



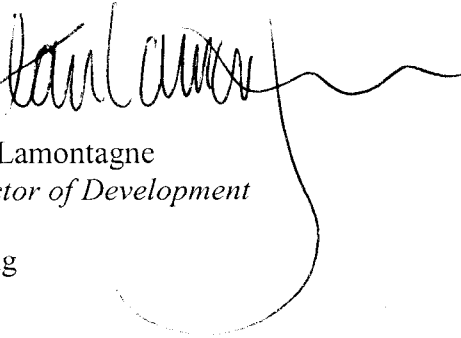
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**To:** Planning Committee **Date:** November 23, 2006  
**From:** Jean Lamontagne **File:** RZ 06-350211  
Director of Development  
**Re:** **Application by Charan Sethi for Rezoning at 10471 Williams Road from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District (R1-0.6)**

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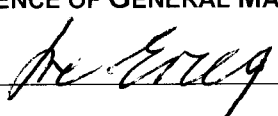
**Staff Recommendation**

That Bylaw No. 8176, for the rezoning of 10471 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.



Jean Lamontagne  
*Director of Development*

EL:blg  
Att.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Charan Sethi has applied to the City of Richmond for permission to rezone 10471 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 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 and south: Single-family dwellings on large lots (typically 18 m wide or wider) zoned Single-Family Housing District, Subdivision Area E (R1/E);  
and  
To the east and west: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as recently redeveloped properties on Single-Family Housing District, Subdivision Area K (R1/K) and R1-0.6 lots along the north side of Williams Road.

### 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 redevelopment proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment. The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

### Staff Comments

#### Background

A number of similar applications to rezone nearby properties along the north side of Williams Road between Shell Road and No. 4 Road to Single-Family Housing District (R1-0.6) have been approved (reference file RZ 06-326332, RZ 06-332827, RZ 06-336742) or given third reading (reference file RZ 06-329540, RZ 06-332907, RZ 06-334555 and RZ 06-341092). In addition, two (2) separate rezoning applications to rezone two (2) other properties on the north side of Williams Road between Shell Road and No. 4 Road to Single-Family Housing District (R1-0.6) have been received (RZ 06-341608 and RZ 06-350258).

#### Landscaping

A tree survey is submitted (**Attachment 3**) and no bylaw-sized trees were noted on site. One (1) conifer tree on the adjacent property to the west (10451 Williams Road) is noted very close to the common property line and has twigs encroaching into the subject property. As this site has access provided from the existing lane, the street trees along Williams Road are not anticipated to be impacted by the proposed development. Tree protection barriers along the drip line of this

tree have been installed on the subject site and will remain on site until the construction of the future dwellings is completed.

The applicant has provided a preliminary landscape plan (**Attachment 4**), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes four (4) trees and a combination of shrubs and ground covers in the front yards. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$3,942 prior to final adoption of the rezoning bylaw.

#### Site Servicing

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

#### Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

#### **Analysis**

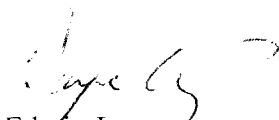
The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being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

#### **Financial Impact or Economic Impact**

None.

#### **Conclusion**

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff supports the application.

  
Edwin Lee  
Planning Technician – Design  
(Local 4121)

EL:blg

Attachments:

Attachment 1: Location Map/Aerial Photo

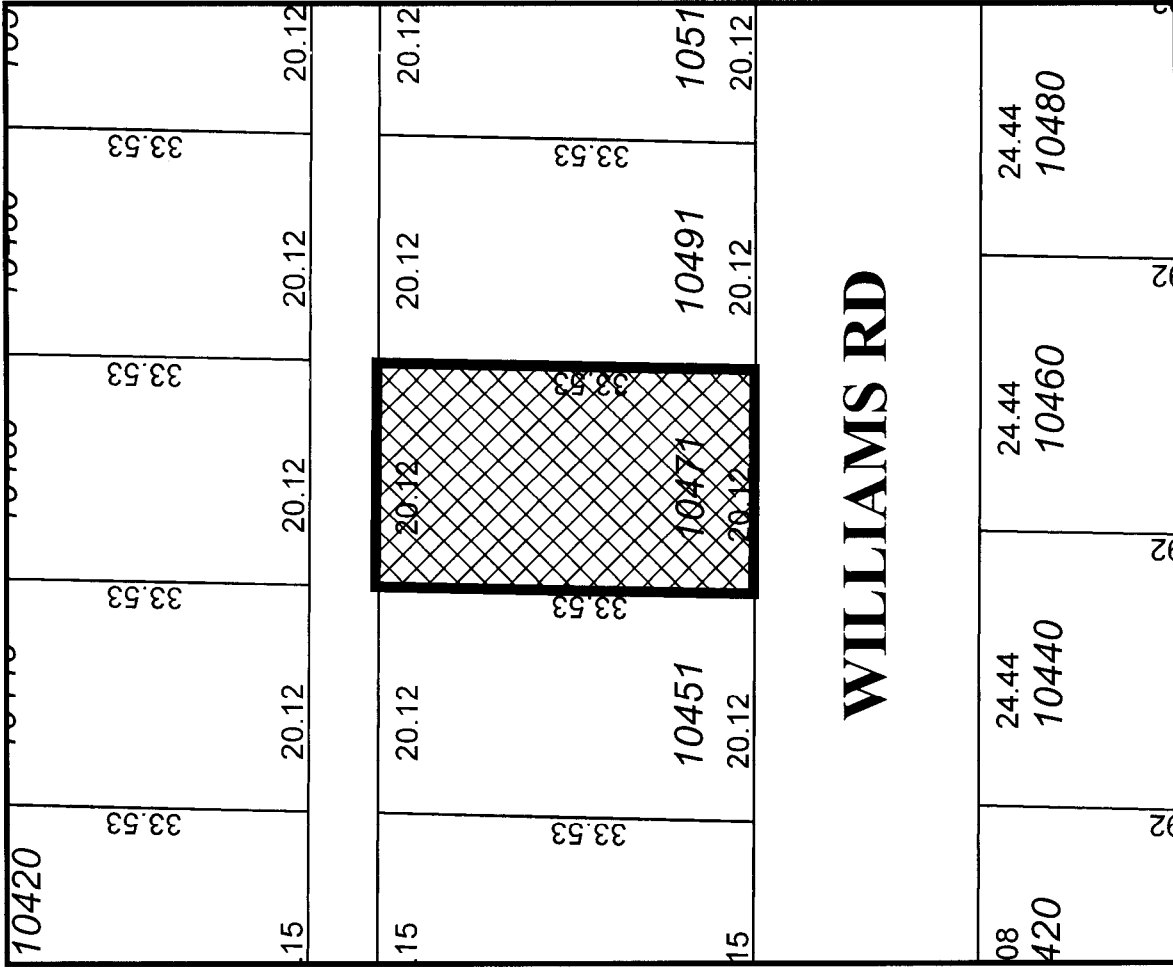
Attachment 2: Development Data Sheet

Attachment 3: Proposed Subdivision Layout/Tree Survey

Attachment 4: Preliminary Landscape Plan

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

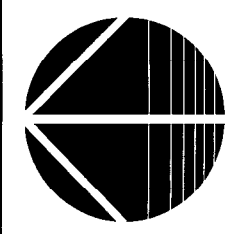
- Submission of a Landscaping Security to the City of Richmond in the amount of \$3,942 for the landscape works as per the landscape plan prepared by Ito & Associates, dated September 28, 2006, and attached to the Report to Committee dated November 23, 2006.
- Registration of a flood indemnity covenant on title.



Original Date: 10/24/06  
 Revision Date:  
 Note: Dimensions are in METRES



**RZ 06-350211**





RZ 06-350211

Original Date: 10/24/06

Amended Date:

Note: Dimensions are in METRES



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 06-350211**

**Attachment 2**

Address: 10471 Williams Road

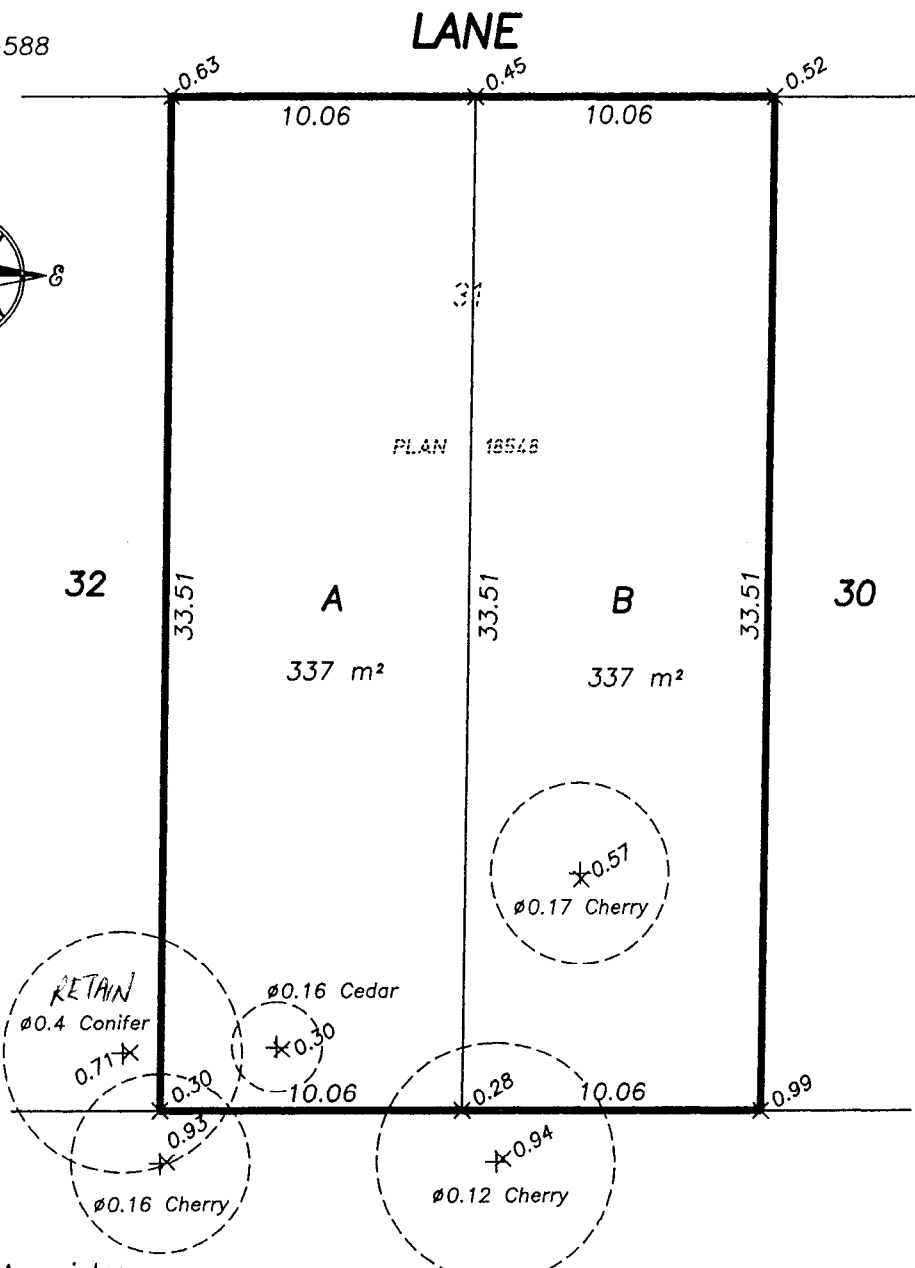
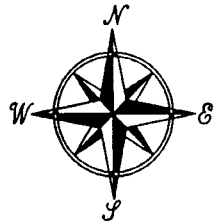
Applicant: Charan Sethi

	Existing	Proposed
<b>Owner:</b>	C.K. Development Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	674 m <sup>2</sup> (7,255 ft <sup>2</sup> )	337 m <sup>2</sup> (3,627 ft <sup>2</sup> ) each
<b>Land Uses:</b>	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
<b>OCP Designation:</b>	Low Density Residential	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Number of Units:</b>	1 single-family detached	2 single-family detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	337 m <sup>2</sup>	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

**TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 31**  
**BLOCK 19 SECTION 26 AND 35 BLOCK 4 NORTH RANGE 6 WEST**  
**NEW WESTMINSTER DISTRICT PLAN 18548**

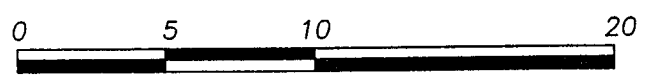
#10471 WILLIAMS ROAD,  
 RICHMOND, B.C.  
 P.I.D. 010-459-588



© 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: jctam@telus.net  
 Job No. 3091  
 FB-85 P63; FB-89 P21  
 Drawn By: KA/GB

**WILLIAMS ROAD**

**SCALE: 1:250**



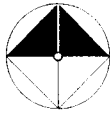
ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED

**DWG No. 3091-TREE**

SURVEY COMPLETED ON OCTOBER 3rd, 2006.



LANE



- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT			
2	ISSUE FOR PERMIT			
3	ISSUE FOR PERMIT			
4	ISSUE FOR PERMIT			
5	ISSUE FOR PERMIT			
6	ISSUE FOR PERMIT			
7	ISSUE FOR PERMIT			
8	ISSUE FOR PERMIT			
9	ISSUE FOR PERMIT			
10	ISSUE FOR PERMIT			
11	ISSUE FOR PERMIT			
12	ISSUE FOR PERMIT			
13	ISSUE FOR PERMIT			
14	ISSUE FOR PERMIT			
15	ISSUE FOR PERMIT			
16	ISSUE FOR PERMIT			
17	ISSUE FOR PERMIT			
18	ISSUE FOR PERMIT			
19	ISSUE FOR PERMIT			
20	ISSUE FOR PERMIT			

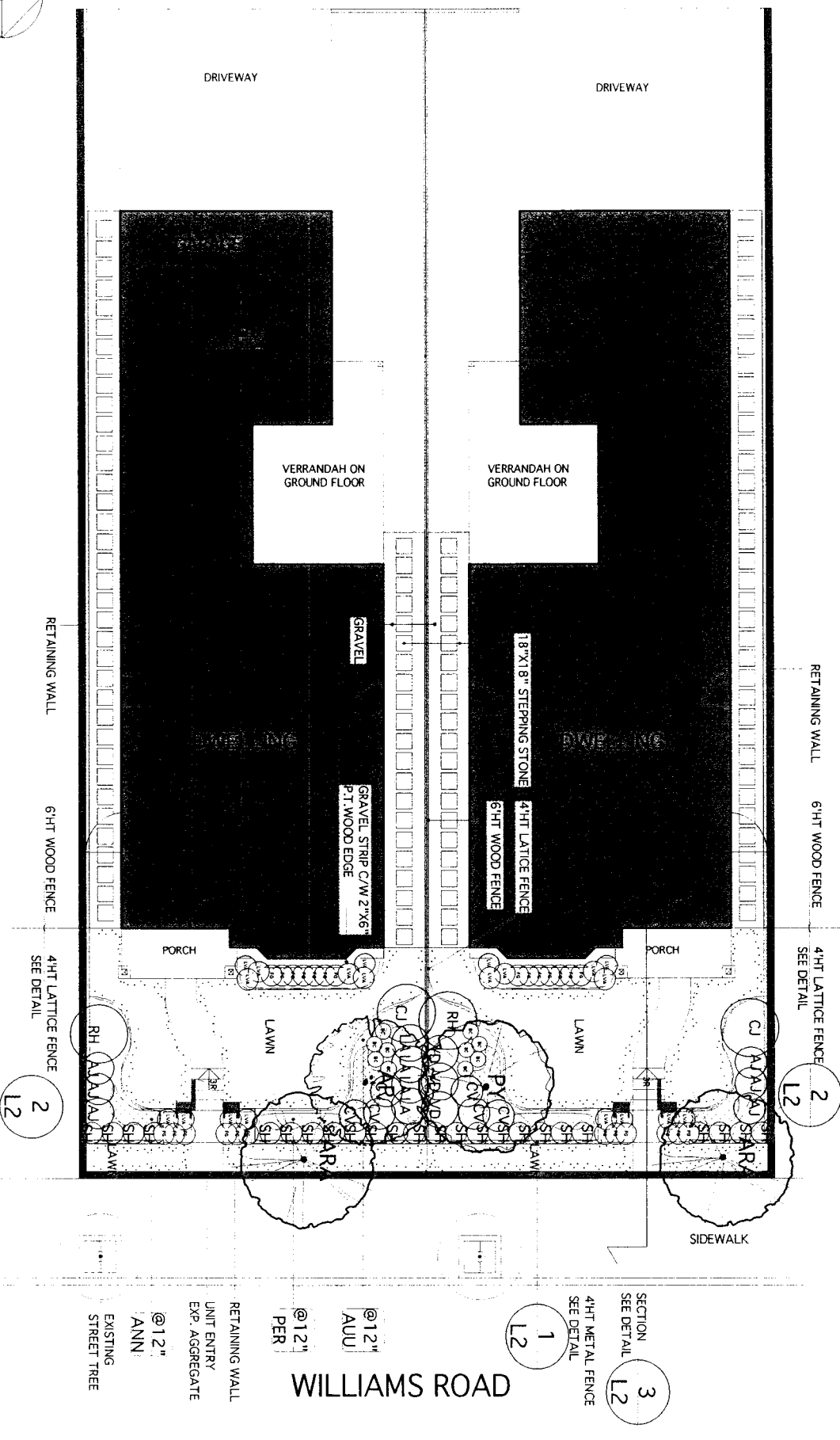
LANDSCAPE PLAN



10471 WILLIAMS RD.  
RICHMOND B.C.

L1

OF 2



2  
L2

2  
L2

1  
L2

3  
L2

WILLIAMS ROAD

RETAINING WALL  
UNIT ENTRY  
EXP. AGGREGATE  
@ 12"  
ANNI  
EXISTING  
STREET TREE

@ 12"  
AUU  
PER

SECTION  
SEE DETAIL  
4HT METAL FENCE  
SEE DETAIL

4HT LATTICE FENCE  
SEE DETAIL

6HT WOOD FENCE  
RETAINING WALL

6HT WOOD FENCE  
RETAINING WALL  
4HT LATTICE FENCE  
SEE DETAIL

4HT LATTICE FENCE  
6HT WOOD FENCE

GRAVEL STRIP C/W 2" X 6"  
PT. WOOD EDGE

GRAVEL

18" X 18" STEPPING STONE

DRIVEWAY

DRIVEWAY

VERRANDAH ON  
GROUND FLOOR

VERRANDAH ON  
GROUND FLOOR

PORCH

PORCH

LAWN

LAWN

SIDEWALK

EXISTING  
STREET TREE

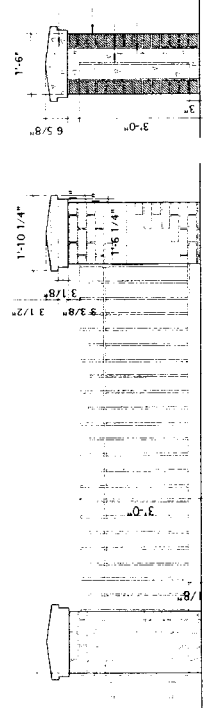
**PLANT LIST**

PROJECT ADDRESS: 10471 WILLIAMS RD, RICHMOND

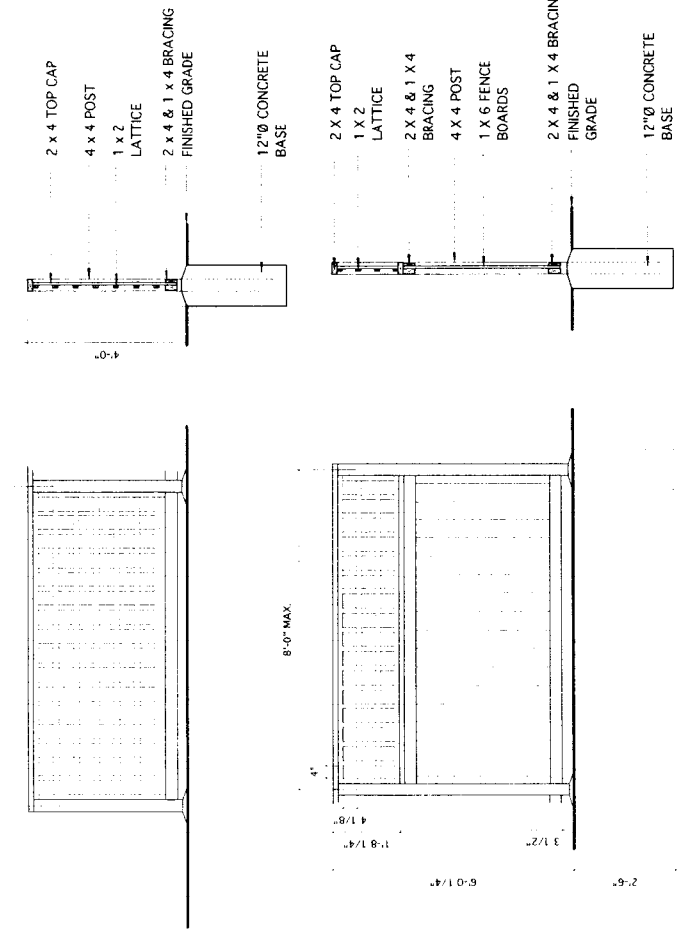
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ACER PALMATUM	JAPANESE MAPLE	5.0cm CAL. 86B
AR	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. 86B 1.8m STD.
PR	1	PRUNUS 'YEDDENSI - AKEBONO'	DAYBREAK CHERRY	5.0cm CAL. 86B 1.8m STD.
SHRUBS				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
CV	6	CALLUNA VULGARIS	HEATHER	#1 POT
LA	4	LEWISTONIA ALBA	LEWISTONIA	#2 POT
LE	4	LEWISTONIA ALBA	LEWISTONIA	#2 POT
BH	2	RHOENDELIA **	RHOENDELIA	#4 POT
SH	1	SANTALUM MEDIUM	SANTALUM MEDIUM	#2 POT
DA	3	DAVIDS VIBURNUM	DAVIDS VIBURNUM	#2 POT
GROUND COVERS				
AU	110	ARCTOSTAPHYLOS LIVA URSH	KINKINICK	#SP3 POT
VINES				
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
BC	10	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
ES	28	ESTERIA GALICA 'ELIJAH BLUE'	BLUE ESCUDE	#1 POT
LVA	20	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
AN	60	ANNUALS **		ASPS POT
PER	20	PERENNIALS **		#1 POT

\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.  
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNTA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.  
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.  
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO ALL THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

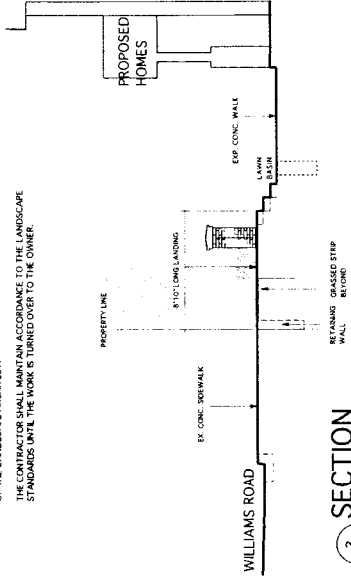
CONCRETE CAP  
 SANDBLASTED FINISH  
 MASONRY BRICK  
 METAL FENCE  
 POURED IN PLACE CONC.  
 SUPPORT AND FOOTING  
 (SEE STRUCT. ENGN. DWG.)



**1 METAL FENCE/POST DETAIL**  
 SCALE: 3/4"=1'-0"



**2 4'HT LATTICE/6'HT WOOD FENCE**  
 SCALE: 3/4"=1'-0"



**SECTION 3**  
 SCALE: 1/4"=1'-0"

NO.	REVISION	DATE	BY	DESCRIPTION

**PLANT LIST/ DETAIL**

**ITO & ASSOCIATES**  
 LANDSCAPE ARCHITECTS

10471 WILLIAMS RD.  
 RICHMOND B.C.

DATE: 06/03  
 SCALE: 3/4"=1'-0"

**L2** OF 2



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8176 (RZ 06-350211)  
10471 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. 010-459-588

Lot 31 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 and Development Bylaw 5300, Amendment Bylaw 8176”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

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