



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

to Planning - Dec 07, 2004.
Date: November 10, 2004

From: Raul Allueva
Director of Development

RZ 04-279769

File: 12-8040-20-7859.

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)

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
Application	RZ 04-279769
Location	4751 Dunfell Road
Owner	Y & M Nakano
Applicant	Brian Kramer

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

Site Size	735 m ² (7,920 ft ²)
Land Uses	<i>Existing</i> – Single-family dwelling
	<i>Proposed</i> – Two (2) single-family lots (one (1) lot 345 m ² or 3,720 ft ² ; one (1) lot 390 m ² or 4,200 ft ²)
Zoning	<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.)
Planning Designations	Steveston Area Plan Land Use Designation – Single-Family
Related Policies	Lot Size Policy 5470 (Subdivision Permitted to R1/A)
Surrounding Development	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.

Staff Comments	<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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Analysis	<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>
Attachments	Attachment 1 – Site Plan; Attachment 2 – Lot Size Policy 5470; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval

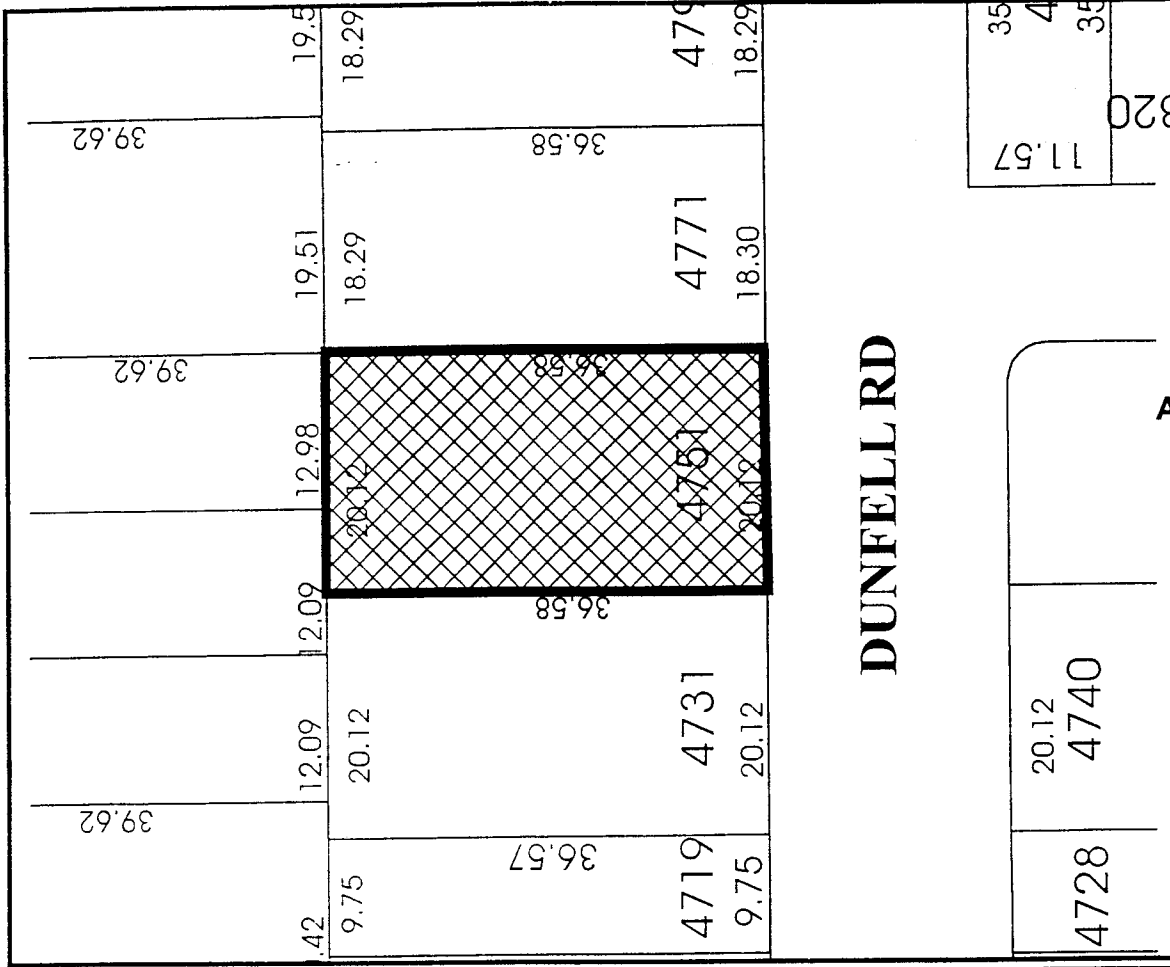
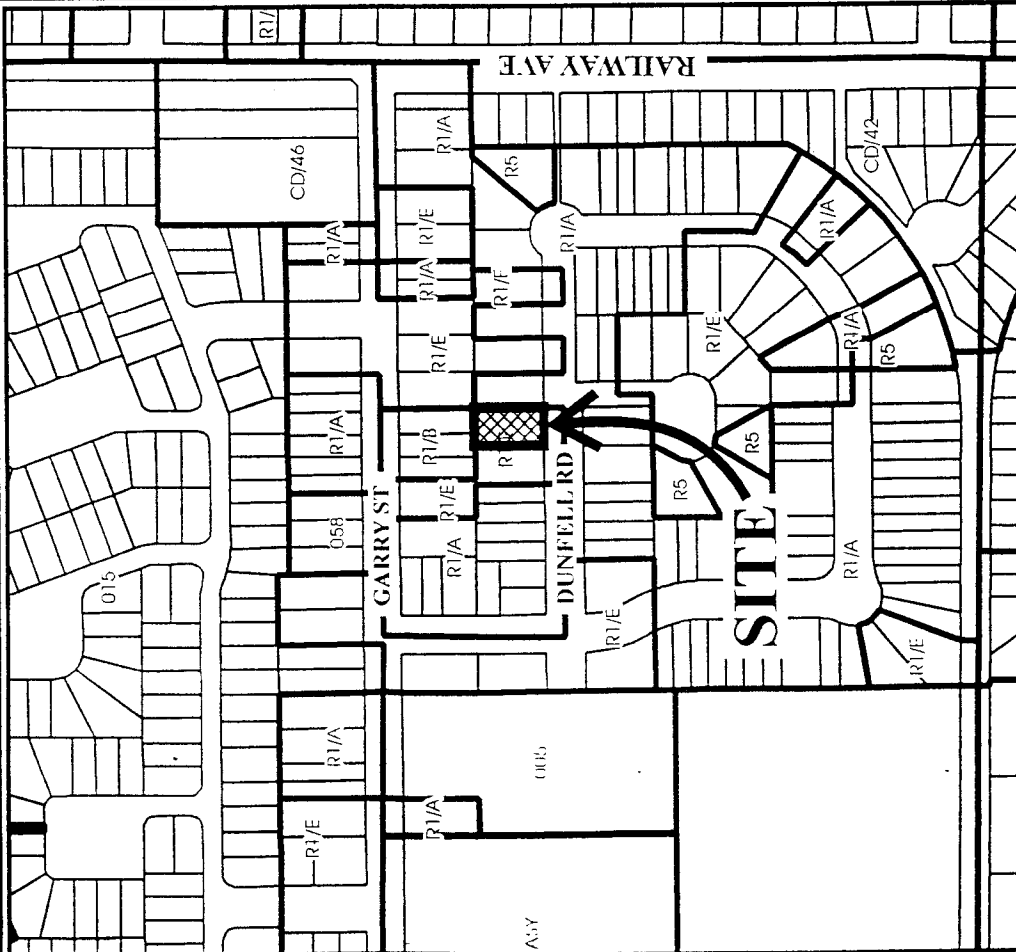


Kevin Eng
Planning Technician - Design
(Local 4626)

KE:blg



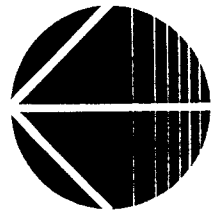
City of Richmond



ATTACHMENT 1

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

RZ 04-279769





Page 1 of 2

Adopted by Council: July 15, 2002

File Ref: 4045-00

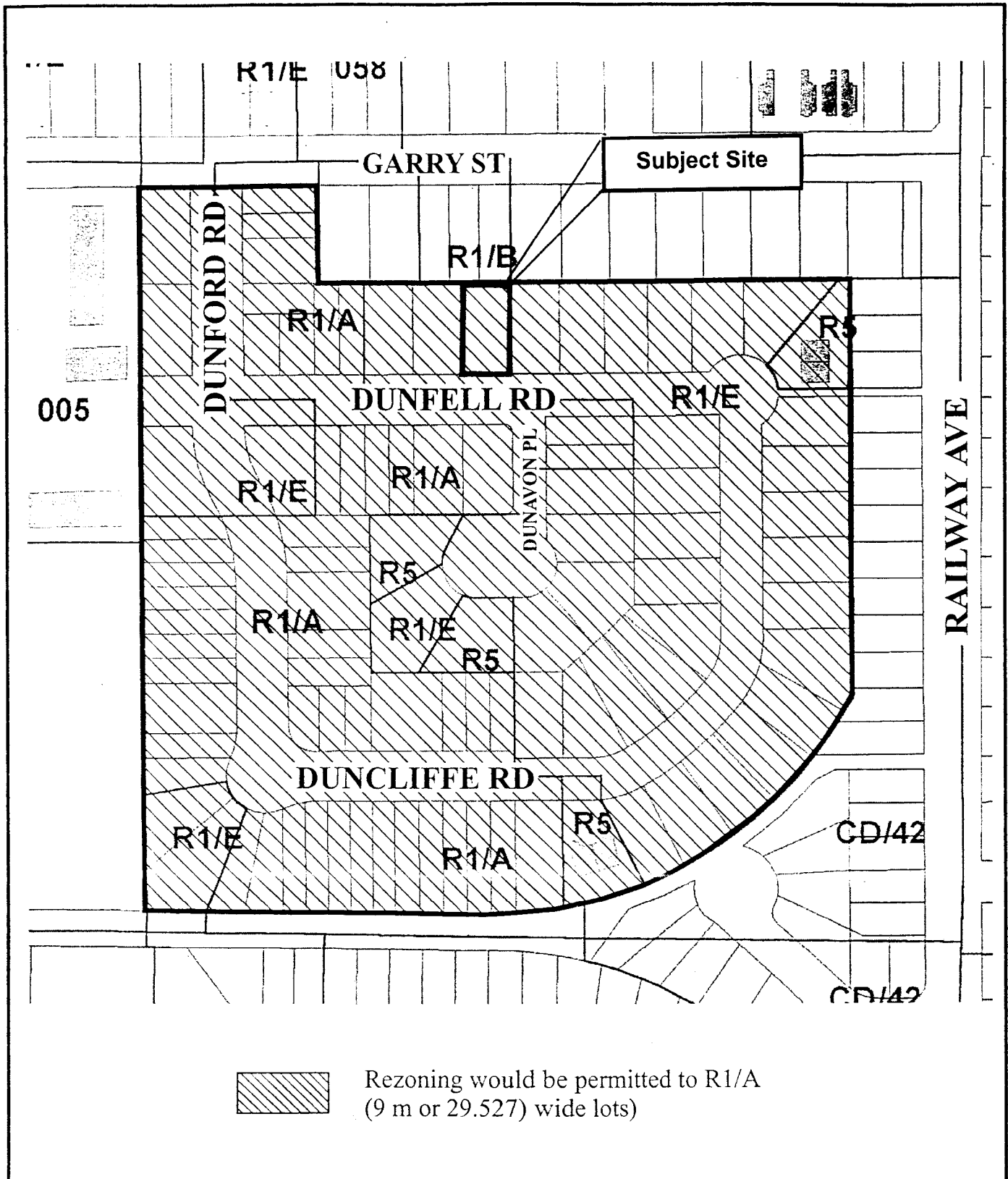
SINGLE-FAMILY ZONING DISTRICTS

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.



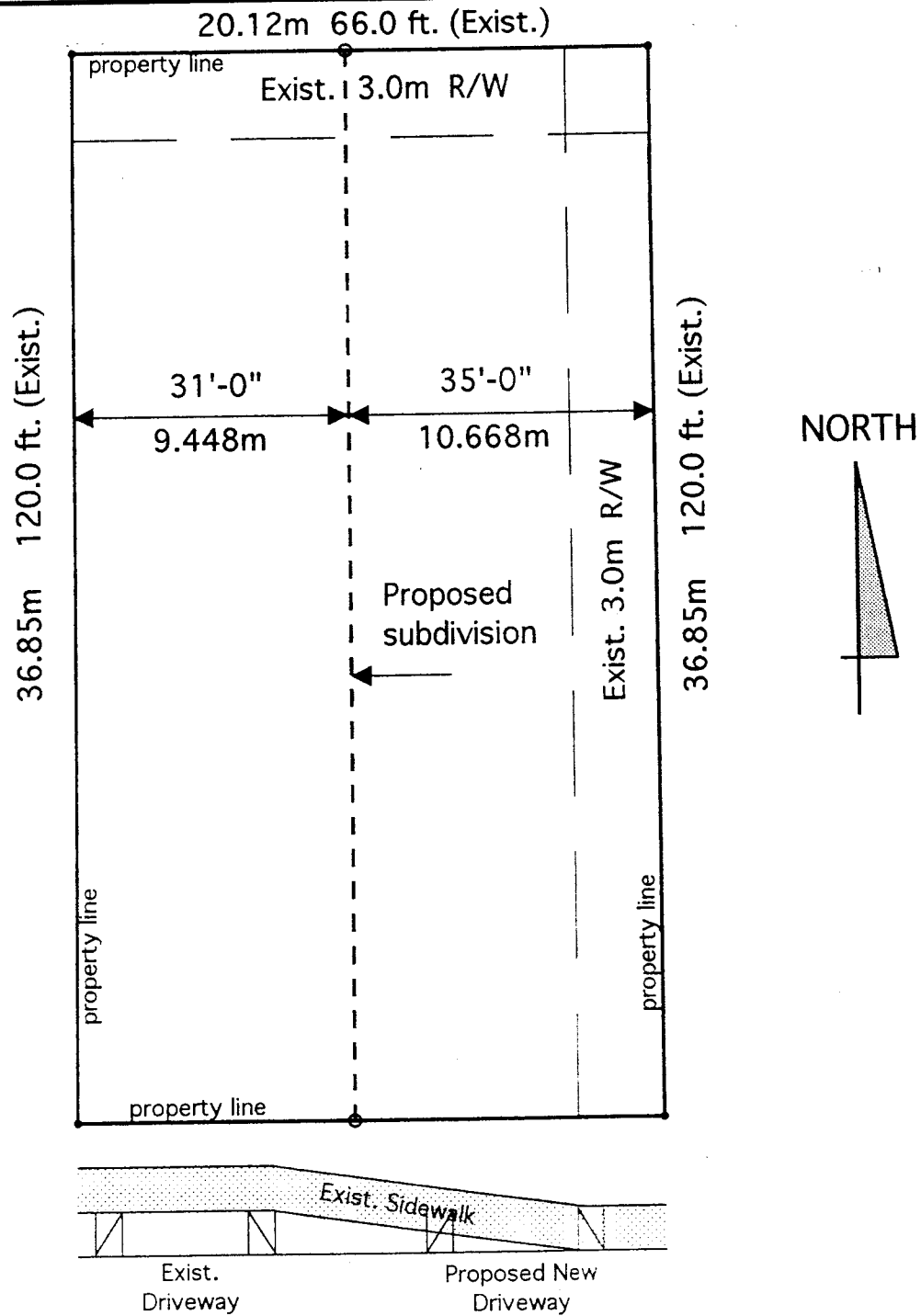
Policy 5470 Section 02, 3-7

Original Date: 05/01/02

Revision Date: 07/15/02

Note: Dimensions are in METRES

**Proposed subdivision plan 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



City of Richmond

Bylaw 7859

**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

MAYOR

CITY CLERK

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