



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

to Planning - Jan 18, 2005.
Date: January 6, 2005

From: Raul Allueva
Director of Development

RZ 04-287060

File: 12-8060-20-7881

Re: **Application by Khalid Hasan for Rezoning at 8191 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. 7881, for the rezoning of 8191 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.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

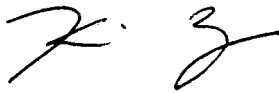
Item	Details
Application	RZ 04-287060
Location	8191 No. 1 Road
Owner	Kennedy Louie
Applicant	Khalid Hasan

Date Received	December 6, 2004
Acknowledgement Letter	December 8, 2004
Fast Track Compliance	December 31, 2004
Staff Report	December 31, 2004
Planning Committee	January 18, 2005

Site Size	674 m ² (7,254 ft ²)
Land Uses	Existing – Single-Family dwelling
	Proposed – Two new single-family residential lots (337 m ² or 3,627 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)
OCP Land Use Map Designations	Low Density Residential/Neighbourhood Residential – Complies with designation
Surrounding Development	Older character single-family dwellings are located to the north and south. A mix of old and new single-family dwellings are located in the neighbourhood to the west of the subject site.

Staff Comments	Neighbourhood Improvement Charge fees required for future upgrading of the existing lane will be assessed at the subdivision stage along with standard servicing costs.
Analysis	<ul style="list-style-type: none"> • There is an existing, operational lane servicing the subject property. All vehicle access will be from the lane with no driveways permitted onto the arterial road. • The proposed rezoning is consistent with the Interim Strategy for Managing Single-Family Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies as the subject site is serviced by an operational lane. • The property to the south has been rezoned to R1 – 0.6, but has yet to subdivide and redevelop. A majority of properties to the north have already rezoned and subdivided and have new single-family dwellings located on the residential lots.

Attachments	Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan
Recommendation	The proposal complies with the Interim Strategy for managing residential rezonings during the review of the Arterial Road Redevelopment and Lane Establishment Policies and is also consistent with the direction of development already being undertaken along this portion of No. 1 Road. On this basis, staff support the application.



Kevin Eng
Planning Technician - Design
(Local 4626)

KE:blg

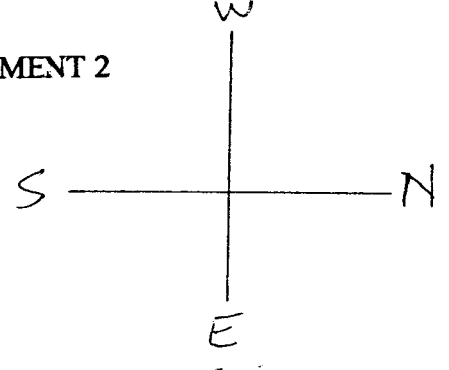
SUBDIVISION LAYOUT FOR

ATTACHMENT 2

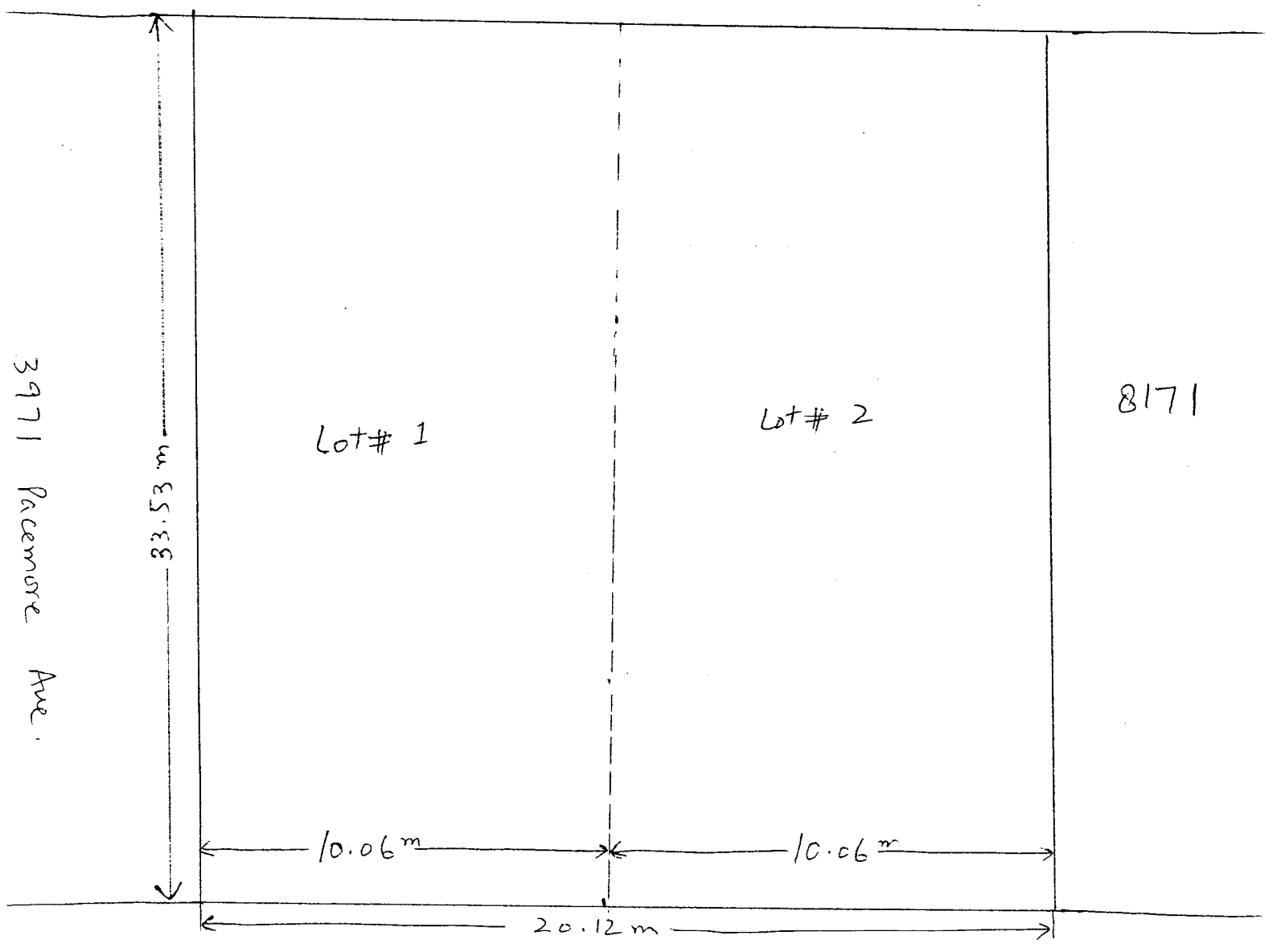
8191 No 1 Rd

Richmond BC

Legal: Lot 10 BLK 4N RNG 7W
PL18098 SEC 21,22



Existing Back Lane



3971 Racemore Ave.

Lot# 1

Lot# 2

8171

33.53 m

10.06 m

10.06 m

20.12 m

8191 No 1 Rd

← No 1 Rd →

Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7881 (RZ 04-287060)
8191 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. 004-169-581

Lot 10 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 18098

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7881”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
REVIEWED by HB
APPROVED by Director/ Solicitor RGA

MAYOR

CITY CLERK