



To: Planning Committee **Date:** October 28, 2004
From: Raul Allueva **File:** RZ 04-277187
Director of Development
Re: **Application by Aline Grimm for Rezoning at 8600 Heather Street 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. 7850, for the rezoning of 8600 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.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Aline Grimm has applied to the City of Richmond for permission to rezone 8600 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 K (R1/K)(minimum width 10 m or 33 ft.) in order to permit a subdivision to create two (2) new single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Aline Grimm	To be determined
Applicant	Aline Grimm	No change
Site Size	910 m ² (9,795 ft ²)	Two lots each 455 m ² (4,897.5 ft ²)
Land Uses	Single-family dwelling	Two single-family lots
Ash Street Sub Area Plan Designation	Low Density Residential	No change - Complies
Zoning	R1/B	R1/K

Surrounding Development

- To the north – Two (2) new single-family dwellings on R1/K zoned lots;
- To the east – Newer character single-family dwellings on R1/B zoned lots fronting Boyd Court;
- To the south – Two (2) newly created R1/B lots. One (1) lot fronting Heather Street, one (1) lot fronting Boyd Court. Both lots contain newly constructed single-family dwellings; and
- To the west – Newer character single-family dwellings on R1/B zoned lots.

Related Policies & Studies

Ash Street Sub Area Plan

The Land Use Map for this Sub Area designates the subject site for Low-Density Residential development (**Attachment 2**). Numerous single-family residential rezoning and subdivision applications to R1/B, R1/K and R1/A subdivision areas have been processed and approved according to this designation.

Staff Comments

No objections are noted from staff. Storm sewer has been completed along the frontage of the property. Neighbourhood Improvement Charge (NIC) fees will be assessed at future subdivision to cover remaining frontage upgrades.

Analysis

The subject site is located in the Ash Street Sub Area where there has been numerous similar applications to rezone and subdivide existing residential properties to narrower lots. Although there is a mix of lot sizes in the Sub Area Plan in general, a majority of residential redevelopment has occurred in the form of two (2) lot splits on rezoned Single-Family Housing District, Subdivision Area K (R1/K) parcels. Most applications have been located in the portion of the Area Plan west of Ash Street, with a large proportion of these proposals being positioned along Heather Street. For example, the property to the north was rezoned in 2001 (reference file RZ 01-198592) and currently contains two (2) new single-family dwellings.

The resulting housing form will emulate the 10 m (33 ft.) wide lots permitted in the Single-Family Housing District, Subdivision Area K (R1/K) zoning, with garages and driveways at the front of the property along Heather Street. This housing type is similar to the newer housing stock that is emerging in the Sub Area Plan, particularly west of Ash Street. The rezoning proposal is consistent with the direction of residential redevelopment already undertaken in the area.

There is potential for many of the surrounding existing lots that have a minimum width of 18 m (60 ft.) to redevelop in a similar fashion as smaller lot sizes (as small as Single-Family Housing District, Subdivision Area A (R1/A) have previously been approved in the area. The housing stock in this neighbourhood is generally shifting towards newer single-family dwellings on smaller subdivided lots as a result of the number of small residential infill developments approved in the area.

Financial Impact

None.

Conclusion

The proposal to rezone and subdivide the subject site into two (2) smaller Single-family Housing District, Subdivision Area K (R1/K) sized lots is consistent with the 'Low-Density Residential' classification contained in the Ash Street Sub Area Plan's Land Use Map. In the past, many similar residential rezoning and subdivision applications have been approved by Council in the west portion of the Area Plan (west of Ash Street), with a large proportion of these applications located along Heather Street. On this basis, staff support the application.



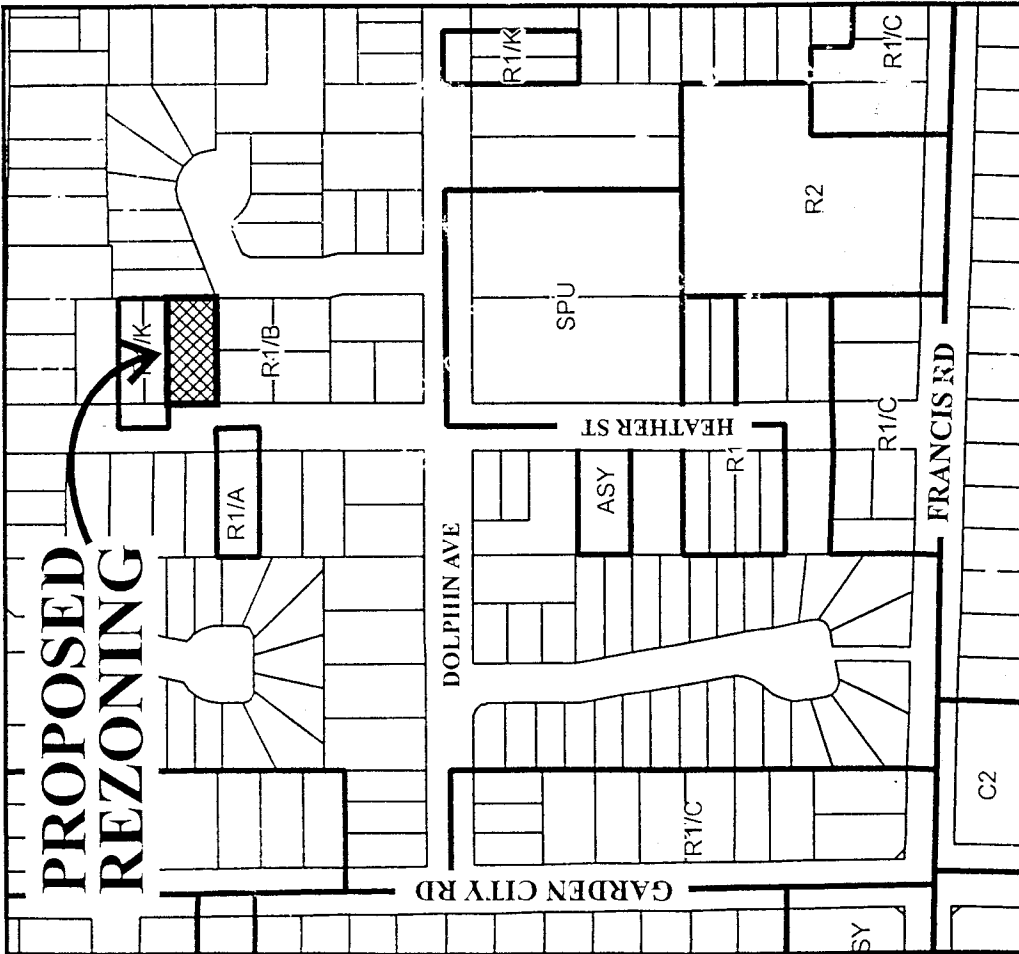
Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg



City of Richmond

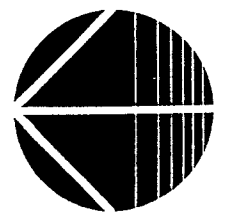
PROPOSED REZONING



HEATHER ST

8031	18.29	8031	18.29
8031	18.29	8031	18.29
8011	13.43	8011	13.43
8091	13.43	8091	13.43
8071	18.29	8071	18.29

18.29	45.28	18.29	12.3
10.67	45.28	10.67	10.67
10.67	45.27	10.67	44.20
20.12	22.63	20.12	20.12
24.38	22.63	24.39	24.39
8620	22.63	8611	22.63
22.10	22.63	23.17	23.17
540	22.63	540	22.63
13.20	45.27	13.20	13.20

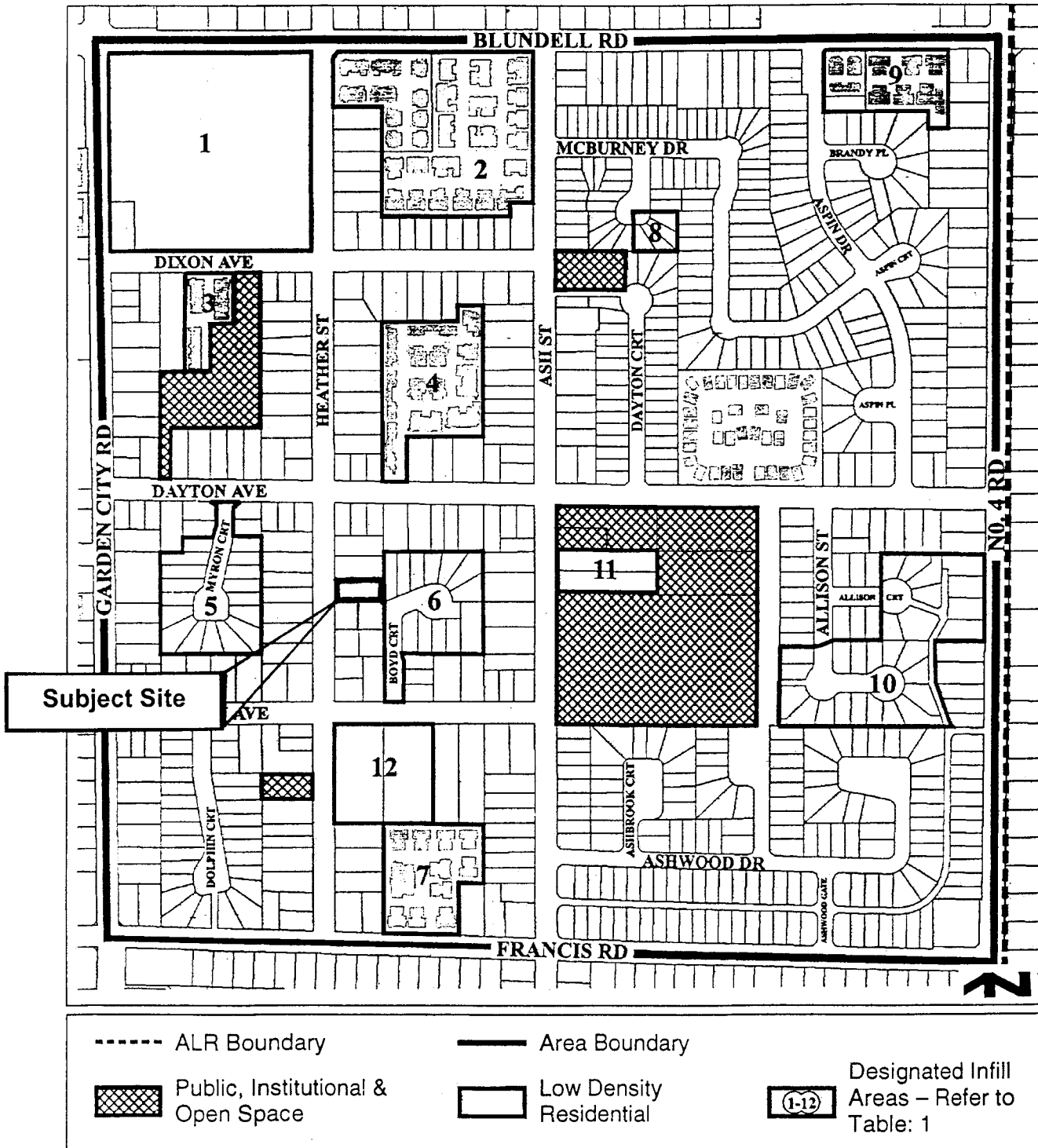


RZ 04-277187

ATTACHMENT 1

Original Date: 09/14/04
 Revision Date:
 Note: Dimensions are in METRES

Land Use Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7850 (RZ 04-277187)
8600 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. 004-909-623

Lot 66 Section 22 Block 4 North Range 6 West New Westminster District Plan 26316

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7850”**.

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