



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Jeff Doubleday and Azim Bhimani for Rezoning at
8631 Heather Street from Single-Family Housing District, Subdivision
Area B (R1/B) to Single-Family Housing District, Subdivision Area A (R1/A)**

To Planning - May 4, 2004

Date: April 15, 2004

RZ 04-255134

File 12-8060-20-7709

Staff Recommendation

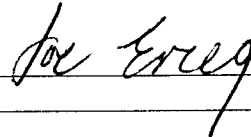
That Bylaw No. 7709, for the rezoning of 8631 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.


Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Jeff Doubleday and Azim Bhimani have applied to the City of Richmond for permission to rezone 8631 Heather Street (Attachment 1) from Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) to Single-Family Housing District, Subdivision Area A (R1/A) (minimum width 9 m or 29.5 ft.) in order to permit the subdivision of two (2) single-family lots each approximately 9 m (29.5 ft.) in width.

Findings of Fact

Item	Existing	Proposed
Owner	Yasmine Bhimani; Jeff Doubleday; Margaret Yeung	To be determined
Applicant	Jeff Doubleday & Azim Bhimani	No change
Site Size	827 m ² (8,902 ft ²)	Two lots each 413.5 m ² (4,451 ft ²)
Land Uses	One single-family dwelling	Two small single-family lots
OCP Designation	Neighbourhood Residential	No change
Ash Street Sub Area Plan	Low Density Residential	No change
Zoning	R1/B	R1/A

Surrounding Development

The subject property is located in a portion of the Ash Street Sub Area where there is a mix of new and old single-family dwellings on R1/B and R1/K (minimum width 10 m or 33 ft.) lot sizes. New single-family dwellings on R1/B designated lots are located to the north and across Heather Street to the east. Further north on the east side of Heather Street are two (2) new single-family dwellings zoned R1/K. A majority of single-family dwellings to the south are older in character.

Related Policies & Studies

Redevelopment is dictated by the Ash Street Sub Area Plan Land Use Map (Attachment 2), which designates the subject property for 'Low Density Residential'. Numerous single-family rezoning applications to R1/K have been processed and approved in this neighbourhood according to this Sub Area Plan land use designation.

Staff Comments

Development Applications and Policy Planning

Although numerous rezonings to R1/K have occurred in the portion of the Ash Street Sub Area west of Ash Street, the subject rezoning proposal is the first application to R1/A. This zoning district permits a minimum lot dimension width of 9 m or 29.5 ft. A total of sixteen (16) properties have been rezoned to R1/K in this quarter section, a majority of which are located west of Ash Street (Attachment 3). As there are numerous properties within the west portion of the Area Plan that do not meet the minimum R1/K lot dimensions, staff carried out a detailed review to determine how many properties can subdivide to the narrower R1/A lot size and the possible impacts this may have. This review consisted of the area west of Ash Street and excludes properties fronting onto Garden City Road and Francis Road.

A total of 21 single-family lots have potential to be subdivided to R1/A in the study area. Sixteen (16) of these lots front onto Heather Street with the remaining five (5) dispersed throughout the study area (Attachment 3). Since a majority of older single-family dwellings and properties that can subdivide to R1/A are located along Heather Street, there is potential for this street to undergo some change in the future if the City continues to receive both R1/K and R1/A rezoning applications.

Staff are supportive of the application to rezone to R1/A for the following reasons:

1. Precedent for single-family small lot subdivisions has been established in the neighbourhood with sixteen (16) approved rezonings to R1/K.
2. Throughout the quarter section containing the Area Plan, there are existing and new single-family dwellings on small lots zoned R1/A, R1/K and under specific land use contracts. The Ash Street Sub Area Plan set a precedent for small lots in this neighbourhood by permitting these smaller lots when the plan was implemented in 1986.
3. Houses built to an R1/K zone with garages in the front typically have approximately 5 ft. of house frontage visible from the street. Conversely, houses constructed according to an R1/A zone with garages in the front have approximately 2-3 ft. of visible house frontage from the street. As a result, the difference in lot width and visible house frontage from the street is minimal (1 m or 3 ft.) between R1/A and R1/K lots.

Engineering

Neighbourhood Improvement Charge (NIC) fees will be required at future subdivision for frontage upgrades (storm sewer has been completed).

Analysis

Staff support the proposed rezoning as it is consistent with the direction of development already undertaken in the neighbourhood; with smaller lot rezonings and subdivisions to R1/K being approved in the west portion of the Ash Street Sub Area Plan. As a result, the overall tone for small lot residential subdivisions has been established with previous applications and existing small, narrow lots throughout the Ash Street Sub Area.

If rezonings to R1/K are only permitted in the Ash Street Sub Area, those lots that do not meet these requirements would need to consolidate in order to redevelop, which is not likely to happen. As lots that meet requirements of the R1/K zone continue to rezone and subdivide, other (potential R1/A) lots will remain under existing lot sizes (approximately 18 m or 59 ft. in width). The result is an undesirable mix of narrow and wide lots throughout the area, which threatens the long-term uniformity of the neighbourhood streetscape. Permitting those lots that meet requirements of the R1/A zone to redevelop and subdivide provides the opportunity to achieve continuity in the neighbourhood streetscape, lot sizes and housing character.

If approved, the neighbourhood may undergo a transition, specifically along Heather Street where sixteen (16) properties that meet R1/A lot requirements are located, although this is expected to be gradual. The results from infill R1/A subdivisions would be an increase in construction activity, upgrading of frontages, narrower lots and new housing stock consisting of smaller, single-family dwellings.

Financial Impact

None.

Conclusion

The application to rezone 8631 Heather Street to Single-Family Housing District, Subdivision Area A (R1/A) is the first to apply to this zoning district in the Ash Street Sub Area. The proposed zoning district is considered appropriate to allow gradual infill subdivisions in keeping with the emerging neighbourhood character. On this basis, staff support the subject rezoning to permit the creation of two (2) single-family residential lots.

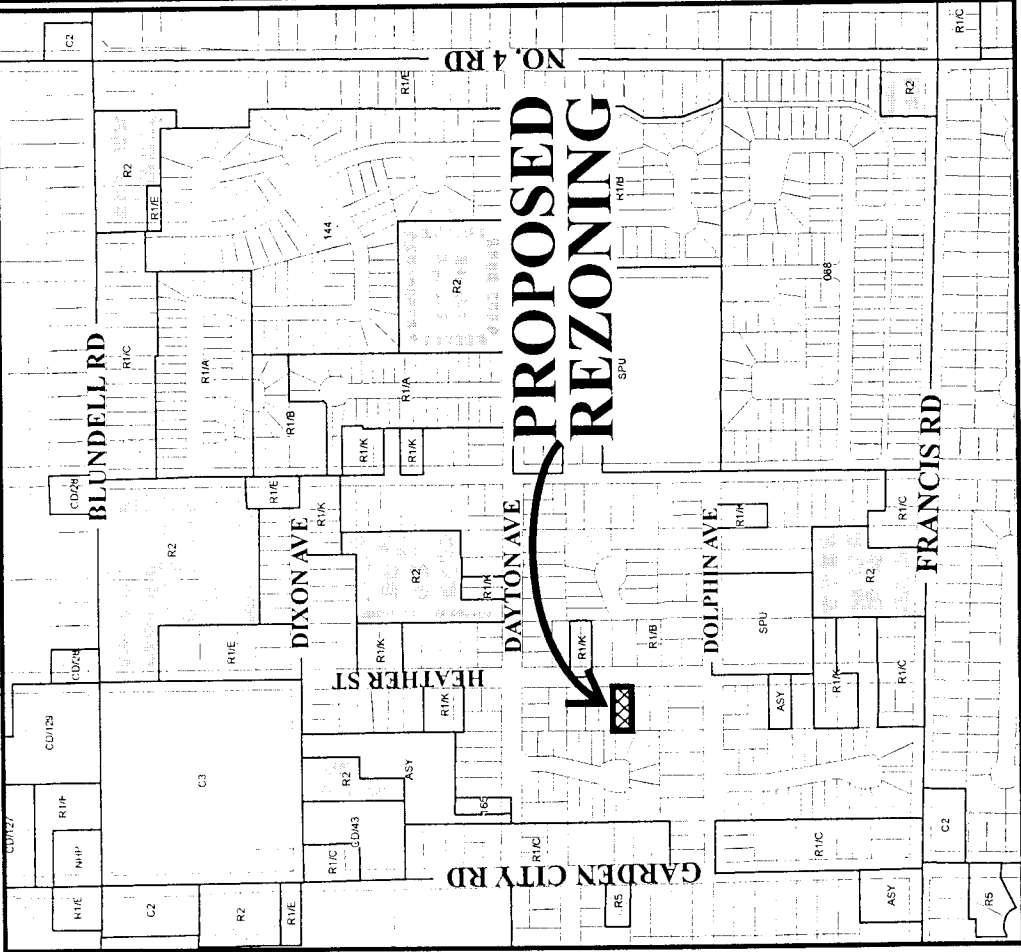


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg



City of Richmond

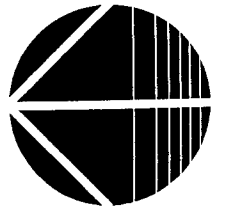


18.2	85	18.29	18.29	18.29	22.74	22.56	18.29	18.29	18.29	24.38	24.38	20.12	10.67	10.67	8580	8
13.81	8591	13.81	13.43	13.43	45.26	45.26	13.81	13.43	13.43	45.26	45.26	20.12	10.67	10.67	8600	8
12.00		12.00	12.00	12.00	21.37	22.00	18.29	18.29	18.29	24.38	24.38	24.38	20.12	10.67	8620	8
12.00		12.00	12.00	12.00	45.26	45.26	18.29	18.29	18.29	24.38	24.38	24.38	20.12	10.67	8640	8
12.00		12.00	12.00	12.00	45.26	45.26	18.29	18.29	18.29	24.38	24.38	24.38	20.12	10.67	8660	8

ATTACHMENT 1

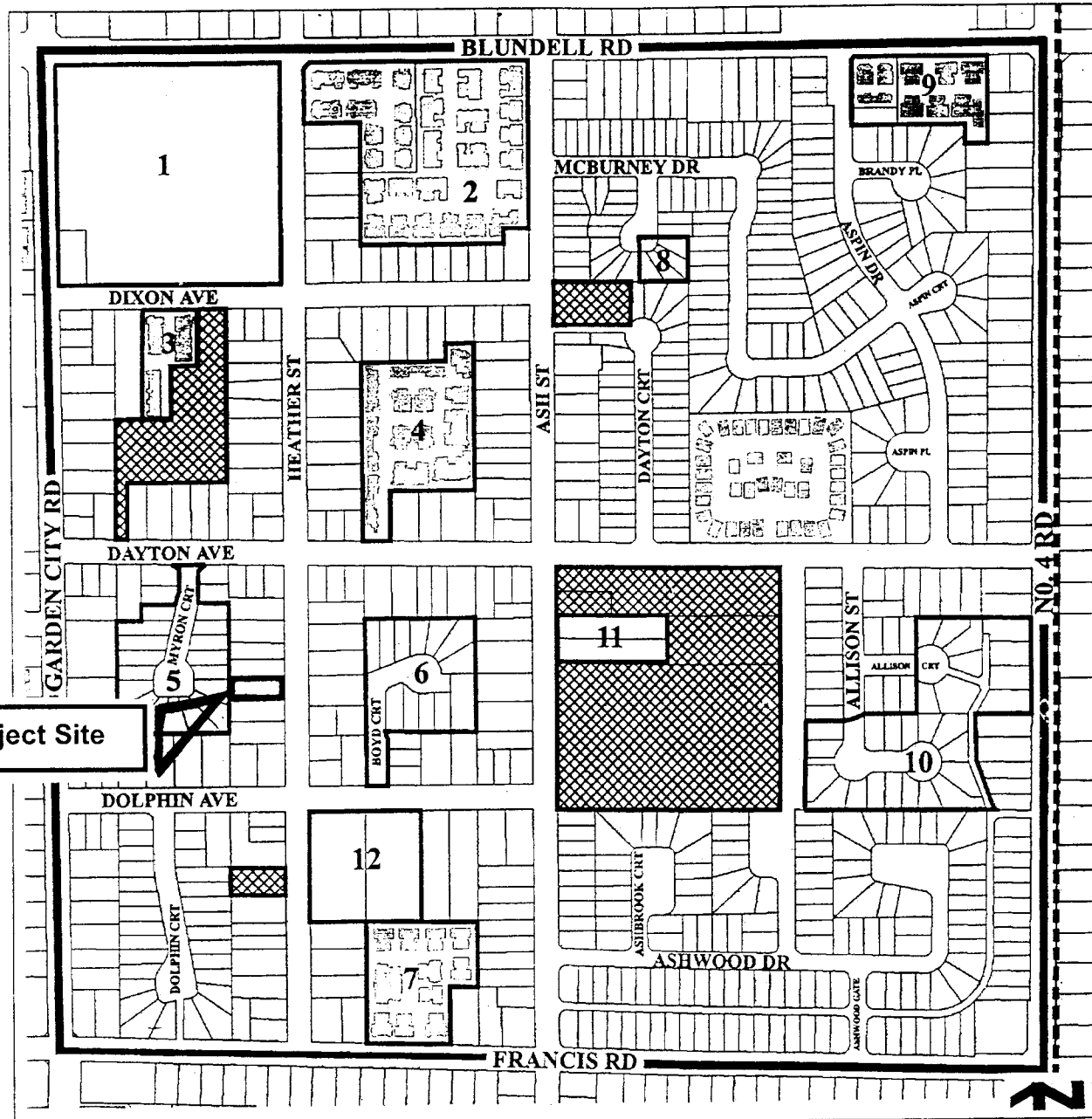
Original Date: 02/09/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-255134



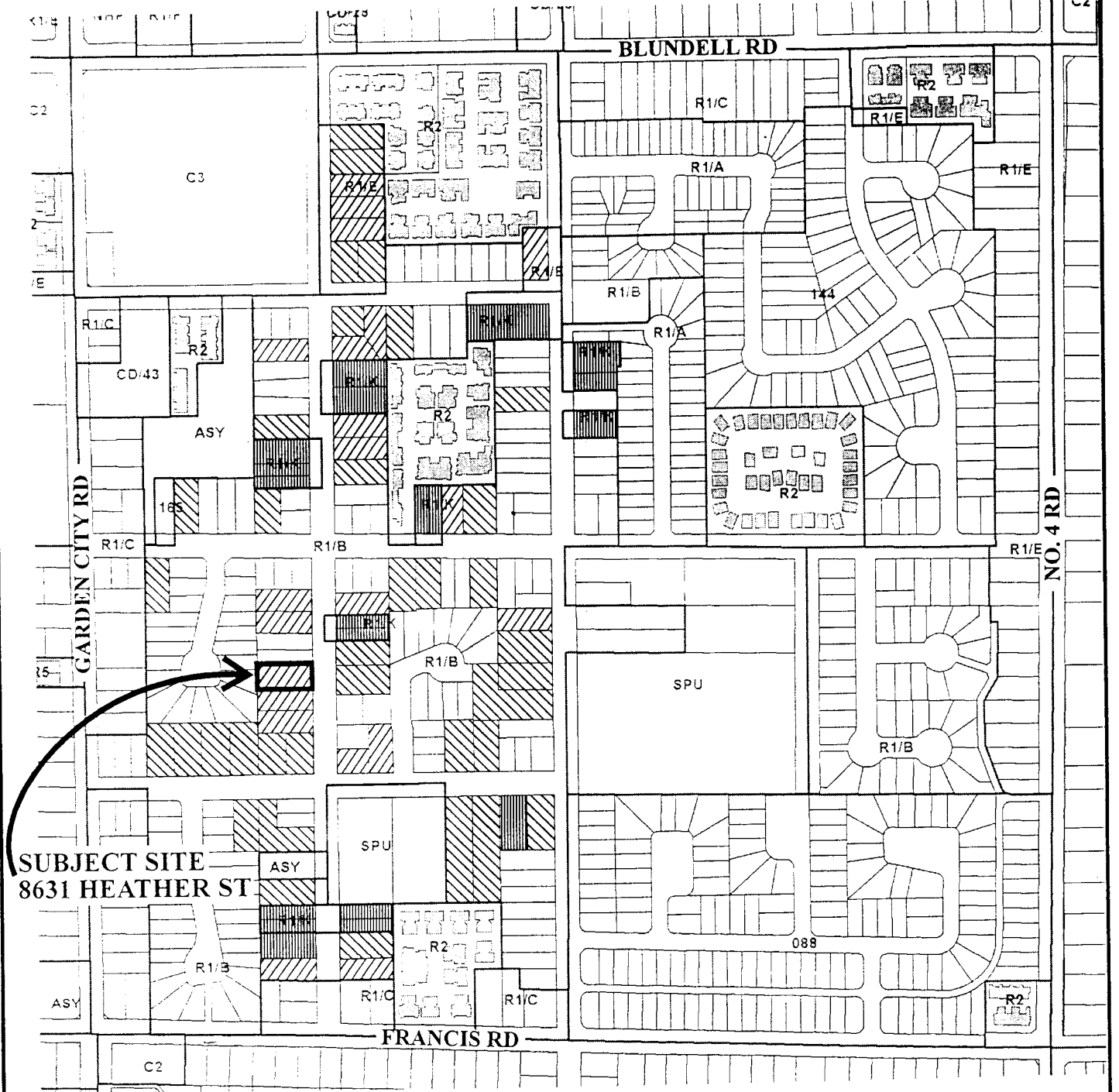
City of Richmond

Land Use Map






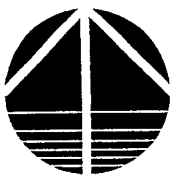
Subject Site

-----	ALR Boundary	————	Area Boundary		Designated Infill Areas – Refer to Table: 1
	Public, Institutional & Open Space		Low Density Residential		



SUBJECT SITE
8631 HEATHER ST

-  Approved Rezoning to R1/K
-  Possible Rezoning to R1/K
-  Possible Subdivision to R1/A



Ash Street Sub Area Plan

Section 22-4-6

Original Date: 08/18/03

Amended Date: 04/05/04

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7709 (RZ 04-255134)
8631 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 A (R1/A)**.

P.I.D. 008-618-348

Lot 148 Section 22 Block 4 North Range 6 West New Westminster District Plan 39476

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7709”**.

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