Date

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT E SECTION 25
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 8920**

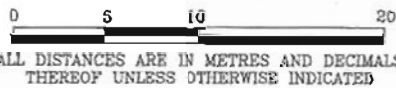
#5111 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D D11-344-652



STRATA PLAN
NW 1717

WILLIAMS ROAD

SCALE: 1:250



© 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: office@jctam.com
Website: www.jctam.com
Job No. 5250
FB-229 P154-755
Owner: JH

- LEGEND:**
- denotes round catch basin
 - ◻ denotes catch basin
 - ▣ denotes water meter
 - (d) denotes deciduous
 - CO denotes cleanout
 - IS denotes lamp standard

NOTE:
Elevations shown are based on City of Richmond HPM Benchmark network, Benchmark: HPM #205, Control Monument 77H4827 Located at CL Railway Ave & Garry St Elevation = 1.044 metres

CERTIFIED CORRECT:
LOT DIMENSIONS ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

DWG No. 5250-TOPO

PLN - 19

AUGUST 9th, 2013

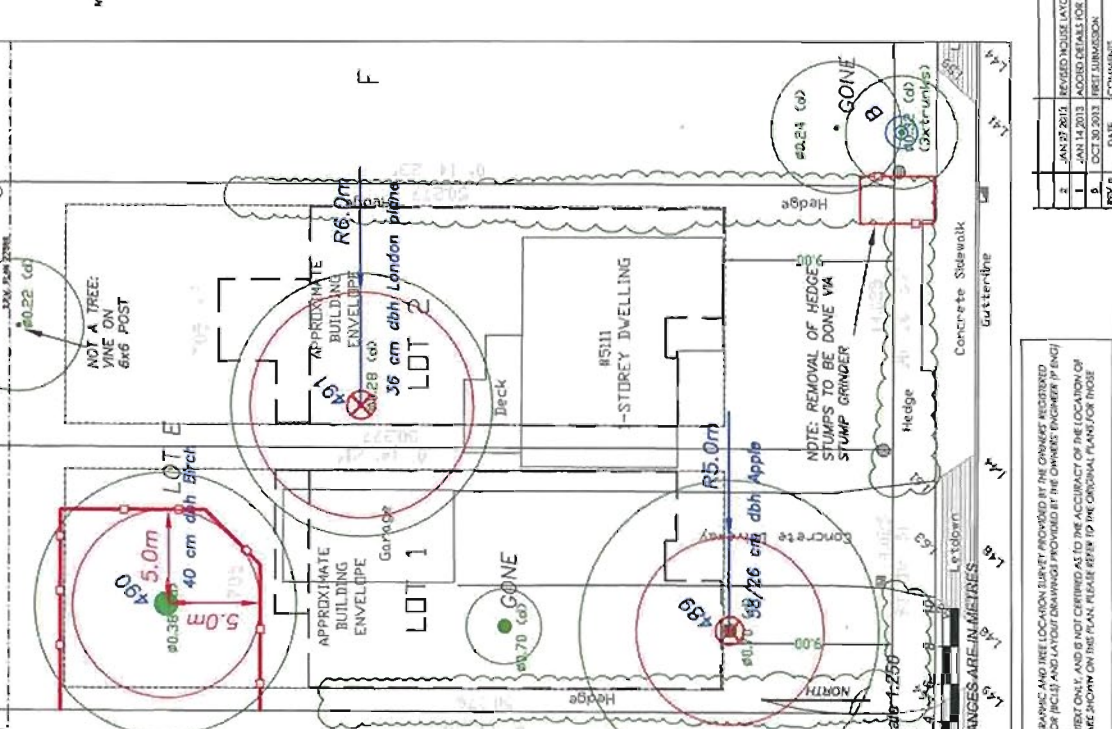
NTS

wood materials

SUGGESTED PLANT LIST:
PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.

CITY	CODE	CALMT	BOTANICAL NAME	COMMON NAME
			SMALL MATURITY SIZE:	
	A6		ACER GINSENG	RAPEHAMA MAPLE
	A7		ACER PALMATUS	JAPANESE MAPLE
	A8		ACER TEGUMINOSUM	SPANISH MAPLE
	CC		CORUS CANADENSIS TORREY FANF	FOREST PANICLE REDWOOD
	KK		CORDON ROSEA	ROSA DOORWOOD
	KA		FRAXINUS LAEVISSIMA BRANCH	WHITE OAK
	PA		PRUNUS LAEVISSIMA BRANCH	WILD CHERRY (SPRING)
	PT		STRALIX JAPONICA	AMERICAN SNOWBELL
	SA		SPRINGA BRETICLAUSA TORREY FANF	WINTER TEE WAC
			MEDIUM MATURITY SIZE:	
	A4		ACER RUBRUM	RED MAPLE
	CB		CAMPARIS BETULUS FASTIGIATA	MAGNATICE HONEYDEW
	C		CORDOPHYLUM JAPONICUM	REDBUD TREE
	L5		LEUCODENDRON LEUCODENDRUM	WITBLOEM YEW
	LP		LIRIODENDRUM LIRIODENDRUM	YELLOW FLAME TREE
	OU		QUERCUS BILBOA MAMOR	HAWKWOOD
	GT		GLORIATA BRACMATONIS YEMARY	HENRY LOCUST
	PA		PRUNUS LAEVISSIMA BRANCH	JAPANESE STUARTIA
	P2		PICEA OMBRICA	SERBIAN SPRUCE
	T		TILIA OMBRICA	JAPANESE YEW

TREE PROTECTION GUIDELINE:
THIS PLAN IS BASED ON A PHOTOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED SURVEYOR AND ENGINEER (P.L.I.) AND LAYOUT DRAWING PROVIDED BY THE OWNER'S ENGINEER (P.L.I.). THIS PLAN IS PROVIDED FOR CONCEPT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.



VEGETATION REMOVAL:
- 1.5 ACRES
- 1.5 ACRES
- 1.5 ACRES
- 1.5 ACRES
- 1.5 ACRES

ATA PLAN - 20
PLN - 20

PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

REVISIONS:

REV #	DATE	DESCRIPTION
1 <td>JAN 27 2015 <td>REVISED HOUSE LAYOUT</td> </td>	JAN 27 2015 <td>REVISED HOUSE LAYOUT</td>	REVISED HOUSE LAYOUT
2 <td>JAN 14 2015 <td>ADDED DETAILS FOR CITY REQUEST</td> </td>	JAN 14 2015 <td>ADDED DETAILS FOR CITY REQUEST</td>	ADDED DETAILS FOR CITY REQUEST
3 <td>OCT 30 2013 <td>FINAL LUMBERSON</td> </td>	OCT 30 2013 <td>FINAL LUMBERSON</td>	FINAL LUMBERSON

PLN - 20

LEGEND:

- DENOTES SITE LIMIT
- DENOTES TREE TO BE REMOVED
- DENOTES OFFER TREE TO BE REMOVED FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO CHISEL TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION ZONE (TPZ) - ALTERNATIVE TREATMENT - CONSIDER FOR NEIGHBOURS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.



PROJECT: BP APPLICATION
ADDRESS: 5111 WILLIAMS ROAD, RICHMOND
CLIENT: FORMATIVE DEVELOPMENT PHINIAI CONSTRUCTION
I.C.I. FILE: 13253
SHEET: 1 OF 1

ARBORTECH CONSULTING
GREATER VANCOUVER OFFICE
1688 VALLEY DRIVE
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2E 6A3
P: 604.275.5684
F: 604.275.3132
www.arbortech.ca

ARBORTECH CONSULTING
GREATER VANCOUVER OFFICE
1688 VALLEY DRIVE
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2E 6A3
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www.arbortech.ca



Richmond Zoning Bylaw 8500
Amendment Bylaw 9098 (RZ 13-647357)
5111 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/C)".

P.I.D. 011-344-652

Lot "E" Section 25 Block 4 North Range 7 West New Westminster District Plan 8920

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9098".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER