



City of Richmond

Report to Committee

To: Planning Committee **Date:** March 8, 2005
From: Raul Allueva **File:** RZ 04-268607
Director of Development
Re: **Application by Todd Dusanj for Rezoning at 7360 and 7380 Bridge Street from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/140).**

Staff Recommendation

That Bylaw No. 7885 to rezone 7360 and 7380 Bridge Street from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/140)” be introduced and given first reading.

Raul Allueva
Director of Development

EF:rg

Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The Proposal

Todd Dusanj has applied to rezone 7360 and 7380 Bridge Street (**Attachment 1**) from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/140)" in order to create five (5) single-family lots fronting onto General Currie Road and two (2) lots fronting onto Bridge Street. The development will construct the portion of General Currie Road along the entire south frontage east from Bridge Street .

New Lot Size Policy Consistency

The proposal to develop single-family houses is consistent with the McLennan South Sub-Area Plan. However, formulation of a lot size policy for the McLennan South Sub-Area is currently under review. Reports to Council on a McLennan South Lot Size Policy and for the rezoning of 7511 Bridge Street (RZ 04-276082) which include staff recommendations for a lot size appropriate for the neighbourhood, are scheduled for presentation on March 22, 2005. The lot size proposed in this application is consistent with that recommendation.

Amendments to Comprehensive Development District (CD/140)

Comprehensive Development District (CD/140) has been developed for new single-family lots in McLennan South, and has been approved for a six (6) lot single-family residential subdivision at 7131 Bridge Street (RZ 02-218186). It would be appropriate for this application, in its current form, however, proposed Zoning Amendment Bylaw No. 7903, brought forward with the rezoning application for 7511 Bridge Street (RZ 04-276082), would be equally appropriate to this application, and provide greater flexibility in the design of the garage, while adding additional requirements to control building appearance, roof form and landscaping.

Proposed Road Changes

The Report To Council for the rezoning at 7591 No. 4 Road (RZ 04-276421), presented to Planning Committee on February 8, 2005, includes a proposed amendment to the McLennan South Sub-Area Plan to provide direction regarding new road alignments. The north-south road between Bridge Street and No. 4 Road will not be extended south to General Currie. This is consistent with the proposed amendments to the Circulation Map and with the previously adopted rezoning at 7320 Bridge Street (RZ 03-227858).

Background

At Public Hearing on June 25, 2004 for both the application for rezoning at 7131 Bridge Street and the proposed Official Community Plan Amendments to the McLennan South Sub-Area Plan, concern was raised about limiting garages on narrow lots to a single-car garage or a tandem arrangement for two cars. The public and development community who spoke at the Public Hearing felt that this would be both impractical and overly restrictive, particularly given the precedent of successful and liveable single-family development with double garages fronting the street throughout the City on narrow R1/B lots (12 m/39 ft.). Council referred the proposed Official Community Plan (OCP) amendments back to staff and directed that staff consult with the development community and the residents on:

- (i) *the minimum width of two car garages which would be acceptable on 40 foot wide lots;*
- (ii) *the design and configuration of these types of garages to conform with the existing neighbourhood ; and*
- (iii) *the general parameters of the Comprehensive Development zone.*

The results of this consultation are provided in a companion report on the McLennan South Lot Size Policy, being brought forward with this application.

Related Policies

Official Community Plan

- **Land Use:** Residential, “Historic Single-Family”, two and half storeys maximum
- **Density:** Designated for a base density 0.55 Floor Area Ratio (F.A.R.).
- **Development Permit Guidelines:** Not applicable to single-family development
- **Roads:** The plan intends that developers will upgrade several existing roads/streets and build a number of new roads, with exact alignments “subject to development” (e.g. their locations may vary as a result of opportunities and/or constraints that arise as residential development proceeds). Frontage improvements to Bridge Street are required to be completed with this development and construction of eastern extension of General Currie Road.
- **Park:** Limited construction has been undertaken in 2004 for the City Centre serving Garden City Park, with completion in late 2005.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The subject site is situated on the east side of Bridge Street fronting on the north side of the undeveloped allotment for General Currie Road. The McLennan South Sub-Area Plan directs that newly created single-family lots are developed from the “back lands” of existing single-family homes on large lots. This part of the “Historic Single-Family” residential neighbourhood is currently characterized by a mix of older and newer homes on large lots, most of which include areas of mature trees.

On the subject site, and properties to its north, south and west, the plan permits existing large single-family lots to be subdivided with smaller single-family lots, two and half storeys maximum homes, at a base density of 0.55 (F.A.R.). To the east, the Plan permits multiple-family development designated for a base density of 0.55 F.A.R. Recent applications for subdivision in the single-family neighbourhood have included (**Attachment 2**):

- Directly north of the subject site, 7320 Bridge Street (RZ 03-227858) approved for a seven (7) lot single-family residential subdivision with a partial new road (Shields Avenue) extending east from Bridge Street. Lot size approved for 12 m (39 ft.) lot width with 14 m (46 ft.) minimum lot width at corners and a 360 m² (3,875 ft²) minimum lot area, rezoned to Comprehensive Development District (CD/139). Zoning regulates location of garages (to be set back 15 m (49 ft.) minimum from front property line). Site preparation currently underway.
- 7131 Bridge Street (RZ 02-218186) approved for a six (6) lot single-family residential subdivision with a partial new road (Sills Avenue) extending west from Bridge Street. Lot size approved for 12 m (39 ft.) lot width with 14 m (46 ft.) minimum lot width at corners and a 360 m² (3,875 ft²) minimum lot area, rezoned to Comprehensive Development District (CD/140). Zoning regulates width of garages to a maximum garage width of 4.2 m (14 ft.) for lot width less than 13.4 m (44 ft.). Approved development for lots 13.4 m (44 ft.) wide, currently under construction.
- 7511 Bridge Street (RZ 04-276082), to be presented to Council with the subject application, proposes seven (7) single-family lots fronting onto a new street extending west of Bridge Street. Amendments proposed to Comprehensive Development District (CD/140) to permit a lot size of 11.3 m (37 ft.) minimum lot width and 320 m² (3,444 ft²) minimum lot area, and to regulate garage width and fence height in front yards.

Proposed Zoning (Comprehensive Development District (CD/140))

This zoning district controls the minimum lot width to accommodate garages in the front yard, and at the same time offer greater design flexibility to allow different type of lots.

This zoning is consistent with the proposed Official Community Plan Amendments to the McLennan South Sub-Area Plan, as presented in the separate report, "McLennan South Sub-Area Plan: Lot Size Policy". It permits driveways from the street to lots which do not require lanes, while meeting the intent of reducing the visual impact of the car by ensuring that garages and driveways do not dominate the streetscape.

Lot Size

The applicant proposes to create seven (7) lots from the existing two lots. Two lots fronting Bridge Street will allow for the retention of the existing homes on these sites. The five (5) new lots will measure a minimum of 460 m² (4,960 ft²) in area. This lot area is considerably smaller than that of the neighbourhood's existing R1/F lots, but the proposed lot width of 12.0 m (39.4 ft) is ample and within the range of 11.3 m to 14.0 m (37 to 46 ft.). Staff believe it can fit well with the area's typical 19.2 m (63 ft.) wide lots, particularly in the back land development, and with regulations to require wider frontages along Bridge and Ash Streets. The proposed lot size is consistent with the proposed McLennan South lot size policy.

Analysis

The applicant has agreed to legal and development requirements associated with the application (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate application for Subdivision, Servicing Agreement (street frontage improvements) and Building Permit.

The proposal is consistent with the objectives of the McLennan South Sub-Area Plan. In particular:

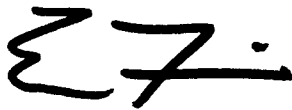
- The development is consistent with the proposed Lot Size Policy for the McLennan South Sub-Area and that the project sets an appropriate standard for future development in McLennan South's single-family area with regard to road development and retention of existing single-family homes along Bridge Street, enabling long-time residents to remain in their homes while permitting redevelopment of the backlands.
- The proposed development is consistent with the McLennan South Sub-Area Plan's Transportation Plan. The proposal to construct an extension of General Currie Road with a minimum 6 m (19.7 ft.) wide pavement enables single-family development to occur along the south side of the subject site and is consistent with the approach taken elsewhere in McLennan South.
- This application conforms to previous approved lot width (12 m) for mid-block lots, and proposes to retain two existing homes fronting on Bridge, maintaining the overall development pattern and streetscape in the McLennan South neighbourhood. Comprehensive Development District (CD/140), amended as proposed, offers design flexibility and is consistent with the proposed McLennan South Lot Size Policy.
- As part of the development of the Lot Size Policy and the review of the subject application, additional lot restrictions were identified for consideration (shared or paired driveways, additional setback requirement for the garage from the front property line, etc.), in order to provide an appropriate form of development to complement the existing character of development in the area. However, these were considered to have limited public value and benefit given the higher than average development standards on costly single-family lots, and would result in additional regulations that would be difficult to implement and enforce. In light of this, further restrictions are not recommended.
- A Development Variance Permit will also be required for a proposed variance to the minimum lot width and area of the proposed lot at 7360 Bridge Street and for the proposed chimney encroachment into the rear yard of the proposed lot at 7380 Bridge Street. These variances reflect existing conditions on the subject properties and existing property lines.

Financial ImpactRoad Development

The City typically requires developers to pay for the upgrade and/or construction of new roads that cross their property frontage. The value of the required developer contribution will be determined based on actual costs at the time of development. These developments will be required to upgrade and/or construct the road, including the initial portion obtained as part of this rezoning application, at the time of development. This application will require the necessary upgrades to Bridge Street and the construction of a half-road on General Currie Road.

Conclusion

- The subject amended zone and proposed development is in conformance with objectives for development within the McLennan South area of the City Centre.
- Proposed amendments to Comprehensive Development District (CD/140) will establish controls to ensure a maximum garage door width on small lots (4.9 m/16 ft.) to accommodate a front-access, double car garage in the front of the lot, while allowing flexibility for different lot types within McLennan South with greater design flexibility as discussed in the proposed McLennan South Lot Size Policy Report.
- The zoning will help to maintain the integrity of McLennan South's designated single-family area while facilitating subdivision as provided for under the sub-area plan.
- On this basis, the subject application merits favourable consideration.



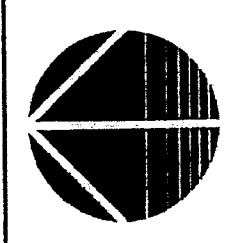
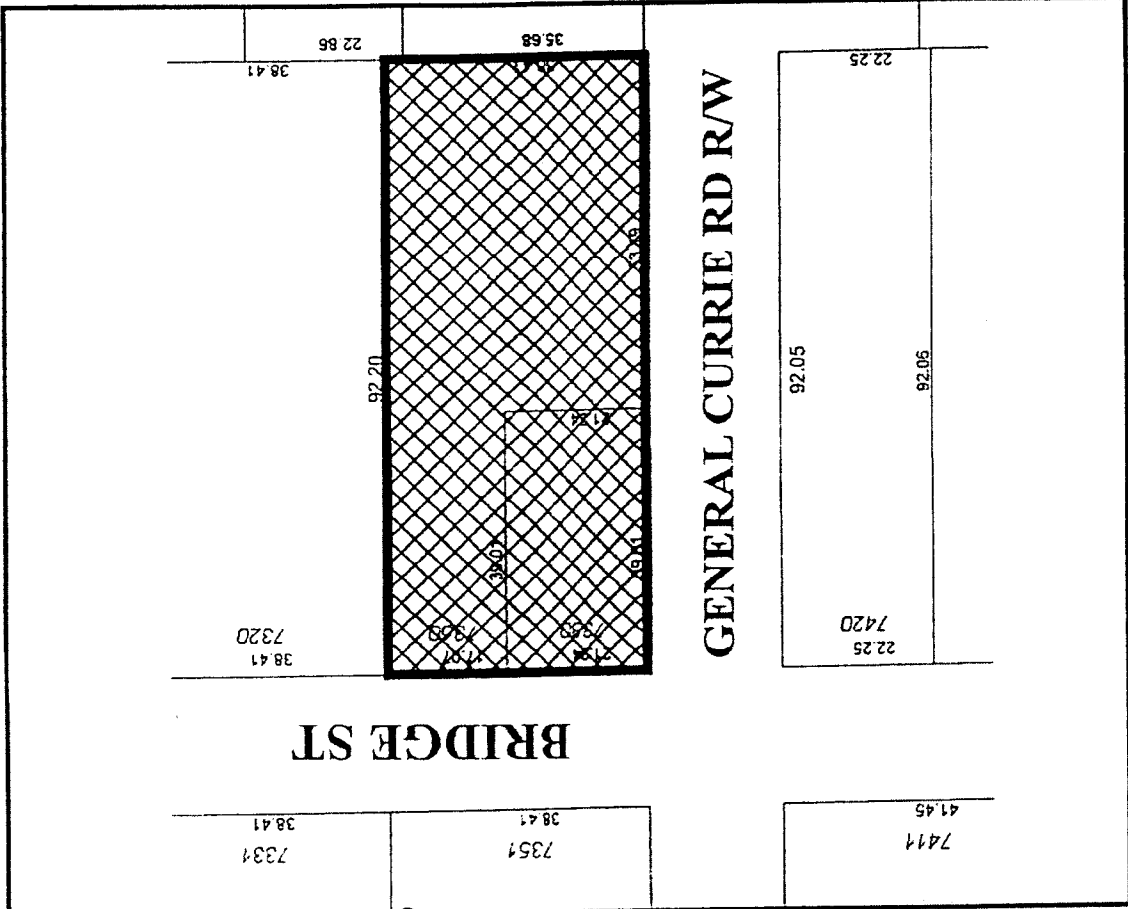
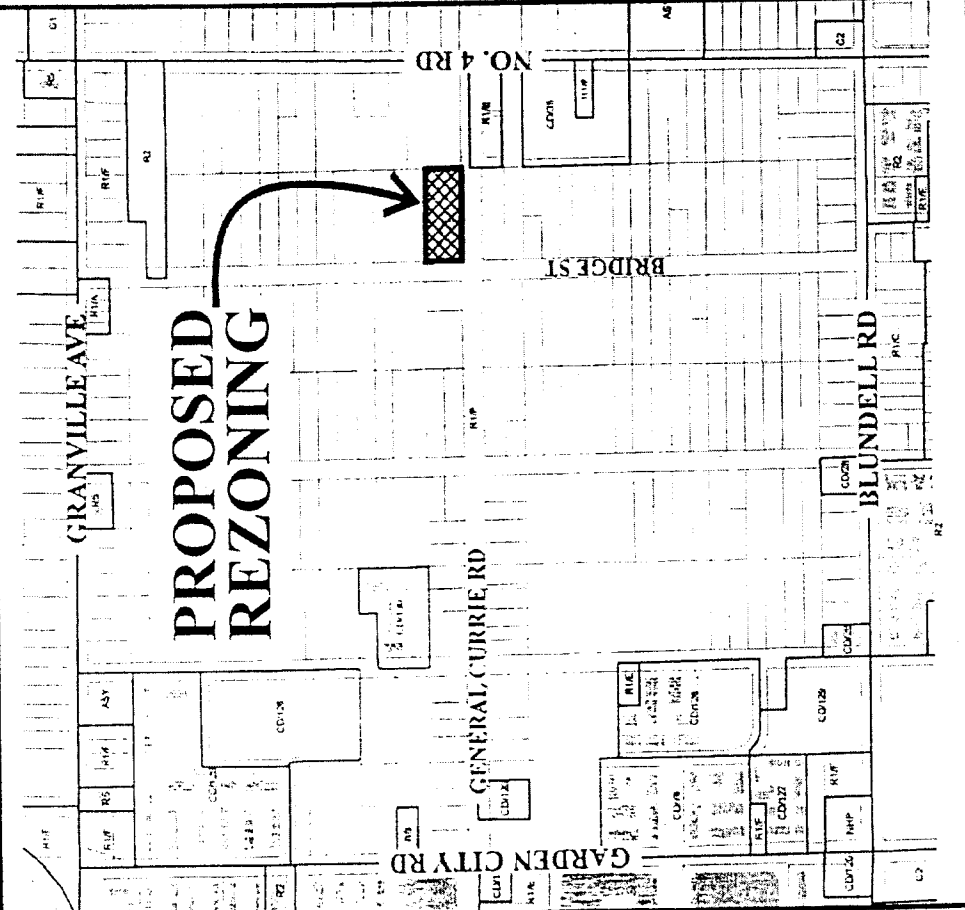
Eric Fiss
Policy Planner
(4193)

EF:rg

LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 McLennan South Land Use Map
- Attachment 3 Development Application Data Sheet
- Attachment 4 Preliminary Subdivision Site Plan and Streetscape Elevations
- Attachment 5 Conditional Rezoning Requirements

City of Richmond



RZ 04-268607

Original Date: 04/19/04

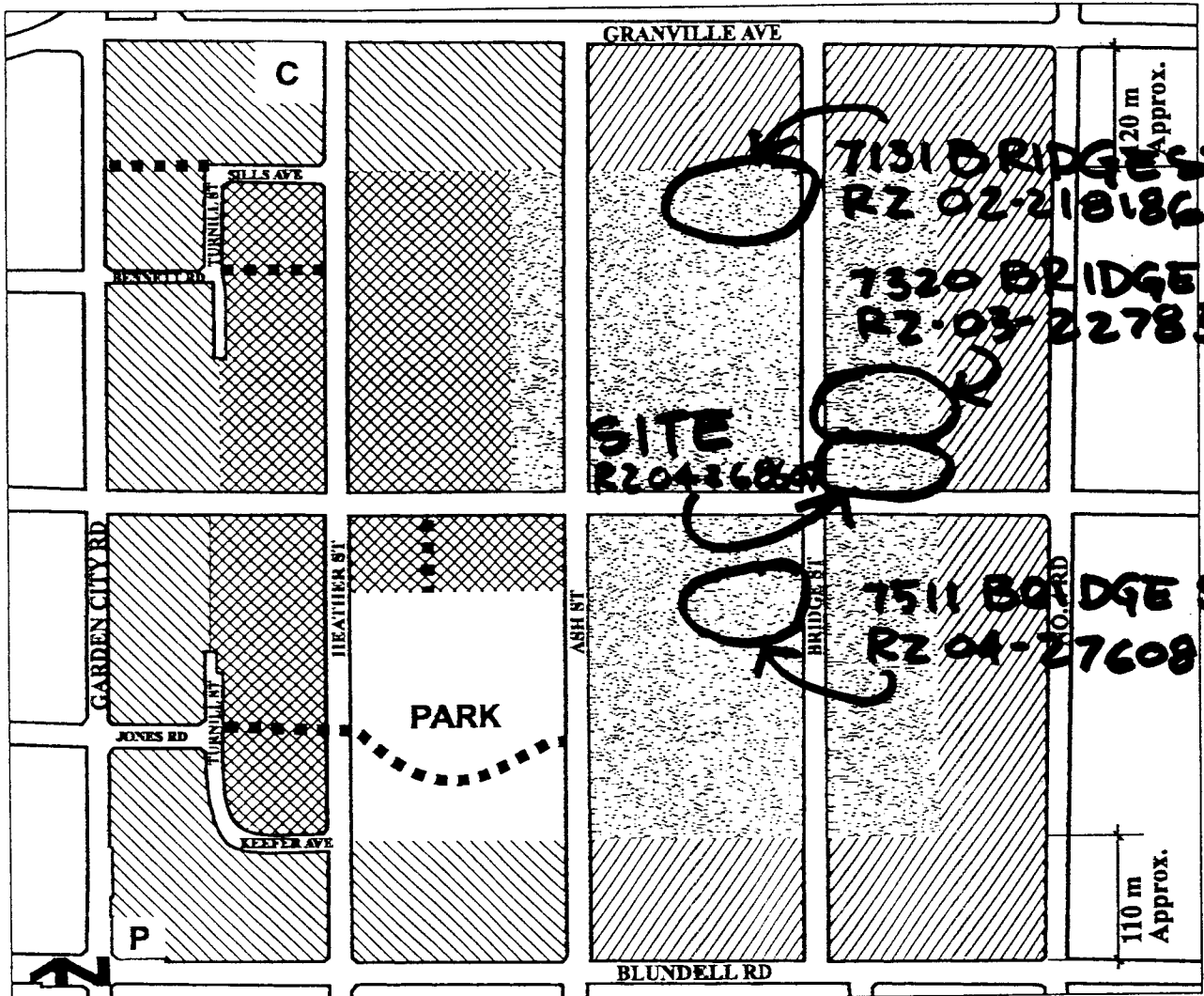
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Land Use Map

Bylaw 7731
2004/06/21



	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 typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		Trail/Walkway
	Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R.	C	Church
				P	Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet
 Policy Planning Department**
RZ 04- 268607

 Address: 7360 and 7380 Bridge Street

 Applicant: Todd Dusanj

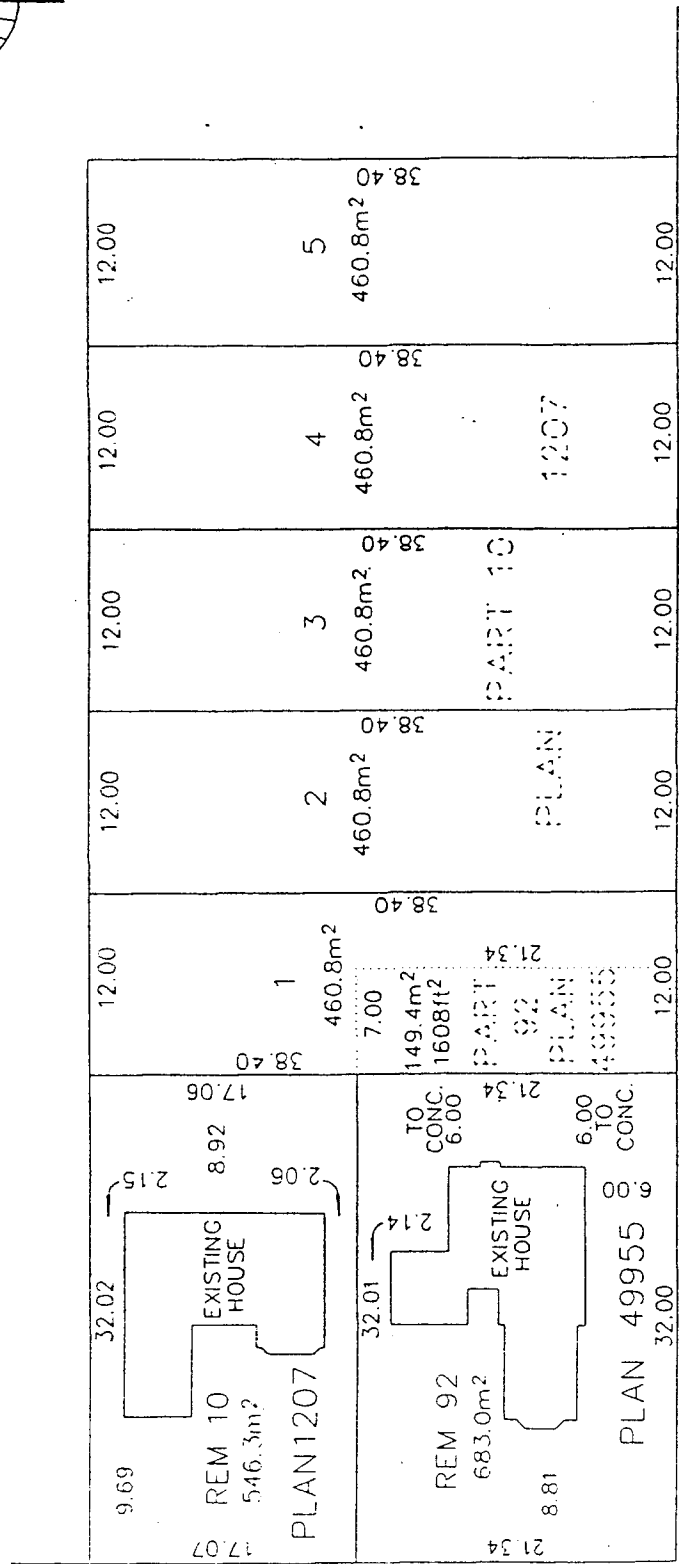
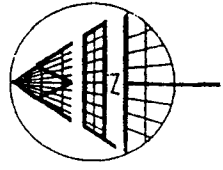
 Planning Areas: City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	7360 Bridge St. Todd & Indra Dusanj and Gurtej, Gurparrwin, Anjolie, and Joshwin Gill 7380 Bridge St. Surinder Dusanj	No change
Site Size (m²): (by applicant)	7360 Bridge St. 2,702 m ² (29,085 ft ²) 7380 Bridge St. 830 m ² (8,9345 ft ²)	No change in Total Area Subdivision to create: 7360 Bridge St 543.3 m ² (5,848 ft ²) 7380 Bridge St 683 m ² (7,352 ft ²) 5 New Lots, each: 460.8 m ² (4,960 ft ²) Total: 3,532 m ² (38,019 ft ²)
Land Uses	Single-family residential	No change
OCP Designation	Residential	No change
Area Plan Designation	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/140) With amendments to permit: <ul style="list-style-type: none"> • 11.3 m (37 ft.) min. lot width • 13 m (42.7 ft.) min. lot width for corner lots • 18 m (59 ft.) min. lot width for lots with a front property line on Bridge or Ash Street • 24 m min. lot depth • revised limits on double car garage at front yard setback • 320 m² (3,444 ft²) min. lot area • 550 m² (5,920 ft²) for lots with a front property line on Bridge or Ash Street
Number of Units	2 single-family dwellings	7 single-family dwellings

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	12 upa	none required
Floor Area Ratio:	Max. 0.55 F.A.R.	0.55 F.A.R.	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (area)	Min. 320 m ² (3,444.6 ft ²) on General Currie Road and Min. 550 m ² (5,920 ft ²) on Bridge Street <i>as amended with Bylaw 7903</i>	New lots: Min. 460 m ² (3,444.6 ft ²) 7360 Bridge St: Min. 543 m ² (5,848 ft ²) 7380 Bridge St.: 683 m ² (7,352 ft ²)	variance required for 7360 Bridge St. (to retain existing single- family residence)
Lot Size (width)	Min. 11.3 m on General Currie Rd. Min. 18 m on Bridge Street <i>as amended with Bylaw 7903</i>	New lots: Min. 12 m 7360 Bridge St: 17 m 7380 Bridge St.: 21 m	variance required for 7360 Bridge St. (existing non- conforming lot width)
Setback – Front Yard (m):	6 m Min.	6 m	none
Setback – Side Yard (m):	1.2 m Min. 4.0 m Min. on Public Road <i>as amended with Bylaw 7903</i>	1.2 m and 4.0 m on Public Road	none
Setback – Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	variance required for 7380 Bridge St. (to retain existing single- family residence)
Height (m):	Max. 2 1/2 storeys – 9 m	Max. 2 1/2 storeys – 9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 spaces/unit x 7 = 14 (R) Visitor: not required	2.0 spaces/unit x 7 = 14(R)	none
Off-street Parking Spaces – Total:	14	14	none

PROPOSED SUBDIVISION PLAN OF PART OF LOT 10 BLOCK "D"
PLAN 1207 AND PART OF LOT 92 PLAN 49955 SECTION 15
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

MARCH 26, 2004



GENERAL CURRIE ROAD

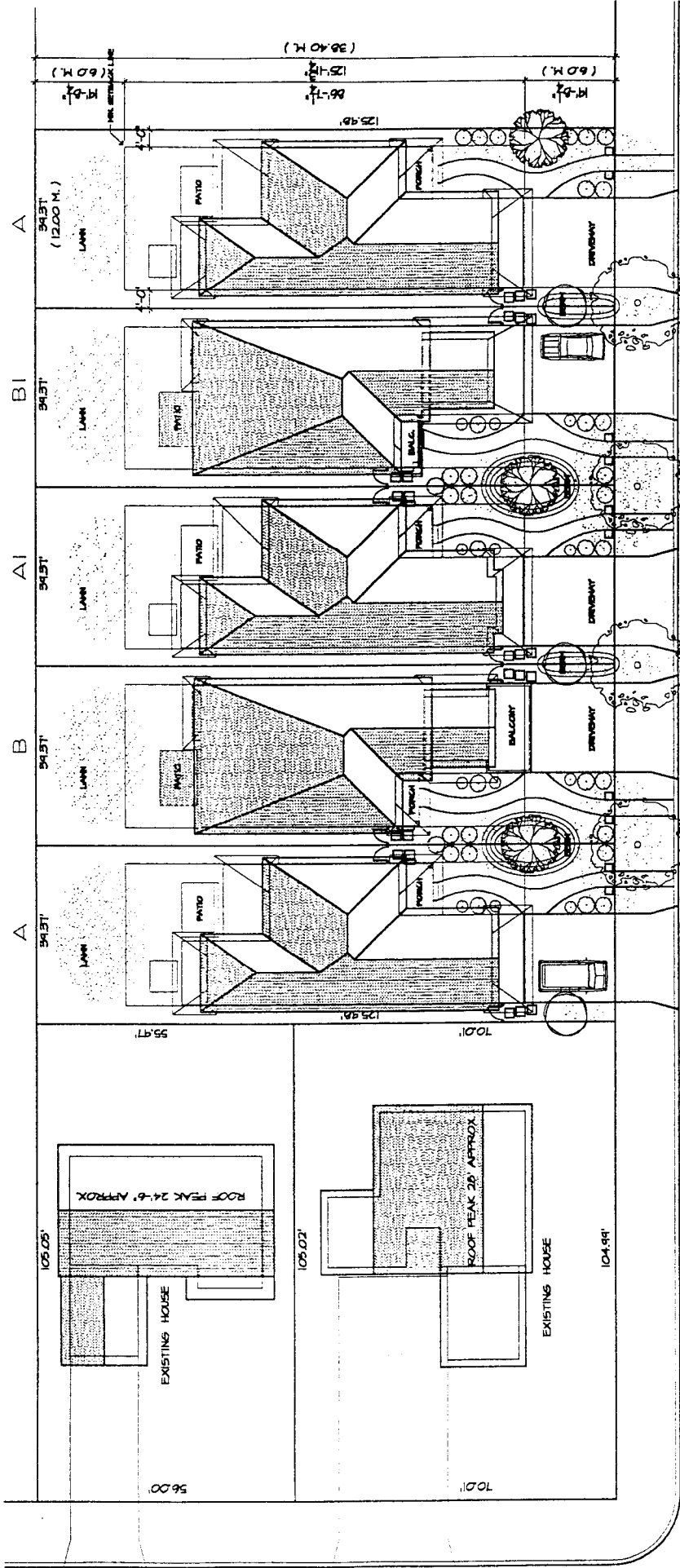
LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES
DISTANCES AND AREAS ARE TENTATIVE
SUBJECT TO FIELD SURVEY

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137

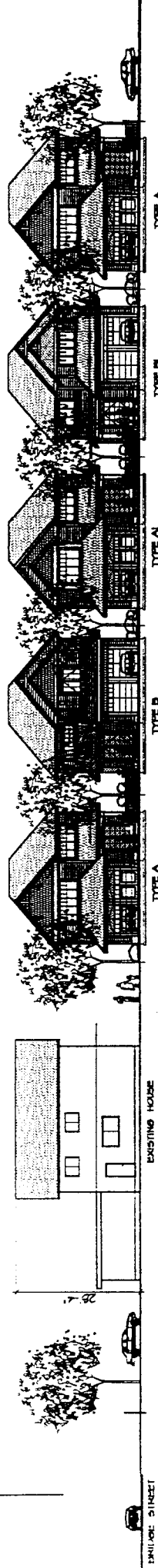


GENERAL CURRIE ROAD

ZONING: CD/154
 Typical lot area: 4460 sq. ft. x .55
 2720 sq. ft. max. house area
 site coverage: 46% max. building/ 60% max. blog. + non-porous surfaces



SITE PLAN
 Scale 3/32" = 1'-0"



CANARCH DESIGN
 130 - 4946 Canada Way
 Burnaby
 Tel: (604) 298-1222

STREETSCAPE TO GENERAL CURRIE ROAD

3/32" = 1'-0"

EXISTING HOUSE

DEC. 22, 2004

Conditional Rezoning Requirements

7360 and 7380 Bridge Street RZ 04-268607

Prior to final adoption of Zoning Amendment Bylaw 7885, the developer is required to complete the following requirements:

Legal requirements, specifically:

- That Bylaw No. 7903, with rezoning application RZ 04-276082, to amend “Comprehensive Development District (CD/140) be adopted.

Development requirements, specifically:

- Enter into the City’s standard Servicing Agreement for the design and construction of the east side of Bridge Street along the subject site’s entire frontage including, but not limited to:
 - a) road widening;
 - b) curb and gutter;
 - c) grass and treed boulevard 2.6 m (6.0 ft) wide ‘Zed’ street lighting, with a 1.75 m concrete sidewalk about 1m from the Property Line to allow for existing grade differential and room for lawn basins (the two homes along the Bridge frontage are existing and proposed to remain);
 - d) 7 cm (3 in.) caliper street trees at 9 m (29.5 ft.) on centre, decorative “Zed” street lights; and
 - e) minimum 1.5 m (4.9 ft.) wide concrete sidewalk.
- Enter into the City’s standard Servicing Agreement for the design and construction of General Currie Road east of Bridge Street along the subject site’s entire south frontage including, but not limited to:
 - a) creation of a minimum 6 m (20 ft) asphalt road with curb and gutter, and 200 mm (8 in.) diameter PVC watermain; and
 - b) creation of a 1.8m (6 ft) grass and treed boulevard, with ‘Zed’ street lighting and a 1.75 m (5.7 ft) concrete sidewalk near the Property Line.
 - c) Note: storm and sanitary sewer lines are in place on General Currie, as part of the City’s infrastructure improvements done several years ago in McLennan South - only regular-service tie-ins will be done in conjunction with the offsite design package.

(Signed Copy on File)

March 9 , 2005

Signed Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7885 (RZ 04-268607)
7360 AND 7380 BRIDGE 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/140)**.

P.I.D. 004-221-907

Lot 10 Except: Part on Plan 49955, Block "D" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-520-421

Lot 92 Section 15 Block 4 North Range 6 West New Westminster District Plan 49955

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7885"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
REVIEWED by
HB
APPROVED by
Director/ Solicitor
RA

MAYOR

CITY CLERK