



To: Planning Committee

Date: June 17, 2009

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 09-466786

Re: **Application by Rav Bains for Rezoning at 8380 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. 8492, for the rezoning of 8380 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

ES: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

Rav Bains has applied to the City of Richmond for permission to rezone 8380 Heather Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area A (R1/A) in order to subdivide into two (2) 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 on this block of Heather Street is a mix of newer and older homes on lots primarily zoned Single-Family Housing District, Subdivision Area B (R1/B), and some lots zoned Single-Family Housing District, Subdivision Area K (R1/K), and Single-Family Housing District, Subdivision Area A (R1/A).

- To the north, are newer homes zoned Single-Family Housing District, Subdivision Area K (R1/K).
- To the east, on a lot fronting Dayton Avenue, is a townhouse development zoned Townhouse District (R2).
- To the south, are two (2) newer homes zoned Single-Family Housing District, Subdivision Area A (R1/A).
- To the west, is an older home on a lot zoned Single-Family Housing District, Subdivision Area B (R1/B) and Subdivision Area K (R1/K), an older home zoned Single-Family Housing District, Subdivision Area B (R1/B), and newer homes zoned Single-Family Housing District, Subdivision Area K (R1/K).

Related Policies & Studies

Official Community Plan (OCP) Designation

The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Ash Street Sub Area Plan

Redevelopment potential is determined 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 Dixon Avenue and Dayton Avenue according to this Sub Area Plan land use designation (RZ 02-205822, RZ 02-212633, RZ 02-220252, RZ 02-219164, and RZ 06-328448).

Lot Size Policy

There is no Single-Family Lot Size Policy for this area.

Staff Comments

Tree Preservation

A survey submitted by the applicant (**Attachment 4**) indicates that there are no bylaw-sized trees located on the subject property. However, the survey indicates the location of four (4) tree stumps greater than 20 cm in diameter. A Tree Permit was recently issued (March 20, 2009) for removal of three (3) trees along the front property line. A Tree Permit was also issued August 10, 2007 for removal of one (1) tree.

As these trees were recently removed and based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), a total of eight (8) replacement trees are required with a minimum calliper size/height of 8 cm if deciduous/4 m if coniferous.

To ensure that replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$4,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Vehicle access will continue to be off of Heather Street.

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. The interim strategy requires a suite on 50% of new lots or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Interim Affordable Housing Strategy, 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 will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant.

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

Prior to approval of the subdivision, the developer will be required to:

1. Pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future road improvements except for existing storm sewer), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.
2. Pay outstanding balance of Local Improvement Program Bylaw #7706.

Analysis

Many 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

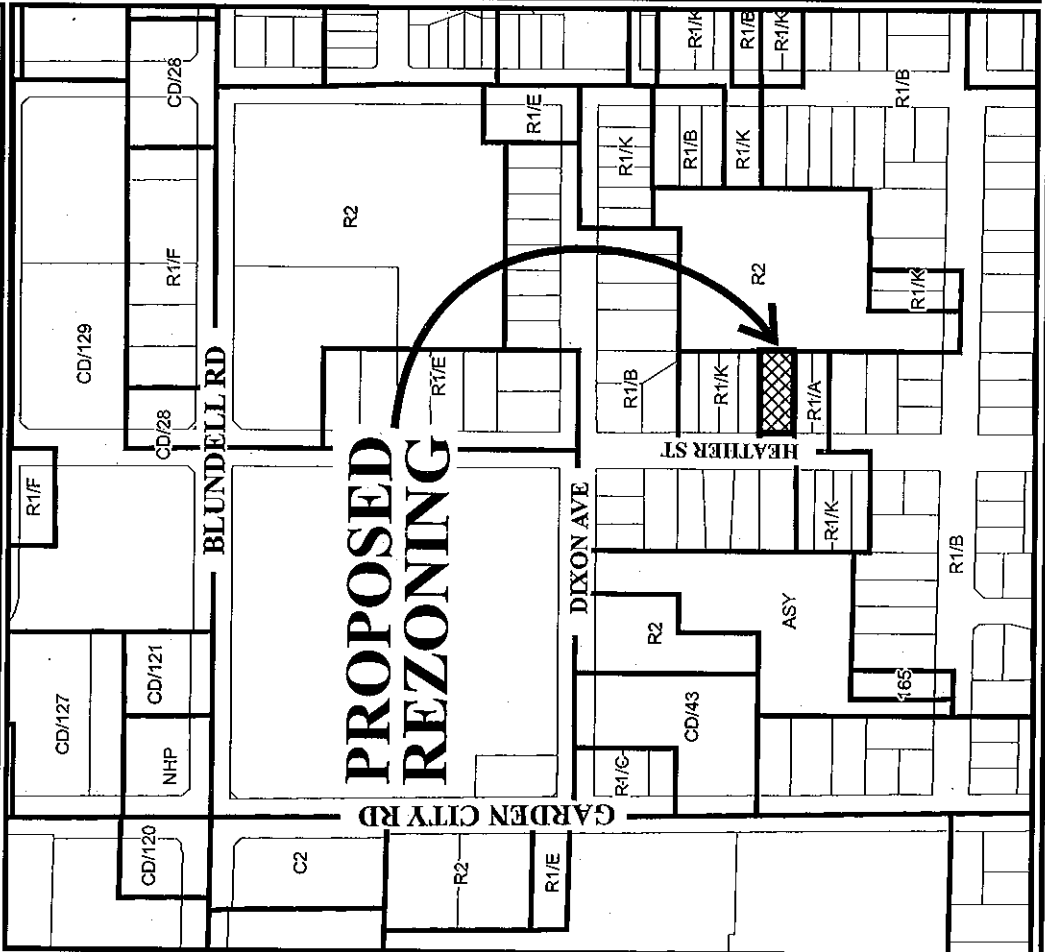
The rezoning application complies with all land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Erika Syvokas
Planning Assistant
(604-247-4674)

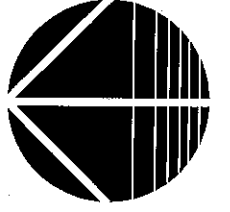
ES:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Ash Street Sub-Area Plan
- Attachment 4: Topographical Survey and Proposed Subdivision Layout
- Attachment 5: Rezoning Considerations Concurrence



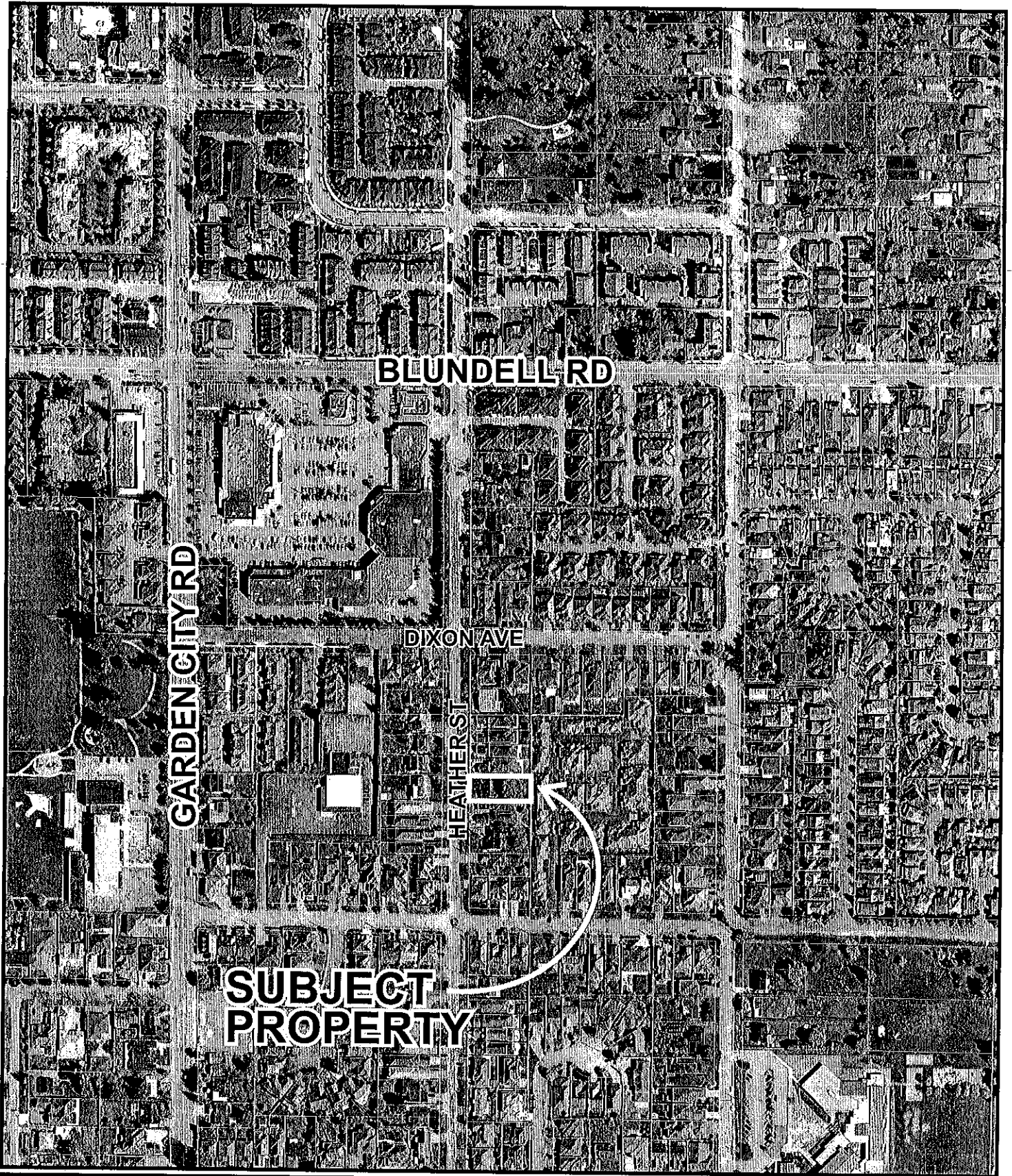
417	8411	8393	8391	8371	8351	8331
0.06	10.06	10.06	10.06	20.12	13.72	17.31
20.12	45.27	45.28	9.45	9.45	11.84	10.59
8420	8400	8388	8380	8368	8360	8331
20.12	9.45	9.45	18.90	11.81	10.59	11.11
45.27	45.27	45.27	45.28	45.27	45.27	45.27

HEATHER ST



RZ 09-466786

Original Date: 04/23/09
 Revision Date:
 Note: Dimensions are in METRES



RZ 09-466786

Original Date: 04/23/09

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 09-466786
Attachment 2

 Address: 8380 Heather Street

 Applicant: Rav Bains

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

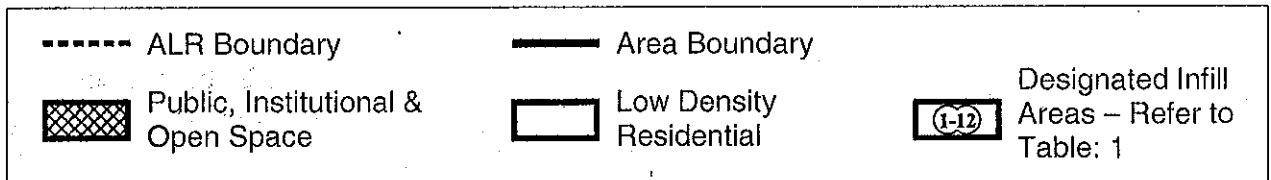
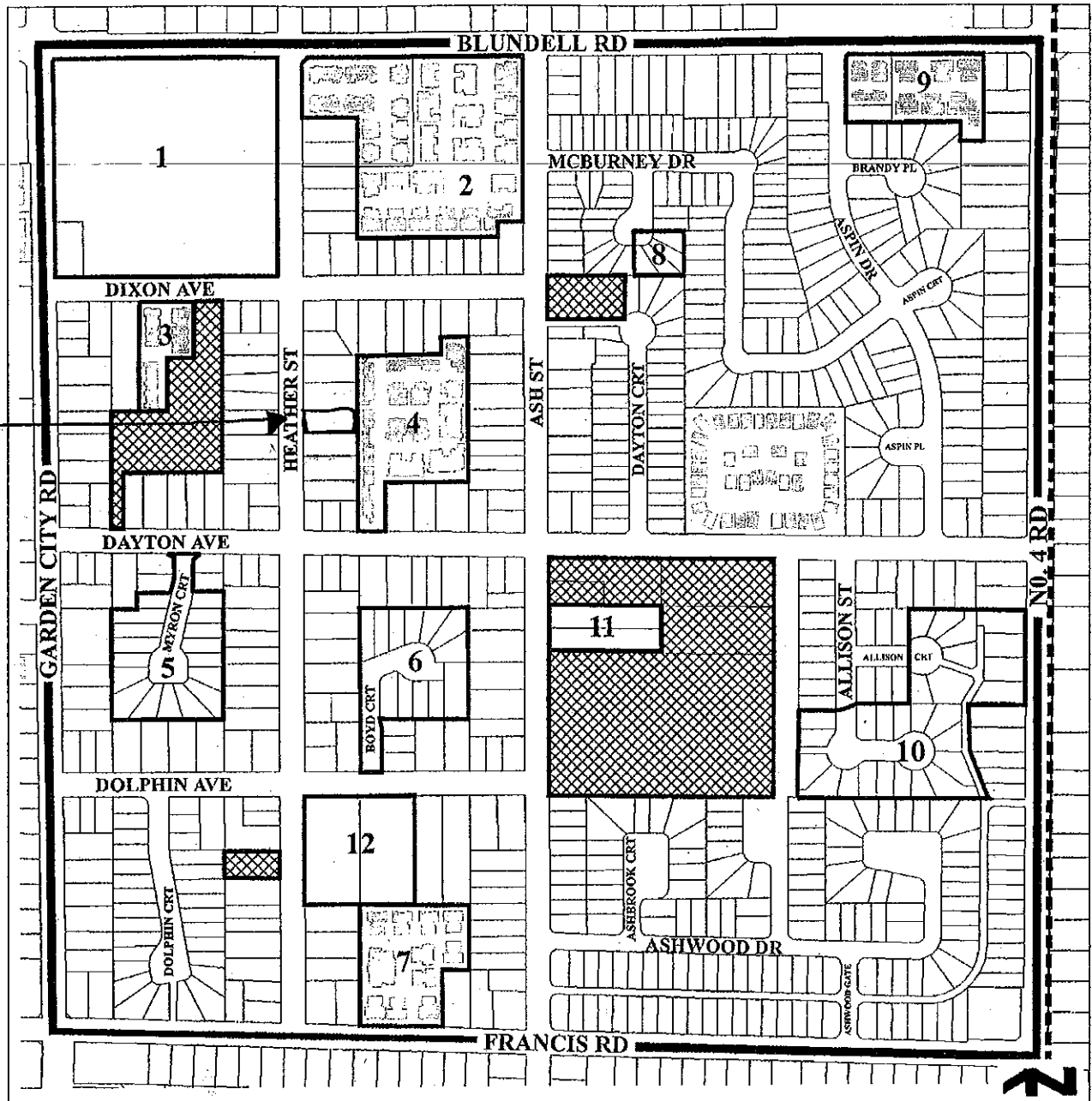
	Existing	Proposed
Owner:	A.H.B. Construction Ltd.	To be determined
Site Size (m²):	856 m ²	856 m ²
Land Uses:	One (1) Single-Family Residential Dwelling	Two (2) Single-Family Residential Lots
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Ash Street Sub-Area Plan – 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 & one (1) secondary suite

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55 Max.	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Size (min. dimensions):	270 m ²	Lot 1- 428 m ² Lot 2 – 428 m ²	none
Setback – Front Yard & Rear Yards (m):	Min. 6 m	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	1.2 m Min.	none
Height (m):	2.5 storeys	2.5 storeys	none

 Other: Tree replacement compensation required for loss of significant trees.

City of Richmond

Land Use Map

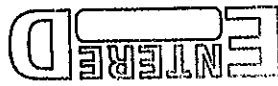


**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 155 SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 40639**

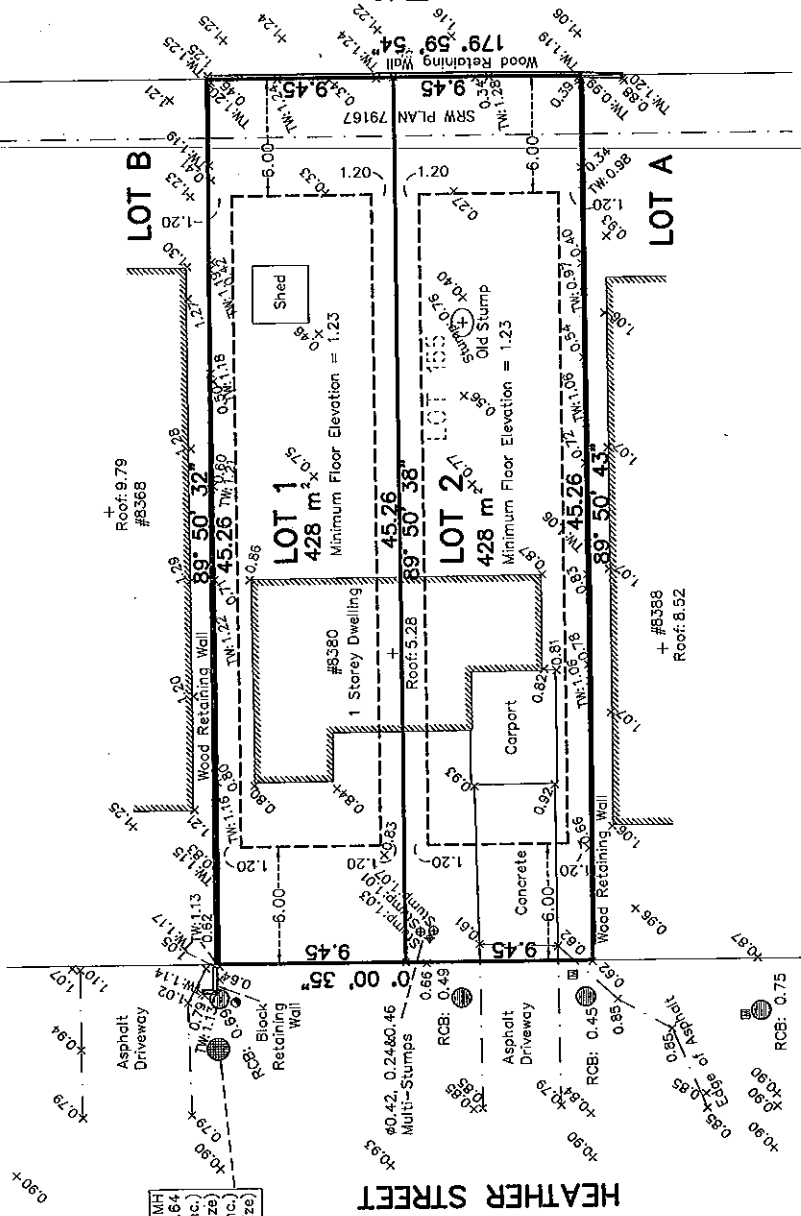
#8380 HEATHER STREET
RICHMOND, B.C.
P.I.D 003-604-942



Storm MH
N.RIM: 0.64
N.INV: -0.42 (#0.30 Conc.)
E.INV: 0.19 (Unable to measure pipe size)
S.INV: -0.15 (#0.30 Conc.)
NE.INV: 0.29 (Unable to measure pipe size)



**STRATA PLAN
NW2965**



- LEGEND:**
- denotes power pole
 - denotes round catch basin
 - ⊕ denotes manhole
 - ⊞ denotes water meter

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #202, Control Monument 77H4623 Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd
Elevation = 1.452 metres

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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 3632
FB-135 P132-133
Drawn By: TH

DWG No. 3632-TOPO

Survey completed on March 26th, 2009

Rezoning Considerations

8380 Heather Street

RZ 09-466786

Prior to final adoption of Zoning Amendment Bylaw 8492, the developer is required to complete the following:

- 1. Submission of a Landscaping Security to the City of Richmond in the amount of \$4,000 (\$500/tree) for the planting and maintenance of eight (8) replacement trees (four (4) per new lot) with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
8	8 cm		4 m

- 2. Registration of a legal agreement on title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed on one of the two lots to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
- 3. Registration of a flood indemnity covenant on title.

Prior to approval of the subdivision, the developer will be required to:

- 1. Pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future road improvements except for existing storm sewer), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.
- 2. **Pay outstanding balance of Local Improvement Program Bylaw #7706.**
- 3. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed _____

Date _____



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8492 (RZ 09-466786)
8380 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. 003-604-942
Lot 155 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8492".

FIRST READING

JUL 13 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER