



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development


**Date:** November 30, 2015

**File:** RZ 15-690379

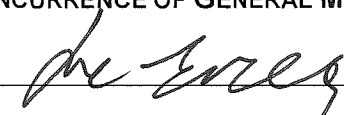
**Re:** Application by Kenneth Kevin McWilliam for Rezoning at 10631 Williams Road  
from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9508, for the rezoning of 10631 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:cl  
Att.

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

## **Staff Report**

### **Origin**

Kenneth Kevin McWilliam has applied to the City of Richmond for permission to rezone the property at 10631 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3)

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North, directly across the rear lane, is a dwelling on a lot zoned “Single Detached (RS1/E)” fronting Aragon Road.

To the South, directly across Williams Road, are two (2) dwellings on lots zoned “Compact Single Detached (RC1)”.

To the East and West, are dwellings on lots zoned “Single Detached (RS1/E)”.

### **Related Policies & Studies**

#### **Official Community Plan**

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### **Arterial Road Policy**

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

#### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and should Council grant 1<sup>st</sup> reading to the rezoning bylaw, a Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site with instructions on how to participate in the public process.

**Analysis****Proposed Site Access**

Vehicular access to Williams Road (a minor arterial road) is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Vehicular access to the proposed lots will be from the existing rear lane to the north of the subject site that runs parallel to Williams Road. At the applicant's cost, the City is to remove the existing driveway crossing to Williams Road and install a concrete sidewalk and boulevard to match the existing condition to the east and west.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation department for review.

**Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species and location, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses three (3) bylaw-sized trees on-site and six (6) trees off-site.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Protect and retain the Hazelnut tree (Tree # 60) that is in good condition and that is located along the rear property line, which was not included on the site survey.
- Protect and retain the two (2) bylaw-sized trees on the adjacent property to the east at 10651 Williams Road (Trees E and F), as these trees are not anticipated to be impacted by the proposed development at the subject site.
- Protect and retain the four (4) flowering Cherry trees (Trees A, B, C, D) in the boulevard along Williams Road on City-owned property.

However, the City's Tree Preservation Coordinator has identified that:

- The Dogwood tree (Tree # 58) is not a good candidate for retention and should be removed due to bacterial blight.
- The Beech tree (Tree # 59) that is located in the side yard is in fair condition but cannot be retained due to its proximity to the dwelling on the proposed east lot and the proposed raise in lot grade to meet the required Flood Construction Level.

#### *Tree Protection*

A total of one (1) tree on-site and six trees off-site are to be retained and protected. The proposed Tree Retention Plan is shown in Attachment 4.

To ensure protection of the trees (Trees # 60, A, B, C, D, E, F), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any special measures required for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$1,000 for Tree # 60. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

#### *Tree Replacement*

A total of two (2) bylaw-sized trees on-site are proposed to be removed and replaced (i.e., Trees # 58 and 59). Consistent with the OCP tree replacement ratio of 2:1, the applicant has agreed to plant and maintain a total of four (4) replacement trees on the proposed lots (minimum 8 cm deciduous caliper or 4 m high confiner).

To ensure that the required replacement trees are planted and maintained and that the front yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Landscaping Security in the amount of 100% of a cost estimate for the proposed works provided by the Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy. The Landscape Plan, Cost Estimate, and Landscaping Security are required to be submitted prior to final adoption of the rezoning bylaw. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been

passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning.

At future subdivision and building permit stage, the applicant must:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with completion of the required servicing works and off-site improvements as described in Attachment 5.
- Pay \$16,858.05 prior to subdivision approval in accordance with Works and Services Cost Recovery Bylaw No. 8752 for lane drainage works that have already been installed by the City.

### **Financial Impact**

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this rezoning application is to rezone the property at 10631 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9508 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'CL' or similar, with a long horizontal stroke extending to the right.

Cynthia Lussier  
Planner 1

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey and proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Proposed Tree Retention Plan
- Attachment 5: Rezoning Considerations

ARAGON RD

WILLIAMS RD

SHELL RD

PROPOSED REZONING

RC1

ZS4

RS1/K

RS1/K

RC1

RS1/E

RC2

RC1

RS1/E

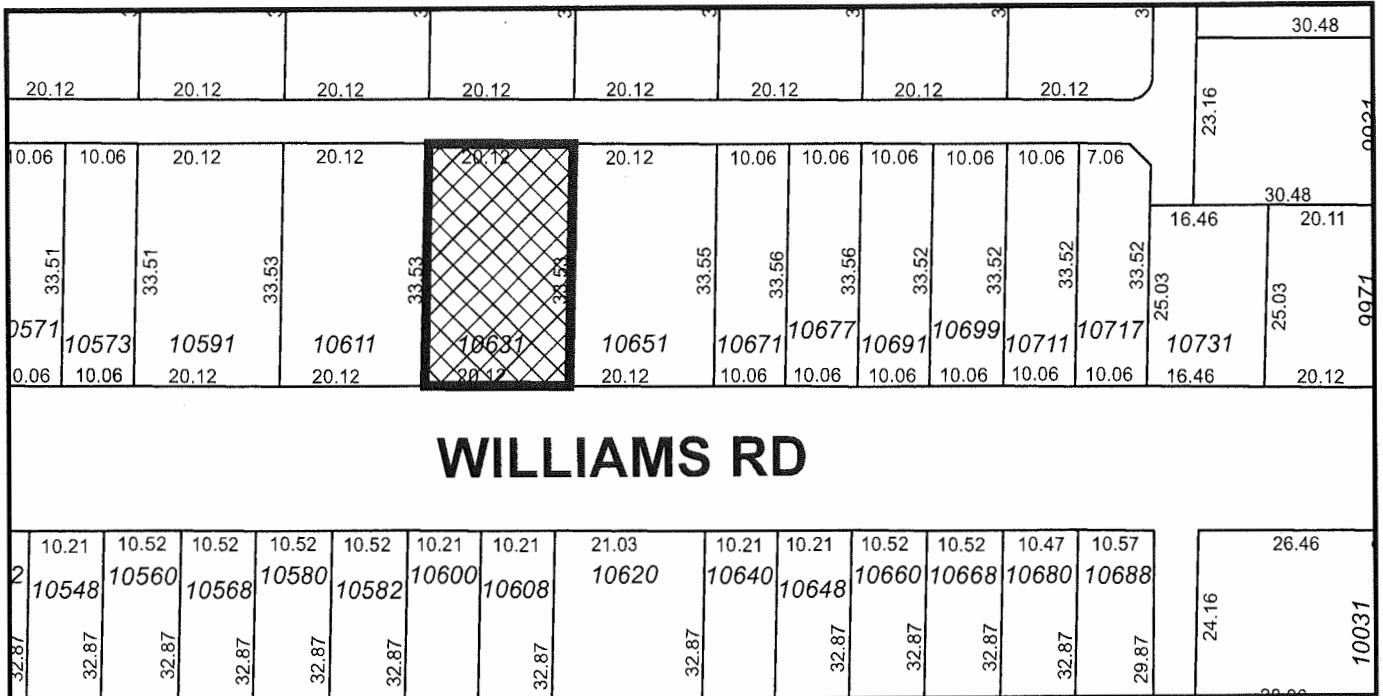
RC1

ZC19

ZT38

RS1/E

RS1/E



RZ 15-690379

Note: Dimensions are in METRES





City of  
Richmond



RZ 15-690379

Original Date: 01/28/15

Revision Date

Note: Dimensions are in METRES



## ATTACHMENT 2

PARCEL IDENTIFIER (PID): 003-491-323

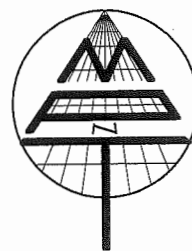
#10631 WILLIAMS ROAD  
RICHMOND, B.C.

SCALE 1:200

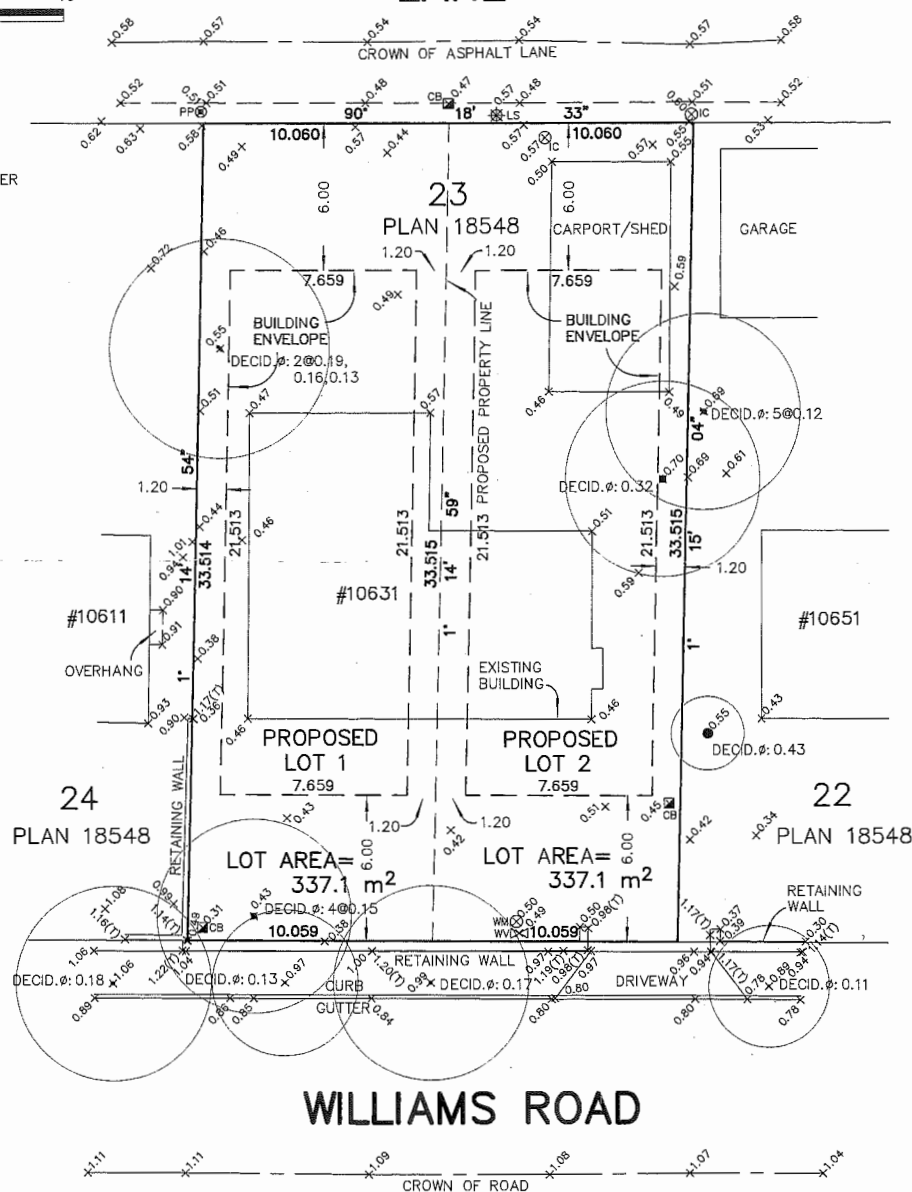


ALL DISTANCES ARE IN METRES.

- |        |                              |
|--------|------------------------------|
| x 0.45 | INDICATES SPOT ELEVATION     |
| ■ CB   | INDICATES CATCH BASIN        |
| ✱ LS   | INDICATES LAMP STANDARD      |
| ⊙ PP   | INDICATES POWER POLE         |
| ○ IC   | INDICATES INSPECTION CHAMBER |
| ○ WM   | INDICATES WATER METER        |
| ⊗ WV   | INDICATES WATER VALVE        |
| (T)    | INDICATES TOP OF WALL        |



LANE



© COPYRIGHT

#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137

CADFILE: 16997-001-TPG-001.DWG

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #191 (02H2453) WITH AN ELEVATION OF 1.664 METRES.

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

CERTIFIED CORRECT  
THIS 8TH DAY OF JANUARY, 2015

B.C.L.S.

R-12-16997-TPG

CLIENT REF: KEVIN McWILLIAM

DATE OF SURVEY: APRIL 25, 2012



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**RZ 15-690379**

**Attachment 3**

Address: 10631 Williams Road

Applicant: Kenneth Kevin McWilliam

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Kenneth Kevin McWilliam Debra Lorraine Hoddinott	To be determined
<b>Site Size (m<sup>2</sup>):</b>	674.2 m <sup>2</sup> (7,257 ft <sup>2</sup> )	Two (2) lots, each 337.1 m <sup>2</sup> (3,628 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single detached dwelling	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	The Arterial Road Policy designates the subject site for redevelopment to compact lots or coach houses, with access from the existing operational rear lane	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 60	Max. 60	none permitted
Lot Coverage – Buildings:	Max. 40%	Max. 40%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20 %	Min. 20 %	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	337.1 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

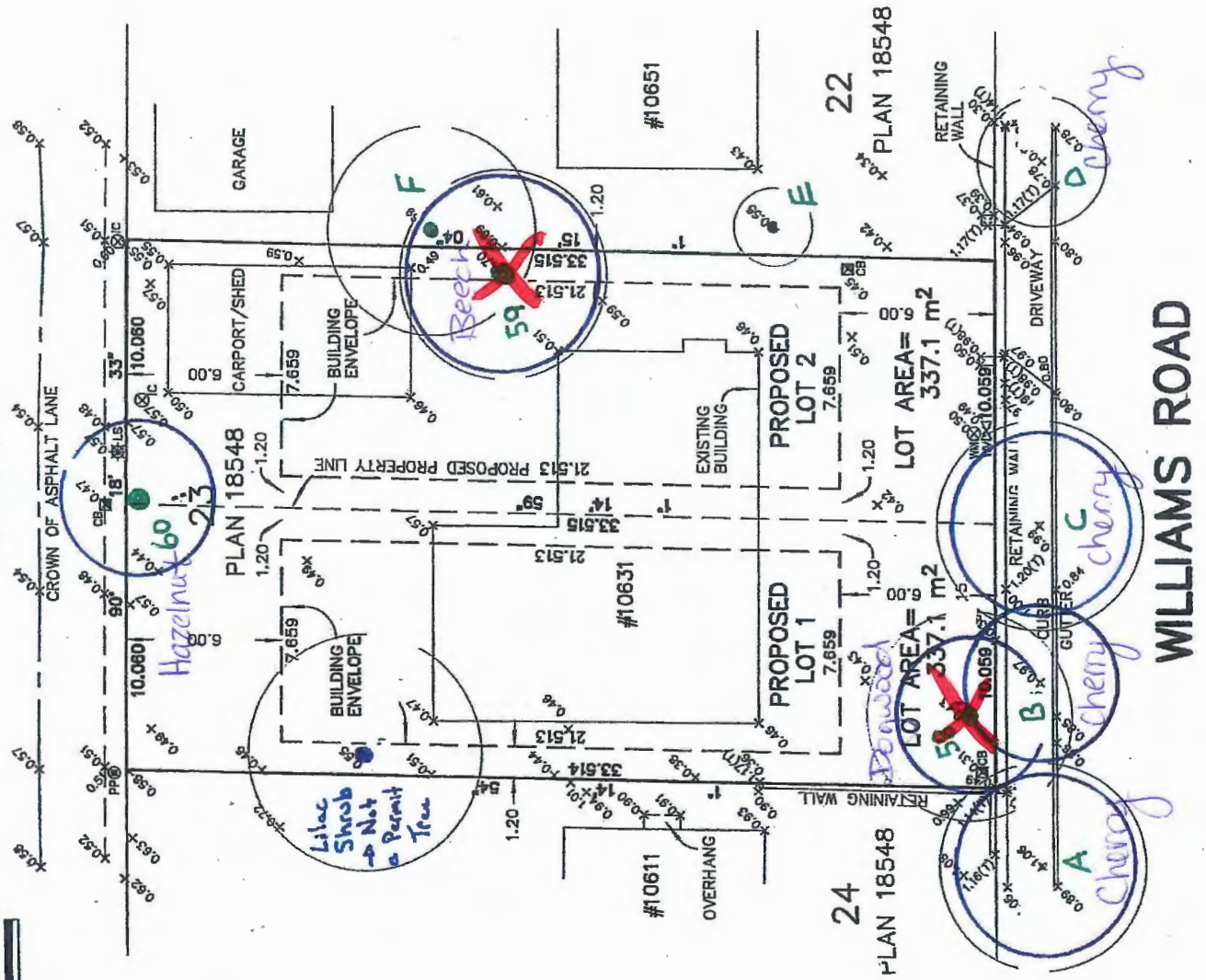
# Tree Management Plan - 10631 Williams Rd - June 5, 2015

D.A.

## SCALE



## LANE



Retain Tree 100

Remove Tree 101

Annotated Nov. 30 2015  
CK



**Address:** 10631 Williams Road

**File No.:** RZ 15-690379

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9508, 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 estimate provided by the Landscape Architect (including installation costs, fencing, hard and soft landscaping, and 10% contingency). The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and,
  - include the four (4) required replacement trees (minimum 8 cm deciduous caliper or 4 m high conifer).
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 of the tree protection zones of the trees to be retained (Trees # 60, A, B, C, D, E, F). The Contract should include the scope of work, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required for tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 for Tree # 60.
4. Registration of a flood indemnity covenant on title.
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.

**At Demolition Permit stage, the following requirements must be completed:**

- Installation of tree protection fencing around the trees to be retained (Trees # 60, A, B, C, D, E, F). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**Subdivision\* and Building Permit\* stage, the following requirements must be completed:**

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and costs associated with completion of the following servicing works and off-site improvements:

*Water Works:*

- Using the OCP Model, there is 552.1 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- At Building Permit\* stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the applicant's cost, the City is to:
  - Cut and cap the existing water service connection at the watermain along the Williams Road frontage.

Initial: \_\_\_\_\_

- Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Williams Road frontage.

*Storm Sewer Works:*

- The applicant is required to pay \$16,858.05 in accordance with Works and Services Cost Recovery Bylaw No. 8752 for lane drainage works installed by the City, prior to subdivision approval.
- At the applicant's cost, the City is to:
  - Cap the existing storm service connection at the southwest corner of the subject site.
  - Cut and cap the existing storm lead and remove the inspection chamber and trench drain at the northeast corner of the subject site.
  - Install a new storm inspection chamber with two (2) new service connections at the common property line of the two lots along the Williams Road frontage.

*Sanitary Sewer Works:*

- At the applicant's cost, the City is to:
  - Assess the existing sanitary service connection at the northeast corner of the subject site and upgrade as required.
  - Install a new sanitary service connection for the proposed west lot complete with an inspection chamber along the lane frontage.

*Off-Site Improvements:*

- At the applicant's cost, the City is to remove the existing driveway crossing to Williams Road and install a concrete sidewalk and boulevard to match the existing condition to the east and west.

*General Items:*

- The applicant is required to coordinate with private utility service providers:
  - To underground proposed Hydro service lines (if applicable).
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus kiosks, etc).
- Additional legal agreements, as determined via the subject development's 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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 Department 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

Initial: \_\_\_\_\_

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)

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9508 (RZ 15-690379)  
10631 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 **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 003-491-323

Lot 23 Block 19 Sections 26 and 35 Block 4 North Range 6 West New Westminster District  
Plan 18548

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9508"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>il</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER