



**City of Richmond**  
Urban Development Division

## Report to Committee

**To:** Planning Committee

*To Planning - Feb 17, 2004*  
**Date:** January 23, 2004

**From:** Holger Burke  
Acting Manager, Development Applications

RZ 04-009739 *File: 8040-20-766*  
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**

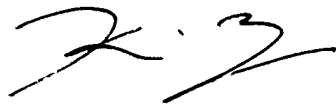
**CONCURRENCE OF GENERAL MANAGER**

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.

  
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Agreement by Applicant  
(Harry S. Tatla)

Item	Details
<b>Application</b>	RZ 04-009739
<b>Location</b>	9491 No. 1 Road
<b>Owner</b>	Yuen & Katalina Poon
<b>Applicant</b>	Harry S. Tatla
<b>Date Received</b>	January 6, 2004
<b>Acknowledgement Letter</b>	January 12, 2004
<b>Fast Track Compliance</b>	January 22, 2004
<b>Staff Report</b>	January 23, 2004
<b>Planning Committee</b>	February 17, 2004
<b>Site Size</b>	<i>Existing</i> – 673 m <sup>2</sup> (7,244 ft <sup>2</sup> )
<b>Land Uses</b>	<i>Existing</i> – One single-family residential lot <i>Proposed</i> – Two single-family residential lots (336.5 m <sup>2</sup> or 3,622 ft <sup>2</sup> )
<b>Zoning</b>	<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.)
<b>Planning Designations</b>	OCP Designation – Low density residential
<b>Related Policies</b>	Arterial Road Redevelopment Policy – Complies Lane Establishment Policy – Complies
<b>Surrounding Development</b>	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
<b>Staff Comments</b>	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.
<b>Analysis</b>	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.
<b>Attachments</b>	Attachment 1 – Location map
<b>Recommendation</b>	Approval

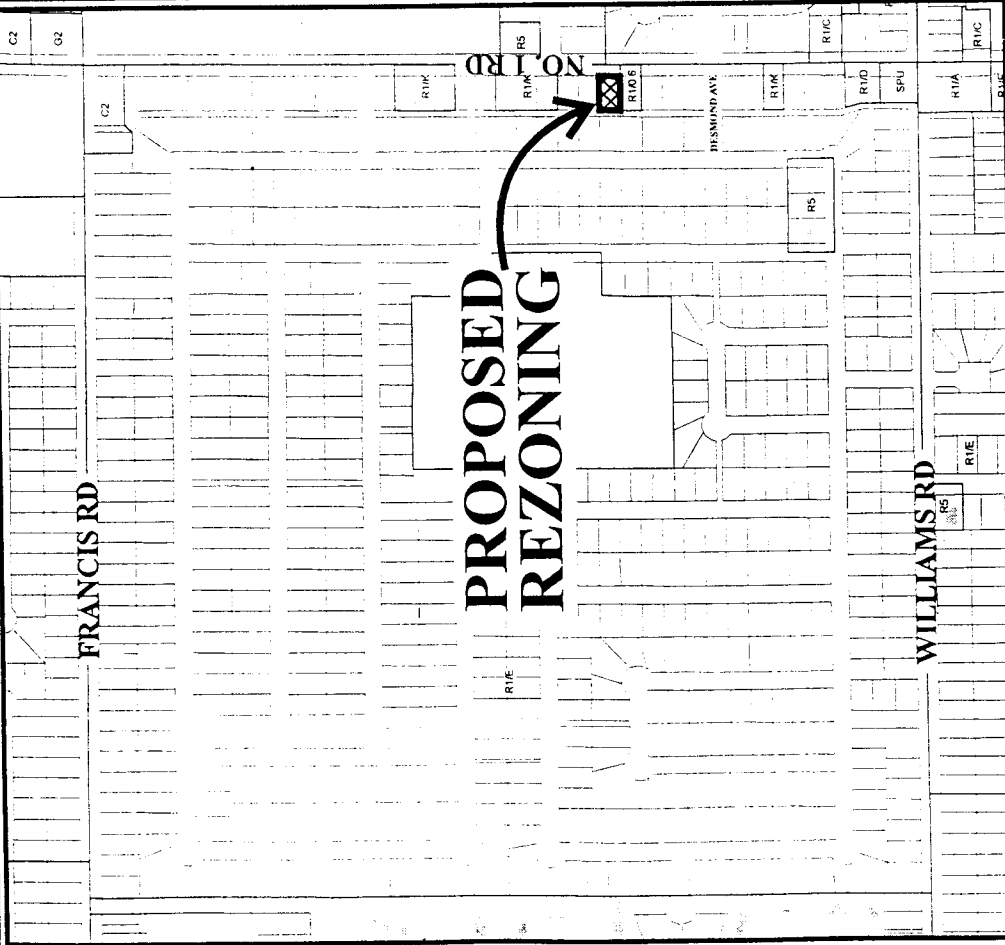


Kevin Eng  
Planning Technician – Design  
(604) 276-4000 (Local 3205)

KE:blg

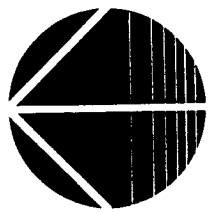


# City of Richmond



12.19	12.80	24.69	14.59	41.15
12.19	20.12	20.12	20.12	20.12
51	9531	9511	9471	94
33.51	33.51	33.51	33.51	33.51
20.12	20.12	20.12	20.12	20.12
12.19	20.12	20.12	20.12	20.12

NO. 1 RD



RZ 04-009739

ATTACHMENT 1

Original Date: 01/12/04

Revision Date:

Note: Dimensions are in METRES





**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

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CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
PC

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK