



City of Richmond
Urban Development Division

Report to Committee

To Council - May 26, 2003

To Planning - May 21, 2003

To: Planning Committee

Date: April 25, 2003

From: Joe Erceg
Manager, Development Applications

RZ 03-230337

File: 8060-20-7521

Re: APPLICATION BY WEDGEWOOD CONSTRUCTION LTD. FOR REZONING AT 8300 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. 7521, for the rezoning of 8300 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

Wedgewood Construction Ltd. has applied to the City of Richmond for permission to rezone 8300 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 permit a two lot single-family residential subdivision.

Findings of Fact

Item	Existing	Proposed
Owner	Jeanette and Ronald Lemieux	To be determined
Applicant	Gordon Epp	No change
Site Size	836 m ² (8999 ft ²)	Two lots each 418 m ² (4499 ft ²)
Land Uses	One large single family lot	Two small 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**. Thirteen larger lots have been approved to subdivide to create 26 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. To date, 20% of those lots with potential have now applied to rezone their properties.

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.

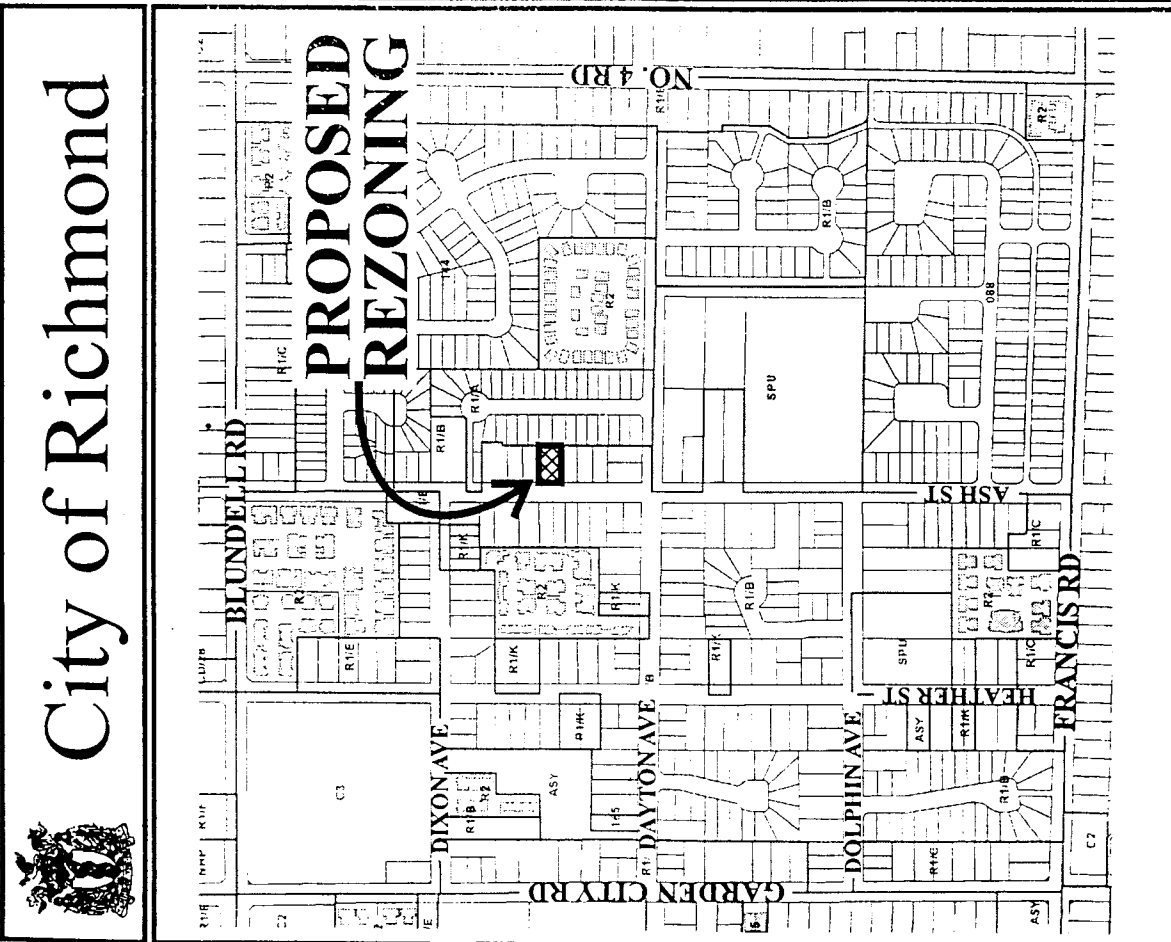
Conclusion

This is a straightforward rezoning to subdivide a lot on Ash Street. The area is already comprised of smaller lot R1/B (40 feet wide) lots and 13 lots have also recently rezoned to R1/K (33 feet wide). There are no requirements for the application and no issues have been identified therefore staff recommend support of the application.

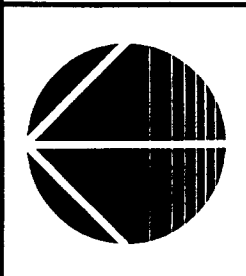


Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

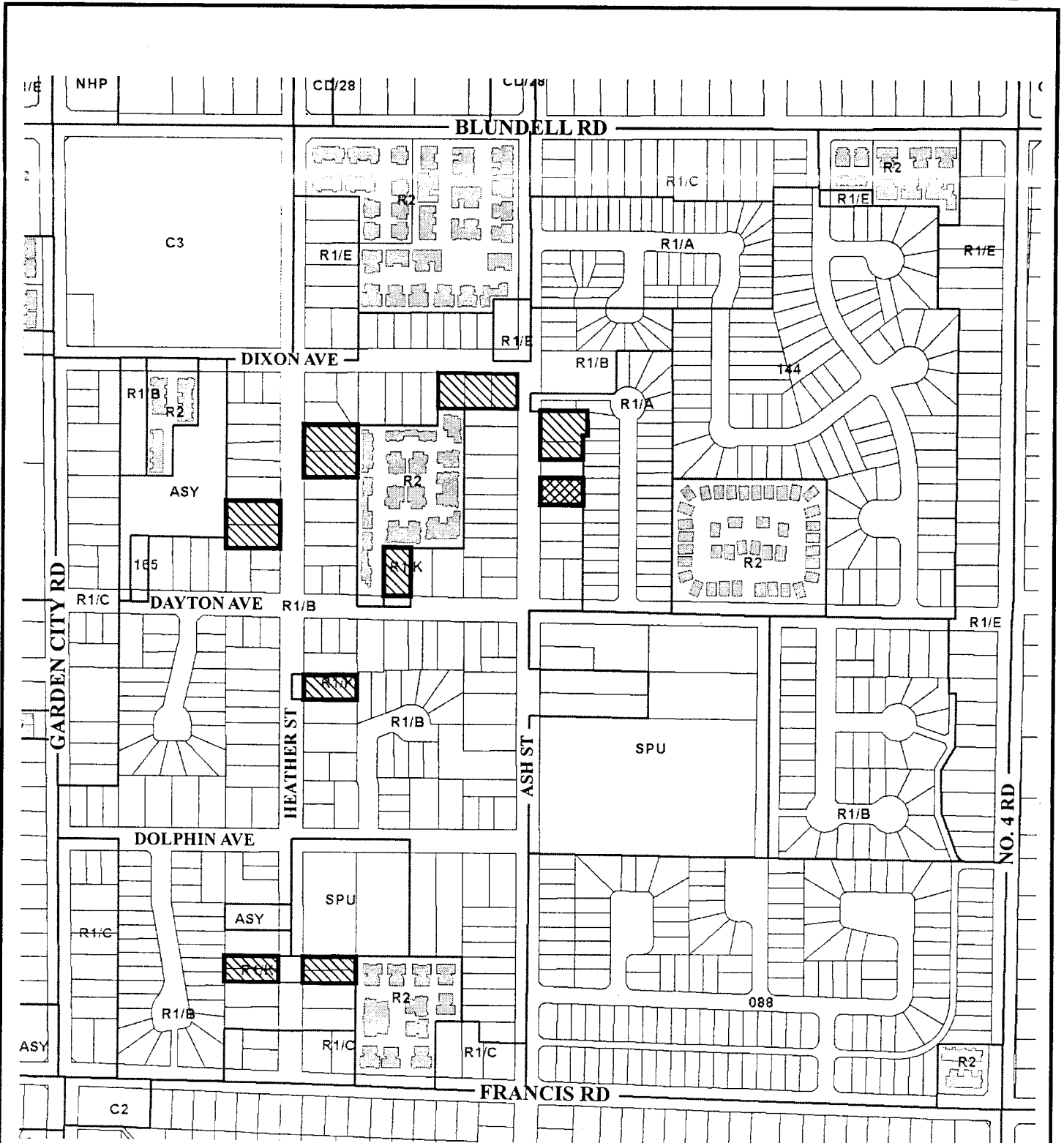


8	1574	824	1512467
8371	20.36	1695	36.59
8391	14.34	8265	16.15
8395	12.10	8300	10.67
8411	12.19	8300	3.36
8431	12.19	8320	22.86
3451	16.46	8330	3.36
		1594	15.24
		8330	10.67
		1594	15.24
		8330	10.67



RZ 03-230337

Original Date: 03/17/03
 Revision Date:
 Note: Dimensions are in METRES



 Current Application
 Already Approved



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

Original Date: 08/26/02

Revision Date: 04/28/03

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7521 (RZ 03-230337)
8300 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. 006-554-237

Lot 98 Section 22 Block 4 North Range 6 West New Westminster District Plan 31059

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7521”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAY 26 2003

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

MAYOR

CITY CLERK