



To: Planning Committee

From: Jean Lamontagne
Director of Development

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)**

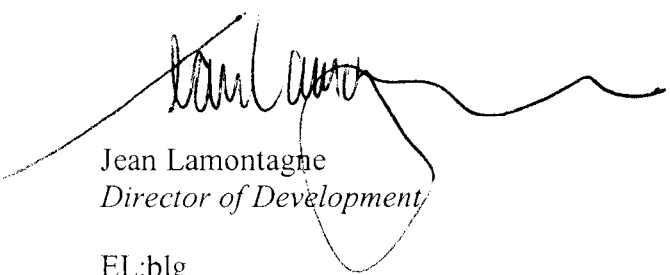
to Planning - Apr. 19, 2006.
Date: March 27, 2006

RZ 06-326332

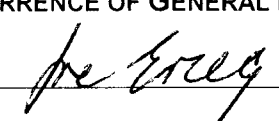
file: 12-8060-20-8053.

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).

<p>Staff Comments (Cont.)</p>	<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.
<p>Analysis</p>	<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.



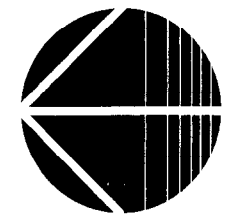
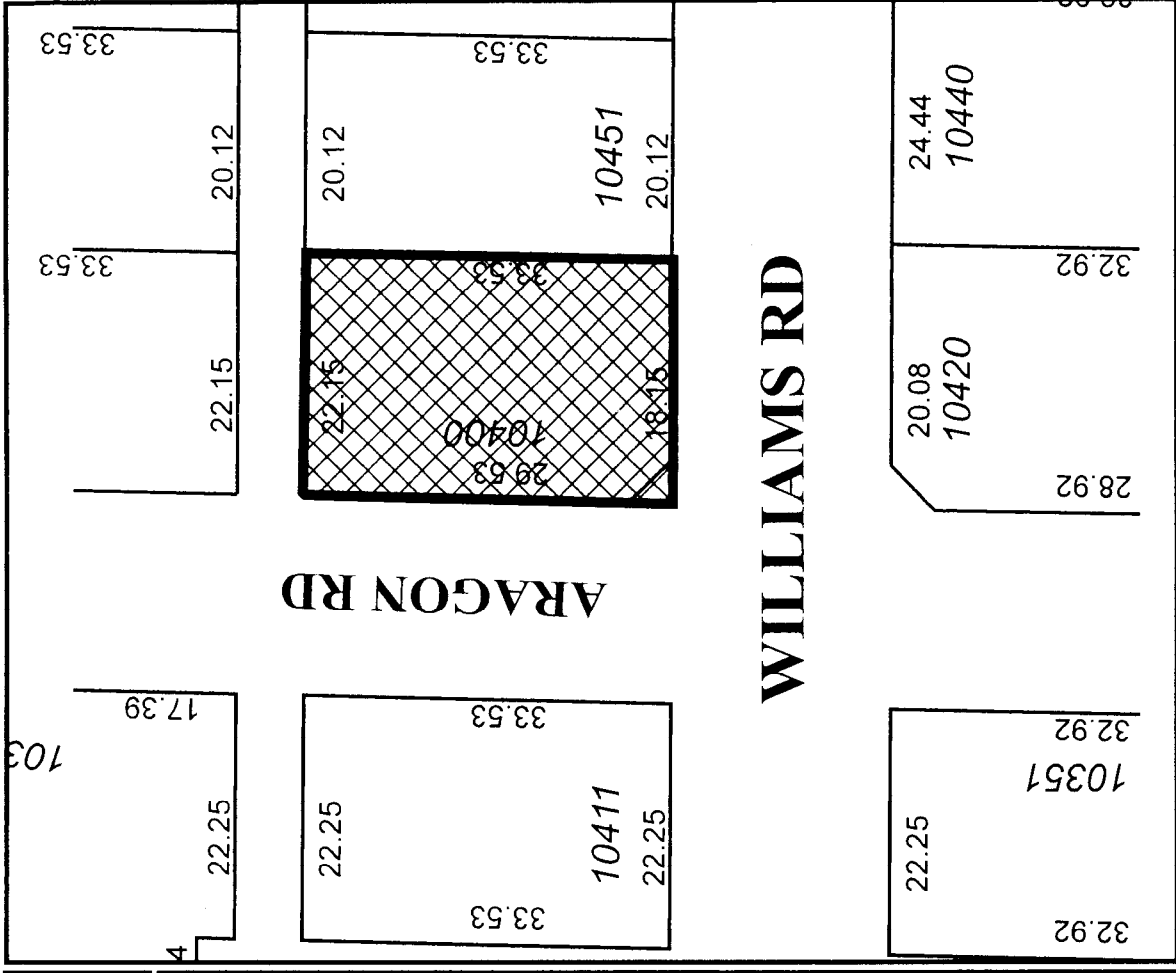
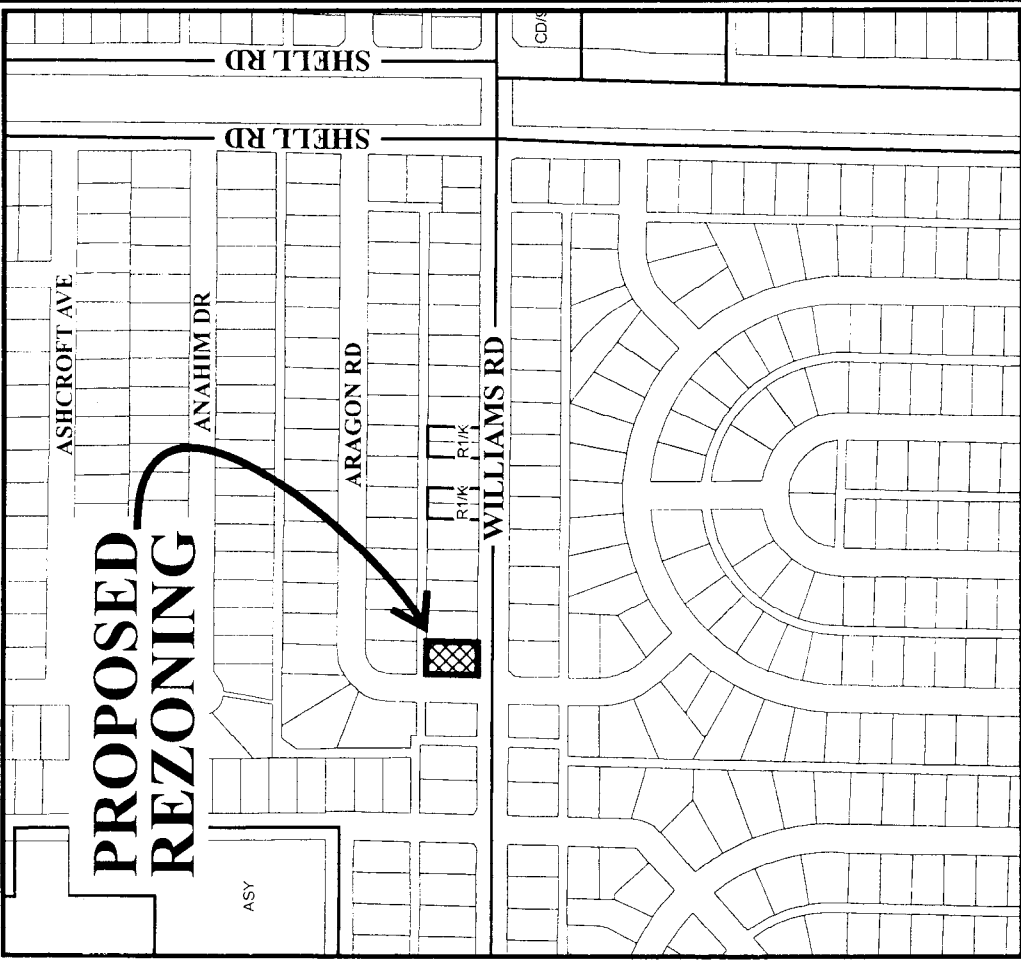
Edwin Lee
Planning Technician - Design
(4121)

EL:blg



City of Richmond

PROPOSED REZONING

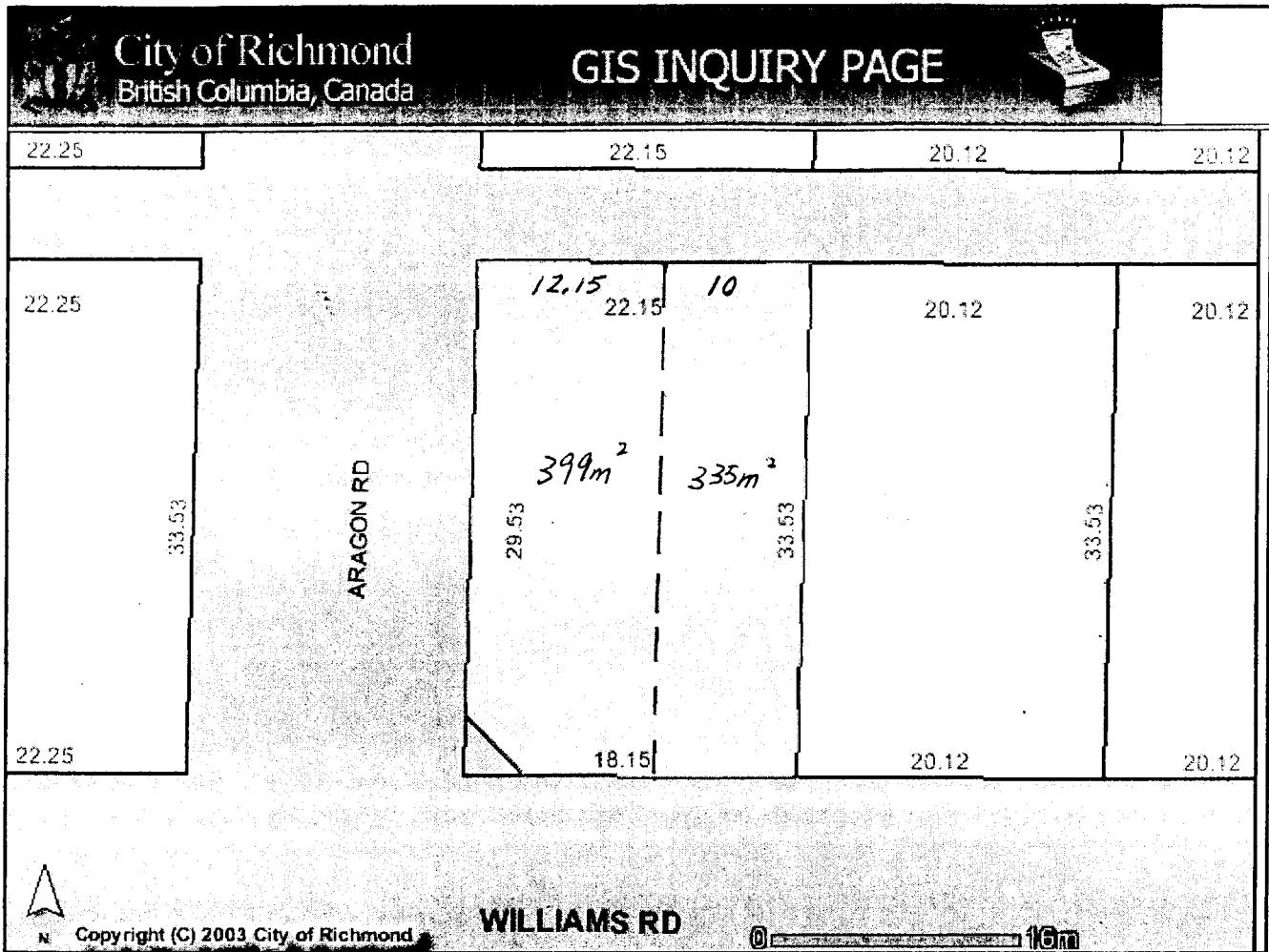


RZ06-326332

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

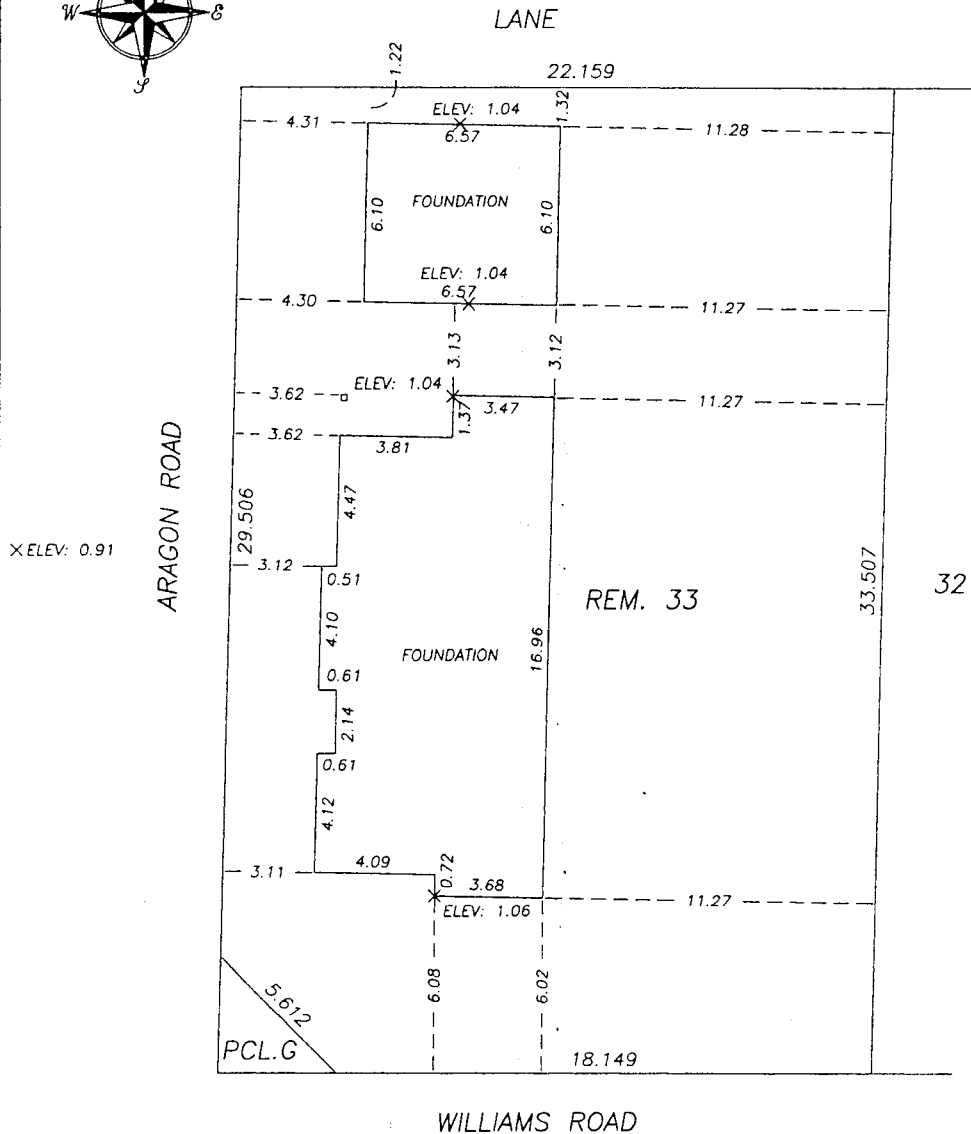
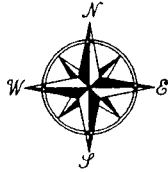
ATTACHMENT 3

#10400 ARAGON ROAD
 RICHMOND, B.C.

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



X ELEV: 0.91

X ELEV: 1.17

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6Y 3Z7
 Telephone: 214- 2
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2168
 FB-20 P79-80
 Drawn By: JT

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.

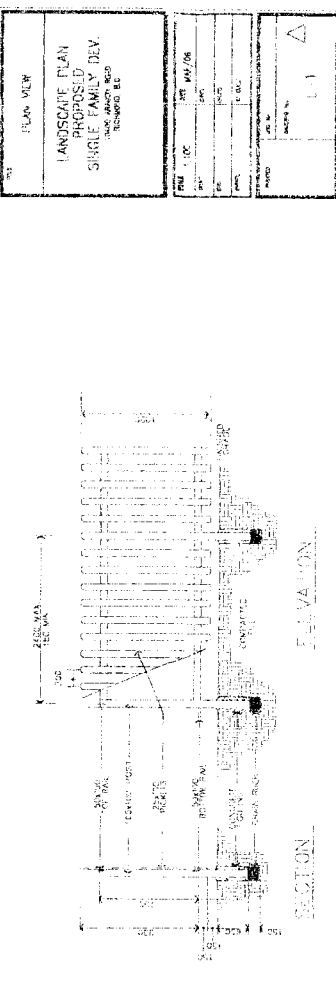
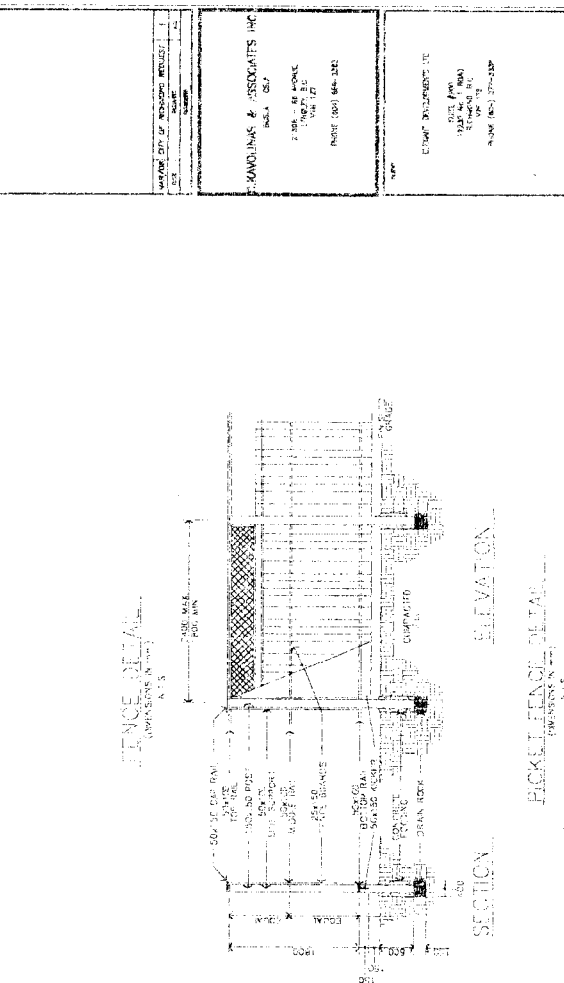
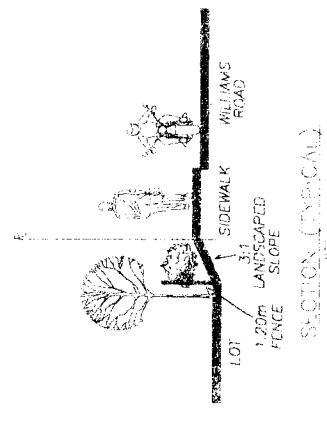
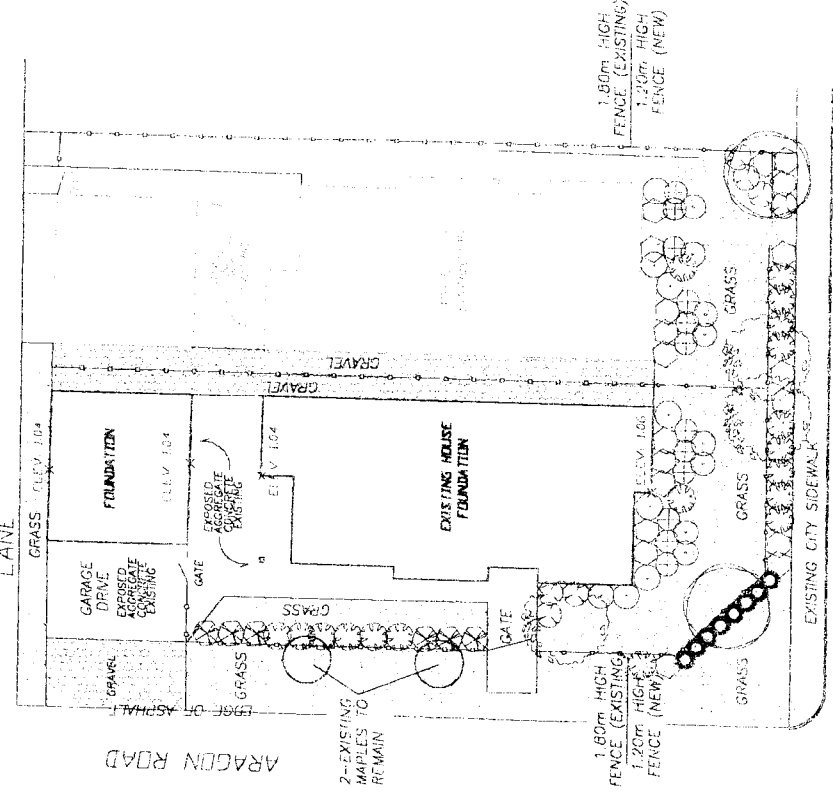
CERTIFIED CORRECT FOR
 INSPECTION PURPOSES ONLY:

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

DWG No. MB-0781

KEY	BOTANICAL NAME	COMMON NAME	QTY	S.Z.	SPACING	REMARKS
	MAGNOLIA GALATIA		2	5 CM CAL.	AS SHOWN	B, 4, 8
	ACER PALMATA		2	3.00 METERS	AS SHOWN	B, 4, 8
	ATALEA JAPONICA 'LOUIS LABE'		6	#2 POT	85 CM C.C.	
	ATALEA JAPONICA 'HAG CONSON'		2	#2 POT	85 CM C.C.	
	ABELIA EDWAGE 'COMPTON'		19	#3 POT	85 CM C.C.	
	FRAXINUS AXILLATA 'CIBET'		8	#3 POT	90 CM C.C.	
	FRAXINUS AXILLATA 'MANSER'		7	#3 POT	85 CM C.C.	
	FRAXINUS AXILLATA 'HEDD' BEAR'		10	#3 POT	85 CM C.C.	
	PLERIS JAPONICA 'FIREST PLANE'		6	#1 POT	90 CM C.C.	
	TRINIA OCCIDENTALIS 'SWARAGO'		8	1.80 METERS	70 CM C.C.	
	EMERALD ARBORVITAE		10-3			
	GRASS		100m ²			

5. IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS.
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BONTA/BCSLA "LANDSCAPE STANDARDS"



FRANCOIS & ASSOCIATES INC.
P.L.L.C. 2000
1700 RUE ST-JACQUES
MONTREAL, QUEBEC H3A 2S2
TEL: (514) 393-3300
FAX: (514) 393-3301

LANDSCAPE PLAN
PROPOSED
SINGLE FAMILY DEV.
FRANCOIS & ASSOCIATES INC.

NO.	DATE	BY	REV.	DESCRIPTION
1	05/11/06	JLS	0	ISSUE FOR PERMIT
2	05/11/06	JLS	1	REVISED PER PERMIT
3	05/11/06	JLS	2	REVISED PER PERMIT
4	05/11/06	JLS	3	REVISED PER PERMIT



**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

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

MAYOR

CORPORATE OFFICER