



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Holger Burke
Acting Manager, Development Applications

Re: **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)**

To Council - Feb 23, 2004
To Planning - Feb 17, 2004
Date: February 5, 2004

RZ 04-255393 *File: 8060-20-Hol*
(Fast Track Application)

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
Owner	9071 No. 1 Road (R. Tymensen, L. Love); 9091 No. 1 Road (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)
Land Uses	<i>Existing</i> – Four single-family residential lots <i>Proposed</i> – Eight single-family residential lots (337 m ² or 3,628 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 – 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.
Staff Comments	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 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).
Analysis	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). Proposal is similar to redevelopment currently being undertaken along 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.
Development Requirements	All subject properties must pay \$1,462.13 each for the lane upgrade 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

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





Note: Dimensions are in METRES

ATTACHMENT 1





**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

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 23 2004

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

MAYOR

CITY CLERK