



**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development

**Date:** February 4, 2005  
**File:** RZ 04-288055

**Re:** **Application by Baldev Dhaliwal for Rezoning at 8551 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. 7904, for the rezoning of 8551 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.

*for*  
Raul Allueva  
Director of Development

RA:ke  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

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

- Dedication of a 4m x 4m corner cut at Youngmore Road and No. 1 Road
- Registration of a Restrictive Covenant to ensure that the new corner lot has vehicle access to the lane only

Agreement by Applicant  
Baldev Dhaliwal

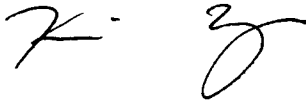
Item	Details
Application	RZ 04-288055
Location	8551 No. 1 Road
Owner	Baldev & Jaspal Dhaliwal
Applicant	Baldev Dhaliwal

Date Received	December 30, 2004
Acknowledgement Letter	January 14, 2005
Fast Track Compliance	February 4, 2005
Staff Report	February 4, 2005
Planning Committee	February 22, 2005

Site Size	650 m <sup>2</sup> (6,996 ft <sup>2</sup> )
Land Uses	Existing – Single-family dwelling
	Proposed – Two single-family residential lots
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1 – 0.6)
Official Community Plan Land Use Map Designations	General – Neighbourhood Residential Specific – Low Density Residential Proposed land use complies with policy.
Surrounding Development	The subject site is located at the corner of No. 1 Road and Youngmore Road and is serviced by an existing, operational lane. An older character single-family dwelling is located to the north with a new single-family dwelling situated in behind the subject site to the west.

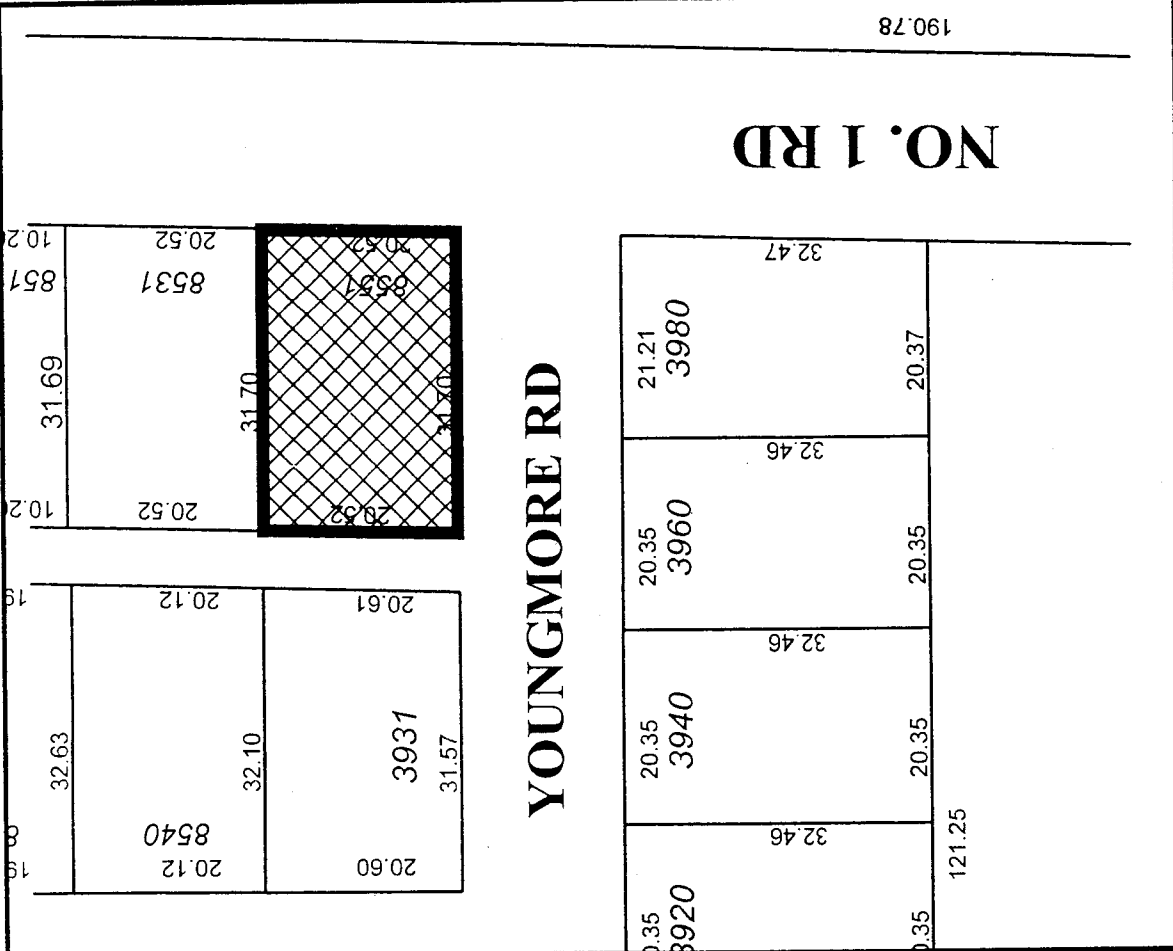
Staff Comments	Rezoning requirements relate to the dedication of a 4m x 4m corner cut at Youngmore Road and No. 1 Road and registration of a Restrictive Covenant to ensure that vehicle access for the new corner property is to the lane only. At subdivision, the applicant is required to enter into the City's Standard Servicing Agreement for the design and construction of lane and Youngmore Road frontage upgrades (refer to Attachment 3 for technical staff comments and rezoning and subdivision conditions).
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<p>Analysis</p>	<ul style="list-style-type: none"> <li>• This 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, which allows for residential rezoning and subdivisions to be brought forward where there is an existing operational lane.</li> <li>• Staff have processed a number of similar development applications to the north along this portion of No. 1 Road. Two new single-family residential dwellings are currently under construction on a property that was rezoned and subdivided in 2004 to the north of the subject site.</li> <li>• Vehicle access for both proposed lots will be to the existing lane. No vehicle access will be permitted to No. 1 Road or Youngmore Road.</li> </ul>
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision; Attachment 3 – Technical Staff Comments and Rezoning Conditions</p>
<p>Recommendation</p>	<p>The rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>

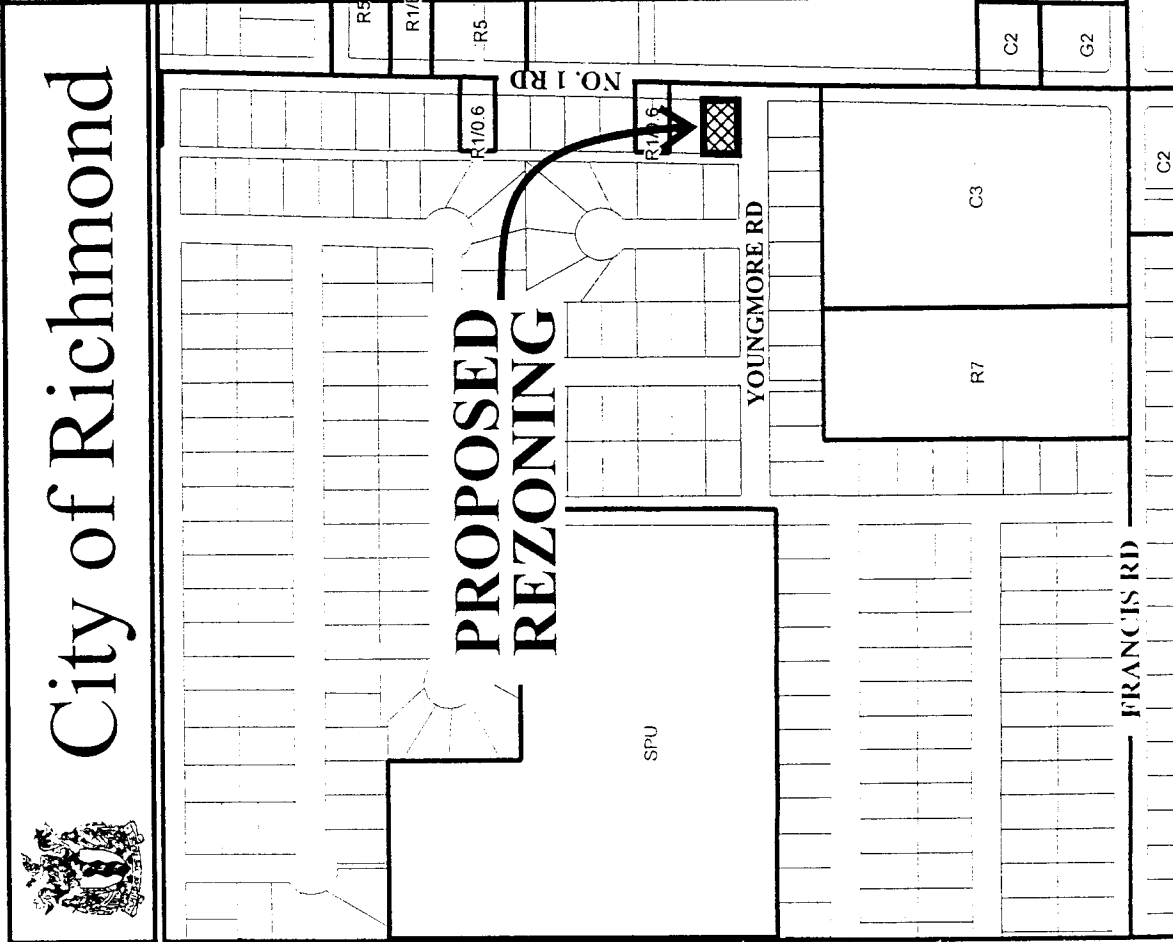


Kevin Eng  
Planning Technician - Design  
(Local 4626)

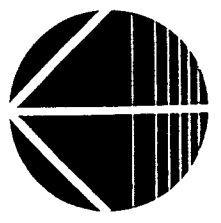
KE:blg



Original Date: 01/12/05  
 Revision Date:  
 Note: Dimensions are in METRES



RZ 04-288055



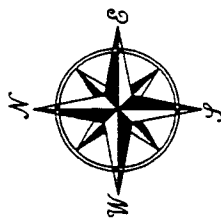
**PROPOSED SUBDIVISION PLAN OF LOT 22 SECTION 22  
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19396**

8551 NO. 1 ROAD  
RICHMOND, B.C.

SCALE: 1:250



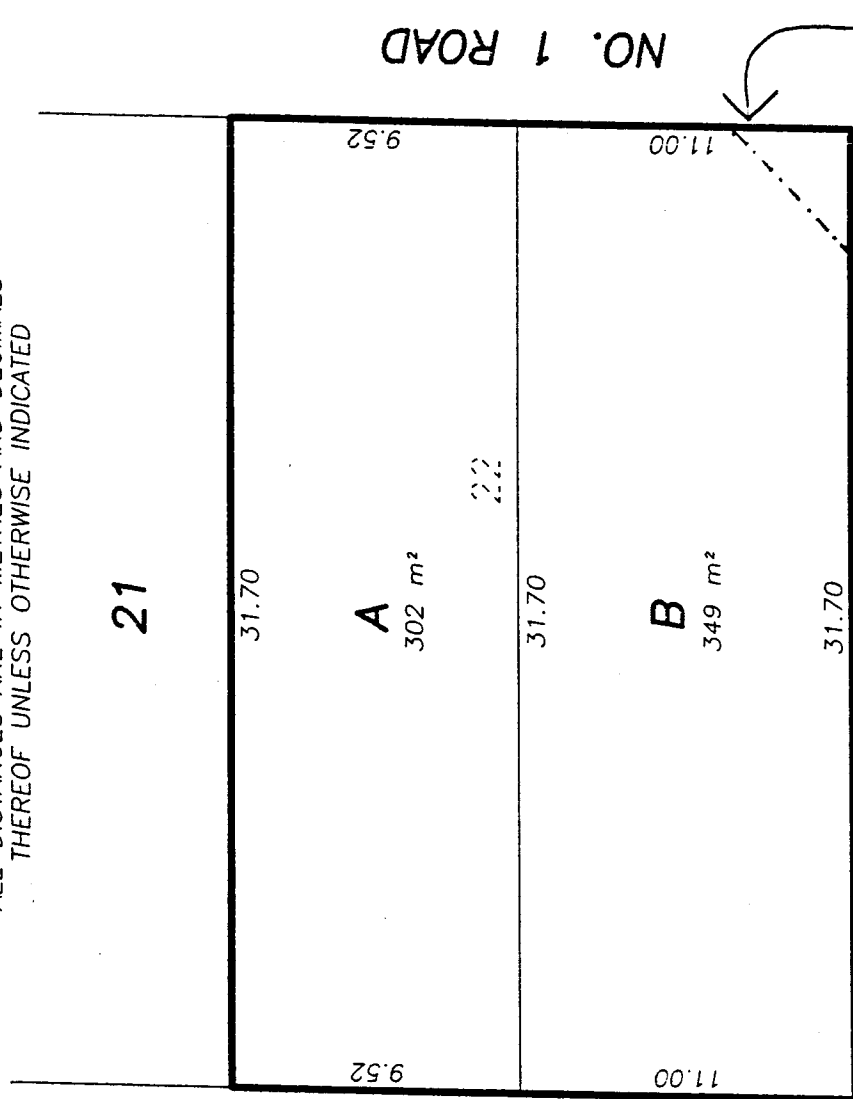
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



72

LANE

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



YOUNGMORE ROAD

NO. 1 ROAD

CORNER CUT

© Copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: jctam@telus.net  
Job No. 2641  
Drawn By: JT

**FILE COPY**  
R2 04-288055  
DECEMBER 29th, 2004.

DWG No. 2641 PRO-SUB

## Conditional Rezoning Requirements 8551 No. 1 Road RZ 04-288055

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

1. Dedication of a 4 m x 4 m corner cut at Youngmore Road and No. 1 Road.
2. Registration of a restrictive covenant ensuring that vehicle access to the new corner lot be to the lane only with no vehicle access being permitted to Youngmore Road.

Please note that the following will be required at subdivision:

1. Enter into a Servicing Agreement\* (\$1,000 application fee) for the design and construction of frontage upgrades along Youngmore Road and lane upgrades (Works are at the developers sole cost). Works include but are not limited to:
  - a. Youngmore Road Upgrades: Benkleman Beam test (or other test approved by the City's Engineering Department) to confirm the integrity of the existing road, road widening (width to be determined by Transportation), creation of a minimum 2 m grass & treed boulevard with davit arm street lighting and with a 1.5 m concrete sidewalk near the property line.
  - b. Lane Upgrades: Construct a new 5.1 m wide asphalt lane with roll curb & gutter on both sides, storm sewer and laneway street lighting.

\* Note: This requires a separate application.

SIGNED COPY ON FILE

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7904 (RZ 04-288055)  
8551 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. 000-464-171

Lot 22 Section 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 7904”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by <b>KE</b>
APPROVED by Director or Solicitor <b>HB</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK