



**City of Richmond**  
Planning and Development Department

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

To Council - Sept 25, 2006

To Planning - Sept 19, 2006

Date: August 21, 2006

RZ 06-332907

File: 12-8060-20-8118

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)**

**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.

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

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 ( <b>Attachment 1</b> )
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 <sup>2</sup> (7,998 ft <sup>2</sup> )
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (371.5 m <sup>2</sup> or 3,999 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
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.</li> </ul>

<p>Staff Comments</p>	<ul style="list-style-type: none"> <li>• 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).</li> <li>• 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).</li> <li>• 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.</li> <li>• A tree survey is submitted (<b>Attachment 3</b>) 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.</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 ten (10) replacement trees required, an additional two (2) Maple trees, and a combination of shrubs and ground covers in the front yards.</li> <li>• 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.</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>
<p>Analysis</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The future lots will have vehicle access to the existing operational laneway with no access being permitted onto Williams Road.</li> </ul>

Attachments	<b>Attachment 1</b> – Location Map/ Aerial Photo; <b>Attachment 2</b> – Development Data Sheet; <b>Attachment 3</b> – Tree Survey/Proposed Subdivision Layout; <b>Attachment 4</b> – 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.

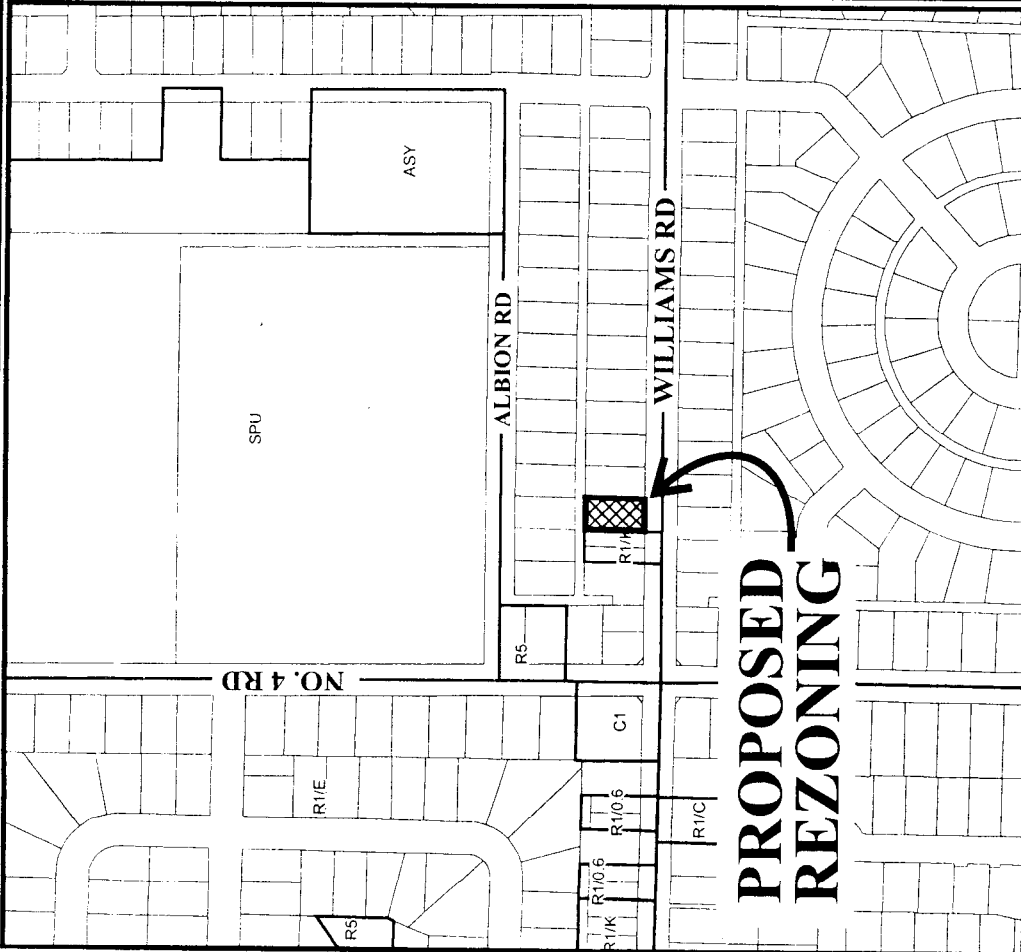


Edwin Lee  
*Planning Technician - Design*  
(Local 4121)

EL:blg

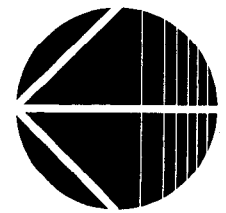


# City of Richmond



36.98	20.12	36.98	20.12	36.98	20.12	36.98
10.06	10.06	10.06	10.06	10.06	10.06	10.06
36.98	36.98	36.98	36.98	36.98	36.98	36.98
10091	10097	10111	10131	10151		
10.06	10.06	20.12	20.12	20.12		
20.42	20.42	20.42	20.42	20.42	20.42	20.42
10080	10100	10120	10140			

## WILLIAMS RD



# RZ 06-332907

Original Date: 04/13/06

Revision Date:

Note: Dimensions are in METRES



**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
<b>Owner:</b>	Balbir S. Biring & Jagdeep K. Biring	To be determined
<b>Site Size (m<sup>2</sup>):</b>	743 m <sup>2</sup> (7,998 ft <sup>2</sup> )	371.5 m <sup>2</sup> or 3,999 ft <sup>2</sup> each
<b>Land Uses:</b>	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
<b>OCP Designation:</b>	Low Density Residential	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
<b>Number of Units:</b>	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 <sup>2</sup>	270 m <sup>2</sup>	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.

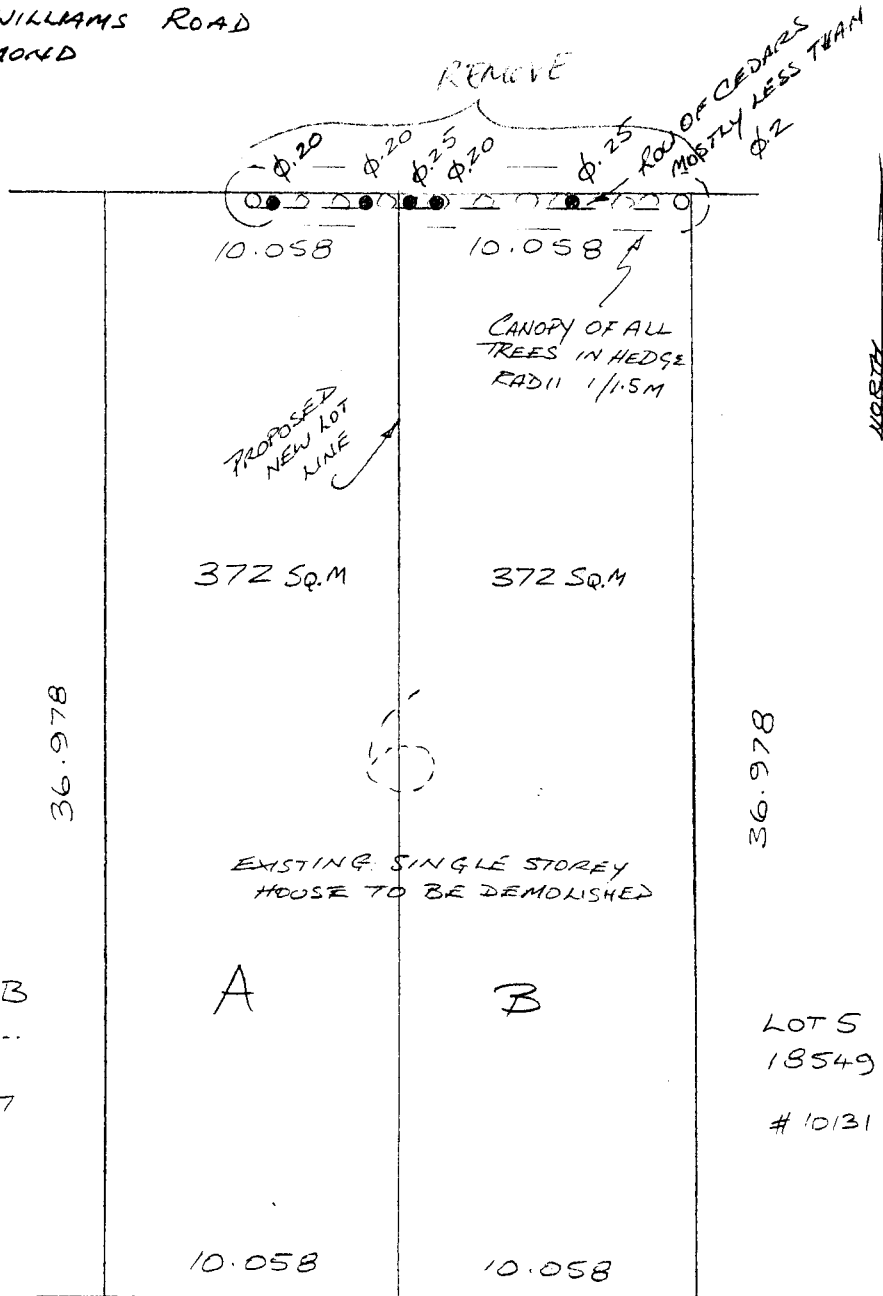
not to be used to define boundaries

scale 1:200  
METRES

Survey Certificate  
for

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

CIVIC  
10111 WILLIAMS ROAD  
RICHMOND



© C. James B.C.L.S. 2006

LOT B  
BCP-----  
#10097

LOT 5  
18549  
#10131

**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





**PLANT LIST**  
PROJECT ADDRESS:

HTY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
1	5	ACER GEMMATA	AMIR MAPLE	6.0m Cal
2	2	ACER PANMATICUM	AMIR MAPLE	6.0m Cal
3	2	CORNUS FLORIDA	PINK DOGWOOD	6.0m Cal
4	2	MAGNOLIA SOULANDIANA	PURPLE SAUPEUR MAGNOLIA	6.0m Cal P&H
5	50	THUJA OCCIDENTALIS VARIETAS	PYRAMIDAL CEDAR	1.25m HT
<b>SHRUBS</b>				
6	6	AZALEA JAPONICA **	JAPAN AZALEA	#2 POT
7	6	ERICA CARNEA	WINTER HEATHER	#2 POT
8	2	HYDRANGEA LANCEOLATA	HYDRANGEA	#1 POT
9	2	RHOXALAN **	WINTER HEATHER	#1 POT
10	40	ROSA MERLAND	MERLAND ROSE	#1 POT
<b>GROUND COVERS</b>				
11	130	ARCTOSTAPHYLOS UVA URSI	KINKINICK	#593 POT
<b>VINES</b>				

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<b>VINES</b>				

PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS

ANN 60 ANNUALS \*\*

PER 50 PERENNIALS \*\*

**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

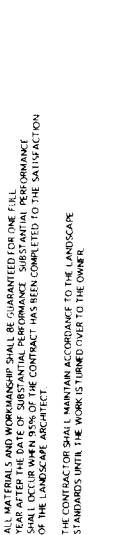
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CALIFORNIA STANDARDS FOR NURSERY STOCK AND THE IRLCA STANDARDS FOR CONTAINER GROWN PLANTS

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

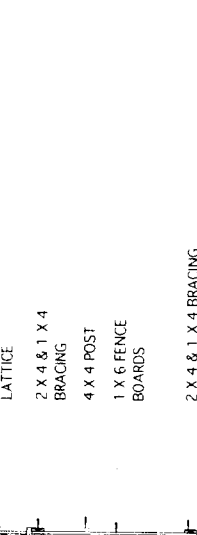
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER COMPLETION OF THE PROJECT. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

**SECTION**



**DETAIL**



2 X 4 TOP CAP  
1 X 2 LATTICE  
2 X 4 & 1 X 4 BRACING  
4 X 4 POST  
1 X 6 FENCE BOARDS  
2 X 4 & 1 X 4 BRACING FINISHED GRADE  
12"Ø CONCRETE BASE

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

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

NO.	DATE	DESCRIPTION	BY	CHK	REV	REVISIONS
1	10/11/2011	ISSUED FOR PERMITS	JTO			
2	10/11/2011	ISSUED FOR PERMITS	JTO			
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10111 WILLIAMS RICHMOND B.C.

JTO

L2 of 2



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

SEP 25 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER

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