

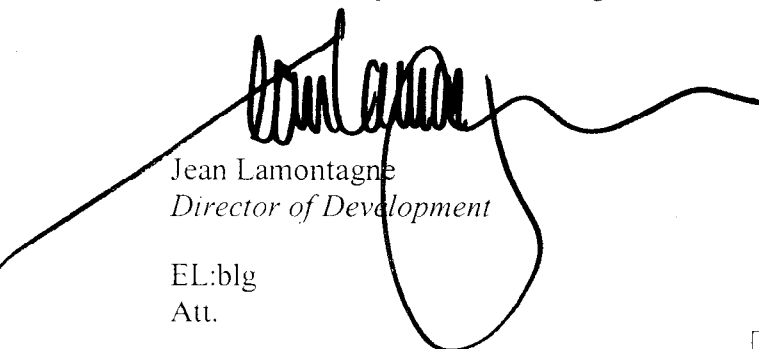


To: Planning Committee
From: Jean Lamontagne
 Director of Development
Re: **Application by Les Cohen and Azim Bhimani for Rezoning at 8531 No. 4 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

To Planning - Oct 17, 2006
Date: September 25, 2006
 RZ 06-347521
File : 12-8060-20-8138

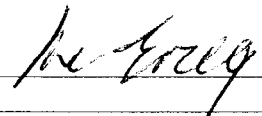
Staff Recommendation

That Bylaw No. 8138, for the rezoning of 8531 No. 4 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 DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


There are requirements to be dealt with prior to final adoption:
 Development requirements, specifically:

- Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan and landscaping security should include the four (4) replacement trees required (minimum 6 cm. calliper). If replacement trees cannot be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting is required; and
- Registration of a flood indemnity covenant on title.

[signed copy on file]

Agreement by Applicant
 Les Cohen & Azim Bhimani

Item	Details
Application	RZ 06-347521
Location	8531 No. 4 Road (Attachment 1)
Owner	Fang Ye
Applicant	Les Cohen & Azim Bhimani

Date Received	September 1, 2006
Acknowledgement Letter	September 11, 2006
Fast Track Compliance	September 19, 2006
Staff Report	September 25, 2006
Planning Committee	October 17, 2006

Site Size	794 m ² (8,546 ft ²)
Land Uses	Existing – Single-Family Residential Dwelling
	Proposed – Two (2) Single-family lots, each approximately 9.75 m (32 ft) in width, each accommodating a single-family dwelling unit.
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 Ash Street Sub-Area Plan – Low Density Residential <i>Complies with land use designations</i>
Surrounding Development	This neighbourhood contains a majority of recently constructed single-family dwellings on subdivided R1/B zoned lots (to the west) as well as a mix of newer and older character single-family dwelling on larger R1/E zoned lots (along No. 4 Road). Properties across No. 4 Road to the east are within the Agricultural Land Reserve (ALR).

Staff Comments	<ul style="list-style-type: none"> • A tree survey is submitted (Attachment 3) and two (2) bylaw-sized trees are noted on site. The applicant is proposing to remove these two (2) Purple-leaved Smoke trees since they are fairly short-lived species and are near maturity. An Arborist Report prepared by a Certified Arborist is submitted in support of the tree removal (Attachment 4). • The developer has agreed to plant and maintain four (4) replacement trees on site (minimum 6 cm calliper each) to meet the Tree Replacement goals in the Official Community Plan (OCP).
----------------	---

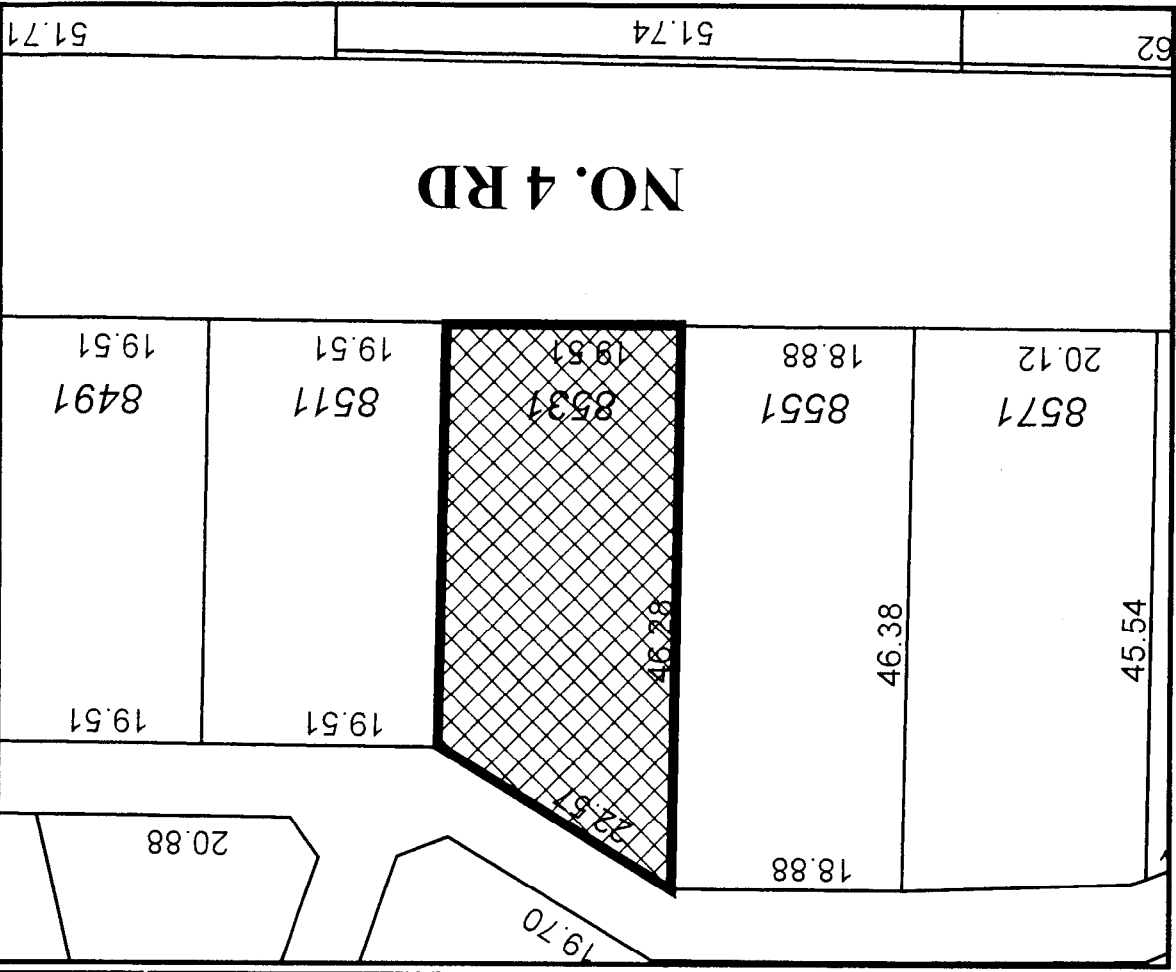
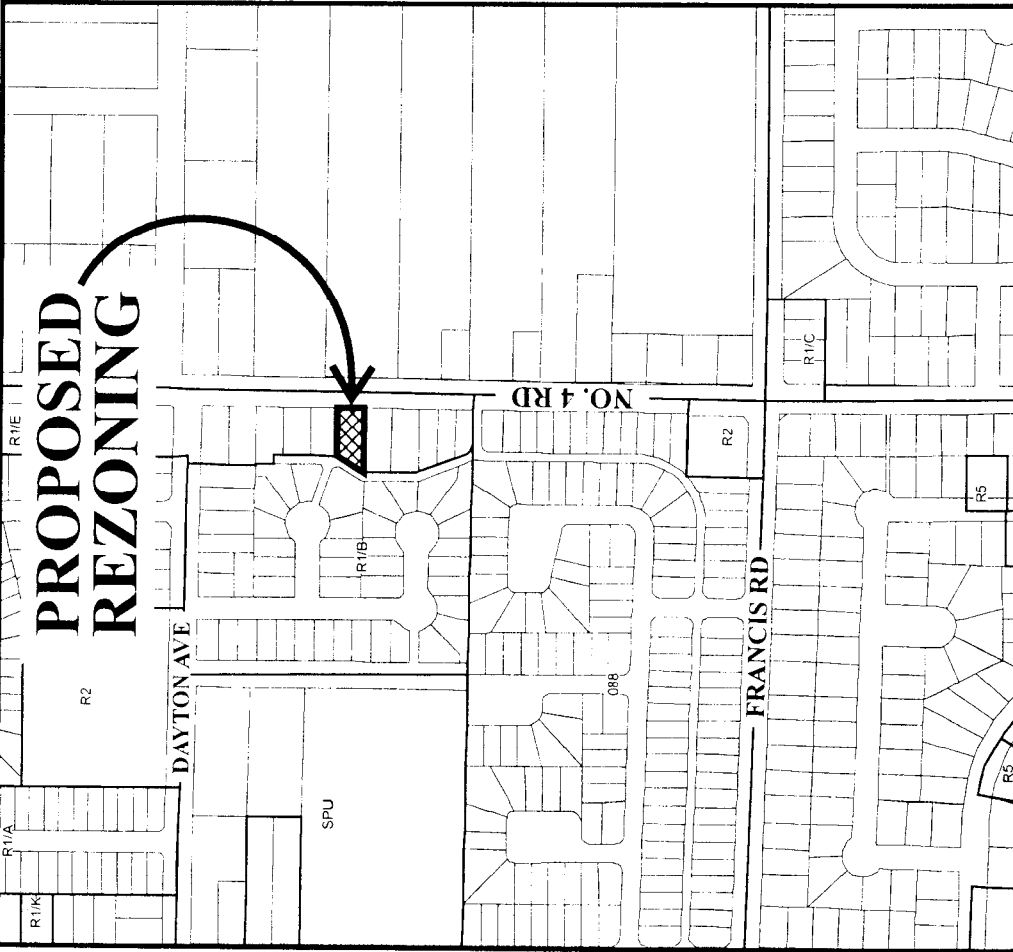
Staff Comments (Cont.)	<ul style="list-style-type: none"> • In order to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw. • No servicing concerns or requirements with rezoning. No vehicular access permitted to No. 4 Road as per Bylaw 7222. Access from existing lane only. • At future subdivision stage the developer will be required to pay Development Cost Charges (City & GVSDD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
Analysis	<ul style="list-style-type: none"> • The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy, which encourages single-family development with lane access along arterial roads. • The majority of the lots in this block fronting No. 4 Road have similar development potential due to the existing lane system. • The proposal is consistent with all applicable land use designation and policy guiding development in this block.
Attachments	<p>Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Data Sheet; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – Arborist Report.</p>
Recommendation	<p>The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP). On this basis, staff support the application.</p>



Edwin Lee
Planning Technician - Design
(Local 4121)

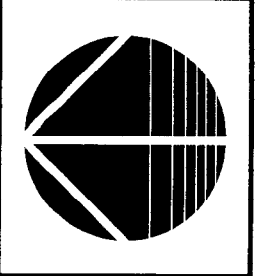
EL:blg

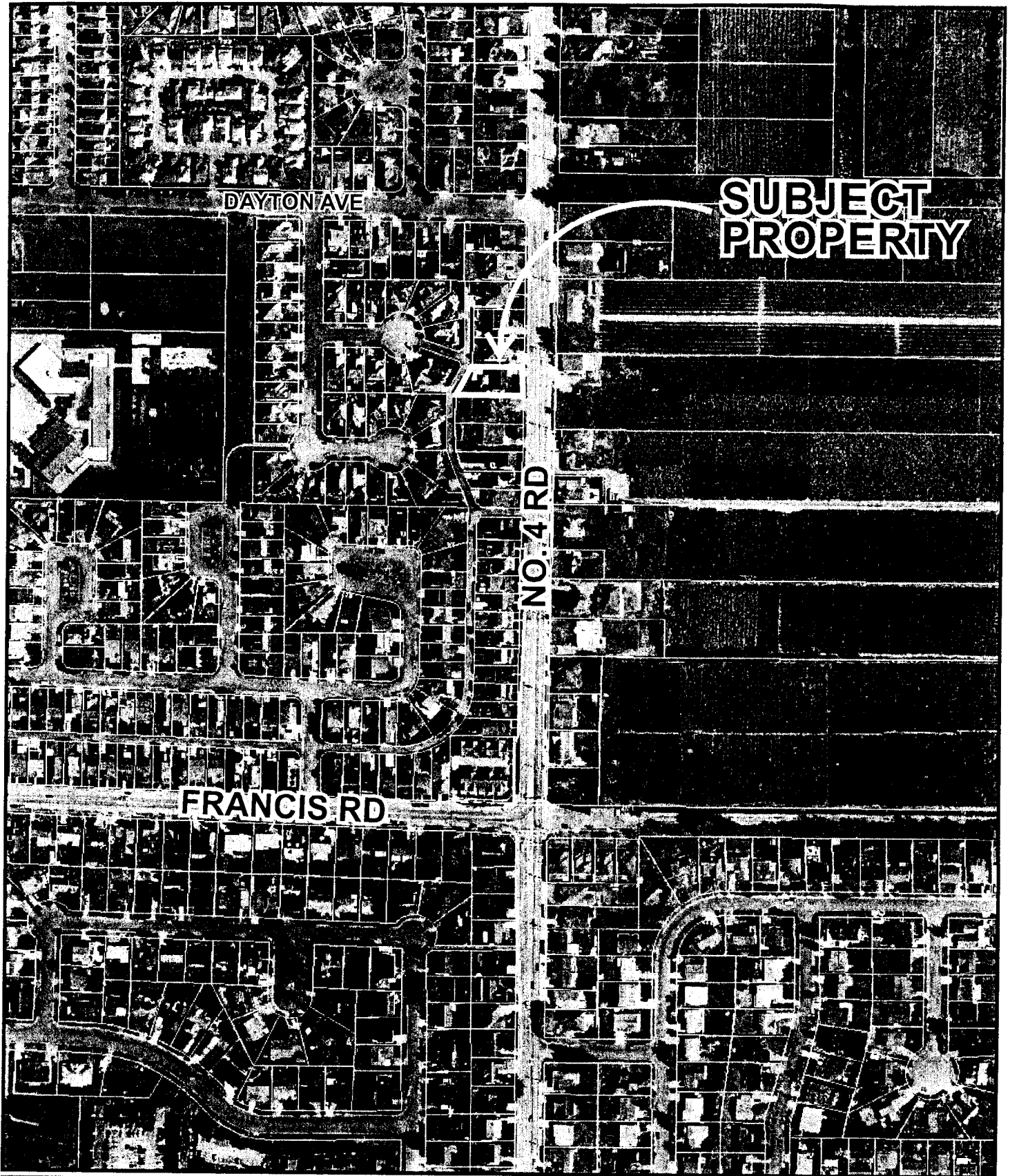
City of Richmond



Original Date: 09/12/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-347521





**SUBJECT
PROPERTY**

DAYTON AVE

NO. 4 RD

FRANCIS RD



RZ 06-347521

Original Date: 09/12/06

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 06-347521

Attachment 2

Address: 8531 No. 4 Road

Applicant: Les Cohen & Azim Bhimani

	Existing	Proposed
Owner:	Fang Ye	To be determined
Site Size (m²):	794 m ² (8,546 ft ²)	424 m ² (4,568 ft ²) and 368 m ² (3,969 ft ²)
Land Uses:	Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Low Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1 single-family detached	2 single-family detached

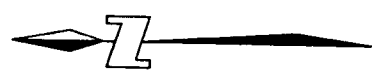
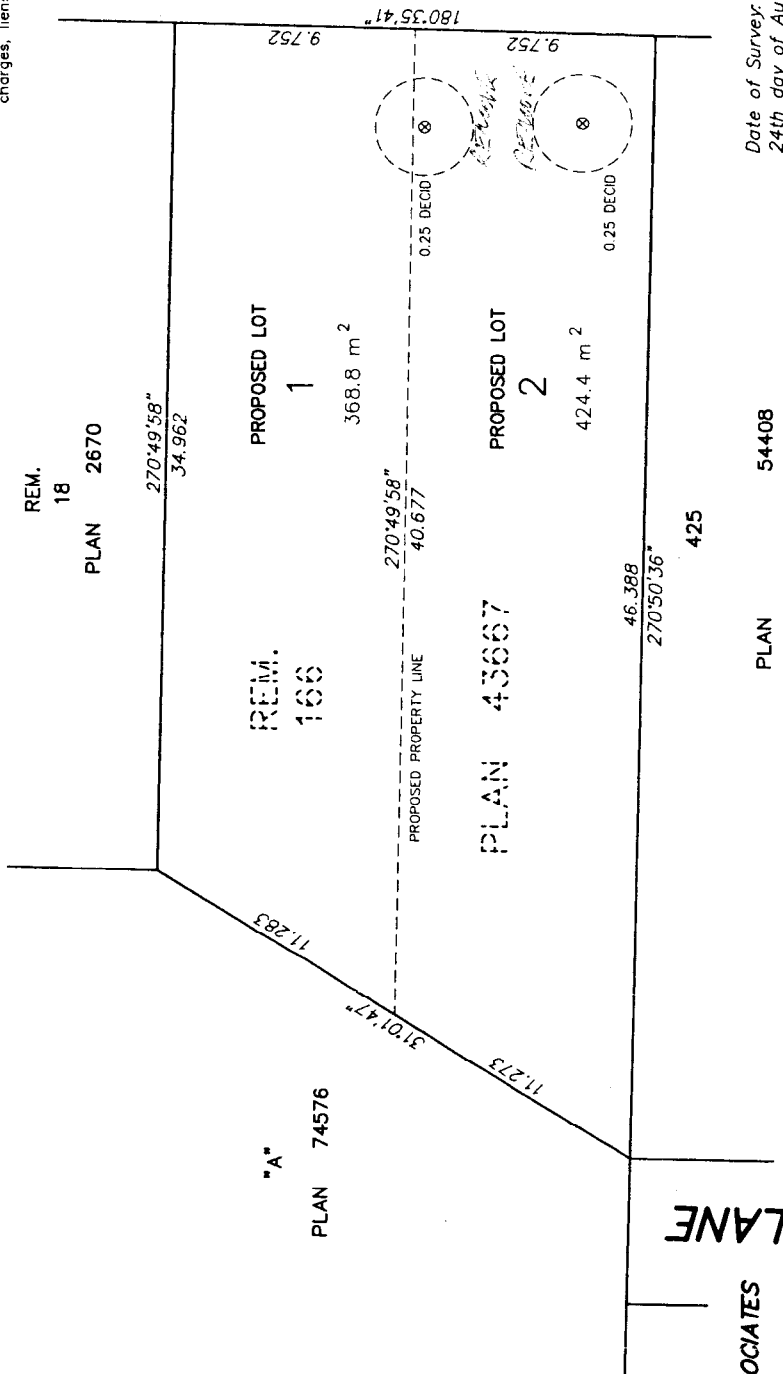
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	270 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side (m):	Min. 1.2 m	Min. 1.2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

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

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 166 EXCEPT: PT. SUB'D BY PLAN 74576 SECTION 22 BAN R6W NEW WESTMINSTER DISTRICT PLAN 43667.

Current Civic Address:
 8531 No. 4 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.



No. 4 ROAD

© COPYRIGHT
DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C. V3W 3B2
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 0608007-TR1.DWG

Date of Survey:
 24th day of August, 2006.

**THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED**

GENE PAUL NIKULA
 B.C.L.S. 803

ATTACHMENT 4



Catherine MacDonald Inc.

648 East 5th Street North Vancouver BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

Les Cohen
3203 – 5188 Westminster Highway
Richmond, BC
V7C 5C7

FAXED TO: 604.279.1887

31 August 2006

Dear Les:

Re: Proposed Development at 8531 #4 Road, Richmond
ARBORIST'S REPORT

With regard to the above site, I am pleased to provide this report on affected trees following my site inspection of 25 August 2006. There are two .25m diameter trees noted on the Survey in the front yard.

Both of these are *Cotinus coggygria* 'Royal Purple' (Purple-leaved Smoke Tree). They are typical multistem shrubs, at or near maturity. *Cotinus* are a fairly short-lived species, and as such, they are not appropriate for relocation during site re-development. Accordingly, I recommend they be removed prior to construction and replaced with small trees/large shrubs on the Landscape Plan.

I have photo documentation of these trees in my files should it be required. If there are any questions regarding these trees or other arboriculture issues, kindly contact me at the above.

Sincerely,

Catherine MacDonald Inc.
Catherine MacDonald
ISA Certified Arborist PN-0716A



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8138 (RZ 06-347521)
8531 NO. 4 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. 003-549-739

Lot 166 Except: Part Subdivided by Plan 74576, Section 22 Block 4 North Range 6 West New Westminster District Plan 43667

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8138”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
/s/

MAYOR

CORPORATE OFFICER