



City of Richmond

Report to Committee

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **APPLICATION BY CHARAN SETHI FOR REZONING AT 6551 NO. 4 ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT AREA F (R1/F) TO
COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**

To Planning - Feb 8, 2005

Date: January 17, 2005

RZ 04-274824

File: 12-8060-20-7865/7874

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7874, which amends Official Community Plan Bylaw No. 7100 by deleting and replacing the setback guideline under sub-section vi) of Section 8.2.4 of Schedule 2.10 C (the McLennan North Sub-Area Plan), be introduced and given first reading;
2. That Bylaw No. 7874 having been considered on conjunction with:
 - a) The City's Financial Plan and Capital Program; and
 - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plansis 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. 7874, having been considered in accordance with the City Policy on Consultation During Official Community Plan (OCP) Development, is hereby deemed not to require further consultation; and
4. That Bylaw No. 7865 creating "Comprehensive Development District (CD/155)" and for the rezoning of 6551 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", 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

Charan Sethi has applied to the City of Richmond for permission to rezone 6551 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)" (**Attachment 1**), in order to permit a 12-unit townhouse development in a 2 and 2 ½-storey format.

Findings of Facts

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

Surrounding Development

The existing development surrounding the site is described as follows:

- To the north, are single-family zoned lots (Single-Family Housing District, Subdivision Area F (R1/F) fronting onto No. 4 Road and Alberta Road which also have redevelopment potential under the sub-area plan for townhouses;
- To the east, is McNeil Secondary School, fronting onto No. 4 Road;
- To the south, fronting No. 4 Road, are single-family zoned lots (R1/F), also having redevelopment potential; and
- To the west, across No. 4 Road are Agricultural District zoned lots (AG1) fronting onto No. 4 Road.

Related Policies and Studies

The subject site is in the McLennan North Sub-Area Plan of the Official Community Plan (OCP), and is located on No. 4 Road between Granville Avenue and Alberta Road. This area is designated "Residential Area 3" and permits 0.65 base floor area ratio (F.A.R.), two-family dwellings and 2 and 3-storey townhouses. The proposal conforms with the Area Plan designation.

Section 8 of the McLennan North Sub-Area Plan outlines the architectural and landscape elements which are applicable for developments in the area. This application meets all of the guidelines in the OCP, with the exception of sub-section 8.2.4 vi), which requires buildings on Garden City Road, Westminster Highway and No. 4 Road to be "Set back a minimum of 10 m (32.8 ft.) (excluding parking below finished grade)." Official Community Plan Amendment Bylaw No. 7874 proposes to deal with this issue by amending the McLennan North Sub-Area guidelines to allow a reduced setback on shallow lots.

OCP Amendment Bylaw No. 7874

For lots having under 50 m in depth, it becomes challenging to meet the required setbacks and site circulation needs while still maintaining a 10 m setback to the arterial roads. In these cases, a more flexible setback of 6 m is supported, consistent with the setbacks required in Single-Family Housing District (R1) and Townhouse District (R2) zones.

The McLennan North Sub-Area Plan already envisages buildings having an “informal, irregular edge to the street”. By reducing the required front setback for lots of under 50 m depth to 6 m, this “irregularity” in the streetscape can be accomplished. It should be noted that the Zoning Bylaw allows for 6 m setbacks in the Single-Family Housing District (R1) and Townhouse District (R2) zones. The proposed amendment to the Plan will maintain consistency between it and the existing zones in the area while providing flexibility for shallow lots to achieve the adequate front yard setback.

Staff Comments

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

Analysis

Zoning Analysis

The proposed zone, Comprehensive Development District (CD/155) has been created in order to accommodate small townhouse developments in McLennan North – Residential Area 3, where new road construction would not be required and the proposed density does not exceed the base F.A.R. for the area. The setbacks, height, site coverage, and parking requirements of the Comprehensive Development District (CD/155) are compatible with the intent of the Area Plan.

Design Review and Future Development Permit Considerations

The proposal is consistent with the objectives of the McLennan North - Residential Area 3 in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for a streetscape of townhouses fronting No. 4 Road, which is consistent with the Development Permit guidelines for the area.
- The proposed density of 0.65 F.A.R., the base density for the area, is an appropriate density for a small site which is not required to contribute to the neighbourhood road network.
- The proposed 2 and 2 ½ storey units are consistent with the McLennan North Sub-Area Plan.
- A possible variance is proposed in order to enable 2 m side yard setbacks. These reduced setbacks can be considered as it abuts the adjacent properties in locations where no buildings are situated; however, future review will be undertaken at the Development Permit stage to evaluate this reduced setback in the context of the detailed design.

- A cross-access agreement is proposed to ensure access to 6571 No. 4 Road, to allow it to re-develop in a similar form and density, in order to avoid additional driveway crossings onto No. 4 Road.
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space (e.g. \$12,000.) is consistent with City policy and is considered appropriate in light of the site's proximity to open space on the McNeil School Park site.
- Outdoor amenity space has been provided in a central location on the site. Further refinement of this space will be required at the Development Permit stage.

Financial Impact

None.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to citywide, City Centre, and McLennan North objectives for residential growth and development. Comprehensive Development District (CD/155) is consistent with the McLennan North Sub-Area – Residential Area 3, and with previously approved projects in the immediate vicinity, and therefore is considered appropriate. Overall, the project appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved. Consistent with this application, Official Community Plan Amendment Bylaw No. 7874 will amend the OCP in order to allow reduced front yard setbacks (6 m) to No. 4 Road for lots of less than 50 m in depth.



Kimberly Needham
Planner 2 (Temp.)
(Local 4635)

KN:blg

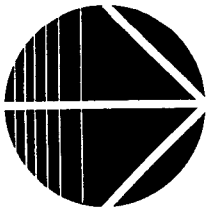
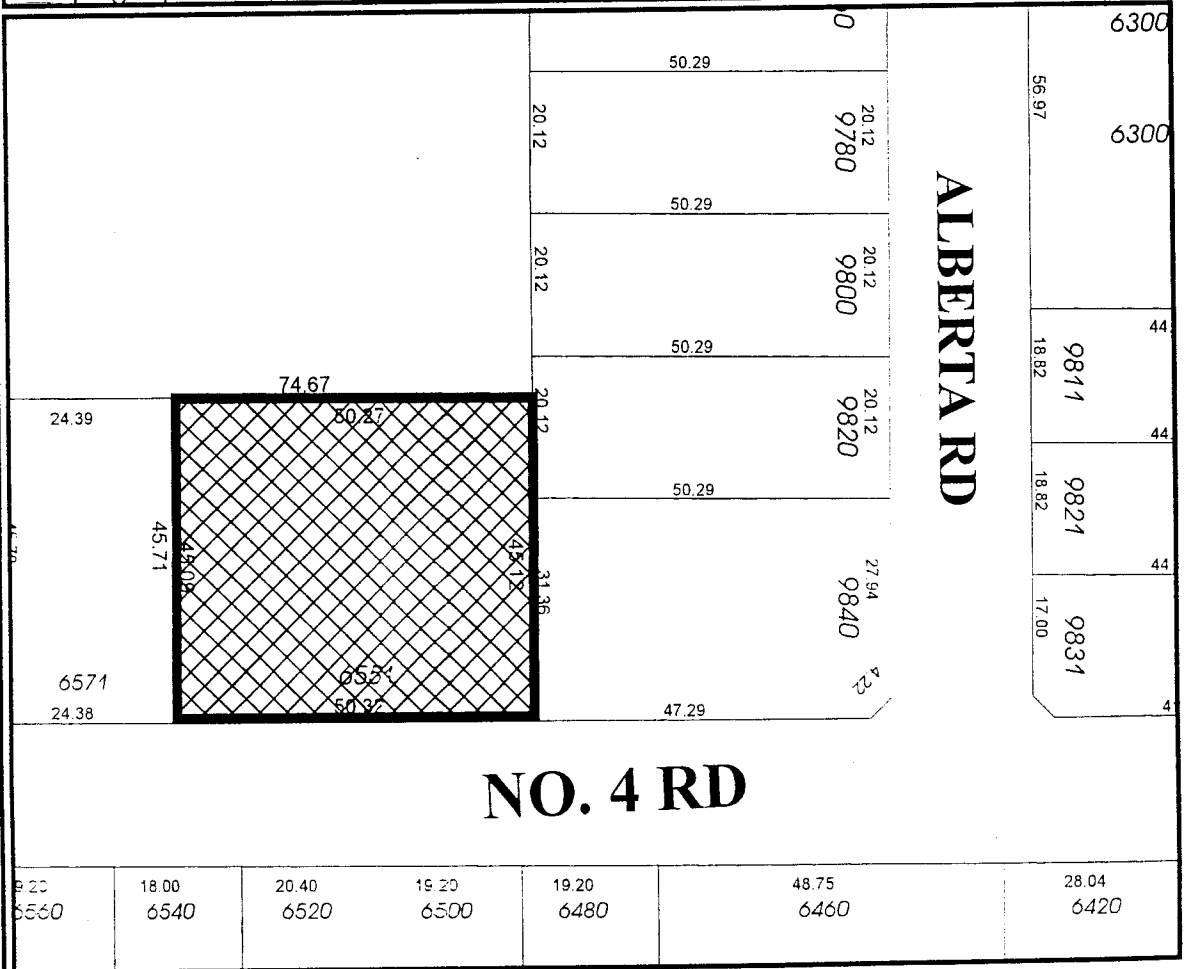
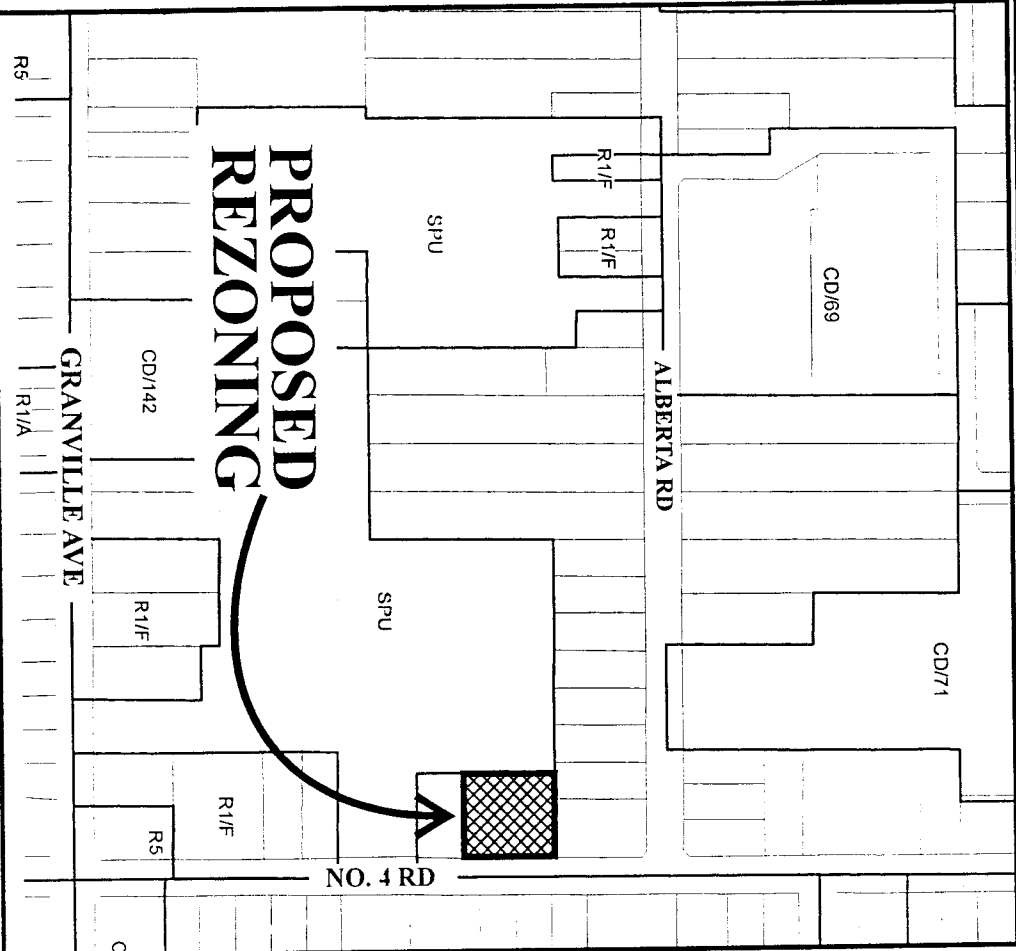
See **Attachment 3** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

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



RZ 04-274824

Original Date: 08/04/04

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet

Development Applications Department

RZ 04-274824

Attachment 2

Address: 6551 No. 4 Road

Applicant: Charan Sethi

Planning Area(s): McLennan North Sub-Area

	Existing	Proposed
Site Size:	2,261 m ²	no change
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Multi-Family Residential	no change
Zoning	R1/F	CD/155
Number of Units	1	12

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.65	0.65 max	none permitted
Lot Coverage – Building:	Max. 40%	37 %	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	2 m & 2 m	variance required
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	12 m & 3 storeys	<11 m & 2 ½ storeys	none
Lot Size*:	Min. .101 ha.	.023 ha.	none
Off-street Parking – Regular/Visitor*:	18 and 3	24 and 3	none
Accessible Parking Spaces	1	1	none
Off-street Parking Spaces – Total:	21	27	none
Amenity Space – Indoor*:	Min 70 m ²	cash-in-lieu (\$12,000)	none
Amenity Space – Outdoor*:	Min 72 m ²	74 m ²	none

Conditional Rezoning Requirements

6551 No. 4 Road (RZ 04-274824)

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. The developer shall register a Cross-Access Easement providing vehicular access to 6571 No. 4 Road if it should redevelop in the future;
3. An aircraft noise covenant must be registered on title of the property; and
4. Road Dedication of 0.62 m along entire frontage of 6551 No. 4 Road.

Prior to Building Permit issuance:

1. The developer is to enter into the City's standard Servicing Agreement to design and construct frontage works across 6551 No 4 Road. Works include, but are not limited to, peat removal, creation of a 1.5 m grass and treed (7 cm caliper Littleleaf Linden), and a new 1.5 m concrete sidewalk at the new property line. Works are at developers' sole cost - no credits apply. *
2. A construction parking and traffic management plan is to be provided to the Transportation Department which should include: location of construction related parking and loading, details of lane closure requests, and details of construction traffic controls as per Ministry of Transportation Traffic Regulation Section 01570.

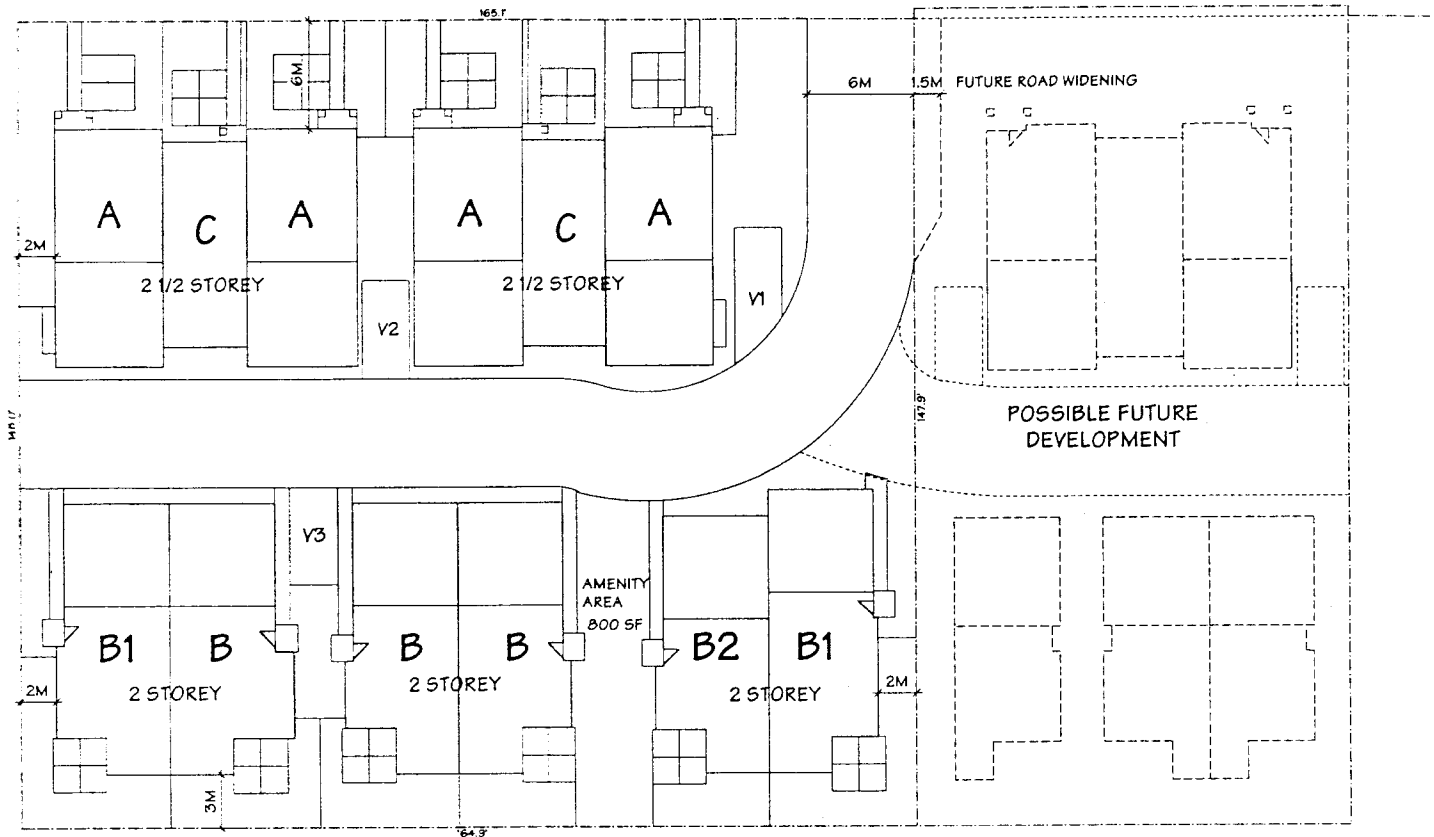
* Note: This requires a separate application.

(Signed Letter on File)

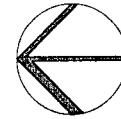
Signed

Date

NO. 4 ROAD



McNEIL PARK

**SITE PLAN**

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

STATISTICS:

CIVIC ADDRESS: 6551 NO.4 ROAD
 PROPOSED REZONING: CD
 SITE AREA: 2,261 SQ.M. (24,336 SQ.FT.)

MAXIMUM SITE COVERAGE : 40 %

MAX. ALLOWED: 24,336 SQ.FT. x 0.4 = 9,734 SQ.FT.
 PROPOSED: 8,976 SQ.FT. (36.9%)

F.A.R. : 0.65

MAX. ALLOWED FLOOR AREA :
 24,336 SQ.FT. x 0.65 = 15,818 SQ.FT.

PROPOSED FLOOR AREA :

UNIT-A (3 BRS+DEN)	1,245 sq.ft.x	4 units	=	4,980 sq.ft.
UNIT-B (4 BRS+DEN)	1,385 sq.ft.x	3 units	=	4,155 sq.ft.
UNIT-B1 (3 BRS+DEN)	1,445 sq.ft.x	2 units	=	2,890 sq.ft.
UNIT-B2 (4 BRS+DEN)	1,330 sq.ft.x	1 units	=	1,330 sq.ft.
UNIT-C (3 BRS)	1,210 sq.ft.x	2 units	=	2,420 sq.ft.
ELEC. ROOM	20 sq.ft.x	2 rooms	=	40 sq.ft.
TOTAL		12 units	=	15,815 sq.ft.

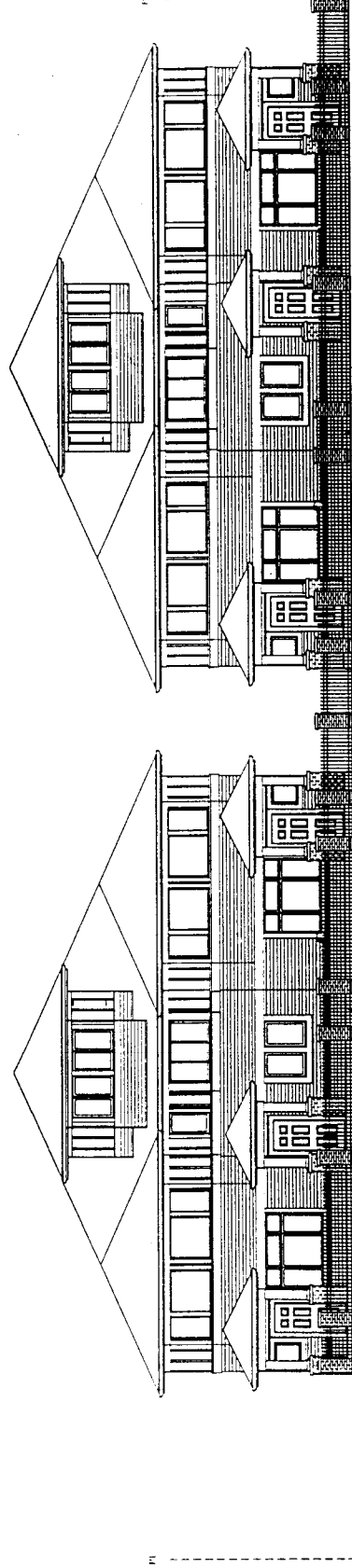
PARKING:

REQUIRED:	2.0 SPACES PER UNIT (RESIDENTS)	=	24 SPACES
	0.2 SPACES PER UNIT (VISITORS)	=	3 SPACES
	TOTAL		27 SPACES

PROVIDED:	12 UNITS x 2 CAR GARAGE	=	24 SPACES
	GUEST PARKING SPACES	=	3 SPACES
	TOTAL		27 SPACES

AMENITY AREA:

REQUIRED:	64.6 SQ.FT. PER UNIT	=	775 SQ.FT.
PROVIDED:	OUTDOOR AMENITY SPACE	=	800 SQ.FT.



NUMBER 4 ROAD ELEVATION

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

SEPT. 20, 2004

13-UNIT TOWNHOUSE DEVELOPMENT
6551 No. 4 ROAD, RICHMOND

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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7865 (RZ 04-274824)
6551 NO. 4 ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.155 thereof the following:

"291.155 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)"

The intent of this zoning district is to accommodate **townhouses**.

291.155.1 PERMITTED USES

RESIDENTIAL, limited to **townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

291.155.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio:

- a) 0.65, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;
- b) an additional 50 m² (538.2 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;
- c) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such; and
- d) an additional 0.1 **floor area ratio** will be permitted to accommodate **amenity space**.

291.155.3 MAXIMUM LOT COVERAGE: 40%

291.155.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6.0 m (19.7 ft.);
 - a) portions of the principal **building** which are less than 5 m (16.4 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (4.9 ft.), bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (2.0 ft.), and cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.).
- .02 **Side & Rear Yards:** 3 m (9.8 ft.); or in the case where a property line abuts a **public road:** 6 m (19.685 ft.);
 - a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (2.0 ft.) and into the **rear yard** for a distance of not more than 1.8 m (5.9 ft.).

291.155.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.4 ft.), but containing no more than three storeys.
- .02 **Accessory Buildings:** 5 m (16.4 ft.).

291.155.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** which is less than 0.101 ha (0.25 ac.) in area.

291.155.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
 - a) Off-street parking shall be provided at the rate of:
 - (i) For residents: 1.5 spaces per **dwelling unit**; and
 - (ii) For visitors: 0.2 spaces per **dwelling unit**.
 - b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle."

2. 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/155)**:

P.I.D. 025-044-745
Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan LMP49664.

3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7865”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	REVIEWED BY <i>ul</i>
_____	APPROVED by Director/ Solicitor
_____	<i>RA</i>

MAYOR

CITY CLERK



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7874**

The Council of the City of Richmond enacts as follows:

1. The McLennan North Sub-Area Plan, Schedule 2.10C of Richmond Official Community Plan Bylaw 7100 is amended by deleting the first bullet under sub-section vi of Section 8.2.4, Landscape Elements, and replacing it with the following so as to read:

“vi) Along Garden City Road, Westminster Highway, and No. 4 Road, buildings are:

- Setback a minimum of 10 m (32.8 ft.) (excluding parking below finished grade) except where a lot is less than 50 m (164 ft.) in depth, in which case the setback shall be a minimum of 6 m (19.7 ft.) (excluding parking below finished grade).”

2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7874**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>HB</i>
APPROVED by Manager or Solicitor <i>PC</i>

MAYOR

CITY CLERK