



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: March 1, 2002
File: RZ 01-198592
RZ 02-200781
Re: **APPLICATION BY JATINDER MOHAR FOR REZONING AT 8580 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**
APPLICATION BY J.A.B. ENTERPRISES LTD. FOR REZONING AT 9380 AND 9400 DIXON AVENUE 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. 7335, for the rezoning of 8580 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. 7336, for the rezoning of 9380 and 9400 Dixon 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.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Two applications have been received in the Ash Street Sub-Area to subdivide 8580 Heather Street (**Attachment 1**) and 9380 and 9400 Dixon Avenue (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) (18m or 59 ft minimum width) to Single-Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 ft minimum width), in order to permit each lot to subdivide into two smaller lots.

Findings of Fact

Item	Existing	Proposed
Owner	8580 Heather – Jatinder Mohar 9380 Dixon – Michael Sy 9400 Dixon – Marden Enterprises	To be determined
Applicant	8580 Heather – Jatinder Mohar 9380 and 9400 Dixon – Amar Sandhu	No change
Site Size	8580 Heather 965 m ² (10,388 ft ²) 9380 Dixon 689 m ² (7,417 ft ²) 9400 Dixon 675 m ² (7,266 ft ²)	8580 Heather – 2 lots each 482.5 m ² (5,194 ft ²) 9380 Dixon - 2 lots each 344.5 m ² (3,708 ft ²) 9400 Dixon - 2 lots each 337.5 m ² (3,633 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
Sub-Area Plan Designation	Low Density Residential	No change
Zoning	R1/B	R1/K

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.

Council has already supported a number of similar applications in the neighbourhood at 8920, 8891 and 8899 Heather Street and 9331 Dayton Avenue.

Related Policies & Studies

The 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

With regard to 8580 Heather Street, at the subdivision stage the developers will be required to pay for Development Cost Charges (DCC) and Neighbourhood Improvement Charges (NIC) for full frontage upgrading (minus storm sewer which has been done via a Local Improvement). Both future lots are also to be served with City water, storm and sanitary sewer connections.

As a requirement for the rezoning of 9380 and 9400 Dixon Avenue, the applicant will be required to enter into a servicing agreement to include the design for curb and gutter, pavement widening, street lighting and street trees (at 9m spacing) along the south side of Dixon Avenue, from the west property line of 9380 Dixon Avenue to Ash Street (to connect to existing curb/gutter). The design is to include water, storm and sanitary connections for each lot. At the subdivision stage, the developer would pay DCC’s.

There are no drainage or servicing concerns in the neighbourhood.

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 the western part of the quarter section, the site of the two rezoning applications, 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 has set a precedent with three other sites in the area to enable similar sized, small lot subdivisions.

Financial Impact

None.

Conclusion

The City has received two rezoning applications in the Ash Street Area to subdivide lots to R1/K zoning.

The proposals are similar to three other properties that have already been approved by Council in the neighbourhood and the City will likely receive further such applications in the future.

Staff have no concerns, servicing or otherwise, with the proposals.

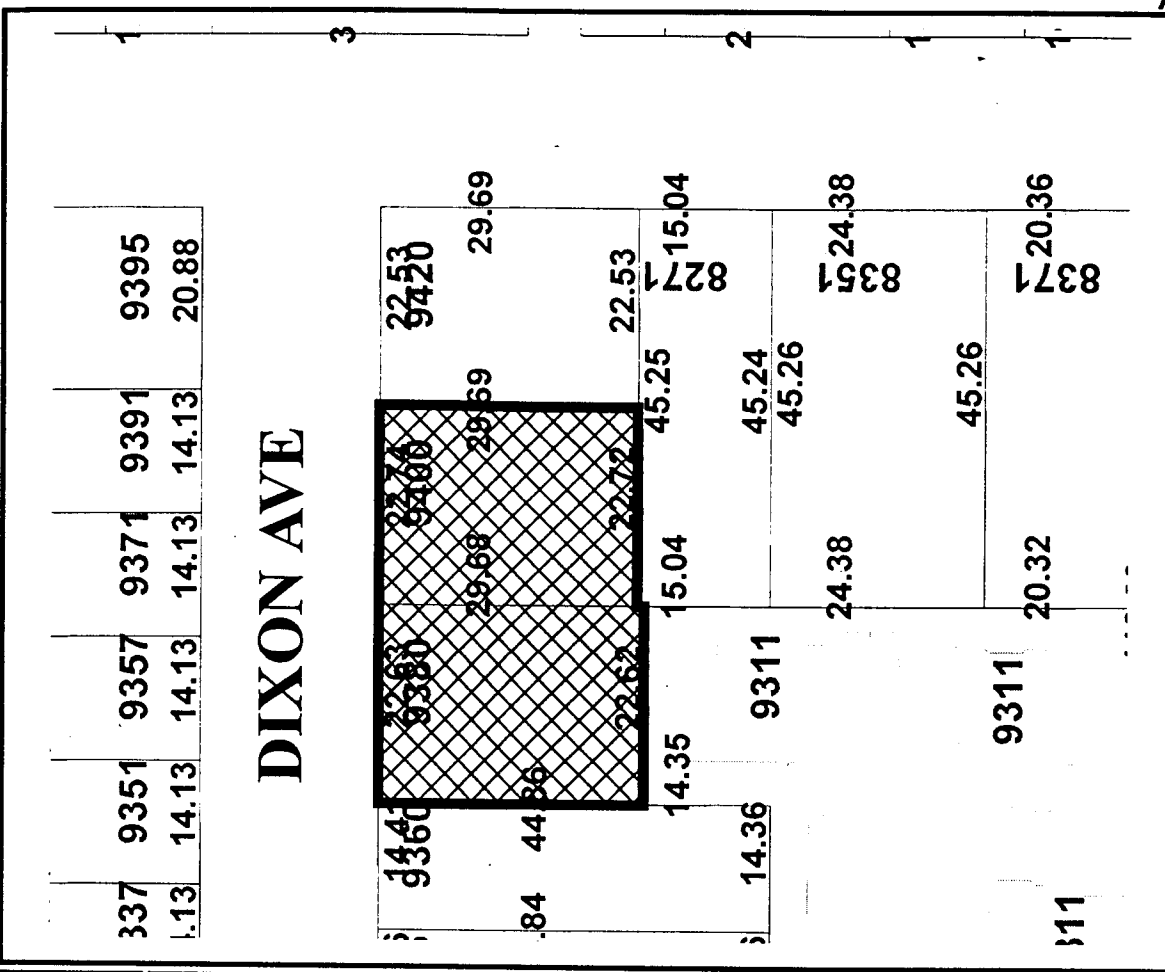
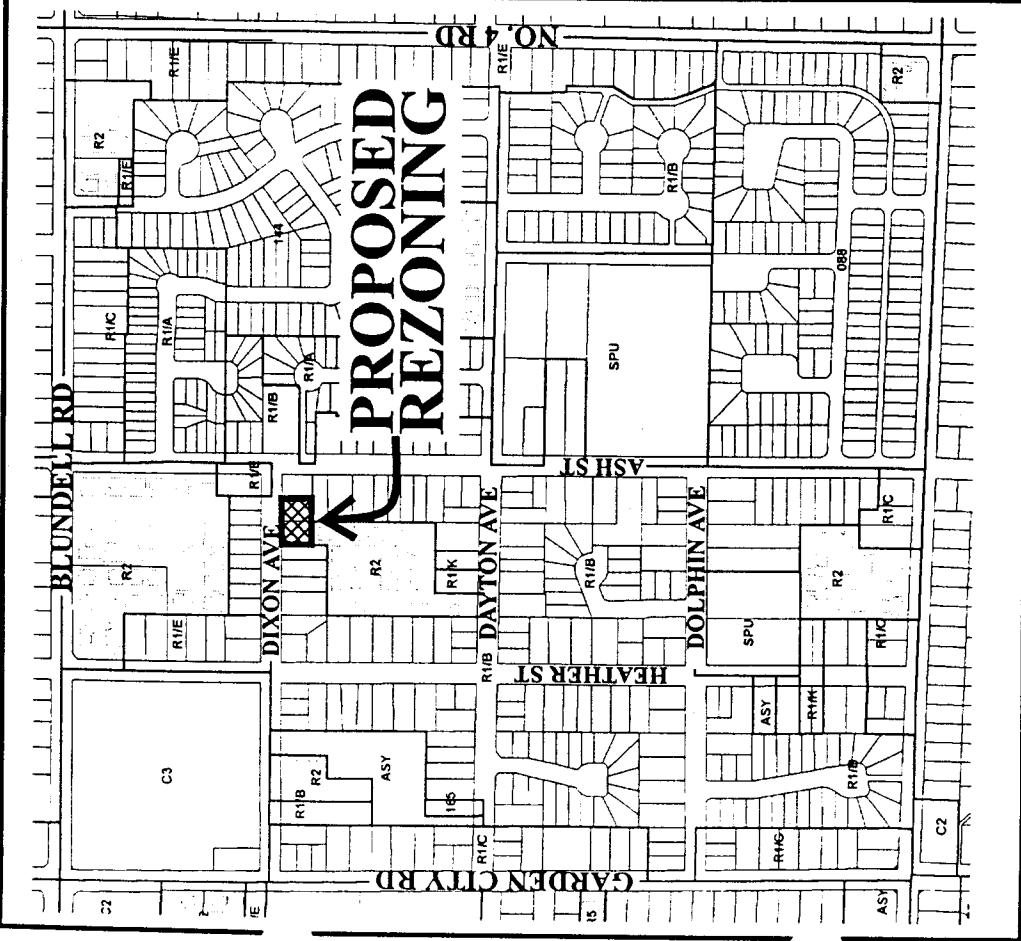


Jenny Beran, MCIP
Planner, Urban Development

JMBcas

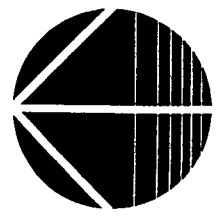
There are development requirements to be dealt with prior to final adoption of Bylaw 7336 (RZ 02-200781), specifically entering into a servicing agreement to include the design for curb and gutter, pavement widening, street lighting and street trees (at 9m spacing) along the south side of Dixon Avenue from the west property line of 9380 Dixon Avenue to Ash Street (to connect to existing curb/gutter).

City of Richmond



Original Date: 02/12/02
 Revision Date:
 Note: Dimensions are in METRES

RZ 02-200781





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7335 (RZ 01-198592)
8580 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. 006-667-627

Lot 115 Section 22 Block 4 North Range 6 West New Westminster District Plan 31912

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7335”**.

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7336 (RZ 02-200781)
9380 AND 9400 DIXON 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. 003-701-301

East Half Lot 23 Except: Part Subdivided by Plan 77669, Section 22 Block 4 North Range 6 West New Westminster District Plan 8142

P.I.D. 003-822-818

Lot 542 Section 22 Block 4 North Range 6 West New Westminster District Plan 57630

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7336”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK