

Planning Committee

Holger Burke

Report to Committee

To Council - Feb 23,2004

To Planning - Fuh 17, 200+ Date: February 5, 2004

RZ 04-255393 FIL: 8040-20-2(0)

Acting Manager, Development Applications

(Fast Track Application)

Re:

To:

From:

Application by Pacific Western Developments Ltd. for Rezoning at 9071, 9091,

9131 and 9191 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. 7665, for the rezoning of 9071, 9091, 9131 and 9191 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.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

The following development requirements have been agreed to be completed prior to final adoption:

- 9071, 9091, 9131 and 9191 No. 1 Road must pay \$1,462.13 each for the lane upgrade behind 3960 Francis Road; and
- 9071 and 9091 No. 1 Road to dedicate 2 m along the No. 1 Road frontage.

Agreement by Applicant

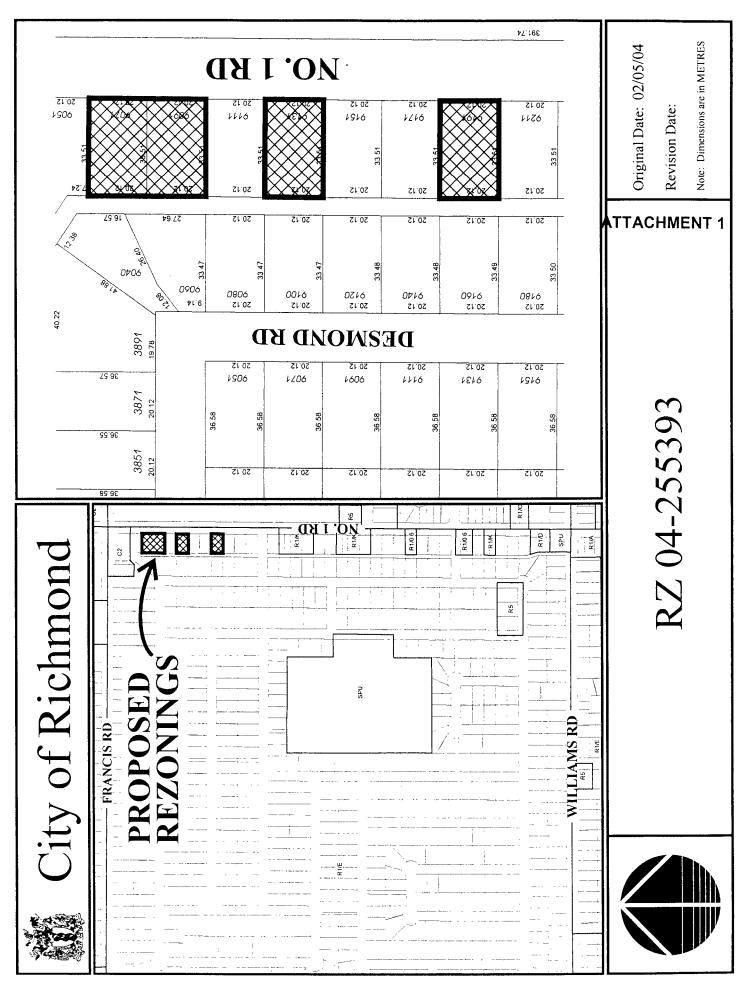
Pacific Western Developments Ltd.

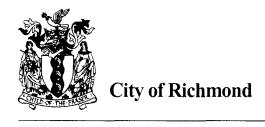
(Charan Sethi)

Item	Details	
Application	RZ 04-255393	
Location	9071, 9091, 9131 and 9191 No. 1 Road	
	9071 No. 1 Road (R. Tymensen, L. Love); 9091 No. 1 Road	
Owner	(P. Dhinjal, S. Hasan); 9131 No. 1 Road (J. King); 9191 No. 1 Road	
	(P. Dhinjal, S. Hasan)	
Applicant	Pacific Western Developments Ltd.	
Date Received	January 19, 2004	
Acknowledgement Letter	January 29, 2004	
Fast Track Compliance	February 4, 2004	
Staff Report	February 5, 2004	
Planning Committee	February 17, 2004	
Site Size	9071, 9091, 9131 and 9191 No. 1 Road each 674 m ² (7,255 ft ²)	
· · · · · · · · · · · · · · · · · · ·	Existing – Four single-family residential lots	
Land Uses	Proposed – Eight single-family residential lots (337 m ² or 3,628 ft ²)	
	Existing – Single-Family Housing District, Subdivision Area E (R1/E)	
	(minimum width 18 m or 59 ft.)	
Zoning	Proposed – 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 – Complies	
	Lane Establishment Policy – Complies	
Surrounding Development	Residential properties surrounding the sites are primarily older	
	single-family homes.	
	Hugh Boyd Park is located across No. 1 Road to the east.	
	To the north is a commercial property with a TD Canada Trust and	
	dental office.	
	derital office.	
	Original proposal to rezone 9051 to 9191 No. 1 Road to Single-Family	
	Housing District, Subdivision Area K (R1/K) (RZ 02-207795 –	
	Bylaw 7451). Public Hearing, 2 nd and 3 rd readings on June 16, 2003.	
	Applicant has submitted a new application to rezone four of the original	
Staff Comments	eight properties to R1 – 0.6.	
	Bylaw 7451 will be abandoned at a later date when the remaining four	
	properties decide to rezone (property owners are aware this will involve	
	a new rezoning application and related process).	
	The R1 – 0.6 zoning is considered appropriate for the site because of	
	the existing lane and frontage along an arterial road (No. 1 Road).	
Analysis	Proposal is similar to redevelopment currently being undertaken along	
Analysis	this block of No. 1 Road between Williams Road and Francis Road.	
	Existing lane at the properties rear not built to City standards – Fees are	
	to be collected for future upgrading at subdivision.	
	All subject properties must pay \$1,462.13 each for the lane upgrade	
Development Requirements	behind 3960 Francis Road.	
·	9071 & 9091 No. 1 Road to dedicate 2m along the No. 1 Road frontage.	
Attachments	Attachment 1 – Location map	
Recommendation	Approval	

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







Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7665 (RZ 04-255393) 9071, 9091, 9131 & 9191 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. 003-529-517

Lot 20 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367 P.I.D. 004-899-865

Lot 21 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367 P.I.D. 004-138-619

Lot 23 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367 P.I.D. 003-606-511

Lot 26 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 7665".

FIRST READING	FEB 2 3 2004	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED for content by originating dept.
SECOND READING		APPROVED
THIRD READING		for legality by Solicitor
OTHER REQUIREMENTS SATISFIED		
ADOPTED		And a firm of the second secon
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MAYOR	CITY CLERK	