



**City of Richmond**  
Urban Development Division

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

**To:** Planning Committee

**From:** Raul Allueva  
Director of Development

**Re:** Application by Mohinder Gill for Rezoning at 9051 Dolphin Avenue from  
Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family  
Housing District, Subdivision Area K (R1/K)

*To Planning - Aug 24, 2004*  
**Date:** July 19, 2004

RZ 04-272619

*File: 12-8060-20-7782*

**Staff Recommendation**

That Bylaw No. 7782, for the rezoning of 9051 Dolphin 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

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

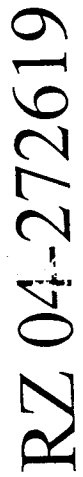
Site Size	990 m <sup>2</sup> (10,656 ft <sup>2</sup> )
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two (2) single-family lots each 495 m <sup>2</sup> (5,328 ft <sup>2</sup> )
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area B (R1/B) (Minimum width 12 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 ( <b>Attachment 3</b> )
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.

Staff Comments	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Adjacent lots to the east of similar size also are considered to have future subdivision potential under the R1/K zone.</li> <li>• 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.</li> </ul>
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<b>Analysis</b>	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.
<b>Attachments</b>	<b>Attachment 1</b> – Location Map; <b>Attachment 2</b> – Proposed Subdivision Plan; <b>Attachment 3</b> – Ash Street Sub Area Plan Land Use Map
<b>Recommendation</b>	Approval

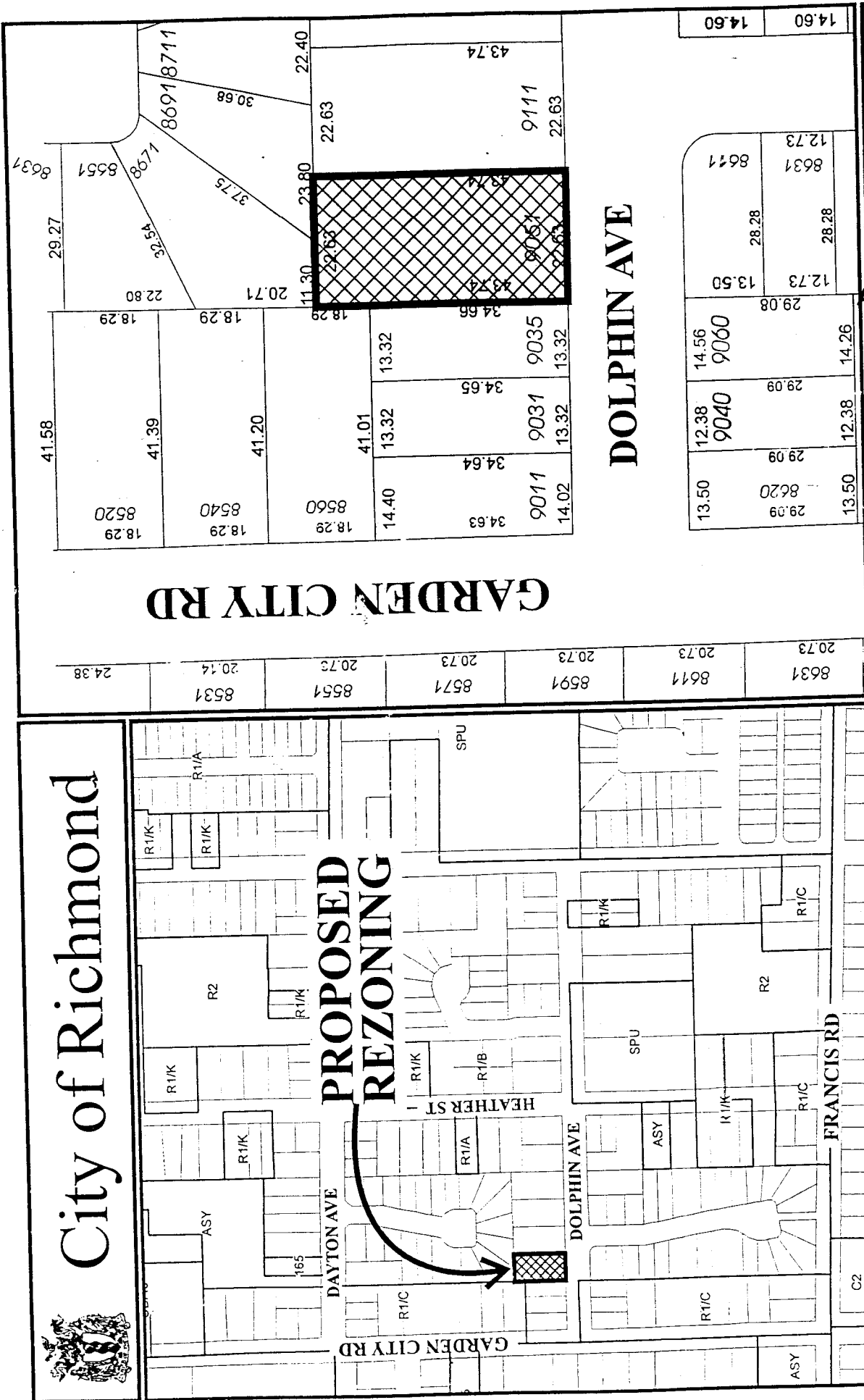


Kevin Eng  
Planning Technician – Design  
(Local 4626)



**Note: Dimensions are in METRES**

# ATTACHMENT 1

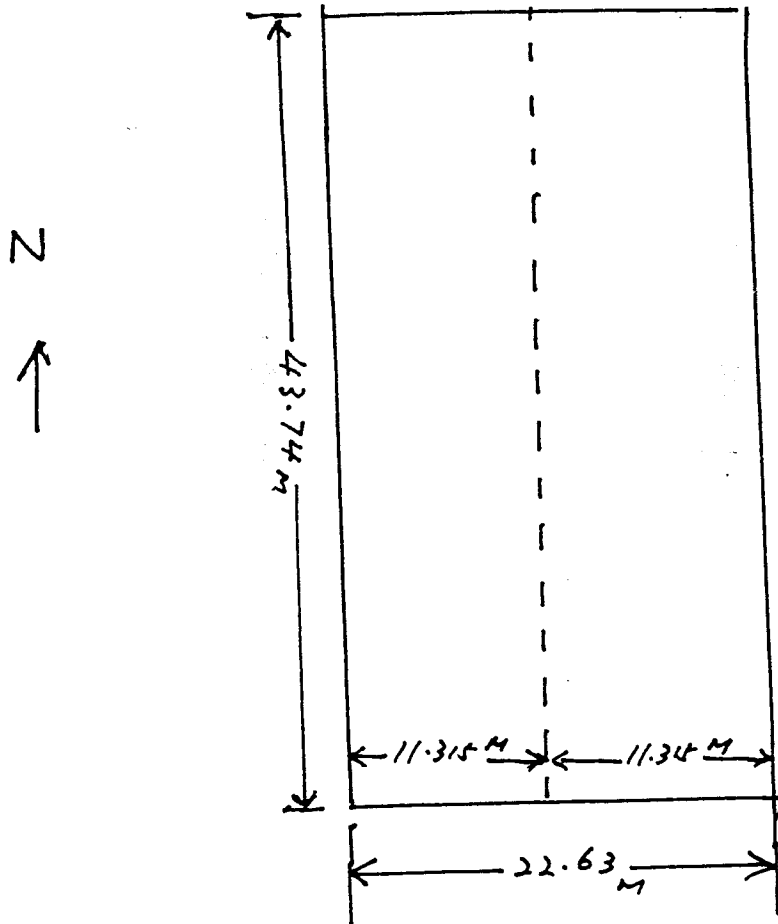


# DRAFT PLAN OF SUBDIVISION

ATTACHMENT 2

ADDRESS: 9051 DOLPHIN AVE;

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

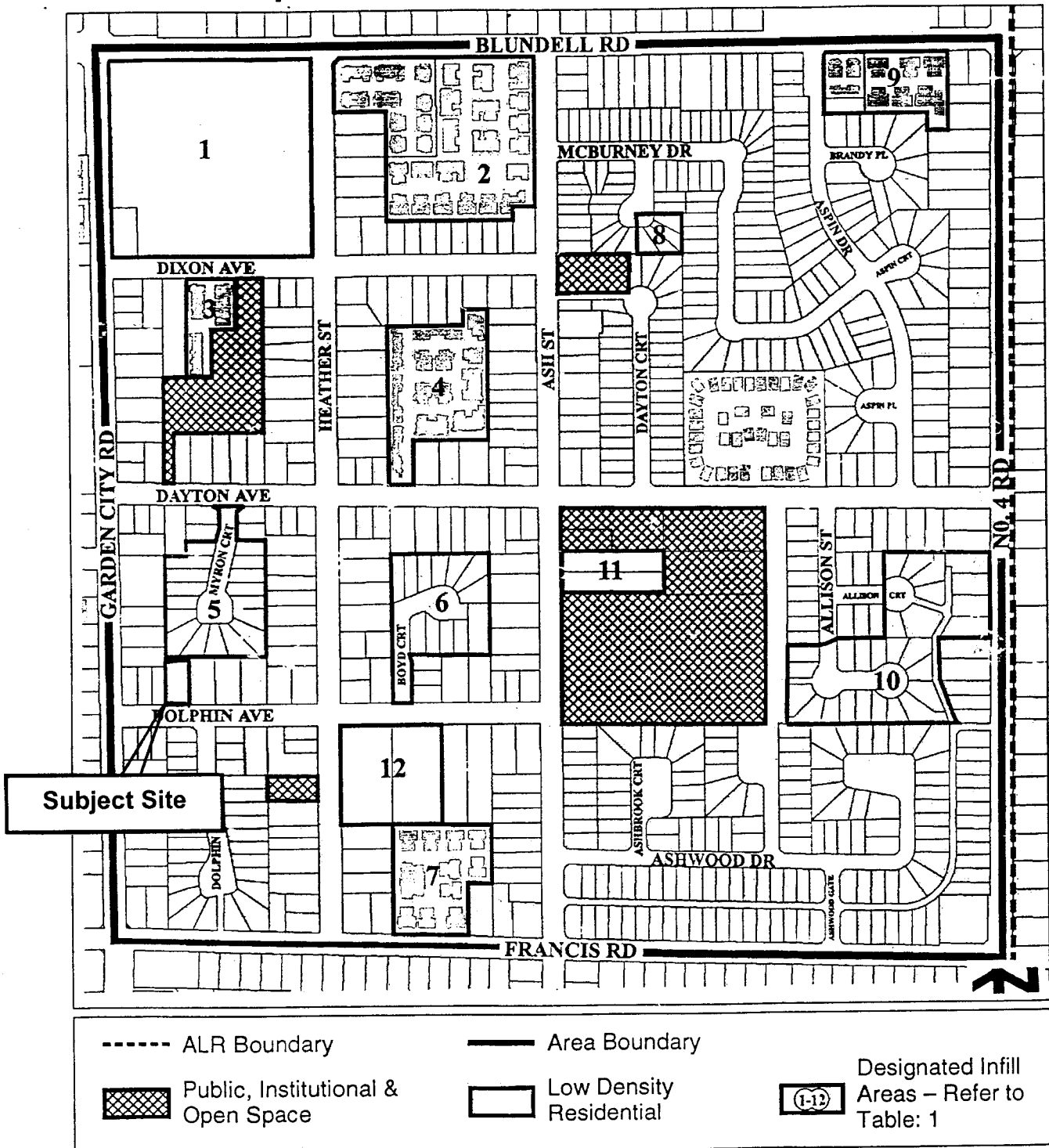


DOLPHIN AVE

APPLY FOR ZONING TO RIK

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

## Land Use Map





City of Richmond

Bylaw 7782

**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

\_\_\_\_\_  
MAYOR

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

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