



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: February 18, 2000
FILE: RZ 99-167465
RE: **Application by Louie and Maureen Pulice for Rezoning at 9371 Blundell Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/28)**

STAFF RECOMMENDATION

That Bylaw No. 7092, for the rezoning of 9371 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORTORIGIN

The subject site is situated at the northwest corner of Blundell Road and Ash Street, in the McLennan South sub-area of the City Centre. Louie and Maureen Pulice propose to rezone the subject property to Comprehensive Development District (CD/28) to facilitate its subdivision into two (2) lots and construction, on the west lot, of a two-family dwelling intended as a residence for the applicants. It is further intended that the east lot (e.g. the corner lot) be developed, possibly by others, with a three-family dwelling.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Louie & Maureen Pulice	No change
Applicant	Louie & Maureen Pulice	No change
Site Size	<p>Gross Area: 1068.08 m² (0.264 ac.)</p> <p>Width: 27.81 m (91.24 ft.)</p> <p>Depth: 38.41 m (126.02 ft.)</p>	<p>Estimated Net Area: 1052.01 m² (0.260 ac.)</p> <ul style="list-style-type: none"> Gross area reduced due to road (sidewalk) widening along Blundell Road. Additional road requirements include a 6m (19.69 ft.) wide rear lane secured through Public Rights of Passage. The applicant plans to subdivide the subject site into two (2) lots.
Land Uses	Single-family home	One (1) two-family dwelling & one (1) three-family dwelling
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation (McLennan South Sub-Area Plan)	<ul style="list-style-type: none"> “Land Use”: Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family, 0.75 base floor area ratio (FAR) “Residential Character”: 3-storey townhouse over parking “Circulation Concept”: Consolidated driveways (access from ring road) or lanes, depending on parcel size 	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	<p>Comprehensive Development District (CD/28)</p> <ul style="list-style-type: none"> A variance is proposed to permit a height increase from 9 m (29.528 ft) to 12 m (39.370 ft), measured to the lowest building floor (habitable or crawl space).

RELATED POLICIES & STUDIES

1. McLennan South Sub-Area Plan

The sub-area plan, adopted in 1996, promotes the establishment of a lower-density residential neighbourhood with a “country-estate” image. Currently characterized by a mix of newer and older single-family homes on large lots, the plan envisions that many of these homes and their mature landscaping may be retained. New development is intended to be largely single-family houses; while, multiple-family housing is encouraged to reinforce a “single-family neighbourhood feel” through the use of house-like forms and scale. Streets are to be lined with large-scale trees and broad boulevards; and, private landscaping is to include a mix of dense and open landscaped and natural areas.

2. Comprehensive Development District (CD/28)

This zoning district was established in 1994, to support small-lot single family and infill townhouse development in the City Centre’s Acheson-Bennett sub-area. In 1999, CD/28 was updated so that its use could be expanded to small residential development elsewhere in the City Centre. As a result of CD/28’s broader application, the need for minor variances can be expected. In Acheson-Bennett, for example, the City has supported reduced front yard setbacks to bring new projects in line those approved prior to CD/28’s amendment. In the case of the pending McLennan South application, a height variance is requested.

3. Roads & Services

In late 1999, the City completed the installation of new sanitary sewers, storm sewers, and water mains along McLennan South’s existing local roads. Sidewalks, street lighting, and treed boulevards will follow when redevelopment warrants it. The plan directs that a number of new roads, most notably a “ring road”, be constructed to break the area into smaller, more pedestrian-friendly blocks. These new roads are to be established as properties redevelop. The first such road constructed is an extension of Jones Road (just east of Garden City Road), plus a small portion of the ring road. Transportation policy requires that additional road works (i.e. driveway closures, sidewalk upgrading, and the establishment of new vehicle accesses via rear lanes or local streets) be undertaken along Blundell Road as development occurs. Of the road works planned for McLennan South, only the upgrading of existing local roads (e.g. not Blundell Road) is on the City’s Development Cost Charge (DCC) program.

4. Form & Character

Guidelines describing applicable standards for the form and character of multiple-family developments containing three or more dwellings are contained in Section 4.0 of Schedule 2.10D of Bylaw 7100 (McLennan South Sub-Area Plan, Development Permit Guidelines).

SURROUNDING DEVELOPMENT

As noted above, although the sub-area plan was adopted in 1996, McLennan South remains almost unchanged. This lack of activity is not unexpected given the small amount of land assembly in the area, the development challenges (i.e. new roads) posed by the sub-area plan, and the region’s depressed housing market. This situation, together with the plan’s emphasis on single-family uses and house-like scales of development, is encouraging owners of single lots (e.g. ranging in size from approximately 0.2 acres to the area’s more typical 0.5 and 1.0 acre lots) to investigate innovative means by which to realize the development potential of their lands, independent of “developers” and land assemblies. The pending application is one such proposal.

STAFF COMMENTS

No member of staff objects to this application.

Land Use

Staff find the proposed application supportive of community objectives for the McLennan South area. Furthermore, staff support the applicant's proposed height variance, and recommend that a Development Permit, processed to the satisfaction of the Manager of Development Applications, be a condition of rezoning.

Transportation

Vehicular access to the subject site should be provided exclusively via a 6 m wide public lane (secured through Public-Rights-of-Passage) along the north edge of the subject site. Direct pedestrian access between the development and adjacent public sidewalks is encouraged. A corner cut (4 m by 4 m) should be dedicated at the corner of Ash Street and Blundell Road. Frontage improvements and road works required as per Engineering Works comments.

Engineering Works

Prior to final adoption of the rezoning, the following should be in place:

1. A 6 m wide Public-Rights-of-Passage rights-of-way along the entire north edge of the subject site for use as a lane.
2. Dedication of a 0.29 m wide strip of land along the entire Blundell Road frontage for road (sidewalk) widening.
3. Dedication of a 4 m by 4 m corner cut at Ash Street and Blundell Road (measured from the new Blundell Road property line).
4. Registration of restrictive covenants to ensure that:
 - (a) All vehicle access to the subject site shall be via the new lane; and
 - (b) Prior to approval of subdivision of the site, or of a Building Permit for the eastern portion of the site, the developer, via the City's standard Servicing Agreement, will agree to off-site works including, but not limited to:
 - Blundell Road: Removal of the existing sidewalk and installation of a 1.5 m wide concrete sidewalk along the new property line and a treed boulevard behind the existing curb; and
 - Ash Street: Completion of the west side of the street, including road widening, curb and gutter, a 2.42 m wide treed boulevard, a 1.75 m wide concrete sidewalk, and decorative street lighting.
5. Agreement to construct, via Richmond's standard Service Agreement, the lane to City standards, complete with storm sewer and lighting.

ANALYSIS

The proposed use of the subject site is for the development of a duplex and a triplex incorporating both large, family-units and smaller units more appropriate to singles or young couples. This mix is in keeping with City Centre Area Plan objectives for "the development of a broad range of housing to meet the needs of a sizeable and diverse resident population". Furthermore, the applicant's proposed development concept, with its house-like forms, 3-storey height, rear lane, individual front doors, and opportunities for private yards, patios, and decks, is consistent with the sub-area plan's goals for "human scale residential character", "people-friendly, neighbourly housing", and "the introduction of lanes to promote continuous tree-lined streetscapes, uninterrupted by driveways".

The application does deviate from the sub-area plan in that the proposed zoning district, Comprehensive Development District (CD/28), only allows a maximum floor area ratio (FAR) of 0.65, while the plan permits a "base" density of 0.75 and a McLennan South site, so designated, was recently built to a density of 0.82 (7680/7700 Garden City Road at Jones Road). Staff review of the applicant's proposal and the sub-area plan's designation of adjacent lands suggest, however, that the proposed density and resulting form of development will soften the transition between the higher densities/higher heights permitted west of the site (e.g. 0.75 base FAR and 3 storeys over parking) and the lower densities/lower heights permitted east of Ash Street (e.g. 0.55 base FAR and 2½ storeys). Furthermore, through the development's introduction of a public lane for vehicle access, small properties fronting Blundell Road to the west of the subject site are provided with a broader range of development options.

Overall, therefore, while the proposed concept is not prescribed by the sub-area plan, it appears to be very supportive of the plan's objectives and future redevelopment of the surrounding area. Staff wish to note, however, that while the concept is very attractive and a height variance (allowing 3 full storeys to be built rather than 2½) is considered to be appropriate, the ultimate desirability of the project will largely rest with the quality of the project's detailed design, landscape, and materials. For this reason, staff recommend that a Development Permit application, processed to the satisfaction of the Manager of Development Applications, be made a condition of final adoption of rezoning.

FINANCIAL IMPACT None.

CONCLUSION

The proposed use of the subject site is consistent with the City Centre Area Plan, and is supportive of the intent of the McLennan South Sub-Area Plan and local redevelopment opportunities. Rezoning to Comprehensive Development District (CD/28) is consistent with the City's intention that its use be expanded to small residential sites outside its original area of application, Acheson-Bennett. It is anticipated that the proposed development will provide an effective transition between the higher densities and building heights permitted west of the subject site, and the lower densities and heights permitted to the east. Detailed design of the proposed project should be reviewed in the context of a Development Permit application prior to adoption of rezoning.

Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

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

Legal requirements, specifically:

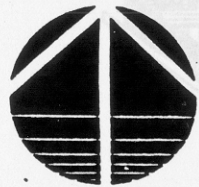
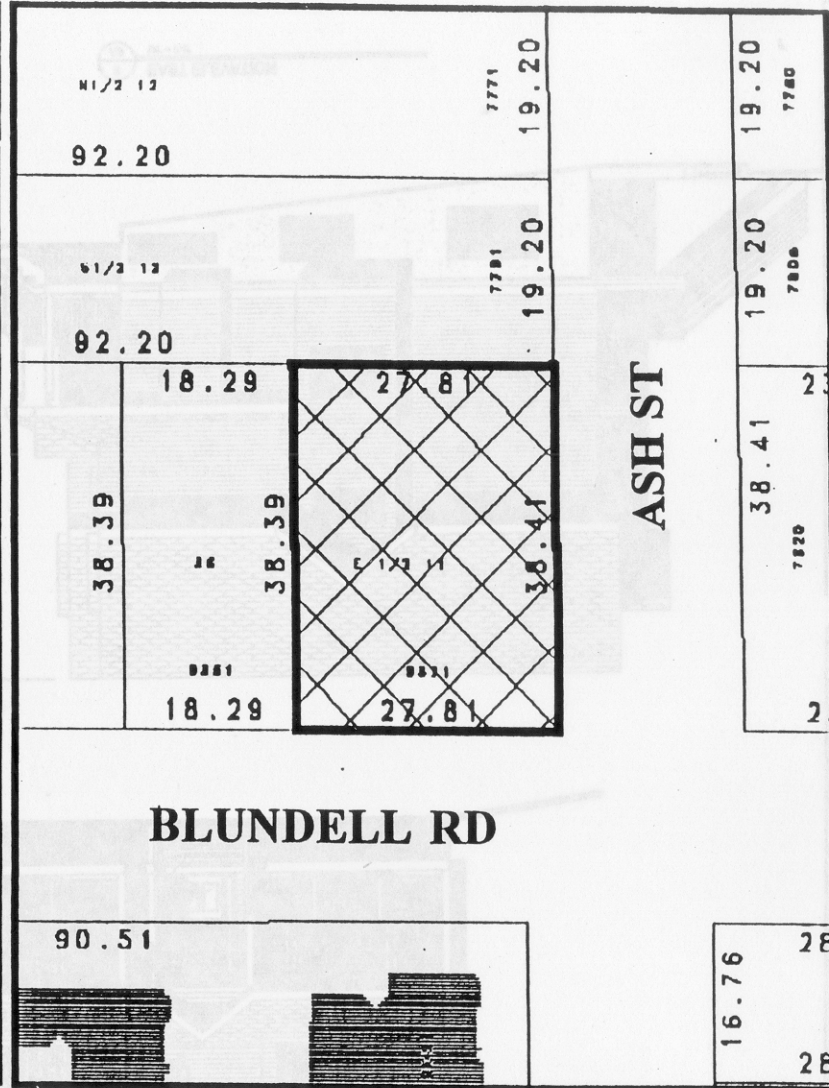
- Public-Rights-of-Passage over a 6m wide rights-of-way along the entire north edge of the subject site.
- Dedication of a 0.29 m wide strip of land along the entire Blundell Road frontage.
- Dedication of a 4 m by 4 m corner cut @ Ash & Blundell.
- Covenant restricting vehicle access to the subject site to the new lane.
- Covenant requiring that prior to subdivision or Building Permit for the eastern portion of the site, the developer must enter a Servicing Agreement to design and construct off-site works including, but not limited to:
 - (a) Blundell Road: Removal of existing sidewalk, 1.5m sidewalk @ new property line, and treed boulevard behind the existing curb; and
 - (b) Ash Street: Completion of the west side of the street, including road widening, curb & gutter, 2.42m treed boulevard, 1.75m sidewalk, and decorative street lighting.

Development requirements, specifically:

- Enter into a Service Agreement to design and construct the lane to City standards including, but not limited to, the roadway, curbs, storm sewer, and street lighting.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.



City of Richmond



RZ 99-167465

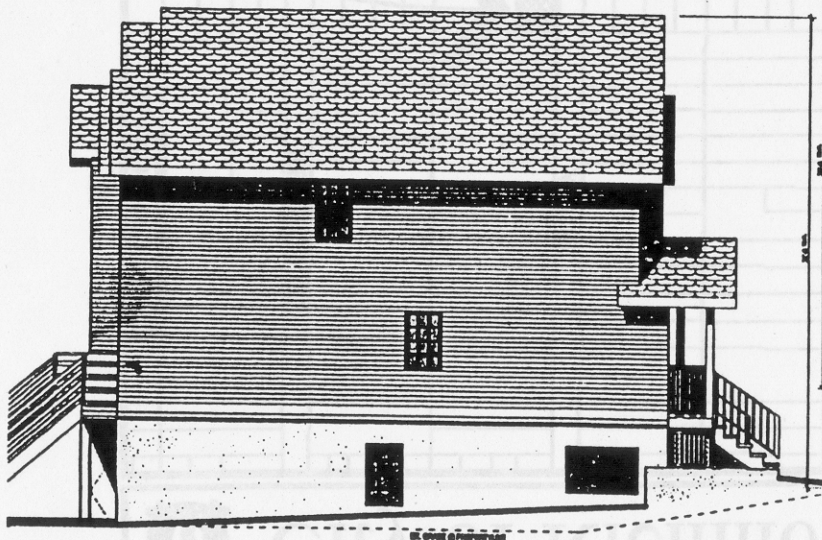
Original Date: 09/10/99

Revision Date:

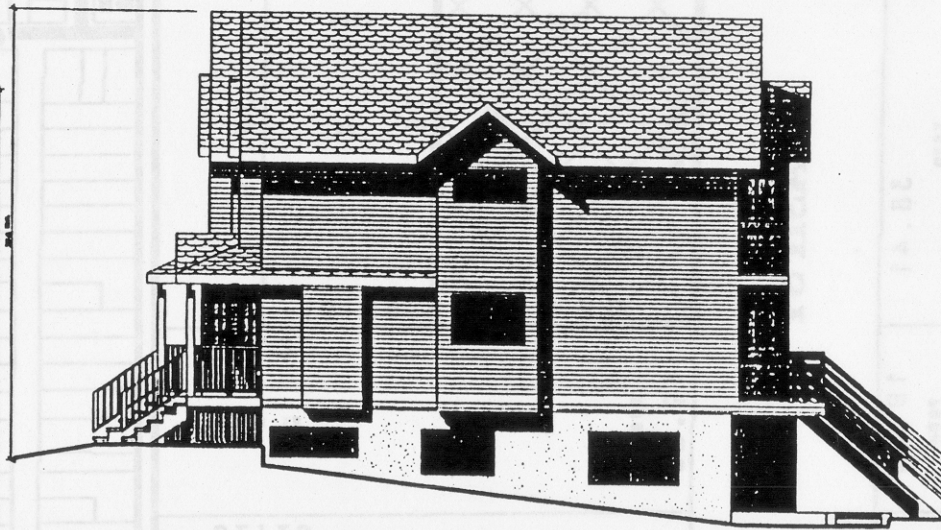
Note: Dimensions are in METRES



1 WEST ELEVATION
A6 W' = 1'-0"



2 WEST ELEVATION
A6 W' = 1'-0"



3 EAST ELEVATION
A6 W' = 1'-0"

GENERAL

All dimensions are to the face of the member of studs, joists, or other structural components.

Unless otherwise stated, this plan shall conform to the standard dimensions. Contractor shall verify and be responsible for all dimensions, alignments and other conditions on site.

The designer shall be informed of any conditions that the owner desires and or conditions shown on the drawings.

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This plan and design are, and all of them remain the property of the designer and shall not be used or reproduced in whole or in part without prior written consent.

CODE CONFORMANCE

This plan has been drawn to conform to the requirements of the British Columbia Building Code 1988.

Scale	1/4" = 1'-0"
Sheet	A-06

DRAFTEN DESIGN LTD.

8488 HEATHER STREET
RICHMOND, B.C. V6X 3A4
PHONE: 273-8211 FAX: 273-8212

PROJECT

RESIDENTIAL DEVELOPMENT

8371 BLURDELL ROAD
RICHMOND

CLIENT

LOUIE AND MAURISEE PULICE
8280 ST. ALBANS ROAD
RICHMOND, B.C.

ISSUING DATE

ELEVATIONS

Scale: 1/4" = 1'-0"

Drawn by: MD

Date: 01/18/2000

Project No.: 239-99

Sheet No.: A-06

A-06

967

CITY OF RICHMOND

BYLAW 7092

RICHMOND ZONING AND DEVELOPMENT BYLAW 5300

AMENDMENT BYLAW 7092 (RZ 99-167465)

9371 BLUNDELL 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/28)**.

P.I.D. 005-143-748

East Half Lot 11 Except: Part Subdivided by Plan 33507; Block "G" 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 7092"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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