



To: Planning Committee **Date:** March 11, 2007
From: Brian J. Jackson, MCIP **File:** RZ 04-271169
Director of Development
Re: **Application by Shinder Sahota for Rezoning at 10260 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

Staff Recommendation

1. That Lot Size Policy 5426, adopted by Council in December, 1989, be forwarded to Public Hearing with the amendment to exclude 10240 No. 1 Road to 10346 No. 1 Road as shown on **Attachment 5** to the Report to Committee dated March 11, 2008 from the Director of Development.
2. That Bylaw No. 8322, for the rezoning of 10260 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Shinder Sahota has applied to the City of Richmond for permission to rezone 10260 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a dwelling unit above the garage with access to a new lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North: A single-family dwelling on property zoned Single-Family Housing District, Subdivision Area E (R1/E) and a 16-unit townhouse complex on property zoned Townhouse District (R2-0.6);

To the East: Single-family dwellings on properties zoned Land Use Contract (LUC 147);

To the South: Single-family dwellings on properties zoned Single-Family Housing District, Subdivision Area E (R1/E); and

To the West: Across No. 1 Road, a 16-unit townhouse complex on property zoned Comprehensive Development District (CD/80).

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

Lane Establishment and Arterial Road Redevelopment Policies permit Single-Family residential and Coach House development along arterial roads such as No. 1 Road. The applicant is the owner of both 10240 and 10260 No. 1 Road and is proposing to dedicate the back lands of 10240 and 10260 No. 1 Road to facilitate the extension of the existing municipal laneway (**Attachment 3**). The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies.

Single-Family Lot Size Policy 5426

The subject property is governed by Single-Family Lot Size Policy 5426 (**Attachment 4**). This Policy currently limits rezoning and subdivision along No. 1 Road to "Single-Family Housing District, Subdivision Area B (R1/B)", which means any new lots being subdivided are a minimum 12 m (39.37 ft.) wide, 24 m (78.74 ft.) deep and 360 m² (3,875.13 ft²) in area. This Policy also requires that vehicle access to these lots be provided from a new rear lane or internal road.

Therefore, prior to being able to consider this rezoning application, the existing Single-Family Lot Size Policy 5426 must be amended to exclude properties at 10240 No. 1 Road to 10346 No. 1 Road from the Lot Size Policy. The proposed amendment would allow the properties from 10240 No. 1 Road to 10346 No. 1 Road to be rezoned and subdivided in accordance with "Coach House District (R9)" or "Single-Family Housing District (R1-O.6)" which means lots could be subdivided to a minimum of 9 m (29.527 ft.) wide, 24 m (78.74 ft.) deep and 270 m² (2,906.35 ft²) in area. The proposed amendment would still require that vehicle access to these lots be provided from a new rear lane. Refer to **Attachment 5** for a copy of the proposed amendment to Lot Size Policy 5426.

Consultation

A letter dated February 13, 2008 (**Attachment 6**) was sent to the owners and residents within this neighbourhood outlining proposed amendment to Single-Family Lot Size Policy 5426 and advising of the rezoning application at 10260 No. 1 Road. No Public Information Meeting has been held because only one written response was generated as a result of the mail-out (**Attachment 7**).

Public Input

The following is a summary of the comments made in the e-mail regarding the proposed back lane:

- Future lane does not go through to Fundy Drive.
(The Fundy Drive lots were not included in original Lot Size Policy. Staff envisions that the future lane would extend only to 10346 No. 1 Road (Attachment 8) but not to Fundy Drive because there is no development potential on the lots fronting on Fundy Drive; hence no lane dedication would be provided for future lane extension.)
- Traffic, safety, and security issues related to the 90 degree turn and the dead end lane.
(Staff understand that should the lane be extended to 10346 No. Road in the future, it would become a long dead-end lane. Therefore, a 3 x 3 corner cut at the northeast corner of 10240 No. 1 Road is being requested as part of the subject development application, and a right-of-way (ROW) to facilitate a hammer head would be required as part of the future developments along this lane.)
- Future lane does not add development potential to lots narrower than 18 m wide.
(The R1-0.6 and R9 zones, which are commonly applied along arterial roads, require a minimum 9 m wide lot. The only lot that does not have potential on its own would be able to redevelop in conjunction with the adjacent property.)

Staff Comments

Background

The applicant originally applied to rezone the property in order to permit a residential subdivision with a temporary shared driveway and provisions for a rear lane at the back of the property. In August, 2004, Council instructed staff to conduct a formal review of the Arterial Road Redevelopment and Lane Establishment Policies. During the review of these two policies, Council approved an interim strategy, which deferred the subject rezoning application until staff completed the review and made any necessary revisions to the Policies. As a result of the Council referral and Policy review, the application was amended to two (2) coach house residential lots with access from a functional back lane with a connection through the adjacent site to the north (10240 No. 1 Road).

Tree Preservation and Landscaping

A Tree Survey submitted by the applicant indicates the location of 16 bylaw-sized trees, of which 15 are located on the subject property and one of them is located on 4111 Cavendish Drive (**Attachment 9**). A Certified Arborist's report was submitted by the applicant in support of the application. The report recommends removal of all trees on-site due to conflicts with proposed lane upgrades and poor tree health.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of all bylaw-sized trees on site on the basis of tree condition or conflict with proposed development plans.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 30 replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 11 cm;
- six (6) trees of 10 cm;
- four (4) trees of 9 cm;
- eight (8) trees of 8 cm; and
- ten (10) trees of 6 cm.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) trees (2 trees at 11 cm calliper and 6 trees at 10 cm calliper) can be planted on the two (2) future lots. The applicant has agreed to provide a voluntary contribution of \$11,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 22 replacement trees.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include eight (8) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The Arborist Report also recommends retention of the one (1) deciduous tree located at the southwest corner of 4111 Cavendish Drive. The applicant has agreed to follow the Arborist's recommendations and will hire a Certified Arborist to monitor the construction of laneway immediately adjacent to the deciduous tree at 4111 Cavendish Drive. Tree protection barriers around this tree, as specified by the Arborist, must be installed on the back land of 10240 No. 1 Road prior to final adoption and remain on-site until the construction of the future laneway and dwellings is completed.

Site Servicing and Vehicle Access

The future lots will have vehicle access to the proposed municipal laneway with no access being permitted onto No. 1 Road.

Prior to Final Adoption of rezoning, the developer is required to dedicate 6 m of property along the entire east property line of 10240 and 10260 No. 1 Road for proposed lane. A 3 m x 3 m corner cut is also required where the proposed lane meets the existing lane at the north property line of 10240 No. 1 Road.

The developer is also required to enter into a standard Servicing Agreement for the design and construction of a laneway from the north property line of 10240 No. 1 Road to the south property line of 10260 No. 1 Road. The lane design to include storm sewer, sand/gravel base, roll curb and gutter (both sides - 5.1 m face/curb to face/curb), asphalt pavement, and lane lighting. Design should also include Water, Storm and Sanitary connections for both proposed lots at 10260 No 1 Road.

Existing House Being Retained on 10240 No. 1 Road

The existing single-family dwelling at 10240 No. 1 Road will be retained on site and will conform with all the zoning requirements under R1/E zone.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.

Analysis

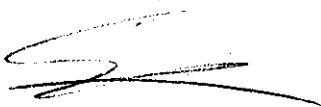
The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a coach house residential development on an arterial road where an existing municipal lane will be extended to service the future lots.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all the land use designations contained within the Official Community Plan (OCP). In addition, it complies with the Lane Establishment and Arterial Road Redevelopment Policies, since this is a coach house development on an arterial road where an existing municipal lane will be extended and made operational. On this basis, staff recommend that the proposed development be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Lane Extension
- Attachment 4: Current Lot Size Policy 5426
- Attachment 5: Proposed Lot Size Policy 5426
- Attachment 6: Letter to Residents & Owners with the Lot Size Policy Area (without attachments)
- Attachment 7: Public Correspondence
- Attachment 8: Potential Lane Configuration Along No. 1 Road
- Attachment 9: Tree Survey
- Attachment 10: Rezoning Considerations Concurrence

12.00	12.00	12.00	12.00	12.00	13.60	22.00	0.12
10222	10222	10222	10240	10280	10280	10300	10300
45.72	45.72	45.72	45.72	45.72	45.72	45.72	45.72
20.12	20.12	20.12	20.12	20.12	20.15	20.11	20.12
12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00

Original Date: 06/08/04
 Revision Date: 12/18/07
 Note: Dimensions are in METRES

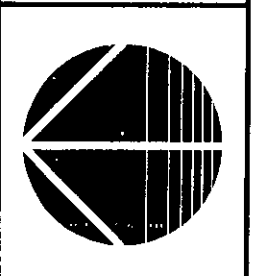
NO. 1 RD

1	10251	10291	24.38	80.49
---	-------	-------	-------	-------



City of Richmond

RZ 04-271169





RZ 04-271169

Original Date: 12/18/07

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 04-271169 **Attachment 2**

Address: 10260 No. 1 Road

Applicant: Shinder Sahota

	Existing	Proposed
Owner:	Shinder Singh Sahota, Kamaljit Kaur Domjan, Samy Singh Chauhan	To be determined
Site Size (m²):	920 m ² (9,903 ft ²)	Approx. 399 m ² (4,302 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings with coach houses
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Lot Size Policy 5426 restricts subdivision to R1/B with lane access	Amend to exclude properties at 10240 No. 1 Road to 10346 No. 1 Road from the Lot Size policy
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Coach House District (R9)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	399 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

R-07-15444-TPG

SURVEY PLAN OF LOTS 71 AND 79 SECTION 35 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

PARCEL IDENTIFIER (PID): LOT 71: 006-702-856
LOT 79: 002-109-131

CIVIC ADDRESSES:
#10240 AND 10260 No. 1 ROAD
RICHMOND, B.C.

LEGEND

SCALE 1:400



ALL DISTANCES ARE IN METRES

- CB INDICATES SPOT ELEVATION
- ▣ CB INDICATES CATCH BASIN
- ⊠ EB INDICATES ELECTRIC BOX
- ⊛ LS INDICATES LAMP STANDARD
- ⊙ PP INDICATES POWER POLE
- IC INDICATES INSPECTION CHAMBER
- F INDICATES FIR TREE
- C INDICATES CEDAR TREE
- D INDICATES DECIDUOUS TREE

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.

V6Y 3T8

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 15444-001-TPG-001.FLX

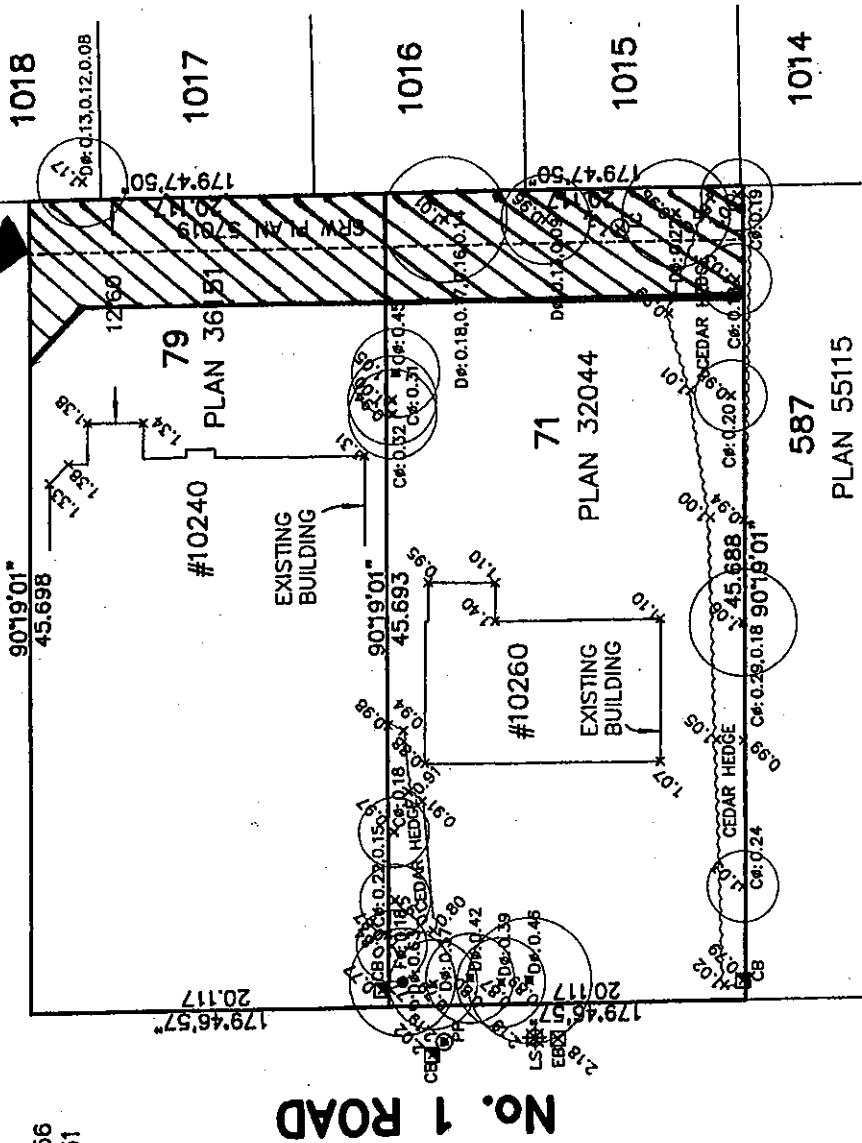
R-07-15444-TPG

CLIENT REF: SAHOTA DEVELOPMENTS LTD.



PROPOSED
LANE

LANE



CERTIFIED CORRECT
THIS 18TH DAY OF MAY 2007

NOTES
- LEGAL PROPERTY DIMENSIONS ARE DERIVED FROM FIELD SURVEYS.

- ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND BENCHMARK. ARROWHEAD ON FIRE HYDRANT, LOCATED ON THE WEST SIDE OF No. 1 ROAD @ #5-10251. ELEVATION=3.262 METRES

Sh. Anupku
B.C.L.S.

DATE OF SURVEY: MAY 16, 2007



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

POLICY 5426

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7

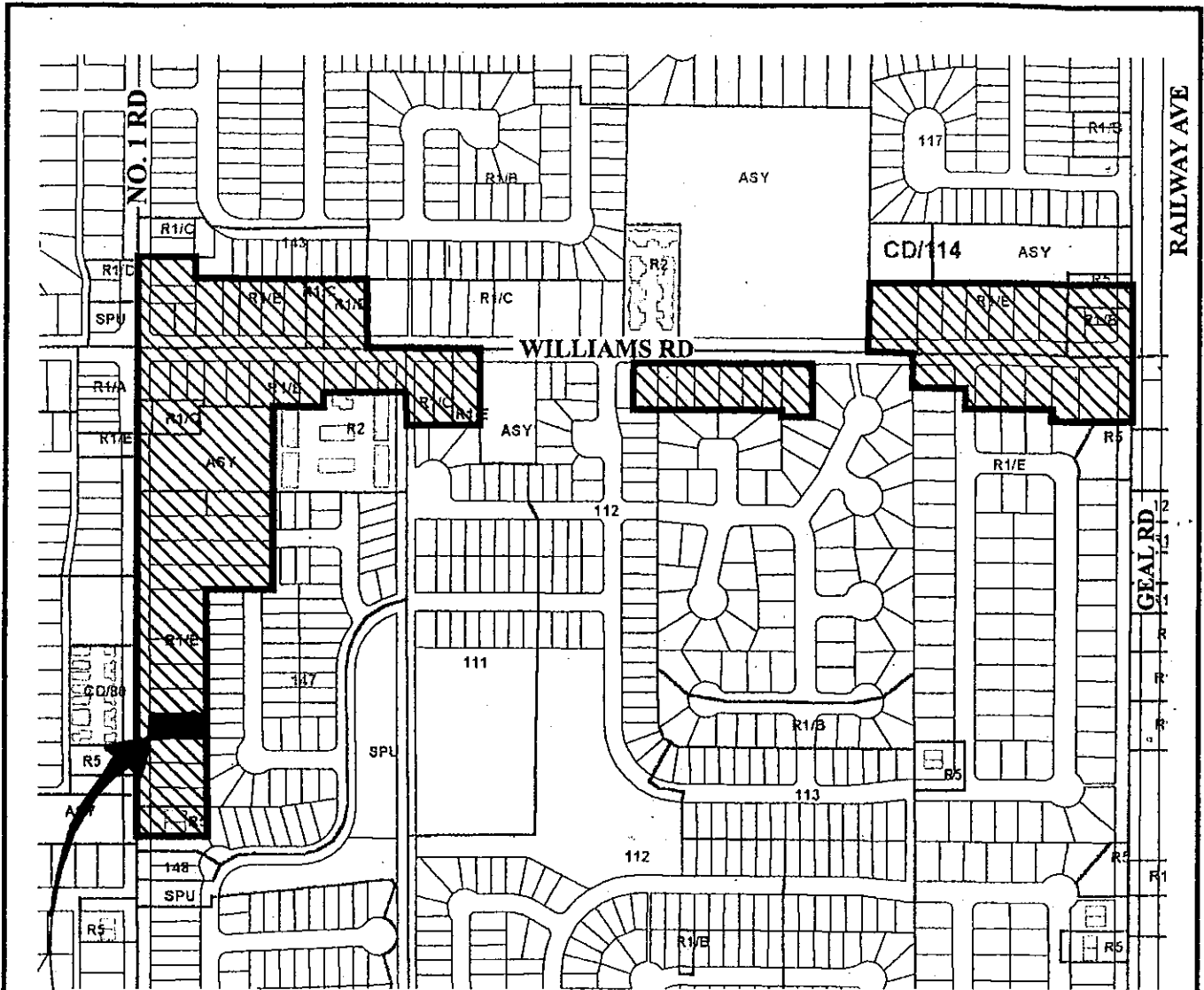
POLICY 5426:

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBJECT SITE



Subdivision permitted as per R1/B except

1. Williams Road - R1/C unless there is a lane or internal road access then R1/B
2. No. 1 Road - R1/G unless there is a lane or internal road access then R1/B.



POLICY 5426
SECTION 26 & 35, 4-7

Adopted Date: 12/18/89

Amended Date:



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

POLICY 5426

Amended by Council:

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7

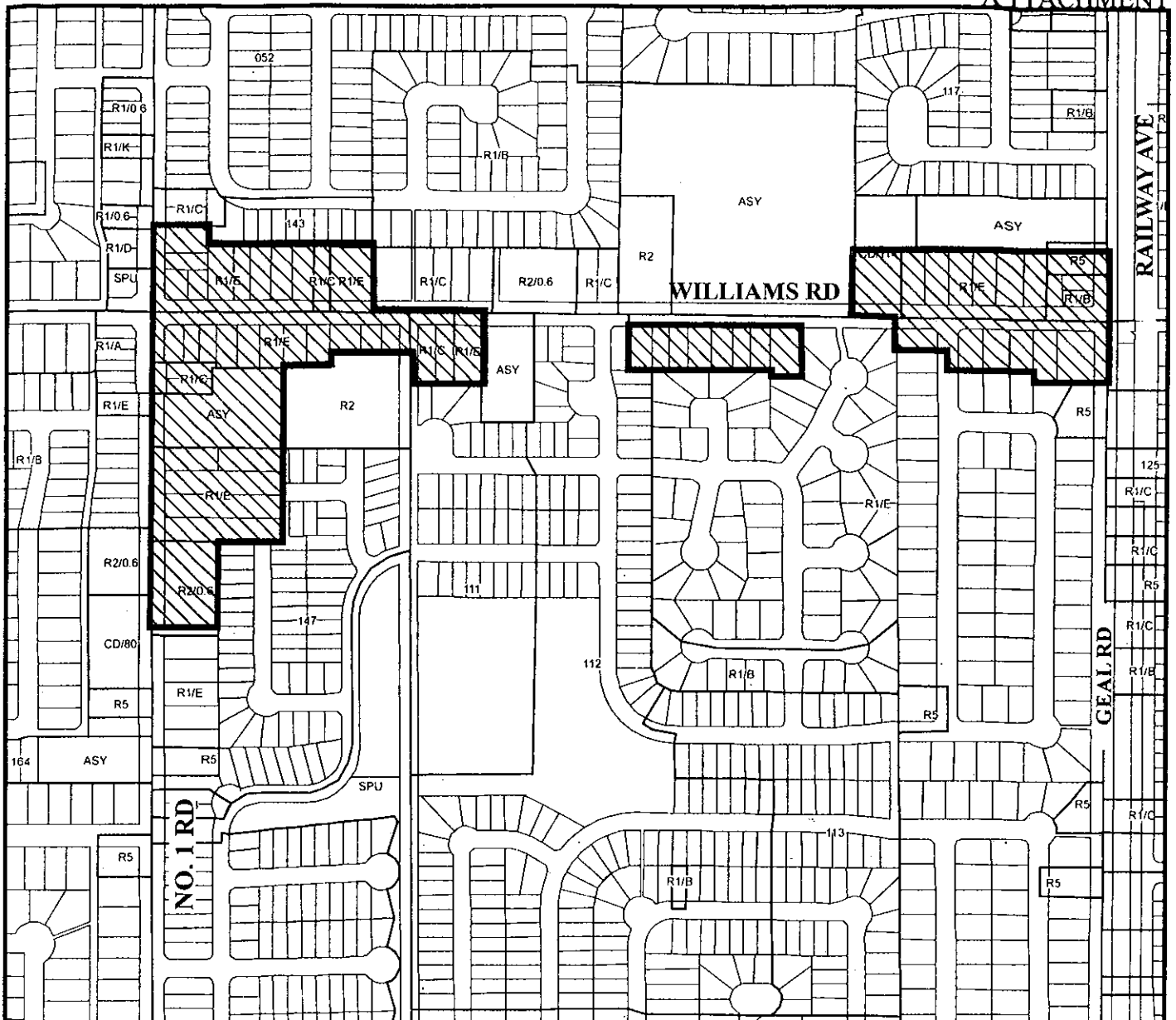
POLICY 5426:

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/B** except

1. Williams Road - **R1/C** unless there is a lane or internal road access then **R1/B**
2. No. 1 Road - **R1/G** unless there is a lane or internal road access then **R1/B**.



Proposed Policy 5426
Section 26 & 35, 4-7

Adopted Date: 12/18/89

Amended Date:



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

February 13, 2008
 File: RZ 04-271169

Planning and Development Department
 Fax: 604-276-4052

Dear Owner/Resident:

Re: **Proposed Amendment to Single-Family Lot Size Policy 5426**

The purpose of this letter is to inform you of a proposed amendment to Single-Family Lot Size Policy 5426 for your area and a rezoning application at 10260 No. 1 Road, which has been submitted to the City for consideration.

Rezoning Application for 10260 No. 1 Road

The City of Richmond has received an application from Shinder Sahota to rezone 10260 No. 1 Road from "Single-Family House District, Subdivision Area E (R1/E)" to "Coach House District (R9)". This application is being processed under City File No. RZ 04-271169 (See **Attachment 1** for a location map).

The purpose of the rezoning is to permit the subject property to be subdivided into two (2) lots. Each subdivided lot would contain a single-family residence and a dwelling unit above the garage with vehicle access provided from a new rear lane.

Single-Family Lot Size Policy 5426

In 1989, City Council adopted Lot Size Policy 5426 (see **Attachment 2**). This Policy currently limits rezoning and subdivision along No. 1 Road to "Single-Family Housing District, Subdivision Area B (R1/B)", which means any new lots being subdivided are a minimum 12 m (39.37 ft.) wide, 24 m (78.74 ft.) deep and 360 m² (3,875.13 ft²) in area. This Policy also requires that vehicle access to these lots be provided from a new rear lane or internal road.

Proposed Amendment to Lot Size Policy 5426

An amendment to Single-Family Lot Size Policy 5426 is proposed to **exclude properties at 10240 No. 1 Road to 10346 No. 1 Road from the Lot Size Policy**. The proposed amendment to Single-Family Lot Size Policy 5426 will allow the properties from 10240 No. 1 Road to 10346 No. 1 Road to be rezoned and subdivided in accordance with "Coach House District (R9)" or "Single-Family Housing District (R1-0.6)" which means lots being subdivided are a minimum 9 m (29.527 ft.) wide, 24 m (78.74 ft.) deep and 270 m² (2,906.35 ft²) in area. The proposed amendment would still require that vehicle access to these lots be provided from a new rear lane.

This proposed amendment would enable the City to consider other similar rezoning applications along this section of No. 1 Road, which would eventually extend the proposed new lane from 10240 No. 1 Road to 10346 No. 1 Road. Refer to **Attachment 3** for a copy of the potential lane configuration along No. 1 Road.

The proposed amendment to Single Family Lot Size Policy 5426 would **only** apply to the properties along No. 1 Road between 10240 No. 1 Road to 10346 No. 1 Road. Refer to **Attachment 4** for a copy of the proposed amendment to Lot Size Policy 5426.

Request

Please review the accompanying material. If you have any comments or questions on this matter, please contact me at 604-276-4121 or elee@richmond.ca. If you wish to provide a written submission, please send me an email or a letter to City Hall quoting City File No. RZ 04-271169 by **February 29, 2008**.

Yours truly,



Edwin Lee
Planning Technician - Design

EL:el

- Att. (4): Attachment 1 - Location Map of Rezoning Application at 10260 No. 1 Road (RZ 04-271169)
Attachment 2 - Existing Single-Family Lot Size Policy 5426
Attachment 3 - Potential Lane Configuration Along No. 1 Road
Attachment 4 - Proposed Amended Single-Family Lot Size Policy 5426

For Translation Assistance: 如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話 : (604) 279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ

ATTACHMENT 7

Lee, Edwin

From: 王少飞 [shaofei88@hotmail.com]
Sent: Sunday, 2 March 2008 10:13 PM
To: Lee, Edwin
Subject: Comment on Proposal of New Back Lane
Follow Up Flag: Follow up
Flag Status: Red

Dear Edwin Lee,

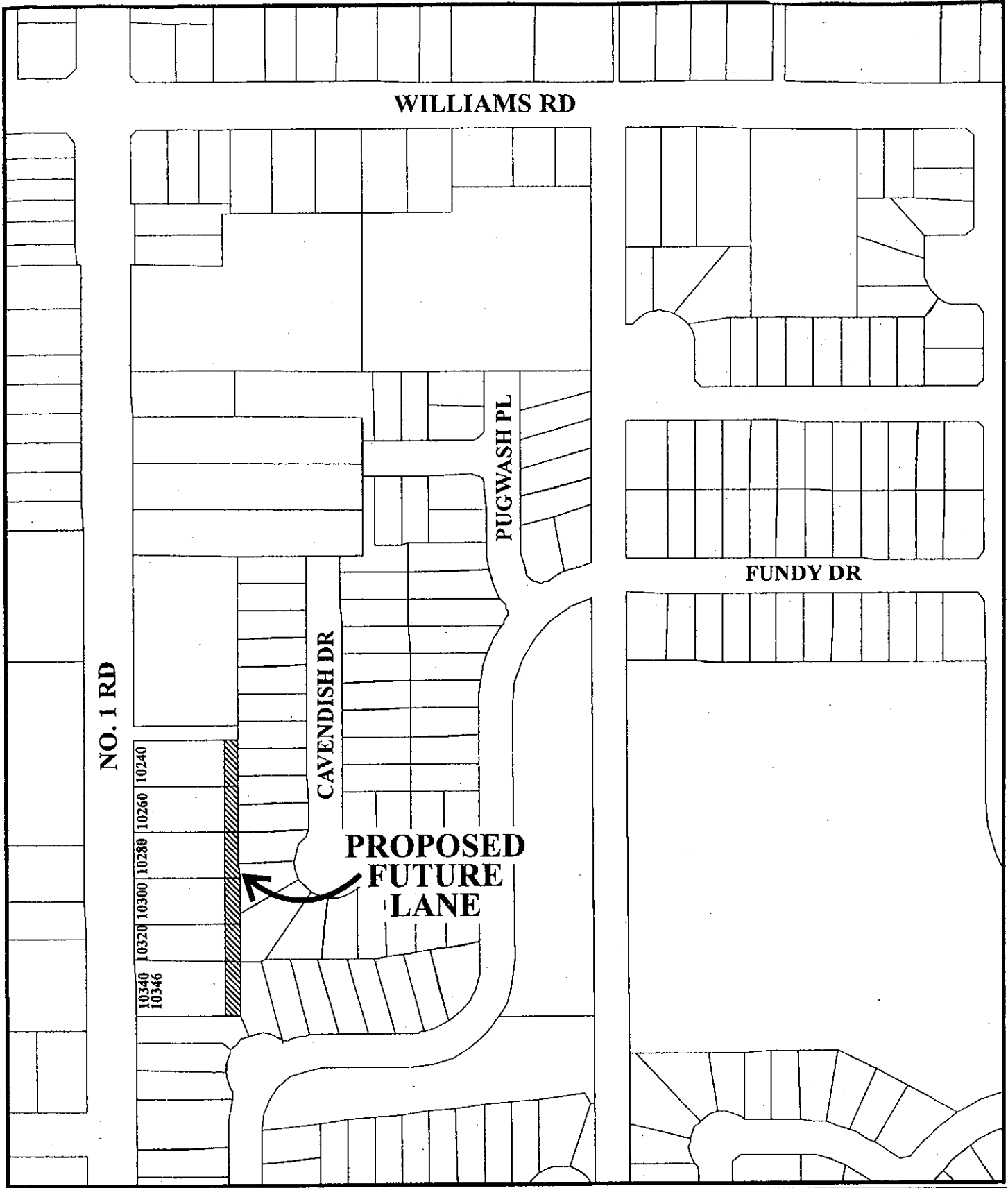
My name is Shaofei Wang, owner of the 10340 No. 1 Rd residential house. I am responding to the letter you have sent me regarding the proposal of the construction of a new back lane from 10240 to 10360 along No. 1 Rd. Since we were away I could not send my response to you before the due date, which was on February 29, 2008. As this is an important issue, and although my response is not on time, I hope you will consider it.

I do not agree with this proposal, the reasons for this is because first of all, the proposed lane does not go through to Fundy Dr. . In other words, this road will lead to a dead end and may lead to some other problems later on such as traffic and security. Moreover, according to the zoning policy, this proposal will only be beneficial to those properties that are over 60 feet in width, and is not favoured by those whose properties are less than 60 feet wide. The width of this new lane has not been specified, plus there is a 90 degree turn on the back-side corner of the 10240 residential house; this turn also leads to a dead end, this does not seem resonable.

These are my concerns so far, so I hope you will take a consideration.

Sincerely, Shaofei Wang

Windows Live Writer , 支持离线撰写博客内容 , 随时随地想写就写。 [立即使用!](#)



Potential Lane Configuration
along No. 1 Road

Original Date:

Amended Date:

Note: Dimensions are in METRES

R-07-15444-TPG

SURVEY PLAN OF LOTS 71 AND 79 SECTION 35 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

PARCEL IDENTIFIER (PID): LOT 71: 006-702-856
LOT 79: 002-109-131

CIVIC ADDRESSES:
#10240 AND 10260 No. 1 ROAD
RICHMOND, B.C.

LEGEND

SCALE 1:400



ALL DISTANCES ARE IN METRES

- INDICATES SPOT ELEVATION
- ▣ CB INDICATES CATCH BASIN
- ⊠ EB INDICATES ELECTRIC BOX
- ⊛ LS INDICATES LAMP STANDARD
- ⊙ PP INDICATES POWER POLE
- IC INDICATES INSPECTION CHAMBER
- F INDICATES FIR TREE
- C INDICATES CEDAR TREE
- D INDICATES DECIDUOUS TREE

ALL TREES ON
SITE TO BE
REMOVED

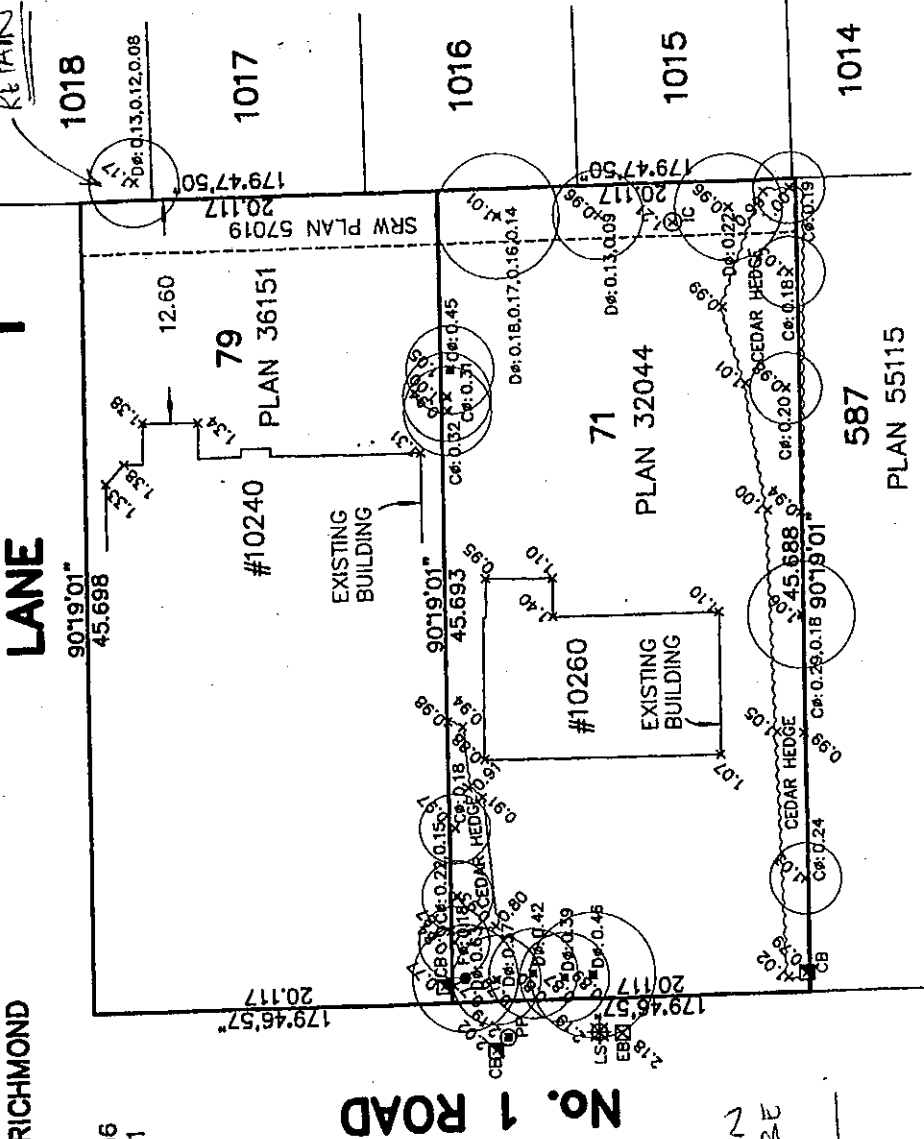
© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15444-001-TPG-001.FLX

R-07-15444-TPG

CLIENT REF: SAHOTA DEVELOPMENTS LTD.



CERTIFIED CORRECT
THIS 18TH DAY OF MAY 2007

NOTES
- LEGAL PROPERTY DIMENSIONS ARE DERIVED FROM
FIELD SURVEYS.

- ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND
BENCHMARK, ARROWHEAD ON FIRE HYDRANT, LOCATED
ON THE WEST SIDE OF No. 1 ROAD @ #5-10251.
ELEVATION=3.262 METRES

Sh. Campbell
B.C.L.S.

DATE OF SURVEY: MAY 16, 2007

Rezoning Considerations

10260 No. 1 Road

RZ 04-271169

Prior to final adoption of Zoning Amendment Bylaw 8322, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$11,000 to the City's Tree Compensation Fund in-lieu of planting 22 replacement trees;
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include eight (8) replacement trees (2 trees at 11 cm calliper and 6 trees at 10 cm calliper in a mix of coniferous and deciduous). If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required;
3. Submission of a contract, to the satisfaction of the City's Tree Preservation Official, entered into between the applicant and a Certified Arborist for supervision of the construction of the proposed laneway, conducted within the drip line of the deciduous tree at 4111 Cavendish Drive. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Installation of tree protection barriers around the deciduous tree at 4111 Cavendish Drive, as specified by the Arborist, prior to final adoption; and submission of photos of tree protection fencing to the City of Richmond for subsequent inspection (fencing must remain in place until construction of future dwellings on the site is complete).
5. Dedicate 6m of property along the entire east property line of 10240 and 10260 No. 1 Road for proposed lane.
6. Dedicate a 3 m x 3 m corner cut where the proposed lane meets the existing lane at the north property line of 10240 No 1 Road.
7. Enter into a Servicing Agreement for the design and construction of a laneway from the north property line of 10240 No 1 Road to the south property line of 10260 No 1 Road. The lane design to include: Storm sewer, sand & gravel base, roll curb & gutter (both sides), asphalt pavement (5.10m wide curb/face to curb/face), and lane lighting. Note: Design should also include Water, Storm and Sanitary connections for both proposed lots at 10260 No 1 Road.
8. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8322 (RZ 04-271169)
10260 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 **COACH HOUSE DISTRICT (R9)**.

P.I.D. 006-702-856

Lot 71 Section 35 Block 4 North Range 7 West New Westminster District Plan 32044

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8322”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER