



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development

Date: June 1, 2004
File: RZ 04-270541

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

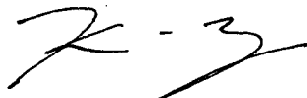
Item	Details
Application	RZ 04-270541
Location	9231 No. 1 Road
Owner	Belinda Wu; Salina Tam; Peter Fung
Applicant	Mike Milic

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 ² (7, 255 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two (2) single-family lots each 337 m ² (3,627.5 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 – <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.

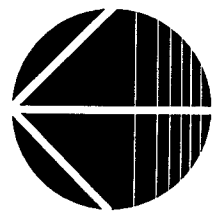
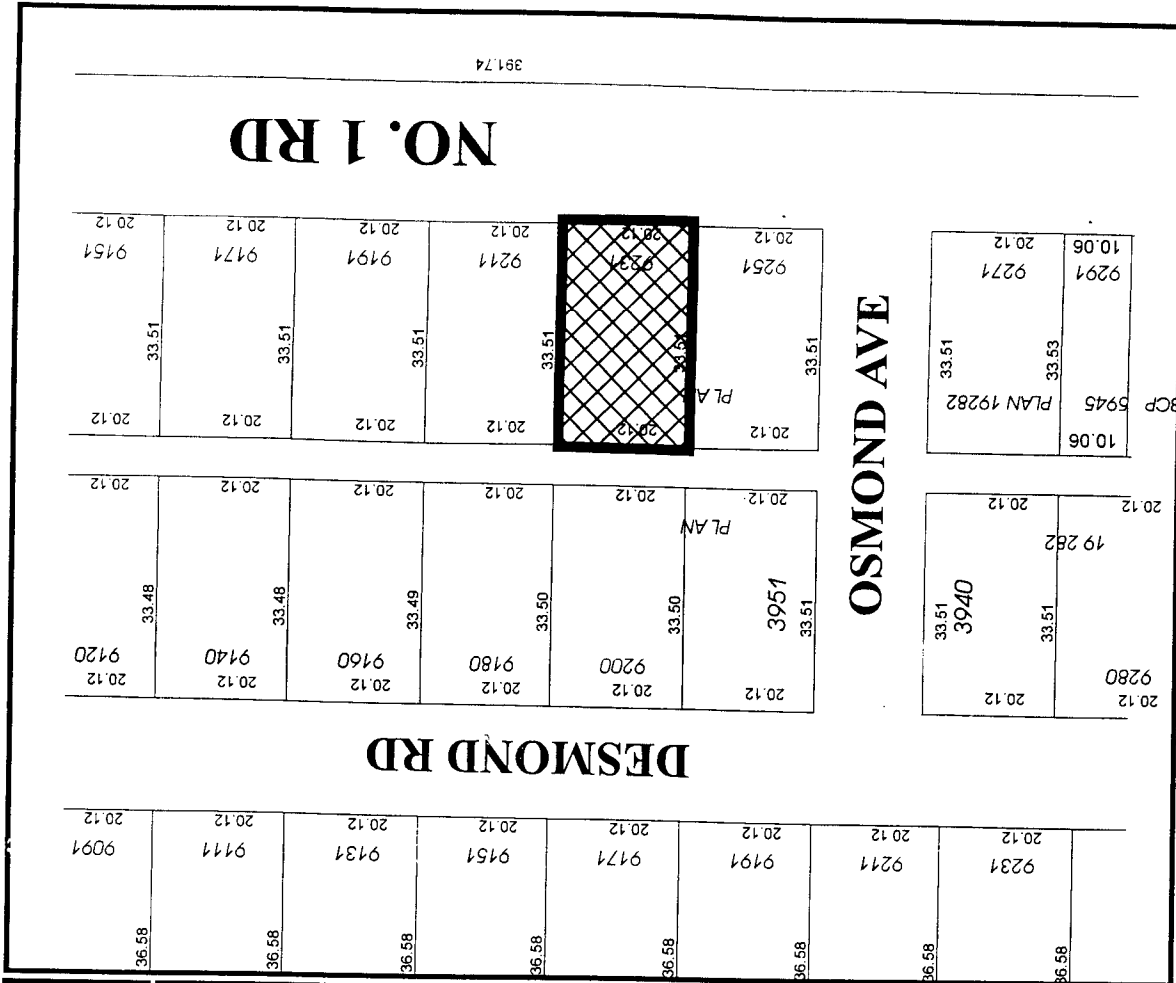
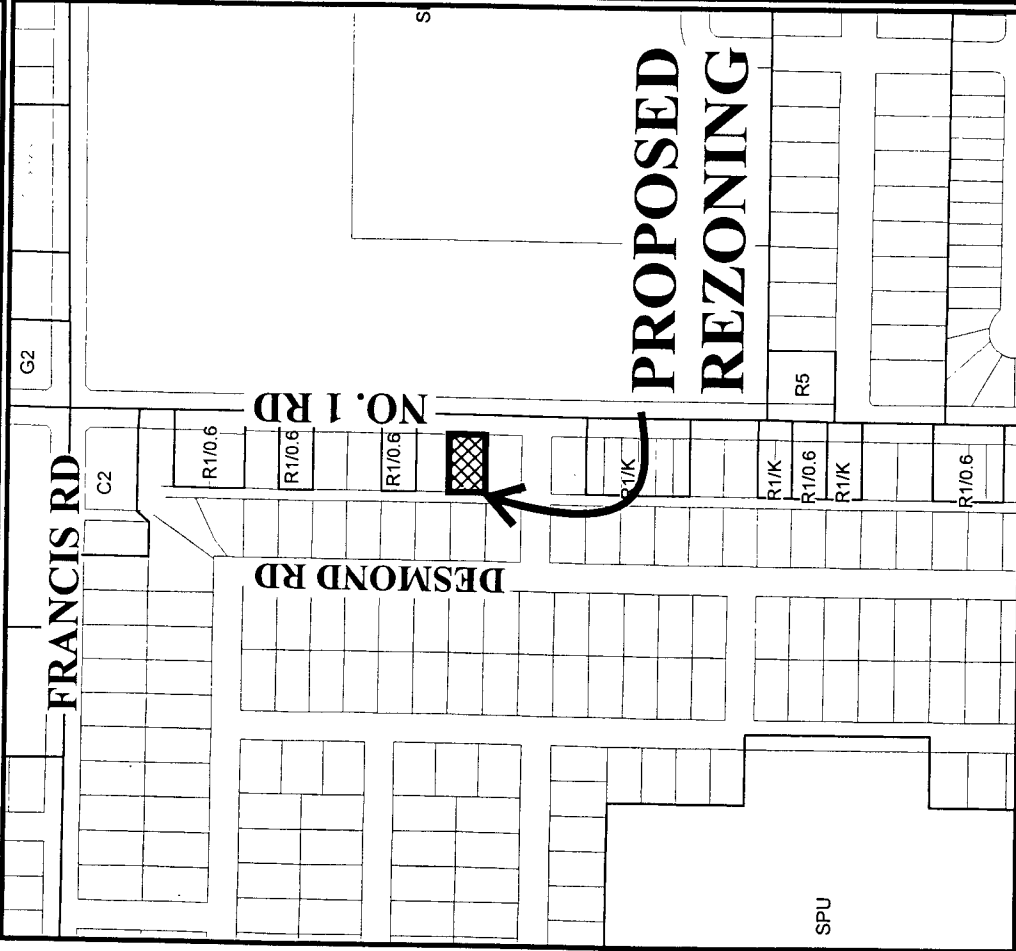
Staff Comments	<ul style="list-style-type: none"> The subject application is along a portion of No. 1 Road where there have been numerous single-family rezonings and subdivisions. Four properties to the north recently received approval to rezone to R1 – 0.6. To date, most of the newly constructed single-family 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. 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.
Analysis	<ul style="list-style-type: none"> 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. 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.
Attachments	Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan
Recommendation	Approval

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





City of Richmond



RZ 04-270541

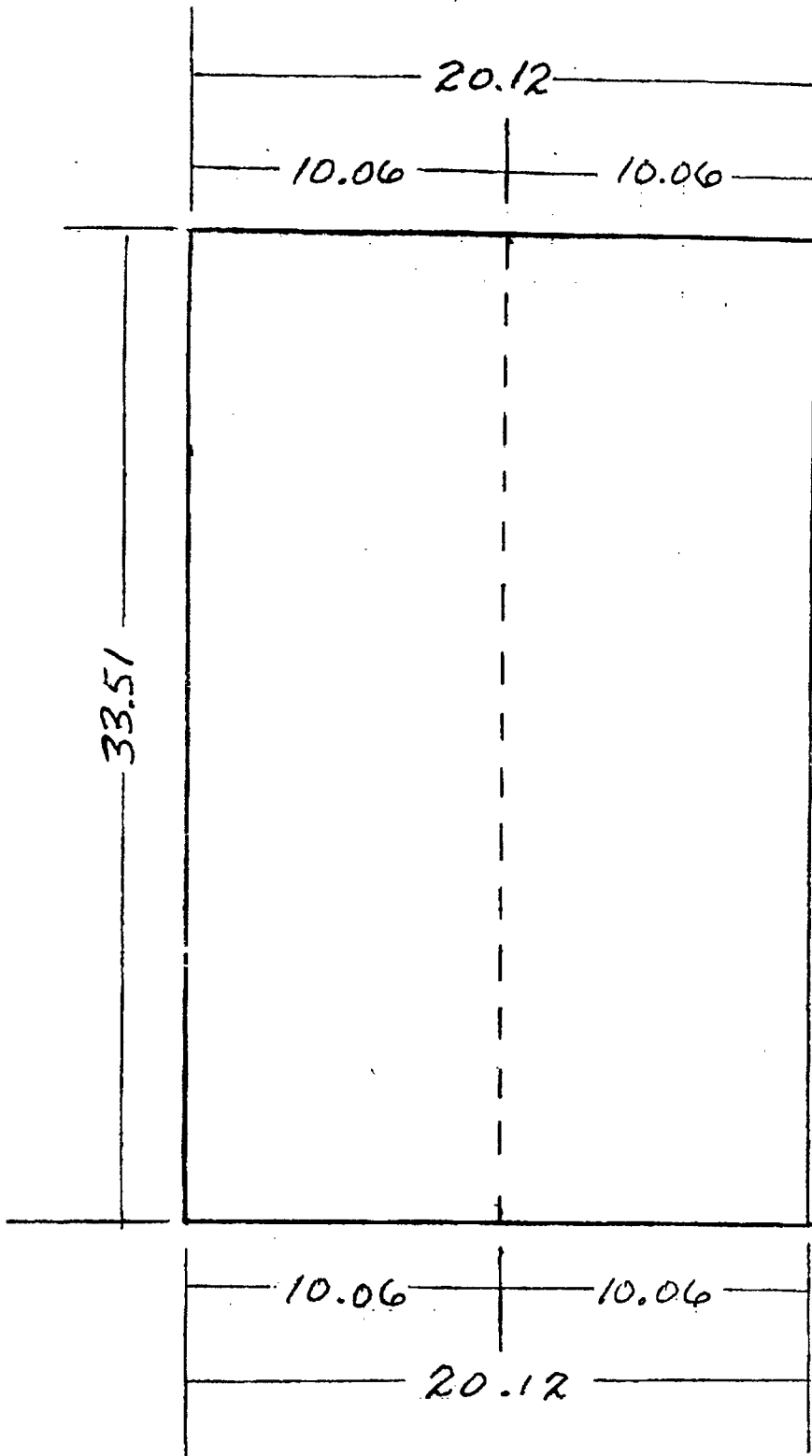
ATTACHMENT 1

Original Date: 05/18/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2



PROPOSED SUBDIVISION
OF LOT 28 SEC 27
BL 4 N R 7 W 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



City of Richmond

Bylaw 7746

**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

MAYOR

CITY CLERK

