



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Date: April 1, 2004
File: RZ 04-267174
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)**

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.

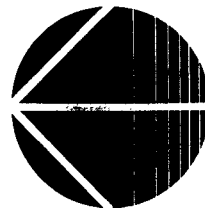
FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Item	Details
Application	RZ 04-267174
Location	9411 No. 1 Road
Owner	Judy L. Wan
Applicant	Khalid Hasan
Date Received	March 5, 2004
Acknowledgement Letter	March 19, 2004
Fast Track Compliance	March 30, 2004
Staff Report	April 1, 2004
Planning Committee	April 20, 2004
Site Size	673 m ² (7, 244 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family residential lots (336.5 m ² or 3,622 ft ² each).
Zoning	<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)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – Complies. Lane Establishment Policy – Complies.
Surrounding Development	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.
Staff Comments	<ul style="list-style-type: none"> 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). Neighbourhood Improvement Charge (NIC) fees will be assessed for lane upgrading at future subdivision along with associated subdivision costs.
Analysis	<ul style="list-style-type: none"> 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. The proposal is consistent with residential redevelopment already undertaken along this section of No. 1 Road between Williams Road and Francis Road.
Attachments	Attachment 1 – Location Map
Recommendation	Approval



Kevin Eng
Planning Technician – Design
(Local 3205)



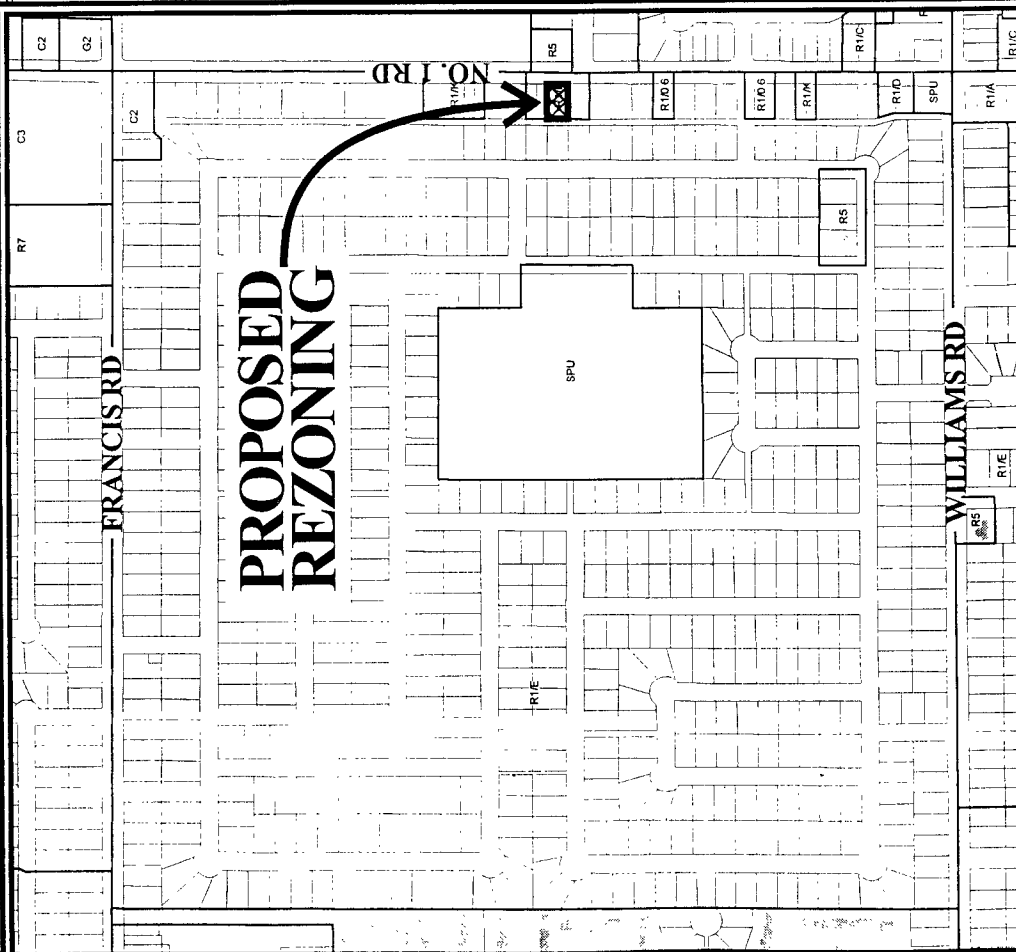
RZ 04-267174

Original Date: 03/19/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



3.48	20.12	33.51	9471	20.12	20.12	26.21
3.49	20.12	33.51	9451	20.12	20.12	24.92 4220
3.49	20.12	33.51	9431	20.12	20.12	41.15
3.49	20.12	33.54	9411	20.12	20.12	4211 28.51
3.49	20.12	33.54	9393	10.06	10.06	37.69
3.50	20.12	33.54	9371	10.06	10.06	30.57

NO. 1 RD



**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**”.

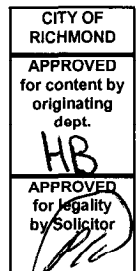
FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK