



To: Planning Committee *To Council - Apr 13, 2004*
From: Raul Allueva *To Planning - Apr 6, 2004*
 Director of Development **Date:** March 16, 2004
Re: **Application by Nobuye Ohara for Rezoning at 4711 Dunfell Road from** RZ 04-265089
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family *File: 8060-20-7693*
Housing District, Subdivision Area A (R1/A)

Staff Recommendation

That Bylaw No. 7693, for the rezoning of 4711 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
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Application	RZ 04-265089
Location	4711 Dunfell Road
Owner	Nobuye Ohara
Applicant	Nobuye Ohara

Date Received	February 18, 2004
Acknowledgement Letter	March 3, 2004
Fast Track Compliance	March 16, 2004
Staff Report	March 16, 2004
Planning Committee	April 6, 2004

Site Size	735 m ² (7,911 ft ²)
Land Uses	<i>Existing</i> – One (1) single-family residential lot <i>Proposed</i> – Two (2) single-family residential lots (each property 367.5 m ² or 3,955.5 ft ² each)
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	New houses on R1/A size lots are located to the west along Dunfell Road and Dunford Road as well as across the street to the south. Older houses on existing lot sizes (R1/E) are located on properties to the immediate east.

Staff Comments	A similar application is currently being processed by staff in the neighbourhood at 4891 Duncliff Road (RZ 04-265452). As off-site improvements have already been completed for the subject site, Neighbourhood Improvement Charge (NIC) fees need to be collected. NIC fees, Development Cost Charges and service connection costs are to be determined and collected at the subdivision stage.
Analysis	This application is similar to surrounding development where existing properties are being subdivided into smaller R1/A size lots. A majority of this pattern of development has already occurred to the west and south of the subject site along Dunfell Road and Dunford Road. The proposal is consistent with the existing Lot Size Policy for the area.
Attachments	Attachment 1 – Location Map Attachment 2 – Lot Size Policy 5470
Recommendation	Approval



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



City of Richmond

Policy Manual

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Adopted by Council: July 15, 2002

File Ref: 4045-00

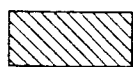
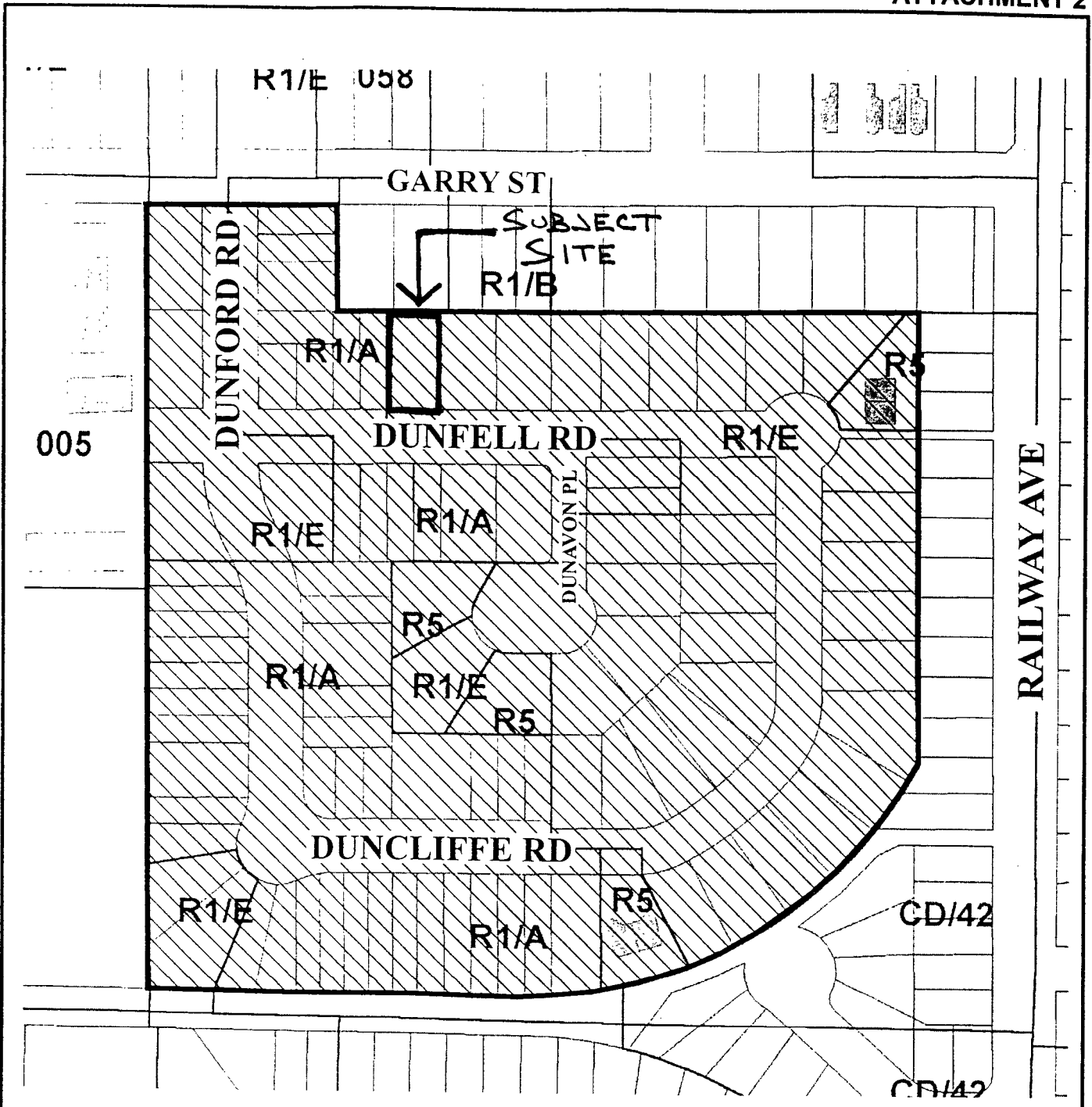
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION

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 7693 (RZ 04-265089)
4711 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. 010-455-710

Lot 9 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 7693”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 13 2004

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

MAYOR

CITY CLERK