



# City of Richmond

## Report to Committee Fast Track Application Planning and Development Division

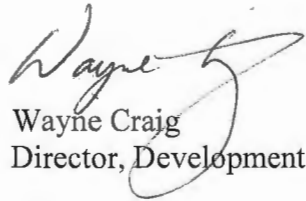
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** October 24, 2016  
**File:** RZ 16-740422

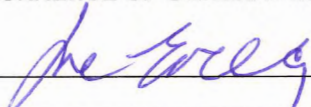
**Re:** Application by 1080593 BC Ltd. for Rezoning at 11740 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9636, for the rezoning of 11740 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:jr  
Att. 7

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

**Staff Report**

<b>Item</b>	<b>Details</b>		
Applicant	1080593 B.C. Ltd.		
Location	11740 Williams Road (Attachment 1)		
Zoning	Existing: Single Detached (RS1/E)		
	Proposed: Compact Single Detached (RC2) (Attachment 2)		
Development Data Sheet	Attachment 3		
OCP Designation	Neighbourhood Residential (Attachment 4)	Complies:	Yes
Lot Size Policy 5434	Compact Single Detached (RC2) or Coach Houses (RCH1) permitted (Attachment 5)	Complies:	Yes
Arterial Road Policy	Compact Lots or Coach House	Complies:	Yes
Floodplain Management Implementation Strategy	Flood indemnity covenant required	Complies:	Yes
Affordable Housing Strategy Response	Secondary suites on 100% of the two (2) lots proposed	Complies:	Yes
Surrounding Development	North:	Across Williams Road, a single-family dwelling on a lot zoned "Single Detached (RS1/E)" with vehicle access from Williams Road.	
	South:	Across the rear lane, a single-family dwelling on a lot zoned "Single Detached (RS1/E)" with vehicle access from Seabrook Crescent.	
	East & West:	Single-family dwellings on lots zoned "Single Detached (RS1/E)" with vehicle access from the rear lane.	
Rezoning Considerations	Attachment 7		

**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 Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

**Analysis****Transportation and Site Access**

Vehicle access to the proposed lots is to be from the existing rear lane only. No access is permitted from Williams Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Prior to the 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**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property and three (3) street trees on City property.

The City's Tree Preservation Coordinator and Parks Department staff have reviewed the Arborist's Report and have the following comments:

- One (1) 42.4 cm dbh Cypress (Tag # 4) is mostly dead and should be removed and replaced.
- Three (3) Sweetgum trees (Tag # 1-3) located in the City sidewalk to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### *Tree Protection*

Three (3) City-owned trees (Tag # 1-3) located in the sidewalk are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security of \$5,600 for the three (3) City-owned trees to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all 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 remain in place until construction and landscaping on-site is completed.

#### *Tree Replacement*

The applicant wishes to remove one (1) on-site tree (Tag # 4). The 2:1 replacement ratio would require a total of two (2) replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	9 cm	5 m
2	6 cm	3.5 m

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed planting, including the four (4) required replacement trees. The Landscape Plan must comply with the regulations for coach house and compact lot development contained in the Arterial Road Policy in the OCP. A portion of the security 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 may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

**Site Servicing and Frontage Improvements**

At future subdivision and building permit stage, the applicant is required to complete the following:

- Payment of the current year’s taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.
- Payment to the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 4, in the amount of \$22,800.73 to recover prior lane improvement construction costs associated with the works and services that have been constructed and financed by the City.

**Financial Impact**

The 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 application is to rezone 11740 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) single-family lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

October 24, 2016

- 5 -

RZ 16-740422  
Fast Track Application

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9636 be introduced and given first reading.



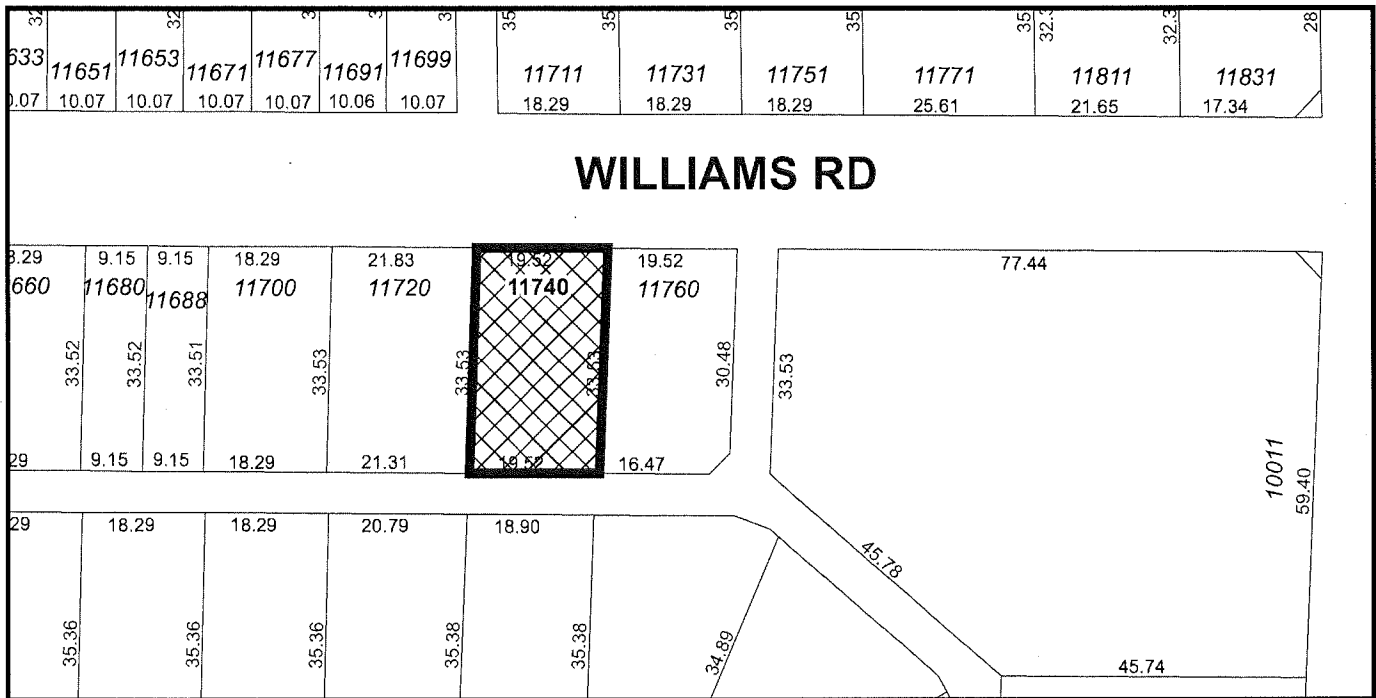
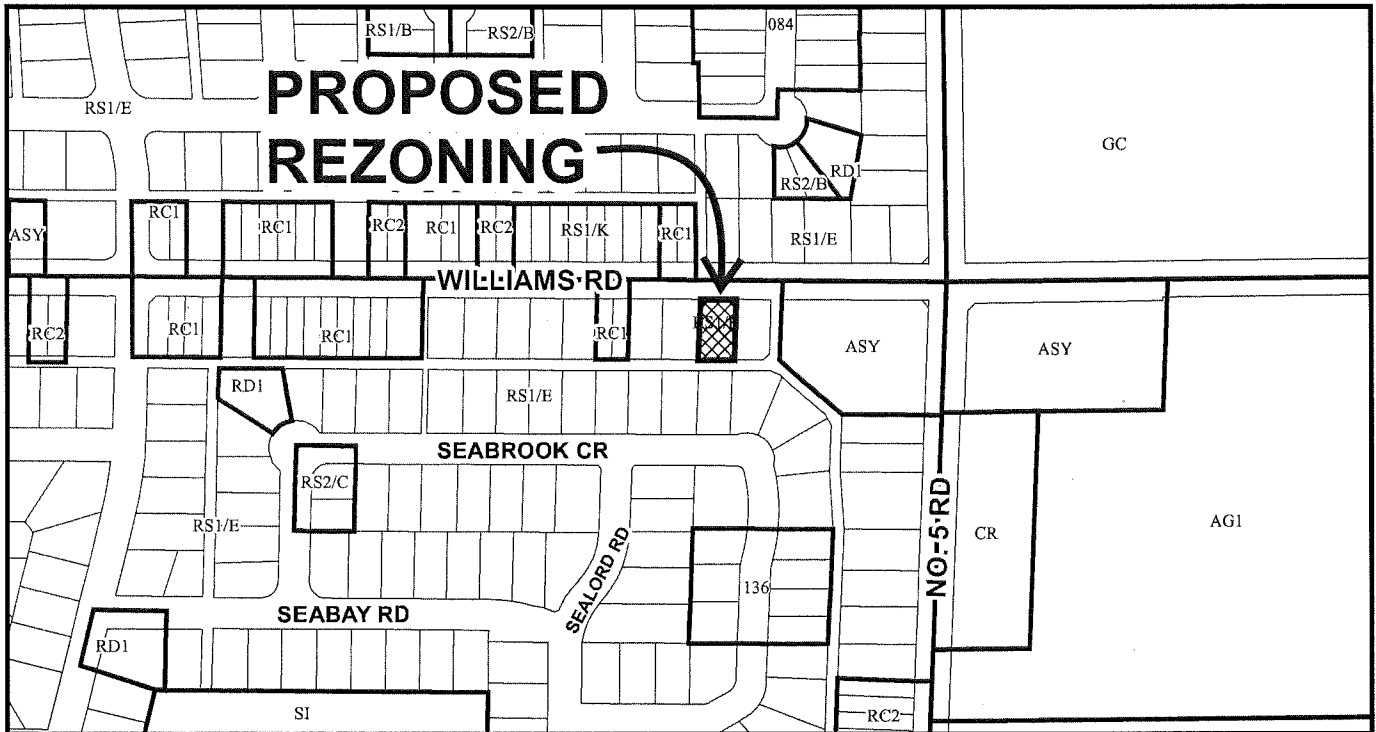
Jordan Rockerbie  
Planning Technician

JR:rg

Attachment 1: Location Map and Aerial Photo  
Attachment 2: Proposed Subdivision Plan  
Attachment 3: Development Application Data Sheet  
Attachment 4: Shellmont Area Plan Land Use Map  
Attachment 5: Single Family Lot Size Policy 5434  
Attachment 6: Tree Management Drawing  
Attachment 7: Rezoning Considerations



City of  
Richmond

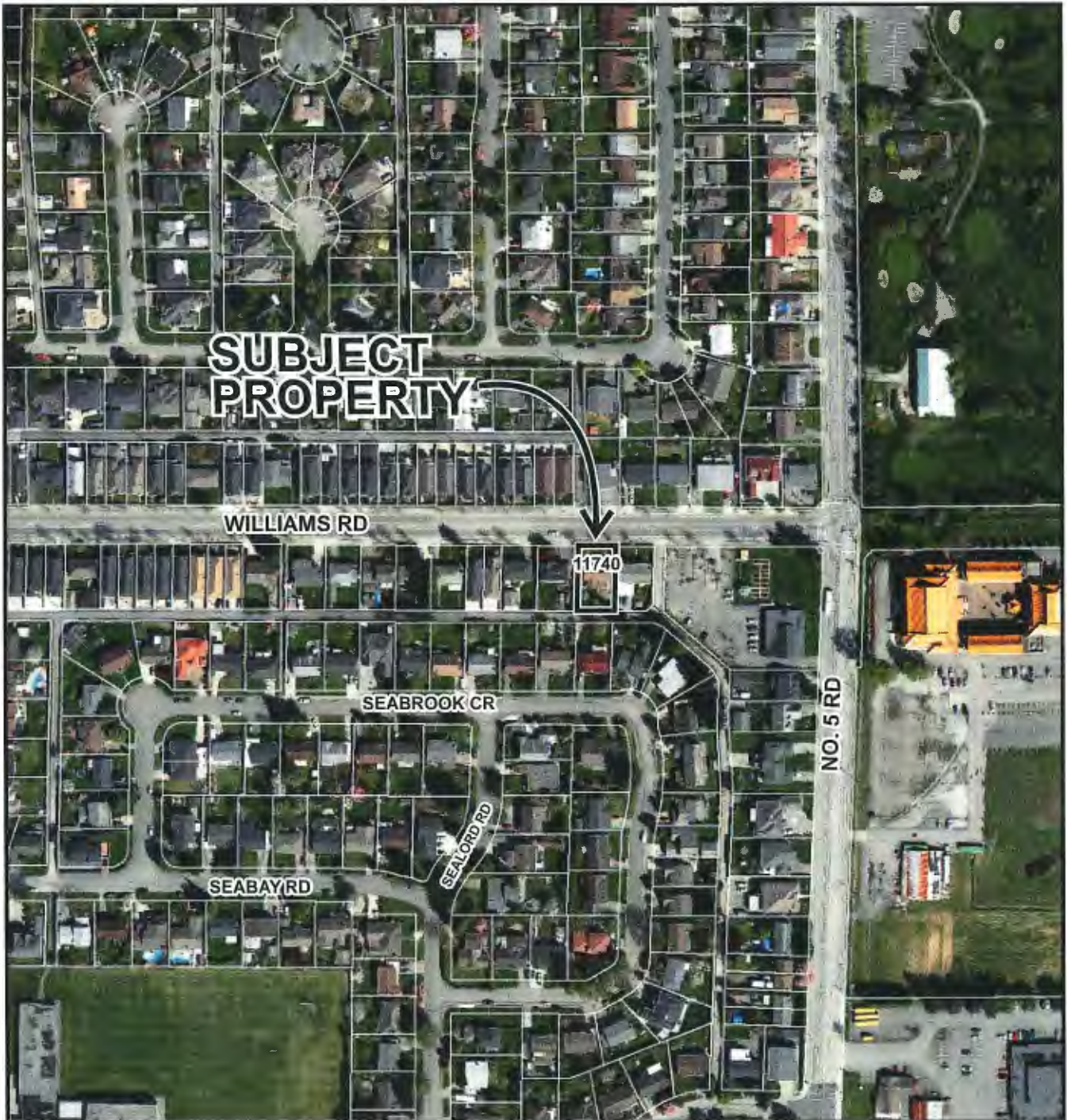


	<p><b>RZ 16-740422</b></p>	<p>Original Date: 08/19/16 Revision Date: Note: Dimensions are in METRES</p>
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City of  
Richmond



RZ 16-740422

Original Date: 08/19/16

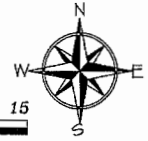
Revision Date:

Note: Dimensions are in METRES

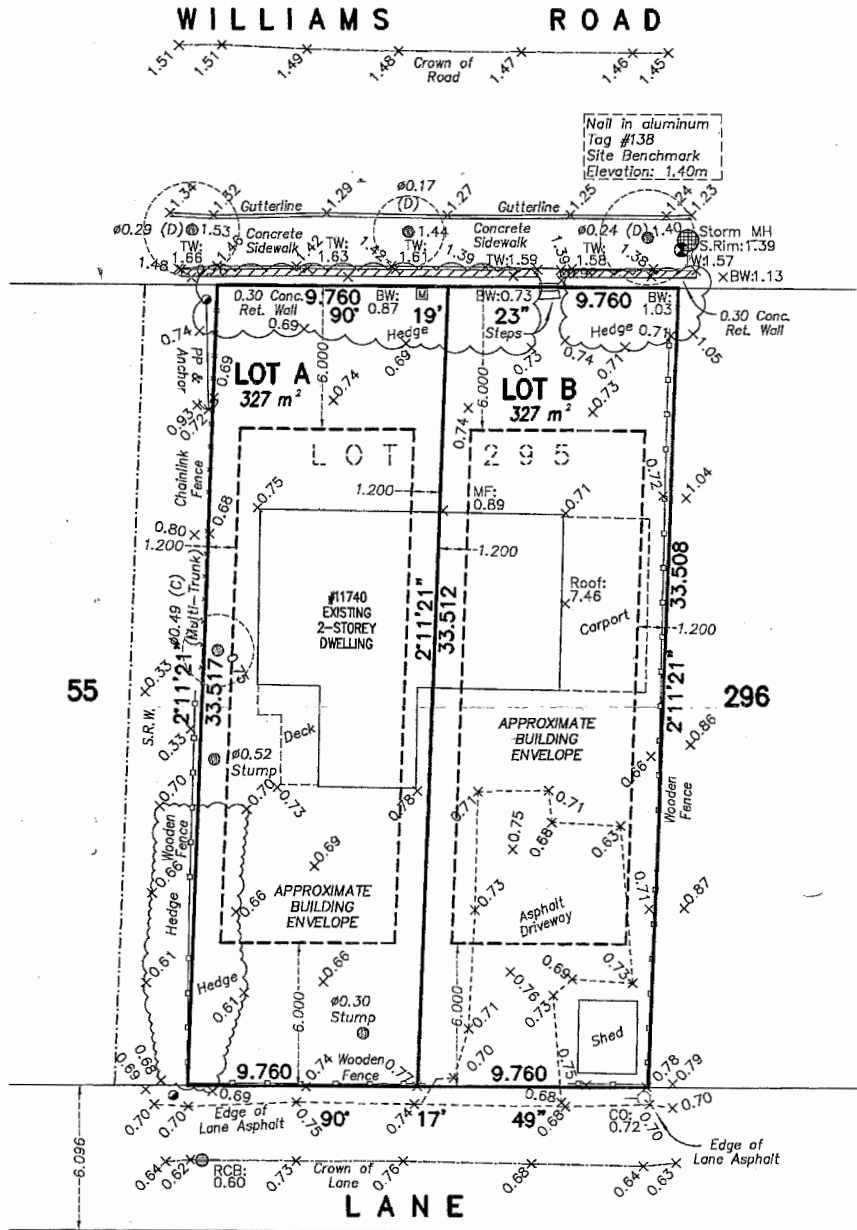
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 295 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 35779**

#11740 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 007-178-191

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© 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. 6547  
FB-311 P32-34  
Drawn By: IO

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #190  
Control Monument 94H1624  
Elevation: 2.353m  
Benchmark: HPN #191  
Control Monument 02H2453  
Elevation: 1.664m

**NOTE:**  
Use site Benchmark Tag #138 for  
construction elevation control.

**LEGEND:**  
(C) denotes conifer  
(D) denotes deciduous  
■ denotes catch basin  
⊙ denotes round catch basin  
⊕ denotes water valve  
⊗ denotes water meter  
⊚ denotes manhole  
⊙ denotes cleanout  
⊙ denotes lamp standard  
⊙ denotes fire hydrant  
⊙ denotes power post  
MF denotes main floor  
BW. denotes bottom of retaining wall  
TW. denotes tap of retaining wall

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

MAY 11th, 2016.

DWG No. 6547-Topo

PLN-240





**RZ 16-740422**

**Attachment 3**

Address: 11740 Williams Road

Applicant: 1080593 BC Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	1080593 BC Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	654 m <sup>2</sup>	Two (2) lots, each 327 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-family home	Two (2) single-family homes
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>702 Policy Designation:</b>	Compact Single Detached (RC2)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	Arterial Road Compact Lot Coach House	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 196.2 m <sup>2</sup> (2,111.88 ft <sup>2</sup> ) Lot B: Max. 196.2 m <sup>2</sup> (2,111.88 ft <sup>2</sup> )	Lot A: Max. 196.2 m <sup>2</sup> (2,111.88 ft <sup>2</sup> ) Lot B: Max. 196.2 m <sup>2</sup> (2,111.88 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70%	Building: Max. 50% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 270.0 m <sup>2</sup>	327.0 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 9.76 m Depth: 33.51 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

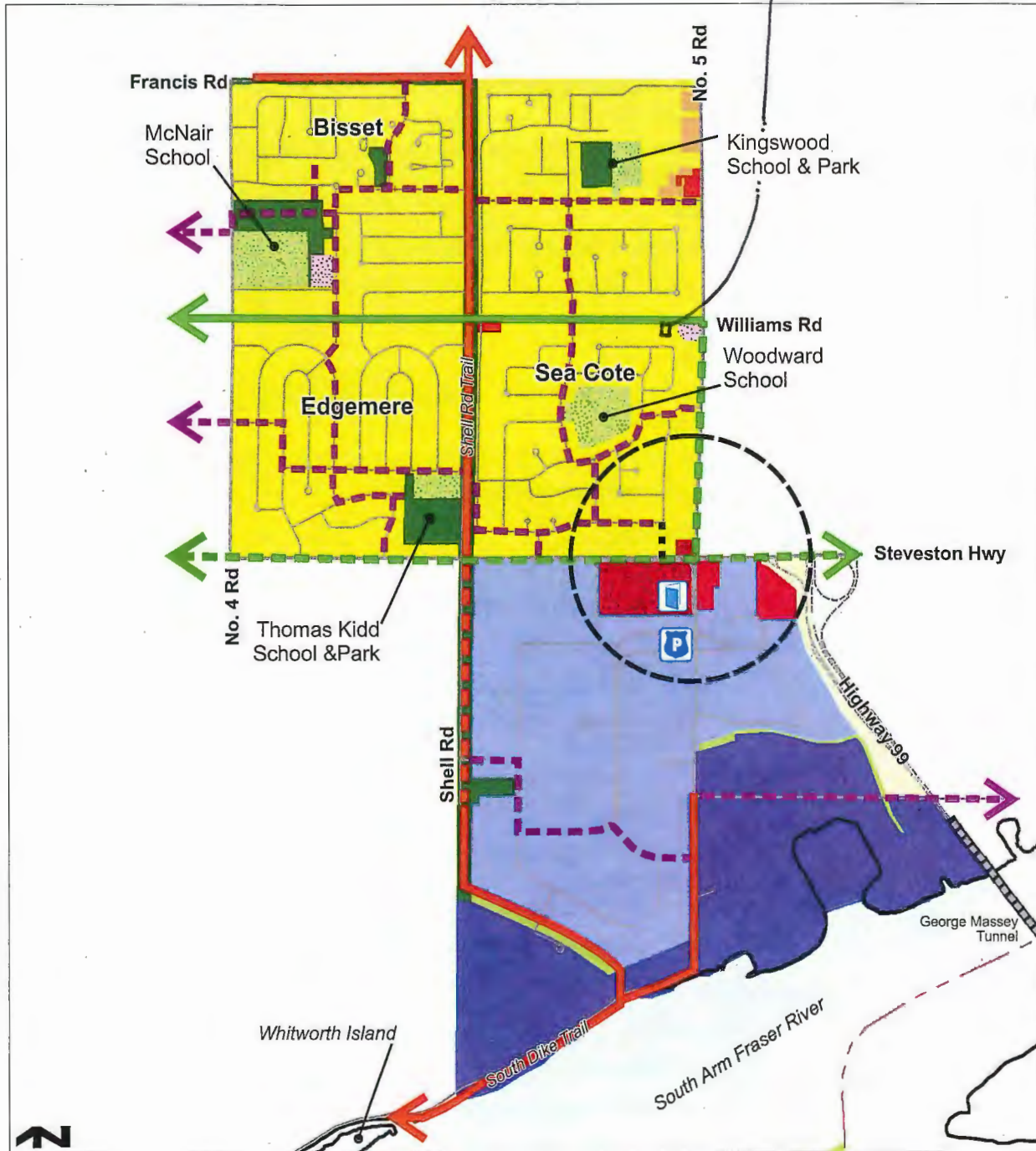
Other: Tree replacement compensation required for loss of significant trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



# 8. Shellmont

SUBJECT PROPERTY



	Agriculture		Park		Existing Major Street Bike Route
	Apartment Residential		School		Future Major Street Bike Route
	Commercial		Ironwood Neighbourhood Centre (future)		Existing Greenway/Trail
	Community Institutional		Ironwood Library		Future Greenway/Trail
	Conservation Area		Police Main Detachment		Existing Neighbourhood Link - enhanced
	Industrial				Future Neighbourhood Link - unenhanced
	Mixed Employment				Future Neighbourhood Link
	Neighbourhood Residential				
	Neighbourhood Service Centre				

PLN - 242



# City of Richmond

# Policy Manual

Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	POLICY 5434
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 36-4-6	

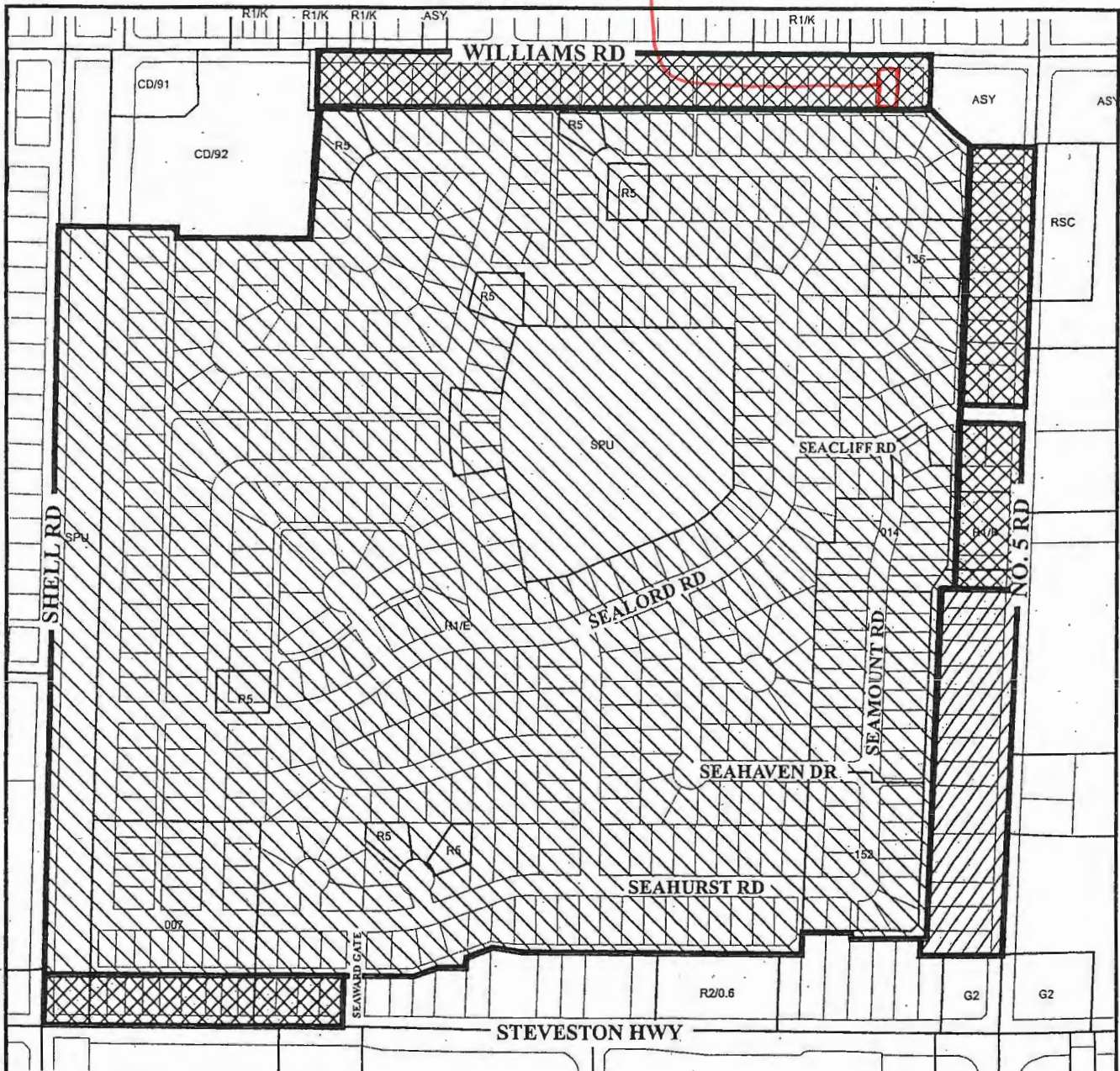
## POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) 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, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBJECT  
PROPERTY



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development  
is permitted.)



Subdivision permitted as per **R1/B**



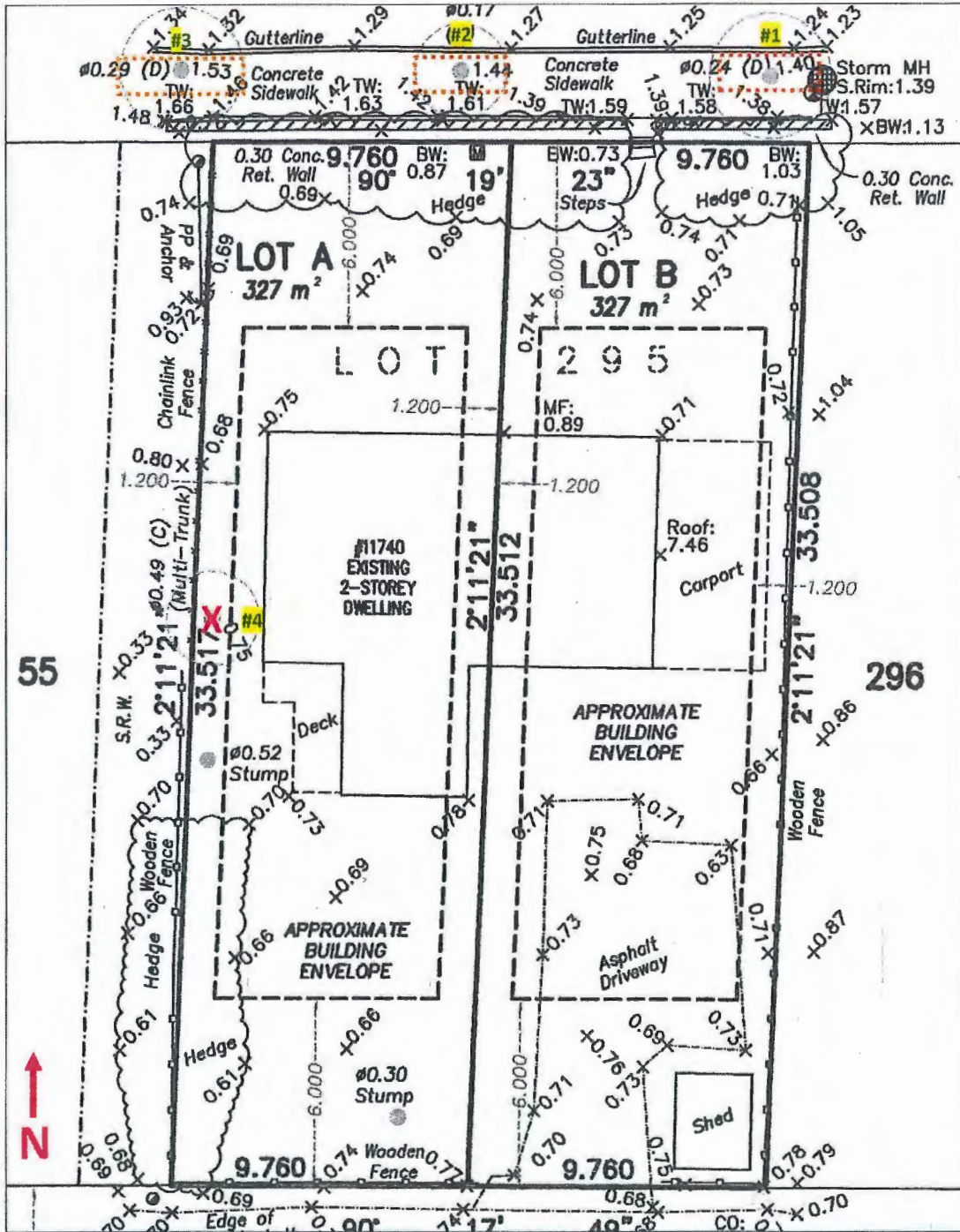
# Policy 5434 Section 36-4-6

PLN - 244

Adopted Date: 02/19/1990

Amended Date: 11/18/1991  
10/16/2006





Tree Retention & Removal Plan, Scale 1:200

SUITABLE REPLACEMENT TREES (Botanical name)
Purple Fountain European Beech ( <i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' ( <i>Syringa reticulata</i> 'Ivory Silk')

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Sweetgum ( <i>Liquidambar styraciflua</i> )	24	1.8
2	Sweetgum ( <i>Liquidambar styraciflua</i> )	20	1.2
3	1.4 ( <i>Liquidambar styraciflua</i> )	28	1.8
4	Cypress ( <i>Chamaecyparis</i> sp.)	60	1.4



**Address:** 11740 Williams Road

**File No.:** RZ 16-740422

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9636, 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. 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 with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	9 cm	5 m
2	6 cm	3.5 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 the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, 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 \$5,600 for the three (3) City-owned trees to be retained.
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 each 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.

**Prior to Demolition Permit\* issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**Prior to Building Permit\* issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. 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.



**At Building Permit\* stage, the developer must complete the following requirements:**

1. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement\* or a City work order.

*Water Works*

- Using the OCP Model, there is a 621 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on the proposed development, the site requires a minimum fire flow of 200 L/s.
- The Developer 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 Developer's cost, the City is to:
  - Cut and cap, at main, the existing water service connection at the Williams Road frontage.
  - Install two (2) new water service connections off of the existing 300 mm PVC water main along the Williams Road frontage, complete with meters and meter boxes.

*Storm Sewer Works*

- At Developer's cost, the City is to:
  - Cut and cap, at main, the existing storm service connections along the Williams Road frontage and remove the inspection chambers.
  - Install a new storm service connection off of the existing 600 mm storm sewer along the Williams Road frontage, complete with inspection chamber and dual service leads.

*Sanitary Sewer Works*

- At Developer's cost, the City is to:
  - Cut and cap, at the inspection chamber, the existing sanitary service connection along the east-west lane frontage.
  - Install a new sanitary service connection off of the existing 150 mm AC sanitary sewer along the east-west lane frontage, complete with inspection chamber and dual service leads.

*Frontage Improvements*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus, and other private communication service providers
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground utility structures are required, and coordinate their locations (e.g. Vista, PMY, LPT, Shaw cabinets, Telus kiosks, etc.). These should be located onsite.
  - Pay to the City \$22,800.73 to recover lane improvement construction costs associated with the works and services that have been constructed and financed by the City, in accordance with the Works and Services Cost Recovery Bylaw No. 8752, Schedule 4.

**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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9636 (RZ 16-740422)
11740 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. 007-178-191
Lot 295 Section 36 Block 4 North Range 6 West New Westminster District Plan 35779

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9636".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER