



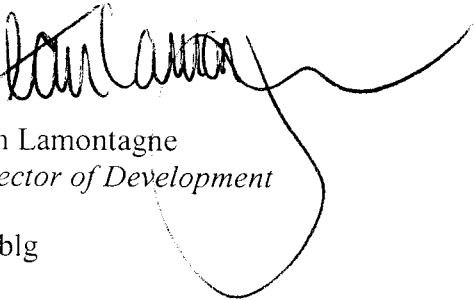
To: Planning Committee to Planning - Jul 05, 2006.
Date: June 8, 2006

From: Jean Lamontagne
Director of Development RZ 06-336742

Re: **Application by Malhi Construction Ltd. for Rezoning at 10451 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)** file: 12-8060-20-8090

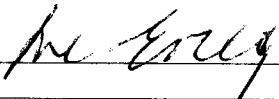
Staff Recommendation

That Bylaw No. 8090, for the rezoning of 10451 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


The following requirement is to be dealt with prior to final adoption:

- o Submission of a Landscaping Security to the City of Richmond in the amount of \$6,200 for the landscape works as per the landscape plan attached to the report (**Attachment 4**).

[signed copy on file]

Agreement by Applicant
Malhi Construction Ltd.

Item	Details
Application	RZ 06-336742
Location	10451 Williams Road (Attachment 1)
Owner	Andrew John Miloglav
Applicant	Malhi Construction Ltd.

Date Received	May 11, 2006
Acknowledgement Letter	May 25, 2006
Fast Track Compliance	June 7, 2006
Staff Report	June 8, 2006
Planning Committee	July 5, 2006

Site Size	674 m ² (7,255 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (337 m ² or 3,627 ft ² each)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed - Single-Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft.
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 (Attachment 2). • There is a local neighbourhood commercial use to the east at the corner of Shell Road and Williams Road.

<p>Staff Comments</p>	<ul style="list-style-type: none"> • A number of similar applications to rezone and subdivide nearby properties to 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). • The application to rezone 10400 Aragon Road (at Williams Road) to R1-0.6 has been given Third Reading on May 15, 2006 (reference file RZ 06-326332). • Five (5) separate rezoning applications to rezone five (5) other properties along Williams Road between No. 4 Road and Shell Road to R1-0.6 have been received. • A tree survey is submitted (Attachment 3). The applicant is proposing to remove two (2) of the three (3) protected trees on site to accommodate the future single-family dwellings. • 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. The landscape plan includes the four (4) 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 \$6,200 prior to final adoption of the rezoning bylaw. • 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, 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" and the revised Lane Establishment and Arterial Road Development Policies considered by Council on May 8, 2006 and scheduled for Public Hearing in June, 2006. • 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.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Aerial Photo; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – Preliminary Landscape Plan</p>

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.
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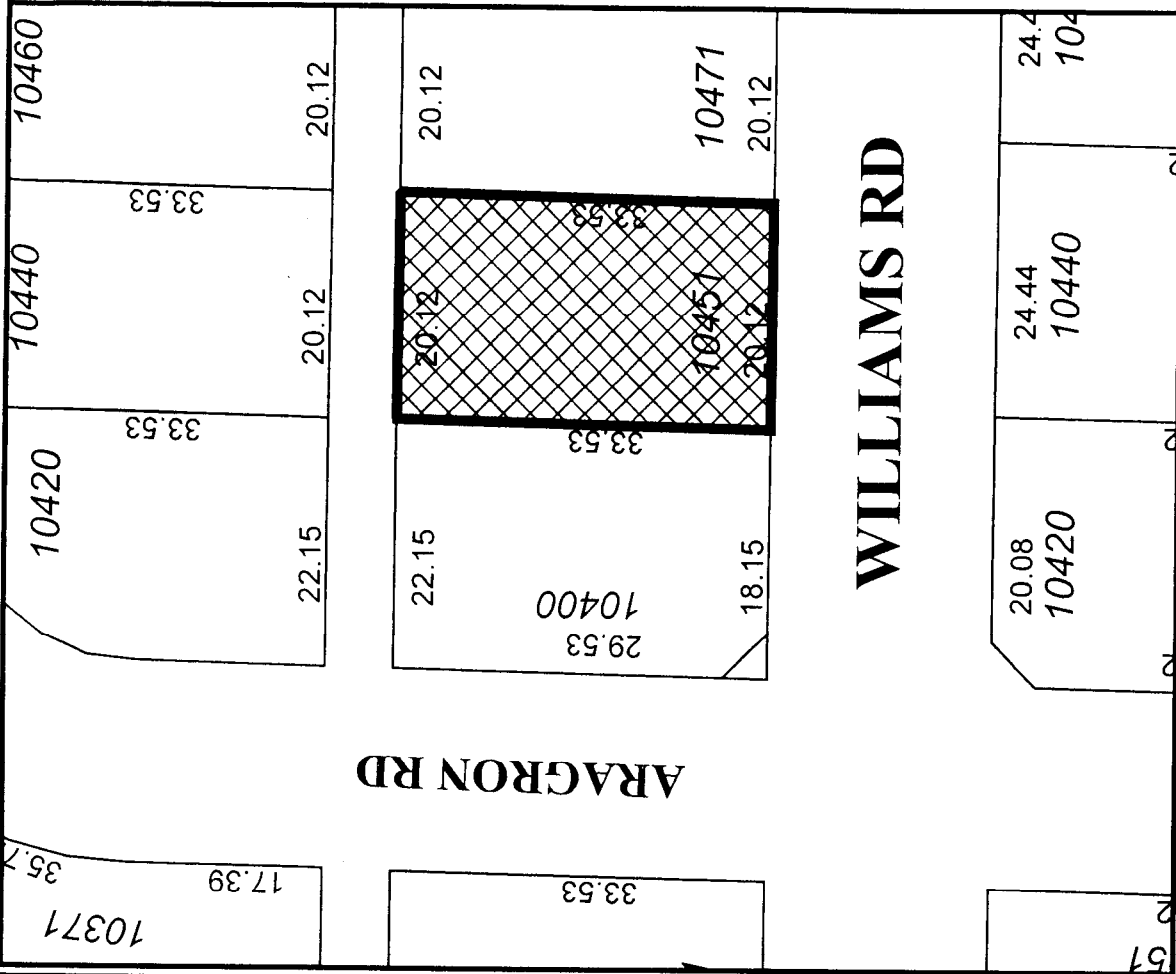
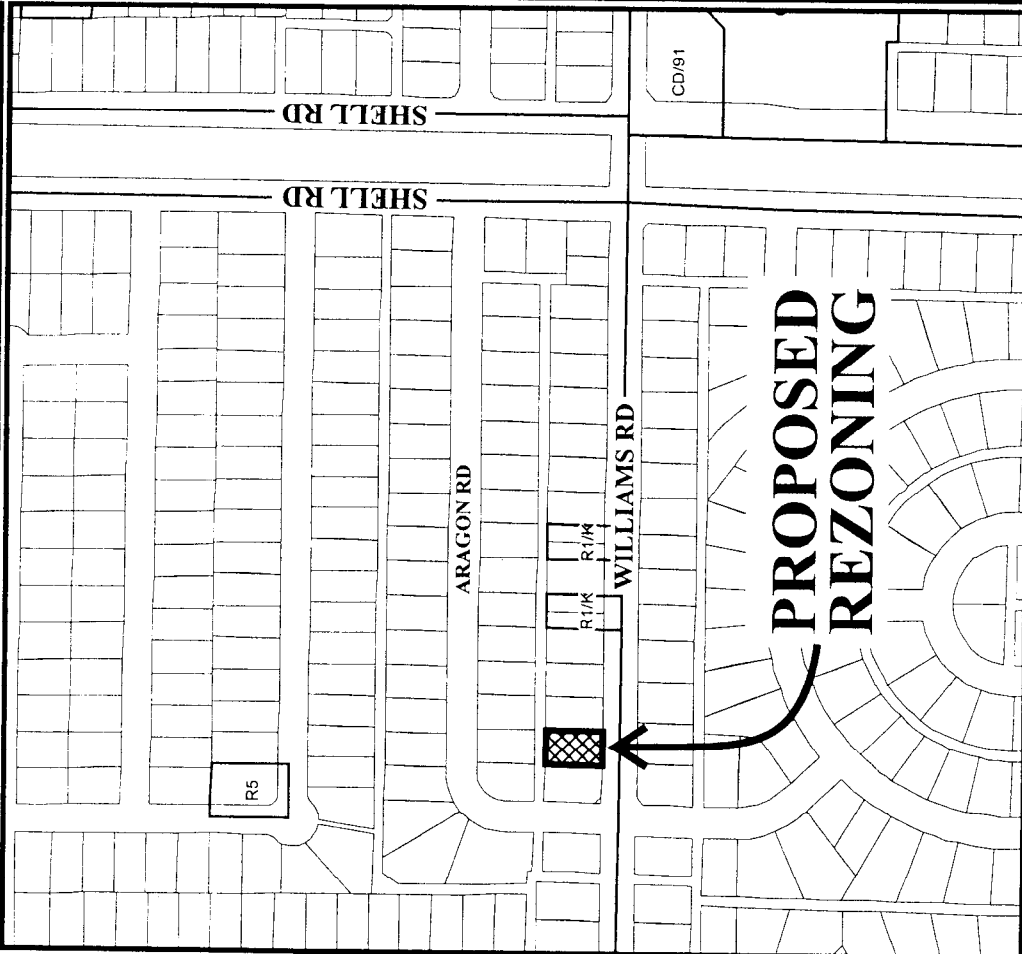


Edwin Lee
Planning Technician - Design
(Local 4121)

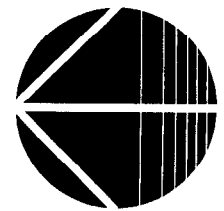
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City of Richmond



RZ 06-336742



Original Date: 05/17/06

Revision Date:

Note: Dimensions are in METRES



ARAGON RD

SHELL RD

SHELL RD

WILLIAMS RD

SUBJECT
PROPERTY



RZ 06-336742

Original Date: 05/17/06

Amended Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 32 BLOCK 19 SECTION 26 B4N R6W NEW WESTMINSTER DISTRICT PLAN 18548.

Current Civic Address:

10451 Williams Road
Richmond, B.C.

SCALE : 1:250

LANE

Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.25m are shown.
- This plan does not show non-plan charges, liens or interests.

TO BE REMOVED

0.3 birch

0.25 conif

PROPOSED LOT 1

PROPOSED LOT 2

33

173'42"

33.521

1

181'15'57"

PROPOSED PROPERTY LINE

2

33.519

181'14'13"

31

32

PLAN 18548

18548

0.3 conif

TO BE RETAINED

10.059

10.059

90°18'43"

90°19'02"



WILLIAMS ROAD

© COPYRIGHT

DHALIWAL AND ASSOCIATES

LAND SURVEYING INC.

121-13140 80th Avenue

Surrey, B.C. V3W 3B2

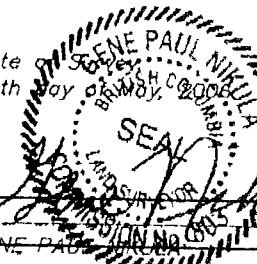
Phone: 604 501-6188

Fax: 604 501-6189

File: 0605013-TRI.DWG

Date of Survey

09th May 2006



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

GENE PAUL NIKULA

B.C.L.S. 805

PLANT LIST

INCULCATE ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ALER PALM LITUM	JAPANESE MAPLE	6.00m CH. BAR
ML	2	MAGNOLIA SOULANGIANA	PURPLE SAUCEUR MAGNOLIA	6.00m CH. BAR
TF4	28	THUJA OCCIDENTALIS FASTIGIATA	PYRAMIDAL CEDAR	1.25m HT.
SHRUBS				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	9	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	6	LEUCODIUM AILLANS	CONST. FLECKED	#2 POT
PH	2	PHACODENDRON **	PHACODENDRON	#2 POT
RM	8	ROSA MEDIANA	MEAD. ANE. ROSE	#1 POT
VA	1	VIBURNUM DAVEN	ANTHONY WATERER	#1 POT
VO	3	VIBURNUM DAVEN	DAVID'S VIRGINIAN	#1 POT
GROUND COVERS				
AUB	235	ARCTOSTAPHYLOS (VIA URSI)	KINKINNECK	#3/1 POT
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
ANN	80	ANNUALS **		#3/1 POT
PER	105	PERENNIALS **		#1 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT

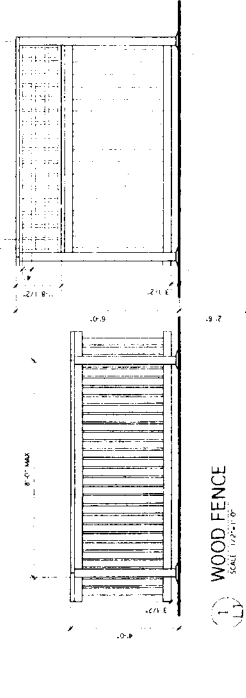
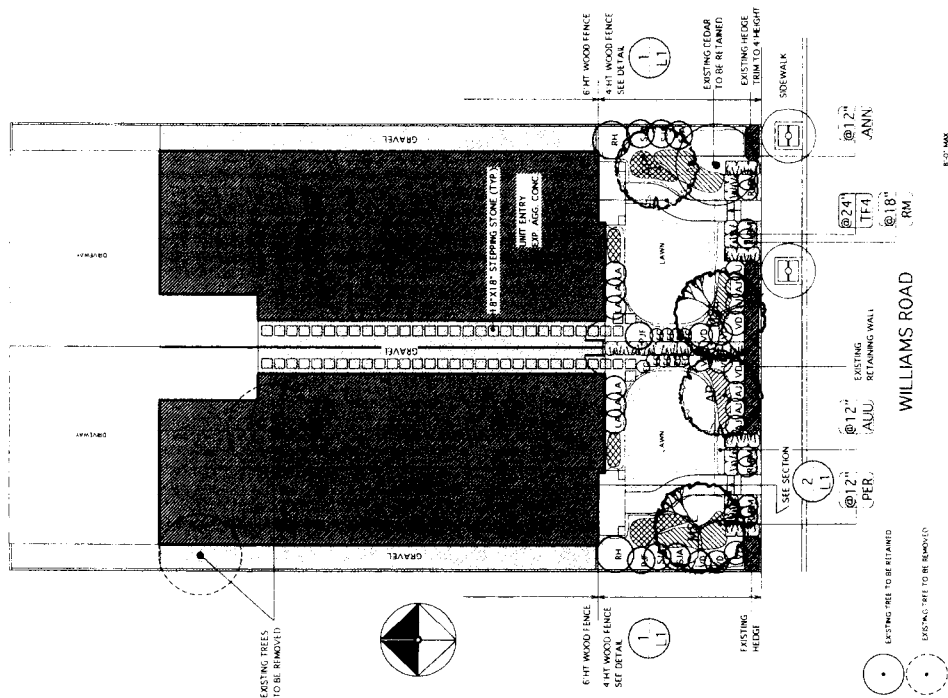
ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIAN LANDSCAPE STANDARDS

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTARIO STANDARDS FOR NURSERY STOCK AND THE BELMA STANDARDS FOR CONTAINER GROWN PLANTS

ALL PLANT QUANTITY DISCREPANCIES BETWEEN AN 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 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



JUNE 4, 2004
 10451 WILLIAMS ROAD
 RICHMOND, B.C. V6V 2K4
 TEL: (604) 275-2812
 FAX: (604) 275-8405
 E-MAIL: RICH@RICH.CO

JTO
 ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 HALL STREET
 RICHMOND, B.C. V6V 2K4
 TEL: (604) 275-2812
 FAX: (604) 275-8405
 E-MAIL: RICH@RICH.CO

Project:
 10451 WILLIAMS RD.
 RICHMOND, B.C.

Drawing Title:
LANDSCAPE PLAN

Scale	1/8" = 1'-0"
Drawn	M
Checked	M
Date	JUNE 17, 2004
Plot	10451
Sheet	1 of 1

L1 of 1