



City of Richmond
Urban Development Division

Report to Committee Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Date: April 28, 2004
File: RZ 04-267891
Re: **Application by Fantasy Homes Ltd. for Rezoning at 8511 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. 7718, for the rezoning of 8511 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

RA:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Item	Details
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Application	RZ 04-267891
Location	8511 No. 1 Road
Owner	Samuel & Ruth Chan
Applicant	Fantasy Homes Ltd. (Balraj Natt)

Date Received	March 22, 2004
Acknowledgement Letter	April 14, 2004
Fast Track Compliance	April 26, 2004
Staff Report	April 28, 2004
Planning Committee	May 18, 2004

Site Size	650 m ² (6,996 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family lots (each approximately 325 m ² or 3,498 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	Older character single-family dwellings are located on lots to the immediate north and south. The neighbourhood to the west generally consists of older character dwellings with some newer single-family dwellings dispersed throughout the area. Across No. 1 Road to the east are the Apple Green Park townhouses (generally three-storeys over parking).

Staff Comments	<ul style="list-style-type: none"> • There is an existing lane that currently services the subject site. This lane is not currently built to City standards. • At subdivision stage, Neighbourhood Improvement Charge (NIC) fees will be required for future lane upgrading, along with associated subdivision and servicing costs. • The subject site is located close to the Seafair Neighbourhood Service Centre (No. 1 Road and Francis Road); however, staff consider these particular lots along No. 1 Road as being too small for townhouse developments. The City's standard Townhouse District (R2) zone outlines minimum width (30 m) and depth (35 m) requirements. The subject site's width of 20.52 m and depth of 31.7 m does not meet minimum lot dimensions of a townhouse zone.
Analysis	<ul style="list-style-type: none"> • This rezoning application to enable a single-family residential subdivision into two (2) lots is a typical form of redevelopment currently being undertaken along various sections of No. 1 Road. • A majority of rezoning and subdivisions between Francis Road and Blundell Road have occurred along No. 1 Road closer to Blundell Road. The subject site is the first lot to apply for rezoning along this block of No. 1 Road between Youngmore Road and Pacemore Avenue. • The proposal is consistent with land use designations and policies guiding residential development along Richmond's arterial roads.

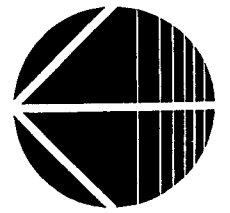
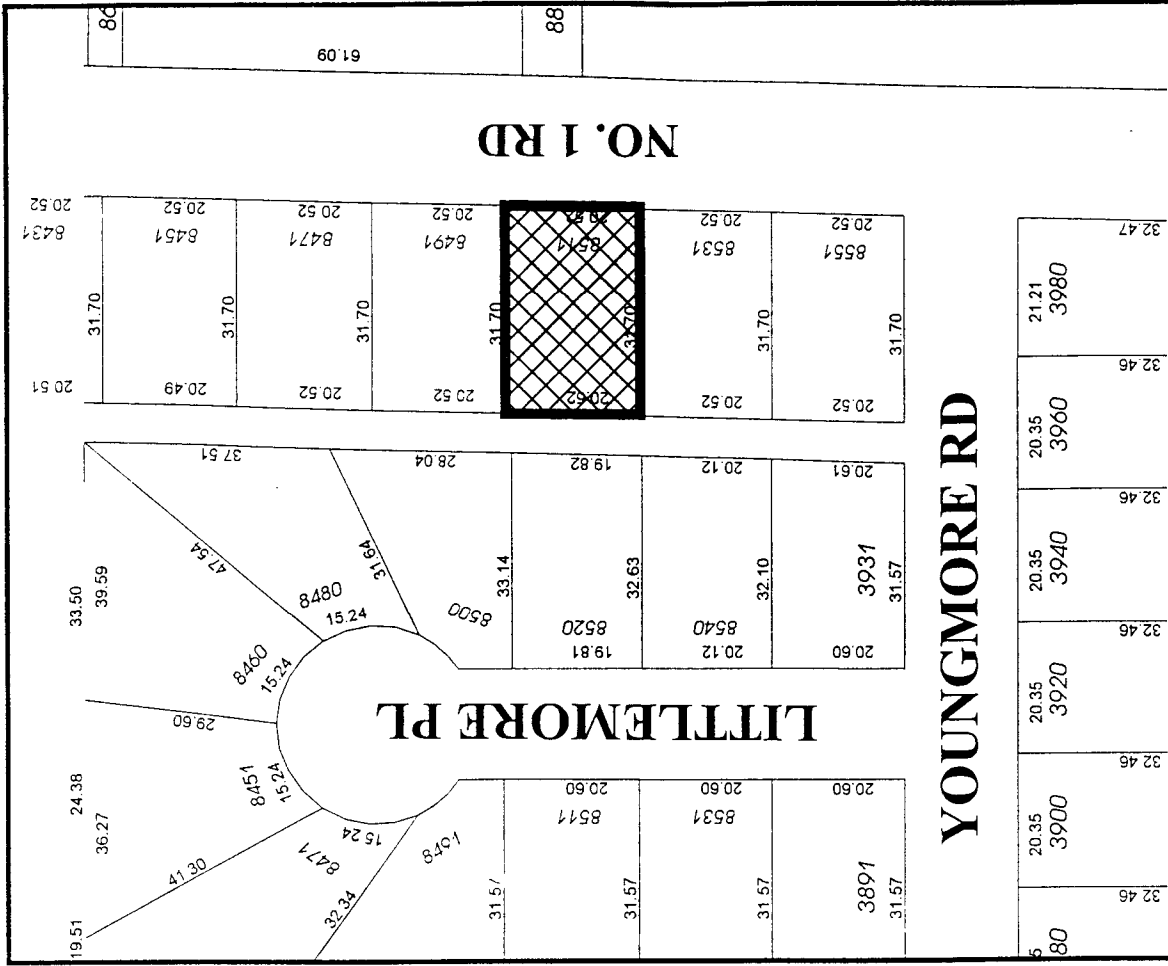
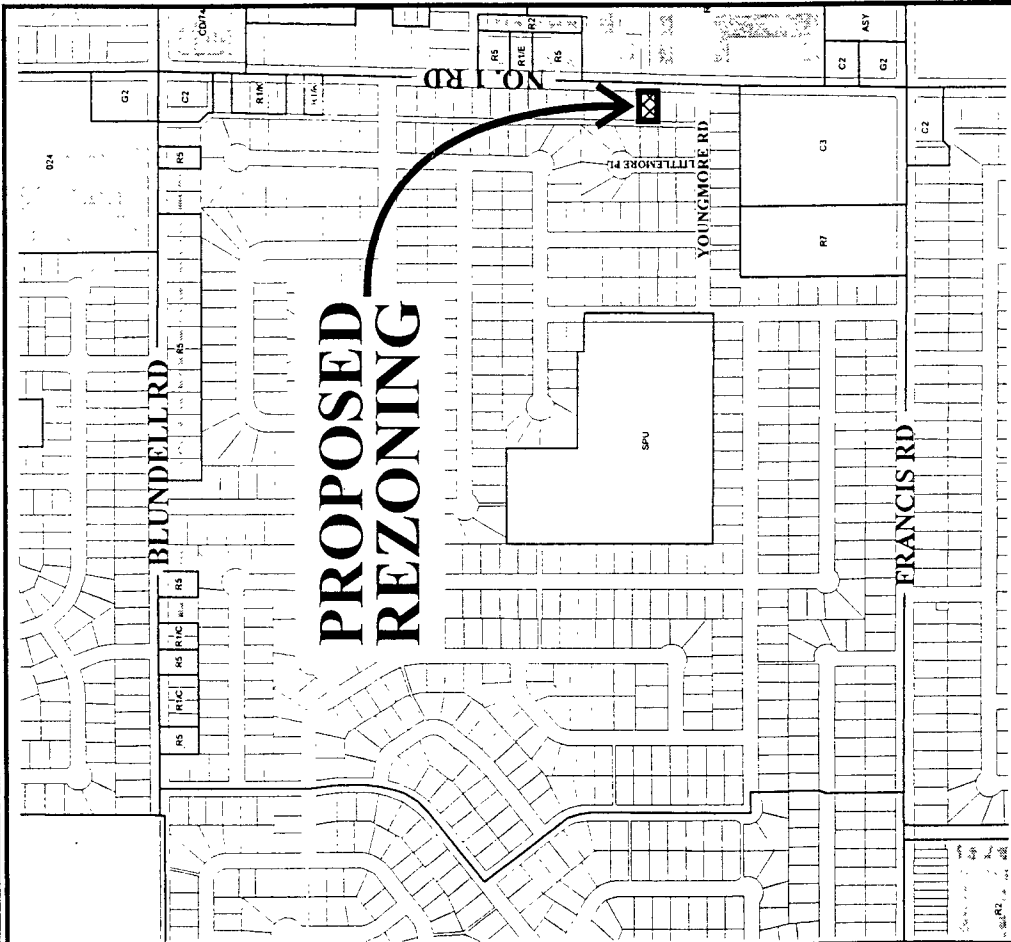
Attachments	Attachment 1 – Location Map
Recommendation	Approval



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



City of Richmond



RZ 04-267891

ATTACHMENT 1

Original Date: 04/13/04

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7718 (RZ 04-267891)
8511 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. 004-156-731

Lot 20 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 19396

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7718**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK