



City of Richmond

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications
Re: **APPLICATION BY POLYGON DEVELOPMENT 43 LIMITED FOR REZONING AT 7140, 7180, 7200, 7240, 7246, 7260, 7280, and 7320 HEATHER STREET; AND REAR PORTIONS OF 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, and 7371 ASH STREET FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/143)**

To Planning - Mar 16, 2004
Date: February 15, 2004

RZ 03-254676

File: 8060-20-7671/7686

Staff Recommendation

1. That Bylaw No. 7686, to amend Richmond Zoning and Development Bylaw 5300 by creating a new townhouse residential zone, "Comprehensive Development District (CD/143)", be introduced and given first reading.
2. That Bylaw No. 7671, to rezone 7140, 7180, 7200, 7240, 7246, 7260, 7280, and 7320 Heather Street and rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, and 7371 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/143)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Polygon Development 43 Ltd. has applied to rezone 7140, 7180, 7200, 7240, 7246, 7260, 7280, and 7320 Heather Street and rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, and 7371 Ash Street (**Attachment 1**) from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/143)” for the purpose of constructing approximately 116 three-storey townhouse dwellings (**Attachment 2**). The subject site, located in the McLennan South Sub-area, is comprised of 19 lots between Sills Avenue and General Currie Road (e.g. 8 lots fronting on Heather Street, and the “back lands” of 11 lots fronting on Ash Street).

Findings Of Fact

Item	Existing	Proposed
Owners	7140 Heather St – Sanborne Homes Ltd. 7180 Heather St – Sanborne Homes Ltd. 7200 Heather St – Polygon Heather South Development Ltd. 7240 Heather St – Sanborne Homes Ltd. 7246 Heather St – City of Richmond 7260 Heather St – John & Irene Fix 7280 Heather St – Polygon Heather south Development Ltd. 7320 Heather St – Chia Y Wu 7131 Ash St – Benjamin & Norma Ra[ph 7151 Ash St – John & Roxanne Koop 7171 Ash St – Jose & Concepdion Gonzalez 7191 Ash St – Irene & Karle Klinka 7231 Ash St – Albert & Margaret Haidish 7251 Ash St – Gurdal Badh 7271 Ash St – Myles Saunders and Peter Steblin 7311 Ash St – Peter & Charlene Tamkee 7331 Ash St – Susan Armstrong 7351 Ash St – Americo Silva Plaster & Stucco Ltd. 7371 Ash St – Americo Silva	Polygon Development 43 Ltd.
Applicant	Polygon Development 43 Ltd	
Site Size <i>(by applicant)</i>	25,346.28 m ² (272,834.0 ft ²)	25,338.28 m ² (272,747.9 ft ²) <ul style="list-style-type: none"> • Reduction for 4m x 4m corner cut at Heather St and Sills Avenue
Land Uses	<ul style="list-style-type: none"> • An area formerly of older single-family homes, with recently constructed 2- and 3-storey townhouses west & south of the subject site 	<ul style="list-style-type: none"> • 116 three-storey townhouses

Item	Existing	Proposed
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South Policies & Practices	<ul style="list-style-type: none"> • Land Use: Residential, Townhouse, Triplex, Duplex, Single Family – To date, a mix of 2 ½ and 3-storey townhouses have been constructed. • Density: Designated for a <u>base</u> density of 0.60 floor area ratio (FAR) on the site – Densities of up to 0.69 FAR inside the “ring road” have been approved. • Development Permit Guidelines: Encourage a village-like aspect, in higher density clusters of family-oriented homes, and reinforcing a strong connection with nature. • Roads: The developer of the subject site must contribute to off-site improvements to Heather and Ash Streets, and construction of Sills Avenue in conjunction with the north phase of the overall project (RZ 03-240810). • Park: Planning began in late 2003, with limited construction following in 2004. 	
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/143) <ul style="list-style-type: none"> • Permits 3-storey townhouses with a site coverage of less than 34%, @ 0.72 FAR • <i>Proposed: 3-storey townhouses with site coverage of 30%, @ 0.71 FAR</i>
Parking Required • For (CD/143)	Residents: 1.5 spaces /unit x 116 units = 174spaces Visitors: 0.2 spaces/unit x 116 units = 24 spaces Total 1.7 spaces/unit x 116 units = 197 spaces	
Parking Proposed • For (CD/143)	Residents: 2.0 spaces /unit x 116 units = 232 spaces Visitors: 0.2 spaces/unit x 116 units = 24 spaces Total 2.2 spaces/unit x 116 units = 256 spaces	

Surrounding Development

The McLennan South sub-area plan directs that the subject site and its neighbours to the south and west should typically be a maximum of 2 ½ storeys in height; however, 3-storey buildings are permitted where they have negligible impact on neighbours and the additional height provides for greater open space and/or other benefits. For example, one project in the vicinity of the subject site has been approved at 2 ½ storeys and 46% lot coverage, while three others have been approved at 3 storeys and 30% to 34% lot coverage. The subject development is proposed at 3 storeys and 31% lot coverage.

The subject site is situated along the eastern edge of Heather Street in the second densest area designated under the McLennan South Sub-Area Plan. The area around the subject site is characterized by a mix of older and newer single-family homes to the east, and recently approved or proposed townhouse projects to the south, west and north, many of which are under construction. The plan generally intends that this part of McLennan South will be redeveloped with medium and large townhouse projects, but some allowance is made for smaller developments and the retention of single-family homes.

To date, several townhouse projects have been approved and/or are under construction in the vicinity of the subject site, including the site directly west of the subject site, on the west side of Heather Street, approved for 54 2- and 3-storey townhouses, which is owned by Polygon Developments (the proposed developer of the subject site).

Staff Comments

Policy Planning

The proposed project and its contribution to the off-site improvements to Heather and Ash Streets are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan. The project will provide access and development of the backlands neighbourhood adjacent to the single-family residential area to the east, fronting on Ash Street, at an appropriate transitional scale and pattern of development. The orientation of the clusters on the eastern portion of the site is designed to limit overlook to adjacent single family homes and to provide view corridors to the on site open space.

Given the large size of the project, it is important that the streetscape character vary to avoid an overly regimented impression. The proposed variations in setbacks along Heather Street and Sills Avenue will provide needed variety along the streetscapes. The building setbacks which will range from 4.5 m to 7.6 m (with an average setback of 6 m) and are consistent with the objectives of the Area Plan and the site zoned CD/126 directly across Heather Street.

A new Comprehensive Development District (CD/143) has been developed for this very large site. It allows for a marginal increase in floor area above that achieved on smaller adjacent sites, in recognition of the substantial public benefits that the applicant is proposing to contribute with this development, and the ability to achieve a higher density through careful site planning and the provision of a higher proportion of open space than can be typically achieved on smaller sites. The new zone provides for a minimum setback of 4.5 m from roads to encourage variations in setbacks for large developments to improve the streetscape experience and allow for variations to respond to site conditions. Three-storey townhouses are permitted. The site coverage is restricted to a maximum of 34%, to ensure that substantial open space and open views across and into the site are provided, which contribute to the village-like character of McLennan South.

As a condition of developing on this site and Polygon's concurrent application for the site to the north (RZ 03-240810), Polygon is responsible for extensive road development (land and construction), including the extension of Sills Avenue located between the north and south phases of the current overall project, and significant off-site frontage road works to Heather Street, Granville Avenue, and Ash Street. The amount of road works required of Polygon for this project is substantial, and the cost of these works is far in excess of the project's eligible Development Cost Charge (DCC) credits. As such, staff have agreed that the subject development will be eligible for DCC credits related to the road works to construct Sills Avenue with the north development.

Transportation

- On-site circulation of internal roads is not reviewed by the City and is the responsibility of the applicant to ensure safe and sufficient vehicular movement.
- Handicap parking should be identified. A minimum of 2% of the proposed 23 visitor stalls (one space) shall be marked and designed for use by disabled persons.
- Directions or a map of visitor parking should be provided at or near the project entrance.
- Driveway access from Heather should be a dropped-curb.

Engineering

Prior to final adoption, the following must be completed:

- Consolidation of the lots into one development parcel.
- Full half road upgrading of:
 - a) Ash Street frontages south of Sills Avenue, immediately adjacent the development sites; (i.e. from 7131 to 7371 Ash Street, only), in co-ordination with the first project phase (RZ 03-240810) subject to a letter of agreement to complete all the Ash Street frontage works for both phases of the project;
 - b) Heather Street frontages south of Sills Avenue, immediately adjacent the development sites (i.e. from 7140 to 7320 Heather Street);
- Road works, above, to be through the City's standard Servicing Agreement; DCC charges are creditable for Sills Street establishment, in conjunction with the north phase of the project (RZ 03-240810).

Analysis

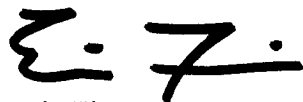
- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood. The proposed clubhouse, central green space and pedestrian pathways will enhance the livability of the project for residents. Overall, the project appears to be well designed and deserving of support.
- The applicant's offer to enter into the City's standard servicing agreement for the design and construction of the west side of Heather Street and the east side of Ash Street adjacent to their project is an appropriate public benefit for a development of this magnitude, and will contribute towards the neighbourhood enhancement and quality of life in McLennan South.
- The applicant's proposal to provide on-site indoor amenity space, to be shared with the proposed first phase of this overall project (RZ 03-240810), to the north of Sills Avenue, is appropriate for a project of this scale. Legal agreements are required to ensure shared access to the amenity space.
- The applicant's proposal to contribute funds towards the City's public art fund is appropriate to meet community needs.
- Existing single-family residential lots along Ash Street may become non-conforming to the existing Single-Family Housing District, Subdivision Area F (R1/F), as a result of subdivision to allow development of the "backlands". Rezoning or Development Variance Permits for these properties to achieve conformity to the Zoning and Development By-law (under separate application) is supported to achieve the policy directions of the McLennan South Sub-Area plans.
- The proposed new zone, Comprehensive Development District CD/143, as proposed, would accommodate very large developments in McLennan South, such as the subject site, which are able to accommodate the allowable density of 0.72 FAR while providing substantial open space and site coverage below 34%, as well as providing significant public benefits including roads and frontage improvements.

Financial Impact

None.

Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan South objectives for development and population growth. The proposed use of Comprehensive Development District (CD/143) is consistent with the McLennan South Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development merits favourable consideration.



Eric Fiss
Community Planner/Urban Design
(4193)

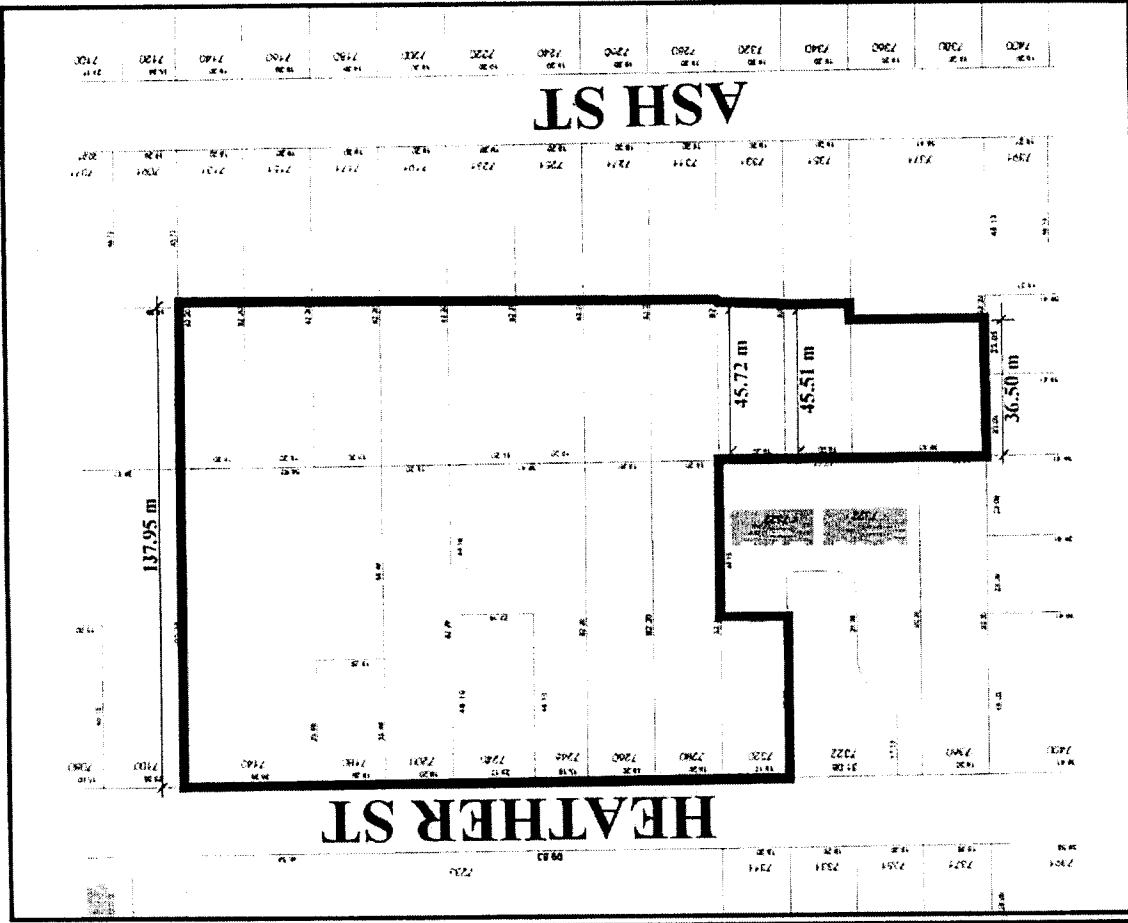
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Legal requirements, specifically:

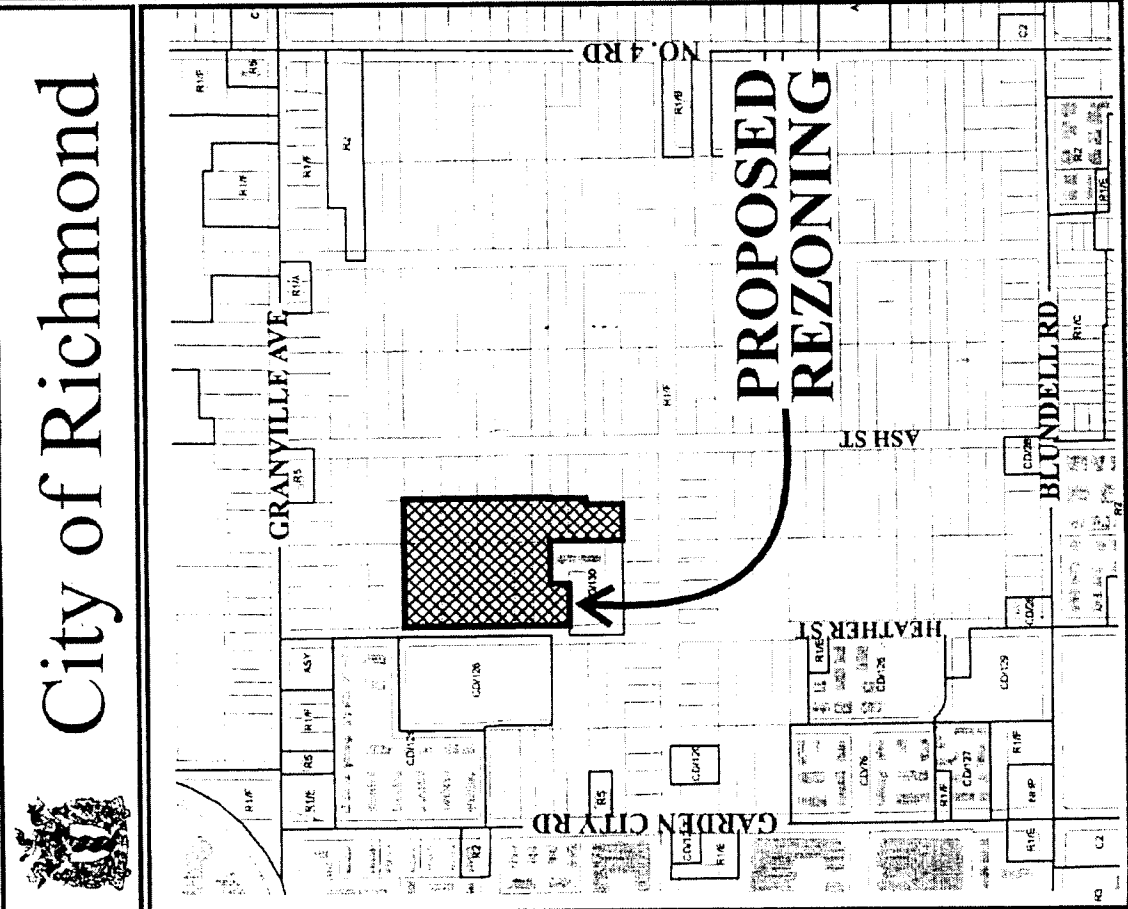
- Consolidation of the subject lots into one parcel;
- Rezoning or Development Variance Permits for the remaining single-family residential lots along Ash Street to achieve conformity to zoning, if not in compliance with existing Single-Family Housing District, Subdivision Area F (R1/F);
- Entering into the City's standard Servicing Agreement for the design and construction of, among other things, road widening, curb and gutter, treed/landscaped boulevard, concrete sidewalk, and City Centre street lights along:
 - a) The east side of Heather Street from Sills Avenue to the south edge of the site frontage; and
 - b) The west side of Ash Street from Sills Avenue to the south edge of the site frontage; and
- Bylaw 7686 creating Comprehensive Development District (CD/143) to be adopted when Bylaw 7671 or other Bylaw using this zone is ready for adoption.

Development requirements, specifically:

- Demolish any existing structures on the subject properties;
- Agreement ensuring shared use of the proposed indoor amenity building to be constructed on the parcel by future project residents living both north and south of the Sills Avenue alignment; or, payment-in-lieu of provision of the Indoor Amenity Space to the rates established by the City's new amenity space policy;
- Contribute funds towards the City's Public Art Reserve at the rate of \$0.60 per buildable square foot (e.g. approximately \$112,500) of the proposed project, excluding parking.; and
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

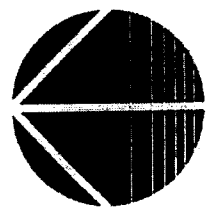


Original Date: 01/07/04
 Revision Date: 01/14/04
 Note: Dimensions are in METRES



City of Richmond

RZ 03-254676



AVENUE

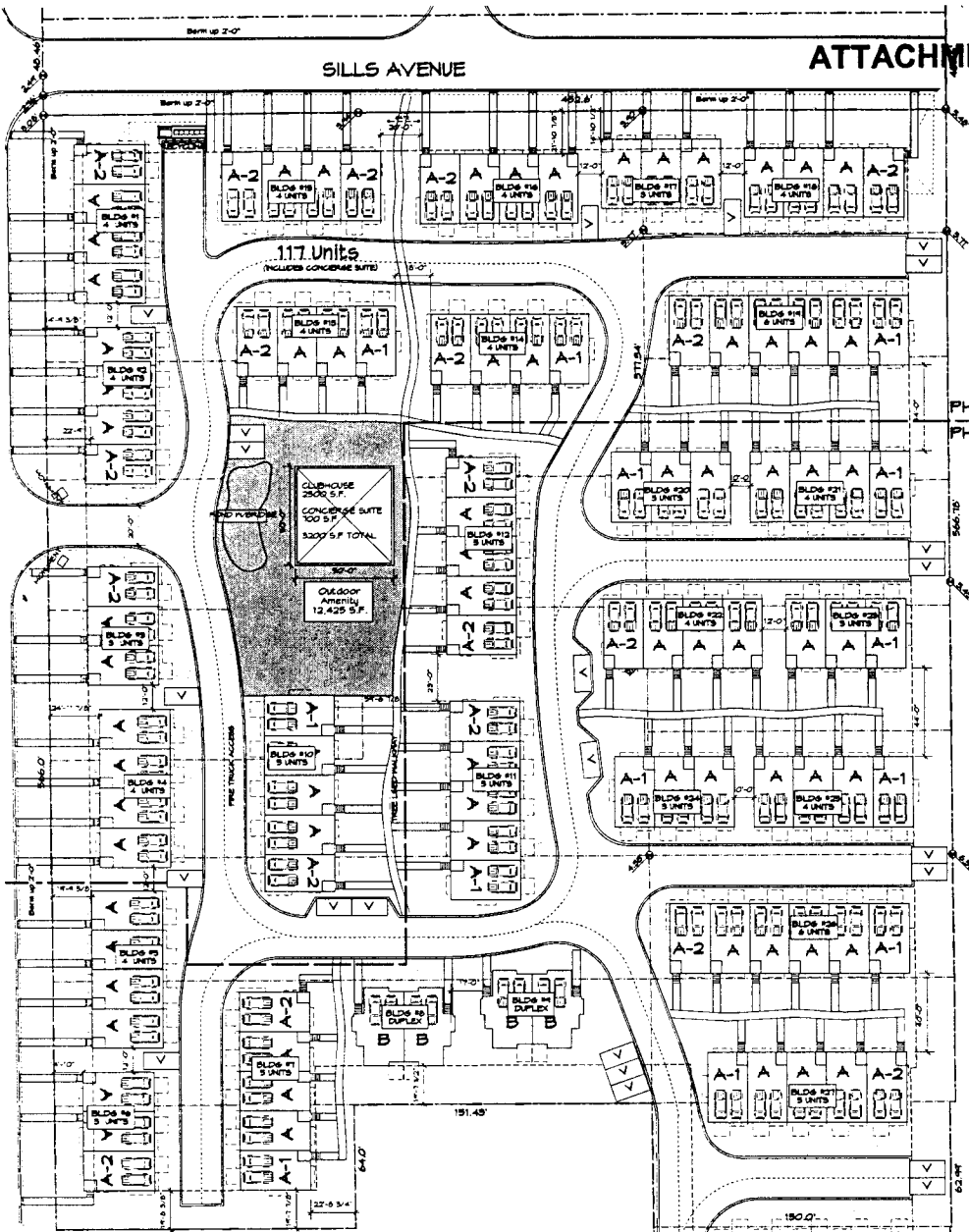
SILLS AVENUE

ATTACHMENT 2

HEATHER STREET

PHASE 1
PHASE 2

PHASE 1
PHASE 2



SITE PLAN

**Barrington Walk,
Richmond, B.C.**

February 19, 2004

UNIT NAME & DESCRIPTION	BEDROOMS	QUANTITY	AREA
Unit Type A	3	53	1633 sq. ft.
Unit Type A (Extended Bay)	3	21	1658 sq. ft.
Unit Type A-1	3	14	1664 sq. ft.
Unit Type A-2	3	13	1653 sq. ft.
Unit Type A-2 (Extended Bay)	3	7	1701 sq. ft.
Unit Type B	3	3	1735 sq. ft.
TOTAL UNITS		116	
FLOOR AREA RATIO CALCULATIONS			
Allowable Site Area	272,034 sq. ft.	x 6% (FAR)	160,255.5 sq. ft.
FAR Proposed	53 - A	x 1633 sq. ft.	86,544 sq. ft.
	21 - A (-Bay)	x 1658 sq. ft.	34,810 sq. ft.
	14 - A-1	x 1664 sq. ft.	23,296 sq. ft.
	13 - A-2	x 1653 sq. ft.	21,874 sq. ft.
	7 - A-2 (-Bay)	x 1701 sq. ft.	11,944 sq. ft.
	3 - B	x 1735 sq. ft.	13,000 sq. ft.
	TOTAL		192,371 SQ FT
Total Site Coverage Allowed			
Total Site Coverage Proposed	95,564 sq. ft.	0.31 (31%)	
OUTDOOR AMENITY			
4 sq. ft. = 43 sq. ft. per bedroom req'd	340 Bedrooms	x 43 sq. ft.	14,764 sq. ft.
Proposed Outdoor Amenity			12,425 sq. ft.
PARKING			
1.5 Stalls / unit req'd	114 units	x 1.5	171 stalls
0.2 Visitor Stalls / unit req'd	114 units	x 0.2	22.8 stalls
Proposed Visitor Stalls			23 Stalls

RCA

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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7671 (RZ 03-254676)
7140, 7180, 7200, 7240, 7246, 7260, 7280 AND 7320 HEATHER
STREET; AND REAR PORTIONS OF 7131, 7151, 7171, 7191, 7231,
7251, 7271, 7311, 7331, 7351 AND 7371 ASH STREET**

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/143)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7671"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7671"**.

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 7686 (RZ 03-254676)
7140, 7180, 7200, 7240, 7246, 7260, 7280 AND 7320 HEATHER
STREET; AND REAR PORTIONS OF 7131, 7151, 7171, 7191, 7231,
7251, 7271, 7311, 7331, 7351 AND 7371 ASH 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 291.143 thereof the following:

“291. 143 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 143)

The intent of this zoning district is to accommodate single-family dwellings and townhouses.

291. 143.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwellings** and **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291. 143.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio:

0.72, together with 0.10 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 m² (538.213 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**;

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 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.143.3 MAXIMUM LOT COVERAGE: 34%

291.143.4 MINIMUM SETBACKS FROM PROPERTY LINES**.01 Public Road:** 4.5 m (14.763 ft.);

EXCEPTING THAT porches, balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.); and

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 Side & 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.).

291.143.5 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.).**291.143.6 MINIMUM LOT SIZE****.01** A **building** shall not be constructed on a **lot** which is less than 0.81 ha (2.0 ac.) in size.**291.143.7 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 maneuvering aisle.

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7686”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK