



City of Richmond
Urban Development Division

Report to Committee

To Council! Apr 14, 2003

To Planning - Apr 8, 2003

To: Planning Committee

Date: March 4, 2003

From: Joe Erceg
Manager, Development Applications

RZ 03-222842

File: 8060-20-7497

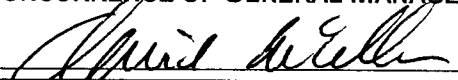
Re: APPLICATION BY ROCKY SETHI FOR REZONING AT 8220 AND 8240 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

Staff Recommendation

That Bylaw No. 7497, for the rezoning of 8220 and 8240 Ash 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.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 8220 and 8240 Ash Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area B (R1/B) (12m or 39.37 feet minimum width) to Single-Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 feet minimum width) in order to facilitate the subdivision of the two properties into four new single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Biker and Sukhjinderkaur Sandhu	To be determined
Applicant	Rock Sethi	No change
Site Size	8220 Ash - 992 m ² (10,678 ft ²) 8240 Ash - 557 m ² (5,996 ft ²)	Four lots approx 371 m ² (4000 ft ²)
Land Uses	Two single family lots	Four single family lots
OCP and Ash Street 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 this rezoning.

Analysis

A number of similar applications in the neighbourhood have already been approved as shown on **Attachment 2**. Eleven larger lots have been approved to subdivide to create 22 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.

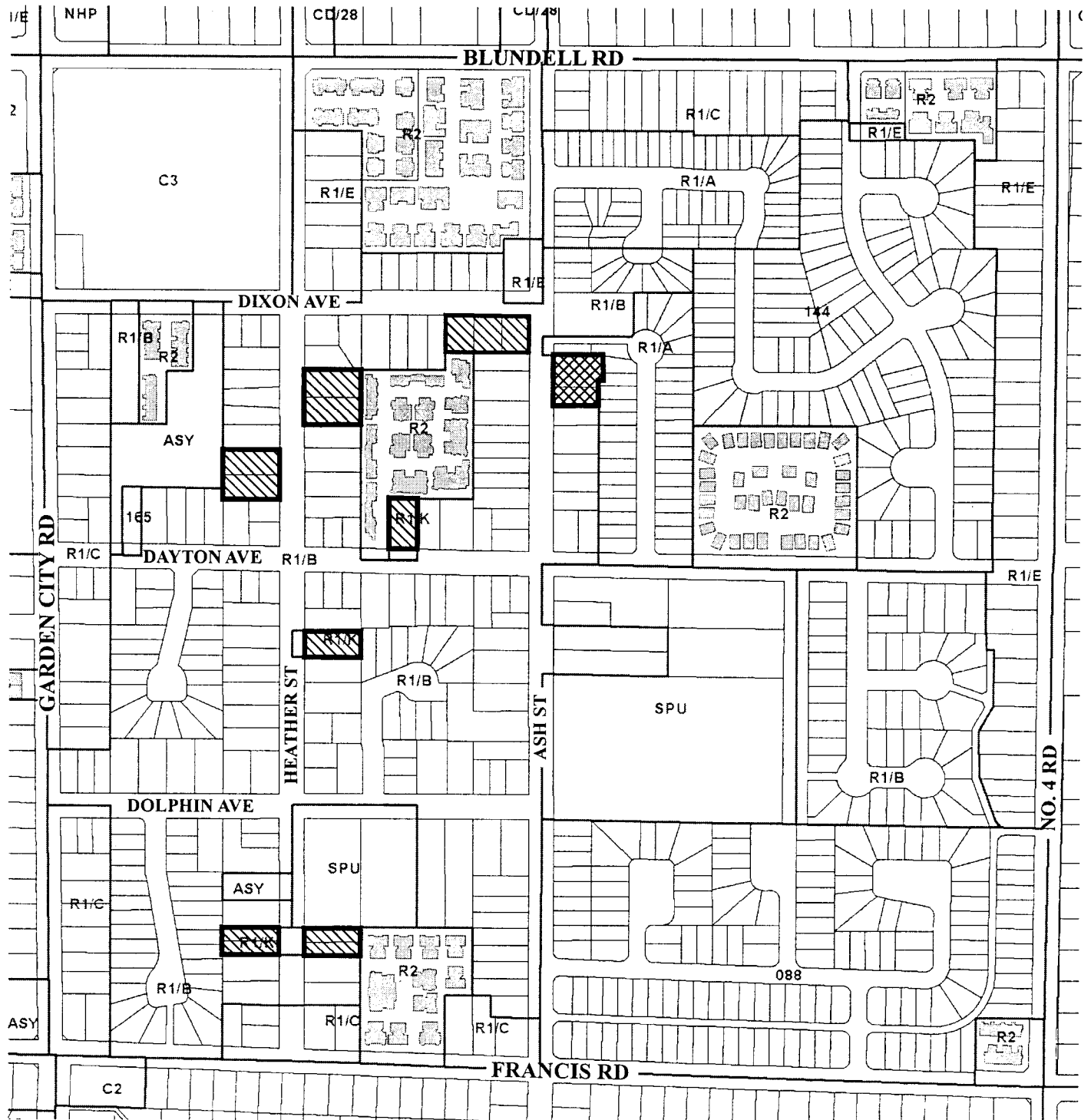
Conclusion



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



Jenny Beran, MCIP (4212)
Planner, Urban Development

JMB:cas



 Current Applications
 Already Approved



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

Original Date: 08/26/02

Revision Date: 03/06/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7497 (RZ 03-222842)
8220 AND 8240 ASH 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. 018-804-713

Lot B Section 22 Block 4 North Range 6 West New Westminster District Plan LMP17400

P.I.D. 018-804-705

Lot A Section 22 Block 4 North Range 6 West New Westminster District Plan LMP17400

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7497”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 14 2003

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

MAYOR

CITY CLERK