



**City of Richmond**  
Urban Development Division

**Report to Committee**  
**Fast Track Application**

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**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**Re:** **Application by Khalid Hasan for Rezoning at 9411 No. 1 Road from Single-Family Housing District, Subdivision Area K (R1/K) to Single-Family Housing District (R1 - 0.6)**

*To Council - Apr 26, 2004*  
*To Planning - Apr 20, 2004*  
**Date:** April 1, 2004  
RZ 04-267174  
*File: 5060-20-7704*

**Staff Recommendation**


That Bylaw No. 7704, for the rezoning of 9411 No. 1 Road from "Single-Family Housing District, Subdivision Area K (R1/K)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

Raul Allueva  
Director of Development

KE:blg  
Att.

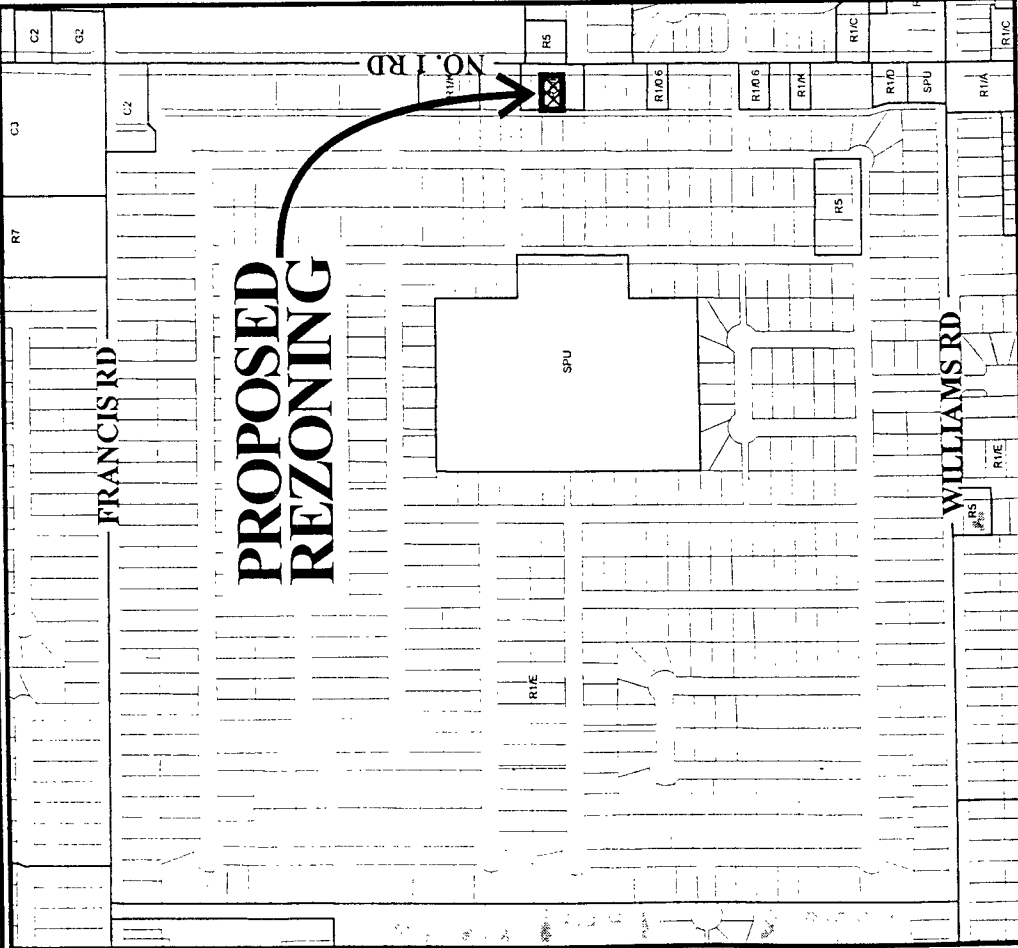
<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>
<i>De Greg</i>

Item	Details
<b>Application</b>	RZ 04-267174
<b>Location</b>	9411 No. 1 Road
<b>Owner</b>	Judy L. Wan
<b>Applicant</b>	Khalid Hasan
<b>Date Received</b>	March 5, 2004
<b>Acknowledgement Letter</b>	March 19, 2004
<b>Fast Track Compliance</b>	March 30, 2004
<b>Staff Report</b>	April 1, 2004
<b>Planning Committee</b>	April 20, 2004
<b>Site Size</b>	673 m <sup>2</sup> (7, 244 ft <sup>2</sup> )
<b>Land Uses</b>	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family residential lots (336.5 m <sup>2</sup> or 3,622 ft <sup>2</sup> each).
<b>Zoning</b>	<i>Existing</i> – Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 33 ft; Density – 0.55 F.A.R.) <i>Proposed</i> – Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 30 ft; Density – 0.6 F.A.R.)
<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>	Two new single-family dwellings are currently being constructed on properties to the north. The lot to the immediate south has been rezoned to R1/K and contains an existing older single-family dwelling.
<b>Staff Comments</b>	<ul style="list-style-type: none"> <li>9391, 9411 and 9431 No. 1 Road were all rezoned to R1/K and received final adoption in December, 2002 (Ref. File RZ 02-213101). In order to take advantage of the density (0.6 instead of 0.55 F.A.R.) and certain design components (i.e. bay window; fireplace; chimney projections into side and front yard setbacks) permitted in the R1 – 0.6 zone, the applicant is submitting a new rezoning application for the subject site only (9411 No. 1 Road).</li> <li>Neighbourhood Improvement Charge (NIC) fees will be assessed for lane upgrading at future subdivision along with associated subdivision costs.</li> </ul>
<b>Analysis</b>	<ul style="list-style-type: none"> <li>A rezoning application to the R1 – 0.6 zone is acceptable as the developer is utilizing a zoning district intended for residential development along arterial roads, which was not available at the time of the previous rezoning.</li> <li>The proposal is consistent with residential redevelopment already undertaken along this section of No. 1 Road between Williams Road and Francis Road.</li> </ul>
<b>Attachments</b>	Attachment 1 – Location Map
<b>Recommendation</b>	Approval

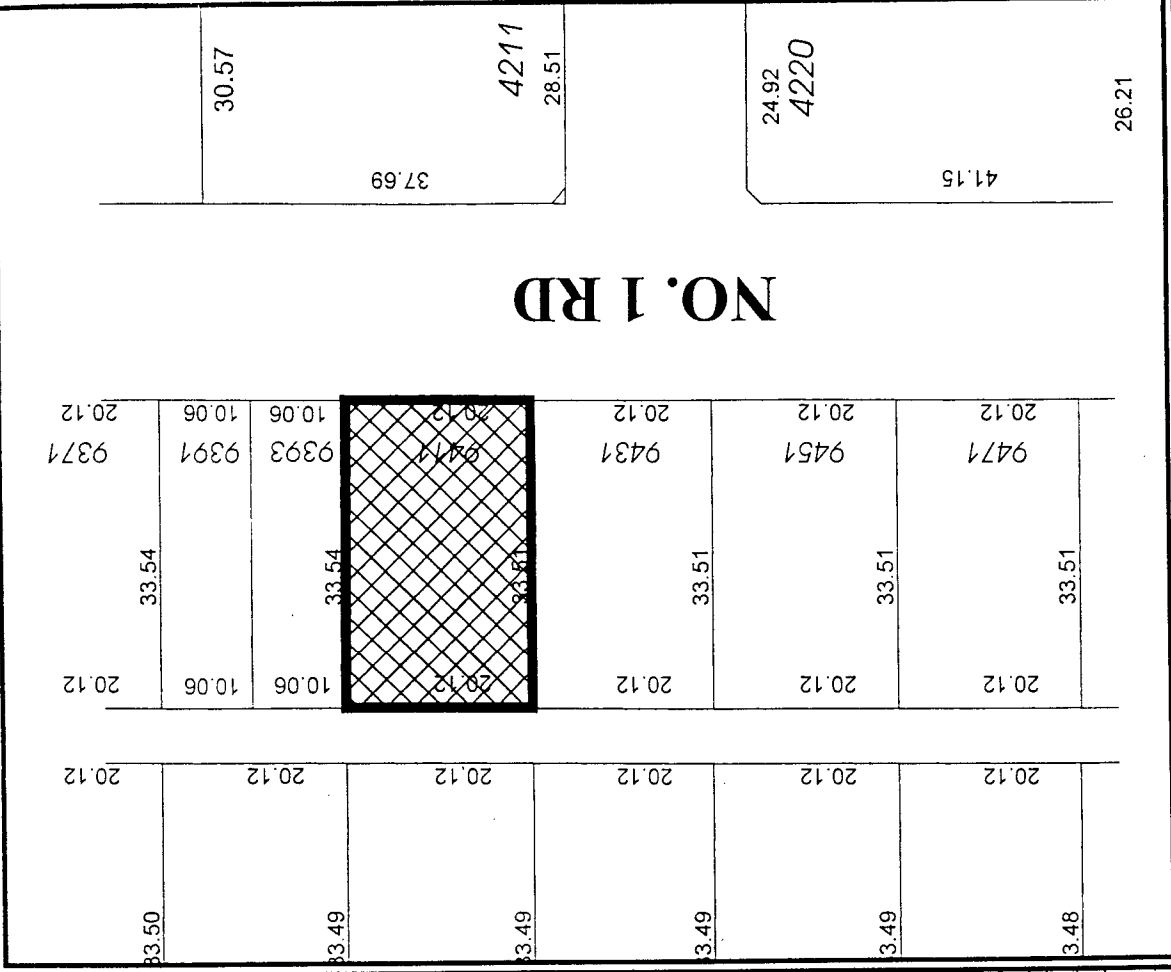
  
 Kevin Eng  
 Planning Technician – Design  
 (Local 3205)



# City of Richmond



**PROPOSED REZONING**

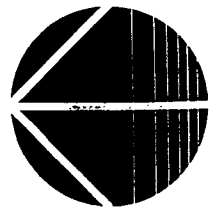


## NO. 1 RD

ATTACHMENT 1

Original Date: 03/19/04  
Revision Date:  
Note: Dimensions are in METRES

RZ 04-267174





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7704 (RZ 04-267174)  
9411 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. 010-477-195

Lot 9 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7704”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 26 2004

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

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MAYOR

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