



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee **Date:** February 1, 2004
From: Holger Burke, MCIP **File:** RZ 03-250285
Acting Manager, Development Applications
Re: **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING 7331
NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA
F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**

Staff Recommendation

That Bylaw No. 7657, for the rezoning of 7331 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.

Holger Burke, MCIP
Acting Manager, Development Applications

HB:ef

Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 7331 No. 4 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/35) in order to develop 16 townhouses (six 3-storeys units and ten 2-storey units) with the dedication of one-half of Le Chow Street at the rear (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Bruno & Barbara De Angelis	No change
Applicant	Patrick Cotter Architect Inc	
Site Size	4,003 m ² (43,089 ft ²)	3,519 m ² (37,879 ft ²) <ul style="list-style-type: none"> Reduced for dedication of Le Chow Street (approx 484 m² (5,210 ft²))
Land Uses	Single family home	16 Townhouses at 2 and 3 storeys
City Centre Area Plan Designation	Residential	No change
Sub-Area Plan Designation (McLennan South)	<ul style="list-style-type: none"> Land Use: Residential, 2 ½ storeys, Triplex, Duplex, and Single Family Density: Designated for a base density of 0.55 floor area ratios (FAR). Densities of up to 0.6 FAR have been approved south of the subject site. Development Permit Guidelines: Encourage clusters of one, two, and triplex housing to contribute to the rural aspect of the community's country estate character and wooded aspect. Roads: The developer of the subject site must contribute to the establishment of Le Chow Road at the rear of the site in the development of the new road network for the community. 	
Zoning	<p>Single-Family Housing District, Subdivision Area F (R1/F)</p> <ul style="list-style-type: none"> Permits single-family dwellings at FAR 0.55 2 ½ storey Maximum 45% Lot Coverage for buildings Front setback: 6 m (9 m (29.527) on section line roads) Rear Yard: 6 m (19.7 ft) Side Yard: 2.0 m (6.562 ft) 	<p>Comprehensive Development District (CD/35)</p> <ul style="list-style-type: none"> Permits townhouses at 0.60 FAR <i>Proposed: 0.60 FAR</i> Specifies maximum number of storeys, (2½ storeys within 20 m (65.6 ft) of a road and 3 storeys beyond that) Reduces lot coverage on lots greater than 2,000 m², such as the subject site, to 30% Specifies setbacks from public roads (9 m (29.5 ft) from No. 4 Road and 6 m (19.7 ft) from all others) Side and rear yards: 3.0 m (9.842 ft)
Parking Required <ul style="list-style-type: none"> For (CD/35) 	Residents: 1.5 spaces/unit x 16 = 24 Visitors: 0.2 spaces/unit x 16 = 4 Total: 1.7 spaces/unit x 16 = 28	
Parking Proposed <ul style="list-style-type: none"> For (CD/35) 	Residents: 2.0 spaces/unit x 16 = 32 Visitors: 0.2 spaces/unit x 16 = 4 Total: 2.2 spaces/unit x 16 = 36	

Related Policies

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 designed to complement the neighbouring single-family areas. Modest increases in density are supported to provide compensation for providing lands for road dedications. As well, allowing 3-storey buildings is supported where the additional height would have negligible impact on neighbours and it provides for significantly reduced site coverage by buildings (i.e. 30% maximum site coverage versus 45%).

The plan directs that a number of new roads be established including north-south roads that typically follow the rear property lines of lots and facilitate subdivision and redevelopment of the “back lands”. Under the plan, a north-south road is proposed along the subject site’s west property line, which will be developed in conjunction with the approved rezoning at 7320 Bridge Street (RZ 03-227858). Staff recommend that access to the multi-family developments east of Le Chow Street not connect to Le Chow Street, in order that traffic impacts on the single family neighbourhood are minimized. The proposed application is providing cross access agreements to enable adjoining future developments, the north and south of the subject site, to share a single driveway to No 4 Road, or possibly share an access to General Currie Road when it is developed.

Surrounding Development

The subject site is situated along the western edge of No. 4 Road in the least dense multiple-family area designated under the McLennan South Sub-Area Plan. A mix of older and newer homes characterizes the area around the subject site. The plan generally intends that this part of McLennan South will be redeveloped with a mix of detached, duplex, and triplex dwellings, either as low density townhouse projects or as fee simple subdivisions.

The rezoning for a proposed development at 7511 No. 4 Road by Porte Realty Ltd (RZ 02-213224), south of the subject site, was approved last year.

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, which were recently adopted by Council, December 15, 2003, now require a similar \$1,000 per dwelling unit contribution for developments with less than 19 units, as is the case for this proposal.

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

Comprehensive Development District (CD/35) was amended in February 2003 for the rezoning application by Porte Realty Ltd. at 7511 No. 4 Road, south of the subject site, and is considered an appropriate zone for new development in the McLennan South Sub-Area along No. 4 Road. The proposed development is an attractive solution to the sub-area plan's built form objectives and the need to accommodate future redevelopment of adjacent lots at 7271, 7311, 7315 and 7351 No. 4 Road, through the provision of cross access agreements. Furthermore, the developer's provision of a new north-south road will greatly help to facilitate redevelopment of the surrounding area.

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, and that at the Development Permit stage, the following is considered:

- While the plan notes that individual units need not front streets, care should be taken to ensure that the streetscape along Le Chow Street and No. 4 Road are welcoming and that residents and their visitors have convenient access to these roads via clearly marked pedestrian paths to individual units or clusters (as appropriate).
- While the project provides for a large amount of open space, it is broken up into large setback areas and small internal pockets. Steps should be taken in the design of the overall site and the detailing of paths, driveways, etc. to ensure that the impression is one of housing set in a green, landscaped, open space network, rather than one of unconnected patches of open space dominated by driveways.
- In defining the outdoor open space, particular attention is to be given to retention of existing trees, where practical. A tree survey should be requested with the Development Permit application.

Transportation

Temporary access to No. 4 Road is acceptable until a future permanent access to No. 4 Road is constructed. Future permanent access to No 4 Road will be either through a right of way through future development to the north to a future east/west road linking Le Chow Street to No. 4 Road; through a possible future development to the south leading to General Currie Road; or through a single shared driveway to No. 4 Road for the subject site and neighbouring future developments. The applicant must ensure safe and satisfactory internal circulation and vehicle turning movement.

As per the McLennan South Sub-Area Plan, the subject development incorporates a "half" north-south road along its west property line (e.g. Le Chow Street). Construction of the north-south road will be the responsibility of the developer. Staff believe that the provision of this road right-of-way is critical to the future of the McLennan South area, as the north-south road is needed for the subdivision and redevelopment of the backlands of properties along Bridge Street. More specifically, as a condition of rezoning, the developer must:

- Dedicate a 7.5 m (24.6 ft.) wide strip of land along the site's west property line and secure a 1.5 m (4.9 ft.) wide Public Rights of Passage right-of-way immediately adjacent to it, together with funding for construction of a "half road" (e.g. Le Chow Street). It is not

expected that the road will be constructed until neighbouring properties redevelop. If at that time the City determines that some or all of the Public Rights of Passage right-of-way is not required, the unnecessary portion will be released.

- Provide temporary public access to the site from No. 4 Road via a Public Rights of Passage right-of-way (the design of which must be to the satisfaction of Transportation staff). Should permanent access to No. 4 Road be established through the site to the north, the City will release the right-of-way, but the property owner may maintain driveway access to No. 4 Road. No other driveway access to No. 4 Road or to the "half road" will be permitted from the subject site.
- Provide a shared access easement across the subject site in favour of 7315 and 7351 No. 4 Road.

Engineering

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

- Grant a 7.5 m Road Dedication plus a 1.5 m Public Rights of Passage Right-of-Way (PROP ROW) along the west property line, connecting to the east-west road from Bridge Street and running north to the north property line. The road does not have to go south to the south property line, and is to connect with the east/west road to be provided across the north side of 7320 Bridge Street
- Registration of a cross access easement across the subject site in favour of 7271, 7311, 7315 and 7351 No. 4 Road.
- Registration of a restrictive covenant identifying a maximum of one approved driveway location on No. 4 Road.
- Payment of "cash in lieu" for future construction of Le Chow Street along the subject site's west edge based on a cost estimate prepared and sealed by a P. Eng. A full engineering design does not need to be done at this time. The cost estimate must be based on the combined 9 m (29.5 ft.) road right-of-way and take into account removal and appropriate replacement material for the entire right-of-way, 5 m (16.40 ft.) of full road construction, 150 mm (6") storm sewer, curb and gutter, 2 m (6.56 ft.) wide grass boulevard complete with 7 cm (3") trees at 9 m (29.53 ft.) on centre, decorative "Zed" street lights, and a 1.75 m (5.74 ft.) wide concrete sidewalk. (Note: Costs for upsizing the storm sewer, installation of a water main and sanitary sewer, and the provision of BC Hydro and Telus ducts will be the responsibility of the Bridge Street properties west of the subject site.)

Then prior to issuance of future a Building Permit, developer is to design the new Le Chow Street through our standard Servicing Agreement (SA). FULL utility design is required including hydro, telephone, gas, cable, water and sanitary sewer. Works should be co-ordinated with the design of RZ 03-227858 at 7320 Bridge Street. All works are at developer's sole cost (i.e. no DCC credits).

Analysis

The proposed development is an appropriate solution to the sub-area plan's challenging set of built form objectives that seek to encourage small building blocks (i.e. detached, duplex, and triplex units, rather than more common 6 unit townhouse buildings) and large, contiguous landscaped areas and open spaces. The need to provide more side yard space between the smaller buildings makes it difficult to achieve the plan's open space objectives, but nevertheless,

the proposed development appears to have found a good balance through the introduction of a limited number of 3-storey units and a wide landscaped setback from the new ring road.

The proposed plan for 16 units consisting of attached two-family dwellings requires additional refinement at the development permit stage to ensure usable outdoor open space and to maximize opportunities of open space between units. The generous setback from the "ring road" provides a linear buffer to the future single-family development to the west along the back lands, and constitutes a portion of the open space that would otherwise be distributed more evenly through the site. As well, an area of approximately 53 m², which is not required for the ring road, will be available at the southwest corner of the site as an extension of outdoor open space along this buffer. With the inclusion of this area, the project would significantly exceed the minimum required common outdoor open space.

The proposed development does not include the smaller lots at 7311 and 7315 No. 4 Road. When these lots redevelop, they should share access from No. 4 Road with the subject site, in order to limit driveways along the arterial road. As such, buildings adjacent to this site will be set very far back from the common property line to allow for the driveway providing access from No. 4 Road. This driveway will permit cross access to 7315 No. 4 Road, and allows for development to a similar standard as the subject development when the owners see fit.

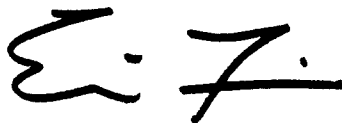
Overall, the subject project appears to be well designed, and staff believe it could be a practical model for other multiple-family development on smaller sites along the east edge of McLennan South.

Financial Impact

None

Conclusion

The subject development is in conformance with City objectives for development and population growth. The proposal is consistent with the approved amendments to the McLennan South Sub-Area Plan and with previous development in the neighbourhood and will help facilitate future redevelopment of adjacent properties. The proposed zoning district is compatible with sub-area plan objectives. Overall, the subject development appears to be well thought out and merits favourable consideration.



Eric Fiss, MCIP
Policy Planner

EF:cas

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

- Dedication of a 7.5 m (24.6 ft.) wide strip of land along the site's entire west property line for Le Chow Street, except for the southern approximately 7.05 m (to be finalized in consultation with City staff);

- Registration of a 1.5 m (4.9 ft.) wide Public Rights of Passage right-of-ways along the east side of the proposed Le Chow Street road dedication for possible road development (to be released in whole or in part if the City determines it is not required);
- Registration of a cross access easement across the subject site in favour of 7271, 7315 and 7351 No. 4 Road and
- Registration of a restrictive covenant identifying one driveway location on No. 4 Road.

Development requirements, specifically:

- Payment of "cash in lieu" for future construction of Le Chow Street along the subject site's west edge based on a cost estimate prepared and sealed by a P. Eng. A full engineering design does not need to be done at this time. The cost estimate must be based on the combined 9 m (29.5 ft.) road right-of-way and take into account removal and appropriate replacement material for the entire right-of-way, 5 m (16.40 ft.) of full road construction, 150 mm (6") storm sewer, curb and gutter, 2 m (6.56 ft.) wide grass boulevard complete with 7 cm (3") trees at 9 m (29.53 ft.) on centre, decorative "Zed" street lights, and a 1.75 m (5.74 ft.) wide concrete sidewalk. (Note: Costs for upsizing the storm sewer, installation of a water main and sanitary sewer, and the provision of BC Hydro and Telus ducts will be the responsibility of the adjacent Bridge Street properties.);
- Payment of cash-in-lieu of indoor amenity space of \$16,000; and
- Processing of a Development Permit to the satisfaction of the Manager of Development Permit Applications;

1
(A) UNIT NUMBER
UNIT TYPE

FOR INDIVIDUAL UNIT PLANS SEE
A200 SERIES DRAWINGS

THIS PLAN IS A SCHEMATIC SITE PLAN
FOR INFORMATION ONLY. SURVEY LOT
DIMENSIONS AND AREAS ARE
APPROXIMATE AND SUBJECT TO
CONFIRMATION BY BILLS SURVEY

**PATRICK CO
ARCHITECTS**

2250 WEST 35TH AVENUE #100
DENVER, CO 80217
TEL: (303) 733-1100
EMAIL: PATRICK@PACONLINE.COM

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
7331 No. 4 Road
Richmond, British Columbia

DATE: 2011.05.25

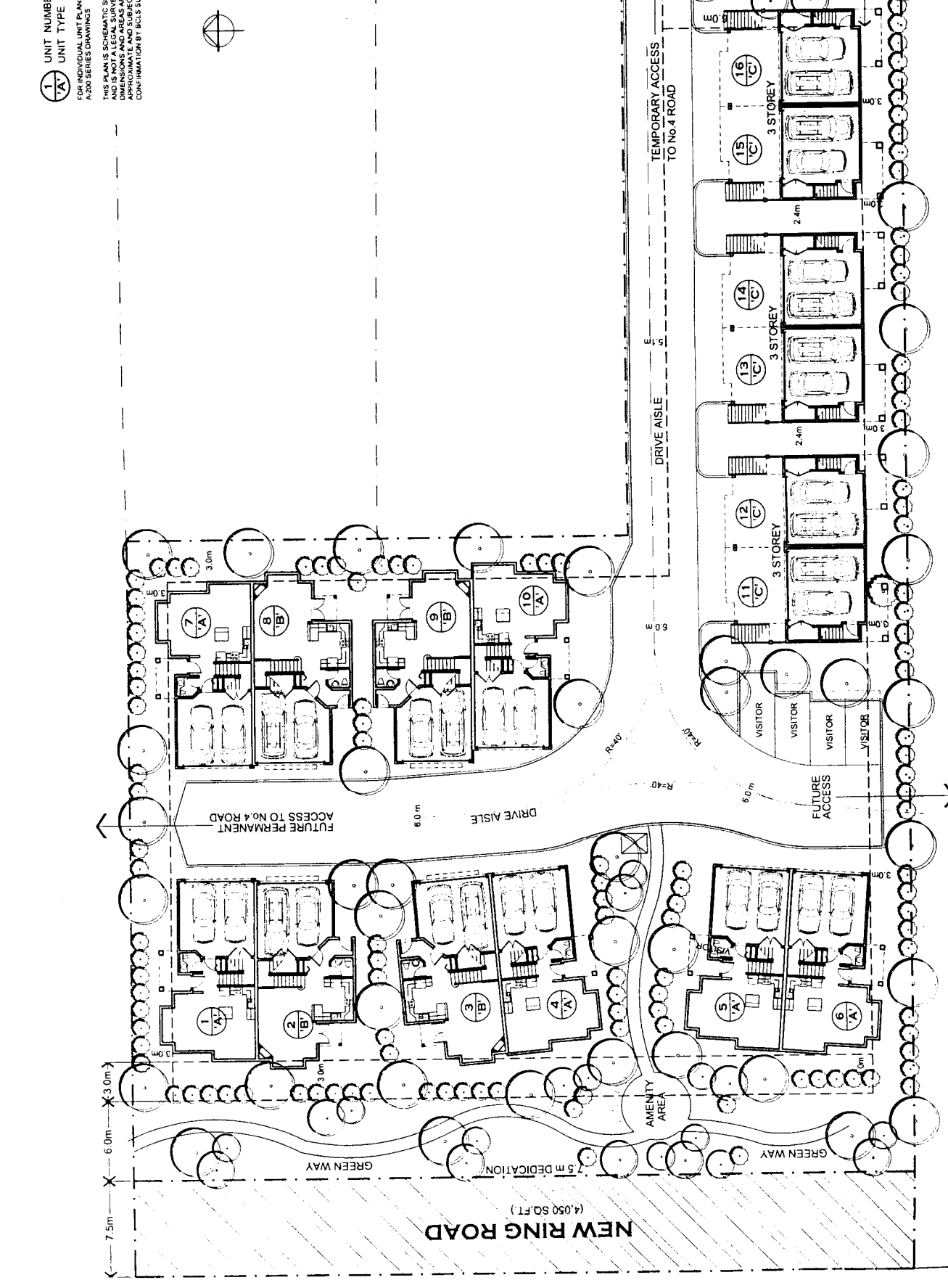
DRAWN BY: [blank]

CHECKED BY: [blank]

SCALE: 1:1

SCHEMATIC SITE PLAN

SHEET NO. **A-101**



ATTACHMENT 2

ATTACHMENT 2

NOTES:

1st FLOOR:
 LIVING SPACE: 517.2 sq.ft
 GARAGE: 353.4 sq.ft
 COVERED AREA: 87.5 sq.ft

2nd FLOOR:
 LIVING SPACE: 839.8 sq.ft

TOTAL:
 LIVING SPACE: 1357.0 sq.ft

PATRICK COTTER ARCHITECT INC.

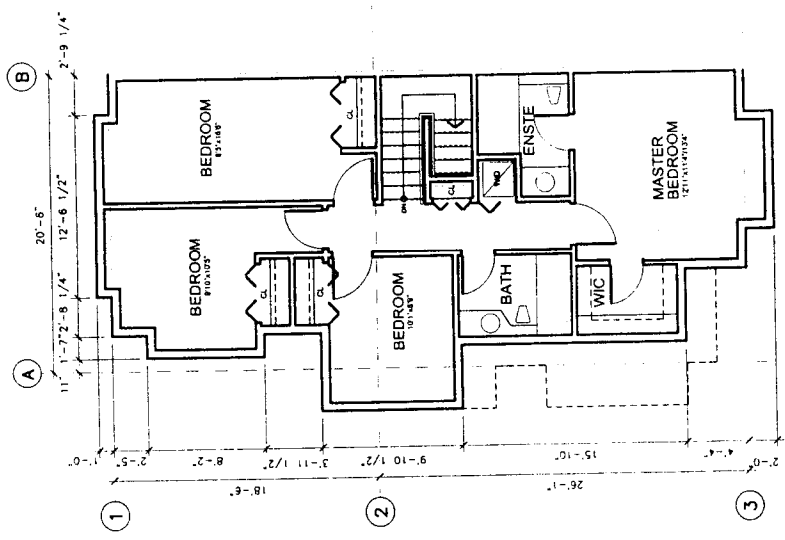
1332 - 10th St. Suite 204
 Richmond, BC V6V 1G9
 Tel: 604-273-1133
 Fax: 604-273-1133
 E-Mail: p.cotter@pcarchitect.com

PROPOSED RESIDENTIAL DEVELOPMENT
 7331 No. 4 Road
 Richmond, British Columbia

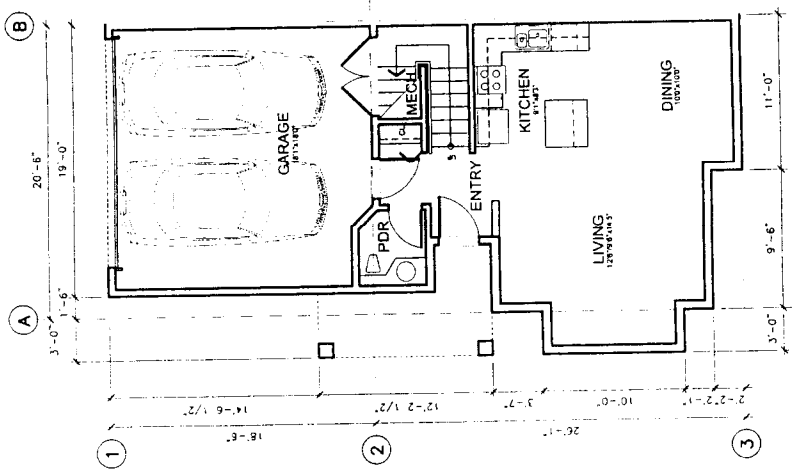
NO.	DATE	REVISION

TYPICAL UNIT 'A' FLOOR PLANS

UNIT NO.	A-201
FLOOR	A



UNIT TYPE 'A'
 2 SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



UNIT TYPE 'A'
 1 GROUND FLOOR PLAN
 SCALE: 1/4"=1'-0"

ATTACHMENT 2

NOTES:

1st FLOOR
 LIVING SPACE: 576.7 sq ft
 GARAGE: 342.9 sq ft
 COVERED AREA: 31.8 sq ft

2nd FLOOR
 LIVING SPACE: 861.2 sq ft

TOTAL
 LIVING SPACE: 1,437.9 sq ft

PATRICK COTTER ARCHITECT INC.

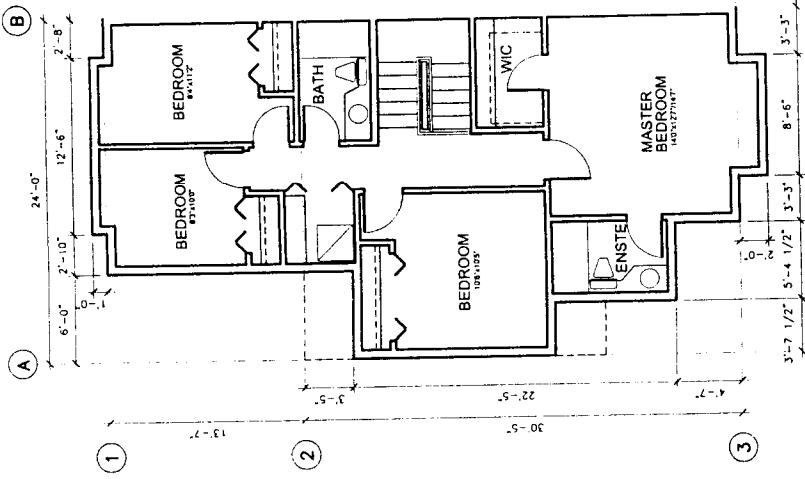
1187 106th ST. DELTA, B.C. V4K 2M4
 TEL: (604) 443-1112
 FAX: (604) 443-1113
 E-MAIL: info@pcarch.com
 WWW: www.pcarch.com

PROPOSED RESIDENTIAL DEVELOPMENT
 3317 No. 1st Ave
 Richmond, British Columbia

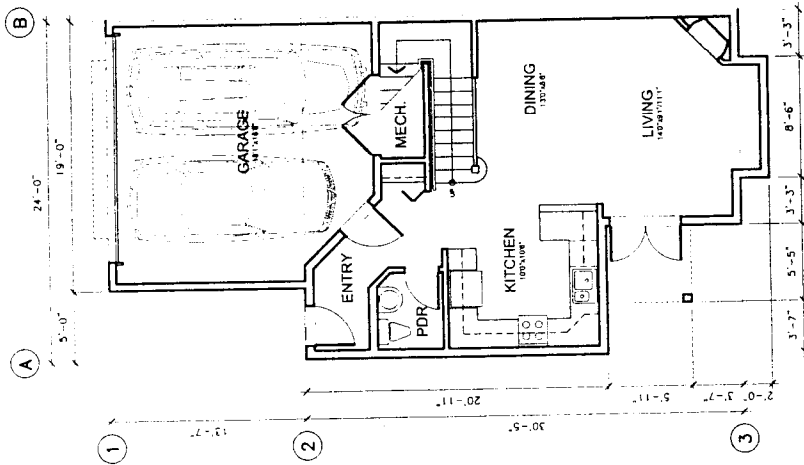
NO.	DATE	DESCRIPTION

TYPICAL UNIT 'B'
 FLOOR PLANS

PROJECT NO.	A-202
REV.	A



UNIT TYPE 'B'
2 SECOND FLOOR PLAN
 SCALE 1/4"=1'-0"



UNIT TYPE 'B'
1 GROUND FLOOR PLAN
 SCALE 1/4"=1'-0"

ATTACHMENT 2

NOTES

- 1st FLOOR**
LIVING SPACE: 67.0 sq ft
GARAGE: 371.6 sq ft
COVERED AREA: 336.6 sq ft
- 2nd FLOOR**
LIVING SPACE: 686.0 sq ft
- 3rd FLOOR**
LIVING SPACE: 688.0 sq ft
- TOTAL**
LIVING SPACE: 1,441.0 sq ft

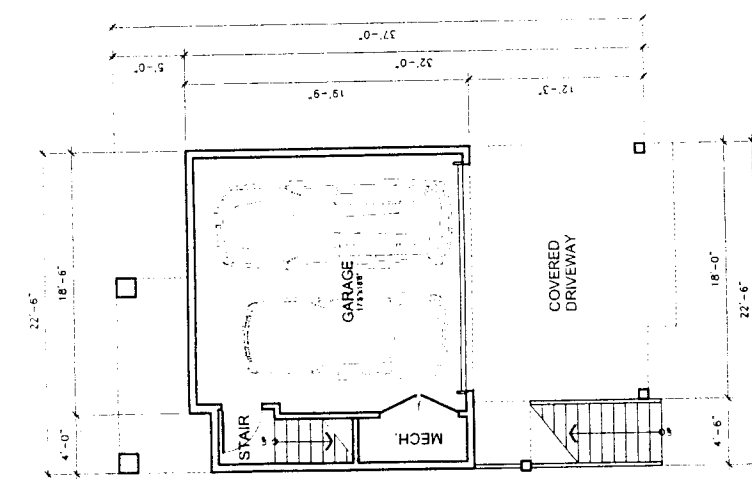
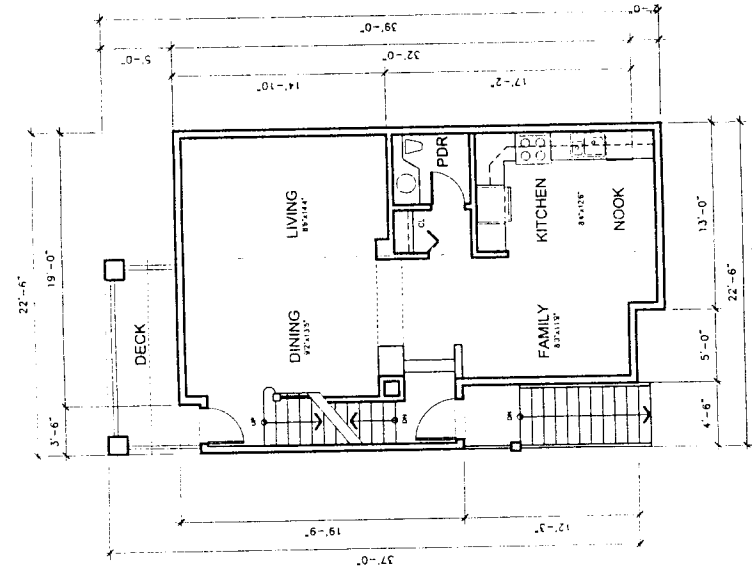
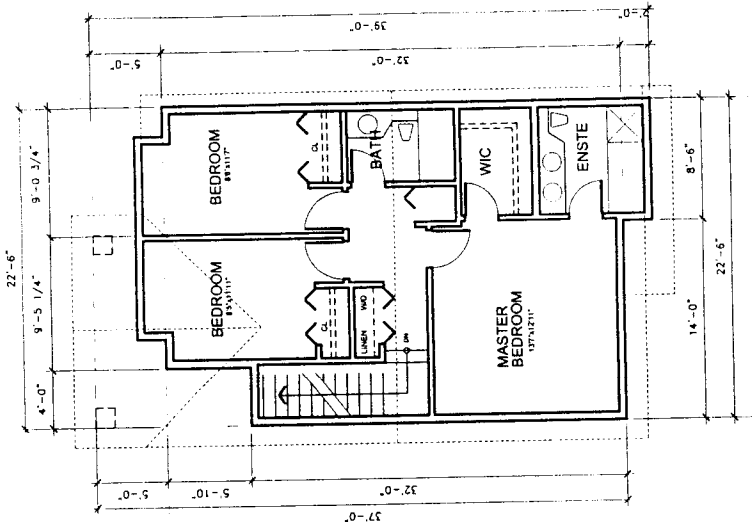
PATRICK COTTER ARCHITECT INC.
 1338 - 96th St. S.W., Rm. 104, Jax
 TEL: (604) 463-1133
 FAX: (604) 463-1133
 CELL: (604) 463-1133
 E-MAIL: patrick@pcarchitect.com

PROJECT:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 7331 No. 4 Road
 Richmond, British Columbia

DATE:	
SCALE:	
BY:	
CHECKED:	
APPROVED:	
SHEET NO.:	

TYPICAL UNIT 'C'
FLOOR PLANS

PROJECT NO.:	
SHEET NO.:	A-203
REV.:	A





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7657 (RZ 03-250285)
7331 NO. 4 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/35)**.

P.I.D. 005-386-861

Lot C Section 15 Block 4 North Range 6 West New Westminster District Plan 73018

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7657”**.

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