



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Malhi Construction Ltd. for Rezoning at 8491 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

To Council - Mar 13, 2006
To Planning - Mar 7, 2006

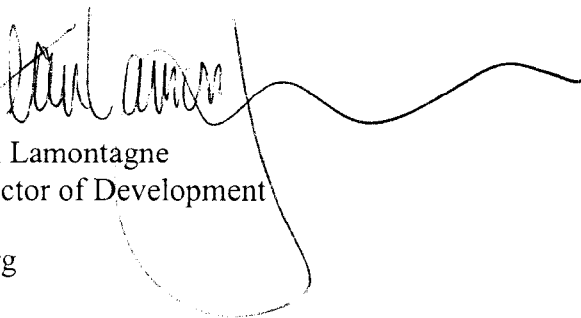
Date: February 8, 2006

RZ 05-321009

File: 12-8060-20-8032

Staff Recommendation

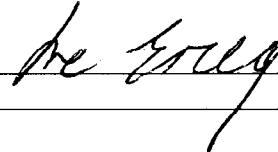
That Bylaw No. 8032, for the rezoning of 8491 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:rg

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CONCURRENCE OF GENERAL MANAGER



There are requirements to be dealt with prior to final adoption:
Development requirements, specifically:

- Submission of a Landscaping Letter of Credit in the amount of \$2,000.00

- Signed Copy on File -

Agreement by Applicant
Malhi Construction Ltd.


Item	Details
Application	RZ 05-321009
Location	8491 No.1 Road (Attachment 1)
Owner	Tim Wong & Chiu Fung Chau
Applicant	Malhi Construction Ltd.

Date Received	December 19, 2005
Acknowledgement Letter	January 13, 2006
Fast Track Compliance	February 7, 2006
Staff Report	February 9, 2006
Planning Committee	March 7, 2006

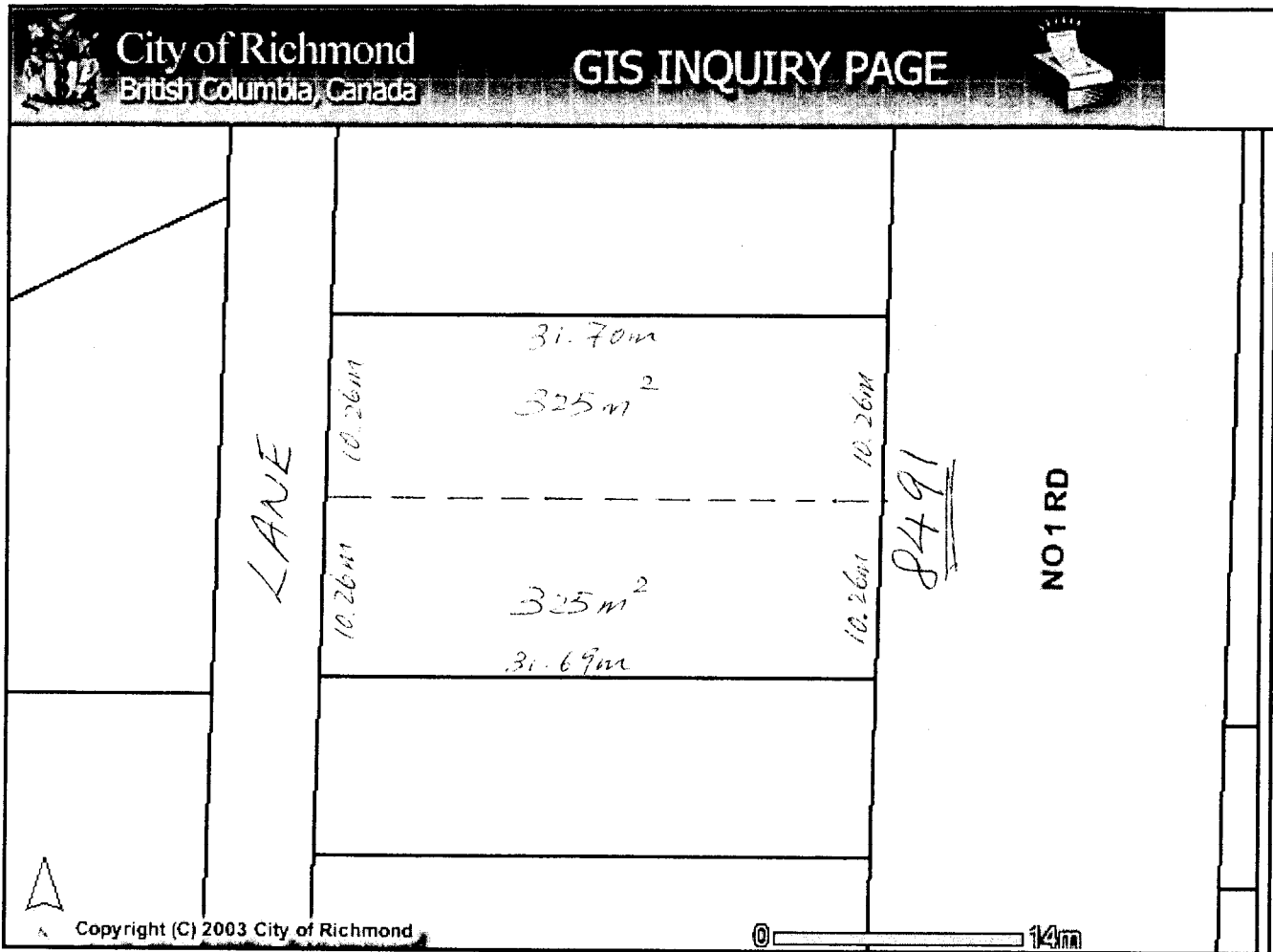
Site Size	650 m ² (6,997 ft ²)
Land Uses	Existing - single-family residential dwelling
	Proposed - two (2) single-family residential lots (325 m ² or 3,498 ft ² each)
Zoning	Existing - Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed - Single-Family Housing District (R1 – 0.6)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential <i>Complies with land use designations</i> Area or Sub-Area Plan: None applicable
Surrounding Development	This block of No. 1 Road contains a majority of older character single-family dwellings on larger R1/E designated lots as well as recently completed single-family dwellings on R1-0.6 designated lots. There are duplexes and low-density multi-family developments situated on the east side of No. 1 Road.

Staff Comments	<ul style="list-style-type: none"> Numerous similar applications to rezone and subdivide nearby properties to R1-0.6 have been approved along the west side of No. 1 Road between Youngmore Road and Blundell Road (reference file RZ 05-318252, RZ 04-267891, RZ 04-270141, RZ 04-279382, RZ 04-280369, RZ 04-288055, RZ 05-298161). One (1) mature tree was removed recently. It is staff's impression that this occurred shortly before the subject application was submitted and the Tree Protection Bylaw was adopted by Council. The applicant is proposing to plant two (2) four-foot high Magnolia trees on each of the future lots, and install a Cedar Hedge along the No. 1 Road frontage.
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Staff Comments (Cont.)	<ul style="list-style-type: none"> • In order to ensure that the Magnolia trees are planted, the City would require a Landscaping Letter of Credit in the amount of \$2,000 prior to final adoption of the rezoning bylaw. • The applicant is required to pay Neighbourhood Improvement Charge (NIC) for future lane upgrading, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.
Analysis	<ul style="list-style-type: none"> • The rezoning application complies with the adopted "Revised Interim Strategy" to handle new development applications during the review of the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential proposal with access to an operational lane. • Both proposed lots will have vehicle access to the existing operational laneway with no access being permitted onto No. 1 Road.
Attachments	Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan.
Recommendation	The rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

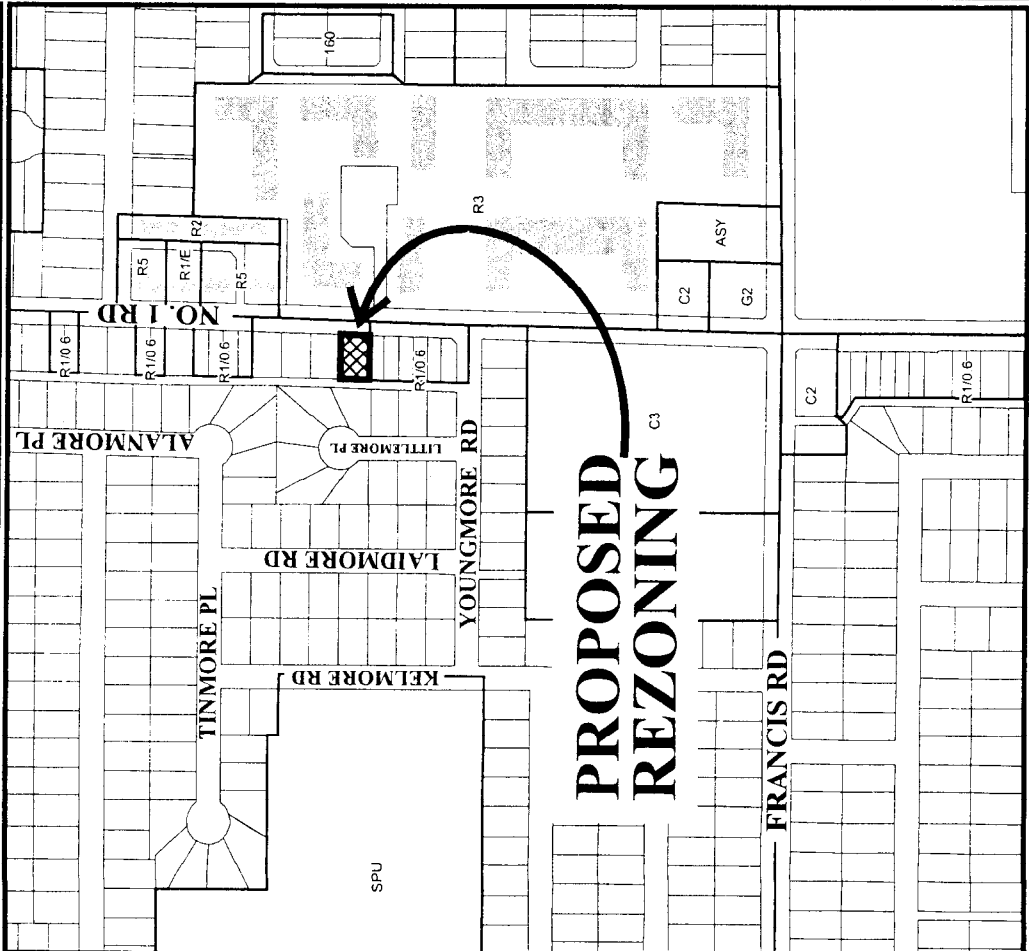


Edwin Lee
Planning Technician - Design
(4121)
EL:rg

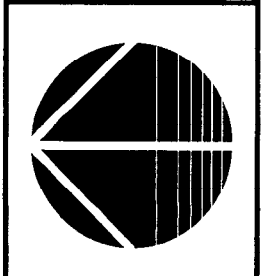
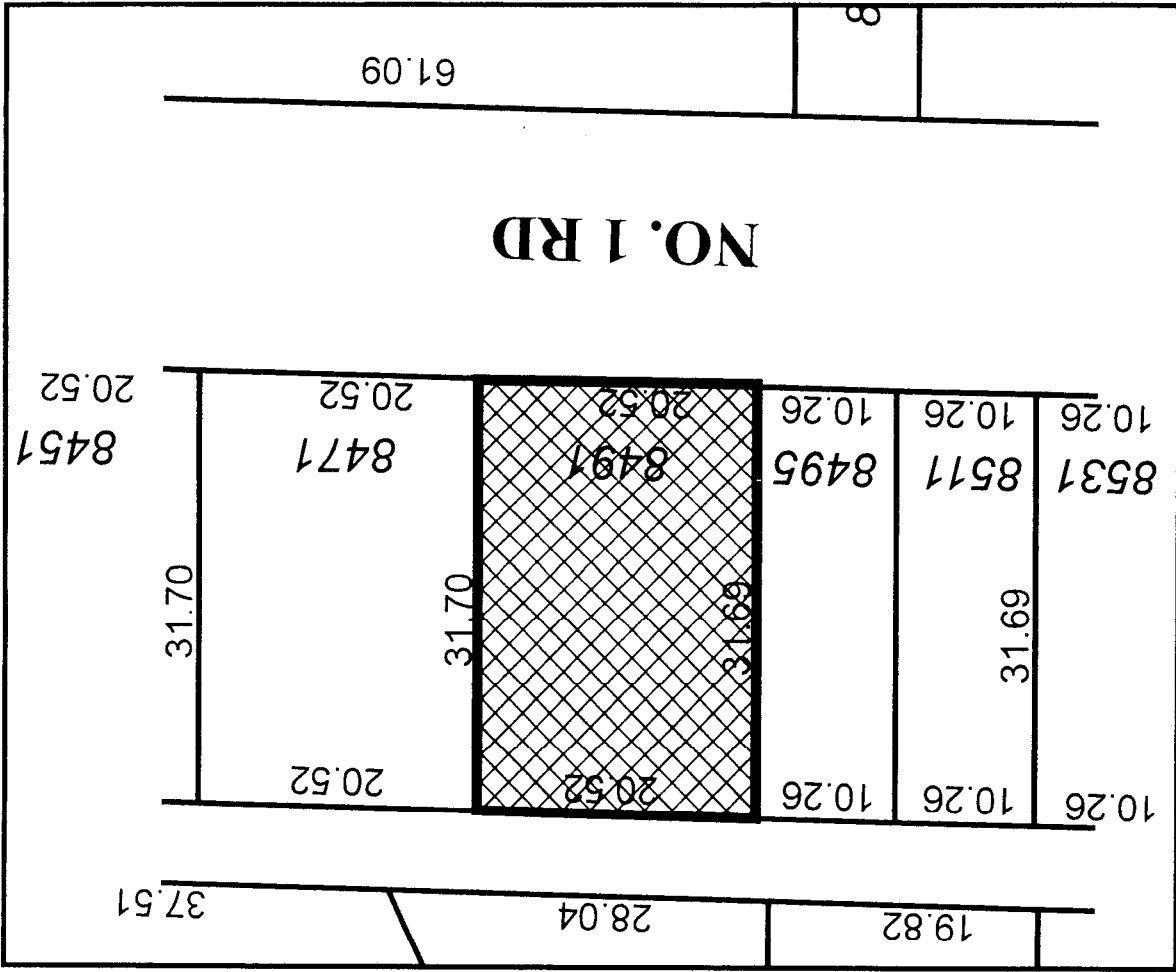


Disclaimer

GIS information is provided as a public resource for general information purposes only. The Information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
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**PROPOSED
REZONING**



RZ 05-321009

Original Date: 01/12/06
Revision Date:
Note: Dimensions are in METRES





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8032 (RZ 05-321009)
8491 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)**.

PID: 003-970-361

Lot 19 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 8032”**.

FIRST READING

MAR 13 2006

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAR 23 2006

MAYOR

CORPORATE OFFICER