



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

To Planning - Feb. 20/01
DATE: February 5, 2001
FILE: RZ 01-111838, ~~8060-20-7204~~
RZ 01-112490 ~~8060-20-7213~~

RE: **Application by Sian Enterprises Ltd. for Rezoning at 9331 Dayton Avenue from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area K (R1/K)**
Application by Selina Johal for Rezoning at 8920 Heather Street from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area K (R1/K)

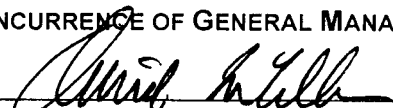
STAFF RECOMMENDATION

That Bylaw 7204, for the rezoning of 9331 Dayton 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.

That Bylaw 7213, for the rezoning of 8920 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. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


STAFF REPORT**ORIGIN**

The City has received applications to rezone two properties from Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39.370 ft. wide) to Single-Family Housing District, Subdivision Area K (R1/K) (10 m or 32.808 ft. wide) to permit each lot to be subdivided into two single-family lots.

Resham Sian has applied on behalf of Sian Enterprises Ltd. to rezone 9331 Dayton Avenue (Attachment 1). Selina Johal has also applied to rezone 8920 Heather Street (Attachment 2). Both properties are located in the Ash Street Sub-Area.

FINDINGS OF FACT

The details for both applications are outlined as follows:

9331 Dayton Avenue RZ 01-111838

ITEM	EXISTING	PROPOSED
Owner & Applicant	Sian Enterprises Ltd.	To be determined
Site Size	One lot 916 m ² (9860 ft ²); 22.6 m (74.2 ft.) wide	Two lots 458 m ² (4930 ft ²); each lot 11.3 m (37 ft.) wide
Land Uses	Single Family Residential	No change
OCP Designation	Neighbourhood Residential	No change
Sub-Area Plan Designation	None	No change
Zoning	R1/B	R1/K

8920 Heather Street RZ 01-112490

ITEM	EXISTING	PROPOSED
Owner	Gary Young and Ying Lan Lin	To be determined
Applicant	Selina Johal	To be determined
Site Size	One lot 1041 m ² (11,205 ft ²); 23 m (75.5 ft.) wide	Two lots 520.5 m ² (5602.8 ft ²); each lot 11.5 m (37.7 ft.) wide
Land Uses	Single Family Residential	No change
OCP Designation	Neighbourhood Residential	No change
Sub-Area Plan Designation	None	No change
Zoning	R1/B	R1/K

The Ash Street area is a mix of small and medium sized single family lots and townhouses. Much of the housing stock is newer; however, there are a few older homes on larger lots still located in the area and ditches still lining some of the streets.

There are single family homes to the east and south of 9331 Dayton Avenue and townhouses to the west and north. The property at 8920 Heather Street is adjacent to single family homes to the west and south, townhouses to the east, and a park/playing field to the north.

RELATED POLICIES & STUDIES

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 original Sub-Area Plan provided little direction for land uses outside of these infill sites.

In 1998, the City received an application to rezone 8911 Heather Street (RZ 98-141664) from R1/B to R1/K in order to permit subdivision into two 11.3 m (37 ft.) wide single-family lots. Several options were considered at the time to address the introduction of this new, smaller lot size into the neighbourhood. It was determined that the smaller R1/K lot sizes, while inconsistent with the Sub-Area Plan at the time, would fit into the character of the area as there are already many small lots in this neighbourhood.

Council approved the application to rezone 8911 Heather Street to R1/K; the lot has since been subdivided and developed with two single family houses. In doing so, Council also amended the Ash Street Sub-Area Plan by adding a policy statement to "permit the use and development of lands outside of the 'infill' sites... to be governed by the City's normal development application process". This new policy allows rezoning applications outside of specified infill sites to be considered on their own merits.

STAFF COMMENTS

The frontage of both subject properties is upgraded to City standards; therefore no offsite improvements are required. Any applicable Development Cost Charges, Neighbourhood Improvement Charges and servicing costs shall be determined at the Subdivision Application stage.

ANALYSIS

The housing in the Ash Street Sub-Area is primarily small lot single family (average width 12 m or 40 feet) with some medium size single family lots (average width 18-22 m or 60-70 feet) and townhouses. Within the Ash Street area there are two distinct neighbourhoods, one on the east side and the other on the west side of the quarter section, which are characterized by separate vehicular transportation routes, different lot sizes, and ages of housing.

In terms of lot sizes, the eastern half of the quarter section is made up of primarily small lots, while in the western half, the sites of the subject rezonings, there are some medium sized lots that have similar potential for subdivision as the subject rezonings. Approximately 65 lots 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 set a precedent in 1998 by rezoning 8911 Heather Street to enable similar sized, small lot subdivision in the neighbourhood.

The property at 9331 Dayton Avenue appears to be a good redevelopment site because it is located adjacent to a townhouse complex (zoned R2) and has an older house on it. Houses around this site are a mix of older and newer structures on small to medium sized lots.

The property at 8920 Heather Street is currently occupied by an older house. It is directly across the street from the R1/K lots that were approved in the 1998 rezoning application cited in this report. It is also adjacent to a townhouse complex (zoned R2) as well as an open park and grass playing field to the north.


In both cases, the potential subdivision and redevelopment of the lots with new smaller lot housing would not appear to detract from the overall character and scale of the neighbourhood and its current surroundings.

FINANCIAL IMPACT

None.

CONCLUSION

1. Resham Sian has applied to rezone and subdivide 9331 Dayton Avenue into two single family lots.
2. Selina Johal has applied to rezone and subdivide 8920 Heather Street into two single family lots.
3. Both proposals are consistent with the character of the neighbourhood and staff have no concerns.

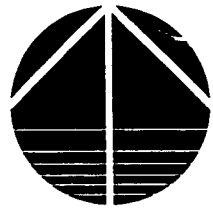
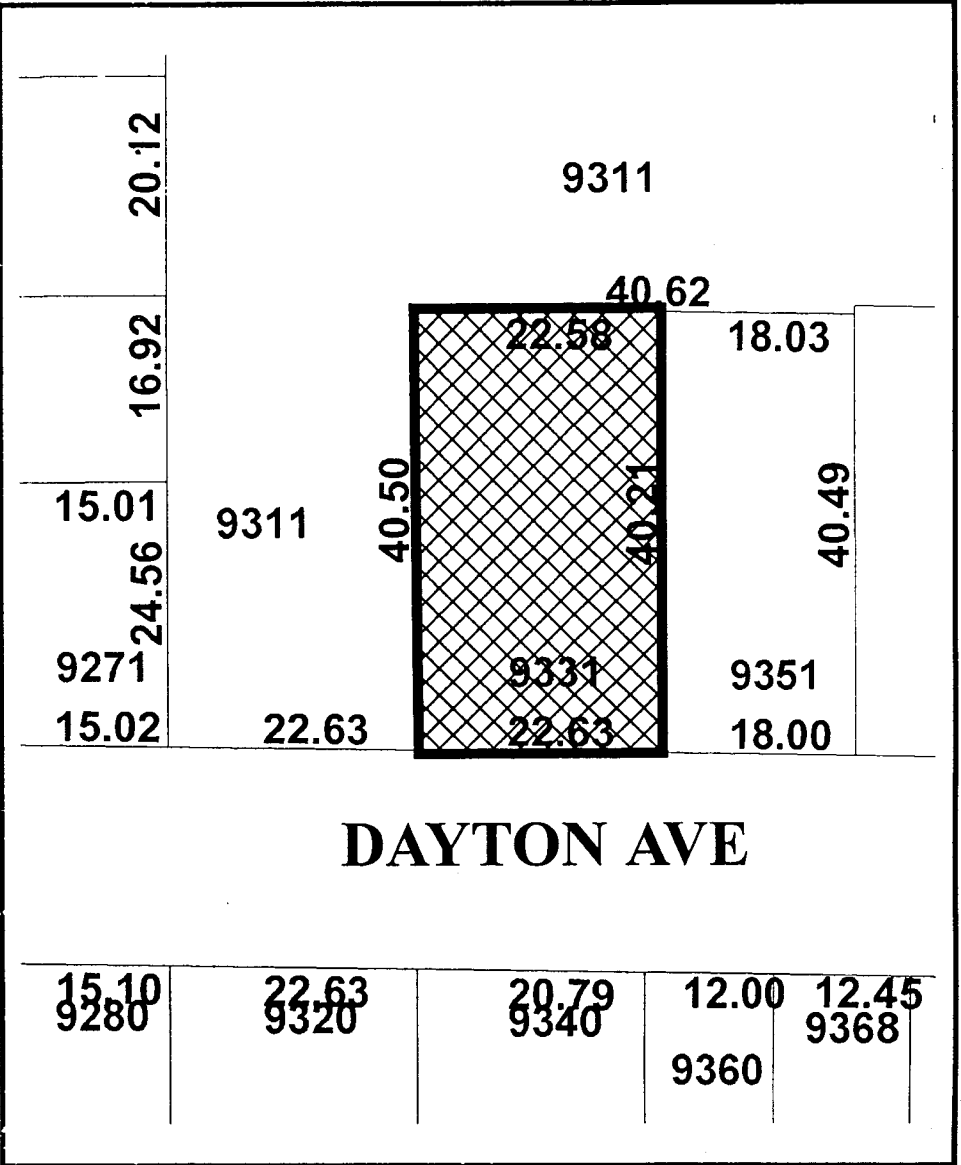
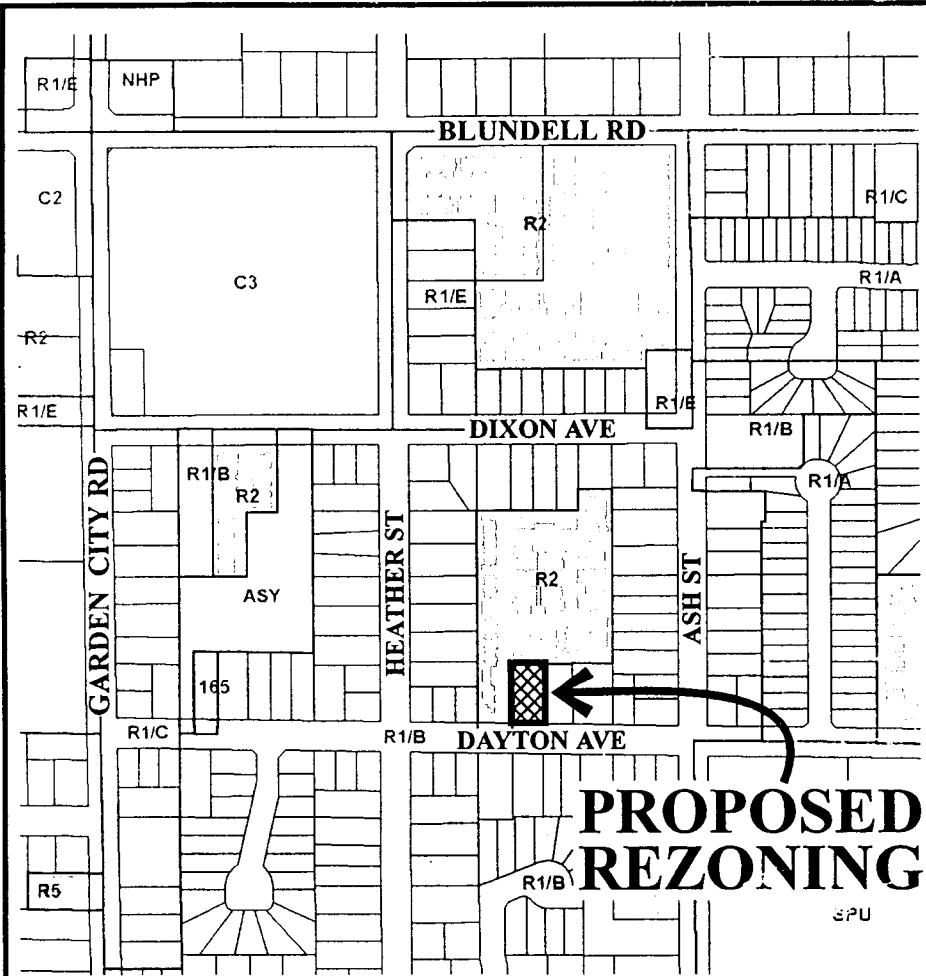

Jenny Beran, MCIP
Planner

JMB:cas



City of Richmond

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RZ 01-111838

Original Date: 01/11/01

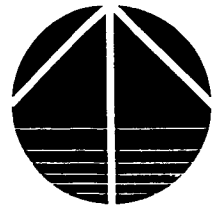
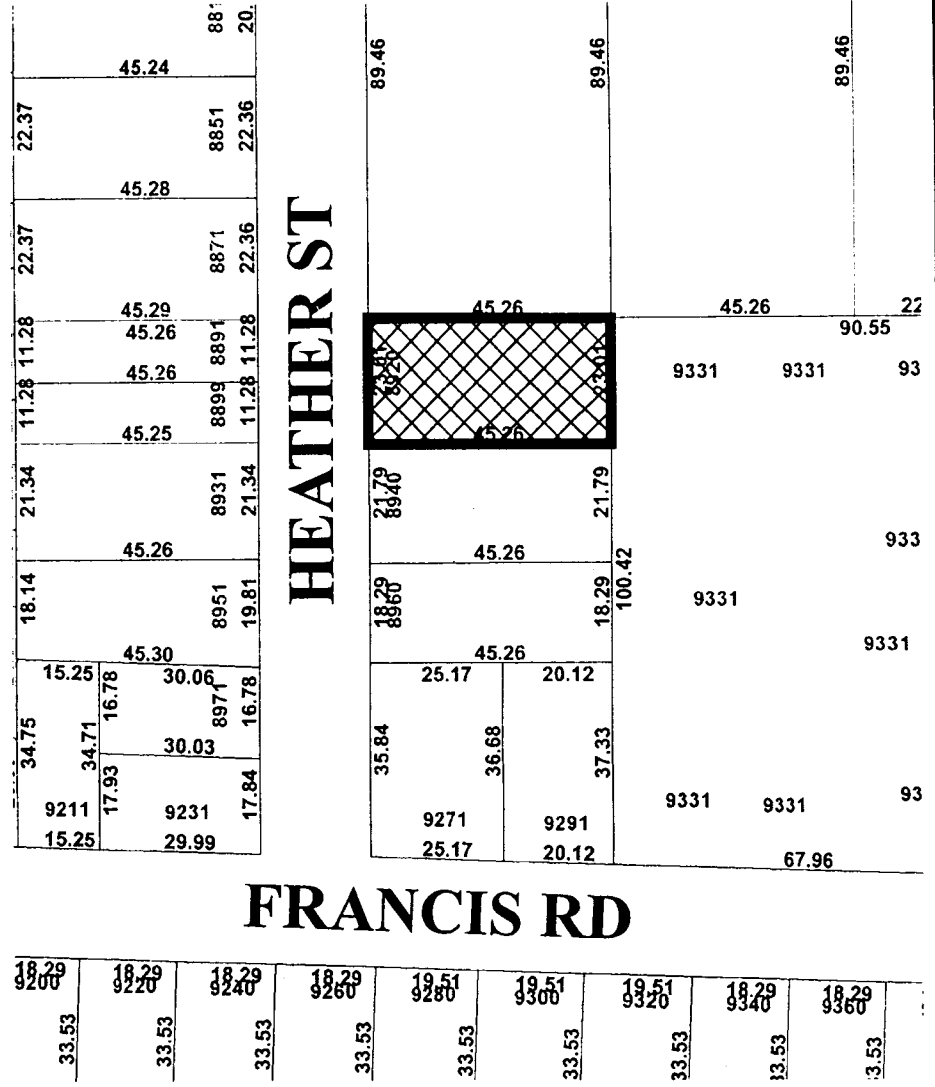
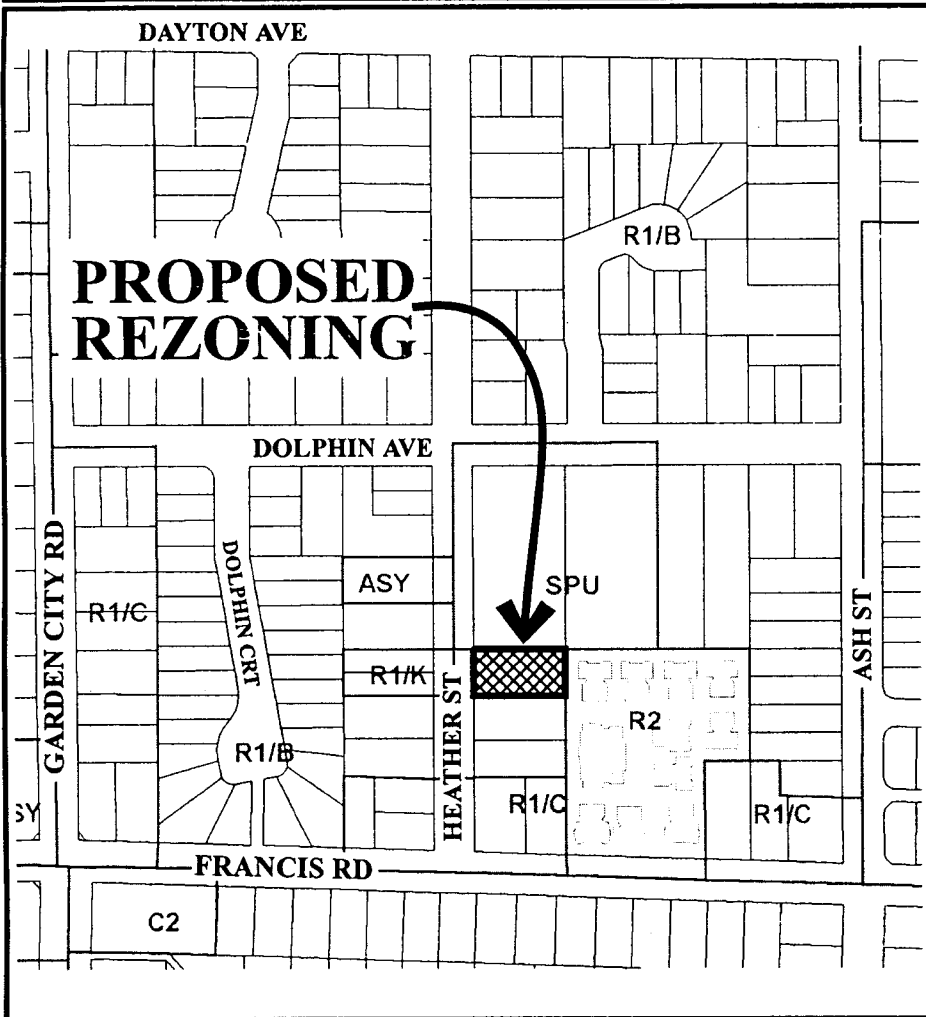
Revision Date:

Note: Dimensions are in METRES

Attachment 1



City of Richmond



RZ 01-112490

Original Date: 02/01/01
 Revision Date:
 Note: Dimensions are in METRES

CITY OF RICHMOND

BYLAW 7204

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7204 (RZ 01-111838)
9331 DAYTON 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. 004-250-974

East Half Lot 27 Except: Part Subdivided by Plan 77669, 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 7204"**.

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 (Signature)

MAYOR

CITY CLERK

CITY OF RICHMOND
BYLAW 7213
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7213 (RZ 01-112490)
8920 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. 006-127-266
 Lot 88 Section 22 Block 4 North Range 6 West New Westminster District Plan 29555

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7213"**.

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

 MAYOR

 CITY CLERK