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**To:** Planning Committee **Date:** February 15, 2002  
**From:** Joe Erceg **File:** RZ 01-194862  
 Manager, Development Applications  
**Re:** **APPLICATION BY PAUL LEONG ARCHITECT LTD. TO REZONE 7340 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/130)**

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**Staff Recommendation**

1. That Official Community Plan Amendment Bylaw No. 7341, to amend Schedule 2.10D (McLennan South Sub-Area Plan) by introducing a number of text amendments affecting the area designated for "Residential, 2½ storeys, Townhouse, Triplex, Duplex, Single-Family, 0.60 base FAR", be introduced and given first reading.
2. That Bylaw No.7341, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.
3. That Bylaw No.7341 , having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.
4. That Bylaw No. 7341, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.
5. That Bylaw No. 7342, for the rezoning of 7340 Heather Street from "Single-Family Housing District, Subdivision Area F (R1F)" to "Comprehensive Development District (CD/130)", be introduced and given first reading.

*Joe Erceg*  
 Joe Erceg  
 Manager, Development Applications

Att. 4

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>
<i>David H. [Signature]</i>

## Staff Report

### Origin

On October 2, 2001, Planning Committee considered a staff report on the City Centre's McLennan South sub-area. The report identified 12 development sites. Of these, two are redeveloped, two are rezoned, and the rezoning of another four was supported at Public Hearing in January, 2002. This report addresses one of the four remaining sites. (**Attachments 1 & 2**)

The subject site is a single lot fronting the east side of Heather Street between Granville Avenue and General Currie Road. The applicant, Paul Leong Architect Ltd., has applied to rezone the subject site from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/130) for the purpose of constructing 21 3-storey townhouses. (**Attachments 3 & 4**)

As will be demonstrated in the following report, the subject application is generally consistent with the McLennan South Sub-Area Plan with the exception of building height: 3 storey buildings are proposed rather than the 2½ storey buildings permitted under the plan. In the report considered by Council last October, various development issues were identified, including building height in the vicinity of the subject site. Staff were directed to prepare terms of reference for resolving these issues, but the applicant did not want to wait for this process to be complete. As such, building height in the vicinity of the subject site is considered in this report.

### Findings of Fact

ITEM	EXISTING	PROPOSED
<i>Owner</i>	Pot'O Gold Capital Ltd.	No change
<i>Applicant</i>	Paul Leong Architect Ltd.	No change
<i>Site Size</i> (Source:GIS)	4,423.34 m <sup>2</sup> (47,613.99 ft <sup>2</sup> )	3,962.78 m <sup>2</sup> (42,656.40 ft <sup>2</sup> ) <ul style="list-style-type: none"> <li>Reduction due to 8 m (26.25 ft.) wide road dedication along the site's east property line, part of a future road linking General Currie Road with Sills Avenue.</li> </ul>
<i>Land Use</i>	Single-family residential	21 3-storey townhouse dwellings
<i>OCP Designation</i> • City Centre	Residential	No change
<i>Sub-Area Plan Designation</i> • McLennan South	Residential 2½ storeys Townhouse, Triplex, Duplex, Single Family • 0.60 base floor area ratio	Residential 2½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex & Single-Family • 0.60 base floor area ratio (FAR)
<i>Zoning</i>	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/130) • 3-storey townhouses @ 0.69 FAR

## **Surrounding Development & Related Policies**

### ***Sub-Area Plan Overview*** (Attachment 3, Sub-Area Plan “Land Use” map)

The McLennan South Sub-Area Plan encourages the development of townhouses, triplexes, duplexes, and single-family homes within a lush, green environment. New roads are proposed in order to provide easier access around the neighbourhood for both pedestrians and drivers, and to enable existing properties to redevelop in a pedestrian-friendly manner that orients most residential units to public streets and walkways. Land has been set aside for future neighbourhood park and school use and the development of a “greenway” has been identified for the east side of Garden City Road. Consistent with the plan, at the end of 1999, the installation of sanitary and storm sewers was completed along the area’s existing road rights-of-ways to provide service to existing homes and future development.

### ***Sub-Area Plan Densities***

Building densities under the sub-area plan are intended to be based on site area net of dedications (i.e. roads). The densities specified under the Land Use plan should be considered as guides rather than targets. The term “base density” used in the Land Use plan indicates that additional density may be supported where a project can demonstrate that it is attractive, livable, and consistent with sub-area plan objectives (i.e. regarding roads, etc.). As a result, in the portion of McLennan South designated for a base density of 0.75 floor area ratio (FAR), townhouses have been constructed at 0.83 FAR and others were recently supported at Public Hearing at 0.78 and 0.80 FAR. In the area around the subject site, which is designated for a base density of 0.60 FAR, development was recently supported at Public Hearing at a density of 0.69 FAR (Capital West Holdings, RZ 01-116358, **Attachment 2: Site #5**).

### ***Building Height***

The subject site is designated for 2½ storeys. Under Richmond’s zoning bylaw, half-storey “means a habitable space situated wholly under a roof...and which does not have a floor area which exceeds 50% of the floor area of the storey situated immediately below it”.

### ***Road Development***

As noted above, the sub-area plan promotes the establishment of a number of new roads. Proposed north-south roads, like the one required across the subject site, will typically straddle rear property lines. In other words, a typical 20 m (65.62 ft.) wide road would require abutting property owners to each dedicate a 10 m (32.81 ft.) wide strip of land across the rear of their lots.

It is the City’s objective, wherever possible, to minimize road right-of-way requirements. In the case of the subject site, the ultimate width of the new road will be affected by the form of future development along its east side, how that development is serviced, and how construction of the road is phased. Staff’s review of this situation indicates that while a 10 m (32.81 ft.) wide road right-of-way may be required across the subject site, a right-of-way as narrow as 8 m (26.25 ft.) may be adequate. On this basis, staff have determined that an 8 m (26.25 ft.) wide right-of-way must be dedicated by the applicant, together with a 2 m (6.56 ft.) wide right-of-way secured through Public Rights of Passage. This approach serves to reduce the amount of land the applicant must dedicate, while still providing the City with the flexibility to support various development scenarios on neighbouring sites. Where practical, staff will apply a similar approach in the management of future applications elsewhere in McLennan South.

***Subject Site***

The subject site is situated along the eastern edge of Heather Street in the second densest area designated under the sub-area plan. The area of the subject site is characterized by a mix of older and newer homes and vacant lots, many of which have large mature trees. The plan intends for these properties to redevelop for the most part with townhouses. To date, no new development has been built in the vicinity of the subject site, but several are pending, including two townhouse projects on the west side of Heather Street: Polygon Leighton Court's 94 unit, 3-storey project and Capital West Holdings' 60 unit, 2½ storey project. (**Attachment 2**: Polygon – Site #8 and Capital West – Site #5) Polygon's site is situated in McLennan South's highest density area and is proposed for development at 0.80 FAR. Capital West's site, like the subject site, is designated for a base density of 0.60 FAR and is proposed for development at 0.69 FAR.

***Development Permit Guidelines***

Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

**Staff Comments*****Policy Planning***

The proposed project is consistent with sub-area, area, and city-wide objectives with the exception of building height. Staff are supportive of the applicant's proposal to amend the McLennan South Sub-Area Plan to allow 3-storey townhouses in the area currently designated for 2½ storeys. This change will result in a superior development on the subject site and will provide greater development flexibility on adjacent parcels, which in turn will help to achieve key sub-area plan objectives for an informal neighbourhood character and significant landscaping/open space.

The applicant has agreed to contribute \$21,000 towards the construction of the proposed McLennan South neighbourhood park (calculated at \$1,000 per unit), in lieu of providing indoor amenity space for residents as part of the subject development. The applicant, like several other developers in the McLennan South area, does not believe that the residential market requires indoor amenity space in all its multiple-family projects, and that a contribution towards the neighbourhood park would ultimately be more beneficial to both residents of the project and the broader area. Staff are supportive of this proposal as it is consistent with the approach supported by the City in the rezoning of four other McLennan South sites (**Attachment 2**, Sites #1, 5, 6, and 10), and it will free up a larger amount of the site for landscaped open space.

It should be noted here that the City has retained a consultant to review when and in what form indoor amenity space should be provided in Richmond's multiple-family projects. This work is expected to be complete by mid-year and will be used to update current Official Community Plan (OCP) policies. Development applications for McLennan South that are received after that time will be required to conform to the updated policies. Until then, staff will continue to work with developers on a project-by-project basis to determine a practical approach to this issue.

The developer has volunteered to incorporate public art into a publicly accessible location along the subject site's Heather Street frontage. As a condition of rezoning, the developer will be required to provide a letter of credit to this effect. The estimated value of the artwork is \$17,700, calculated at 0.60/ft<sup>2</sup> of buildable area, excluding parking. Given the relatively small size of the subject project, this contribution represents a fairly high cost. Nevertheless, the developer is a strong proponent of public art in Richmond and believes it will benefit both the broader community and the subject development. Staff suspect, however, that if the City required the contribution to go off-site, whether to public art, affordable housing, or childcare, that the lack of any direct benefit to the subject project could result in a smaller and less practical contribution. In light of this, staff favour the proposed approach.

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

- Over the course of the rezoning process, the applicant has made significant improvements to the massing, rooflines, and character of the proposed buildings fronting Heather Street and the future road. Similar improvements still needs to be made to the project's internal block. Further reducing the number of resident parking spaces to bring it more in line with the proposed bylaw requirements should be considered in this regard.
- The units fronting the new road would benefit from broader entry stairs, which would make them more in scale with other features of their east façades.
- Windows on the front elevations of the tandem garages should be significantly reduced or eliminated to discourage the conversion of these spaces to habitable rooms and relieve the repetitiveness of the window pattern between the ground floor and upper storeys.
- The project should make provision for adaptable ground floor living space where possible.
- The garbage/recycling area should be moved to a less prominent location. The project's central landscaped open space and its mature trees, not the garage/recycling area, should be the visual focus upon entering the site.
- The project's driveway and associated landscaping should be designed such that the central open space appears to extend all the way to the surrounding units, rather than being cut off from them. Special driveway pavement treatments, trees and planting adjacent to the units (especially along the south façade of the internal block of units), and the manner in which the edge of the open space and pedestrian circulation are handled will all be important to achieving this.
- Public art must be incorporated into the design of the project's Heather Street frontage.

### ***Transportation***

- *Parking Requirements:*
  - a) Residents @ 1.5 spaces/unit, and visitors @ 0.2 spaces/unit. (Note: 4 visitor spaces are acceptable based on 21 units.)
  - b) The minimum driveway aisle width should be 6.7 m (22 ft.).
  - c) Tandem parking is acceptable.

- *Land Requirements/Road Design:*
  - a) Along the site's entire east side, a 8 m (26.25 ft.) wide road dedication is required, together with a 2 m (6.56 ft.) wide strip of land secured through Public Rights of Passage, to provide for a future road. If once the road is established, this 2 m (6.56 ft.) wide right-of-way is not required, it may be released.
  - b) Design of the new north-south road should assume a 8.5 m (27.89 ft.) wide pavement with minimum 1.5 m (4.92 ft.) wide treed/landscaped boulevards and 1.75 m (5.74 ft.) wide sidewalks along both sides.
  - c) The applicant, as a condition of rezoning, need not construct the new north-south road, but must provide moneys for its future construction.
- *Access:*
  - a) One driveway access shall be permitted from Heather Street.
  - b) No driveway access shall be permitted to the future north-south road.

### ***Engineering***

Prior to final reading of the rezoning, the following shall be in place:

- Dedication of an 8 m (26.25 ft.) wide strip of land along the subject site's entire east side.
- Granting of a Public Rights of Passage right-of-way over a 2 m (6.56 ft.) wide strip of land along the western edge of the required road dedication.
- Payment of "cash in lieu" for future construction of the new road along the site's east edge based on a cost estimate prepared and sealed by a P. Eng. A full engineering design does not need to be done at this time. The cost estimate must be based on the combined 10 m (32.81 ft.) road right-of-way and take into account removal and appropriate replacement material for the entire right-of-way, 5 m (16.40 ft.) of full road construction, 150 mm (6") storm sewer, curb and gutter, 2 m (6.56 ft.) wide grass boulevard complete with 7 cm (3") trees at 9 m (29.53 ft.) on centre, decorative "Zed" street lights, and a 1.75 m (5.74 ft.) wide concrete sidewalk. (Note: Costs for upsizing the storm sewer, installation of a watermain and sanitary sewer, and the provision of BC Hydro and Telus ducts will be the responsibility of the Ash Street properties east of the subject site.)
- Registration of a restrictive covenant ensuring sole vehicular access to the subject site shall be from Heather Street, adjacent to the site's south property line.
- Registration of an easement to accommodate a shared driveway providing access to 7360 Heather Street at two locations along the subject site's south property line.

Prior to issuance of Building Permit, the developer is to enter into the City's standard Servicing Agreement for the design and construction of the subject site's entire Heather Street frontage. Works are to be based on the City's approved Heather Street concept plan including, but is not limited to, complete "half road" construction with road widening, curb and gutter (with the back of curb to be located 5.16 m/16.93 m off the property line), a 3.1 m (10.17 ft.) wide grassed and treed boulevard, decorative "Zed" street lights, and a 1.75 m (5.74 ft.) wide concrete sidewalk.

## Advisory Design Panel Comments

On February 20, 2002, Richmond's Design Panel undertook a preliminary review of the subject application. The applicant presented a 21 unit, 3-storey townhouse development at a net density of 0.69 FAR and net lot coverage of 30%. Driveway access was provided from Heather Street at the site's southwest corner and opened directly onto a central common open space. Right-of-ways were provided along the site's east edge for the future development of a road.

The Panel indicated support for the project's site layout and low lot coverage. With regard to building height, the Panel indicated general support, but felt strongly that modifications to the design were required to avoid a "box-like" appearance and provide a stronger roofline more in keeping with the neighbourhood's intended traditional "house-like" character. Reducing the size of the project's third floor was considered to be key to achieving this, however, the Panel felt confident that the project's density and proposed site coverage need not be affected. The Panel noted that by reducing the number of resident parking spaces (to bring it more in line with the proposed bylaw) several garage spaces could be converted to dwelling space, thus, allowing for third floor dwelling space to be reduced without a loss in total building density. Such a conversion was seen to have the added advantage of increasing the amount of grade-level living space in some of the townhouses, which would enable them to be designed as adaptable units.

In response to the Panel's comments, the applicant revised his development proposal by reducing the number of indoor parking spaces for two of the units, redesigning the roofs such that the third storeys read like dormer spaces, and making modifications to the facades. The result appears to be generally consistent with the Panel's direction. Staff believe the applicant has adequately demonstrated that, through the Development Permit process, it will be possible for him to achieve a form that appears to be 2½ storeys in height and still maintain a site coverage of just 30%.

## Analysis

Rezoning of the subject site is consistent with Richmond's objectives for the City Centre and with Official Community Plan projections for population growth. The proposal is also consistent with the McLennan South Sub-Area Plan with regard to character and road development.

The project's proposed density, 0.69 FAR, is the same as that recently supported at Public Hearing for the Capital West site, a property designated, like the subject site, for a base density of 0.60 FAR. (**Attachment 2: Site #5**) Part of the rationale for supporting 0.69 FAR on the Capital West site was as "compensation" for the large amount of road that that project was required to provide. The subject development, on the other hand, is not required to provide a disproportional amount of road relative to other McLennan South site's. As such, the rationale for supporting a density of 0.69 FAR here is purely design based, as follows:

- *The proposed project has a site coverage of only 30 %.* This is substantially lower than the 40% coverage typical of townhouse developments in Richmond and the 46% proposed on the Capital West site. As a result, the subject development will have more open space and landscaping, which should make it more livable and a more attractive neighbour.
- *There is no reason to assume that a reduction in the proposed density would result in a better form of development.* In fact, just the opposite could occur if, for example, a lower density encouraged the developer to opt for a more conventional 2-storey townhouse form with double garages. This form could conform to the area plan, but would result in a higher site coverage, less open space, and less units oriented to Heather Street and the future road.
- *Design reviews by staff and the Advisory Design Panel have concluded that the proposed density is not compromising either the project's form or character.* In fact, both groups agree that if building bulk is to be further reduced it would be best done by reducing the amount of indoor parking provided. (The developer is providing parking over and above the bylaw requirement and parking garages are not included in building density. As such, the number of indoor parking spaces could be reduced, which would reduce building size without affecting either density or City parking requirements.)
- *The subject development provides for future access to the lot on its south.* This will allow that property to be developed in a comparable manner to the subject site with relative ease.
- *The applicant has had to overcome the significant challenge of designing units along its eastern edge.* These units need to be able to front the new road once it is constructed, but in the meantime must be accessed exclusively from the project's internal driveway. Designing attractive, double-fronting units along this edge is key if sub-area plan road objectives are to be met and the project is to be marketable both today and in the future.

Based on this review, the only outstanding issue appears to be one of building height. The sub-area plan designates the subject site and the properties around it for 2½-storey townhouses. The applicant believes this height limit is impractical in an area where townhouses of 0.60 floor area ratio (FAR) and greater are encouraged, and has proposed that the subject site instead be developed at 3 storeys.

The area plan places a 2½ storey limit on the subject site and its neighbours in order that this area may provide a transition between the proposed higher density townhouse area on its west (e.g. designated for 3 storeys over parking) and lower density single-family area on its east (e.g. 2½ storeys). In actual fact, however, the higher density area is being developed at 3 storeys, and the 2½ storey area (e.g. Capital West) is being developed with buildings each of which are 50% 2-storeys and 50% 3-storeys (as per the City's bylaw definition of 2½ storeys). As a result, it may be difficult to see the difference between the two areas. This raises concerns that rather than the neighbourhood having an informal character as envisioned under the sub-area plan, it may actually appear to be quite repetitive and regular.



This concern is heightened by the plan's base density of 0.60 FAR. Elsewhere in Richmond, townhouse projects of this density are frequently developed at 3 storeys in order that adequate yards and open space may be provided. If the subject site and its neighbours are limited to 2½ storeys, regardless of site specific opportunities and constraints, the resulting form may not be able to achieve the "lush, green environment" sought under the plan and may appear to be too dense.

In reviewing this situation, staff believe that to be consistent with the plan, development of the McLennan South area must avoid a monotonous appearance and maximize open space/landscape opportunities. For this reason, staff favour amending the designation of the subject site and its neighbours to allow the opportunity for 3 storey buildings where:

- *The form and character of development is consistent with the intent of the plan.*  
This would include designing the third floor of buildings so that they appear, especially along street frontages, as dormer spaces tucked into roofs. It would also include providing variation from one site to the next or, in the case of large sites, one building or cluster of buildings and the next. This variation could involve changes in setback distances, building orientation and features, materials and colours, and/or rooflines.
- *The 3 storey height directly enhances the livability of the project and/or its neighbours.*  
This could take the form of limiting site coverage to 30%, as in the case of the subject development, the retention of significant mature landscaping/trees, special landscape/open space features, etc. It could also take the form of road development if a site was required to provide an unusually large amount of road dedication and/or development.

Overall, the proposed project appears to be well thought out and consistent with the intent, though not the letter, of the sub-area plan. The proposed sub-area plan amendment specifies that the subject site and its neighbours should typically be developed at 2½ storeys, but that development, such as that proposed by the applicant, may be as great as 3 storeys in height. The proposed zoning, CD/130, limits building height to the same as that of the Capital West site (**Attachment 2: Site # 5**), but permits 3 storeys rather than just 2½ and limits lot coverage to 30% rather than 46%.

**Options:**

- *Approval:* Support the subject application and sub-area plan amendment on the basis that they appear to be consistent with the intent of the sub-area plan.
- *Conditional Approval:* Support the application and amendment of the sub-area plan designation on the subject site on the basis that this appears to be consistent with the sub-area plan, but redesignation of the broader area is premature.
- *Refer to Staff:* Additional information is required on the project and/or plan amendment.
- *Denial:* The proposed development is considered to be too dense and/or too tall.

Staff recommend approval.

## Financial Impact

None.

## Conclusion

The proposed 21 unit townhouse proposal is generally consistent with objectives set out in the McLennan South Sub-Area Plan, with the exception of its proposed height. Review of the project and surrounding development suggest that an amendment to the sub-area plan in this regard is warranted. On this basis, rezoning of the subject site to Comprehensive Development District (CD/130) merits favourable consideration.



Suzanne Carter-Huffman  
Senior Planner/Urban Design

SPC:cas

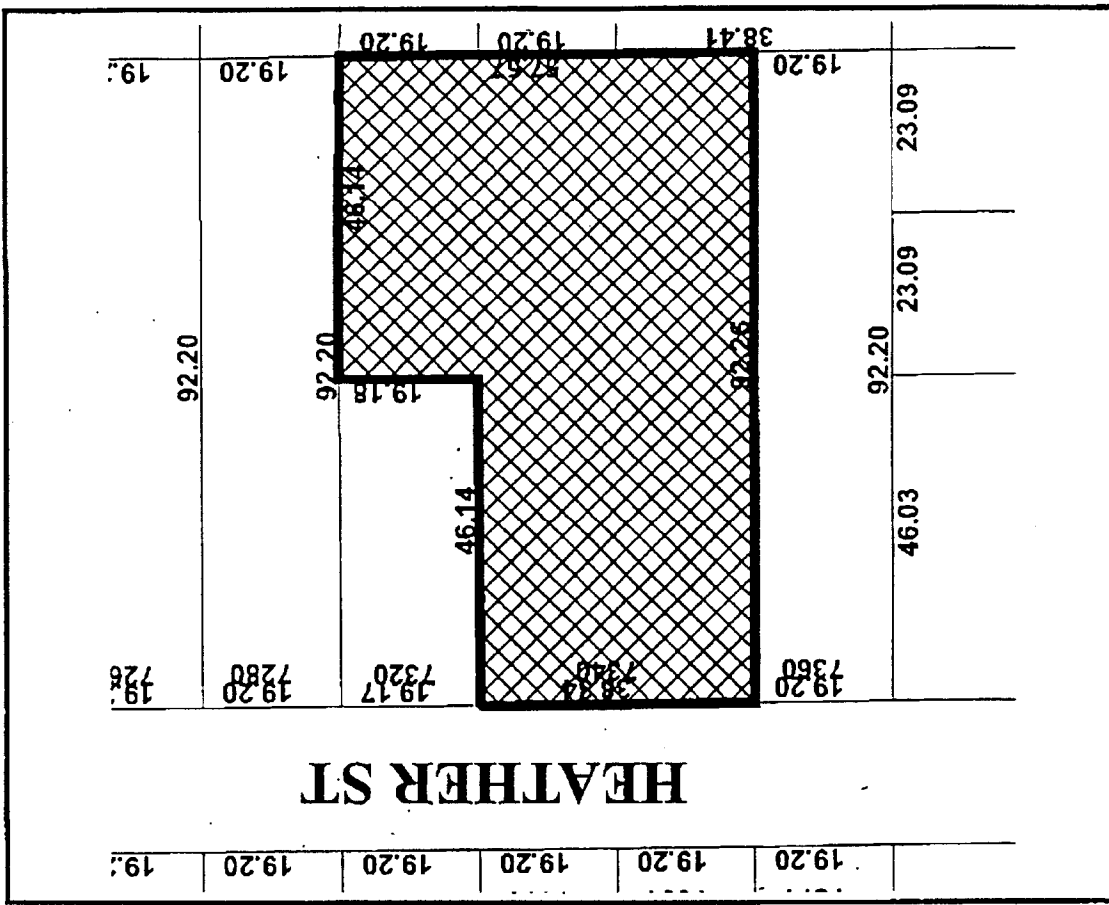
There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

- Dedication of an 8 m (26.25 ft.) wide strip of land along the subject site's entire east side.
- Granting of a Public Rights of Passage right-of-way over a 2 m (6.56 ft.) wide strip of land along the western edge of the required road dedication.
- Registration of a restrictive covenant ensuring sole vehicular access to the subject site shall be from Heather Street, adjacent to the site's south property line.
- Registration of an easement to accommodate a shared driveway providing access to 7360 Heather Street at two locations along the subject site's south property line.

Development requirements, specifically:

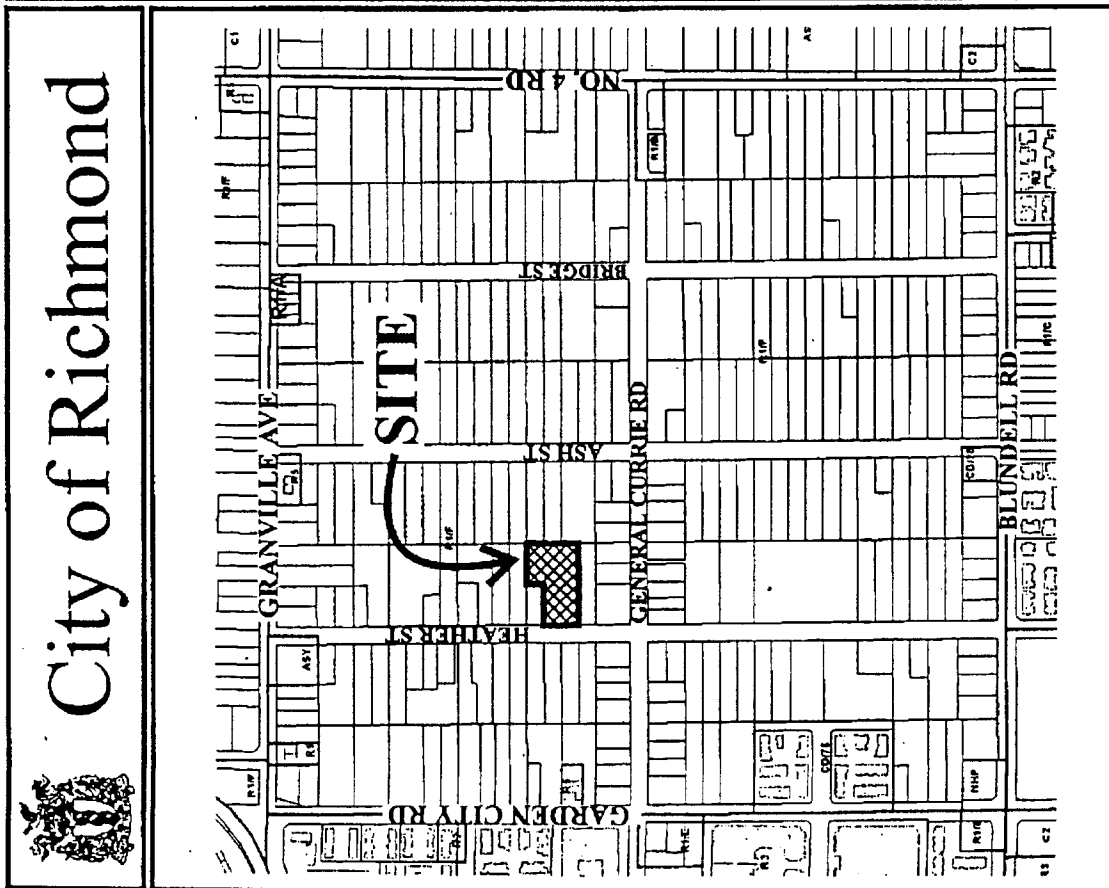
- Payment of "cash in lieu" for future construction of the new road along the site's east edge based on a cost estimate prepared and sealed by a P. Eng. A full engineering design does not need to be done at this time. The cost estimate must be based on the combined 10 m (32.81 ft.) road right-of-way and take into account removal and appropriate replacement material for the entire right-of-way, 5 m (16.40 ft.) of full road construction, 150 mm (6") storm sewer, curb and gutter, 2 m (6.56 ft.) wide grass boulevard complete with 7 cm (3") trees at 9 m (29.53 ft.) on centre, decorative "Zed" street lights, and a 1.75 m (5.74 ft.) wide concrete sidewalk. (Note: Costs for upsizing the storm sewer, installation of a watermain and sanitary sewer, and the provision of BC Hydro and Telus ducts will be the responsibility of the Ash Street properties east of the subject site.)
- Provision of funding towards the construction of the McLennan South neighbourhood park, estimated at \$21,000 (based on \$1,000 per unit).
- Provision of a letter of credit towards Richmond's Public Art Program, estimated at \$17,700 (based on 0.60/ft<sup>2</sup> of buildable area, excluding parking).
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

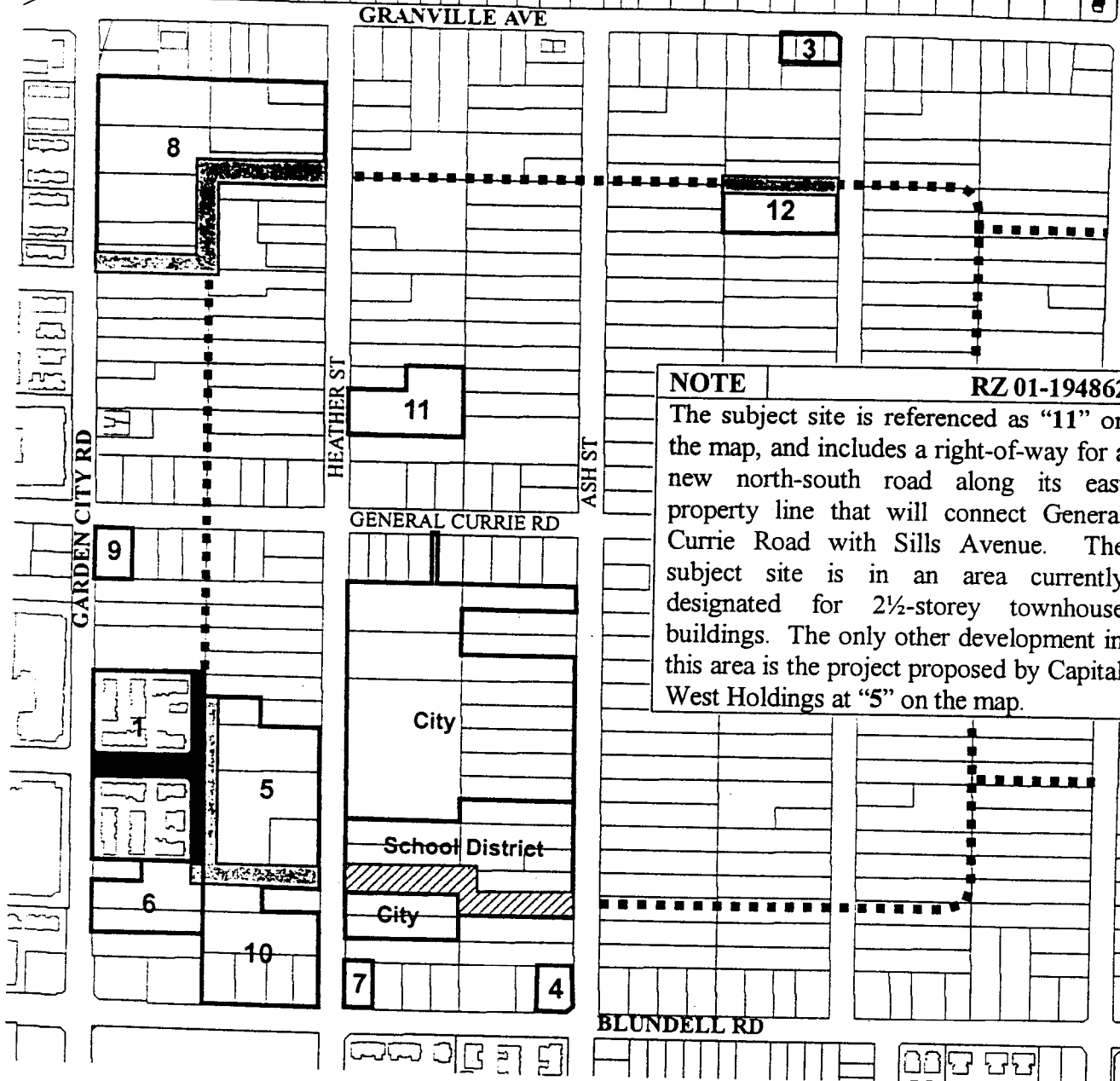


**RZ 01-194862**

Original Date: 10/02/01  
Revision Date:

Note: Dimensions are in METRES





**NOTE** **RZ 01-194862**

The subject site is referenced as "11" on the map, and includes a right-of-way for a new north-south road along its east property line that will connect General Currie Road with Sills Avenue. The subject site is in an area currently designated for 2½-storey townhouse buildings. The only other development in this area is the project proposed by Capital West Holdings at "5" on the map.

**"Ring Road" and Arterial Connections**

- Existing
- Proposed as part of pending or anticipated applications
- Anticipated through a land exchange with School District
- Designated under the sub-area plan (location not finalized)










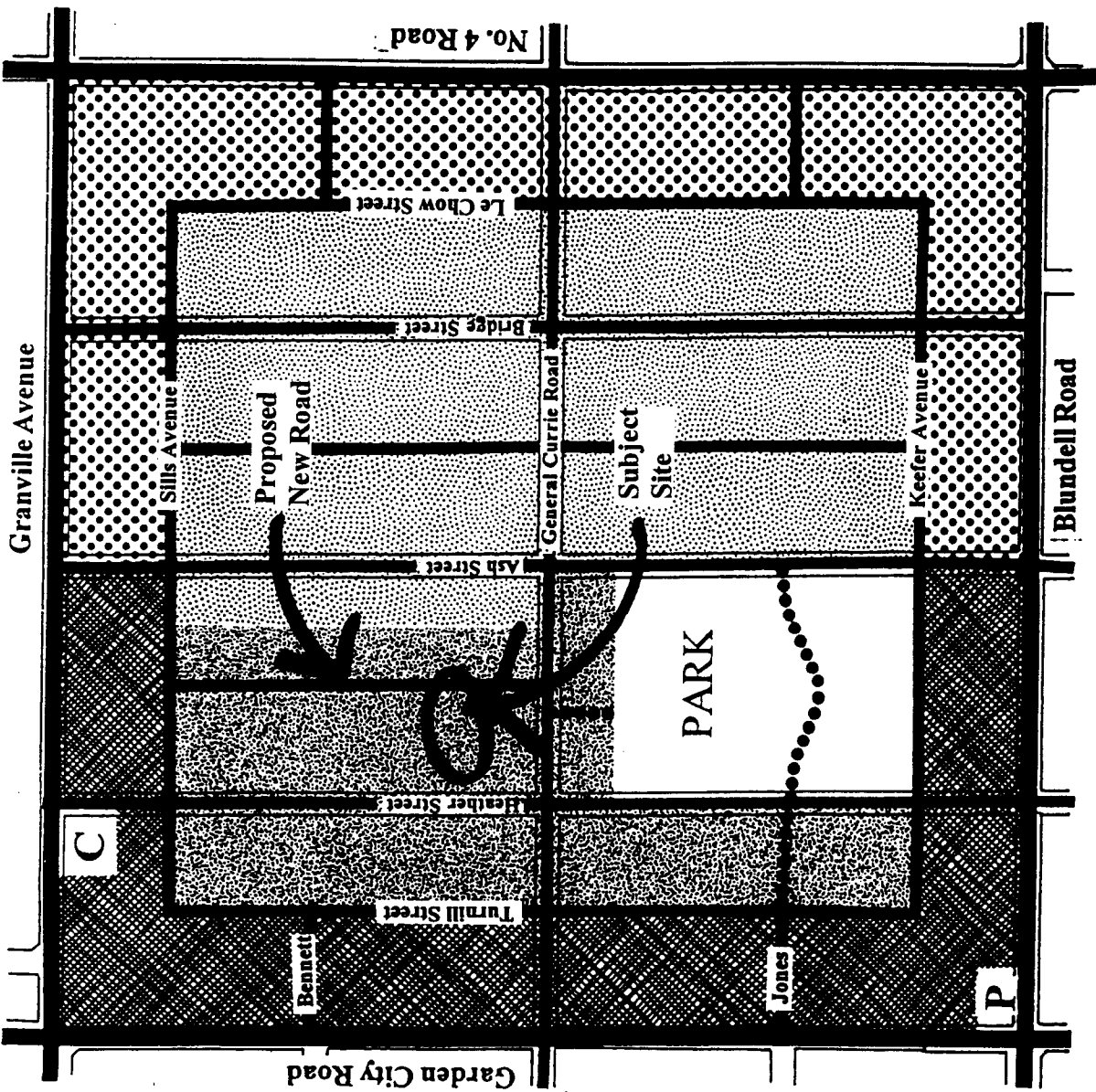
**McLennan South**  
 15-4-6 73

Original Date: 09/28/01  
 Revision Date:  
 Note: Dimensions are in METRES

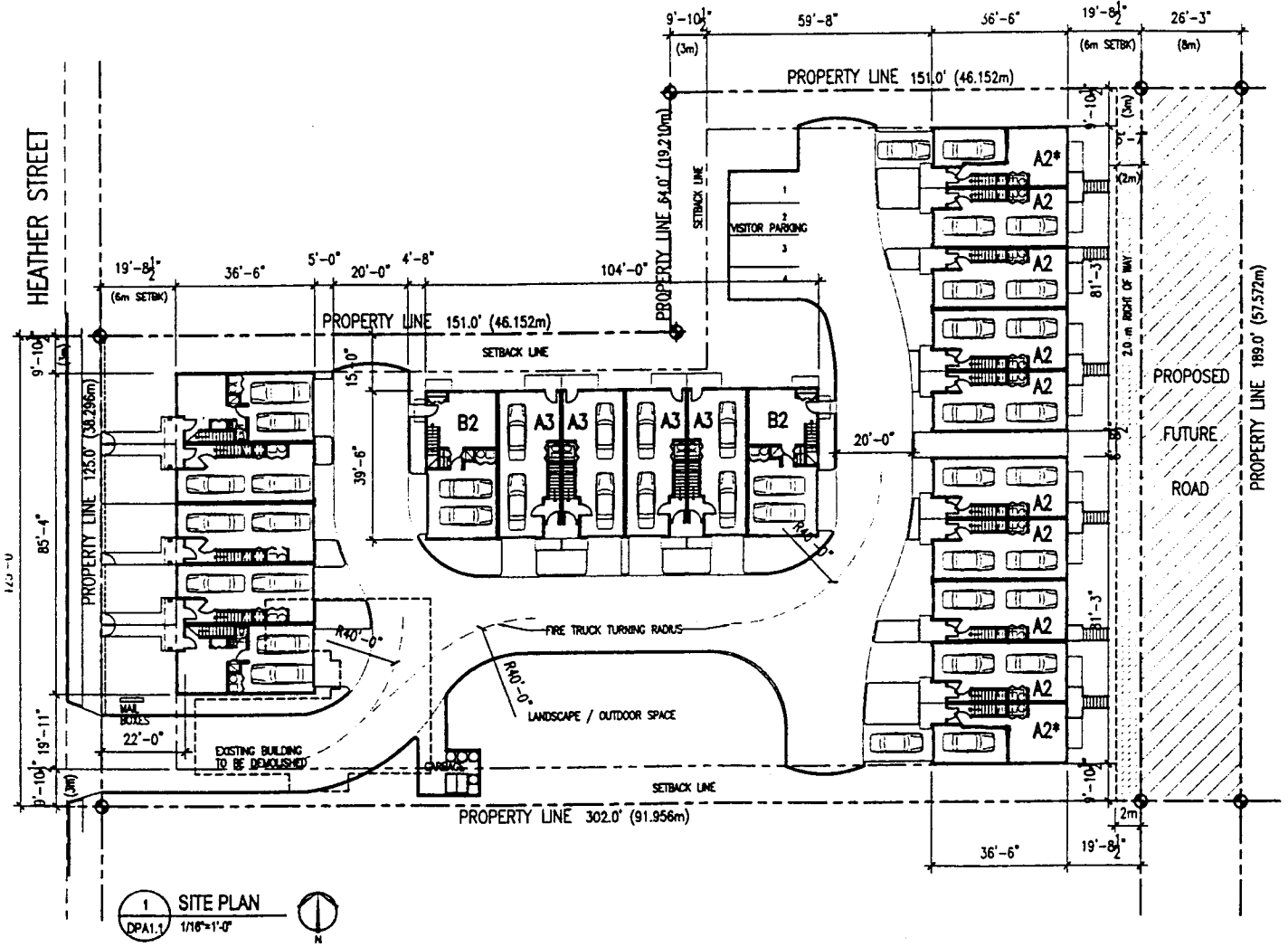
# Attachment 1

## Land Use

-  Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family 0.75 base F.A.R.
-  Residential, 2 1/2 storeys Townhouse, Triplex, Duplex, Single Family 0.60 base F.A.R.
-  Residential, 2 1/2 storeys Triplex, Duplex, Single Family 0.55 base F.A.R.
-  Residential, Historic Single Family, 2 1/2 storeys max. 0.55 base F.A.R.
-  Trail/Walkway
-  Church
-  Neighbourhood Pub



NOTE: Exact alignment of ring road and two new secondary entry roads from No.4 Rd. subject to development.



PAUL LEONG  
ARCHITECT INC.





1  
BLOCK A  
WEST ELEVATION  
3/16" = 1'-0"



2  
BLOCK A  
EAST ELEVATION  
3/16" = 1'-0"

**PAUL LEONG**  
ARCHITECT INC.



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Tel: (617) 552-8822  
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Version: 0.2  
10/1/05  
Covers



1  
 BLOCK D  
 WEST ELEVATION  
 3/16" = 1'-0"



2  
 BLOCK D  
 EAST ELEVATION  
 3/16" = 1'-0"

PAUL LEONG  
 ARCHITECT INC.







**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7341 (RZ 01-194862)  
7340 Heather Street**

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

1. Schedule 2.10D (McLennan South Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by:

1.1 Repealing the second bullet of item 1 under “2.0 Goals for the McLennan South Neighbourhood”, and replacing it with:

- “Limiting development to 2½ to 3 storeys in height throughout most of the neighbourhood, except along Garden City Road and the western portions of Granville Avenue and Blundell Road where it may rise to 3 storeys over parking (e.g. a total of 4 storeys maximum as measured from the elevation of the adjacent street); and”

1.2 Repealing the bullets under item 2, section 3.1.3, and replacing them with:

- “3-storey townhouses over parking (to a maximum of 4 storeys as measured from the elevation of the adjacent street) along the outside edges of the western half of the neighbourhood;
- A mix of 2, 2½, and 3 storey townhouses in the inner portion of the western half of the neighbourhood; and
- Mixed clusters of single-family, duplex, and triplex housing forms in the eastern half of the neighbourhood.”

1.3 Repealing section 4.5.1, and replacing it with:

“4.5.1 Neighbourhood Character

Neighbourhood B1 will be predominantly comprised of 2½ storey townhouse developments. In addition, the area will also include:

- Accessible and adaptable housing (e.g. barrier-free units, etc.), and
- Rowhouse, triplex, duplex, and single-family detached dwellings.

This area is intended to provide a comfortable transition from the larger-scale townhouses permitted in Neighbourhood A and the predominantly single-family residential area in the eastern half of McLennan South. The neighbourhood park will be an important part of this transition. In addition, the transition will be reinforced by the area's mid-range building densities (e.g. between that of Neighbourhood A and the "single-family area") and its varied building heights. Buildings will typically be 2½ storeys high, but may be 3 storeys where impacts on adjacent development are negligible and the additional height provides for greater open space/landscape opportunities, a more interesting, informal, and varied streetscape, and/or other benefits. One and two-storey development may also be encouraged in the neighbourhood as it too will provide variety, while also helping to ensure that a range of housing choices will be available within McLennan South's multiple-family precinct."

1.4 Repealing section 4.6.1, and replacing it with:

"Neighbourhood B2 will be predominantly comprised of 2½ storey townhouse developments. In addition, the area will also include:

- Accessible and adaptable housing (e.g. barrier-free units, etc.); and
- Rowhouse, triplex, duplex, and single-family detached dwellings.

Like Neighbourhood B1, this neighbourhood is intended to provide a comfortable transition from the larger-scale townhomes permitted in Neighbourhood A and the predominantly single-family residential area in the eastern half of McLennan South. As such, it is intended that 2½ storey buildings predominate, but 1, 2, and 3 storey units will also be encouraged where they contribute to a more interesting and varied streetscape and/or provide other recognizable benefits. Rowhouse forms that can take advantage of shallower parcel depth and orient dwellings to the neighbourhood's public streets (with parking access from the rear) are especially encouraged in this neighbourhood."

1.5 Repealing the description of the area designated as "Residential, 2½ storeys, Townhouse, Triplex, Duplex, Single Family, 0.60 base F.A.R." on Attachment 1 to Schedule 2.10D, and replacing it with:

"Residential, 2½ storeys typical (3 storeys maximum)  
Townhouse, Triplex, Duplex, Single-Family  
0.60 base F.A.R."

1.6 Repealing the description of "Areas B1, B2, 2 ½ storey Townhouse" on Attachment 2 to Schedule 2.10D, and replacing it with:

"AREAS B1, B2  
Townhouse - 2½ storeys typical (3 storeys maximum)"

- 2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7341”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept. <i>HB</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

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MAYOR

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CITY CLERK



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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7342 (RZ 01-194862)  
7340 HEATHER 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 inserting as Section 291.130 thereof the following:

**“291.130      COMPREHENSIVE DEVELOPMENT DISTRICT (CD/130)”**

The intent of this zoning district is to accommodate townhouses.

**291.130.1      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**.

**291.130.2      PERMITTED DENSITY**

**.01      Maximum Floor Area Ratio:**

0.69, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.643 ft<sup>2</sup>) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

**291.130.3      MAXIMUM LOT COVERAGE: 30%**

**291.130.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road: 6 m (19.685 ft.)**

EXCEPT THAT porches, balconies, bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.);

AND FURTHER EXCEPTING THAT gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

**.02 From Side and Rear Property Lines: 3 m (9.843 ft.)**

EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

**291.130.5 MAXIMUM HEIGHTS****.01 Buildings: 12 m (39.370 ft.), but containing no more than 3 storeys.****.02 Structures: 12 m (39.370 ft.)****.03 Accessory Buildings: 5 m (16.404 ft.)****291.130.6 MINIMUM LOT SIZE****.01 A building shall not be constructed on a lot which is less than 0.3 ha (0.741 ac.) in size.****291.130.7 OFF-STREET PARKING****.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:****a) Off-street parking shall be provided at the rate of:**

(i) For residents: 1.5 spaces per **dwelling unit**; and

(ii) For visitors: 0.2 spaces per **dwelling unit**.

**b) Where two parking spaces are intended to be used by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.**

- 2. 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/130)**.

P.I.D. 023-537-710

Lot 1 Block B Section 15 Block 4 North Range 6 West New Westminster District Plan LMP30058

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7342”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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MAYOR

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CITY OF RICHMOND
APPROVED for content by originating dept <i>HB</i>
APPROVED for Legality by Solicitor <i>[Signature]</i>

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CITY CLERK