



City of Richmond
Planning & Development

Report to Committee
Fast Track Application

To: Planning Committee
From: Jean Lamontagne
Director of Development
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)**

To Council - Jun 26, 2006
To Planning - Jun 20, 2006
Date: May 24, 2006

RZ 06-330497

File: 12-8060-20-8079.

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.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>He Eves</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 (Attachment 1)
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 ² (7,244 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (336.5 m ² or 3,622 ft ² 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. (Attachment 2)

Staff Comments	<ul style="list-style-type: none"> 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). One large Willow tree is located at the back of the property (Attachment 3). 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.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • The applicant has provided a preliminary landscape plan (Attachment 4), 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. • 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. • At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. • The applicant is also required to pay Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.
<p>Analysis</p>	<ul style="list-style-type: none"> • 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. • Both proposed lots will have vehicle access to the existing operational laneway with no access being permitted onto No. 1 Road.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Aerial Photo; Attachment 3 – Tree Survey/Proposed Subdivision Layout; Attachment 4 – 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>

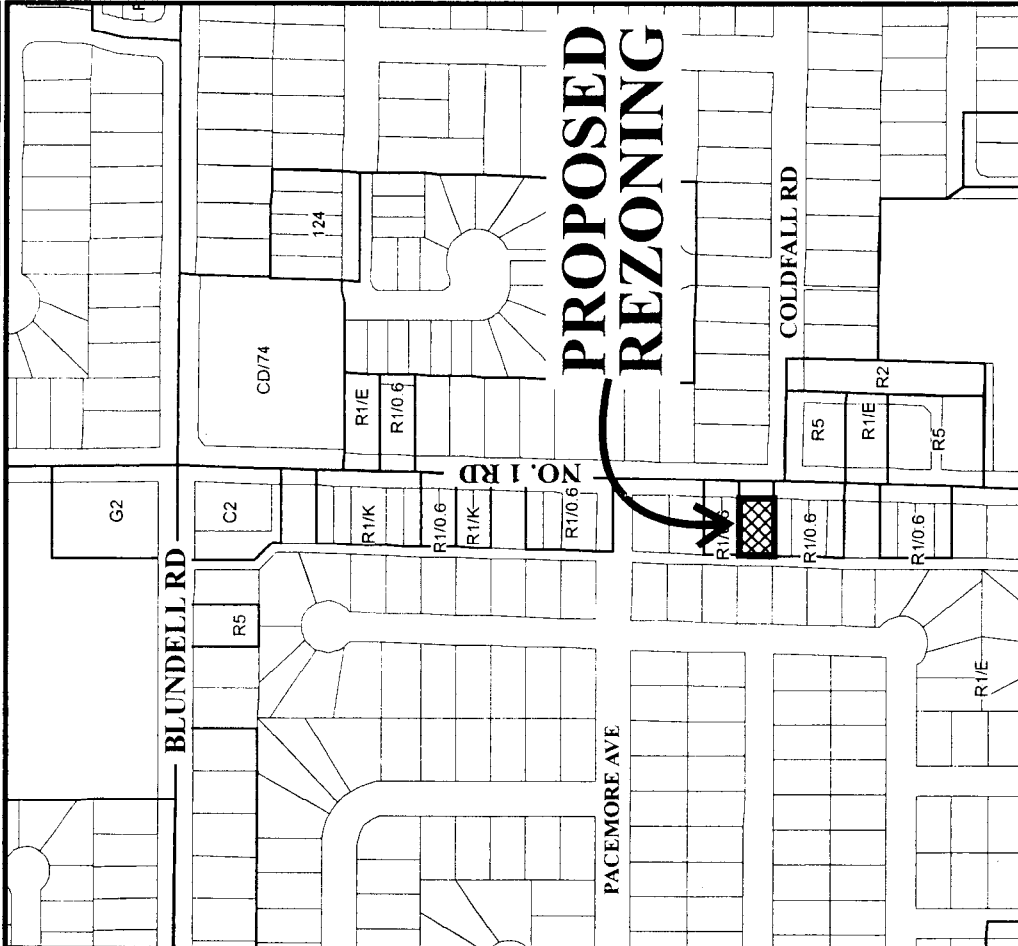


Edwin Lee
Planning Technician - Design
 (Local 4121)

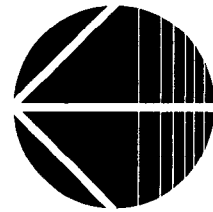
EL:blg



City of Richmond



33.51	10.06	8297	10.06	20.12
33.51	10.06	8311	10.06	20.12
33.51	10.06	8331	10.06	20.12
33.51	10.06	8335	10.06	20.12
33.51	10.06	8351	10.06	20.12
33.51	10.06	8291	10.06	20.12
42.64	24.40	NO. 1 RD		



RZ 06-330497

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



RZ 06-330497

Original Date: 06/15/06

Amended Date:

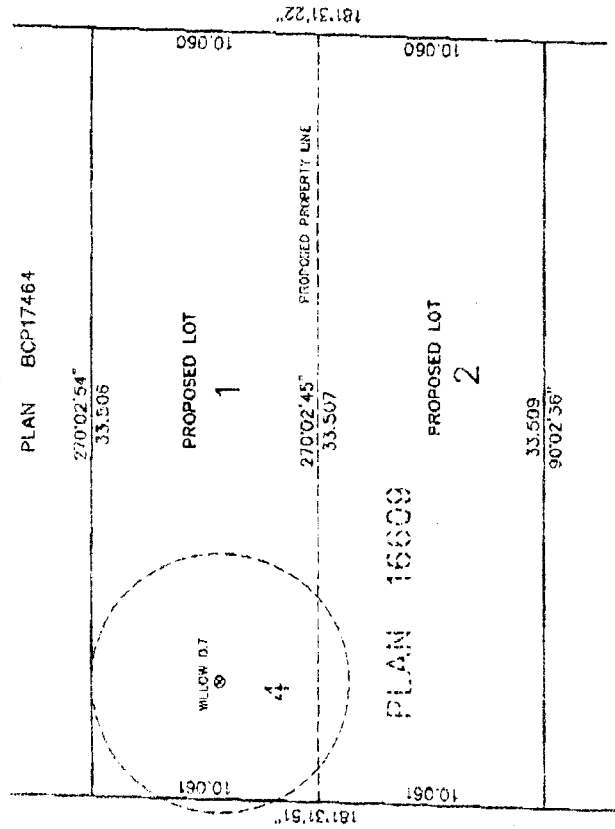
Note: Dimensions are in METRES

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:

9311 No. 1 Road
Richmond, B.C.

SCALE : 1:250



No. 1 ROAD

Note:

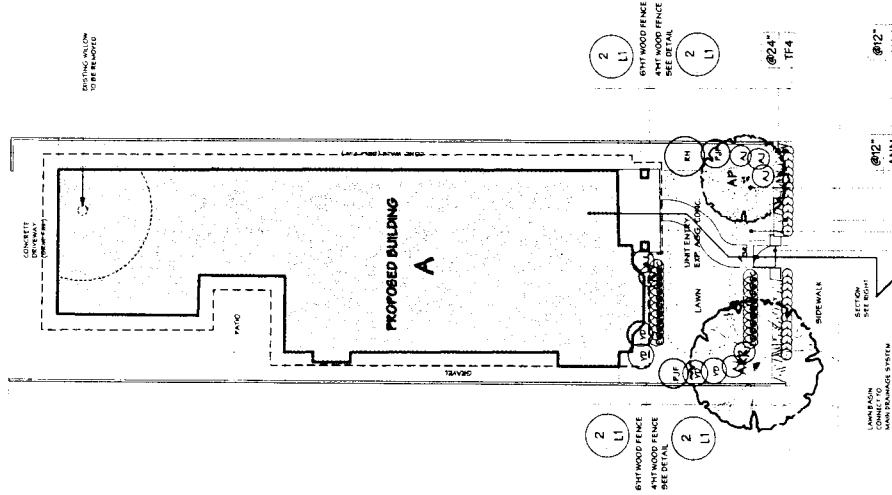
- All dimensions and in English.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown.
- This plan does not show non-plan charges, liens or interests.



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ORIGINALLY SIGNED AND SEALED**

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-5188
Fax: 604 501-5189
File: 0604004-TR1.DWG

LANE



NO1 ROAD



PLANT LIST

8311 ROAD, RICHMOND

KEY QTY BOTANICAL NAME

TREES

AP	1	ACEP PALM/TAM
BP	1	RED KUMBUK/RED BARKED
TK	13	INDIA OCEAN/RED PINE/SHAW

SHRUBS

AJ	7	AZALEA JAPONICA **
EC	22	ERICA CARNEA **
KN	7	ANDROSACE/ROSE **
VD	4	VIBURNUM DAVIDI

GROUND COVERS

AUJ	40	ARETIOGRAPHY/LIVA UEN
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VINES

N/A

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

BC	24	BERGENIA CERASTIOIDA
ANN	20	ANNUALS **
PER	15	PERENNIALS **

PRECAST CONCRETE CAP CULTURED ROCK

POWERED IN PLACE CONC SUPPORT AND FOOTING (SEEK AS REQ'D)

ELEVATION

SECTION

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NOTES

- ** 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
- PLANTS ON THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITY STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER PLANTS
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLANT AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 85% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER

NOTE:

- ALL WOOD SHALL BE PRESSURE TREATED P.F. S.A.S.
- ALL WOOD SHALL BE STAINED WITH 2 COATS OF STAIN AND FINISH TO BE APPROVED WITH THE BUILDING AND PROVIDED 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

1 METAL GATE/POST DETAIL

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- 2"x4" TOP CAP
- 1"x2" LATH
- 2"x4"x1/4" BRACING
- 4"x4" POST
- 1"x6" FENCE BOARDS
- 2"x4"x1/4" BRACING (BASE TO GRADE)
- 12"x8" CONCRETE BASE

PROPOSED HOMES

NO1 ROAD

SECTION 1

SCALE 1/8"=1'-0"

SECTION 2

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SECTION 3

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SECTION 31

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SECTION 32

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SECTION 33

PLANT LIST
8311 NO1 ROAD, RICHMOND

KEY QTY BOTANICAL NAME

TREES

AP	1	ACEES PALMATUM
TF4	13	THUNIA OCCIDENTALIS PANSUGAYA

SHRUBS

AJ	7	AZALEA JAPONICA **
EC	22	ERICA CARNEA
PH	7	PHODODENDRON **
VB	4	VIBURNUM DAVIDI

GROUND COVERS

AU	40	ACRODAPHYLOS LYVA URSI
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VINES

N/A

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

BC	24	BERGENIA CRASSIFOLIA
ANN	20	ANNUALS **
PER	16	PERENNIALS **

COMMON NAME

JAPANESE AZALEA
RED SUNNIE MAPLE
PROBUNDA CEDAR

JAPANESE AZALEA
WHITE LEATHES
LILY OF THE VALLEY
DAVID'S VIRGINIAN

KIMBURNIA

HEARTLEAF BERGENIA

SIZE

5CM CAL. DAB
110cm CAL. DAB 6cm STD.
12cm HT

#2 POT
#2 POT
#2 POT

#10 POT

NOTES

** DENSITY, SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT
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S.A.S.

ALL WOOD SHALL BE STAINED WITH 2 COATS
SOLID STAIN COLOUR TO BE COORDINATED
WITH THE FINISH SPECIFIED 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

Map 21 0000
NORTHWEST
NETWORK / ISSUE

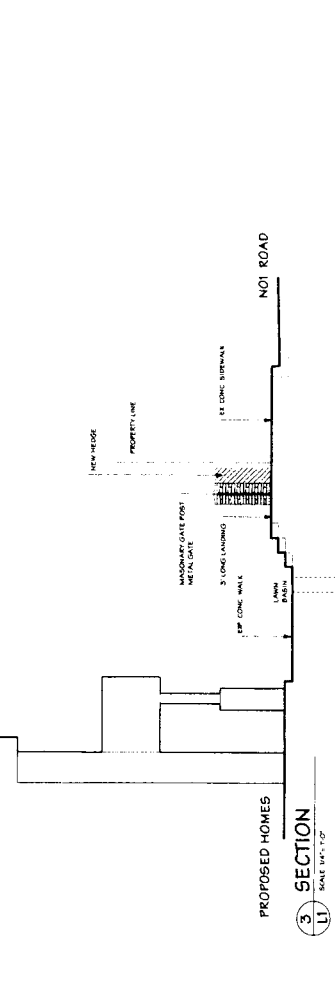
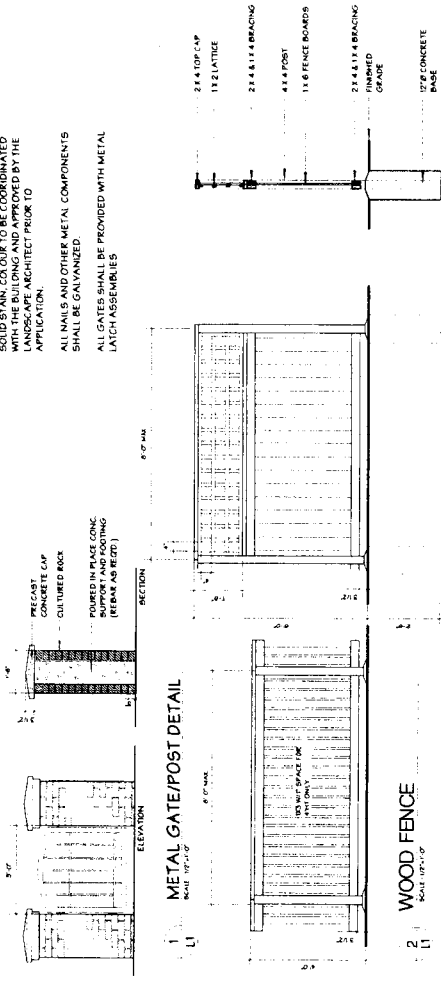


JTO & ASSOCIATES
Landscape Architects
1100 West 8th Ave #214
Richmond, BC V6V 2L4
Voice: (604) 275-2813
Facsimile: (604) 275-4836
Email: royan@jto.ca

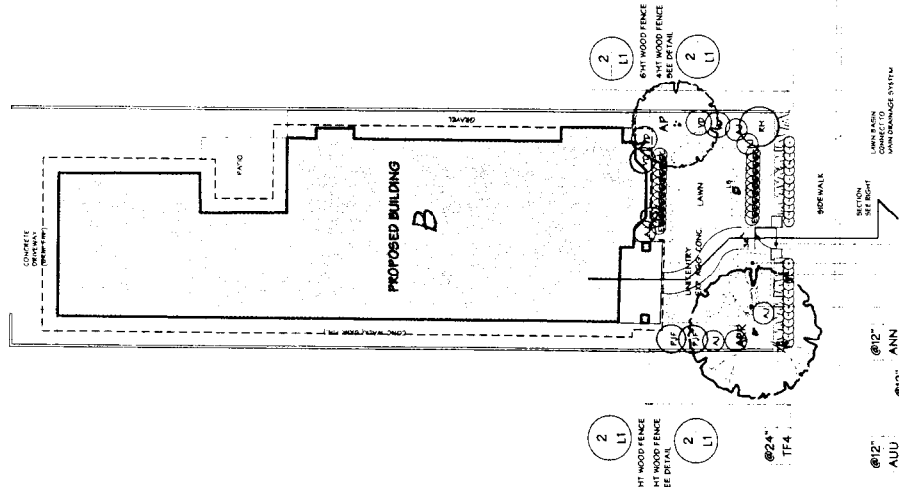
Project:
8311 A
NO1 ROAD
RICHMOND, B.C.

Drawn: Tm
LANDSCAPE PLAN

Scale	1/8" = 1'-0"
Client	PROPOSED HOMES
Date	APR 26, 2021
Job No.	0613A
Sheet	L1 of 1



LANE



NO1 ROAD





**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

JUN 26 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER