



To: Planning Committee *To PLANNING - JANUARY 7, 2003*
Date: November 26, 2002

From: Joe Erceg *File No. 8060-20-7459 (RZ 02-219164)*
Manager, Development Applications *• 8060-20-7460 (RZ 02-220252)*

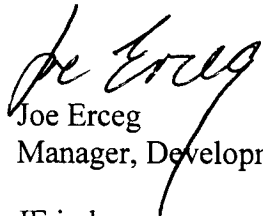
Re: **APPLICATION BY D & T DETTLING FOR REZONING AT 8340 HEATHER STREET FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

APPLICATION BY GURBACHAN SIDHU FOR REZONING AT 8320 HEATHER STREET FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

Staff Recommendation

That Bylaw No. 7459, for the rezoning of 8340 Heather Street 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.

That Bylaw No. 7460, for the rezoning of 8320 Heather Street 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.

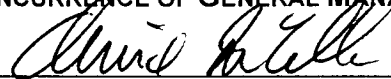


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

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CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Two applications have been received in the Ash Street Sub-Area by Darcy & Tanya Dettling and Gurbachan Sidhu for permission to rezone 8340 and 8320 Heather Street Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area B (R1/B) (12m or 39.4 ft minimum width) to Single-Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 ft minimum width) in order to permit the subject properties to each be subdivided into two single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owners & Applicants	8340 Heather Street – Darcy and Tanya Dettling 8320 Heather Street - Gurbachan & Ardas Sidhu	To be determined
Site Size	Each Lot - 1012 m ² (10,893 ft ²)	Each Lot - 506m ² (5,446.5 ft ²)
Land Uses	Large Lot Single Family	Small Lot Single Family
OCP Designation	Neighbourhood Residential	No change
Ash Street Sub-Area Plan Designation	Low Density Residential	No change
Zoning	R1/B	R1/K

Surrounding Development

The Ash Street area is a mix of small and medium sized single family lots and townhouses. The housing stock is a mix of newer and older homes and there are ditches still lining some of the streets. The homes surrounding the subject properties are generally older homes and some lots have similar development potential to the subject applications.

Related Policies & Studies

Ash Street Sub Area Plan

There is no Lot Size Policy in this area that provides a guide for single-family subdivision. However, the quarter section is governed by the Ash Street Sub-Area Plan which was written primarily to guide the development of specified infill sites throughout the quarter section. The Sub-Area Plan provides only the following direction with regard to the subject applications:

“Permit the use and development of lands outside of the “infill” sites shown on the Land Use Map to be governed by the City’s normal development application process”.

Staff Comments

There are no requirements for either of the applications at the rezoning stage. At the time of subdivision the developers will be required pay Development Cost Charges (DCC's), service tie-ins / alterations and Neighbourhood Improvement Charge (NIC) fees for road construction, curb and gutter, sidewalk, tree planting, street lighting and storm sewer.

Analysis

A number of similar applications in the neighbourhood have already been approved as shown on **Attachment 1**. Nine larger lots have been approved to subdivide to create 18 new smaller lots. Approximately 65 lots in total would be able to subdivide under R1/K zoning in the western part of the quarter section. This means that 25% of the lots on the western half or 10% of all lots in the quarter section have subdivision potential.

This neighbourhood could change to some degree if all lots with potential did redevelop. However, given that the majority of the lots in the area are small already and/or have relatively new housing, the character of the neighbourhood should not change dramatically. Also, Council has set a precedent with the other sites in the area to enable similar sized, small lot subdivisions.

Financial Impact

None.

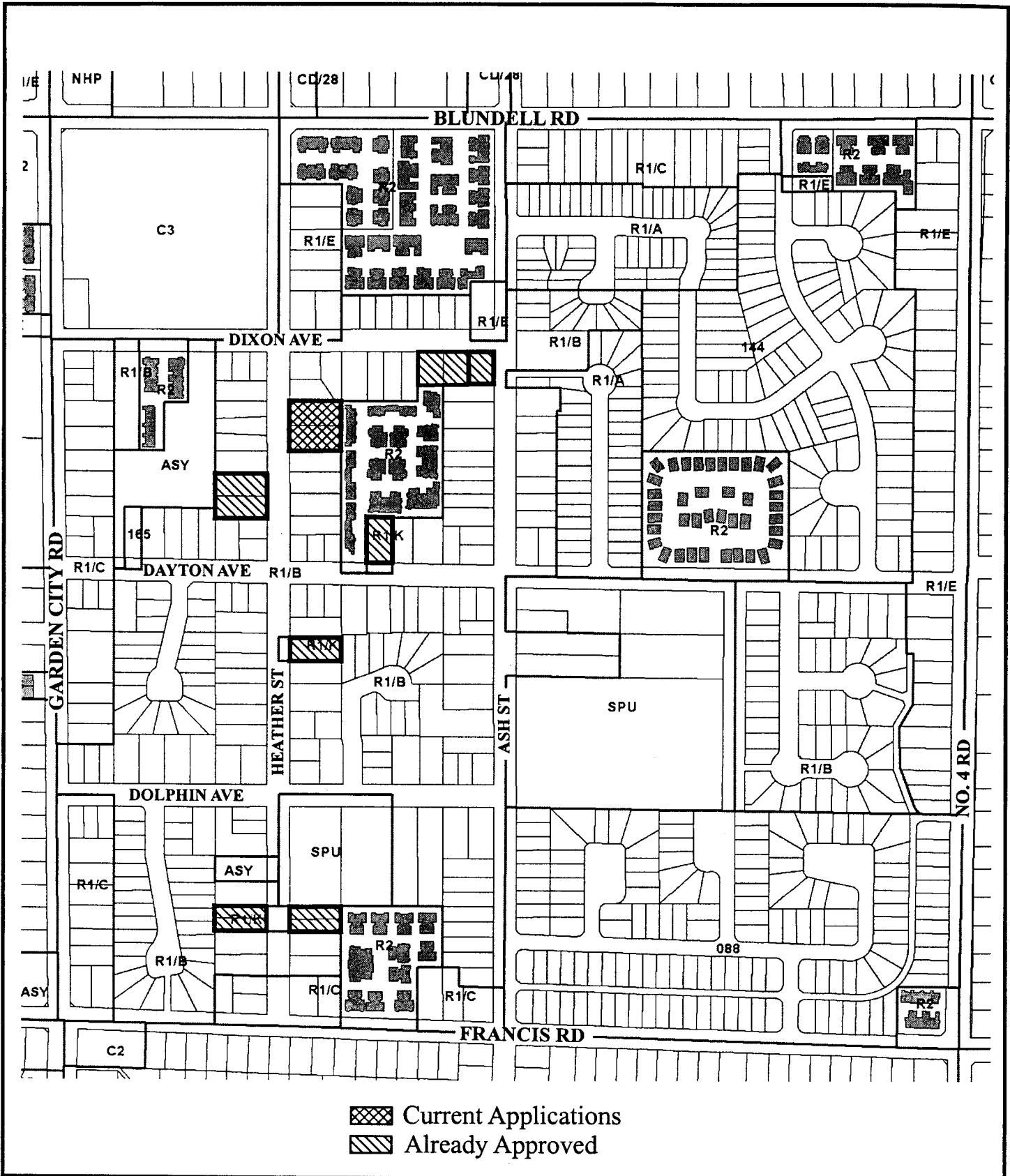
Conclusion

1. There are two applications to subdivide lots on Heather Street Street in the Ash Street Sub-Area to smaller single family lots.
2. Staff is supportive of the applications as there are already a number of small lots in this area and the applications are similar to nine other lots that have already been approved by Council for rezoning.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas



R1/K Size Lots in Section 22-4-6 152

Original Date: 08/26/02

Revision Date: 11/27/02

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7459 (RZ 02-219164)
8340 Heather Street**

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. 003-452-239

Lot 201 Except: Part Subdivided by Plan 77669, Section 22 Block 4 North Range 6 West New Westminster District Plan 49091

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7459”**.

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7460 (RZ 02-220252)
8320 Heather Street**

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. 003-793-532

Lot 200 Except: Part Subdivided by Plan 77669, Section 22 Block 4 North Range 6 West New Westminster District Plan 49091

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7460”**.

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