



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Woodcrest Development/Top Profit Enterprise for Rezoning at 4891 Duncliffe Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A)**

To Planning - Apr 6, 2004

Date: March 17, 2004

RZ 04-265452

File: 8060-20-7690

Staff Recommendation


That Bylaw No. 7690, for the rezoning of 4891 Duncliffe 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.

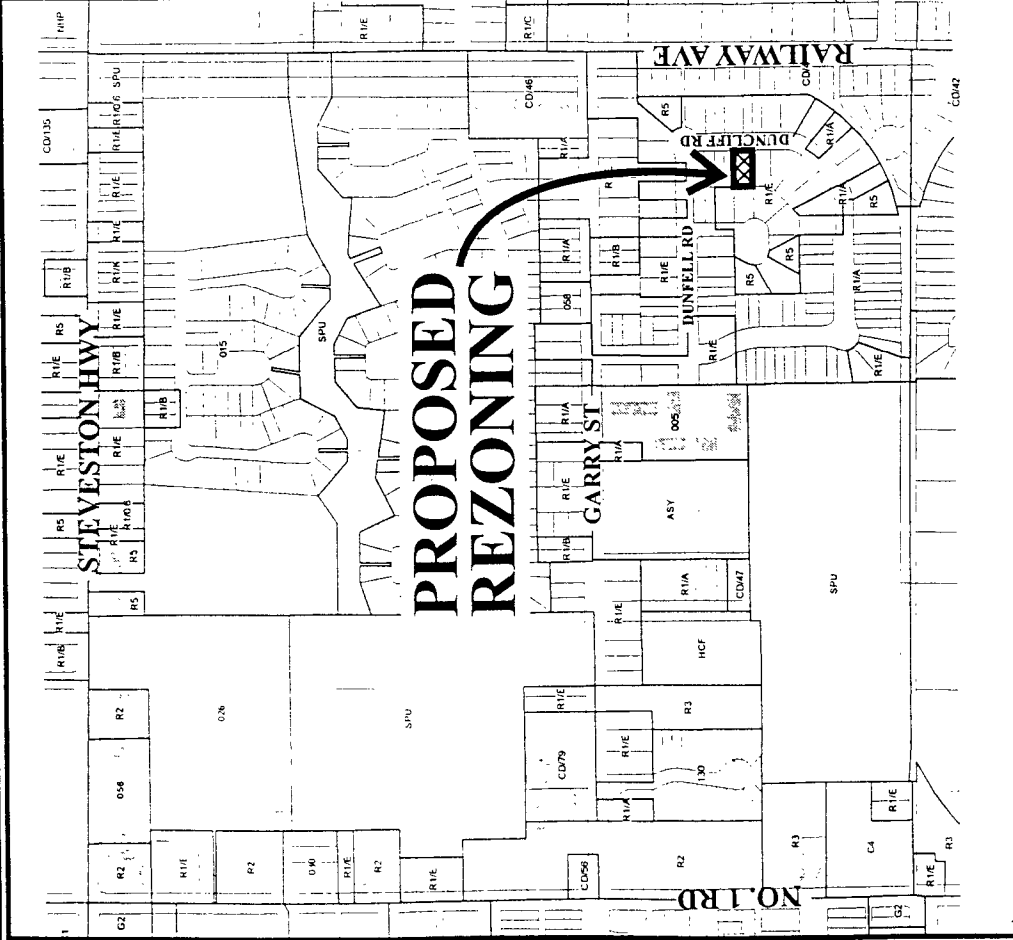
FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>De Greg</i>

Item	Details
Application	RZ 04-265452
Location	4891 Duncliff Road
Owner	Siu W. Lam; Po C. Lam-Tse
Applicant	Woodcrest Development/Top Profit Enterprise (David Suen)
Date Received	February 20, 2004
Acknowledgement Letter	March 3, 2004
Fast Track Compliance	March 17, 2004
Staff Report	March 17, 2004
Planning Committee	April 6, 2004
Site Size	651 m ² (7,007 ft ²)
Land Uses	<i>Existing</i> – One (1) single-family residential lot <i>Proposed</i> – Two (2) single-family residential lots (each approximately 325.5 m ² or 3,503.5 ft ²)
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) <i>Proposed</i> – 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
Related Policies	Lot Size Policy 5470 (Subdivision permitted to R1/A) - Complies
Surrounding Development	The site is located in a neighbourhood where there has been a significant amount of single-family residential subdivisions. Newly constructed houses on R1/A size lots are located to the immediate north and across Duncliff Road to the east. Older houses on existing lot sizes (R1/E) are located to the south.
Staff Comments	Engineering staff note that there is no need for frontage upgrades along the subject site. Therefore, no Neighbourhood Improvement Charge (NIC) fees need to be collected. Staff are currently processing one other similar application in the neighbourhood at 4711 Dunfell Road (RZ 04-265089).
Analysis	This neighbourhood has gone through significant amounts of redevelopment in the form of single-family residential subdivisions to narrower R1/A size lots (minimum 9 m or 29.5 ft.). New houses on the neighbouring property to the north are currently being constructed with homes to the east across Duncliff Road recently completing construction. Application complies with Lot Size Policy 5470, which permits subdivision to R1/A.
Attachments	Attachment 1 – Location Map Attachment 2 – Lot Size Policy
Recommendation	Approval

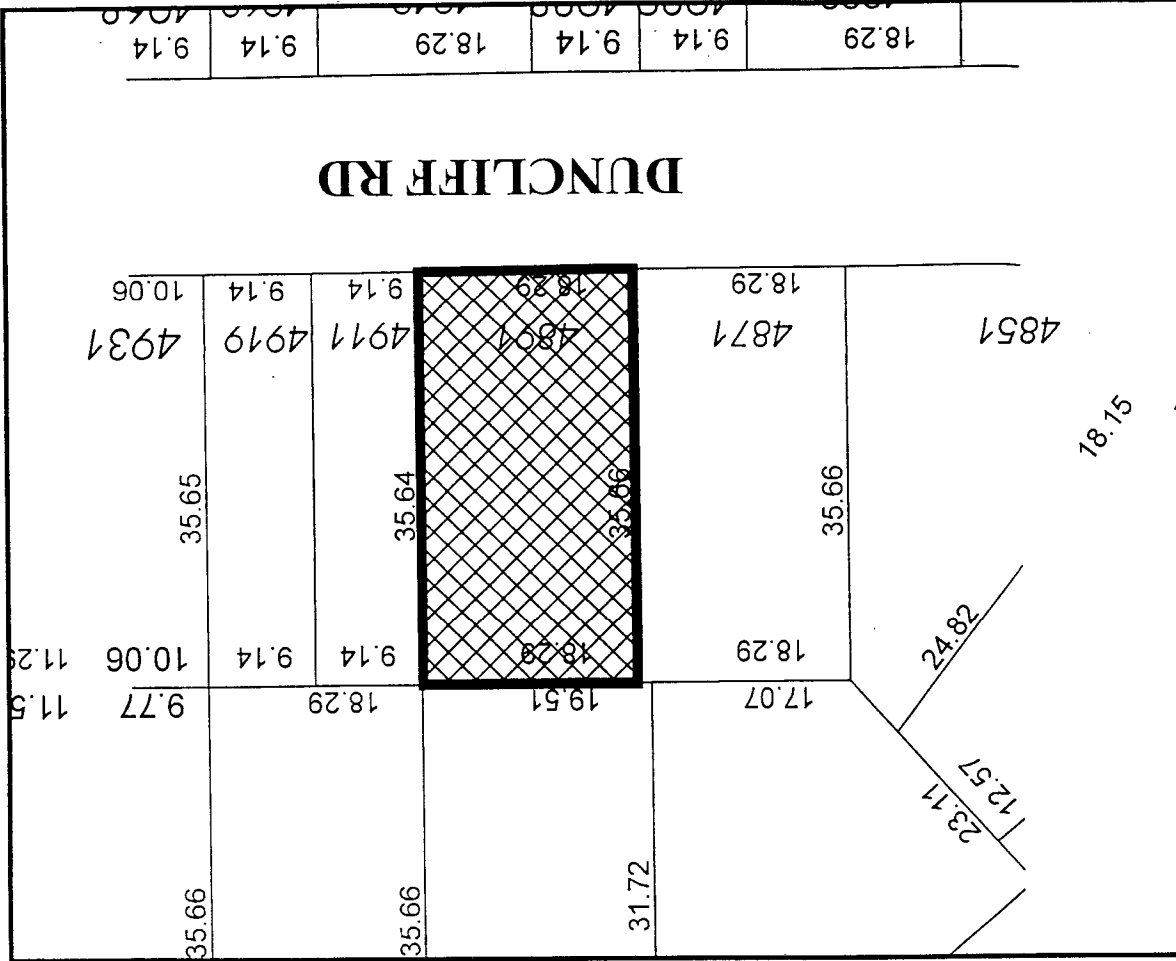
Kevin Eng 
 Planning Technician – Design
 (604) 276-4000 (Local 3205)



City of Richmond



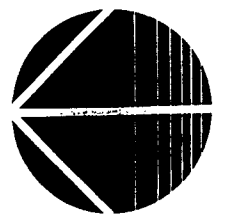
PROPOSED REZONING



ATTACHMENT 1

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

RZ 04-265452





City of Richmond

Policy Manual

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Adopted by Council: July 15, 2002

File Ref: 4045-00

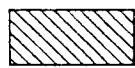
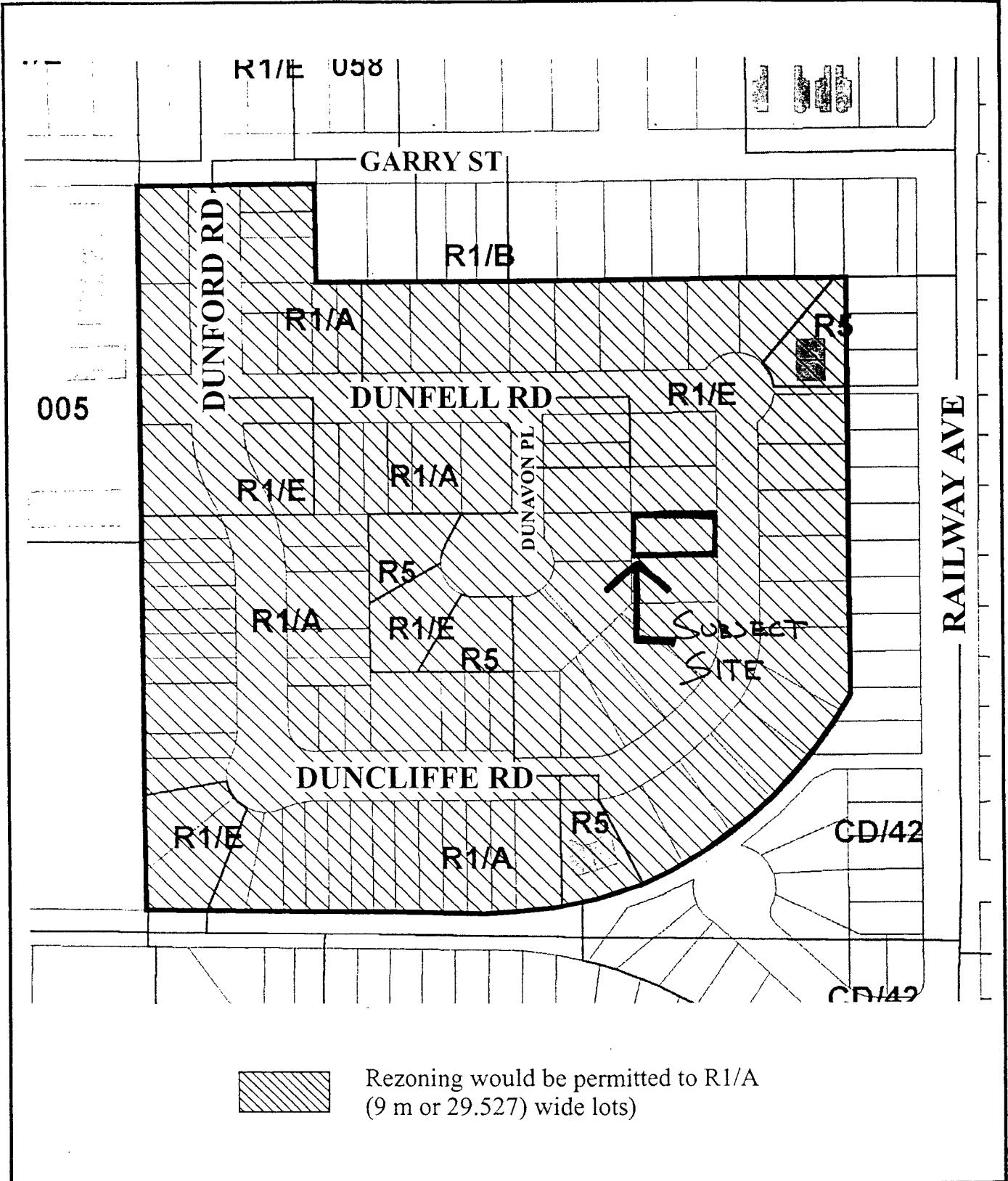
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 2-3-7

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.



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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7690 (RZ 04-265452)
4891 DUNCLIFFE 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. 005-234-212

Lot 121 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 7690”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK