



To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: Application by Rav Bains for Rezoning at 8400 Heather Street from
Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family
Housing District, Subdivision Area A (R1/A)

To Planning - Apr 4, 2006

Date: March 14, 2006

RZ 06-328448

File: 12-8060-20-8054

Staff Recommendation

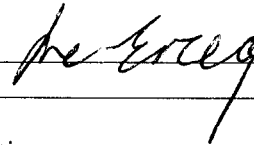
That Bylaw No. 8054, for the rezoning of 8400 Heather Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



There are requirements to be dealt with prior to final adoption:
Development requirements, specifically:

- Submission of a Landscaping Security in the amount of \$1,000 for the planting of two (2) replacement trees (minimum 10 cm Diameter Breast Height) on site.
- Installation of tree protection barriers around all protected trees prior to final adoption or demolition of the existing structures on site

[signed copy on file]

Agreement by Applicant

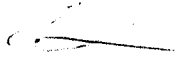
Item	Details
Application	RZ 06-328448
Location	8400 Heather Street (Attachment 1)
Owner	Peter & Huai-Ling Saschenbrecker
Applicant	Rav Bains

Date Received	February 20, 2006
Acknowledgement Letter	February 22, 2006
Fast Track Compliance	February 27, 2006
Staff Report	March 14, 2006
Planning Committee	April 4, 2006

Site Size	855 m ² (9,203 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (428 m ² or 4,602 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area B (R1/B)
	Proposed - Single-Family Housing District, Subdivision Area A (R1/A)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential Ash Street Sub-Area Plan – Low Density Residential <i>Complies with land use designation</i>
Surrounding Development	The Ash Street area 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 homes surrounding the subject properties are generally older homes and some lots have similar development potential to the subject application.
Staff Comments	<ul style="list-style-type: none"> • Four (4) similar applications to rezone and subdivide four (4) nearby properties to Single-Family Housing District, Subdivision Area K (R1/K) have been approved along this section of Heather Street between Dixon Avenue and Dayton Avenue (reference file RZ 02-205822, RZ 02-212633, RZ 02-219164 & RZ 02-220252). • There are five (5) trees on site and two (2) boulevard trees located on in front of the subject site (Attachment 2). • The applicant is proposing to remove two (2) trees to accommodate future building footprints and driveways. • The applicant will plant and maintain one new tree (minimum 10 cm Diameter Breast Height) on each of the new lots (two trees in total).

<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$1,000 for the two (2) replacement trees on site prior to final adoption of the rezoning bylaw. • The applicant has agreed to retain three(3) trees in the rear yard. Tree protection barriers will be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site. • The applicant is also proposing to remove two (2) boulevard trees in front of the site to allow the construction of future driveways. The two boulevard trees were previously topped and both Parks Department and the City Arborist agreed that there is limited value to these boulevard trees to the environment and surrounding community. • The applicant will need permission from Parks Department to remove the boulevard trees and compensate the urban forest by replacing each of these trees with two trees in sizes and species agreeable to the Parks Department. • Removal of the boulevard trees will be at the owner's expense. If there is no room to plant new boulevard trees in this location, the applicant will contribute to the Tree Planting Fund (\$500 per tree) to plant trees elsewhere. • At future Subdivision stage, the developer will be required to pay Development Cost Charges, Neighbourhood Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. Developer will also be required to pay outstanding balance owing on the Local Improvement Program which paid for ditch infill.
<p>Analysis</p>	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designation guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site. • Most of the lots along 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 should not change dramatically.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Proposed Subdivision Plan/Tree Survey.</p>

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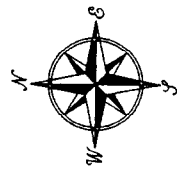


Edwin Lee
Planning Technician – Design
(Local 4121)

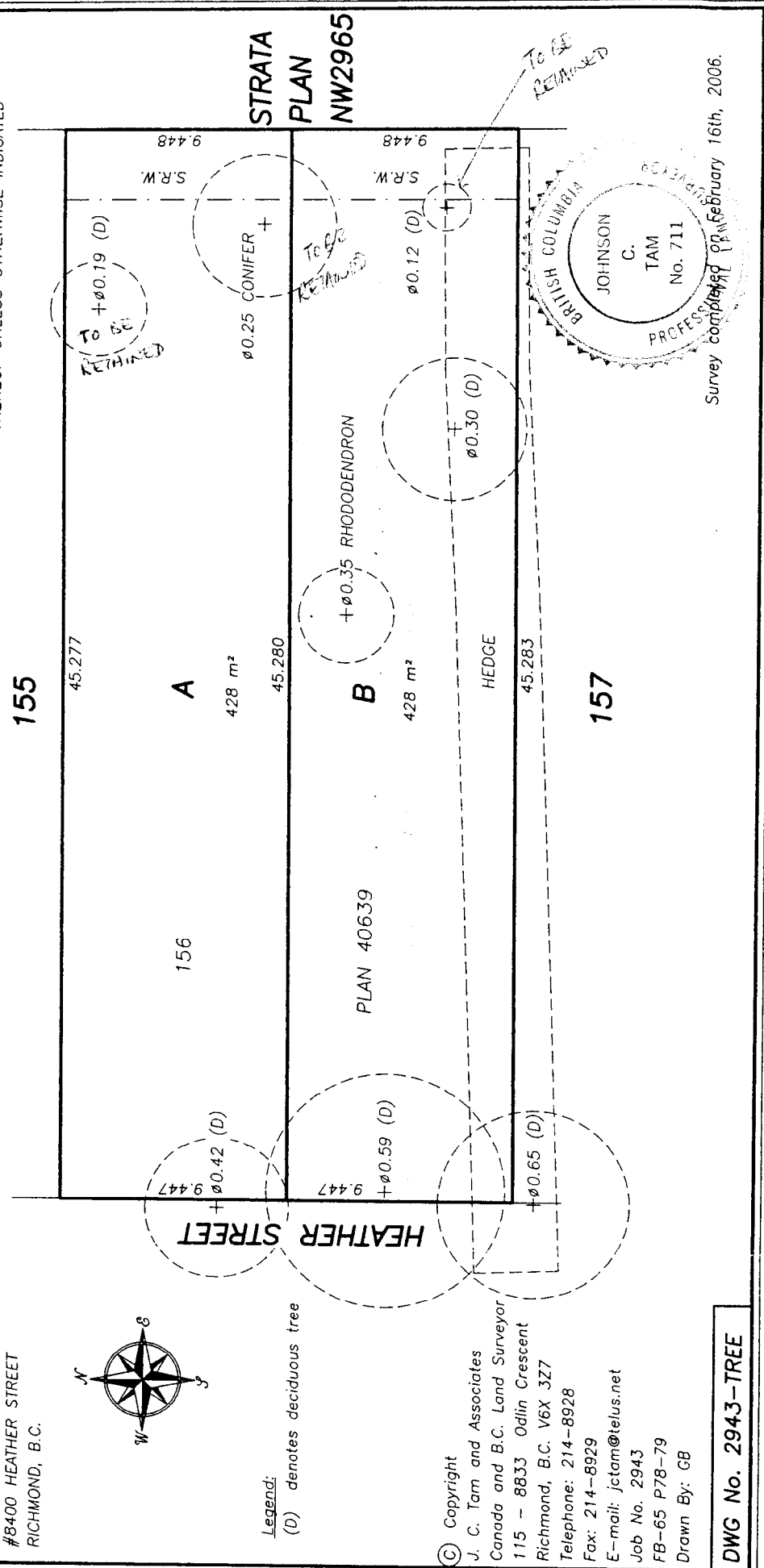
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PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 1
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 40639

#8400 HEATHER STREET
 RICHMOND, B.C.



SCALE: 1:200
 0 5 10 15
 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



Legend:
 (D) denotes deciduous tree

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 Job No. 2943
 FB-65 P78-79
 Drawn By: GB

DWG No. 2943-TREE



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8054 (RZ 06-328448)
8400 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 A (R1/A)**.

P.I.D. 005-375-461

Lot 156 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 8054**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER