



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

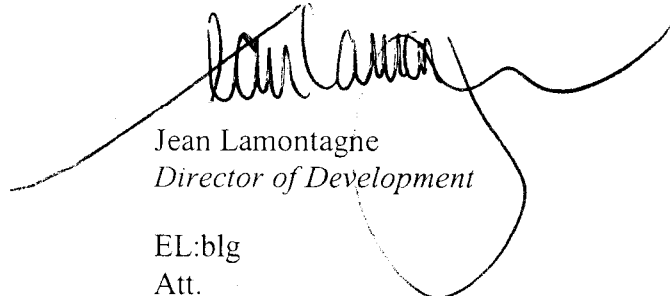
To: Planning Committee to Planning - Jul 05, 2006.
Date: June 8, 2006

From: Jean Lamontagne RZ 06-336742
Director of Development file: 12-8060-20-8090

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)**

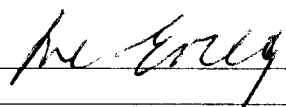
Staff Recommendation

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.

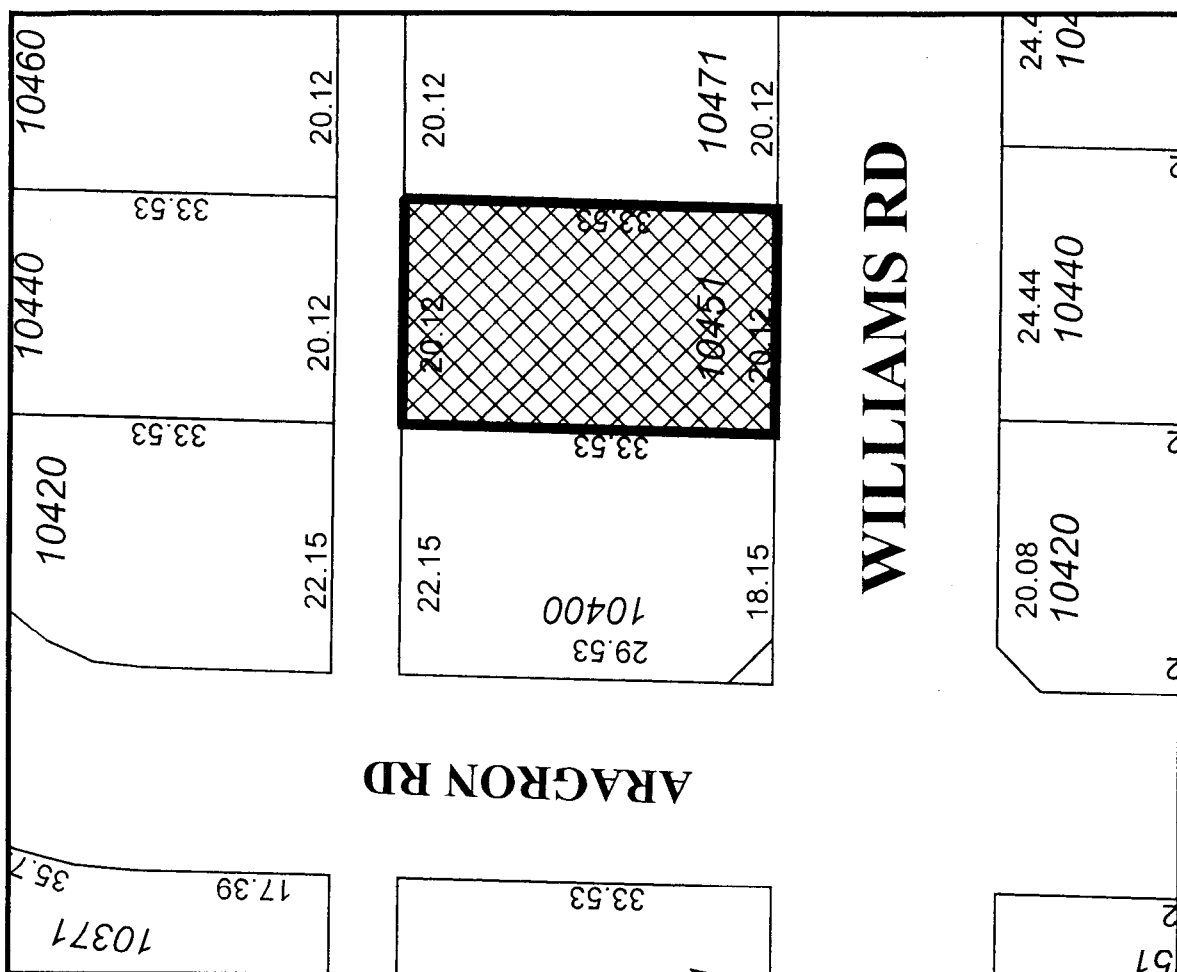
<p>Staff Comments</p>	<ul style="list-style-type: none"> • A number of similar applications to rezone and subdivide nearby properties to R1/K have been approved along Williams Road between No. 4 Road and Shell Road (reference file RZ 01-194842, RZ 01-195817, RZ 01-198983). • The application to rezone 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)

EL:blg

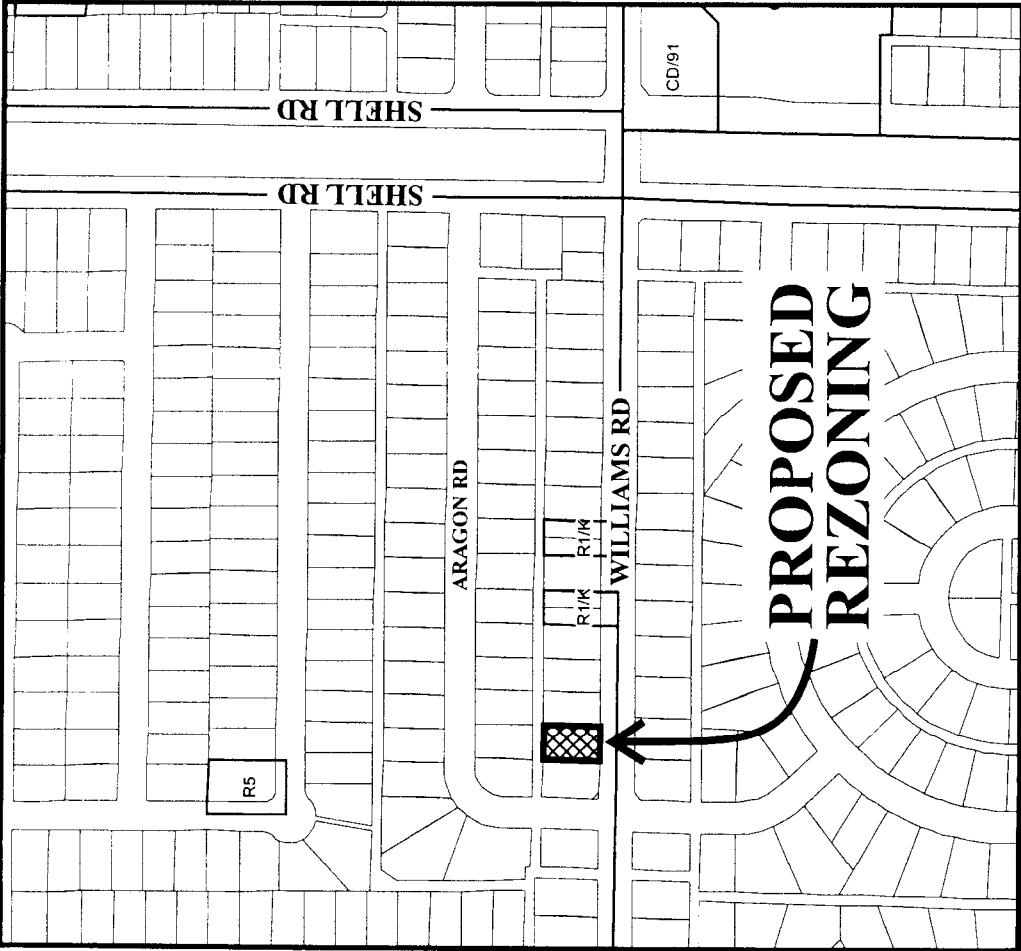


Original Date: 05/17/06

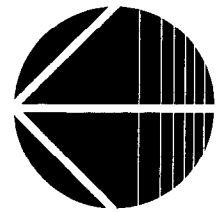
Revision Date:

Note: Dimensions are in METRES

City of Richmond



RZ 06-336742





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

Note:

- 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

181'13'57"
33.520
PROPOSED PROPERTY LINE

2

33.519

181'14'13"

31

32

PLAN 18548

⊗ 0.3 conif

TO BE RETAINED

10.059

10.059

90'18'43"

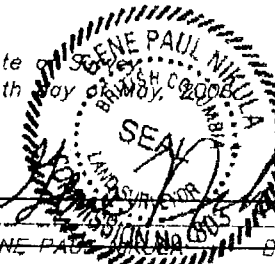


WILLIAMS ROAD

© COPYRIGHT

DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 50th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188

Date of Survey
09th day of



Fax: 604 501-8189

File: 0605013-TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

GENE PAUL NIKULA

B.C.L.S. 893

PLANT LIST

PROJECT ADDRESS:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ALER PALMATUM	JAPANESE MAPLE	8.0cm Cal BAR
MSL	2	MAGNOLIA SOULANGIANA RIETIC RIBBIA	PURPLE SAUCER MAGNOLIA	6.0cm Cal BAR
T14	28	THEJA OCCIDENTALIS TACTEATA	PYRAMIDAL CEDAR	1.25m HT
SHRUBS				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	9	ERICA CARNEA	WINTER HEATHER	#2 POT
PA	2	PERSEA PACIFICUS	COMMON PACIFIC HICK	#2 POT
PIA	2	PIRRO JAPONICA LARGEST LAME	PIRRO JAPONICA	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#2 POT
RS	8	ROSA MELAND	MELAND ROSE	#2 POT
SP	2	SPYRAEAE	SPYRAEAE	#2 POT
VT	9	VIORNIUM DAVOR	DAVID'S VIORNIUM	#2 POT

GROUND COVERS

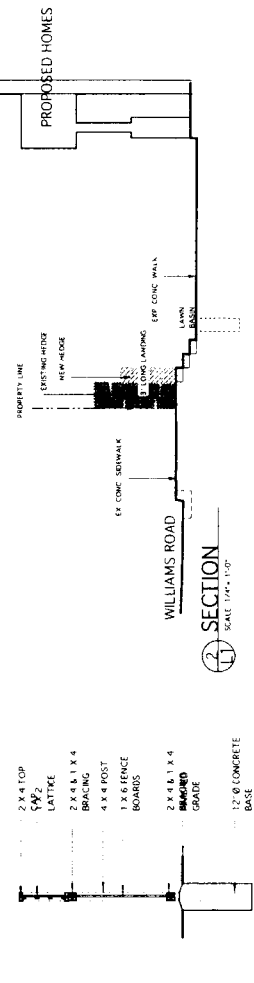
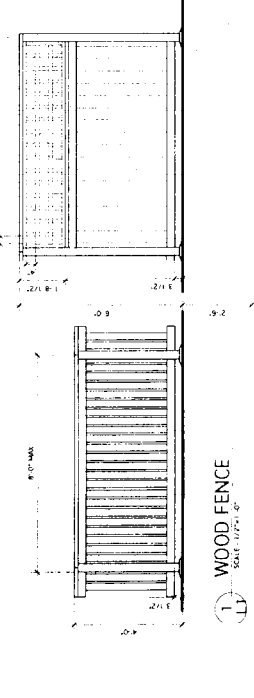
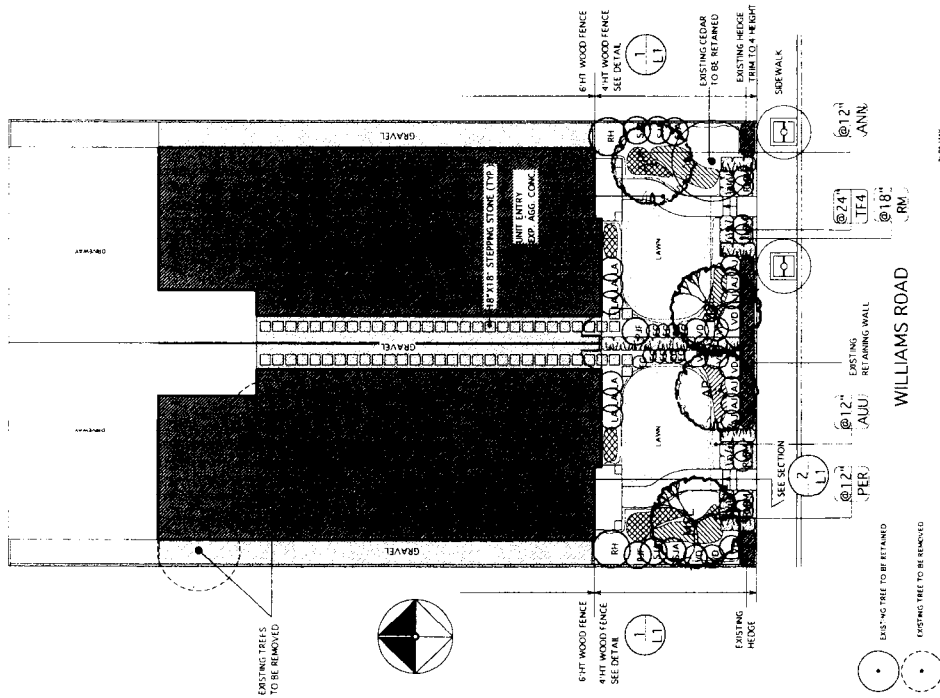
AU1	235	ARCTOSTAPHYLOS JVA LURSI	KINKINICK	#SP3 POT
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PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS

ANN	80	ANNUALS **		#SP3 POT
PER	105	PERENNIALS **		#1 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
 ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITY STANDARDS FOR NURSERY STOCK AND THE BCNA 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 YEAR AFTER THE DATE OF SUBSTITUTION PERFORMANCE. SUBSTANTIAL PERFORMANCE OF THE CONTRACTOR SHALL BE 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.



APRIL 4, 2005
 10451 WILLIAMS ROAD
 RICHMOND, B.C.
 JAMES S. JOHNSON
 LANDSCAPE ARCHITECT
 3180 HUNT STREET
 RICHMOND, B.C. V6X 2A4
 VOICE (604) 275-2812
 FAX (604) 275-2815
 EMAIL: JJOHNSON@JJOHNSON.CO

JJOHNSON
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
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 RICHMOND, B.C. V6X 2A4
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 FAX (604) 275-2815
 EMAIL: JJOHNSON@JJOHNSON.CO

Project
 10451
 WILLIAMS RD
 RICHMOND, B.C.

Drawing No.
 LANDSCAPE PLAN

Scale: 1/4" = 1'-0"
 Date: APRIL 13, 2005
 Job: 10451
 Drawn: J.S.J.
 Sheet: L1 of 1

SECTION
 SCALE 1/4" = 1'-0"
 12.00 CONCRETE BASE



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8090 (RZ 06-336742)
10451 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. 004-700-431

Lot 32 Block 19 Section 26 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8090”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER