



City of Richmond

to Public Hearing - Jan 17, 2005
Report to Committee

to Council - Dec 13, 2004

to Planning - Dec 07, 2004

Date: November 23, 2004

To Planning Committee
From: Raul Allueva
Director of Development

RZ 04-278777

file 12-8060-20-7847

Re. **APPLICATION BY G. VIRDI AND P. BOWAL FOR REZONING AT
7560/7580 NO. 2 ROAD FROM TWO-FAMILY HOUSING DISTRICT (R5) TO
TOWNHOUSE DISTRICT (R2 - 0.7)**

Staff Recommendation

That Bylaw No 7847 for the rezoning of 7560/7580 No 2 Road from "Two-Family Housing District (R5)" to "Townhouse District (R2 - 0.7)", 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

G Viridi and P Bowal have applied to the City of Richmond for permission to rezone 7560/7580 No 2 Road from "Two-Family Housing District (R5)" to "Townhouse District (R2 - 0 7) (**Attachment 1**) in order to permit a six (6) unit townhouse development totalling 763 4 m²

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 subject site is in the Blundell Area and is located on No 2 Road between Granville Avenue and Blundell Road

The existing development surrounding the site is described as follows

- To the north, is a public walkway, abuts single-family zoned lots (Single-Family Housing District, Subdivision Area E (R1/E) fronting onto No 2 Road,
- To the east, are single-family zoned lots (R1/E) fronting onto Chatsworth Road,
- To the south, fronting No 2 Road, are single-family zoned lots (R1/E), and
- To the west, across No 2 Road are single-family zoned lots (R1/E) fronting onto No 2 Road and a townhouse project currently being developed under the Townhouse District (R2 - 0 7) zone

Along the northern property line is a mature hedge which the Parks Department feels should be removed and replaced with a 1 8 m Thuja Occidentalis Smaragd hedge at 6 m spacing as part of the Development Permit process

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies, which encourage townhouse development along arterial roads

The Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies directs that townhouse applications (requiring a land assembly of at least 30 m frontage) where shared access for adjacent sites is provided may be considered. The proposed development meets the intent of the strategy with townhouse development on an arterial road with one (1) consolidated access, with a 30 48 m frontage. A cross-access agreement that would provide potential access to 6600 No 2 Road (to the south) will be required to provide coordinated future access

Staff Comments

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

Analysis

Townhouse District (R2 – 0 7) is recommended for consistency with the zoning applied for other townhouse development along arterial roads where dedication of a rear lane is required. A density of 0.67 can be accommodated if no additional lane is needed, provided the site is adequately situated and sized. The subject application will allow for a density of 0.67.

The subject site is located on an arterial road surrounded by single-family developments. As there is no similar development adjacent the property, no cross-access agreements have been secured on the adjacent developments for the use of the subject property. The Townhouse District (R2 – 0 7) permits a three-storey structure (up to 11 m in height), and the proposed development proposes two (2) triplexes. The front triplex has a two and three-storey component and the rear triplex is two storeys.

A 1.5 metre variance to the front setback is proposed in order to accommodate a greater rear setback. This variance can be considered by staff to allow for better adjacencies at the rear of the site, provided an adequate front yard treatment can be demonstrated through the design process.

Design Review and Future Development Permit Considerations

- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- The applicant has developed a preliminary design and basic site layout for this site to a minimum level required to demonstrate zoning compliance (adequate setback conditions to provide a suitable separation from adjacent lots, sufficient on-site parking, adequate amount of outdoor amenity areas, etc.) (**Attachment 4**). A preliminary site elevation has also been presented. However, a much greater level of detail along with significant refinements will be required to the proposed design at the Development Permit stage, to achieve a quality project that complies with the Official Community Plan (OCP) design guidelines and will complement the neighbourhood. Preliminary issues related to the proposed design include:
 - Modification to the roof, including proposed slope, continuous bulk, and review of materials to ensure a high quality finish,
 - Submission and review of a formal landscaping plan prepared by a registered Landscape Architect which provides satisfactory treatment of on-site landscaping including the outdoor amenity areas, and
 - Refinement to the unit layout plans as needed to achieve appropriate improvements to building exterior treatments and design.
- The proposed 1.5 m variance to the required front yard setback to No. 2 Road will be reviewed in the context of an appropriate front yard treatment and design.

- The applicant has been advised of the outstanding design issues, and is in agreement to address these issues through the Development Permit process
- Review by the Advisory Design Panel will be required as part of the Development Permit process

Financial Impact

No apparent financial impacts

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Kimberly Needham
Planner 2 (Temporary Contract)
(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)



RZ 04-278777

Attachment 2

Address	7560/7580 No 2 Road		
Applicant	G Viridi and P Bowal	Owners	P Bowal
Planning Area(s)	Blundell Area		

	Existing	Proposed
Site Size	1114 8 m ²	no change
Land Uses	Two-Family Residential	Multi-Family Residential
OCP Designation	Multi-Family Residential	no change
Zoning	R5	R2 – 0 7
Number of Units	2	6

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio	Max 0 7	0 67 max	none permitted
Lot Coverage – Building	Max 40%	40 %	none
Setback – Front Yard	Min 6 m	4 5 m	variance required
Setback – Side Yard	Min 3 m	3 m & 3 m	none
Setback – Rear Yard	Min 3 m	4 5 m	none
Height (m)	11 m & 3 storeys	10 m & 2 to 3 storeys	none
Lot Size*	Min 30 m Width & Min 35 m Depth	30 m Width & 36 5 m Depth	none
Off-street Parking – Regular/Visitor*	9 and 2	12 and 2	none
Accessible Parking Spaces	1	1	none
Off-street Parking Spaces – Total	11	14	none
Amenity Space – Indoor*	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor*	Min 36 m ²	42 m ²	none

Conditional Rezoning Requirements

7560/7580 No 2 Road (RZ 04-278777)

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 7600 No 2 Road for when it redevelops, and
- 3 The developer shall provide payment of \$1,000, which will be used by the Parks Department for signage and bollard upgrades on the adjacent walkway

Prior to Building Permit issuance

- 1 The developer is to enter into the City's standard Servicing Agreement to design and construct frontage improvements along No 2 Road Works include, but are not limited to the creation of a 1.5 m concrete sidewalk Between the new sidewalk and existing curb, a grass and treed boulevard is required All works are to be at the developer's expense *

* Note This requires a separate application

(Signed Letter on File)

(December 7, 2004)

Signed

Date



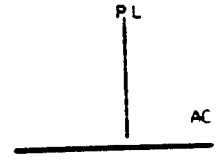
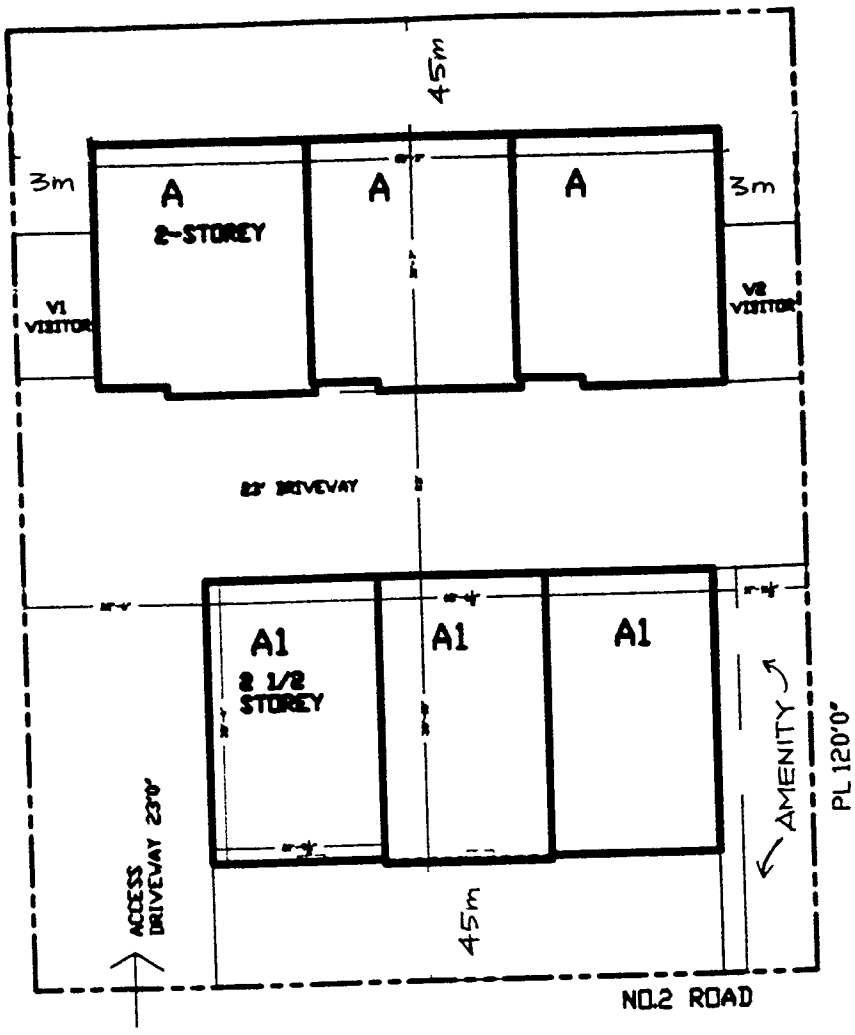
EAST ELEVATION (REAR UNITS)
SCALE 1/8" = 1'-0"



WEST ELEVATION (FRONT UNITS-NO 2 ROAD)
SCALE 1/8" = 1'-0"



WEST ELEVATION (FROM DRIVEWAY-REAR UNITS)
SCALE 1/8" = 1'-0"



SITE PLAN



PROPOSED 6-TOWNHOUSE PROJECT
 7580/7560 NO.2 ROAD
 RICHMOND, B.C

LOT AREA 120'X100'=12000SF
 PRESENT ZONING R5
 PROPOSED ZONING R2 07

PERMISSIBLE DENSITY
 @0.7X12000=8400SF

PROPOSED DENSITY @0.67X12000=8040SF
 UNIT A 1272.41SF X 3 UNITS=3817.23SF
 UNIT A1 1407.59SF X 3 UNITS=4222.77SF
 TOTAL (6 UNITS)=8040SF

PERMISSIBLE LOT COVERAGE @0.40X12000=4800SF
 PROPOSED LOT COVERAGE=4800SF



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7847 (RZ 04-278777)
7560/7580 NO. 2 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 (R2-0.7)**.

P I D 001-498-061

P I D 001-818-686

Strata Lots 1 and 2 Section 18 Block 4 North Range 6 West New Westminster District Strata Plan NW1499 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

- 2 This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7847”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 13 2004

CITY OF RICHMOND
APPROVED for content by originating dept <i>HB</i>
APPROVED for legality by Solicitor <i>Ken</i>

MAYOR

CITY CLERK

Peter Kushnir
7600 No 2 Road

To Public Hearing
Date: <u>Jan 17, 2005</u>
Item # <u>5</u>
Re: <u>7560/7580 No. 2 Rd</u>
<u>Bylaw 7847</u>

Zoning Amendment Bylaw 78447 (RZ-04-278777) @ 7560/7580 No 2 Road

To Council/Staff City of Richmond

I am the owner of 7600 No Two Road, the property adjacent to and to the south of the subject property

As a long standing resident of Richmond, I object to the rezoning

The proposed development that this rezoning will facilitate will be out of character my home, and the existing character of this stretch of No 2 Road

1 While City staff sees Council making the reinstatement of the hedge bordering the north side of the property a condition of development, no such measures are being contemplated along the property line I share with my neighbour. The mature hedge along this property line will not be available to screen my back yard, and rear windows from the townhouse development (one need only look to 7108 No 2 Road to see the effect of development on the hedge bordering the north edge of that property)

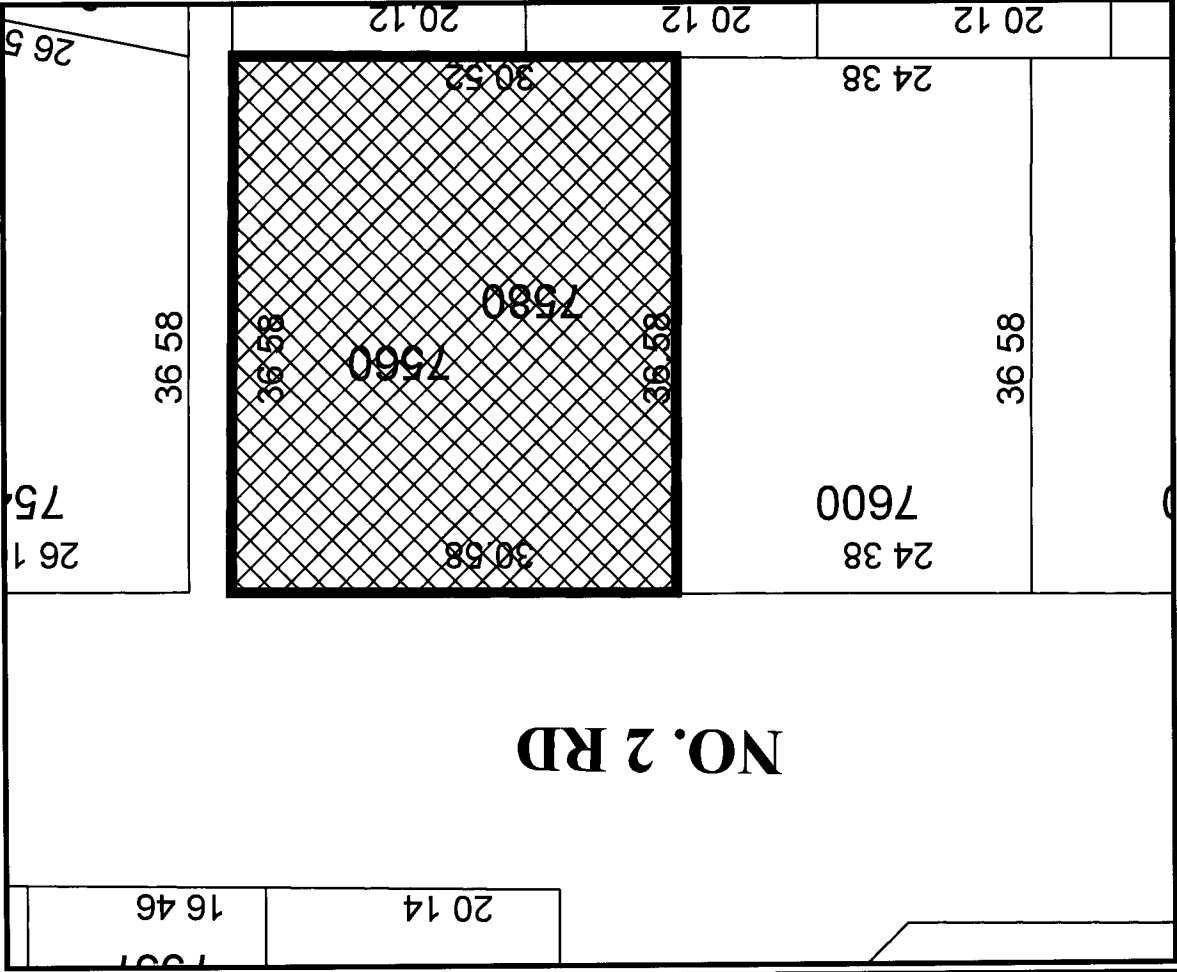
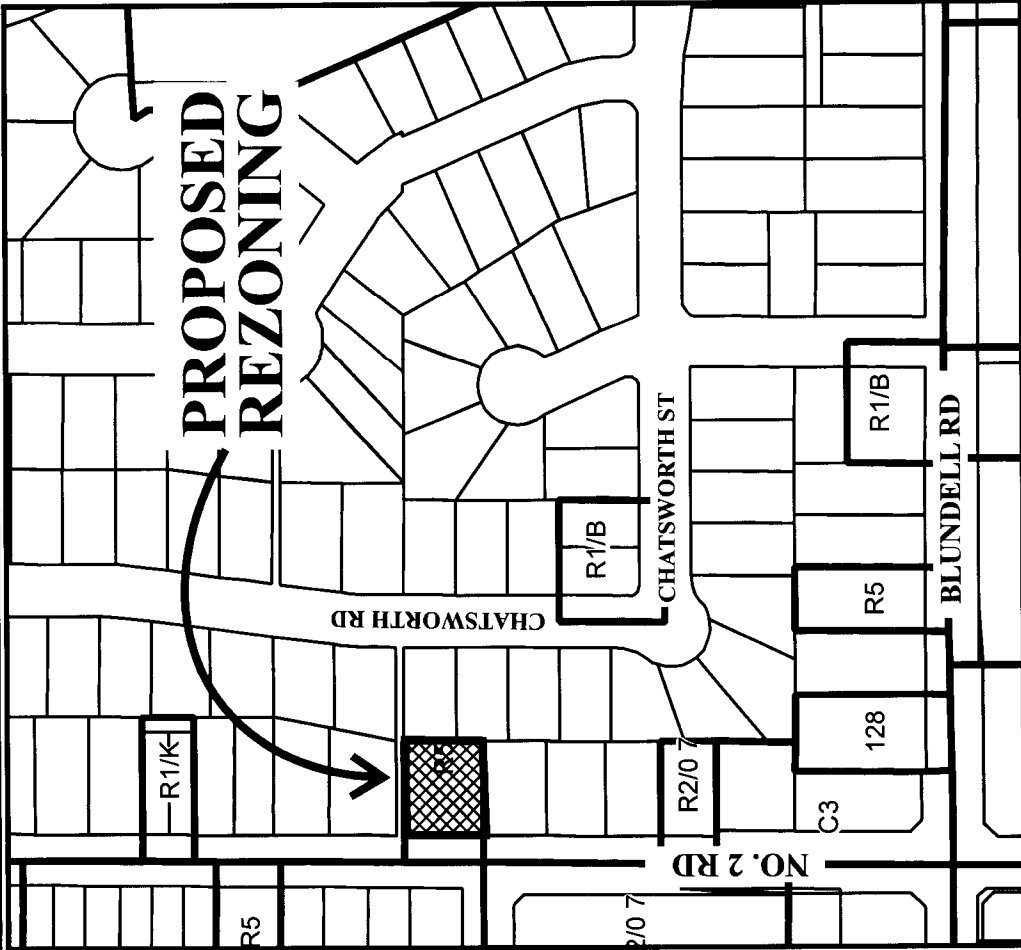
2 The massing of the proposal is barn like, similar to the objectionable massing of the development already permitted across the road at 5988 Lancing, but without slight saving grace of the east-west orientation of the 'tenement' blocks. The three units fronting No 2 Road lack the articulation and respect for the street (i.e., the defined - porched and elevated - entrances) that that the proposal for 7680 No 2 Road had the good grace of suggesting. The same barnlike massing of the contemplated rear three units will loom over my rear yard in a manner worse than the relatively recent development of the property at 6420 Chatsworth. A preferable massing form (for both proposed front and back townhouse blocks) would mimic the development at 7320 No 2 Road.

3 The reduced rear yard setback and the frontyard setback relaxation being considered only exacerbate the objection outlined in Item 2 above.

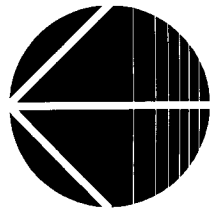
17 JAN 2005



City of Richmond



RZ 04-278777



Original Date 10/26/04

Revision Date 01/17/05

Note: Dimensions are in METRES