



**City of Richmond**  
Planning and Development Department

**Report to Committee**  
**Fast Track Application**

**To:** Planning Committee

**From:** Jean Lamontagne  
Director of Development

**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)**

*To Council - July 10, 2006*  
*to Planning - Jul 05, 2006*  
Date: June 8, 2006

RZ 06-336742

*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.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

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 ( <b>Attachment 1</b> )
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 <sup>2</sup> (7,255 ft <sup>2</sup> )
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (337 m <sup>2</sup> or 3,627 ft <sup>2</sup> 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"> <li>• 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.</li> <li>• The majority of the lots in this block fronting Williams Road have similar development potential due to the existing lane system (<b>Attachment 2</b>).</li> <li>• There is a local neighbourhood commercial use to the east at the corner of Shell Road and Williams Road.</li> </ul>

Staff Comments	<ul style="list-style-type: none"> <li>• 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).</li> <li>• 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).</li> <li>• 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.</li> <li>• A tree survey is submitted (<b>Attachment 3</b>). The applicant is proposing to remove two (2) of the three (3) protected trees on site to accommodate the future single-family dwellings.</li> <li>• The applicant has provided a preliminary landscape plan (<b>Attachment 4</b>), 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.</li> <li>• 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.</li> <li>• At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements.</li> <li>• The applicant is also required to pay Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.</li> </ul>
Analysis	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
Attachments	<p><b>Attachment 1</b> – Location Map; <b>Attachment 2</b> – Aerial Photo; <b>Attachment 3</b> – Tree Survey/Proposed Subdivision Layout; <b>Attachment 4</b> – Preliminary Landscape Plan</p>

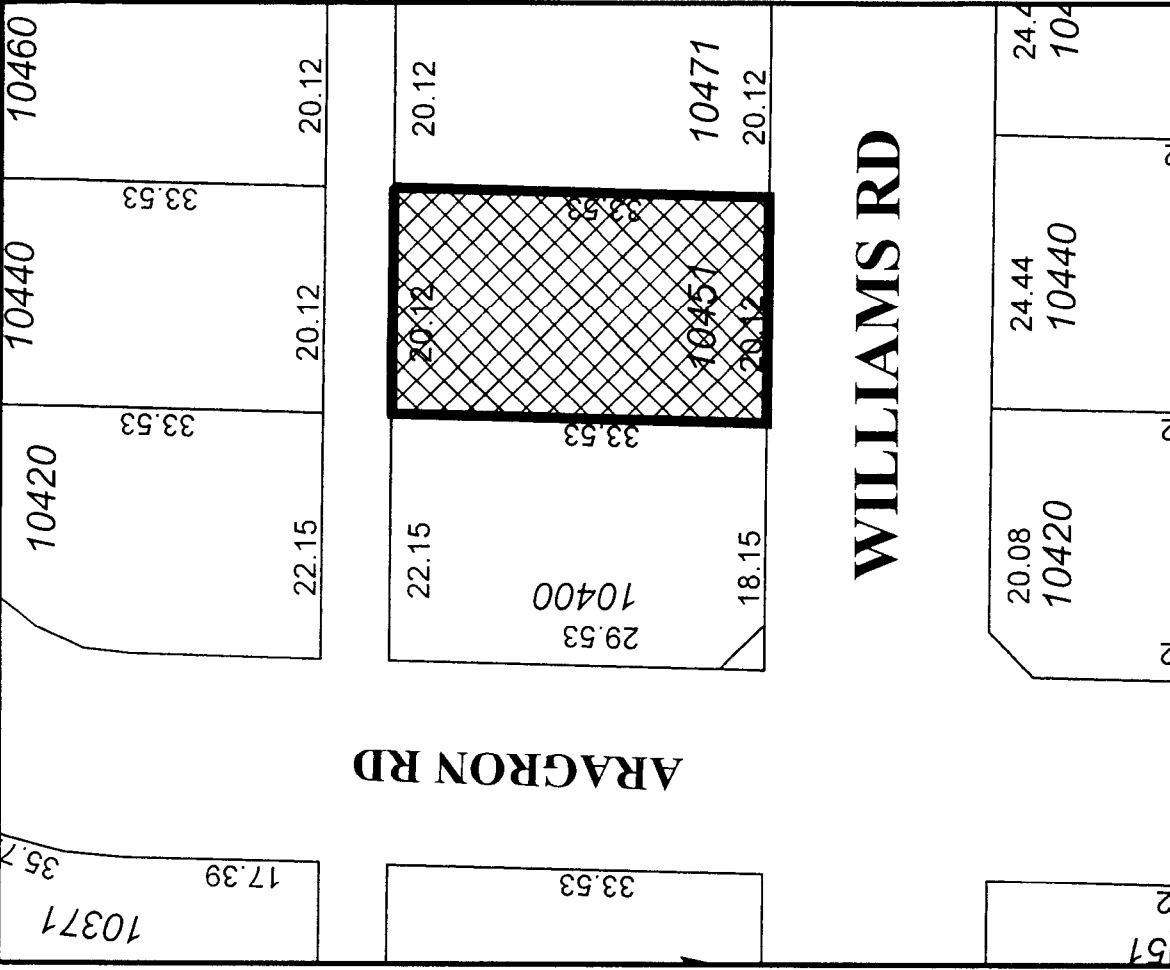
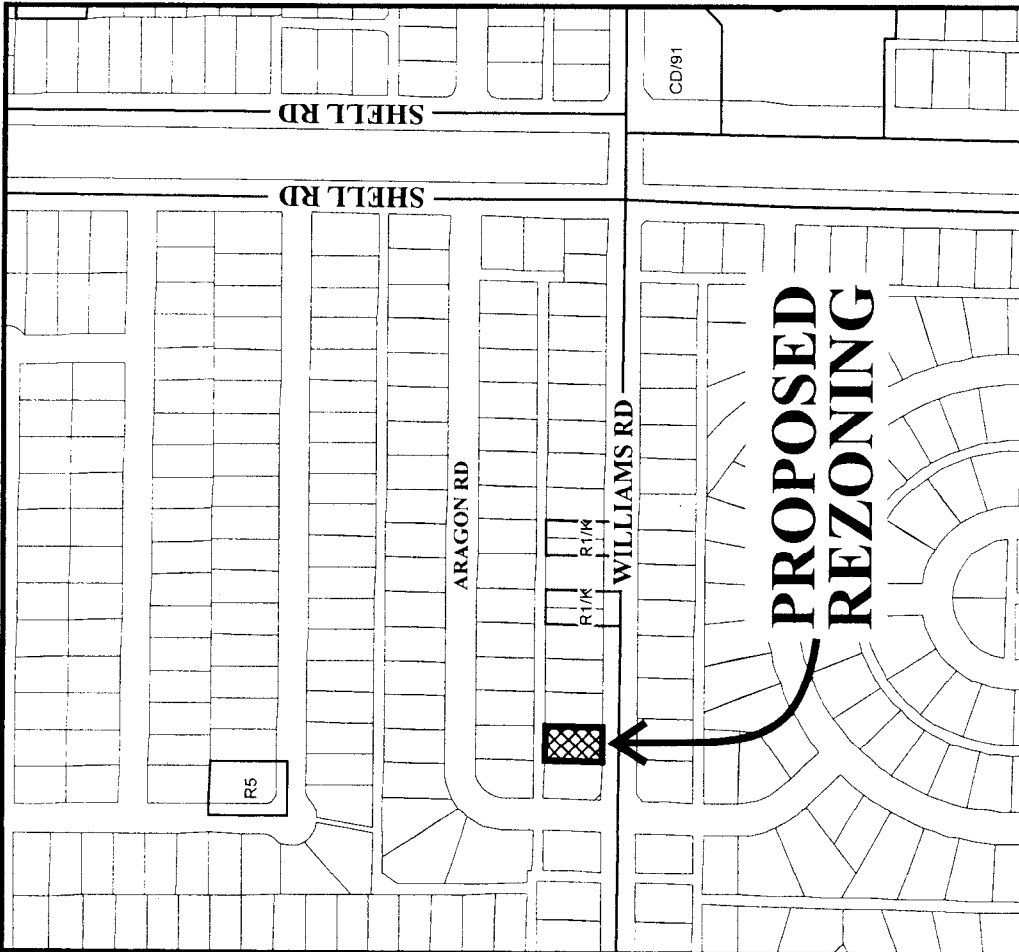
Recommendation	The rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.
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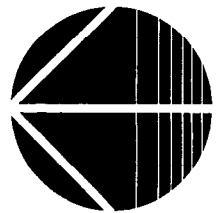
Edwin Lee  
*Planning Technician - Design*  
(Local 4121)

EL:blg

# City of Richmond



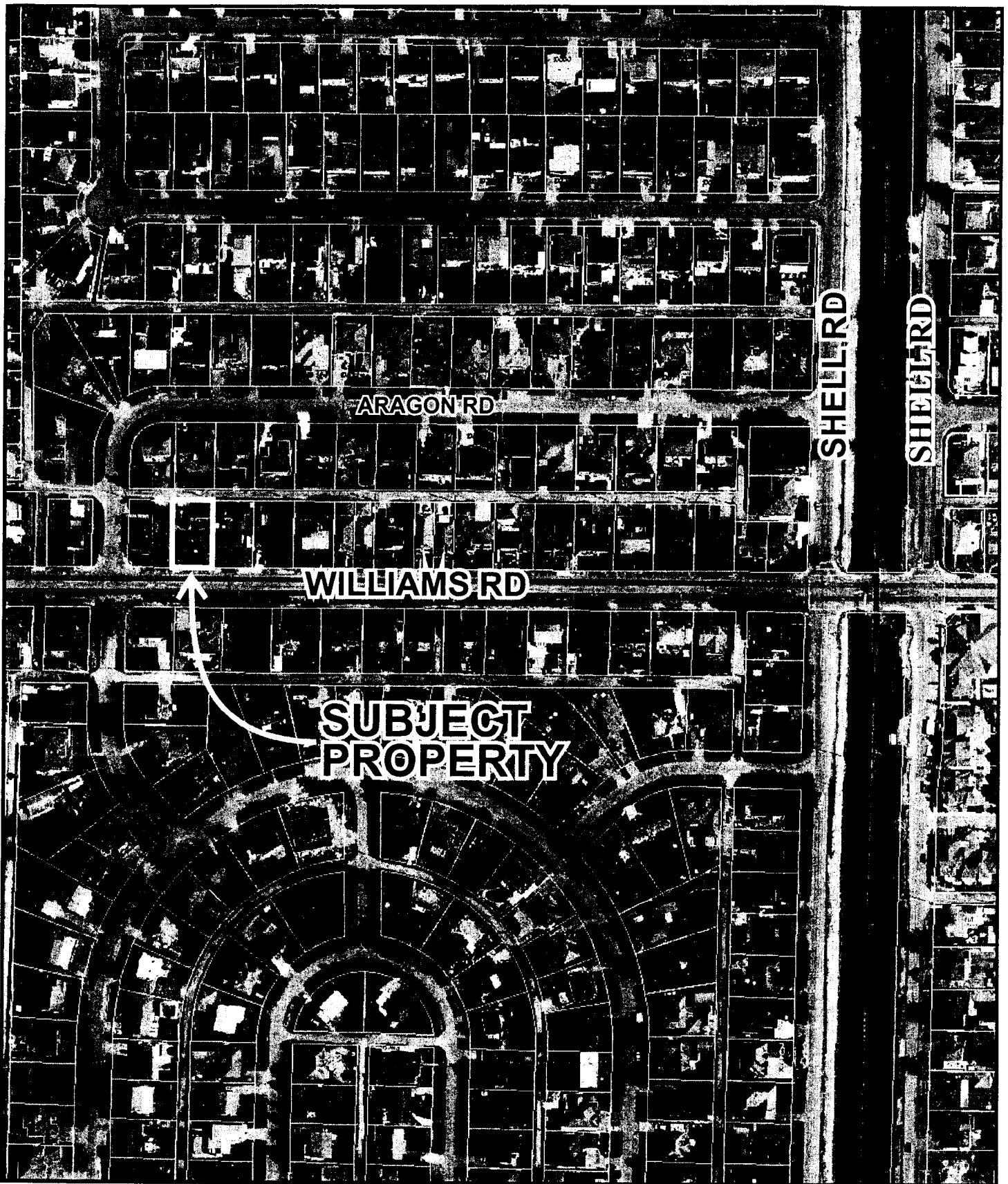
## RZ 06-336742



Original Date: 05/17/06

Revision Date:

Note: Dimensions are in METRES



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

17'3.42"  
33.521

32

PLAN 18548

181'13.57"  
PROPOSED PROPERTY LINE

31

33.519  
181'14.13"

31

10.059

10.059

90'18.43"

0.3 conif

TO BE RETAINED



WILLIAMS ROAD

© COPYRIGHT

**DHALIWAL AND ASSOCIATES**

LAND SURVEYING INC.

121-13140 50th Avenue

Surrey, B.C. V3W 3B2

Phone: 604 501-6188

Fax: 604 501-6189

File: 0505013-TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Date of Survey  
09th May 2008



GENE PAUL NIKULA

B.C.L.S. 893

**PLANT LIST**

PROJECT ADDRESS:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	ACER PALMATUS	JAPANESE MAPLE	6.0m CAI RB
TA	2	TRIFOLIUM ALGIBRUM	RED TOP BUTTERFLY BUSH	6.0m CAI RB
TA	28	THUJA OCCIDENTALIS 'FASCIATA'	PRINCIPAL CYPRESS	1.75m HT
SHRUBS				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
LA	6	LEUCODENDRON	WHITE HEATHER	#2 POT
LA	6	LEUCODENDRON	WHITE HEATHER	#2 POT
P.F	2	PERSEA JAPONICA 'FOREST FLAME'	LEAF OF THE VALLEY	#3 POT
RH	2	RHOENDELTERON **	RHOENDELTERON	#3 POT
S/A	5	SPARGANGLA ANTHONY WATERER	ANTHONY WATERER GRABEA	#1 POT
VD	9	VERBENUM DAVIDI	DAVID'S VERBENUM	#2 POT
GROUND COVERS				
AJU	233	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT

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

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

**NOTES**

- \*\* BRINGS 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 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. BUS
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE 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.



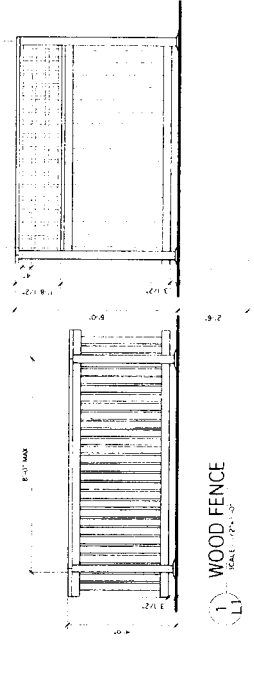
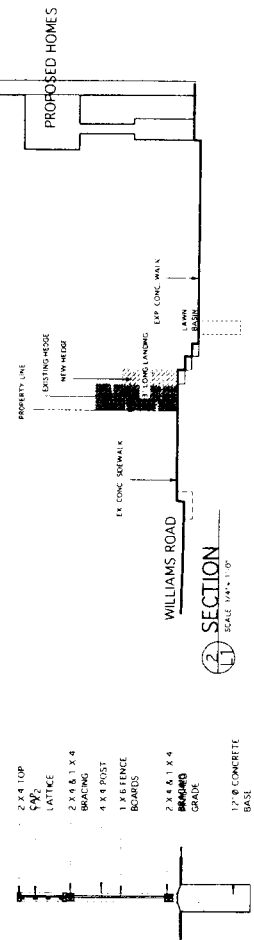
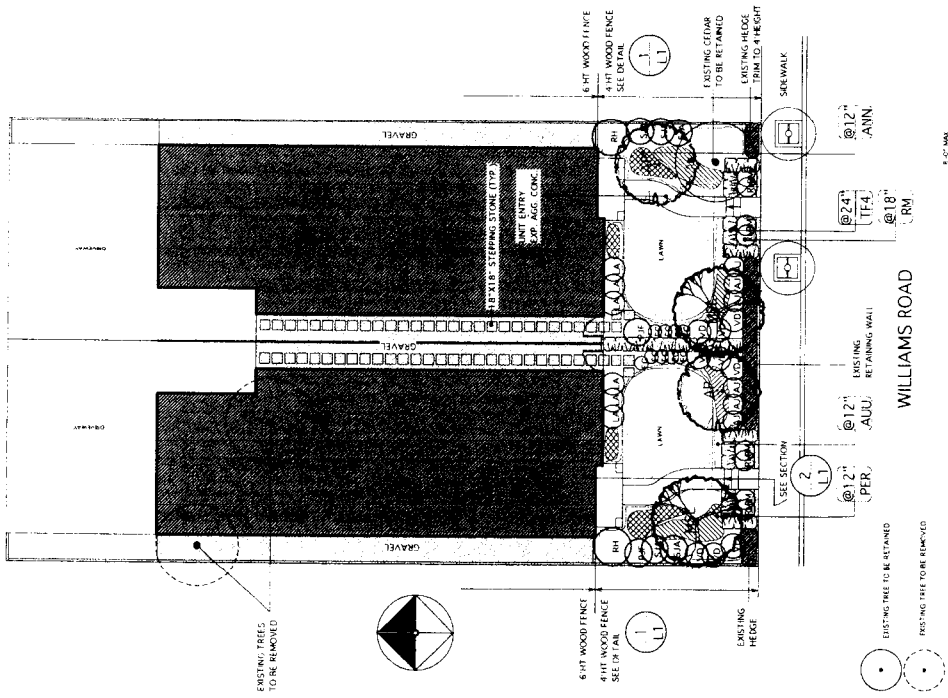
J. ASSOCIATES  
LANDSCAPE ARCHITECTS  
3180 JULES STREET  
HOVINGDON BC V7E 2L4  
Voice: (604) 276-2812  
Fax: (604) 276-2806  
Email: jfo@jfoassociates.ca

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

Drawn By:  
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	2017.11.20	ISSUED FOR PERMIT
2	2017.11.20	ISSUED FOR PERMIT
3	2017.11.20	ISSUED FOR PERMIT
4	2017.11.20	ISSUED FOR PERMIT

L1 of 1







**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

JUL 10 2006

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