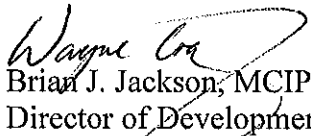




**To:** Planning Committee **Date:** November 19, 2010  
**From:** Brian J. Jackson, MCIP **File:** RZ 10-517689  
 Director of Development  
**Re:** **Application by Zeeshan Hasan for Rezoning at 10191 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)**

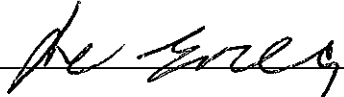
**Staff Recommendation**

That Bylaw No. 8681, for the rezoning of 10191 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given First Reading.

*for*   
 Brian J. Jackson, MCIP  
 Director of Development

CL:blg

Att.

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

## Staff Report

### Origin

Zeeshan Hasan has applied to the City of Richmond for permission to rezone 10191 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to 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 north side of Williams Road, between No. 4 Road and Aquila Road. In recent years, the north side of this block of Williams Road has undergone considerable redevelopment to smaller lots through rezoning and subdivision. Other lots within this block have redevelopment potential due to the existing rear lane system.

To the north of the subject site, is a newer character dwelling fronting Albion Road on a large lot zoned “Single Detached (RS1/E)”;

To the east, is an older character dwelling on a lot zoned “Single Detached (RS1/E)”;

To the south, directly across Williams Road, is an older character dwelling on a large lot zoned “Single Detached (RS1/E)”;

To the west, are four (4) new dwellings on lots zoned “Compact Single Detached (RC1)”.

### Related Policies & Studies

#### Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The OCP’s 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 this section of Williams Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

#### Lot Size Policy

The subject property does not fall within a Lot Size Policy area.

### Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

### Staff Comments

Numerous similar applications to rezone and subdivide properties to smaller lot sizes have been approved in recent years on both sides of this block of Williams Road, between No. 4 Road and Aquila Road. Other lots on the north side of this block of Williams Road have redevelopment potential under the Lane Establishment & Arterial Road Redevelopment Policies.

### Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses two (2) bylaw-sized trees on the subject property and two (2) undersized street trees in the boulevard on City-owned property. The Report recommends retention of one (1) bylaw-sized Spruce tree on-site (Tree # 1) within a tree well to be constructed in the front yard of the future east lot, and removal of one (1) bylaw-sized Cherry tree (Tree # 2) from the rear yard on the basis of poor condition and conflict with the proposed building envelope on the future east lot. The proposed tree well is necessary to retain the Spruce tree (Tree # 1) in the front yard as the applicant is proposing to fill a portion of the site to meet the required Flood Construction Level of 0.3 m above the highest elevation of the fronting road. The specifications for the proposed tree well and associated tree protection are included in the Arborist's Report Supplement dated November 19, 2010, and are summarised here:

- The canopy will need to be raised (3-4 whorls) and thinned (max 10%) prior to construction, and the tree should receive a treatment of slow release deep root fertilizer;
- The existing grade elevation must be maintained within the tree well and tree roots must be pruned just outside the Critical Root Zone before the tree well is constructed. Root pruning is required 1.83 m (6 ft) from the base of the tree on the north side, and 6 ft 9 in from the base of the tree on the south, east, and west sides;
- The walls of the tree well must be installed a few inches away from the edge of the pruned roots, making sure that they are not covered by the walls themselves;
- The tree well dimensions will be 1.88 m (6 ft 2 in) from the north side of the base of the tree, and 2.13 (7 ft) from the south, east, and west sides of the base of the tree;

The final Tree Retention Plan is included in **Attachment 3**. The Landscape Plan required prior to final adoption of the rezoning bylaw will include a cross-section detail for the proposed tree well design.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendation to remove the Cherry tree (Tree # 2) on the basis of poor condition (i.e. cavity, bacterial canker, etc.) and states that modification to the building to retain this tree is not warranted. The City's Tree Preservation Coordinator also concurs with the Arborist's

recommendation and specifications for the tree well to retain the Spruce tree (Tree # 1) as it is in good condition. Retention of this tree within the proposed tree well requires that the building or a portion of the building be set back slightly further than the front setback line, to which the proposed tree well extends.

The two (2) undersized street trees in the boulevard on City-owned property must be retained. Tree Protection Fencing cannot be accommodated, as the trees are located in the existing concrete sidewalk. There are no potential impacts anticipated to these trees from proposed construction at the subject site, as all construction vehicle access at future development stage is to be from the existing rear lane.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Contract with a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zone of the Spruce tree (Tree # 1), including during root pruning at the edge of the Critical Root Zone and during tree well construction. The Contract must include the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and
- A Survival Security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Spruce tree (Tree # 1) will be protected.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of two (2) replacement trees are required to be planted and maintained on the future lots (minimum 10 cm calliper deciduous or 5.5 m high coniferous).

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the landscape architect, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced.

#### Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222. Access to the site at future development stage is to be from the existing rear lane only.

#### Affordable Housing

Richmond's Affordable Housing 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 City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a

legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the 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 will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft<sup>2</sup> of total building area of the single detached dwellings (i.e. \$4,404).

#### Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

#### Subdivision

At future subdivision stage, the applicant 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.

#### **Analysis**

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the existing rear lane. The potential exists for other lots on this side of Williams Road to redevelop consistent with these policies.

#### **Financial Impact**

None.

#### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with the established pattern of redevelopment in the neighbourhood.

The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

November 19, 2010

- 6 -

RZ 10-517689

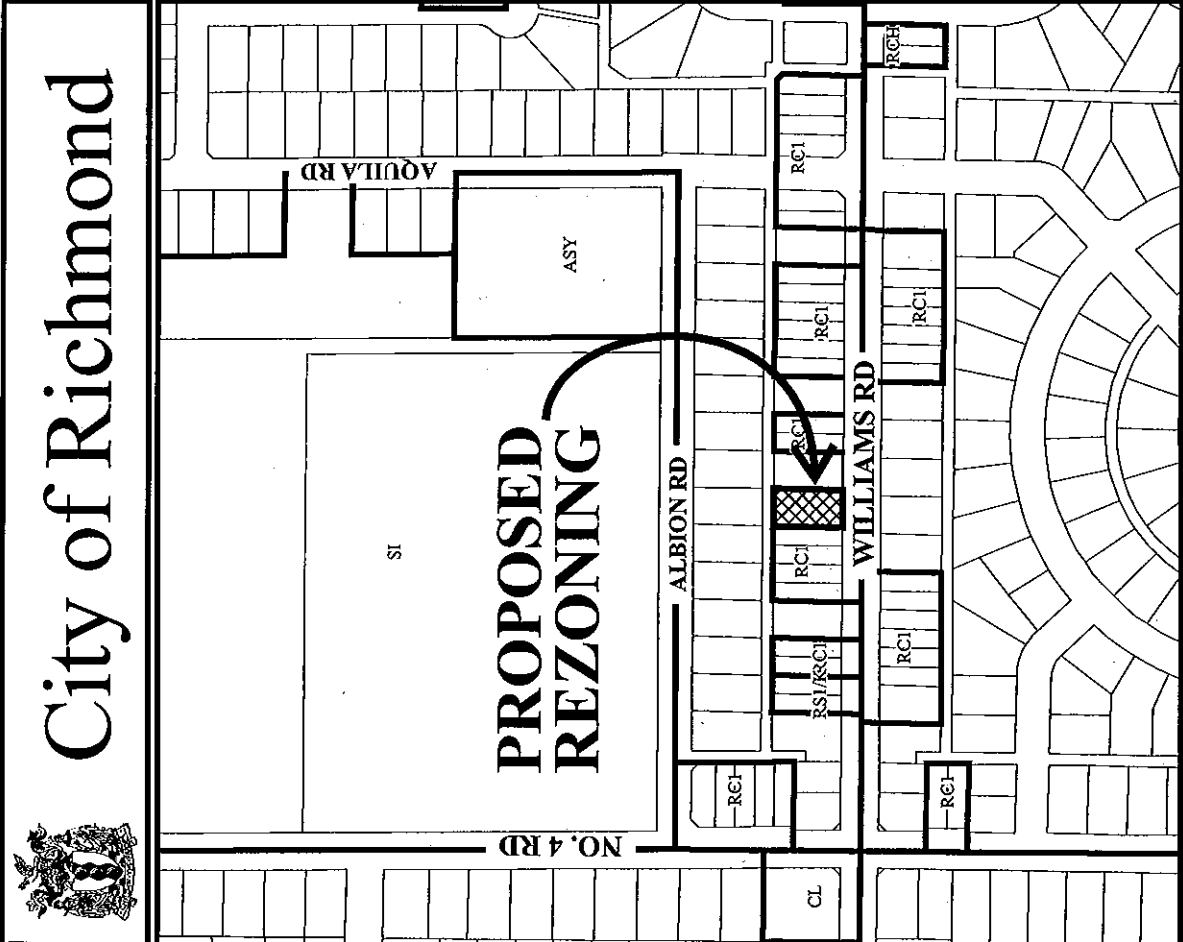
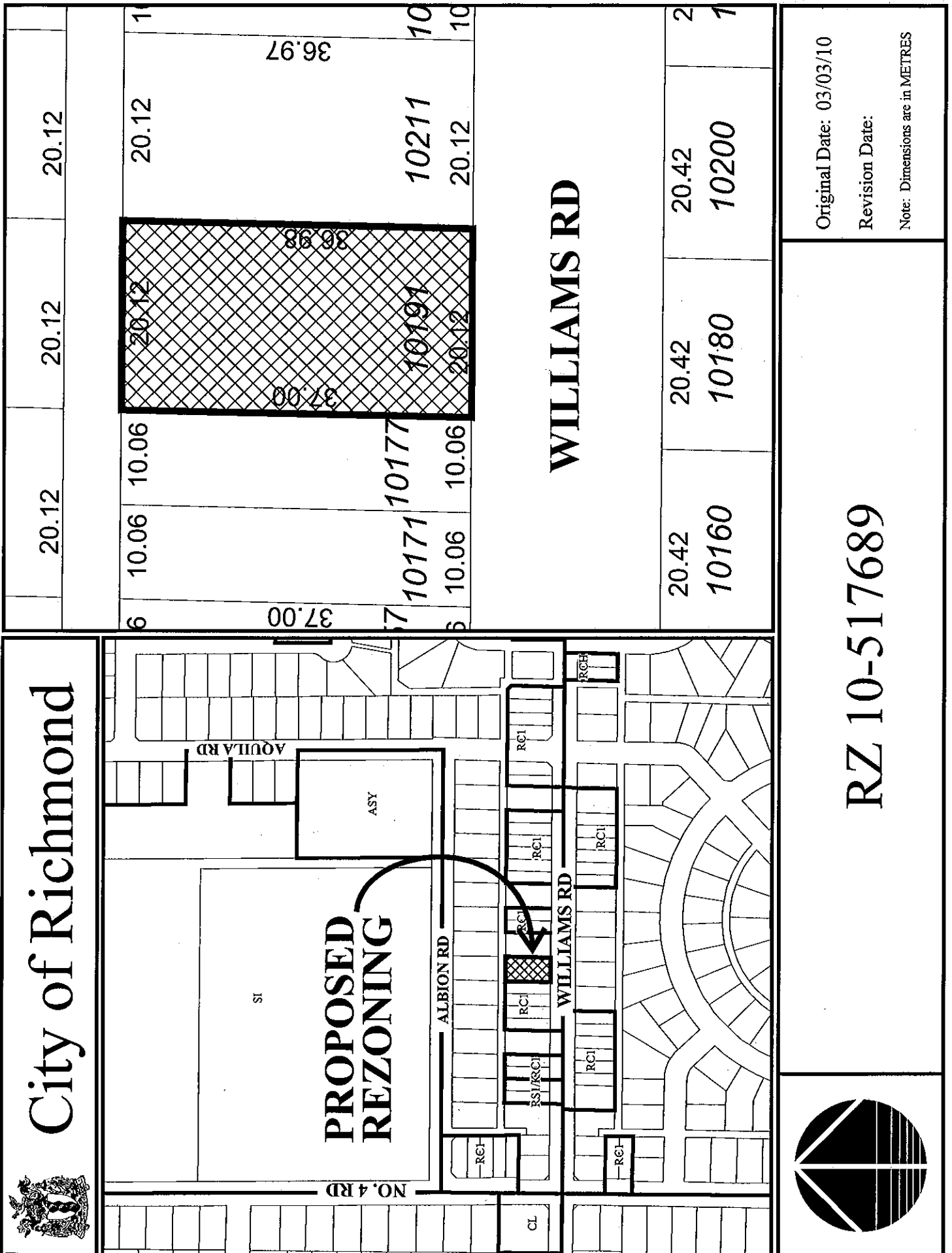
On this basis, staff recommend support for the application.



Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Rezoning Considerations Concurrence

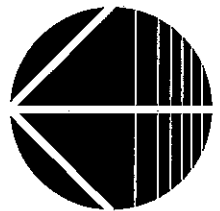


RZ 10-517689

Original Date: 03/03/10

Revision Date:

Note: Dimensions are in METRES





RZ 10-517689

Original Date: 03/03/10

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 10-517689** **Attachment 2**

Address: 10191 Williams Road

Applicant: Zeeshan Hasan

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Ambreen Hasan Syed Rehan Hasan Syed Zeeshan Hasan	To be determined
<b>Site Size (m<sup>2</sup>):</b>	744 m <sup>2</sup> (8,008 ft <sup>2</sup> )	Two (2) lots, each approximately 372 m <sup>2</sup> (4,004 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single detached dwelling	Two (2) compact residential lots
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map Designation – "Neighbourhood Residential"</li> <li>Specific Land Use Map Designation – "Low-Density Residential"</li> </ul>	No change
<b>Area Plan Designation:</b>	N/A	N/A
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to compact lots along this section of Williams Road	No change

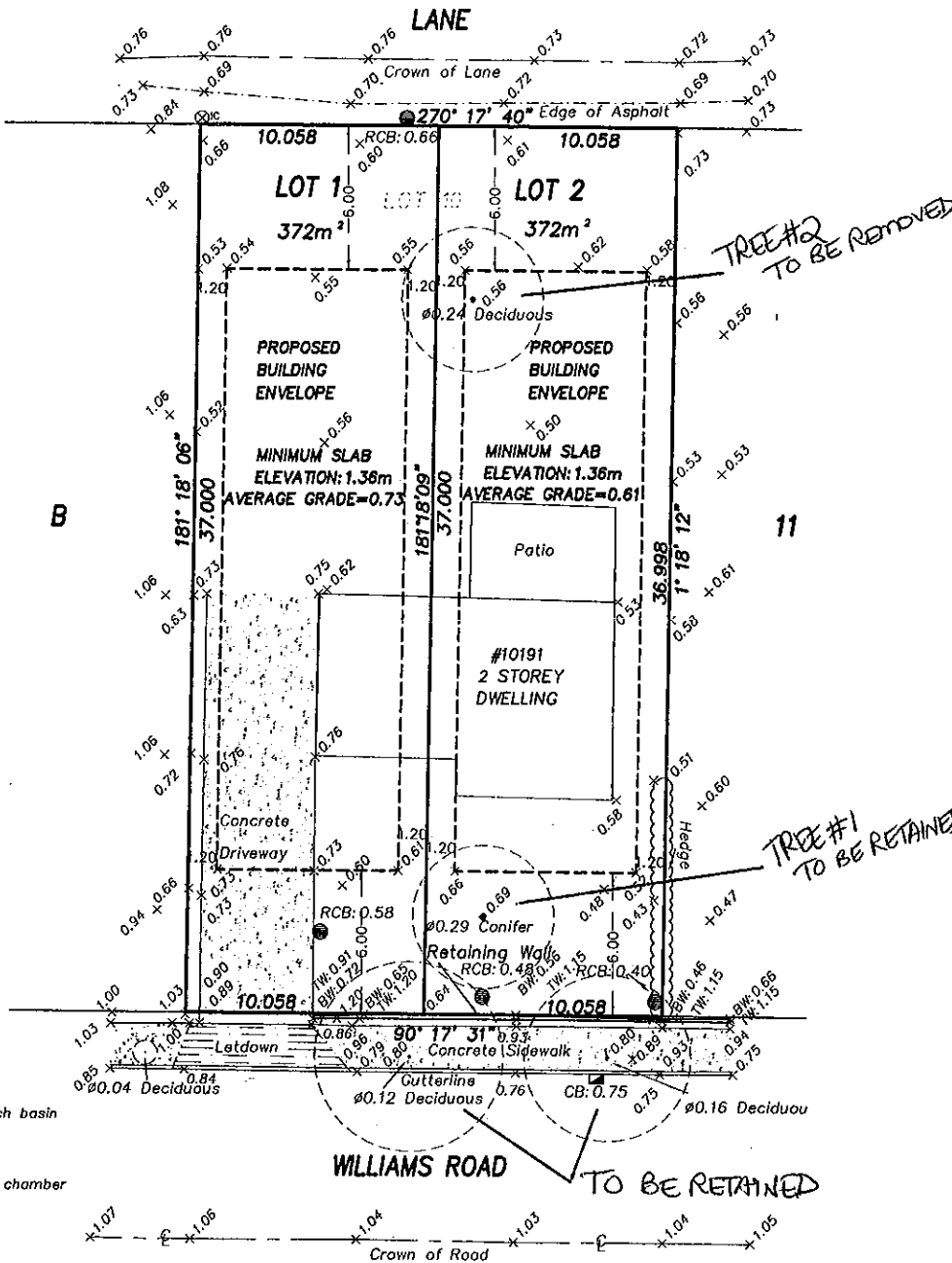
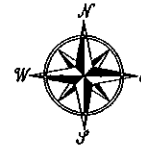
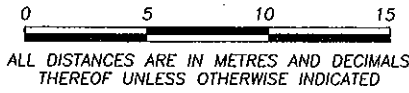
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	Each approx. 372 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 10 BLOCK 17  
SECTION 26 BLOCK 4 NORTH RANGE 6  
WEST NEW WESTMINSTER DISTRICT PLAN 18549**

#10191 WILLIAMS ROAD  
RICHMOND, B.C.  
P.I.D: 001-444-697

SCALE: 1:200



- LEGEND:**
- denotes tree
  - denotes round catch basin
  - ⊙ denotes manhole
  - ⊠ denotes catch basin
  - ⊗ denotes inspection chamber

© 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: office@jctam.com  
Website: www.jctam.com  
Job No. 3910  
FB150 P27-30  
Drawn By: DW

**NOTE:** Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #191, Control Monument 02H2453  
Located in S edge traffic island @ riverside Dr & Featherstone Way.  
Elevation = 1.664metres

**CERTIFIED CORRECT:**

*(Signature)*  
JOHNSON C. TAM, B.C.L.S.

**Rezoning Considerations**  
**10191 Williams Road**  
**RZ 10-517689**

Prior to final adoption of Zoning Amendment Bylaw 8681, the following items are required to be completed:

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 (including installation costs). The Landscape Plan should:
  - Generally comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
  - Include a mix of coniferous and deciduous trees;
  - Include the two (2) required replacement trees (minimum 10 cm calliper deciduous or 5.5 m high coniferous); and,
  - Include a cross-section detail showing the proposed tree well design, consistent with the recommendations in the Arborist's Report Supplement dated November 19, 2010.
2. Submission of a Survival Security to the City in the amount of \$1,000 for the Spruce tree (Tree # 1).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zone of the Spruce tree (Tree # 1), including during root pruning at the edge of the Critical Root Zone and during tree well construction. The Contract must include the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) new lots created, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind prior to final adoption of the rezoning bylaw about the affordable housing option selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single detached dwellings (\$4,404) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

[Signed original on file]

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8681 (RZ 10-517689)  
10191 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 001-444-697

Lot 10 Block 17 Section 26 Block 4 North Range 6 West

New Westminster District Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8681”**.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER REQUIREMENTS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 