



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: May 28, 2007
File: RZ 07-368100
Re: **Application by Urban Era Builders and Developers Ltd. for Rezoning at 10151 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

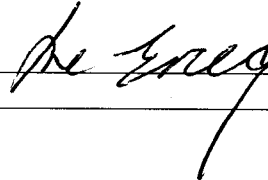
That Bylaw No. 8261, for the rezoning of 10151 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

CL:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 07-368100
Location	10151 Williams Road (Attachment 1)
Owner	Zygmunt Korenkiewicz Halina Korenkiewicz
Applicant	Urban Era Builders & Developers Ltd.


Date Received	April 11, 2007
Acknowledgement Letter	April 19, 2007
Fast Track Compliance	May 10, 2007
Staff Report	May 28, 2007
Planning Committee	June 19, 2007

Site Size	744 m ² (8,008 ft ²)
Land Uses	Existing – One (1) single-family dwelling
	Proposed – Two (2) single-family residential lots, each approximately 372 m ² (4,004 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 • Area Plan or Sub Area Plan – None • 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 the north side of Williams Road, between No. 4 Road and Shell Road, in an established residential neighbourhood consisting predominantly of older single-family dwellings on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Recently, numerous similar redevelopment proposals along both the north and south sides this block of Williams Road have either been approved or are the subject of active applications. • 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 2). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of six (6) trees (Attachment 3): <ul style="list-style-type: none"> • two (2) bylaw-sized trees and one (1) undersized tree are located on the subject property; • one (1) bylaw-sized tree is located on the adjacent property to the west (10131 Williams Road); and • two (2) undersized street trees are located on City property fronting Williams Road. • The applicant proposes to remove the two (2) bylaw-sized trees and one (1) undersized tree from the subject property. The bylaw-sized tree located on the adjacent property and the street trees located on City property fronting Williams Road are to be retained. • A Certified Arborist Report has been submitted by the applicant (Attachment 4). 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 trees from the subject property on the basis of their condition or conflict with proposed development plans (Tree # 1, Tree # 2, Tree # 3). The Report also recommends installation of tree protection barriers around the Birch tree on the adjacent property to the west (Tree # 4). The dimensions recommended for tree protection barriers are 1.8 m wide x 1.8 m long on the east side of the tree trunk. • The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations based on tree condition and/or conflict with proposed development plans, subject to the following: <ul style="list-style-type: none"> • that, prior to final adoption of the rezoning bylaw, the Certified Arborist specify, in writing, the plans for tree well construction or other measures to protect the Birch tree (Tree # 4) on the adjacent site, and that any works conducted within the tree protection zone due to construction of the tree well must be supervised and documented by the arborist.
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<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> • 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 around the drip line of the Birch tree (Tree # 4) on the adjacent site. Tree protection barriers must remain in place until construction of the future dwellings is complete. • Based on 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 proposes to plant and maintain four (4) replacement trees [two (2) per future lot], with the following minimum calliper sizes: <ul style="list-style-type: none"> • two (2) trees of 6 cm; and • two (2) trees of 9 cm. • As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping 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 enhanced. <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"> • 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. • The future lots will have vehicle access to the lane, with no access being permitted to or from Williams Road.

Attachments	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Survey Attachment 4 – Certified Arborist Report</p>
Recommendation	<p>This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.</p>



Cynthia Lussier
 Planning Assistant
 (Local 4108)

CL:sl

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

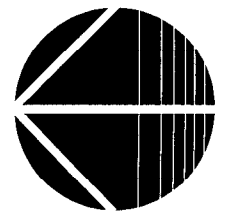
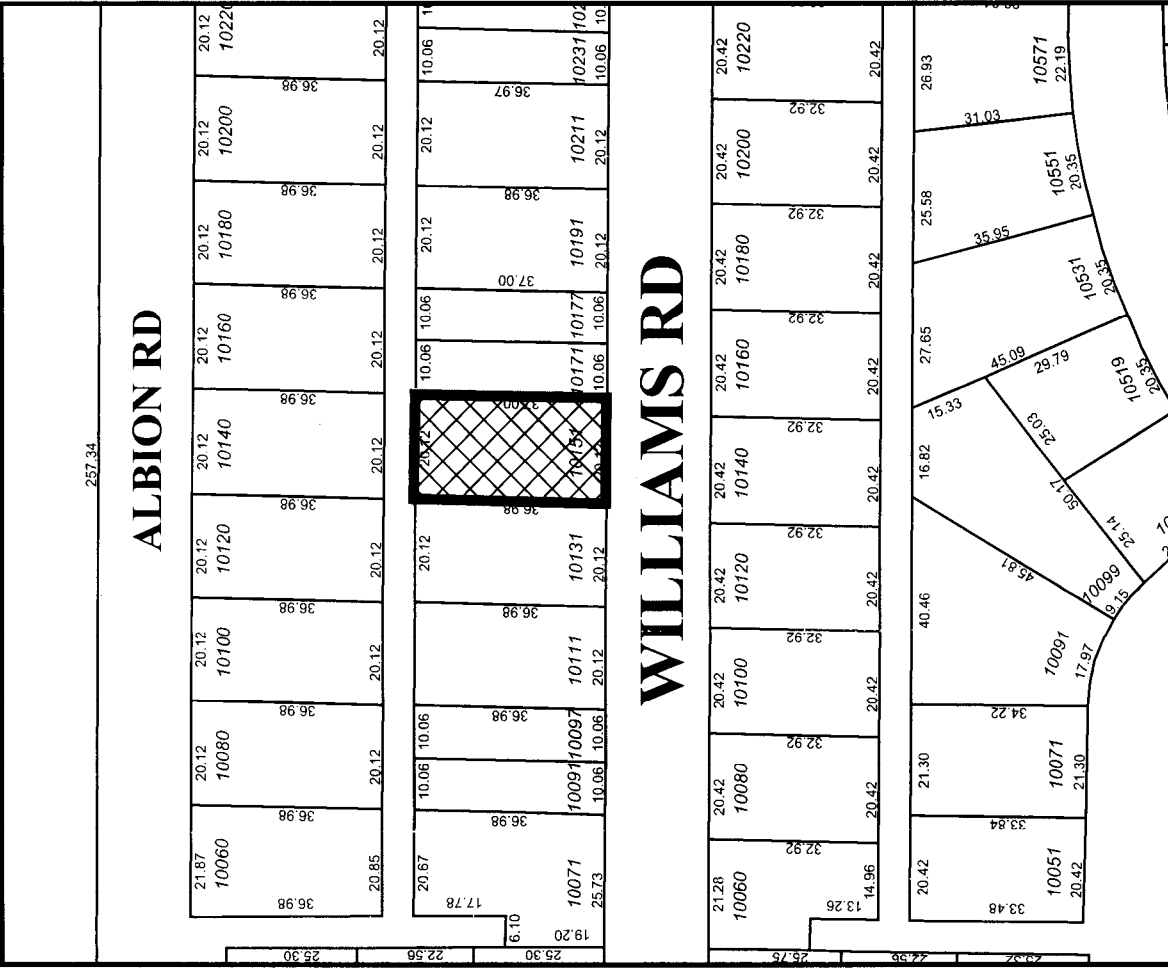
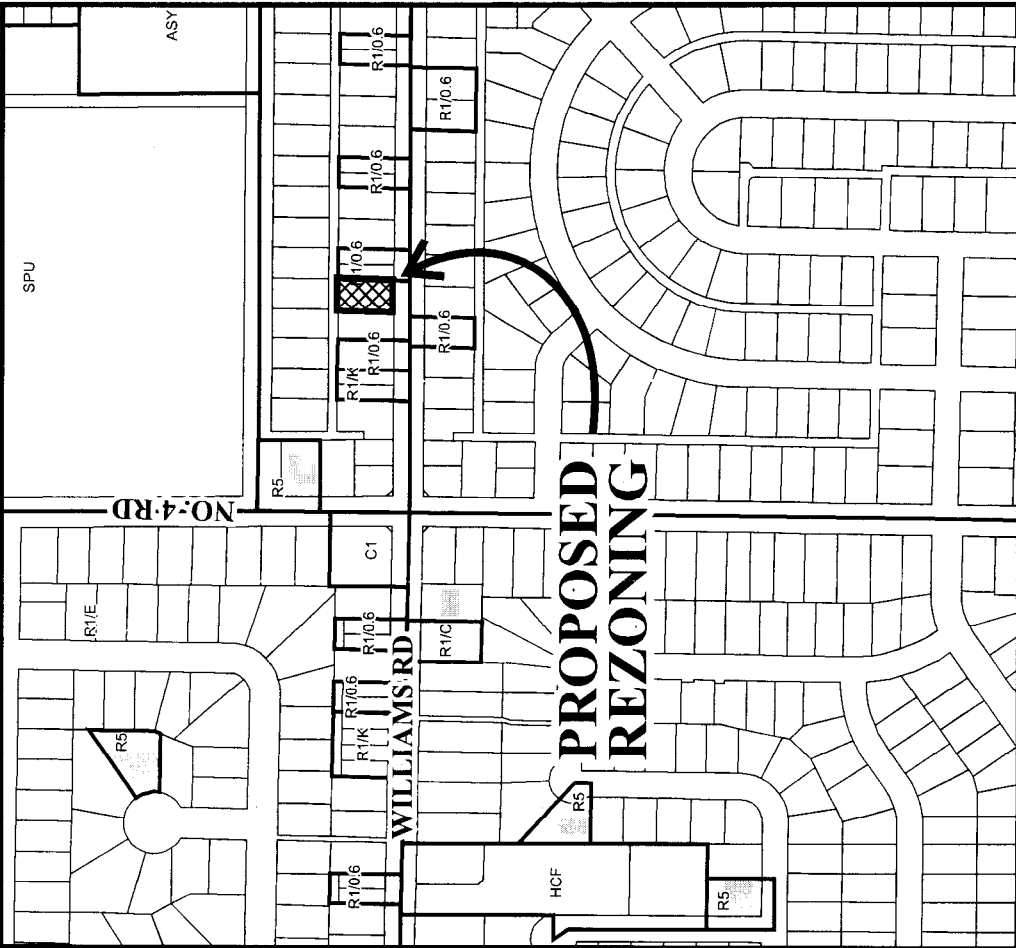
1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's (OCP's) Arterial Road Redevelopment Policy, and should include the required four (4) replacement trees [two (2) per future lot] with the following minimum calliper sizes:
 - two (2) trees of 6 cm; and
 - two (2) trees of 9 cm.
2. Installation of tree protection barriers around the drip line of the Birch tree located at 10131 Williams Road (identified as Tree # 4 in the Arborist Report submitted by the applicant and attached to this report – **Attachment 4**). The dimensions of tree protection barriers are to be consistent with the Arborist's recommendations (1.8 m wide x 1.8 m long on the east side of the tree trunk). 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. Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the drip line of the Birch Tree located on the adjacent property (10131 Williams Road). The contract should include submission of tree well construction plans or other protection measures, and completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
 Urban Era Builders & Dev Ltd



City of Richmond

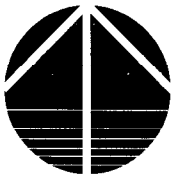


RZ 07-368100

Original Date: 04/26/07

Revision Date:

Note: Dimensions are in METRES



RZ 07-368100

Original Date: 04/27/07

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 07-368100

Attachment 2

Address: 10151 Williams Road

Applicant: Urban Era Builders & Developers Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Zygmunt Korenkiewicz Halina Korenkiewicz	To be determined
Site Size (m²):	744 m ² (8,008 ft ²)	Two (2) lots – each approximately 372 m ² (4,004 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:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment Policies permit single-family residential redevelopment where there is access to an existing operational rear lane.	No change

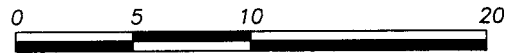
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	372 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 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.

**TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 8
BLOCK 17 SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

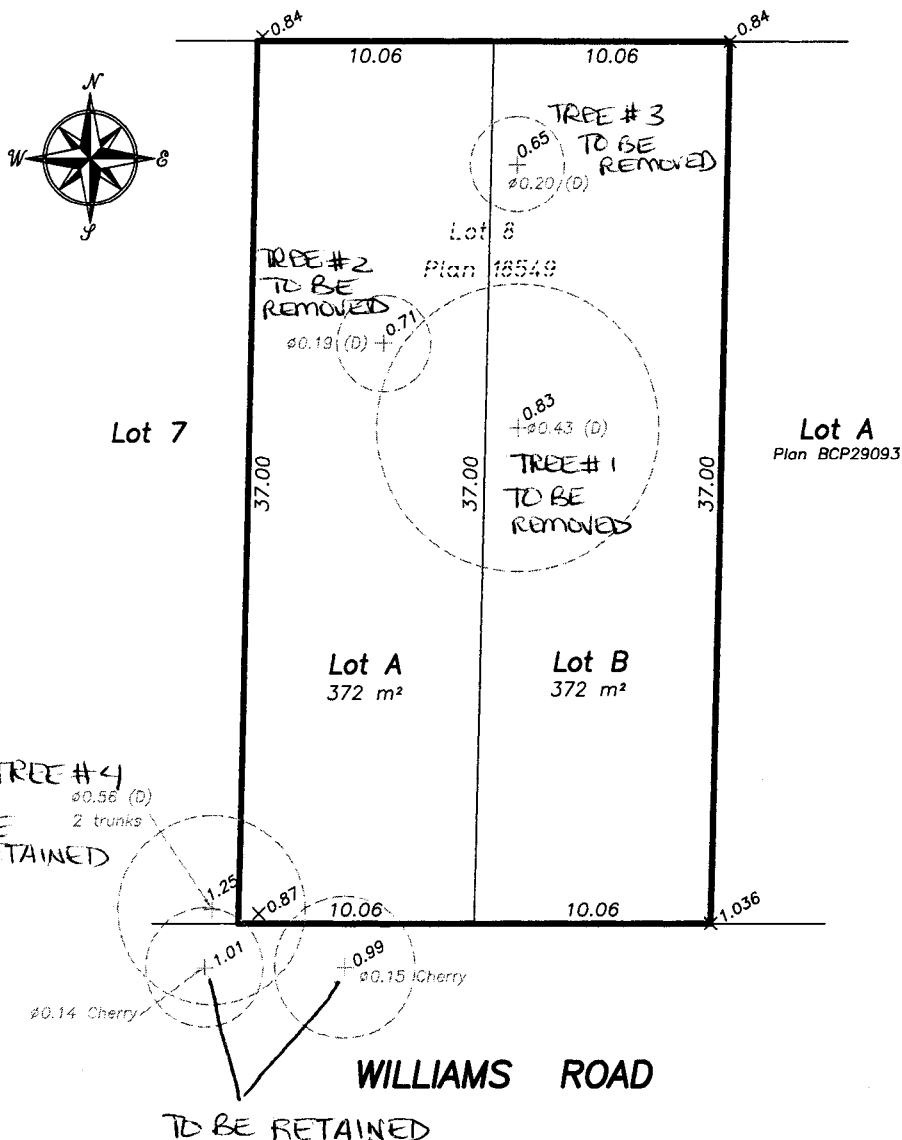
#10151 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-801-730

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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. 3218
 FB-92 P145-146
 Drawn By: GB

NOTE:
 Elevations shown are based on
 Richmond City Datum.
 Bench Mark: North Bolt on hydrant located
 on the South side of Williams Road
 opposite house #10160.
 B.M. Elevation = 1.764 metres.

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

April 3, 2007

RE: Arborist Report for Khalid Hasan, 10151 Williams Road, Richmond, BC

Arborist Notes: This site was inspected on April 2, 2007. Four trees were assessed, and for the purpose of this report will be numbered 1 - 4. Photographs have been included as part of this report.

#1) *Quercus robur* sp. (English oak)

Height: 50ft

Spread: 20ft

Age: Mature

DBH: 50cm

Location on property: Centrally located within the property, behind the existing house.

This tree presents no apparent defects. Some small bore holes are noted at the site of an old pruning wound. This tree is within the proposed building envelope and therefore requires removal. A replacement tree should be planted upon completion of the development.

#2) *Acer* sp. (Maple)

Height: 25ft

Spread: 10ft

Age: Mature

DBH: 19cm

Location on property: West of tree #1.

Not a permit size tree. Will require removal, as it is within the proposed building envelope.

#3) *Pyrus* sp. (Pear tree)

Height: 12ft

Spread: 10ft

Age: Mature

DBH: 47cm combined

Location on property: In the backyard, near the north property line.

This tree has been previously topped, kept low for harvesting fruit. There are a number of dead branches and areas of decay noted throughout the tree. This tree will require removal as it is within the building envelope of the proposed garage.

#4) *Betula* sp. (Birch)

Height: 30ft

Spread: 20ft

Age: Mature

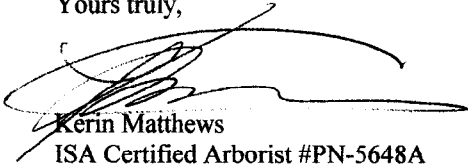
DBH: 58cm combined

Location on property: South-^{east}west corner of 10131 Williams Road.

This tree is co-dominant at 1ft. This tree has been previously topped as a result of dieback cause by the bronze birch borer. The current resident at 10151 confirmed this information and advised that when the tree was topped a few years ago the arborist warned that it may only last 5 years. The tree otherwise appears to be healthy, and there is no obvious decay at the topping sites. Due to the proximity of this tree to the property line, tree protection fencing will be required. The fencing should be installed 5-6ft away from the stems along the east side, and should be 6ft long.

This report is based on a visual assessment, from the ground only. No core or tissue samples were taken, no root crown excavations were performed. 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,

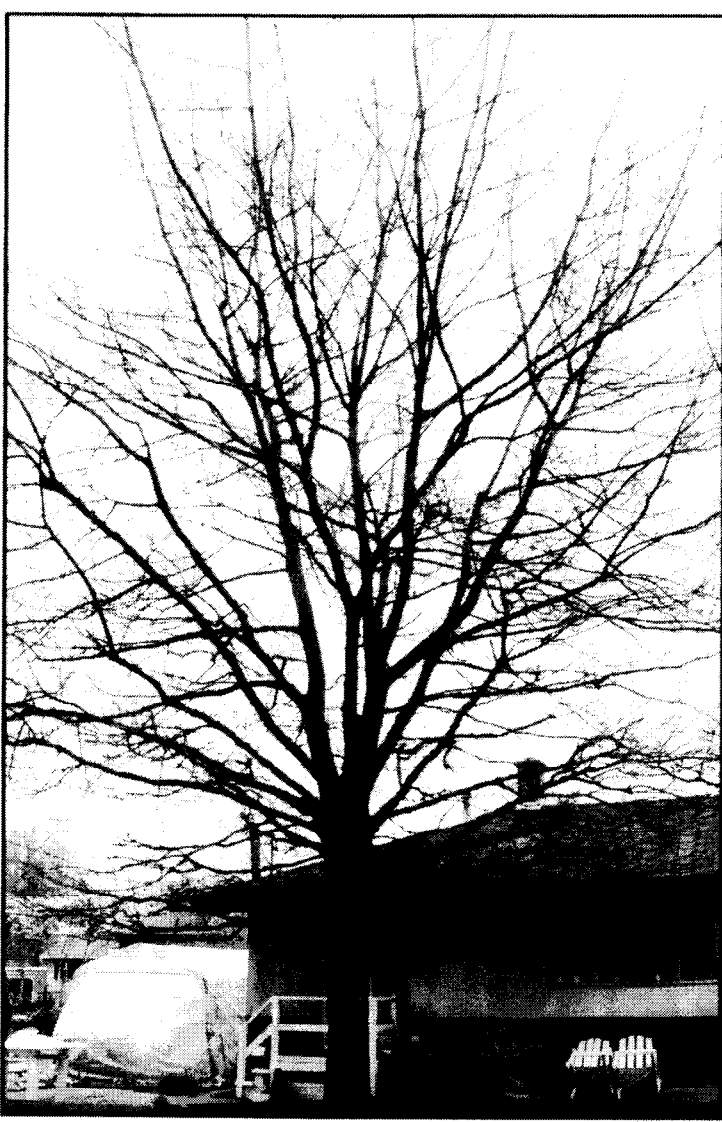
A handwritten signature in black ink, appearing to read 'Kerin Matthews', is written over a horizontal line. The signature is fluid and cursive.

Kerin Matthews

ISA Certified Arborist #PN-5648A

ISA Certified Tree Risk Assessor #0123

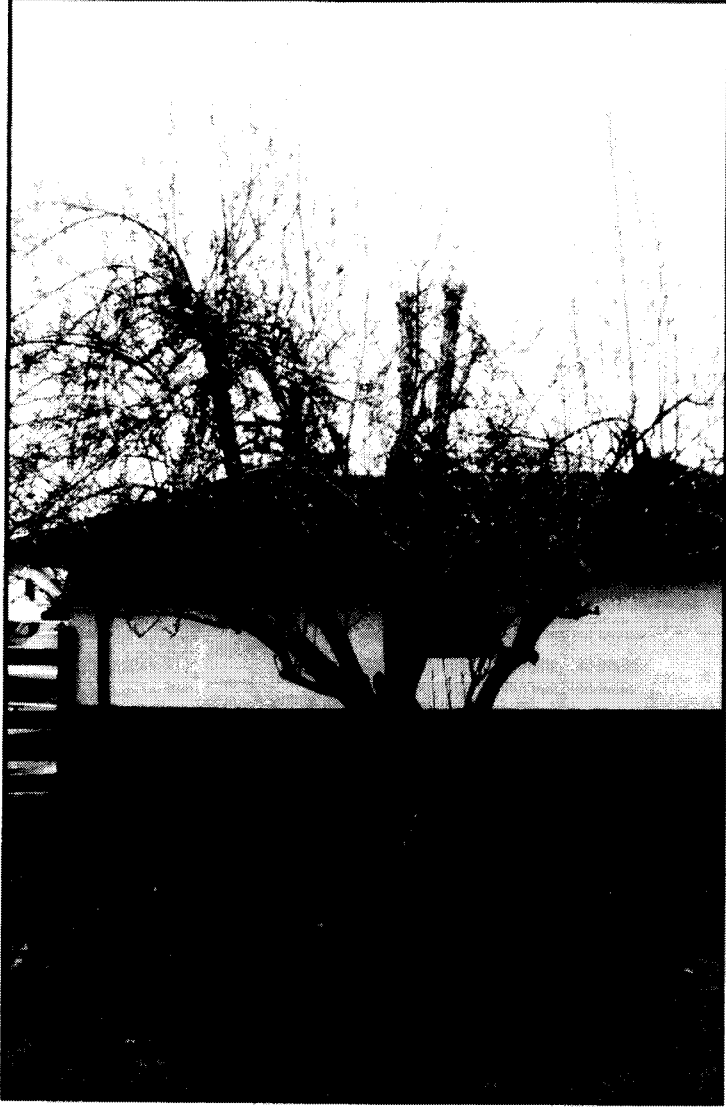
Wildlife/Danger Tree Assessor #P498



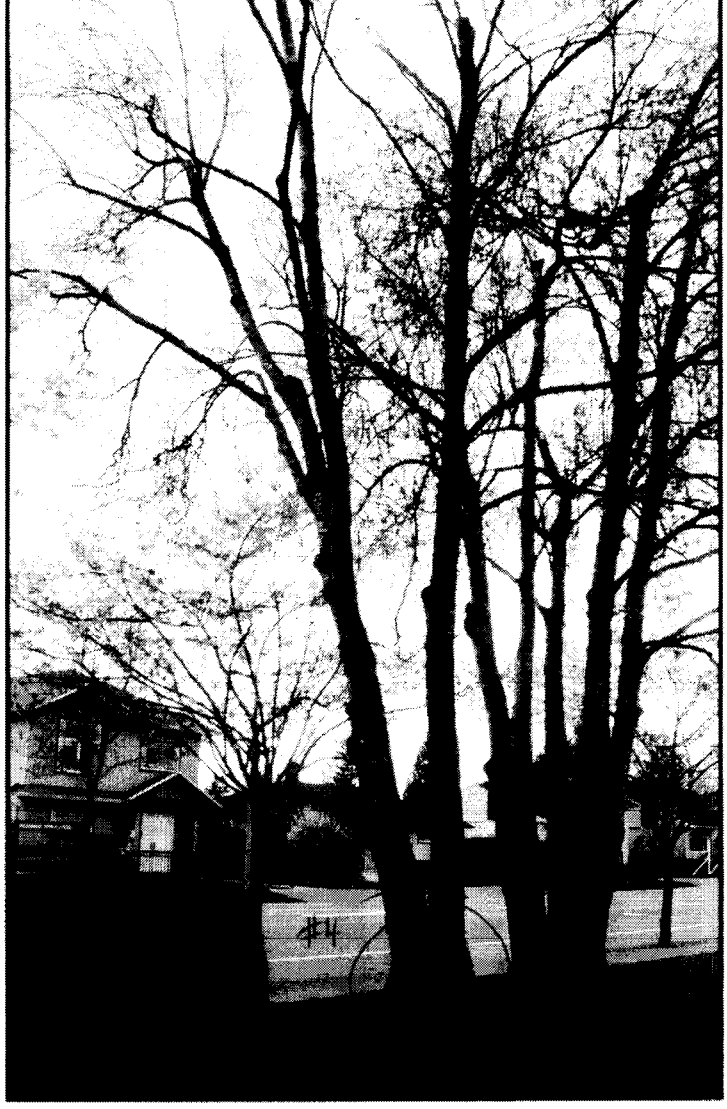
TREE #1



TREE #2



TREE # 3



TREE # 4



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8261 (RZ 07-368100)
10151 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. 003-801-730
Lot 8 Block 17 Section 26 Block 4 North Range 6 West
New Westminster District Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8261”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>ul</i>
APPROVED by Director or Solicitor
<i>TE</i>

MAYOR

CORPORATE OFFICER