



To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: **Application by Balbir S. Biring for Rezoning at 10111 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

To Planning - Sept 19, 2006
Date: August 21, 2006

RZ 06-332907

File: 12-8060-20-8118

Staff Recommendation

That Bylaw No. 8118, for the rezoning of 10111 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.

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| FOR ORIGINATING DEPARTMENT USE ONLY |
| CONCURRENCE OF GENERAL MANAGER |
| |

The following requirements are to be dealt with prior to final adoption:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$8,006 for the landscape works as per the landscape plan attached to the report (**Attachment 4**).
- Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
Balbir S. Biring

| Item | Details |
|-------------|---|
| Application | RZ 06-332907 |
| Location | 10111 Williams Road (Attachment 1) |
| Owner | Balbir S. Biring & Jagdeep K. Biring |
| Applicant | Balbir S. Biring |

| | |
|------------------------|--------------------|
| Date Received | March 31, 2006 |
| Acknowledgement Letter | April 13, 2006 |
| Fast Track Compliance | August 16, 2006 |
| Staff Report | August 21, 2006 |
| Planning Committee | September 19, 2006 |

| | |
|-------------------------|--|
| Site Size | 743 m ² (7,998 ft ²) |
| Land Uses | Existing – Single-family residential dwelling |
| | Proposed – Two (2) single-family residential lots (371.5 m ² or 3,999 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 |
| 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. |

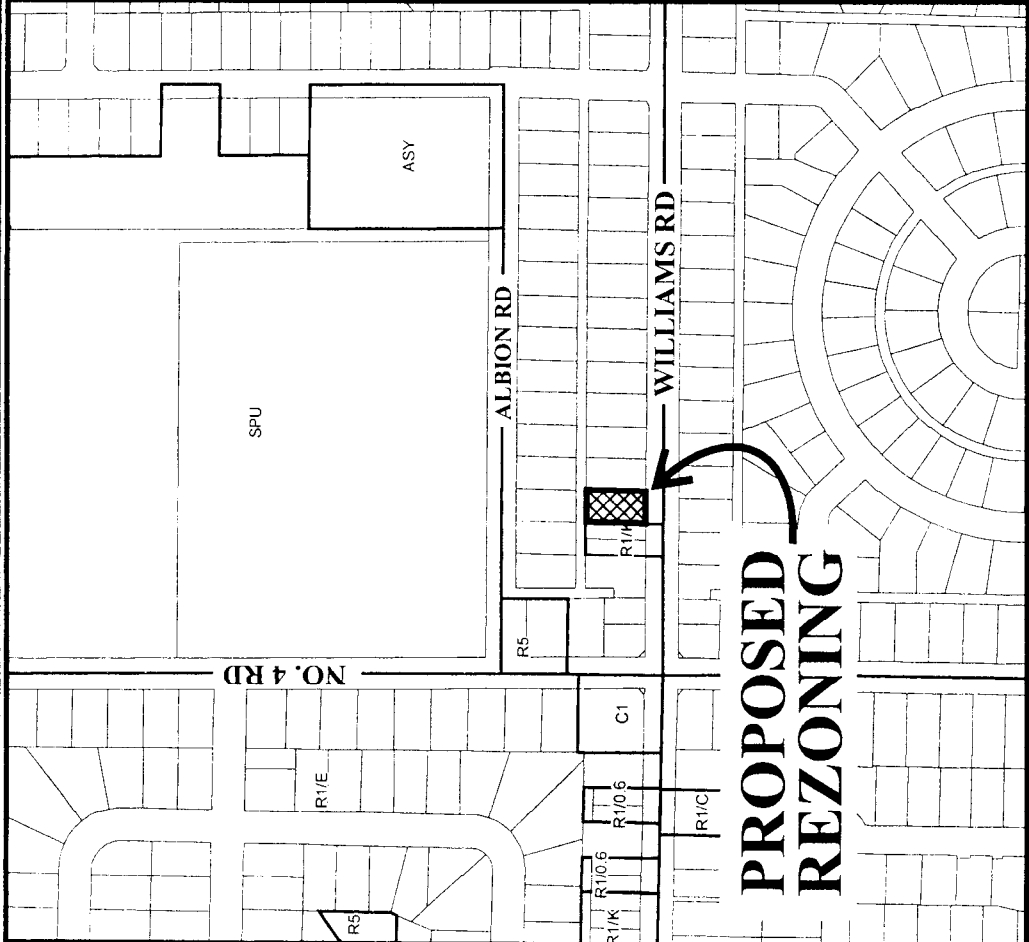
| | |
|-----------------------|--|
| <p>Staff Comments</p> | <ul style="list-style-type: none"> • A number of similar applications to rezone and subdivide nearby properties to R1/K and R1-0.6 have been approved along Williams Road between No. 4 Road and Shell Road (reference file RZ 01-194842, RZ 01-195817, RZ 01-198983, RZ 06-326332). • Four separate rezoning applications to rezone four (4) other properties along Williams Road between No. 4 Road and Shell Road to R1-0.6 have been given first readings (reference file RZ 06-329546, RZ 06-332827, RZ 06-334555, RZ 06-336742). • Two separate rezoning applications to rezone two (2) 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) and five (5) bylaw-sized trees are noted along the back property line. The applicant is proposing to remove all of the Cedar trees along the back property line to accommodate the future garages and driveways. • 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 ten (10) replacement trees required, an additional two (2) Maple trees, and a combination of shrubs and ground covers in the front yards. • In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$8,006 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 City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an operational lane. • The future lots will have vehicle access to the existing operational laneway with no access being permitted onto Williams Road. |

| | |
|----------------|---|
| Attachments | Attachment 1 – Location Map/ Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – Preliminary Landscape Plan |
| Recommendation | 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:blg



| | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|
| 36.98 | 20.12 | 36.98 | 20.12 | 36.98 | 20.12 | 36.98 |
| 20.12 | 10.06 | 36.98 | 10.06 | 20.12 | 10.06 | 20.12 |

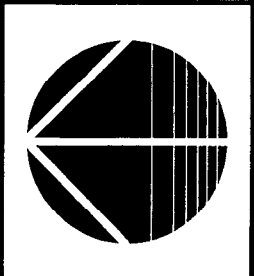
| | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|
| 36.98 | 10.06 | 36.98 | 10.06 | 20.12 | 10.06 | 20.12 |
| 10091 | 10097 | 10111 | 10117 | 10131 | 10151 | 20.12 |

WILLIAMS RD

| | | | | | |
|-------|-------|-------|-------|-------|-------|
| 20.42 | 20.42 | 20.42 | 20.42 | 20.42 | 20.42 |
| 10080 | 10100 | 10120 | 10140 | | |

Original Date: 04/13/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-332907



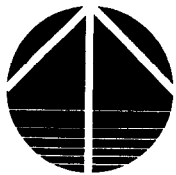


**SUBJECT
PROPERTY**

NO. 4 RD

ALBION RD

WILLIAMS RD



RZ 06-332907

Original Date: 08/21/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ **Attachment 2**

Address: 10111 Williams Road

Applicant: Balbir S. Biring.

| | Existing | Proposed |
|-----------------------------------|--|--|
| Owner: | Balbir S. Biring & Jagdeep K. Biring | To be determined |
| Site Size (m²): | 743 m ² (7,998 ft ²) | 371.5 m ² or 3,999 ft ² each |
| Land Uses: | Single-Family Residential Dwelling | Two (2) Single-Family Residential Lots |
| OCP Designation: | Low Density Residential | No Change |
| Zoning: | Singe-Family Housing District, Subdivision Area E (R1/E) | Singe-Family Housing District (R1-0.6) |
| Number of Units: | 1 single-family detached | 2 single-family detached |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|-----------------------------|--------------------|--------------------|----------------|
| Floor Area Ratio: | Max. 0.60 | Max. 0.60 | none permitted |
| Lot Coverage – Building: | Max. 50% | Max. 50% | none |
| Lot Size (min. dimensions): | 270 m ² | 270 m ² | none |
| Setback – Front Yard (m): | 6 m Min. | 6 m Min. | none |
| Setback – Side (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height (m): | 2.5 storeys | 2.5 storeys | none |

Other: Tree replacement compensation required for loss of significant trees in good health.

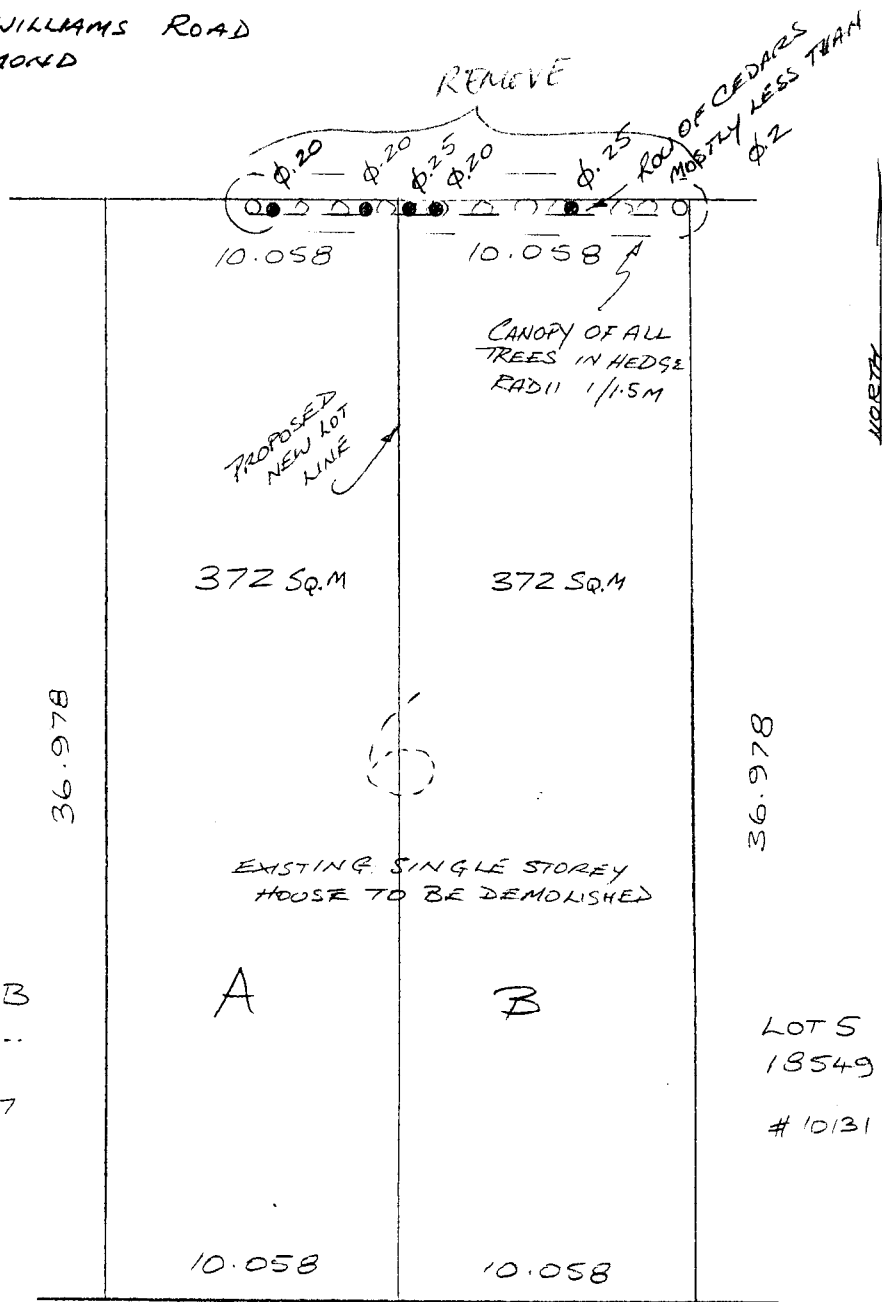
not to be used to define boundaries

scale 1:200
METRES

Survey Certificate
for

PROPOSED SUBDIVISION OF
LOT 6 BLOCK 17 SECTION 26
BLOCK 5 N RANGE 6 W
NWD PLAN 18549

CIVIC
10111 WILLIAMS ROAD
RICHMOND



© C. James B.C.L.S. 2006

LOT B
BCP.....
#10097

LOT 5
18549
#10131

ROAD

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

certified correct

B.C.L.S.
this 15 day of MARCH 2005
REVISED 06:05:11

this document is not valid unless originally signed and sealed

file 5158



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8118 (RZ 06-332907)
10111 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. 004-037-413

Lot 6 Block 17 Section 26 Block 4 North Range 6 West New Westminster District Plan 18549

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8118”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER