



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

*to Planning - Jul 18, 2006*  
**Date:** June 27, 2006

**From:** Jean Lamontagne  
Director of Development

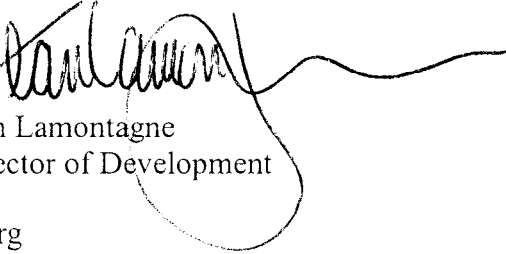
RZ 06-328581

**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)**

*File: 12-8000-20-8096*

**Staff Recommendation**

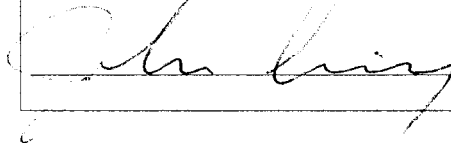
That Bylaw No. 8096, for the rezoning of 9980 Shell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

  
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 <sup>2</sup> (7,018 m <sup>2</sup> ) | one lot at approx. 361 m <sup>2</sup> (3,886 ft <sup>2</sup> ) and a second lot at approx. 291 m <sup>2</sup> (3,132 ft <sup>2</sup> ) ( <b>Attachment 2</b> ) |
| 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**

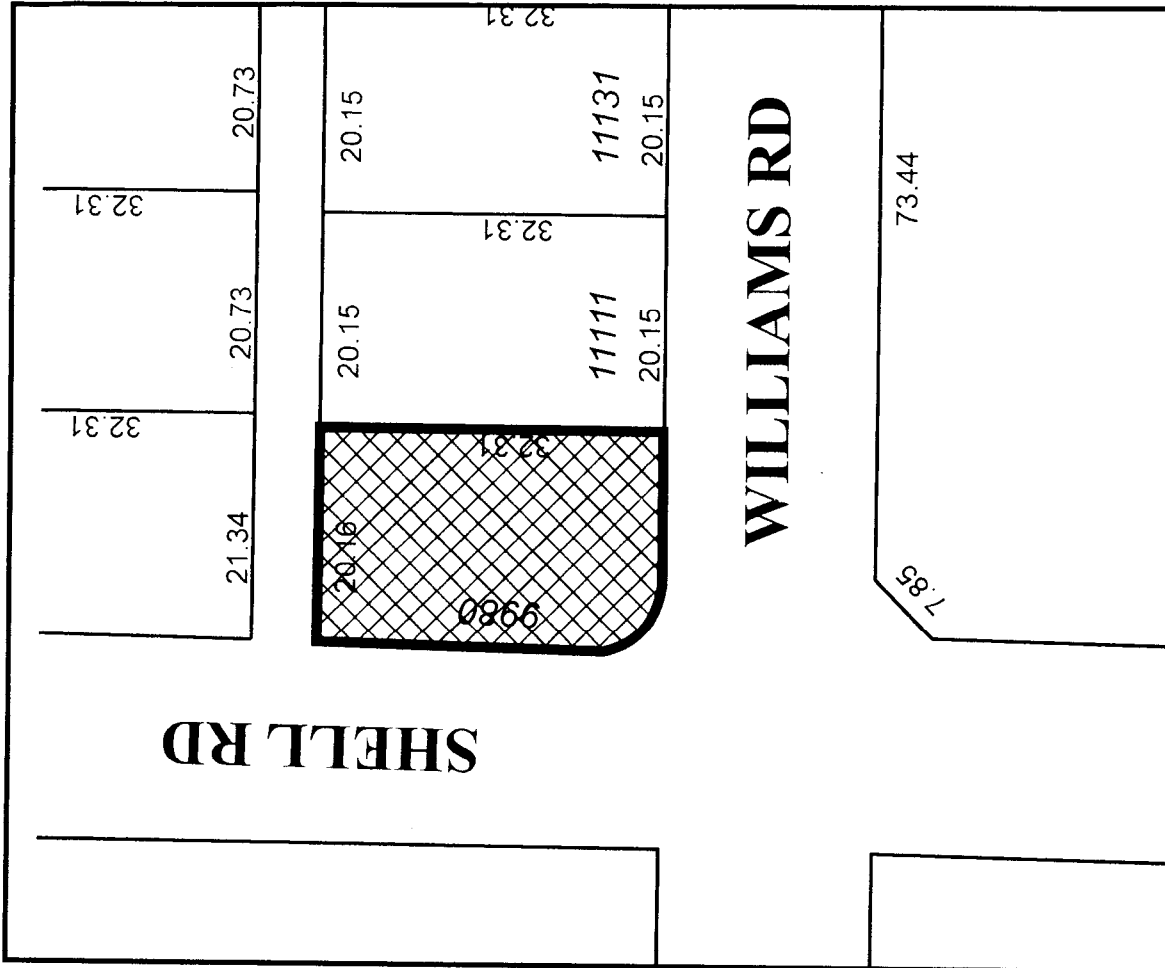
The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



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



**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)

36.58sq.m.

R1.06

(REZONE)

LOT 2

(PROPOSED)

290.79sq.m.

R1.06

(REZONE)

32.31

9980

WILLIAMS RL

APPROVED FROM HERE

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

R-06-15001-TREE

ATTACHMENT 3

SHOWING TREES ACCORDING TO CITY OF RICHMOND  
BYLAW No. 8014

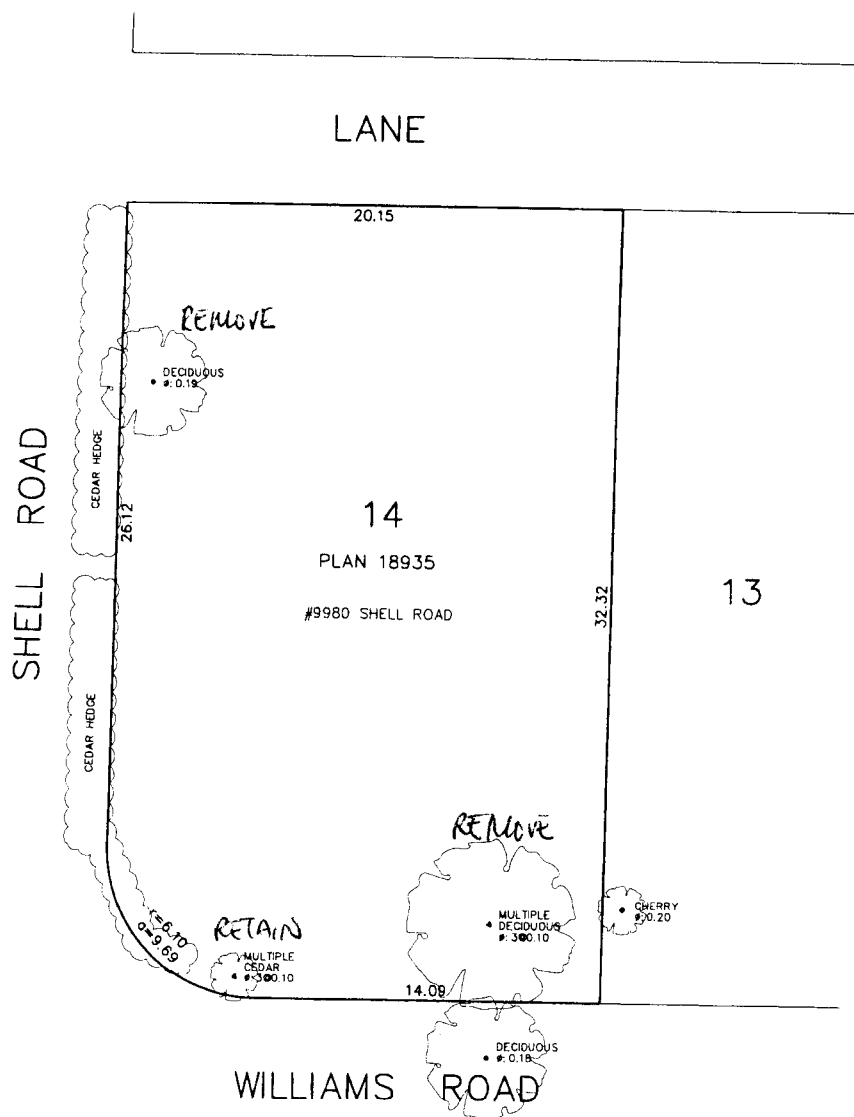
PARCEL IDENTIFIER (PID): 004-215-443

CIVIC ADDRESS:

#9980 SHELL ROAD  
RICHMOND, B.C.



SCALE 1:200



© COPYRIGHT

**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD

RICHMOND, B.C.

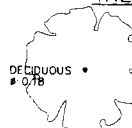
V6Y 3T8

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 15001-TPG.FLX

TREE LEGEND:



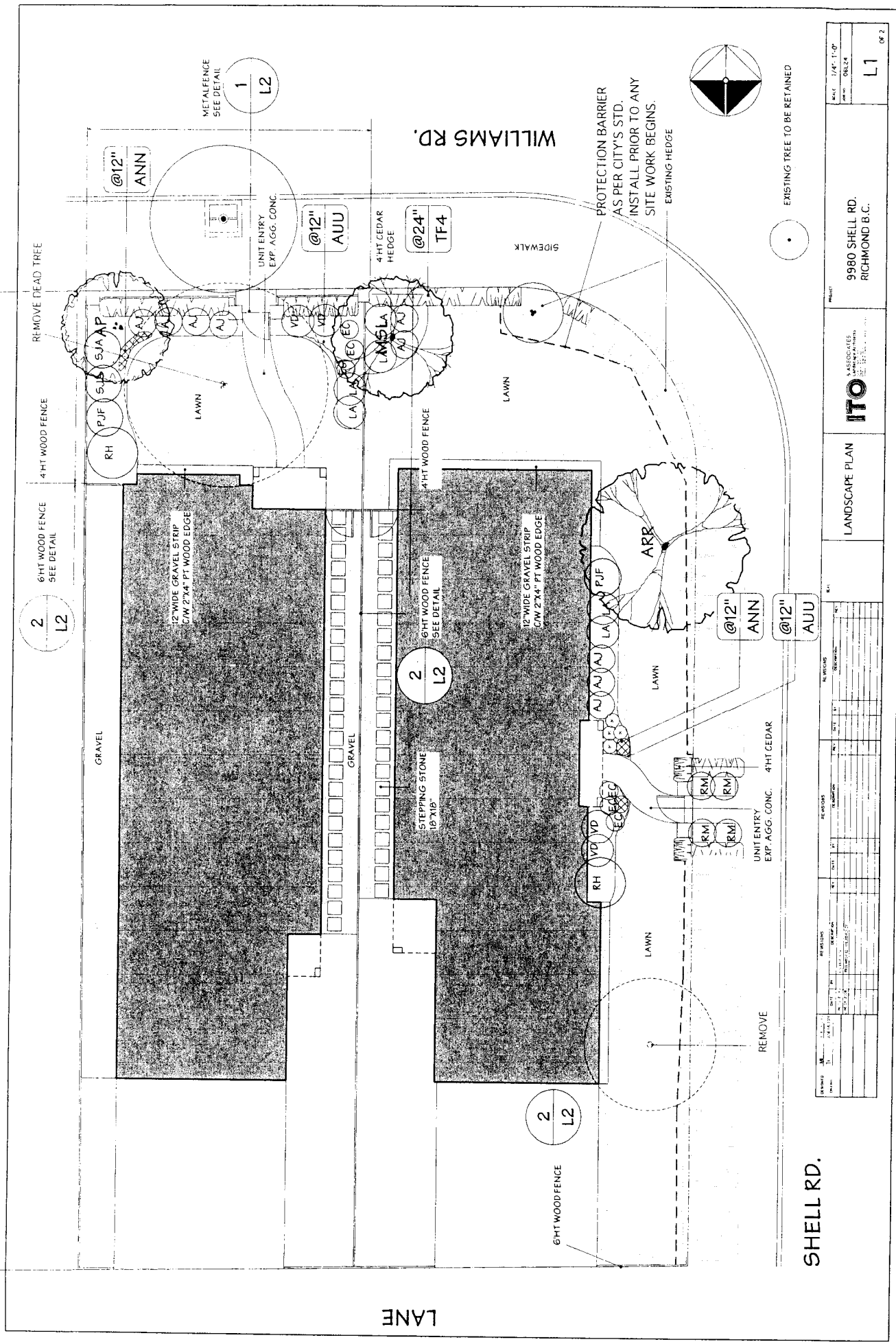
INDICATES DECIDUOUS TREE  
WITH A 0.18 METRE TRUNK  
DIAMETER AT BREAST HEIGHT.

R-06-15001-TREE

CLIENT REF: KEN WEVERS

DATE OF SURVEY: FEBRUARY 13, 2006





SHELL RD.

9980 SHELL RD.  
RICHMOND B.C.

LANDSCAPE PLAN

ITO ASSOCIATES  
LANDSCAPE ARCHITECTS

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

DATE: 08/12/14

PROJECT: 9980 SHELL RD.

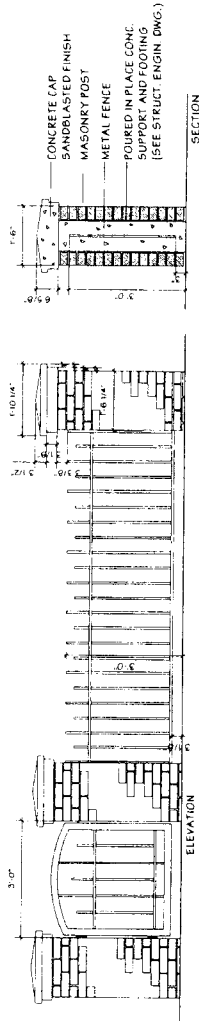
OF 2

## PROJECT ADDRESS

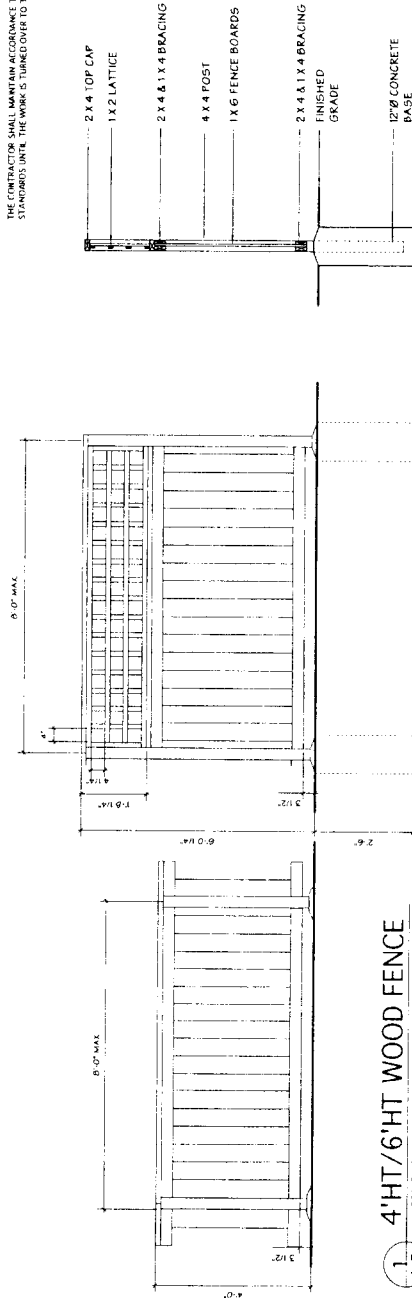
| KEY  | QTY | BOTANICAL NAME                  | COMMON NAME        | SIZE         |
|--|-----|---------------------------------|--------------------|--------------|
| <b>FELDS</b>   |     |                                 |                    |              |
| AF   | 1   | ACRA PALMATINA                  | JAPANESE MARLE     | 5.0m CA. BAB |
| AF   | 1   | RED RUBRO REDSUN'S              | RED SUNS / MARLE   | 5.0m CA. BAB |
| AF   | 1   | RED RUBRO REDSUN'S              | RED SUNS / MARLE   | 5.0m CA. BAB |
| MO   | 1   | MAKURA                          | MAKURA             | 1.25m HT     |
| Tr-4   | 30  | TRIA OCCIDENTALE FALSTRA        | HYMANUM CEDAR      |              |
| <b>SHRUBS</b>  |     |                                 |                    |              |
| AJ   | 9   | AZALEA JAPONICA **              | JAPANESE AZALEA    | #2 POT       |
| EC   | 6   | ERICA CARNEA                    | WINTER HEATHER     | #2 POT       |
| PA   | 4   | PERSEA JULIFLORA                | CHERRY BLOSSOM     | #2 POT       |
| PA   | 4   | PERSEA JULIFLORA                | CHERRY BLOSSOM     | #2 POT       |
| RH   | 2   | RHOENDELORION **                | ROODENLORION       | 45 POT       |
| SA   | 2   | SORBUS                          | WINTER WHITE       | #1 POT       |
| SA   | 2   | SORBUS                          | WINTER WHITE       | #1 POT       |
| SA   | 2   | SORBUS JAPONICA ANTIHUM WATERER | WINTER WHITE       | #1 POT       |
| VD   | 4   | VERBENUM DAVEN                  | DAVIDS VERBENUM    | 47 POT       |
| <b>GROUND COVERS</b>                                     |     |                                 |                    |              |
| AUJ  | 10  | ARTISTOPHYLOS IVIA RESU         | WINTERCICK         | #5/3 POT     |
| <b>PERENNIALS/ANNUALS/SPERMIS/GRASSES/AQUATIC PLANTS</b> |     |                                 |                    |              |
| BC   | 4   | BERGENIA CRASSIFOLIA            | HIARTLEAF BERGINIA | #1 POT       |
| BNN  | 20  | ANNUALS **                      |                    | #9/3 POT     |

NOTES

• **THE TYPES, SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT**  
 • **ALL MATERIALS AND VEGEATION TO BE PLANTED IN ACCORDANCE TO THE MOST RECENT**  
**BRITISH COLOUR LANDSCAPE'S PRACTICE**  
 • **THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CITY'S STANDARDS**  
**FOR NURSERY STOCK, AND THE BUILDING STANDARDS FOR CONTAINER PLANTS AND TREES**  
 • **ALL PLANT QUANTITIES, REQUIREMENTS, SPECIFICATIONS AND PLANTING SCHEDULES**  
**REPORTED TO THE LANDSCAPE ARCHITECT FOR CARRIED OUT FOR THE CONTRACTOR**  
 • **ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR**  
**AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE**  
**OF THE LANDSCAPE SHALL BE DEFINED AS THE DATE WHEN 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  
L1  
SCALE - 3/4" = 1'-0"



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

[illegible]

**ITO**  
**& ASSOCIATES**  
Landscape Architects  
200 West 10th Street  
New York, N.Y. 10011  
(212) 691-1100

9980 SHELL RD.  
RICHMOND B.C.

|         |              |
|---------|--------------|
| NAME    | 3/4" x 1'-0" |
| FOR NO. | 06L24        |
| 12      |              |

## 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 \_\_\_\_\_



City of Richmond

Bylaw 8096

**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

|       |
|-------|
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |



\_\_\_\_\_  
MAYOR

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