



To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Charan Sethi for Rezoning at 9051, 9111, 9151 and 9171 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

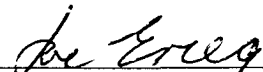
To Council - Apr 26, 2004
To Planning - Apr 20, 2004
Date: April 1, 2004
RZ 02-207795
File: 8060-20-7451 / 7705

Staff Recommendation

1. That Bylaw No. 7451, for the rezoning of 9051, 9071, 9091, 9111, 9131, 9151, 9171 and 9191 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be abandoned; and
2. That Bylaw No. 7705, for the rezoning of 9051, 9111, 9151 and 9171 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


Staff Report

Origin

Charan Sethi, on behalf of the property owners of 9051, 9111, 9151 and 9171 No. 1 Road (Attachment 1), have applied to the City of Richmond for permission to rezone the subject properties from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) to Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 29.5 ft.) in order to permit each property to be subdivided into two (2) single-family residential lots with access to the lane only.

Findings of Fact

Item	Existing	Proposed
Owner	9051 No. 1 Road - Dekoven Enterprises Ltd. 9111 - T. Kwan & K. Kwan 9151 - L. Geddes & S. Geddes 9171 - G. Macleod & D. Macleod	To be determined
Applicant	Charan Sethi	No change
Site Size	9051 No. 1 Road - 791 m ² (8,514.5 ft ²) 9111, 9151, 9171 No. 1 Road – 674 m ² (7,255 ft ²) each	One lot at 335 m ² (3,606 ft ²) One lot at 415 m ² (4,467 ft ²) Remaining lots generally at 337 m ² (3,627.5 ft ²)* <i>*Excludes frontage dedication</i>
Land Uses	Single-family dwellings on existing lot sizes	Small lot single-family dwellings
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1 – 0.6

Surrounding Development

Residential properties in the surrounding area generally consist of larger residential lots containing older character single-family dwellings. An existing lane is located behind the subject properties extending from Osmond Avenue to Francis Road. Hugh Boyd Park is located across No. 1 Road to the east with commercial buildings containing a dental office and TD Canada Trust immediately to the north.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policy

The application is consistent with both policies as the proposal is for smaller single-family dwellings at a density of 0.6 floor area ratio (F.A.R.). There is an existing 6 m (20 ft.) lane, which is located along an arterial road slated for lane implementation and/or upgrading.

Staff Comments

Development Applications

The original rezoning proposal included eight (8) total properties (9051 to 9191 No. 1 Road – Attachment 2) with the proposed zoning being Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 33 ft.). This application (RZ 02-207795 – Bylaw 7451) had a Public Hearing, 2nd and 3rd Readings on June 16, 2003. Since that time, a new application was made that included four (4) of the original eight (8) properties with the proposed zoning being Single-Family Housing District (R1 – 0.6) (RZ 04-255393 – Bylaw 7665)(Attachment 3). This new application went to Public Hearing and received 2nd and 3rd Readings on March 15, 2004.

As a result of the above mentioned changes, the four (4) remaining subject properties are now also requesting permission to be rezoned to Single-Family Housing District (R1 – 0.6). To facilitate this proposal, Bylaw 7451, which includes all eight (8) of the original properties identified in the first rezoning, should be abandoned.

Engineering

The following development requirements must be fulfilled prior to final adoption:

- For the upgrading of the lane behind the commercial property at 3960 Francis Road, 9111, 9151 and 9171 No. 1 Road, each property is assessed \$1,462.13. 9051 No. 1 Road is assessed \$2,021.00 because the property has more lane frontage.
- 9051 No. 1 Road and a portion of 9111 No. 1 Road (10 m long strip) are required to dedicate 2 m at the front of their properties for future road widening.

The existing lane behind the subject properties is not built to City standards. At subdivision stage, Neighbourhood Improvement Charge (NIC) fees will be assessed for lane upgrading along with associated subdivision costs.

Analysis

The application to rezone 9051, 9111, 9151 and 9171 No. 1 Road is similar to an application already brought forward to Council that included four (4) neighbouring properties. Further south along No. 1 Road, there are numerous properties which have been rezoned to both Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1 – 0.6).

Single-Family Housing District (R1 – 0.6) is considered appropriate for the subject properties as the surrounding properties have recently applied to this zone. Furthermore, this zoning district is aimed at residential development along arterial roads where a lane is being provided or upgraded.

Financial Impact

None.

Conclusion

Staff support the application.



Kevin Eng
Planning Technician – Design
(Local 3205)

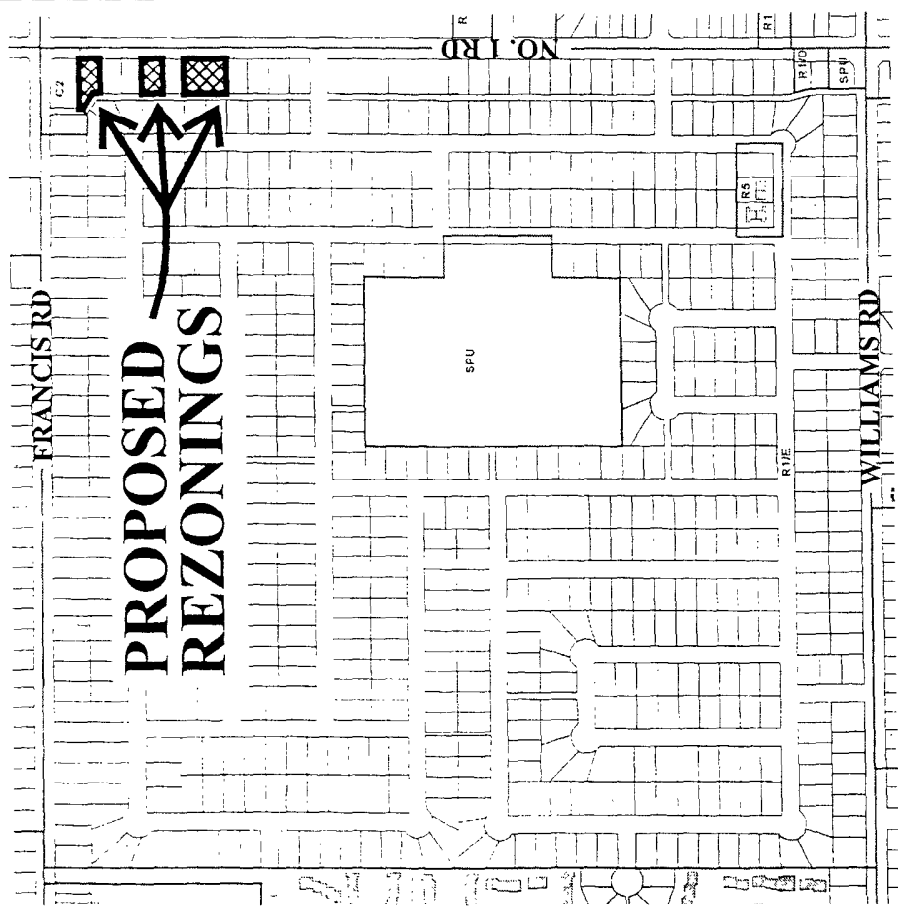
KE:blg

The following are requirements to be dealt with prior to final adoption:

- For the upgrading of the lane behind 3960 Francis Road - 9111, 9151 and 9171 No. 1 Road are each assessed \$1,462.13. 9051 No. 1 Road is assessed \$2,021.00 (more lane frontage).
- 9051 No. 1 Road and a portion of 9111 No. 1 Road (10 m long strip) are required to dedicate 2 m at the front of their properties to enable future road widening.



City of Richmond



PROPOSED REZONINGS

3851
76.20

FRANCIS RD

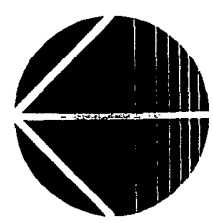
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NO. 1 RD

ATTACHMENT 1

Original Date: 06/20/02
 Revision Date: 03/29/04
 Note: Dimensions are in METRES

RZ 02-207795





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7705 (RZ 02-207795)
9051, 9111, 9151 AND 9171 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. 010-383-964
Lot 19 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 000-569-780
Lot 22 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 004-865-570
Lot 24 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

P.I.D. 010-383-999
Lot 25 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 7705”**.

FIRST READING

APR 26 2004

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK