



City of Richmond

Report to Committee

To: Planning Committee

To Planning - Feb 22, 2005
Date: February 1, 2005

From: Raul Allueva
Director of Development

RZ 04-286806

File: 8060-20-7893

**Re: APPLICATION BY AZIM BHIMANI FOR REZONING AT 7071 BRIDGE STREET
FROM SINGLE-FAMILY HOUSING DISTRICT (R1/F) TO COMPREHENSIVE
DEVELOPMENT DISTRICT (CD/35)**

Staff Recommendation

That Bylaw No. 7893 for the rezoning of 7071 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)" 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

Azim Bhimani has applied to the City of Richmond for permission to rezone 7071 Bridge Street from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/35)” (**Attachment 1**) in order to permit a 17-unit townhouse development totalling 2125 m² (22,865 ft²).

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 City Centre Area, McLennan South Sub-Area and is located on Bridge Street between Granville Avenue and Blundell Road.

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 Bridge Street and Granville Avenue;
- To the east, across the street, and also fronting Bridge Street, are single-family zoned lots (R1/F) and a property zoned Townhouse District (R2);
- To the south, fronting Bridge Street, are single-family zoned lots (R1/F); and
- To the west, are single-family zoned lots (R1/F) fronting onto Ash Street.

At the front of the lot, on the north side, is a group of mature Fir trees, which are proposed to be preserved as part of this application. The Development Permit should anticipate the preservation of these trees despite the setbacks allowed for in Comprehensive Development District (CD/35).

Related Policies & Studies

Official Community Plan

The proposed development is generally consistent with the McLennan South Area Plan which looks to establish “clusters of predominantly single-family, duplex, triplex units”. It is under this designation that the various townhouse developments along No. 4 Road are being built.

Staff Comments

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

Analysis

Comprehensive Development District (CD/35) has been deemed the appropriate zone for the site. It has a maximum density of 0.6, which is higher than the 0.55 base density for this area in the McLennan South Sub-Area Plan. The other developments along No. 4 Road are being developed under Comprehensive Development District (CD/35). Staff are supporting the slightly higher density on the grounds that the applicant has made a commitment to preserve a group of Fir trees along Bridge Street.

The subject site is located on a non-arterial road surrounded by existing single-family housing. The adjacent property to the north (7051 Bridge Street) contains a newer house and thus will not be redeveloped for a number of years. If and when it does redevelop, access will be by the 4.5 m public rights-of-passage right-of-way that was secured for the rezoning and subdivision of the four R1/A zoned lots at the corner of Granville Avenue and Bridge Street. The other neighbouring properties (9580 and 9584 Granville Avenue; 7091 and 7111 Bridge Street) will require consolidation in order to be developed for multiple-family residential purposes and will be permitted access to Granville Avenue and Sills Avenue. Therefore, no cross-access agreement is required through the subject property to these adjacent sites.

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**).
- At the time of Development Permit, attention to the street façade and amenity area will be of importance. Particular emphasis will be placed on creating a street presence for the development and preservation of the Fir tree in the front yard. Attention is required to ensure liveable yards are designed sensitively.

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.

A handwritten signature in black ink, appearing to be 'KN' with a stylized flourish.

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

KN:blg

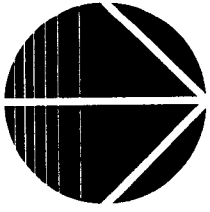
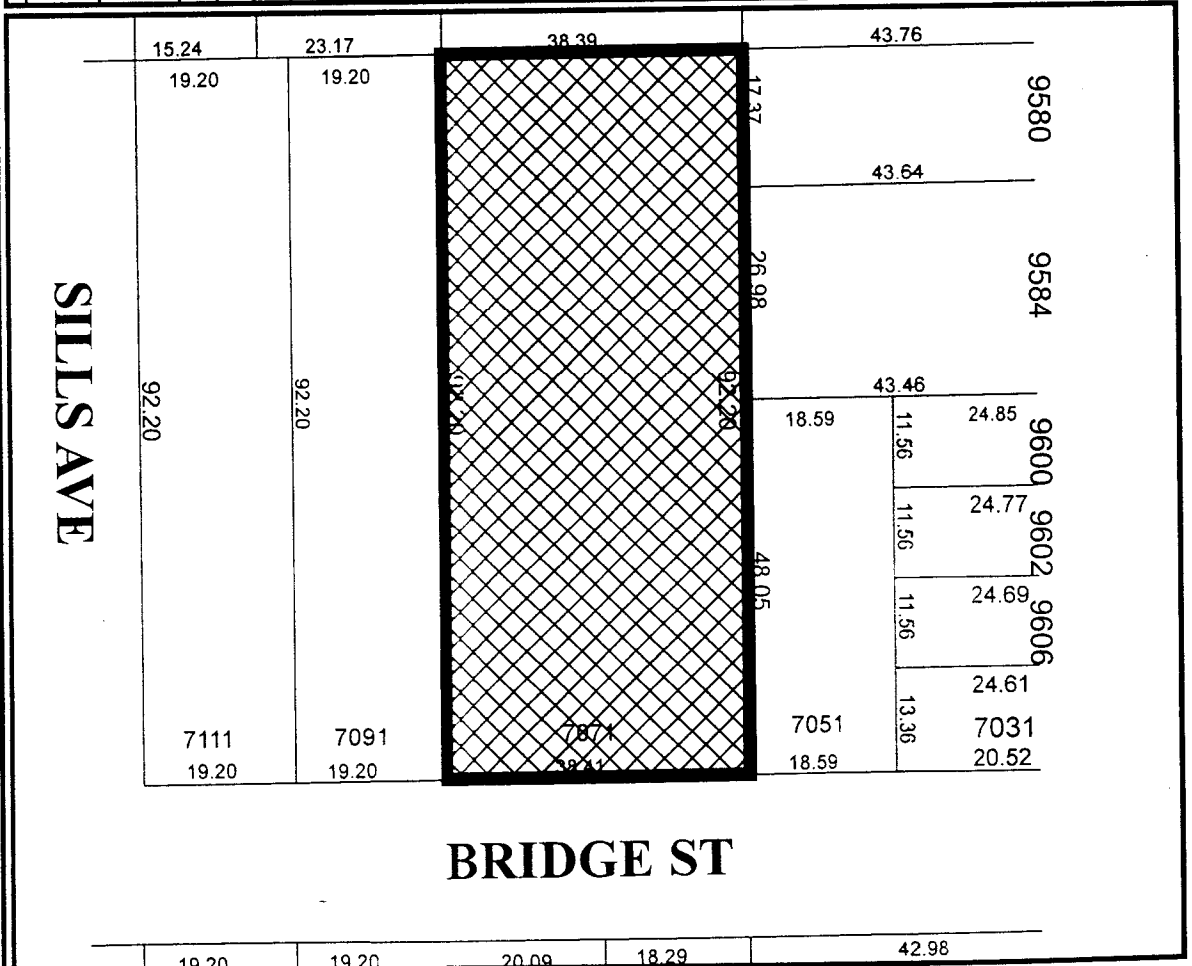
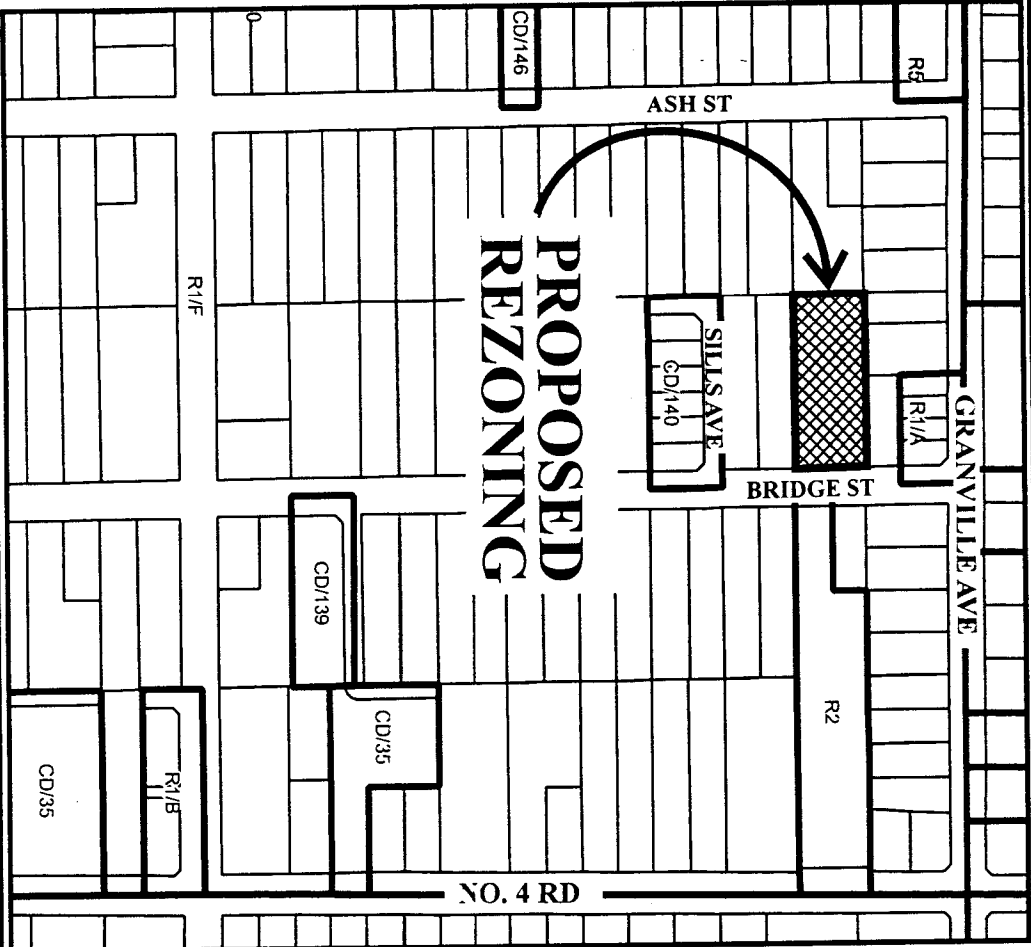
See Attachment 3 for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

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)



City of Richmond



RZ 04-286806

Original Date: 12/09/04

Revision Date:

Note: Dimensions are in METERS



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

RZ 04-286806

Attachment 2

Address: 7071 Bridge Street

Applicant: Azim Bhimani Owners: Judith Lockett

Planning Area(s): McLennan South

	Existing	Proposed
Site Size:	3541 m ²	no change
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Single or Multi-Family Residential	no change
Zoning	R1/F	Comprehensive Development District (CD/35)
Number of Units	1	17

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.6 max.	none permitted
Lot Coverage – Building:	Max. 40% when max. height 2 1/2 stories	40 %	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	11 m & 3 storeys except within 20 m of a public road – 10 m and 2 1/2 storey	2 storeys	none
Lot Size*:	None	n/a	none
Off-street Parking – Regular/Visitor*:	17 units @ 2 = 34 17 units @ 2 = 3.4 = 38	39	none
Amenity Space – Indoor*:	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor*:	Min 6 m ² /unit = 42 m ²	140 m ²	none

Conditional Rezoning Requirements

7071 Bridge Street (RZ 04-286806)

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.

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 Bridge Street. Works include, but are not limited to, the creation of a 1.5 m concrete sidewalk (.31 m off of the property line) along the entire frontage, tying into works done via SA 01-112506 at the north edge of 7051 Bridge Street. Works are to include road widening, curb and gutter installation, a 3.85 m grass and treed boulevard complete with hydro and telephone pre-ducting.*

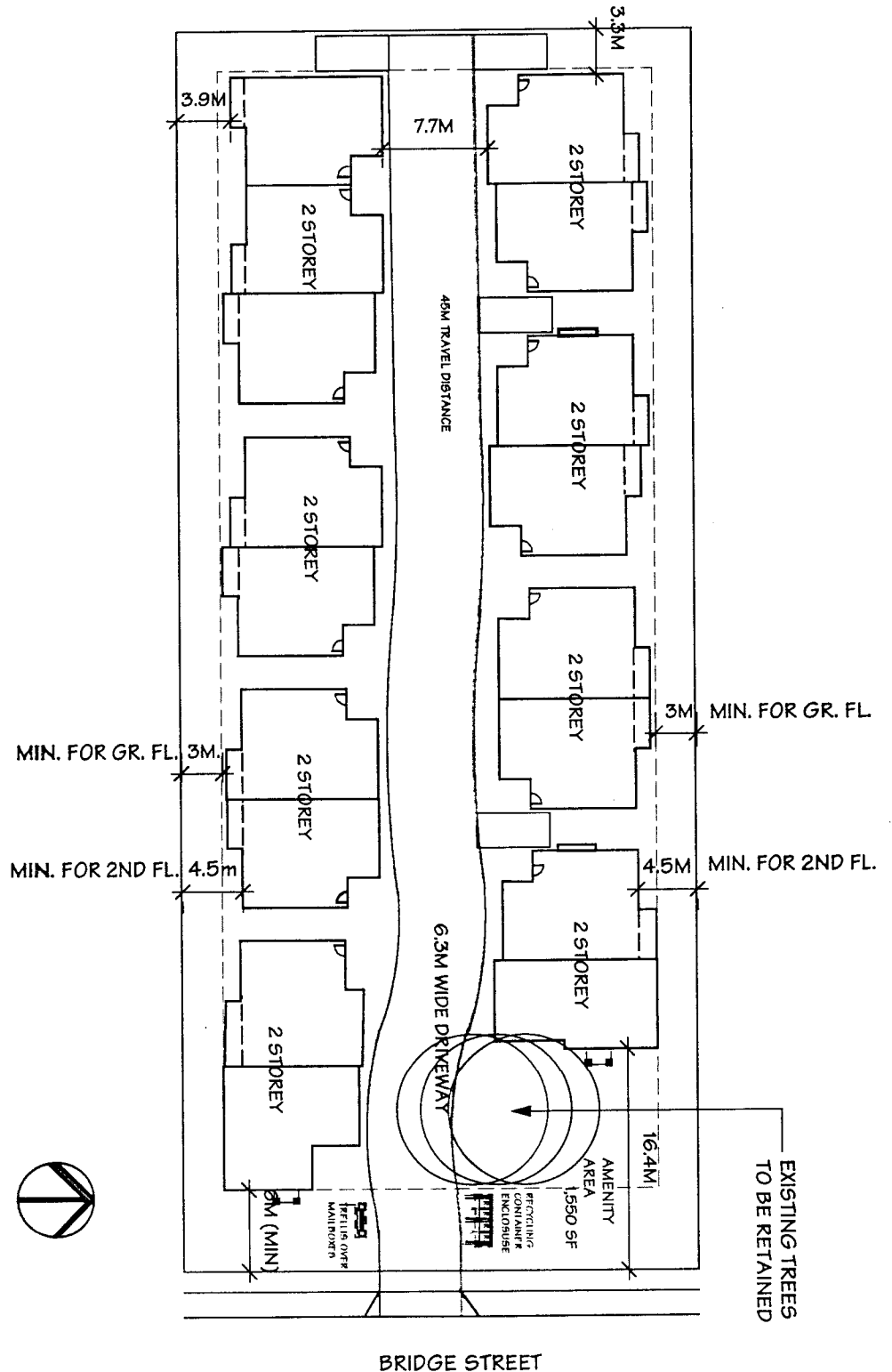
* Note: This requires a separate application.

(Signed Letter on File)

(February 7, 2005)

Signed

Date



PROPOSED ZONING : R2-O.6

SITE AREA = 38,116 SQ.FT. (3,541 SQM.)

LOT COV.

MAX. ALLOWED: 15,246 SQ.FT. (40%)

PROPOSED: 14,244 SQ.FT. (40%)

FLOOR AREA

MAX. ALLOWED: 22,870 SQ.FT. (FAR: 0.6)

PROPOSED: 17 UNITS X AVERAGE 1,345 SQ.FT. = 22,865 SQ.FT.

PARKING

PROPOSED:

17 UNITS X 2 CAR GARAGES = 34 CARS
VISITORS' OPEN PARKING: 5 CARS

TOTAL PROVIDED	39 CARS
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AMENITY AREA

REQUIRED: 17 UNITS X 6 SQM. = 102 SQM. (1,098 SQ.FT.)

PROPOSED: 1,550 SQ.FT.0 SQ.FT.

SITE PLAN

SCALE : 1" = 40'-0"

BRIDGE STREET

#0436

JAN.27, 2005

TOWNHOUSE DEVELOPMENT
7071 BRIDGE STREET, RICHMOND

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 604-929-8531 Fax.604-929-8591
E-mail : tyarch@shaw.ca



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7893 (RZ 04-286806)
7071 BRIDGE STREET**

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

1. 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. 012-031-917

Lot 19 Block "C" Section 15 Block 4 North Range 6 West New Westminster District
Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7893"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor RA

MAYOR

CITY CLERK