



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Malkiat Bowal for Rezoning at 9251 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

To Planning - Apr 19, 2005
Date: April 4, 2005
RZ 05-294809
File: 8060-20-7935

Staff Recommendation

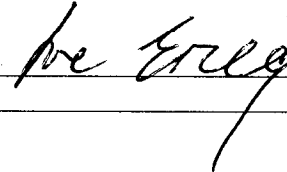
That Bylaw No. 7935, for the rezoning of 9251 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



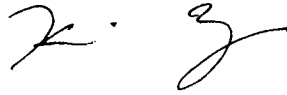
Item	Details
Application	RZ 05-294809
Location	9251 No. 1 Road
Owner	M. & A. Tapia
Applicant	Malkiat Bowal

Date Received	March 07, 2005
Acknowledgement Letter	March 18, 2005
Fast Track Compliance	April 01, 2005
Staff Report	April 04, 2005
Planning Committee	April 19, 2005

Site Size	673 m ² (7,244 ft ²)
Land Uses	Existing – Existing single-family dwelling
	Proposed – Two single-family residential lots <i>Each lot approximately 369 m² (3,972 ft²) and 304 m² (3,272 ft²)</i>
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1 – 0.6)
Planning Designations	OCP General Land Use Designation – Neighbourhood Residential OCP Specific Land Use Designation – Low Density Residential <i>Proposal complies with designations</i>
Surrounding Development	Older character dwellings are situated to the south (across Osmond Avenue) and in behind the subject site to the west. The property to the immediate north has recently been subdivided and is undergoing redevelopment.

Staff Comments	Rezoning and future subdivision requirements are listed in Attachment 2.
Analysis	<ul style="list-style-type: none"> • The application complies with the Revised Interim Strategy and can be considered by Council as an operational lane services this portion of No. 1 Road. • All future vehicle access will be to the existing lane only. No vehicle access will be permitted onto the arterial (No. 1 Road) or side street (Osmond Avenue). • This portion of No. 1 Road has undergone a significant amount of redevelopment with a number of properties to the north and south having already obtained approval to rezone and subdivide.

Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning and Future Subdivision Requirements
Recommendation	The proposal is consistent with previous developments along this portion of No. 1 Road and complies with all applicable City land use designations and policies. On this basis, staff recommend approval of the rezoning application.



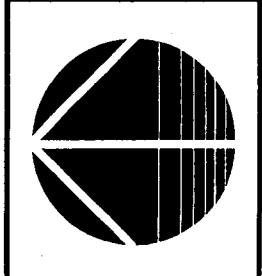
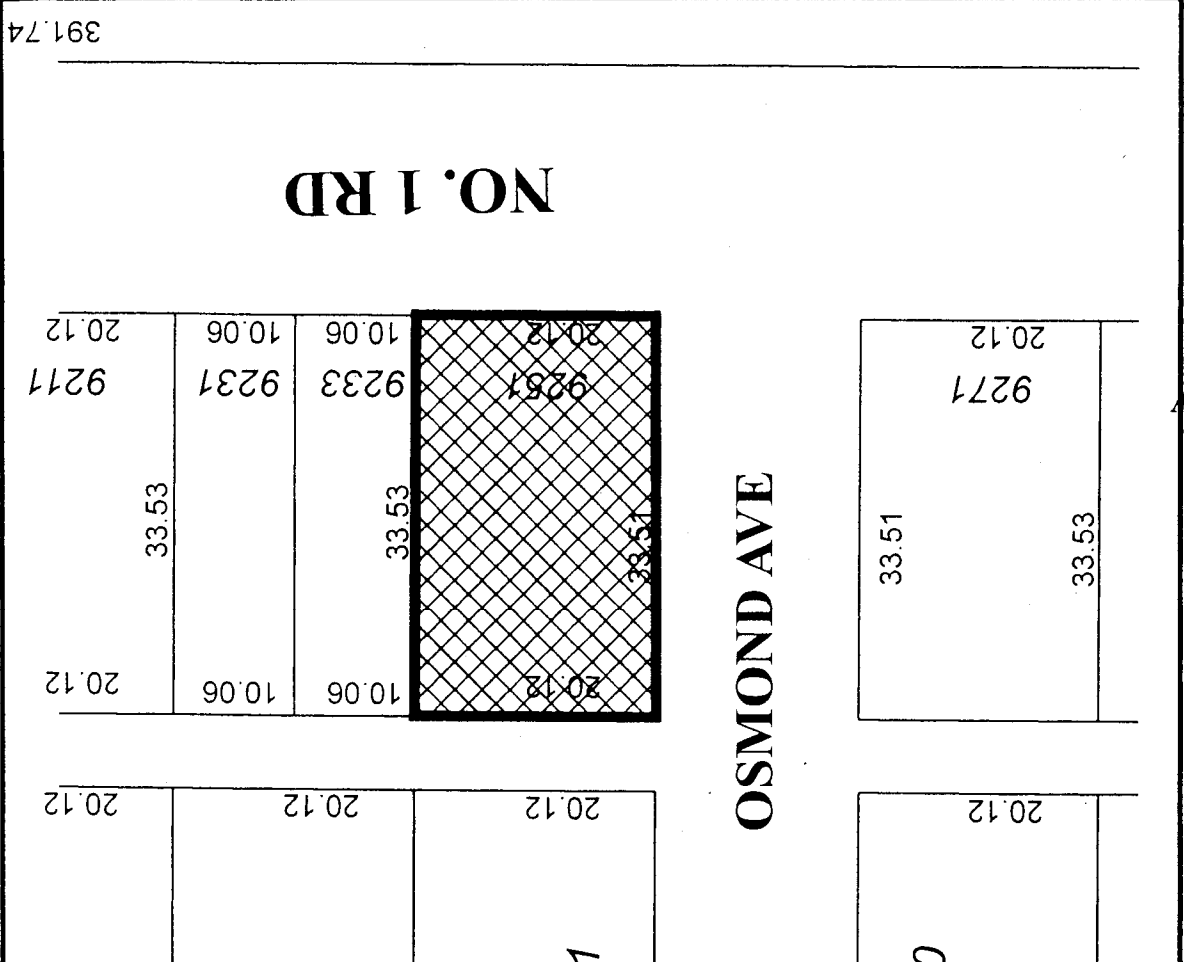
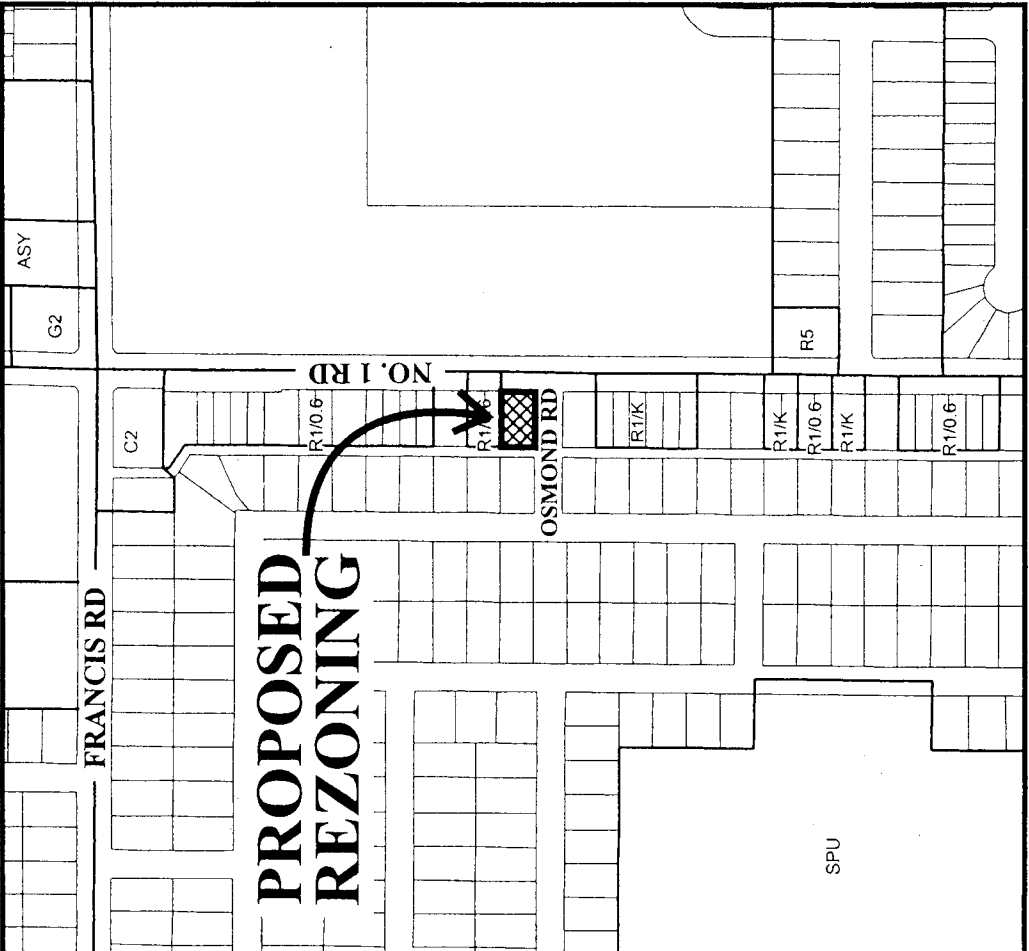
Kevin Eng
Planning Technician - Design
(Local 4626)

KE:blg

Refer to Attachment 2 for a list of rezoning requirements.



City of Richmond



RZ 05-294809

ATTACHMENT 1

Original Date: 03/16/05

Revision Date:

Note: Dimensions are in METRES

Conditional Rezoning Requirements

9251 No. 1 Road RZ 05-294809

Prior to final adoption of Zoning Amendment Bylaw 7935, the developer is required to complete the following requirements:

1. Dedication of a 4 m x 4 m corner cut at the No. 1 Road and Osmond Avenue intersection.
2. Payment of \$16,860.56 in Neighbourhood Improvement Charge fees for future lane construction.

Staff note that prior to approval of the subdivision, the applicant must enter into a Servicing Agreement (\$1,000 application fee) for the design and construction of frontage upgrades along Osmond Avenue. Works include but are not limited to road widening, curb & gutter, creation of a grass & treed boulevard, street lighting and a 1.5 m concrete sidewalk.

Registration of a restrictive covenant ensuring that vehicle access to the new corner lot be to the lane only with no vehicle access being permitted to Osmond Avenue will also be a subdivision requirement.

SIGNED COPY ON FILE

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7935 (RZ 05-294809)
9251 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. 004-869-061

Lot 29 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7935”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor

MAYOR

CITY CLERK