



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: APPLICATION BY ELEGANT DEVELOPMENT INC. AND HARRY & LOUISE NELSON FOR REZONING AT 4520 GARRY STREET (FORMERLY 11720 DUNFORD ROAD) AND 11740 DUNFORD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)

TO PLANNING- OCT. 16, 2001
DATE: September 27, 2001

UD FILE: RZ 01-188615

CLERKS : 8060 - 20 - 7287

STAFF RECOMMENDATION

That Bylaw No. 7287, for the rezoning of 4520 Garry Street (Formerly 11720 Dunford Road) and 11740 Dunford 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.

Joe Erceg
Manager, Development Applications

JE:dcb
Att. 2

FOR ORIGINATING DIVISION USE ONLY	
	CONCURRENCE OF GENERAL MANAGER

STAFF REPORT**ORIGIN**

Elegant Development Inc. and Harry & Louise Nelson have made an application for rezoning at 4520 Garry Street (formerly 11720 Dunford Road) and 11740 Dunford Road (as shown in **Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A). The applicant's intent is to provide for possible subdivision of each of the two properties into two R1/A lots thereby creating a total of four single family lots.

It should be noted that the property at 4520 Garry Street has recently undergone an address change from 11720 Dunford Road.

FINDINGS OF FACTSingle Family Lot Widths – (Reference Chart)

SINGLE FAMILY R1 ZONE	
TYPE	LOT WIDTH
SEWERED AREAS	
A	9m (29.527 ft.)*
B	12m (39.370 ft.)*
C	13.5m (44.291 ft.)*
D	15m (49.213 ft.)*
E	18m (59.055 ft.)*
H	16.5m (54.134 ft.)*
J	13.4 (43.963 ft.)
K	10m (32.808 ft.)
UNSEWERED AREAS	
F	18m (59.055 ft.)*
G	20m (65.617 ft.)
* For corner lots, add 2m (6.562 ft.) to width	

Development Statistics

ITEM	EXISTING	PROPOSED
Owner	4520 Garry Street: Elegant Development Inc and GRD Enterprises Ltd. 11740 Dunford Road: Harry & Louise Nelson	Same
Applicant	Elegant Development Inc. and Harry & Louise Nelson	Same
Site Size	4520 Garry Street: 650.465 m ² (7001.77 ft ²) 11740 Dunford Road: 557.293 m ² (5998.85 ft ²)	Same
Land Uses	Single Family Dwellings	Same

ITEM	EXISTING	PROPOSED
OCP Designation	Neighbourhood Residential	Same
Area Plan Designation	Single Family	Same
702 Policy Designation	Policy 5458 Subdivision as per R1/A	Same
Zoning	R1/E	R1/A

Surrounding Land Uses

The subject properties are located at the corner of Dunford Road and Garry Street in quarter section 02-3-7. Existing land uses, both those immediately to the south and east, as well as those across Dunford Road and Garry Street, are single family residential.

RELATED POLICIES & STUDIES

Single Family Lot Size Policy

A Single-Family Lot Size Policy (Policy No. 5458 adopted March 20, 1995 and shown in **Attachment 2**) applies to the subject properties. This Policy makes provision for lots along Dunford Road, Dunavon Place and portions of Dunfell and Duncliff Roads to subdivide to Single Family Housing District, Subdivision Area A (R1/A). The two subject properties fall within the area permitted to subdivide to R1/A under the Policy.

STAFF COMMENTS

Transportation

No land or right of way acquisition required.

Policy Planning

The proposed rezoning and future subdivision both conform to the existing Single Family Lot Size Policy No. 5458 that applies to the area. Site dimensions meet the R1/A zoning criteria. No objections to the proposed rezoning.

Development Applications/Engineering

No Servicing Agreements are required as both frontages have been recently completed. A covenant is needed, requiring a Latecomer Charge payable at the time of subdivision and equivalent to the Neighbourhood Improvement Charge (NIC) for works already constructed on Dunford Road.

There has been staff discussion regarding the possibility of requiring a 3m Public Rights of Passage (PROP) corridor along the east edge of this site for possible future lane access for Garry Street properties that may redevelop. Staff believe this is premature and unnecessarily onerous on this developer. Staff are recommending that a PROP right of way not be requested.

With future subdivision, Neighbourhood Improvement Charges will be required for the entire Dunford frontage works at the current rate. Also with future subdivision, a covenant will be required for the new corner lot created from 4520 Garry Street to restrict driveway access to

Dunford Road and to ensure that the corner lot driveway is located at the new lot's southern property edge.

ANALYSIS

- The rezoning proposal is consistent with the existing Single Family Lot Size Policy No. 5458.
- Staff have reviewed the necessity of requiring a public rights of passage corridor along the east edge of the properties but determined this to be unwarranted upon these two lots.
- A restrictive covenant is proposed at subdivision stage as a means of restricting driveway accesses to Dunford Road rather than Garry Street.
- No neighbourhood concerns have been received by staff to date.

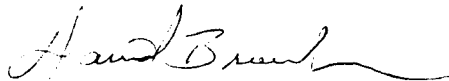
On the basis of the above analysis, **staff are recommending that Council approve the proposed rezoning.**

FINANCIAL IMPACT

Latecomer fees are anticipated with the future subdivision.

CONCLUSION

Staff support the proposed rezoning and anticipated subdivision given that the proposal is in compliance with the existing Single Family Lot Size Policy.



David Brownlee
Planner 2

DCB:cas

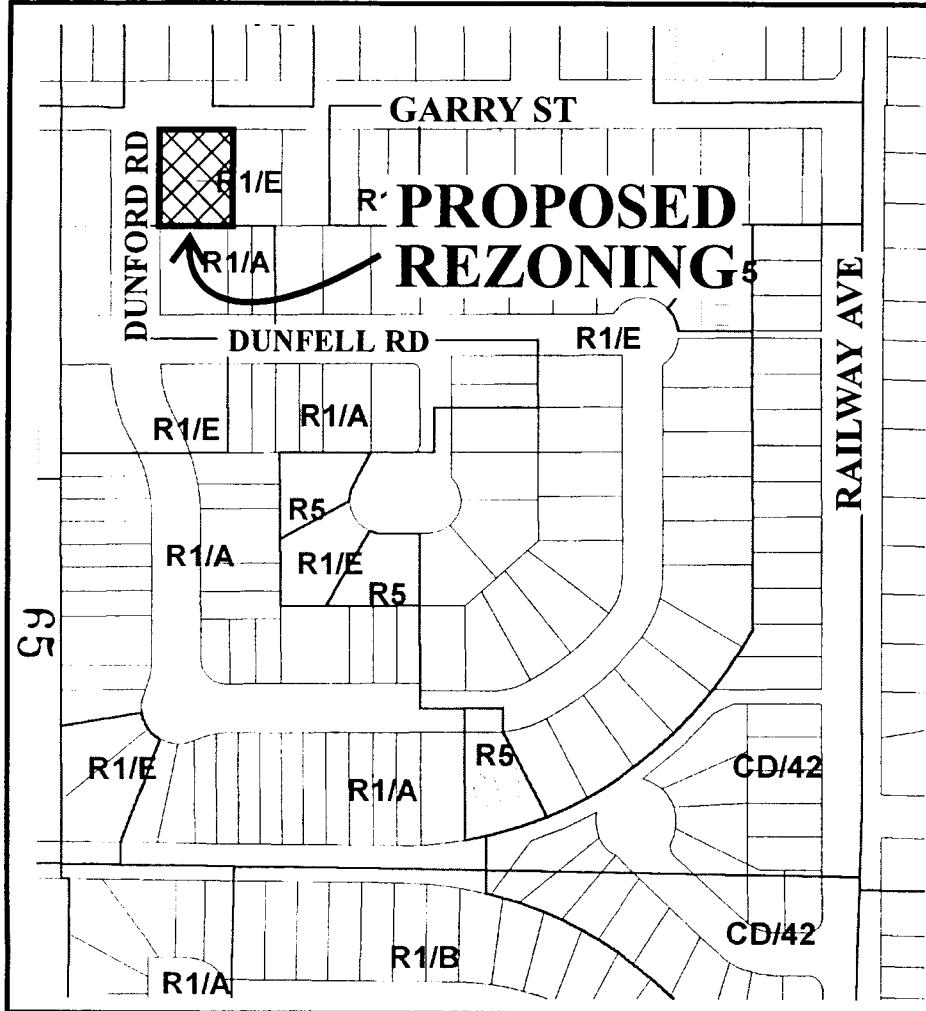
There are requirements to be dealt with prior to final adoption:
Legal requirements, specifically:

- a covenant requiring a Latecomer Charge equivalent to the Neighbourhood Improvement Charge be payable at the time of subdivision.



City of Richmond

511	4531	4551	4571	4591	4593	4595	46
2.80	12.62	18.29	18.29	14.22	14.23	14.23	19



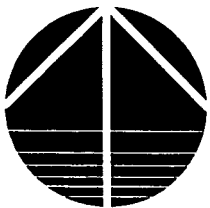
GARRY ST

20.12					20.42	20.42	1
11731	39.62				39.62		39.62
20.12				20.42	20.42		
		28.05	10.06	10.06	20.12		
11751	36.58						
		4671	4691	4697	4711		
20.12		28.05	10.06	10.06	20.12		

DUNFORD RD

DUNFELL RD

20.12	28.04	10.06	10.06
	4688	4700	4720
	4728		



RZ 01-188615

Original Date: 06/29/01

Revision Date: 09/19/01

Note: Dimensions are in METRES



City of Richmond

Policy Manual

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Adopted by Council: March 20, 1995

POLICY 5458

File Ref: 4045-00

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

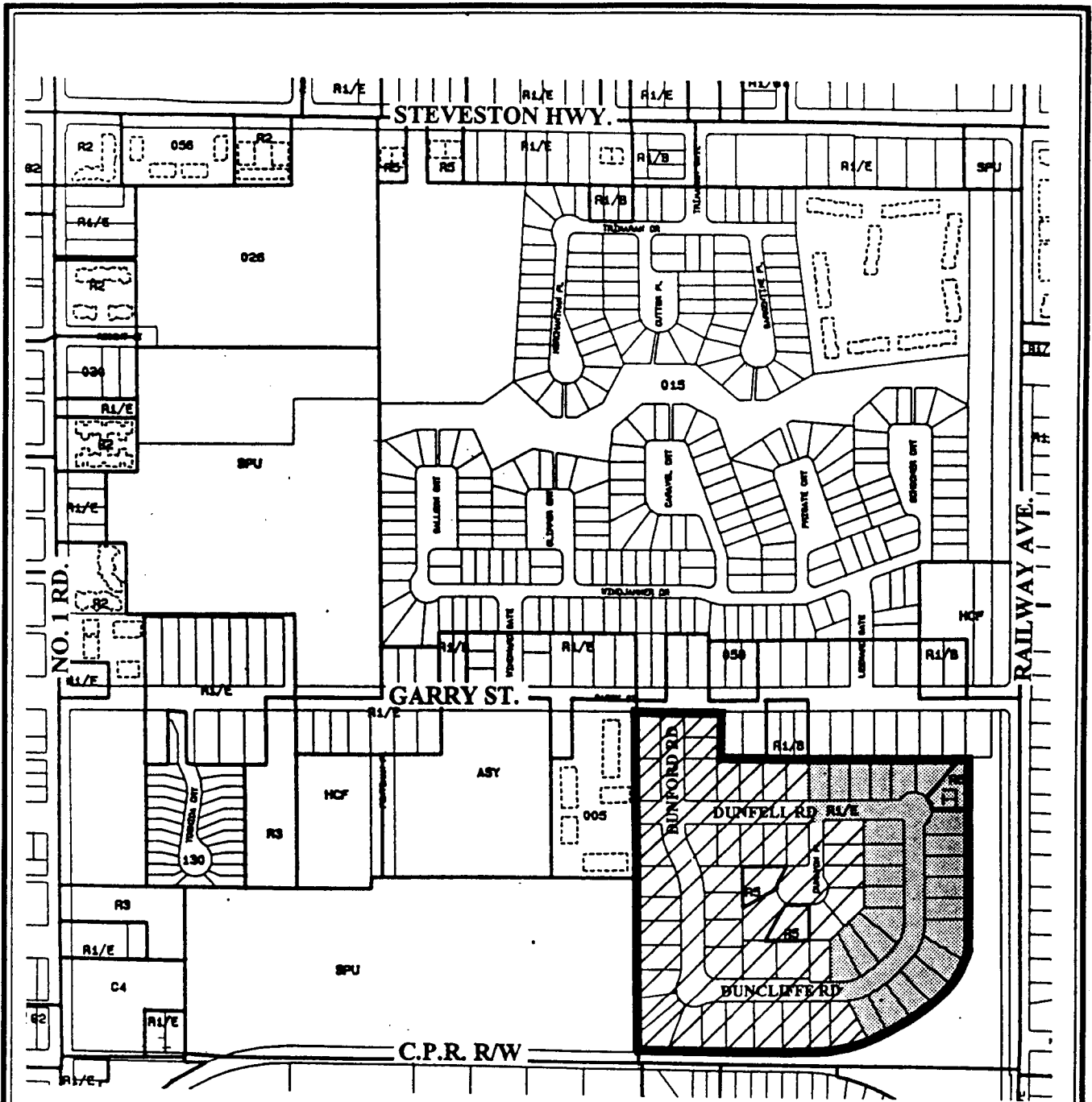
POLICY 5458:


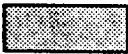
The following policy establishes lot sizes for properties within the area located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in a portion of Section 2-3-7:

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 the existing large lot Single-Family Housing District, Subdivision Area E (R1/E) zoning of the Zoning and Development Bylaw 5300, with the following exception:

That properties along Dunfell Road to the west of 4771 Dunfell Road, along Duncliffe Road to the west of 4780 and 4791, and all properties on Dunavon Place and Dunford Road in the western portion of the study area be permitted to subdivide as per Single-Family Housing District, Subdivision Area A (R1/A).

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.



-  Subdivision permitted as per R1/A.
-  Subdivision permitted as per R1/E.



POLICY SECTION **5458**
 67 **02,3-7**

DATE
 03/20/95

CITY OF RICHMOND

BYLAW 7287

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7287 (RZ 01-188615)
4520 GARRY STREET AND 11740 DUNFORD ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following areas and by designating them **Single-Family Housing District, Subdivision Area A (R1/A)**.

P.I.D. 003-630-803

Lot 462 Section 2 Block 3 North Range 7 West New Westminster District Plan 65526.

P.I.D. 000-481-432

Lot 463 of Section 2 Block 3 North Range 7 West New Westminster District Plan 65526.

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7287"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK