



To Council - Aug 30, 2004
To Planning - Aug 24, 2004
Date: July 30, 2004
File: RZ 04-271961
File 12-8060-20-7452/7792

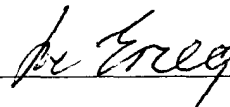
To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Parm Dhinjal for Rezoning at 9271 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

Staff Recommendation

1. That Bylaw No. 7452, for the rezoning of 9271 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be abandoned; and
2. That Bylaw No. 7792, for the rezoning of 9271 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 9271 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) to Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 29.5 ft.) in order to permit subdivision of the property into two (2) new residential lots with access to the lane only (**Attachment 2**).

A previous rezoning application (Bylaw 7452; RZ 02-209811) had a Public Hearing and received second and third readings on December 16, 2002. The applicant of this past application did not complete the rezoning requirements with ownership of the property changing since that time. As the new property owners are requesting to rezone the subject site to a different zone than was originally proposed, the previous Bylaw 7452 must be abandoned and a new zoning amendment bylaw introduced.

Staff identified to the applicant that this application qualified for the ‘Fast Track’ processing option. The applicant declined this option and chose to proceed with a standard rezoning.

Findings of Fact

Item	Existing	Proposed
Owner	G. & S. Dhinjal	To be determined
Applicant	Parm Dhinjal	No change
Site Size	674 m ² (7,255 ft ²)	One lot 373 m ² (4,015 ft ²) One lot 301 m ² (3,240 ft ²)
Land Uses	Single-family dwelling	Two single-family dwellings
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1 – 0.6

Surrounding Development

The subject site is a corner property that contains an older character dwelling. Recently constructed single-family dwellings on subdivided Single-Family Housing District, Subdivision Area K (R1/K) designated lots are located to the immediate south. Hugh Boyd School and Park are located across No. 1 Road to the east. An existing lane running along the west property line services the subject site.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policy

The proposal complies with both policies as the subject is located along an arterial road, which is designated for establishment of lanes constructed to City standards. This portion of No. 1 Road is serviced by an existing lane system that is not currently built to City standards. Through the subject rezoning application, funds will be collected for lane upgrades.

Staff Comments

Development Applications – Land Use

The proposal for a two (2) lot residential subdivision is consistent with the direction of development already undertaken along this portion of No. 1 Road. Numerous properties to the north and south have been rezoned and are either in the process of redevelopment or just recently completed construction.

Development Applications – Engineering and Utilities

This section of No. 1 Road between Williams Road and Francis Road has experienced a significant amount of single-family residential subdivisions. Funds were collected through the redevelopment process of each lot for the future upgrading of the existing substandard lane system servicing properties fronting this portion of No. 1 Road. As a result, staff will be placing a request for inclusion in the 2005 Capital Works Program in order to facilitate lane upgrading.

Rezoning requirements and general conditions of subdivision are outlined in **Attachment 3** and are for the dedication of a 4 m x 4 m corner cut at the Osmond Road and No. 1 Road intersection. Neighbourhood Improvement Charge (NIC) fees will be assessed for future upgrades of the existing lane at a rate of \$838 per lineal metre. At future subdivision, the developer will be required to enter into the City's standard Servicing Agreement for the design and construction of Osmond Road frontage upgrades.

Analysis

This is a straightforward proposal to rezone the subject site to enable the subdivision of the corner property into two (2) new residential lots. Neighbouring properties to the south have already undergone similar subdivision and construction of new dwellings with the subject lot being the remaining parcel at the intersection of Osmond Road and No. 1 Road left to redevelop. Staff hope to initiate upgrading of the existing lane system in this area with a 2005 Capital Works Program request.

Staff are willing to bring forward this rezoning application, despite a number Council referrals regarding an ongoing review of the Arterial Road Redevelopment and Lane Establishment Policies for the following reasons:

- The subject site is in an area with an existing lane.
- Many similar applications to the north and south along this portion of No. 1 Road have already been approved.
- This is the only remaining corner parcel left to redevelop as lots to the south have already subdivided and recently completed construction.

Financial Impact

None.

Conclusion

Staff support the application to rezone the subject property to Single-Family Housing District (R1 – 0.6) as the subject site is serviced by an existing laneway and the proposal is consistent with the direction of development already undertaken in this area.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

There are requirements to be dealt with prior to final adoption:

1. Dedication of a 4 m x 4 m corner cut at the Osmond Road and No. 1 Road intersection.
2. Payment of Neighbourhood Improvement Charge (NIC) fees at a rate of \$838 per lineal metre for future construction costs associated with the lane upgrades.

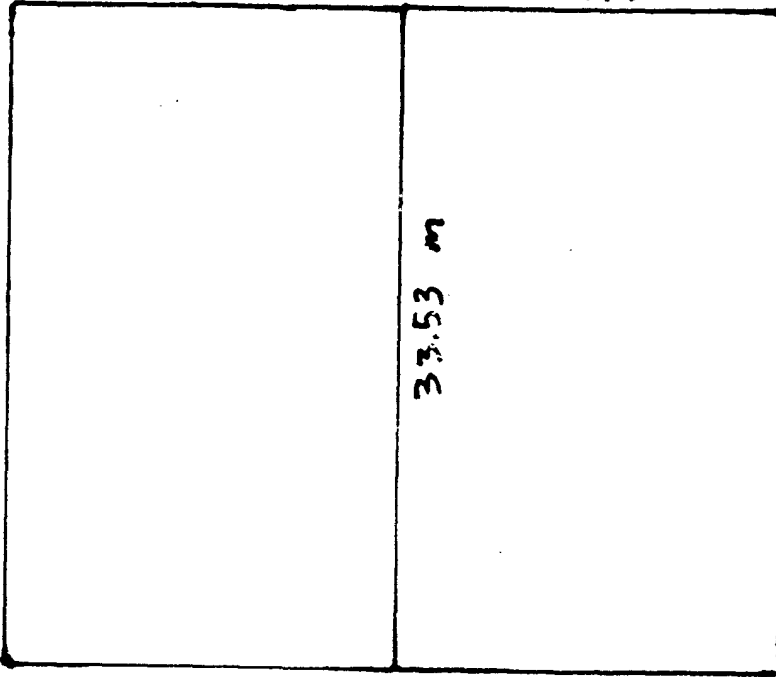


9271 NO 1 ROAD
(20.12 m)

11.12 m 9 m

OSMOND AVE

33.51 m



33.53 m

LANE

NOT TO
SCALE

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

Conditional Rezoning Requirements
9271 No. 1 Road RZ 04-271961

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. 4m x 4m corner cut dedication at the Osmond Road and No. 1 Road intersection.
2. Payment of \$16,860.56 in Neighbourhood Improvement Charge fees for future lane construction.

Also note that the following will required at future subdivision

1. Enter into a Servicing Agreement* (\$1,000 application fee) for the design and construction of Osmond Road frontage upgrades. Works include but are not limited to road widening, curb & gutter, creation of a grass & treed boulevard, street lighting and sidewalk located near or at the property line.
2. Registration of a restrictive covenant ensuring that the only means of access to the new proposed corner property is to the lane only and that there be no access to Osmond Avenue.

* Note: This requires a separate application.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7792 (RZ 04-271961)
9271 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. 000-450-855

Lot 16 Block 8 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7792”**.

FIRST READING

AUG 30 2004

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK