



To: Planning Committee

Date: June 27, 2006

From: Jean Lamontagne
Director of Development

File: RZ 06-328581

Re: **Application by 0735643 BC Ltd. for Rezoning at 9980 Shell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8096, for the rezoning of 9980 Shell 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.

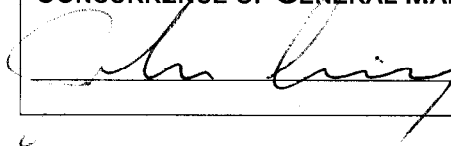


Jean Lamontagne
Director of Development

EL:rg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

0735643 BC Ltd. has applied to the City of Richmond for permission to rezone 9980 Shell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with an existing lane.

Findings of Fact

Item	Existing	Proposed
Owner	0735643 BC Ltd.	To be determined
Applicant	0735643 BC Ltd.	No change
Site Size	652 m ² (7,018 m ²)	one lot at approx. 361 m ² (3,886 ft ²) and a second lot at approx. 291 m ² (3,132 ft ²) (Attachment 2)
Land Uses	Single-Family Residential	Two Single-Family Lots
OCP Designation	Low-Density Residential	No change
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 30 ft. wide)

Surrounding Development

- To the north: 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 east: 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.
- To the south: Williams Road, and then a two storey commercial and amenity building, and 89 townhouse units.
- To the west: Shell Road, and then a long narrow parcel designated School and Public Use District that contains the Shell Road ditch.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies (adopted by Council on June 26, 2006) since it is a single-family residential redevelopment proposal with access to an operational lane. 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.

Staff Comments

A number of similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area K (R1/K) have been approved along Williams Road between Shell Road and No. 5 Road (reference file RZ 02-199174, RZ 01-197785, RZ 01-197729, RZ 01-196031, RZ 01-114608). Four (4) separate rezoning applications to rezone four (4) other properties on the north side of Williams Road between Shell Road and No. 5 Road to Single-Family Housing District (R1-0.6) have been received.

Landscaping

A tree survey is submitted (**Attachment 3**). There is one protected tree (with multiple trunks) on site and it is confirmed by the City Arborist that this tree is dead. The applicant is proposing to remove this dead tree and one other deciduous tree (under 20 cm calliper) on site but preserve the Cedar trees in the front yard and the Cedar hedge on City's boulevard along the Shell Road frontage. The applicant has also 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 three (3) new trees at 5 cm calliper 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 \$4,876 prior to final adoption of the rezoning bylaw.

Site Servicing

Comments from Engineering Work Design staff on the proposed rezoning application at 9980 Shell Road are provided in **Attachment 5**. All the identified technical issues can be addressed through the development proposal.

Analysis

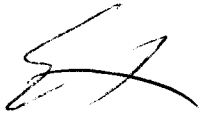
The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies adopted by Council on June 26, 2006. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Shell Road or Williams Road.

Financial Impact or Economic Impact

None

Conclusion

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



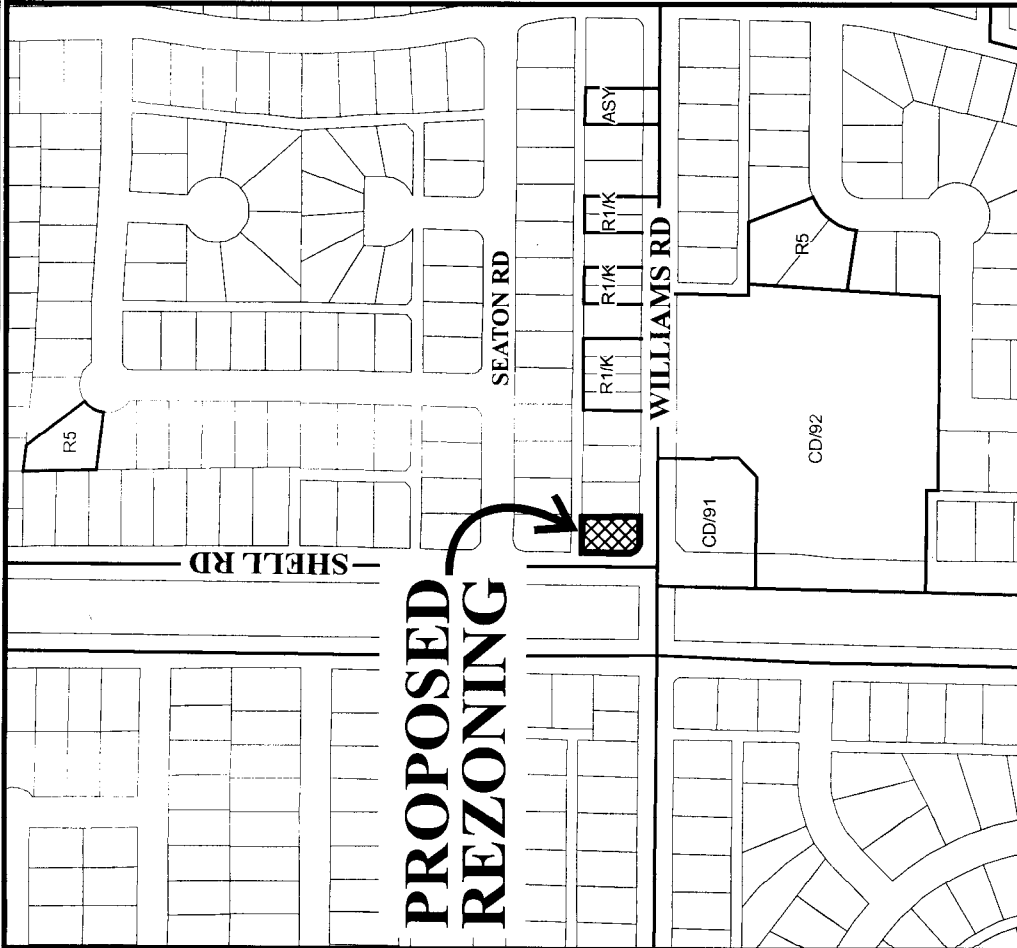
Edwin Lee
Planning Technician – Design
Local 4121

EL:rg

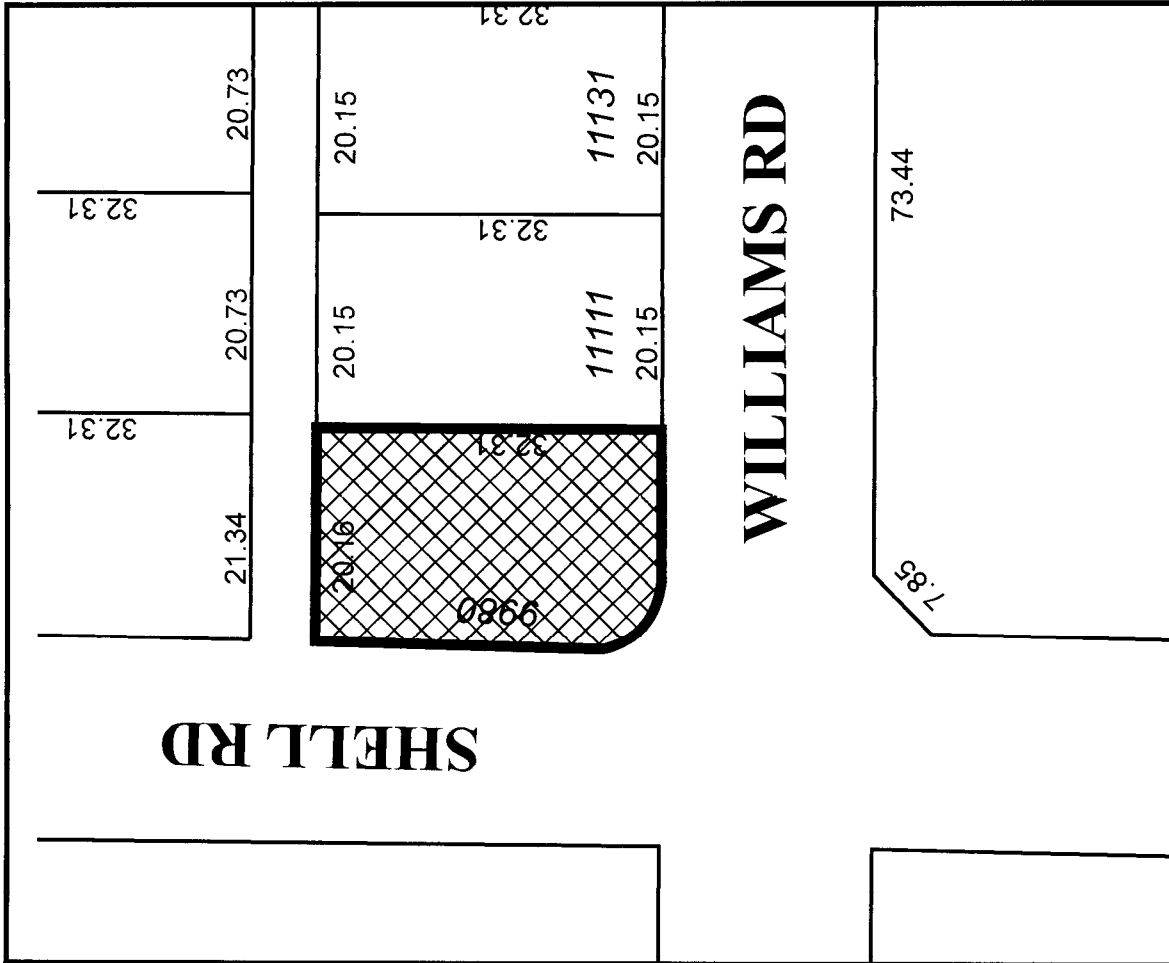
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Tree Survey
- Attachment 4: Preliminary Landscape Plan
- Attachment 5: Staff Technical Comments
- Attachment 6: Conditional Rezoning Requirements



City of Richmond

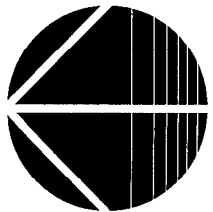


PROPOSED REZONING



SHELL RD

WILLIAMS RD



RZ 06-328581

Original Date: 04/06/06

Revision Date:

Note: Dimensions are in METRES



RZ 06-328581

Original Date: 06/28/06

Amended Date:

Note: Dimensions are in METRES

16

9.00



LOT 1
(PROPOSED)

LOT 2
(PROPOSED)

360.5 sq.m.

290.79 sq.m.

R1.06
(REZONE)

R1.06
(REZONE)

WILLIAMS RD

32.31

9980

WILLIAMS RD

APR 10 2011 BRYAN WENDERS

SURVEY PLAN OF LOT 14 BLOCK 2
SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935

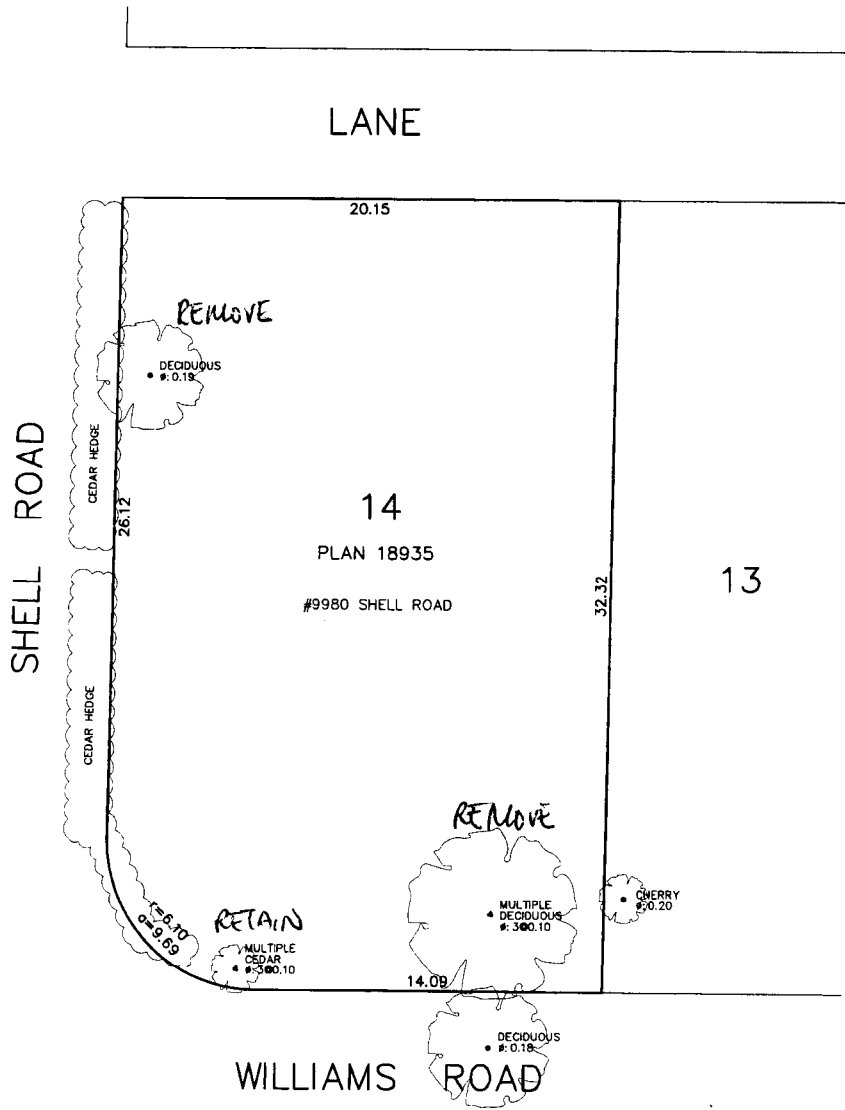
SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

PARCEL IDENTIFIER (PID): 004-215-443

CIVIC ADDRESS:
#9980 SHELL ROAD
RICHMOND, B.C.



SCALE 1:200



© COPYRIGHT

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD

RICHMOND, B.C.

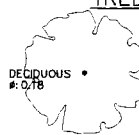
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PH: 604-270-9331

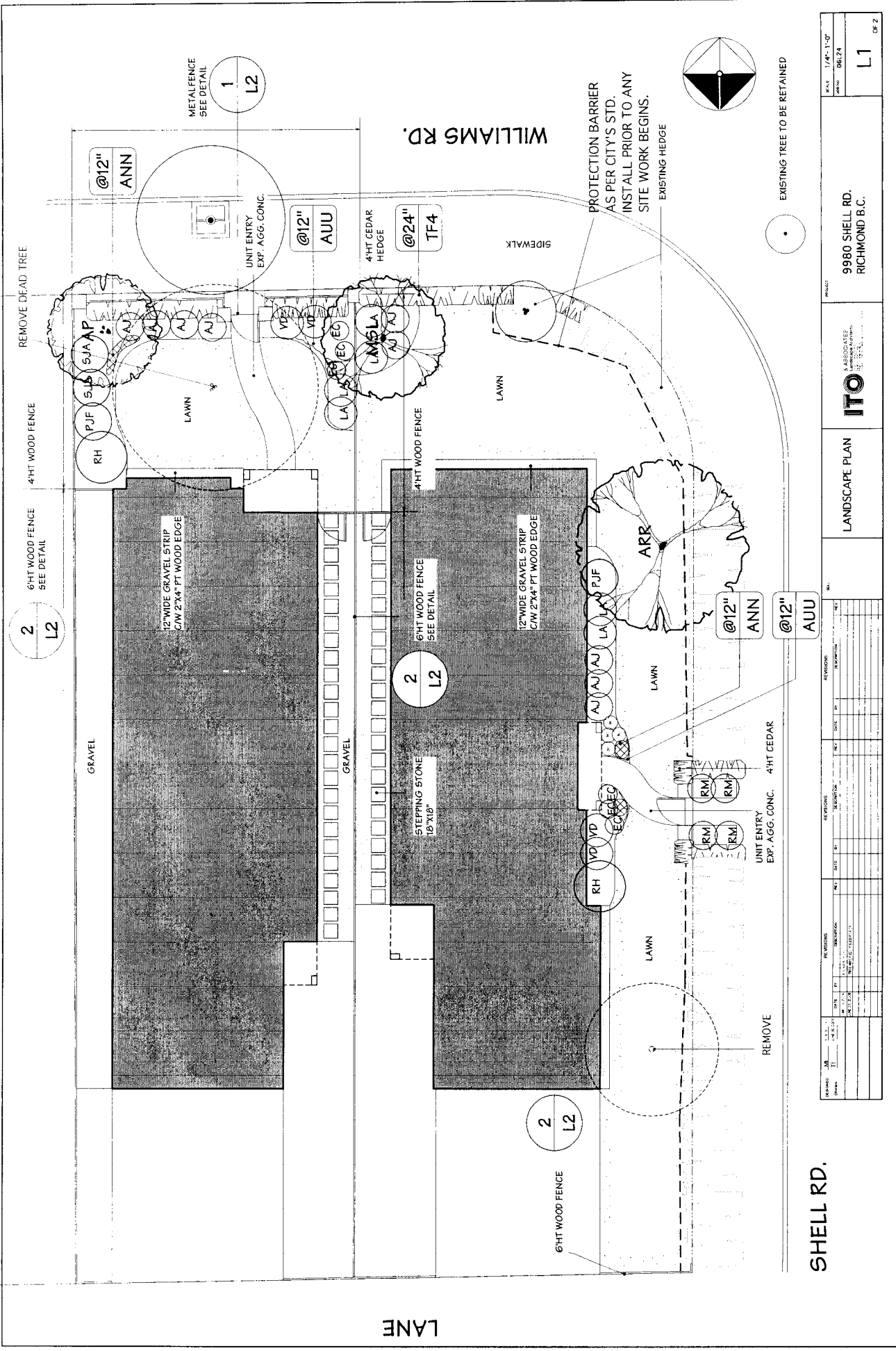
FAX: 604-270-4137

CADFILE: 15001-TPG.FLX

TREE LEGEND:



INDICATES DECIDUOUS TREE
WITH A 0.18 METRE TRUNK
DIAMETER AT BREAST HEIGHT.



LANE

WILLIAMS RD.

SHELL RD.

NO.	DATE	DESCRIPTION	BY	CHKD BY	REVISIONS	DATE	BY	DESCRIPTION
1	08/17/24	ISSUED FOR PERMIT						

9980 SHELL RD.
RICHMOND B.C.

LANDSCAPE PLAN

ITO

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

DATE: 08/17/24

L1

CR 2

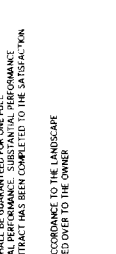
ATTACHMENT 4

PLANT LIST

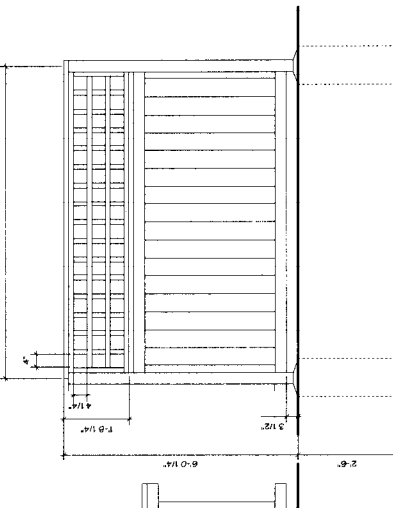
PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
1	ACER PALMATUM			5.0m Cal. B&B
2	AMORPHACEAE			5.0m Cal. B&B
3	AMORPHACEAE			5.0m Cal. B&B
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98	AMORPHACEAE			1.75m HT.
99	AMORPHACEAE			1.75m HT.
100	AMORPHACEAE			1.75m HT.

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 CNRA STANDARDS FOR NURSERY STOCK AND THE BC L.M. 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 BE DEFINED AS 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.



1 METAL FENCE/POST DETAIL
 SCALE - 3/4"=1'-0"



2 4' HT / 6' HT WOOD FENCE
 SCALE - 3/4"=1'-0"

NO.	REVISIONS	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMIT			
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9980 SHELL RD.
 RICHMOND B.C.
 ITO ASSOCIATES
 L2 OF 2

Staff Technical Comments

Engineering Works Design

1. Prior to final Reading of Rezoning the Developer is required to dedicate a 4m x 4m corner cut.
2. Prior to approval of Subdivision the Developer will be required to enter into a Servicing Agreement for the design and construction of Lane improvements from Shell Road to the east property line of the site. Improvements to include, but are not limited to drainage, gravel base and asphalt paving, roll curb and gutter, and lane lighting. Design should also include Water, Storm and Sanitary connections for each lot. A Covenant will be required to ensure vehicular access is to be from lane only. No access to Williams Road or Shell Road. Accesses to be located adjacent to the east property line (as far away from Shell Road as possible). Ensure the required visibility clearance at the intersection, as per City Bylaw No. 5870.
3. Prior to issuance of a Building Permit, a construction parking and traffic management plan to be provided to the Transportation Department to include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Conditional Rezoning Requirements

9980 Shell Road RZ 06-328581

Prior to final adoption of Zoning Amendment Bylaw 8096, the developer is required to complete the following requirements:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$4,876 for the landscape works as per the landscape plan prepared by Ito & Associates, dated June 26, 2006, and attached to the Report to Committee dated June 27, 2006.
- Dedication of a 4 m x 4 m corner cut at the southwest corner of the site.

Prior to Subdivision Approval:

- Enter into a Servicing Agreement for the design and construction of Lane improvements from Shell Road to the east property line of the site.
- Registration of a Covenant to ensure vehicular access is to be from lane only. No access to Williams Road or Shell Road. Accesses to be located adjacent to the east property line (as far away from Shell Road as possible).

Prior to Building Permit Issuance:

- Submission of a construction parking and traffic management plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8096 (RZ 06-328581)
9980 SHELL 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. 004-215-443

Lot 14 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8096".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER