



---

**To:** Planning Committee **Date:** October 26, 2009  
**From:** Brian J. Jackson, MCIP **File:** RZ 07-380065  
Director of Development  
**Re:** **Application by Jhujar Construction Ltd. for Rezoning at 8811 Heather Street  
from Single Detached (RS1/B) to Single Detached (RS1/K)**

---

**Staff Recommendation**

That Bylaw No. 8530, for the rezoning of 8811 Heather Street from "Single Detached (RS1/B)" to "Single Detached (RS1/K)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

CL:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Jhujar Construction Ltd. has applied to the City of Richmond for permission to rezone 8811 Heather Street from “Single Detached (RS1/B)” to “Single Detached (RS1/K)” to permit the property to be subdivided into two (2) single-family residential lots (**Attachment 1**).

### Findings of Fact

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

### Surrounding Development

The subject site is located on the west side of Heather Street, just south of Dolphin Avenue. The surrounding area is an established residential neighbourhood consisting predominantly of a mix of older and newer character single-detached dwellings on small and medium-sized lots. Other land uses also exist nearby in the neighbourhood (i.e. public open space, assembly, multi-family).

- To the north, are three (3) lots zoned “Single Detached (RS1/B)” comprising two (2) older dwellings fronting Heather Street and one (1) new dwelling fronting Dolphin Avenue;
- To the east, directly across the street is Heather Park, which is zoned “School & Institutional Use District (SI)”;
- To the south, is a property owned by the Vancouver Gospel Society on a lot zoned “Assembly (ASY)”, and beyond that, is an older dwelling on a lot zoned “Single Detached (RS1/B)” that is the subject of a rezoning application to “Single Detached (RS1/K)”(RZ 07-374314); and
- To the west, is an older dwelling fronting Dolphin Avenue on a lot zoned “Single Detached (RS1/B)”.

### Related Policies & Studies

#### Official Community Plan

The subject property is located in the Broadmoor Planning Area. The Ash Street Sub-Area Plan’s land use designation for this property is *Low Density Residential*. This redevelopment proposal is consistent with this designation.

**Staff Comments**

Background

This neighbourhood has undergone some redevelopment through rezoning and subdivision to smaller lot sizes in recent years. A Subdivision application to remove a portion of property from the subject site to create a new lot fronting onto Dolphin Avenue was completed in February, 2008. Currently, there are five (5) other active development applications along Heather Street in this neighbourhood to permit subdivision into smaller lots.

Trees & Landscaping

A Survey submitted by the applicant shows the location of bylaw-sized trees on-site and immediately adjacent to the subject site (**Attachment 3**).

A Certified Arborist’s Report, submitted by the applicant, identifies tree species, assesses tree condition and health, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees on the subject site, one (1) of which is located on a shared lot line with the adjacent property to the south (8851 Heather Street). The Report recommends retention of two (2) trees (Trees # 135 & 136), and removal of four (4) trees (Trees # 134, 141, 158, 179) from the subject site on the basis of poor condition and conflict with proposed development.

The City’s Tree Preservation Coordinator has reviewed and generally concurs with the recommendations in the Arborist’s Report, but advises that Tree # 135 should also be removed due to conflict with proposed development. Written consent from the adjacent property owner at 8851 Heather Street has been obtained and is on file.

Tree protection fencing must be installed around the Spruce Tree (# 136) at a minimum of 4 m from the base of the tree to the east and west and no less than 5.9 m from the north property line. Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed.

Based on the Official Community Plan’s (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City’s Tree Protection Bylaw, a total of 10 replacement trees are required to be planted, with the following minimum calliper sizes:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	20-30 cm	2	6 cm		3.5 m
2	31-40 cm	4	8 cm		4 m
1	41-50 cm	2	9 cm		5 m
1	51-60 cm	2	10 cm		5.5 m

Considering the effort to be taken by the applicant to retain the Spruce Tree (# 136), and the limited space in the front yards of the future lots, staff recommend only eight (8) replacement trees be required (the future building may require a greater front yard setback and a modified design to address tree retention and still meet floodplain construction level requirements).

To ensure that the 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.

To ensure the survival of the Spruce Tree (# 136) in the front yard, the applicant must submit the following items prior to final adoption of the rezoning bylaw:

- A contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone. The contract must include the proposed number of site monitoring inspections as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and
- A Survival Security to the City in the amount of \$2,000.

If, during construction, the Project Arborist assesses that the Spruce Tree (# 136) will not survive despite mitigation measures, then the \$2,000 Survival Security will be applied to the City's Tree Compensation Fund or be used to plant replacement trees on-site.

#### Affordable Housing

City Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This Interim Strategy 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 is not applicable to this rezoning application, which was received prior to July 1, 2007.

#### Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to the site at future development stage will be from Heather Street.

#### Flood Management

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 Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

The existing frontage was improved to current City standards by a previous subdivision by the applicant, so no off-site works are required.

#### **Analysis**

This development proposal is consistent with the Area Plan's land use designation for the subject site and is located within an established residential neighbourhood that has begun to see redevelopment to smaller lot sizes in recent years. There is potential for other properties along this block of Heather Street to rezone and subdivide similar to this proposal.

**Financial Impact or Economic Impact**

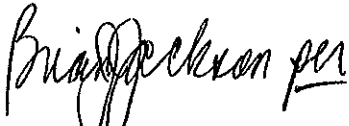
None.

**Conclusion**

This rezoning application to permit subdivision of an existing medium-sized lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment in the surrounding area.

The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend support of the application.



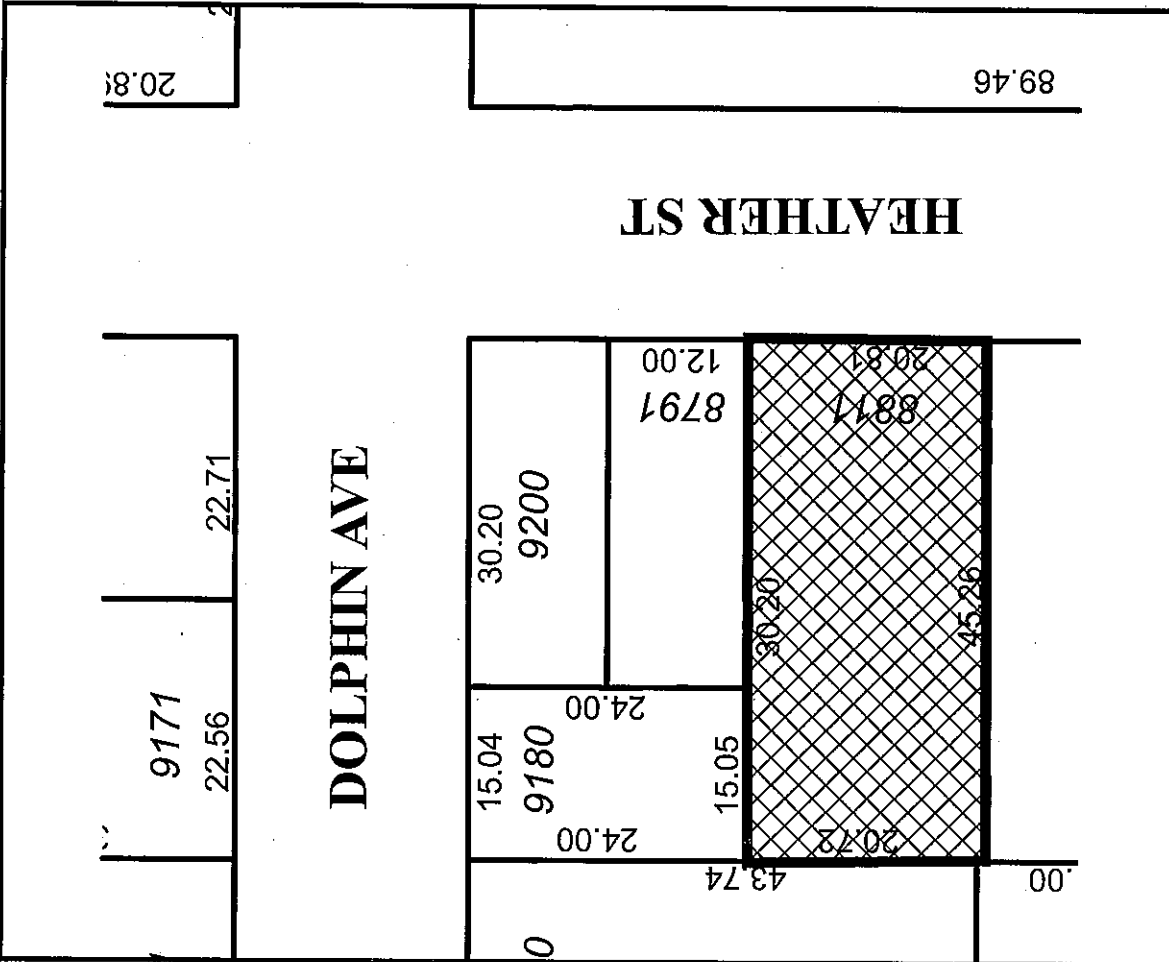
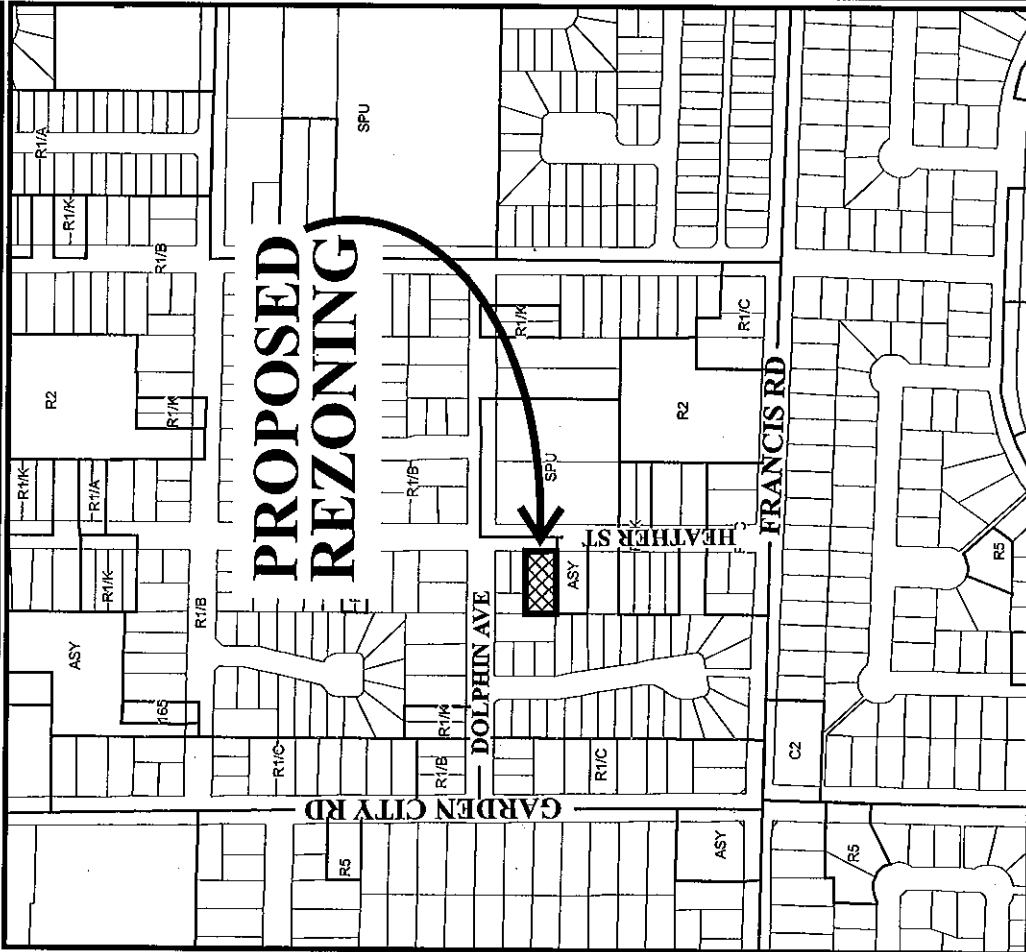
Cynthia Lussier  
Planning Assistant  
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Rezoning Considerations



# City of Richmond



Original Date: 07/19/07  
 Revision Date: 05/08/09  
 Note: Dimensions are in METRES

## RZ 07-380065



GARDEN CITY RD

**SUBJECT  
PROPERTY**

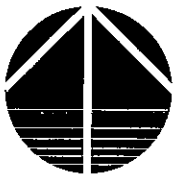
DOLPHIN AVE

DOLPHIN CRT

HEATHER ST

ASH ST

FRANCIS RD



RZ 07-380065

Original Date: 07/19/07

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 07-380065**

**Attachment 2**

Address: 8811 Heather Street

Applicant: Jhujar Construction Ltd.

Planning Area(s): Broadmoor – Ash Street Sub Area

	Existing	Proposed
<b>Owner:</b>	Jhujar Construction Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	940 m <sup>2</sup> (10,118 ft <sup>2</sup> )	North Lot – Approx 469 m <sup>2</sup> South Lot – Approx 471 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	Generalized Land Use Map designation – "Neighbourhood Residential"	No change
<b>Area Plan Designation:</b>	Low Density Residential	No change
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single Detached (RS1/B)	Single Detached (RS1/K)
<b>Number of Units:</b>	1	2

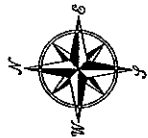
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	315 m <sup>2</sup> (3,390 ft <sup>2</sup> )	North Lot – Approx. 469 m <sup>2</sup> (5,048 ft <sup>2</sup> ) South Lot – Approx. 471 m <sup>2</sup> (5,069 ft <sup>2</sup> )	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

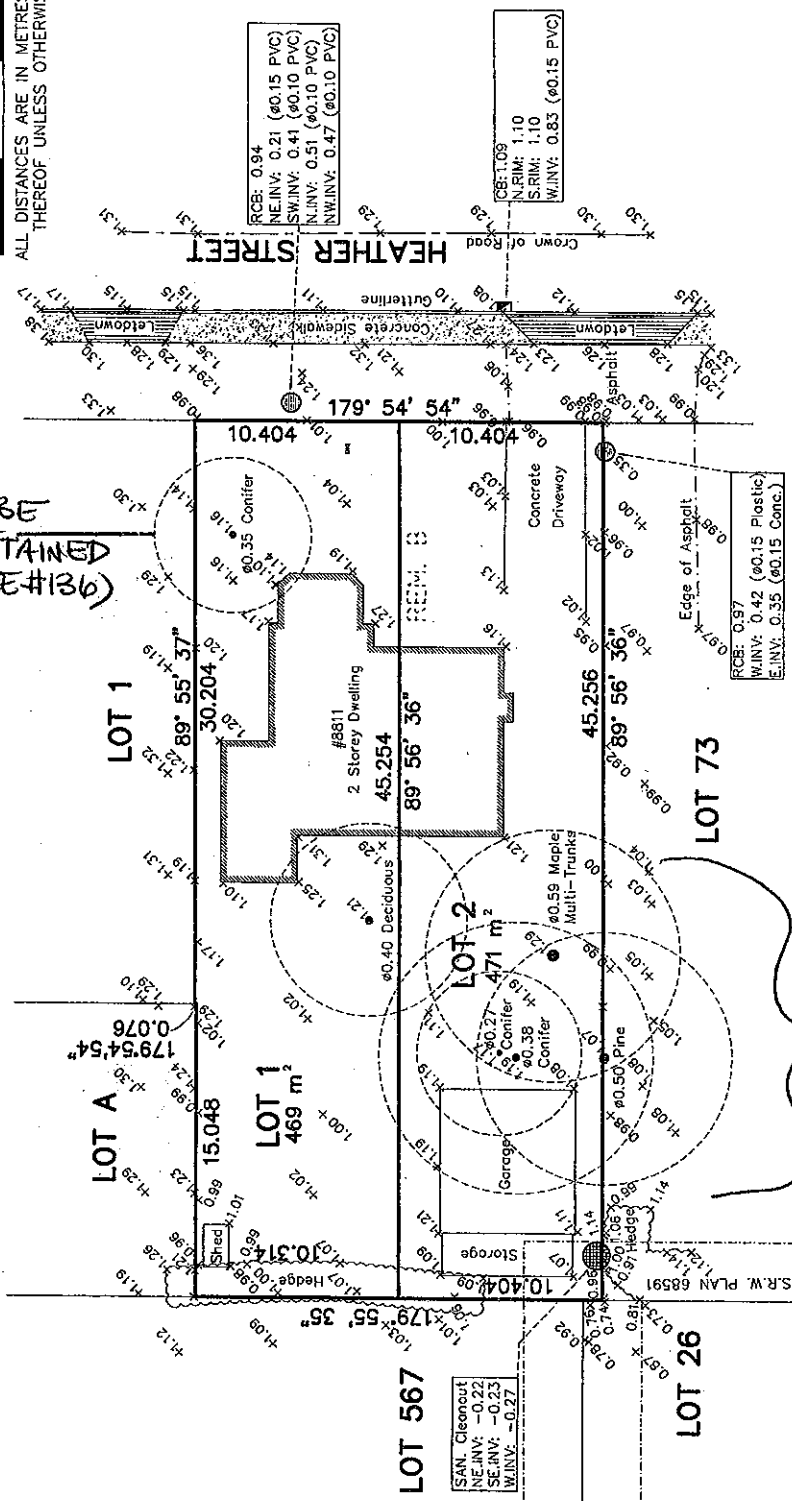
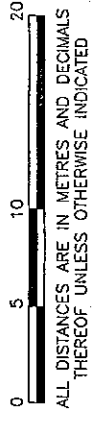


**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT B SECTION 22 BLOCK 4 NORTH RANGE 6  
WEST NEW WESTMINSTER DISTRICT PLAN LMP4414 EXCEPT: PART SUBDIVIDED BY PLANS LMP9836 AND BCP35048**

#8811 HEATHER STREET  
RICHMOND, B.C.  
P.L.O. 017-767-229



SCALE: 1:250



TO BE  
RETAINED  
(TREE #136)

TO BE  
REMOVED

SAN. Cleanout  
NE.IV: -0.22  
SE.IV: -0.23  
W.IV: -0.27

R.C.B.: 0.97  
W.IV: 0.42 (ø0.15 Plastic)  
E.IV: 0.35 (ø0.15 Conc.)

R.C.B.: 0.94  
NE.IV: 0.21 (ø0.15 PVC)  
SE.IV: 0.41 (ø0.10 PVC)  
N.IV: 0.51 (ø0.10 PVC)  
NW.IV: 0.47 (ø0.10 PVC)

R.C.B.: 1.09  
N.R.I.M.: 1.10  
S.R.I.M.: 1.10  
W.IV: 0.83 (ø0.15 PVC)

LEGEND:

- denotes tree
- denotes round catch basin
- denotes catch basin
- denotes manhole
- denotes water valve

© copyright  
J. C. Tam and Associates  
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. 3673  
FB-140 P.22, 26-29  
Drawn By: TH

CERTIFIED CORRECT:

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.  
JUNE 10th, 2009

NOTE:  
Elevations shown are based on City of Richmond HPN  
Benchmark network.  
Benchmark: HPN TAG#32,  
Located at Heather street @ S/R of #8811 Heather  
Elevation = 1.293 metres

DWG No. 3673-TOPO-01

PLN 107

**Rezoning Considerations**  
**8811 Heather Street**  
**RZ 07-380065**

Prior to final adoption of Zoning Amendment Bylaw 8530, the developer is required to complete the following:

1. Submission of a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone of the Spruce Tree (# 136) in the front yard, the scope of which is to include the proposed number of site monitoring inspections as well as the preparation and submission of a post-construction impact assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$2,000. If, during construction, the Project Arborist assesses that the Spruce Tree (# 136) will not survive despite mitigation measures, then the \$2,000 Survival Security will be applied to the City's Tree Compensation Fund or will be used to plant replacement trees on-site.
3. Deposit of a Landscaping Security in the amount of \$4,000 (\$500/tree) for the planting and maintenance of eight (8) replacement trees with the following calliper sizes:

# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	6 cm		3.5 m
4	8 cm		4 m
2	9 cm		5 m

4. Registration of a Flood Indemnity Covenant on Title.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8530 (RZ 07-380065)
8811 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS1/K).

P.I.D. 017-767-229

Lot B Section 22 Block 4 North Range 6 West New Westminster District Plan LMP4414
Except: Part Subdivided by Plans LMP9836 and BCP35048

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8530".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER