



City of Richmond
Urban Development Division

Report to Committee

To Council - Oct 14, 2003

To Planning - Oct 7, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: Application by Rocky Sethi for Rezoning at 8931 Heather Street from
Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family
Housing District, Subdivision Area K (R1/K)

Date: September 11th, 2003

RZ 03-234441

File: 8060-20-7566

Staff Recommendation

That Bylaw No. 7566, for the rezoning of 8931 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.

H. Bulea

bor Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

Staff Report

Origin

Rocky Sethi has applied to the City of Richmond for permission to rezone 8931 Heather Street (Attachment 1) from Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.) to Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 32.808 ft.) in order to permit a two (2) lot single-family residential subdivision.

Findings of Fact

Item	Existing	Proposed
Owner	Peter P. Mak; Carrie S. Mak	To be determined
Applicant	Rocky Sethi	No change
Site Size	965 m ² (10387.17 ft ²)	Two lots each 482.5 m ² (5193.59 ft ²)* *Approximate area
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Neighbourhood Residential	No change
Ash Street Sub Area Plan Designation	Low Density Residential	No change
Zoning	R1/B	R1/K

Surrounding Development

The subject site is located within the Ash Street Sub Area Plan. Many houses in this area consist of new single-family dwellings on small and medium sized lots. Older homes are located to the south and across the street from the subject site. A total of 14 single-family lots have been rezoned to Single-Family Housing District, Subdivision Area K (R1/K) in this Area Plan (Attachment 2). Two of these rezonings are located to the immediate north of the subject site and to the east across Heather Street.

Neighbourhood Input

A resident in the neighbourhood voiced concerns in a letter (Attachment 3) regarding the obstruction of park and street views from his home at 8931 Heather Street due to construction of new single-family houses on lots to the north and across the street to the east. Mr. Luis Vasquez and his family are the tenants for 8931 Heather Street, which is the property for the subject rezoning application. The resident also has issues with the form and character of new single-family homes being built in the neighbourhood.

Related Policies & Studies

The redevelopment of the subject site is governed by the Ash Street Sub Area Plan, which dictates that property designated for low-density residential development outside of the 'infill' sites be "guided by the City's normal Development Application process". Rezoning applications for sites outside of designated 'infill' areas are thus considered on their own merits. Staff determined that houses on lots zoned Single-Family Housing District, Subdivision Area K (R1/K) do fit into the character of the neighbourhood as there are existing small lots in the area. The applicant's lot is shown as being outside designated 'infill' sites in the Ash Street Sub Area Land Use Map (Attachment 4).

Staff Comments

Development Applications and Policy Planning Department

One issue raised with the subject application was that approval of the rezoning proposal would leave the lot to the south with insufficient width to meet the zoning requirements of Single-Family Housing District, Subdivision Area K (R1/K). As a result, staff directed the applicant to contact the property owner to the south at 8951 Heather Street and determine if they would consider purchasing a portion of the applicant's property in order to meet the minimum width requirements of the zone. After being informed of the situation by the applicant, the property owner of 8951 Heather Street declined to purchase a portion of property from the applicant's site (Attachment 5). The property at 8951 Heather Street does have adequate width to rezone to Single-Family Housing District, Subdivision Area A (R1/A) (minimum width 9 m or 29.527 ft.).

As a result of this issue, staff carried out a review of the area west of Ash Street to determine the number of lots that can subdivide to Single-Family Housing District, Subdivision Area K (R1/K) and the number of lots that would require Single-Family Housing District, Subdivision Area A (R1/A). The review excludes those lots fronting Garden City Road and Francis Road. Thirty-eight (38) lots can subdivide to Single-Family Housing District, Subdivision Area K (R1/K), in addition to the 11 lots that have already been approved for rezoning. Twenty-one (21) lots are able to subdivide to Single-Family Housing District, Subdivision Area A (R1/A).

Engineering

Existing frontage along the subject site is an open ditch. Full Neighbourhood Improvement Charge (NIC) fees are to be assessed at future subdivision. There is a substantial Evergreen tree located at the front of the lot along the southern property line that should be retained.

Analysis

Staff support the rezoning proposal because it is consistent with recent rezonings to Single-Family Housing District, Subdivision Area K (R1/K) throughout the area. These lot sizes are considered appropriate for the subject site and Ash Street Sub Area as there are existing small lots in the neighbourhood. Single-family housing in the neighbourhood will change slightly to reflect newer homes in the area, however the overall housing type consists of both old and new homes. The issue of allowing Single-Family Housing District, Subdivision Area A (R1/A) size lots in the area will become more pressing as staff receive more rezoning applications in the

future for the neighbourhood. The applicant is retaining the substantial Evergreen tree at the front of the subject site along the southern property line as requested by City staff.


Development Applications Department staff received one (1) letter of objection regarding the subject rezoning application. In response to a resident's concern over housing form and character, staff note that no controls exist in the Zoning and Development Bylaw No. 5300 for the character and form of single-family housing. As per the issue of obstruction of views along Heather Street, new single-family homes adhere to the required setbacks stated in the Zoning and Development Bylaw. A minimum front yard setback of 6 m is required for all properties zoned Single-Family Housing District (R1).

Financial Impact

None.

Conclusion

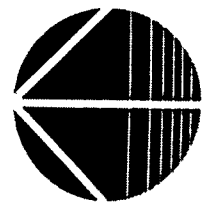
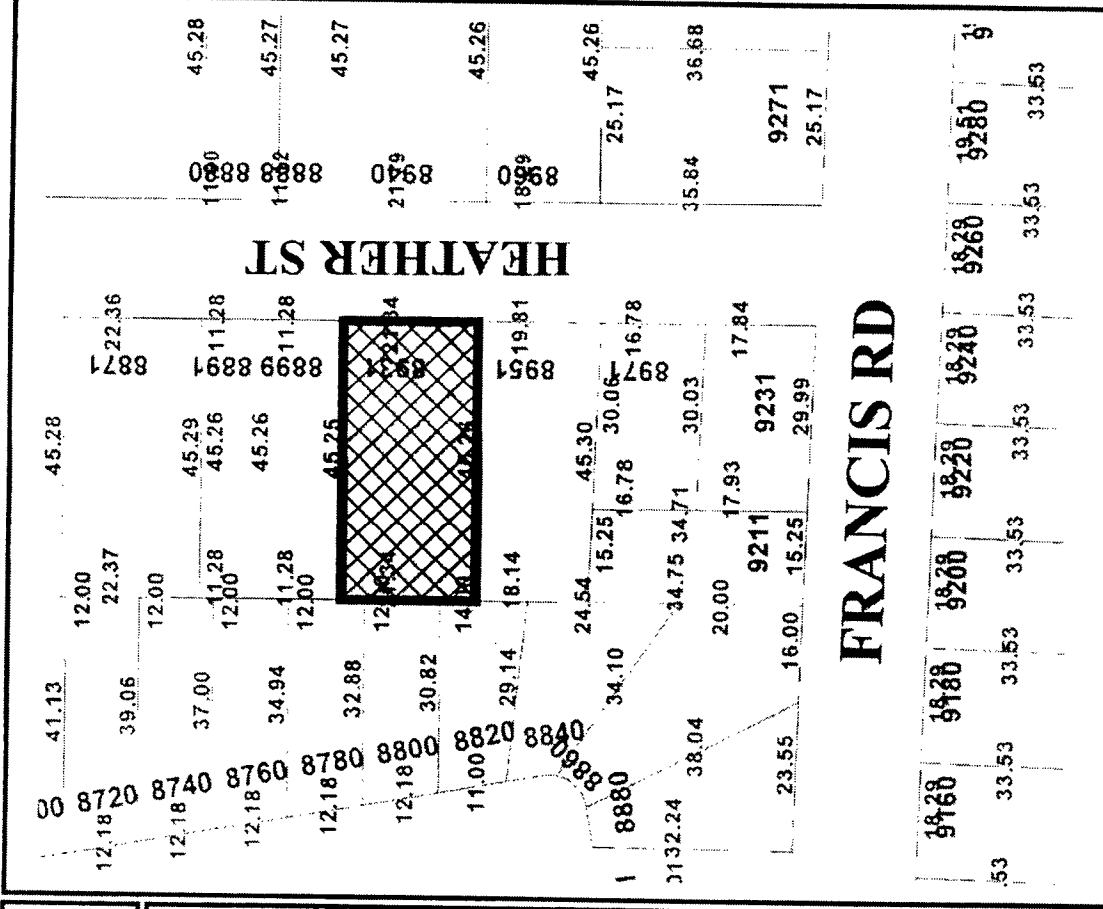
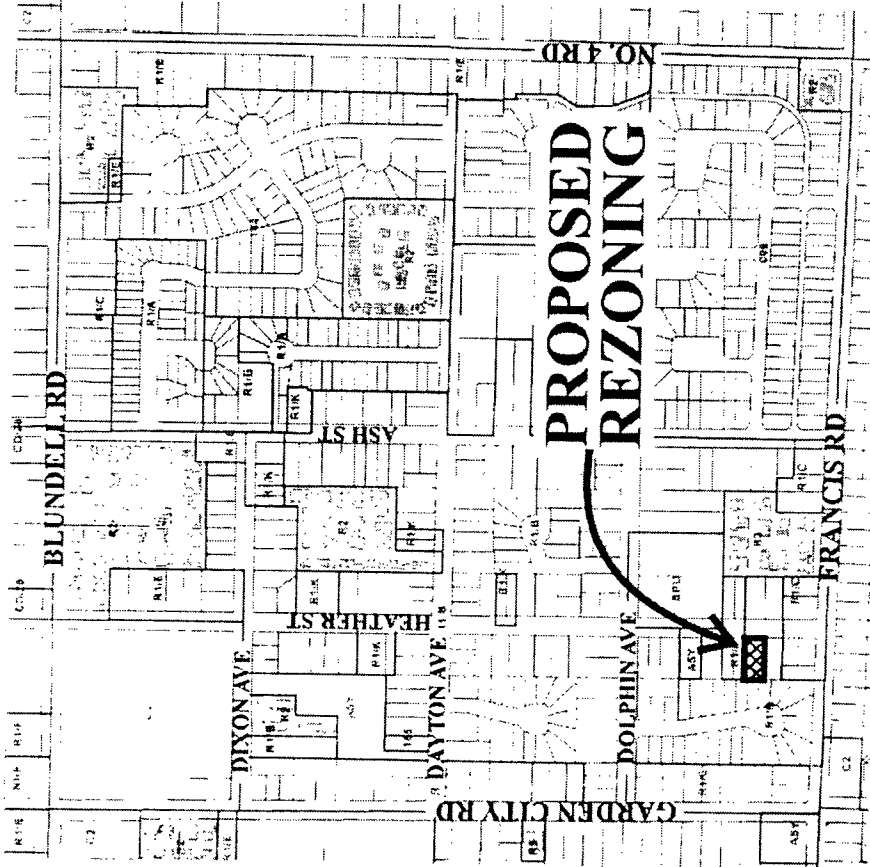
The application is to rezone the subject site to Single-Family Housing District, Subdivision Area K (R1/K) and permit two (2) single-family houses on this property. As the rezoning application is consistent with residential development already undertaken in the area, staff supports the rezoning application.



Kevin Eng
Planning Technician - Design

KE:blg

City of Richmond

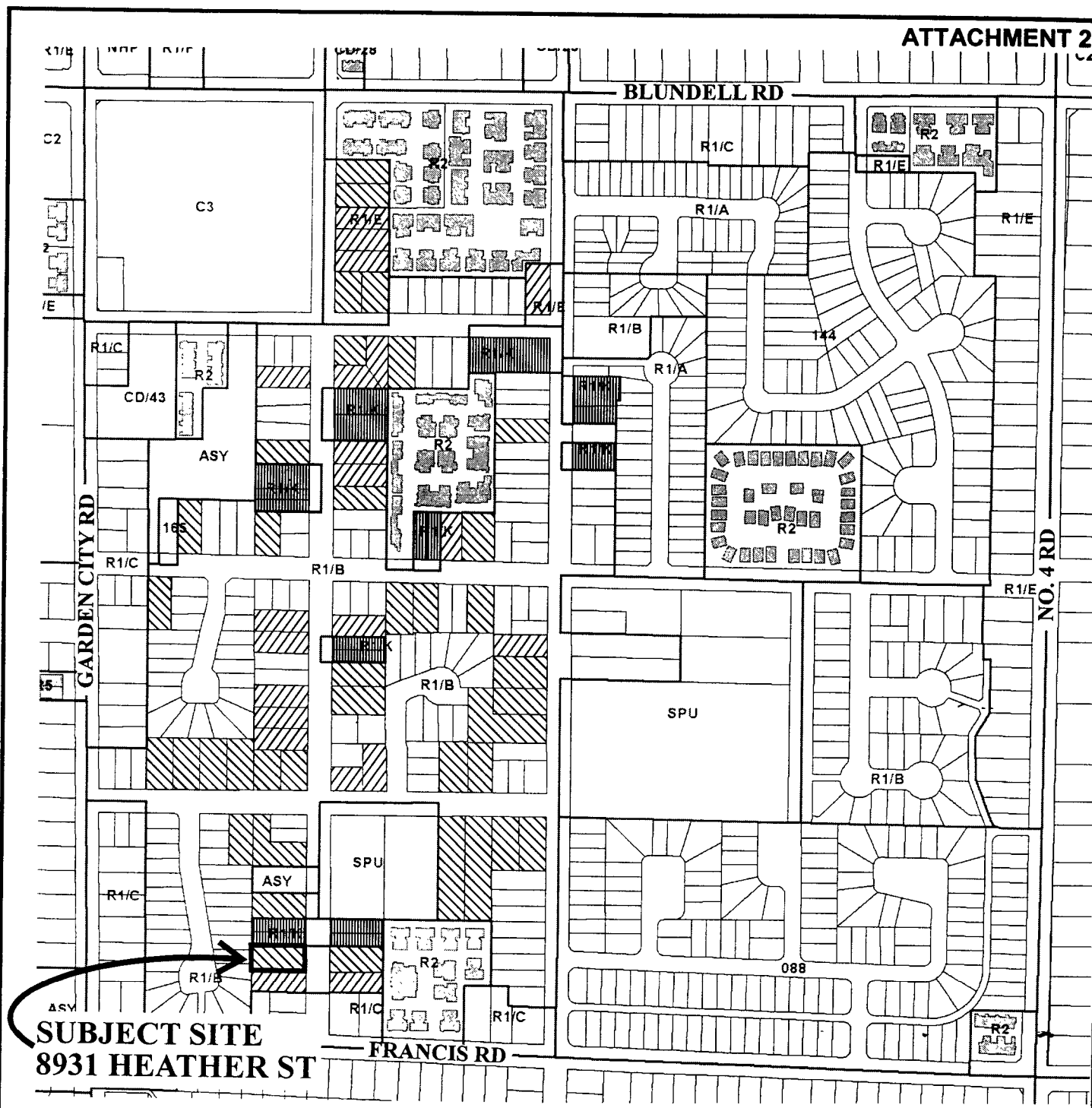



RZ 03-234441




Original Date: 05/26/03

Revision Date:

Note: Dimensions are in METRES




SUBJECT SITE
8931 HEATHER ST

-  Approved Rezoning to R1/K
-  Possible Rezoning to R1/K
-  Possible Subdivision to R1/A



Ash Street Sub Area Plan

Section 22-4-6

Original Date: 08/18/03

Amended Date:

Note: Dimensions are in METRES

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JUL 24 2003
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CITY OF RICHMOND

REC'D
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RZ 03-234441

ATTACHMENT 3

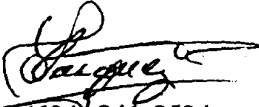
Dear Mr. Kevin Eng,

As you know an application (RZ 03-234441) has been filed to rezone 8931 Heather St.. This property has been my families home for over ten years. This is a very lovely street in Richmond, with close proximity to Dolphin Park and is very family orientated. Recently two homes have been rezoned and split into two seperate houses - this includes the property to the North and one across the street to the East. The problem with these properties is the way in which they obstruct the view of the rest of the street and the park. Before the lot North of us was subdivided and rebuilt I could stand on my front steps and look straight into the park and down the street. Now when you stand on my doorstep all you can see is a stucco wall that sticks out almost to the road in an awkward fashion. Because these properties have limited width, the houses are built in a long narrow style, so close together the roof awnings almost touch. These modern houses have none of the relaxed, family character that the original lots on the street have, they are noticibly small and narrow and take away from the streets character and neighborhood feeling. If zoning laws are made in an effort to control density and property conflicts, then the laws should prevent this rezoning. If the application is approved it is more than likely that this lot, as well as 8951 Heather St. - to the south, will also be subdivided. As you may know both of these properties are the first two on the street, that would mean the first three lots on the street would contain six plain, drab, stucco houses. Hardly the image the City of Richmond had in mind when originally zoning this nice little street. As a long time resident of Richmond I

ATTACHMENT 3

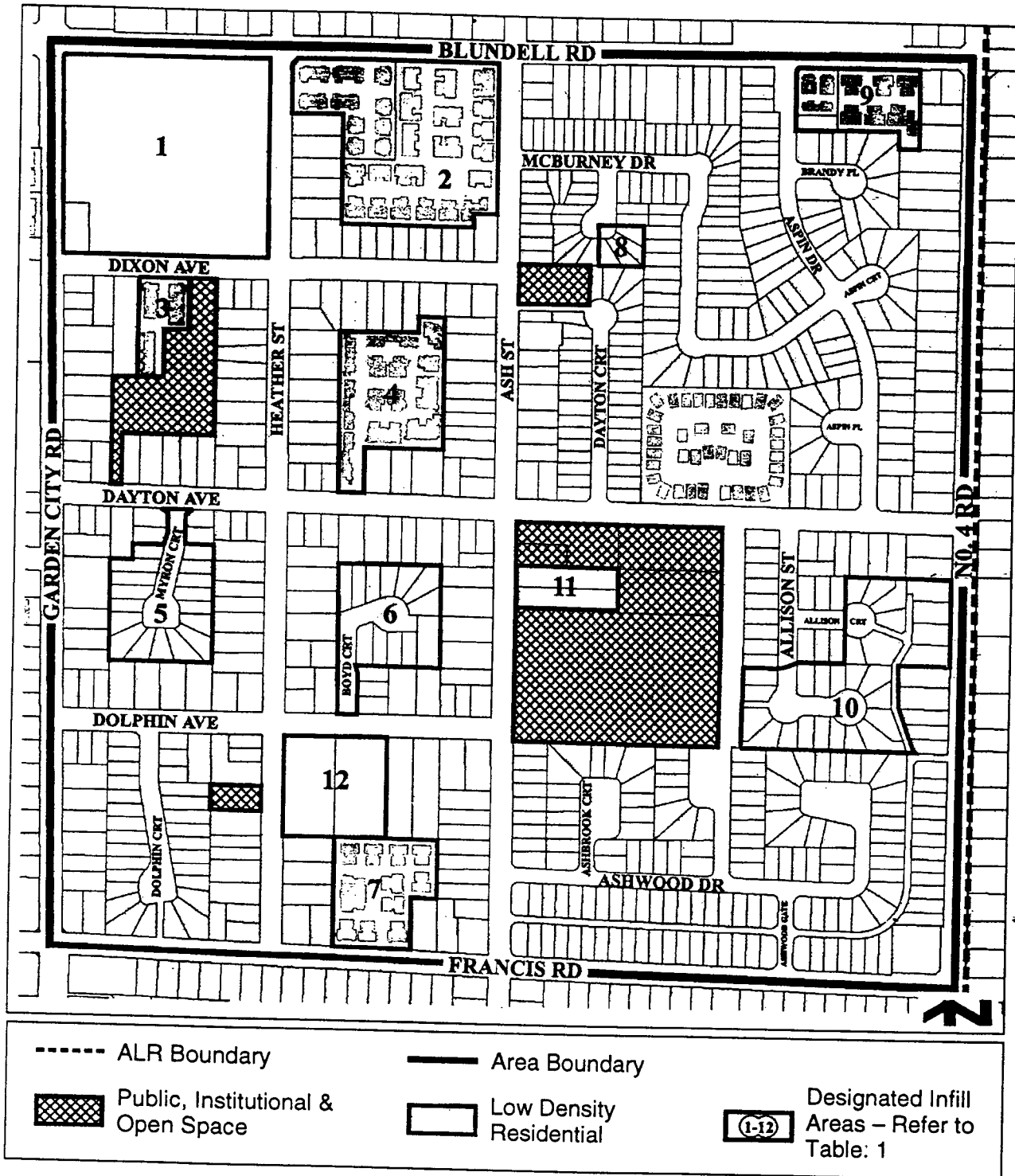
hope my opinion is heard and taken seriously. If you wish to see what I mean you should come and look at this street and try to picture what this proposed rezoning will do the the look and feeling of this street. If we split this lot in two - just so already wealthy buisness men can make more money - how long will it be until the entire street looks like a long, narrow and cramped condominium complex that was put up over night? It would be greatly appreciated if you could contact me with any further information or developments about this process and when the public meeting will be. I'm sure if you contact other residents of the street - within and outside of the 50m area - they will voice the same concerns. Thank you for your time.

Sincerely,
Luis Vasquez



(604) 241-8524

Land Use Map



JUL 04 2003 18:18

EX-1
KEV HB FILE

RZ 03-234441

ATTACHMENT 5

July 04, 2003

City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

**Re: Rezoning application: RZ 03-234441
8931 Heather Street.**

Attention: Mr. Holger Burke
Development coordinator

Dear Sir,

Further to your letter-dated 23rd May 2003 regarding the adjacent property – 8951 Heather Street, I have been in contact with the Owners and have made him fully aware of your letter and requested them to buy a portion of 8931 Heather Street so their property has the potential for subdivision at some later date. They have given our request serious consideration but have made the decision NOT to buy portion of 8931 Heather Street.

So, therefore we request you to proceed with our rezoning application. We will be have a sign manufactured and install within next 10 days.
Should you have any questions, I can be reached at 604-250-2748.

Sincerely,



Charan Sethi



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7566 (RZ 03-234441)
8931 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. 008-982-899

Lot 70 Section 22 Block 4 North Range 6 West New Westminster District Plan 27921

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7566”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

OCT 14 2003

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

MAYOR

CITY CLERK