



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 23, 2004
From: Holger Burke,
Acting Manager, Development Applications **File:** RZ 03-251048
Re: **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING OF
7840 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT
(CD/127)**

Staff Recommendation

1. That Bylaw No. 7678, to reduce the minimum lot size requirement from 0.405 ha (1 ac.) to 0.162 ha (0.4 ac.) in “Comprehensive Development District (CD/127)”, be introduced and given first reading.
2. That Bylaw No. 7679, for the rezoning 7840 Garden City Road from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/127)” be introduced and given first reading.

Holger Burke,
Acting Manager, Development Applications

EF:cs
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

On August 26th, 2002 Council adopted the bylaw for the rezoning of 7780 and 7820 Garden City Road (re-addressed as 7733 Turnill Street) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/127). As a condition of rezoning, access was provided to the single-family lots to the north and south of the project in order that they may be easily developed in the future with a form and density similar to that proposed for the subject site. This was important as the small northern lot, 7760 Garden City Road, is “landlocked” between 7733 Turnill Street and the existing townhouse site to the north; and the larger southern lot at 7840 Garden City Road, the subject lot of the current application, abuts an existing neighbourhood pub site on its south edge.

The applicant, Matthew Cheng Architect Inc., has applied to rezone the subject site, 7840 Garden City Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/127) in order to permit the development of 10 three-storey townhouses with access to Turnill Street through the development site to the north, as anticipated under the previous rezoning for 7733 Turnill Street (**Attachment 2**).

Findings Of Fact

Item	Existing	Proposed
Owner	Shu-Chun Chao Yu-Chun Chao Kuo-Ting Chao	No change
Applicant	Matthew Cheng Architect Inc.	No change
Site Size <i>(by Applicant)</i>	1,681.69 m ² (18,102.17 ft ²)	1,644.85 m ² (17,705.58 ft ²) • Reduction due to 2 m dedication along Garden City Road
Land Use	Single-family residential	10 townhouse units
OCP Designation • City Centre	Residential	No change
Sub-Area Plan Designation • McLennan South	Residential, Townhouse up to three-storeys over one parking level, Triplex, Duplex, Single Family • 0.75 <u>base</u> FAR	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/127) • Permits 3-storey townhouses/0.78 FAR • <i>Proposed: 3-storey townhouses at 0.78 FAR</i>
Parking Required • For CD/127	For residents: 1.5 spaces/dwelling unit x 10 = 15 For visitors: 0.2 spaces/dwelling unit x 10 = 2 Total: 1.7 spaces/dwelling unit x 10 = 17	
Parking Proposed • For CD/127	For residents: 2.0 spaces/dwelling unit x 10 = 20 For visitors: 0.2 spaces/dwelling unit x 10 = 2 Total: 1.7 spaces/dwelling unit x 10 = 22	

Staff Comments

Context

The subject site is situated along the western edge of McLennan South, the highest density area designated under the sub-area plan. On the subject site and properties to its north, south, and east the plan permits existing older single-family homes to be replaced with three-storey townhouses over a level of parking, at a base density of 0.75 floor area ratio (FAR). In this area, townhouse projects have been constructed to the north and east of the subject site. The project to the immediate north of the subject site is comprised of 27 three-storey townhouses. The project to the east consists of 49 townhouse units. A current rezoning application for the site to the south, adjacent to the neighbourhood pub, is for 11 three-storey townhouses.

Policy Planning

The proposed project is consistent with sub-area, area, and city-wide objectives. The siting of the two- and three-unit townhouse clusters are designed to provide an appropriate relationship to the previously approved development to the north and to the extension of the Garden City “greenway”. Continuity of visual open space to the north is provided. The orientation of units, window location, and outdoor open space is designed to address privacy and noise along the south side of the property facing the Neighbourhood Pub.

The applicant proposes to contribute \$10,000 towards development of the McLennan South neighbourhood park, in lieu of providing indoor amenity space (calculated at \$1,000 per dwelling unit). Staff are supportive of this proposal as it is consistent with the approach supported by the City in the rezoning of comparable small sites in the McLennan South Area.

The applicant proposes contributing \$8,200 towards Richmond’s Affordable Housing program, calculated at \$0.60/ft² of buildable area, excluding parking.

Staff recommend that processing of a Development Permit to the satisfaction of the Manager of Development Applications be made a condition of final adoption of the subject application for rezoning. At Development Permit stage, staff recommend that the applicant should:

- Create variety between building blocks, through details and colour, to provide more visual interest.
- Pay special attention to how the development orients to the central open space and the “ring road”, and how it will “mesh” with future and adjacent developments, with particular attention to the design of the north and south “end” elevations.
- Ensure that existing trees are retained wherever possible, especially along the “greenway” and in the project’s central open space.
- Ensure that landscaping of the site avoids a “manicured” look, in favour one that is more “natural” in terms of both the materials/plants/trees employed and how they are used.

Transportation

An existing cross access easement over 7733 Garden City will provide 7840 Garden City with vehicular access through the development site to the north, from the “ring road”, Turnill Street at Keefer Avenue. No access permitted shall be permitted from Garden City Road.

Engineering

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

- Dedication of a 2m Road Dedication across the entire Garden City Road frontage.
- Registration of a 3m Public Rights of Passage Right-of-Way immediately behind the new Road Dedication.

There are no other rezoning concerns. Then, with future Development Permit, the developers' consultants are to provide a utility servicing plan which clearly shows how water, storm, sanitary, plus hydro, telephone and gas will service the entire site from the Garden City Road frontage. This plan must be acceptable to the City's Plumbing Inspectors. This is important, because ALL these utilities MUST come from Garden City, and will need corridors past ALL the buildings, while not encroaching on neighbouring property.

Then prior to issuance of the future Building Permit, the developer is to enter into the City's standard Servicing Agreement to design and construct beautification improvements across their Garden City frontage. Works to match that done to the north, include, but are not limited to, creation of a large grass and treed boulevard, with Zed street lighting (if required), behind the existing curb, with a new 3m concrete sidewalk in the new Public Rights of Passage Right-of-Way.

Analysis

Rezoning of the subject site, as proposed, is consistent with Richmond's goals and objectives for the City Centre and the McLennan South sub-area, and with Official Community Plan projections for population growth.

With regard to the site's proposed zoning, Comprehensive Development District (CD/127) is a new zone created specifically for the adjacent site to the north, with the aim of providing a measure of consistency between projects situated in McLennan South's higher density townhouse area (e.g. "base density" of 0.75 FAR).


Overall, the proposed project appears to be well thought out. The proposed zoning district, CD/127, is well suited to the opportunities and constraints associated with the subject site. The proposed reduction in the minimum lot size under Comprehensive Development District (CD/127) required to accommodate this site is supported by staff. And, the project's consistency with sub-area plan policies and with other proposed higher density townhouse projects nearby provides a much needed measure of "predictability" in this challenging and rapidly changing community.

Financial Impact

None

Conclusion

This application is in conformance with city-wide, City Centre, and McLennan South objectives for residential growth and development. Rezoning of the subject site to Comprehensive Development District (CD/127) merits favourable consideration.



Eric Fiss, MCIP
Policy Planner
(4193)

EF:cas

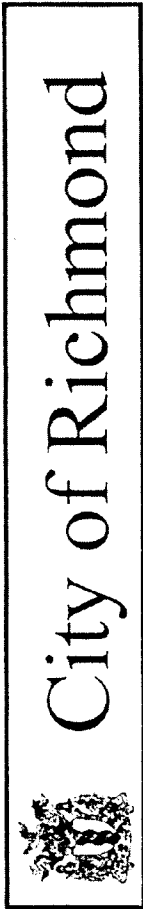
There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

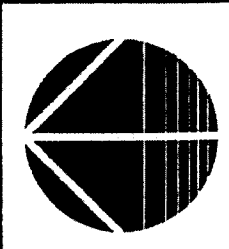
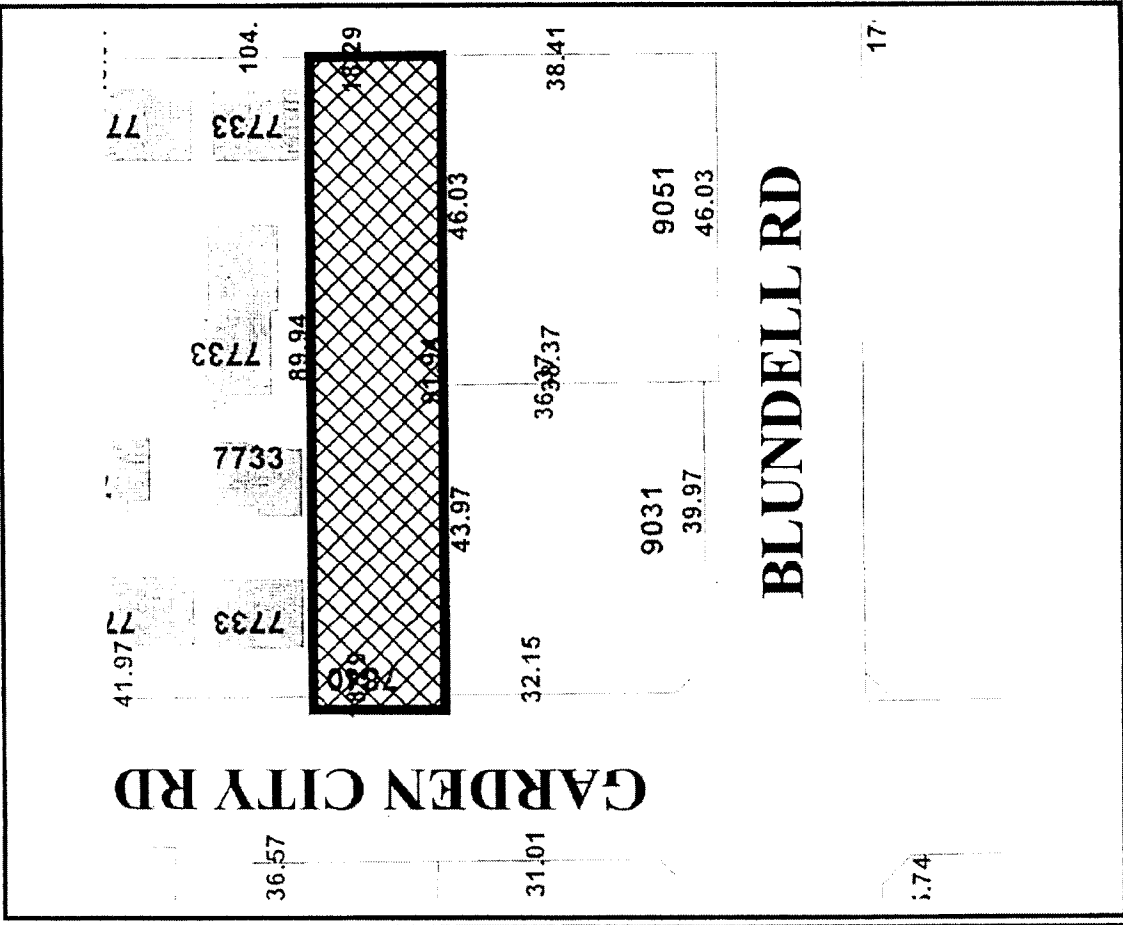
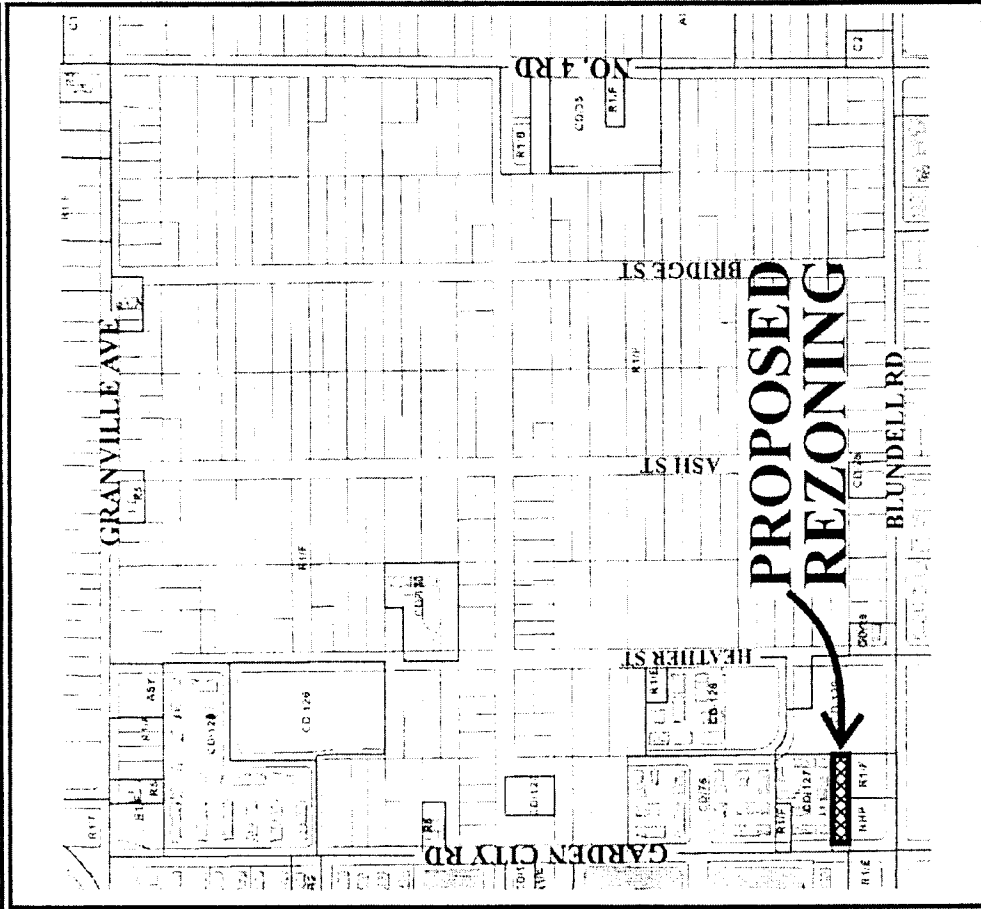
- Dedication of: a 2 m (6.56 ft.) wide strip along the Garden City Road frontage for future road widening;
- Granting of a 3 m (9.84 ft.) wide Public Rights of Passage right-of-way at the back of the required Garden City Road widening/dedication for the full width of the subject site for the extension of the Garden City Road "greenway";
- Granting of a restrictive covenant to ensure that vehicular access to the subject property will be solely via one specified location on the "ring road" (e.g. Turnill at Keefer) to the satisfaction of Richmond's Transportation department, and that no vehicular access (except for emergency vehicles) will be provided from Garden City Road

Development requirements, specifically:

- \$10,000 cash in lieu of indoor amenity space towards development of the proposed McLennan South neighbourhood park;
- \$8,200 towards Richmond's Affordable Housing fund, and
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.



City of Richmond



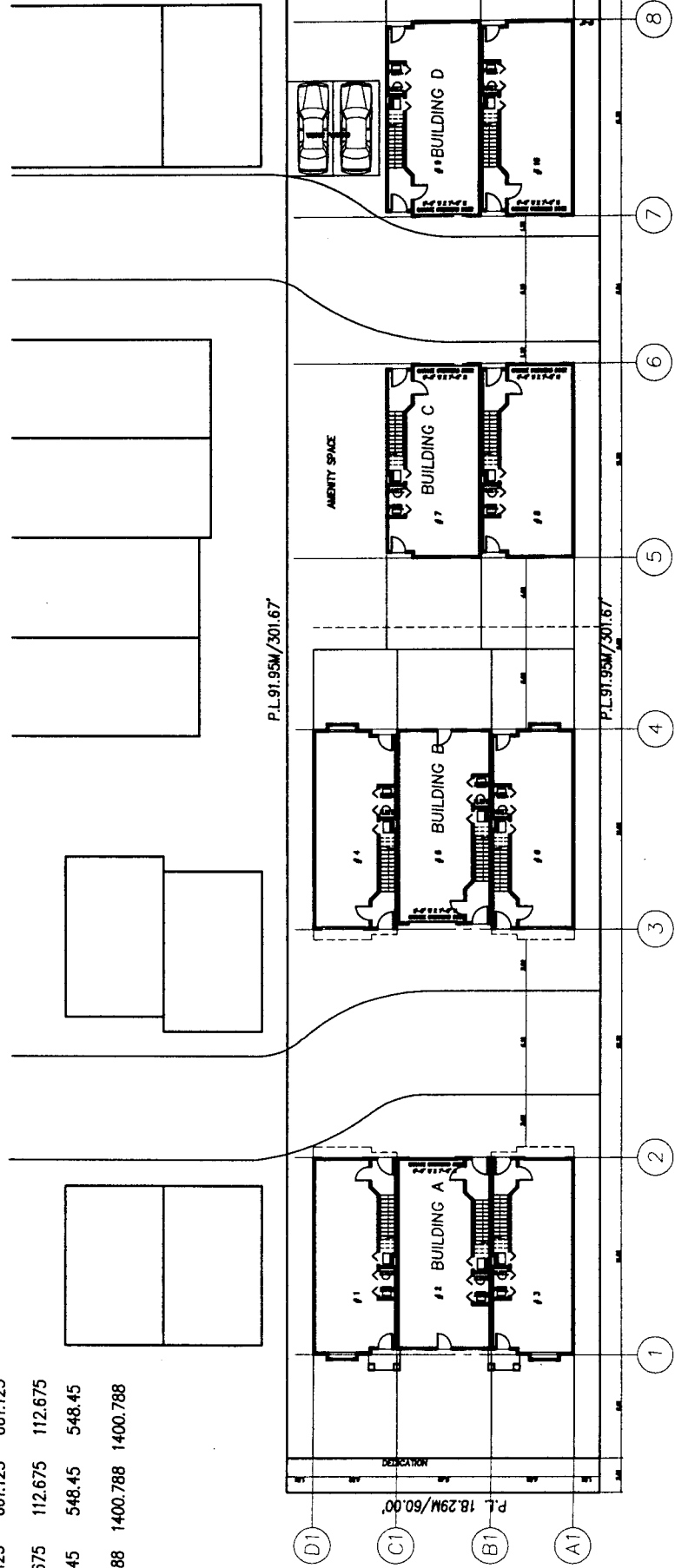
RZ 03-251048

Original Date: 11/28/03

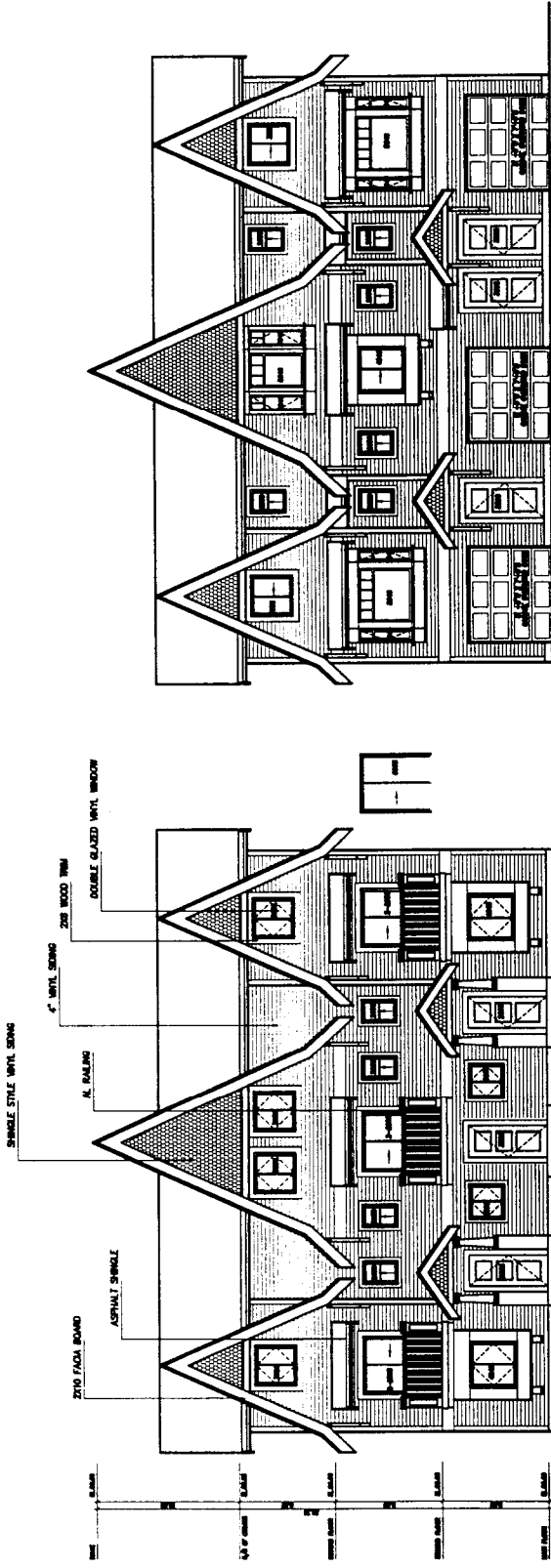
Revision Date:

Note: Dimensions are in METRES

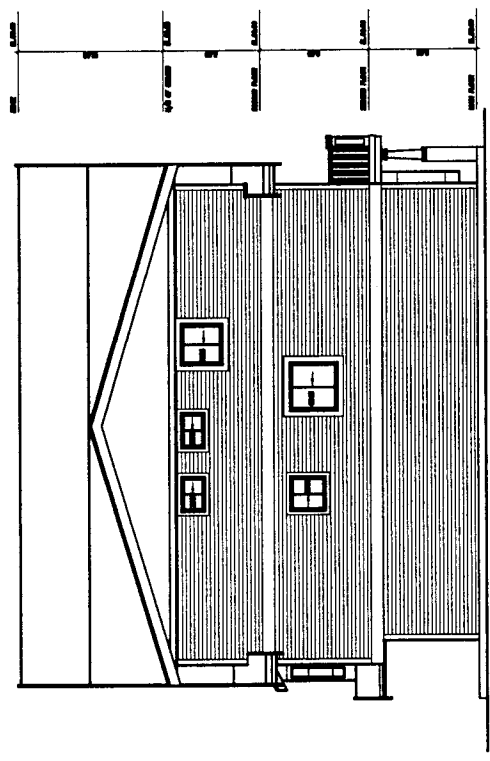
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SITE PLAN
1" = 16'-0"

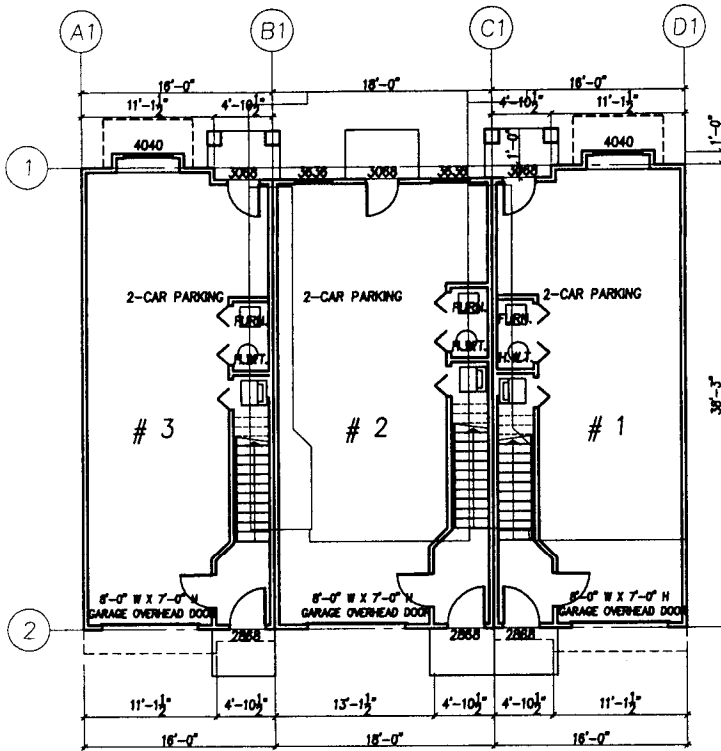


BUILDING A WEST ELEVATION
BUILDING B EAST ELEVATION

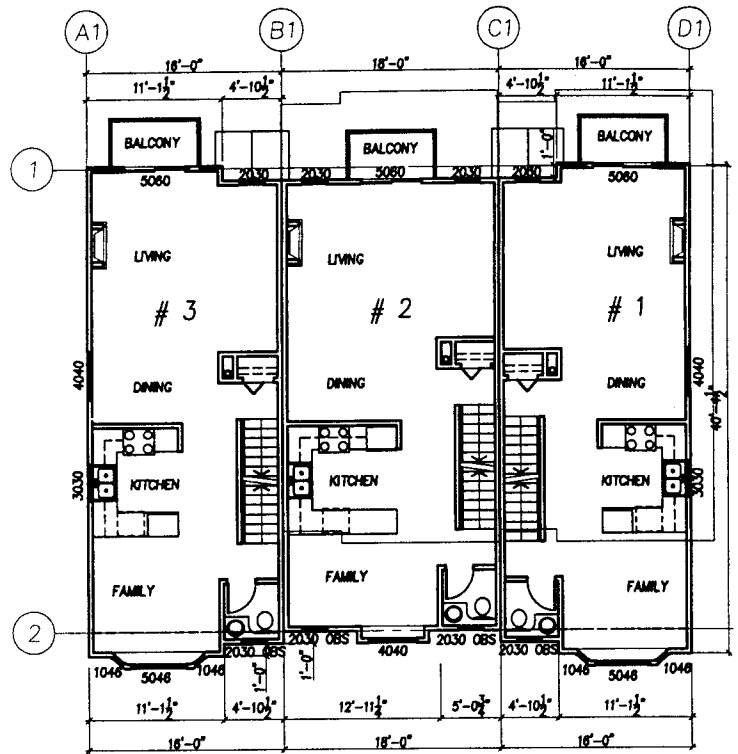


BUILDING A,B SOUTH AND NORTH ELEVATION

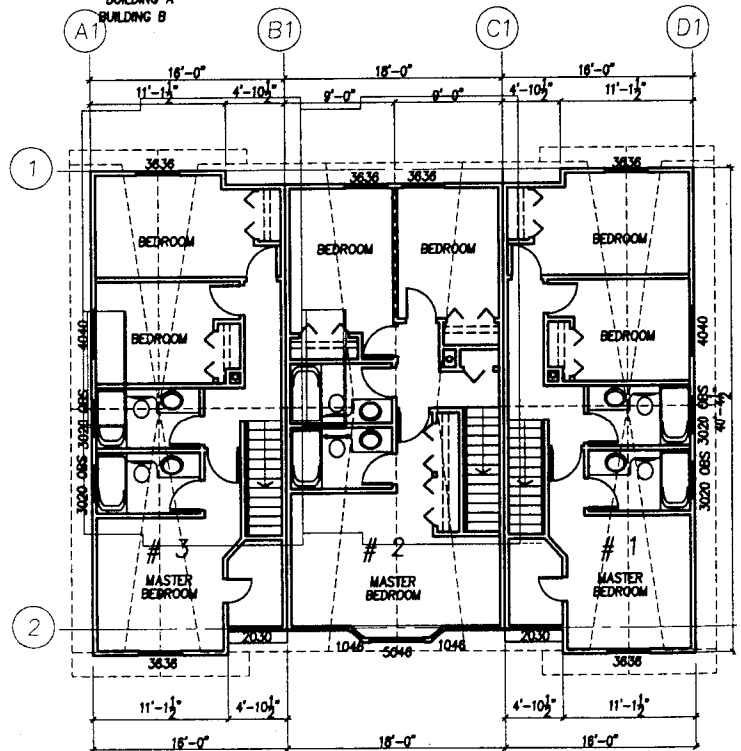
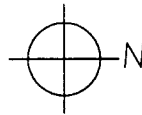
ATTACHMENT 2



GROUND FLOOR PLAN
BUILDING A
BUILDING B



SECOND FLOOR PLAN
BUILDING A
BUILDING B



THIRD FLOOR PLAN
BUILDING A
BUILDING B



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7679 (RZ 03-251048)
7840 GARDEN CITY 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/127)**.

P.I.D. 004-069-013

Lot 40 Section 15 Block 4 North Range 6 West New Westminster District Plan 34008

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7679”**.

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.
<i>HB</i>
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7678
(RZ 03-251048)**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Sections 291.127.6 with the following:

“291.127.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.162 ha (0.4 ac.) in size.”

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7678”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK