



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee

To Planning - Sep 3, 2008
Date: July 31, 2008

From: Brian J. Jackson
 Director of Development

RZ 08-407312

Re: Application by Aman Dhaliwal for Rezoning at 10540 Williams Road from
 Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
 Housing District (R1-0.6)

File: 12-8060-20-8412

Staff Recommendation

That Bylaw No. 8412, for the rezoning of 10540 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 Jackson

Brian J. Jackson
 Director of Development

BJJ:cl
 Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>pe Jones</i>

Staff Report

Origin

Aman Dhaliwal has applied to the City of Richmond for permission to rezone 10540 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the property to be subdivided into two (2) single-family residential lots with vehicle access from the existing rear lane (**Attachment 1**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located on the south side of Williams Road, between No. 4 Road and Shell Road, in an established residential neighbourhood consisting of a mix of older character single-family dwellings on larger lots and new single-family dwellings on small lots.

- To the north, directly across Williams Road, are several newer dwellings on lots zoned Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6).
- To the east are two (2) new dwellings on lots recently zoned Single-Family Housing District (R1-0.6).
- To the south, across the rear lane, are older character dwellings fronting Aintree Crescent on lots zoned Single-Family Housing District, Subdivision Area E (R1/E).
- To the west is an older character dwelling on a lot recently rezoned to Single-Family Housing District (R1-0.6), that is currently pending a subdivision application to create two (2) new lots.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this area. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along Williams Road where there is access to an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy 5443

The subject property is located within the area covered by Single-Family Lot Size Policy 5443 (adopted by Council in 1990, and amended on December 18, 2006) (**Attachment 3**). This Policy permits rezoning and subdivision of lots to Single-Family Housing District (R1-0.6) or Coach House District (R9) along this block of Williams Road. This redevelopment proposal would

allow for the creation of two (2) lots each approximately 10.2 m wide, which is consistent with the Lot Size Policy.

Staff Comments

Background

Since 2001, numerous similar redevelopment proposals along both the north and south sides of 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 rear lane system.

Trees & Landscaping

A Tree Survey submitted by the applicant indicates the location of four (4) trees and two (2) hedge rows (**Attachment 4**):

- two (2) bylaw-sized trees are located on the subject property;
- two (2) bylaw-sized street trees are located on City property fronting Williams Road;
- one (1) hedgerow of undersized Cedars in the front yard along the east property line; and,
- one (1) hedgerow of four (4) bylaw-sized Cedars (40 cm combined dbh each) in the rear yard along the south property line.

A Certified Arborist Report has been submitted by the Applicant. The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the proposed development. The Report recommends retention of a large Spruce tree in the front yard, removal of one (1) Dogwood tree, and removal of the two (2) Cedar hedges due to poor condition or conflict with proposed development. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with these recommendations.

Tree protection fencing must be installed at a minimum of 3 m (10 ft) from the base of the Spruce tree to the south and east (existing tree protection fencing and an existing concrete retaining wall to the west and north, respectively, act as sufficient tree protection barriers). Some pruning will need to be done to the canopy of the Spruce tree as recommended by the Arborist, and as a condition of rezoning the applicant will be required to submit a contract with a Certified Arborist to perform this work within the tree protection zone to avoid potential impacts to the tree, and to submit a post-construction impact assessment report to the City for review. Tree protection fencing must also be installed around the two (2) street trees located on City property fronting Williams Road. Tree protection fencing must be installed, to City standards, as a condition of rezoning or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and must remain in place until construction of the future dwellings on the site 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, a total of ten (10) replacement trees with a minimum calliper size of 9 cm (deciduous) or a minimum height of 5 m (coniferous) are required.

Considering the effort to be taken by the applicant to retain the Spruce tree on-site, and the limited space in the front yards of the future lots, staff recommend only eight (8) replacement trees be required. The applicant has agreed to plant and maintain a total of five (5) trees at the two (2) future lots and provide a contribution of \$1,500 to the City's Tree Compensation Fund in-lieu of planting the three (3) remaining replacement trees (\$500/tree).

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 replacement trees will be planted, and the front yards of the future lots enhanced using a mix of coniferous and deciduous trees. In addition, to ensure the survival of the Spruce tree on-site, the applicant is required to submit a Survival Security to the City in the amount of \$2,000 prior to final adoption of the rezoning bylaw.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim strategy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved. The interim strategy requires a suite on 50% of new lots or a cash-in-lieu contribution of \$1.00/sq ft of total building area toward the Affordable Housing Reserve.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Interim Affordable Housing Strategy, the developer is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection would be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

Site Servicing & Vehicle Access

Vehicular access to the site at future development stage will not be permitted to or 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.

Subdivision

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.

Flood Management

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.

Analysis

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 existing operational rear lane, with no access being permitted to or from 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, with access to the existing operational rear lane, complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



Cynthia Lussier
Planning Assistant

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5443
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



RZ 08-403603

Original Date: 02/25/08

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 08-407312

Attachment 2

Address: 10540 Williams Road

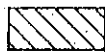
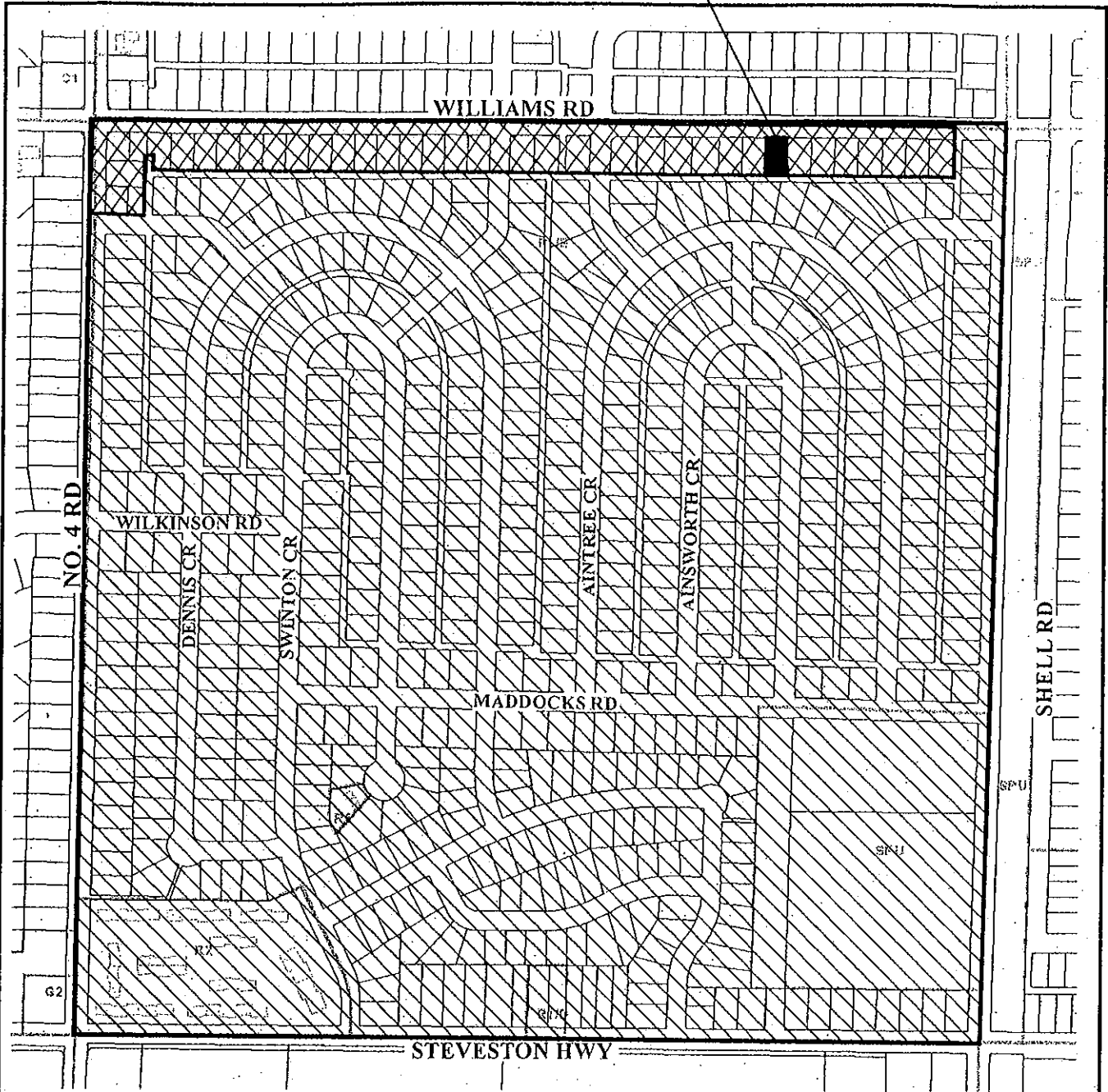
Applicant: Aman Dhaliwal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Aman Dhaliwal & Jasbir Johal	To be determined
Site Size (m²):	671 m ² (7,223 ft ²)	Each approx. 336 m ² (3,617 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 Designation – <i>Neighbourhood Residential</i> Specific Land Use Map Designation – <i>Low-Density Residential</i> 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Policy 5443 permits 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:	Lane Establishment & 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 ²	336 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (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.



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.



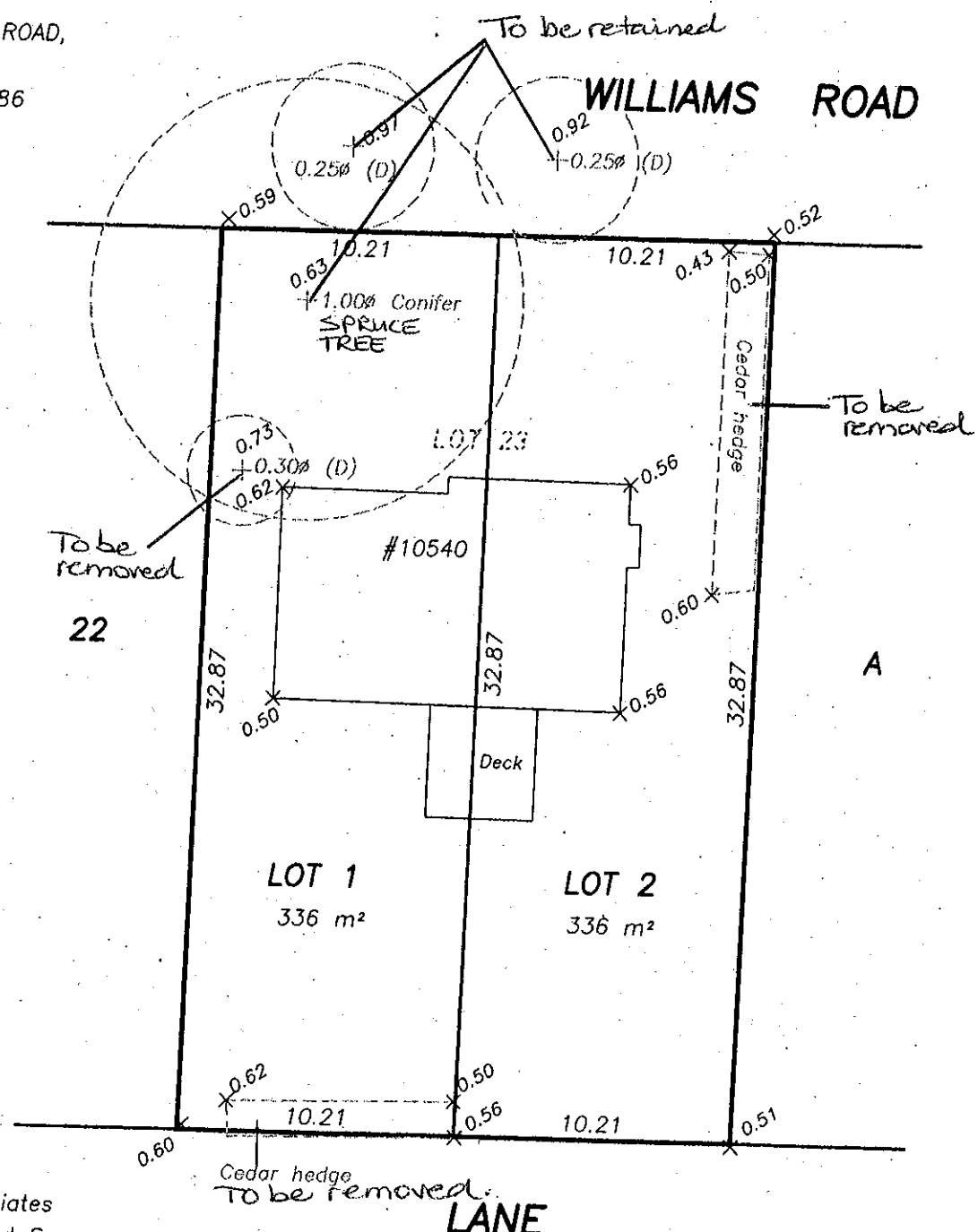
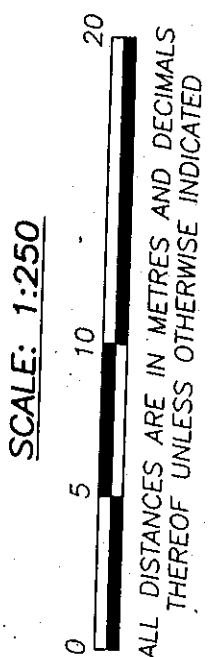
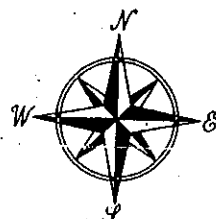
Policy 5443
Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 23
SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18551

#10540 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 003-602-486



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 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. 3405
 FB-113 P100-101
 Drawn By: BA

NOTE:
 Elevations shown are based on
 Richmond City Datum.
 Bench Mark: West bolt on hydrant
 located on the South side corner of
 Williams Road at #10680.
 B.M. elevation = 1.792 metres.

LEGEND:
 (D) denotes deciduous tree.

ENTERED

DWG No. 3405-TREE

SURVEY COMPLETED ON JANUARY 16th, 2008.

Rezoning Considerations

10540 Williams Road
RZ 08-407312

Prior to final adoption of Zoning Amendment Bylaw 8412, the following items are to be dealt with:

1. Installation of tree protection fencing, to City standards:
 - around the drip lines of the two (2) street trees on City property fronting Williams Road; and,
 - around the drip line of the Spruce tree to be retained on-site in the front yard at a minimum distance of 3 m (10 ft) from the base of the stem to the south and east.
2. 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 Lane Establishment & Arterial Road Redevelopment Policies, and should include a mix of coniferous and deciduous trees, including the Spruce tree being retained as well as five (5) replacement trees with a minimum calliper size of 9 cm (deciduous) or a minimum height of 5 m (coniferous).
3. The City's acceptance of a voluntary contribution in the amount of \$1,500 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the remaining replacement trees on-site.
4. Submission 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 Spruce Tree, which should include a post-construction impact assessment report, to be reviewed by the City. The contract should include the nature of the work that is to be undertaken and supervised, as recommended in the Arborist Report, specifically:
 - a raise in canopy, with a ratio of crown to stem of 2/3 crown to 1/3 stem;
 - thinning of the remaining canopy by 10-15%; and,
 - consideration of re-topping at the old site, or selecting a new leader.
5. Submission of a Survival Security to the City of Richmond in the amount of \$2,000 to ensure that the Spruce tree is not negatively impacted during or after proposed future development.
6. Registration of a legal agreement on title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

7. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8412 (RZ 08-407312)
10540 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. 003-602-486
Lot 23 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 8412”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER