



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

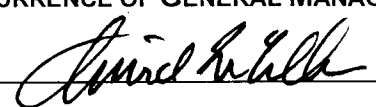
TO: Planning Committee **DATE:** February 1, 2001
FROM: Joe Erceg **FILE:** RZ 00-182693
 Manager, Development Applications
RE: **APPLICATION BY GRAND SPAN DEVELOPMENT LTD. TO REZONE 4107, 4109 GARRY STREET AND PARCELS A AND B AS SHOWN ON BYLAW PLAN LMP 38154 FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/79) AND TO AMEND THE MINIMUM LOT SIZE IN COMPREHENSIVE DEVELOPMENT DISTRICT (CD/79)**

STAFF RECOMMENDATION

That Bylaw No. 7209, to rezone 4107, 4109 Garry Street and parcels A and B as shown on Bylaw Plan LMP 38154 from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/79)", and to amend the minimum lot size in "Comprehensive Development District (CD/79)" from 4645 m² (50,000 ft²) to 1,865 m² (2075 ft²), be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:dcb
Att. 5

| FOR ORIGINATING DIVISION USE ONLY | | |
|-----------------------------------|--|--|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Lands & Property | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |  |

STAFF REPORT**ORIGIN**

Grand Span Developments Ltd. has requested a rezoning for 4107, 4109 Garry Street and parcels A and B as shown on Bylaw Plan LMP 38154 from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/79) with the intent of constructing nine multifamily townhouse units on the site. The location map is shown in **Attachment 1**.

FINDINGS OF FACT

| ITEM | EXISTING | PROPOSED |
|------------------------------------|--|------------------------------|
| Owner | Clifford H. Russell Douglas C. and Dianne J. Russell City of Richmond (2 remnant lane parcels) | Grand Span Developments Ltd. |
| Applicant | Grand Span Developments Ltd. | same |
| Site Size (including lane parcels) | 1868.67 m ² (20,114.80 ft ²) | same |
| Land Uses | Single Family Dwellings | 9 Multiple Family Townhouses |
| OCP Designation | Neighbourhood Residential | same |
| Area Plan Designation | Multiple Family | same |
| 702 Policy Designation | Policy 5462: Possible Townhouse or Single-Family | same |
| Zoning | R1/E | CD/79 as amended |
| Parking Required | n/a | 20 spaces |
| Parking Actual | n/a | 20 spaces |

Surrounding/Adjacent Development

The subject lots are located in Section 2-3-7 on the north side of Garry Street between No. 1 Road and Railway Avenue. Surrounding development is as follows:

To the **west**: A 12 unit townhouse complex (Garry Court - 4051 Garry St.) and a 3 unit detached townhouse complex at the corner of No. 1 Road and Garry St. (4011 Garry St.).

To the **north**: McMath High School.

To the **east**: A 23 unit townhouse complex (Garry Lane - 4111 Garry St.) completed under CD/79, and;

To the **south** (south side of Garry Street): Yoshida Court's small lot single-family development, three single-family dwellings on large lots, a 55 unit townhouse complex (Rivers End Coop - 4080 Garry St.).

Details of the Application

The form of development proposed is intended to be compatible with the adjacent development at 4111 Garry Street in terms of both appearance and form (see photos in **Attachment 2**). The subject site would contain 6 detached single-family character dwellings, three fronting Garry Street and three backing onto McMath school. The remaining 3 units would be attached in the central area of the property. Twenty parking spaces are provided including 2 visitor stalls. Vehicular access to the site is to be via 4111 Garry Street under an existing cross access easement and a covenant will be filed for this property to limit the access to this location. A conceptual site plan is shown in **Attachment 5**.

RELATED POLICIES & STUDIES

The Single-Family Lot Size Policy #5462, adopted on January 15, 1996 states:

"That properties located at 4771, 4791, 4991, 4107, 4109, 4111, 4131, 4151, 4171, 4191, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development..."

Comprehensive Development District (CD/79) was enacted on July 27, 1998 by Amendment Bylaw 6845 (RZ 97-118491) [refer to **Attachment 3**]. The zoning currently applies to 4111 Garry Street – the property immediately to the east of the subject properties and which contains 23 townhouse units.

STAFF COMMENTS

Policy Planning

This proposal was conceptually pre-planned when the property immediately to the east (4111 Garry Street) was planned and developed. The proposal is to apply the same CD zoning as the neighbouring lot (CD/79) to this site. It is anticipated that variances for bay windows and porches, consistent with the adjacent development, will be sought through the Development Permit stage. The only variation to the existing CD/79 zone will be to amend the minimum lot size required under the zoning district by rewording it from 4645 m² (50,000 ft²) to 1865m² (20,075ft²) to accommodate this smaller lot. All other criteria of the zone will remain as stated. The remnant portion of closed rear laneway should be picked up by this development.

No objections to the proposed rezoning.

Urban Design

Support the application; this was intended when 4111 Garry Street was rezoned and consolidated a couple years ago. Prior to final reading, the following must be in place:

1. The developer is to reach agreement with the City on the transfer of the two remnant lane allowances on the north edge of the site.
2. Consolidation of the 4 lots (the two lane lots & 2 regular lots) into one development parcel.

3. Updating/revising/reregistering the cross access agreement as required, allowing the new consolidated parcel vehicular access through 4111 Garry Street.
4. Registration of a restrictive covenant ensuring the sole vehicular access to this new development parcel is as noted in "3".

No other concerns with rezoning. Offsite improvements were recently done via our Engineering Department so no additional works are required.

Then with Building Permit, the existing driveway crossings are to be removed at the developers sole cost.

Land Agent

City should require developer to acquire the two parcels which are the closed lane allowance along the north property line of both properties. The City holds the Vesting Certificates to raise title to these lots. The sale of these two parcels and transfer to the developer should be done in conjunction with the rezoning approval.

ANALYSIS

Staff view this application as relatively straight forward with few complications. From an aesthetics perspective, the applicant has sought to make this development fit with the adjacent development at 4111 Garry Street. From a technical perspective, the development largely fits with the Comprehensive Development District (CD/79) zoning except for the minimum lot size which is proposed for amendment as part of this application. The development will be required to acquire and consolidate the two remaining laneway parcels and to file/reconfirm covenants restricting access as noted in the staff comments.

The proposed rezoning for 4107 / 4109 Garry Street is consistent with the Single-Family Lot Size Policy (#5462 adopted 01/15/1996) for the area (refer to **Attachment 4**).

No concerns have been received by any group or member of the public to the time of writing this report.

Staff are recommending that the application be given first reading. Specifically:

That Bylaw No. 7209, to rezone 4107, 4109 Garry Street and parcels A and B as shown on Bylaw Plan LMP 38154 from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/79)", and to amend the minimum lot size in "Comprehensive Development District (CD/79)" from 4645 m² (50,000 ft²) to 1,865 m² (2075 ft²), be introduced and given first reading.

FINANCIAL IMPACT

Undetermined

CONCLUSION

Staff believe that the rezoning application has merit. Any outstanding issues that may affect the final design can be adequately addressed by requiring the project's Development Permit be submitted and processed to a satisfactory level.



David Brownlee
Planner 2

DCB:cas

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

Legal requirements, specifically:

1. Updating/revising/reregistering the cross access agreement as required, allowing the new consolidated parcel vehicular access through 4111 Garry Street.
2. A covenant to ensure just one vehicular access to the site as noted in item 1 above.
3. Reach agreement with the City on the transfer of the two remnant lane allowances.

Development requirements, specifically:

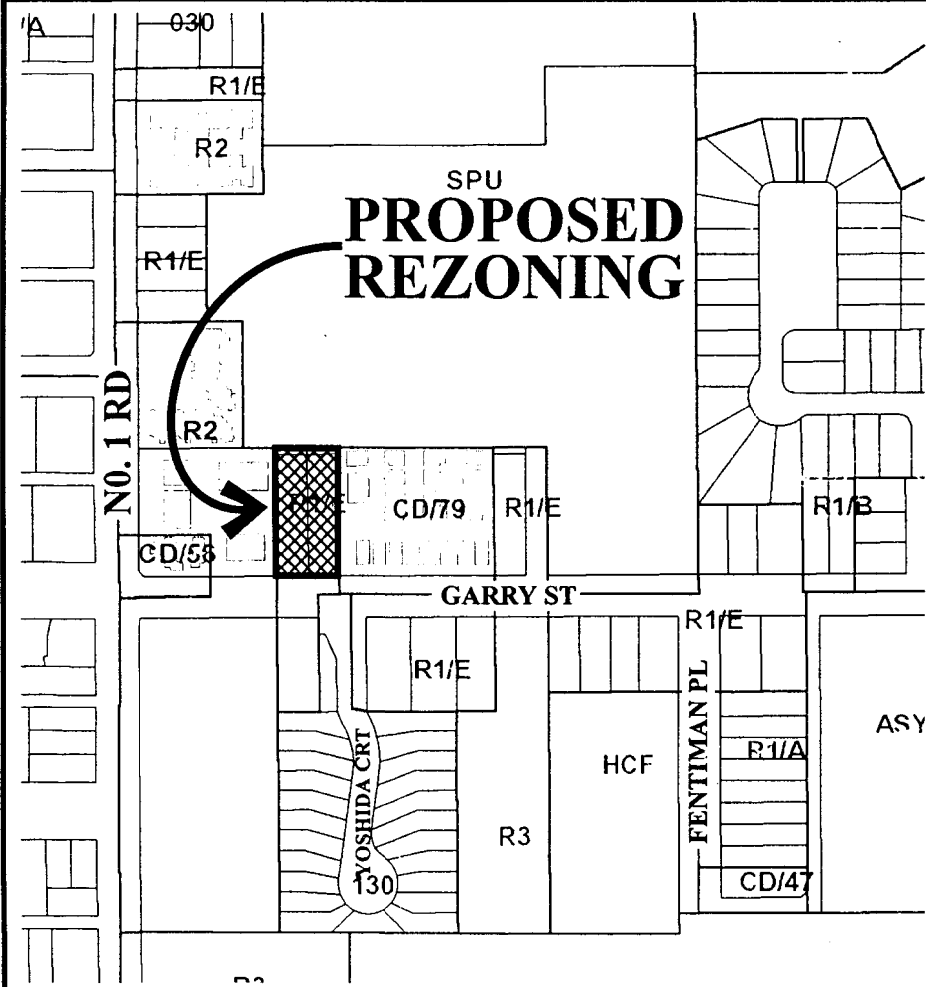
1. Consolidation of the 4 lots (the two remnant lane lots and 2 regular lots) into one development parcel.
2. A Development Permit should be submitted and processed to a satisfactory level.

List of Attachments

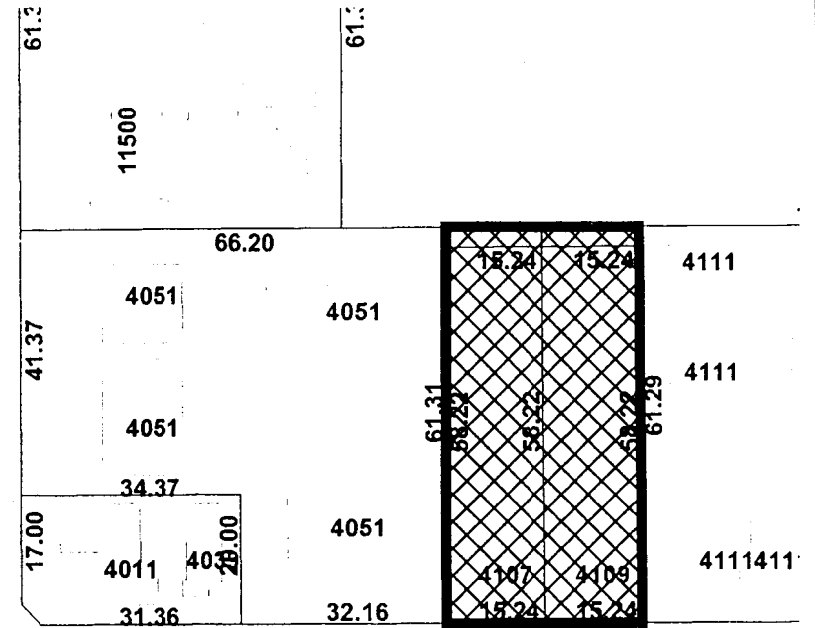
- | | |
|---------------------|---|
| Attachment 1 | Rezoning and Location Map |
| Attachment 2 | Photos of the Adjacent Development at 4111 Garry Street |
| Attachment 3 | Comprehensive Development District (CD/79) – existing |
| Attachment 4 | Single Family Lot Size Policy No. 5462 (01/15/96) |
| Attachment 5 | Conceptual Site Plan |



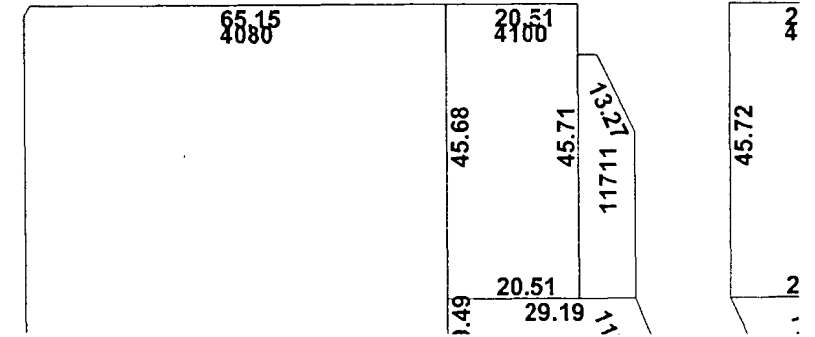
City of Richmond



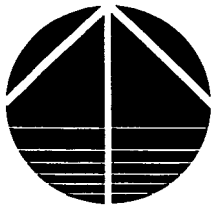
NO. 1 RD



GARRY ST



28



RZ 00-182693

Original Date: 11/15/00

Revision Date: 01/24/01

Note: Dimensions are in METRES

ATTACHMENT 1

Attachment 2: Photos of the Adjacent Development at 4111 Garry Street



Bylaw 6845
1998/07/27

291.79 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/79)

The intent of this zoning district is to accommodate townhouses.

291.79.1 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**.

291.79.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.65; together with an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking; AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**.

291.79.3 MAXIMUM LOT COVERAGE: 40%

291.79.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Front Yard:** 6 m (19.685 ft.).
.02 **Side & Rear Yards:** 3 m (9.843 ft.); or in the case where a property line abuts a **public road:** 6 m (19.685 ft.).

291.79.5 MAXIMUM HEIGHTS

.01 **Buildings:** 11.3 m (37.073 ft.).
.02 **Structures:** 20 m (65.617 ft.).
.03 **Accessory Buildings:** 5 m (16.404 ft.).

291.79.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 4,645 m² (50,000 ft²) in area.

291.79.7 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: Jan. 15/96

POLICY 5462

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

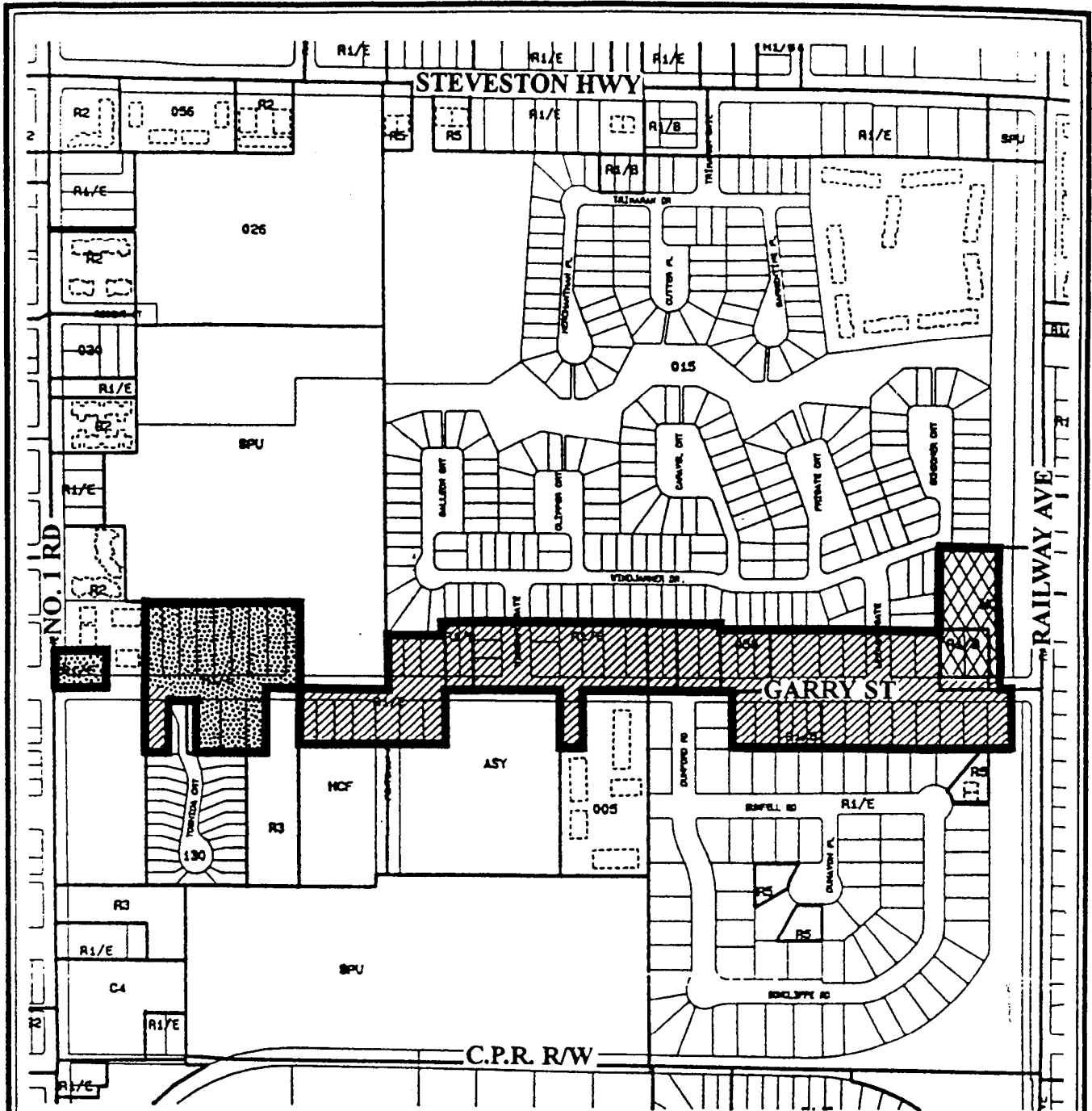
POLICY 5462:




The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4791, 4991, 4107, 4109, 4111, 4131, 4151, 4171, 4191, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse 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.



-  R1/B size lots
-  Possible townhouse or single family lots
-  16 detached townhouse units that resemble single family homes.



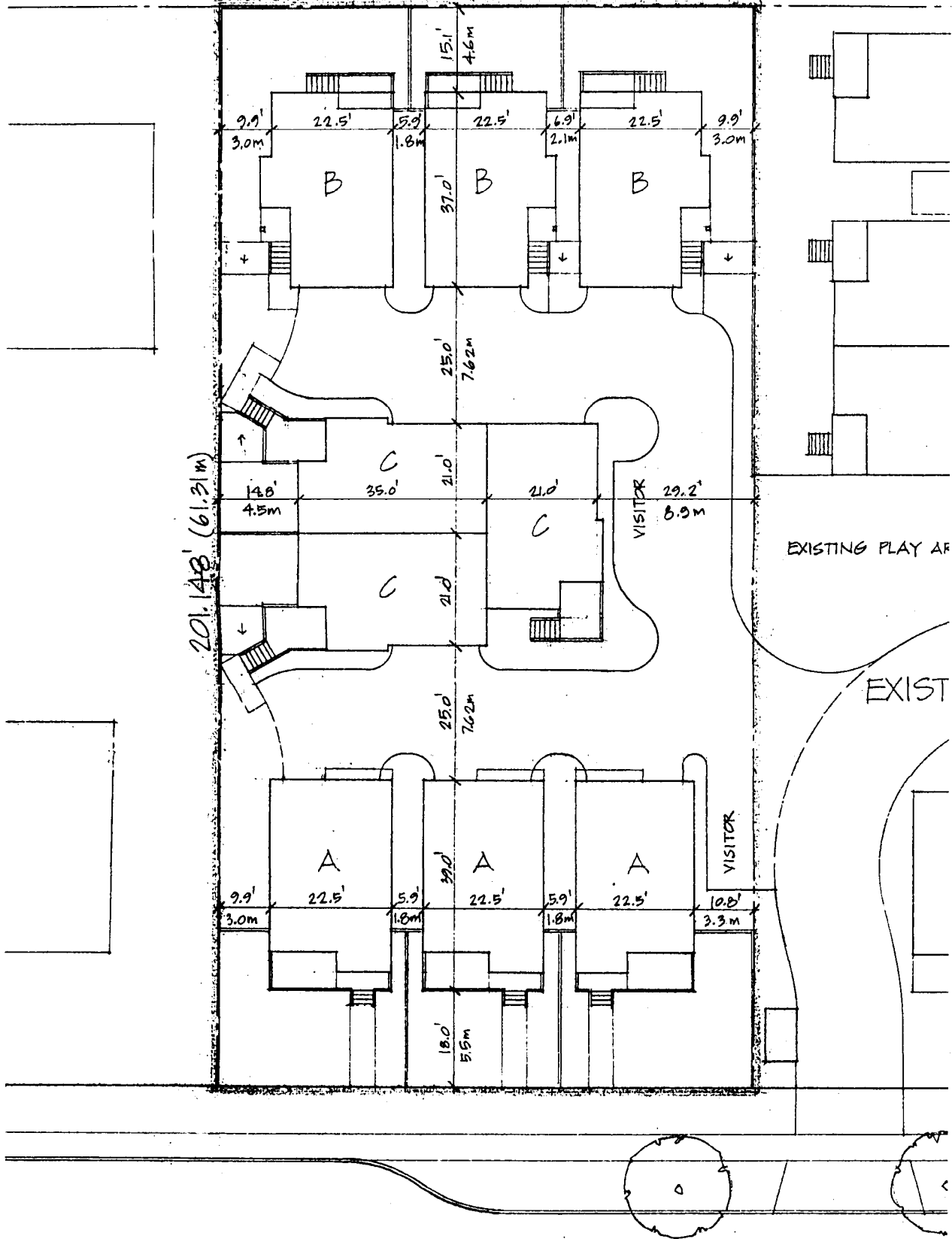
POLICY 5462
SECTION 02, 3-7

Adopted Date: 01/15/96

Attachment 5

Conceptual Site Plan
4107/4109 Garry Street

100.00' (30.48 m)



GARRY STREET

#4107/4109 GARRY STREET

LEGAL DESCRIPTION

LOTS 1 & 2

SEC. 2-3-7

PLAN 2086

PROPOSED ZONE: CD/79

ANALYSIS:

LOT AREA 20114.8 \pm (1868.7 m²)

MAX. SITE COV. @ 40% = 8045.9 \pm (747.5 m²)

THIS PLAN: UNIT A: 877.5 \pm x 3 = 2632.5 \pm (244.6 m²)

UNIT B: 800.5 \pm x 3 = 2401.5 \pm (223.0 m²)

UNIT C: 771.5 \pm x 3 = 2314.5 \pm (215.0 m²)

TOTAL 7348.5 \pm (682.6 m²) 36.5%

MAX. FLOOR AREA @ 0.65 FAR = 13074.6 \pm (1214.6 m²)

THIS PLAN: UNIT A: 1480 \pm x 3 = 4440 \pm (412.5 m²)

UNIT B: 1525 \pm x 3 = 4575 \pm (425.0 m²)

UNIT C: 1350 \pm x 3 = 4050 \pm (376.2 m²)

TOTAL 13065 \pm (1213.7 m²)

PARKING REQUIRED AS PER DIVISION 400 OF ZONING BYLAW.

2 SPACES + 0.2 VISITOR SPACES / UNIT

= 18 SPACES

+ 1.8 VISITOR SPACES

19.8 SPACES

THIS PLAN: 18 ENCLOSED SPACES

+ 2 VISITOR SPACES

20 SPACES.

**CITY OF RICHMOND
BYLAW NO. 7209**

**RICHMOND ZONING AND DEVELOPMENT BYLAW NO. 5300
AMENDMENT BYLAW NO. 7209 (RZ 00-182693)
4107, 4109 Garry Street and parcels A and B as shown on Bylaw Plan LMP 38154**

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

1. Richmond Zoning and Development Bylaw No. 5300 is amended by:
 - a. Replacing Section 291.79.6 with the following:

“291.79.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 1865 m² (20,075 ft²) in area.”
 - b. Repealing the existing zoning designation of the following area and by designating it Comprehensive Development District (CD/79):

That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 7209.”

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw No. 5300, Amendment Bylaw No. 7209”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

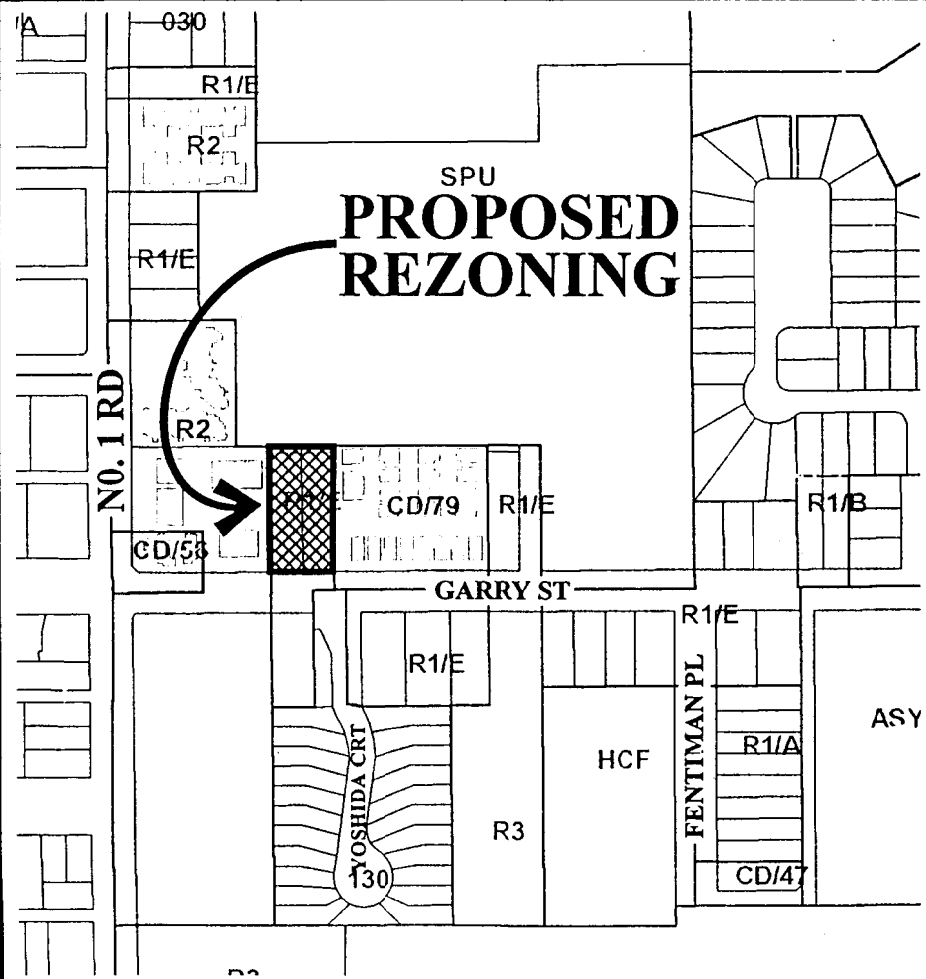
| |
|--|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. |
| HB |
| APPROVED for legality by Solicitor |

MAYOR

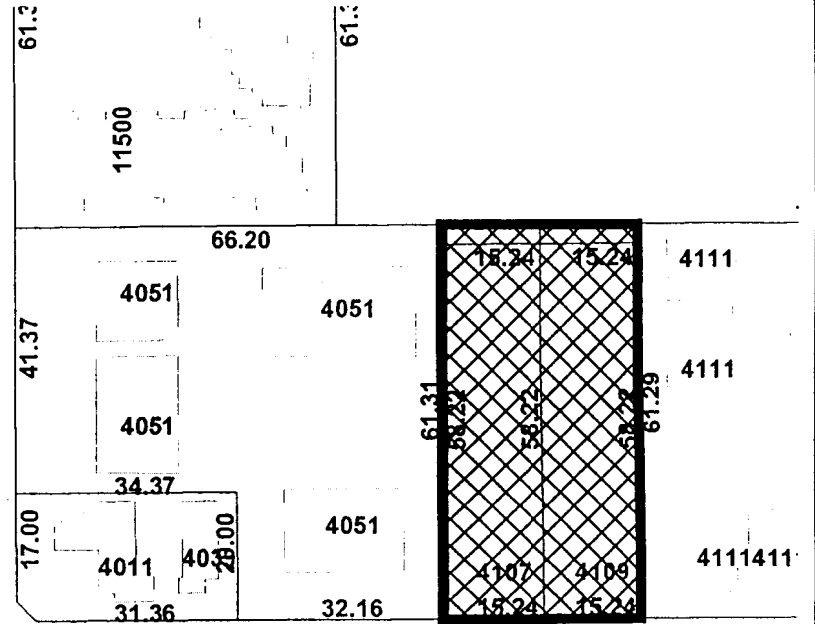
CITY CLERK



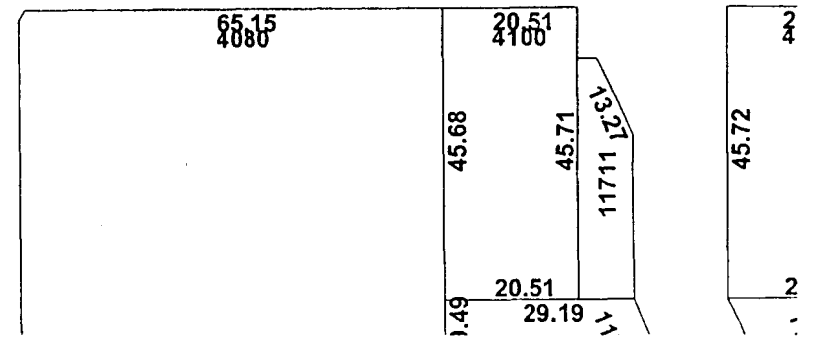
City of Richmond



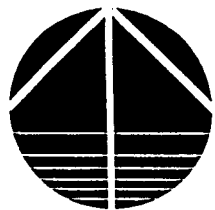
NO. 1 RD



GARRY ST



33



RZ 00-182693

Original Date: 11/15/00

Revision Date: 01/24/01

Note: Dimensions are in METRES

Schedule A attached to and forming part of Bylaw No. 7209