



City of Richmond
Urban Development Division

Report to Committee

To Council - Dec 9, 2002

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

To Planning - Dec 3, 2002

Date: November 8, 2002

RZ 02-215963

File: 8060-20-7554

**Re: APPLICATION BY NICHOLAS POON FOR REZONING AT 8360, 8380 AND 8420
NO. 2 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA
E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)**

Staff Recommendation

That Bylaw No. 7554, for the rezoning of 8360, 8380 and 8420 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/123)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

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

Staff Report

Origin

Nicholas Poon has applied to the City of Richmond for permission to rezone 8360, 8380 and 8420 No. 2 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/123) in order to permit the development of approximately 14 two-storey townhouses on the subject properties with access from the lane to Danube Road (**Attachments 2 and 3**).

Findings of Fact

Item	Existing	Proposed
Owner	8420 No. 2 – David Matsuo 8360 & 8380 No. 2 – Seiji Mastuo	To be determined
Applicant	Nicholas Poon	No change
Site Size	3003 m ² (32,328 ft ²)	No change
Land Uses	3 single family homes	14 townhouses
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	CD/123

Surrounding Development

There are four recently rezoned and developed R1/B size lots (12 m or 39.4 ft wide) directly to the south of the subject properties. These lots were developed in conjunction with a lane access from Danube Road. The site to the north of the subject properties is an older townhouse site and to the north of this is the Blundell Shopping Centre. Across the street is a mix of newly constructed duplexes and older homes on large single family properties. It is expected that these large properties will continue to be redeveloped (in conjunction with the provision of lanes) for duplexes, smaller lots, coach houses and possibly townhouses across from the Shopping Centre.

Public Comments

One letter was received by five of the neighbours to the south (**Attachment 4**). They are concerned that the proposed development is not consistent with the character already established by the single family homes and about the potential impacts to their properties in the form of traffic.

Related Policies & Studies

Lot Size Policy

The Lot Size Policy for the area (**Attachment 5**) permits subdivision of the lots to R1/B (12m or 39.4 ft wide). Four lots between the subject site and Danube Road have already rezoned to R1/B. As the application is for multi-family, and does not result in the need to determine a lot size, the Lot Size Policy does not apply.

Arterial Road Redevelopment Policy

The Policy states that sites “Near” Neighbourhood Service Centres as defined in the Official Community Plan and City-run community centres are encouraged to build townhouses rather than smaller scale forms of development (eg, duplexes or small single family lots) and “Near” is defined to be generally within ½ block or 400m of the Neighbourhood Service Centres’ main intersection. As the subject site is located at about the ½ block mark, staff are supportive of townhouses or smaller lot single family on the site.

Lane Policy

The Lane Policy requires that land be provided and monies paid for the construction of a lane. However, it provides an exemption in cases where an alternate access is provided. The main principles used by staff to determine the suitability of an alternate access are that:

- there are to be no additional accesses created to residential lots along arterial roads;
- the proposed access will not impede the intended function of the arterial road; and
- the type of access is consistent with the existing and/or anticipated form of development.

Staff CommentsPolicy Planning

The applicants have proposed the use of CD/123 which was used previously at 6511 No.1 Road in Terra Nova. This zone is a relatively low density townhouse zone which would be appropriate on the subject site. The proposed development meets CD/123 requirements as follows:

	CD/123	Proposed
Density	0.6 FAR	0.595
Lot Coverage	40%	38.8%
Setbacks	Front 6m (19.685 ft) (with projections) Side & Rear 3m (9.843 ft)	Front 6m (19.685 ft) (with projections) Side & Rear 3m (9.843 ft)
Heights	Buildings: 9m (29.528 ft)	8.8m (29 ft)
Minimum Lot Size	Min width 30m (98.425 ft) Min depth 35m (114.829 ft)	Width 65.7m (215.5 ft) Depth 45.7m (149.9 ft)

In terms of the provision of the lane, even though a lane was begun with the development of the site to the south, staff believe the exemption from the Lane Policy should be granted for the site under a multi-family development scenario. This is because:

- the lane is not required to service the properties to the north of the subject site as this parcel can obtain access from Dorval Road when it redevelops;
- a lane is not required to serve a multifamily site as drive aisles can be provided as part of the development;
- the proposal creates no individual driveways onto No.2 Road; and
- the scenario results in less paved surface than what would be required if a lane was required as then there would be a drive aisle in the middle and the lane along the back.

The applicants will be providing a tree survey prior to the Development Permit application.

Transportation

Transportation will require a contribution to improvements in the area, that is, a pedestrian activated overhead amber flasher at No. 2 Road/Colville as part of the on-going strategy to upgrade existing crosswalks on four-lane arterial roads. The applicant has offered a \$12,000 contribution toward this light, which is approximately 35% of the total cost.

Engineering

Prior to final reading of the rezoning application the following is required:

1. Consolidation of the three lots into one development parcel;
2. Registration of a Restrictive Covenant ensuring that sole vehicular access is to the lane at the south-east corner of the site (no direct vehicular access to No 2 Road is permitted);
3. A contribution of \$6,000 to convert the existing bus stop into a decorative bus shelter; and
4. A right-of-way for the bus shelter.

Analysis

There are three development options for the subject property:

Option 1: Single Family Lots

Under the R1/B zone which was approved for the lots to the south of the subject site, five single family lots could be generated from the subject site. This option would result in a subdivision layout that would be similar to what was begun on this block which is what is preferred by the residents who have submitted the letter. A lane would be required under this option.

Option 2: Coach House

It would also be possible to consider 7 Coach House lots for the site which would include 7 single family homes with each lot having an additional unit above the garage (for a total of 14 units). This option would result in a subdivision layout that would be similar to what was begun on this block, however the lots would be smaller (approx 9.4m wide rather than the 12m width required in the R1/B zone). A lane would be required with the option.

Option 3: Multi-Family - Recommended

The applicant has proposed 7 duplex buildings, all 2 storey, for a total of 14 units. This option is supported by staff as:

- the density proposed is consistent with the Arterial Road Redevelopment Policy which supports more dense development close to the Neighbourhood Shopping Centres;
- the massing of the duplexes provides a transition from the single family houses to the south and the multi-unit townhouses to the north of the site;
- the applicant has offered to upgrade the bus shelter along No. 2 Road;
- the applicant has offered a \$12,000 contribution toward the cost for the installation of an overhead illuminated pedestrian crossing at Colville and No.2 Road; and
- the additional traffic generated from the site is not significant.

Financial Impact

None.

Conclusion

Staff is supportive of the proposed 14 unit townhouse proposal for the subject site. While some neighbours have expressed concern about the consistency of the proposal with the properties to the south and about the potential traffic that will be generated, the proposal does provide a transition between the single family homes and the townhouses to the north, the site is close to the Blundell Shopping Centre and the number of units and traffic that would be generated is similar to what would be generated if the site was redeveloped for coach houses.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

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

1. Consolidation of the three lots into one development parcel;
2. Registration of a Restrictive Covenant ensuring that sole vehicular access is to the lane at the south-east corner of the site (no direct vehicular access to No 2 Road is permitted);
3. A contribution of \$6,000 to convert the existing bus stop into a decorative bus shelter;
4. A right-of-way for the bus shelter; and
5. A contribution of \$12,000 toward the pedestrian activated overhead amber flasher at No.2 Road and Colville.

ATTACHMENT 2

EXISTING TOWNHOUSES

150'

3M (9'-10 1/8")

V2

A

B

A

B

MAX. 1m (3'-3") PROJECTION FOR PORCH / BOX WINDOWS

A

B

A

B

NO.2 ROAD

A

B1

A

B2

6M (19'-8 1/4")

V1

A

V3

A

215.52'

SINGLE-FAMILY HOUSES

3M (9'-10 1/8")

AMENITY AREA

LINE OF MINIMUM SETBACK

N

SINGLE-FAMILY HOUSES

LANE

SITE PLAN

1" = 30' - 0"

project 0212

November 13, 2002

Townhouse Development

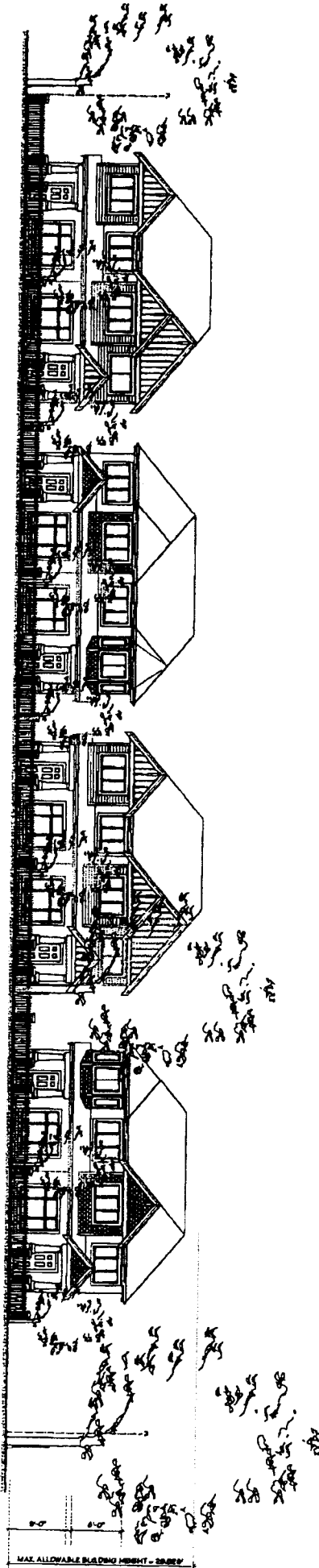
8360-8380-8420 No. 2 Road

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail : tyarch@ultranet.ca

ATTACHMENT 3

WEST ELEVATION (No. 2 Road)

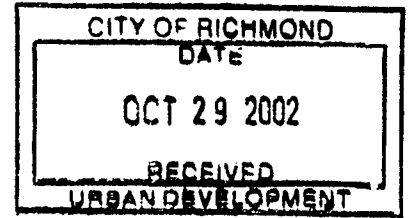


Project 0212

Townhouse Development
2060-8380-C-0420 No. 2 Road

November 12, 2002

Tomizo Yamamoto architect inc.
854 Baycrest Drive, North Vancouver
B.C. V7G 1N6 Tel: 929-8531 Fax: 929-8581
E-mail: Yarch@ultranet.ca



October 28, 2002

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

Re: Rezoning Application

RZ 02-215963

Dear Sir/Madam,

I am writing on behalf of the residents who live in the neighbourhood of the proposed townhouse site at 8360, 8380, and 8420 No. 2 Road.

We have serious concerns over the impact of this proposal on our quality of living and the value of our properties.

Directly south of this proposed townhouse site lies a newer 4 lot subdivision which features upscale single family homes on properties zoned R1/B. The proposal of townhomes does not reflect the character of homes in this neighbourhood and should not be permitted.

If the City allows 14 townhouses to be constructed, it will result in double the amount of homes, residents, and traffic than was originally intended under R1/B zoning which would allow 7 new homes.

No. 2 Road between Danube Road and Blundell Road is very busy as it is. There are many accidents in this area, including those involving pedestrians. We are concerned that allowing for 14 additional residences in this area will add to the vehicle and pedestrian traffic causing the occurrence of accidents to rise in this area.

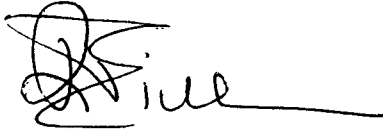
CITY OF RICHMOND

OCT 29 2002

RECEIVED

We would request that the City of Richmond, acting on behalf of the residents in the neighbourhood, restrict the development to single family homes that is more reflective of what was originally intended for this land and more in line with the adjacent properties.

Sincerely,



Rob & Roxanne Eichhorn
8488 No.2 Road, Richmond BC
(604)448-9967



Leonil Serrano
6011 Danube Road, Richmond BC
(604)272-0351



Derek C.K. Wong
6031 Danube Road, Richmond BC
(604)275-2669

Kurt & Janice Hsieh
6051 Danube Road, Richmond BC
(604)241-1786



David & Huihui Liang
6091 Danube Road, Richmond BC
(604)275-3898





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: June 27, 1994

POLICY 5455

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6

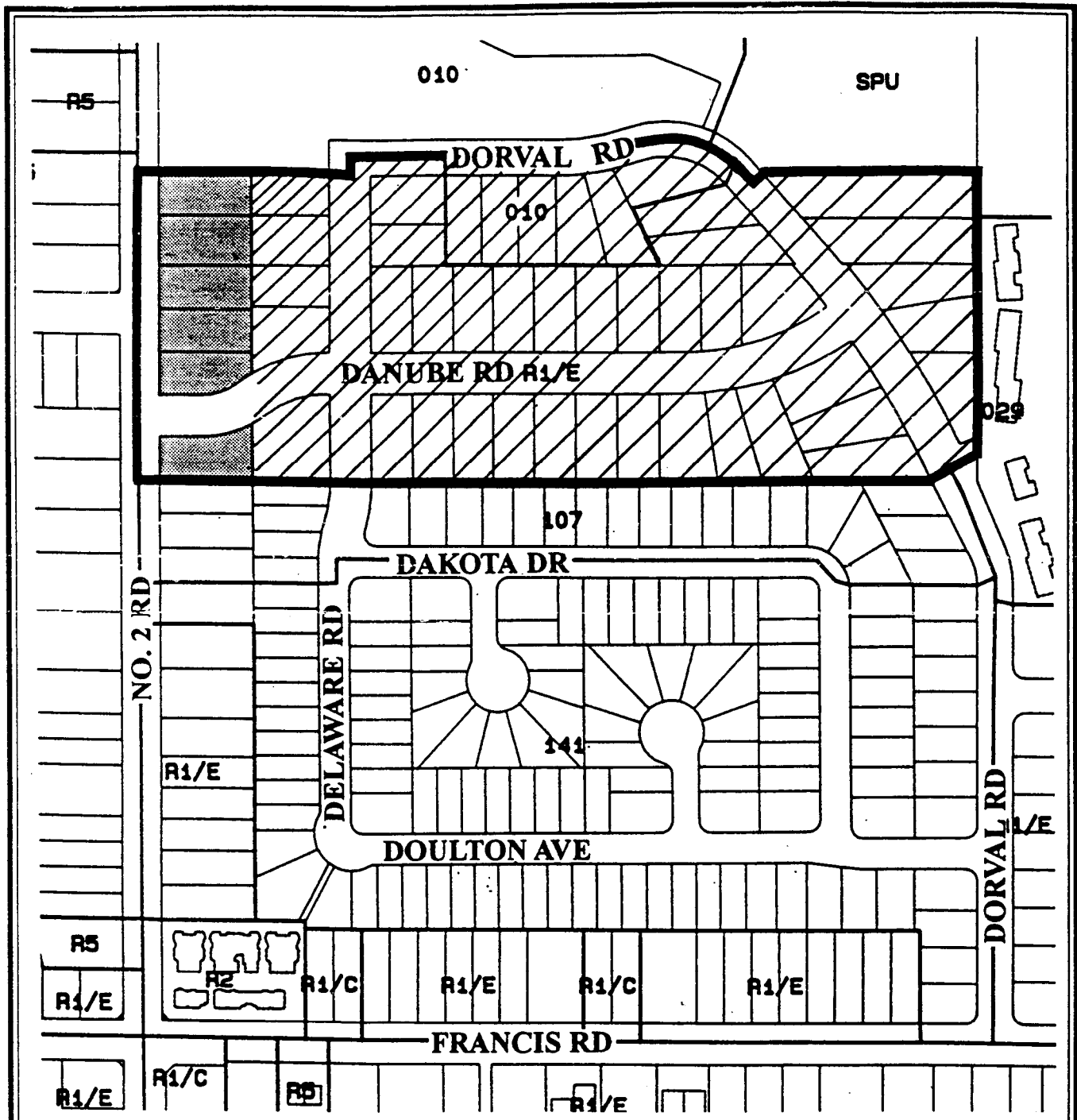
POLICY 5455:

The following policy establishes lot sizes for the area bounded by No. 2 Road, Dorval Road, the Huntly Wynd multiple-family development, and the rear property lines of lots on the south side of Danube Road, in Section 19-4-6:

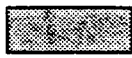
That properties located within the area bounded by No. 2 Road, Dorval Road, the Huntly Wynd multiple-family development, and the rear property lines of lots on the south side of Danube Road in Section 19-4-6 be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exception:

That properties with frontages on No. 2 Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B), provided that new lots have rear lane access;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw No. 5300.



SUBDIVISION PERMITTED AS PER R1/E.



SUBDIVISION PERMITTED AS PER R1/B PROVIDED THAT NEW LOTS HAVE REAR LANE ACCESS.



POLICY SECTION 5455 19, 4-6

DATE 06/27/94



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7554 (RZ 02-215963)
8360, 8380 AND 8420 NO.2 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)**.

P.I.D. 003-517-870

Lot 1 Section 19 Block 4 North Range 6 West New Westminster District Plan 20124

P.I.D. 003-517-888

Lot 2 Section 19 Block 4 North Range 6 West New Westminster District Plan 20124

P.I.D. 004-151-259

Lot 1 Section 19 Block 4 North Range 6 West New Westminster District Plan 19126

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7554”**.

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

MAYOR

CITY CLERK