



**City of Richmond**  
Urban Development Division

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

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**To:** Planning Committee **Date:** November 10, 2004  
**From:** Raul Allueva **File:** RZ 04-279769  
Director of Development  
**Re:** **Application by Brian Kramer for Rezoning at 4751 Dunfell Road from**  
**Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family**  
**Housing District, Subdivision Area A (R1/A)**

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**Staff Recommendation**

That Bylaw No. 7859, for the rezoning of 4751 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**

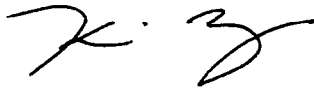
Item	Details
<b>Application</b>	RZ 04-279769
<b>Location</b>	4751 Dunfell Road
<b>Owner</b>	Y & M Nakano
<b>Applicant</b>	Brian Kramer

<b>Date Received</b>	October 27, 2004
<b>Acknowledgement Letter</b>	November 3, 2004
<b>Fast Track Compliance</b>	November 9, 2004
<b>Staff Report</b>	November 9, 2004
<b>Planning Committee</b>	December 7, 2004

<b>Site Size</b>	735 m <sup>2</sup> (7,920 ft <sup>2</sup> )
<b>Land Uses</b>	<i>Existing</i> – Single-family dwelling
	<i>Proposed</i> – Two (2) single-family lots (one (1) lot 345 m <sup>2</sup> or 3,720 ft <sup>2</sup> ; one (1) lot 390 m <sup>2</sup> or 4,200 ft <sup>2</sup> )
<b>Zoning</b>	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 ft.)
	<i>Proposed</i> – Single-Family Housing District, Subdivision Area A (R1/A) (minimum width 9 m or 30 ft.)
<b>Planning Designations</b>	Steveston Area Plan Land Use Designation – Single-Family
<b>Related Policies</b>	Lot Size Policy 5470 (Subdivision Permitted to R1/A)
<b>Surrounding Development</b>	The subject site is in a neighbourhood where there has been significant residential infill development in the form of small, subdivided R1/A size lots. Newer dwellings on subdivided lots are located further west along Dunfell Road. Older character dwellings flank both sides of the subject site.

<b>Staff Comments</b>	<p>The property two lots to the west at 4711 Dunfell Road recently received rezoning and subdivision approval (reference file RZ 04-265089). Neighbouring property to the east has been rezoned to R1/A, but has not yet applied to subdivide and redevelop.</p> <p>As frontage upgrades have already been completed for the subject site, Neighbourhood Improvement Charge (NIC) fees need to be collected, along with Development Cost Charges and service connection costs at the subdivision stage.</p>
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<b>Analysis</b>	<p>The application is consistent with the existing direction of redevelopment in the neighbourhood and complies with Lot Size Policy 5470, which permits subdivision of existing lots to the R1/A zoning designation.</p> <p>Preliminary subdivision plans indicate that the proposed easterly lot will be slightly wider than the westerly lot. Reasoning behind this subdivision plan is to take into account a 3 m sewer right-of-way (R.O.W.) running along the east property line. Staff have no objections to this as the adjusted subdivision plan will allow for two (2) dwellings of similar frontage and character to be constructed, while taking this R.O.W. into account.</p>
<b>Attachments</b>	<b>Attachment 1</b> – Site Plan; <b>Attachment 2</b> – Lot Size Policy 5470; <b>Attachment 3</b> – Proposed Subdivision Plan
<b>Recommendation</b>	Approval

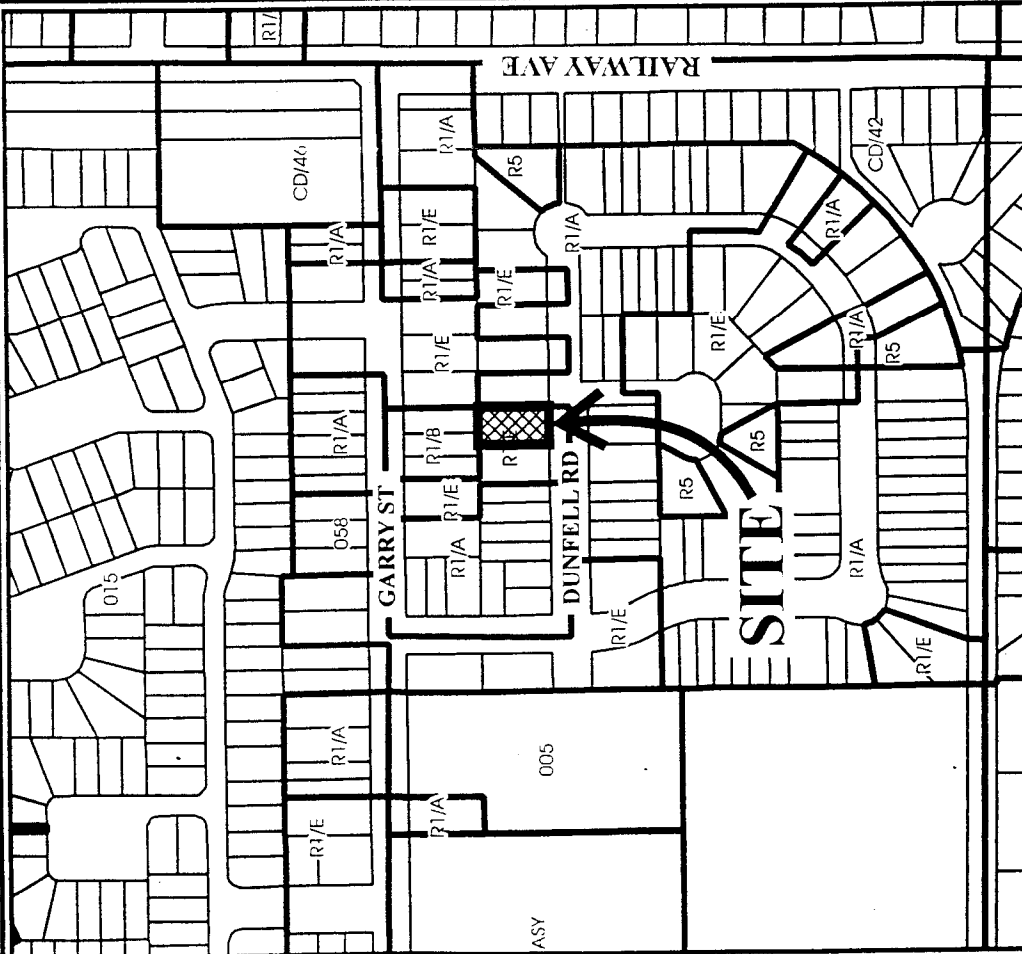


Kevin Eng  
Planning Technician - Design  
(Local 4626)

KE:blg



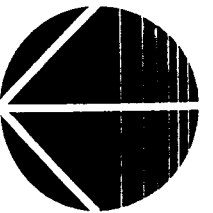
# City of Richmond



39.62	12.09	12.09	12.98	19.51	19.51
39.62	20.12	36.58	36.58	4771	479
9.75	20.12	9.75	20.12	18.30	18.29
4728	4740	4731	4751	4771	479
11.57	20.12	20.12	20.12	18.30	18.29
35	4	35	35	35	35

DUNFELL RD

ATTACHMENT 1



## RZ 04-279769

Original Date: 11/03/04  
 Revision Date:  
 Note: Dimensions are in METRES



Page 1 of 2

Adopted by Council: July 15, 2002

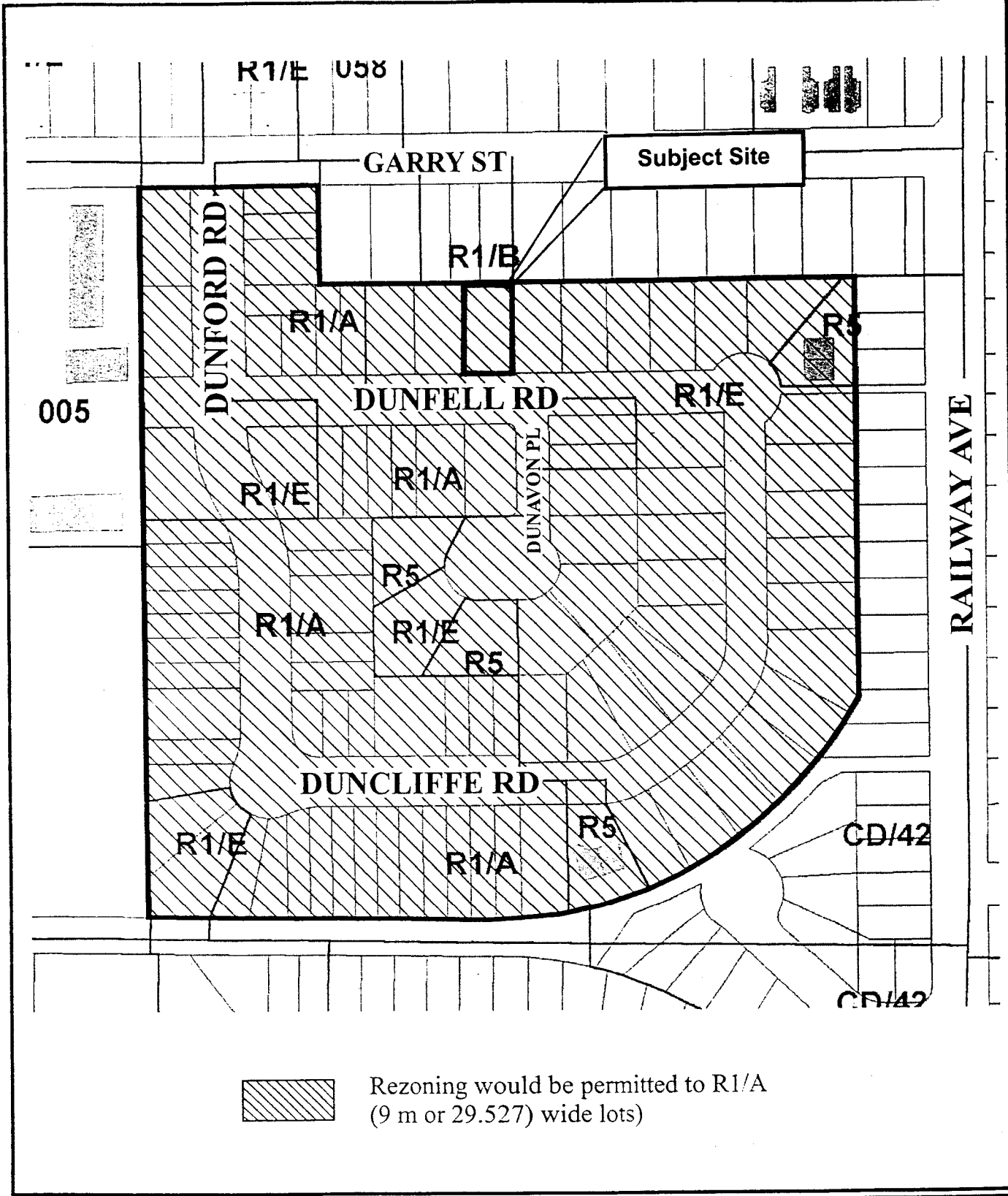
File Ref: 4045-00

**POLICY 5470:**

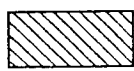
The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

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.



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Rezoning would be permitted to R1/A  
(9 m or 29.527) wide lots)



# Policy 5470

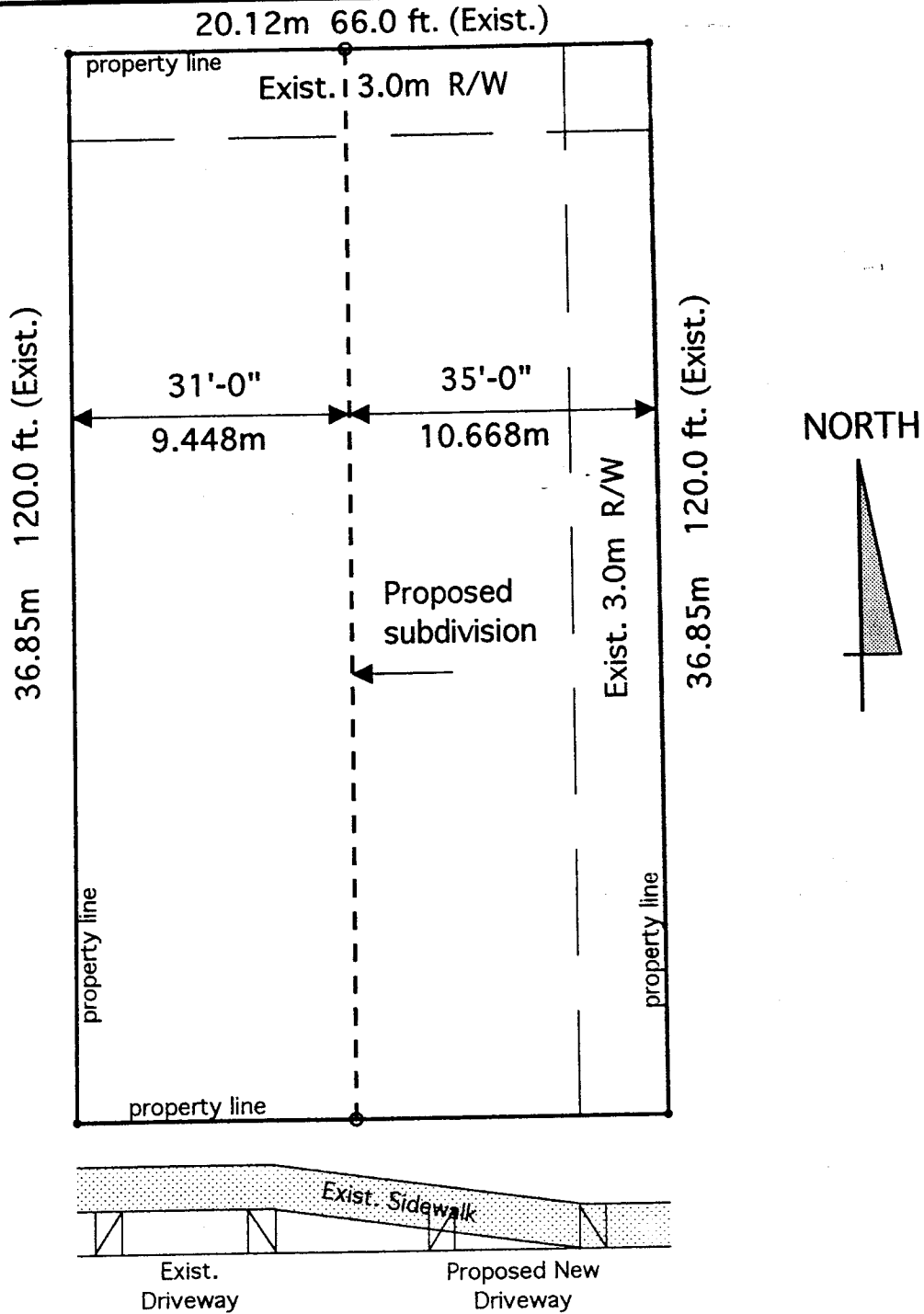
## Section 02, 3-7

Original Date: 05/01/02

Revision Date: 07/15/02

Note: Dimensions are in METRES

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



4751 Dunfell Road

Legal Survey dimensions may vary from dimensions indicated on this plan

Legal : Lot 11, SEC.2, BLK. 3 N,  
R 7 W, PL. 21419

Current Zone: R1E  
Proposed Zone: R1A

Applicant: Brian Kramer • Architect  
604-275-7753



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7859 (RZ 04-279769)  
4751 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. 010-455-736

Lot 11 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7859”**.

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. <b>HB</b>
APPROVED for legality by Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK