



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: May 30, 2003
File: DV 03-234169
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.

A handwritten signature in black ink, appearing to read 'Joe Erceg', written over the printed name and title.

Joe Erceg
Manager, Development 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



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

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: VARIANCE Development

Property Address(es): 8620-Heath St Richmond

Legal Description(s): ld 006 418 158 LT 80 SEC 22 BYN
RUB NWD PLAN 301 07 V6Y2R5

Applicant: MOHINDER K Gill

Correspondence/Calls to be directed to:

Name: HARIS S. Gill

Address: 8620-Heath St Richmond

V6Y 2R5
Postal Code

Tel. No.: 604-274-9481
Business

604 274-9481
Residence

E-mail

Fax

Property Owner(s) Signature(s): Mohinder K Gill

MOHINDER K Gill
Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use

Date Received: Apr 24/03

File No.: 03-234169

Only assign if application is complete

Application Fee: 1500.⁰⁰

Receipt No.: 15-0024449



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 RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES