



**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development

**Date:** June 1, 2006  
**File:** RZ 06-331753,  
RZ 06-334342

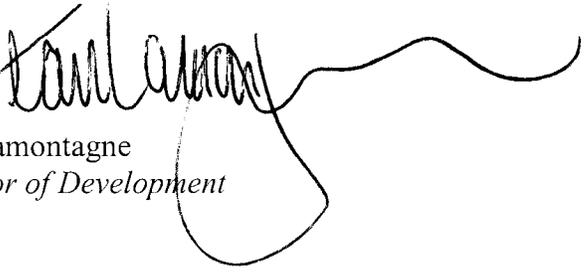
**Re:** **Application by Sal Bhullar for Rezoning at 11540 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District 0.6 (R1-0.6)**  
**Application by Dhinjal Construction Ltd. for Rezoning at 11680 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District 0.6 (R1-0.6)**

---

**Staff Recommendation**

1. That the following recommendations be forwarded to Public Hearing:
  - (a) Single Family Lot Size Policy 5434 for the area bounded by Williams Road, No. 5 Road, Steveston Highway, and Shell Road (Section 36-4-6), adopted by Council on November 18, 1991, be amended to:
    - i. Remove all properties fronting on Steveston Highway from Seaward Gate to No. 5 Road;
    - ii. Permit properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on No. 5 Road from Williams Road to Seacliff Road, and properties fronting on Steveston Highway from Seaward Gate to Shell Road, to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
    - iii. Permit properties fronting on No. 5 Road from Seacliff Road to Steveston Highway to rezone and subdivide in accordance with the provisions of Single-Family Housing District 0.6 (R1-0.6) or Coach House District (R9), provided that vehicle accesses are to the existing rear laneway only;
2. That Bylaw No. 8080, for the rezoning of 11540 Williams 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; and

3. That Bylaw No. 8081, for the rezoning of 11680 Williams 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.

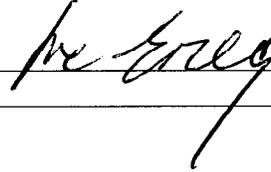


Jean Lamontagne  
*Director of Development*

EL:blg  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Sal Bhullar of 11540 Williams Road (RZ 06-331753) and Dhinjal Construction Ltd. of 11680 Williams Road (RZ 06-334342) (**Attachment 1**) have each applied to rezone their respective properties to Single-Family Housing District (R1-0.6) for the purpose of creating two (2) single-family lots on each of the two (2) properties. These applications are contrary to the existing Single-Family Lot Size Policy 5434, which has been in effect for over five years.

Prior to being able to consider these rezoning applications, the existing Single-Family Lot Size Policy 5434 must be amended to allow properties along Williams Road within this policy area to be subdivided as per Single-Family Housing District (R1-0.6). A public consultation process for the amendment to Single-Family Lot Size Policy 5434 was initiated in December, 2005, based on three separate rezoning applications to allow for the subdivision of 11091, 11111 and 11191 Steveston Highway (RZ 05-313184, RZ 05-301311, and RZ 05-304459) into two (2) lots each.

This report provides information on the neighbourhood consultation, responses to the informal survey used in the consultation process, and staff's recommendations for amendments to the Policy and each of the two rezoning applications along Williams Road.

### Findings Of Fact

Item	Existing	Proposed
Owner	11540 Williams – Jora Bhullar & Ravi Lally 11680 Williams – Manpreet Kaur Sambhi	To be determined
Applicant	11540 Williams – Sal Bhullar 11680 Williams – Dhinjal Construction Ltd.	No change
Site Size	11540 Williams – 613 m <sup>2</sup> 11680 Williams – 613 m <sup>2</sup>	2 lots - 306 m <sup>2</sup> (3,299 ft <sup>2</sup> ) each <b>(Attachment 2)</b> 2 lots - 306 m <sup>2</sup> (3,299 ft <sup>2</sup> ) each <b>(Attachment 3)</b>
Land Uses	Single-Family	No change
OCP Designation	Low Density Residential	No change
Lot Size Policy	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 29.5 ft. wide)
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 29.5 ft. wide)

### Surrounding Development

To the south, east and west: Single-family dwellings on large lots (typically 18 m wide or wider) and zoned as Single-Family Housing District, Subdivision Area E (R1/E).

To the north: Older single-family dwellings on R1/E designated lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) designated lots.

A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment. The majority of the lots in these two blocks have similar development potential due to the existing lane system and the Arterial Road Redevelopment Policy.

### **Related Policies & Studies**

#### Lot Size Policy 5434

Single-Family Lot Size Policy 5434 (**Attachment 4**) was adopted by Council on February 19, 1990 and amended on November 18, 1991. It permits rezoning and subdivision to Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 ft. wide), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, which are permitted to rezone to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39 ft. wide).

#### Lane Establishment and Arterial Road Redevelopment Policies

The rezoning applications comply with the adopted "Revised Interim Strategy" to handle new development application during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as they are single-family residential proposals with access to an operational lane. The rezoning applications also conform with the revised Lane Establishment and Arterial Road Development Policies (have been considered by Council on May 8, 2006 and are scheduled for Public Hearing in June, 2006) which encourages single-family residential and coach house development along arterial roads where an existing municipal lane is fully operational.

#### Ironwood Sub-Area Plan

The properties along the north side of Steveston Highway between Seaward Gate and No. 5 Road are located within Area B of the Ironwood Sub-Area Plan which encourage multiple-family development in this area to facilitate compatible land use and coordinated vehicle access. (**Attachment 5**) A set of development guidelines have also been developed to promote an attractive welcoming gateway to the City of Richmond at this location. The proposal to remove the properties along this section of Steveston Highway from Lot Size Policy 5434 complies with the intention of the sub-area plan.

### **Consultation**

In early December, 2005, letters were sent to the entire quarter-section (36-4-6) regarding the three rezoning applications on Steveston Highway and proposed amendments to the Single-Family Lot Size Policy for this area (**Attachment 6**). In response to this letter, six letters were received from area residents (**Attachment 7**). Concerns included the proposal for multi-family residential housing along No. 5 Road, overall densification, and the timing of the letter itself.

In late January, 2006, a second letter (**Attachment 8**) was sent out, again providing an overview of the applications and the proposed amendments to the Single-Family Lot Size Policy as well as an invitation to an open house meeting at Kidd Elementary School on February 16, 2006.

Approximately 35 residents attended the open house meeting and a survey (**Attachment 9**) was provided at the meeting. The survey was not intended to be a scientifically valid sampling and should only be viewed as individuals' opinions rather than a representation of the opinions of the neighbourhood as a whole. Twenty-two (22) valid surveys were received; 21 of the responses were from owners and one (1) was from a resident. The responses of the 22 surveys are summarized below:

*Question 1:*

*Are you in favour of reducing the minimum lot width along Steveston Highway between Seaward Gate and Shell Road to 9 m?*

*YES: 13 respondents*

*NO: 9 respondents*

*Question 2:*

*Are you in favour of reducing the minimum lot width along No. 5 Road between Seacliff Road and Williams Road to 9 m?*

*YES: 13 respondents*

*NO: 9 respondents*

*Question 3:*

*Are you in favour of reducing the minimum lot width along Williams Road between No. 5 Road and Shell Road?*

*YES: 12 respondents*

*NO: 10 respondents*

*Question 4:*

*What is the minimum lot width that you prefer in the quarter-section interior?*

*18 m (59 ft.) (current minimum): 11 respondents*

*12 m (39 ft.): 4 respondents*

*9 m (29.5 ft.): 6 respondents*

*no answer: 1 respondent*

*Question 5:*

*Please indicate your preference for the area fronting No. 5 Road between Steveston Highway and Seacliff Road.*

*Multiple-family townhouses: 4 respondents*

*Single-family residential 12 m (3 ft.) wide lots – (current minimum): 9 respondents*

*Single-family residential 9 m (29.5 ft.) wide lots: 5 respondents*

*“Either 9 m wide lots or multiple-family townhouses”: 3 respondents*

*“Not in favour”: 1 respondent*

*(Note – the last two options were not part of the original survey)*

Staff also received eight form letters indicating support for small lots along the arterials and for multiple-family along No. 5 Road. Some of these did not provide addresses and about 1/2 were

from residents living outside the quarter-section. A copy of the letter is provided in **Attachment 10**.

### **Staff Comments**

#### Transportation Services

Staff concluded that the additional traffic from the proposed zoning in the Shellmont Area could be accommodated in the existing capacity of the fronting arterial roadways. All single-family lot subdivisions or rezonings in the area highlighted in this proposed Policy shall access off the existing rear lanes in order to minimize the number of driveways and conflict points on the fronting arterial roads. Should any multi-family development be considered in the area in the future, further review would be required to determine its access location and requirements.

#### Infrastructure Services

Utility services have been reviewed by Engineering staff who have determined that at ultimate build-out, the current utilities should be sufficient to handle the additional lots, assuming redevelopment with single-family only. However, if any portion of the quarter section is considered for redevelopment with multiple-family residential, a storm and sanitary utility capacity review, as well as a transportation review, will be required.

#### Rezoning Proposal for 11540 Williams Road (RZ 06-331753)

#### Staff Technical Review

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage. Vehicular access is to be from lane only, no access to Williams Road.

#### Trees

A tree survey was submitted (**Attachment 2**). There 12 trees on site and the applicant is proposing to remove seven (7) trees and prune another two (2) to accommodate the future detached garages. Staff recommend that the applicant plant and maintain a minimum of two (2) trees on site for each tree being removed. Due to the configuration of the future lots and building footprints, the applicant is proposing to plant six (6) replacement trees on site and contribute \$4,000 towards the Park Improvement Fund in-lieu of eight (8) replacement trees.

The applicant has provided a preliminary landscape plan (**Attachment 11**) prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the six (6) replacement trees, Cedar hedge, 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 \$8,229 prior to final adoption of the rezoning bylaw. Tree protection barriers will be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site.

The applicant is also proposing to remove one (1) tree in the back lane and prune another one (1) to allow the construction of the future driveway. The applicant will need to seek permission from Parks Department and may need to plant replacement trees or contribute to the Tree Planting Fund to plant trees elsewhere. Removal, pruning, and replanting of City's trees will be at the owner's cost.

#### *Conditional Rezoning Requirements*

A list of conditional rezoning requirements is provided in **Attachment 12**. The applicant has agreed to fulfill these conditions prior to final adoption of the rezoning bylaw.

#### *Rezoning Proposal for 11680 Williams Road (RZ 06-334342)*

#### *Staff Technical Review*

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage. Vehicular access is to be from lane only, no access to Williams Road.

#### *Trees*

A tree survey was submitted (**Attachment 3**). There are three (3) trees on site and the applicant is proposing to remove all of the trees on site to accommodate the future garages and driveway. Staff recommend that the applicant plant and maintain a minimum of two (2) trees on site for each tree being removed.

The applicant has provided a preliminary landscape plan (**Attachment 13**), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the six (6) replacement 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 \$6,164 prior to final adoption of the rezoning bylaw.

#### *Conditional Rezoning Requirements*

A list of conditional rezoning requirements is provided in **Attachment 14**. The applicant has agreed to fulfill these conditions prior to final adoption of the rezoning bylaw.

### **Analysis**

#### *Recommended Policy*

Based on the results of the survey, the technical review of the area, and the recommendations from revised Lane Establishment and Arterial Road Development Policies considered by Council on May 8, 2006 and scheduled for Public Hearing in June, 2006, an amended Lot Size Policy is proposed (see **Attachment 15**).

The amended Policy effectively supports subdivision to Single-Family Housing District 0.6 (R1-0.6) and Coach House District (R9) - 9 m (29.5 ft.) wide lots - in the following areas:

- along Williams Road between Shell Road and No. 5 Road;
- along No. 5 Road between Williams Road and Steveston Highway; and
- along Steveston Highway between Seaward Gate and Shell Road.

Without consolidations, and assuming complete build out, a total of new 69 lots would be created by the proposed Policy amendments. Access to all the single-family lots fronting an arterial road will be to the existing rear laneways.

Multiple-family townhouses will NOT be considered in the following locations:

- along Williams Road between Shell Road and No. 5 Road;
- along No. 5 Road between Williams Road and Seacliff Road; and
- along Steveston Highway between Seaward Gate and Shell Road.

Multiple-family townhouses are neither supported nor prohibited along No. 5 Road between Seacliff Road and Steveston Highway. It is noted that extensive reviews, including further community consultation, may be required should such an application be received by the City.

The amended Policy proposes that the existing Single-Family Housing District, Subdivision Area E (R1/E) (i.e. minimum 18 m (59 ft.) wide lots) be retained and that no multiple-family townhouses be considered in the interior. For some, this last recommendation will be contentious as the average age of housing in this area is 37 years old and the rising cost of land and construction will make direct replacement of large houses on the area's large lots increasingly unaffordable. However, in addition to some of the residents concerns regarding the impacts of such redevelopment on the character of the area, there are also servicing and utility issues which will require in depth analysis with such a wholesale change in policy.

Staff supports each of the subject applications because each is consistent with the recommended Single Family Lot Size Policy 5434 for the larger area.

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

The Planning and Development Department has completed a study to determine future single-family lot sizes in Section 36-4-6. Based on the survey results and the technical analysis, staff is recommending that the amended Policy shown in **Attachment 13** be forwarded to Public Hearing.

Pending rezoning applications in the study area to rezone two (2) separate lots to Single-Family Housing District 0.6 (R1-0.6) for the purpose of creating two (2) single-family lots on each parcel for a total of four (4) lots, are consistent with the proposed amendment to Lot Size

Policy 5434 recommended. The proposed landscaping works in the front yards of the future lots would enhance the streetscape. On this basis, staff support the two subject applications.



Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

EL:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan and Tree Survey – 11540 Williams Road (RZ 06-331753)
- Attachment 3: Proposed Subdivision Plan and Tree Survey – 11680 Williams Road (RZ 06-334342)
- Attachment 4: Existing Single-Family Lot Size Policy 5434
- Attachment 5: Ironwood Sub-Area Development Permit Area Plan
- Attachment 6: Neighbourhood Consultation Letter
- Attachment 7: Letters Received
- Attachment 8: Open House Notification Letter
- Attachment 9: Survey Form
- Attachment 10: Support Letter Sample
- Attachment 11: Preliminary Landscape Plan - 11540 Williams Road (RZ 06-331753)
- Attachment 12: Conditional Rezoning Requirements - 11540 Williams Road (RZ 06-331753)
- Attachment 13: Preliminary Landscape Plan - 11680 Williams Road (RZ 06-334342)
- Attachment 14: Conditional Rezoning Requirements - 11680 Williams Road (RZ 06-334342)
- Attachment 15: Proposed Amended Single-Family Lot Size Policy 5434





RZ 06-331753 & RZ 06334342

Original Date: 05/29/06

Amended Date:

Note: Dimensions are in METRES



RZ 06-331753 & RZ 06334342

Original Date: 05/30/06

Amended Date:

Note: Dimensions are in METRES

SD 06-335073

# TREE SURVEY PLAN OF LOT 46 SECTION 36, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT, PLAN 28788

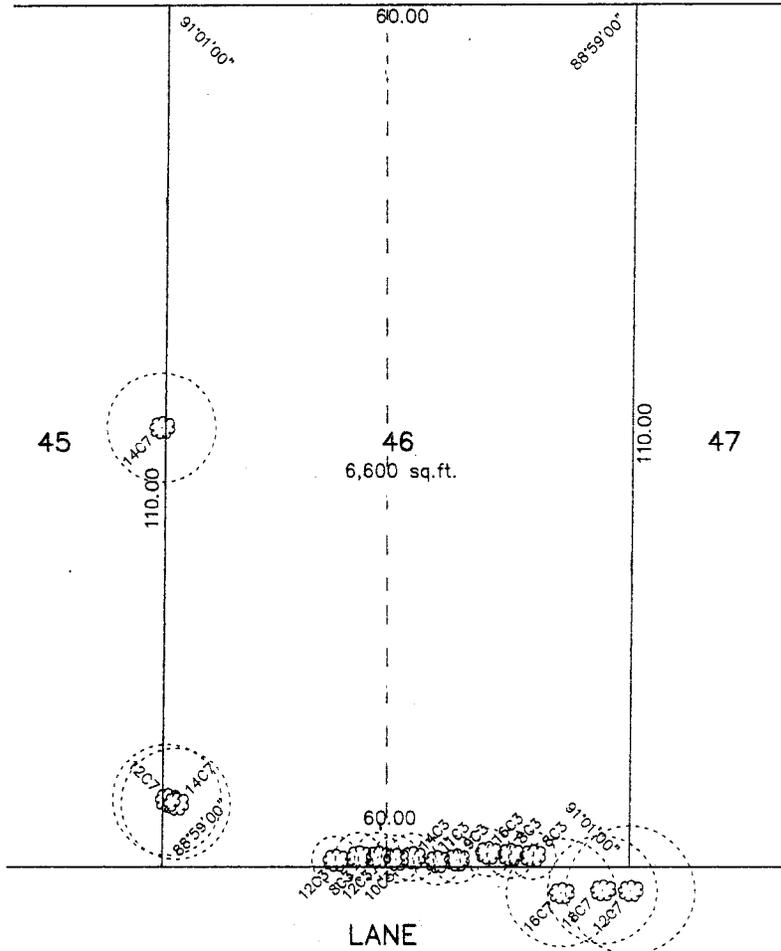
SCALE 1" = 16'

All distances are in feet

ATTACHMENT 2

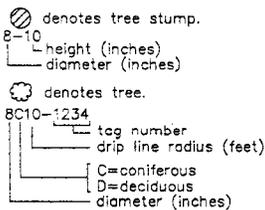


WILLIAMS ROAD



**NOTES:**

- Lot dimensions are derived from Plan 28788.
- All trees have been plotted as required by Tree Bylaw.



CIVIC ADDRESS

11540 WILLIAMS ROAD  
RICHMOND, B.C.

CERTIFIED CORRECT.  
DATED THIS 18TH DAY OF MAR., 2006

LOUIS NGAN  B.C.L.S.

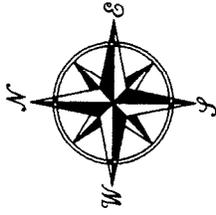
**LOUIS NGAN LAND SURVEYING**

#270-11180 VOYAGEUR WAY  
RICHMOND, B.C. V6X 3N8  
(604) 273-2938

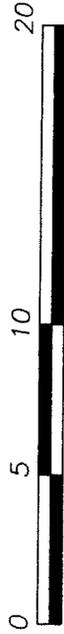


**PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 53  
OF SECTION 36 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 28788**

#11680 WILLIAMS ROAD  
RICHMOND, B.C.  
P.I.D. 003-960-528

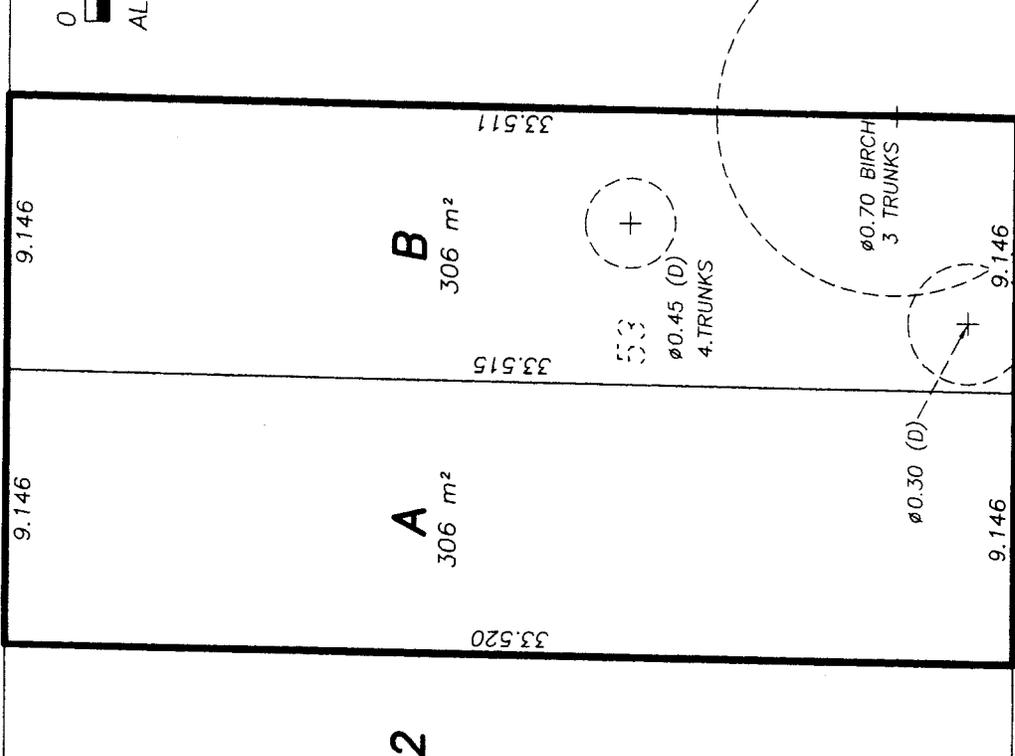


SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

WILLIAMS ROAD



52

54

LANE

**LEGEND:**  
(D) denotes deciduous tree.

© 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. 2976  
FB-75 P74-75  
Drawn By: GB

**DWG No. 2976-TREE**

ATTACHMENT 3

Survey completed on March 29th, 2006.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990  
 Amended by Council: November 18, 1991

**POLICY 5434**

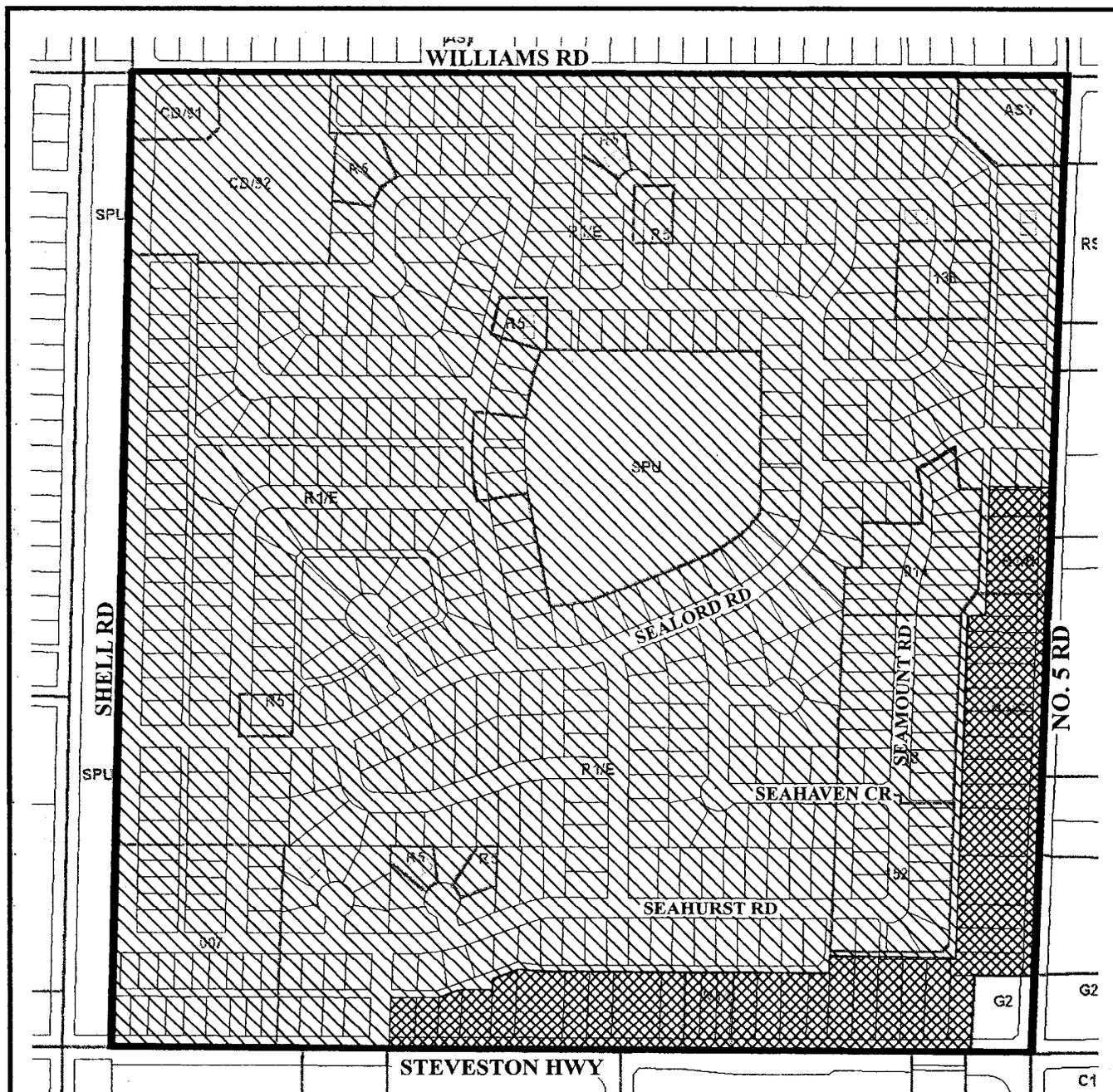
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B), in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E**
-  Subdivision permitted as per **R1/B**

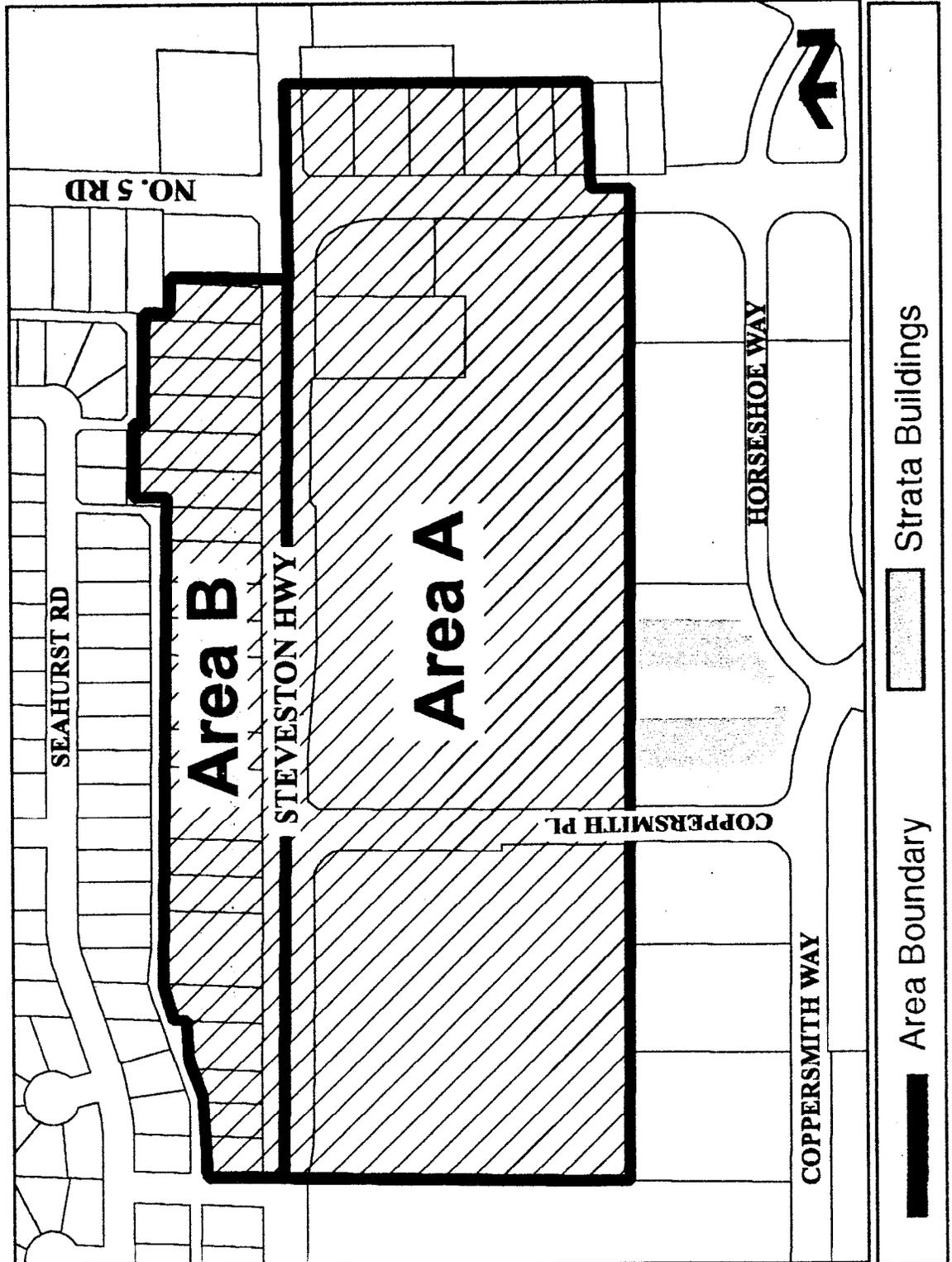


**POLICY 5434**  
**SECTION 36, 4-6**

Adopted Date: 02/19/90  
Amended Date: 11/18/91

Bylaw 7753  
2005/07/25

# DEVELOPMENT PERMIT AREA MAP





## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

December 6, 2005

File: RZ 05-301311, RZ 05-304459, RZ 05-313184

Urban Development Division

Fax: (604) 276-4052

Dear Home Owners and Residents:

**Re: Rezoning Applications for 11091, 11111 and 11191 Steveston Highway and Proposed Amendments to Your Area's Lot Size Policy**

This letter is being sent to inform you about three (3) separate applications for Rezoning for **11091, 11111 and 11191 Steveston Highway** (see **Attachment A**) and the implications for other single-family developments in your area.

### Rezoning Applications

The three (3) rezoning applications have been sought by separate applicants to allow for the subdivision of **11091, 11111 and 11191 Steveston Highway** into two (2) lots each in order to permit the development of six (6) single-family dwellings, each with access to the existing rear laneway. These three (3) separate applications are proposed to be considered by Planning Committee at an upcoming meeting.

### Single Family Lot Size Policy No. 5434

In 1990, City Council established a lot size policy for your area restricting the minimum size that lots could be subdivided down to when redevelopment proposals were made. This Policy was amended in 1991 to cover the area shown on **Attachment B**. The Policy was established after consultation with the neighbourhood and was intended to provide a level of assurance as to what types of subdivisions would be permitted in the area and therefore how the character of the neighbourhood would develop over time.

Typically, these Lot Size Policies are set up so that they will apply for a minimum of five (5) years after which they can be changed upon Council's approval. As the Lot Size Policy is more than five (5) years old, and the three (3) rezoning applications do not conform to the existing Lot Size Policy the City has initiated this review. Council's decision on whether to amend the Lot Size Policy may in turn affect whether each of these three (3) rezoning applications are also approved.

### Staff Recommendation

Having conducted a technical review of the applications for **11091, 11111 and 11191 Steveston Highway**, staff will be recommending that:

1. Single-Family Lot Size Policy No. 5434 be amended to permit subdivision to R1-0.6 along a portion of those properties fronting onto arterial roadways (i.e. Steveston Hwy, No. 5 Rd., and Williams Rd.) as shown in **Attachment C**;

2. Subdivision within the interior of the quarter section be permitted to R1/E (18 m wide lots) (i.e. be kept to the standards previously adopted);
3. That this proposed amendment be adopted for a minimum of five (5) years, and;
4. That the three (3) applications for rezoning of **11091, 11111 and 11191 Steveston Highway**, as noted below, be supported subject to the condition that accesses must be to the existing rear lane:
  - 11091 Steveston Hwy - from Land Use Contract No. 007 to Single-Family Residential Subdivision R1-0.6 (in this case 9.56 m wide lots);
  - 11111 Steveston Hwy - from Land Use Contract No. 007 to Single-Family Residential Subdivision R1-0.6 (in this case 10.01 m wide lots); and
  - 11191 Steveston Hwy – from Single-Family Residential – Subdivision R1/E (min. 18 m wide lots) to Single Family Residential Subdivision R1-0.6 (in this case 9.19 m wide lots).

Properties fronting Steveston Hwy. between Seaward Gate and No. 5 Road, and properties fronting No. 5 Road between Steveston Hwy. and Seacliff Road are proposed to be removed from the amended Single Family Lot Size Policy as the expectation is that multiple-family residential will be considered in these areas.

#### **Request**

Please forward any comments or concerns you may have on the proposed amendments to the Single-Family Lot Size Policy No. 5434 and the rezoning applications for **11091, 11111 and 11191 Steveston Highway** to the undersigned by Friday, December 30, 2005. Your comments will be provided to Council for their consideration.

Should you have additional questions please feel free to contact me at the number listed below.  
Thank you.

Yours truly,



David Brownlee

Planner 2

Phone: 604-276-4200

Fax: 604-276-4052

e-Mail [dbrownlee@richmond.ca](mailto:dbrownlee@richmond.ca)

DCB:rg

Att. 3

pc: Holger Burke, Acting Director, Urban Development





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990  
Amended by Council: November 18, 1991**POLICY 5434**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seaclyff Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B), in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.





# City of Richmond

# Policy Manual

Page 1 of 2

Proposed Policy

POLICY 5434

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

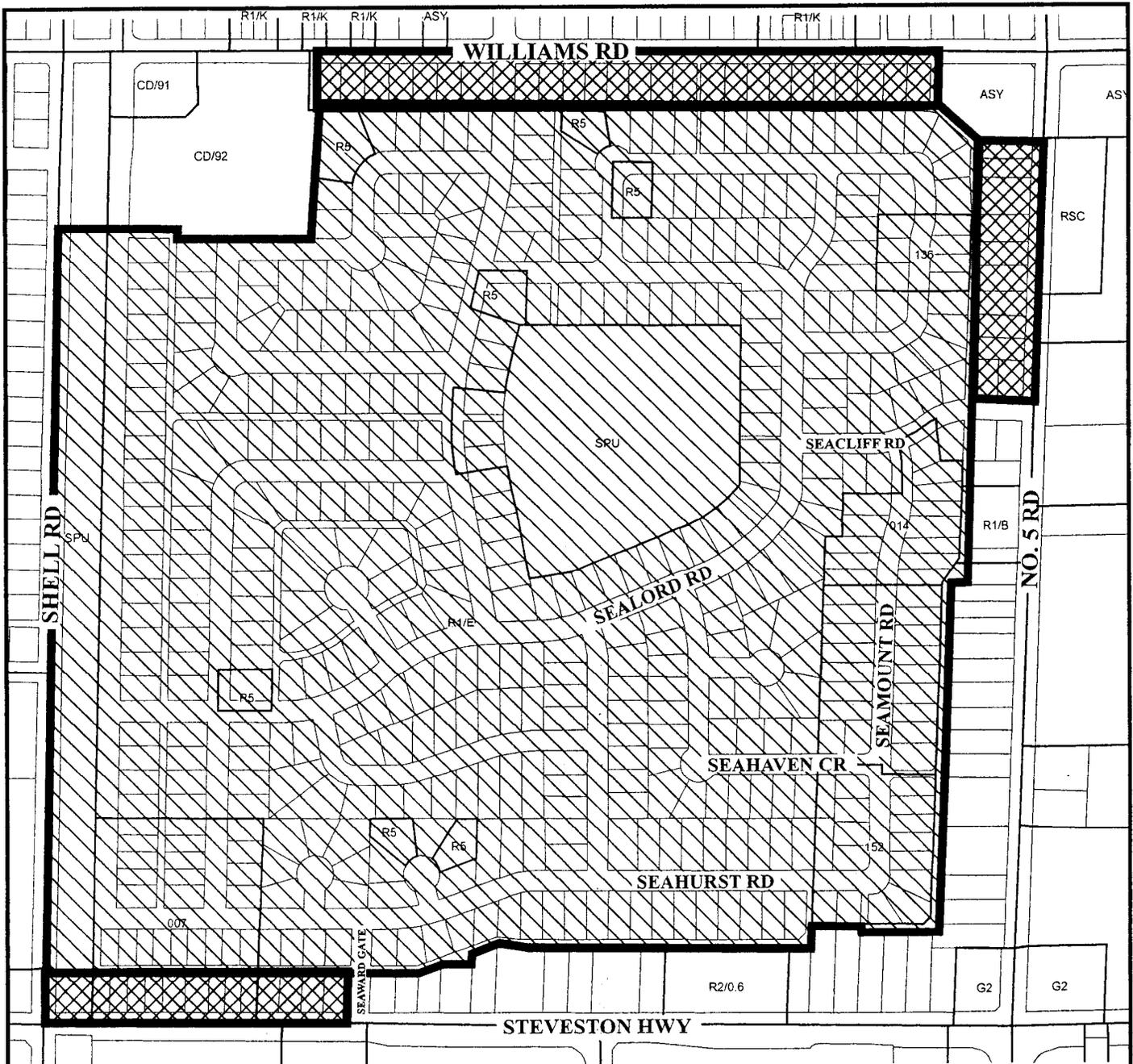
## POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

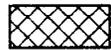
1. That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:

Properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Seacliff Road to Williams Road, and properties fronting Williams Road from No. 5 Road to Shell Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **R1-0.6**  
(access to lane only)



# Proposed Policy 5434 Section 36-4-6

Adopted Date:

Amended Date:

Mr. D. Brownlee, Planning Dept.  
Copies to: Mr. Brodie, Mayor  
Mr. Burke, acting Director, Urban Development

Re: Family Lot Size Policy #5434 and rezoning application for 11091, 11111 and 11191 Steveston Hwy. or RZ05-304459, Rzo5-301311 and RZ05-313184

I strongly disapprove of reducing lot size for parts of the subdivision from the current standard to the proposed 9-10 meter suggested. To do this to the perimeter of the subdivision creates the impression that the whole subdivision has small crowded houses.

In addition it and the multi family plans create a marked increase in subdivision traffic. By restricting access to the rear lane all traffic including existing have to compete for one of the only 4 exits out of the subdivision

- Shell Rd. and Seacote Rd. to Williams Rd. which its self is a single lane and very busy
- Seacliffe Rd. to # 5Rd. a very busy thorough-fare and currently requires long waits especially during peak periods.
- Seaway Rd. to Steveston Hwy. currently requires waits and very difficult during peak periods.

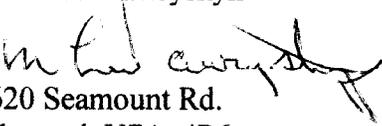
Also this increase in lane traffic creates danger of injury due to narrowness and poor visibility.

A multi family multi housing along #5 Rd. from Seacliffe Rd. to Steveston Hwy. would result in many children in that development making their way to school via the shortest route.

- down the narrow busy lane
- -across the lane the across existing private yards fronting Seamount Rd. neither way satisfactory.

We respectfully request your reconsideration of these changes

Mervin L. Wawryshyn

  
10620 Seamount Rd.  
Richmond, V7A 4P6  
604-272 3764

11171 Sealord Road  
Richmond, BC V7A 3K5

December 22, 2005

City of Richmond  
6911 No.3 Road  
Richmond, BC V6Y 2C1

Attention: David Brownlee

RE: Rezoning Applications for 11091, 11111, and 11191 Steveston Highway and Proposed Amendments to Your Area's Lot Size Policy

Dear Mr. Brownlee:

We are writing to express our opposition to both the rezoning applications for the properties noted above and the proposed amendments to Policy No.5434. You note in your letter of December 6, 2005 that consultation was undertaken with our neighbourhood in 1991 when the Policy was amended. We hope that this letter of request for feedback is not the City's idea of public consultation! Making such significant policy changes warrants far more extensive public consultation than a letter sent out during the busy holiday season. We are sure your feedback will be limited. Therefore, we strongly encourage the City to hold a more informative public information session that outlines the implications of the proposed policy changes. A couple of notable effects of continued lot size reductions that immediately come to mind are: 1. Destruction of a neighbourhood's integrity and 2. Increased impervious surfaces requiring greater stormwater runoff control (which we believe our road has been the subject of over the last 4 months -- with the installation of larger than 'normal' stormwater pipes).

We would like the opportunity to have greater input into the future redevelopment plans of our neighbourhood and not simply be sent a letter as some kind of after thought. The redevelopment of the Shellmont Shopping Plaza was an excellent example of how a developer, the City and the neighbouring residents can work together to come to agreement on a development that fits in with the surrounding area and is an asset to the neighbourhood. Please give our suggestion serious consideration. At the very least we would appreciate being contacted to confirm receipt of our letter. We can be reached at 604-275-7285.

Sincerely,

Norbert Eckert and Karen Thomas

Cc: George Duncan, Chief Administrative Officer  
Holger Burke, Acting Director, Urban Development

## **G. Wynne & Glenys A. Powell**

10571 Seamount Road,  
Richmond, B.C.  
V7A 4P5  
Home 604-272-3897  
Cellular 604-209-3210  
Wynne Work 604-272-7412  
e-mail [wynnepowell@hotmail.com](mailto:wynnepowell@hotmail.com)

23 December, 2005

### **City of Richmond,**

6911 # 3 Road,  
Richmond, B.C.  
V6Y 2C1

### **ATTENTION: Mr. David Brownless, Planner to pass on to Richmond Council**

Dear Sirs:

Re: rezoning application / proposed amendments file RZ 05-301311,  
RZ 05-304459, RZ 05-313184

We are writing to you to express our strong disapproval of your staff's recommendation for the properties fronting # 5 Road to be changed from single family lot size policy to multiple families residential.

We initially moved to Seacliff Road in 1969, and moved to our current Seamount home in the late 1970's. As long term Richmond residents we respectfully wish to you to turn down the staff recommendation for the # 5 Road properties to be considered for multiple family zoning. The only access to # 5 Road properties will be a lane which is not a public roadway. This lane for this area comes out on Seacliff and Seahurst roads. With the proposed lane use for the properties located along Steveston Highway you are already potentially placing more traffic into an area of Richmond that already faces traffic gridlock without any additional # 5 Road expansion consideration.

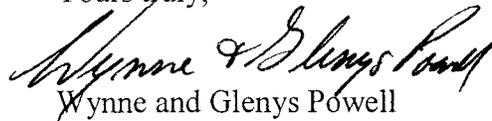
Our planning staff needs to recognize that Steveston Highway and # 5 Road have become major highways that are utilized by significant transient and local traffic. The fact that the recommendation is to turn a lane into the only access for the proposed Steveston Highway increased density development demonstrates the fact that these staff officials admit that our roadways cannot cope with their recommendations.

Seamount Road is occupied by higher end newer homes than the rest of the Sea street area. Staff's recommendations will turn Seamount into a major road access making the road not safe for the current children and grand children located in this well established well maintained Richmond home area.

The staff rezoning recommendation for 11091, 11111 and 11191 Steveston Highway we are pleased to note is single family residential. We urge Council to not increase the zoning to multiple family homes in the area from Seward Gate to # 5 Road, and from Seacliff and # Road to Steveston Highway. We also urge Council to not turn Seamount Road into a major high traffic area by inappropriately using lanes as major public roads.

Thank you for taking the time to consider the points raised by us.

Yours truly,



Wynne and Glenys Powell

Mr. David Brownlee  
Planner 2 for  
City of Richmond  
6911 No 3 Rd  
Richmond, B.C.  
V6Y 2C1

11720 Williams Rd.  
Richmond, B.C.  
V7A 1J4

December 27, 2005

Dear sir:

**Re: Rezoning Applications for 11091, 11111, 11191 Steveston Highway and  
Proposed Amendments to Your Area's Lot Size Policy**

I received your notice for the Rezoning Applications above, shortly after you mailed it out on December 6, 2005. However, I set it aside after reading it, because it referred to Single Family Lot Size Policy No. 5434. What's that mean?

Here was a mention made referring to the above lots as Policy No. 5434, and how it referred to the size of lots as they change after 5 years or sooner. The staff recommended to permit subdivision of the above lots to R1-0.6.

POINT NO. 1 These numbers mean nothing to me. I believe though R1-0.6, refers to the size of the lots, so why don't you tell me in the "letter of notice" the size of the lots in feet or meters, etc. as at present and what they will be changed to. As it is, they mean something to you and the developers, but they mean nothing to us ordinary citizens and why should I have to run to the City Hall every time I get a letter like this from City Hall.

This will not be the last letter from you to me, because I foresee a lot more similar developments.

POINT NO. 2

There are a lot of us citizens in this area bounded by Shell and #5 Rd on one side, and Steveston Highway and Williams Rd on the other sides.

Many of us go for walks in the neighbourhood for many different reasons - some walk because of their doctor's order, some walk if it is a nice day out, and others walk their dogs.

And then there is the majority of walkers, that walk to Ironwood to do some shopping there, or to drop in at Tim Horton's etc. for a casual cup of coffee. They have enjoyed their walk to Steveston Highway near the shopping center of Ironwood, ever since the

shopping center opened, and it was just great for them. But, to get there, many of us took a "short cut" to Steveston Highway from Seahurst Rd., through the vacant empty lots, referred to in this application. This wonderful shortcut, has been cut short, because the developers have erected metal fences, and now the poor citizens of this wonderful neighbourhood have to walk a way up Seahurst Rd to Seaward Gate and then a way back to the Ironwood Shopping Center, an unnecessarily extended walk. There are a lot of seniors in this area, and this extended walk may not be the best for their health.

My recommendations for the citizens of this area are, and for your consideration in this application are::

#1. That whenever a letter is sent from you to the citizens referring to some developers application, and it usually refers to some change in size in your developer language as R1-0.6, I request that after the word or number such as R1-0.6 that you enter in (Brackets) in English the actual size in feet or meters, so that we may all understand just what you are talking about, and make a more informed decision.

#2. That the developers be made responsible for a "pedestrian walkway" from Seahurst Rd. to Steveston Highway, some where's through their lots. It will only take a few feet off the total of their applications.

Sincerely,

Herbert Hinz

**Brownlee, David**

---

**From:** carol day [carolday@shaw.ca]  
**Sent:** Wednesday, 28 December 2005 9:03 PM  
**To:** Brownlee, David  
**Cc:** MayorandCouncillors  
**Subject:** file rz 05-301311,05-304459,05-313184  
**Attachments:** img741.jpg

Hello Mr. Brownlee planning dept  
City Council and the Mayor

Dec 28th ,05

I am writing in regards to file # RZ 05-301311,Rz 05-304459,RZ 05-313184 These are rezoning applications for 11091,11111 and 11191 Steveston Hwy.

The applicants wish to divide the lots into two lots each creating 6 lots where there now are only 3 lots.

I have talked to some of my neighbours and we understand that redevelopment with lane access for these single family homes makes sense but we feel that the new lot sizes should be in keeping with the lots that now exist.

The lots in between these lots up for rezoning are 13.34 meters. I feel it would make sense to maintain this minimum lot width for all these lots ,making them uniform in size. The lot size requested is 9.19 meters and this is far too narrow for the area.

The lane in that section of Steveston Hwy. is very narrow and cannot accomodate extra cars being parked in the lane. There is no extra parking on Seahurst rd. and there is no parking allowed on Steveston Hwy.

Please ask the planning committee and the council to require the developer have a minimum lot width of 13.34 meters so we can have some consistency in the neighbourhood and less problems with parking.

Thanks you for your time and consideration, I will forward this letter to the Richmond city council .

Carol Day  
11631 Seahurst Rd.  
Richmond, V7A 4K1  
604 271 7761

CELL 604 240 1986

[carolday@shaw.ca](mailto:carolday@shaw.ca)

**Brownlee, David**

---

**From:** Jan Lermite [lermittefamily@shaw.ca]  
**Sent:** Friday, 30 December 2005 4:36 PM  
**To:** Brownlee, David  
**Subject:** File ; RZ 05-301311,RZ 05-304459 , RZ 05 - 313184

**Re: Rezoning Applications for Steveston Highway**

David,

I am forwarding my concerns about the proposed amendments to the Single Family Lot Size Policy No. 5434 and the rezoning applications for 11091, 11111, and 11191 Steveston Highway.

As a resident in the subdivision between Steveston Hwy and Williams, and No. 5 Road and Shell, it continues to concern and surprise me with the lack of comprehensive thinking on this community plan. This is the fifth community plan amendment that our area has been subjected to in the twelve years we have been residents here. In looking back over this time there does not seem to be a thread of cohesiveness that the city planners have for this area.

My concerns are as follows:

1. Access to rear lanes for two way traffic. As residents we thought this was comprehensively reviewed and a decision to not have two way traffic in our lanes was made in 2004 when the Subdivision permit was changed as per R1/B.
2. The new amendment you wish is to go to R1-0.6 which goes against what the city and the residents have already accepted: Less density and no access to lane. Why would a small section of No. 5 Road and Steveston Hwy be different than what council has already put into the community plan under R1/E and R1/B?
3. It doesn't make sense to put higher density housing on smaller lots in the areas of these major thoroughfares entering and exiting Richmond. There is already too much traffic congestion on these roads, especially during rush hour periods. Down the road on Steveston Hwy, across from the Richmond Golf Club, there is another divergence in planning for single family homes. When will the city have a comprehensive design to enhance the community plan for Richmond? This is the gateway into our city and it should be reflected as such with sensible access routes and well thought out housing plans.
4. These submissions were done in Sept. 05. Why wait until December's holiday season to send out information to residents of the area? This puts undue pressure on residents to respond in an appropriate time. This seems to be another thread of the city's last minute approach to planning. When will the city counselors put in the time, effort and structure to enhance this evolving community?

Sincerely,

Concerned Richmond citizens,  
Paul and Jan Lermite  
10860 Seamount Road



## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
 Telephone (604) 276-4000  
 www.city.richmond.bc.ca

January 25, 2006

File: RZ 05-301311, RZ 05-304459, RZ 05-313184

Urban Development Division  
 Fax: (604) 276-4052

Dear Home Owners and Residents:

**Re: Rezoning Applications for 11091, 11111 and 11191 Steveston Highway and Proposed Amendments to Your Area's Single Family Lot Size Policy**

In early December, 2005, a letter was sent to the owners and residents within your neighbourhood outlining proposed amendments to the City's Single Family Lot Size Policy for your neighbourhood and advising of the three applications for subdivision along Steveston Highway. As you may recall the Single Family Lot Size Policy establishes the minimum lot width that a property can be subdivided down to.

In response to that letter the City has received a number of letters from residents relaying concerns and suggestions for addressing issues in the area and with these proposals. Because the issues being raised are complex, and since this neighbourhood has been quite sensitive to development in the area, it is apparent that the neighbourhood would benefit from further discussion on these issues.

As a result, City staff will be hosting an open house in the Kidd Elementary School gymnasium, 10851 Shell Road, on February 16, 2006 between 7:00 pm and 9:00 pm. The format will be drop-in. Information Panels will be displayed for your review and staff will be on hand to answer questions and listen to your input. A survey questionnaire will be made available at the meeting to allow for your additional comment and suggestions.

For your reference, I have again included a copy of the current lot size policy and the proposed lot size policy. Should you have any questions in advance of the meeting, please feel free to contact me at 604-276-4200 or through my email address at [dbrownlee@richmond.ca](mailto:dbrownlee@richmond.ca).

Yours truly,

David Brownlee  
 Planner 2

DCB:cas

Att. 1

pc: Holger Burke, MCIP, Acting Director of Development

*Attachment 1: Locations of the three pending rezoning applications*

*Attachment 2: Existing Single Family Lot Size Policy No. 5434*

*Attachment 3: Proposed Single Family Lot Size Policy*





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990  
 Amended by Council: November 18, 1991

**POLICY 5434**

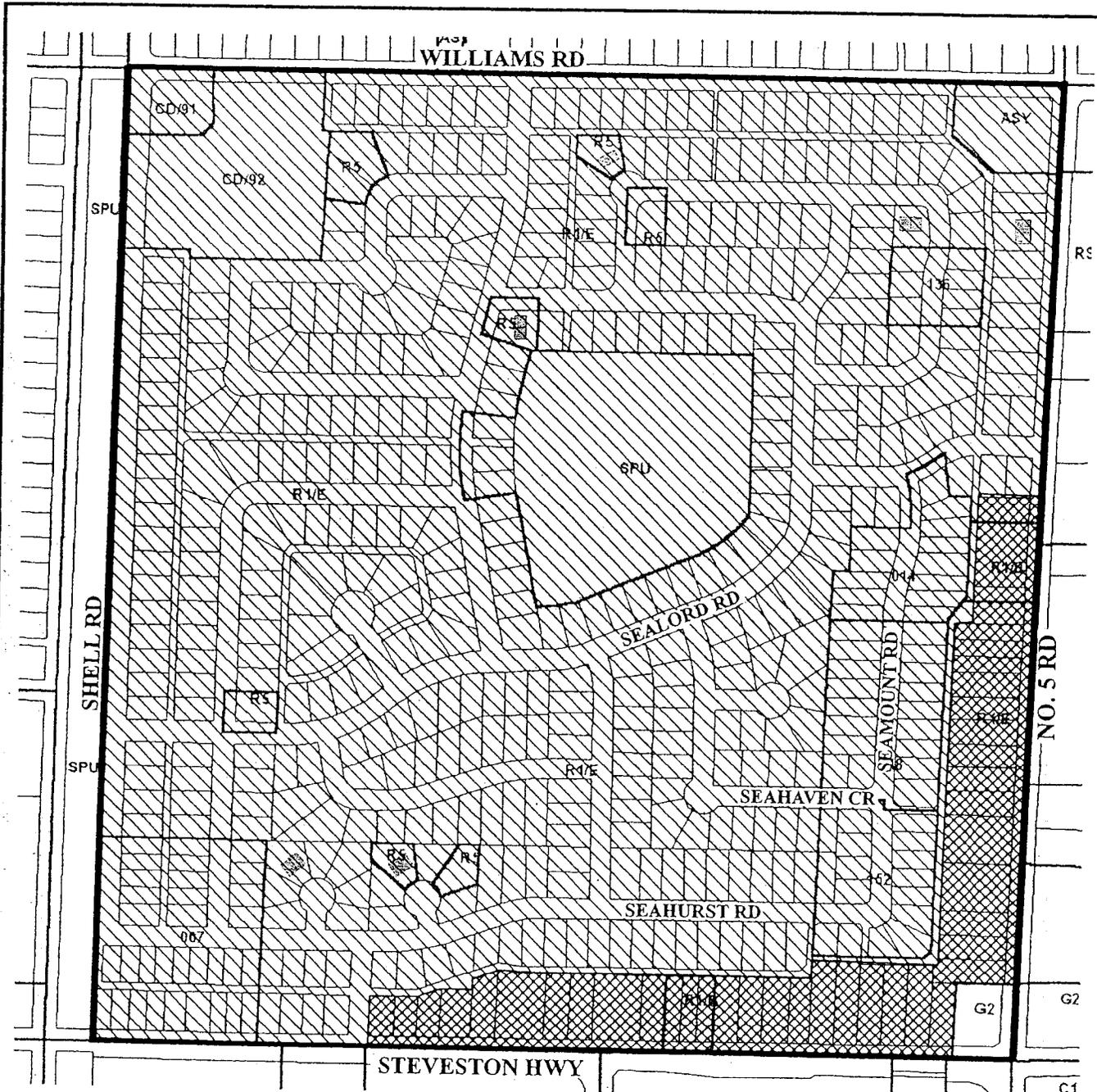
File Ref: 4045-00

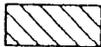
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that properties fronting on Steveston Highway and No. 5 Road, from Seaward Gate to Seacliff Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B), in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E**
-  Subdivision permitted as per **R1/B**



**POLICY 5434**  
**SECTION 36, 4-6**

Adopted Date: 11/18/91

Amended Date:



# City of Richmond

# Policy Manual

Page 1 of 2

PROPOSED POLICY

POLICY 5434

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

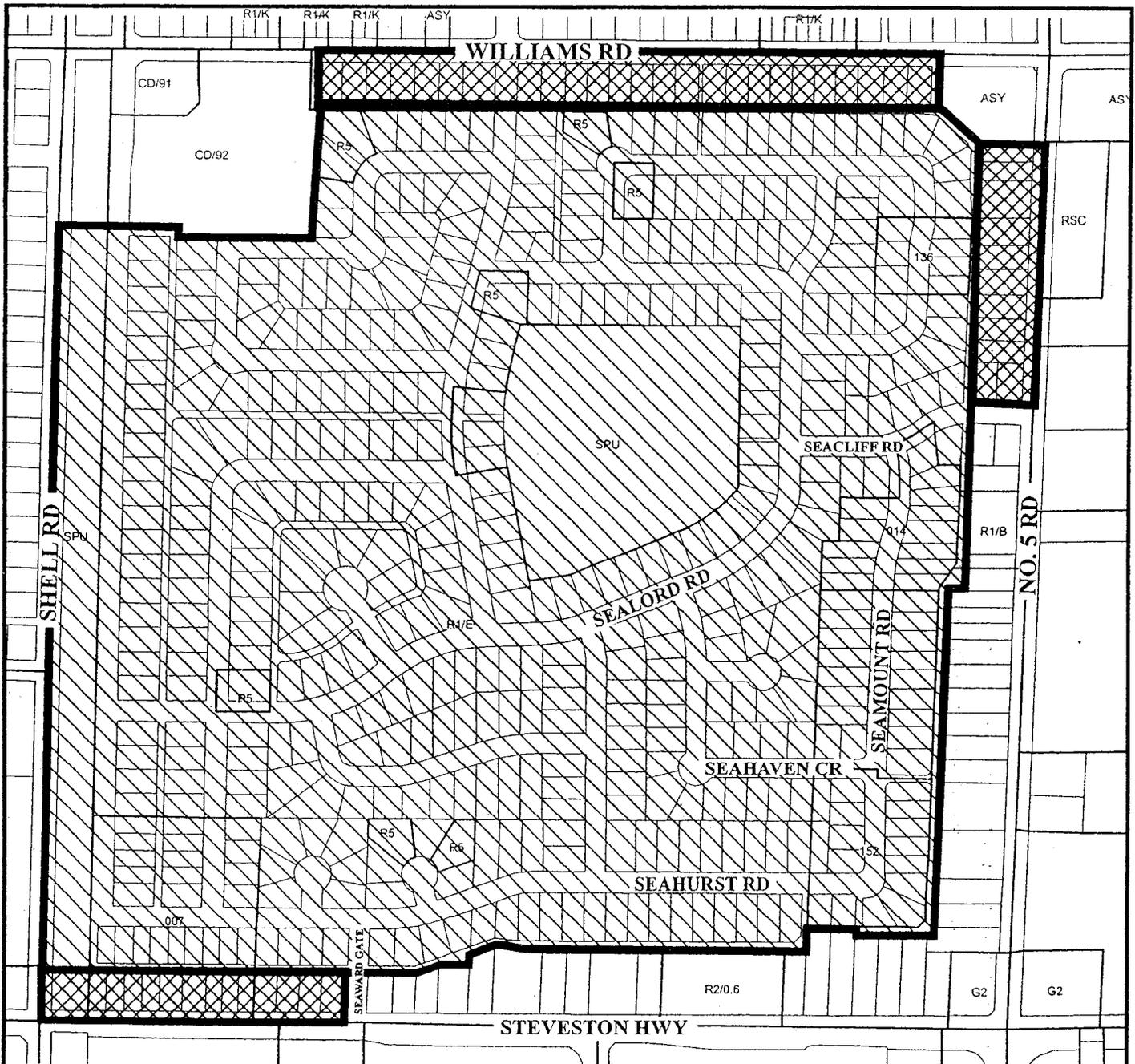
## POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, No. 5 Road, Steveston Highway and Williams Road, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:

Properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Seacliff Road to Williams Road, and properties fronting Williams Road from No. 5 Road to Shell Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **R1-0.6**  
(access to lane only)



# Proposed Policy 5434

## Section 36-4-6

Adopted Date:

Amended Date:



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

## Lot Size Study Survey Policy Planning Department

Section 36-4-6

Contact (604) 276-4200 Fax (604) 276-4052

**To ensure that your response is valid, please fill in the following:**

**Name:** \_\_\_\_\_ **Address in Study Area:** \_\_\_\_\_

**Please indicate whether you are a;**

Property Owner    or     Resident

### BACKGROUND

Staff have proposed changes to the Single Family Lot Size Policy for this quarter-section. This Policy is used to control the minimum lot widths for subdivisions of single-family lots.

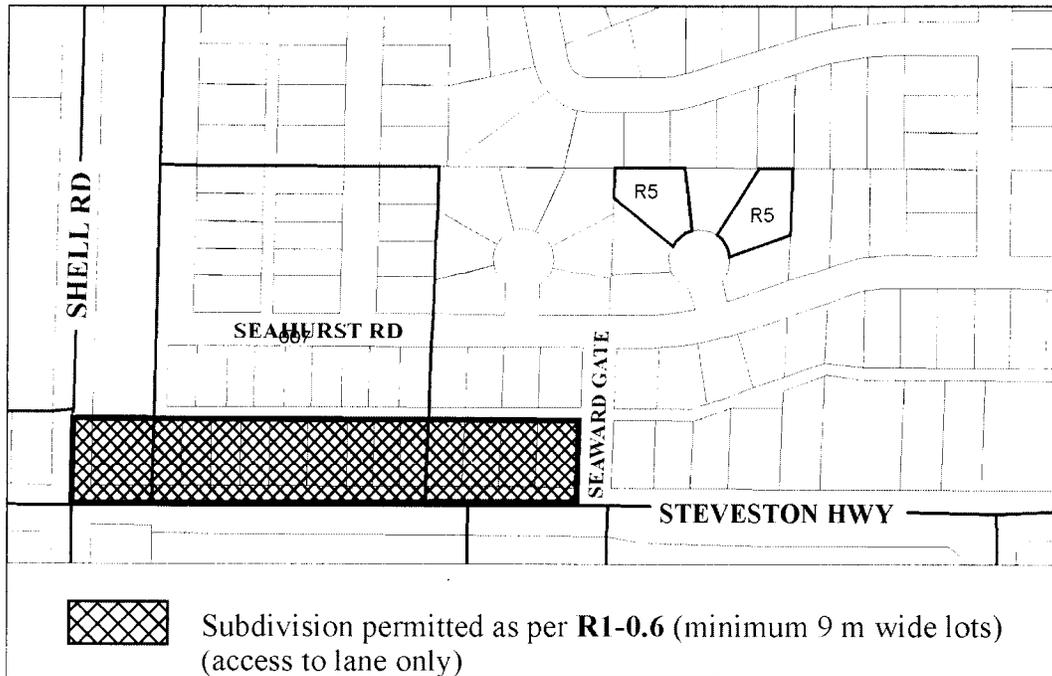
The City's normal policy is to support densification along arterial roads where rear lanes exist. Consequently, staff have proposed reducing the minimum lot widths for three locations in this quarter-section where the single-family lots front onto arterial roads and have existing rear laneways.

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

# QUESTION 1: STEVESTON HIGHWAY AMENDMENT

Staff have proposed reducing the minimum lot width in the cross-hatched area along Steveston Highway west of Seaward Gate from 18m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6).

Up to 6 new lots would be created in this area through this option. Each of the three rezoning applications received in this area would be allowed to subdivide.



Are you in favour of reducing the minimum lot width in this area along Steveston Hwy. to 9m?

YES

NO

COMMENTS

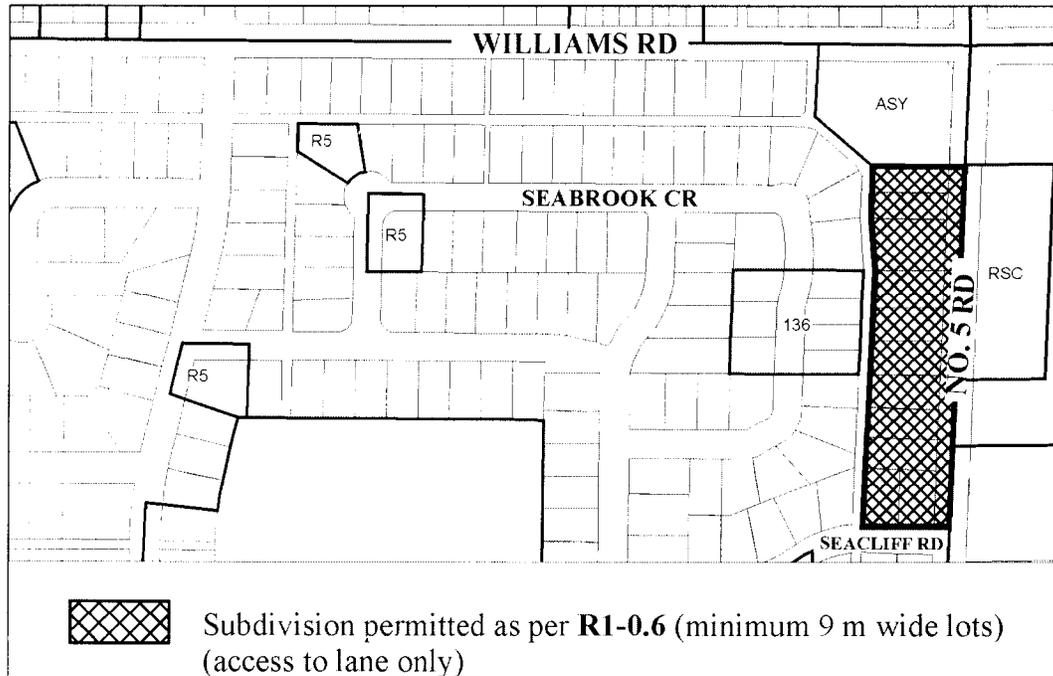
---

---

## QUESTION 2: NO. 5 ROAD AMENDMENT

Staff have proposed reducing the minimum lot width in the cross-hatched area along No. 5 Road north of Seacliff Road from 18m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6).

Up to 7 new lots would be created in this area through this option.



Are you in favour of reducing the minimum lot width in this area along No. 5 Road to 9m?

YES

NO

COMMENTS

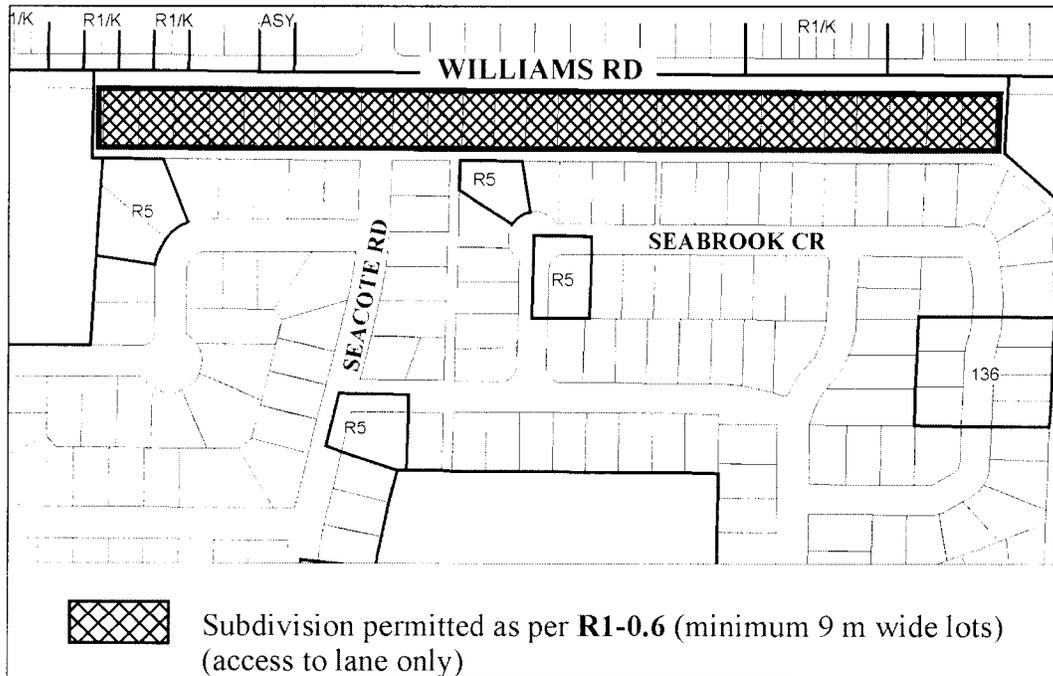
---

---

### QUESTION 3: WILLIAMS ROAD AMENDMENT

Staff have proposed reducing the minimum lot width in the cross-hatched area along Williams Road between No. 5 Road and Shell Road from 18m or 59 ft. (R1/E) to 9 m or 29.52 ft. (R1-0.6).

Up to 25 new lots would be created in this area through this option.



**Are you in favour of reducing the minimum lot width in this area along Williams Road to 9m?**

YES

NO

### COMMENTS

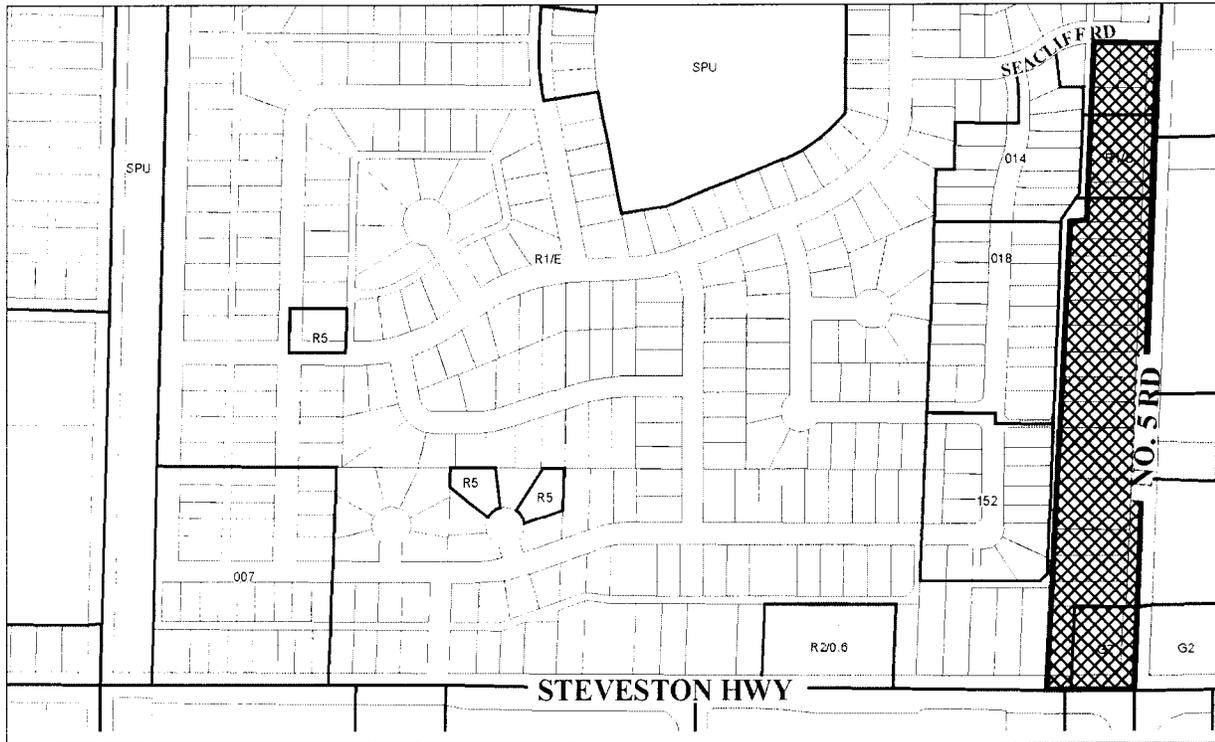
---

---



## QUESTION 5: MULTIPLE-FAMILY OPTION ALONG PART OF NO. 5 RD

City Policies normally support additional density near commercial centres. Low to medium density townhousing has been considered for the area approximately between Seacliff Road and Steveston Highway (see cross hatched area in the map). These would be similar to those approved along Steveston Hwy. between No. 5 Road and Seaward Gate (i.e. 2 storey at the rear, up to 3 stories adjacent to No. 5 Road).



**Please indicate your preference for this portion of No. 5 Road:**

- Multiple-family townhouses
- Single-family residential  
12m (39ft) wide lots - *current minimum*
- Single-family residential  
9m (29.5ft) wide lots

## COMMENTS

---

---

**OTHER COMMENTS**

Please feel free to provide any other comments or suggestions below.

---



---



---



---



---



---



---

The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

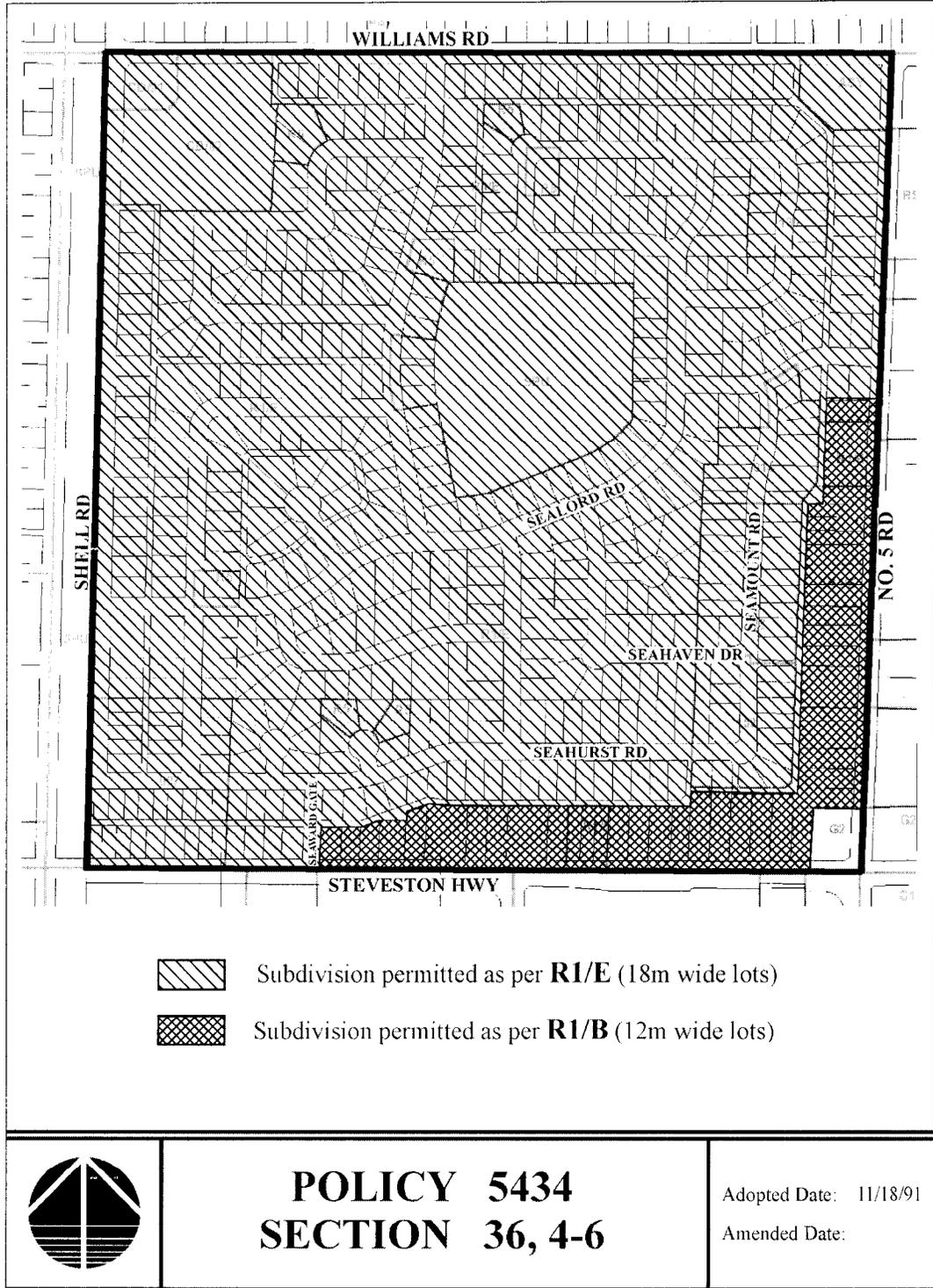
Thank you for taking the time to complete the survey. **Please return the completed survey by February 24, 2006** or fax to David Brownlee at **(604) 276-4052**.

Please contact David Brownlee, Planner, at **(604) 276-4200** if you have any questions regarding the survey.

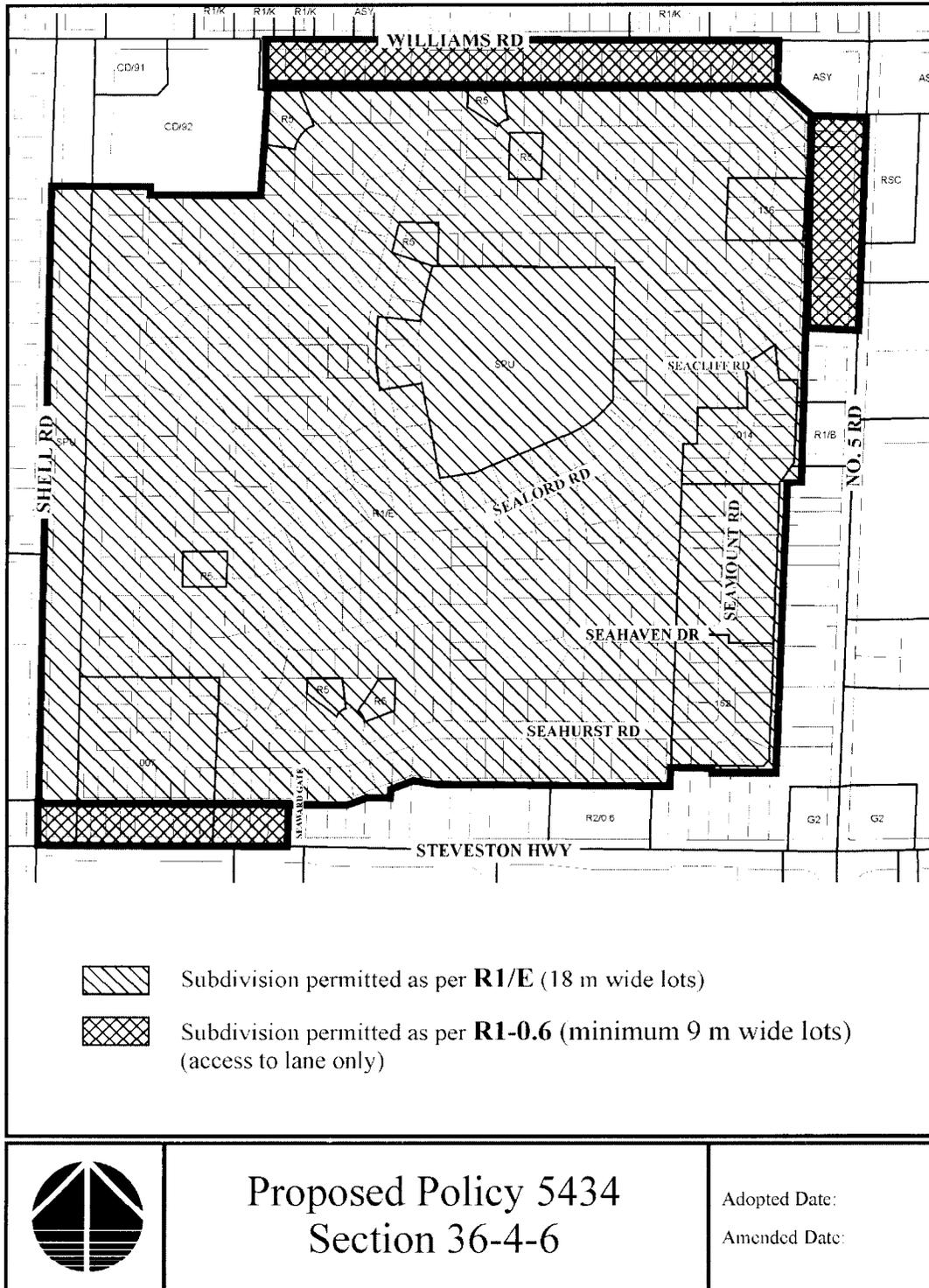
For Translation Assistance:	如閣下需要中文翻譯服務 請與中僑互助會聯絡 電話：279-7180	ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ 279-7160 ਤੇ ਫੋਨ ਕਰੋ
-----------------------------	---	---

# Reference Maps

## Current Single Family Lot Size Policy No. 5434



# Proposed Amended Policy Map



To whom it may concern:

I \_\_\_\_\_  
of address \_\_\_\_\_  
would like the City of Richmond to  
know that I support the 30' lots along  
Williams Road, #5 Road, and Steveston  
Hwy. I would also support multi family  
along Steveston Hwy and # 5 Road.  
I would agree with these smaller 30' lots  
because they would help to create more  
affordable homes. I feel this would be  
good for some seniors who wish to stay  
at home with their familys in the base-  
ment rather than move out to seniors  
homes which are few and far between.  
I would agree with allowing access  
from the back lane to these new homes.

Signed \_\_\_\_\_

Dated \_\_\_\_\_

**PLANT LIST**  
11540 WILLIAMS ROAD, RICHMOND

KEY	QTY	SUBMITTAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AP	1	ACER PALMATICUM	JAPANESE MAPLE	60" CAL. BR. 1.8m STD.
AR	2	ACER RIBBIUM	RED SUNSET MAPLE	6.0" CAL. BR. 1.8m STD.
MSL	1	MAGNOLIA SUI LANGIANA	PURPLE SAUCEUR MAGNOLIA	6.0" CAL. BR. 1.8m STD.
TH4	67	THUJA OCCIDENTALIS 'FASTIGIATA'	PRINCEBIAL CEDAR	1.25m HT.
<b>SHRUBS</b>				
AJ	14	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	30	ERICA CARNEA	WINTER HEATHER	#7 POT
PJF	6	PERSEA JAPONICA	LILY OF THE VALLEY	#3 POT
RH	23	ROSA MEDIOLAND	MED-LAND ROSE	#1 POT
VD	8	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT
<b>GROUND COVERS</b>				
AUJ	80	ANCILOSTAPHYLLUS OVALIFOLIA	KINNOCK	#93 POT
<b>VINES</b>				
ANN	40	ANNUALS **		#93 POT
PER	30	PERENNIALS **		#1 POT

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS
CONCRETE CAP
SANDBLASTED FINISH
MASONRY BRICK
METAL FENCE
POURED IN PLACE CONC.
POURED IN PLACE CONC.
(SEE STRUCT. ENGR. DWG.)

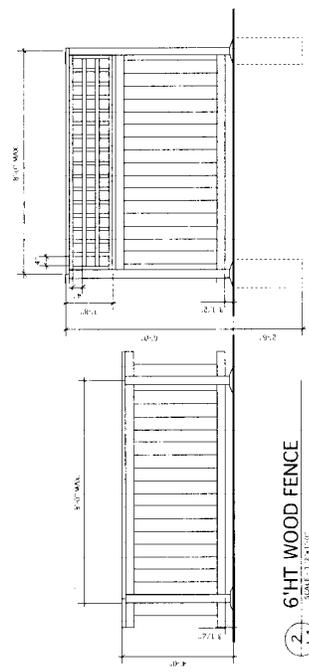
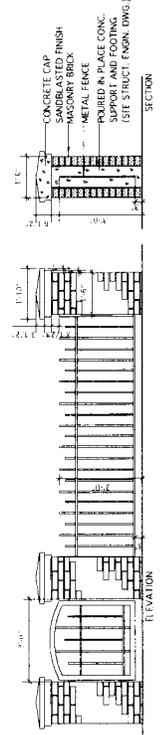
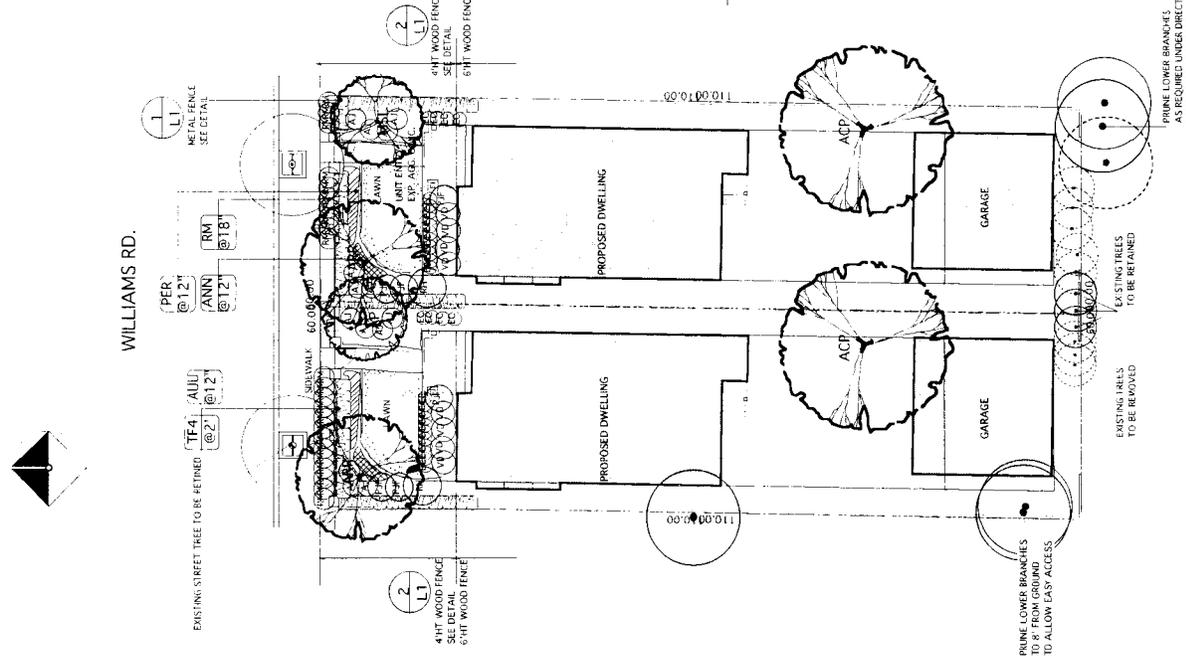
**NOTES**  
\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.  
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONYIA STANDARDS FOR NURSERY STOCK AND THE IFCMA 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 SHALL OCCUR WHEN 5% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.  
THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

My 10 MARK  
Landscape Architects  
11540 Williams Rd  
Richmond BC V7E 2B1  
Phone: 604.272.2812  
Fax: 604.272.2813  
Email: info@my10.ca

**ITO**  
LANDSCAPE ARCHITECTS  
11540 WILLIAMS RD  
RICHMOND, B.C.

Drawing Title  
**LANDSCAPE PLAN**

Scale: 1/4" = 1'-0"  
Date: 12/12/2010  
Sheet: 1 of 1



## **Conditional Rezoning Requirements**

### **11540 Williams Road RZ 06-331753**

Prior to final adoption of Zoning Amendment Bylaw 8080, the developer is required to complete the following requirements:

- 1) Contribution of \$4,000 in lieu of eight (8) replacement trees to go to the park Improvement Fund.
- 2) Provide a Landscape Security to the City of Richmond in the amount of \$8,229 for the landscape works as per the landscape plan prepared by Ito & Associates, dated May 28, 2006, and attached to the Report to Committee dated June 1, 2006; and
- 3) Installation of tree protection barriers around all protected trees prior to final adoption or demolition of the existing structures on site.

[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

**PLANT LIST**  
11562-A WILLIAMS ROAD RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
ARB	1	ACER BIRMINGHAM 'RED SUNSET'	RED SUNSET MAPLE	11.00" CAL. (B&B) 1.00m STD.
OK	1	CORNUS KOUSA 'SALOME'	PINK MOUSG DOKWOOD	6.00" CAL. - B&F
MSL	1	MAGNOLIA SALICIFOLIA 'RUSTIC RIBBON'	PURPLE SAUVER MAGNOLIA	NEW CAL. B&B
<b>SHRUBS</b>				
AJ	7	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
LC	26	ERICA CARNEA **	WINTER HEATHER	#2 POT
P.F	2	PERSEA JAPONICA 'FOREST FLAME'	FLY OF THE VALLEY	#5 POT
W	1	WIBREUM VIRENS **	WINDY BELL	#2 POT
WD	4	VIORNA LINDLEYI	DAVID'S VIBURNUM	#2 POT
<b>GROUND COVERS</b>				
ALI	40	ARCTOSTAPHYLOS (VALIS)	KINKERICK	#5P POT
<b>PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS</b>				
BC	24	BEGONIA CRASSIFOLIA	HEARTLEAF BEGONIA	#1 POT
ANN	20	ANNUALS **		#5P3 POT
PER	15	PERENNIALS **		#1 POT

**NOTES**

\*\* EPICOTS SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

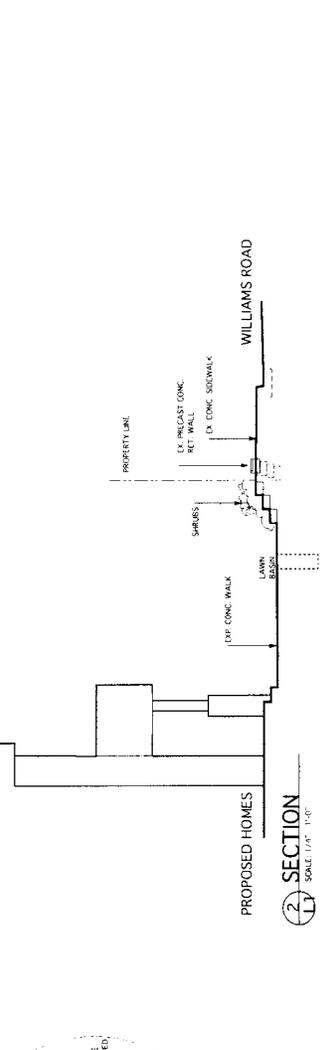
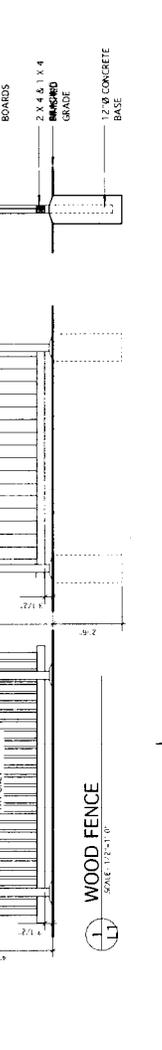
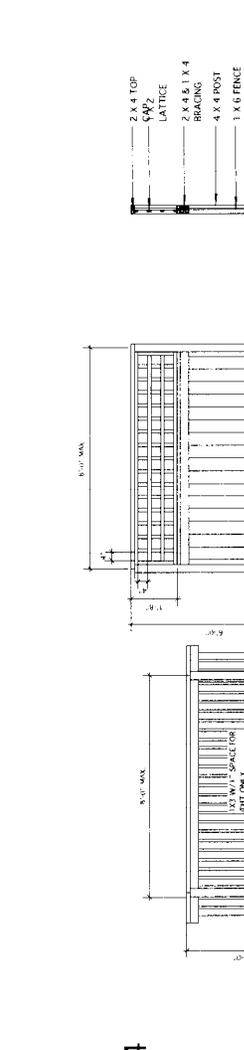
ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE QTY'S, PLANT SIZES, PLANTER TYPES AND THE REGIONAL 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 BUS

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL BE THE DATE THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.



**ITC & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
11562-A WILLIAMS ROAD RICHMOND BC V6V 2L4  
VOICE: (604) 275-2812  
FACSIMILE: (604) 275-4678  
EMAIL: ITO@ITC.BC.CA

**Project:**  
11562-A WILLIAMS ROAD RICHMOND, B.C.

**Drawn:** JTB  
**Checked:** M  
**Date:** 04/29/2016  
**Scale:** 1/4\"/>

**PLANT LIST**

11480 P WILLIAMS RD, RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARR	1	ACER NIBRIUM 'RED SUNSET'	RED SUNSET MAPLE	11.0m CAL BAB 1.8m STD
CK	1	CORNUS KUSA 'SALOM'	PINK KOSA DOGWOOD	9.0m CAL BAB
MSL	1	MANGROVIA SOCARANGARA 'WUSTEL & RRA'	PANICLE SPOKER MANGROVIA	6.0m CAL BAB

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AJ	7	AZALEA 'JACONICA'	JAPANESE AZALEA	#2 POT
EL	5	ERICA LARINZA	WINTER HEATHER	#2 POT
PH	2	PHLODENDRON 'LILY'	RED BUDENBORN	#3 POT
VD	4	VIBURNUM 'DAVID'	DAVID'S VIBURNUM	#2 POT

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AU0	40	ARCTOSTAPHYLOS 'LA LRSI'	KINKINICK	#3PT POT

**PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS**

BC	24	BERGEMIA GRASSBERGIA	HEARTLEAF BERGENIA	#1 POT
ANN	20	ANNUALS **		#2PT POT
PER	15	PERENNIALS **		#1 POT

**NOTES**

- \*\* (NEW)IES, 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 CANA STANDARDS FOR NURSERY STOCK AND THE BELMA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY REQUIREMENTS SHALL BE IN AN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING I.D.S.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL PERFORMANCE YEAR. ANY DEFECTS OR DAMAGE TO THE PLANTS OR MATERIALS SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

2025 © ITO & ASSOCIATES  
 11680 B WILLIAMS RD  
 RICHMOND BC V6V 2K4  
 Phone: (604) 275-2812  
 Fax: (604) 275-4851  
 Email: info@ito.ca

**ITO & ASSOCIATES**  
 Landscape Architects  
 11680 B WILLIAMS RD  
 RICHMOND BC V6V 2K4  
 Phone: (604) 275-2812  
 Fax: (604) 275-4851  
 Email: info@ito.ca

11680 B  
 WILLIAMS RD  
 RICHMOND, B.C.

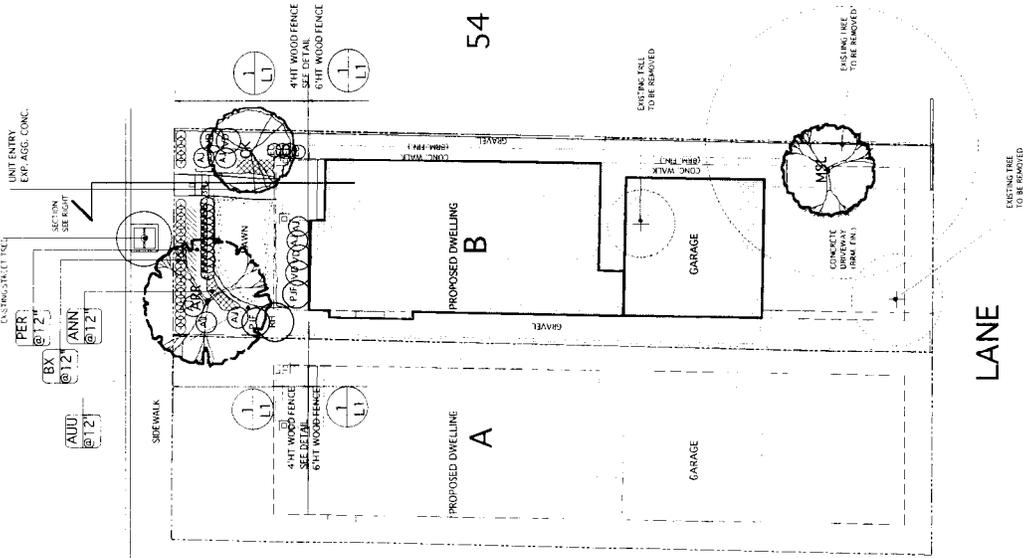
LANDSCAPE PL

Scale: 1/8" = 1'-0"  
 Date: 2025-08-08  
 Job: 11680 B  
 Sheet: L1 of 1

**L1** of 1



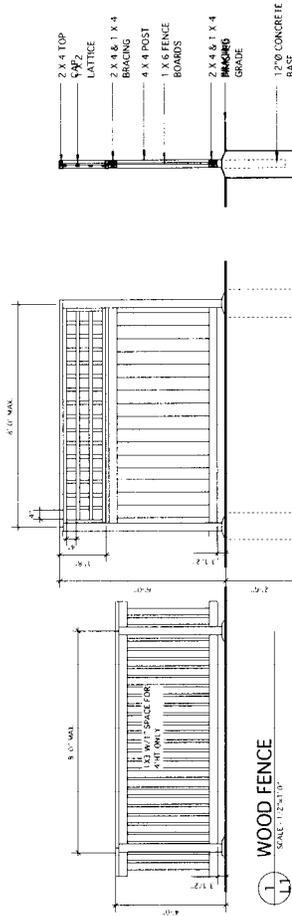
**WILLIAMS ROAD**



52

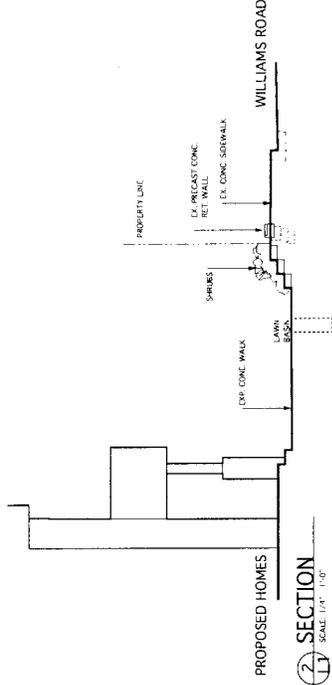
54

**LANE**



**WOOD FENCE**

SCALE: 1/2" = 1'-0"



**PROPOSED HOMES**

SCALE: 1/4" = 1'-0"

**Conditional Rezoning Requirements**  
**11680 Williams Road RZ 06-334342**

Prior to final adoption of Zoning Amendment Bylaw 8081, the developer is required to complete the following requirements:

- 1) Provide a Landscape Security to the City of Richmond in the amount of \$6,164 for the landscape works as per the landscape plan prepared by Ito & Associates, dated June 1, 2006, and attached to the Report to Committee dated June 1, 2006.

[signed copy on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



# City of Richmond

# Policy Manual

Page 1 of 2

PROPOSED POLICY

POLICY 5434

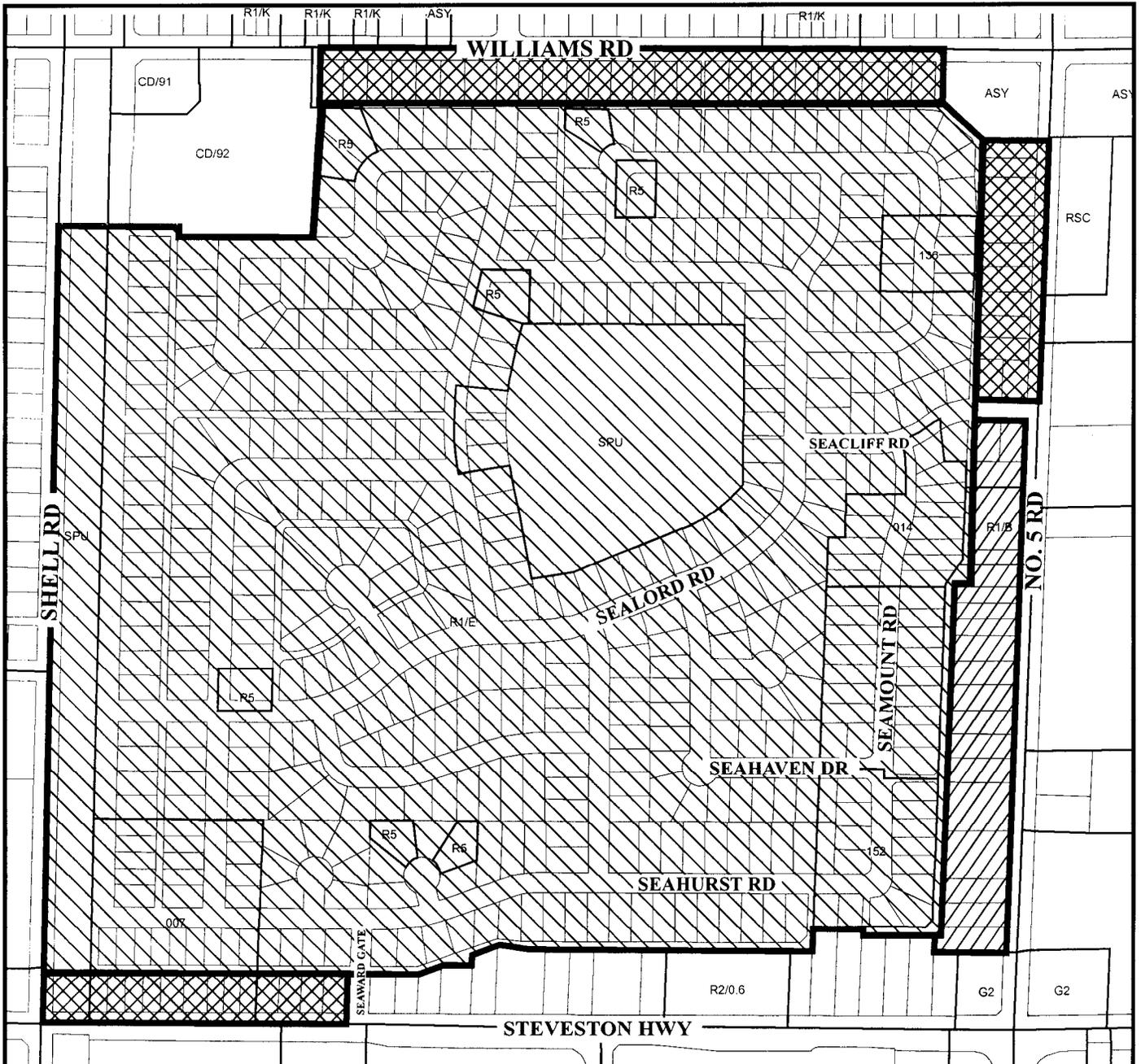
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

## POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on No. 5 Road from Williams Road to Seacliff Road, and properties fronting on Steveston Highway from Seaward Gate to Shell Road, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Seacliff Road to Steveston Highway be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



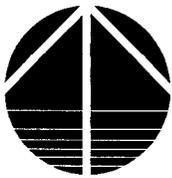
Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1-0.6 or R/9** (access to lane only)



# Proposed Policy 5434

## Section 36-4-6

Adopted Date:  
Amended Date:



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8080 (RZ 06-331753)  
11540 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 (R1-0.6)**.

P.I.D. 004-347-200

Lot 46 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8080”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8081 (RZ 06-334342)  
11680 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 (R1-0.6)**.

P.I.D. 003-960-528

Lot 53 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8081”**.

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>(S)/SL</i>

\_\_\_\_\_  
MAYOR

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