



To: Planning Committee **Date:** March 11, 2008
From: Brian J. Jackson **File:** RZ 07-369284
Director of Development
Re: **Application by Raman Kooner for Rezoning at 11311 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. 8332, for the rezoning of 11311 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.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Raman Kooner has applied to the City of Richmond for permission to rezone 11311 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 vehicle access to 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: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots;
- To the east: A one-storey building on a lot zoned Assembly District (ASY) and a pump station on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the west: Along the north side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) zoned lots; and
- To the south: Across Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District (R1-0.6) zoned lots further to the west.

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 development 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 (to Single-Family Housing District (R1-0.6) or Coach House District (R9)). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of 13 trees:

- four (4) bylaw-sized trees and one (1) undersized tree on the subject property;
- four (4) bylaw-sized trees and two (2) undersized trees on the adjacent property to the west (11291 Williams Road); and
- two (2) bylaw-sized street trees on City property fronting Williams Road.

A Certified Arborist's report has been submitted by the applicant in support of the application. The report recommends removal of three (3) bylaw-sized trees on-site and retention of the Sequoia tree at the southeast corner of the site. The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, six (6) replacement trees with the following minimum calliper sizes are required:

- four (4) trees of 11 cm; and
- two (2) trees of 9 cm.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include six (6) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

Staff also agree that the Sequoia tree should be retained. However, the future dwelling on the eastern lot must be setback 8 m from the front property line to provide additional space for tree and root growth unless the mitigation measures proposed by the Arborist as listed in the Arborist Report Addendum dated Jan 31, 2008 (**Attachment 4**) be implemented. In addition, staff recommend that the Sequoia tree be pruned by a professional arborist for clearance issues and that use of sand-based pavers instead of concrete for any walkways or paths within the front yard of the eastern lot. Installation of retaining walls and perimeter drainage should be hand-dug or installed outside of the tree protection zone. The drainage connection to the eastern lot should be relocated to the western edge of the eastern lot.

As a condition of rezoning, a Restrictive Covenant for Tree Protection must be registered on title in order to preserve the Sequoia tree. The Restrictive Covenant will include language to ensure all structures on the future eastern lot are setback 8.0 m from the front property line. The Restrictive Covenant will also include language to allow the front yard setback, including all projections, be reduced to 6.0 m provided that the mitigation measures to prevent root growth beneath the future structures as listed in the Arborist Report Addendum dated Jan 31, 2008 (**Attachment 4**) are implemented. The applicant will provide a security of \$2,000 for tree survival to be held by the City until one (1) year after the Final Building Permit Inspection is undertaken.

The applicant must also submit a proof of contract with Certified Arborist for supervision of on-site works conducted on the subject property within and adjacent to the tree protection zone as identified in the Arborist Report. Tree protection barriers around the Sequoia tree must be installed on-site prior to final adoption or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and remain on-site until the construction of the future dwellings is completed.

The Arborist Report also recommends removal of four (4) bylaw-sized trees located on the adjacent property to the west (11291 Williams Road) – two Maple trees are in poor health, one Hemlock tree is dead, and one Spruce tree is conflict with the proposed development. Although the Spruce tree is in “fair” condition, retention of this tree means a minimum 3.0 m (9.8 ft.) setback from the side property line and a limitation to the wide of a large portion of the future dwelling to 5.8 m (19.0 ft.). Considering this impact to the development potential of the future lot and the applicant’s efforts to protect the Sequoia tree in the front yard, staff support the removal of the Spruce tree.

A consent letter from the property owner of 11291 Williams Road is on file. A separate Tree Cutting Permit and 2:1 replacement are required for the removal of these trees prior to final adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222.

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.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), NIC charges (for lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

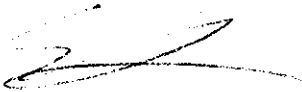
The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being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

Financial Impact or Economic Impact

None.

Conclusion

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 on-going in the surrounding area. On this basis, staff support the application.

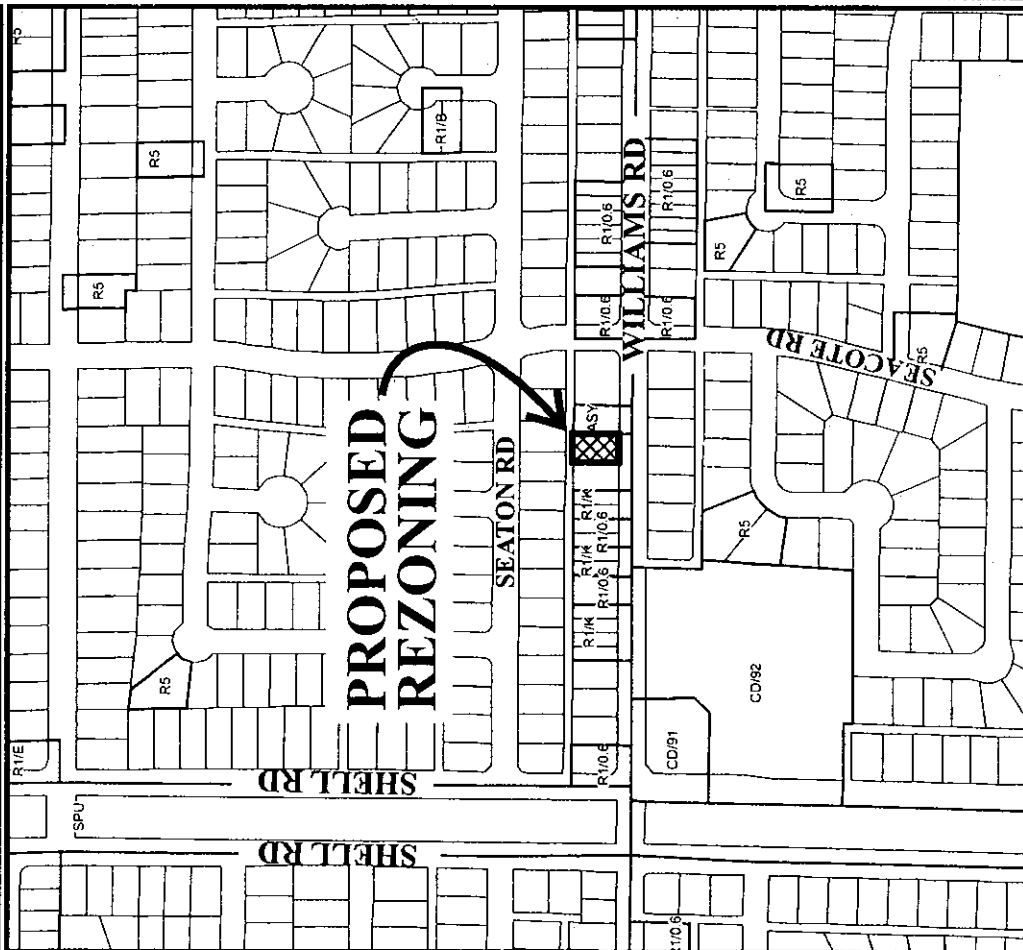


Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Arborist Report Addendum
- Attachment 5: Rezoning Considerations Concurrence

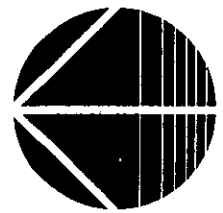
City of Richmond



PROPOSED REZONING

WILLIAMS RD

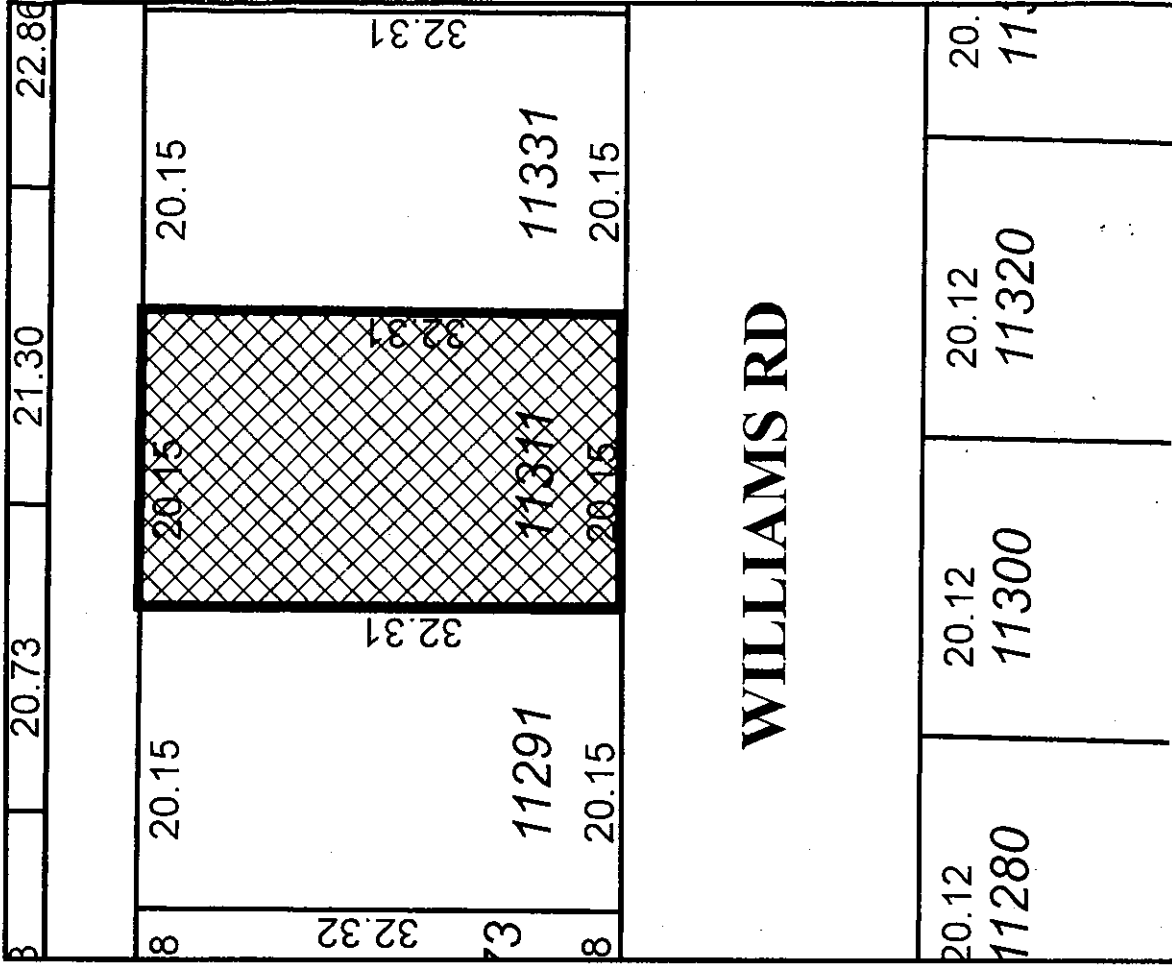
RZ 07-369284



Original Date: 05/04/07

Revision Date: 03/10/08

Note: Dimensions are in METRES





RZ 07-369284

Original Date: 05/04/07
Amended Date: 05/04/07
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 07-369284

Attachment 2

Address: 11311 Williams Road

Applicant: Raman Kooner

	Existing	Proposed
Owner:	Daljit Kaur Johal & Harjinder Kaur Bahd	To be determined
Site Size (m²):	650 m ² (6,996 ft ²)	Two (2) lots – each approximately 325 m ² (3,498 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment 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	325 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

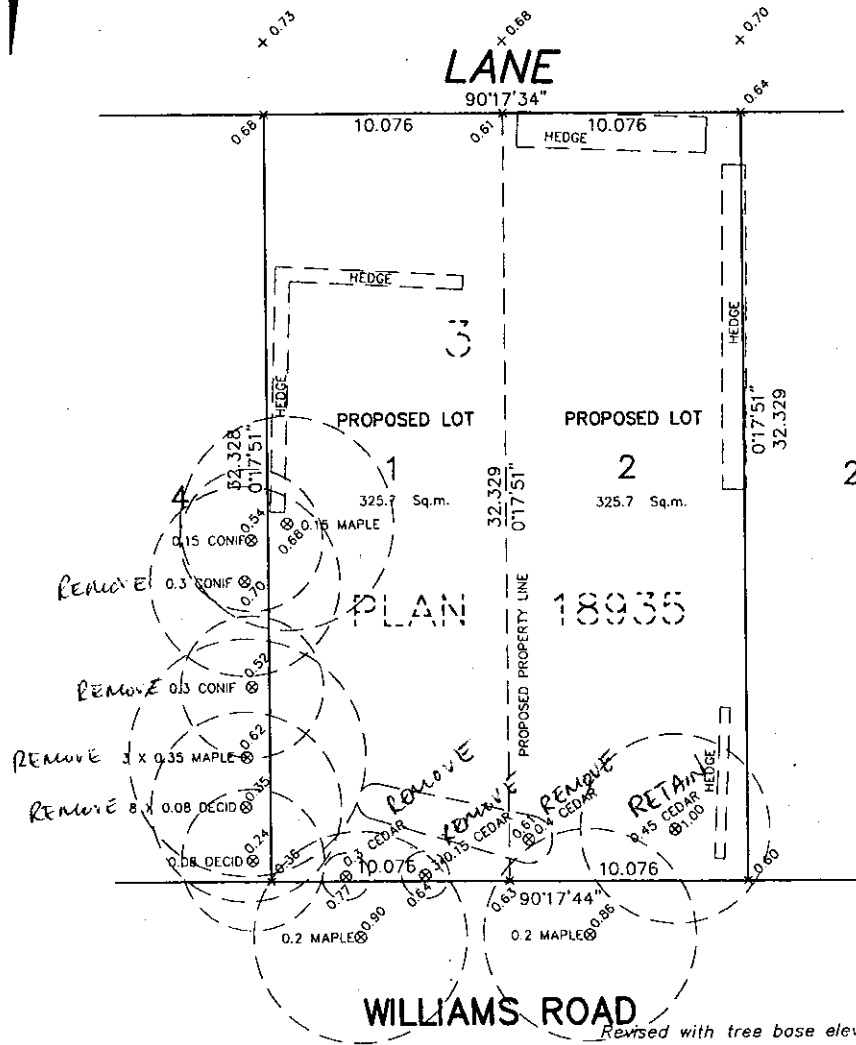
**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 3 BLOCK 2 SECTION 25 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 18935.**

Current Civic Address:
11311 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.



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DHALIwal AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0611006-TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Revised with tree base elevations:
21st day of December 2007.
Date of Survey
20th day of November 2006

GENE PAUL
BRITISH COLUMBIA
LAND SURVEYOR
S. 803
COMMISSION NO. 1532



**ARBORTECH
CONSULTING
LTD**

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

ATTACHMENT 4

ADDENDUM:

January 18, 2008 (rev Jan 31 08)

File:07284

Attn.: **Harbie Bahd**
6850 Doman Street
Vancouver BC V5S 3H7

Project: **Proposed 2 lot subdivision – 11311 Williams Road Richmond
RZ 07-369284**

Re: **Tree Retention Assessment**

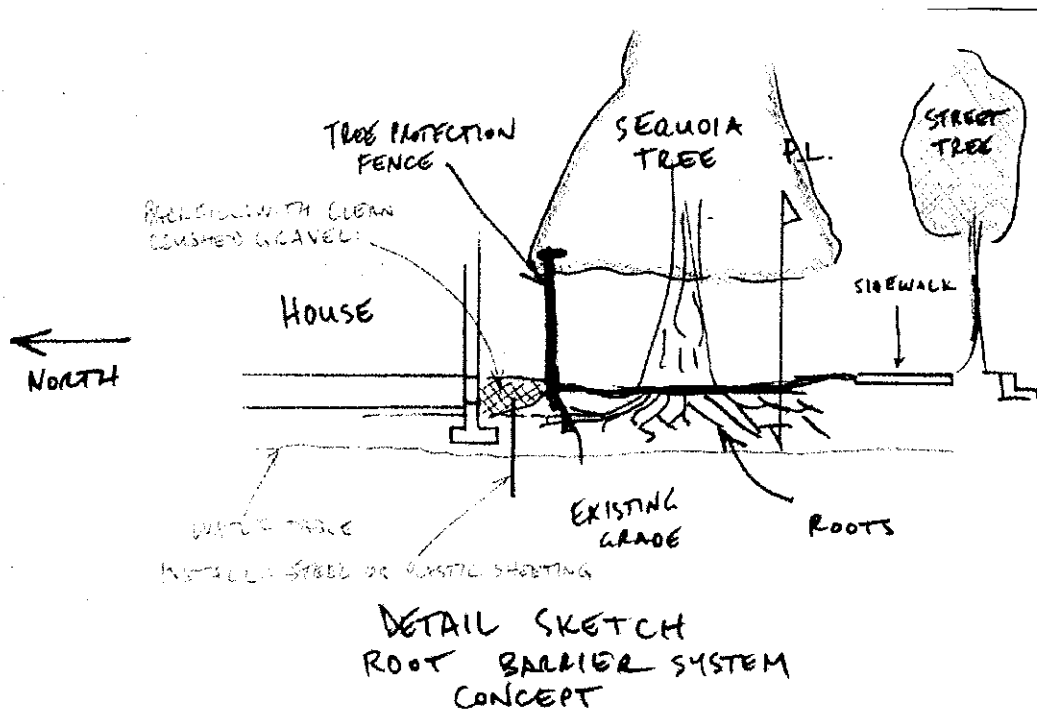
Dear Mr. Bahd,

I have received comments from the City review of the Tree Retention Assessment report dated December 19 2007. Further assessment and details are provided below at your request. I reference the points as numbered in the email from Edwin Lee (City) dated January 9 2008. Please forward the revised Tree Retention Plan along with this memo to the City for their records.

1. The two trees must be protected to meet parks department requirements. This is usually a fence to be installed around the sidewalk planter in this type of growing site. Since the site it rear access, it is expected that no building related construction will be undertaken from the front. The service connections may be in conflict with existing trees, however the City crews typically install them to your property line, therefore their own crews should be advised to protect the trees adequately. A note has been added to the plan to address their protection.
2. The protection zone for the Sequoia tree # 536 is a no-access zone as described in the tree protection guidelines on the Tree Retention Plan. Note that a follow-up visit has resulted in a revision to the protection zone to allow sufficient space for underground service connections to be installed on the west side of lot 2 without being in conflict. No retaining walls or perimeter drain can be installed within the tree protection zone.
3. The Sequoia tree dripline is currently 3.5m radius as measured in our field inspection. The tree will eventually grow to have an estimated dripline of 8.0m radius in 30 years. That dripline is shown on the plan for context.
4. The future growth of the Sequoia tree will result in branches growing up to and over a new home constructed to the front yard setback (i.e. 6.0m). This growth can be managed by performing pruning from time to time. The upper foliage that may eventually overhang the house must be left intact, recognizing that additional building maintenance will be required, such as cleaning gutters more regularly than otherwise. All future pruning should be undertaken by a qualified and experienced arborist, certified through the International Society of Arboriculture. The front sidewalk should indeed be constructed using unit pavers instead of concrete so that the future uneven lifting can be easily corrected without hard surface damage and without injuring the roots. The best option would be to provide additional space for tree and root growth on lot 2. For instance, implementing a front yard setback of 8.0m rather than 6.0m will provide relief from encroachments of limbs and roots toward the building. This is not possible without significant detrimental design impacts to the new home.

Root barriers are not always effective, especially in the long term. They may be used at the discretion of the owner. Various products and installation methods are available. This should not be a condition of approval, since there is conflicting research findings in literature as to the usefulness.

For best efficacy to minimize root growth too close to the foundation, I recommend an alternative solution as per the detail below. This method will prevent root growth beneath the barrier by penetrating below the water table, and reduce root growth in the upper stratum by keeping the area inert. The house can be built to otherwise normal standards of construction, to the 6.0m front yard setback without long term impacts.



5. The west neighbour is being consulted to obtain authorization for the removal of the trees on the west adjacent property. A separate letter will be provided to that end once they have approved.

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, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan (revised)

Rezoning Considerations

11311 Williams Road
RZ 07-369284

Prior to final adoption of Zoning Amendment Bylaw 8332, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction 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 Arterial Road Redevelopment Policy, and should include six (6) replacement trees (4 trees at 11 cm calliper and 2 trees at 9 cm calliper in a mix of coniferous and deciduous). If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required;
2. Registration of a restrictive covenant to ensure that the minimum front yard setback, including all projections, for the future eastern lot is 8 m. The Restrictive Covenant may include language to allow the front yard setback, including all projections, be reduced to 6.0 m provided that the mitigation measures to prevent root growth beneath the future structures as identified in the Arborist Report Addendum dated Jan 31, 2008 (as **Attachment 4** in the staff report dated March 11, 2008) are implemented.
3. Submission of a Tree Survival security of \$2,000 for the Sequoia tree to be held by the City until one (1) year after the Final Building Permit Inspection is undertaken.
4. Submission of a contract, to the satisfaction of the City's Tree Preservation Official, entered into between the applicant and a Certified Arborist for supervision of on-site works within and adjacent to the tree protection zone (as identified in the Arborist Report included as **Attachment 4** in the staff report dated March 11, 2008) including but not limited to the pruning of the Sequoia tree, installation of sand-based pavers for any walkways or paths, retaining walls, perimeter drainage, and drainage connection within the front yard of the eastern lot. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
5. Installation of tree protection barriers around the Sequoia tree zone (as identified in the Arborist Report included as **Attachment 4** in the staff report dated March 11, 2008) prior to final adoption or prior to demolition of the existing dwelling on the subject property, whichever occurs first; and submission of photos of tree protection fencing to the City of Richmond for subsequent inspection (fencing must remain in place until construction of future dwellings on the site is complete).
6. Issuance of a separate Tree Cutting Permit, including the submission of an application and associated compensations, for the removal of four (4) trees on the adjacent property at 11291 Williams Road; and
7. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8332 (RZ 07-369284)
11311 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. 003-870-561

Lot 3 Block 2 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 8332”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER