




City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: October 16, 2006
File: RZ 06-342551
Re: **Application by Jasbir Grewal for Rezoning at 11491 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8148, for the rezoning of 11491 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.

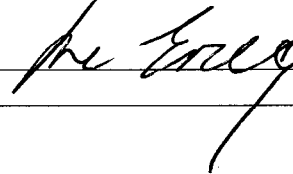


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Jasbir Grewal has applied to the City of Richmond for permission to rezone 11491 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) and zoned as 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) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots.

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

A number of similar applications to rezone nearby properties along the north side of Williams Road between Shell Road and No. 5 Road to Single-Family Housing District (R1-0.6) have been approved (reference file RZ 06-328581) or given first reading and are scheduled for the October 16, 2006 Public Hearing (reference file RZ 06-333643 and RZ 06-337137, which is for 11471 Williams Road to the immediate west). 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. 5 Road to Single-Family Housing District (R1-0.6) have been received (RZ 06-339825 and RZ 06-331192).

Landscaping

A tree survey is submitted (**Attachment 3**) and no bylaw-sized trees were noted on site. There are five (5) bylaw-sized trees located on the adjacent property to the west (11471 Williams Road) along the common property line. Since the adjacent property is also under redevelopment (RZ 06-337137) and the developer has proposed to remove all these trees, no tree protection measures are required on the subject site. Should the rezoning application or the proposed tree removal on the adjacent property to the west (11471 Williams Road) not proceed, tree protection barriers along the driplines of these five (5) trees is required.

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 six (6) 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 \$4,709. prior to final adoption of the rezoning bylaw.

Site Servicing

No servicing concerns with rezoning. Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is required prior to final adoption of the rezoning bylaw.

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 at the subdivision stage.

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.



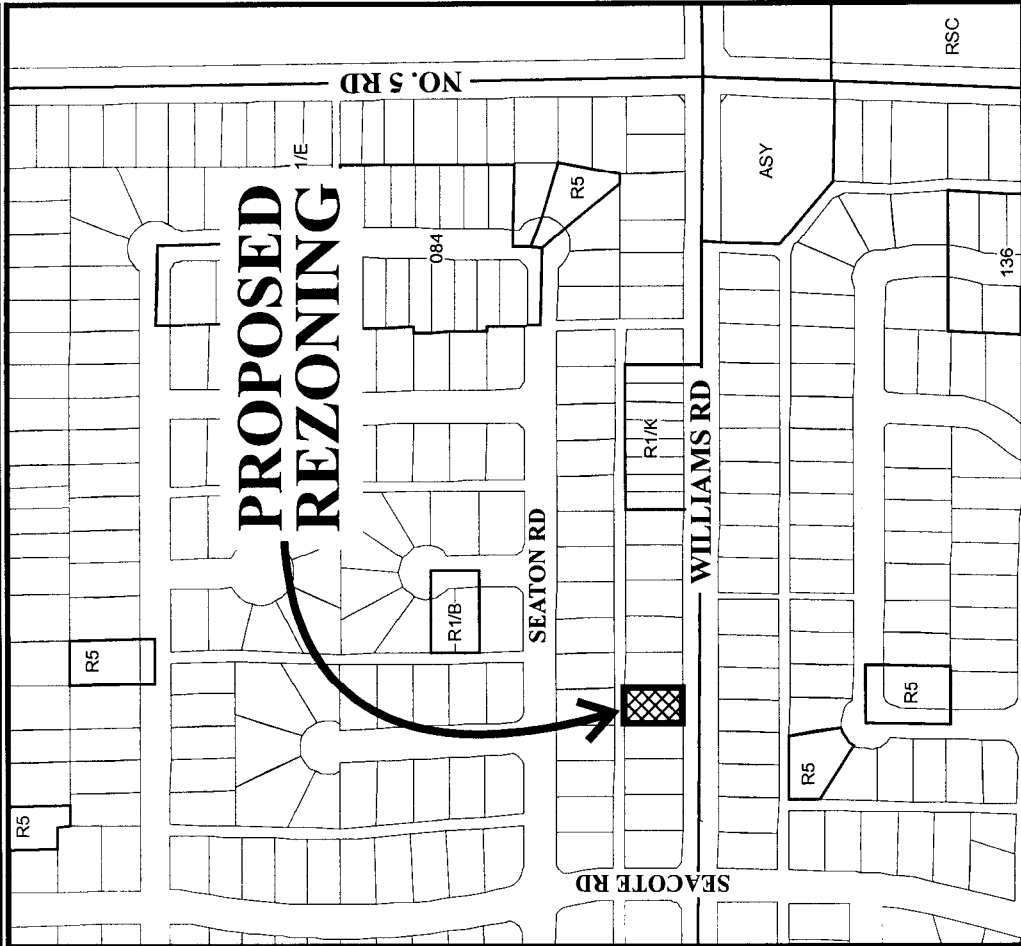
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Data Sheet
- Attachment 3: Proposed Subdivision Layout/Tree Survey
- Attachment 4: Preliminary Landscape Plan

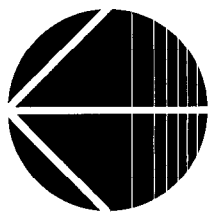
The following must be completed prior to final adoption of the rezoning bylaw:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$4,709 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 October 16, 2006.
- Registration of a flood indemnity covenant on title.



32.31	20.15	32.31	20.15	32.31	20.15	32.31	20.15
20.15	20.15	20.15	20.15	20.15	20.15	20.15	20.15
32.31	32.31	32.31	32.31	32.31	32.31	32.31	32.31
11471	11491	11511	11531	11480	11500	11520	11540
18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29
53	53	53	53	53	53	53	53

WILLIAMS RD



RZ 06-342551

Original Date: 07/18/06
 Revision Date:
 Note: Dimensions are in METRES



RZ 06-342551

Original Date: 07/18/06

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 06-342551

Attachment 2

Address: 11491 Williams Road

Applicant: Jasbir Grewal

	Existing	Proposed
Owner:	Jasbir Singh Grewal & Servjit Singh Grewal	To be determined
Site Size (m²):	651 m ² (7,008 m ²)	325.5 m ² (3,504 ft ²)each
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	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 ²	325.5 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

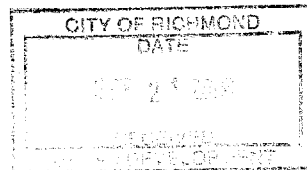
Other: Tree replacement compensation required for loss of significant trees in good health.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 11 BLOCK 1 SECTION 25 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18935.

Current Civic Address:

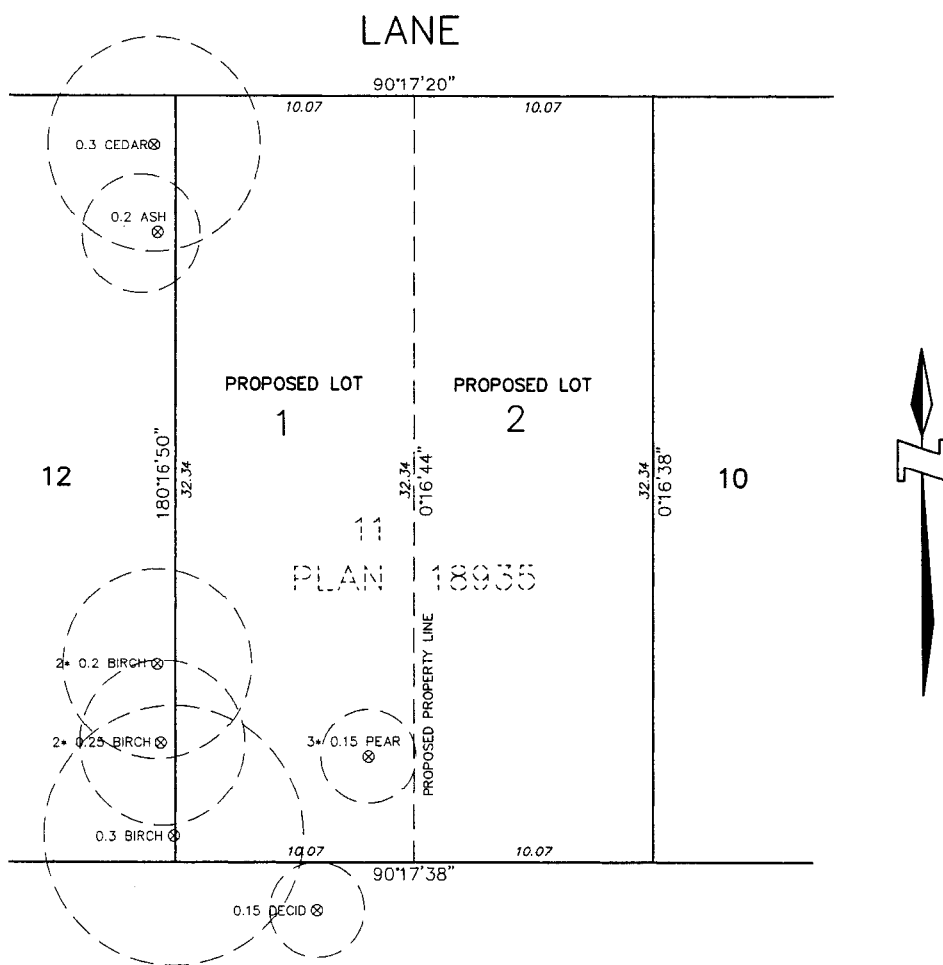
11491 Williams Road
Richmond, B.C.

SCALE : 1:250



Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.



WILLIAMS ROAD

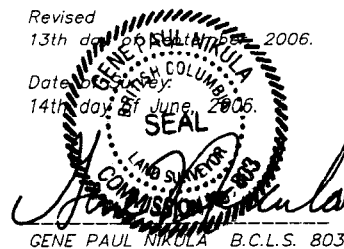
© COPYRIGHT
DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C. V3W 3B2
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 0606001-TR1.DWG

**THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED**

Revised
 20th day of September, 2006.

Revised
 13th day of September, 2006.

Date of Survey:
 14th day of June, 2006.



GENE PAUL NIKOLA B.C.L.S. 803

WILLIAMS ROAD

SIDEWALK

RF @18"

SECTION 3
SEE DETAIL L2

ANN @12"

MAKE FLUSH W/
EX. RETAINING WALL
AND SIDEWALK

EXISTING
TREE TO BE
REMOVED

1 L2

4'HT METAL FENCE
SEE DETAIL

AUU @12"

4'HT LATTICE FENCE
SEE DETAIL

6'HT SOLID WOOD FENCE
SEE DETAIL

RETAINING WALL

18"X18" STEPPING STONE (TYP.)

GRAVEL STRIP
C/W 2"X4" P.T. WOOD EDGE

UNIT ENTRY
EXT. AGG. CONC.

GRAVEL

GRAVEL

6'HT SOLID WOOD FENCE
SEE DETAIL

4'HT LATTICE FENCE
SEE DETAIL

2 L2

18"X18" STEPPING STONE (TYP.)

GRAVEL

RETAINING WALL

6'HT SOLID WOOD FENCE
SEE DETAIL

4'HT LATTICE FENCE
SEE DETAIL

2 L2

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED



LANDSCAPE PLAN

11491 WILLIAMS RD.
RICHMOND B.C.

SCALE: 1/4" = 1'-0"
JOB NO.: 06L64
SHEET: L1 OF 3

DESIGNED	M	DATE	REVISIONS		DATE	REV	DESCRIPTION
			DESCRIPTION	ISSUED FOR			
DR	TI	SEPT 28, 2006					

PLANT LIST

PROJECT ADDRESS 11491 WILLIAMS RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ACER PALMATUM	JAPANESE MAPLE	5.0cm Cal. B&B
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. B&B 1.8m S
PY	2	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	8.0cm CAL. B&B 1.8m S

SHRUBS

AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
BX	30	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
FC	8	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	6	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RF	17	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SJA	4	SPRAEA JAPONICA 'ANTHONY W	ANTHONY WATNER SPR	#2 POT
VD	4	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT

GROUND COVERS

AUJ	70	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT
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PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

H	4	HEMEROCALLIS 'STELLA D'ORO'	GOLD DAY LILY	#1 POT
LVA	5	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	40	ANNUALS **		#SP3 POT

NOTES

** 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 CNRA 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 SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED	DATE	REVISIONS	DESCRIPTION	DATE	REV	DESCRIPTION	REV
M	SEPT 28, 2006						
DRAWN	TI						

SCALE: N/A
 JOB NO.: 06L64
 SHEET: L3 OF 3



11491 WILLIAMS RD.
 RICHMOND B.C.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8148 (RZ 06-342551)
11491 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 004-099-851

Lot 11 Block 1 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8148”**.

FIRST READING

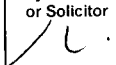
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER