



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson
Director of Development
Date: May 1, 2008
File: RZ 07-394896
Re: **Application by Ajit Thaliwal for Rezoning at 8651 Heather Street from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

That Bylaw No. 8330, for the rezoning of 8651 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.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond to rezone 8651 Heather Street (**Attachment 1**) from Single Family Housing District, Area B (R1/B) to Single-Family Housing District, Area A (R1/A) in order to create two (2) new single family lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located in a portion of the Ash Street Sub Area where there is a mix of small and medium sized single-family lots and townhouses. The housing stock is a mix of newer and older homes. The adjacent properties to the north and south of the subject site have recently been redeveloped into small lots, zoned R1/A.

Related Policies & Studies

Ash Street Sub Area Plan

Redevelopment is dictated by the Ash Street Sub Area Plan Land Use Map (**Attachment 3**), which designates the subject property for 'Low Density Residential'. Numerous single-family rezoning applications to Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District, Subdivision Area A (R1/A) have been processed and approved along this section of Heather Street between Dayton Avenue and Dolphin Avenue according to this Sub Area Plan land use designation (RZ 01-198592, RZ 04-255134, RZ 04-277187, and RZ 06-333534).

Staff Comments

Tree Preservation

A Tree Survey was submitted (**Attachment 4**) and six (6) bylaw-sized trees were noted on site. A Certified Arborist's report has been submitted by the applicant in support of the application. Based on the comments of the Arborist Report, staff support the removal of four (4) bylaw-sized trees due to poor health and removal of an additional Cherry tree due to conflict with the proposed development.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw No. 8057, 10 replacement trees are required:

- four (4) trees of 6 cm;
- four (4) trees of 8 cm; and
- two (2) trees of 9 cm.

The applicant states that all ten (10) replacement trees could be accommodated on site and has agreed to provide a Landscaping Security in the amount of \$5,000 for planting of the ten (10) replacement trees on-site, in a mix of coniferous and deciduous, prior to final adoption of the

rezoning bylaw. If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is also required to install tree protection fencing around the drip line of the Western Red Cedar to be retained on-site. Tree protection fencing must be installed according to the Tree Assessment Plan prepared by the Arborist (**Attachment 5**) prior to final adoption of the Zoning Amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on 50% of the lots created by the future subdivision at the subject site. To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title stating that no final Building Permit inspection would be granted until a secondary suite is constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges for future road improvements, Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

Most of the lots within this block of Heather Street have the potential to rezone and subdivide. Given that some of the lots in the area are small already and/or have relatively new housing, the character of the neighbourhood will not change dramatically. Staff support the proposed rezoning, as it is consistent with the direction of development already undertaken in the immediate vicinity of the site.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(604-247-4121)

EL:blg

The following must be completed prior to final adoption of the rezoning bylaw:

- Provide a Landscape Security to the City of Richmond in the amount of \$5,000 for the planting of the ten (10) replacement trees (2 trees at 9 cm calliper, 4 trees at 8 cm calliper, and 4 trees at 6 cm calliper), in a mix of coniferous and deciduous, on site. If replacement trees cannot not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.
- Installation of appropriate tree protection fencing around the Western Red Cedar tree be retained on site in accordance with the Tree Assessment Plan (**Attachment 5**) prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required;
- Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
- Registration of a flood indemnity covenant on title.

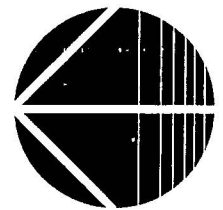
Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Ash Street Sub Area Plan Land Use Map
Attachment 4: Proposed Subdivision Layout/Tree Survey
Attachment 5: Tree Assessment Plan

Original Date: 12/18/07

Revision Date:

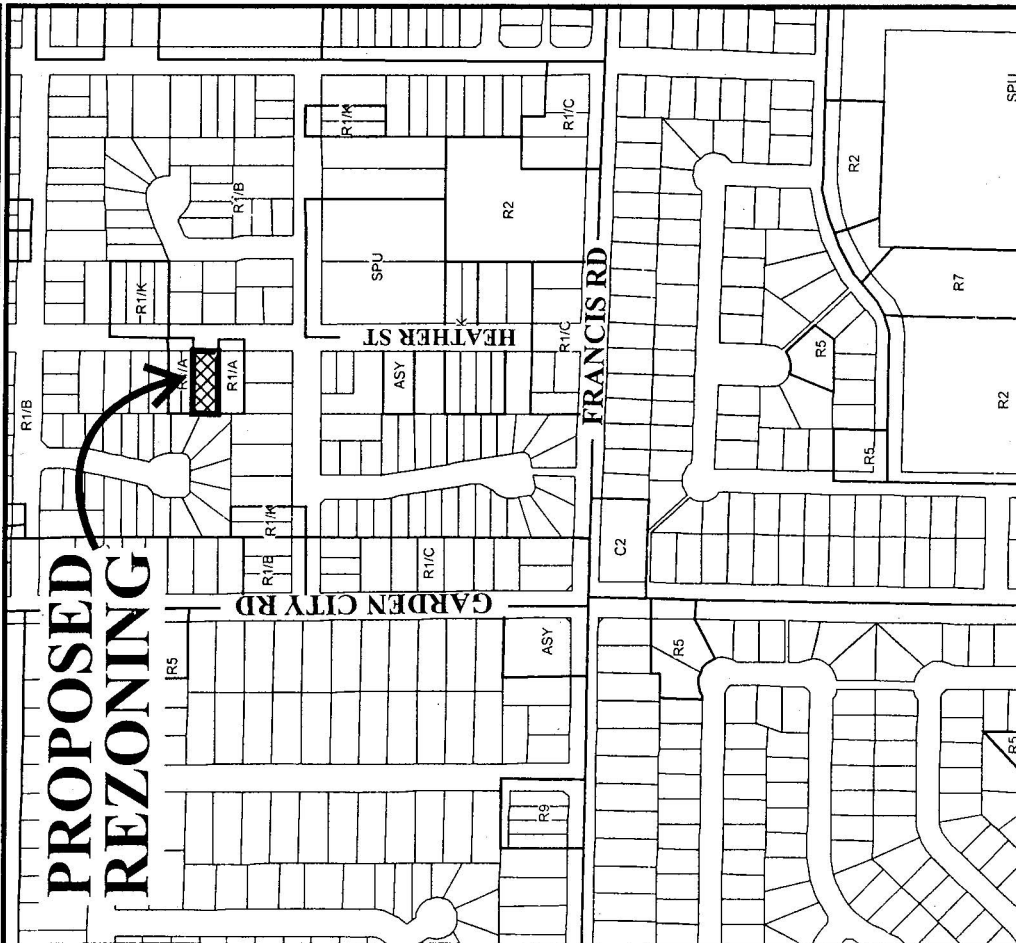
Note: Dimensions are in METRES

RZ 07-394896



City of Richmond

PROPOSED REZONING

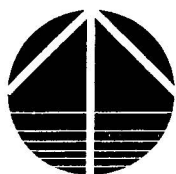


HEATHER ST

Lot	Width (ft)	Depth (ft)	Area (sq ft)
8691	22.71	34.59	786.1
8671	22.56	34.59	780.1
8651	45.26	18.29	828.1
8631	45.27	9.14	413.6
8613	45.27	9.14	413.6
8611	45.27	13.43	607.8

Dimensions and Area Calculations:

- Top Width: 43.74
- Bottom Width: 22.00
- Left Width: 12.00
- Right Width: 12.00
- Heather St. Right of Way Width: 22.00
- Heather St. Right of Way Depth: 21.37
- Heather St. Right of Way Area: 470.1



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Original Date: 12/18/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 07-394896

Attachment 2

Address: 8651 Heather Street

Applicant: Ajit Thaliwal

Planning Area(s): Ash Street Sub-Area Plan (Schedule 2.6A)

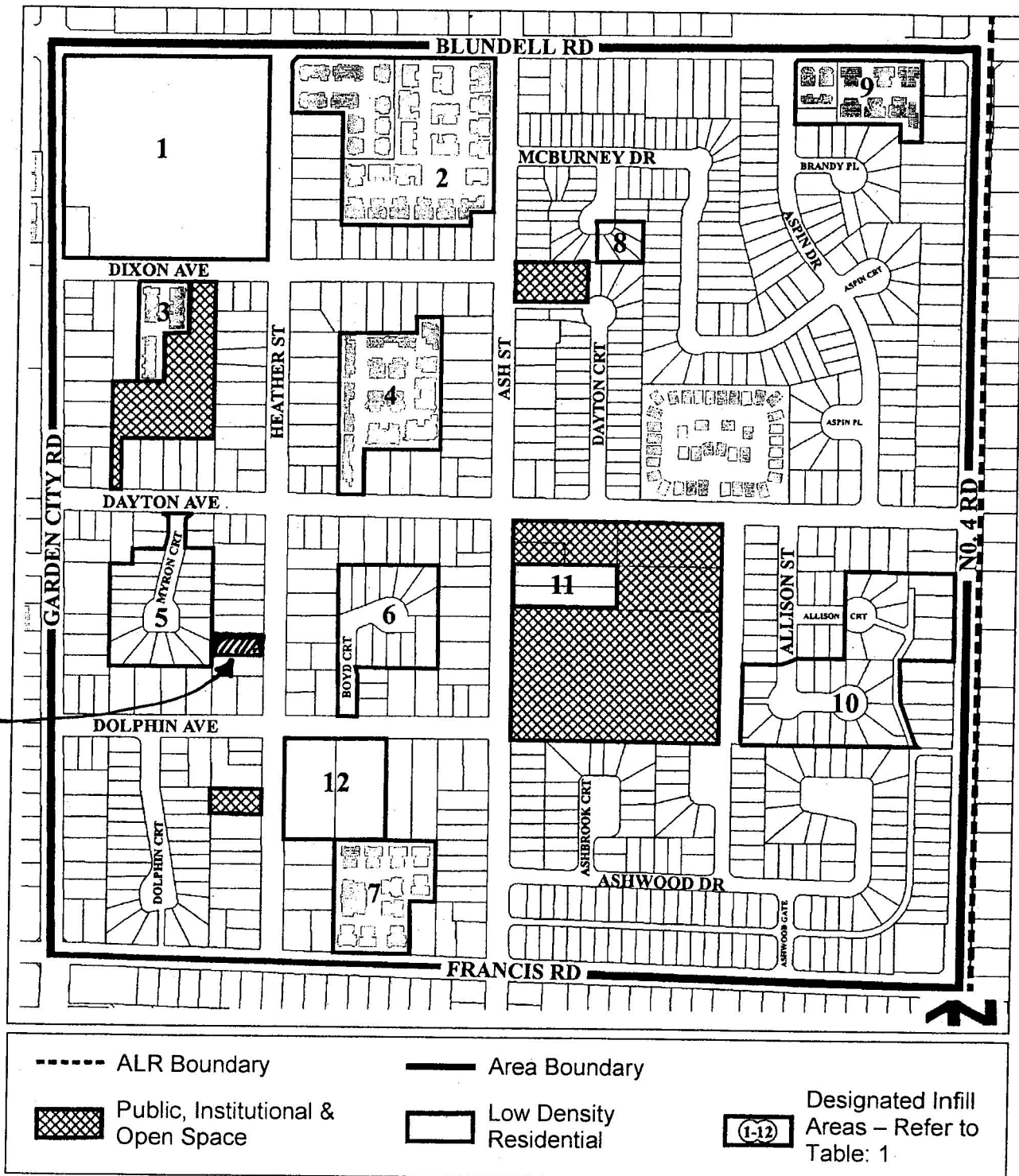
	Existing	Proposed
Owner:	Hai Yan Qin	To be determined
Site Size (m²):	827 m ² (8,902 ft ²)	414 m ² (4,451 ft ²)
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single-Family Housing District, Subdivision Area B (R1/B)	Single-Family Housing District, Subdivision Area A (R1/A)
Number of Units:	One (1) single-family detached	Two (2) single-family detached
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	Max. 0.55	0.55 Max.	none permitted
Floor Area Ratio:	Max. 45%	45% Max.	none
Lot Coverage – Building:	270 m ²	414 m ²	none
Lot Size (min. dimensions):	Min. 6 m	6 m Min.	none
Setback – Front Yard (m):	Min. 1.2 m	1.2 m Min.	none
Setback – Side & Rear Yards (m):	Min. 6 m	6 m Min.	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

City of Richmond

Land Use Map

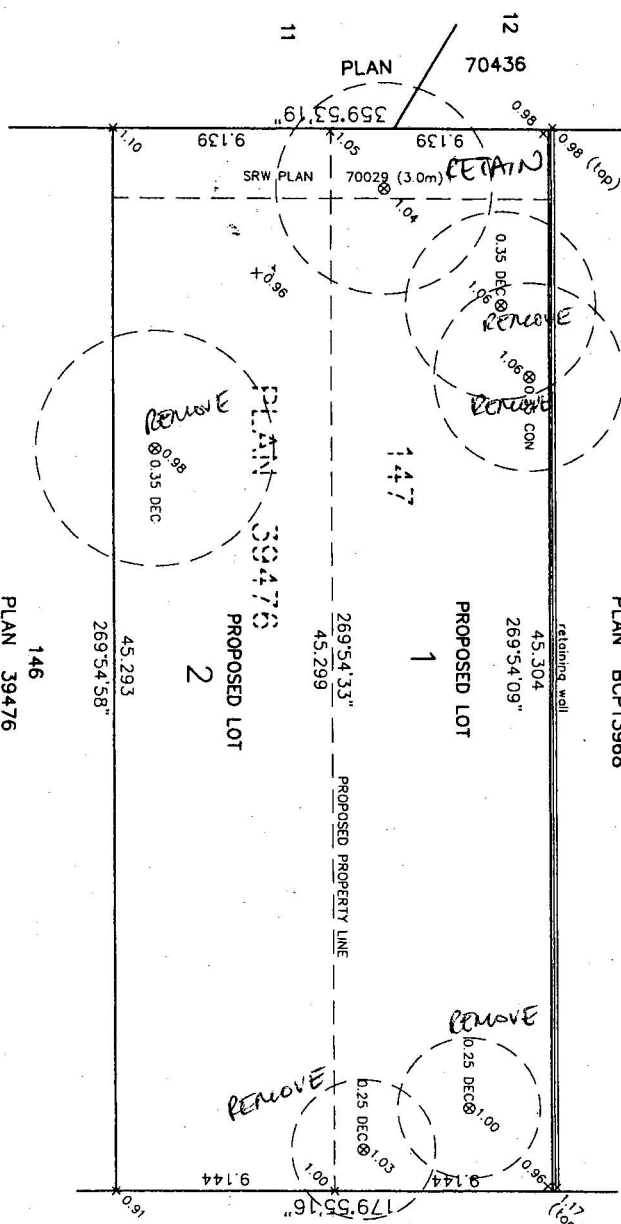


BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 147 SECTION 22 BAN R6W NEW WESTMINSTER DISTRICT PLAN 39476.

Current Civic Address:

8651 Heather Street
Richmond, B.C.

SCALE : 1:250



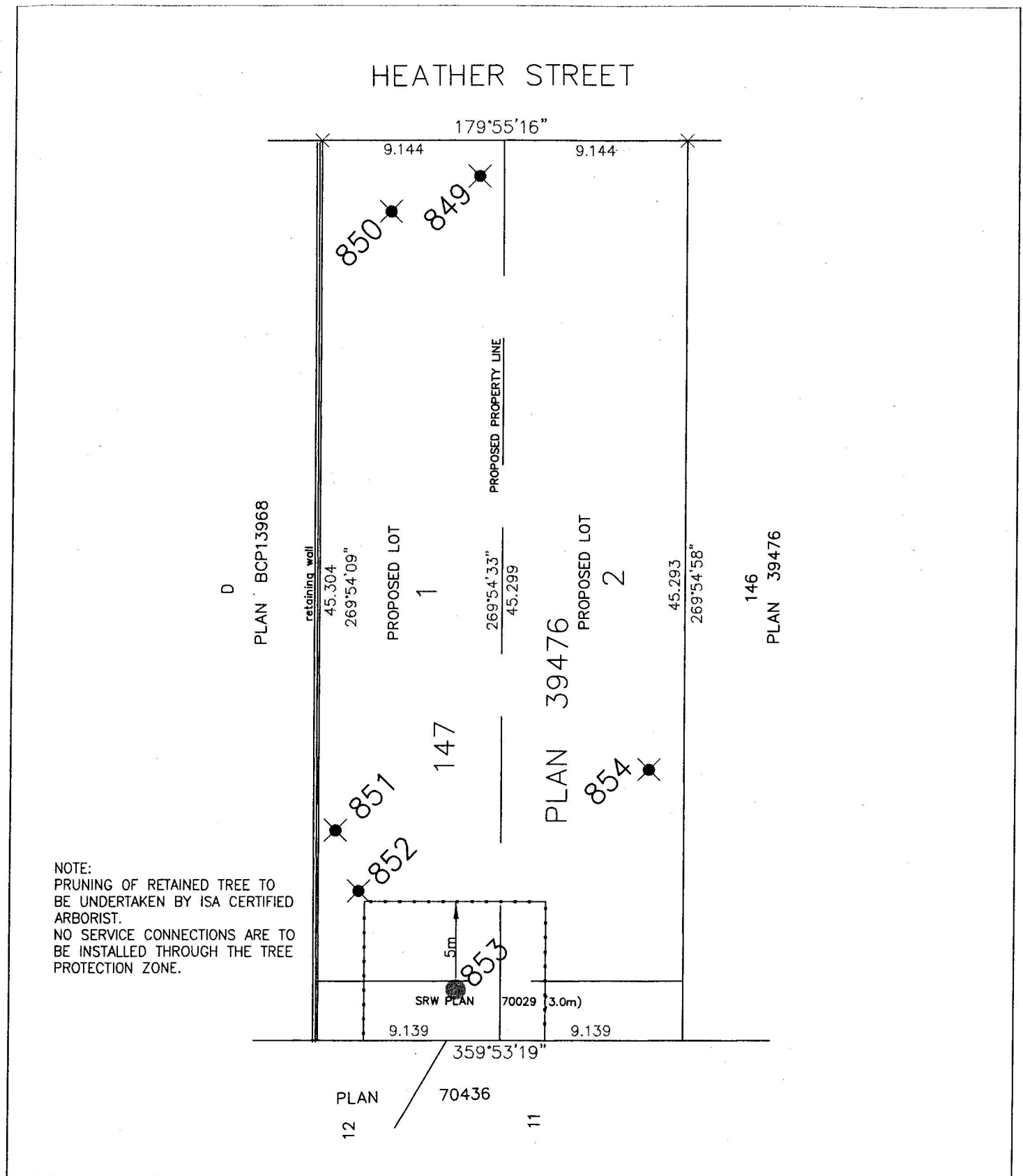
HEATHER STREET

- Note:
- All dimensions are in metres.
 - This plan is NOT to be used for location of property lines.
 - Only trees with a diameter of at least 0.20m are shown.
 - This plan does not show non-plan changes, liens or interests.
 - Elevations are based on City of Richmond Geodetic datum, Mon No. 92H0973 Elevation = 1.048m

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DHALLIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0709007-101.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey: PAUL NIKHIL
26th day of September, 2004
GENE PAUL NIKHIL
BRITISH COLUMBIA
LAND SURVEYOR
No. 115 803





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8330 (RZ 07-394896)
8651 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. 003-442-527

Lot 147 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 8330"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

