



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Date: March 30, 2005
File: RZ 05-294590
Re: **Application by Pacific Coastal Homes for Rezoning at 4791 Dunfell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

That Bylaw No. 7930, for the rezoning of 4791 Dunfell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", 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 05-294590
Location	4791 Dunfell Road
Owner	R. & B. Kam
Applicant	Pacific Coastal Homes (Doug Loewen)

Date Received	March 03, 2005
Acknowledgement Letter	March 18, 2005
Fast Track Compliance	March 30, 2005
Staff Report	March 30, 2005
Planning Committee	April 19, 2005

Site Size	668 m ² (7,190 ft ²)
Land Uses	Existing – Single-family dwelling on a large lot
	Proposed – Two single-family dwellings on small lots (each lot 334 m ² or 3,595 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District, Subdivision Area A (R1/A)
Planning Designations	Steveston Area Plan Land Use Map – Single-Family OCP General Land Use Map – Neighbourhood Residential Lot Size Policy 5470 – Permits subdivision to R1/A <i>Complies with policies and designations</i>
Surrounding Development	To the west – An older character single-family dwelling. To the north – Older character dwellings fronting Garry Street. To the south – A new single-family dwelling on a small lot. To the east – New single-family dwellings on small lots currently under construction.

Staff Comments	<ul style="list-style-type: none"> A large number of properties within this neighbourhood have rezoned and subdivided since the adoption of Lot Size Policy 5470 (subdivision permitted as per R1/A) in 2002.
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Analysis	<ul style="list-style-type: none">• The proposal for a residential subdivision to permit the subject site to be redeveloped into two (2) small single-family lots is consistent with applicable OCP land use designations and Lot Size Policy (5470) for the neighbourhood.• The properties to the immediate east and west have been rezoned to R1/A. The property to the east recently received subdivision approval and is undergoing construction. Other properties along Dunfell Road have received rezoning approval, but have not yet either applied or received subdivision approval.
Attachments	Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5470; Attachment 3 – Preliminary Site Plan
Recommendation	The proposal to rezone the subject site to permit development of two (2) single-family dwellings on small lots complies with all applicable land use policies and is consistent with the direction of redevelopment already underway in this area. On this basis, staff support the application.



Kevin Eng
Planning Technician - Design
(4626)

KE:blg

No rezoning requirements are attached to this application.



DUNAVON PL

11831

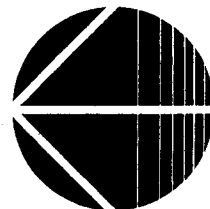
ATTACHMENT 1

Original Date: 03/16/05

Revision Date:

Note: Dimensions are in METRES

RZ 05-294590



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: July 15, 2002

POLICY 5470

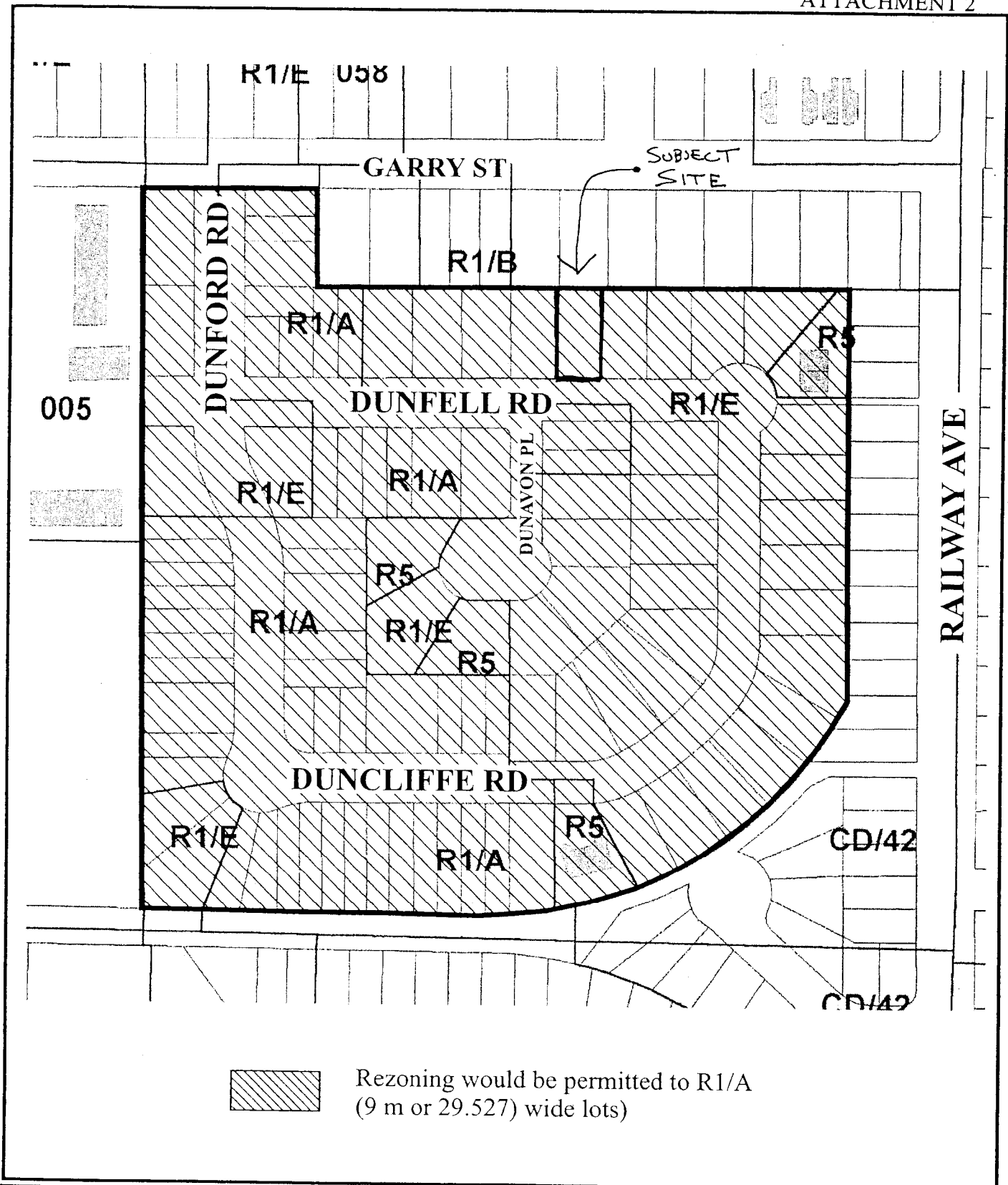
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Policy 5470 Section 02, 3-7

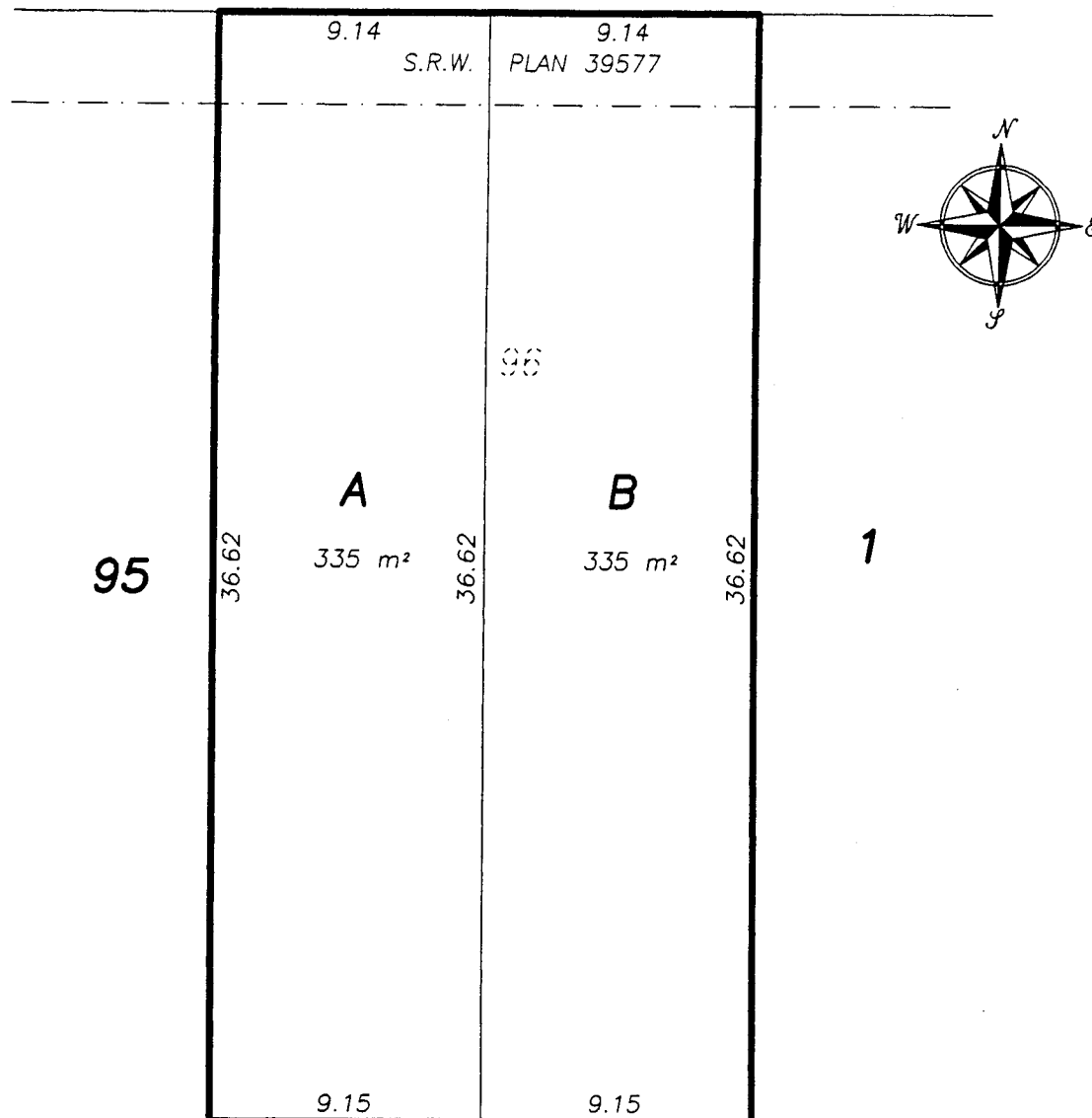
Original Date: 05/01/02

Revision Date: 07/15/02

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF LOT 96 ATTACHMENT 3
SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 40395

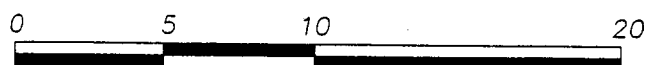
#4791 DUNFELL ROAD
RICHMOND, B.C.
P.I.D. 004-178-751



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Job No. 2672
Drawn By: JT

DUNFELL ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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

DWG No. 2672-PRO

MARCH 1st, 2005.



City of Richmond

Bylaw 7930

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7930 (RZ 05-294590)
4791 DUNFELL 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, SUBDIVISION AREA A (R1/A)**.

P.I.D. 004-178-751

Lot 96 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7930”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director of Solicitor
BA

MAYOR

CITY CLERK