



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Ken Yoshikawa for Rezoning at 11851 Dunavon Place from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area A (R1/A)**

To Planning - April 19, 2005
Date: March 30, 2005
RZ 05-294740
File: 8060-20-7931

Staff Recommendation

That Bylaw No. 7931, for the rezoning of 11851 Dunavon Place from "Two-Family Housing District (R5)" 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

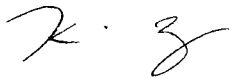
Item	Details
Application	RZ 05-294740
Location	11851 Dunavon Place
Owner	D. & B. Johnson
Applicant	Ken Yoshikawa

Date Received	March 07, 2005
Acknowledgement Letter	March 18, 2005
Fast Track Compliance	March 30, 2005
Staff Report	March 30, 2005
Planning Committee	April 19, 2005

Site Size	895 m ² (9,634 ft ²)
Land Uses	Existing - Duplex
	Proposed – Two (2) single-family residential lots (each lot 447.5 m ² or 4,817 ft ²)
Zoning	Existing – Two-Family Housing District (R5)
	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>Proposal Complies with planning designations</i>
Surrounding Development	To the west – Two (2) new single-family dwellings on subdivided lots fronting Dunford Road. To the north – A mix of old and new single-family dwellings fronting Dunfell Road. To the south – An existing legal non-conforming dwelling.

Staff Comments	<ul style="list-style-type: none"> The site contains an existing, legally zoned, duplex in a cul-de-sac where the residential character consists of a mix of older character duplexes and single-family dwellings. At future subdivision, registration of a right-of-way is required along the north and west property line to take into account the existing sanitary sewer line.
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Analysis	<ul style="list-style-type: none">• A majority of the properties contained within the Lot Size Policy area have been rezoned to permit residential redevelopment in the form of single-family subdivisions.• As redevelopment proceeds within the Lot Size Policy area, the housing form and character will continue to change from older character dwellings on large lots to new dwellings on subdivided lots. This change is already reflected along Dunfell, Duncliffe and Dunford Road where a majority of properties have gone through the redevelopment process.
Attachments	Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5470; Attachment 3 – Proposed Subdivision Plan
Recommendation	The rezoning application is consistent with Lot Size Policy 5470, which permits properties to subdivide into R1/A designated lots and also complies with OCP Land Use Designations. Based on adherence with existing policies and development already undertaken in the neighbourhood, staff support the proposal.



Kevin Eng
Planning Technician - Design
(4626)

KE:blg

No rezoning requirements are attached to this application.



City of Richmond

Policy Manual

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Adopted by Council: July 15, 2002

POLICY 5470

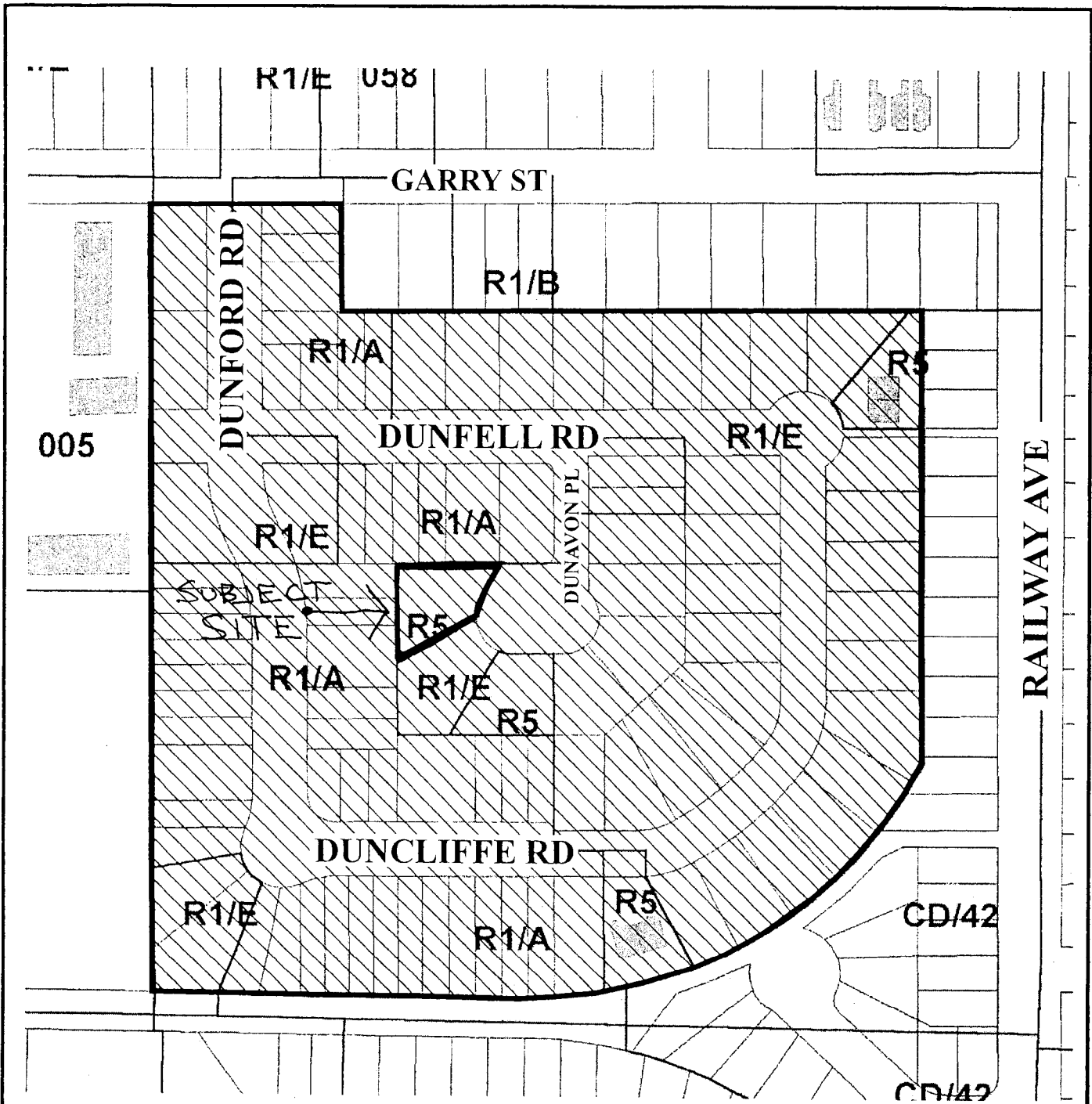
File Ref: 4045-00

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.



005



Rezoning would be permitted to R1/A
(9 m or 29.527) wide lots)



Policy 5470

Section 02, 3-7

Original Date: 05/01/02

Revision Date: 07/15/02

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7931 (RZ 05-294740)
11851 DUNAVON PLACE**

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. 000-942-499

Lot 144 Section 2 Block 3 North Range 7 West New Westminster District Plan 48471

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7931**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
ROA

MAYOR

CITY CLERK