



**City of Richmond**  
Urban Development Division

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

**To:** Planning Committee

**From:** Holger Burke  
Acting Director of Development

**Re:** **Application by Malhi Construction Ltd. for Rezoning at 8331 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

*to Council - Jan 24, 2006*  
*to Planning - Jan. 17, 2006.*  
**Date:** December 6, 2005

RZ 05-318252

*file: 12-8060-20-8012*

**Staff Recommendation**

That Bylaw No. 8012, for the rezoning of 8331 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.

Holger Burke  
Acting Director of Development

EL:blg  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

Item	Details
<b>Application</b>	RZ 05-318252
<b>Location</b>	8331 No. 1 Road
<b>Owner</b>	Tarlock S., Harjinder K., Iqbal S. & Kulwinder K. Bindra
<b>Applicant</b>	Malhi Construction Ltd.

<b>Date Received</b>	November 9, 2005
<b>Acknowledgement Letter</b>	November 24, 2005
<b>Fast Track Compliance</b>	December 6, 2005
<b>Staff Report</b>	December 6, 2005
<b>Planning Committee</b>	January 4, 2006

<b>Site Size</b>	674 m <sup>2</sup> (7,255 ft <sup>2</sup> )
<b>Land Uses</b>	Existing – single-family residential dwelling
	Proposed – Two (2) single-family residential lots (337 m <sup>2</sup> or 3,627 ft <sup>2</sup> each)
<b>Zoning</b>	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1 – 0.6)
<b>Planning Designations</b>	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 applicable
<b>Surrounding Development</b>	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>Staff Comments</b>	<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).</li> <li>Six (6) mature trees were noted on site. The five (5) trees along the front lot line are too close to the overhead utility lines and to the future dwellings that are to be built. The one (1) tree along the rear lot line is in the way of the future garages.</li> </ul>
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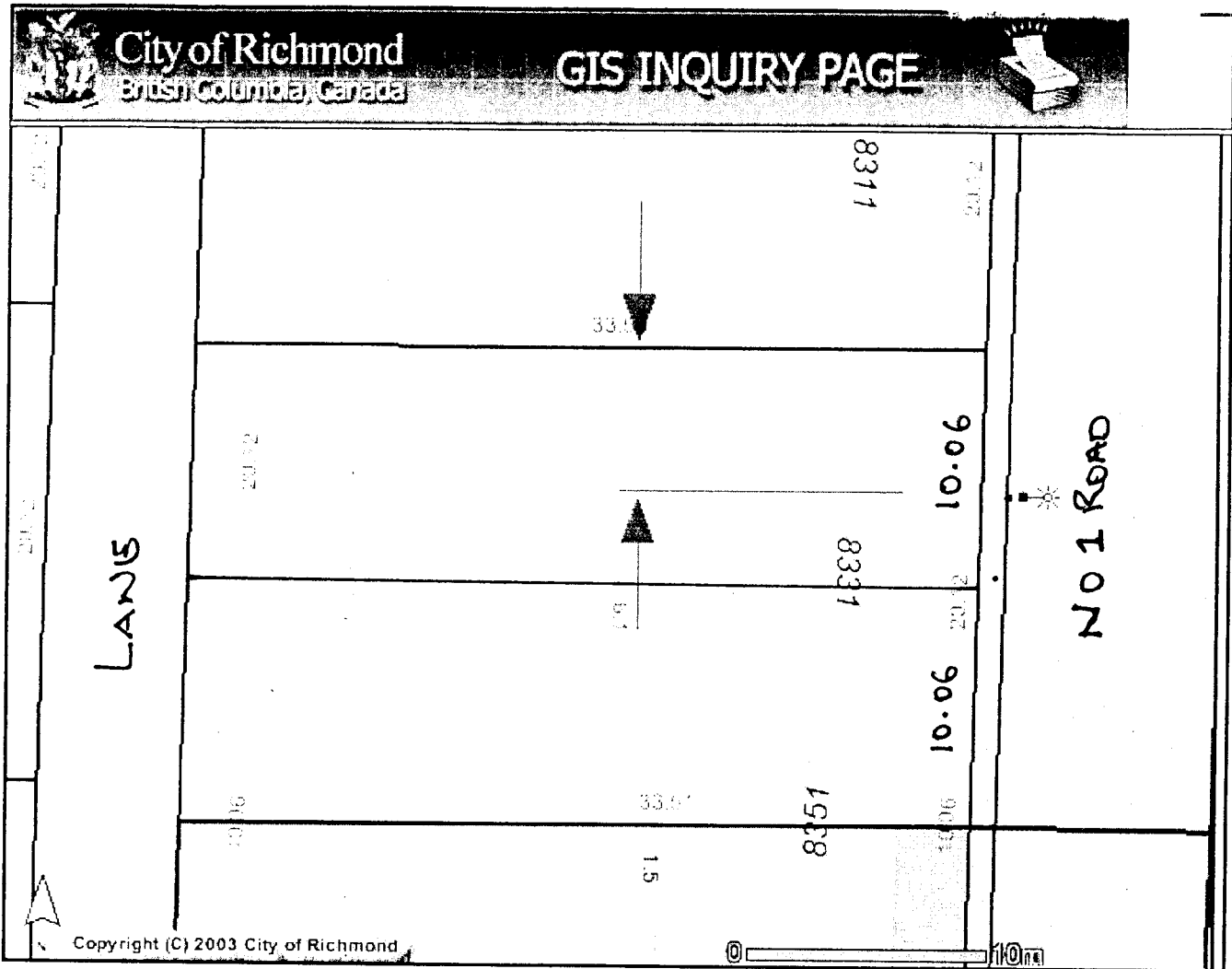
<b>Staff Comments</b>	<ul style="list-style-type: none"> <li>• Staff recommend that the applicant plant and maintain a minimum of two (2) trees on the subject property for each tree being removed. The applicant has agreed to this recommendation (<b>Attachment 3</b>).</li> <li>• Due to the configurations of the future lots and building footprints, it is expected that only one to two trees can be planted in the front or rear yards of each future lot. The applicant is proposing to install a Cedar Hedge along the No. 1 Road frontage to supplement the number of replacement trees required.</li> <li>• At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees of \$16,860.56 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>
<b>Analysis</b>	<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>
<b>Attachments</b>	<b>Attachment 1</b> – Location Map; <b>Attachment 2</b> – Proposed Subdivision Plan; <b>Attachment 3</b> – Letter from applicant.
<b>Recommendation</b>	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.



Edwin Lee  
Planning Technician - Design  
(4121)

EL:blg





**City of Richmond Property Information**

Address: 8331 No 1 Rd  
 Richmond Key: 27479  
 Zoning: R1/E  
 OCP SCH:  
 Rights of Way:  
 DPA: No ALR: No Heritage: No ESA: No NEF: No  
 BCAA Legal: 5 SEC BLK4N RG7W PL 16609 Suburban Block 4, Section 21,22.

Roll: 096732000  
 BER-C: 0.9m

PID: 003-554-571  
 BER-P: 0.9m

Sewer Area:  
 Recycling Pick up Day: Monday

**Assessments**

Gross Taxes: \$2,092.00  
 Gross Land: \$309,000.00  
 Net Land: \$309,000.00

Parcel Area: 674 sq.m.  
 Gross Improvement: \$5,200.00  
 Net Improvement: \$5,200.00

Gross Total: \$314,200.00  
 Net Total: \$314,200.00

**Owners**

**Kulwinder K Bindra**  
 8580 Blundell Rd  
 RICHMOND BC V6Y 1K1  
**Harjinder K Bindra**  
 8580 Blundell Rd  
 RICHMOND BC V6Y 1K1  
**Tarloak S Bindra**  
 8580 Blundell Rd  
 RICHMOND BC V6Y 1K1  
**Iqbal S Bindra**  
 8580 Blundell Rd  
 RICHMOND BC V6Y 1K1

Disclaimer

Malhi Constructions Ltd.  
6366 Williams Road  
Richmond, BC  
V7E 1K5

December 6, 2005

Urban Development Division  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

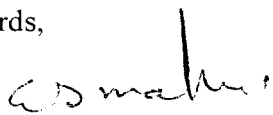
Attention: Edwin Lee

Dear Sir:

**Re: 8331 No. 1 Road**

This letter is to state that the five trees along the front lot line and the one tree along the rear lot line of the subject property may have to be removed for redevelopment. The tree along the rear lot line may be in the way of the future driveways/garages to the two new single family lots that are to be created. The five trees along the front lot line are too close to the Hydro lines and to the future dwellings that are to be built. Should these trees have to be removed, new trees will be replanted as per the City of Richmond's redevelopment guidelines. At a minimum there will be two replacement trees for each one removed.

Regards,

  
GURMEET S. MALHI



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8012 (RZ 05-318252)  
8331 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)**.

PID: 003-554-571

Lot 5 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 8012”**.

FIRST READING

JAN 24 2006

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>HB</i>

\_\_\_\_\_  
MAYOR

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