



To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications
Date: January 23, 2004
File: RZ 04-009739
Fast Track Report
Re: **Application by Harry S. Tatla for Rezoning at 9491 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. 7660, for the rezoning of 9491 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 Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY


CONCURRENCE OF GENERAL MANAGER

The following development requirements have been agreed to prior to final adoption:

- Payment of Neighbourhood Improvement Charge fees in the amount of \$838 per lineal metre for future upgrading of the existing lane.

Agreement by Applicant
(Harry S. Tatla)

Item	Details
Application	RZ 04-009739
Location	9491 No. 1 Road
Owner	Yuen & Katalina Poon
Applicant	Harry S. Tatla
Date Received	January 6, 2004
Acknowledgement Letter	January 12, 2004
Fast Track Compliance	January 22, 2004
Staff Report	January 23, 2004
Planning Committee	February 17, 2004
Site Size	<i>Existing</i> – 673 m ² (7,244 ft ²)
Land Uses	<i>Existing</i> – One single-family residential lot <i>Proposed</i> – Two single-family residential lots (336.5 m ² or 3,622 ft ²)
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) <i>Proposed</i> – Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 29.5 ft.)
Planning Designations	OCP Designation – Low density residential
Related Policies	Arterial Road Redevelopment Policy – Complies Lane Establishment Policy – Complies
Surrounding Development	To the north – old single-family house zoned R1/E To the south – old single-family house zoned R1 – 0.6 Mix of old and new single-family houses in the neighbourhood to the west
Staff Comments	Neighbourhood Improvement Charge (NIC) fees are a requirement of this rezoning for future upgrading of the existing lane. The current rate is \$838 per lineal metre.
Analysis	Proposal is similar to redevelopment currently being undertaken along this block of No. 1 Road between Williams Road and Francis Road. Property to south (9511 No. 1 Road) rezoned to R1 – 0.6 on October 14, 2003. Existing lane at the rear of property not built to City standards – Fees are to be collected for future upgrading.
Attachments	Attachment 1 – Location map
Recommendation	Approval

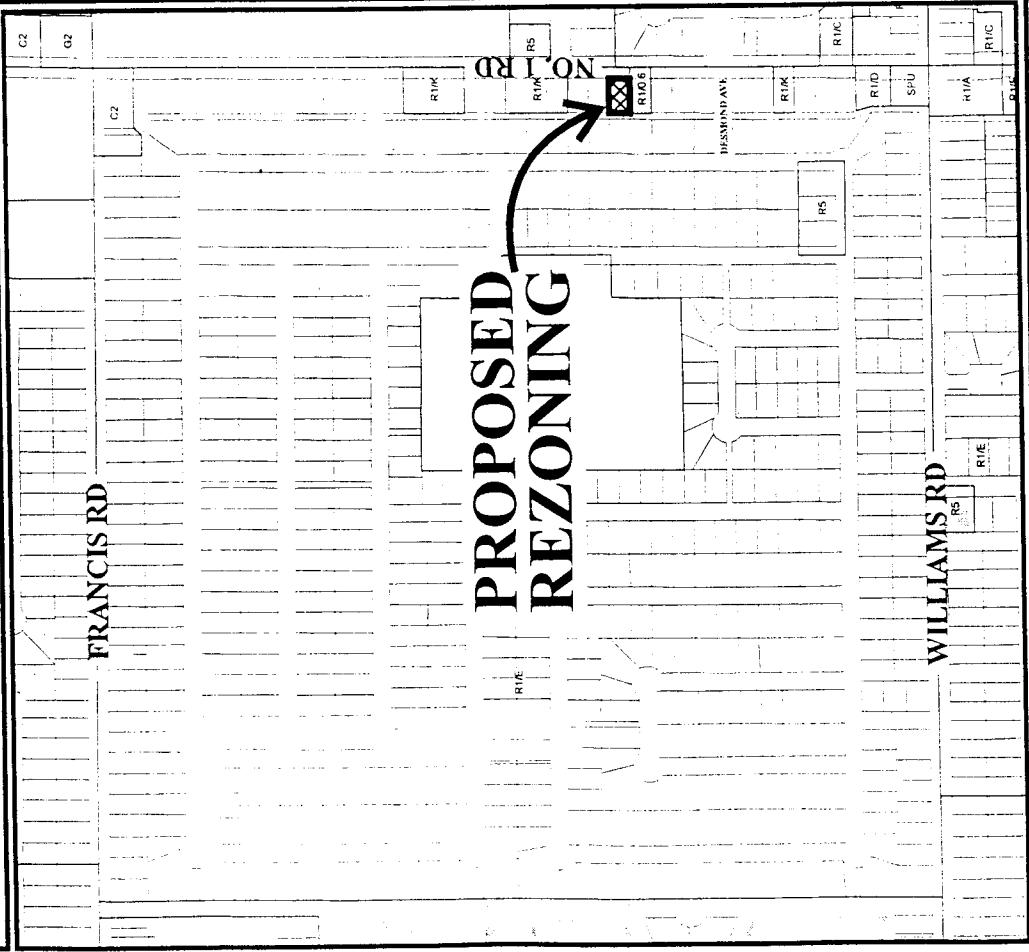


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg



City of Richmond

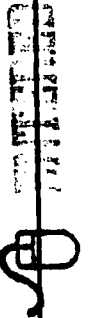
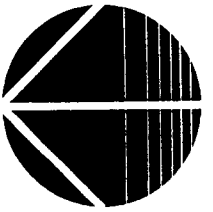


12.19	12.80	24.69	14.59	41.15
12	20.12	20.12	20.12	20.12
951	9531	9511	9471	9471
33.51	33.51	33.51	33.51	33.51
20.12	20.12	20.12	20.12	20.12
NO. 1 RD				

ATTACHMENT 1

Original Date: 01/12/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-009739





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7660 (RZ 04-009739)
9491 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. 004-038-134

Lot 5 Block 8 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 7660”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK