



**City of Richmond**  
Urban Development Division

**Report to Committee**  
**Fast Track Application**

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**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 Council - Apr 25, 2005*  
*To Planning - Apr 19, 2005*  
**Date** March 30, 2005  
RZ 05-294740  
*File 8060-20-7931*

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**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

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

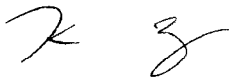
Item	Details
Application	RZ 05-294740
Location	11851 Dunavon Place
Owner	D & B Johnson
Applicant	Ken Yoshikawa

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 <sup>2</sup> (9,634 ft <sup>2</sup> )
Land Uses	Existing - Duplex
	Proposed – Two (2) single-family residential lots (each lot 447.5 m <sup>2</sup> or 4,817 ft <sup>2</sup> )
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"> <li>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</li> <li>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</li> </ul>
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Analysis	<ul style="list-style-type: none"><li>• 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</li><li>• 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</li></ul>
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



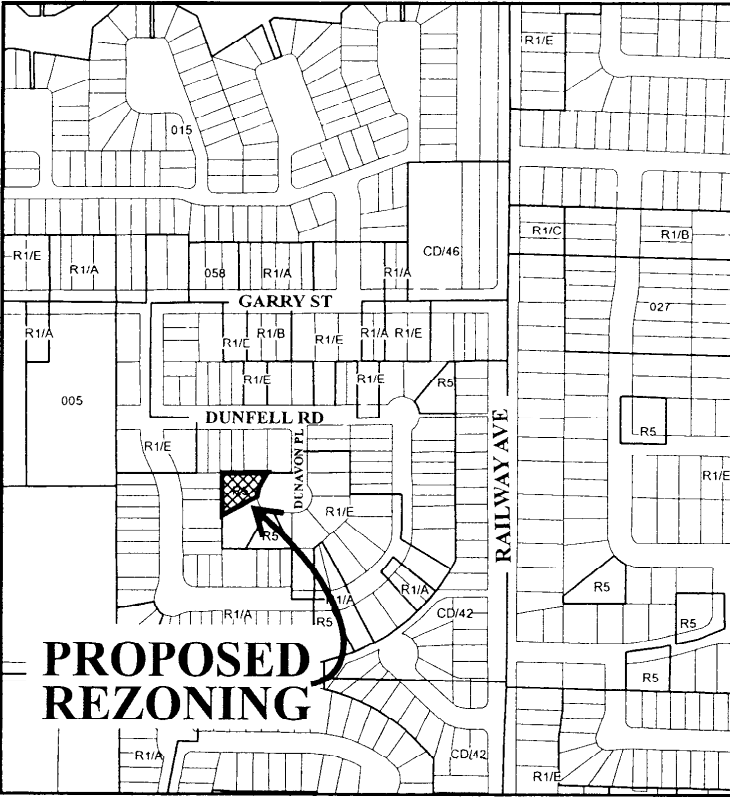
Kevin Eng  
Planning Technician - Design  
(4626)

KE blg

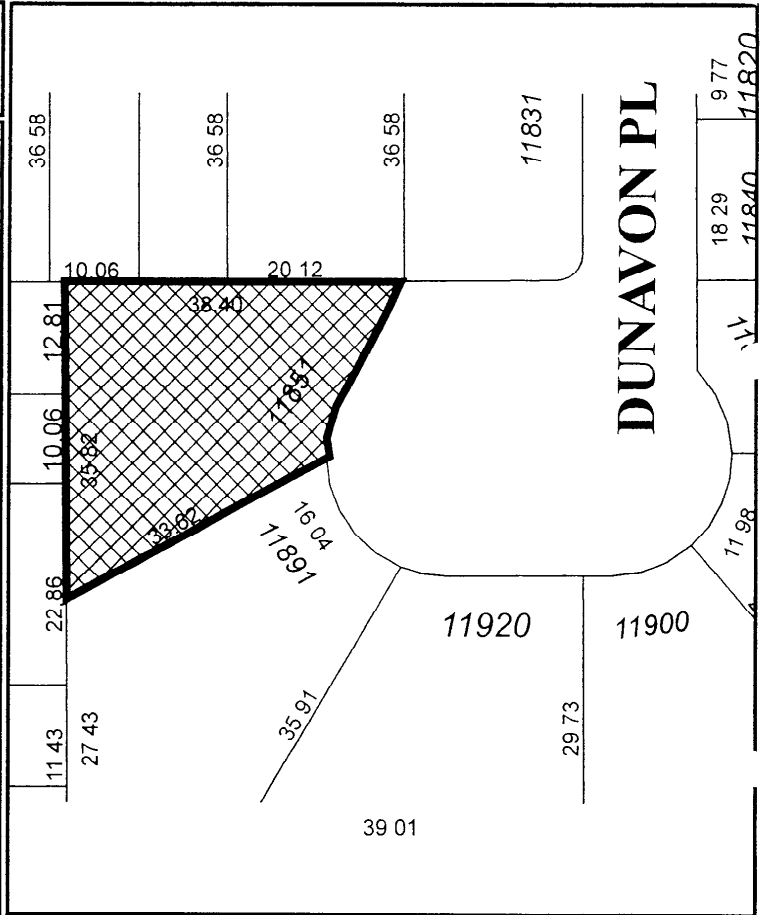
No rezoning requirements are attached to this application



# City of Richmond



## PROPOSED REZONING



# RZ 05-294740

ATTACHMENT 1

Original Date 03/16/05

Revision Date

Note Dimensions are in METRES



# City of Richmond

# Policy Manual

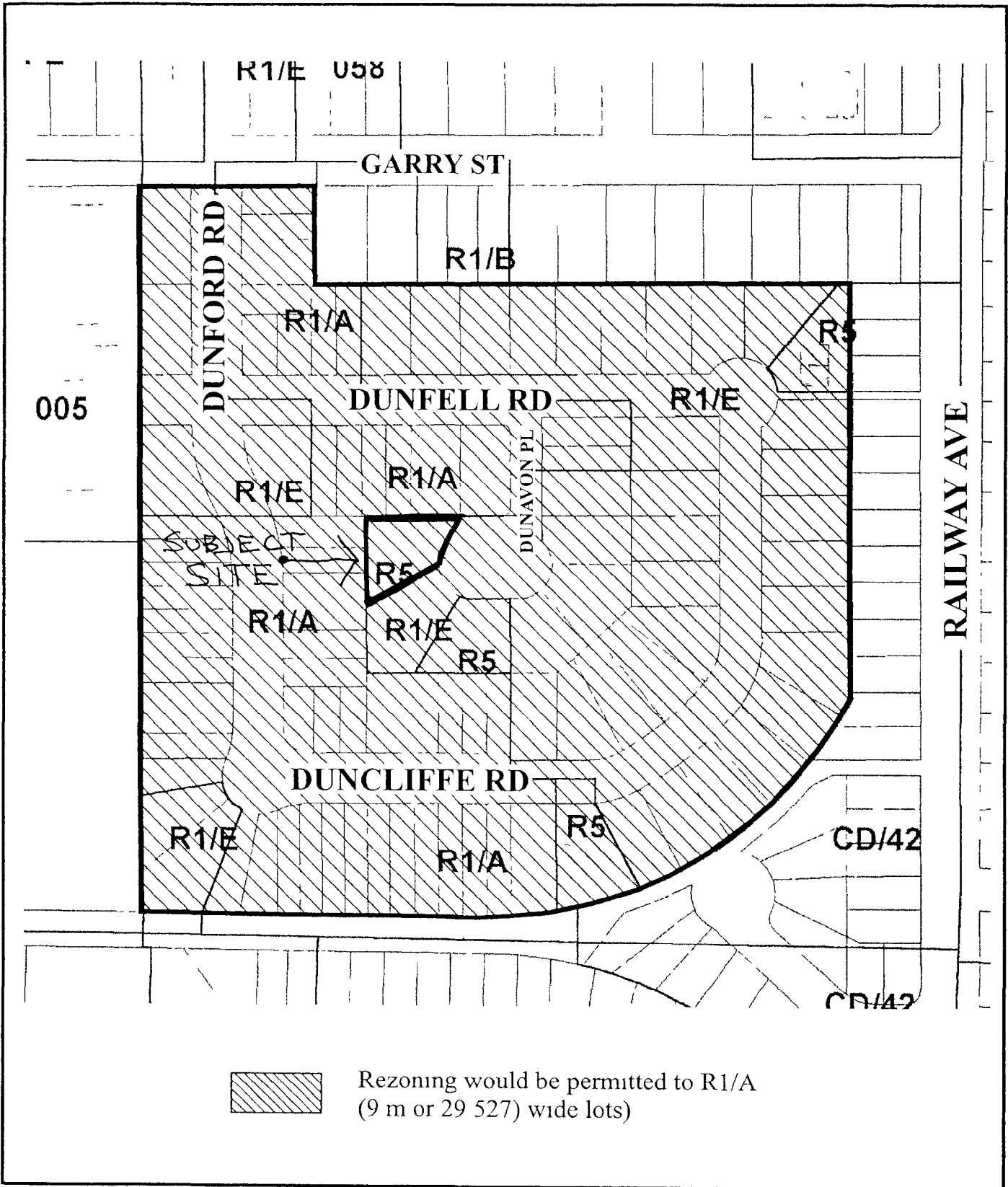
Page 1 of 2	Adopted by Council July 15, 2002	<b>POLICY 5470</b>
File Ref 4045-00	<b>SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7</b>	

## **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

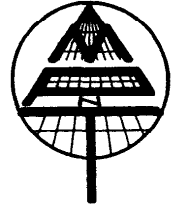
Revision Date 07/15/02

Note Dimensions are in METRES

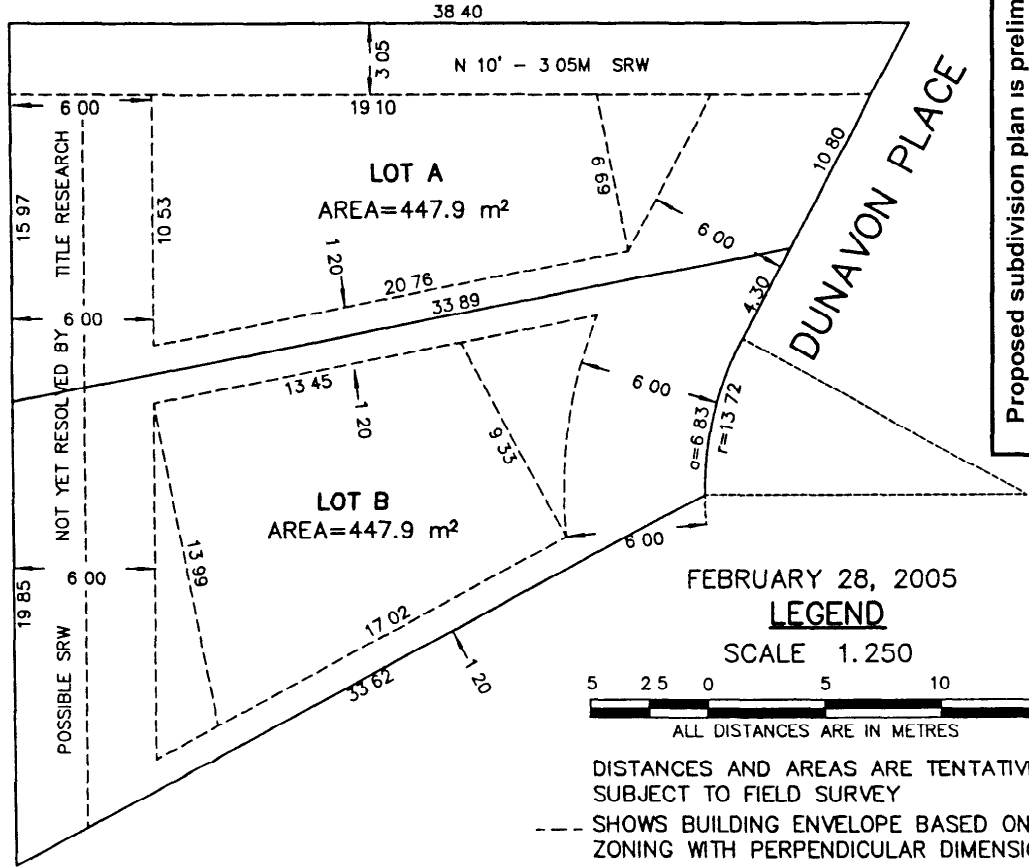
# PROPOSED SUBDIVISION PLAN OF LOT 144 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST N.W.D. PLAN 48471

R-05-14615-1-PROPOSAL

PROPOSED ZONING R1A



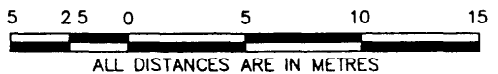
Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage



FEBRUARY 28, 2005

### LEGEND

SCALE 1.250



ALL DISTANCES ARE IN METRES

DISTANCES AND AREAS ARE TENTATIVE  
SUBJECT TO FIELD SURVEY

--- SHOWS BUILDING ENVELOPE BASED ON R1A  
ZONING WITH PERPENDICULAR DIMENSIONS

SRW INDICATES STATUTORY RIGHT OF WAY

AREA = TOTAL PROPOSED LOT AREA

**MATSON PECK & TOPLISS**  
 SURVEYORS & ENGINEERS  
 #210 - 8171 COOK ROAD  
 RICHMOND, B C  
 V6Y 3T8  
 PH 604-270-9331  
 FAX 604-270-4137  
 CADFILE 14615-1-PROPOSAL.FLX

R-05-14615-1-PROPOSAL



**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

APR 25 2005

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