City of Richmond
Urban Development Division

Report to Committee

to Planning – August 19, 2003

To: Planning Committee
Date: July 22, 2003

From: Joe Erceg
Manager, Development Applications
File: ~~RZ 03-232805~~
8060-20-7543

Re: **Application by Baldev Grewal for Rezoning at 9511 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. 7543, for the rezoning of 9511 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.

Joe Erceg
Manager, Development Applications

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Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Baldev Grewal has applied to the City of Richmond for permission to rezone 9511 No. 1 Road **(Attachment 1)** from Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59.055 ft. minimum width) to Single-Family Housing District (R1 – 0.6) in order to permit a two (2) lot single-family residential subdivision with access to the lane only.

Findings of Fact

Item	Existing	Proposed
Owner	Baldev Grewal Sukhdarshan Grewal	To be determined
Applicant	Baldev Grewal	No change
Site Size	One lot 673 m^2 (7244.11 ft^2)	Two lots each 336.5 m^2 (3622.06 ft^2)
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Low density residential	No change
Zoning	R1/E	R1 – 0.6

Surrounding Development

Neighbouring lots to the north and south of the subject site consists of older single-family homes. Rezoning and redevelopment has started to occur thus permitting two (2) lot single-family residential subdivision on lots fronting the west side of No. 1 Road between Williams Road and Francis Road **(Attachment 2)**. Seven (7) lots have been approved for rezoning and subdivision, thus permitting up to 14 smaller single-family lots fronting the west side of No. 1 Road between Williams Road and Francis Road. Eleven lots (including the current applicant's lot) within this block have submitted rezoning applications and are currently at various stages of the rezoning process.

Related Policies & Studies

Lot Size Policy

There was an existing Lot Size Policy (5452) for properties fronting No. 1 Road between Williams Road and Francis Road. However, the Lot Size Policy was amended to remove the properties fronting No. 1 Road.

Arterial Road Redevelopment Policy

For the subject lot, the Arterial Road Redevelopment Policy encourages numerous housing options including:

- Single-family at 0.55 Floor Area Ratio (FAR) or 0.6 FAR where a lane is being provided and upgraded;
- duplexes and coach houses and similar forms of housing at a density of 0.55 FAR or 0.6 FAR; and
- townhouses at a density in the range of 0.6 FAR.

Lane Establishment Policy

The subject site is currently serviced by an existing lane approximately 6 m (20 ft.) wide. However, the lane is not built to City standards. Upgrading of the lane will occur at the time of redevelopment. The applicant is required to pay for any upgrading costs.

Staff Comments

The initial application was to rezone the subject site to R1/K (minimum width 10 m or 32.808 ft). Upon learning of the proposed R1 – 0.6 Single-Family Housing District, the applicant decided to defer the current R1/K rezoning application and reapply for the R1 – 0.6 zone. In doing so, the applicant submitted a Letter of Intent and revised the rezoning sign on the property.

Policy Planning

The subject site is consistent with the Arterial Road Redevelopment Policy. Monies (to be determined by Engineering) will be required for the upgrading of the lane. This is consistent with the requirements of the Lane Establishment Policy. The Lot Size Policy was already amended to exclude the lots along No. 1 Road, thus permitting two (2) lot residential subdivisions. Numerous rezoning applications for two (2) lot single-family subdivision have already been approved for this block. Therefore, the proposal is consistent with the development direction already undertaken in the area.

Engineering

Engineering staff generally supports the rezoning application. Prior to final reading of the rezoning, the developer is required to pay full Neighbourhood Improvement Charge (NIC) fees for lane upgrading. The rate as of May, 2003 was $838 per lineal metre. Access to the lane will be from Desmond and/or Osmond Avenue. No vehicle access is permitted to No. 1 Road as per Bylaw No.7222.

Analysis

This is a straightforward rezoning application to subdivide the subject lot into two (2) single-family lots. The subject lot, including those that front the west side of No. 1 Road between Williams Road and Francis Road, has been removed from Lot Size Policy 5452 as a result of a prior rezoning application. The application complies with Lane Establishment and Arterial Road Redevelopment Policies. Significant redevelopment has occurred on lots fronting No. 1 Road between Williams Road and Francis Road as shown in **Attachment 2**. This current application is very similar to previous rezoning applications approved by Council along No. 1 Road.

Financial Impact

None.

Conclusion

The application is to rezone and subdivide the subject lot into two (2) smaller single-family lots. As the application complies with the Lane Establishment Policy and Arterial Road Redevelopment Policy and is consistent with previous rezoning applications along No. 1 Road, staff is supportive of the rezoning application.

Kevin Eng
Planning Technician - Design

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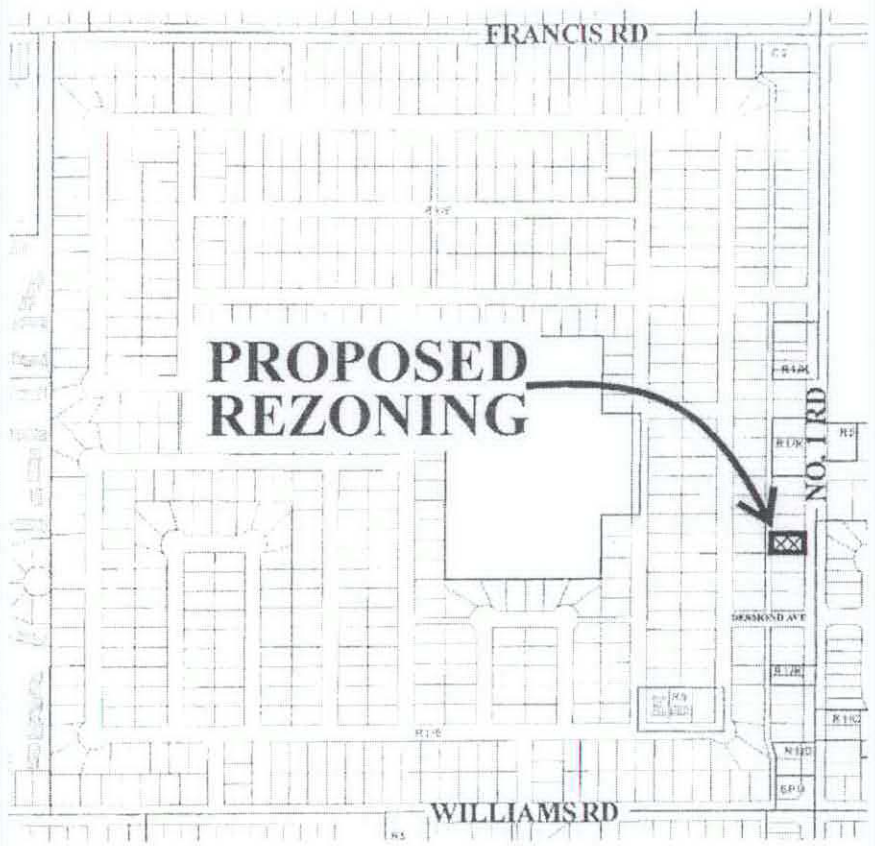
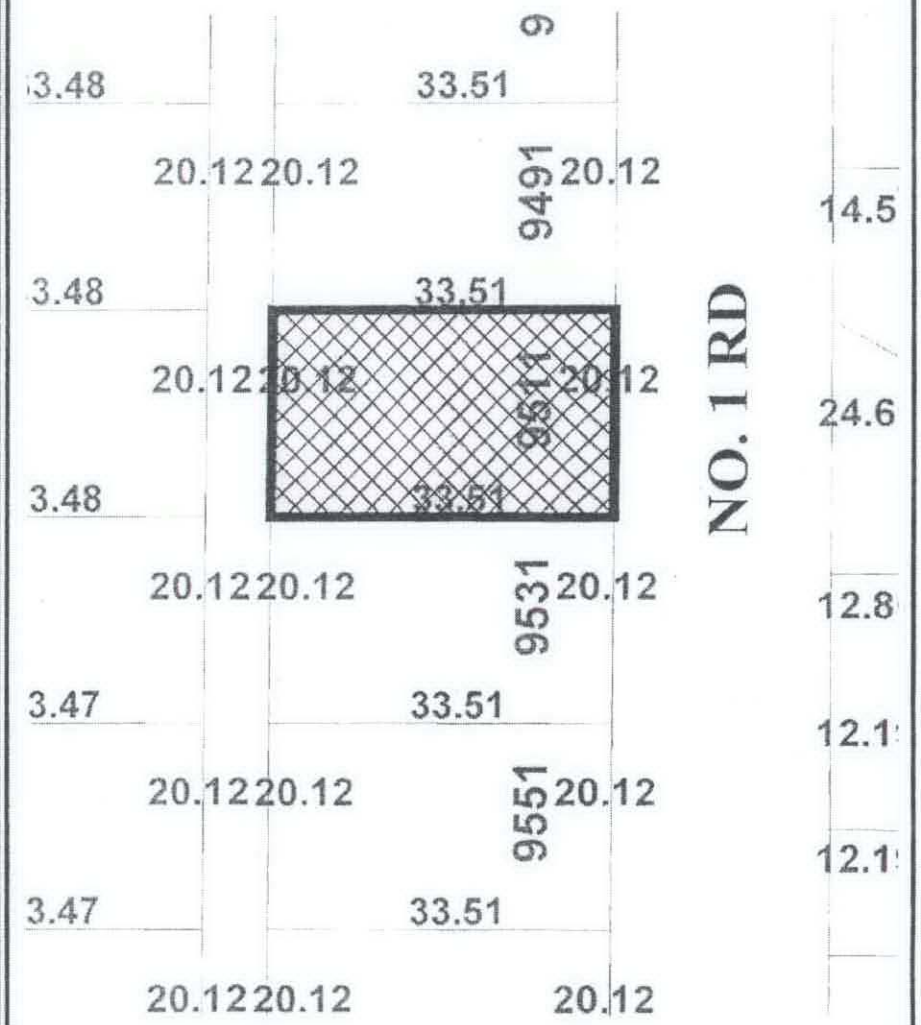
Prior to final adoption the developer is required to pay full Neighbourhood Improvement Charge fees at a rate of $838 per lineal metre for the lane upgrading.
Also, prior to or as condition of this property being rezoned, the proposed new Single-Family Housing District (R1 – 0.6) has to be adopted (Bylaw 7515).

City of Richmond



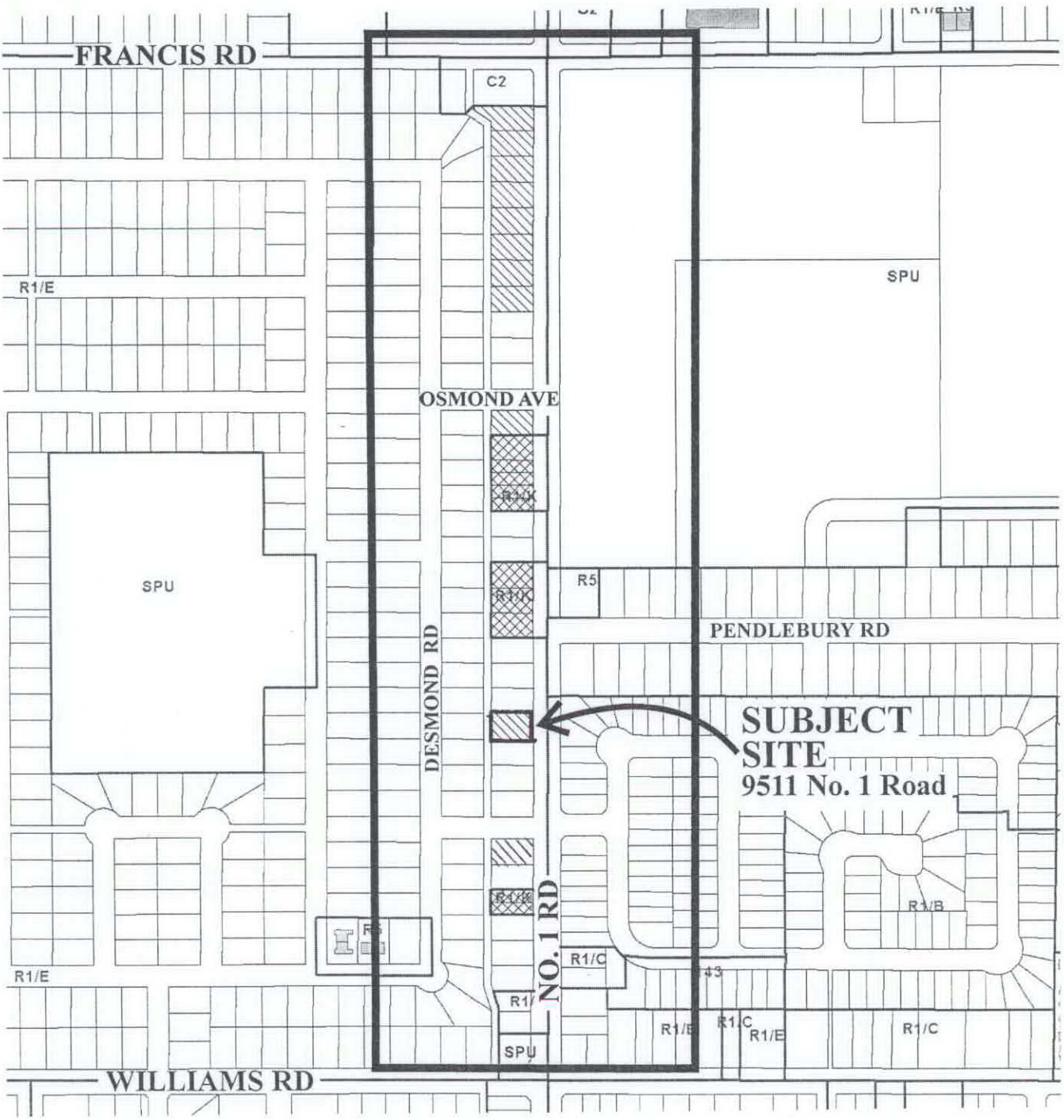


RZ 03-232805

Original Date: 04/16/03

Revision Date:

Note: Dimensions are in METRES



LEGEND

Applications in Process

Rezoned Sites

Rezoning for 9000 Block No. 1 Road

Original Date: 06/26/03

Revision Date: 07/25/03

Note: Dimensions are in METRES

City of Richmond

Bylaw 7543

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7543 (RZ 03-232805) 9511 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. 010-487-735
   Lot 4 Block 8 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7543".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK