



**City of Richmond**  
Urban Development Division

**Report to Committee**  
**Fast Track Application**

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**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**Date:** May 19, 2005  
**File:** RZ 05-299525  
**Re:** **Application by Medina Construction for Rezoning at 8391 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

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**Staff Recommendation**

That Bylaw No. 7957, for the rezoning of 8391 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**

Item	Details
Application	RZ 05-299525
Location	8391 No. 1 Road
Owner	D. & B. Pearson
Applicant	Medina Construction

Date Received	April 26, 2005
Acknowledgement Letter	May 13, 2005
Fast Track Compliance	May 19, 2005
Staff Report	May 19, 2005
Planning Committee	June 7, 2005

Site Size	673 m <sup>2</sup> (7,244 ft <sup>2</sup> )
Land Uses	Existing – Single-Family dwelling
	Proposed – Two single-family residential lots (each lot 336.5 m <sup>2</sup> or 3,622 ft <sup>2</sup> )
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>Proposal complies with land use designations</i>
Surrounding Development	Single-family residential dwellings are located to the north and within the neighbourhood to the west of the subject site. Duplexes (R5 zoning district) are located to the east on the opposite side of No. 1 Road. The property to the immediate south has received rezoning and subdivision approval with construction of two new single-family dwellings currently ongoing.

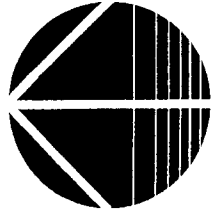
Staff Comments	<p>There are no requirements attached to the Rezoning Bylaw</p> <p>At future subdivision stage, the following is required in addition to standard subdivision conditions and costs:</p> <ol style="list-style-type: none"> <li>1. Payment of Neighbourhood Improvement Charge fees for future lane upgrades.</li> <li>2. Removal of the existing driveway access to No. 1 Road and reinstatement of the sidewalk with all future vehicle access to be from the lane.</li> </ol>
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Analysis	<ul style="list-style-type: none"><li>• The subject site is serviced by an existing functional laneway, which will serve as the only permitted vehicle access to the residential lots. No vehicle access will be permitted to No. 1 Road.</li><li>• A number of similar applications for residential rezoning and subdivision along this portion of No. 1 Road with an existing lane system have been processed and approved by Council to date.</li><li>• The neighbouring property to the south has been rezoned and subdivided. Construction has commenced on the newly created residential lots.</li></ul>
Attachments	<b>Attachment 1</b> – Location Map
Recommendation	The proposal is consistent with all applicable City policies pertaining to residential development along arterial roads with an existing lane system. On this basis, staff support the application and recommend approval.



Kevin Eng  
Planning Technician – Design  
(4626)

KE:blg



RZ 05-299525

Note: Dimensions are in METRES

ATTACHMENT 1

