



**City of Richmond**  
Planning and Development Department

**Report to Committee**  
**Fast Track Application**

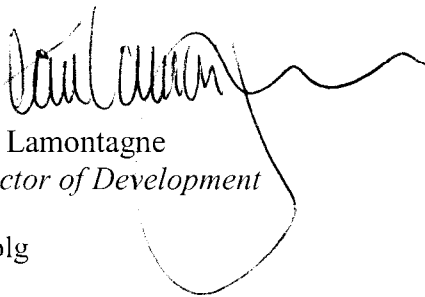
---

**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**Date:** November 21, 2006  
**File:** RZ 06-351245  
**Re:** **Application by Urban Era Builders & Developers Ltd. for Rezoning at 11520 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

---

**Staff Recommendation**

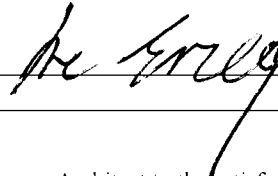
That Bylaw No. 8175, for the rezoning of 11520 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

CL:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



The following requirements are to be dealt with prior to final adoption:

- 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. The landscape plan and landscaping security should include the required six (6) replacement trees with the following minimum calliper sizes:
  - Two (2) trees of 9 cm;
  - Two (2) trees of 10 cm;
  - Two (2) trees of 11 cm.
- If replacement trees cannot be accommodated on-site, cash in-lieu for planting off-site is required (\$500/tree); and
- Registration of a flood indemnity covenant on title.

[signed copy on file]

---

Agreement by Applicant  
Urban Era Builders & Developers Ltd.

Item	Details
Application	RZ 06-351245
Location	11520 Williams Road ( <b>Attachment 1</b> )
Owner	Urban Era Builders & Developers Ltd.
Applicant	Urban Era Builders & Developers Ltd.

Date Received	October 23, 2006
Acknowledgement Letter	November 1, 2006
Fast Track Compliance	November 10, 2006
Staff Report	November 21, 2006
Planning Committee	December 19, 2006

Site Size	614 m <sup>2</sup> (6,609 ft <sup>2</sup> )
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 307 m <sup>2</sup> (3,304.6 ft <sup>2</sup> )
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed – Single-Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft.
Planning Designations	<ul style="list-style-type: none"> <li>• Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential</li> <li>• OCP Specific Land Use Map – Low-Density Residential</li> <li>• Area Plan or Sub-Area Plan – None</li> <li>• Lot Size Policy 5434 – Permits rezoning and subdivision to R1-0.6 or Coach House District (R9). (<b>Attachment 2</b>)</li> <li>• Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road.</li> </ul> <p><i>Application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> <li>• This block of Williams Road contains a majority of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E), as well as several newer single-family dwellings zoned Single-Family Housing District, Subdivision Area K (R1/K). At the western edge of this block, along the south side of Williams Road, there is a convenience store on a lot zoned Comprehensive Development District (CD/91), and a townhouse complex on a lot zoned CD/92. There are also two (2) properties along this block of Williams Road that are zoned Assembly District (ASY).</li> </ul>

Surrounding Development (Cont'd)	<ul style="list-style-type: none"> <li>The majority of lots in this block fronting Williams Road have redevelopment potential due to the existing rear lane system in the area.</li> </ul>
Staff Comments	<ul style="list-style-type: none"> <li>A Development Application Data Sheet providing details about the development proposal is attached (<b>Attachment 3</b>).</li> <li>The subject property is located within the area covered by Single-Family Lot Size Policy 5434 (adopted by Council in 1990, and recently amended on October 16, 2006).</li> <li>To-date, numerous similar applications to rezone nearby properties along the south side of Williams Road between Shell Road and No. 5 Road are currently being processed. The following summary describes the status of development proposals: <ul style="list-style-type: none"> <li>Two (2) applications to rezone nearby properties to R1-0.6 are pending final adoption (reference file RZ 06-331753, RZ 06-334342);</li> <li>Three (3) separate applications to rezone properties to R1-0.6 have been received (reference file RZ 06-352151, RZ 06-352822, RZ 06-333519).</li> </ul> </li> <li>Along the north side of this block of Williams Road, there are also numerous similar rezoning applications that have either been approved, are pending final adoption or are currently being processed: <ul style="list-style-type: none"> <li>Eight (8) applications to rezone nearby properties to R1/K were approved in 2001 and 2002;</li> <li>Two (2) applications to rezone nearby properties to R1-0.6 have been approved (reference file RZ 06-328581, RZ 06-333643);</li> <li>One (1) application to rezone a nearby property to R1-0.6 is pending final adoption (RZ 06-337137);</li> <li>One (1) application to rezone a nearby property to R1-0.6 has been given first reading (RZ 06-342551); and,</li> <li>Three (3) separate applications to rezone properties to R1-0.6 have been received (RZ 06-350825, RZ 06-331192, RZ 06-339825).</li> </ul> </li> </ul>

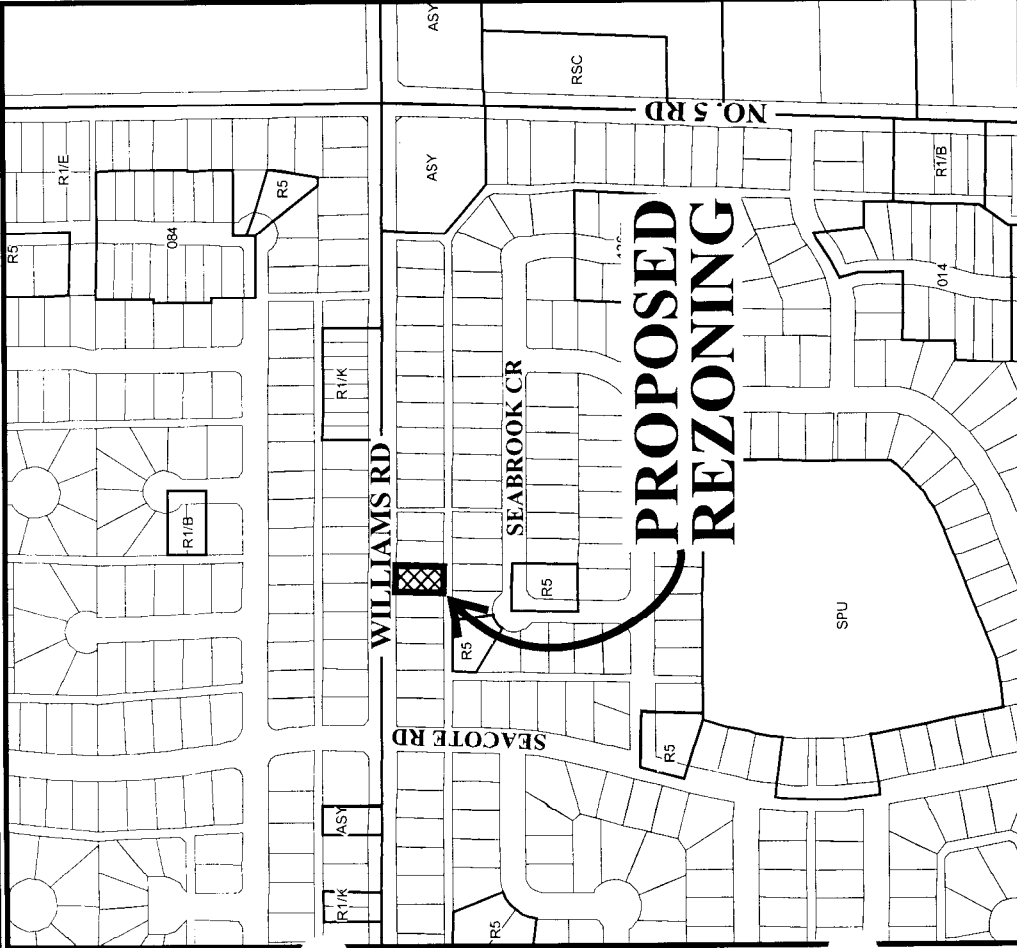
Staff Comments (Cont'd)	<ul style="list-style-type: none"> <li>• A Tree Survey has been submitted by the applicant indicating the location of seven (7) bylaw-sized trees (<b>Attachment 4</b>). Three (3) trees are located on the subject property, two (2) trees are located on the neighbouring property to the east (11540 Williams Road), and two (2) trees are located on City property.</li> <li>• The applicant is proposing to remove all three (3) trees from the subject property to accommodate the future dwellings on the site and to raise the grade of the front yard along the property line so that it is level with the City's sidewalk. An Arborist Report prepared by a Certified Arborist is submitted in support of tree removal (<b>Attachment 5</b>). The City's Tree Preservation Official has reviewed and concurred with the recommendations to remove all trees based on their health and the proposed development.</li> <li>• In accordance with the OCP's tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant has agreed to plant and maintain six (6) replacement trees on-site with the following minimum calliper sizes: <ul style="list-style-type: none"> <li>– Two (2) trees of 9 cm (one per future lot);</li> <li>– Two (2) trees of 10 cm (one per future lot);</li> <li>– Two (2) trees of 11 cm (one per future lot).</li> </ul> (replacement tree sizes are based on the size of existing trees as measured by the Certified Arborist – staff noted discrepancies between the sizes measured by the Tree Surveyor and the Arborist).</li> <li>• The applicant is required to install tree protection barriers around the drip line of the two (2) trees located on the neighbouring property to the east prior to first reading of the zoning amendment bylaw or demolition of the existing house on the subject property.</li> <li>• As a condition of this rezoning application and prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscape Security (100% of the cost estimate provided by the landscape architect) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. The landscape plan must conform with the requirements of the OCP's Arterial Road Redevelopment Policy.</li> </ul>
-------------------------	---

Staff Comments (Cont'd)	<ul style="list-style-type: none"> <li>• Access to the site at future development stage will be from the existing rear lane and will not affect the City's street trees.</li> <li>• There are no servicing concerns or requirements with rezoning. Vehicular access will not be permitted to and from Williams Road as per Bylaw No. 7222. Access will only be permitted to and from the existing operational rear laneway.</li> <li>• At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&amp;DD), Neighbourhood Improvement Charges (for future land improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.</li> <li>• In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.</li> </ul>
Analysis	<ul style="list-style-type: none"> <li>• This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.</li> <li>• The future lots will have vehicle access to the existing operational rear lane with no access being permitted to or from Williams Road.</li> </ul>
Attachments	<p><b>Attachment 1</b> – Location Map/Aerial Photo  <b>Attachment 2</b> – Lot Size Policy 5434  <b>Attachment 3</b> – Development Application Data Sheet  <b>Attachment 4</b> – Tree Survey  <b>Attachment 5</b> – Arborist Report</p>
Recommendation	<p>This rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>

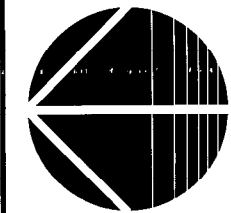


Cynthia Lussier  
*Planning Assistant*  
(Local 4108)

CL:blg



11471 20.15	11491 20.15	11511 20.15	11531 20.15	11551 20.15
32.31	32.31	32.31	32.31	32.31
WILLIAMS RD				
1480 18.29	11500 18.29	11520 18.29	11540 18.29	11560 20.12
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
SEABROOK CR				
21.95	18.50	18.50	18.50	18.50
29.31	18.50	18.50	18.50	18.50
1493	18.50	18.50	18.50	18.50
29	18.29	18.29	18.29	20.12
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
SEACOTE RD				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
SPU				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
NO. 5 RD				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
R5				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
R1/B				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
R1/K				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
R1/E				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
R5				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
RSC				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12
ASY				
1480	11500	11520	11540	11560
33.53	33.53	33.53	33.53	33.53
18.29	18.29	18.29	18.29	20.12
29	18.29	18.29	18.29	20.12



RZ 06-351245

Original Date: 10/31/06  
Revision Date:  
Note: Dimensions are in METRES



RZ 06-351245

Original Date: 10/31/06

Amended Date:

Note: Dimensions are in METRES



## City of Richmond

## Policy Manual

Page 1 of 2

POLICY

POLICY 5434

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

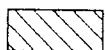
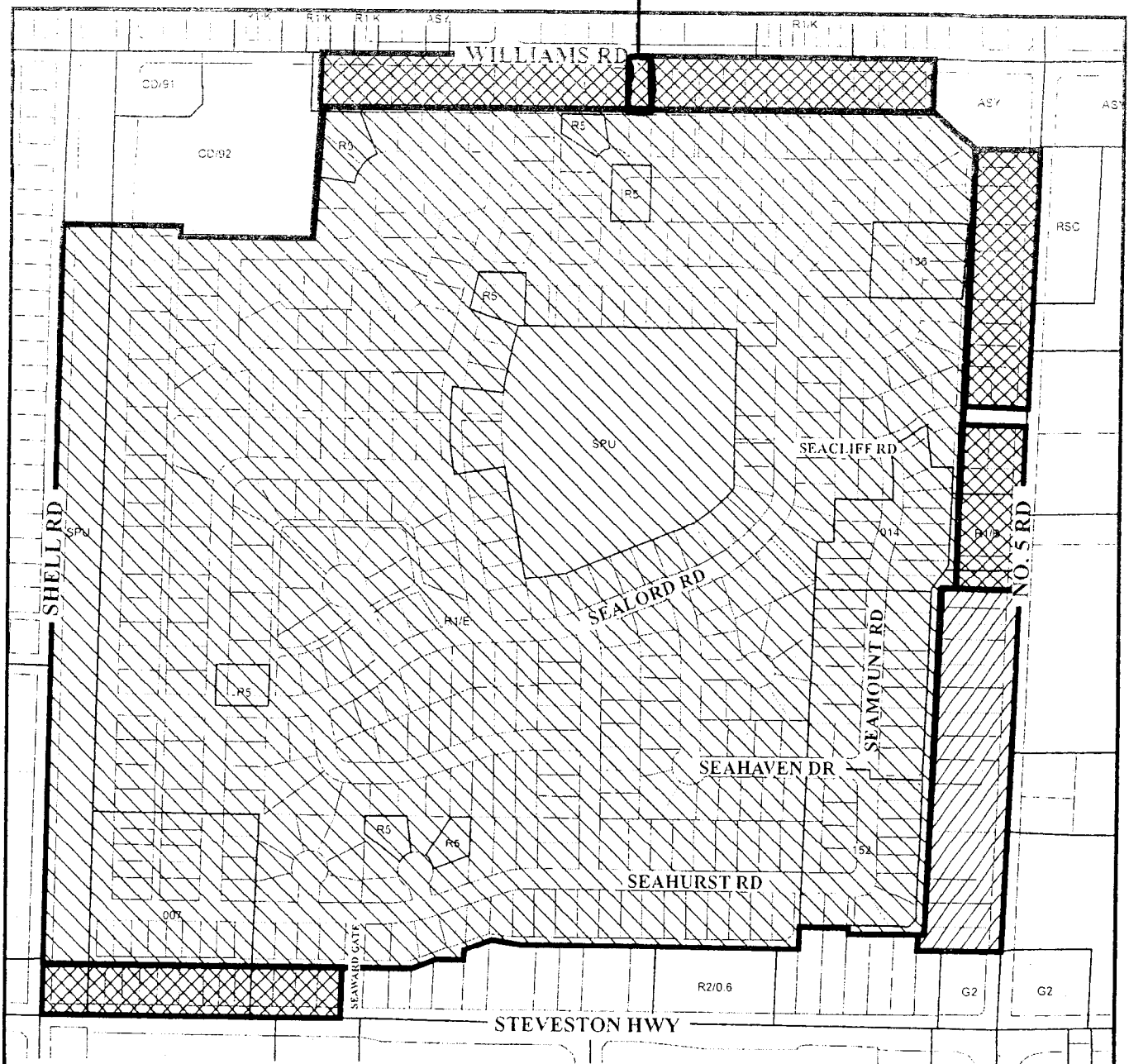
**POLICY 5434:**

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

Adopted Date: 02/19/1990

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



## City of Richmond

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

## Development Application Data Sheet

**RZ 06-351245**

**Attachment 3**

Address: 11520 Williams Road

Applicant: Urban Era Builders & Developers Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Urban Era Builders & Developers Ltd.	To be determined
Site Size (m <sup>2</sup> ):	614 m <sup>2</sup> (6,609 ft <sup>2</sup> )	Approx. 307 m <sup>2</sup> (3,304.6ft <sup>2</sup> ) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Low-density residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	One (1) single-family detached dwelling	Two (2) single-family detached dwellings
Other Designations:	The Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	No change

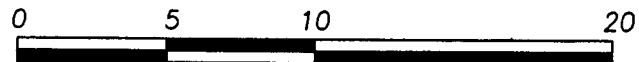
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	307 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF**  
**LOT 45 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST**  
**NEW WESTMINSTER DISTRICT**

SCALE: 1:250

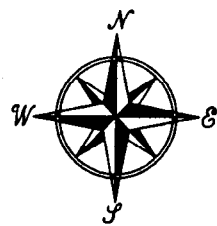
**PLAN 28788**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

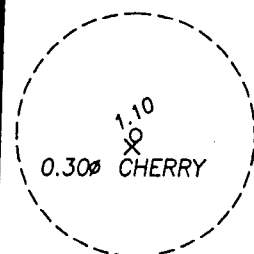
#11520 WILLIAMS ROAD  
RICHMOND, B.C.  
P.I.D. 003-914-402

**WILLIAMS ROAD**



**44**

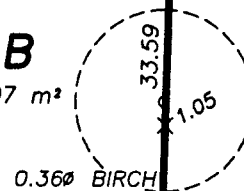
**A**  
307 m<sup>2</sup>



S.R.W.  
PLAN 28789

**LOT 45**

**B**  
307 m<sup>2</sup>



**46**

**LANE**

© 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. 3070  
FB-81 P18; FB-89 P76-77  
Drawn By: JT/KA/GB

**DWG No. 3070-NV07-TREE**

Survey completed on November 7th, 2006.

**MOUNTAIN MAPLE GARDEN & TREE SERVICE**  
 7065 NICHOLSON ROAD  
 DELTA, BC V4E 1Z9  
 PHONE: 604 - 488 - 4455

RECEIVED  
 NOV 14 2006

November 14, 2006

BY:  -----

**RE: Arborist Report for 11520 Williams Rd, Richmond, BC**

**Arborist Notes:** This site was inspected on November 14, 2006. The conditions of three trees were assessed.

**#1) *Pseudotsuga menziesii* (Douglas-Fir)**

**Height:** 45ft

**Spread:** 20 ft

**Age:** Mature

**Location on property:** North of house, in the front yard.

The Douglas fir has a DBH of 58cm. At approx. 20ft the tree has co-dominant leaders. The tree exhibits minor sap ooze. No other defects have been noted. I understand that the grade of the property is to change as a result of development, and is required to be approximately 3ft higher than the existing grade. A grade change of this magnitude will cause this tree to decline and die. Based on this information I recommend that the tree be removed, and a new tree be planted upon completion of the final grade.

**#2) *Prunus sp.* (non-ornamental Cherry tree)**

**Height:** 18 ft

**Spread:** 12 ft

**Age:** Mature

**Location on property:** South of house, in the back yard.

This Cherry tree has five stems at 3ft. The combined DBH is 134cm. Two conks are noted, one at the base of the tree and the other located in a union between two limbs. This tree has been previously topped. Insect holes, frass and bacterial ooze are present. This tree is in very poor health, and is likely to start falling apart. Therefore, I recommend that the tree be removed and replaced.

**#3) *Prunus sp.* (non-ornamental Cherry tree)**

**Height:** 20ft

**Spread:** 12 ft

**Age:** Mature

**Location on property:** East of house. Tree is shared ownership with 11540 Williams Rd.

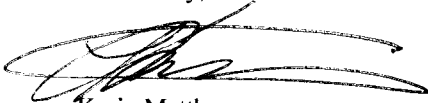
This Cherry has a DBH of 41cm. It has also been previously topped and improperly pruned, likely as a result of being in between two houses. Most of the canopy consists of suckering growth. This tree also has insect holes, frass and bacterial ooze. The condition of this tree is poor, and is beyond restorative pruning. The tree should be removed.

RECEIVED

BY: CK

This report is based on a visual assessment, from the ground only. This report provides no undertakings regarding the future condition or behavior of the trees reviewed in it. Tree hazards and conditions do change overtime, and the evaluation period for this report is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,



Kerin Matthews  
ISA Certified Arborist #PN-5648A  
ISA Certified Tree Risk Assessor #0123



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8175 (RZ 06-351245)  
11520 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. 003-914-402

Lot 45 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8175”**.

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