

# Report to **Development Permit Panel**

To:

Development Permit Panel

Date:

May 30, 2003

From:

Joe Ercea

File:

DV 03-234169

Manager, Development Applications

Re:

Application by Mohinder K. Gill for a Development Variance Permit at 8620 Heather Street

## Manager's Recommendation

That a Development Variance Permit be issued that would vary the minimum depth requirement for the Single-Family Housing District, Subdivision Area B (R1/B) zone from 24 m (78.74 ft.) to 22.635 m (74.262 ft.) in order to subdivide two (2) new single-family residential lots at 8620 Heather Street, one which will front/access Heather Street and the other which will front/access Boyd Court.

evelopment Applications

JDK:blg

#### **Staff Report**

## Origin

The subject site is located on the east side of Heather Street between Dayton Avenue and Dolphin Avenue, and is zoned Single-Family Housing District, Subdivision Area B (R1/B).

The applicant is requesting permission to vary the minimum depth for the Single-Family Housing District, Subdivision Area B (R1/B) zone from 24 m (78.74 ft.) to 22.635 m (74.262 ft.) in order to subdivide two (2) new single-family residential lots at 8620 Heather Street, one which will front/access Heather Street and the other which will front/access Boyd Court.

A copy of the development application filed with the Urban Development Division is appended to this report.

## **Findings of Fact**

The subject site is unusual in that it has frontage on two streets. The properties immediately to the south (8640 Heather Street and 8631 Boyd Court) were subdivided in a similar fashion under the previous Zoning Bylaw prior to 1989.

#### **Staff Comments**

No adverse comments were received.

# **Analysis**

The original subdivision application by the applicant requested that the property be subdivided lengthways, with both lots fronting Boyd Court. Staff felt that having the proposed lots backing onto Heather Street would not be ideal realizing that all the other properties on the block were fronting Heather Street. Staff considered a few different lot arrangements and determined that subdividing the property with one lot fronting Heather Street and the other fronting Boyd Court would be the best alternative. This option however meant that a Development Variance Permit was required to vary the minimum depth. The applicant agreed with staff's recommendation.

The benefit in approving this variance is that both streets will have houses fronting them instead of backing onto each of the roadways. As a result, the proposed lots will look more orderly and consistent with the existing houses on each block face.

#### Conclusions

Staff support the variance as requested.

Jim DeKleer

Engineering Assistant - Development & Processing

JDK:blg



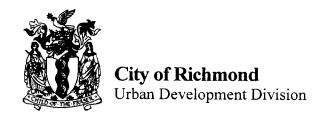
# **Development Application Development Applications Department**

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: VARIENCE REVELOPMENT				
Property Address(es): 8620-Hottle St Richmond				
Legal Description(s): 1id 006 UT8 158 LT 86 SEC 22 BYN				
RUG NUR PLAN ZOI 07 VEYZRS				
Applicant: MOHINDIFIA K GILL				
Correspondence/Calls to be directed to:				
Name: HIARI S. GILL				
Address: 8620 - Keatlur St Arhmonel				
V6 4 217 5 Postal Code				
Tel. No.: 604-2-74-9481  Business Business Residence				
Property Owner(s) Signature(s): Mo Waly & Lili				
MOHINDER & GICC				
Please print name Of				
Authorized Agent's Signature:  Attach Letter of Authorization				
Please print name				
For Office Use				
Date Received:				
File No.: 03-734/69 Receipt No.: 15-1024449				



# **Development Variance Permit**

No. DV 03-234169

To the Holder:

MOHINDER K. GILL

Property Address:

8620 HEATHER STREET

Address:

C/O HARI S. GILL

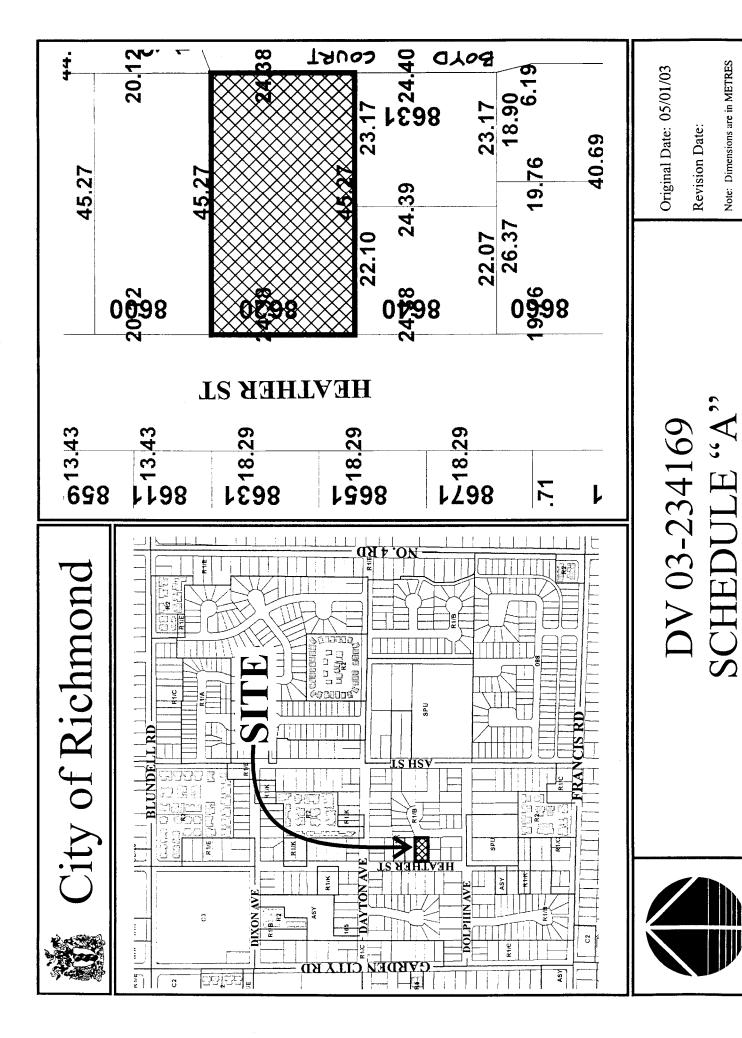
8620 HEATHER STREET RICHMOND, BC V6Y 2R5

- 1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
- 2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The minimum depth for the Single-Family Housing District, Subdivision Area B (R1/B) zone, in the "Richmond Zoning and Development Bylaw No. 5300" is hereby varied from 24 m (78.74 ft.) to 22.635 m (74.262 ft.) in order to permit the subdivision of two new single-family residential lots, one which will front/access Heather Street and the other which will front/access Boyd Court.
- 4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOL DAY OF ,	UTION NO.		ISSUED BY THE COUNCIL THE
DELIVERED THIS	DAY OF	,	

**MAYOR** 



Note: Dimensions are in METRES