



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

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

From: Jean Lamontagne
Director of Development

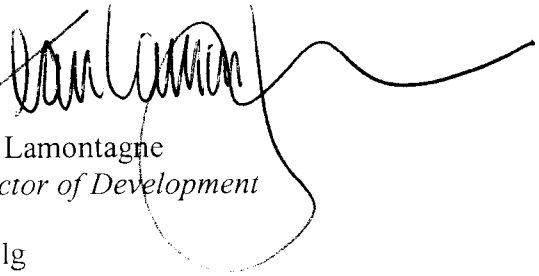
RZ 06-328453

File: 12-8060-20-8056

Re: **Application by 578547 BC Ltd. for Rezoning at 4520 and
4522 Steveston Highway from Single-Family Housing District, Subdivision
Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8056, for the rezoning of 4520 and 4522 Steveston Highway 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 <i>me [signature]</i>

There are requirements to be dealt with prior to final adoption:

- 1) Provide a landscape security to the City of Richmond in the amount of \$21,000.00 for the landscape works as per the landscape plan attached to the report (**Attachment 3**);
- 2) Dedication of a 6 m laneway across the entire south edge of the development site;

Prior to Subdivision Approval:

- 1) Enter into a standard Servicing Agreement for construction of the lane and the Steveston Highway upgrade;

Prior to issuance of a Building Permit:

- 1) Submission of a Construction Parking and Traffic Management Plan.

[signed copy on file]

Agreement by Applicant

Item	Details
Application	RZ 06-328453
Location	4520 & 4522 Steveston Highway (Attachment 1)
Owner	Gordon & Elizabeth Bulteel
Applicant	578547 BC Ltd.

Date Received	February 20, 2006
Acknowledgement Letter	February 22, 2006
Fast Track Compliance	March 2, 2006
Staff Report	March 27, 2006
Planning Committee	April 19, 2006

Site Size	1,632 m ² (17,567 ft ²)
Land Uses	Existing – one (1) two-family dwelling
	Proposed – four (4) single-family residential lots (352 m ² or 3,789 ft ² each)
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 Steveston Area Plan – Single-Family <i>Complies with land use designation</i>
Surrounding Development	The south and north side of Steveston Highway contains a mix of new and older character single-family dwellings and some older duplexes.

<p>Staff Comments</p>	<ul style="list-style-type: none"> • Numerous similar applications to rezone and subdivide nearby properties to R1-0.6, R1/K and R9 have been approved along the south side of Steveston Highway between No. 1 Road and Railway Road (reference file RZ 02-208491, RZ 03-237986, RZ 04-270555, RZ 03-225719). • There are two (2) trees on site (Attachment 2). Both trees must be removed to allow the construction of the future lane. • The applicant is proposing to plant and maintain a total of five (5) Armstrong Maple tree with a minimum Diameter Breast Height (DBH) of 7 cm on site. The existing evergreen cedar hedge along both side property lines will also be retained. • The applicant has provided a preliminary landscape plan (Attachment 3), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the five (5) new trees and a combination of shrubs and ground covers. • In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$21,000 prior to final adoption of the rezoning bylaw. • The developer shall dedicate a 6 m lane across the entire south edge of the development site. All the existing access points to Steveston Highway are to be removed at the developer's cost; per Bylaw No. 7222, all future access is to the lane only. • At the subdivision stage, the developer is required to enter into a standard Servicing Agreement to design and construct the laneway. Works include but not limited to 6 m lane construction with limestone shoulders, storm sewer, street lighting and a 2 m wood fence along the south edge of the lane. • Frontage improvements (including removal of existing driveways and reinstatement of sidewalk and boulevard) along the site's Steveston Hwy frontage are required.
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Analysis	<ul style="list-style-type: none">• The subject site is located along a portion of Steveston Highway where there have been numerous rezoning and subdivision applications to permit redevelopment of existing single-family and duplex lots. The proposal complies with all applicable City policies.• A lane has been established from Trimaran Gate and ends at the subject property. The subject development will allow the extension of the laneway at the rear of these units reducing accesses along Steveston Highway.
Attachments	Attachment 1 – Location Map Attachment 2 – Tree Survey/Proposed Subdivision Plan Attachment 3 – Proposed Landscape Plan
Recommendation	The rezoning application complies with all 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.



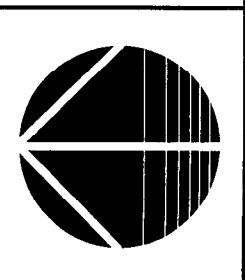
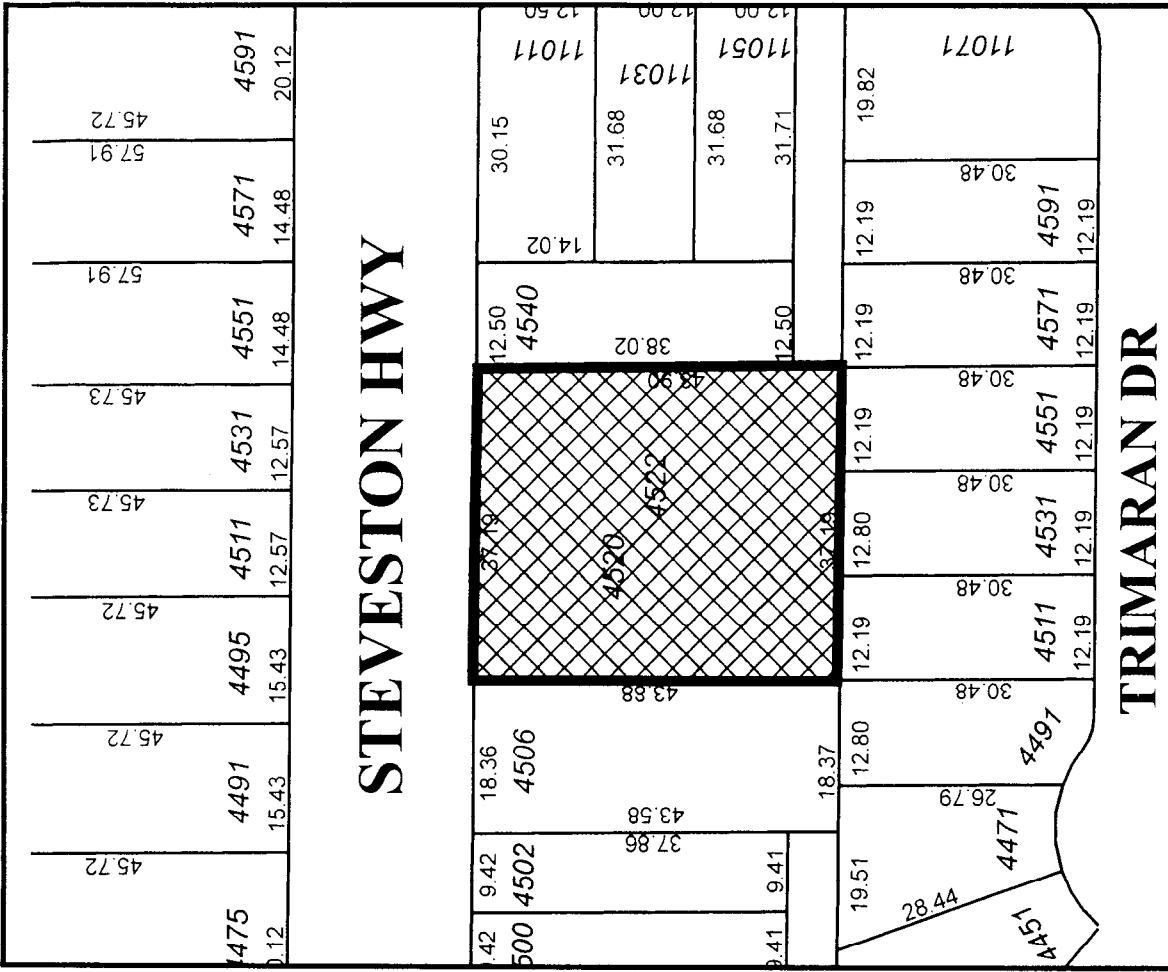
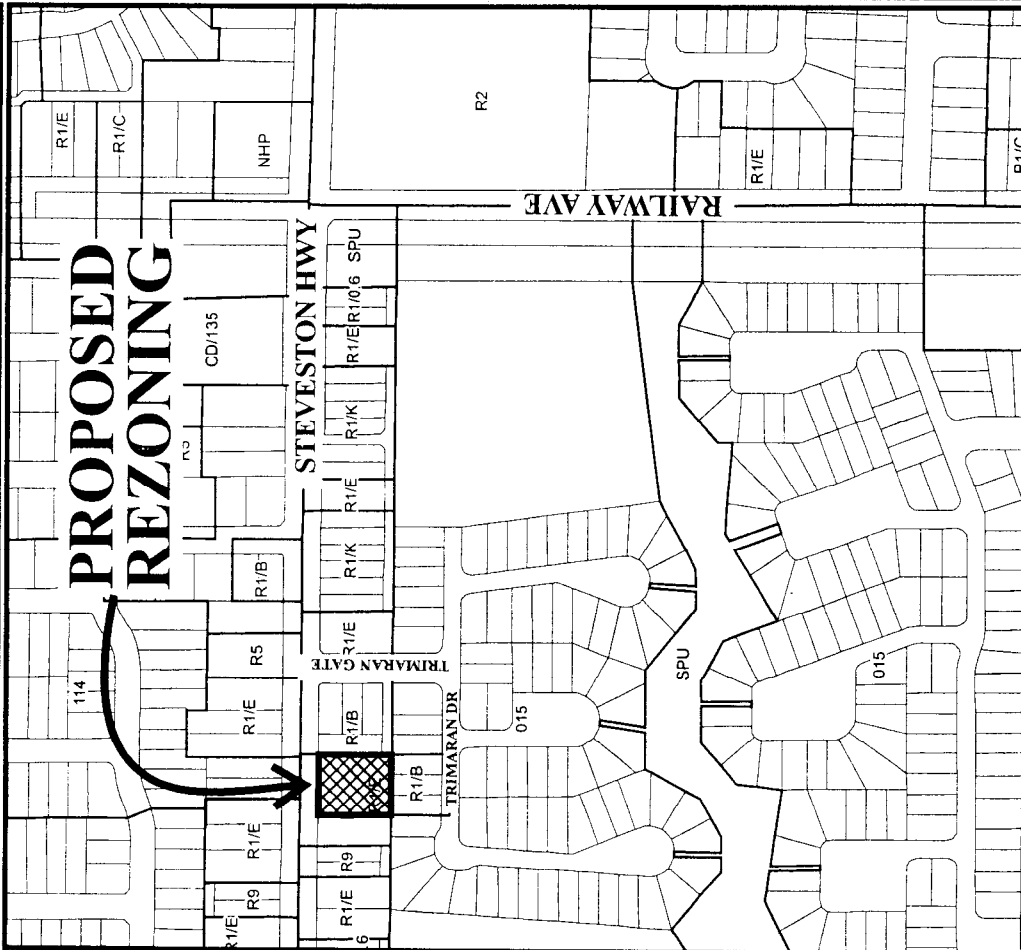
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg



City of Richmond

PROPOSED REZONING



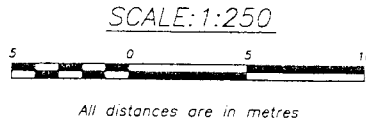
RZ 06-328453

Original Date: 02/21/06

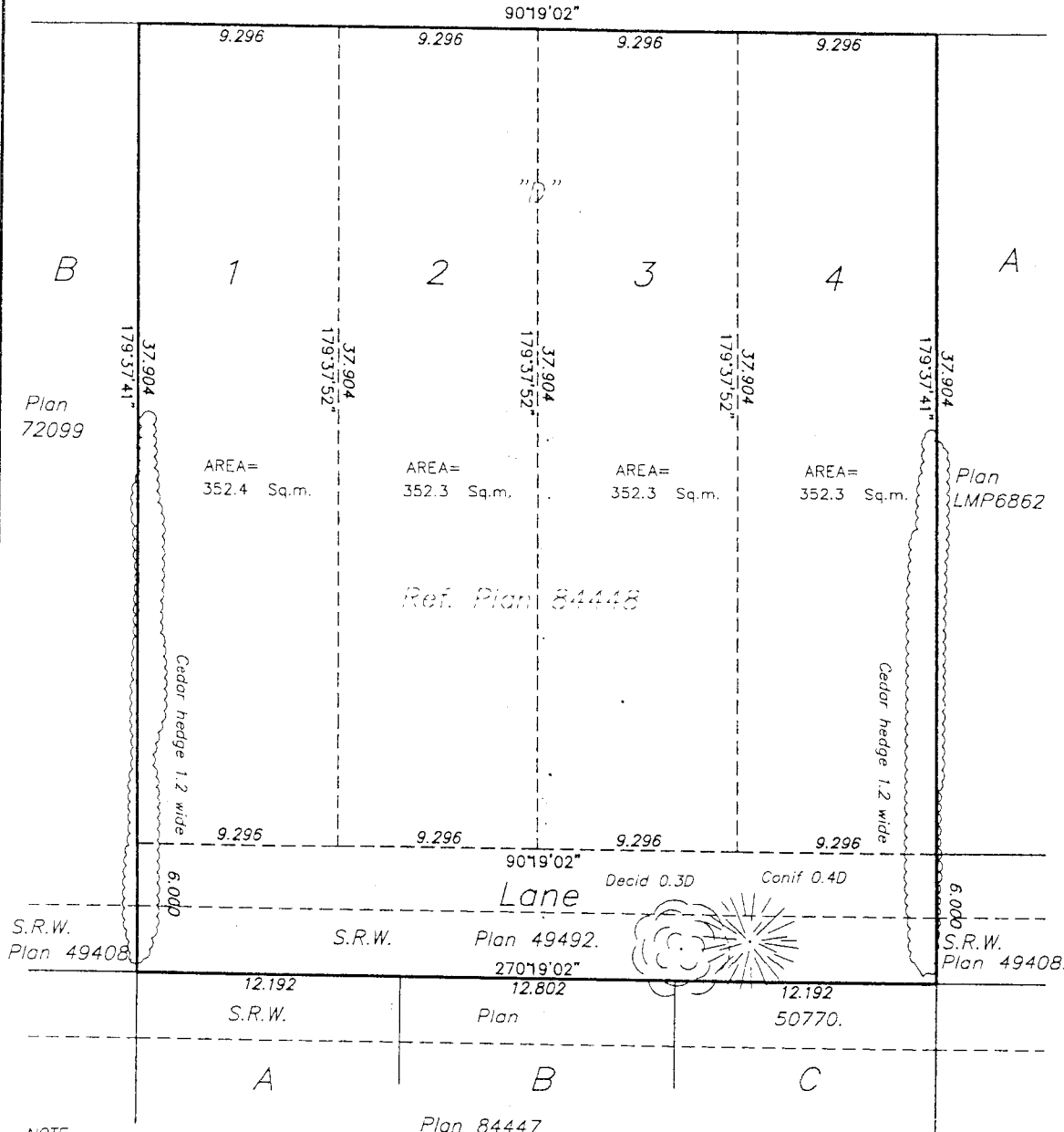
Revision Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF PARCEL D,
SECTION 2, BLOCK 3 NORTH, RANGE 7 WEST,
NEW WESTMINSTER DISTRICT, REFERENCE PLAN 84448.

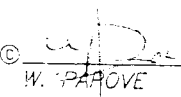


STEVESTON HIGHWAY



NOTE :
Lot dimensions are preliminary
and are subject to ground survey.

CERTIFIED CORRECT
this 13th. day of February, 2006.

© 
W. PAPOVE B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

VERNON C. GOUDAL & ASSOCIATES,
A DIVISION OF PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 942-6616
FAX : (604) 464-6509

FILE NUMBER :G6063.....

4520, 4522 STEVESTON HIGHWAY

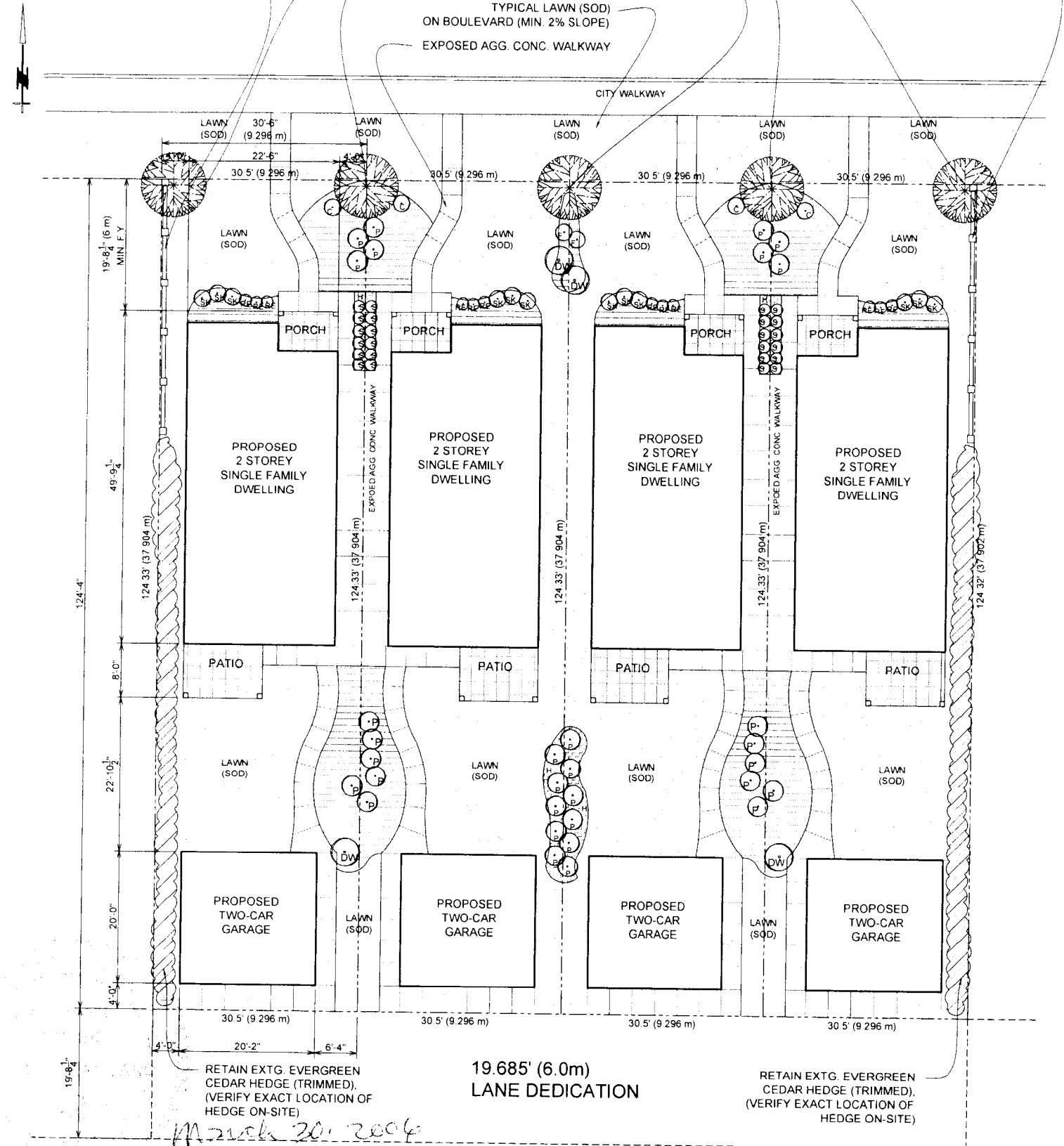
RETAIN EXTG. BRICK COLUMNS & WOOD FENCE. DELETE SOLID PAWELS & ADD OPEN 2" X 2" LATTICE WITH LATH TRELLIS AT TOP

FIVE ARMSTRONG MAPLES AS STREETS WITH MINIMUM OF 7 FOOT (2.5m) STANDARD TRUNK ABOVE GRADE LAWN (SOD) BELOW TO CITY BY-LAW (3 REPLACEMENT TREES INCLUDED)

RETAIN EXTG. BRICK COLUMNS & WOOD FENCE. DELETE SOLID PAWELS & ADD OPEN 2" X 2" LATTICE WITH LATH TRELLIS AT TOP

TYPICAL LAWN (SOD) ON BOULEVARD (MIN. 2% SLOPE)

EXPOSED AGG. CONC. WALKWAY



March 20, 2004

Harry lee Haggard - Landscape Architect

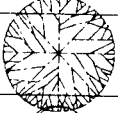









4077 Saint Georges Avenue, North Vancouver, B.C. V7N 1W7
Tel: 604 9850137

Project:

Sheet 1 of 2

PROPOSED SUB-DIVISION
AT 4520, 4522 STEVESTON HIGHWAY
RICHMOND, B.C.

PLANT LIST

SYMBOL	QTY.	SCIENTIFIC / COMMON NAMES	SIZE	COND.	SPEC.
TREE					
	5	ACER "ARMSTORNG" - UPRIGHT MAPLE	7 CM Ø	B & B	
	4	CORNUS "FLORIDA" - (DWARF) PINK FLOW DOGWOOD TREE	5 CM Ø	B & B	
SHRUBS					
	12	SKIMMIA - RED BERRY	#5	B & B	4' O.C.
	4	SKIMMIA - MALE	#2	B & B	RANDOM
	2	FORSTHIA "INTERMEDIA"	#5		4' O.C.
	31	PIERIS JAPONICA - "LILY OF VALLEY" BUSH	#5		3'-4' O.C.
	12	CEOANUTHUS "FROSTY BLUE"	#5		3' O.C.
	12	RHODODENDRON ELIZABETH - LOW 3' MAX	#5		3' O.C.
GROUND COVER					
	40	ERICA CARNEA 20 (SPRING-WOOD WHITE) (20 KING GEORGE HEATHER)	#2 #2		2' TO 2'-6" O.C.
	24	SARCOCOCCA HOOKERIANA HUMILIS	#2		3' O.C.
	50	VIBURNUM DAVIDI (DAVID VIBURNUM	#3		18" O.C.

Harry lee Haggard - Landscape Architect

4077 Saint Georges Avenue, North Vancouver, B.C. V7N 1W7
Tel.: 604 9850137

Project:

PROPOSED SUB-DIVISION
AT 4520, 4522 STEVESTON HIGHWAY
RICHMOND, B.C.

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page 2 of 2 - March 30-06



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8056 (RZ 06-328453)
4520 AND 4522 STEVESTON HIGHWAY**

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. 001-518-488

Strata Lot 1 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW732 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

and

P.I.D. 001-518-500

Strata Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW732 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8056”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER