



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Holger Burke
Acting Director of Development
Date: November 22, 2005
File: RZ 05-316529
Re: **Application by Charnjit Singh Minhas for Rezoning at 9611 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. 8003, for the rezoning of 9611 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

GL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

1. Provide security in the amount of \$ 1,800.00 for a total of four trees (2 trees per lot); and
2. Provide security in the amount of \$ 700.00 for front landscaping along No. 1 Road; and
3. Determine whether it is possible to save the cedar hedge at the front property line and if so, provide and maintain protective fencing for the hedge during all phases of construction; and
4. Both securities to be retained for a year following the issuance of an occupancy permit and refunded to the applicant upon site inspection to the satisfaction of the City of Richmond.

Agreement by Applicant
(signed copy on file)

Item	Details
Application	RZ 05-316529
Location	9611 No. 1 Road (Attachment 1)
Owner	Ron & Lucille White
Applicant	Charnjit Singh Minhas

Date Received	October 25, 2005
Acknowledgement Letter	November 15, 2005
Fast Track Compliance	November 17, 2005
Staff Report	November 22 2005
Planning Committee	December 6, 2005

Site Size	674 m ²
Land Uses	Existing – Single-family residential, single dwelling
	Proposed – Two (2) single-family lots, each approximately 337 m ² in size and 10.06 m in width, each accommodating a single-family dwelling unit. (Attachment 2)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1/0.6)
Planning Designations	OCP Designation: Low-density Residential Area/Sub-Area Plan: Not applicable Lane Establishment/Arterial Road Policy: Meets requirements
Surrounding Development	To the North: Vacant R1/0.6 lots adjacent to Desmond Avenue (pending subdivision) To the East: Across from existing lane, R1/E lot fronting Desmond Road To the South: - Two (2) R1/K lots To the West: Across No. 1 Road, Land Use Contract single-family dwellings. 12.19 m x 36.58 m lots

Staff Comments	<p>A site visit conducted on November 17, 2005 revealed a few mature trees located on the property. The applicant provided a tree survey (Attachment 3) and Arborist's report indicating that the trees on site have no significant value and should be removed (Attachment 4). Furthermore, the applicant has indicated that the grade of the site will likely be raised, resulting in the loss of the trees. The applicant has agreed to provide replacements for these trees at a ratio of two (2) trees per lot. Security will be provided as per the Arborist's report, for four (4) trees at \$450.00 per tree, to be returned to the applicant upon satisfactory inspection one year after the issuance of an occupancy permit.</p> <p>To address concerns regarding visual impact to street frontage, the applicant has agreed to explore whether or not the existing cedar hedge at the front property line can be retained. If possible, protective fencing will be erected and maintained through the construction phase. A security of \$700.00 will be provided by the applicant as a condition of rezoning to ensure either the retention of the cedar hedge or other acceptable front landscaping, to be refunded upon satisfactory inspection one year after the issuance of an occupancy permit.</p> <p>The applicant has been made aware of these conditions through a conditional rezoning requirement letter and has indicated agreement (Attachment 5).</p>
Analysis	<p>Similar proposals were approved by Council within the past five years for several properties in this and adjacent blocks fronting No. 1 Road. Properties immediately adjacent to the subject property to the north and south have developed from original R1/E lots to R1/K and R1/0.6 lots. Development of lots to the north across Desmond Avenue show an emerging pattern of split R1/E lots into R1/0.6 lots and R1K lots within the past five years.</p> <p>The subject property has access to an existing, operational lane running parallel with No. 1 Road linking Desmond Avenue to Williams Road. The application is in accordance with the Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.</p> <p>The applicant has submitted a subdivision in conjunction with this rezoning application and has indicated that they will meet with the requirements of the proposed zoning in terms of FAR density permitted. (Attachment 6).</p> <p>Staff recommends that securities for the mature trees on site be collected as a condition of rezoning as per the agreement reached with the applicant and indicated through a conditional zoning requirement letter.</p>

Attachments	Attachment 1: Location Plan Attachment 2: Proposed Subdivision Plan Attachment 3: Arborist's Report Attachment 4: Tree Survey Attachment 5: Letter of Conditional Zoning Requirements Attachment 6: Letter from Applicant
Recommendation	Staff recommends support of the rezoning application with the attached conditions, as it complies with all applicable land use designations and policies, and is consistent with the redevelopment pattern in the surrounding area.

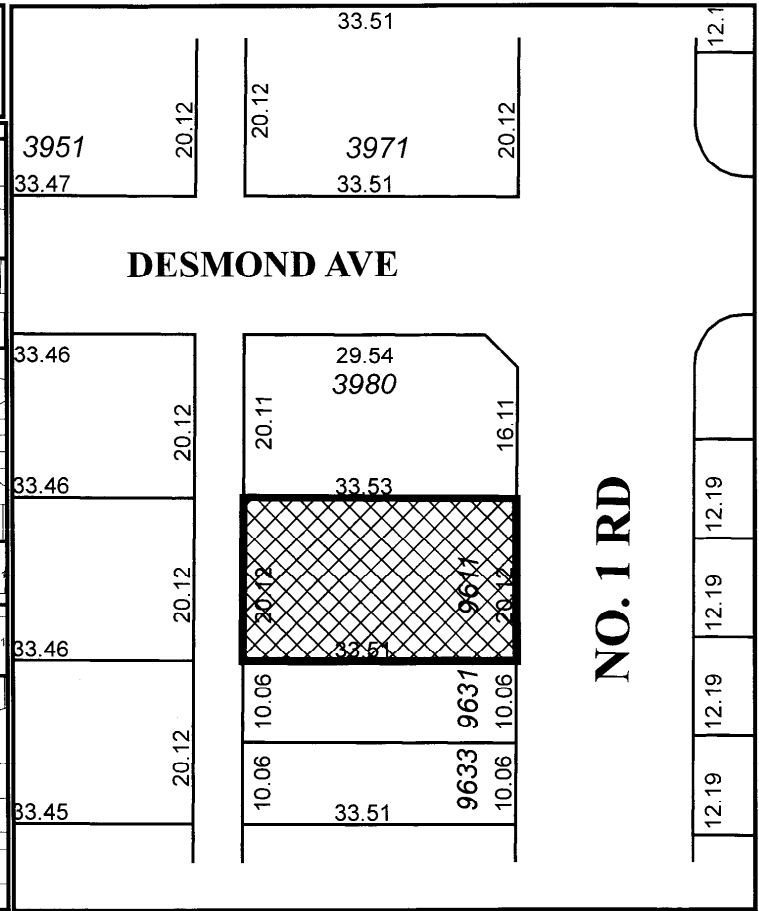
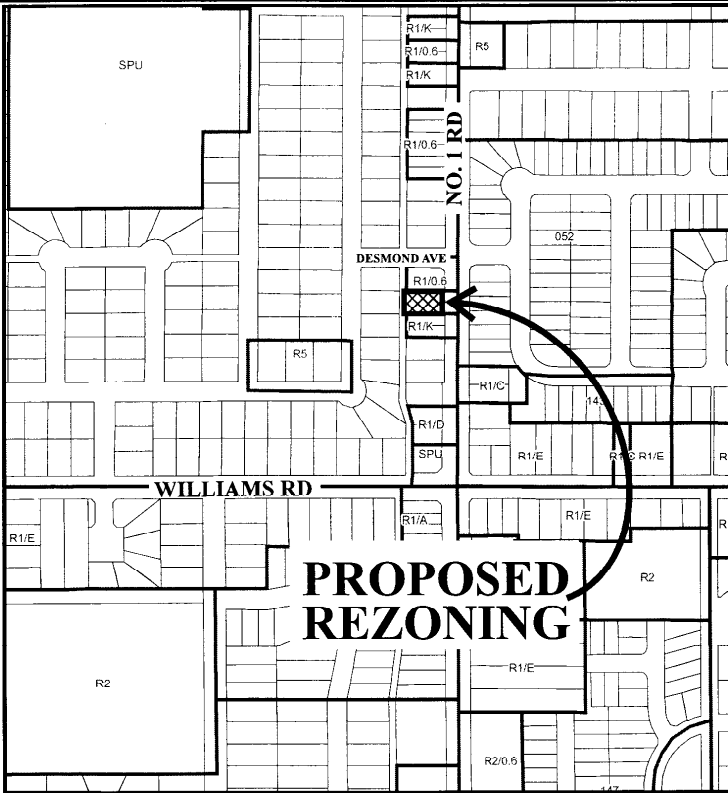


G. Lui, M.U.R.P.
Planner 1
(Local 4108)

GL:blg



City of Richmond



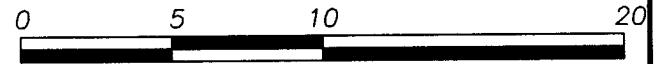
RZ 05-316529

Original Date: 11/15/05
Revision Date:
Note: Dimensions are in METRES

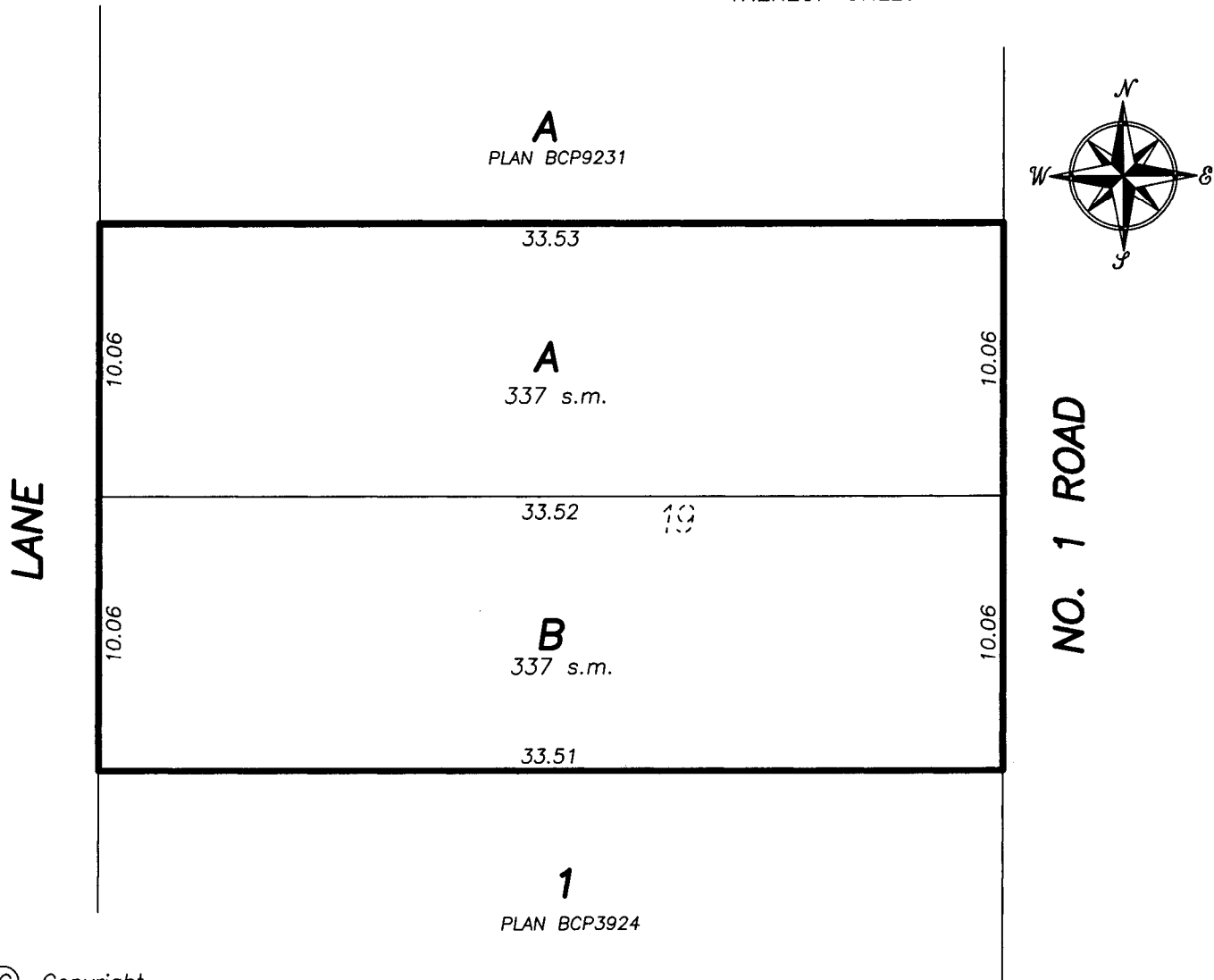
PROPOSED SUBDIVISION PLAN OF LOT 19
SECTION 27 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 19428

#9611 NO. 1 ROAD
 RICHMOND, B.C.

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



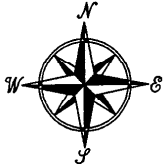
© Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2857
 Drawn By: JT

DWG No. 2857-PRO-SUB

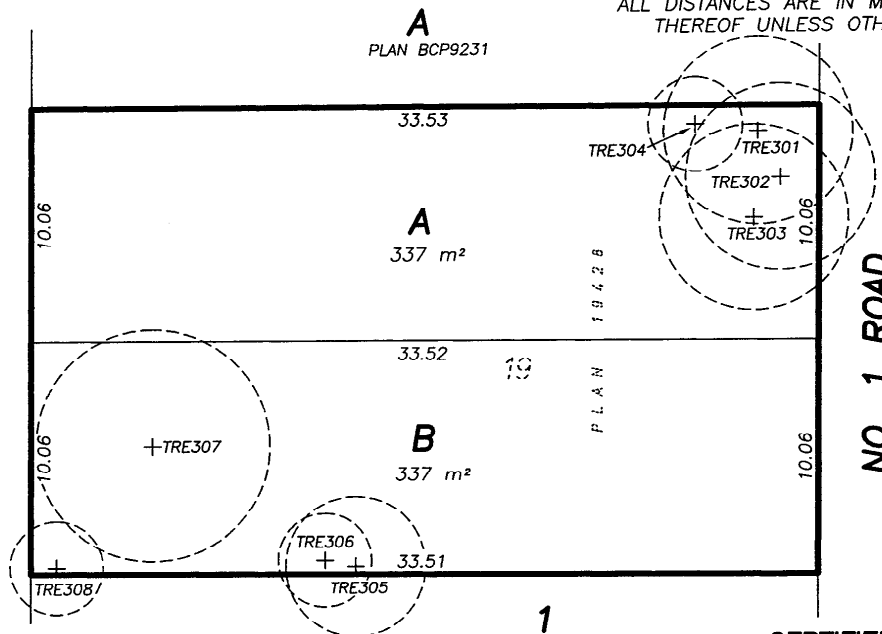
OCTOBER 21st, 2005.

**TREE SURVEY PLAN OF PROPOSED SUBDIVISION PLAN
OF LOT 19 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 19428**

#9611 NO. 1 ROAD
RICHMOND, B.C.



LANE



SCALE: 1:250

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NO. 1 ROAD

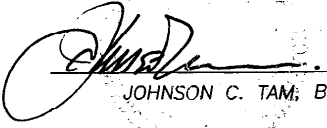
© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2857
FB-67 P102-103
Drawn By: KA

Tree table:				
Tre	Dia	Canopy	Species	Remarks
301	0.46	4.0	Cedar	Double trunk
302	0.39	4.0	Cedar	
303	0.35	4.0	Decid	
304	0.25	2.0	Cedar	
305	0.25	3.0	Fir	
306	0.15	2.0	Fir	
307	0.34	5.0	Decid	
308	0.19	2.0	Conifer	"BONSAI"

DWG No. 2857-TOPO

1
PLAN BCP3924

CERTIFIED CORRECT:


JOHNSON C. TAM, B.C.L.S.
November 21st, 2005.

ATTACHMENT 3

*Attn: Luy
Planning*

ATTACHMENT 4

ABC TREE MEN

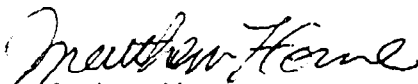
8952 15TH AVE BURNABY BC V3N 1Y3
PHONE (604) 521-7594

On Friday November 18, 2005 in the afternoon hours.
I visited the site of 9611 No1 road in Richmond. Facing the property on the right
hand side are 2 Cedar trees, 1 Cedar bush and 1 Red Plum tree (Decid).
The Cedar trees has previously topped and extended heavy branches.
The trees are about 25 feet in height with DBH of 15 inches.
Also Red Plum tree is severed with heavily trim and dying.
These trees are no significant value.

At the southwest corner in the back yard are 4 trees.
These are 2 Fir tree, 1 deciduous tree and 1 small Bonsai tree, this location will be
garage, and it will be removed.

We recommend replacement with 4 Western Red Cedar, DBH 15.5 cm and 2.5 m in
height in front.

For replacement trees would coast \$ 450 each tree.



Matthew Horne
PN 1307
Certified Arborist

ATTACHMENT 5

Conditional Rezoning Requirements
9611 No. 1 Road RZ 05-316529

Prior to final adoption of Zoning Amendment Bylaw 8003, the developer is required to complete the following requirements:

1. Provide security in the amount of \$ 1,800.00 for a total of four trees (2 trees per lot); and
2. Provide security in the amount of \$ 700.00 for front landscaping along No. 1 Road; and
3. Determine whether it is possible to save the cedar hedge at the front property line and if so, provide and maintain protective fencing for the hedge during all phases of construction; and
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Signed



Date

** TOTAL PAGE.03 **

ATTACHMENT 6

OCT 24 -, 2005

City Of Richmond
Urban Development Division
6911 No 3 Road
Richmond BC V6Y-2C1

Rezoning of 9611 No 1 Road, Richmond & Subdivision.

On behalf of the owners, Rand L WHITE, I would like to apply for rezoning & subdivide of the above mentioned property to R1 - .6 zoning to construct 2 single family homes with a floor area ratio of .60.

The site is located on the west side of No 1 Road and south of Blundell Road. I have enclosed 8 copies of the sketch for the proposed new lots. Enclosed also find the authorization from the owner. The existing home will be demolished prior to subdivision.

For further information or verification on this application, please do not hesitate to contact the undersigned.

Regards,



CHARANJIT MINHAS

tel: 604-773-0647



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8003 (RZ 05-316529)
9611 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: 007-469-233

Lot 19 Block 9 Section 27 Block 4 North Range 7 West New Westminster District
Plan: 19428

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8003"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____ _____ _____ _____ _____ _____
--

CITY OF RICHMOND
APPROVED by <i>CL</i>
APPROVED by Director or Solicitor <i>HB</i>

MAYOR

CORPORATE OFFICER