



To: Planning Committee **Date:** December 6, 2002
From: Joe Erceg **File:** RZ 02-216183
Manager, Development Applications
Re: **APPLICATION BY POLYGON DEVELOPMENT 140 LTD. FOR REZONING AT 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271, AND 7291 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126), AND TO AMEND THE MAXIMUM PERMITTED BUILDING HEIGHT AND CORRESPONDING LOT COVERAGE REQUIREMENT UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)**

Staff Recommendation

1. That Bylaw No. 7465, to increase the maximum permitted building height under "Comprehensive Development District (CD/126)" from 2 ½ storeys to 3 storeys, together with a corresponding decrease in lot coverage, be introduced and given first reading.
2. That Bylaw No. 7466, for rezoning at 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271, and 7291 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/126)", be introduced and given first reading.

H. Buelee

ber Joe Erceg
Manager, Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

David Mitchell

Staff Report

Origin

Polygon Developments 140 Ltd. has applied to the City of Richmond for permission to rezone 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271, and 7291 Heather Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/126) in order to develop 54 townhouses, of which 14 are proposed as two-storey units and 40 are to have three-storeys. (**Attachment 2**) In addition, this report proposes that the maximum permitted building height under CD/126 be increased where lot coverage is reduced in order to accommodate the proposed development and make the zoning district more applicable to future development in the McLennan South area.

Findings Of Fact

Item	Existing	Proposed
Owner	Polygon Developments 140 Ltd. P. Vohora D. & E. Autelitano D. & E. Wenger	Polygon Developments 140 Ltd.
Applicant	Polygon Developments 140 Ltd.	No change
Site Size	13,379 m ² (3.3 ac)	12,785 m ² (3.2 ac) • Reduction due to road dedications
Land Uses	Single family homes & vacant land	54 townhouses, 2 & 3-storeys
City Centre Area Plan Designation	Residential	No change
Sub-Area Plan Designation (McLennan South)	Residential, 2 ½ storeys typical (3 storeys maximum), Townhouse, Triplex, Duplex, Single Family - 0.6 base F.A.R.	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/126) • 0.69 floor area ratio • The proposed amendment increases the maximum number of permitted storeys from 2 ½ to 3, but leaves the maximum height unchanged.

Sub-Area Plan Overview

The McLennan South Sub-Area Plan encourages the development of townhouses and single-family homes, together with a neighbourhood park and school, within a lush, green environment. New roads are proposed to provide convenient access for both pedestrians and drivers, and to enable properties to redevelop in a pedestrian-friendly manner. The character of development is intended to be “traditional”, with building densities and heights as follows:

- The plan provides for a variety of townhouse developments ranging in “base density” from 0.55 floor area ratio (FAR) near No. 4 Road to 0.75 FAR near Garden City Road. The subject site and its neighbours to the south and east are designated for a “base density” of 0.6 FAR. Use of the term “base density” provides the flexibility for increases in density where those increases can provide compensation/incentive (i.e. for dedicating roads, etc.) and a high quality of design can be achieved. To date, three projects have been approved for sites designated for a base density of 0.6 FAR and, all of them are to be constructed at 0.69 FAR (net of roads). This is the same density proposed for the subject site.
- The sub-area plan directs that the subject site and its neighbours to the south and east should typically be a maximum of 2 ½ storeys in height; however, 3-storey buildings are permitted where they have negligible impact on neighbours and the additional height provides for greater open space and/or other benefits. For example, one project in the vicinity of the subject site has been approved at 2 ½ storeys and 46% lot coverage, while two others have been approved a 3 storeys and 30% and 33.2% lot coverage (net of roads). The subject development is proposed at 3 storeys and 34% lot coverage (net of roads).

Surrounding Development

The subject site is situated along the western edge of Heather Street in the second densest area designated under the McLennan South Sub-Area Plan. The area around the subject site is characterized by a mix of older and newer homes and townhouse projects, many of which are under construction. The plan generally intends that this part of McLennan South will be redeveloped with medium and large townhouse projects, but some allowance is made for smaller developments and the retention of single-family homes.

To date, several townhouse projects have been approved and/or are under construction in the vicinity of the subject site, including the site directly north and west of the subject site, which is owned by Polygon Developments (the proposed developer of the subject site). As a condition of developing 94 3-storey townhouses on this site, Polygon is responsible for extensive road development (land and construction), including the extension of Bennett Road and the establishment of Turnill Street and Sills Avenue. The amount of road works required of Polygon for this project exceeds that of any other project in the McLennan South area and the cost of these works is far in excess of the project’s eligible Development Cost Charge (DCC) credits. As such, staff have agreed that the subject development will be eligible for DCC credits related to these earlier road works.

Indoor Residential Amenity Space

In lieu of providing on-site, indoor amenity space, a number of projects in McLennan South have provided \$1,000 per dwelling towards construction of the neighbourhood park. City-wide indoor amenity space requirements for multiple-family projects are currently under review, and recommendations are expected early in 2003 with regard to the appropriateness of continuing this practice over the long-term. In the meantime, developers in McLennan South will continue to be given the option to provide indoor amenity space on-site or to contribute towards the park.

Development Permit Guidelines

Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

Staff Comments***Policy Planning***

The proposed amendment to CD/126 is consistent with the sub-area plan and accommodates the proposed development without affecting previously approved development under this zoning district.

The proposed development is an attractive addition to Polygon's previously approved project north and west of the subject site and is consistent with sub-area, area, and city-wide objectives. The applicant has agreed to contribute \$54,000 towards construction of the neighbourhood park in lieu of providing on-site indoor amenity space (as per recent practice in the McLennan South area); to complete the site's frontages along Turnill Street, Sills Avenue, and Heather Street; and, to provide a public pathway across the site linking Turnill Street at Bennett Road with Heather Street. In addition, the developer, who has a long history of supporting public art, has selected to contribute \$56,953.20 towards public art (e.g. 0.60 per square foot of building area, excluding parking, as per City policy). This money will be either applied to a project within McLennan South or go to the Public Art Reserve, as determined by the applicant.

Staff recommend that processing of a Development Permit application to the satisfaction of the Manager of Development Applications be made a condition of final adoption of the subject application for rezoning.

Transportation

As a condition of rezoning, the developer must:

- Dedicate a 4 m by 4 m (13.12 ft. by 13.12 ft.) corner cut at the corner of Sills Avenue and Heather Street.
- Dedicate a 10 m (32.8 ft.) wide extension of the existing 7.5 m (24.6 ft.) wide Turnill Street right-of-way (with a transition between the two right-of-ways to the satisfaction of the City) and construct it to City standards, including a 6 m (19.69 ft.) wide roadway, a sidewalk, and a landscaped boulevard.
- Locate the project's driveway as far south on the site as is practical.
- Install traffic calming measures as part of the project's required frontage works including (i.e. curb extension at the intersection of Heather Street and Sills Avenue).

Engineering

Prior to final reading of the pending rezoning, the following must be in place:

1. Consolidation of the subject properties into a single parcel.
2. Dedication of a:
 - a) 10m (32.8 ft.) wide extension of Turnill Street with a transition to the existing 7.5 m (24.6 ft.) wide right-of-way to the satisfaction of the City; and

- b) 4 m by 4 m (13.12 ft. by 13.12 ft.) corner cut at the site's Sills/Heather corner.
3. Registration of a 3 m (9.84 ft.) wide Public Rights of Passage right-of-way for use as a public walkway linking Turnill Street at Bennett Road with Heather Street, the maintenance of which is to be the responsibility of the property owner.
4. Registration of a restrictive covenant identifying the approved driveway location.

Prior to issuance of Building Permit, the developer shall be required to enter into the City's standard Servicing Agreement to design and construct frontage improvements along Heather Street and the balance of Turnill Street and Sills Avenue, together with full construction of the 10 m (32.8 ft.) wide extension of Turnill Street. Works include, but are not limited to, McLennan South street lighting, boulevards, street trees at 9 m (29.53 ft.) on centre, 1.75 m (5.74 ft.) wide sidewalks, and along Heather Street, road widening and curb and gutter, and along the extension of Turnill Street, a minimum 6 m (19.69 ft.) wide pavement, curb and gutter. In addition, traffic calming measures (i.e. curb extensions) should be installed as directed by Transportation as part of the project's frontage improvements.

Analysis

Proposed Amendment to CD/126

Comprehensive Development District (CD/126) was drafted to accommodate a development proposal by Capital West Homes Ltd. south of the subject site. The zoning district is consistent with the sub-area plan at that time and, as such, limits building height to 2 ½ storeys. Subsequent to approval of Capital West's application, however, the plan was amended to permit 3 storeys where the additional height provides for a superior form of development and other benefits. With this in mind, two 3-storey projects have been approved along the east side of Heather Street by Paul Leong Architect. The rationale for supporting increased height for these projects was largely their low site coverage - 30% and 33.2% (net of roads). This approach is consistent with the proposed amendment to CD/126, which proposes that 3-storey buildings be allowed where site coverage does not exceed 34%, but limits building height to just 2 ½ storeys where site coverage is greater.

Subject Development

The subject development is consistent with the McLennan South Sub-Area Plan and conforms to the "amended CD/126" discussed above. The "traditional" house-like character of the units is in keeping with objectives of the plan; the proposed mix of 3- and 2-storey buildings (with the latter situated along the site's Heather Street frontage) responds well to neighbouring townhouses and single-family homes; and, the proposed green space and pedestrian pathways will enhance the livability of the project for residents and make it an attractive addition to the neighbourhood. Overall, the project appears to be well designed and deserving of support.

Financial Impact

None.

Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan South objectives for development and population growth. The proposed amendment to Comprehensive Development District (CD/126) is consistent with the McLennan South Sub-Area Plan and will not impact previously approved projects under this zoning district. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development and zoning amendment merit favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

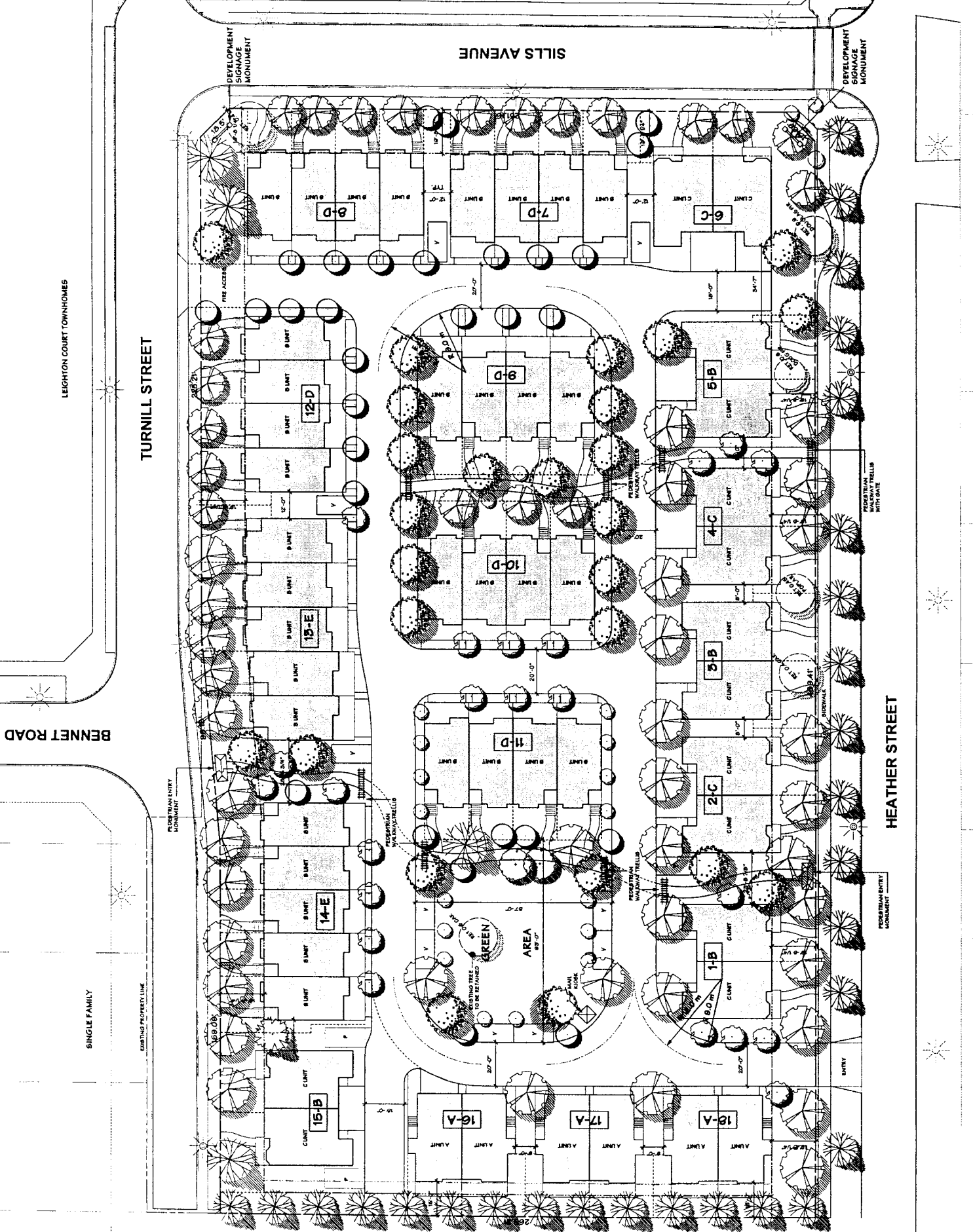
There are requirements to be dealt with prior to final adoption of rezoning:

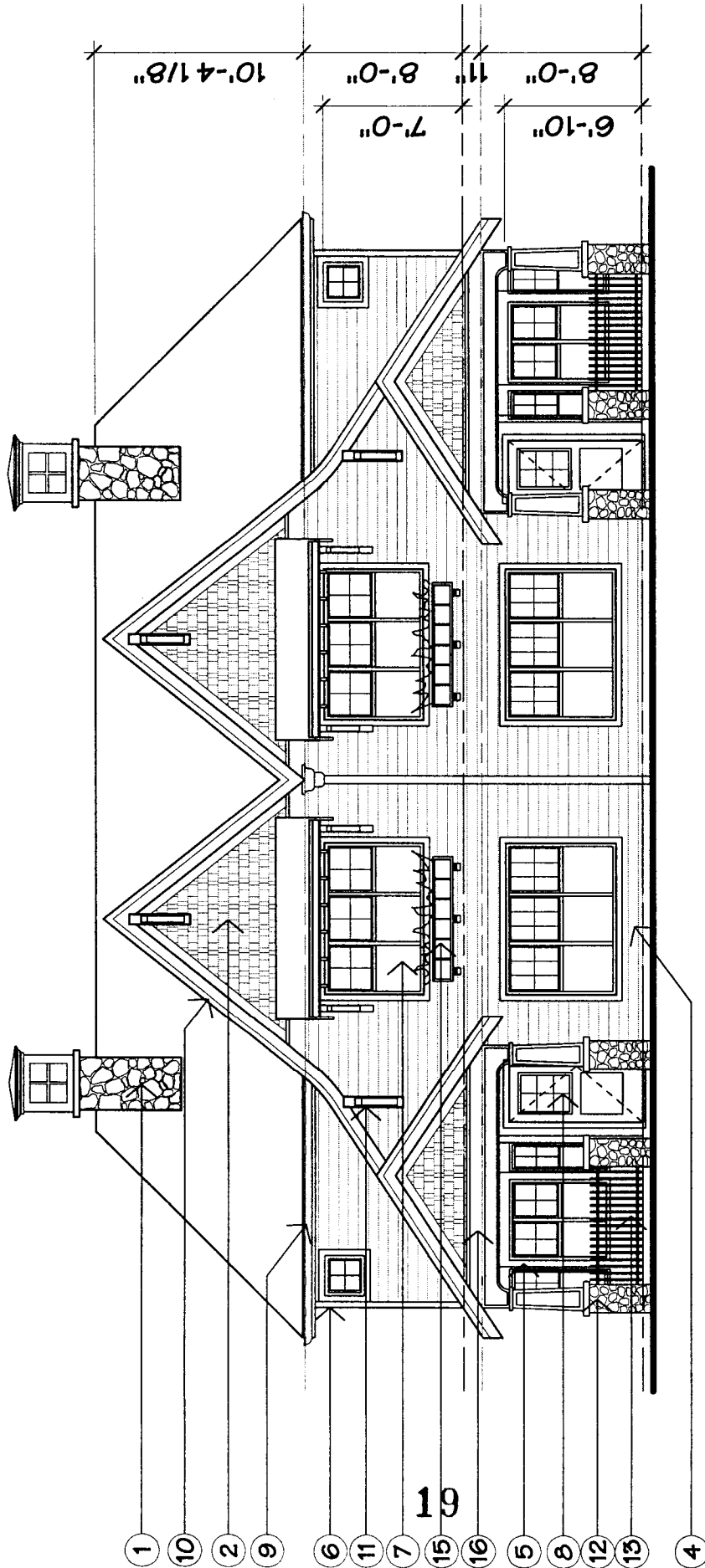
Legal requirements, specifically:

- Consolidation of the subject properties into a single parcel.
- Dedication of a:
 - a) 10m (32.8 ft.) wide extension of Turnill Street with a transition to the existing 7.5 m (24.6 ft.) wide right-of-way to the satisfaction of the City; and
 - b) 4 m by 4 m (13.12 ft. by 13.12 ft.) corner cut at the site's Sills/Heather corner.
- Registration of a 3 m (9.84 ft.) wide Public Rights of Passage right-of-way for use as a public walkway linking Turnill Street at Bennett Road with Heather Street, the maintenance of which is to be the responsibility of the property owner.
- Registration of a restrictive covenant identifying the approved driveway location.

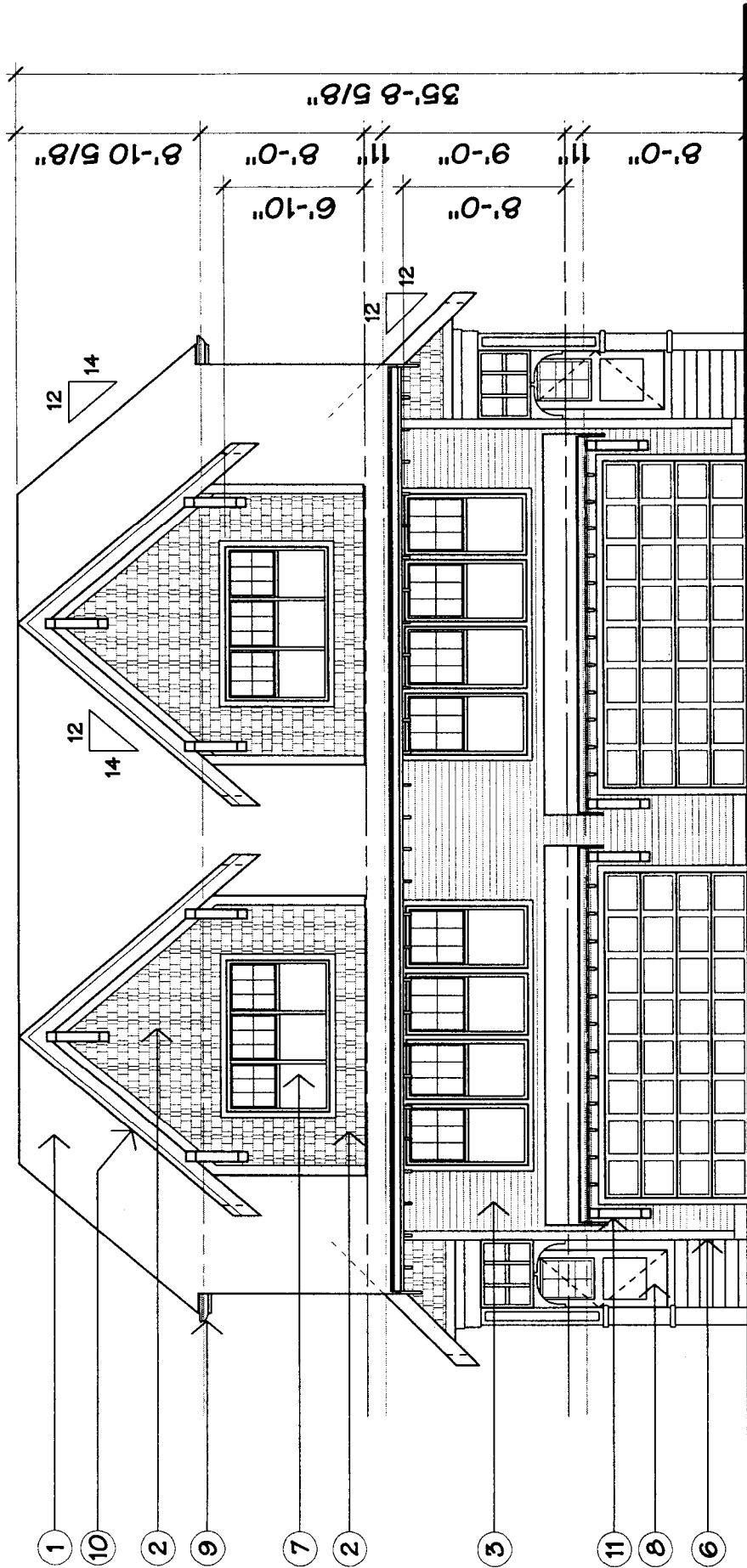
Development requirements, specifically:

- Processing of a Development Permit application to the satisfaction of the Manager of Development Permit Applications.
- \$54,000 (e.g. \$1,000 per dwelling unit) towards construction of the neighbourhood park in lieu of providing on-site indoor amenity space.
- \$56,953.20 towards public art (e.g. 0.60 per square foot of building area, excluding parking, as per City policy).





BLDG C - ALTERNATE STREET ELEVATION



BLDG A - INNER ROAD ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7465 (RZ 02-216183)
(Proposed at 7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271 and
7291 Heather Street
Existing at 7733 Heather Street)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.126.5 with the following:

“291.126.5 MAXIMUM HEIGHTS

.01 **Buildings:** 12 m (39.370 ft.), but containing no more than 2½ storeys.

EXCEPT THAT where the **lot coverage** of **buildings** does not exceed 34%, **buildings** may contain a maximum of 3 **storeys**.

.02 **Structures:** 12 m (39.370 ft.)

.03 **Accessory Buildings:** 5 m (16.404 ft.)”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7465”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7466 (RZ 02-216183)
7131, 7151, 7171, 7191, 7195, 7211, 7231, 7271 and 7291 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)**.

P.I.D. 001-461-036

The North Half of Lot 17 Except: Part Dedicated Road on Plan LMP54487; Block A Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-427-731

South Half Lot 17 Except: Part Subdivided by Plan 62554; Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-473-864

Lot 116 Section 15 Block 4 North Range 6 West New Westminster District Plan 64730

P.I.D. 003-576-001

Lot 118 Section 15 Block 4 North Range 6 West New Westminster District Plan 65224

P.I.D. 003-473-881

Lot 117 Except: Firstly: Part Subdivided by Plan 65224; Secondly: Part Dedicated Road on Plan LMP54488; Section 15 Block 4 North Range 6 West New Westminster District Plan 64730

P.I.D. 003-724-000

Lot 41 Except: Part Dedicated Road on Plan LMP54489; Section 15 Block 4 North Range 6 West New Westminster District Plan 35620

P.I.D. 001-974-491

Lot 42 Section 15 Block 4 North Range 6 West New Westminster District Plan 35620

P.I.D. 004-124-600

The North Half of Lot 14 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 012-031-461
South Half Lot 14 Block "A" Section 15 Block 4 North Range 6 West New Westminster
District Plan 1207

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7466".

FIRST READING

A PUBLIC HEARING WAS HELD ON

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