



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee **Date:** August 9, 2005
From: Holger Burke **File:** RZ 05-305413
Acting Director of Development
Re: **Application by Willie Po for Rezoning at 4831 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. 7969, for the rezoning of 4831 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.

Holger Burke
Acting Director of Development

HB:ke
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Item	Details
Application	RZ 05-305413
Location	4831 Dunfell Road
Owner	Willie Po
Applicant	Willie Po

Date Received	June 24, 2005
Acknowledgement Letter	July 13, 2005
Fast Track Compliance	July 21, 2005
Staff Report	August 9, 2005
Planning Committee	August 30, 2005

Site Size	669 m ² (7,201 ft ²)
Land Uses	Existing – Single-family dwelling
	Proposed – Two single-family residential lots (each lot approximately 334.5 m ² or 3,600.5 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft)
	Proposed – Single-Family Housing District, Subdivision Area A (R1/A) (minimum width 9 m or 29.5 ft)
Planning Designations	Steveston Area Plan Land Use Designation – Single Family Lot Size Policy 5470 – Rezoning and Subdivision permitted to R1/A <i>Proposal complies with applicable designations.</i>
Surrounding Development	New single-family dwellings on subdivided R1/A lots surround the subject site to the immediate west, north and across Dunfell Road to the south. Existing single-family dwellings on R1/E zoned properties are situated to the east.

Staff Comments	There are no requirements attached to this rezoning application. At future subdivision stage, Development Cost Charges along with standard service connection fess will be assessed.
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Analysis	<ul style="list-style-type: none">• The application complies with the single-family land use designation contained in the Steveston Area Plan and also adheres to the existing Lot Size Policy (5470), which permit subdivision to R1/A.• Based on these planning designations and policies, the area contained within Dunfell Road, Duncliffe Road and Dunford Road has experienced a significant amount of residential redevelopment in the form of residential subdivisions.• Properties to the immediate west have already rezoned and subdivided with construction currently underway.• The proposal to rezone the subject property to permit a subdivision into two (2) single-family residential lots is consistent with the redevelopment direction already undertaken in this neighbourhood.
Attachments	Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5470
Recommendation	Approval



Kevin Eng
Planning Technician - Design
(4626)

:ke

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

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Adopted by Council: July 15, 2002

POLICY 5470

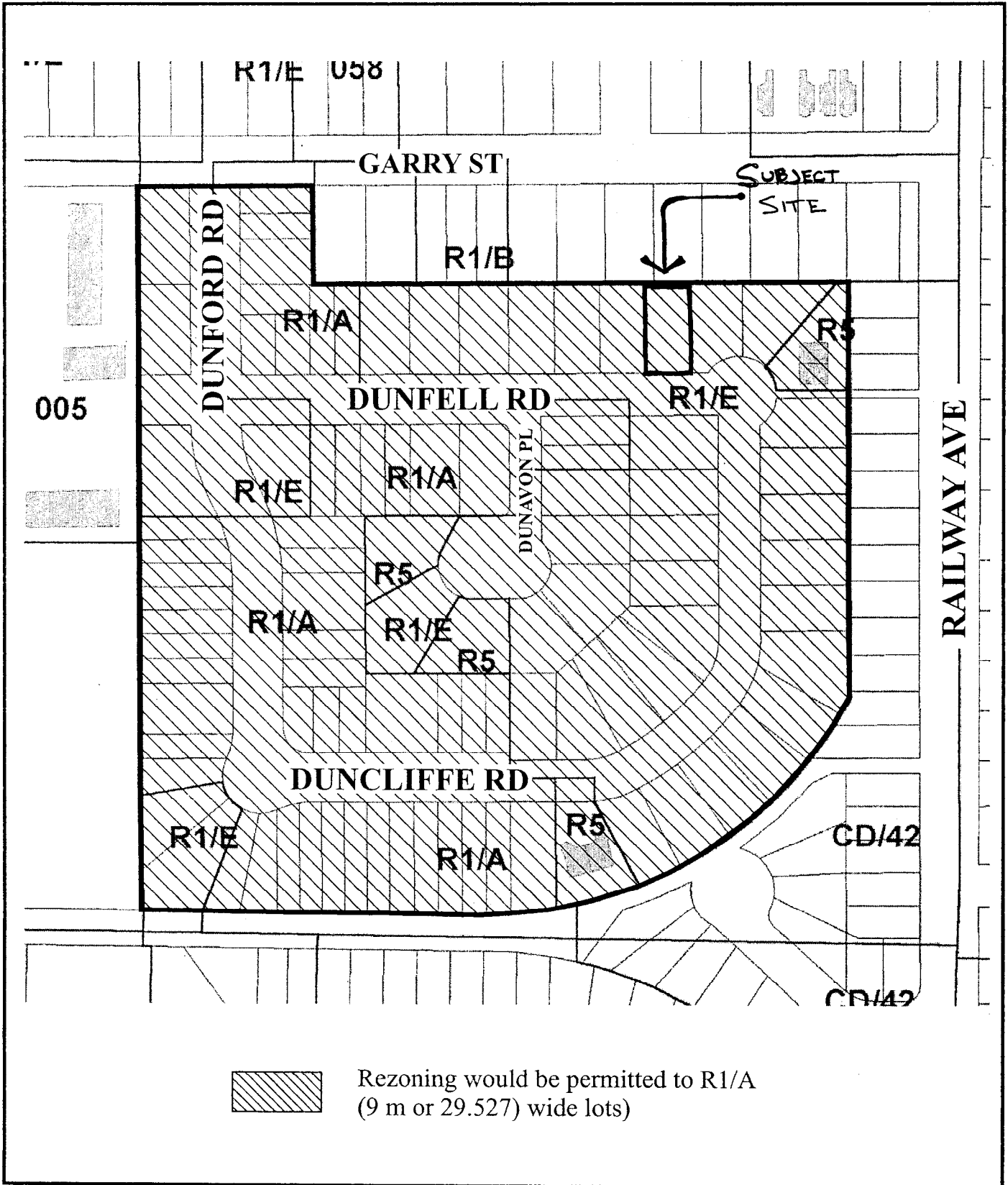
File Ref: 4045-00

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.



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 7969 (RZ 05-305413)
4831 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. 001-385-755

Lot 98 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 7969".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

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

MAYOR

CORPORATE OFFICER