



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: August 23, 2002
File: RZ 02-205822
RZ 02-207453
RZ 02-212633
Re: **APPLICATION BY MARY GRAYSTON AT 8391 HEATHER STREET, SITARA PREMJI AT 9420 DIXON AVENUE AND AVTAR GREWAL AT 8411 HEATHER STREET FOR REZONING 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. 7427, for the rezoning of 8391 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. 7428, for the rezoning of 9420 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.

That Bylaw No. 7429, for the rezoning of 8411 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.

H. Erceg

for Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Christine M. Hill

Staff Report

Origin

Applications have been received by Mary Grayston at 8391 Heather Street (**Attachment 1**), Sitara Premji at 9420 Dixon Avenue (**Attachment 2**) and Avtar Grewal at 8411 Heather Street (**Attachment 3**) to rezone from Single Family Housing District, Subdivision Area B (R1/B) (12m or 39.3 ft. minimum lot width) to Single Family Housing District, Subdivision Area K (R1/K) (10m or 32.8 ft minimum lot width) in order that each lot be subdivided into two smaller lots. The applicants for 9420 Dixon Road are purchasing .078m of land from their neighbour in order to meet the minimum lot requirements.

Findings of Fact

Item	Existing	Proposed
Owner	8391 Heather Street – Mary Grayston 9420 Dixon Avenue - Sitara and Salima Premji 8411 Heather Street – Christina Li	To be determined
Applicant	8391 Heather Street – Mary Grayston 9420 Dixon Avenue – Sitara Premji 8411 Heather Street – Avtar Grewal	No change
Site Size	8391 Heather Street – 910 m ² (9795 ft ²) 9420 Dixon Avenue 668.9m ² (7200 ft ²) 8411 Heather Street 910 m ² (9795 ft ²)	8391 and 8411 Heather – two lots each 455 m ² (4898 ft ²) 9420 Dixon –one 315m ² (3390 ft ²) and one 356 m ² (3832 ft ²) (after the purchase of .078 m of land from 9400 Dixon)
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

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

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

For 8391 and 8411 Heather there are no requirements at the time of rezoning. With the future subdivisions, the developers will be required to pay Neighbourhood Improvement Charges (NIC) based on frontage for road widening, curb & gutter, sidewalk, landscaping, trees and street lighting. (A proper City storm system was installed in 1987). DCC's, School site acquisition charges and servicing alterations will also be determined at the time of subdivision.

For 9420 Dixon Ave., prior to 4th reading the developer should consolidate 0.078m of 9400 Dixon Ave. with 9420 Dixon Ave. At Subdivision stage the developer will be required to pay DCC's, School site acquisition charges and servicing costs and enter into a restrictive covenant ensuring the vehicular access for the corner lot be at or near the west property line on Dixon Ave.

Analysis

Attachment 4 shows the lots in this neighbourhood that have already been approved for rezoning to R1/K as well as the subject lots. Approximately 65 lots in the western half of the quarter section would be able to subdivide under R1/K zoning. 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 six other sites in the area to enable similar sized, small lot subdivisions.

Financial Impact

None.

Conclusion

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

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The proposals are similar to six other ~~properties~~ properties that have already been approved for rezoning to R1/K 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.



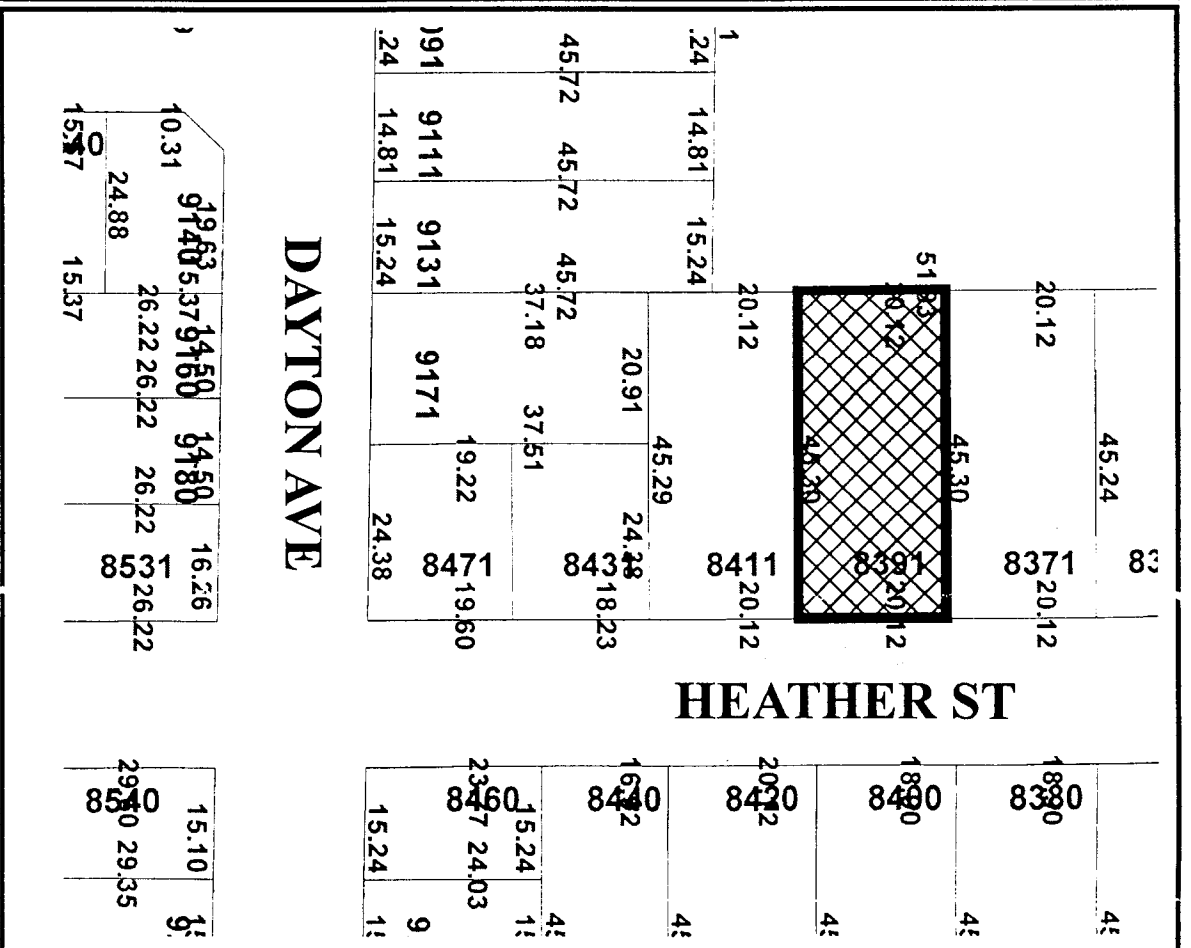
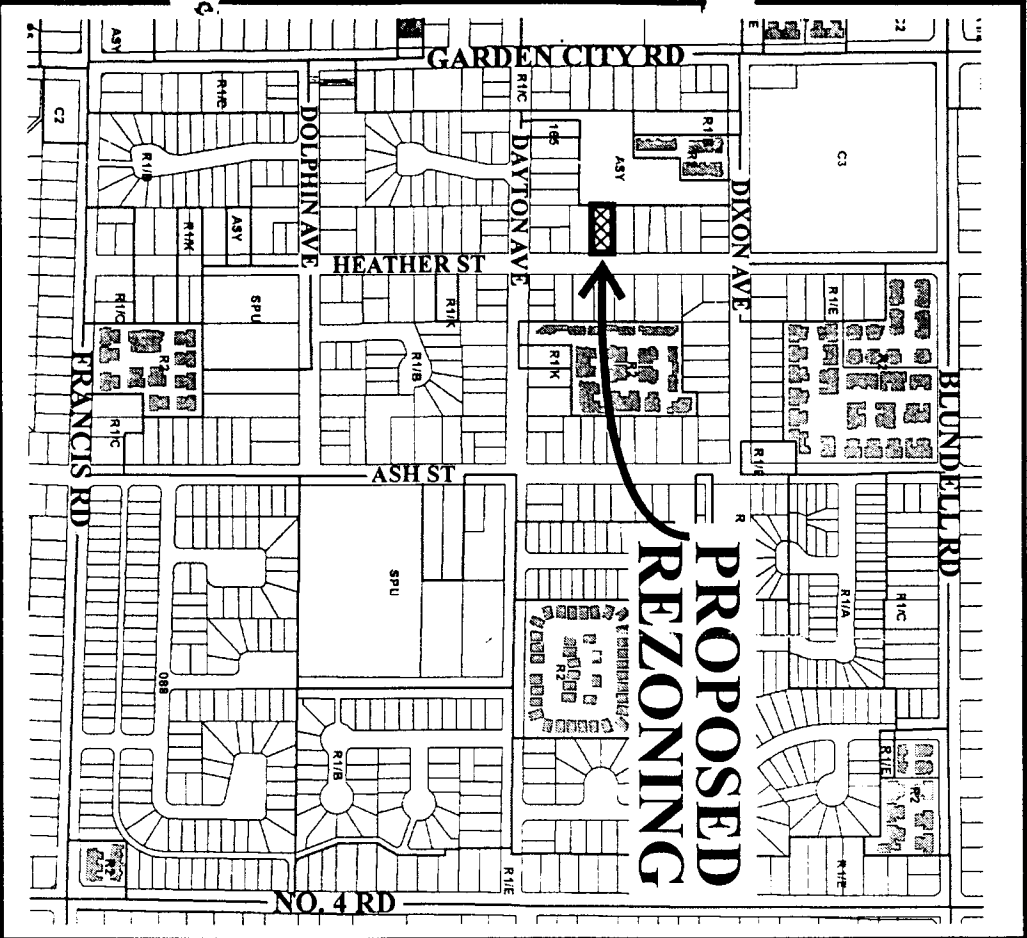
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

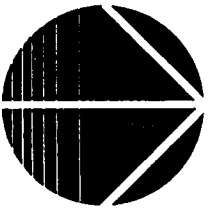
For 9420 Dixon Ave., prior to 4th reading the developer should consolidate 0.078m of 9400 Dixon Ave. with 9420 Dixon Ave.



City of Richmond



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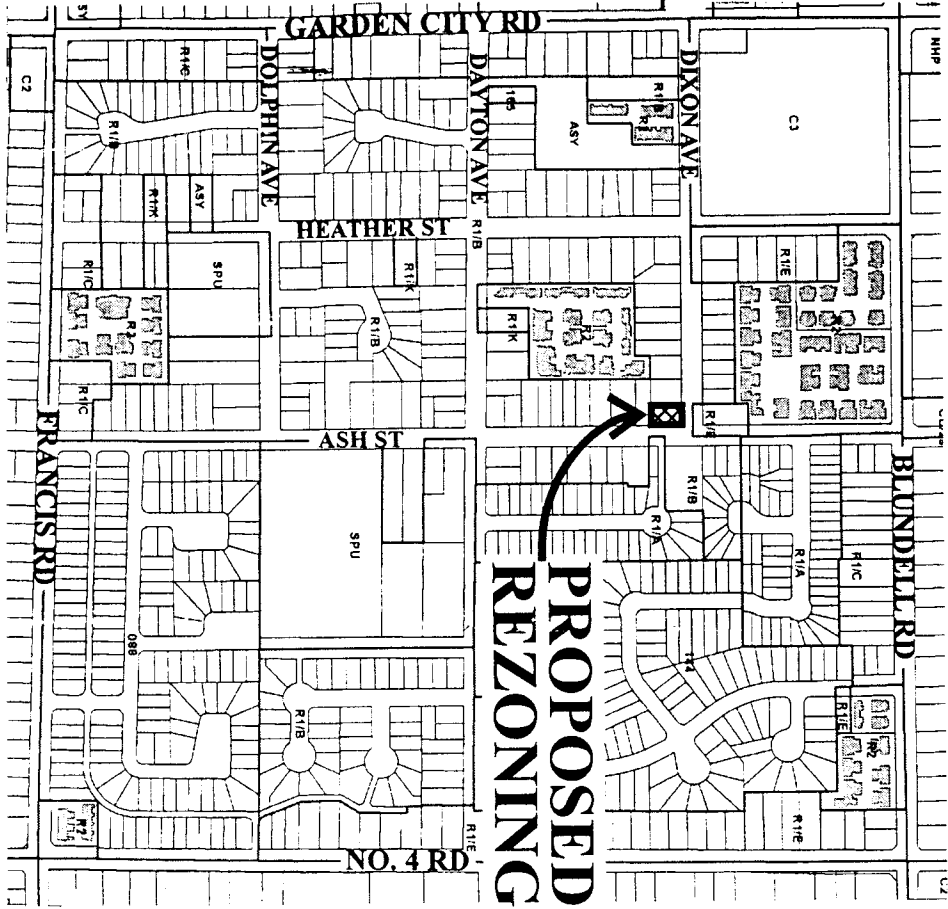


Original Date: 05/27/02
 Revision Date:

Note: Dimensions are in METRES
ENTERED

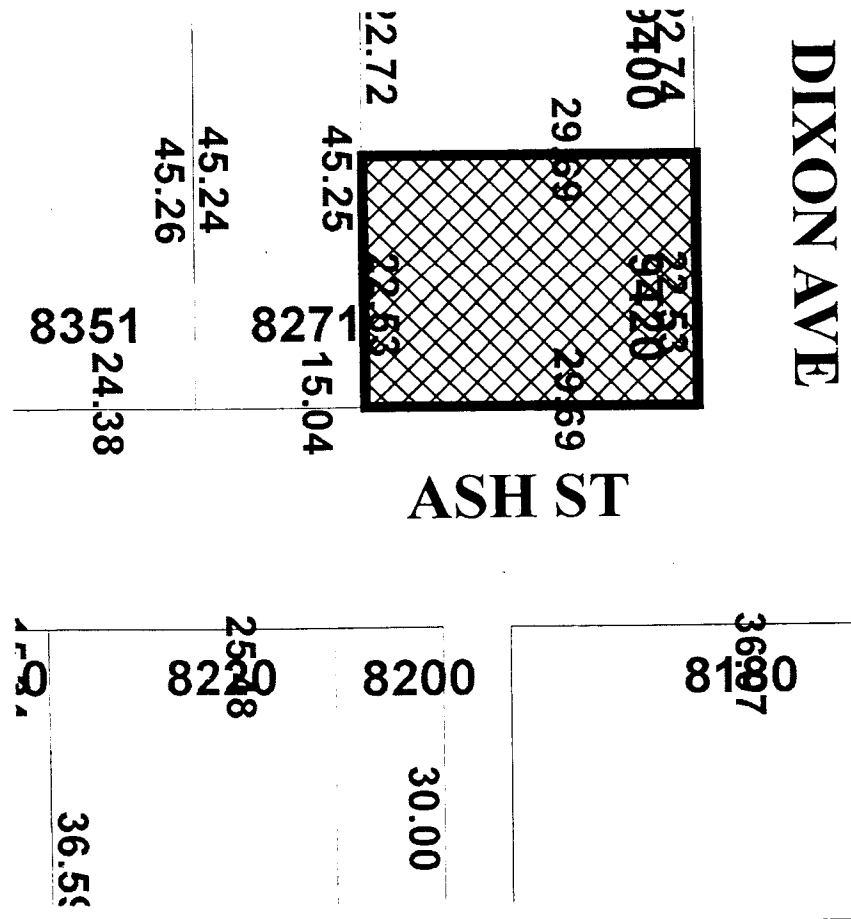


City of Richmond



**PROPOSED
REZONING**

9391	9395	8	30.00
14.13	20.88	1293	30.00



DIXON AVE

ASH ST

RZ 02-207453

ENTERED

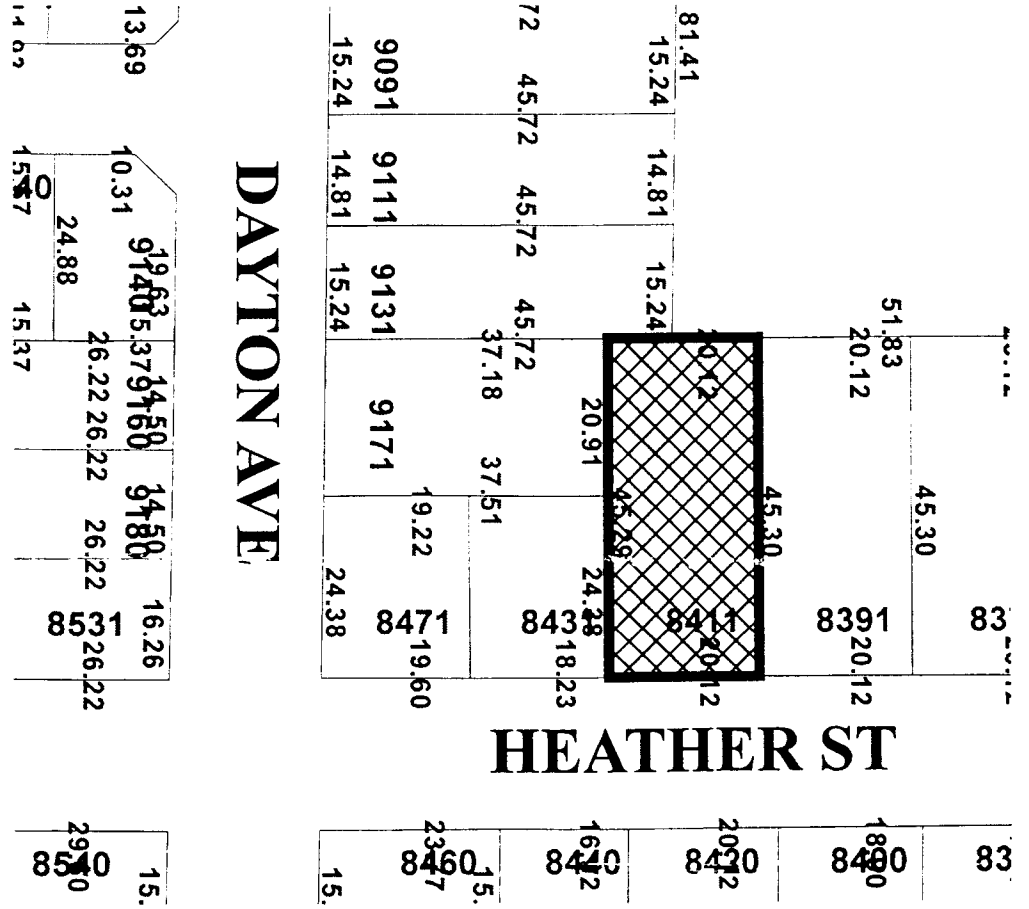
Original Date: 06/19/02
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

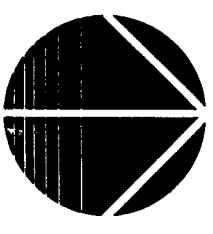


PROPOSED REZONING



DAYTON AVE

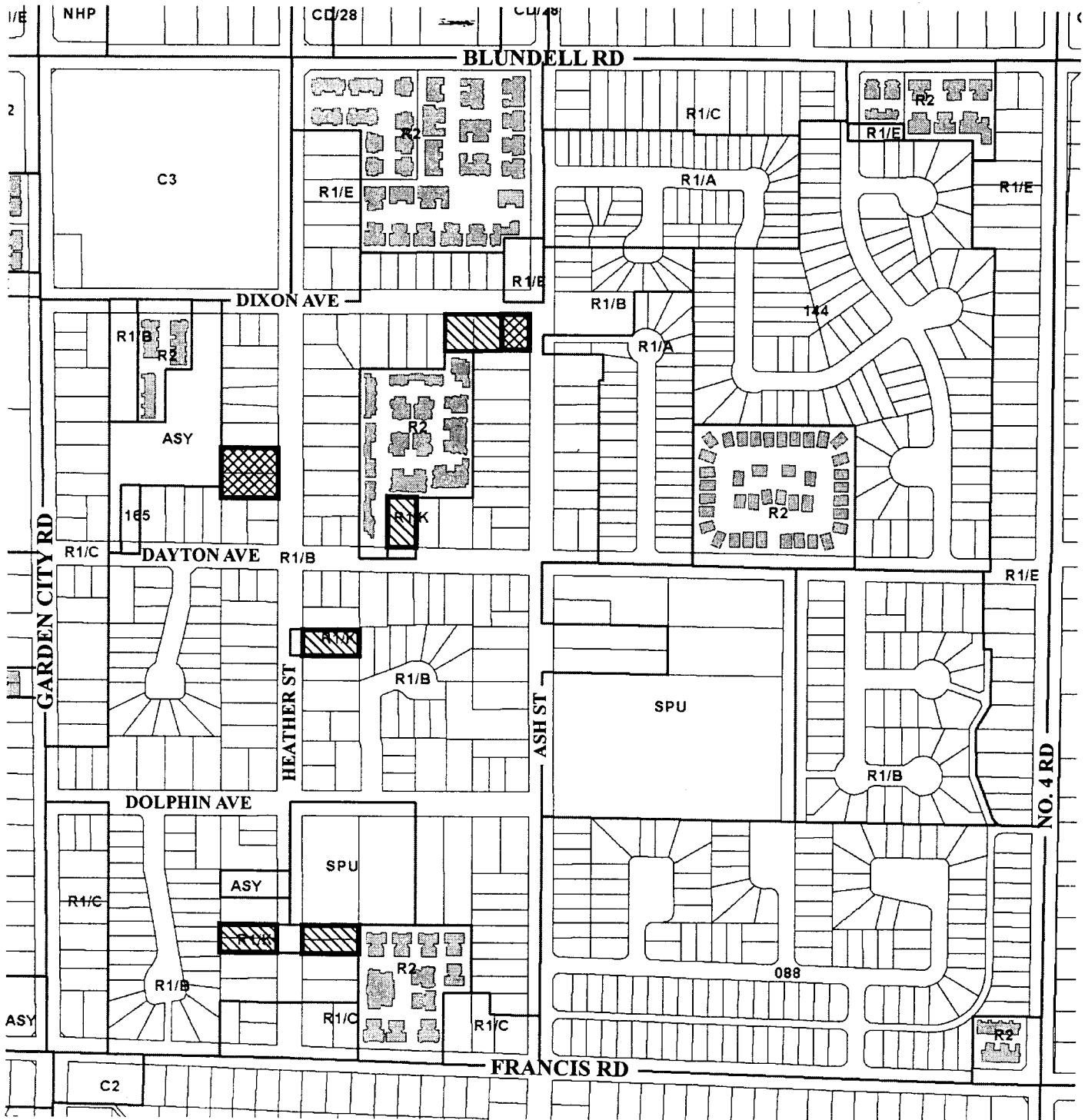
HEATHER ST



RZ 02-212633

ENTERED

Original Date: 08/01/02
 Revision Date:
 Note: Dimensions are in METRES



 Current Applications
 Already Approved



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

Original Date: 08/26/02

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7427 (RZ 02-205822)
8391 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. 004-031-075

Lot 119 Section 22 Block 4 North Range 6 West New Westminster District Plan 32214

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7427”**.

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 7428 (RZ 02-207453)
9420 Dixon Road**

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. 004-335-996

Lot 543 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 7428”**.

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 UB
APPROVED for legality by <i>[Signature]</i>

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7429 (RZ 02-212633)
8411 Heather**

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. 006-947-794

Lot 120 Section 22 Block 4 North Range 6 West New Westminster District Plan 32214

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7429”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK