



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Holger Burke
Acting Director of Development
Re: **Application by Ajit Thaliwal for Rezoning at 9691 No. 1 Road from**
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1 - 0.6)

to Planning - Aug. 30, 2005.
Date: August 10, 2005

RZ 05-306447

File: 12-8060-20-7970

Staff Recommendation

That Bylaw No. 7970, for the rezoning of 9691 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.

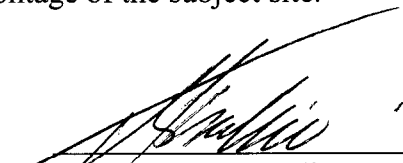
Holger Burke
Acting Director of Development

HB:ke
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

There are requirements to be dealt with prior to final adoption:

- A 2 m dedication along the entire No. 1 Road frontage of the subject site.



 Agreement by Applicant
 Ajit Thaliwal

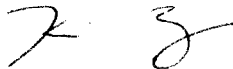
Item	Details
Application	RZ 05-306447
Location	9691 No. 1 Road
Owner	C. Truong; P. Zhou
Applicant	Ajit Thaliwal

Date Received	July 5, 2005
Acknowledgement Letter	July 29, 2005
Fast Track Compliance	August 10, 2005
Staff Report	August 10, 2005
Planning Committee	August 30, 2005

Site Size	669 m ² (7,201 ft ²)
Land Uses	Existing – Single-family dwelling
	Proposed – Two single-family residential lots (each approximately 314 m ² or 3,380 ft ² after road dedication)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft)
	Proposed – Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 29.5 ft)
Official Community Plan Land Use Map Designations	Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low Density Residential <i>Proposal complies with designations</i>
Surrounding Development	The subject site is serviced by an existing lane system. Newer character single-family dwellings on R1/D (minimum width 15 m or 49 ft) lots are located to the immediate south. Existing single-family dwellings on R1/E size lots are located to the north. Residential development in the neighbourhood to the west consists of a mix of new and existing single-family dwellings on larger R1/E lots.

Staff Comments	A 2 m dedication along the subject sites No. 1 Road frontage is required for future road and intersection upgrades. At subdivision, Neighbourhood Improvement Charge (NIC) fees will be collected for future lane upgrades (NIC fees are based on \$838 per lineal metre of lane frontage). Standard servicing fees and Development Cost Charges will also be assessed at subdivision.
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<p>Analysis</p>	<ul style="list-style-type: none"> • This portion of No. 1 Road is serviced by an operational lane system. All vehicle access to the residential subdivision will be from the lane only with no access permitted to No. 1 Road. • Residential rezoning and subdivision to the immediate south was approved in 1997 when the corner lot was rezoned to accommodate an ambulance station and the remaining portion of the property was subdivided into 2 R1/D lots. • More recently, residential rezoning and subdivision has occurred on lots to the north of the subject site, which are all serviced by the existing lane between Williams Road and Francis Road. • The proposal is consistent with numerous residential subdivisions previously approved along this portion of No. 1 Road and complies with all applicable land use designations and policies guiding redevelopment along arterial roads serviced by an existing lane.
<p>Attachments</p>	<p>Attachment 1 – Location Map</p>
<p>Recommendation</p>	<p>Approval</p>



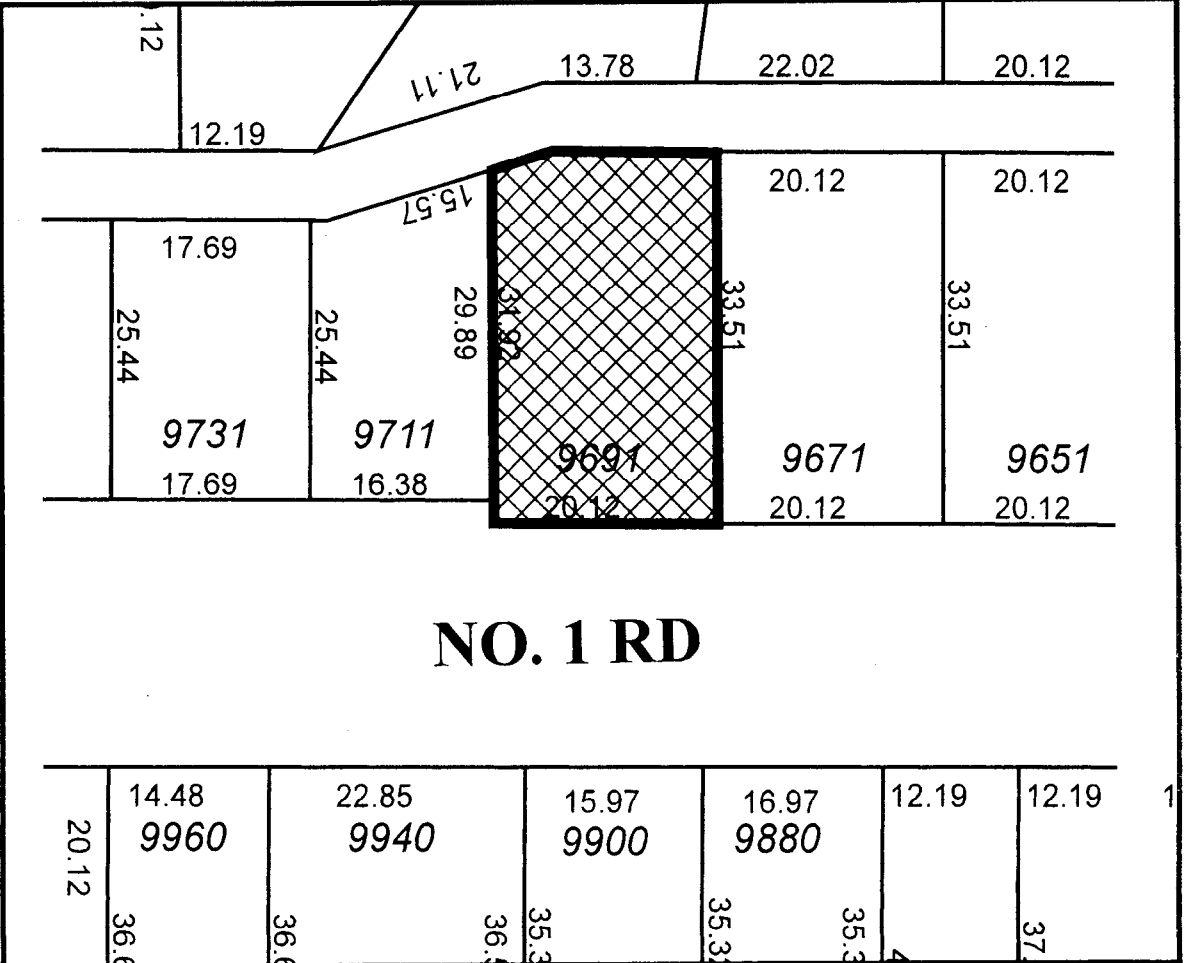
Kevin Eng
Planning Technician - Design
(4626)

KE:rg

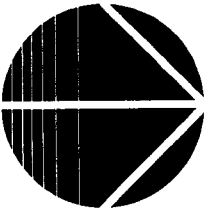


City of Richmond

PROPOSED REZONING



NO. 1 RD



RZ 05-306447

ATTACHMENT 1

Original Date: 08/03/05

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7970 (RZ 05-306447)
9691 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. 010-487-883

Lot 23 Block 9 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7970”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER