



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

To Planning - June 22, 2004.
Date: June 1, 2004

From: Raul Allueva
Director of Development

RZ 04-270141

Re: **Application by Mike Olak for Rezoning at 8411 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

File: 12-8060-20-7745.

Staff Recommendation

That Bylaw No. 7745, for the rezoning of 8411 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 04-270141
Location	8411 No. 1 Road
Owner	Kin Chan & Joni Leung
Applicant	Mike Olak

Date Received	April 29, 2004
Acknowledgement Letter	May 19, 2004
Fast Track Compliance	June 1, 2004
Staff Report	June 1, 2004
Planning Committee	June 22, 2004

Site Size	663 m ² (7,136 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two (2) single-family lots each 331.5 m ² (3,568 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 – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	All single-family dwellings along this portion of No. 1 Road between Youngmore Avenue and Pacemore Avenue are older in character. There is an existing lane at the rear of the site. Stratified duplexes are located across No. 1 Road to the east.

Staff Comments	This application is straight-forward and if approved, would allow the creation of two (2) single-family lots. At future subdivision, the following will be required: 1. The subject site has an existing vehicle access to No. 1 Road that must be removed, with all future vehicle access to be via the lane along the west property line. 2. Payment of Neighbourhood Improvement Charge (NIC) fees for future lane upgrading along with standard servicing costs. A similar rezoning application to the south at 8511 No. 1 Road (RZ 04-267891) was presented to Planning Committee on May 18, 2004.
Analysis	This is the second rezoning application staff have received along this block of No. 1 Road between Youngmore Avenue and Pacemore Avenue. The proposal complies with all applicable policies pertaining to residential redevelopment along arterial roads.
Attachments	Attachment 1 – Location Map
Recommendation	Approval



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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7745 (RZ 04-270141)
8411 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. 000-919-560

Lot 15 Block 4 Section 22 Block 4 North Range 7 West New Westminster District Plan 19395

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7745”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK