



**City of Richmond**  
Urban Development Division

## Report to Committee Fast Track Application

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**To:** Planning Committee  
**From:** Holger Burke  
Acting Manager, Development Applications  
**Re:** **Application by Les Cohen and Azim Bhimani for Rezoning at 8131 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

*To Council - Mar 22, 2004*  
*To Planning - Mar 16, 2004*  
**Date:** February 26, 2004  
RZ 04-264331  
*File: 8060-20-7682*

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### Staff Recommendation

That Bylaw No. 7682, for the rezoning of 8131 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 Manager, Development Applications

KE:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
CONCURRENCE OF GENERAL MANAGER

Item	Details
<b>Application</b>	RZ 04-264331
<b>Location</b>	8131 No. 1 Road
<b>Owner</b>	Anna Y. Lee
<b>Applicant</b>	Les Cohen & Azim Bhimani
<b>Date Received</b>	February 12, 2004
<b>Acknowledgement Letter</b>	February 13, 2004
<b>Fast Track Compliance</b>	February 23, 2004
<b>Staff Report</b>	February 26, 2004
<b>Planning Committee</b>	March 16, 2004
<b>Site Size</b>	674 m <sup>2</sup> (7,255 ft <sup>2</sup> )
<b>Land Uses</b>	<i>Existing</i> – One (1) single-family residential lot <i>Proposed</i> – Two (2) single-family residential lots (each approximately 337 m <sup>2</sup> or 3,627.5 ft <sup>2</sup> )
<b>Zoning</b>	<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.)
<b>Planning Designations</b>	OCP Designation – Low Density Residential
<b>Related Policies</b>	Arterial Road Redevelopment Policy – Complies Lane Establishment Policy - Complies
<b>Surrounding Development</b>	New single-family houses zoned Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 33 ft.) are located on neighbouring lots to the north and south. Single-family house behind the site abutting the lane is new.
<b>Staff Comments</b>	Two rezonings to the north and south were approved in 2002. Four (4) new houses have recently completed construction as a result. There is an existing lane at the rear of the subject site. Neighbourhood Improvement Charge (NIC) fees will be assessed for lane upgrading at future subdivision along with associated subdivision costs.
<b>Analysis</b>	This is the fourth rezoning application along No. 1 Road between Pacemore Avenue and Blundell Road. Eight (8) new single-family lots could be created with those properties which have approved rezonings. Proposal is consistent with development already undertaken in the area.
<b>Attachments</b>	Attachment 1 – Location Map
<b>Recommendation</b>	Approval

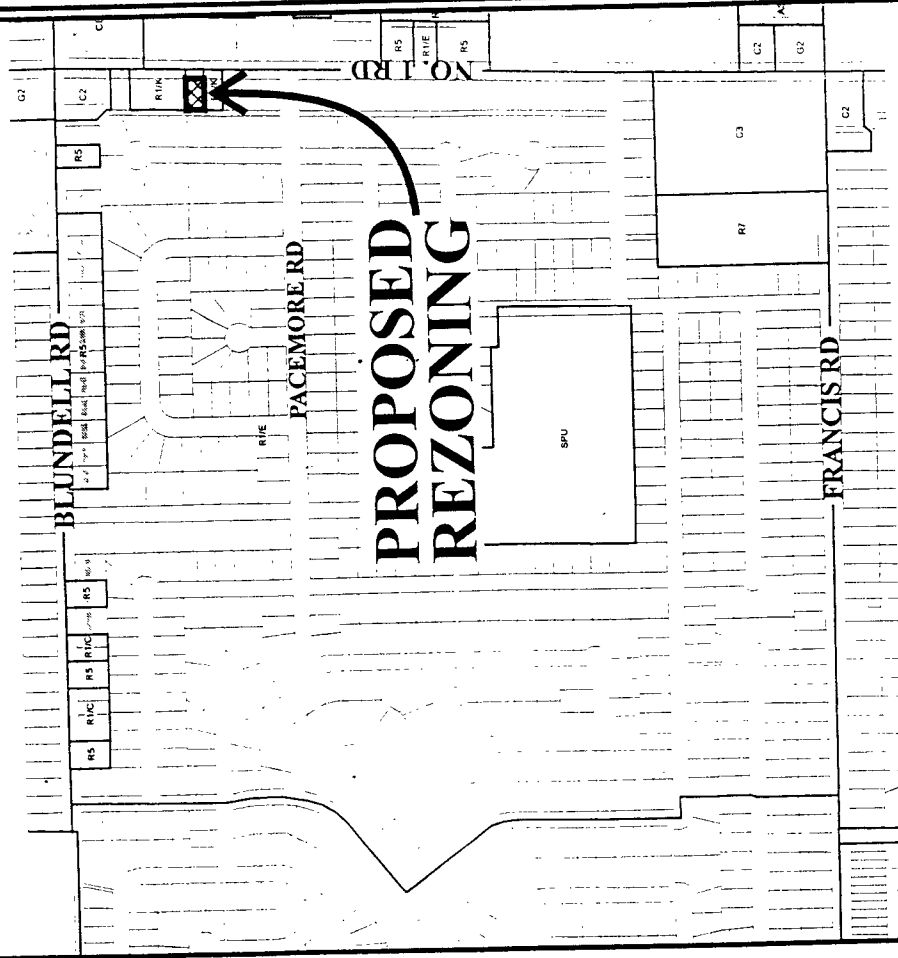


Kevin Eng  
Planning Technician – Design  
(604) 276-4000 (Local 3205)

KE:blg



# City of Richmond



20.12	8160	20.12	20.12	20.12	20.12
33.53	8140	20.12	20.12	20.12	20.12
33.53	8120	20.12	20.12	20.12	20.12
33.53	8100	20.12	20.12	20.12	20.12
33.53	8080	20.12	20.12	20.12	20.12

20.12	8171	20.12	20.12	20.12	20.12
33.50	8155	10.06	10.06	10.07	10.07
33.50	8151	10.06	10.06	10.07	10.07
33.51	8131	10.06	10.06	10.07	10.07
33.51	8117	10.06	10.06	10.07	10.07
33.51	8111	10.06	10.06	10.07	10.07
33.51	8091	10.06	10.06	10.07	10.07

## NO. 1 RD

20.13  
20.12  
20.11  
20.12  
20.12

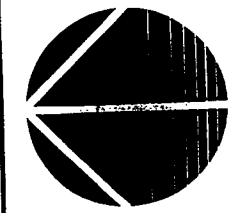
Original Date: 02/17/04

Revision Date:

Note: Dimensions are in METRES

### ATTACHMENT 1

# RZ 04-264331



# ENTERED



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7682 (RZ 04-264331)  
8131 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. 004-206-126

Lot 7 Section 22 Block 4 North Range 7 West New Westminster District Plan 18098

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7682”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAR 22 2004

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

\_\_\_\_\_  
MAYOR

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