



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: December 8, 2004
File: RZ 04-280369
Re: Application by Robert Teo for Rezoning at 8531 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. 7871, for the rezoning of 8531 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

Robert Teo has applied to the City of Richmond for permission to rezone 8531 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 – 0.6) in order to permit the property to be subdivided into two (2) new single-family residential properties with vehicle access to the existing lane (Site Plan – **Attachment 2**).

This application was eligible for the “Fast Track” procedure; however, the applicant decided not to pursue this option.

Findings of Fact

Item	Existing	Proposed
Owner	Robert Teo; Betty Hii	To be determined
Applicant	Robert Teo	No change
Site Size	650 m ² (6,996 ft ²)	Two lots each 325 m ² (3,498 ft ²)
Land Uses	Single-family residential	Two single-family residential lots
OCP Designation – General Land Use Map	Neighbourhood Residential	No change - Complies
OCP Designation – Specific Land Use Map	Low Density Residential	No change - Complies
Zoning	R1/E	R1 – 0.6

Surrounding Development

The subject site is located along a portion of No. 1 Road that is serviced by an existing operational lane system. The single-family dwelling to the south is older in character. A vacant subdivided property, currently in the process of redevelopment, is located to the immediate north. A three-storey multi-family complex is located to the east on the opposite side of No. 1 Road. The single-family neighbourhood in behind the subject site consist of a majority of older character dwellings with new, rebuilt dwellings dispersed throughout.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

This proposal for a residential rezoning and subdivision is consistent with both the Arterial Road Redevelopment and Lane Establishment policies for residential infill development along arterial roads. Staff are bringing this application forward for Council consideration as the site is serviced by an existing operational lane system, which is consistent with the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.

Staff Comments

Staff note that there are no rezoning requirements associated with this rezoning bylaw. At future subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees, in addition to standard servicing costs that covers future upgrading to the existing lane behind the subject site. There is an existing vehicle access from the subject site to No. 1 Road that will be removed at future subdivision at the cost of the developer.

Analysis

This proposal is similar to a number of approved rezoning applications along this portion of No.1 Road between Youngmore Avenue and Pacemore Avenue. The property to the immediate north (8411 No. 1 Road) recently received rezoning (R1 - 0.6) and subdivision approval and is currently undergoing construction. Increased amounts of redevelopment are occurring along this portion of No. 1 Road, with eight (8) properties having received rezoning approval between Francis Road and Blundell Road for residential subdivisions.

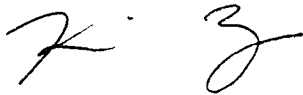
If approved, the rezoned parcel will be the site of two (2) single-family lots with vehicle access to the existing lane only, which is similar to other sites that have redeveloped along this portion of No. 1 Road with an existing lane system. The resulting design and plan of the single-family dwellings will be for garages at the rear to access the existing lane. Monies will also be collected at subdivision to enable future lane upgrading.

Financial Impact

None.

Conclusion

Staff support the application to rezone 8531 No. 1 Road to Single-Family Housing District (R1 - 0.6) in order to permit a residential subdivision as it is a site that is serviced by an existing operational lane and complies with the Interim Strategy on bringing applications forward during the ongoing review of the Arterial Road Redevelopment and Lane Establishment Policies.



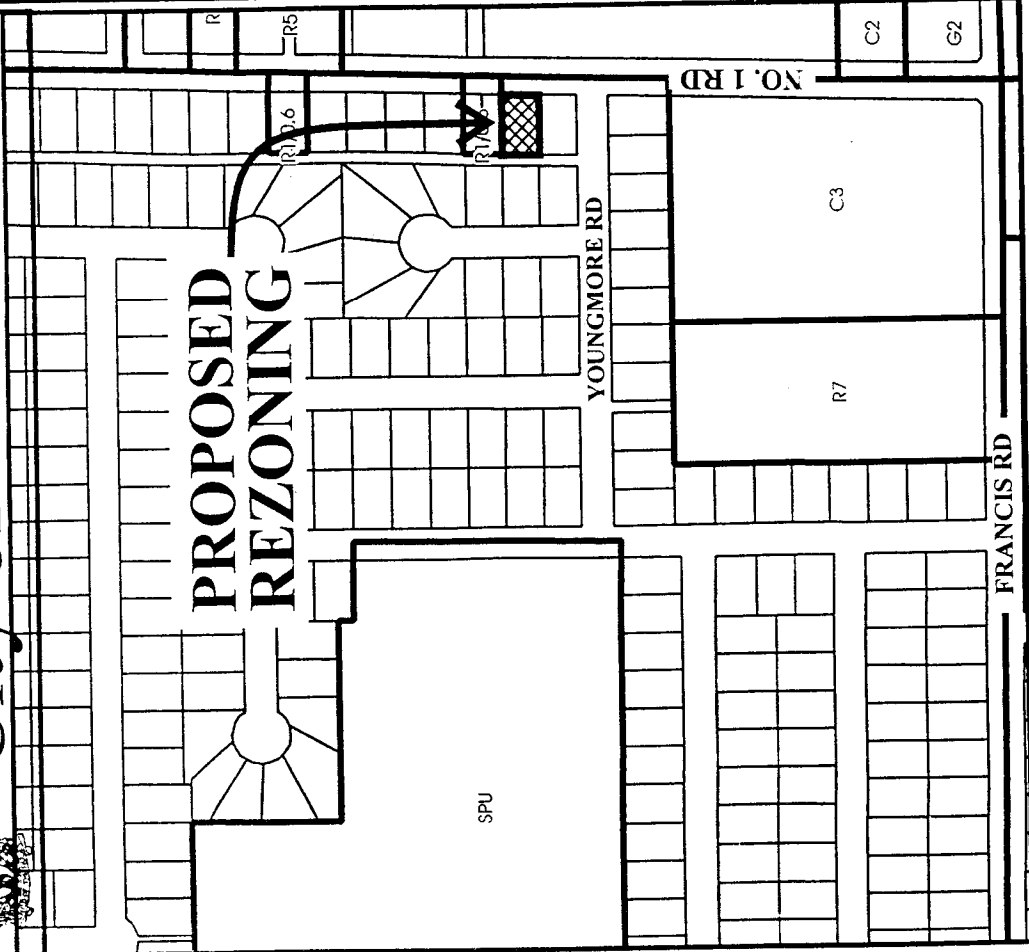
Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg



City of Richmond

PROPOSED REZONING



SPU

YOUNGMORE RD

FRANCIS RD

NO. 1 RD

C3

R7

C2

G2

NO. 1 RD

YOUNGMORE RD

31.69

8551

8551

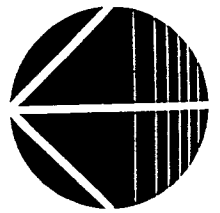
31.70

21.21
3980

20.35
3960

ATTACHMENT 1

RZ 04-280369



Original Date: 11/08/04

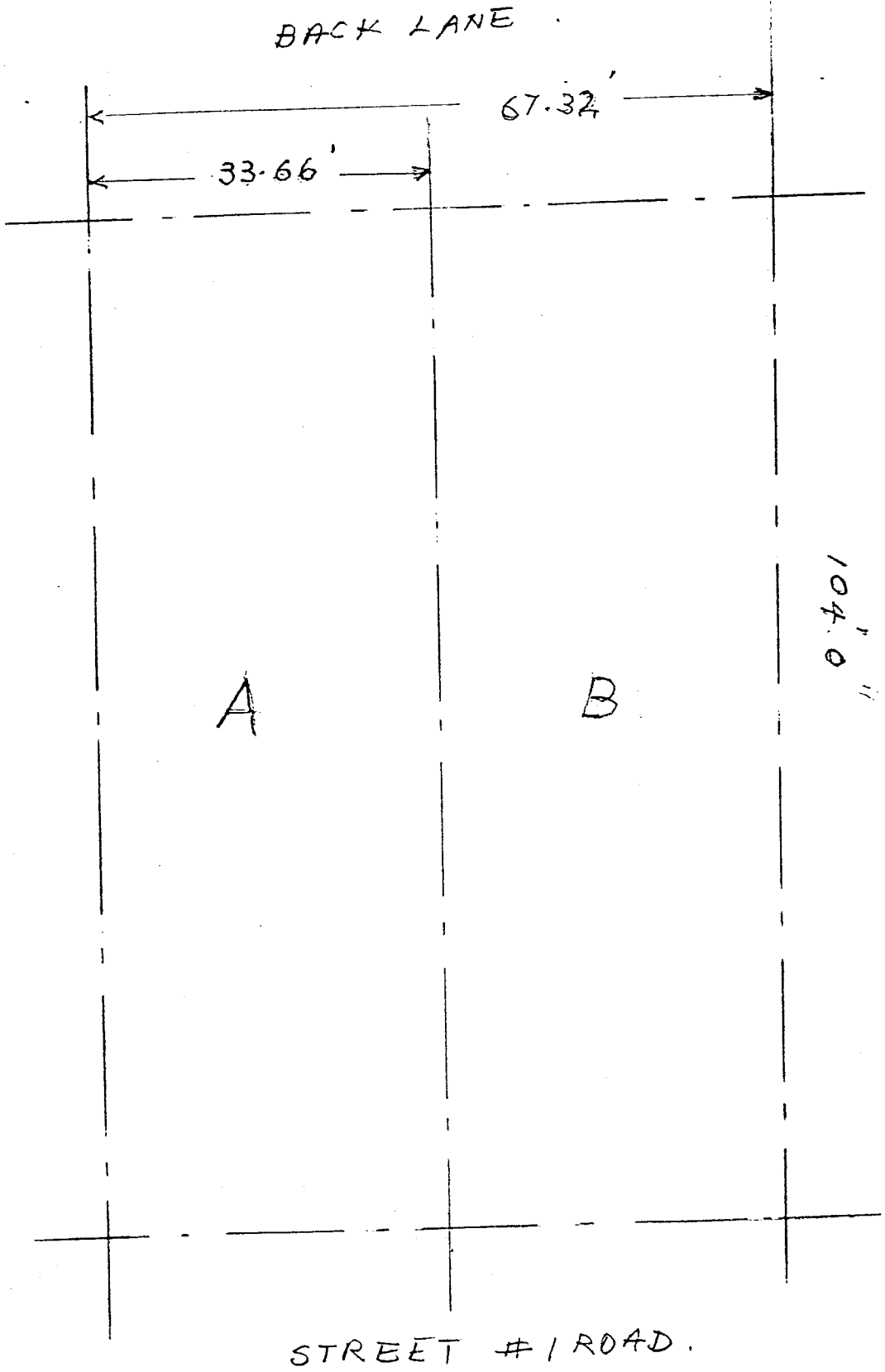
Revision Date:

Note: Dimensions are in METRES

ROBERT Y TEO
BETTY S 411
8531 NO. 1 RD
RICHMOND BC

V7C 1V1 423 (A)

ATTACHMENT 2



Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage

8531 NO. 1 RD
Lot 21, Block 4N, Plan 19396, Section 21,22, Range 7W, New
Westminster Land District.
PID - 010-486-046



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7871 (RZ 04-280369)
8531 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. 010-486-046

Lot 21 Section 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 7871”**.

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
REA

MAYOR

CITY CLERK