



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee *To Planning - Mar 16, 2004*
From: Holger Burke **Date:** February 26, 2004
Acting Manager, Development Applications RZ 04-264331
Re: **Application by Les Cohen and Azim Bhimani for Rezoning at 8131 No. 1 Road** *File: 8060-20-7682*
from Single-Family Housing District, Subdivision Area E (R1/E) to
Single-Family Housing District (R1 - 0.6)

Staff Recommendation

That Bylaw No. 7682, for the rezoning of 8131 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

Item	Details
Application	RZ 04-264331
Location	8131 No. 1 Road
Owner	Anna Y. Lee
Applicant	Les Cohen & Azim Bhimani
Date Received	February 12, 2004
Acknowledgement Letter	February 13, 2004
Fast Track Compliance	February 23, 2004
Staff Report	February 26, 2004
Planning Committee	March 16, 2004
Site Size	674 m ² (7,255 ft ²)
Land Uses	<i>Existing</i> – One (1) single-family residential lot <i>Proposed</i> – Two (2) single-family residential lots (each approximately 337 m ² or 3,627.5 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	New single-family houses zoned Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 33 ft.) are located on neighbouring lots to the north and south. Single-family house behind the site abutting the lane is new.
Staff Comments	Two rezonings to the north and south were approved in 2002. Four (4) new houses have recently completed construction as a result. There is an existing lane at the rear of the subject site. Neighbourhood Improvement Charge (NIC) fees will be assessed for lane upgrading at future subdivision along with associated subdivision costs.
Analysis	This is the fourth rezoning application along No. 1 Road between Pacemore Avenue and Blundell Road. Eight (8) new single-family lots could be created with those properties which have approved rezonings. Proposal is consistent with development already undertaken in the area.
Attachments	Attachment 1 – Location Map
Recommendation	Approval

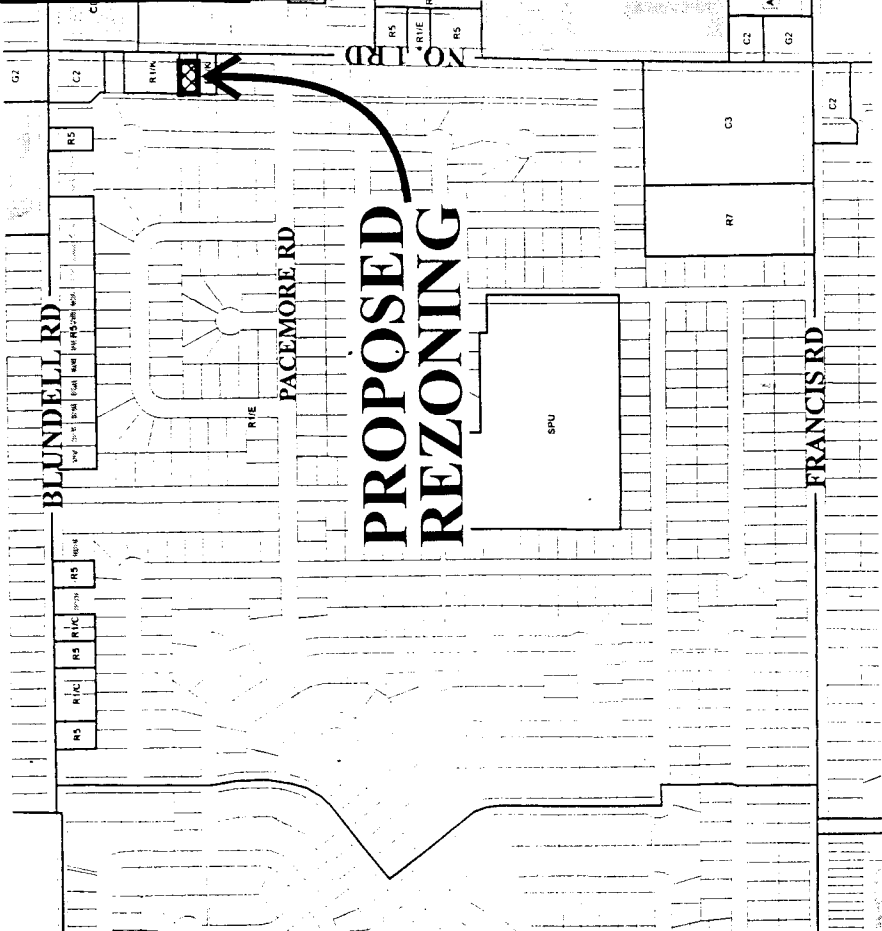


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg



City of Richmond



20.12	8160	33.53	20.12	20.12	20.12
20.12	8140	33.53	20.12	20.12	20.12
20.12	8120	33.53	20.12	20.12	20.12
20.12	8100	33.53	20.12	20.12	20.12
20.12	8080	33.53	20.12	20.12	20.12

20.12	8171	33.50	20.12	20.12	20.12
10.06	8155	33.50	10.06	10.06	10.06
10.07	8151	33.50	10.07	10.07	10.07
10.07	8134	33.50	10.07	10.07	10.07
10.06	8117	33.51	10.06	10.06	10.06
10.07	8111	33.51	10.07	10.07	10.07
20.12	8091	33.51	20.12	20.12	20.12

NO. 1 RD

20.13 20.12 20.11 20.12 20.12

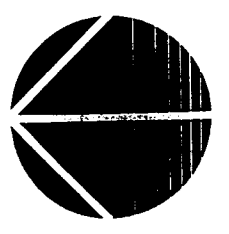
ATTACHMENT 1

Original Date: 02/17/04

Revision Date:

Note: Dimensions are in METRES

RZ 04-264331





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7682 (RZ 04-264331)
8131 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. 004-206-126

Lot 7 Section 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 7682”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK