



**City of Richmond**  
 Planning & Development

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

**To:** Planning Committee

*to Planning - Jun 20, 2006.*  
**Date:** May 24, 2006

**From:** Jean Lamontagne  
 Director of Development

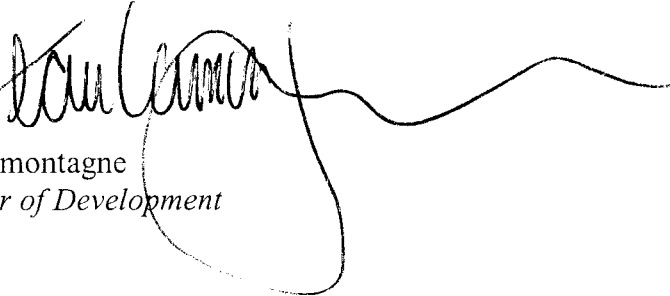
RZ 06-330497

*File: 12-8060-20-8079.*

**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.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>
<i>[Handwritten signature]</i>

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 ( <b>Attachment 1</b> )
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 <sup>2</sup> (7,244 ft <sup>2</sup> )
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (336.5 m <sup>2</sup> or 3,622 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	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. ( <b>Attachment 2</b> )

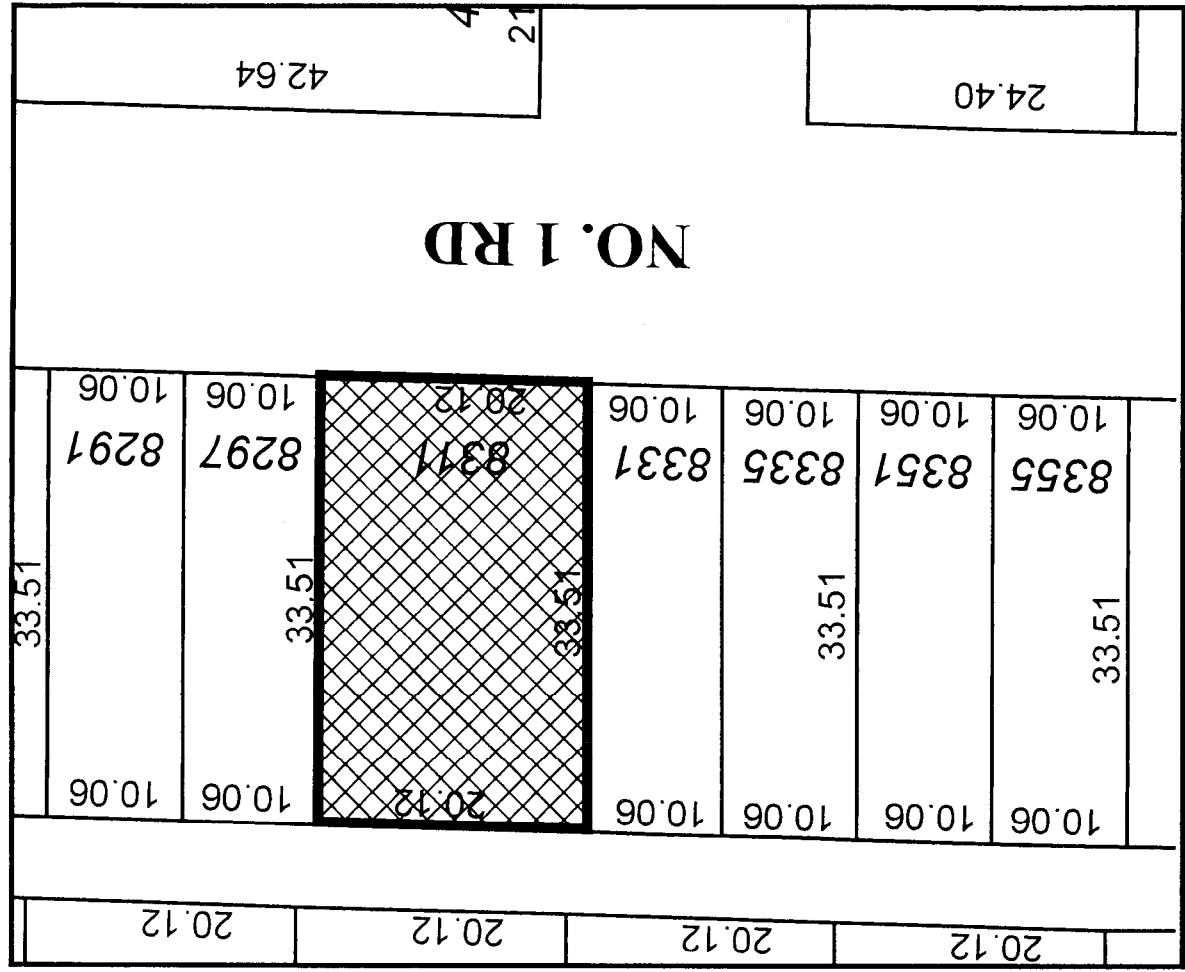
Staff Comments	<ul style="list-style-type: none"> <li>Numerous similar applications to rezone and subdivide nearby properties to R1-0.6 have been approved along the west side of No. 1 Road between Youngmore Road and Blundell Road (reference file RZ 04-267891, RZ 04-270141, RZ 04-279382, RZ 04-280369, RZ 04-288055, RZ 05-298161, RZ 05-318252).</li> <li>One large Willow tree is located at the back of the property (<b>Attachment 3</b>). 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.</li> </ul>
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> <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 four (4) new trees, Cedar hedge along the front, and a combination of shrubs and ground covers.</li> <li>• 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.</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 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.</li> <li>• Both proposed lots will have vehicle access to the existing operational laneway with no access being permitted onto No. 1 Road.</li> </ul>
<p>Attachments</p>	<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>
<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>



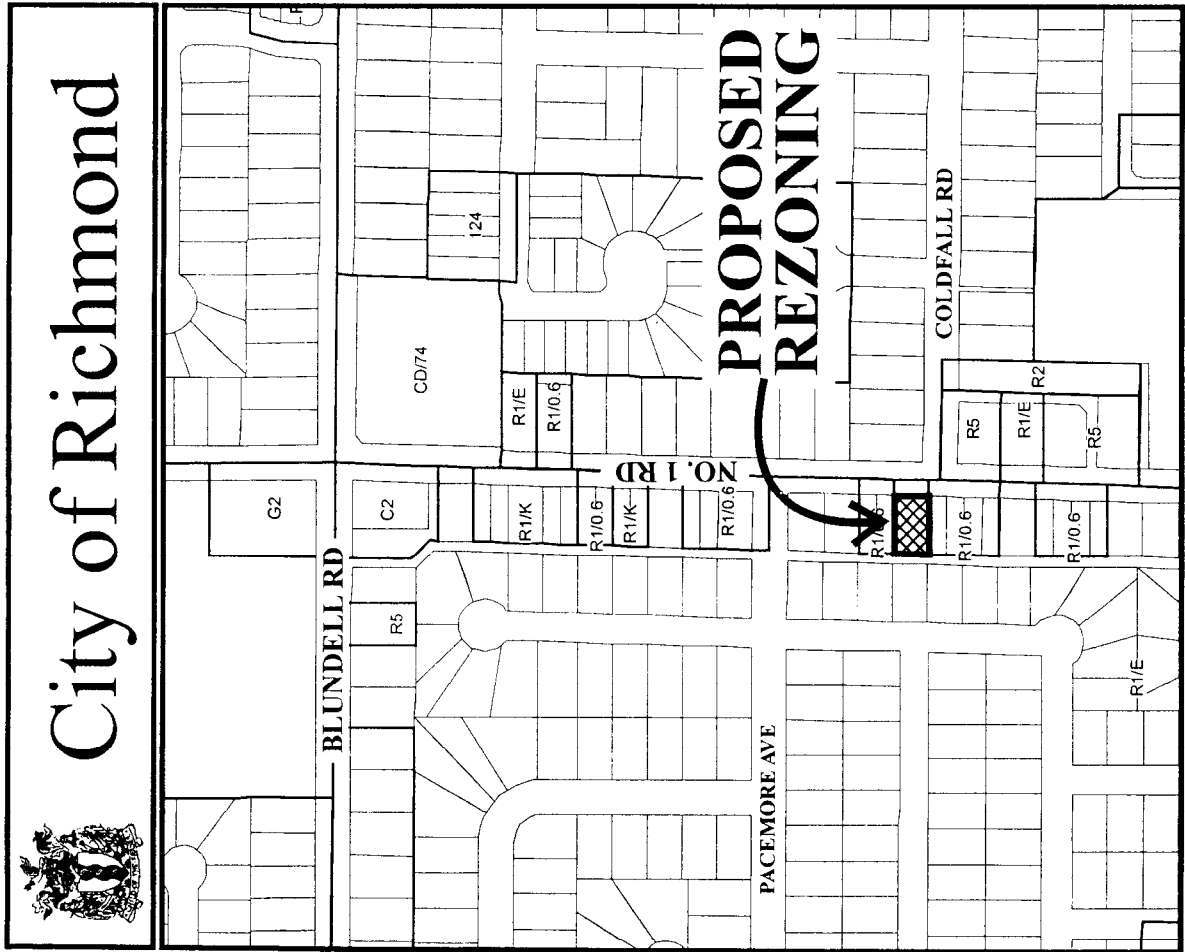
Edwin Lee  
*Planning Technician - Design*  
 (Local 4121)

EL:blg

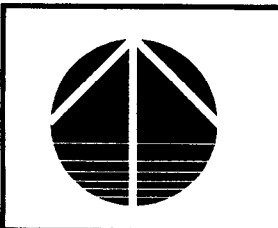
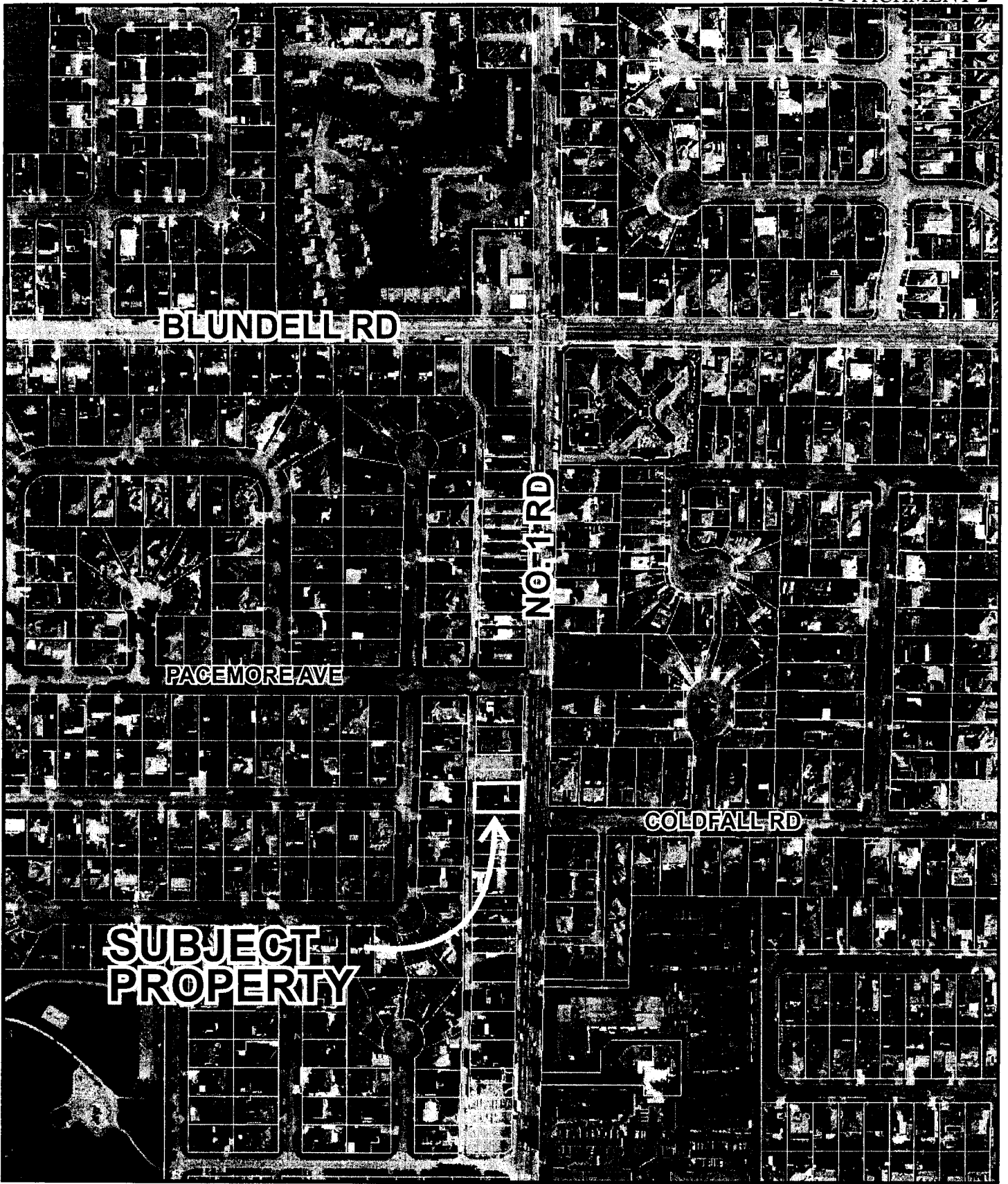


Original Date: 05/15/06  
 Revision Date:  
 Note: Dimensions are in METRES

**RZ 06-330497**



City of Richmond



RZ 06-330497

Original Date: 06/15/06

Amended Date:

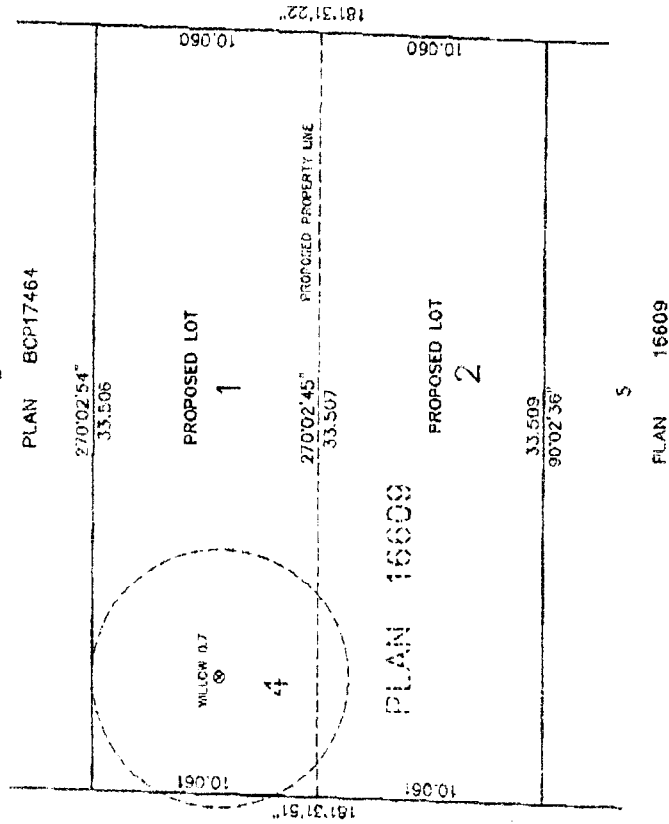
Note: Dimensions are in METRES

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

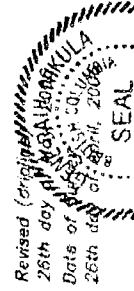
Current Civic Address:

#311 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, fees or interests.



Revised (original) 26th day of August, 2006  
 Date of Survey 26th day of August, 2006  
 Date of Issue 26th day of August, 2006  
 GENE PAUL MIROSHNIK  
 B.C.L.S. 801

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
**LAND SURVEYING INC.**  
 121-13140 60th Avenue  
 Surrey, B.C. V3V 3B2  
 Phone: 604 501-5188  
 Fax: 604 501-5189  
 File: 660460A-TRI.DWG

### PLANT LIST

8311 NO.1 ROAD, RICHMOND

KEY CITY BOTANICAL NAME

AP 1 ACER PALMATUM

ARE 1 ACER FURCOSA RED SUNSET

TFA 15 THUJA OCCIDENTALIS VARIETALIS

SHRUBS

AJ 1 AZALEA JAPONICA \*\*

EC 22 ERICA CARNEA

PJF 2 PEBLES JAPONICA FOREST FLAME

RH 1 RHODODENDRON \*\*

VD 4 VIBURNUM DATON

GROUND COVERS

AU 40 ALECTROSPHYLLODIA URSI

VINES

N/A

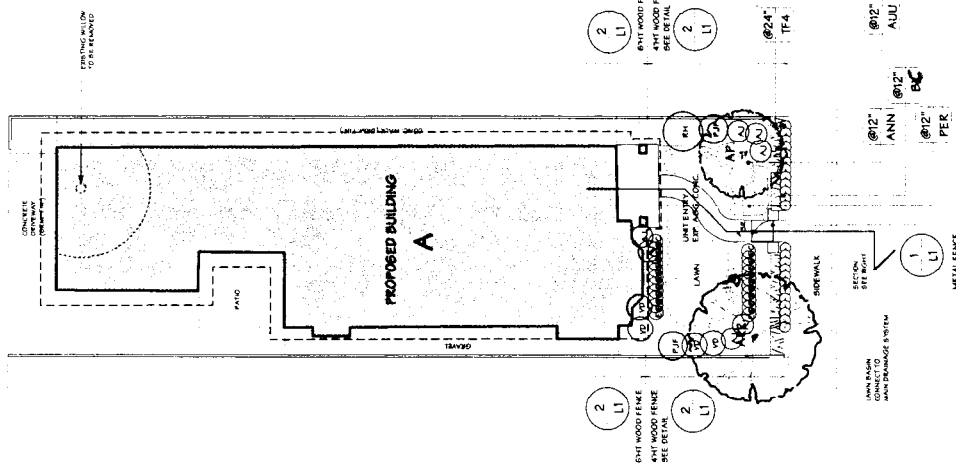
PERENNIALS/ANNUALS/PERNS/GRASSES/AQUATIC PLANTS

BC 24 BEGONIA CRANFORDIA

ANN 20 ANNUALS \*\*

PER 10 PERENNIALS \*\*

### LANE



### NOTES

- \*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTARIO STANDARDS FOR NUMBER STOCK AND THE BC NA 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 SUBSTITUTION. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 50% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

### NOTE:

- ALL WOOD SHALL BE PRESSURE TREATED F1R S 4.5.
- ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN. COLOUR TO BE COORDINATED 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

May 27 2004  
Issued for Planning / 3P  
REVISIONS - ISSUES

**JTO & ASSOCIATES**  
Landscape Architects  
3180 Hunt Street  
Richmond, BC V7E 2L4  
Voice: (604) 275-2871  
Fax: (604) 275-2866  
Email: jto@jto.ca

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

Drawing Title:  
**LANDSCAPE PLAN**

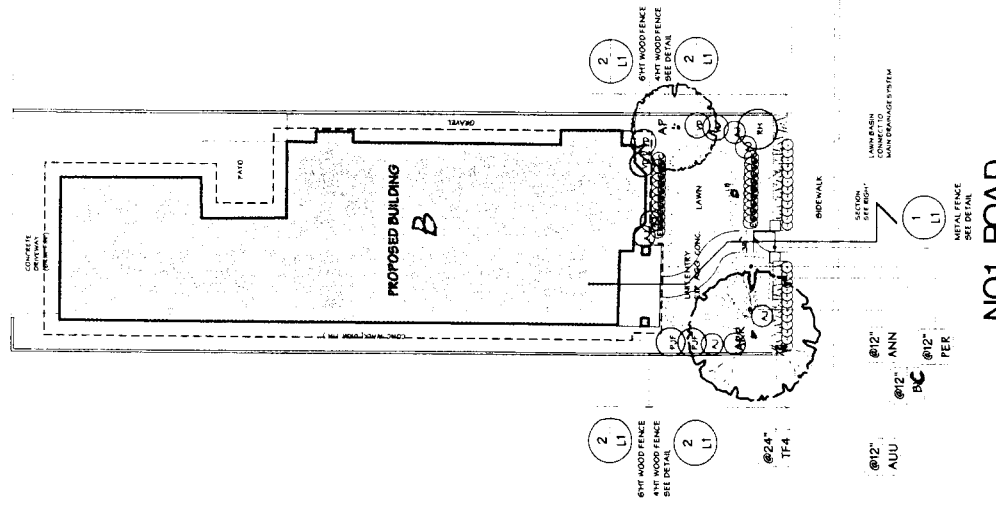
Scale	1/4" = 1'-0"
Drawn	MR
Checked	LMR 28 2008
Date	06/24/08
Sheet	

**L1** of 1

**PLANT LIST**  
8311 NO1 ROAD & RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
AP	1	ACEK PALMATHUM	JAPANESE MAPLE	50cm CAL. BAR	** 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
ARF	1	ACEK RUBRUM RED SUNNET	RED SUNNET MAPLE	11.0m CAL. BAR 16m STD	
TF4	15	TRILIA OCCIDENTALIS PASTORIA	PYRAMIDAL CEDAR	1.25m HT	
<b>SHRUBS</b>					
AJ	7	AZALEA JAPONICA **	JAPANESE AZALEA	#5 POT	PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE BC NA 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 RUS ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF COMPLETION OF THE CONTRACT. THE CONTRACTOR SHALL SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.
EC	22	ERICA CANINA	WINTER HEATHER	#2 POT	
PJF	2	PERIS JAPONICA FOREST FLAME	LILY OF THE VALLEY	#5 POT	
WT	4	WINTER DORON	SHROUDBERRY	#5 POT	
XD	4	XANTHODORON	SHRUB HYDRANGEA	#2 POT	
<b>GROUND COVERS</b>					
AUJ	40	ALECTROTAPHYLOB VIVA URSI	KUNNENICK	#203 POT	
<b>VINES</b>					
N/A					
<b>PERENNIALS/ANNUALS/PERENNIALS/GRASSES/AGROTIAC PLANTS</b>					
BC	24	BREGENA CEASRIFOLIA	HEARTLEAF BREGENA	#1 POT	
ANN	50	ANNUALS **		#203 POT	
PER	95	PERENNIALS **		#1 POT	

**LANE**



May 22 2004  
Issued for Planning CP  
REVISIONS / ISSUES



Project:  
**8311 AS**  
NO 1 ROAD  
RICHMOND, B. C.

Drawing Title:  
**LANDSCAPE PLAN**

Scale:	1/8" = 1'-0"
Date:	05/22/04
Drawn:	JT
Checked:	JT
Client:	8311 NO1 ROAD
Site:	NO1 ROAD
Sheet:	01/13/04

**L1** of 1





**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

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\_\_\_\_\_

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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