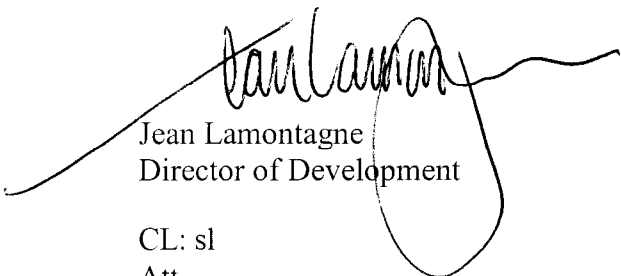




To: Planning Committee **Date:** May 24, 2007
From: Jean Lamontagne **File:** RZ 07-367481
 Director of Development
Re: **Application by Trine Developments Ltd. for Rezoning at 10580 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**


Staff Recommendation

That Bylaw No. 8257, for the rezoning of 10580 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: sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


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

1. Deposit of a Landscaping Security to the City of Richmond in the amount of \$5,969.60 (i.e. 100% of the cost estimate provided by the Landscape Architect) to ensure that the Landscape Plan submitted by the applicant and attached to this report (**Attachment 6**) is adhered to.
2. Installation of tree protection barriers around the drip lines of the three (3) street trees on City property (identified as T5 – T7 in the Arborist Report submitted by the applicant and attached to this report – **Attachment 5**). Tree protection barriers must be installed to the satisfaction of the City’s Tree Preservation Official prior to final adoption of the rezoning bylaw, or prior to demolition of the existing dwelling on the subject property (whichever occurs first). Tree protection barriers must remain in place until construction of the future dwellings on the site is complete.
3. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
Trine Developments Ltd.

Item	Details
Application	RZ 07-367481
Location	10580 Williams Road (Attachment 1)
Owner	Dhian S. Mehat Saminder K. Mehat
Applicant	Trine Developments Ltd.

Date Received	April 3, 2007
Acknowledgement Letter	April 18, 2007
Fast Track Compliance	May 7, 2007
Staff Report	May 24, 2007
Planning Committee	June 19, 2007

Site Size	692 m ² (7,449 ft ²)
Land Uses	Existing – One (1) single-family dwelling.
	Proposed – Two (2) single-family residential lots, each approximately 346 m ² (3,724 ft ²).
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E).
	Proposed – Single-Family Housing District (R1-0.6).
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map – Neighbourhood Residential. • Official Community Plan (OCP) Specific Land Use Map – Low-Density Residential. • Lot Size Policy 5443 – Permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9) (Attachment 2). • Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road. <p><i>This application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located on an arterial road in an established residential neighbourhood consisting predominantly of older character single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Since 2001, several properties along the north side of this block of Williams Road have undergone redevelopment to smaller lot sizes.

<p>Surrounding Development (cont'd)</p>	<ul style="list-style-type: none"> • Recently, several properties along the south side of this block of Williams Road have been approved or are the subject of active applications for redevelopment to smaller lots sizes zoned Single-Family Housing District (R1-0.6) or Coach House District (R9). • The majority of lots on this block fronting Williams Road have redevelopment potential due to the existing lane system.
---	--

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of seven (7) bylaw-sized trees (Attachment 4): <ul style="list-style-type: none"> • four (4) trees are located on the subject property; and • three (3) street trees are located on City property fronting Williams Road. • A Certified Arborist's Report (including a Tree Retention Plan) has been submitted by the applicant (Attachment 5). The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to proposed development plans. The Report recommends removal of all four (4) trees from the subject property on the basis of their condition or conflict with proposed development plans (T1 – T4). The Report also recommends protection of the three (3) street trees on City property (T5 – T7). • The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations. • Based on the Official Community Plan's (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 proposes to plant and maintain eight (8) replacement trees, with the following minimum calliper sizes: <ul style="list-style-type: none"> • two (2) trees of 11 cm; • four (4) trees of 8 cm; and • two (2) trees of 6 cm.
-----------------------	--

<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> • The applicant has submitted a Landscape Plan (Attachment 6) prepared by a Registered Landscape Architect that includes the required number of replacement trees and that is consistent with the Official Community Plan (OCP) guidelines. • As a condition of rezoning, the applicant must submit a Landscaping Security (100% of the cost estimate provided by the landscape architect) to ensure that the Landscape Plan is adhered to at future development stage. • As a condition of rezoning, or prior to demolition of the existing dwelling on the subject property (whichever occurs first), tree protection barriers must be installed to City standards around the three (3) street trees on City property (T5 – T7). Tree protection barriers must remain in place until construction of the future dwellings on the site is complete. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Vehicular access to the site at future development stage is not permitted to/from Williams Road as per Bylaw No. 7222. Access is to be from the existing rear lane and will not affect the City's street trees. • There are no servicing concerns or requirements with rezoning. • At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> • 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.
<p>Analysis</p>	<ul style="list-style-type: none"> • The subject property is located on an arterial road in an established residential neighbourhood that is currently undergoing redevelopment to smaller lot sizes from original larger lot sizes. • This rezoning application complies with both the Lot Size Policy for the area, and 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. • The future lots will have vehicle access to the existing operational rear lane, with no access being permitted to or from Williams Road.

Attachments	Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5443 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Survey Attachment 5 – Certified Arborist's Report Attachment 6 – Landscape Plan
Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

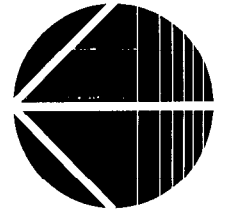
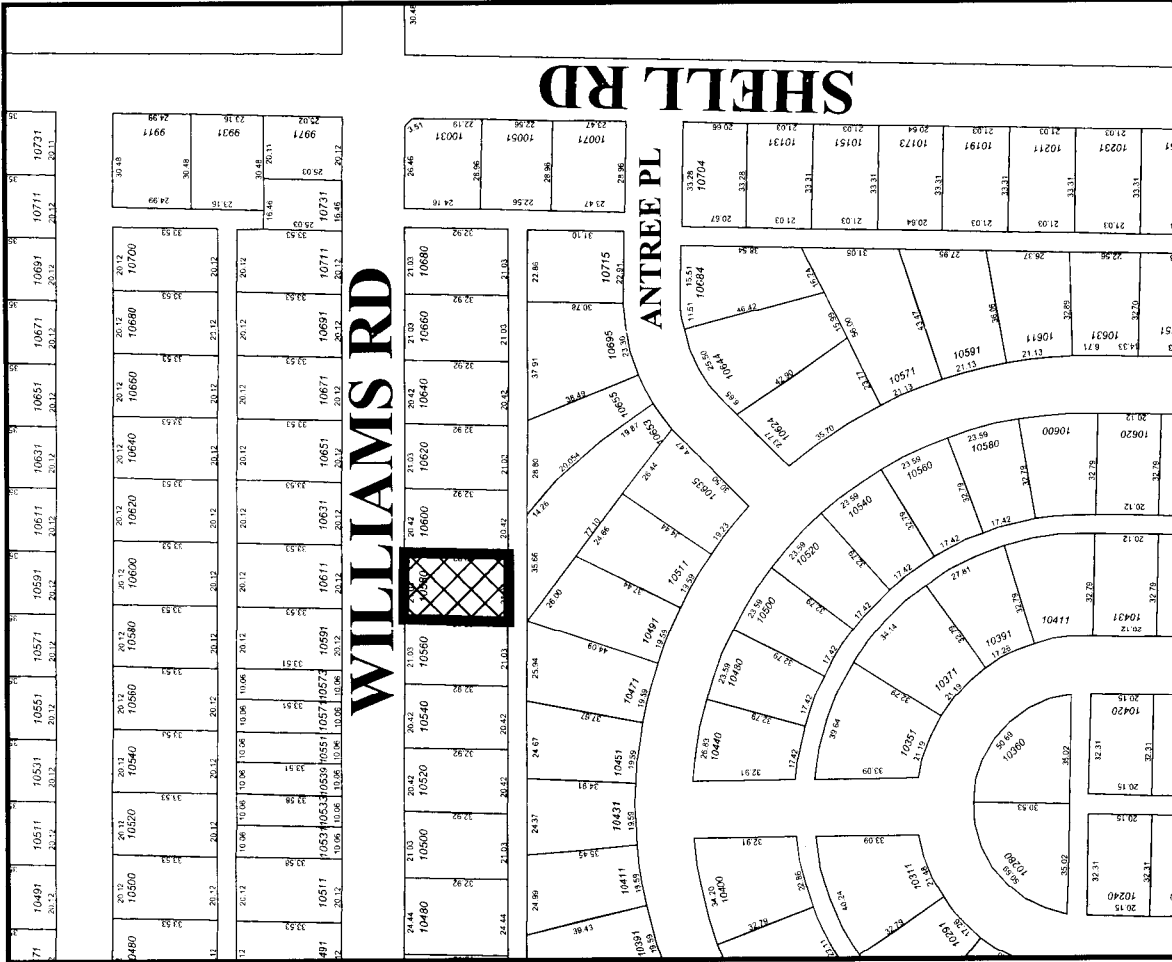
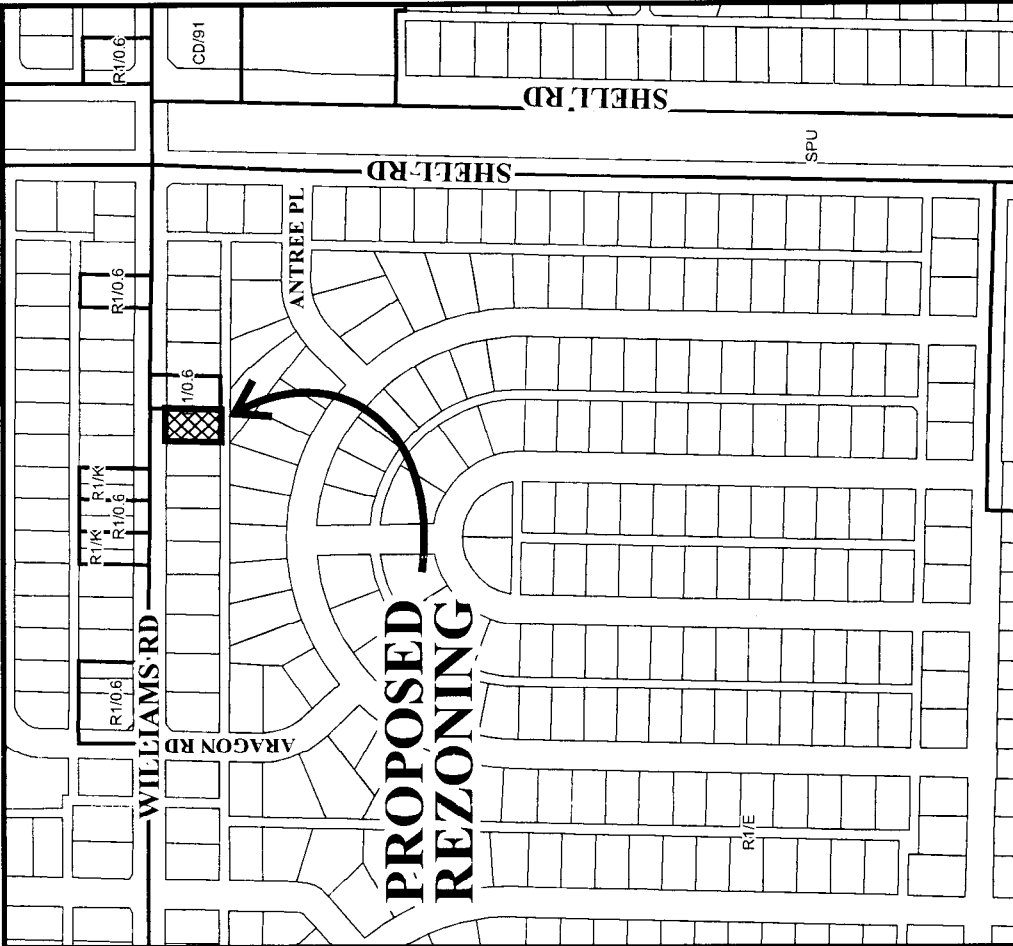


Cynthia Lussier
Planning Assistant
(Local 4108)

CL: sl



City of Richmond

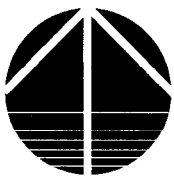
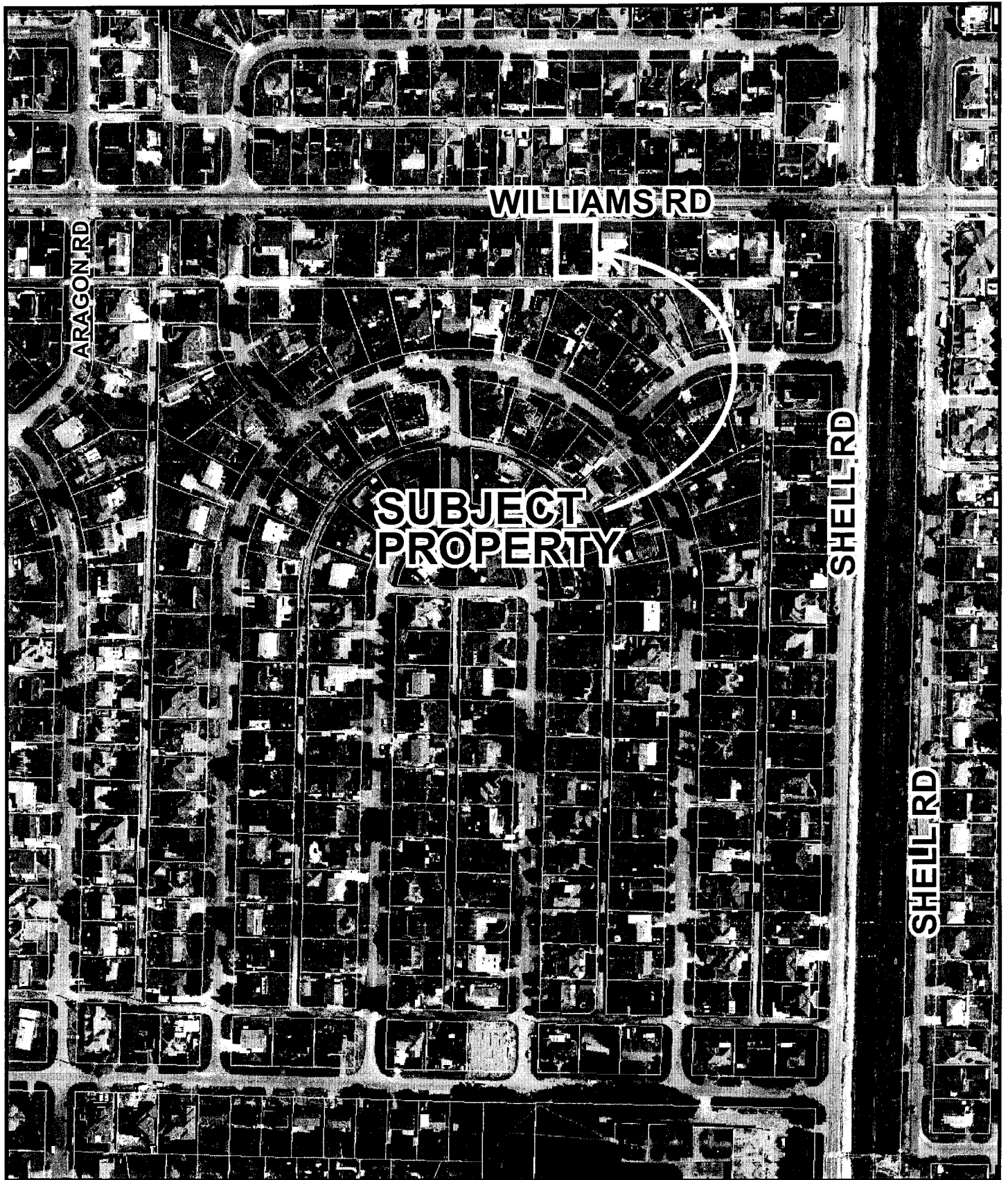


RZ 07-367481

Original Date: 04/26/07

Revision Date:

Note: Dimensions are in METRES



RZ 07-367481

Original Date: 04/26/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990
 Amended by Council: December 18, 2006

POLICY 5443

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

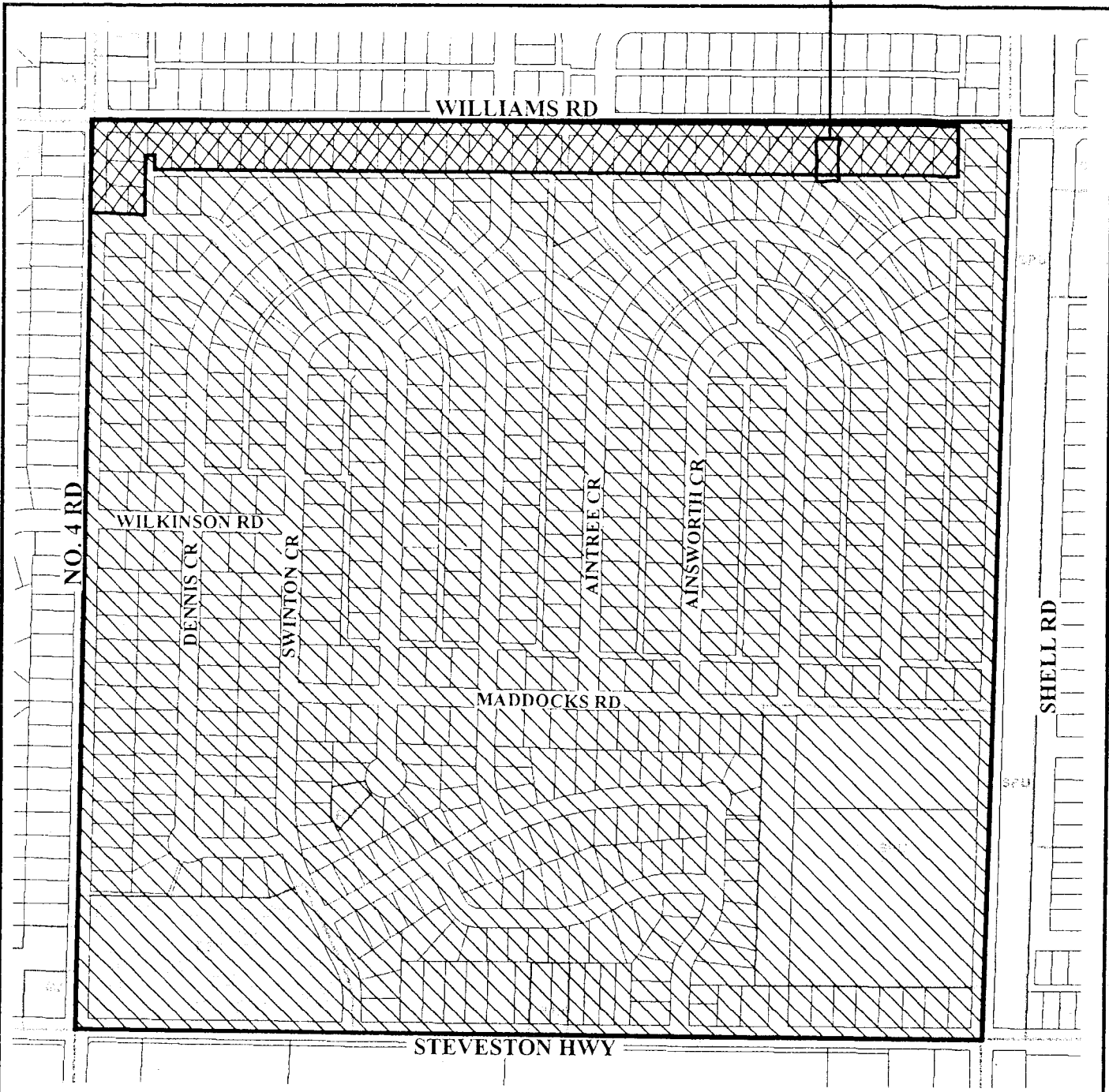
POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) 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, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-367481 **Attachment 3**

Address: 10580 Williams Road

Applicant: Trine Developments Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Dhian S. Mehat Saminder K. Mehat	To be determined
Site Size (m²):	692 m ² (7,449 ft ²)	Two (2) lots – each approximately 346 m ² (3,724 ft ²).
Land Uses:	One (1) single-family dwelling	Two (2) single-family residential lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Lot Size Policy 5443 – 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)
Other Designations:	Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment policies – permit rezoning and subdivision along this arterial road due to the 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 ²	346 m ²	none
Setback – Front & Rear Yards (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 loss of bylaw-sized trees.

SURVEY PLAN OF LOT 25 BLOCK 12
SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18551

R-07-15182-TREE

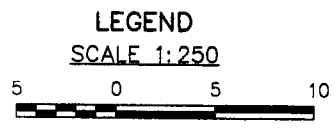
ATTACHMENT 4

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

SHOWING PROPOSED
SUBDIVISION INTO 2 LOTS

PARCEL IDENTIFIER (PID): 002-803-755

CIVIC ADDRESS:
#10580 WILLIAMS ROAD
RICHMOND, B.C.



- ALL DISTANCES ARE IN METRES.
- X^{1.08} INDICATES SPOT ELEVATION
 - (T) INDICATES TOP OF WALL
 - (B) INDICATES BOTTOM OF WALL
 - MH INDICATES MANHOLE
 - CB INDICATES CATCH BASIN
 - FH INDICATES FIRE HYDRANT
 - ⊙ PP INDICATES POWER POLE
 - ⊗ WV INDICATES WATER VALVE
 - ③ INDICATES PHOTO NUMBER WITH DIRECTION OF VIEW



PHOTO #1



PHOTO #2

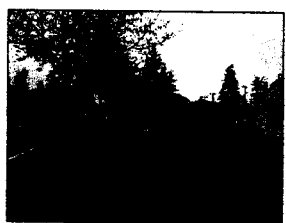
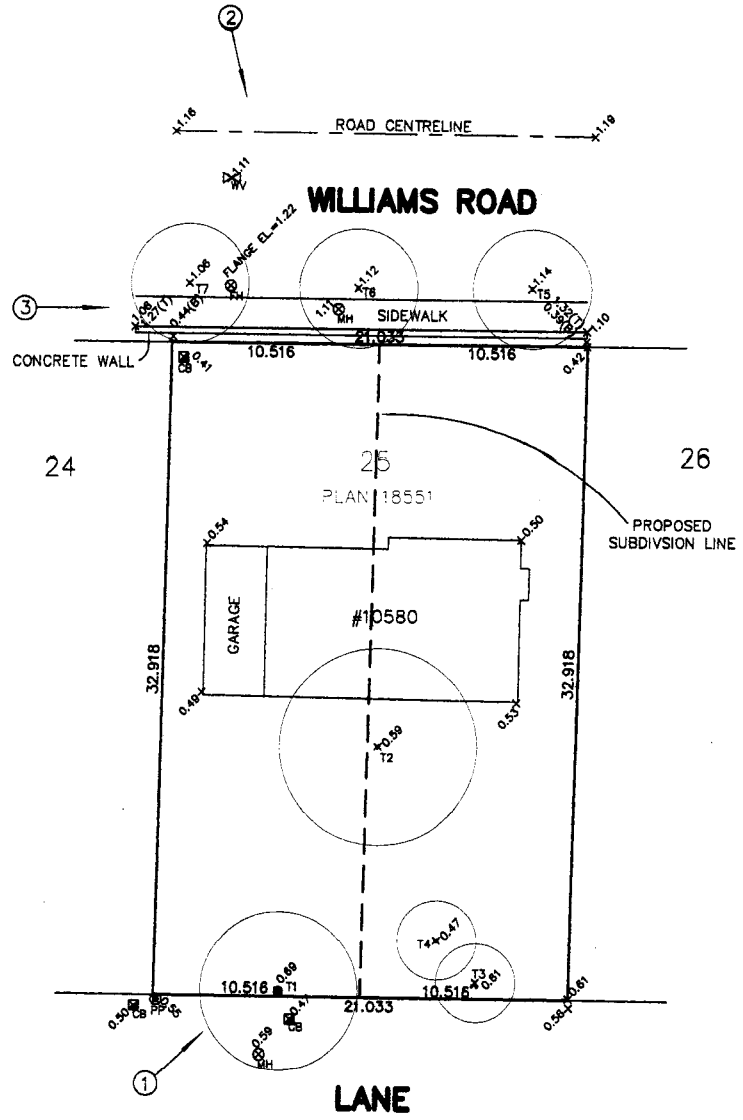


PHOTO #3



TREE TYPE	TRUNK DIAMETER #:
T1	WILLOW #: 0.51
T2	BIRCH #: 0.28
T3	CEDAR MULTIPLE#: 0.18, 200.18
T4	FIR #: 0.25
T5	DECIDUOUS #: 0.20
T6	DECIDUOUS #: 0.20
T7	DECIDUOUS #: 0.20

RECEIVED
MAY 07 2007

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15182-TPG-1.FLX

CERTIFIED CORRECT
THIS 27TH DAY OF APRIL 2007

B.O.L.S.

- NOTES:**
- LEGAL PROPERTY DIMENSIONS ARE SUBJECT TO CONFIRMATION BY FIELD SURVEYS.
 - BUILDING LOCATION IS APPROXIMATE AND IS SHOWN FOR REFERENCE PURPOSES ONLY.
 - ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND BENCHMARK, WEST BOLT ON FIRE HYDRANT, LOCATED ON THE SOUTH SIDE OF WILLIAMS ROAD @ #10580. ELEVATION=1.839 METRES

R-07-15182-TREE

CLIENT REF: DHIAN MEHAT

DATE OF SURVEY: APRIL 27, 2007



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

TREE RETENTION REPORT:

May 3, 2007

File:07169

Attn.: **Sal Bhullar**
184-185 9040 Blundell Road
Richmond BC V6Y 1K3

cc: Masa Ito – Ito and Associates
Project: **Proposed Two Lot Subdivision**
10580 Williams Road Richmond
Re: **Tree Related Documentation for City**

Dear Ms. Bhullar,

As requested, I have undertaken a detailed assessment of the existing tree resource assessment at the above referenced project. The site is comprised of an existing home and yard containing 4 trees in the rear yard and 3 street trees in the road right of way fronting the site. This study relates to the application to subdivide to create two new single family building lots.

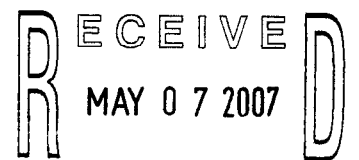
I have been provided with plans detailing the proposed development layout, the existing topographic features, and the location of the existing trees. My field inspections were undertaken in April to collect details of the size, type and condition of existing trees and/or stands of trees. Based on the results of the field analysis, and the review of the proposed land use, I have prepared a tree retention scheme. The following report and attachments summarize my study findings, including my recommendations for treatments and methods for tree protection and the rationale for the removal of trees that are not proposed to be retained.

TREE ASSESSMENT

All existing bylaw trees have been assessed and inventoried for size, species and condition. Following is a list of the details for subject trees, and a tree retention/removal plan is attached for location reference.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh	Species	Condition	Comments
Remove	T1	62	Weeping willow	Very Poor	This tree has been topped multiple times in its historically, first at a height of 3.5m high and then at a height of 5.0m. The crown is formed by sucker growth and the large (>25cm dia.) replacement leaders attached near the old topping wounds. The main stem is severely weakened from decay observed at the wound and noted in the lower bole through sounding techniques. This tree has nil retention viability due to the permanently damaged structure, the severe decay, and the risk of large leaders breaking out or complete trunk failure.



Remove	T2	33	European birch	Good	No defects noted. This tree is located within the building envelope of the proposed new homes and cannot be retained.
Remove	T3	19, 16, 15	White cedar	Fair	This tree has narrow unions of multiple stems originating at the base of the trunk. The tree is stable and healthy currently. Three main issues cause me to recommend its removal. First, the unions will eventually become a structural weakness and the tree will eventually become a risk for failure. Secondly, the tree is located beneath the power lines. And thirdly, the tree is located in the footprint of the driveway/garage for the relatively narrow proposed new lot.
Remove	T4	27	Colorado spruce	Very Poor	This spruce tree has failed in the past as manifested by its lean and soil cavity on the opposite side of the lean. The tree has continued to grow, with vertically corrected new growth over the past several years, however the weak root system and the leverage of this off-centre tree cause it to be highly prone to failure. This tree cannot be safely retained.

In addition to the on-site trees, there is a row of sweet gum street trees located in the street-side planting strip. These city-owned trees must be protected for the duration of construction to city standards. Considering the protection fencing requirement, and that there is lane access to this site, these trees are anticipated to be able to be fully protected.

TREE REPLACEMENT

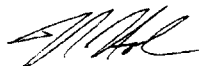
The landscape architect will specify the required quantity, size, location and species of replacement trees to meet city requirements.

CONCLUSIONS

Based on our findings, 4 existing trees were found on site and recommended for removal due to their condition and/or to accommodate the proposed development. Replacement trees are required, and will be specified by the project landscape architect.

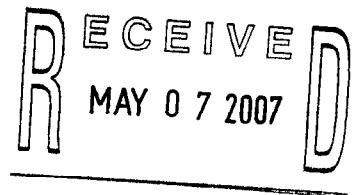
Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

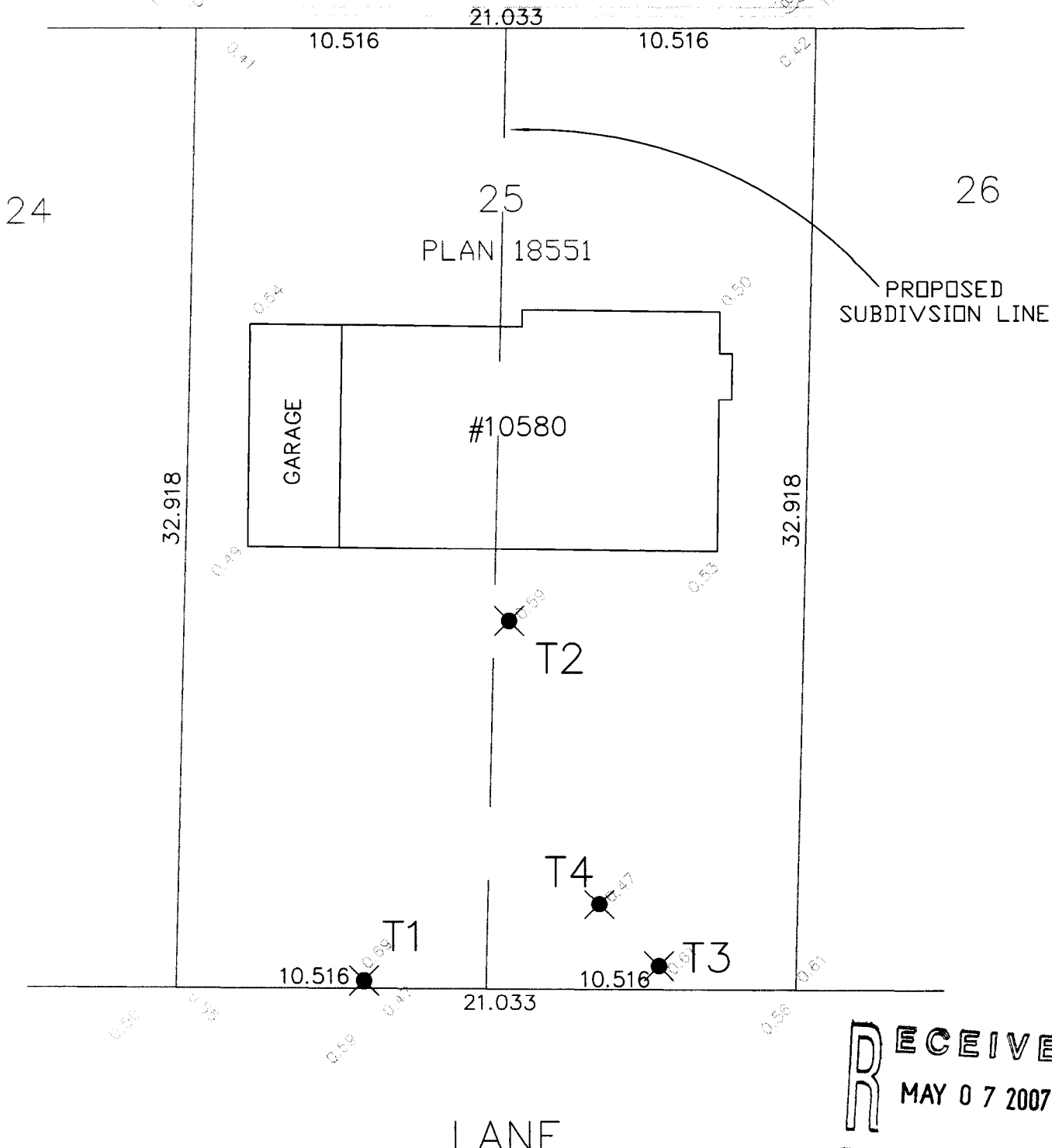


Norman Hol,
 Consulting Arborist
 ISA Certified Arborist #PN-0730, Certified Tree Risk Assessor #0076, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan



WILLIAMS ROAD



RECEIVED
MAY 07 2007

TREE RETENTION PLAN

LEGEND

- Ⓜ denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ⊗ denotes tree to be RETAINED
- ⊗ denotes tree to be REMOVED
- ← denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Scale 1:200

Client: SAL BHULLAR
Project: 2 LOT SUBDIVISION
Site: 10580 WILLIAMS ROAD



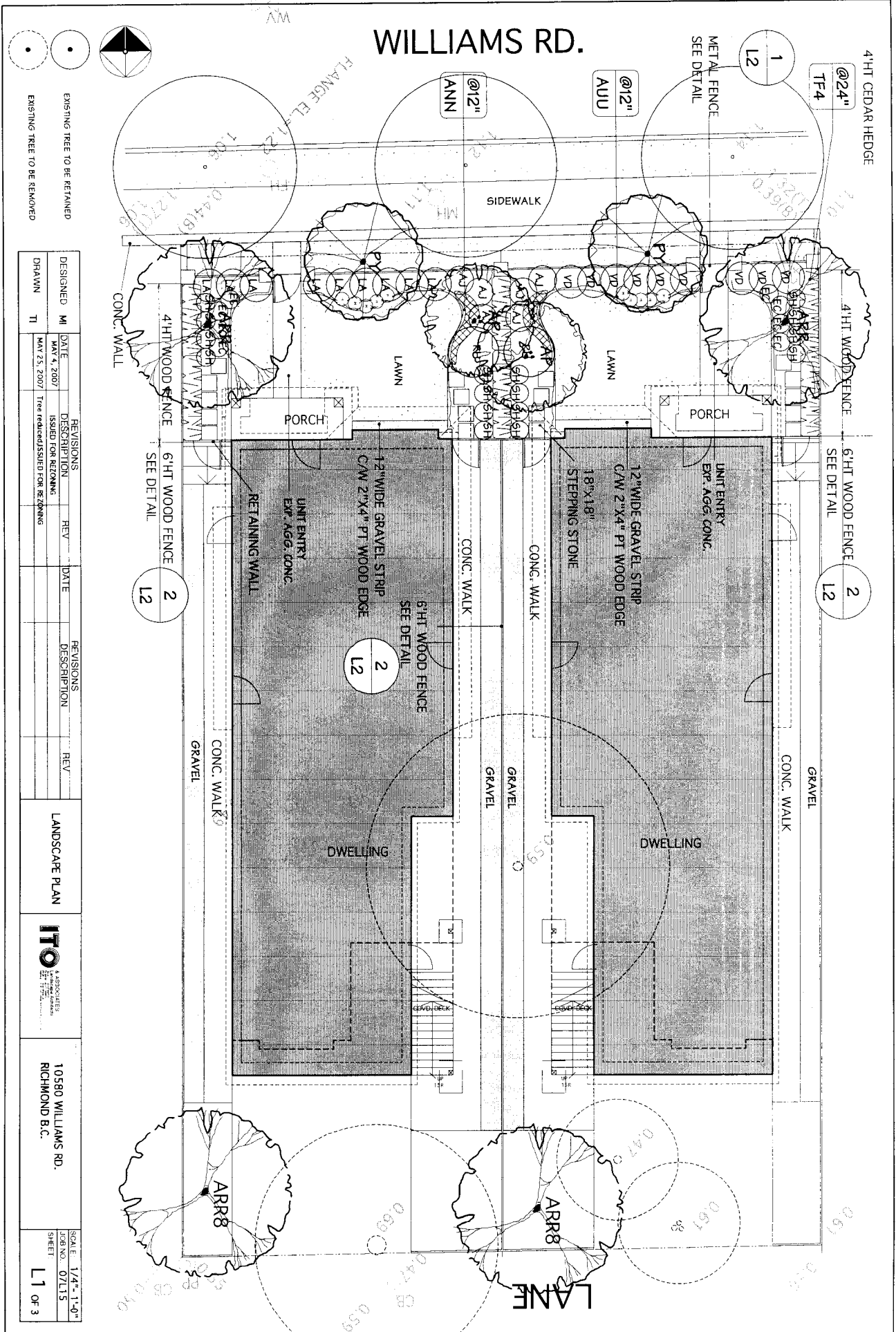
**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3
P 604 275 3484 F 604 275 0554
office e-mail trees@arbortech.bc.ca

file 07169

MAY 3 2007

WILLIAMS RD.



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

DESIGNED	DATE	REVISIONS	REV	DATE	DESCRIPTION	REV
MI	MAY 4, 2007	ISSUED FOR PERMITS				
TI	MAY 25, 2007	Tree reduced/issued for rezoning				

LANDSCAPE PLAN



10380 WILLIAMS RD.
RICHMOND B.C.

SCALE: 1/4" = 1'-0"
JOB NO.: 07/15
SHEET: L1 OF 3

PLANT LIST

PROJECT ADDRESS: 10580 WILLIAMS RD., RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ACER PALMATUM	JAPANESE MAPLE	6.0cm Cal. B&B
ARR	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	1.0cm CAL. B&B 1.8m STD.
ARR8	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8.0cm CAL. B&B 1.8m STD.
PY	2	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	8.0cm CAL. B&B 1.8m STD.
TF4	27	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.25m HT.

SHRUBS

AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	8	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	9	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
SH	16	SARCOCOCCA HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
VD	9	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT

GROUND COVERS

AUU	70	ARCTOSTAPHYLOS UVA URSI	KINKKINICK	#SP3 POT
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PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

H	10	HEMEROCALLIS 'STELLA D'ORO'	GOLD DAY LILY	#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 ONTA STANDARDS FOR NURSERY STOCK AND THE BCLNA 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	MI	DATE	REVISIONS		REV	DATE	DESCRIPTION	REV
			DESCRIPTION	ISSUED FOR REWORKING				
DRAWN	TI	MAY 4, 2007						
		MAY 25, 2007	Tree reduced	ISSUED FOR REWORKING				

SCALE:	N/A
JOB NO.:	07L15
SHEET:	L3 OF 3

10580 WILLIAMS RD.
RICHMOND B.C.



PLANT LIST



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8257 (RZ 07-367481)
10580 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. 002-803-755

Lot 25 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8257”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>hl</i>
APPROVED by Director or Solicitor <i>te</i>

MAYOR

CORPORATE OFFICER