



To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: **APPLICATION BY GURPARWIN GILL TO REZONE THE FRONT PORTION OF
7591 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E)**

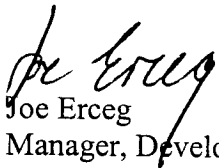
To Council - June 24/02
To Planning - June 18/02
Date: May 22, 2002

RZ 02-205367

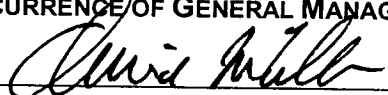
File: 8060-20-7380

Staff Recommendation

That Bylaw No. 7380, for the rezoning of the front portion of 7591 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area E (R1/E)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:spc
Att. 2

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| <p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p>  |
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Staff Report

Origin

On October 2, 2001, Planning Committee considered a staff report on the City Centre’s McLennan South sub-area. The report identified 12 development sites. Of these, several have recently been supported at Public Hearing, including one by Capital West Homes Ltd. (formerly Capital West Holdings Ltd.) (RZ 01-116358), involving several lots and the rear portion of the subject property at 7591 Heather Street. As a condition of rezoning, Capital West is required to subdivide 7591 Heather Street and consolidate its rear portion with its other properties. As a result of this subdivision, the subject site will be too shallow and too small to meet the minimum lot size requirements set out under its existing zoning, Single-Family Housing District, Subdivision Area F (R1/F). To rectify this situation, it is proposed that the front portion of 7591 Heather Street be rezoned to Single-Family Housing District, Subdivision Area E (R1/E). (Attachment 1 & 2)

Findings of Fact

| Item | Existing | Proposed |
|---|--|--|
| Owner | Gurparwin & Gurtej Gill | No change |
| Applicant | Gurparwin & Gurtej Gill | No change |
| Site Size | Width: 22.14 m (72.64 ft.) Depth: 92.05 m (302 ft.) Area: 1957.79 m ² (21,074.17 ft ²) | Width: 22.14 m (72.64 ft.) Depth: 36.58 m (120.01 ft.) Area: 809.88 m ² (8,717.76 ft ²) • Reduction due to subdivision of rear 55.474 m(182 ft.). |
| Land Uses | Single-family house | No change |
| OCP Designation • City Centre | Residential | No change |
| Sub-Area Plan Designation • McLennan South | Residential, 2½ storeys (3 storeys maximum). Townhouse, Triplex, Duplex & Single-Family. • 0.6 base FAR (floor area ratio) | No change |
| Zoning | Single-Family Housing District, Subdivision Area F (R1/F) • Minimum required lot size: Width: 18 m (59.055 ft.) Depth: 45 m (147.638 ft.) Area: 828 m ² (8,912.81 ft ²) | Single-Family Housing District, Subdivision Area E (R1/E) • Minimum required lot size: Width: 18 m (59.055 ft.) Depth: 24 m (78.740 ft.) Area: 550 m ² (5,920.34 ft ²) • Following subdivision, the existing house will conform to all required building setbacks. |

Surrounding Development & Related Policies

Sub-Area Plan Overview

The McLennan South Sub-Area Plan encourages the development of townhouses, triplexes, duplexes, and single-family homes within a lush, green environment. New roads are proposed in order to provide easier access around the neighbourhood for both pedestrians and drivers, and to enable existing properties to redevelop in a pedestrian-friendly manner that orients most residential units to public streets and walkways. Land has been set aside for future neighbourhood park and school use and the development of a “greenway” has been identified for the east side of Garden City Road. Consistent with the plan, at the end of 1999, the installation of sanitary and storm sewers was completed along the area’s existing road rights-of-ways to provide service to existing homes and future development.

Surrounding Development

The subject site and lots to its north, west, and south are designated for a mix of single-family, duplex, triplex, and townhouse uses. McLennan South’s first townhouse project, which was 3 storeys in height, was developed immediately west of the subject site, on the west side of the area’s proposed “ring road”. Capital West proposes to build 2½-storey townhouses along the east side of the same portion of the “ring road”, incorporating the rear 55.474 m* (182 ft.) of the subject site. (RZ 01-116358) Future development north of (and possibly including) the subject site will likely see the existing newer and older single-family homes largely replaced by townhouses. East of the subject site, across Heather Street, is a large parcel of land owned by the City for the development of a neighbourhood park.

****NOTE:***

At the time of Public Hearing for RZ 01-116358, it was determined that Capital West would rezone the rear 55.55 m (182.25 ft.) of 7591 Heather Street. However, subsequent to Public Hearing and surveying of the subject site, it was determined that Capital West would instead rezone only the rear 55.474 m (182 ft.) of 7591 Heather Street. This change will be reflected appropriately in rezoning Bylaw No. 7306. This change does not require that Capital West’s application be reconsidered at Public Hearing as the affected parties are in agreement with this change and it will not result in an increase in density.

Staff Comments

Staff support the subject application for rezoning as it is consistent with the McLennan South Sub-Area Plan, the adjacent rezoning proposal by Capital West, and their subsequent Development Permit application (RZ 01-116358 & DP 02-202790). Staff see the subject rezoning as an “interim step” for the site, simply made necessary – and practical – by Capital West’s adjacent project. It should be made clear that the subject site’s existing single-family home may be retained indefinitely. If, however, the owner decides to redevelop, it will be necessary to rezone the property accordingly and comply with any legal and development conditions identified at that time. Given the “housekeeping” nature of this application, staff do not recommend that the applicant be required to upgrade the site’s Heather Street frontage.

Analysis

The need to rezone the front portion of 7591 Heather Street has arisen from the proposed subdivision of its rear 55.474 m (182 ft.) for consolidation with Capital West's adjacent development site (RZ 01-116358). As a result of this subdivision, the subject site will not meet the minimum lot size requirements set out under its existing zoning, Single-Family Housing District, Subdivision Area F (R1/F). To rectify this situation and enable Capital West to develop its adjacent property as per the conditions of its pending rezoning application, it is proposed that the front portion of 7591 Heather Street be rezoned to a smaller single-family lot size.

The single-family lot size proposed for the front portion of 7591 Heather Street is Subdivision Area E (e.g. R1/E). The size of 7591 Heather Street after subdivision will exceed the minimum lot size requirements of R1/E, however, it will not be so large as to enable it to subdivide into two lots. Therefore, any redevelopment of 7591 Heather Street, like that of its neighbours, will require rezoning.

The proposed rezoning of 7591 Heather Street is consistent with the McLennan South Sub-Area Plan, which envisions a mix of housing types on and around the subject site, including single-family homes. The home on the subject site is relatively new and in good repair. The home's owners (e.g. the applicant) are aware that townhouses will be built south, west, and likely north of their property and are satisfied that this can be done in a manner that will ensure a good "fit" with their home. Alternatively, the owners may, at their discretion, decide to develop the subject site, either alone or with adjacent lots, as this too would be consistent with the sub-area plan. Any such redevelopment will be required to be consistent with the sub-area plan and the form and character of development established on adjacent properties.

Overall, staff see no reason to deny the proposed rezoning and, in light of its importance to Capital West's development, approval is recommended.

Financial Impact

None.

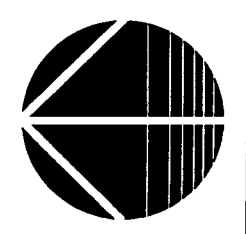
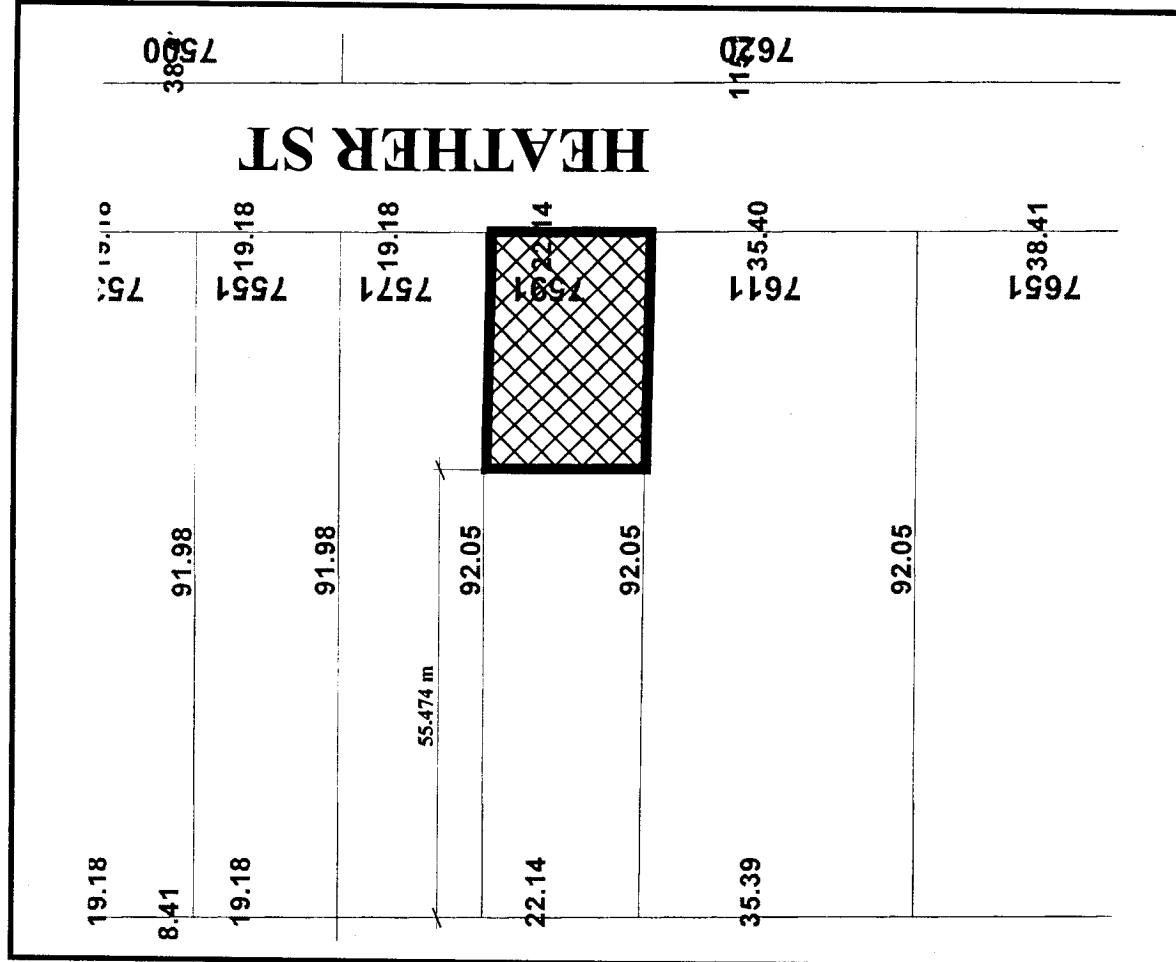
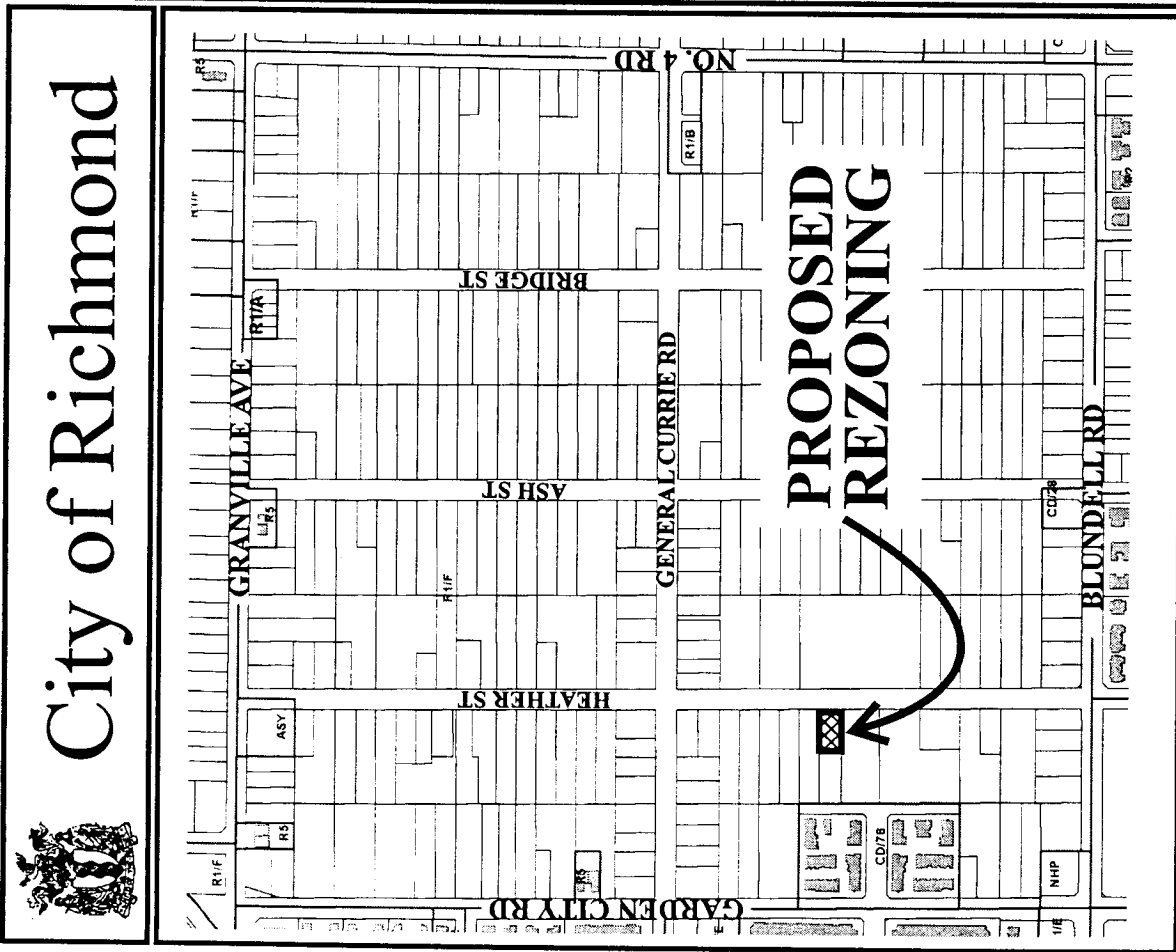
Conclusion

Rezoning of the front (e.g. east) portion 7591 Heather Street is needed enable to facilitate the consolidation of its rear portion with an adjacent development site. The application is consistent with the McLennan South Sub-Area Plan. Rezoning of 7591 Heather Street merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

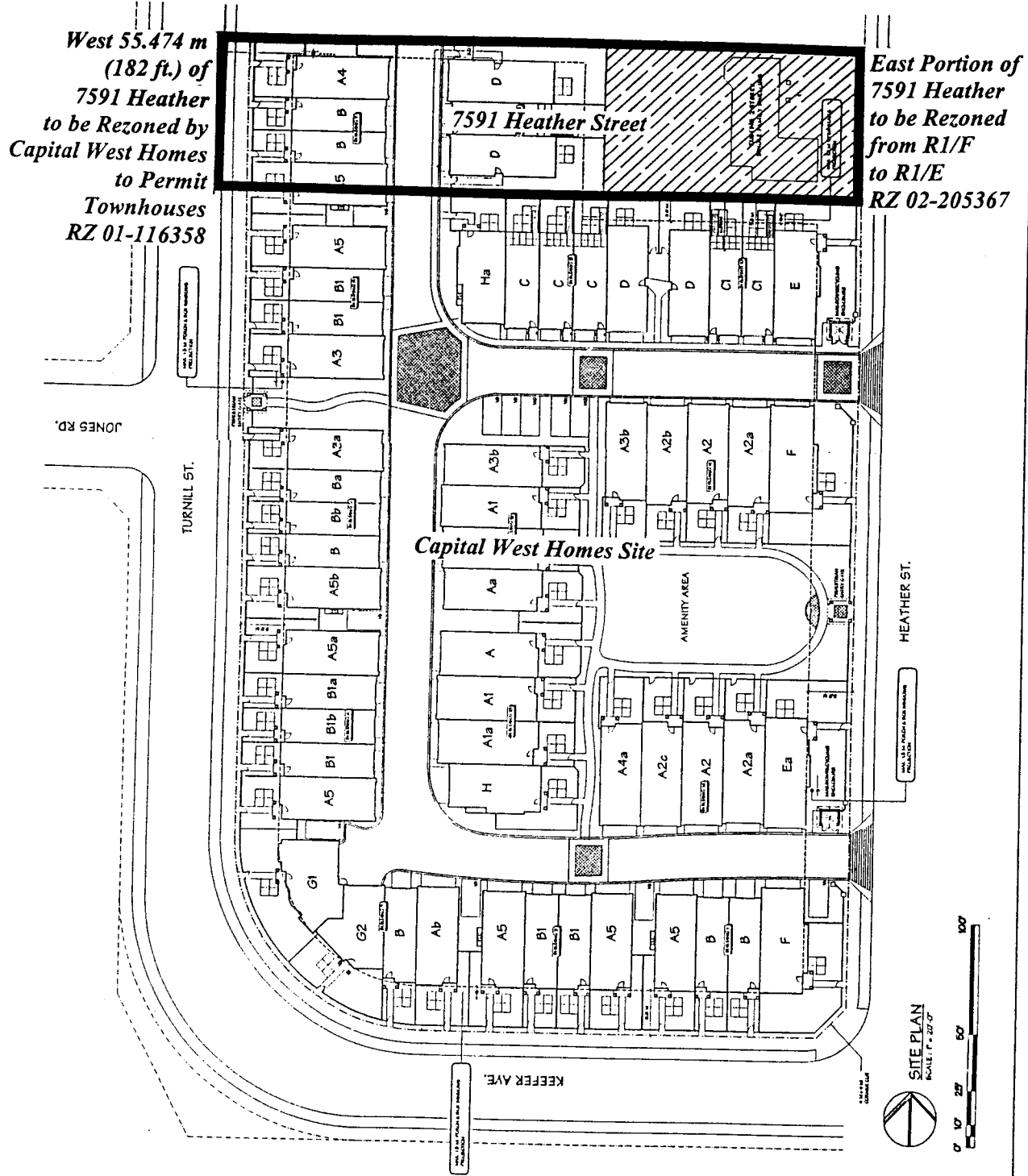
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RZ 02-205367

Original Date: 05/14/02
 Revision Date: 05/23/02
 Note: Dimensions are in METRES

Development Proposal Involving 7591 Heather Street & Capital West Homes



West 55.474 m
(182 ft.) of
7591 Heather
to be Rezoned by
Capital West Homes
to Permit
Townhouses
RZ 01-116358

East Portion of
7591 Heather
to be Rezoned
from R1/F
to R1/E
RZ 02-205367

Capital West Development prepared by Tomizo Yamamoto Architect Inc.

May 24, 2002



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7380 (RZ 02-205367)
7591 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 E (R1/E)**.

P.I.D. 000-486-230

Lot 1 Except: Part Subdivided by Plan LMP53823 Section 15 Block 4 North Range 6 West New Westminster District Plan 67618 *except for the west 55.474 m of said lot*

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7380”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUN 24 2002

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

MAYOR

CITY CLERK