



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Tara Developments Ltd. for Rezoning at 8351 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

To Planning - May 3, 2005

Date: April 19, 2005

RZ 05-298161

File: 8060-20-7942

Staff Recommendation

That Bylaw No. 7942, for the rezoning of 8351 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

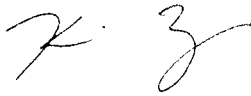
Item	Details
Application	RZ 05-298161
Location	8351 No.1 Road
Owner	Gerhard Struve
Applicant	Tara Developments Ltd. (Ranjit Rai)

Date Received	April 11, 2005
Acknowledgement Letter	April 15, 2005
Fast Track Compliance	April 20, 2005
Staff Report	April 20, 2005
Planning Committee	May 3, 2005

Site Size	674 m ² (7,254 ft ²)
Land Uses	Existing – single-family residential dwelling
	Proposed – Two single-family residential lots (337 m ² or 3,627 ft ² each)
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 Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential <i>Complies with land use designations</i>
Surrounding Development	The site is surrounded by existing single-family residential dwellings to the north, south and residential neighbourhood to the west. Duplexes and low-density multi-family projects are situated on the east side of No. 1 Road.

Staff Comments	Payment of Neighbourhood Improvement Charge (NIC) fees for future lane upgrades along with standard servicing costs will be collected at subdivision.
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<p>Analysis</p>	<ul style="list-style-type: none"> • The rezoning application complies with the adopted "Revised Interim Strategy" to handle new development applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential proposal with access to an operational lane. • A number of similar applications along this portion of No. 1 Road between Francis Road and Blundell Road have been approved as an increase in construction activity is expected. • Both proposed lots will have vehicle access to the existing operational laneway with no access being permitted onto No. 1 Road. NIC fees are being collected at subdivision to facilitate future lane upgrades.
<p>Attachments</p>	<p>Attachment 1 – Location Map</p>
<p>Recommendation</p>	<p>Approval</p>

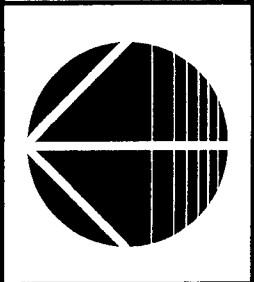
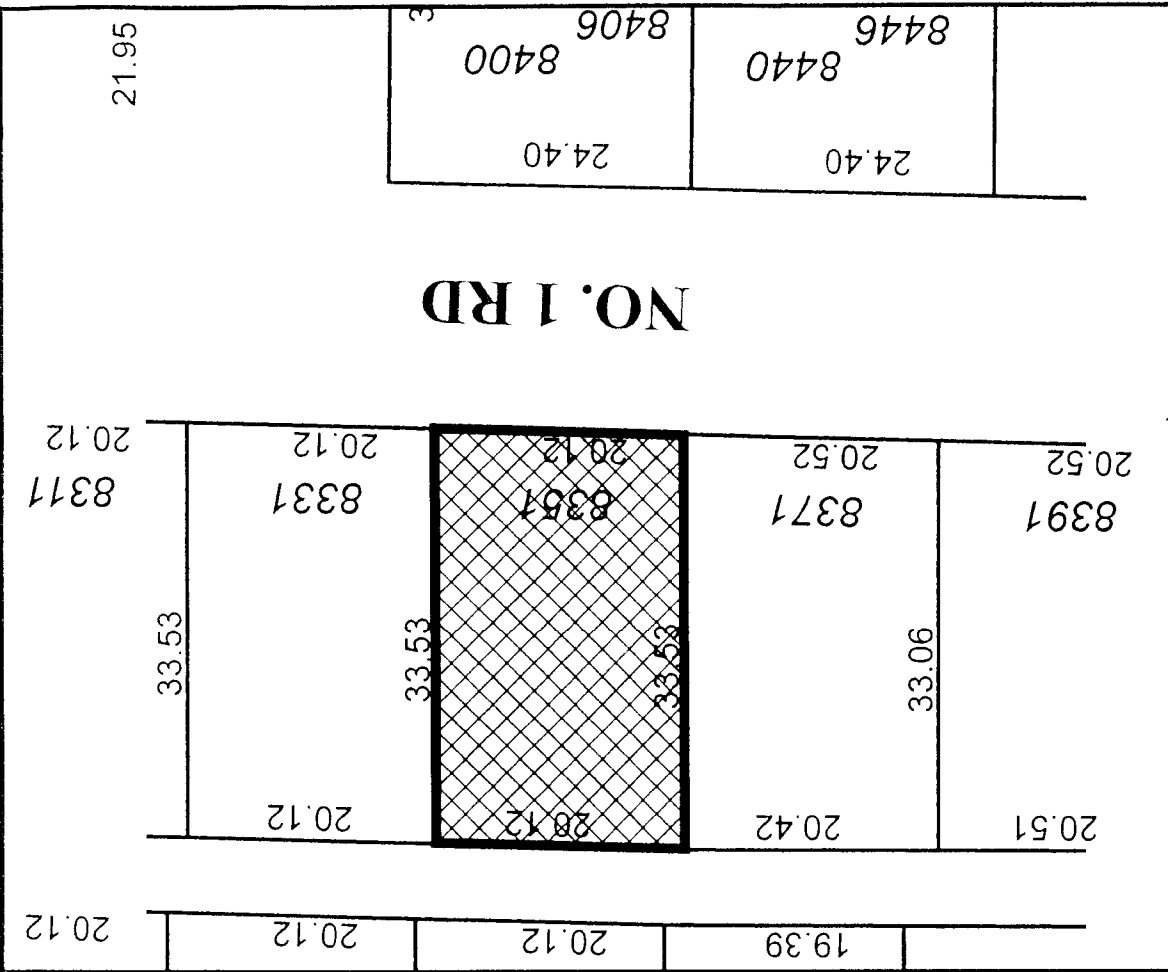
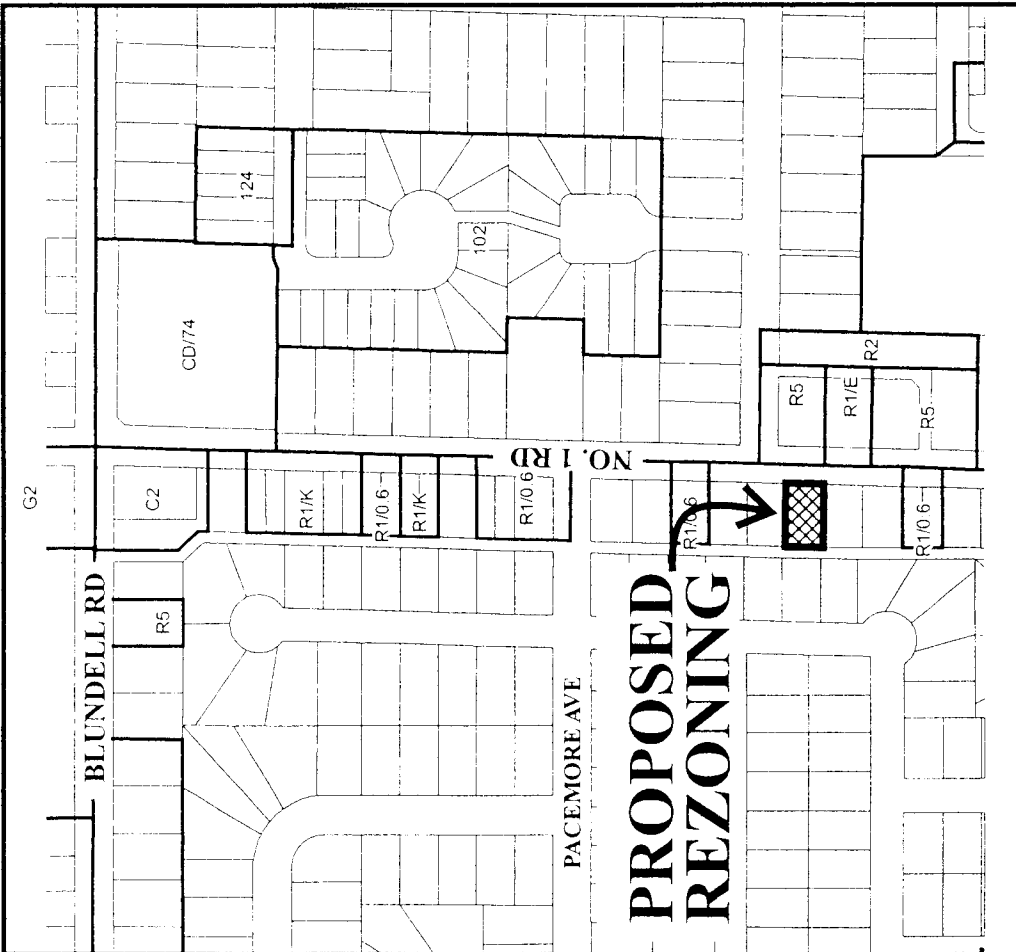


Kevin Eng
Planning Technician - Design
(Local 4626)

KE:blg



City of Richmond



RZ 05-298161

ATTACHMENT 1

Original Date: 04/18/05

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7942 (RZ 05-298161)
8351 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. 010-208-691

Lot 6 Block 4 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 16609

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7942**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
RA

MAYOR

CITY CLERK