



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 13, 2004
From: Raul Allueva **File:** RZ 04-268666
Director of Development
Re: **Application by Parmjit Randhawa for Rezoning at 9631 AND 9651 No. 4 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2- 0.6)**

Staff Recommendation

1. That Bylaw No. 7728, for the rezoning of 9631 No. 4 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1 – 0.6) be adandoned; and
2. That Bylaw No. 7866, for the rezoning of 9631 and 9651 No. 4 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 - 0.6)” be introduced and given first reading.

Raul Allueva
Director of Development

KN:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Parmjit Randhawa has applied to the City of Richmond for permission to rezone 9631 and 9651 No. 4 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.6)" (**Attachment 1**) in order to permit an eight (8) unit townhouse development contained in four (4) duplex buildings.

This application was previously presented to Council proposing to rezone 9631 No. 4 Road to Single-Family Housing District (R1 - 0.6) in order to permit the development of two (2) new single-family residential lots with a future new lane. This application was referred back to staff at the June 21, 2004 Public Hearing because of neighbourhood concerns regarding the proposed lane. Council directed the applicant to consider a townhouse proposal with an adjacent lot. The new applicant, Parmjit Randhawa, amended the application on November 16, 2004. The lane concept was removed from the application and the proposal was revised to include the original parcel (9631) and the adjacent parcel at 9651 No. 4 Road, as per Council's direction.

Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the Broadmoor Area and is located on No. 4 Road between Francis Road and Williams Road.

The existing development surrounding the site is described as follows:

- To the north, are single-family zoned lots - Single-Family Housing District, Subdivision Area E (R1/E) fronting onto No. 4 Road;
- To the west, are single-family zoned lots - Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Bakerview Drive;
- To the south, are single-family zoned lots - Single-Family Housing District, Subdivision Area E (R1/E) fronting onto No. 4 Road; and
- To the east, across No. 4 Road, is the McNair School property.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies, which encourage townhouse development along arterial roads. No lane is required for this application. A shared access for the adjacent sites is provided, as per the Interim Strategy for Managing Rezoning Applications.

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 3**).

Analysis

Previous Development Application

The original development application on 9631 No.4 Road for single family subdivision with a rear lane was referred back to staff due to concerns from residents. Six residents spoke to the proposal at the Public Hearing and raised the following concerns:

- impact of the lane in terms of additional traffic, and effect on security, privacy, and property values;
- the shallow depth of lots and the impacts of lane construction on lot configurations; and
- concerns about garbage in the future lane.

Revised Application

A Townhouse proposal without a lane is considered appropriate to address the issues raised by area residents. Townhouse District (R2 - 0.6) is recommended for consistency with the zoning applied for other townhouse development along arterial roads and is appropriate in this case as there is no lane dedication. This zone requires a 30 m frontage and allows for a floor area ratio (F.A.R.) of 0.6. It also requires a front setback of 6 m, and side and rear setbacks of 3 m. The proposed development comprises four (4) two-storey duplexes.

The subject site is located on an arterial road surrounded by single-family developments. This proposal is the first of its kind on the block, although there is a Two-Family Housing District (R5) zoned duplex located three lots to the north on No. 4 Road. Access to the site is by way of a driveway from No. 4 Road. A cross-access agreement will be secured as part of this application, in order to provide access to the sites to the north and south, if they are to redevelop in the future.

No public comments have been received to date about this revised application in response to the new development sign posted on the site.

Development Permit Considerations

A Development Permit will be required to ensure that the development fits into the context of the neighbourhood and adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Therefore the attached preliminary architectural drawings (**Attachment 4**) will require further refinement during the Development Permit process.

An outdoor amenity space is being proposed at the centre of the site and generally meets the Official Community Plan (OCP) requirements for total size and accessible location. Further work will be required to ensure it is designed to provide a safe and quality outdoor space. These details, as well as landscaping and overall design and character of the units, will be determined at the Development Permit stage.

Financial Impact

There are no apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. On this basis, staff recommend that the proposed rezoning be approved.



Kimberly Needham
Planner 2 (Temp)
(Local 4635)

KN:blg

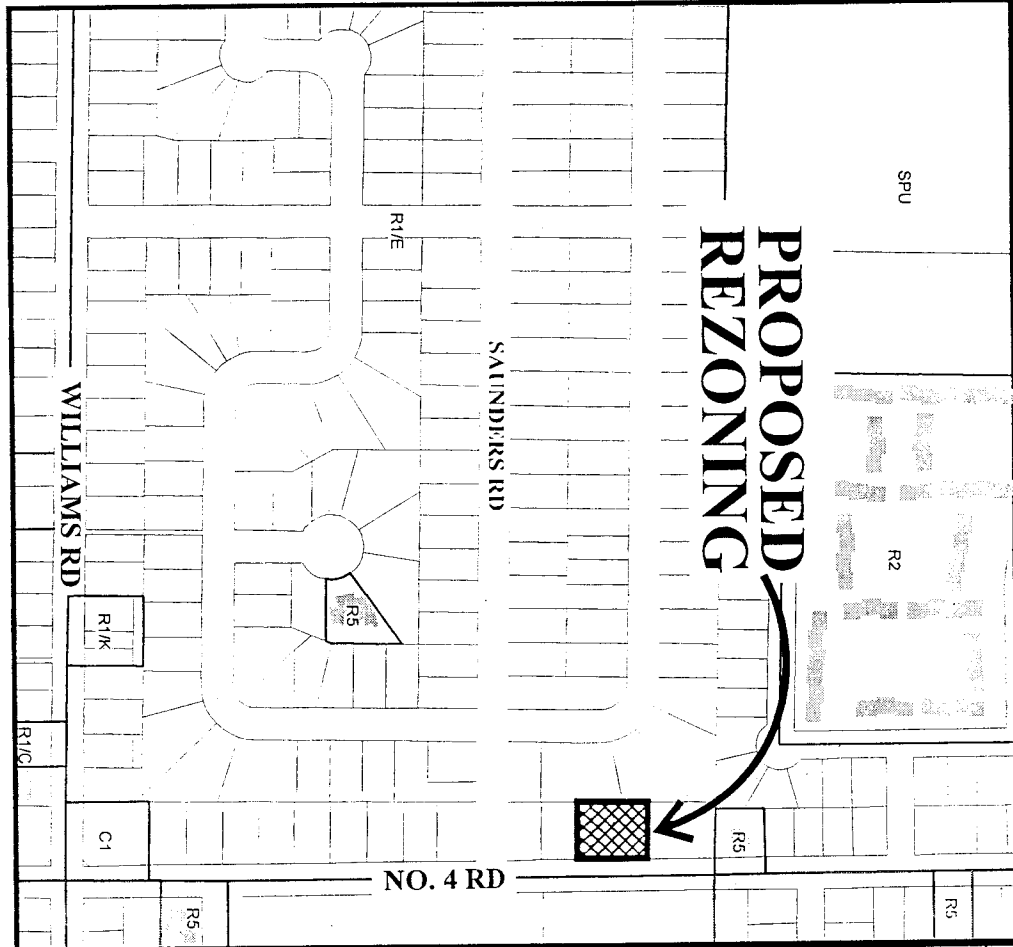
See **Attachment 3** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

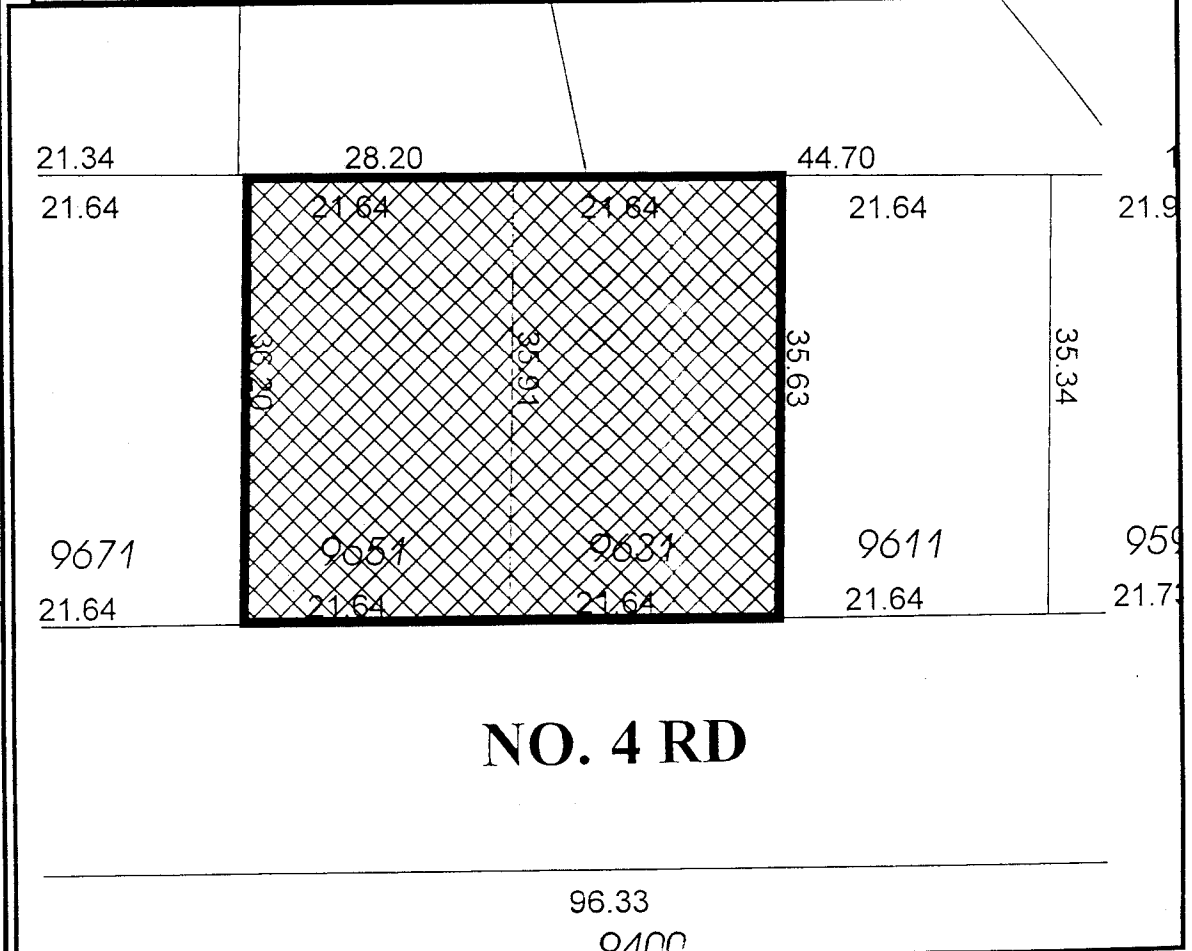
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|--------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Rezoning Conditional Requirements |
| Attachment 4 | Preliminary Architectural Drawings (Site plan and elevations) |



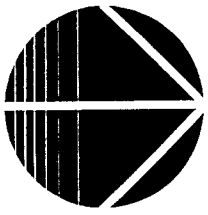
City of Richmond



**PROPOSED
REZONING**



NO. 4 RD



RZ 04-268666

Original Date: 11/26/04

Revision Date:

Note: Dimensions are in METERS



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

**Development Application
Data Sheet**
Development Applications Department

RZ 04-268666

Attachment 2

Address: 9631 and 9651 No. 4 Road

Applicant: Parmjit Randhawa Owners: Bal/Manor Reddy

Planning Area(s): 06 Broadmoor

	Existing	Proposed
Site Size:	1553.9 m ² (two lots combined)	no change
Land Uses	One-Family Residential	Multi-Family Residential
OCP Designation	Low density residential	Medium density residential
Zoning	R1/E	R2-0.6
Number of Units	2 (on two lots)	8 (on two consolidated lots)

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40.7 %	variance required
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	3 m & 3 m	none
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	11 m	<11 m	none
Lot Size*:	Min. 30 m Width & Min. 35 m Depth	43.28 m Width & 36.20 m Depth	none
Off-street Parking – Regular/Visitor*:	12 and 2	16 and 2	none
Off-street Parking Spaces – Total:	14	16	none
Amenity Space – Indoor:	Min 70 m ²	cash in lieu	none
Amenity Space – Outdoor*:	Min 48 m ²	59 m ²	none

Conditional Rezoning Requirements

9631/9651 No. 4 Road RZ 04-268666

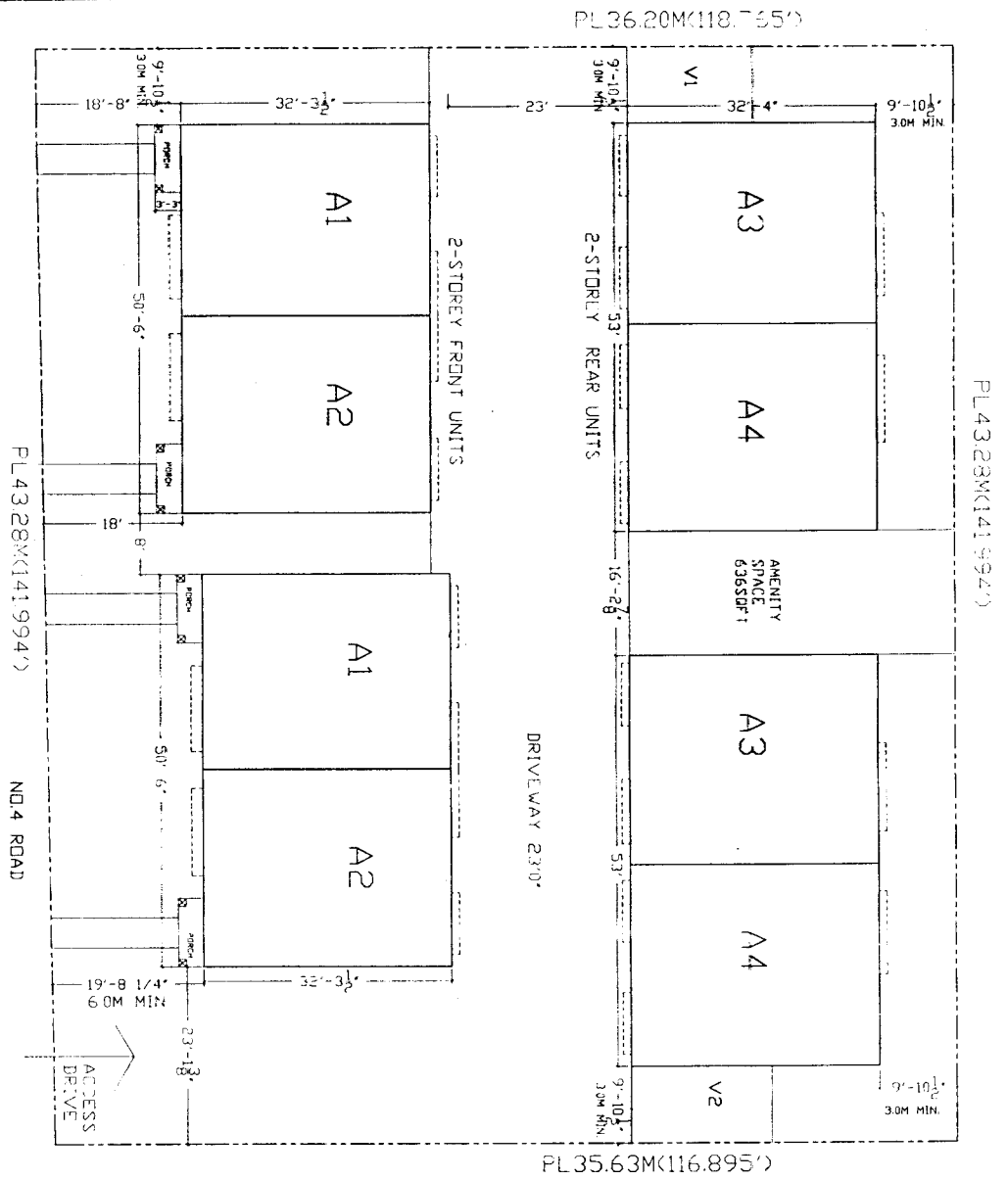
Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development;
2. Consolidate the two (2) lots;
3. Provide cash in-lieu of indoor amenity space; and
4. Provide a cross-access agreement for future development at 9611, 9591, 9671 and 9691 No. 4 Road.

* Note: This requires a separate application.

Signed copy in file
Signed

Dec. 15, 2004
Date



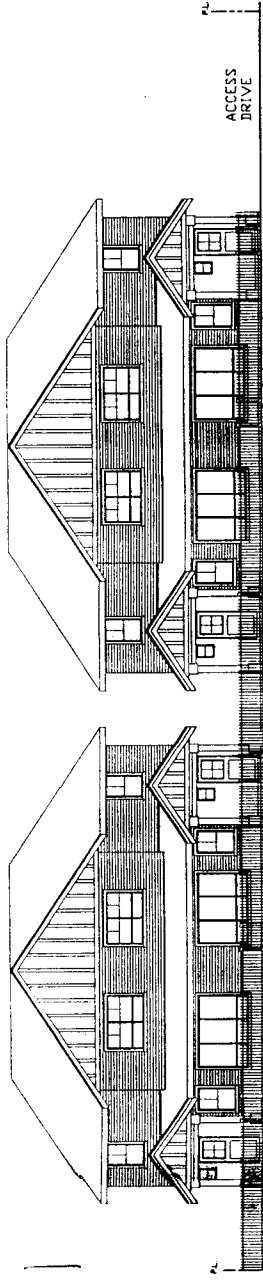
SITE PLAN
SCALE 1/8"=1'-0"



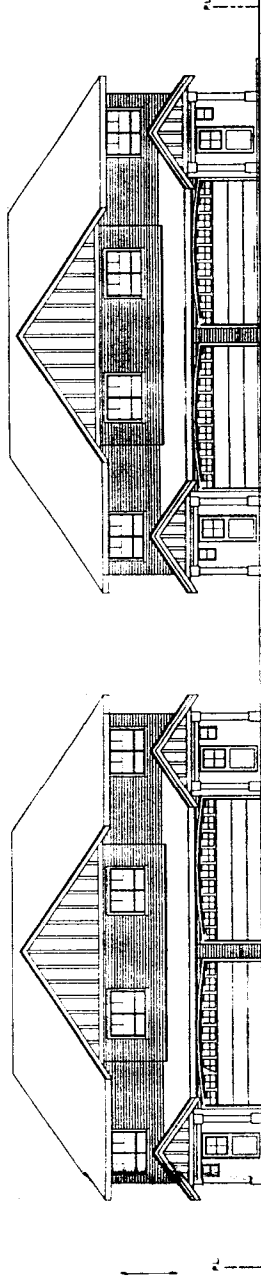
PL 43.28MK141.9940 ND4 ROAD

PL 35.63MK116.8950

EQUAL LOTS PER BLOCK
29/30 SEC 27 BLK 4N
R10W T14S R10E
CIVIC ADDRESS:
9631/9651 ND4 ROAD
RICHMOND, BC.
PRESENT ZONING - R1VE
PROPOSED ZONING - P2/60
LOT AREA=1672712 SQFT
PROPOSED TOWNHOUSE UNITS : 8
PERMISSIBLE DENSITY=10036.27 SQFT
PERMITTED DENSITY=10036.27 SQFT
PERMISSIBLE LOT COVERAGE
@40%:1672712=6690.84SQFT
PROPOSED LOT COVERAGE @40.6882%=6806.5
MIN. CAR PARKINGS REQD:
@15 PER UNITX8=12
PROVIDED 16 SPACES(GARAGES)
FOR STANDARD SIZE CARS
MIN. VISITOR PARKING SPACES REQD
@0.2X8 UNITS=16 SPACES
PROVIDED : 2SPACES



EAST ELEVATION
(NE 4 ROAD)
SCALE 1/8"=1'-0"



EAST ELEVATION
(DRIVEWAY)
SCALE 1/8"=1'-0"



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7866 (RZ 04-268666)
9631 AND 9651 NO. 4 ROAD**

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 **TOWNHOUSE DISTRICT (R2-0.6)**:

P.I.D. 010-071-601

Lot 29 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

P.I.D. 003-753-468

Lot 30 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7866”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK