



REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Bill McNulty, Chair
Planning Committee
DATE: February 5th, 2003
FILE: 8060-20-7470/7430
RE: **APPLICATION BY GARDEN CITY HOMES FOR REZONING AT 8300 AND 8320 RYAN ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

The Planning Committee, at its meeting held on Tuesday, February 4th, 2003, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

That:

- (1) Bylaw No. 7470, for the rezoning of 8300 and 8320 Ryan Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading;*
- (2) Bylaw 7430 for the rezoning of 8300 and 8320 from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" be abandoned; and,*
- (3) the notification area for public hearing be expanded to include the 3 lots adjacent to the west of the subject property; the 4 lots adjacent to the east of the subject property; the 4 most southern lots of Ruskin Road; and, the four most southern lots of Leonard Road.*

Councillor Bill McNulty, Chair
Planning Committee

Attach.

VARIANCE

Please note that staff recommended the following:

- (1) Bylaw No. 7470, for the rezoning of 8300 and 8320 Ryan Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.
- (2) Bylaw 7430 for the rezoning of 8300 and 8320 from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" be abandoned.

Staff Report

Origin

At the October 21st, 2002 Public Hearing, Council considered a rezoning of 8300 and 8320 Ryan Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) for the creation of three smaller single family lots. At that time, the potential use of the site for townhouses was discussed and a subsequent report to Council on November 4th, 2002 recommended that no action be taken with regard to the rezoning, pending consideration of a revised application for townhouses.

This report presents a townhouse proposal for the subject properties by Salinder Burmy of Garden City Homes who has applied on behalf of 579212 BC Ltd. to rezone 8300 and 8320 Ryan Road (**Att. 1**) from Single Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) to develop 10 two-storey townhouse units (**Att. 2 & 3**).

Findings of Fact

Item	Existing	Proposed
Owner	579212 BC Ltd	To be determined
Applicant	Salinder Burmy	No change
Site Size	8300 Ryan 1335.7m ² (14378 ft ²) 8320 Ryan 1335.6m ² (14377 ft ²)	One lot 2671 m ² (28,755 ft ²)
Land Uses	Single Family (vacant) and an older single family home	10 townhouse units
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R2

Surrounding Development

The subject lots are surrounded by:

- to the south, Bridge School Park site;
- to the west are the backs of three single family homes fronting Leonard Road;
- to the north is the side of one single family home fronting Ruskin Road; and
- to the east are four other deep single family lots similar to the subject lots.

Related Policies & Studies

Lot Size Policy

A Lot Size Policy was recently completed for this area which permits subdivision to R1/B size lots. As the application does not require subdivision of the lots, the Lot Size Policy does not apply.

Staff Comments

Policy Planning

Staff recommend that the processing of a Development Permit (DP), to the satisfaction of the Manager of Development Applications, be made a condition of final adoption of the subject application for rezoning and that, through this process, special attention be paid to:

- the retention of trees. A tree survey (**Att. 4**) and arborist report (**Att. 5**) was completed for the rezoning which showed 14 trees on site, two of which will be retained. The number and location of replacement trees will need to be determined; and
- the treatment of the right-of-way through to the park. This entire 9m is to be used by the public to access Bridge School/Park and should be perceived as public space. Therefore the landscape design (**Att. 6**) should be careful to ensure clear views through this space, to provide a continuous pedestrian walkway from Ryan Road through to the park and to be easily matched up with the other half of the corridor once the sites to the east redevelop.

Transportation

The access to the site is awkward as it is offset from the Ruskin Road intersection. Therefore, the current access will be considered temporary until the properties to the east make an application to rezone, at which time the access would be relocated to line up with Ruskin Road. **Att. 7** show the alternative driveway location and **Att. 8** shows the alternative landscape plan. The developer will be required to pay the cost of relocating the driveway and landscaping the area. These monies will be held in the Driveway Crossing account until such time as the neighbouring properties redevelop.

Engineering

Requirement prior to final reading include:

1. Consolidation of the two lots into one development parcel;
2. Registration of a Restrictive Covenant, ensuring there is just one vehicular access to the site;
3. Completion of a Development Permit completed to a level deemed satisfactory by the Manager, Development Applications;
4. Payment for the future removal of the driveway and landscaping of the area; and
5. Registration of a public rights of passage for the 9m public walkway to the park site.

Prior to receiving a Building Permit, the developer will be required to enter into the City's standard Servicing Agreement to design and construct street beautification for the Ryan frontage. Works include but are not limited to, removing the existing 1.2m sidewalk, creating a 2.44m grass and small treed boulevard behind the existing curb, and pouring a 1.5m sidewalk along the property line. All the works are at the developers sole cost.

Analysis

In terms of the development of this site, it is possible to develop the subject sites for smaller lots or townhouses. The small lot option, as Council already reviewed, results in three long narrow lots. This option is consistent with the lot size policy for the neighbourhood however, it is not the most efficient use of lot area given the depth of the lots. Regardless of what is developed on the subject lots, the proposal will likely dictate what is built on the remaining four deep lots.

A townhouse project is attractive over a single family development because it takes advantage of the deep lots and it is possible to create an access to, and increase the visibility of, the Bridge School Park site which is currently hemmed in by properties except for frontage along Leonard Road.

To adequately increase the visibility of the park and provide some park openness, a greenway, of a minimum width of 18 m or 60 ft. wide, with no buildings or substantial trees, should be provided. The proposed development provides half the minimum width, therefore, if only two of the four lots to the east make application for townhomes, they would be able to mirror the subject application and meet the greenway objective.

The proposal has attempted to fit into the neighbourhood by presenting duplex units to the Ryan Road frontage which mirror the massing of the homes in the area. Additionally, at 0.55 FAR, the density of the proposed development is the same as the surrounding single-family properties.

The main problem with a townhouse project on just the two subject lots is that the vehicular access point cannot line up with Ruskin Road. Therefore, a temporary driveway can be granted, however, when the properties to the east come in for redevelopment, the driveway will have to be relocated to line up with Ruskin Road. The applicants of the subject property will be required to provide security to have the driveway removed and the area landscaped in the future once the neighbouring property redevelops.

Finally, while it is expected the lots to the east will follow with a townhouse proposal in the future, there is no guarantee this will occur. The degree of park openness that is desired would not be achieved with just the area provided for in the proposal.

In spite of the risk that the remainder of the properties may not redevelop for townhouses, staff believe that this project uses the land more efficiently than the proposal to create three single-family lots and staff are supportive of the application.

Financial Impact

None.

Conclusion

The application is to rezone two large single family properties for 10 townhouses. The development of the subject site for townhomes sets the tone for the rest of the four large lots to the east, therefore the application provides the access for all of these lots, as well as provides half of the required space for a public access through to the school park site to the south.

Staff is supportive of the application based on the fact that it provides park openness as well as the fact that it is at low density which fits in with the surrounding single family homes, and the duplex form along Ryan Road mirrors the massing of the other homes in the area.

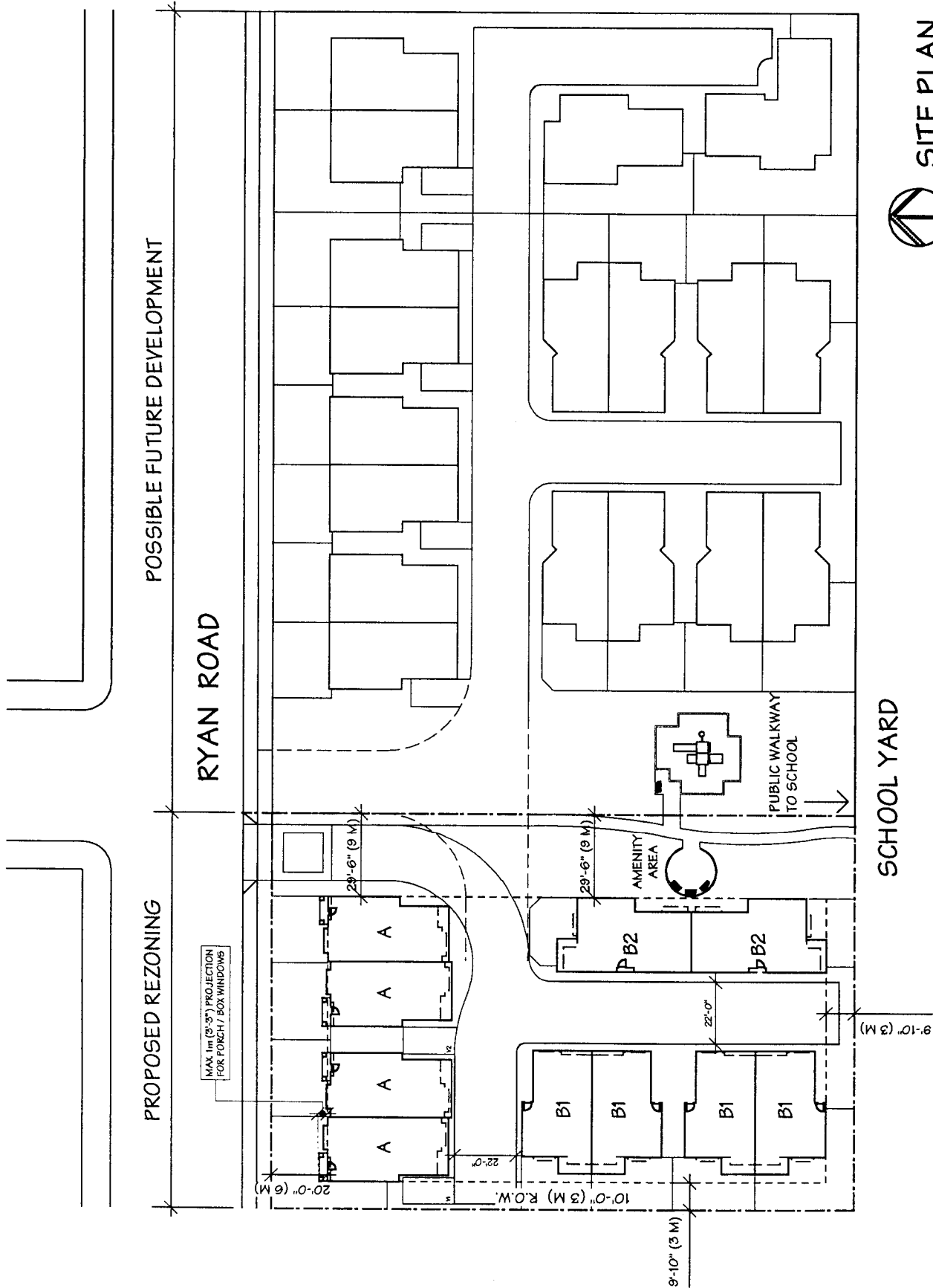


Jenny Beran, MCIP
Planner, Urban Development

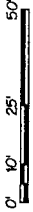
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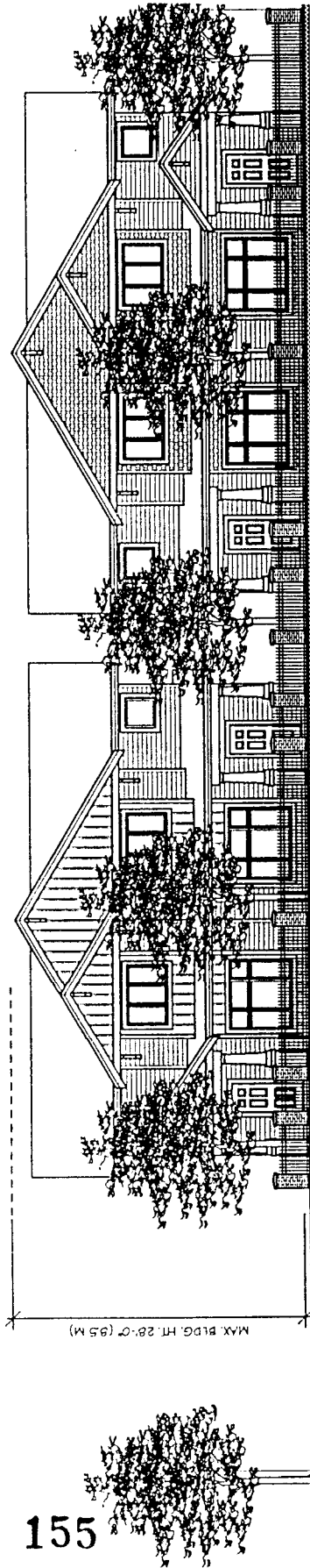
There are requirements to be dealt with prior to final adoption:

1. Consolidate the two lots into one development parcel;
2. Register a Restrictive Covenant, ensuring there is just one vehicular access to the site;
3. A Development Permit completed to a level deemed satisfactory by the Manager, Development Applications;
4. Payment for the future removal of the driveway and landscaping of the area; and
5. Register a public rights of passage for the 9m public walkway to the park site.



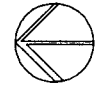
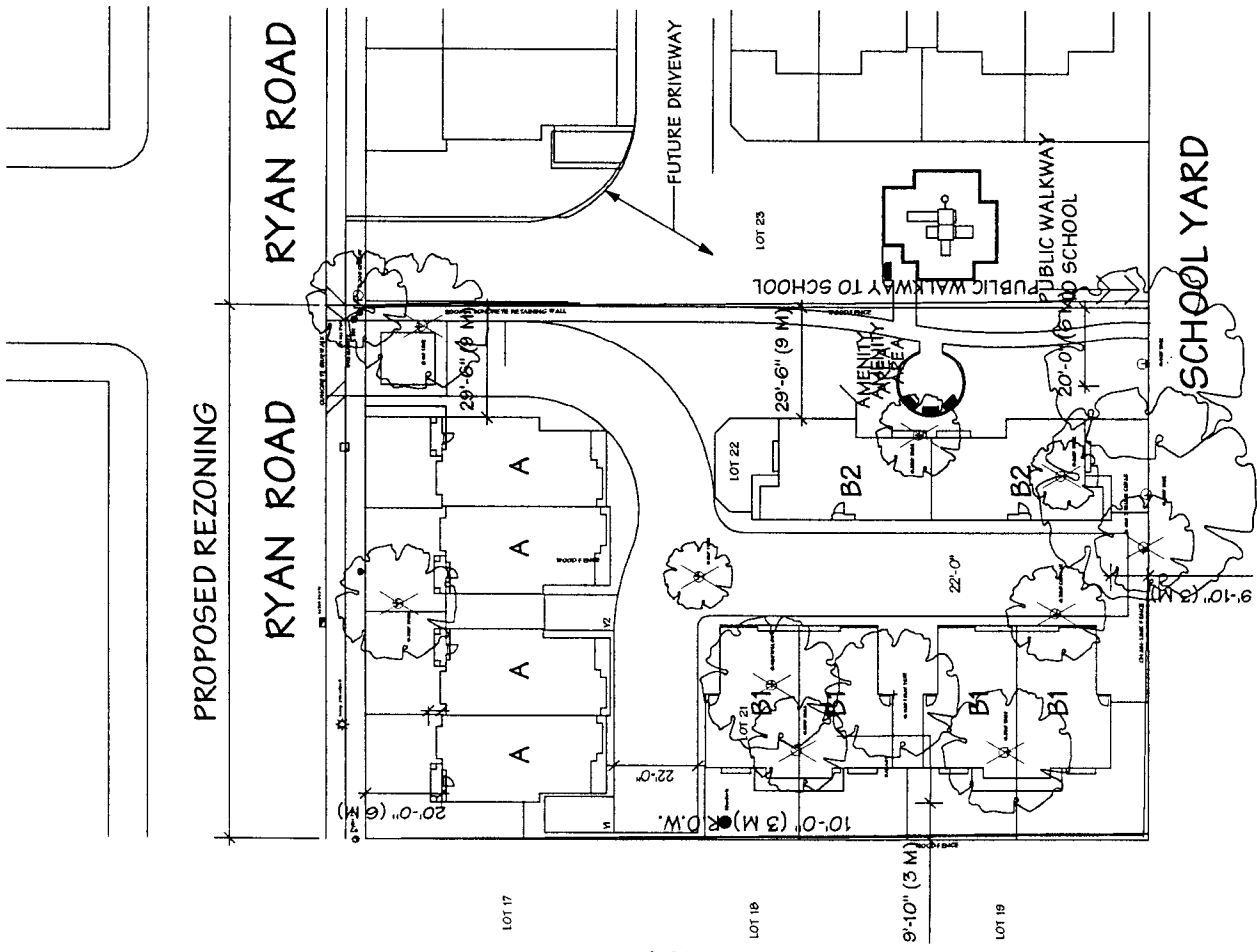
 **SITE PLAN**
SCALE: 1" = 50'-0"





NORTH ELEVATION (RYAN RD.)

SCALE: 1/16" = 1'-0"



TREE RETENTION PLAN
TREE LOCATION PLAN

ARBORIST REPORT

Prepared for

C. Kavolinas & Associates Ltd.

Location: 8300 & 8320 Ryan Road, Richmond, B. C.

Prepared by: Randy Greenizan
Certified Arborist
Phone #: 604-888-0268
Fax # 604-888-7034
Email: greenizanr0268@shaw.ca

January 5, 2003

ARBORIST: Randy Greenizan
ISA Certified Arborist
Certification #: PN-0712 A

SITE FEATURES:

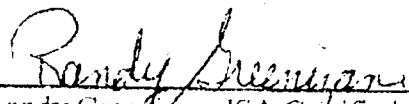
This proposed development is on 2 existing lots. There are no outstanding features on this property. There are no raptor nests visible.

Tree Evaluations

All of the trees on 8320 Ryan Road have already been removed with the exception of the tree on the south property line. These trees are in poor condition. They are multi-stemmed with poor attachments. The Cedar tree on the southwest corner of this lot is also in poor condition. It is multi-stemmed with poor attachments. This tree should be removed.

All of the trees on 8300 Ryan Road are in extremely poor condition. They have been improperly pruned and neglected over the years. These trees appear to be diseased and mistreated. They will not survive the development. There are two maples located on the southeast portion of this lot. They appear to be in fair to good condition. I believe that they will not survive construction; however, they can remain and shall be monitored both during and after construction.

There is one small Cherry trees located in the Northeast corner of the development. This tree is actually located on the neighbour's property. This tree is in good condition and should be protected. A 5 meter no encroachment barrier fence shall be installed in order to protect this tree. In the future, as the properties east of this proposed development, develop, this tree will have to be removed, however currently it is good to keep.

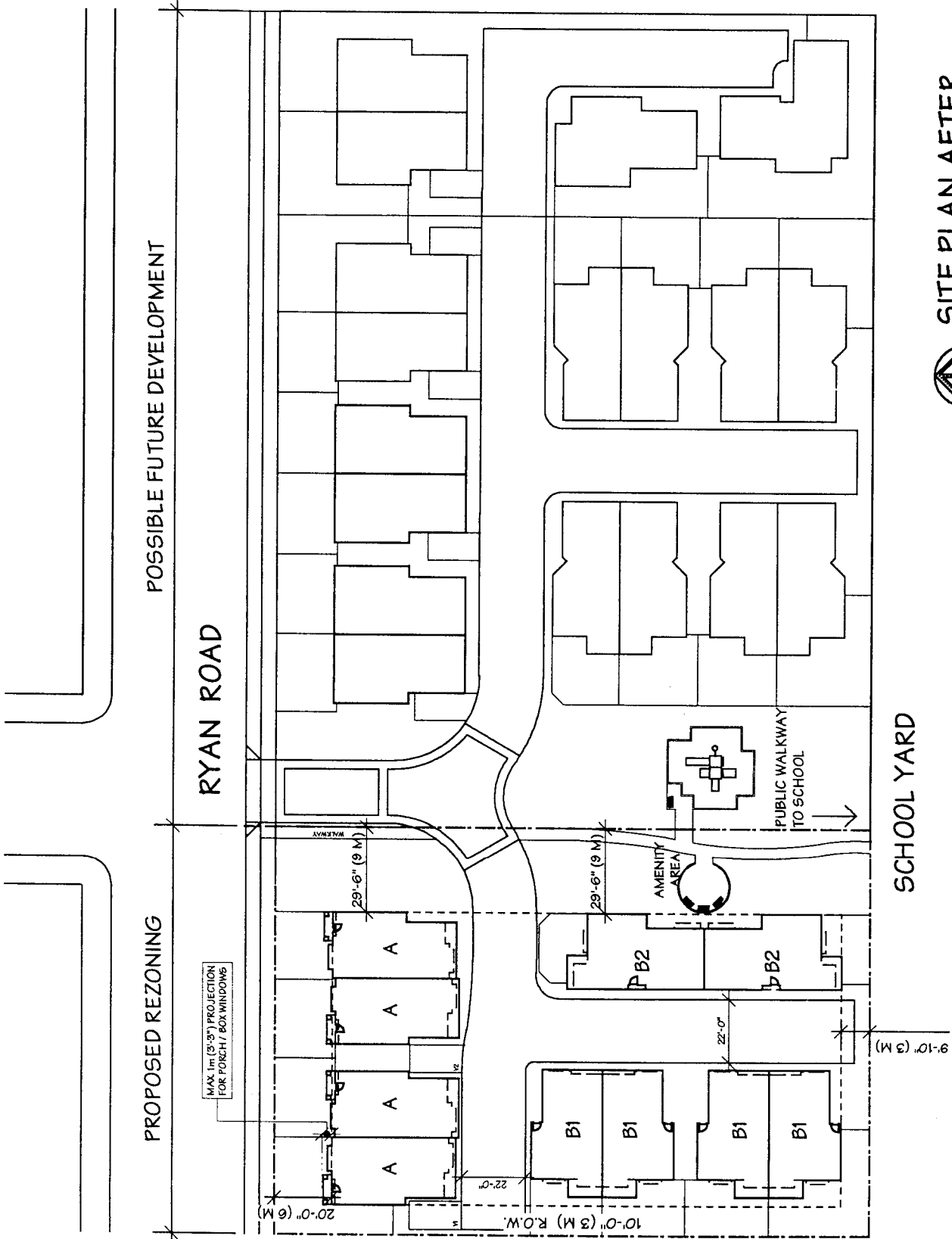


Randy Greenizan, ISA Certified Arborist

Retention of Existing Trees

1. Prior to any work on site -protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
 - .1 In some instances, the *Landscape Architect* will tag trees or areas to remain. Discuss tree retention areas at a start up meeting with the *Landscape Architect*.
2. A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided comply with local municipal requirements.
3. No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.
4. Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
5. Do not park, fuel or service vehicles within vegetation retention areas.
6. No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
7. No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the *Landscape Architect*.
8. Do not cut branches or roots of retained trees without the approval of the *Landscape Architect*.
9. Any damage to existing vegetation intended for preservation will be subject to evaluation by an *ISA Certified Arborist/Landscape Architect* using the '*Guide to Establishing Values of Trees and Other Plants*', latest edition.

Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the general contractor and/or the person(s) responsible for the disturbance.
10. In situations where required construction may disturb existing vegetation intended for preservation, contact *Landscape Architect* for review prior to commencing construction.

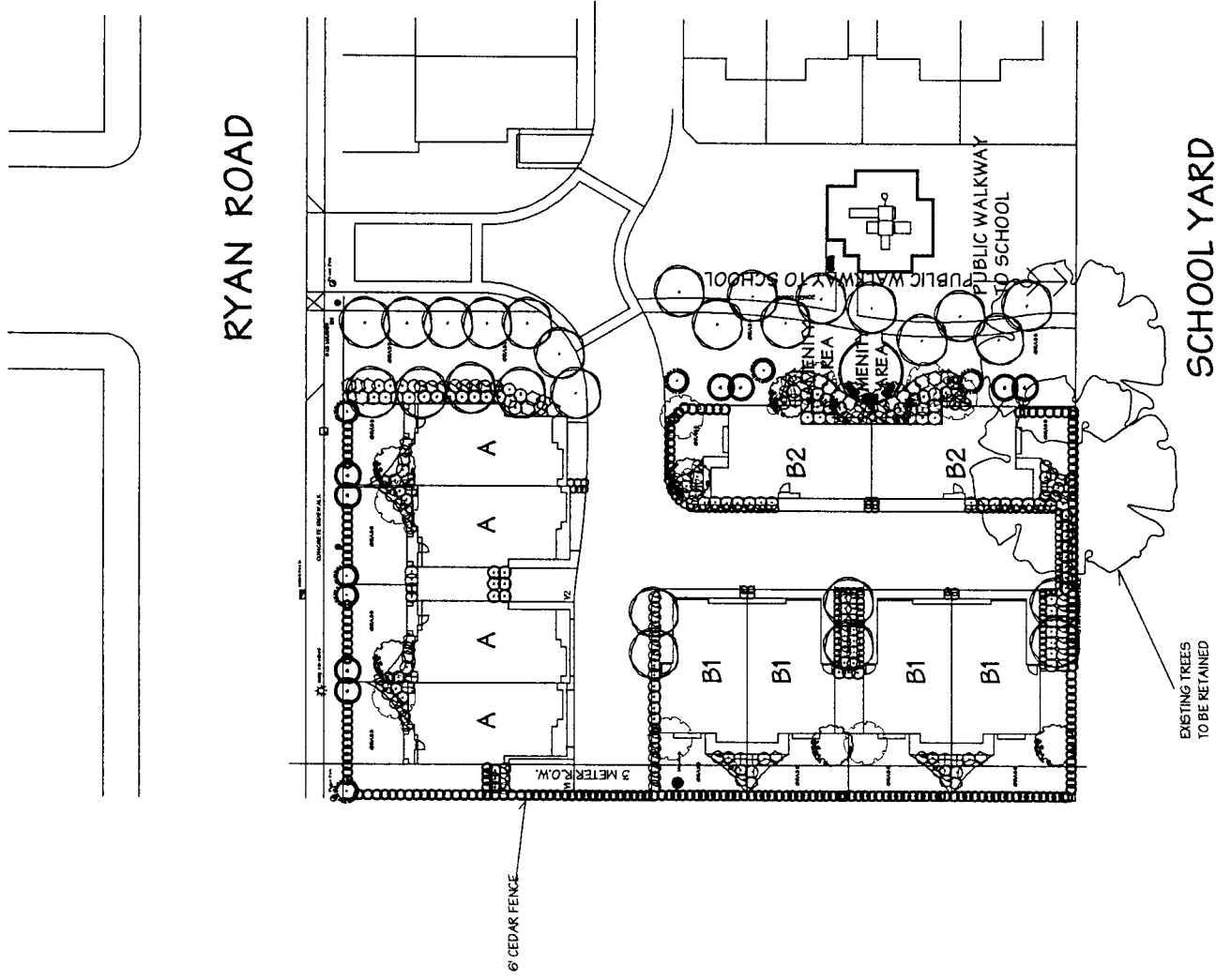


SITE PLAN AFTER
RELOCATION OF DRIVEWAY

SCALE: 1" = 50'-0"



**CONCEPTUAL
LANDSCAPE PLAN
(AFTER RELOCATION OF DRIVEWAY)**





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7470 (RZ 01-196022)
8300 and 8320 Ryan 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)**.

P.I.D. 010-379-819

Lot 21 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-016-927

Lot 22 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7470”**.

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.
MB
APPROVED for Legality by Solicitor

MAYOR

CITY CLERK