



To: Planning Committee **Date:** April 27, 2004
From: Raul Allueva **File:** RZ 04-268153
Director of Development
Re: **Application by Charan Sethi for Rezoning at 9471 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. 7716, for the rezoning of 9471 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 04-268153
Location	9471 No. 1 Road
Owner	Hazel and Cecil Noronha
Applicant	Charan Sethi

Date Received	March 29, 2004
Acknowledgement Letter	April 14, 2004
Fast Track Compliance	April 20, 2004
Staff Report	April 27, 2004
Planning Committee	May 18, 2004

Site Size	674 m ² (7, 255 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family residential lots (337 m ² or 3,627.5 ft ² each).
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	There are older character single-family dwellings to the north, south and across No. 1 Road to the east. Single-family dwellings in the residential subdivision to the west are generally older in character. An existing 6 m (20 ft.) wide lane not built to City standards is located at the rear and services the subject lot.

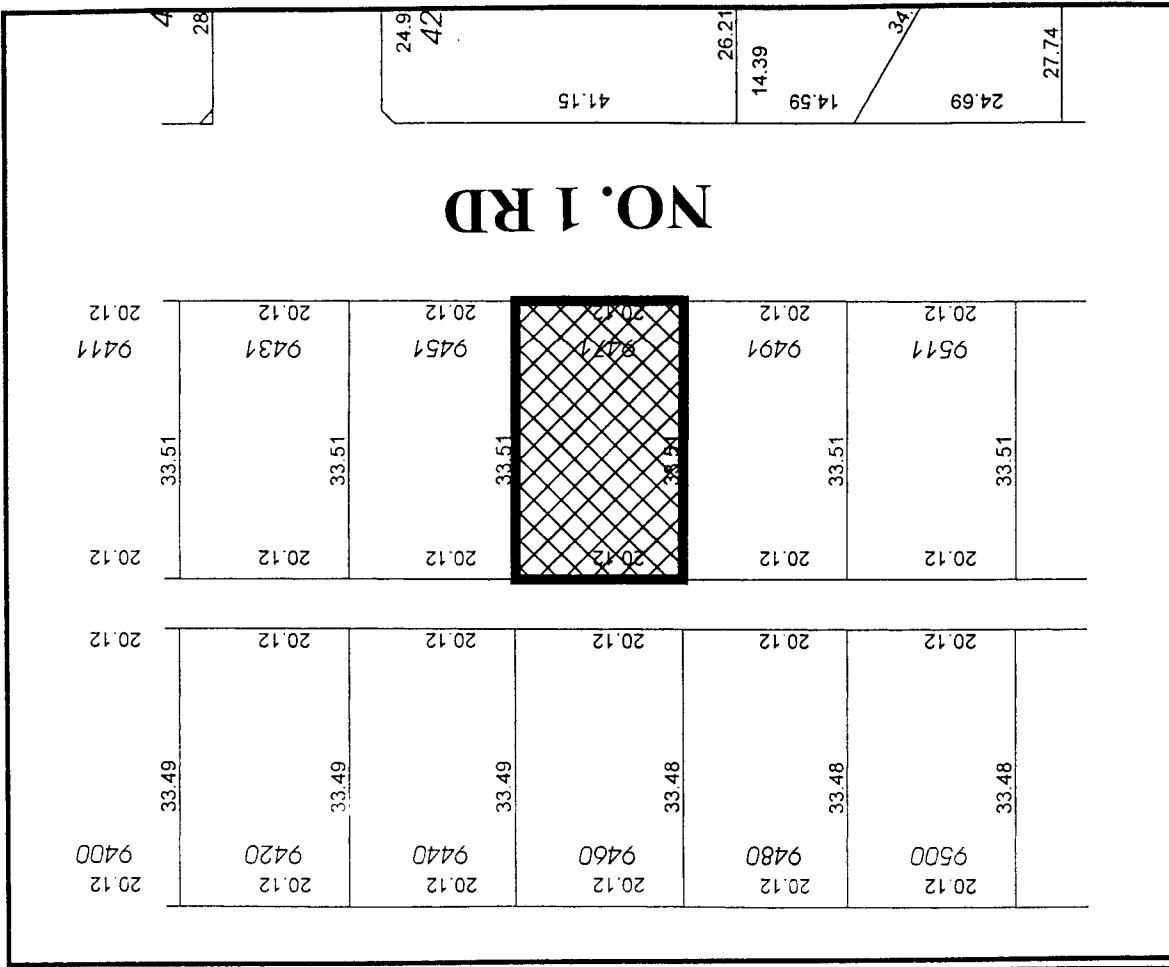
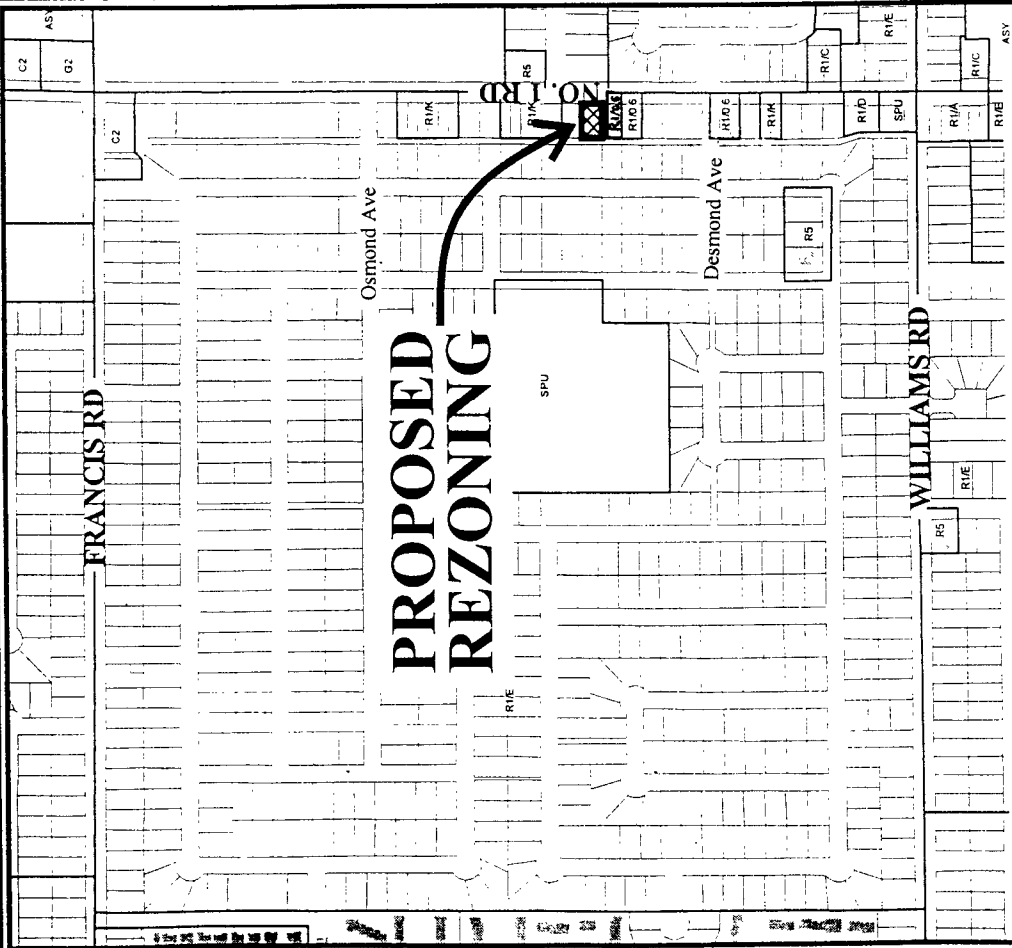
Staff Comments	<ul style="list-style-type: none"> • There are 16 lots fronting No. 1 Road between Desmond Avenue and Osmond Avenue – eight (8) of these have been rezoned to permit a similar single-family residential subdivision. • The two (2) neighbouring properties to the south (9491 and 9511 No. 1 Road) where recently rezoned to R1 – 0.6. • Neighbourhood Improvement Charge (NIC) fees will be levied for lane upgrading at future subdivision along with associated subdivision and servicing costs.
Analysis	<ul style="list-style-type: none"> • The proposal, enabling the creation of two (2) single-family residential lots accessed by the existing lane, complies with all applicable policies regarding residential redevelopment along arterial roads. • This application is similar to numerous rezonings that are in process or have already been approved along No. 1 Road between Williams Road and Francis Road. • The housing character along this portion of No. 1 Road is beginning to reflect that of a newer housing stock based on the small-lot character as there are many lots that have either recently completed construction, are currently under construction, or are in the process of redevelopment.
Attachments	Attachment 1 – Location Map
Recommendation	Approval

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





City of Richmond





RZ 04-268153

Original Date: 04/14/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7716 (RZ 04-268153)
9471 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. 000-467-961

Lot 6 Block 8 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7716”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK