



**City of Richmond**  
Urban Development Division

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

*To Council Apr 24, 2006*

*To Planning - Apr. 19, 2006*

Date: March 27, 2006

To: Planning Committee

From: Jean Lamontagne  
Director of Development

RZ 06-328453

*File: 12-8060-20-8056*

Re: **Application by 578547 BC Ltd. for Rezoning at 4520 and 4522 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

**Staff Recommendation**

That Bylaw No. 8056, for the rezoning of 4520 and 4522 Steveston Highway 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> <i>me yves</i>

There are requirements to be dealt with prior to final adoption:

- 1) Provide a landscape security to the City of Richmond in the amount of \$21,000.00 for the landscape works as per the landscape plan attached to the report (**Attachment 3**);
- 2) Dedication of a 6 m laneway across the entire south edge of the development site;

Prior to Subdivision Approval:

- 1) Enter into a standard Servicing Agreement for construction of the lane and the Steveston Highway upgrade;

Prior to issuance of a Building Permit:

- 1) Submission of a Construction Parking and Traffic Management Plan.

[signed copy on file]

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Agreement by Applicant

Item	Details
Application	RZ 06-328453
Location	4520 & 4522 Steveston Highway ( <b>Attachment 1</b> )
Owner	Gordon & Elizabeth Bulteel
Applicant	578547 BC Ltd.

Date Received	February 20, 2006
Acknowledgement Letter	February 22, 2006
Fast Track Compliance	March 2, 2006
Staff Report	March 27, 2006
Planning Committee	April 19, 2006

Site Size	1,632 m <sup>2</sup> (17,567 ft <sup>2</sup> )
Land Uses	Existing – one (1) two-family dwelling
	Proposed – four (4) single-family residential lots (352 m <sup>2</sup> or 3,789 ft <sup>2</sup> each)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed - Single-Family Housing District (R1-0.6)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential Steveston Area Plan – Single-Family <i>Complies with land use designation</i>
Surrounding Development	The south and north side of Steveston Highway contains a mix of new and older character single-family dwellings and some older duplexes.

<p>Staff Comments</p>	<ul style="list-style-type: none"> <li>• Numerous similar applications to rezone and subdivide nearby properties to R1-0.6, R1/K and R9 have been approved along the south side of Steveston Highway between No. 1 Road and Railway Road (reference file RZ 02-208491, RZ 03-237986, RZ 04-270555, RZ 03-225719).</li> <li>• There are two (2) trees on site (<b>Attachment 2</b>). Both trees must be removed to allow the construction of the future lane.</li> <li>• The applicant is proposing to plant and maintain a total of five (5) Armstrong Maple tree with a minimum Diameter Breast Height (DBH) of 7 cm on site. The existing evergreen cedar hedge along both side property lines will also be retained.</li> <li>• The applicant has provided a preliminary landscape plan (<b>Attachment 3</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 five (5) new 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 \$21,000 prior to final adoption of the rezoning bylaw.</li> <li>• The developer shall dedicate a 6 m lane across the entire south edge of the development site. All the existing access points to Steveston Highway are to be removed at the developer's cost; per Bylaw No. 7222, all future access is to the lane only.</li> <li>• At the subdivision stage, the developer is required to enter into a standard Servicing Agreement to design and construct the laneway. Works include but not limited to 6 m lane construction with limestone shoulders, storm sewer, street lighting and a 2 m wood fence along the south edge of the lane.</li> <li>• Frontage improvements (including removal of existing driveways and reinstatement of sidewalk and boulevard) along the site's Steveston Hwy frontage are required.</li> </ul>
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<p>Analysis</p>	<ul style="list-style-type: none"> <li>• The subject site is located along a portion of Steveston Highway where there have been numerous rezoning and subdivision applications to permit redevelopment of existing single-family and duplex lots. The proposal complies with all applicable City policies.</li> <li>• A lane has been established from Trimaran Gate and ends at the subject property. The subject development will allow the extension of the laneway at the rear of these units reducing accesses along Steveston Highway.</li> </ul>
<p>Attachments</p>	<p><b>Attachment 1</b> – Location Map  <b>Attachment 2</b> – Tree Survey/Proposed Subdivision Plan  <b>Attachment 3</b> – Proposed Landscape Plan</p>
<p>Recommendation</p>	<p>The rezoning application complies with all 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.</p>



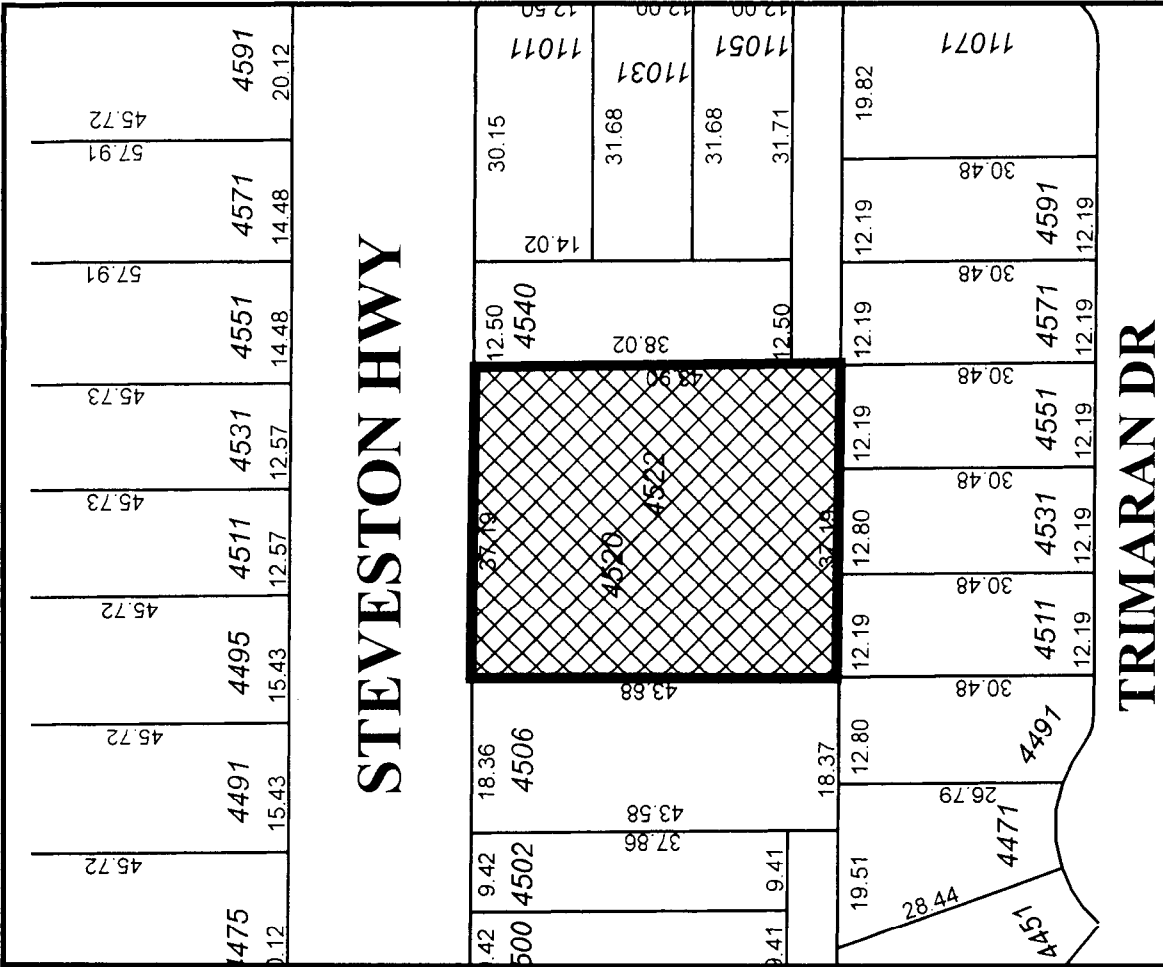
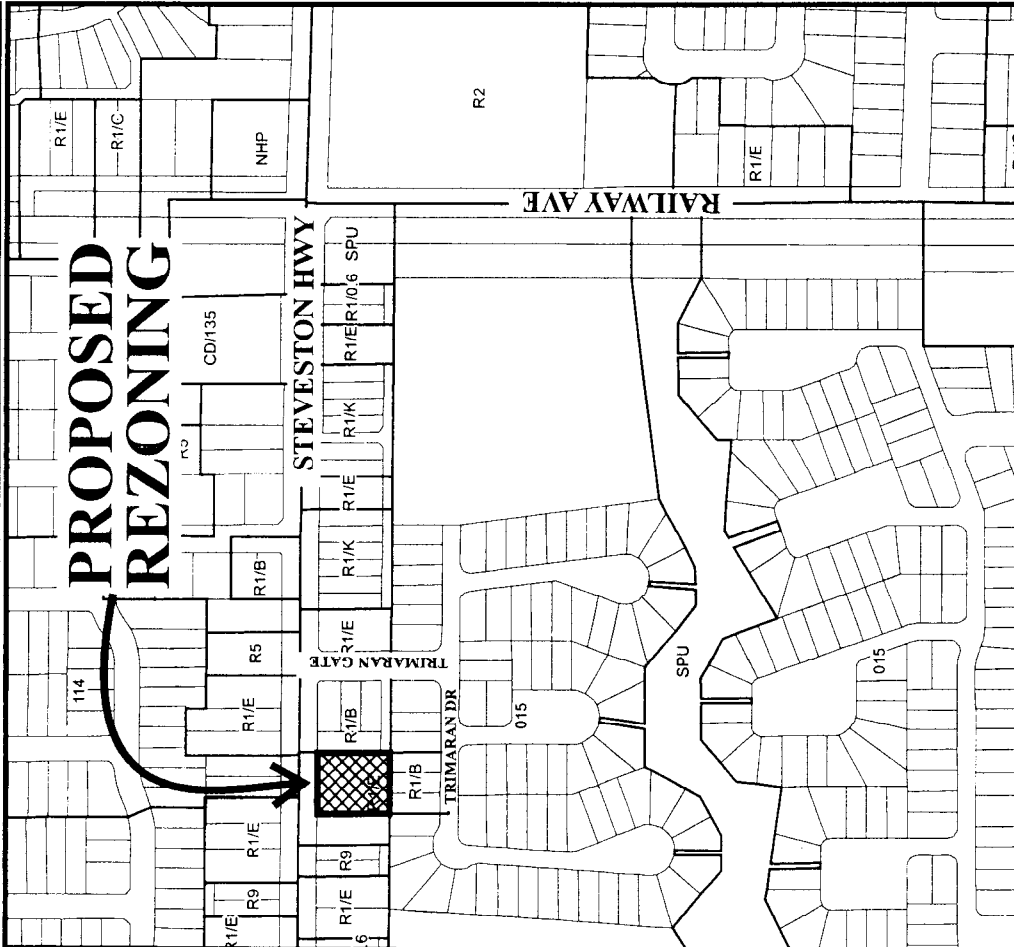
Edwin Lee  
 Planning Technician – Design  
 (Local 4121)

EL:blg



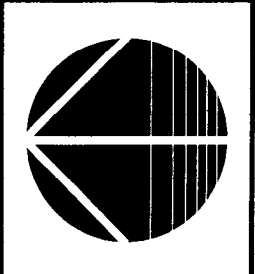
# City of Richmond

## PROPOSED REZONING

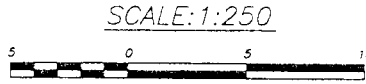


Original Date: 02/21/06  
 Revision Date:  
 Note: Dimensions are in METRES

# RZ 06-328453

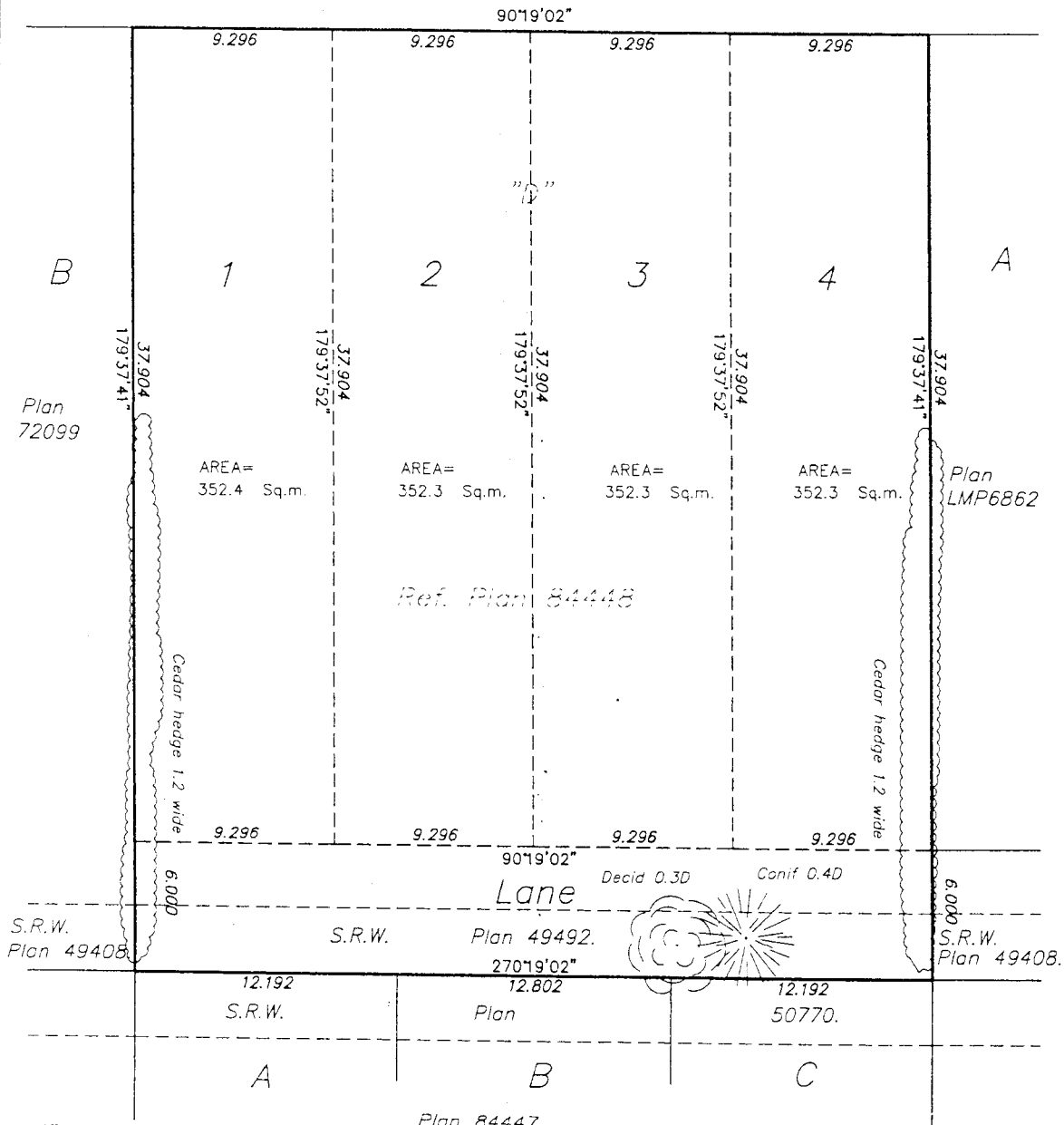


PROPOSED SUBDIVISION PLAN OF PARCEL D,  
SECTION 2, BLOCK 3 NORTH, RANGE 7 WEST,  
NEW WESTMINSTER DISTRICT, REFERENCE PLAN 84448.



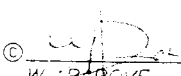
All distances are in metres

STEVESTON HIGHWAY



NOTE :  
Lot dimensions are preliminary  
and are subject to ground survey.

CERTIFIED CORRECT  
this 13th. day of February, 2006.

  
W. PAPOVE B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

VERNON C. GOUDAL & ASSOCIATES,  
A DIVISION OF PAPOVE  
PROFESSIONAL LAND SURVEYING INC.  
202 - 1120 WESTWOOD STREET  
COQUITLAM, B.C., V3B 7K8  
TEL : (604) 942-6616  
FAX : (604) 464-6509

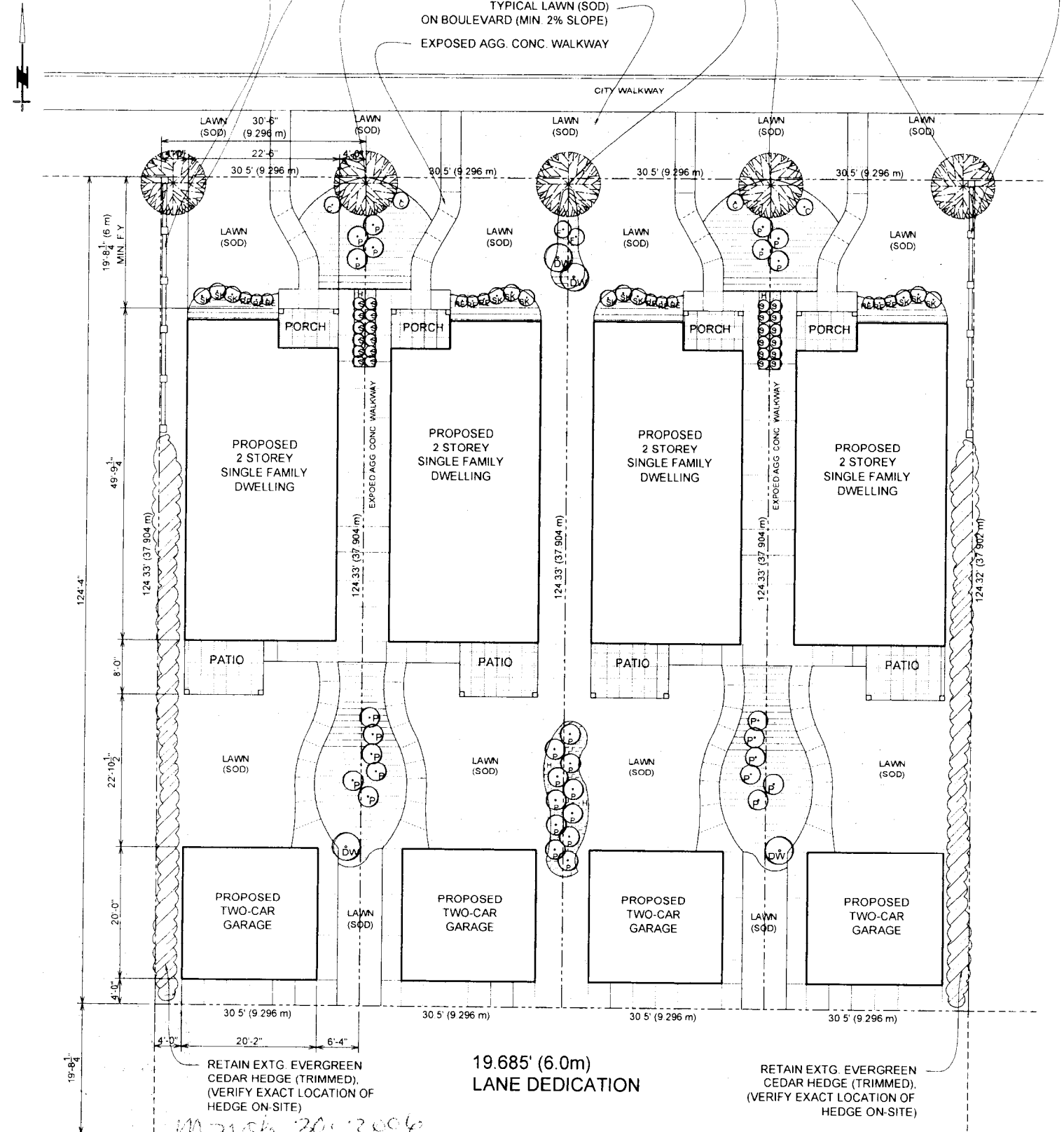
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4520, 4522 STEVESTON HIGHWAY

RETAIN EXTG. BRICK COLUMNS & WOOD FENCE, DELETE SOLID PAWELS & ADD OPEN 2" X 2" LATTICE WITH LATH TRELLIS AT TOP

FIVE ARMSTRONG MAPLES AS STREETS WITH MINIMUM OF 7 FOOT (2.5m) STANDARD TRUNK ABOVE GRADE LAWN (SOD) BELOW TO CITY BY-LAW (3 REPLACEMENT TREES INCLUDED)  
TYPICAL LAWN (SOD) ON BOULEVARD (MIN. 2% SLOPE)  
EXPOSED AGG. CONC. WALKWAY

RETAIN EXTG. BRICK COLUMNS & WOOD FENCE, DELETE SOLID PAWELS & ADD OPEN 2" X 2" LATTICE WITH LATH TRELLIS AT TOP

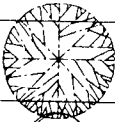











**Harry lee Haggard - Landscape Architect**

4077 Saint Georges Avenue, North Vancouver, B.C. V7N 1W7  
Tel. 604 9850137

Project: *Sheet 1 of 2*  
PROPOSED SUB-DIVISION  
AT 4520, 4522 STEVESTON HIGHWAY  
RICHMOND, B.C.

## PLANT LIST

SYMBOL	QTY.	SCIENTIFIC / COMMON NAMES	SIZE	COND.	SPEC.
<b>TREE</b>					
	5	ACER "ARMSTORNG" - UPRIGHT MAPLE	7 CM Ø	B & B	
	4	CORNUS "FLORIDA" - (DWARF) PINK FLOW DOGWOOD TREE	5 CM Ø	B & B	
<b>SHRUBS</b>					
	12	SKIMMIA - RED BERRY	#5	B & B	4' O.C.
	4	SKIMMIA - MALE	#2	B & B	RANDOM
	2	FORSTHIA "INTERMEDIA"	#5		4' O.C.
	31	PIERIS JAPONICA - "LILY OF VALLEY" BUSH	#5		3'-4' O.C.
	12	CEOANUTHUS "FROSTY BLUE"	#5		3' O.C.
	12	RHODODENDRON ELIZABETH - LOW 3' MAX	#5		3' O.C.
<b>GROUND COVER</b>					
	40	ERICA CARNEA 20 (SPRING-WOOD WHITE)	#2		2' TO
		(20 KING GEORGE HEATHER)	#2		2'-6" O.C.
	24	SARCOCOCCA HOOKERIANA HUMILIS	#2		3' O.C.
	50	VIBURNUM DAVIDI (DAVID VIBURNUM)	#3		18" O.C.

*Handwritten signature*

### Harry lee Haggard - Landscape Architect

4077 Saint Georges Avenue, North Vancouver, B.C. V7N 1W7  
Tel.: 604 9850137

Project:

PROPOSED SUB-DIVISION  
AT 4520, 4522 STEVESTON HIGHWAY  
RICHMOND, B.C.

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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8056 (RZ 06-328453)  
4520 AND 4522 STEVESTON HIGHWAY**

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. 001-518-488

Strata Lot 1 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW732 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

and

P.I.D. 001-518-500

Strata Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW732 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8056”**.

FIRST READING

APR 24 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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