



**City of Richmond**  
Planning and Development Department

**Report to Committee**

*To Planning Oct 7, 2008*

**To:** Planning Committee

**Date:** September 8, 2008

**From:** Brian J. Jackson  
Director of Development

RZ 07-398903

*File: 12-8060-20-8420*

**Re:** Application by Parm Dhinjal for Rezoning at 11131 and 11151 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area (R1-0.6)

**Staff Recommendation**

That Bylaw No.8420, for the rezoning of 11131 and 11151 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area (R1-0.6)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

ES:blg  
Att.

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

## Staff Report

### Origin

Parm Dhinjal has applied to the City of Richmond for permission to rezone 11131 and 11151 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 four (4) single-family residential lots with vehicle access from the existing rear lane.

### Findings of Fact

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

### Surrounding Development

The subject properties are located on the north side of Williams Road, between Shell Road and Seacote Road, in an established residential neighbourhood consisting of a mix of older single-family dwellings on larger lots and new single-family dwellings on small lots.

Developments immediately surrounding the site are as follows:

- To the north, are older single-family homes on lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the east, are new single-family homes on lots zoned Single-Family Housing District, Subdivision Area K (R1/K);
- To the south, is a commercial building and townhouse complex zoned Comprehensive Development Districts (CD/91) and (CD/92) respectively; and
- To the west, is an older single-family dwelling zoned Single-Family Housing District, Subdivision Area E (R1/E) and two (2) recently subdivided Single-Family Housing District (R1-0.6) lots, one of which is currently under construction.

### 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*. Lane Establishment and Arterial Road Redevelopment Policies permit Single-Family residential and Coach House development along this arterial road. This redevelopment proposal is consistent with these designations.

#### Lane Establishment & 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 have recently redeveloped or are currently in the process of redevelopment to Single-Family

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

There is no Single-Family Lot Size Policy for this area.

### **Staff Comments**

#### Background

Recently, along both the north and south sides of this block of Williams Road, numerous redevelopment proposals to smaller lot sizes have been developed, 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.

#### Trees & Landscaping

- A Tree Survey submitted by the applicant indicates the location of four (4) trees (**Attachment 3**):
  - one (1) bylaw-sized tree on the property located at 11131 Williams Road; and
  - three (3) undersized street trees on City property fronting Williams Road.
- 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 the removal of the one (1) bylaw-sized tree on the site as it is within the proposed building envelope. The Report also recommends that tree protection fencing be installed around the City's boulevard trees. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the recommendation to remove the bylaw-sized tree on the development site. However, as the street trees are located in pre-cast concrete surrounds within the sidewalk adjacent to the curbed road edge, tree protection fencing is not required in this situation as the existing sidewalk will serve to protect the root zone of the trees and access to the site will be from the lane.
- Based on the Official Community Plan's (OCP) 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 a total of two (2) replacement trees with a minimum calliper of 6 cm if deciduous or a minimum height of 3.5 m if coniferous.
- The landscape guidelines in the OCP's Arterial Road Redevelopment Policy suggest that two (2) trees (deciduous or coniferous) be planted in the front yards of each future lot, and that various landscape features be addressed. A Landscape Plan has been submitted (**Attachment 4**) which shows two (2) trees per lot, for a total of eight (8) trees, and a combination of shrubs and other plantings in the front yards of each future lot. The plan also includes fencing detail. This plan meets the intention of the landscaping guidelines. In order to ensure that this work is undertaken, the applicant must submit a Landscaping Security based on 100% of the cost estimate provided by the landscape architect (\$6,785.80) prior to final adoption of the rezoning bylaw.

### 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.

### 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/ft<sup>2</sup> 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 pay a cash-in-lieu contribution for the four (4) new lots of \$8,421.68.

### 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.

### Subdivision

At future subdivision stage, the developer will be required to do the following:

- pay Neighbourhood Improvement Charges (for future lane improvements), Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

### **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.

**Conclusion**

This rezoning application to permit subdivision of two (2) existing large lots into four (4) smaller lots, with vehicle access from 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.

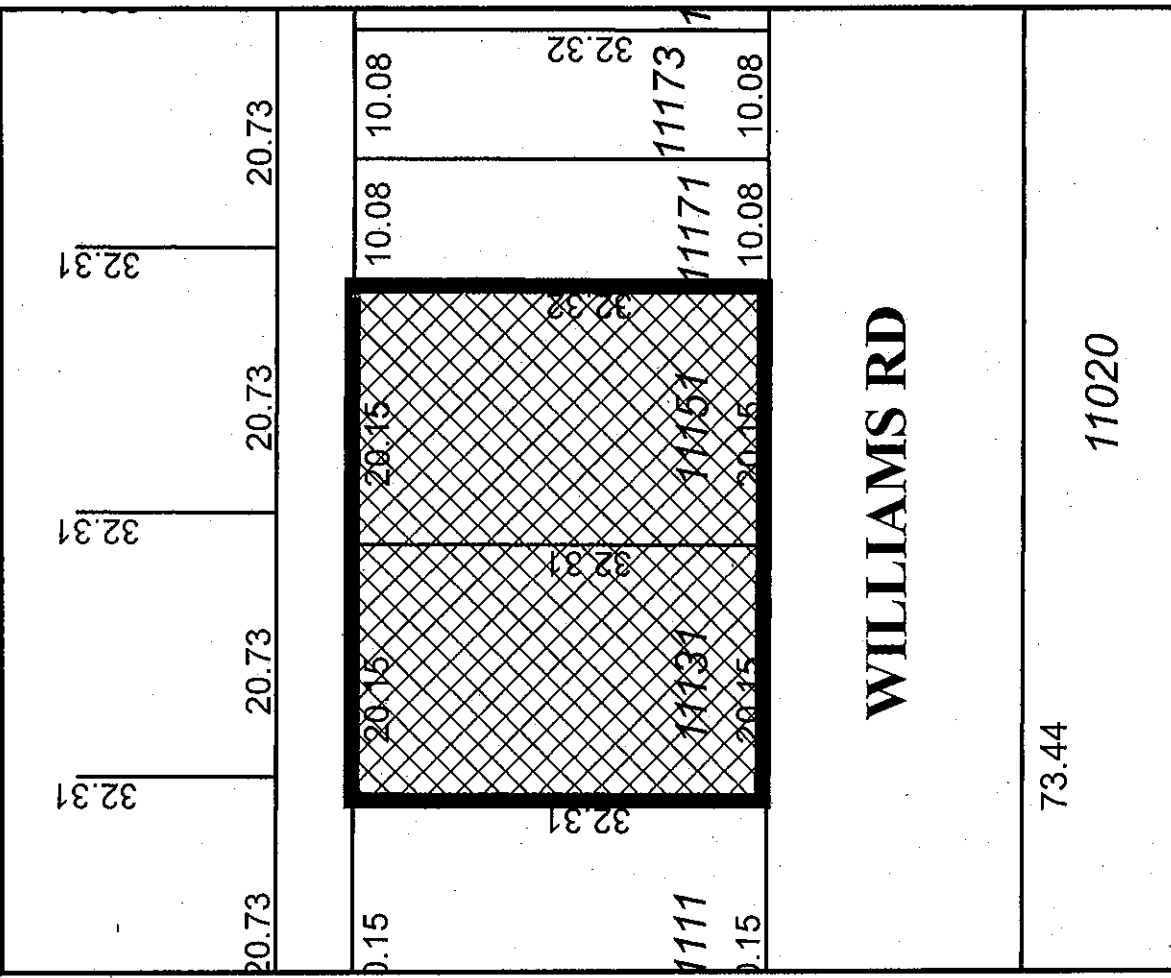


Erika Syvokas  
*Planning Assistant*  
(604-247-4674)

ES:blg

Attachments:

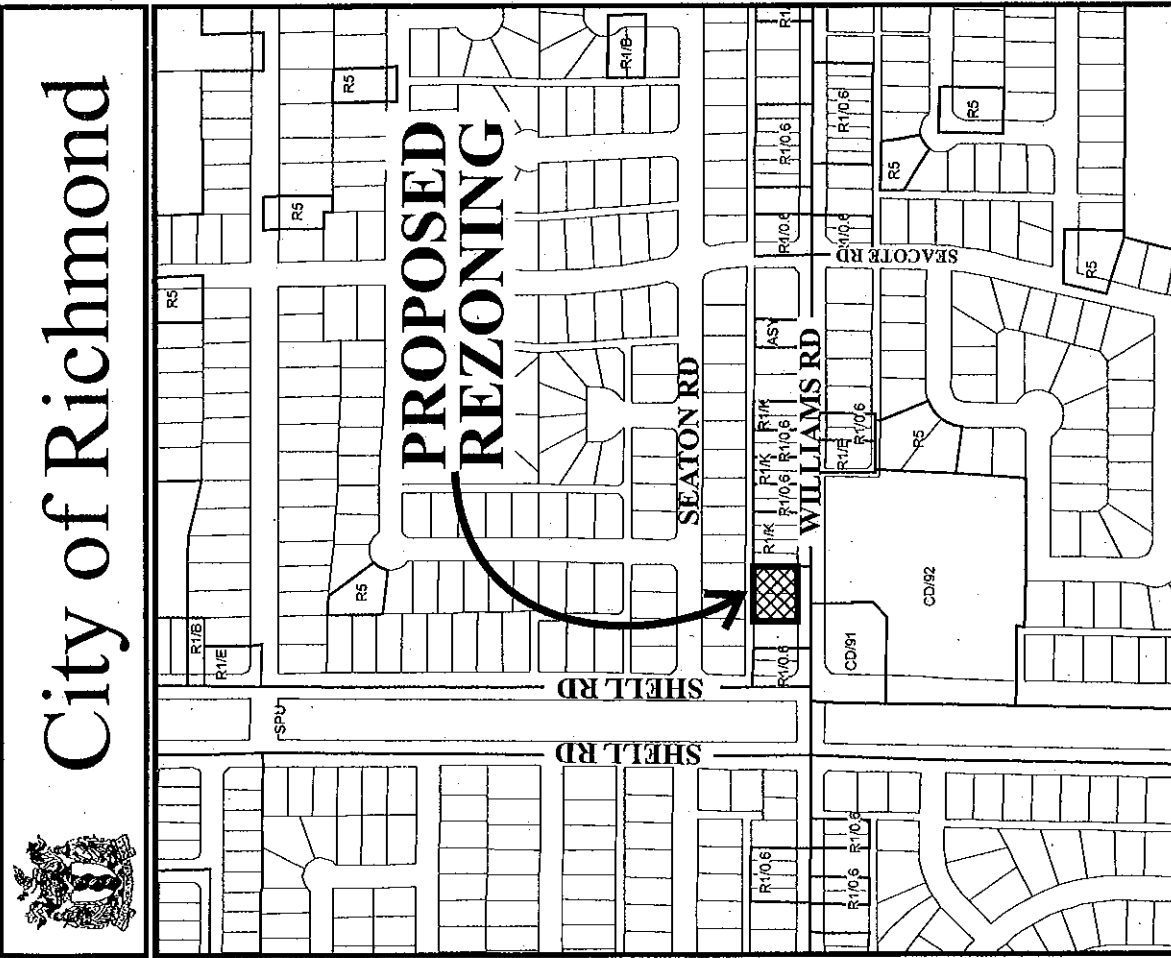
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey & Proposed Subdivision Layout
- Attachment 4: Landscaping Plan
- Attachment 5: Rezoning Considerations Concurrence



WILLIAMS RD

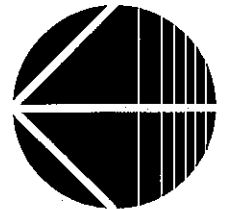
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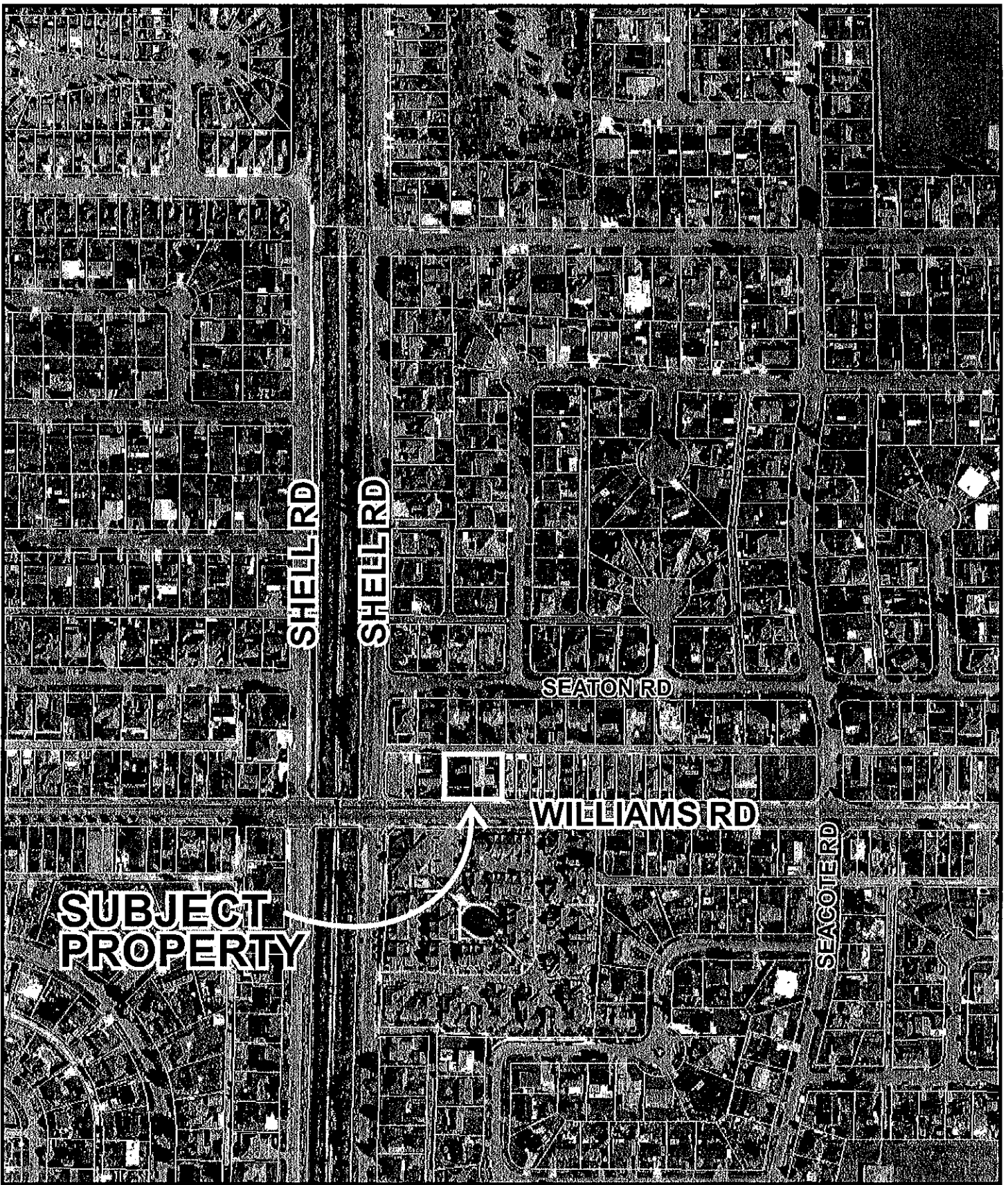


City of Richmond

RZ 07-398903



Original Date: 01/14/08  
 Revision Date: 08/13/08  
 Note: Dimensions are in METRES



**SUBJECT  
PROPERTY**



**RZ 07-398903**

Original Date: 08/13/08

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 07-398903** **Attachment 2**

Address: 11131 and 11151 Williams Road

Applicant: Parm Dhinjal

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	11131 Williams Road – Harjit Khella & Joginder Uppal 11151 Williams Road -Resham Rai, David Rai, Nita Grewal & Eswar Soma	To be determined
<b>Site Size (m<sup>2</sup>):</b>	11131 Williams Road – 652 m <sup>2</sup> 11151 Williams Road – 652 m <sup>2</sup>	Four (4) lots, each approximately 326 m <sup>2</sup> (3,509 ft <sup>2</sup> )
<b>Land Uses:</b>	Two (2) single-family dwellings	Four (4) single-family dwellings
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map – Neighbourhood Residential</li> <li>Specific Land Use Map – Low-Density Residential</li> </ul>	No change
<b>Area Plan Designation:</b>	None	NA
<b>702 Policy Designation:</b>	None	NA
<b>Zoning:</b>	Single-Family Housing District Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Other Designations:</b>	The OCP 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 permitted
Lot Size (min. dimensions):	270 m <sup>2</sup>	326 m <sup>2</sup>	none
Setback – Front Yard & 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 significant trees.

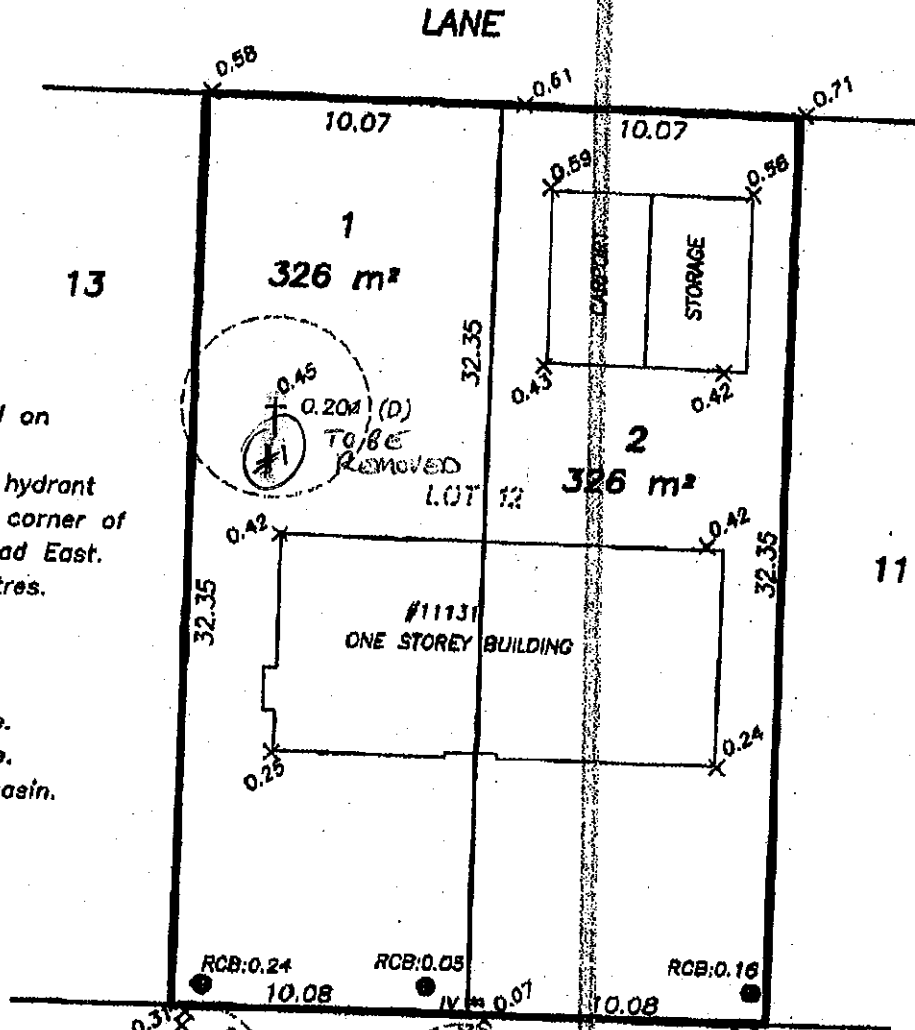
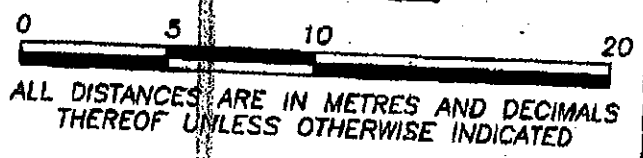


11131 WILLIAMS RD.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF  
LOT 12 BLOCK 2 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18935**

#11131 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 003-511-049

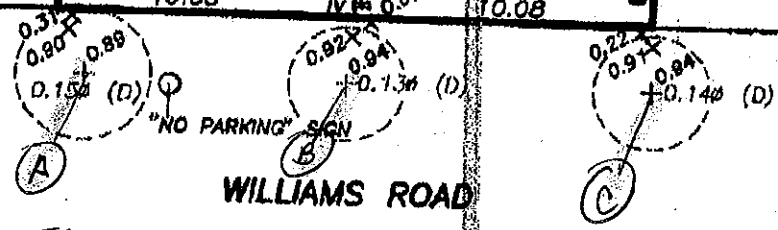
SCALE: 1:250



**NOTE:**  
Elevations shown are based on Richmond City Datum.  
Bench Mark: Arrowhead on hydrant located on the South-east corner of Williams Road and Shell Road East. B.M. elevation = 1.811 metres.

**LEGEND:**  
D denotes deciduous tree.  
IV denotes irrigation valve.  
RCB denotes round catch basin.

© Copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
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Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 3377  
FB-112 P73-75  
Drawn By: BA



Trees A, B + C  
TO BE RETAINED

DWG No. 3377-TREE

SURVEY COMPLETED ON NOVEMBER 23rd, 2007.

11151 WILLIAMS RD.

# PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 11 BLOCK 2 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18935

#11151 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 004-059-140

SCALE: 1:250

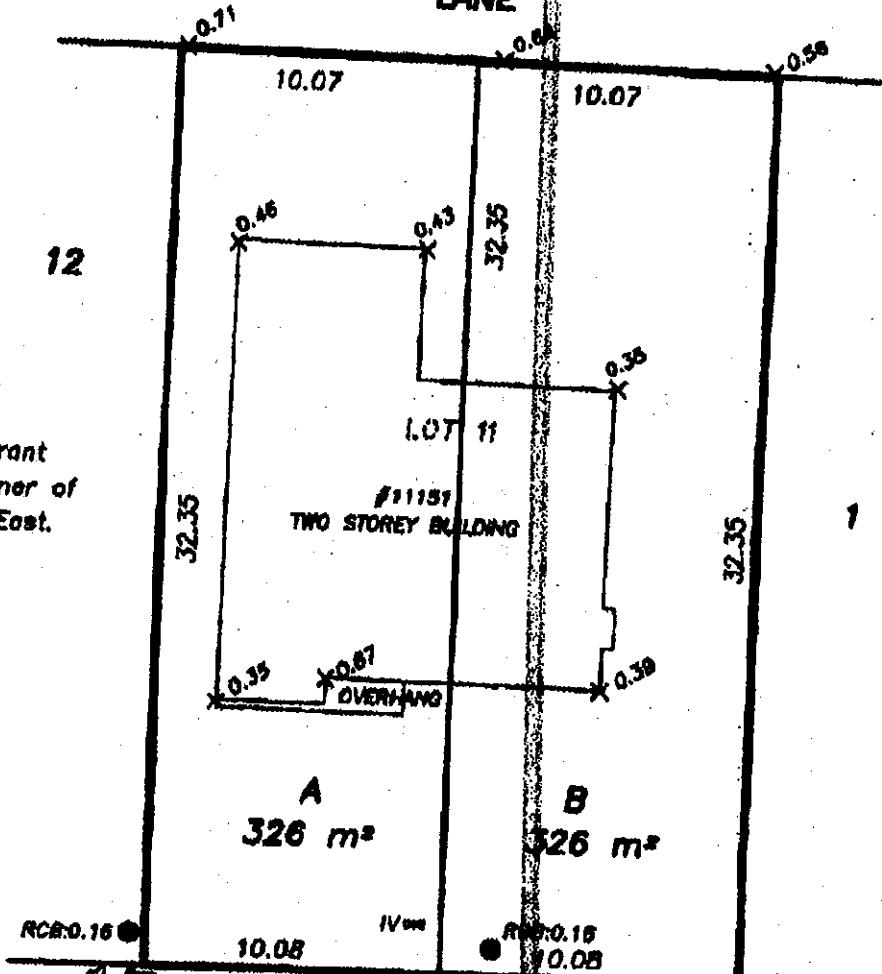


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



12

LANE



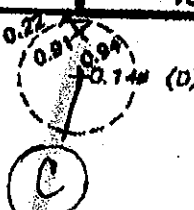
### NOTE:

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Bench Mark: Arrowhead on hydrant located on the South-east corner of Williams Road and Shell Road East.  
B.M. elevation = 1.811 metres.

### LEGEND:

- D denotes deciduous tree.
- IV denotes irrigation valve.
- RCB denotes round catch basin.
- MH denotes manhole.
- LS denotes lamp standard.

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 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
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 E-mail: jctam@telus.net  
 Job No. 3378  
 FB-112 P73-75  
 Drawn By: BA



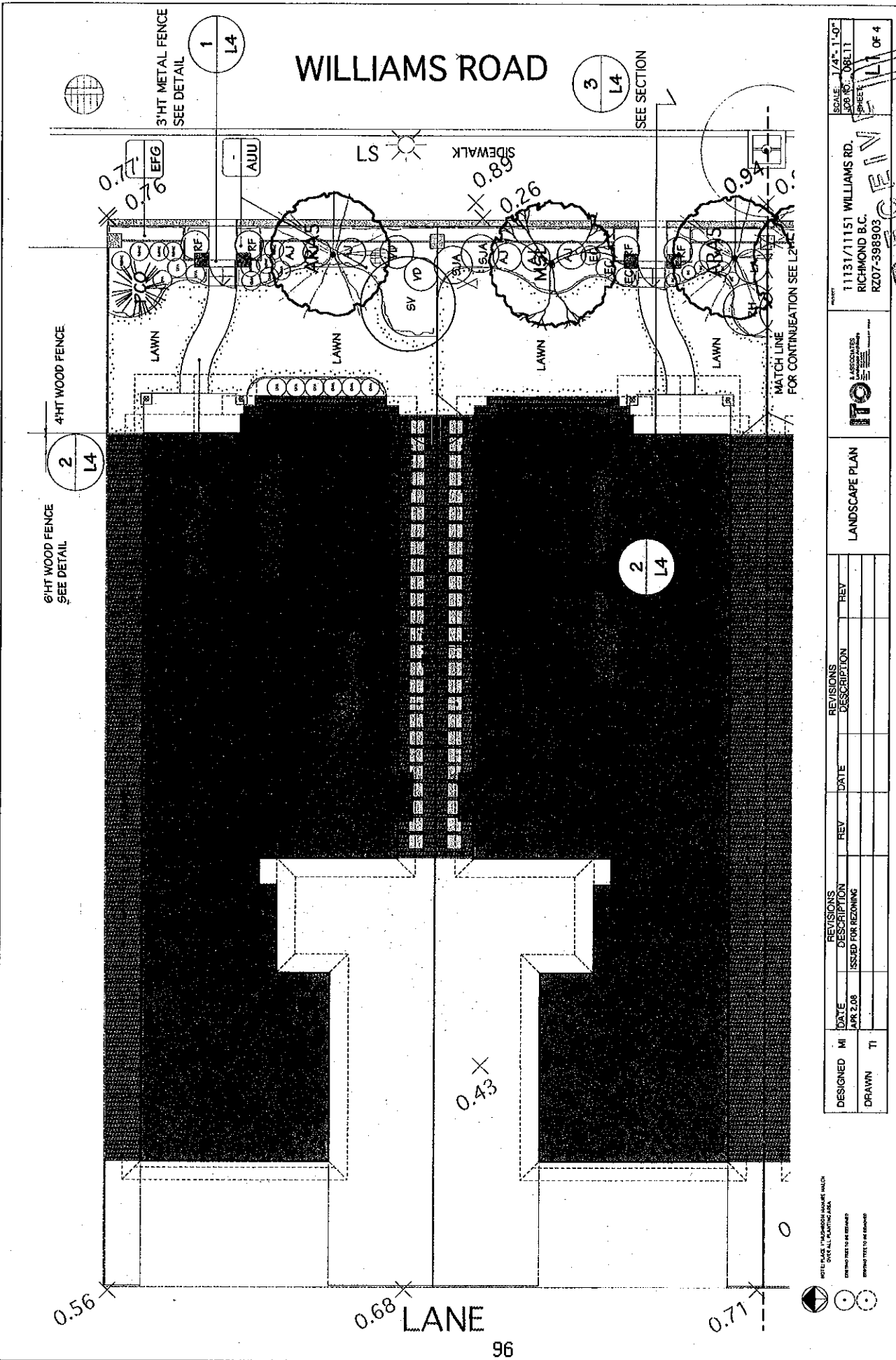
TO BE RETAINED

WILLIAMS ROAD

● STORM MH  
N.R.M.0.72

DWG No. 3378-TREE

SURVEY COMPLETED ON NOVEMBER 23rd, 2007.



SCALE: 1/4" = 1'-0"  
 JOB NO. 08L11  
 SHEET 1 OF 4

PROJECT: 11131/11151 WILLIAMS RD.  
 RICHMOND B.C.  
 R207-398903

DESIGNED BY: MI  
 DATE: APR 2 08  
 ISSUED FOR REZONING

DRAWN BY: TI

REVISIONS

REV	DATE	DESCRIPTION

LANDSCAPE PLAN

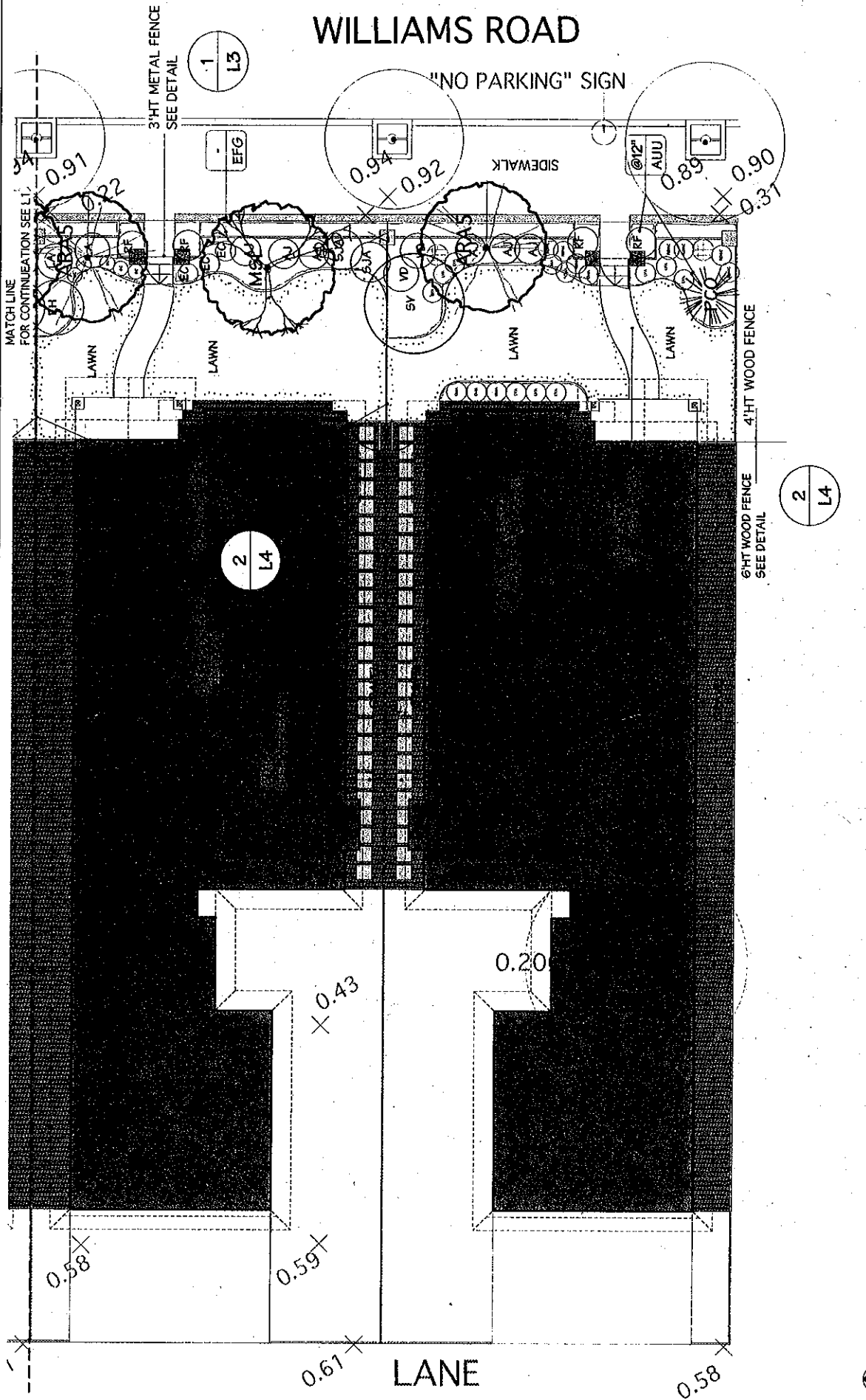
ITC LANDSCAPE ARCHITECTURE

CEIV  
 AUG 17 2008

NOTE: PLACE "NEIGHBOURHOOD AMOUNT MATCH" SPECIAL PLANTING PLAN  
 EXISTING TREES TO BE RETAINED  
 EXISTING TREES TO BE REMOVED

# WILLIAMS ROAD

"NO PARKING" SIGN



SCALE: 1/4" = 1'-0"  
 JOB NO.: 08LJ1  
 SHEET: L2 OF 4

11131/11151 WILLIAMS RD.  
 RICHMOND B.C.  
 RZ07-398903



LANDSCAPE PLAN

DESIGNED	MI	REVISIONS		REVISIONS		REV	REV
		DATE	DESCRIPTION	DATE	DESCRIPTION		
		APR 208	ISSUED FOR REZONING				
DRAWN	TI						

NOTE: SCALE 1/4" = 1'-0" APPLIES TO ALL PLANTING AREAS.  
 DIMENSIONS ARE TO BE DETERMINED  
 ON THE GROUND.

**PLANT LIST**

PROJECT ADDRESS 11151/11151 WILLIAMS RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR45	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. B&B 1.8m STD.
MSL	2	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	6.0cm Cal. B&B
PCO	2	PICEA OMORICA	BERKMAN SPRUCE	3.0m HT. B&B
SHRUBS				
AJ	12	AZALEA JAPONICA **	JAPANESE AZALEA	#3 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	4	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#1 POT
RF	6	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SJA	4	SPRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPRAEA	#3 POT
SV	2	SYRINGA VILGARIS	LILAC	#5 POT
VD	4	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT

**GROUND COVERS**

AUU	110	ARCTOSTAPHYLOS UVA URSI	KINKINICK	#5P3 POT
EFG	60	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	#5P3 POT

**PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS**

BC	10	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	12	CAREX MORROWI 'AUROCO-VAREGATA'	CAREX	#1 POT
LVA	15	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	#1 POT
ROPC	14	ROSEMARINUS OFFICINALIS HUNTINGTON CARP HUNTINGTON CARPET ROSEMARY		#1 POT

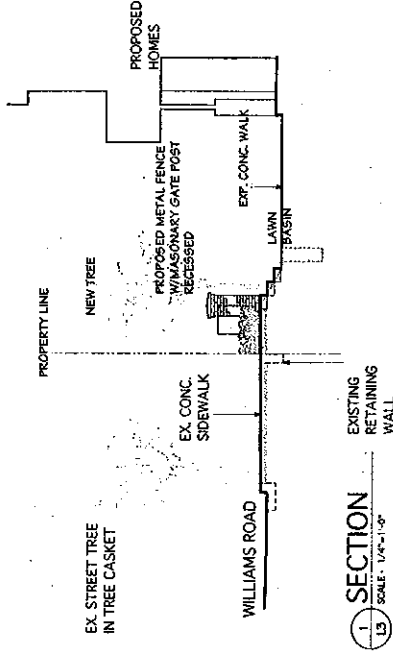
**NOTES**

- \*\* 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 CNTA STANDARDS FOR NURSERY STOCK AND THE BC/LNA 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

**EXISTING TREE REPLACEMENT RATIONAL**

11151/11151 WILLIAMS RD. RICHMOND (RZ-07-398903)

EXISTING TREE TO BE REMOVED	QTY	REQUIRED SIZE	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	1	Ø6CM CAL./3.5M HT.	2	2(D)	0

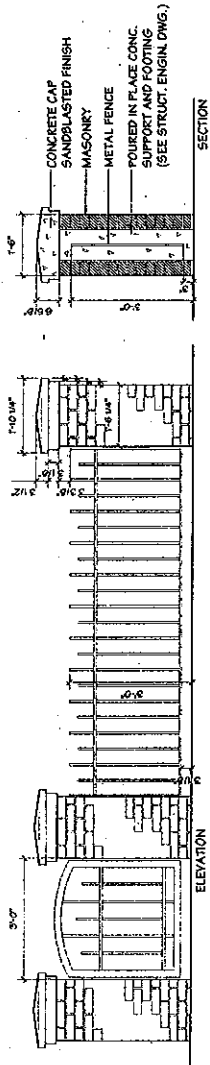


**SECTION 13**  
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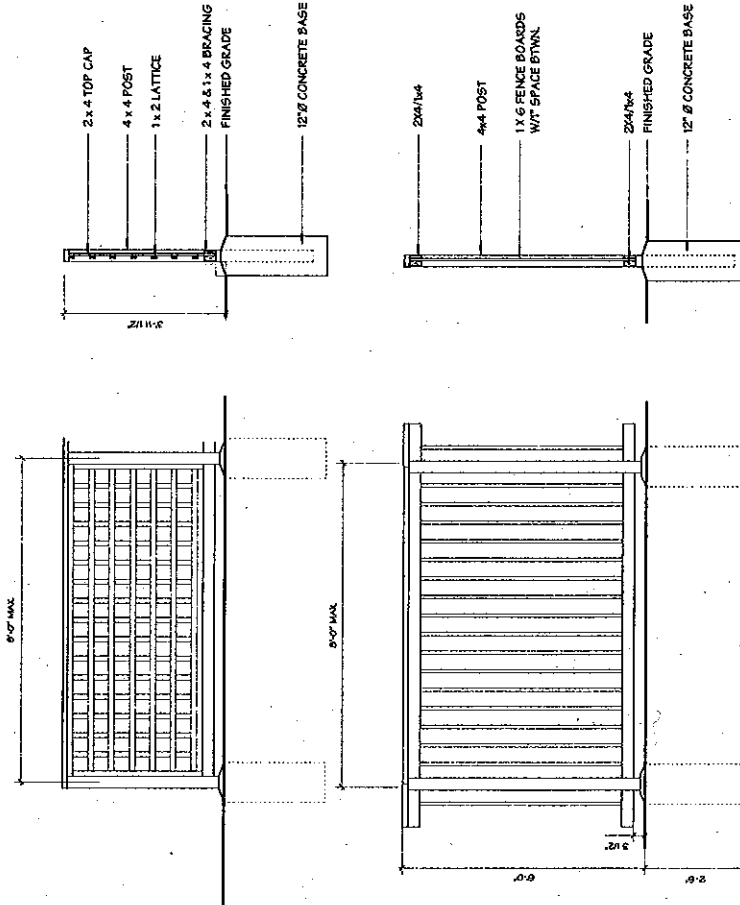
DESIGNED	DATE	REVISIONS DESCRIPTION	REV	DATE	REV	DESCRIPTION	REV
MI	APR 2, '08	ISSUED FOR REZONING					
TI							

SCALE: 1/4"=1'-0"  
JOB NO.: 08111  
SHEET: L3 OF 4

11151/11151 WILLIAMS RD.  
RICHMOND B.C.  
RZ07-398903



1  
L4  
METAL FENCE/POST DETAIL  
SCALE: 3/4"=1'-0"



2  
L4  
4' HT / 6' HT WOOD WALL DETAIL  
SCALE: 3/4"=1'-0"

NOTE:  
ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S.A.S. PRESSURE TREATED FIR, STAINED WITH 2 COATS SOLID STAIN WITH COLOURS TO BE DETERMINED AT A LATER DATE.  
SUPPLY DECORATIVE METAL LATCH ASSEMBLIES FOR ALL GATES.  
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

DESIGNED BY		DATE		ISSUED FOR REVISION		REV		DATE		REVISIONS DESCRIPTION		REV	
DRAWN		T1		APR 2 08									

DETAILS	

PROJECT	11131/11151 WILLIAMS RD. RICHMOND B.C. R207-398903
SCALE: AS SHOWN	JOB NO.: 08L11
SHEET:	L4 of 4



**Rezoning Considerations**  
**11131 & 11151 Williams Road**  
**RZ 07-398903**

Prior to final adoption of Zoning Amendment Bylaw 8420, 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 Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate (\$6,785.80) 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 a minimum of two (2) trees per lot in the front yards, including (2) replacement trees with a minimum calliper of 6 cm if deciduous or a minimum height of 3.5 m if coniferous.
2. Payment of cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area (\$8,421.68) toward the Affordable Housing Reserve.
3. Registration of a flood indemnity covenant on title.

At future subdivision stage, the developer will be required to:

1. Pay Neighbourhood Improvement Charges (for future lane improvements), Development Cost Charges (City and GVS & DD), School site Acquisition Charge, Address assignment fee, and servicing costs.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8420 (RZ 07-398903)  
11131 & 11151 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, SUBDIVISION AREA (R1-0.6)**.

P.I.D. 003-511-049

Lot 12 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

and

P.I.D. 004-059-140

Lot 11 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 8420”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by <i>WJ</i>
APPROVED by Director or Collector <i>WJ</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER