



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

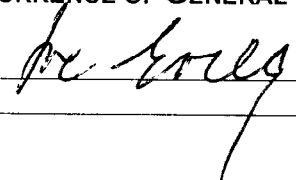
To Planning Committee *To Council - Apr 25, 2005*
From Raul Allueva *To Planning - Apr 19, 2005*
 Director of Development **Date** March 30, 2005
Re **Application by Pacific Coastal Homes for Rezoning at 4791 Dunfell Road from**
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area A (R1/A) *RZ 05-294590*
File 8060-20-7930

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


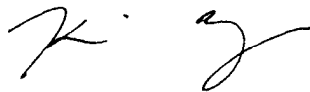
Item	Details
Application	RZ 05-294590
Location	4791 Dunfell Road
Owner	R & B Kam
Applicant	Pacific Coastal Homes (Doug Loewen)

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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<p>Analysis</p>	<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.
<p>Attachments</p>	<p>Attachment 1 – Location Map, Attachment 2 – Lot Size Policy 5470, Attachment 3 – Preliminary Site Plan</p>
<p>Recommendation</p>	<p>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.</p>



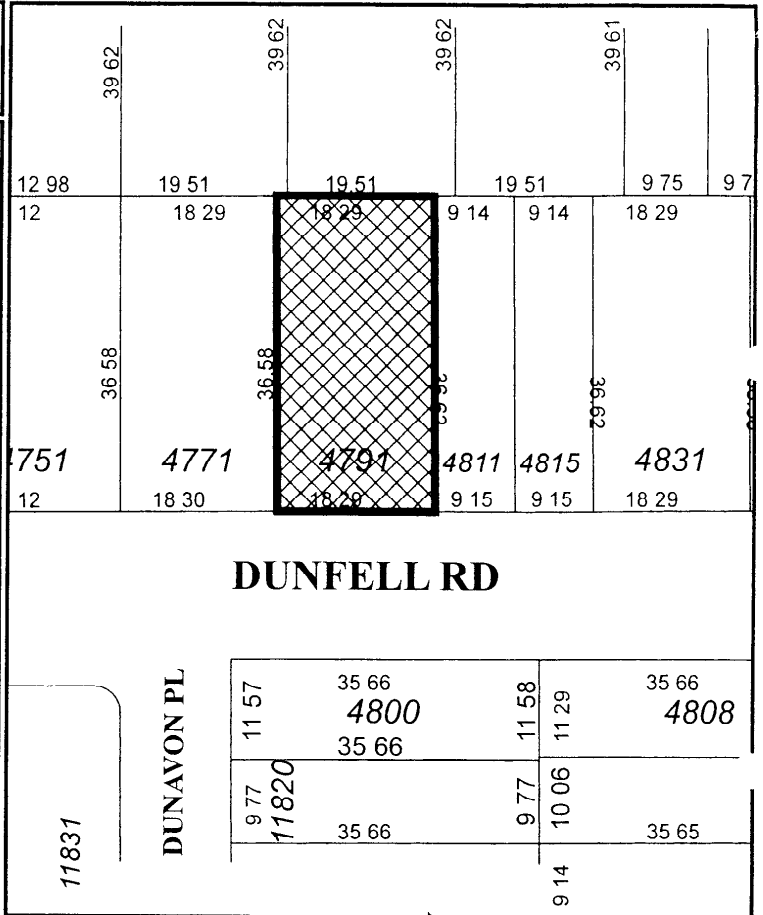
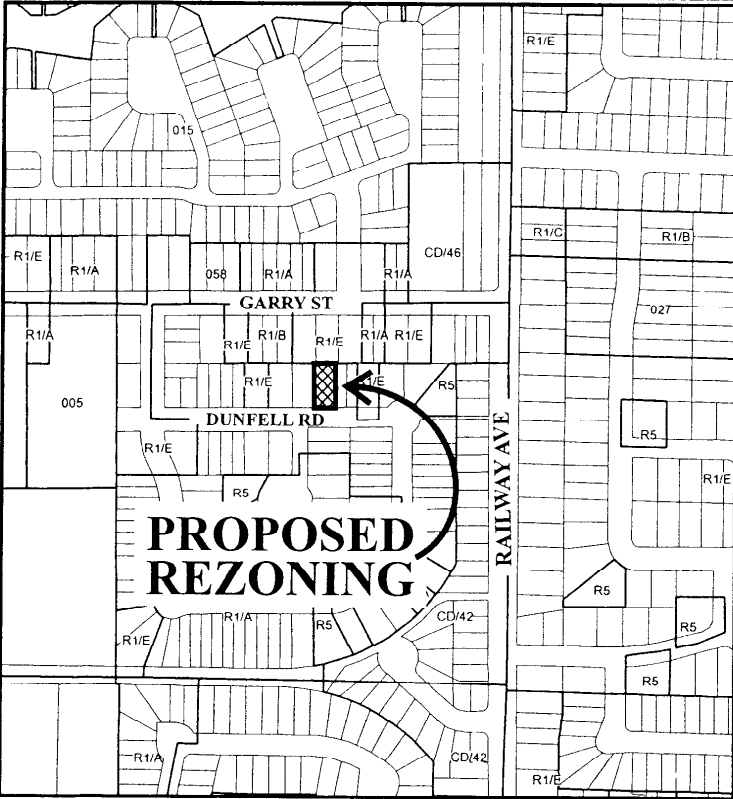
Kevin Eng
Planning Technician - Design
(4626)

KE blg

No rezoning requirements are attached to this application



City of Richmond



RZ 05-294590

ATTACHMENT 1

Original Date 03/16/05

Revision Date

Note Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council July 15, 2002

POLICY 5470

File Ref 4045-00

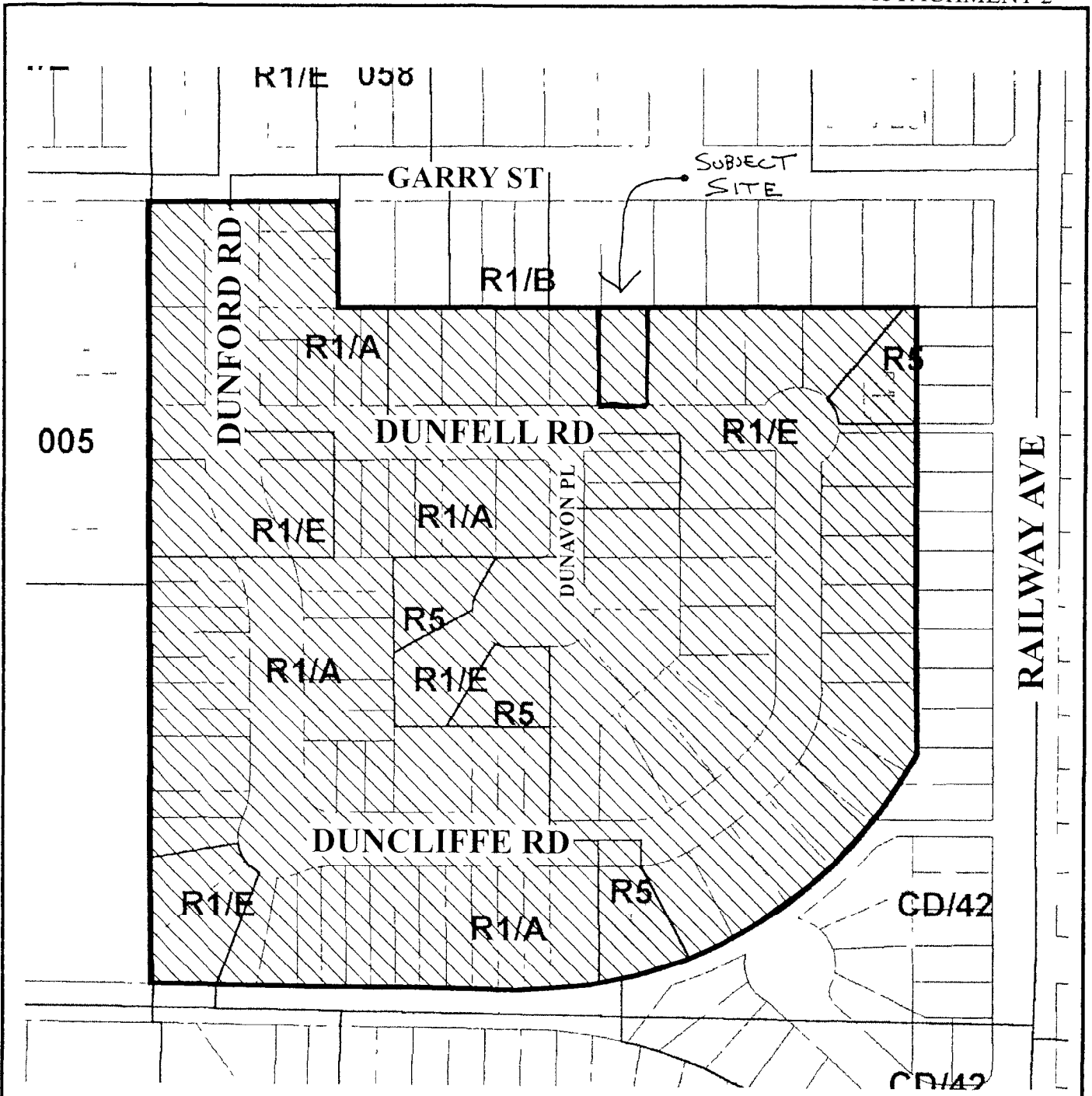
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

POLICY 5470

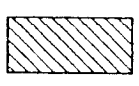
The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7

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



005



Rezoning would be permitted to R1/A
 (9 m or 29 527) wide lots)



Policy 5470

Section 02, 3-7

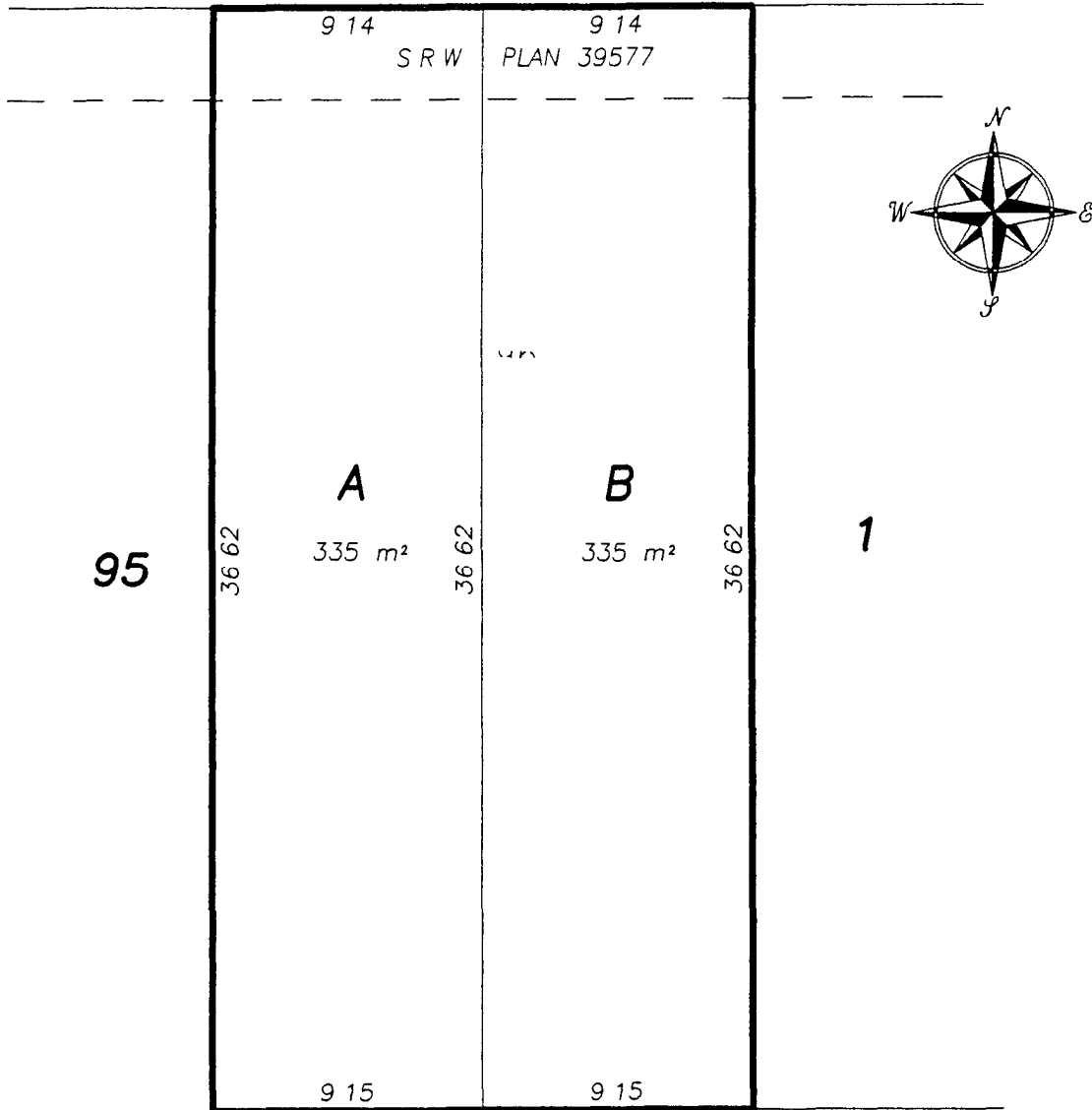
Original Date 05/01/02

Revision Date 07/15/02

Note Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF LOT 95 ATTACHMENT 3
SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 40395

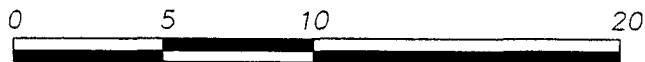
#4791 DUNFELL ROAD
 RICHMOND, B C
 P I D 004-178-751



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 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 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



**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

APR 25 2005

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