



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development

To Planning - Jan 4, 2005

Date: December 8, 2004

RZ 04-279382

File: 8060-20-7870

Re: **Application by Parm Dhinjal for Rezoning at 8291 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. 7870, for the rezoning of 8291 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

Parm Dhinjal has applied to the City of Richmond for permission to rezone 8291 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 a subdivision to create two (2) new single-family residential lots with vehicle access from the existing lane (**Attachment 2 - Site Plan**)

This proposal was identified as a potential “fast track” application; however, the applicant decided not to pursue this option.

Findings of Fact

Item	Existing	Proposed
Owner	M. & H. Kang	To be determined
Applicant	Parm Dhinjal	No change
Site Size	674 m ² (7,255 ft ²)	Two lots each 337 m ² (3,627.5 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, substandard lane system. A majority of single-family dwellings to the north and south of the subject site are older in character. There is a mix of older and newer character single-family dwellings to the west.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The subject proposal for a two (2) lot residential subdivision is consistent with the direction set forth in both applicable policies, which encourages residential infill development along arterial roads in conjunction with alternative vehicle access provided by lanes. As both policies are currently under review, staff established an Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies. Staff are able to bring this application forward for Council consideration as the Interim Strategy allows applications to proceed if a municipal lane already exists and is operational.

The proposal for a residential subdivision complies with the ongoing review and anticipated revisions to the Arterial Road Redevelopment and Lane Establishment Policies for this portion of No. 1 Road with an existing lane.

Staff Comments

Staff note that there are no requirements attached to the rezoning bylaw. However, at subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees, in addition to standard servicing costs, that cover future upgrading to the existing lane behind the subject site. All future vehicle access to the subject site will be to the existing lane only.

Analysis

The subject site is situated along a portion of No. 1 Road where there is an existing, operational lane system. On this basis, the application 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 and can proceed for Council consideration. If approved, the resulting housing type will be consistent with the character of other single-family dwellings that have redeveloped on lots serviced by an existing lane.

Staff are generally processing an increased number of single-family residential rezoning and subdivision applications along this portion of No. 1 Road between Pacemore Avenue and Youngmore Avenue. As the housing stock in this area is older in character, staff anticipate more development applications in the future.

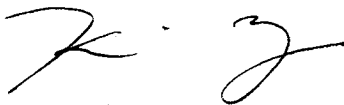
In between Francis Road and Blundell Road, eight (8) properties have received rezoning approval to permit a two (2) lot residential subdivision. Six (6) have since then subdivided and are either in the process of construction or have newly constructed single-family dwellings on the subdivided properties.

Financial Impact

None.

Conclusion

The proposal to rezone 8291 No. 1 Road to Single-Family Housing District (R1 – 0.6) is consistent with the direction of redevelopment occurring along this portion of No. 1 Road. The subject site is also serviced by an existing lane system and complies with the Interim Strategy for bringing forward applications during the Policy review. On this basis, staff support the application.

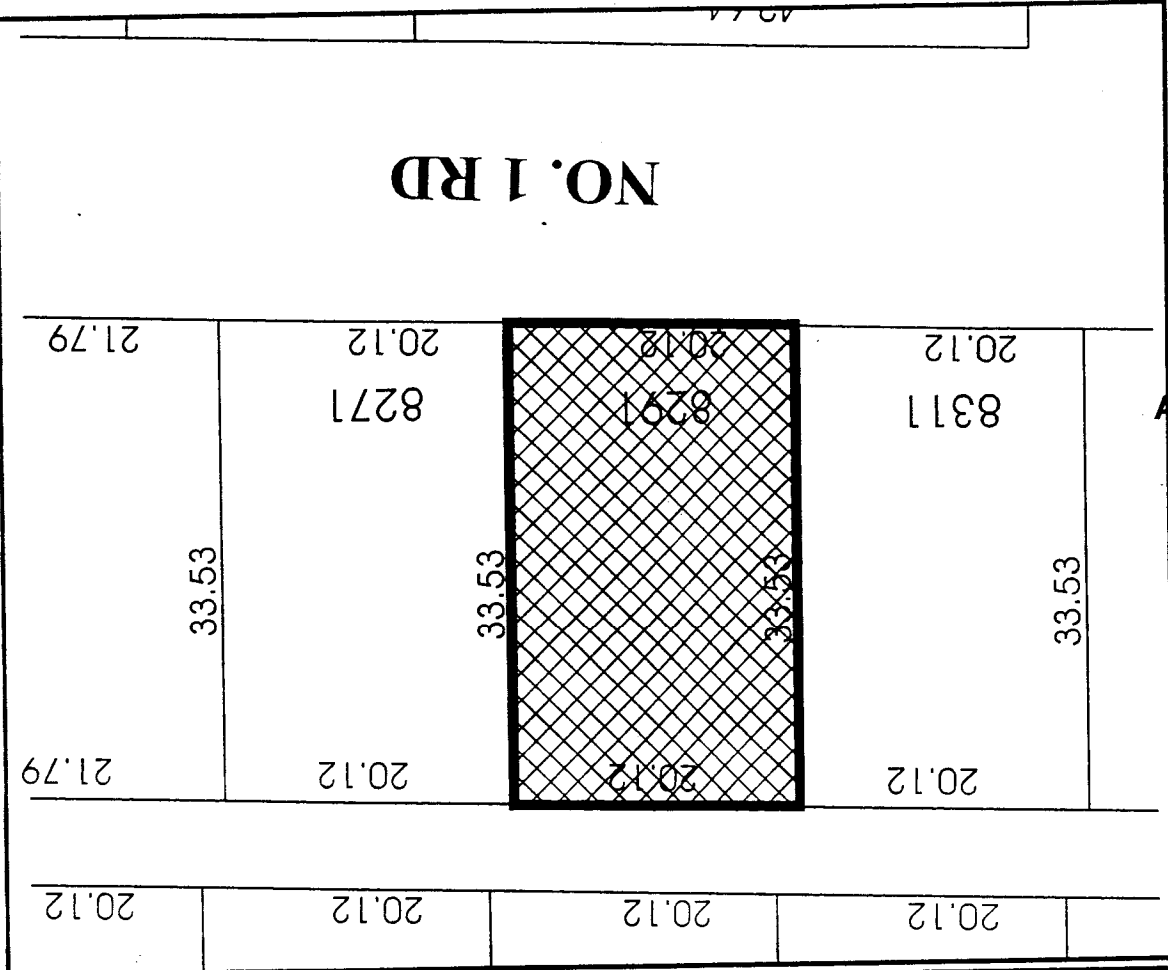
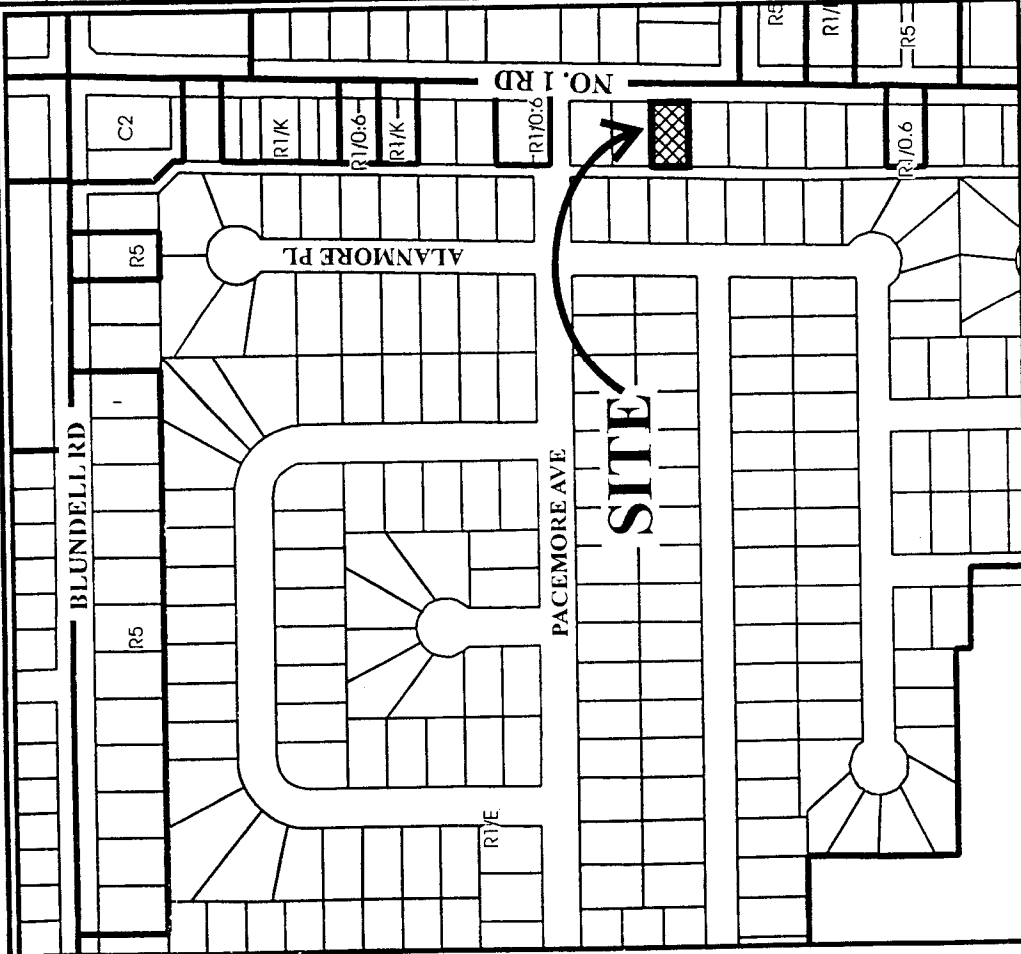


Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg



City of Richmond



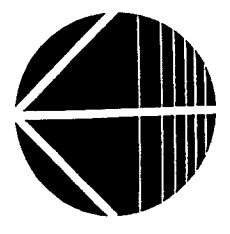
ATTACHMENT 1

Original Date: 10/27/04

Revision Date:

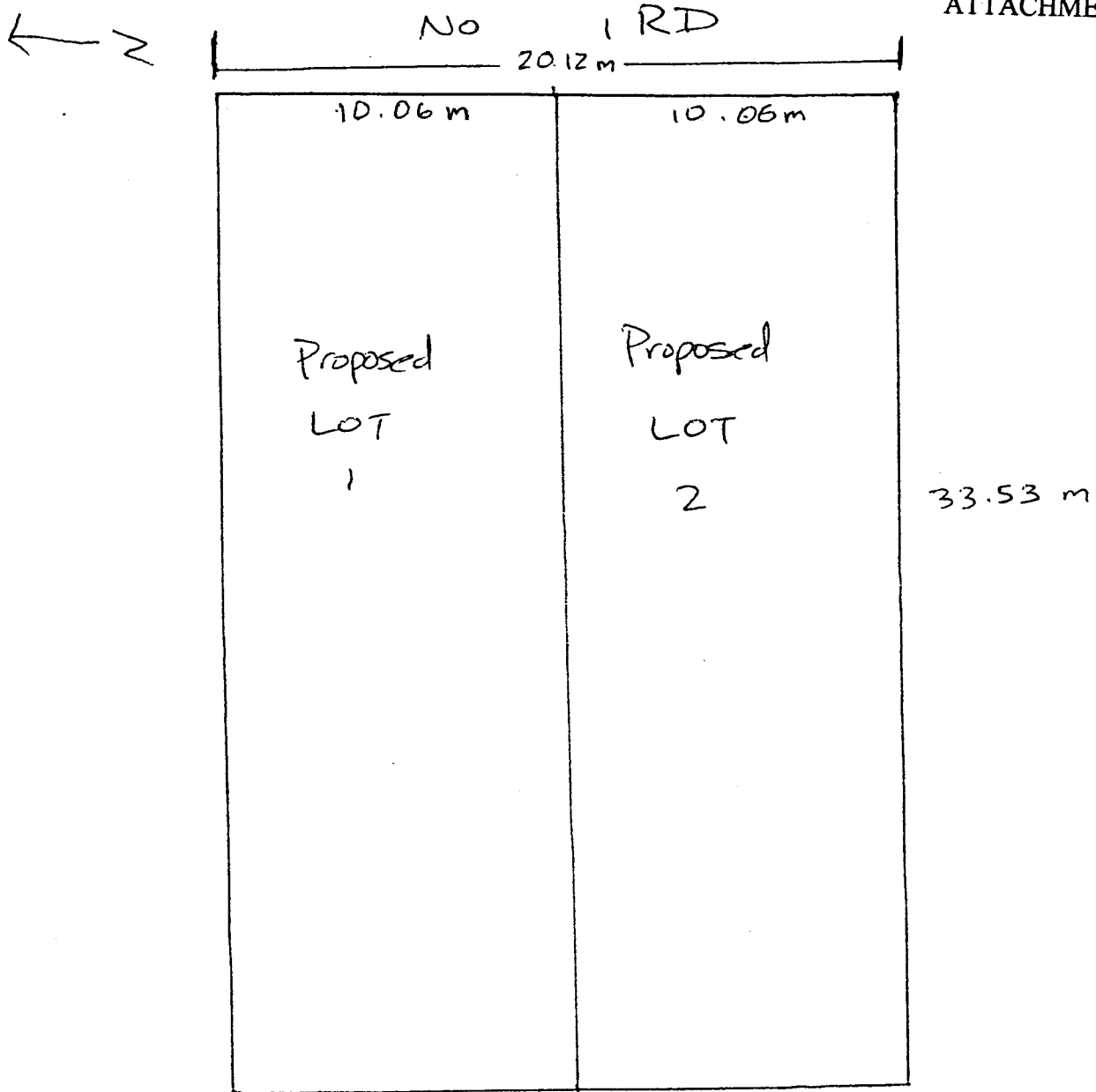
Note: Dimensions are in METRES

RZ 04-279382



Rezone - F291 No 1 RD (TO) R1 - .60 zoning

ATTACHMENT 2



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

NOT TO
SCALE



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7870 (RZ 04-279382)
8291 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. 010-208-666

Lot 3 Block 4 Sections 21 and 22 Block 4 North Range 7 West New Westminster District Plan 16609

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7870”**.

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>RA</i>

MAYOR

CITY CLERK