



To: Planning Committee

Date: May 24, 2006

From: Jean Lamontagne
Director of Development

File: RZ 06-330497

**Re: Application by Ajit Thaliwal for Rezoning at 8311 No. 1 Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8079, for the rezoning of 8311 No. 1 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.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

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 \$6,853 for the landscape works as per the landscape plan attached to the report (**Attachment 3**).

[signed copy on file]

Agreement by Applicant
Ajit Thaliwal

Item	Details
Application	RZ 06-330497
Location	8311 No. 1 Road (Attachment 1)
Owner	Chung Ming Law
Applicant	Ajit Thaliwal

Date Received	April 28, 2006
Acknowledgement Letter	May 12, 2006
Fast Track Compliance	May 23, 2006
Staff Report	May 24, 2006
Planning Committee	June 20, 2006

Site Size	673 m ² (7,244 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (336.5 m ² or 3,622 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	This block of No. 1 Road contains a majority of older character single-family dwellings on larger R1/E designated lots as well as recently completed single-family dwellings on R1-0.6 designated lots. There are duplexes and low-density multi-family developments situated on the east side of No. 1 Road. (Attachment 2)

Staff Comments	<ul style="list-style-type: none"> Numerous similar applications to rezone and subdivide nearby properties to R1-0.6 have been approved along the west side of No. 1 Road between Youngmore Road and Blundell Road (reference file RZ 04-267891, RZ 04-270141, RZ 04-279382, RZ 04-280369, RZ 04-288055, RZ 05-298161, RZ 05-318252). One large Willow tree is located at the back of the property (Attachment 3). The applicant is proposing to remove this tree to accommodate future dwelling/garage. The applicant will plant and maintain two (2) new trees (minimum of 11 cm calliper) on site.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • 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 four (4) new trees, Cedar hedge along the front, and a combination of shrubs and ground covers. • In order to ensure that this work is undertaken, the application has agreed to provide a landscape security in the amount of \$6,853 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 adopted "Revised Interim Strategy" to handle new development applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential proposal with access to an operational lane. • Both proposed lots will have vehicle access to the existing operational laneway with no access being permitted onto No. 1 Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Aerial Photo; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – Preliminary Landscape Plan</p>
<p>Recommendation</p>	<p>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.</p>



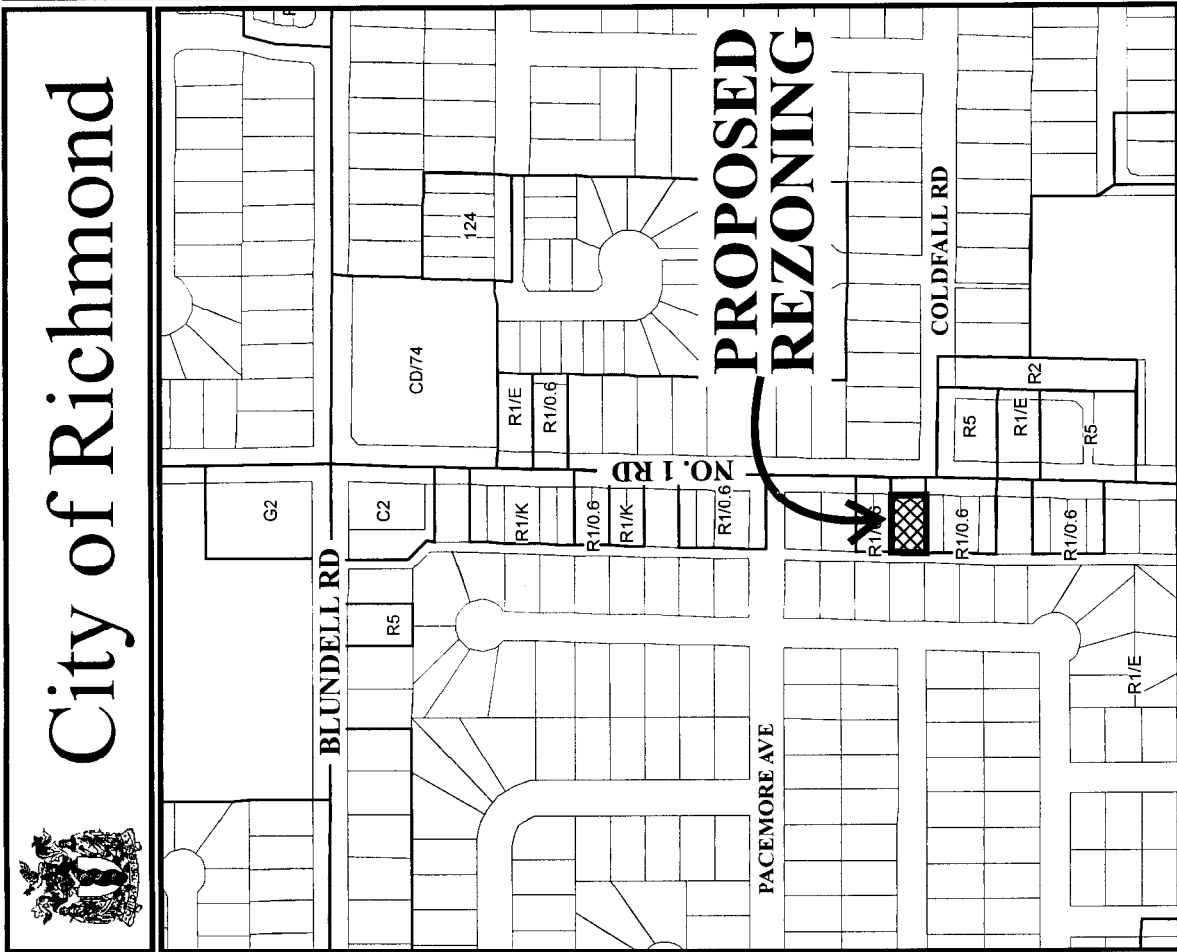
Edwin Lee
Planning Technician - Design
 (Local 4121)

EL:blg

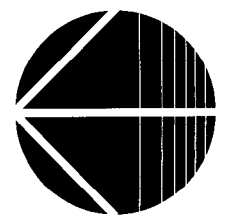
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NO. 1 RD			
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33.51	10.06	8371	10.06
33.51	10.06	8331	10.06
33.51	10.06	8335	10.06
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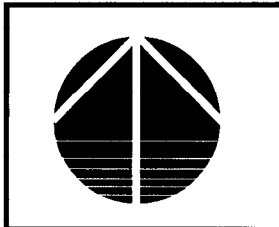
Original Date: 05/15/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-330497



City of Richmond





RZ 06-330497

Original Date: 06/15/06

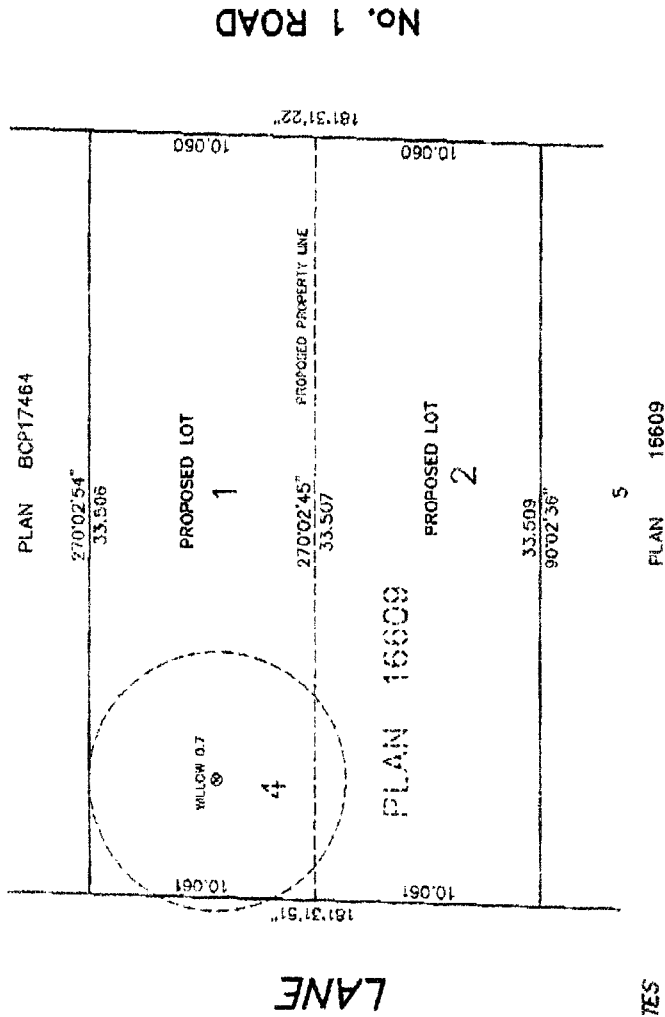
Amended Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 4 BLOCK 4 SECTION 22 BAN R7W NEW WESTMINSTER DISTRICT PLAN 16609.

Current Civic Address:
5011 No. 1 Road
Richmond, B.C.

SCALE : 1:250



- 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 0.20m are shown.
 - This plan does not show non-plan charges, liens or interests.

Revised (original) 181°31'22"
26th day of May 2006
Date of Survey of Columbia
26th day of April 2006
SEAL
LAND SURVEYOR
GENE PAUL NIHOAKI
B.C.L.S. 801

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

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DHALIHAL AND ASSOCIATES
LAND SURVEYING INC.
121-10140 86th Avenue
Surrey, B.C. V3V 3B2
Phone: 604 501-5188
Fax: 604 501-5189
File: G504004-1.P1.DWG

PLANT LIST

8311 NO.1 ROAD, RICHMOND B.C.

KEY CITY BOTANICAL NAME

- TREES
- AP 1 ACEK PALMATUS
 - ARE 1 ACEK RUBRUM RED BUNBET
 - TFL 15 TRINJA OCCIDENTALIS FABRICOLA

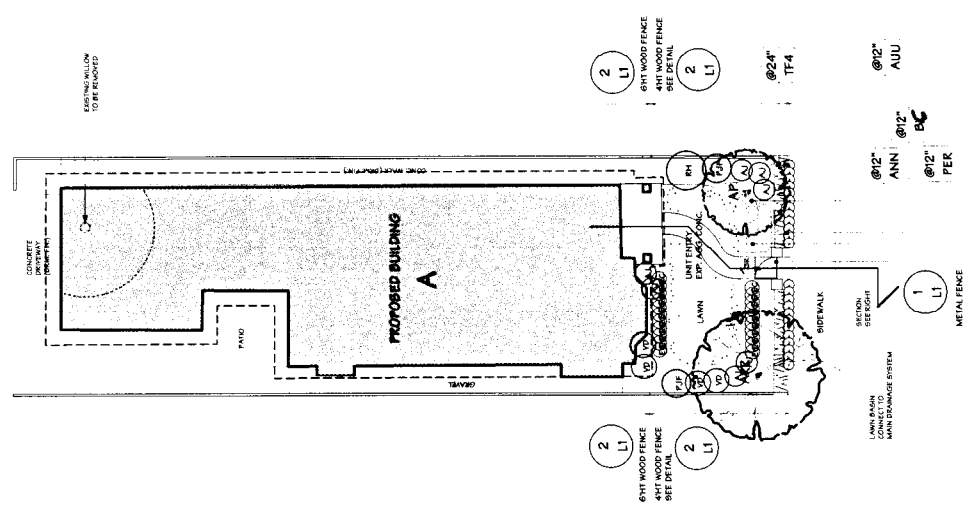
- SHRUBS
- AJ 7 AZALEA JAPONICA **
 - EC 22 DECA CARNEA
 - PJF 2 PERB JAPONICA FOREST PLANE
 - VI 1 VIBURNUM DAVIDI
 - VP 4 VIBURNUM DAVIDI

- GROUND COVERS
- AUJ 40 AKTORIS/PHYTLOS OVA LIRII

- VINES
- N/A

- PERENNIALS/ANNUALS/PERENNIALS/GRASSES/IGLOIATIC PLANTS
- BC 24 BERGENIA CRASSIFOLIA
 - ANN 20 ANNUALS **
 - PER 15 PERENNIALS **

LANE



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 QVA STANDARDS FOR NURSERY STOCK AND THE BCMA 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 SHALL OCCUR WHEN 95% 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

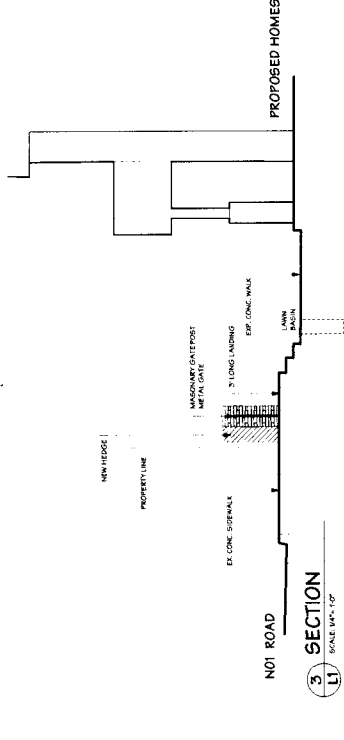
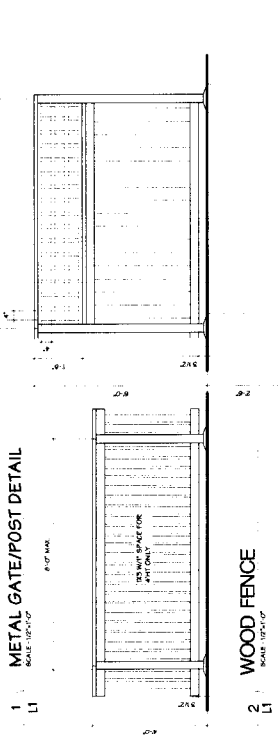
NOTE:

- ALL WOOD SHALL BE PRESSURE TREATED FIR S.A.S.
- ALL WOOD SHALL BE STAINED WITH 2 COATS OF TRANSPARENT STAIN AND FINISHED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
- ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

JFO ASSOCIATES
Landscape Architects
5180 Macmillan Street
Richmond, BC V6E 2L4
Voice: (604) 275-2812
Facsimile: (604) 275-8636
Email: jfo@jfoassoc.ca

Project:
8311 A
NO.1 ROAD
RICHMOND, B.C.

Drawn By:
LANDSCAPE PLAN



Scale	1/8" = 1'-0"
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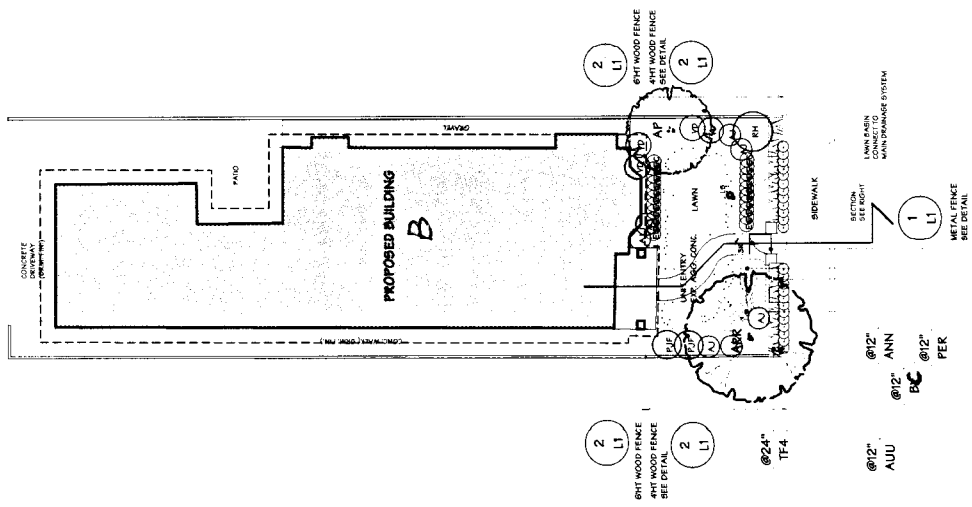
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PLANT LIST

8311 A ROAD & RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AT	1	ACER PALMATUM	JAPANESE MAPLE	50M CAL. DBP	** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
AR	1	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	11.00m CAL. DBP 18m STD.	ALL MATERIALS AND SPECIFICATION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
TF4	15	TRILIX OCCIDENTALIS FASCIOATA	PIRAMIDAL CEDAR	1.20m HT.	PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTARIO STANDARDS FOR NURSERY STOCK AND THE ONTARIO STANDARDS FOR CONTAINER-GROWN PLANTS
SHRUBS					
AJ	7	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT	ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
EC	22	ERICA CARNEA	WINTER HEATHER	#2 POT	ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
P.F.	2	PERIS JAPONICA FOREST FLAME	LILY OF THE VALLEY	#2 POT	THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.
AN	4	ANEMONE **	ANEMONE	#2 POT	
VS	4	VIBURNUM BAYBARI	PAVON VIBURNUM	#2 POT	
GROUND COVERS					
AUJ	40	ARECOSTAPHYLOS LIVA LIVES	KINKINNICK	#2'S POT	
VINES					
N/A					
PERENNIALS/ANNUALS/FEENS/GRASSES/AQUATIC PLANTS					
BC	24	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT	NOTE: ALL WOOD SHALL BE PRESSURE TREATED FIR S4S.
ANN	50	ANEMONE **		#2'S POT	ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN COLOUR TO BE COORDINATED WITH THE FINISH TO BE PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
PER	10	PERENNIALS **		#1 POT	ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED. ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

LANE



NO1 ROAD

JFO & ASSOCIATES
Landscape Architects
Vancouver, BC V7E 2L4
Vancouver (604) 275-2812
Fresno (504) 275-4836
Email: rfovan@jfo.ca

Project:
8311 A
NO.1 ROAD,
RICHMOND, B.C.

Drawn By:
LANDSCAPE PLAN

Scale	1/8" = 1'-0"
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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8079 (RZ 06-330497)
8311 NO. 1 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. 002-375-851

Lot 4 Block 4 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 16609

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8079”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER