



**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 04-270541

*file: 12-8000-20-7746.*

**Re:** **Application by Mike Milic for Rezoning at 9231 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. 7746, for the rezoning of 9231 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 04-270541
Location	9231 No. 1 Road
Owner	Belinda Wu; Salina Tam; Peter Fung
Applicant	Mike Milic

Date Received	May 10, 2004
Acknowledgement Letter	May 25, 2004
Fast Track Compliance	June 1, 2004
Staff Report	June 1, 2004
Planning Committee	June 22, 2004

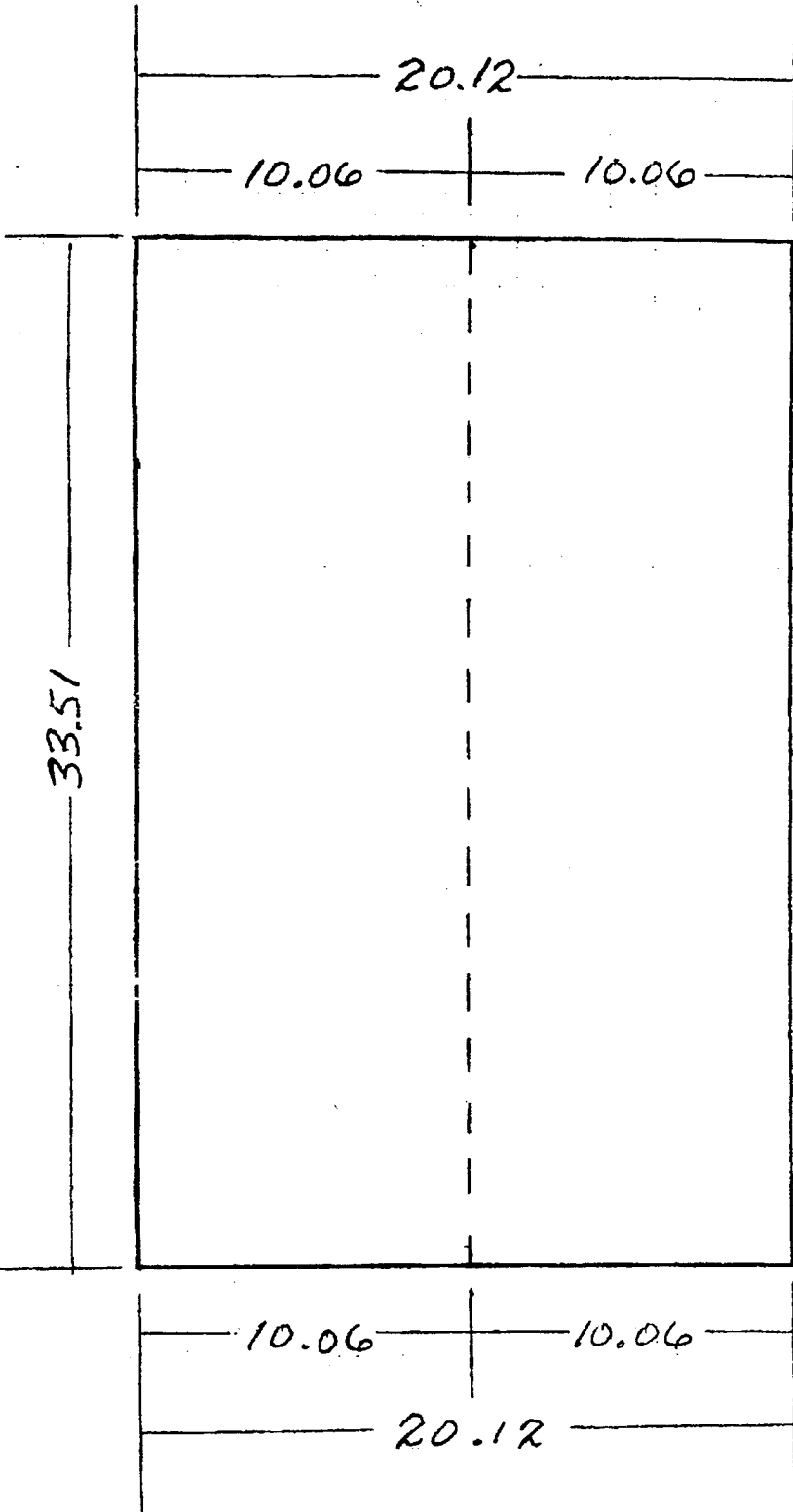
Site Size	674 m <sup>2</sup> (7, 255 ft <sup>2</sup> )
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two (2) single-family lots each 337 m <sup>2</sup> (3,627.5 ft <sup>2</sup> )
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 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	A majority of dwellings surrounding the subject site primarily consists of older character single-family dwellings, particularly along this block between Osmond Avenue to the south and Francis Road to the north. Hugh Boyd Park is located across No. 1 Road to the east. An existing lane is located behind the subject site.

Staff Comments	<ul style="list-style-type: none"> <li>The subject application is along a portion of No. 1 Road where there have been numerous single-family rezonings and subdivisions. Four properties to the north recently received approval to rezone to R1 – 0.6.</li> <li>To date, most of the newly constructed single-family dwellings on subdivided lots are located south of Osmond Avenue. As staff receive more subdivision applications for surrounding rezoned lots, it is expected that more construction of single-family dwellings will occur in the near future.</li> <li>Neighbourhood Improvement Charge fees will be assessed at future subdivision for upgrading of the existing lane behind the subject site along with associated servicing costs.</li> </ul>
Analysis	<ul style="list-style-type: none"> <li>The rezoning is consistent with many other similar applications along No. 1 Road and complies with the City's Arterial Road Redevelopment and Lane Establishment Policies.</li> <li>As the site is located close to the Seafair Neighbourhood Service Centre, staff explored other options relating to densification. However, the site does not meet minimum width and depth requirements for a townhouse development and is considered too shallow for the Coach House District (R9) zone. Therefore, the proposal for a single-family rezoning and subdivision is the most appropriate form of development for the subject site.</li> </ul>
Attachments	Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan
Recommendation	Approval

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







PROPOSED SUBDIVISION  
OF LOT 28 SEC 27  
BLAN RTW NND  
PLAN 18367

PID: 001-585-983

9231 No. 1 RD.

Proposed subdivision plan is preliminary and  
subject to change at detailed subdivision stage



NO. 1 ROAD



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7746 (RZ 04-270541)  
9231 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. 001-585-983

Lot 28 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 7746”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
<b>HB</b>
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

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