



To: Planning Committee **Date:** January 19, 2004
From: Holger Burke **File:** RZ 03-251226
Acting Manager, Development Applications
Re: **APPLICATION BY JOHNSTON DAVIDSON ARCHITECTURE & PLANNING FOR
REZONING AT 6991 NO. 1 ROAD FROM SERVICE STATION DISTRICT (G2) TO
TOWNHOUSE DISTRICT (R2-0.6)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7650, to:
 - redesignate 6991 No. 1 Road from "Commercial" to "Residential (Townhouse)" on the Land Use Map;
 - combine Residential Development Permit Area 1 and 2 on the Development Permit Areas Map;
 - expand the Residential Development Permit Area on the Development Permit Areas Map to include 6991 No. 1 Road;in the Official Community Plan Bylaw No. 7100, Thompson Area, Terra Nova Sub-Area Plan, Schedule 2.2B, be introduced and given first reading.
2. That Bylaw No. 7650, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7650, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 7651, for the rezoning of 6991 No. 1 Road from "Service Station District (G2)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

HB:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Johnson Davidson Architecture & Planning have applied to the City of Richmond for permission to rezone 6991 No. 1 Road (**Attachment 1**) from Service Station District (G2) to Townhouse District (R2-0.6) in order to permit the development of 8 three-storey townhouses (**Attachments 2, 3 & 4**).

Findings of Fact

Item	Existing	Proposed
Owner	Chevron Canada Ltd.	To be determined
Applicant	Johnson Davidson Architecture & Planning	No change
Site Size	1617 m2 (17,406 ft2)	1527 m2 (16,437 ft2) + road dedications
Land Uses	Vacant	Townhouses
OCP Designation – Generalized Land Use Map	Neighbourhood Residential	No Change
Terra Nova Sub-Area Plan Designation	Commercial	Residential (Townhouse)
Zoning	G2	R2-0.6

The subject site is a former Chevron gas station. The site has since undergone remediation and the Certification of Compliance, dated February 5, 2003, from the Provincial Environment Protection Ministry is on file.

Surrounding Development

The subject site is located on the relatively busy intersection of No. 1 Road and Granville Avenue. There are townhouses to the north of the site along No. 1 Road and single family homes located to the west with two vacant lots directly adjacent. The owner, Progressive Construction Ltd., plans to construct new single family homes on these two adjacent lots. There are single family homes on all the adjacent corners of the intersection.

Public Comment

Progressive Construction, in their letter of January 9, 2004 (**Attachment 5**), expressed concerns about frontage improvements, garbage location, landscaping on the western edge of the site and exterior finishes befitting the site's location as an entrance for Terra Nova. The applicant revised their plans to re-locate the garbage area behind landscaping, to include more landscaping along the entrance driveway and updated their map to show the required frontage improvements. Details such as the exterior finishes and a detailed landscaping plan will be addressed as part of the Development Permit.

Related Policies & Studies

Terra Nova Sub-Area Plan

The subject site is located in the south-east corner of the Terra Nova Sub-Area Plan Boundary. When the Terra Nova Sub Area Plan was prepared, a commercial designation was applied to the subject site to accommodate the existing gas station. Now that the gas station is gone and the site has been remediated, a re-designation of the site is being proposed for residential use.

A residential use is appropriate on the site for a number of reasons:

- there are alternative commercial services close by;
- due to the small size of the site it would be difficult to provide buffers to the adjacent residences if there were a commercial use on the site; and
- a residential use will have the least amount of impact on the existing residential neighbours.

Arterial Road Redevelopment Policy

The proposal for townhouses at 0.6 FAR is consistent with the Arterial Policy.

Lane Establishment Policy

The properties along the west side of the 6000 block of No. 1 Road have developed with accesses off internal roads, therefore no lane was established and no lane is required through the subject lot to provide access for the lots to the north.

Staff Comments

Policy Planning

In addition to the re-designation of the site from commercial to residential, the plan should also be amended to expand Residential Development Permit Area 2 to include the subject site. Even though the new development will be required to comply with the overall multi-family guidelines in the OCP, the specific guidelines for Terra Nova should apply as well. It is also proposed that a few headings in the Development Permit section be changed for clarification.

Engineering

Prior to final adoption, the following must be in place:

1. Road Dedication along Granville Avenue frontage, as required, in a line equalling 3.75m from behind the existing curb along the north edge of Granville. This should be a maximum of about 2m Dedication at the intersection, tapering back to 0.0m near the west edge of 6991 No 1 Road. This will permit the construction of a relocated 1.5m sidewalk and creation/extension of the 2.15m grass and treed boulevard which exists west of this location.
2. A 2m Road Dedication along the No 1 Road frontage for a landscape boulevard with trees and a 4m x 4m corner cut where the two new Dedications intersect.
3. A covenant restricting the driveway to the western most edge of the site along Granville Avenue.

Prior to the issuance of the future Building Permit, the developer is to enter into the City's standard Servicing Agreement to design and construct the relocated 1.5m sidewalk on Granville and creation/extension of the 2.15m grass and treed boulevard which exists west of this location. Also along No 1 Road, there is an existing boulevard that needs to be grassed with two or three trees added.

Analysis

Staff is supportive of the rezoning of the site for Residential uses, which also requires an amendment to the Terra Nova Sub-Area Plan for the following reasons:

- the proposal is consistent with the Arterial and Lane Policies;
- a residential use will blend most easily with the surrounding residential uses; and
- while staff would have supported either single family or multi-family homes on the site, a multi-family use on the site provides a consistent streetscape along No. 1 Road which has already developed with townhomes.

At the Development Permit stage the following issues will require further attention:

- the transition of the multi-family site to the single family homes; and
- the streetscape along No.1 Road. The other developments along No.1 Road have their front doors facing the street while currently the subject site is showing the sides of the buildings to No.1 Road.

Financial Impact

None.

Conclusion

This is a relatively straightforward application to rezone the site from Service Station to Townhouse. Although an OCP amendment is required to re-designate the site from Commercial to Residential (Townhouse), this re-designation results in a use more compatible with the adjacent sites.



Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

Prior to final adoption, the following must be in place:

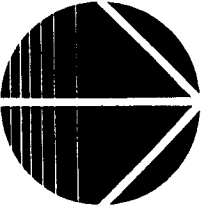
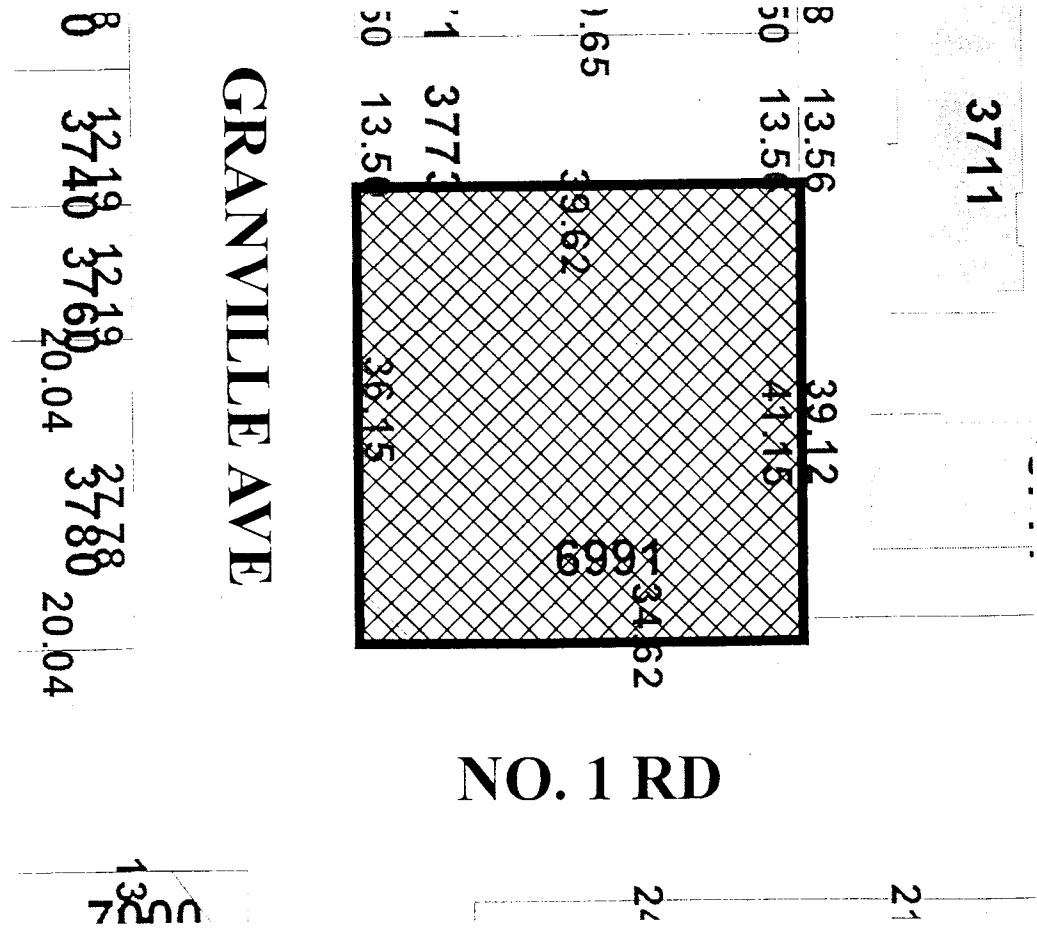
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2. A 2m Road Dedication along the No 1 Road frontage for a landscape boulevard with trees and a 4m x 4m corner cut where the two new Dedications intersect.
3. A covenant restricting the driveway to the western most edge of the site along Granville Avenue.
4. Adoption of Bylaw 7580 creating the Townhouse District (R2-0.6).



City of Richmond



**PROPOSED
REZONING**



RZ 03-251226

Original Date: 11/28/03

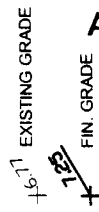
Revision Date:

Note: Dimensions are in METRES

PREPARED BY

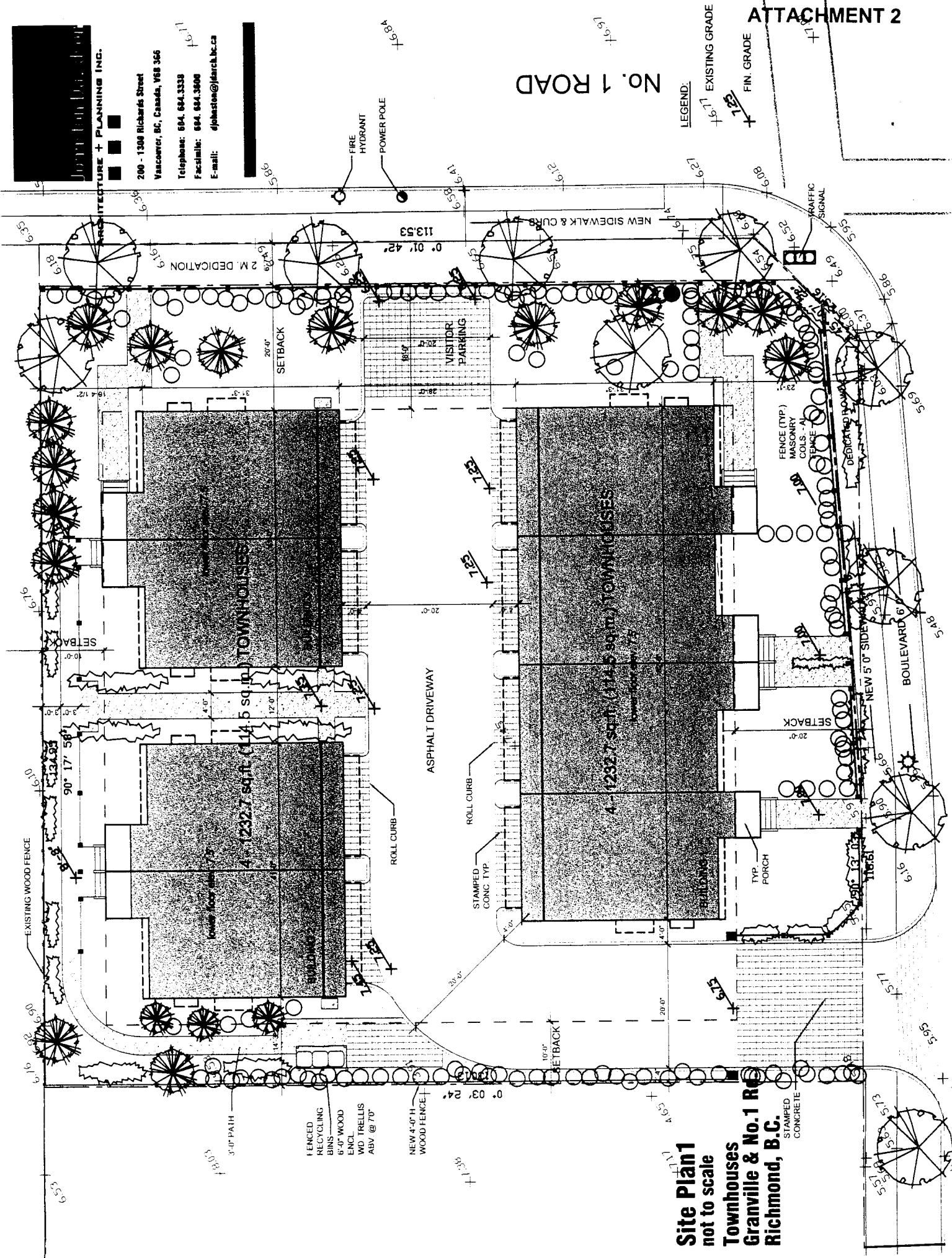
No. 1 ROAD

LEGEND:



ARCHITECTURE + PLANNING INC.

200 - 1300 Richards Street
 Vancouver, BC, Canada, V6B 3G6
 Telephone: 604.684.3333
 Facsimile: 604.684.3600
 E-mail: ajhastan@harch.bc.ca



Site Plan 1
 not to scale
Townhouses
Granville & No. 1 Road
Richmond, B.C.

- FENCED RECYCLING BINS
- 6'-0" WOOD ENCL. WD TRELLIS ABV @ 70'
- NEW 4'-0" H WOOD FENCE

STAMPED CONCRETE

ASPHALT DRIVEWAY

ROLL CURB

ROLL CURB

STAMPED CONC. TYP.

TYP. PORCH

SETBACK

SETBACK

VISITOR PARKING

2 M. DEDICATION

TRAFFIC SIGNAL

BOULEVARD

FENCE (TYP) MASONRY COLS. - A

FENCE

DEDICATED

NEW 5' SIDE

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

Johnston Davidson

ARCHITECTURE + PLANNING INC.

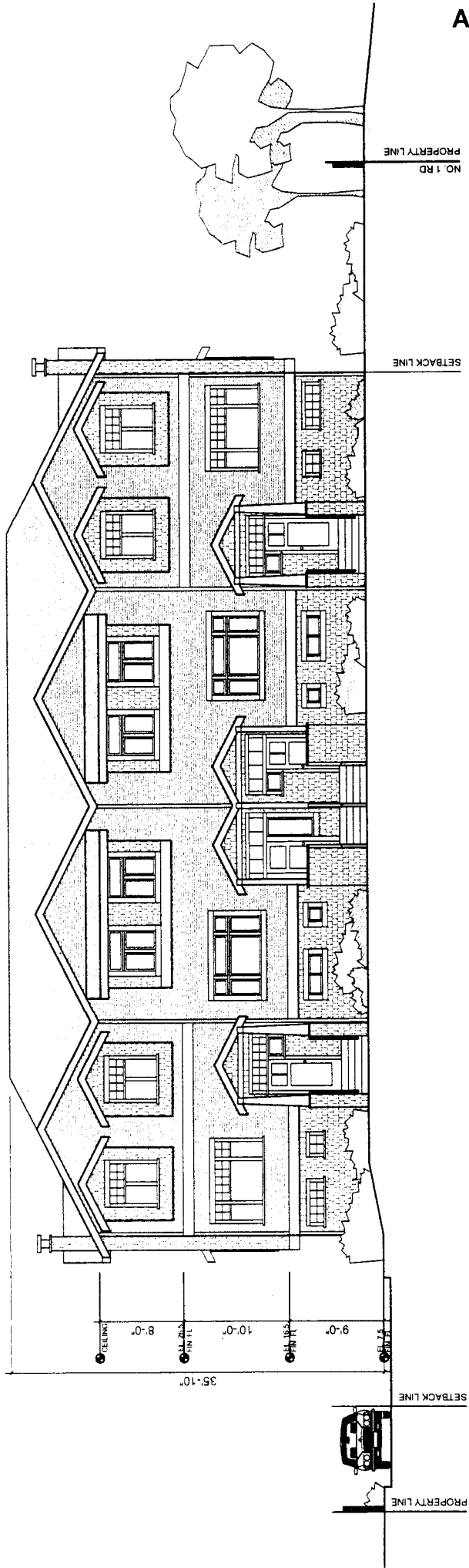


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E-mail: djohnston@jdarcb.bc.ca



No 1 Rd. Elevations
 not to scale
Townhouses
Granville & No.1 Rd.
Richmond, B.C.

Johnston Davidson

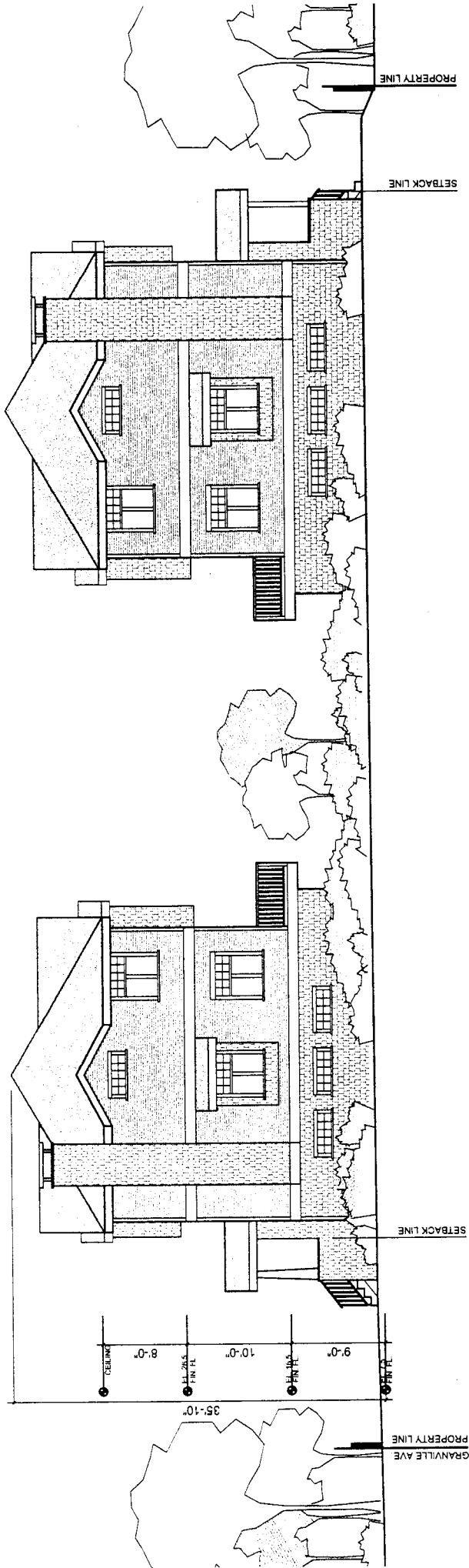
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No 1 Rd. Elevations
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PROGRESSIVE

ATTACHMENT 5

CONSTRUCTION LTD.
5591 NO. 3 ROAD - RICHMOND, B.C. V6X 2C7

January 9, 2004

City of Richmond
6911 No. 3 Road
Richmond, B.C.

ATTENTION: JENNY BARON
URBAN DEVELOPMENT DIVISION

Dear Ms. Baron:

RE: 6991 NO. 1 ROAD - YOUR FILE RZ 03-251226

We are not opposed to the project and think it will be an improvement to the neighbourhood, however as owners of the adjacent lot and as an entrance to Terra Nova we have the following concerns:

- 1) The site plan we reviewed shows no dedication along Granville Avenue to allow for boulevard street trees and sidewalk improvements.
- 2) The plan shows no boulevard street trees on the frontage of No. 1 Road.
- 3) The location of the garbage and recycling area is poor, why could it not be contained within the project instead of exposing the homeowner on the adjacent lot.
- 4) We had not anticipated a private road servicing 8 units running adjacent to the adjacent homeowners front yard. We would request landscape buffering and fencing be provided along the entire western property line.
- 5) We would request that when the project reaches Development Permit Panel the exterior finishes are carefully reviewed. We hope that the project will be in keeping with the surrounding area and will not detract from the high standards established in Terra Nova.

Again we thank you for accepting this letter and congratulate the applicant on his project.

Yours truly,

PROGRESSIVE CONSTRUCTION LTD.

Alison Davies
Project Manager

cc: Erland Carlson



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7650 (RZ 03-251226)
6991 No. 1 Road**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.2B is amended by:
 - a) amending the sub titles in section 8.2 Development Permit Guidelines for clarity as follows :
 - “Area 1: Residential Development” to “Residential Development”; and
 - “Area 2: Commercial Development” to “Commercial Development”.
 - b) removing 8.2.1 g) and replacing with “Include semi-public walkways with lights and low landscaping. The walkways should be ungated and connect east-west from No.1 Road to Barnard Drive and also run north-south to the shopping centre”;
 - c) combining Residential Development Permit Area 1 and 2 on the Development Permit Areas Map and calling them Residential Development Permit Area;
 - c) including the following area in the Residential Development Permit Area and repealing its existing land use designation and designating it “Residential (Townhouse)” on the Land Use Map.

P.I.D. 003-570-762

Parcel One (Reference Plan 22497) Lot A Except: Parcel A (Bylaw Plan 75540), Section 10 Block 4 North Range 7 West New Westminster District Plan 1162

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7650**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7651 (RZ 03-251226)
6991 NO. 1 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. 003-570-762

Parcel One (Reference Plan 22497) Lot A Except: Parcel A (Bylaw Plan 75540), Section 10 Block 4 North Range 7 West New Westminster District Plan 1162

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7651”**.

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 [Signature]

MAYOR

CITY CLERK