



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Date: July 19, 2004
File: RZ 04-272619
Re: **Application by Mohinder Gill for Rezoning at 9051 Dolph Avenue from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area K (R1/K)**

Staff Recommendation

That Bylaw No. 7782, for the rezoning of 9051 Dolph Avenue from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

Raul Allueva
Director of Development

RA:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

| Item | Details |
|-------------|---------------------|
| Application | RZ 04-272619 |
| Location | 9051 Dolphin Avenue |
| Owner | Mohinder Gill |
| Applicant | Mohinder Gill |

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| Date Received | June 17, 2004 |
| Acknowledgement Letter | June 30, 2004 |
| Fast Track Compliance | July 15, 2004 |
| Staff Report | July 15, 2004 |
| Planning Committee | August 4, 2004 |

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| Site Size | 990 m ² (10,656 ft ²) |
| Land Uses | <i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two (2) single-family lots each 495 m ² (5,328 ft ²) |
| Zoning | <i>Existing</i> – Single-Family Housing District, Subdivision Area B (R1/B) (Minimum width 12 m or 39 ft.) <i>Proposed</i> – Single-Family Housing District, Subdivision Area K (R1/K) (Minimum width 10 m or 33 ft.) |
| Planning Designations | OCP Generalized Land Use Map – Neighbourhood Residential Ash Street Sub Area Plan – Low-Density Residential (Attachment 3) |
| Surrounding Development | This portion of Dolphin Avenue has a mix of new and older character single-family dwellings on R1/B zoned lots. The subdivision pattern is varied in this portion of the Ash Street Sub Area with most of the older character houses located on larger R1/B lots. Newer dwellings occupy both small and large R1/B lots in the surrounding area. The larger surrounding area, particularly to the east along Heather Street, contains numerous R1/K size lots. |

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| Staff Comments | <ul style="list-style-type: none"> • The area west of Ash Street in the Ash Street Sub Area Plan has experienced numerous rezoning and subdivision applications to R1/K, thus permitting small, narrower lots throughout this neighbourhood. • Although a majority of past development applications have been focused along Heather Street and other portions of the Area Plan, the rezoning and subdivision proposal would not be out of character with existing housing character as there are dwellings located on narrower R1/B size lots to the west and to the south within the Dolphin Court subdivision, which have comparable frontages to the proposed two (2) new R1/K lots. • Adjacent lots to the east of similar size also are considered to have future subdivision potential under the R1/K zone. • At future subdivision, Neighbourhood Improvement Charge (NIC) fees are required for frontage upgrades along Dolphin Avenue except for storm sewer, which has already been completed. |
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| Analysis | The rezoning proposal is consistent with the direction of development already undertaken in this portion of the Ash Street Sub Area Plan west of Ash Street where numerous rezonings have been approved to R1/K and R1/A. Staff support this application on the basis that precedent for smaller lots has been established in the neighbourhood. |
| Attachments | Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan; Attachment 3 – Ash Street Sub Area Plan Land Use Map |
| Recommendation | Approval |



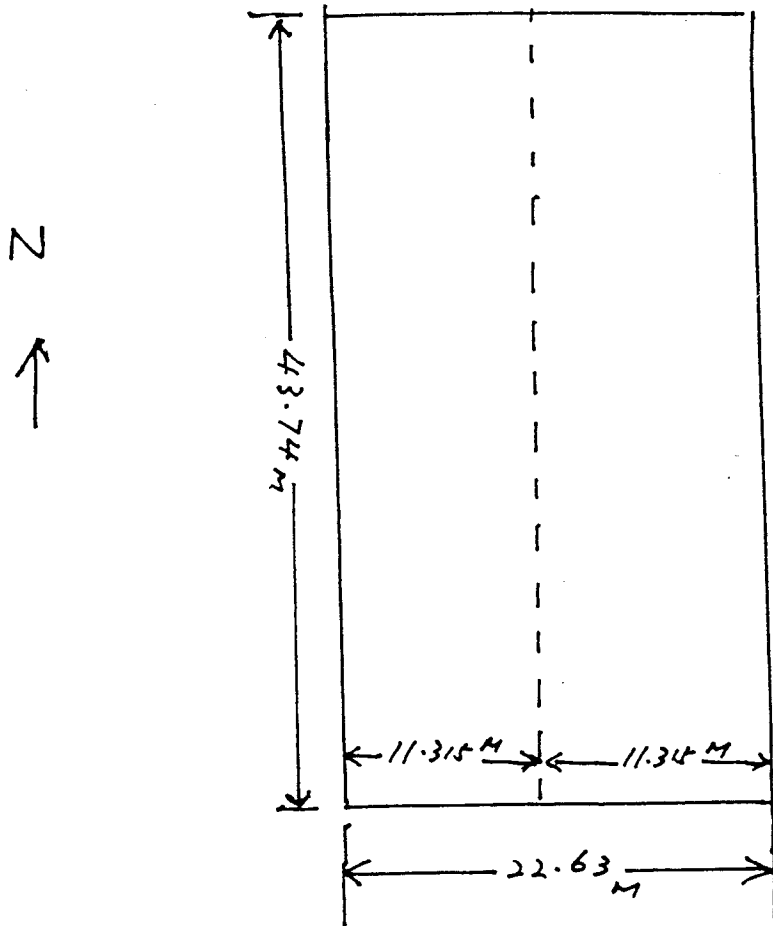
Kevin Eng
Planning Technician – Design
(Local 4626)

DRAFT PLAN OF SUBDIVISION

ATTACHMENT 2

ADDRESS: 9051 DOLPHIN AVE;

D: LT W 1/2 EXCEPT PL 66430 B4M
R6W SEC 22 PL 8142

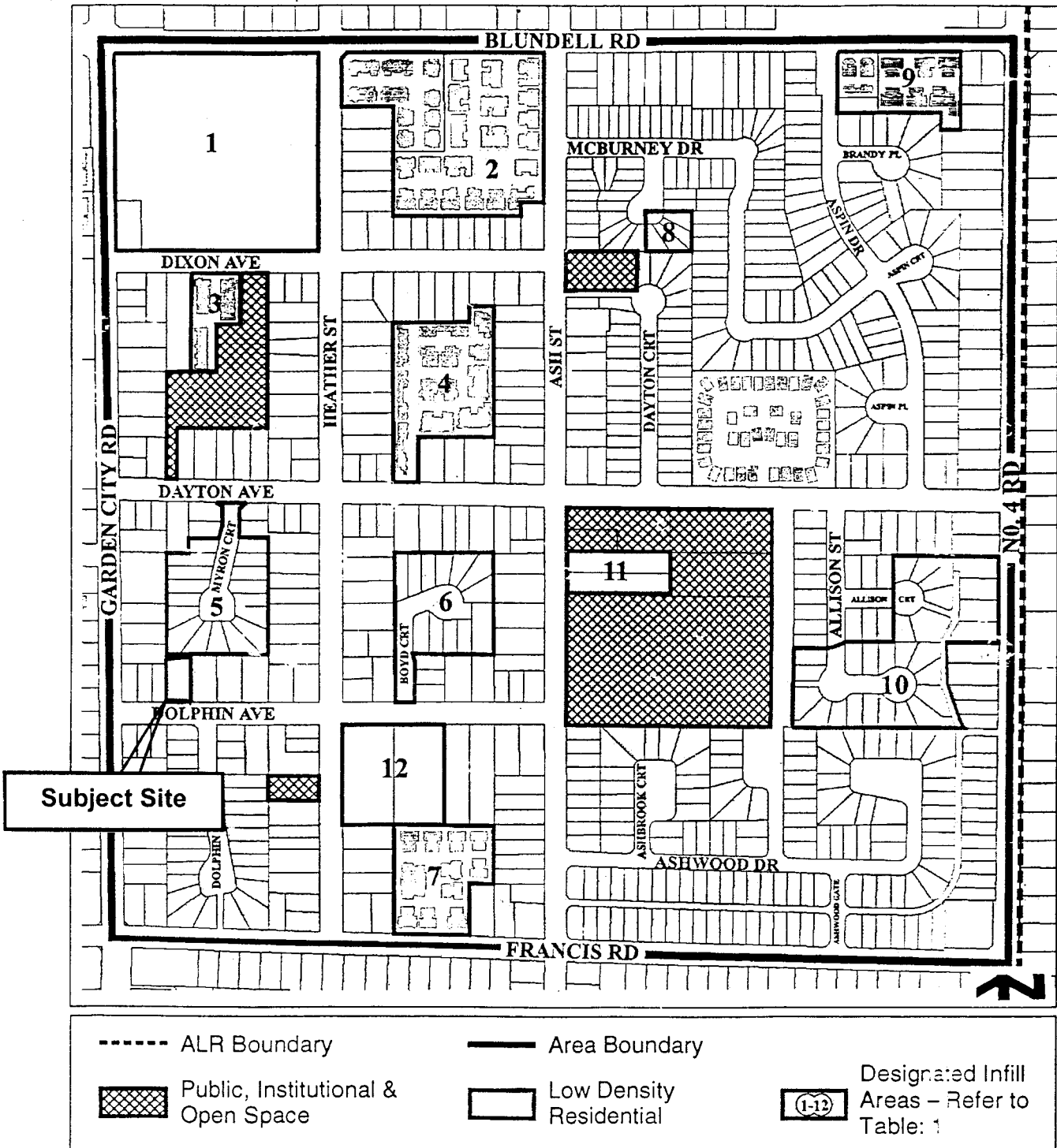


DOLPHIN AVE

APPLY FOR REZONING TO RIK

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

Land Use Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7782 (RZ 04-272619)
9051 DOLPHIN AVENUE**

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 K (R1/K)**.

P.I.D. 004-868-978

West Half Lot 47 Except: Part Subdivided By Plan 60430 Section 22 Block 4 North Range 6 West New Westminster District Plan 8142

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7782”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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| CITY OF RICHMOND |
| APPROVED for content by originating dept. <i>HS</i> |
| APPROVED for legality by Solicitor <i>[Signature]</i> |

MAYOR

CITY CLERK