



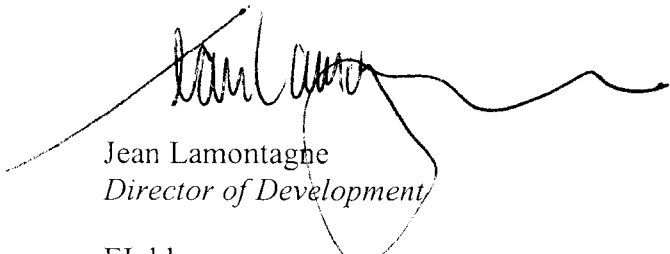
City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: March 27, 2006
File: RZ 06-326332
Re: **Application by Ranjit Singh for Rezoning at 10400 Aragon Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

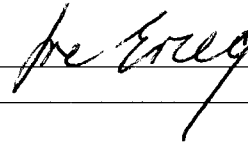
That Bylaw No. 8053, for the rezoning of 10400 Aragon Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



There are requirements to be dealt with prior to final adoption:
Development requirements, specifically:

- Provide a landscape security to the City of Richmond in the amount of \$5,379.00 for the landscape works as per the landscape plan attached to the report (**Attachment 4**).

[signed copy on file]

Agreement by Applicant


Item	Details
Application	RZ 06-326332
Location	10400 Aragon Road (Attachment 1)
Owner	Ranjit Singh
Applicant	Ranjit Singh

Date Received	January 31, 2006
Acknowledgement Letter	February 21, 2006
Fast Track Compliance	February 28, 2006
Staff Report	March 27, 2006
Planning Committee	April 19, 2006

Site Size	734 m ² (7,901 ft ²)
Land Uses	Existing – single-family residential dwelling Proposed – two (2) single-family residential lots (one approx. 335 m ² or 3,606 ft ² and a second one approx. 399 m ² or 4,295 ft ²) (Attachment 2)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) Proposed – Single-Family Housing District (R1-0.6)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential <i>Complies with land use designations</i> Area or Sub-Area Plan: None applicable
Surrounding Development	<ul style="list-style-type: none"> This block of Williams Road contains a majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots or properties that are currently in the process of redevelopment. The majority of the lots in this block fronting Williams Road have similar development potential due to the existing lane system. There is a local neighbourhood commercial use to the east at the corner of No. 4 Road and Williams Road.
Staff Comments	<ul style="list-style-type: none"> A number of similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area K (R1/K) have been approved along Williams Road between No. 4 Road and Shell Road (reference file RZ 01-194842, RZ 01-195817, RZ 01-198983).

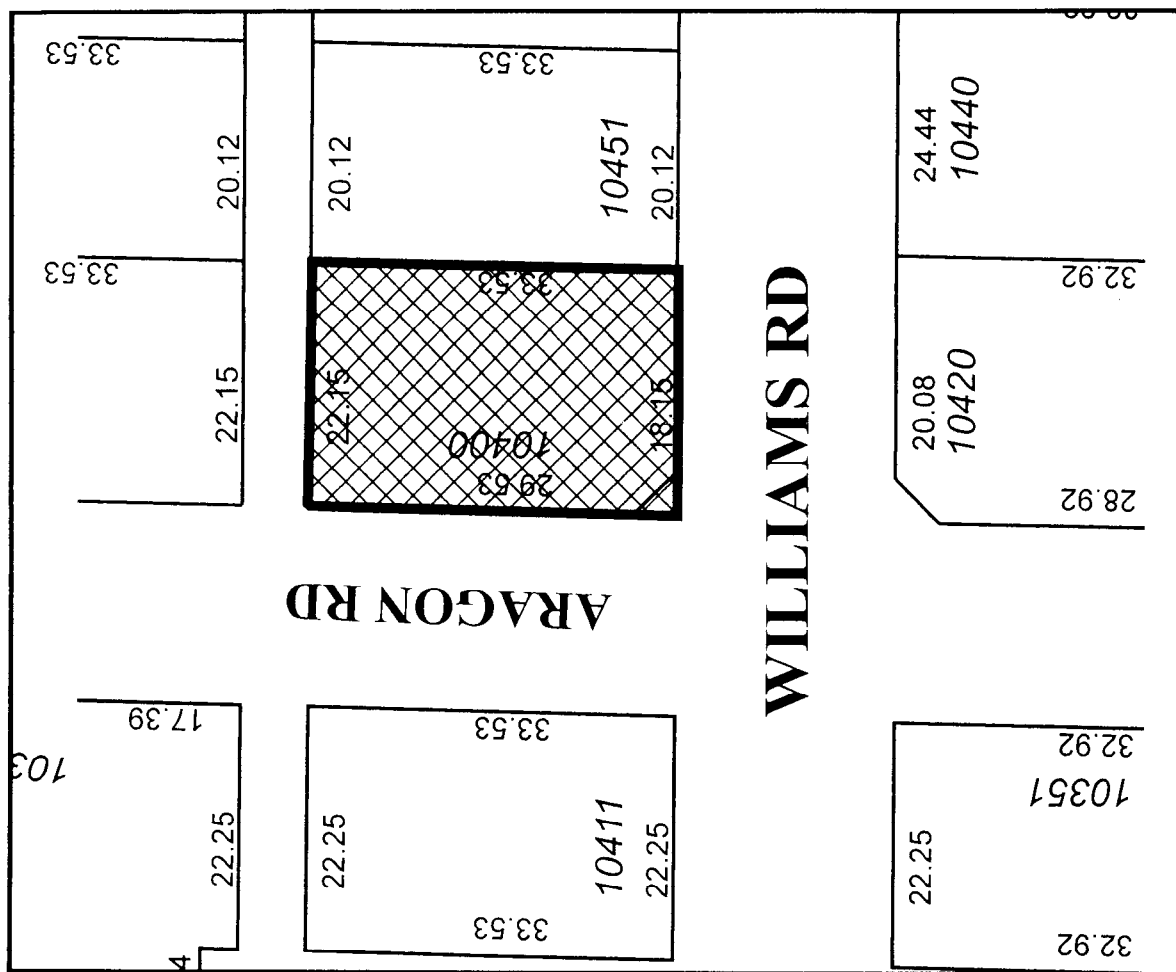
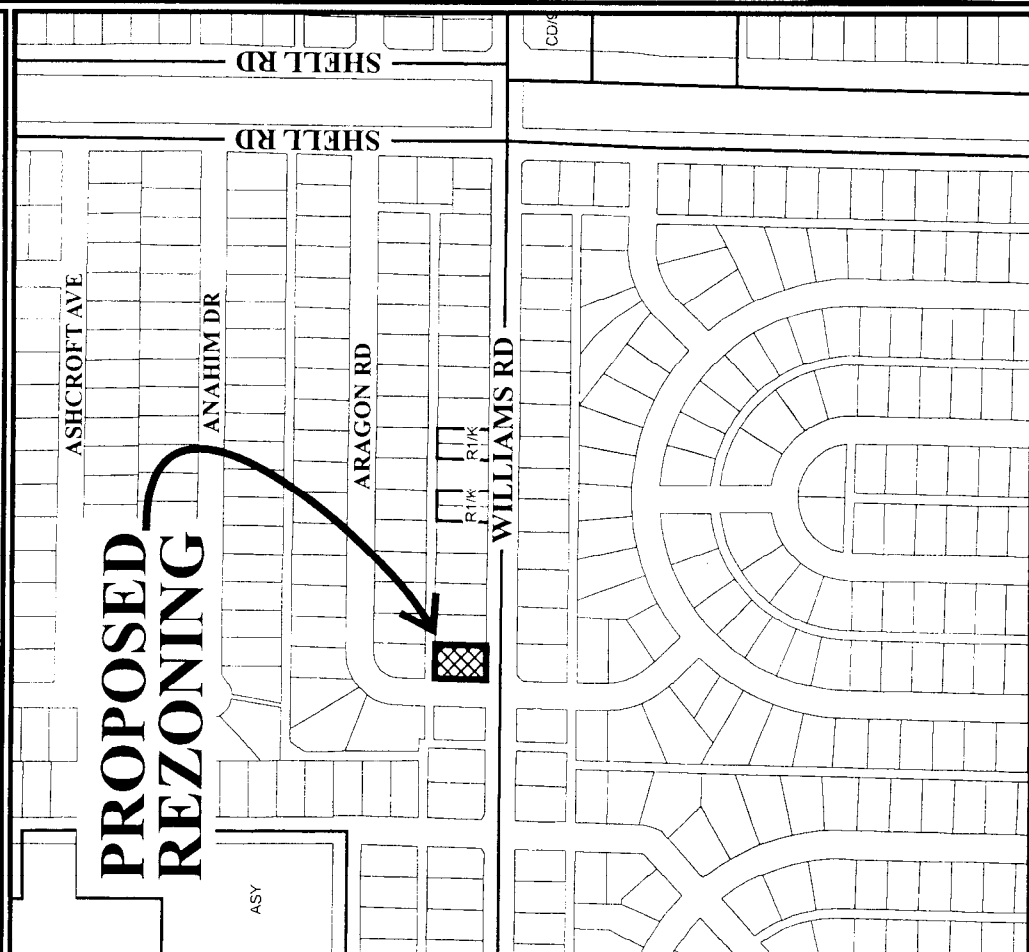
Staff Comments (Cont.)	<ul style="list-style-type: none"> • A single-family dwelling built in 2003 is located on the western portion of the subject property (Attachment 3). The existing house complies with all zoning requirements for R1-0.6 including F.A.R., lot coverage and setbacks. The eastern portion of the site is currently vacant. • There are no trees on site except two (2) maple trees are located on the boulevard of Aragon Road. The applicant has provided a preliminary landscape plan (Attachment 4), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced and has agreed to provide an associated landscaping security. The amount of the landscaping security is based on the cost estimates provided by the landscape architect for the project and is required prior to final adoption of the rezoning bylaw. The landscape plan includes five (5) new trees and a combination of shrubs and ground covers. • At the subdivision stage, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements along Aragon Road and upgrading of the existing lane along the entire north property line of the site. Improvements on Aragon Road include but are not limited to storm sewer (if required), curb & gutter, pavement widening, 1.5 m concrete sidewalk, grass boulevard and street trees and street lighting. Improvements to lane include storm sewer, roll curb & gutter (both sides), gravel base and asphalt paving, and lane lighting. The design should include water, storm and sanitary sewer connections for each lot. All work to be provided at developer's cost. • The developer is also required to pay Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.
Analysis	<ul style="list-style-type: none"> • The rezoning application complies with the adopted "Revised Interim Strategy" to handle new development applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential proposal with access to an operational lane. • The future lot on the eastern portion of the subject property will have vehicle access to the existing operational laneway with no access being permitted onto Williams Road.

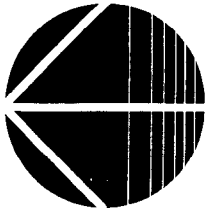
Attachments	Attachment 1 – Location Map Attachment 2 – Proposed Subdivision Plan Attachment 3 – Surveyor's Certificate Attachment 4 – Proposed Landscape Plan
Recommendation	The rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician - Design
(4121)

EL:blg



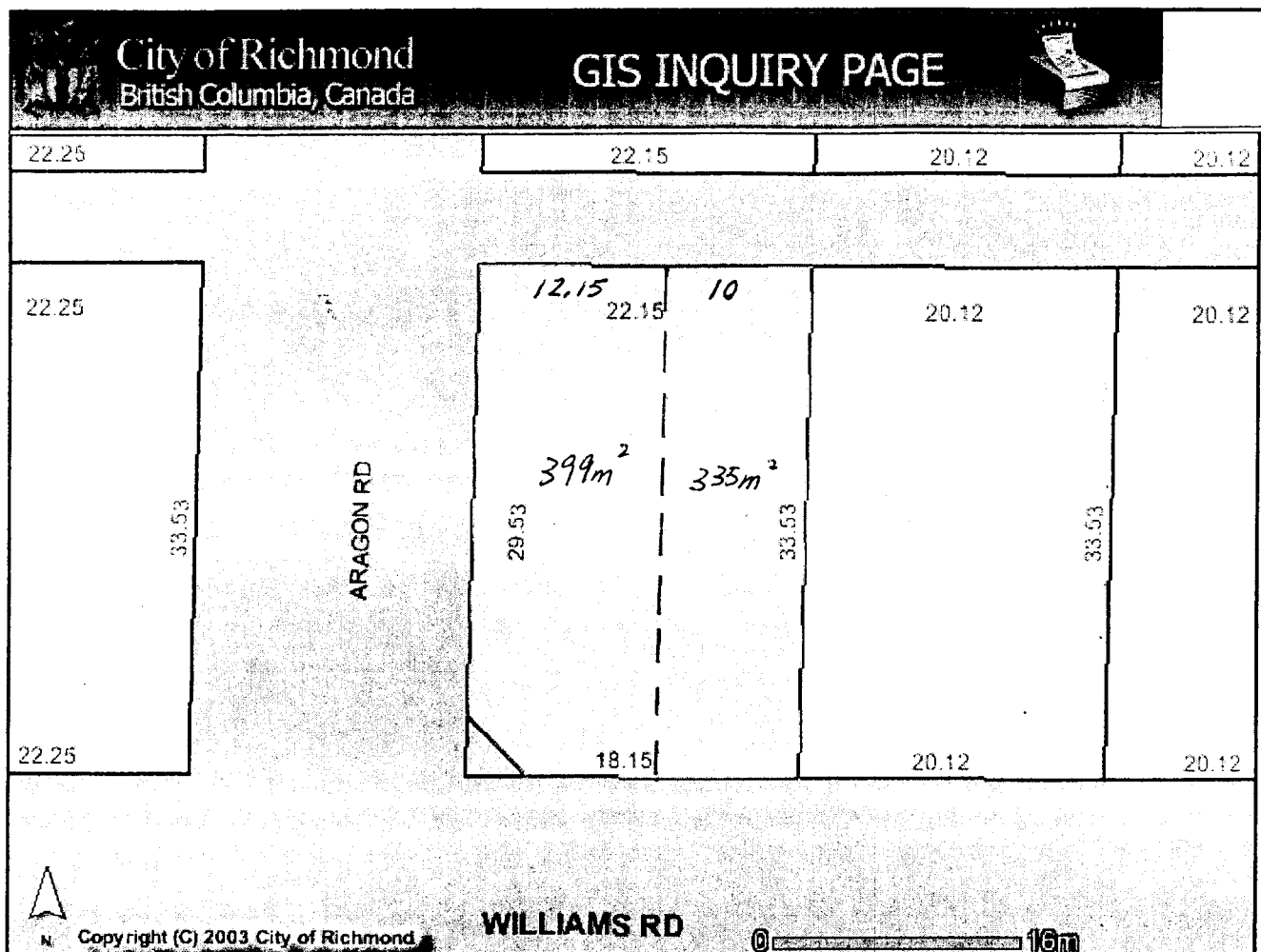


RZ06-326332

Original Date: 02/17/06

Revision Date:

Note: Dimensions are in METRES



City of Richmond Property Information

Address: 10400 Aragon Rd

Richmond Key: 12338

Zoning: R1/E

OCP SCH:

DPA: No ALR: No Heritage: No ESA: No NEF: No

BCAA Legal: 33 SEC 26 BLK4N RG6W PL 18548 Suburban Block 19, Except Plan LMP22888.

Roll: 070493004

BER-C: 0.9m

PID: 010-459-596

BER-P: 0.9m

Recycling Pick up Day: Thursday

PLAN SHOWING LOCATION OF FOUNDATION AS CONSTRUCTED
ON LOT 33 EXCEPT: PARCEL G (BYLAW PLAN LMP22888)
BLOCK 19 SECTION 26 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18548

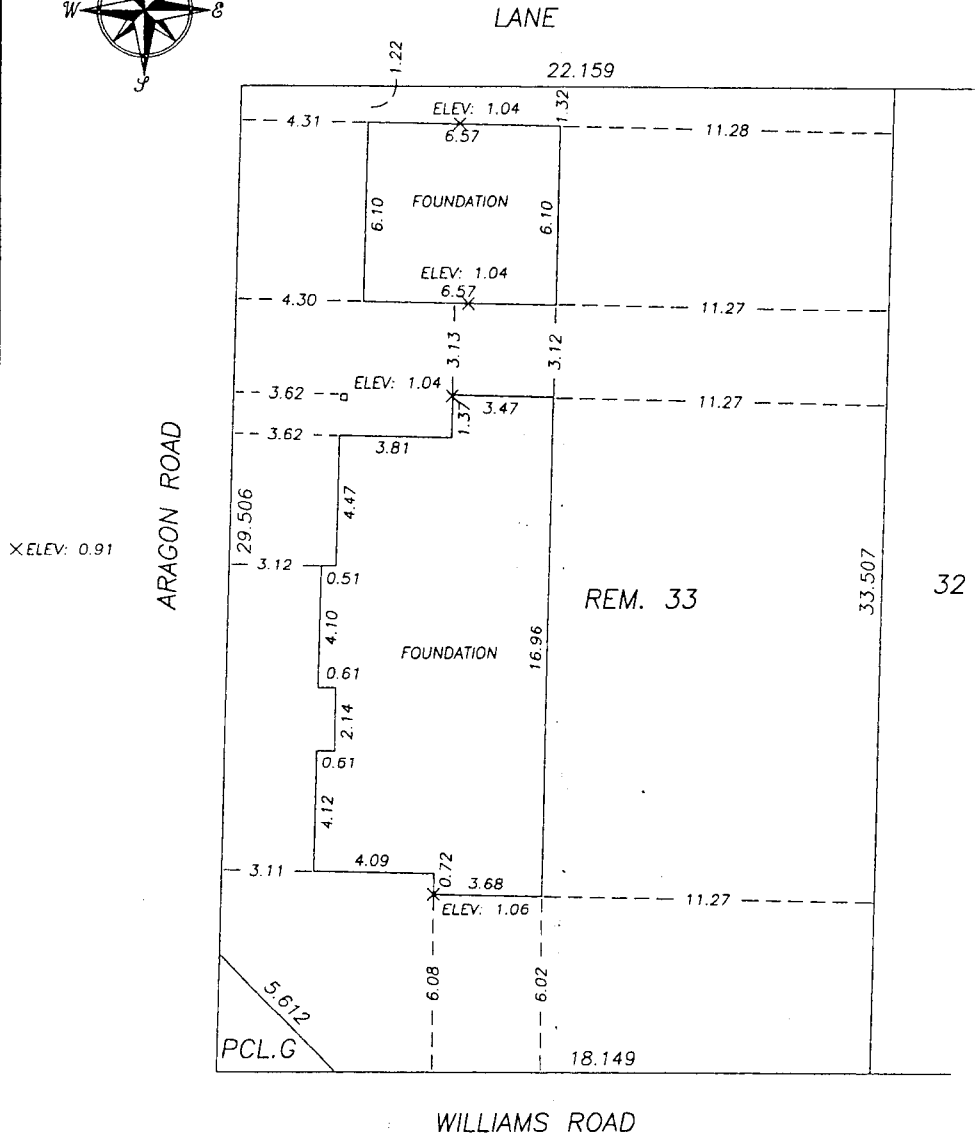
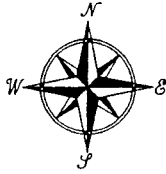
ATTACHMENT 3

#10400 ARAGON ROAD
 RICHMOND, B.C.

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



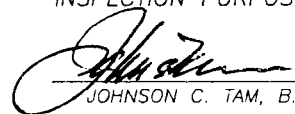
© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2168
 FB-20 P79-80
 Drawn By: JT

X ELEV: 1.17

This document is not valid unless
 originally signed and sealed.

Note: This plan is not to be
 used for the purpose of
 establishing property lines.

CERTIFIED CORRECT FOR
 INSPECTION PURPOSES ONLY:

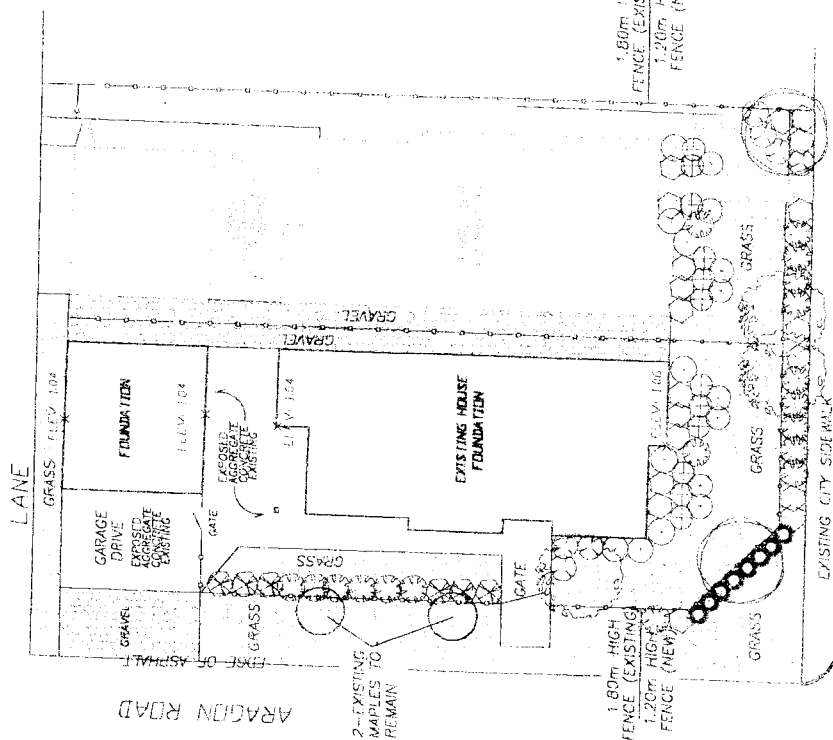

 JOHNSON C. TAM, B.C.L.S.
 APRIL 1st, 2003

DWG No. MB-0781

KEY	PLANT NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
	BACULIA CANA	GLASS MAGNOLIA	3	5 CM CAL	AS SHOWN	B. & B.
	ALUS PALMATA	B. LOGWOOD	2	3.00 METERS	AS SHOWN	B. & B.
	AZALEA JAPONICA	LOUSE GABLE	8	#2 POT	85 CM C.C.	
	AZALEA JAPONICA	WING DRAGON	12	#2 POT	85 CM C.C.	
	ABELIA EDWARDSII	EDWARD GLOUCHER ABELIA	19	#3 POT	85 CM C.C.	
	RHODODENDRON	YAKUSHIMANU	8	#5 POT	90 CM C.C.	
	RHODODENDRON	FINNISH	7	#5 POT	90 CM C.C.	
	RHODODENDRON	YAKUSHIMANU	18	#5 POT	90 CM C.C.	
	PIERIS JAPONICA	FOREST PLANE	6	#3 POT	90 CM C.C.	
	THUJA OCCIDENTALIS	SWANSON	8	1.80 METERS	70 CM C.C.	
	GRAVEL		10-3			
	GRASS		100-2			

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS"



LANDSCAPE PLAN PHOTOGRAPH SINGLE FAMILY DW. 1000 S.W. 100th AVE. VANCOUVER, B.C.	PLAN VIEW	CLIENT: MANDOLINAS & ASSOCIATES INC. 2000 FRED 1000 S.W. 100th AVE. VANCOUVER, B.C.	DATE: 1990 1000 S.W. 100th AVE. VANCOUVER, B.C.	1000 S.W. 100th AVE. VANCOUVER, B.C.	1000 S.W. 100th AVE. VANCOUVER, B.C.
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SECTION (TYPICAL)

1.20m LANDSCAPED FENCE

3.11m SIDEWALK

WILLIAMS ROAD

FENCE DETAIL

1.20m LANDSCAPED FENCE

ELEVATION



City of Richmond

Bylaw 8053

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8053 (RZ 06-326332)
10400 ARAGON 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. 010-459-596

Lot 33 Except: Parcel G (Bylaw Plan LMP22888), Block 19 Section 26 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8053”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____ _____ _____ _____ _____ _____
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CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>h</i>

MAYOR

CORPORATE OFFICER