



To: Planning Committee *To Planning - Mar 18, 2003*
 From: Joe Erceg Date: February 18, 2003
 Manager, Development Applications RZ 02-209424 File: 8060-20-7495
File: 8060-20-7490
 RE: **APPLICATION BY CENTRO PROPERTIES GROUP AND JEMA PROPERTIES CONSULTING LTD. FOR REZONING AT 12511 NO. 2 ROAD FROM I2 (LIGHT INDUSTRIAL DISTRICT) TO CD/126 (COMPREHENSIVE DEVELOPMENT DISTRICT)**

Staff Recommendation

1. That Bylaw No. 7495, to amend the permitted density, minimum setbacks from property lines and maximum heights in "Comprehensive Development District (CD/126)", be introduced and given first reading.
2. That Bylaw No. 7490, to rezone 12511 No. 2 Road from "I2 (Light Industrial District)" to "CD/126 (Comprehensive Development District)", be introduced and given first reading.

for Joe Erceg
Manager, Development Applications
(4138)

JE:jl
Att. 4

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Centro Properties Group and Jema Properties Consulting Ltd. have submitted an application to rezone the property at 12511 No. 2 Road from I2 (Light Industrial District) to CD/126 (Comprehensive Development District) in order to permit development of a 63-unit townhouse project (**Attachment 1**). Some amendments to the density, minimum setback and maximum height provisions of the existing CD/126 zone are also required in order to accommodate the proposed development.

This property is located within the Trites Road Industrial Area and is currently occupied by an older multi-tenant warehouse building. The area is undergoing a transition from industrial to residential uses. Two rezoning applications (RZ 97-121285 and RZ 02-202838) for single-family lot development that were submitted for sites west of this property (at 12340, 12360 and 12440 Trites Road) currently stand at Third Reading.

In order to accommodate new residential development in this area, the land use designations for these properties have to be amended from industrial to residential in the Steveston Area Plan. Official Community Plan Amendment Bylaw No. 7408 was introduced with the two earlier rezoning applications to make the required changes. This bylaw was given Third Reading on September 16, 2002.

Findings of Fact

Item	Existing	Proposed
Owner	Andrews Road Properties Ltd.	Centro Properties Group & Jema Properties Consulting Ltd.
Applicant	Centro Properties Group & Jema Properties Consulting Ltd.	No change
Site Size	1.2 ha (2.97 acres)	1.19 ha (2.95 acres) after road dedication
Land Uses	Industrial multi-tenant building	63 – unit townhouse project
OCP Designation	Mixed Use	No change
Area Plan Designation	Industrial	Multiple Family
Zoning	I2 (Light Industrial District)	CD/126 (Comprehensive Development District) as amended

Project Description

The subject property is located at the northwest corner of Andrews Road and No. 2 Road. The applicant proposes to create a 63-unit townhouse development, consisting of 12 two-bedroom units and 51 three-bedroom units.

The townhouses are contained within 15 buildings that are developed around an internal driveway system. All buildings are 3 storeys, with a maximum of 12 m (39.4 ft.) in height. One access point to the site is provided on Andrews Road. There is a centrally located outdoor amenity area near the entrance of the complex that includes an indoor amenity/recreation building. The proposed site plan is included as **Attachment 2**.

Each dwelling unit has parking and crawl space in the basement level with two storeys of living space above the basement. The buildings are therefore floodproofed to the required geodetic elevation of 2.6 m.

The buildings have fronting character along Andrews Road and No. 2 Road. The finished grades around the buildings along Andrews Road and No. 2 Road are elevated in order to create the impression of 2-1/2 storey buildings along the street instead of 3 storey buildings.

Upon completion of the rezoning application, a Development Permit will be required to specify finer design details and materials that enhance the character of buildings and landscaping.

Site Context

The site context (see **Attachment 3**) is as follows:

North:	Industrial warehouse properties zoned I2 (Light Industrial District)
South:	Apartment buildings (Southcove) zoned Comprehensive Development District (CD/16 and CD/17)
East:	Agricultural lands zoned AG1 (Agricultural District)
West:	Vacant lot zoned I2 (Rezoning Application No. 97-121285 is currently underway to rezone this property to CD/61 and R1/K for small lot single-family housing development)

Staff Comments

Policy Planning

1. Registration of a restrictive covenant for noise attenuation in buildings and potential visual impacts and to notify unit purchasers of nearby industrial activities.
2. Registration of a restrictive covenant to protect the agricultural buffer area along No. 2 Road and to notify residents of the proximity of agricultural activities. The 5.0 m (16.4 ft.) buffer along No. 2 Road is consistent with policies outlined in the Official Community Plan. The buffer should reinforce the character of the agricultural lands, including large-scale trees, a combination of shrubs and ground cover and, where appropriate, a sidewalk.
3. Registration of public rights-of-passage through the common outdoor amenity space, to Andrews Road.
4. Adoption of OCP Amendment Bylaw No. 7408 (currently at Third Reading) to amend the land use designation of the property from "Industrial" to "Multiple Family" is required.

Transportation Department

1. Ensure turnaround capability is provided for all visitor parking stalls.
2. Provide dual ramps (curb letdowns) at intersection of Andrews Road and No. 2 Road.
3. Ensure that loading areas and trucks (e.g. mail and delivery trucks, garbage and recycling) do not restrict access for residents or visitors.
4. Bulge in the internal driveway at the entranceway is a potential safety hazard.

Engineering Works and Services

1. Dedication of 0.5 m (1.6 ft.) along entire Andrews Road frontage, including a 4 m x 4 m (13.1 ft. x 13.1 ft.) corner cut at Andrews Road and No. 2 Road.
2. Lot G (5711 Andrews Road), which is owned by the City, will be converted to road as part of road dedication plan noted in #1 above at no cost to the developer.
3. Access to Andrews Road to be determined and confirmed at Development Permit stage.
4. Enter into a standard Servicing Agreement to design and construct, but not limited to, the following:
 - a. Completion of Andrews Road including road widening, curb and gutter, a 2.0 m (6.6 ft.) grass and treed boulevard with Zed street lighting and a 1.5 m (4.9 ft.) sidewalk, the back of which is at the new property line.
 - b. Decorative traffic calming bulges on both sides of Andrews Road at intersection with No. 2 Road.
 - c. Half road upgrading of No. 2 Road.

Consultation

Public Information Meeting

The applicants, Jema Properties Consulting Ltd. and Centro Properties Group (Panstar Development Corporation), together with Progressive Construction Ltd., held a joint Public Information Meeting at Steveston Community Centre on July 17, 2002 to present their development plans for properties along Trites Road and Andrews Road that are currently under application for rezoning to residential uses. This property at 12511 No. 2 Road was the only property identified for future townhouse use; the other properties on Trites Road were identified for single-family development.

Notices of the meeting were distributed to nearby single-family and multi-family residences, as well as property owners and tenants of nearby industrial and agricultural properties. A questionnaire was distributed at the meeting to attendees in order to obtain feedback about the proposed land uses and development.

Survey Results

Approximately 20 people attended the meeting and 10 responses to the survey were received. Jema Properties Consulting Ltd. provided a synopsis of the meeting (**Attachment 4**). The 10 survey responses produced the following results:

Support the Proposed Development	-	8 responses
Neutral	-	1 response
Do Not Support the Proposed Development	-	1 response

Many of the comments received from the meeting focussed specifically on the single-family housing proposals on Trites Road. Some of the comments that pertain to general redevelopment in the area include the following:

- Development of Trites Road area for residential use is long overdue.
- Concerned about potential loss of views from condominiums to the south due to height of buildings.
- Ensure good transition of building form along Andrews Road for single-family uses to townhouse uses.
- Parking on Andrews Road is at capacity. Concerned that additional housing will add to parking shortage.

Analysis

Relationship to Neighbouring Uses

The Trites Road Area is currently an older industrial area that accommodates a number of smaller industrial and service oriented businesses. The subject property is occupied by a 40-unit strata titled warehouse building (constructed in 1973) that would be demolished in order to redevelop to townhouses.

Residential Uses

The south side of Andrews Road is developed with recently-built, four-storey condominium buildings that have underground parking.

The property immediately west of the subject site is currently under application for 29 single-family lots. The application (RZ 97-121285) had its Public Hearing and received Third Reading by Council on September 16, 2002.

The proposed townhouses are two storeys of living space above a ground floor garage and entry level. The overall height of the buildings from finished grade to top of roof, at 12 m (39.4 ft.), will be compatible with proposed adjacent single-family development to the east as the single-family lots have to be filled to meet floodplain requirements. The proposed townhouses will be lower than the four-storey condominium buildings (which are 15 m (49.2 ft.) above an underground parking structure). Views from the higher levels of the condominium buildings should not be affected by this townhouse proposal.

The grade around the buildings along Andrews Road is proposed to be elevated in order to provide fronting character on Andrews Road and create a two-storey appearance instead of a three-storey appearance. This provides a more compatible transition from the new proposed single-family houses to the west, which will be two storeys in height.

Building setbacks along Andrews Road are proposed to be 4.8 m (15.7 ft.). The edge of the covered decks at the front of the buildings are proposed to be set back approximately 3.3 m (10.8 ft.) from the property line. This is compatible with the sideyards of the proposed single-family development to the west, where buildings could be set back 3.0 m (9.8 ft.) from the property line.

Industrial Uses

The property to the north (12417 to 12491 No. 2 Road) is occupied by a multi-tenant industrial complex that was built in the late 1980s. The buildings are located approximately 3 m (9.8 ft.) from the south property line (to accommodate a sanitary sewer right-of-way) and extends along the full length of the property. The buildings are 6.7 m (22 ft.) in height.

There are no plans to redevelop 12417 to 12491 No. 2 Road in the near future. Staff therefore wish to ensure that there is adequate buffering and design considerations used to minimize impacts of industrial uses on the proposed residential development.

The applicant proposes to address the industrial interface in the following ways:

1. The buildings are oriented at right angles to the north property line so that a minimum number of dwelling units are directly adjacent to the existing industrial buildings.
2. The walls of the townhouse buildings along the north property line have few openings to living space in order to eliminate views directly onto the industrial buildings.
3. The 3.6 m (11.8 ft.) setback between the townhouses and the north property line includes a 3 m (9.8 ft.) sanitary sewer right-of-way. This right-of-way area will be used for landscaping, fencing, internal pathways and visitor parking stalls.
4. The indoor amenity building is proposed to be situated at the north property line in order to buffer against the industrial building.
5. A restrictive covenant will be registered on the property for noise attenuation and visual disturbance measures in buildings and to advise prospective residents of the proximity of industrial uses.

Agricultural Uses

The east side of No. 2 Road is occupied by actively farmed lands that are zoned AG1 (Agricultural District) and are located within the Provincial Agricultural Land Reserve (ALR).

The proposed development includes a 5 m (16.4 ft.) buffer area along No. 2 Road in accordance with guidelines in the City's Official Community Plan with respect to new development separated from the ALR by a road.

The buildings along No. 2 Road are proposed to be set back an additional 4.5 m (14.8 ft.) from the buffer area. This would create a generous setback of 9.5 m (31.2 ft.) from the property line, which would contribute to the openness and semi-rural character along No. 2 Road.

Open Space

The proposed development includes a centrally located common outdoor amenity area for use by residents of the townhouse complex. It is located close to the main entry of the development and contains the indoor amenity/recreation building.

Two more landscaped courtyards are located between blocks of north-south oriented buildings on either side of the central common area. These courtyards are intended primarily for the use of residents whose units face onto this open space. Pedestrian pathways connect from the individual units to a common pathway at the centre of the courtyards. The pathways further align with openings between buildings that front onto Andrews Road in order to provide pedestrian access directly onto Andrews Road.

At this time, there are no plans to redevelop the industrial property to the north (12417 to 12491 No. 2 Road). Future development in the Trites Area will progress incrementally and be evaluated on integration with existing land uses, road patterns, and open space networks.

In order to maintain flexibility for future development to the north, public rights-of-passage will be registered over the central outdoor amenity space and out towards Andrews Road. If new residential development occurs on the property to the north someday, the public rights-of-passage would enable future area residents to walk through the site and access Andrews Road.

Parking

Concerns were raised at the public open house about parking. The proposed townhouse project provides 2 spaces for every dwelling unit and 1 visitor space for every 5 units, for a total of 139 parking spaces. This meets the Zoning Bylaw requirements for parking provision. Furthermore, public parking will still be permitted along Andrews Road.

Proposed Zoning Amendments

The proposed development is similar in density, siting and massing permitted by the CD/126 (Comprehensive Development District) zone. The following amendments to the zone would be required in order to accommodate the proposed project:

- Increasing the floor area ratio of covered porch areas from 0.03 to 0.1 of the total project floor area ratio;
- Adding an additional 0.1 floor area ratio to be used exclusively for amenity space;
- Specifying the setback from Andrews Road to be 4.5 m (14.8 ft.);
- Increasing the maximum permitted height of buildings from 2-1/2 storeys to 3 storeys, except in the City Centre, where buildings may only have 2-1/2 storeys if the lot coverage exceeds 34%.

No changes were made to the provision to allow entry stairs, porches, balconies, etc. to project more than 2 m (6.6 ft.) into the setback from a public road. According to preliminary building design drawings that were submitted with the rezoning application, the proposed buildings all have covered porches and entry stairs. Portions of these porches and entry stairs may project up to 3 m (9.8 ft.) into the setback along Andrews Road. As the porches and entry stairs add fronting character onto Andrews Road, the additional projection may be varied as part of the Development Permit process.

The CD/126 zone was used for a townhouse project in the City Centre area that is now under construction. The proposed amendments are deemed to be minor in nature and do not negatively affect projects in the City Centre.

Affordable Housing Statutory Fund Contribution

The applicant has agreed to contribute \$15,750 towards the Affordable Housing Statutory Fund. This is a community benefit that will assist in the land acquisition and development costs of affordable housing in the City.

Financial Impact

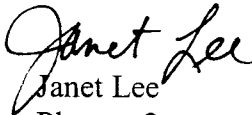
None.

Conclusion

The proposed townhouse development is another phase in the transition of the Trites Area from industrial use to residential use. The development would provide additional housing options in the neighbourhood. This development would also complete Andrews Road as a residential streetscape.

Recognizing that this area is still in transition, the applicant has given strong consideration to ways to buffer the proposed development from existing industrial and agricultural uses. These measures should help to reduce visual and noise impacts of non-residential uses in the area.

It is recommended that this application be supported.


Janet Lee
Planner 2
(4108)

JE:jl

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

Legal requirements, specifically:

1. Dedication of 0.5 m (1.64 ft.) along entire frontage of property on Andrews Road.
2. Registration of a restrictive covenant for noise attenuation and visual impact mitigation in buildings and to notify dwelling unit purchasers of nearby industrial activities.
3. Registration of a restrictive covenant to prevent the removal of the landscape buffer along No. 2 Road and to notify dwelling unit purchasers of nearby agricultural activities.
4. Registration of public rights-of-passage over the common outdoor amenity space to Andrews Road.
5. Adoption of OCP Amendment Bylaw No. 7408.

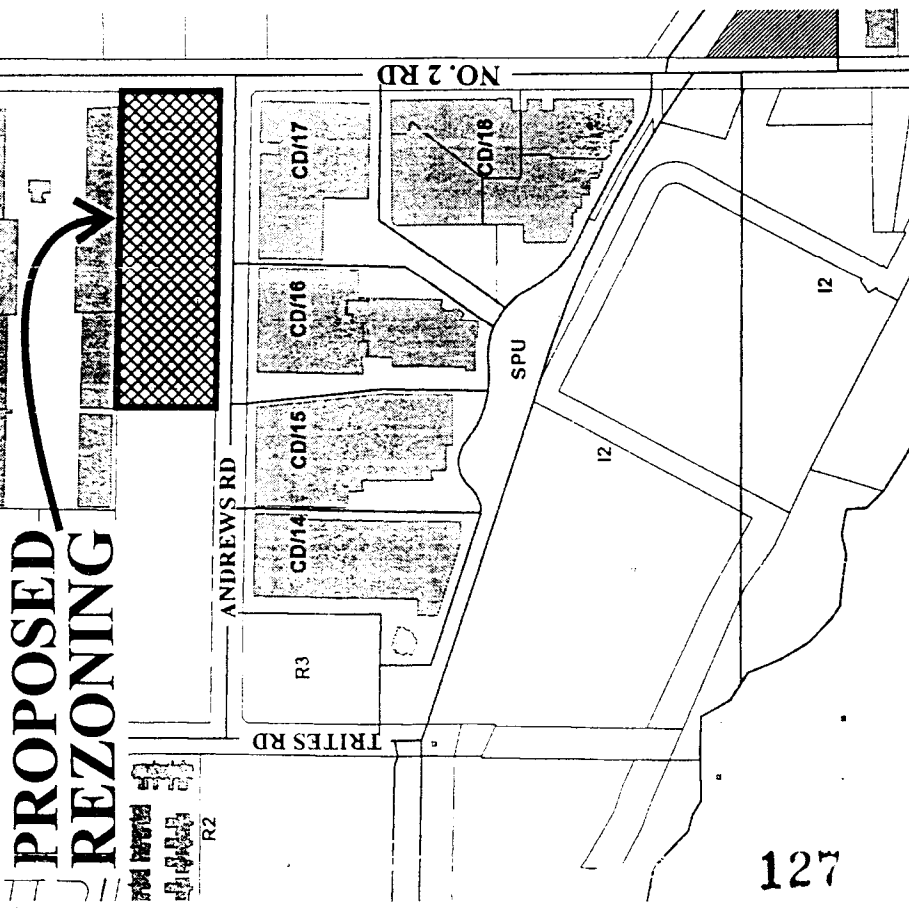
Development requirements, specifically:

1. Enter into a standard Servicing Agreement to design and construct, but not limited to, the following:
 - Completion of Andrews Road including road widening, curb and gutter, a 2.0 m (6.6 ft.) grass and treed boulevard with Zed street lighting and a 1.5 m (4.9 ft.) sidewalk, the back of which is at the new property line.
 - Decorative traffic calming bulges on both sides of Andrews Road at intersection with No. 2 Road.
 - Half road upgrading of No. 2 Road.
2. A Development Permit, processed to a satisfactory level to the Manager, Development Applications.
3. Contribution of \$15,750 to the Affordable Housing Statutory Fund.

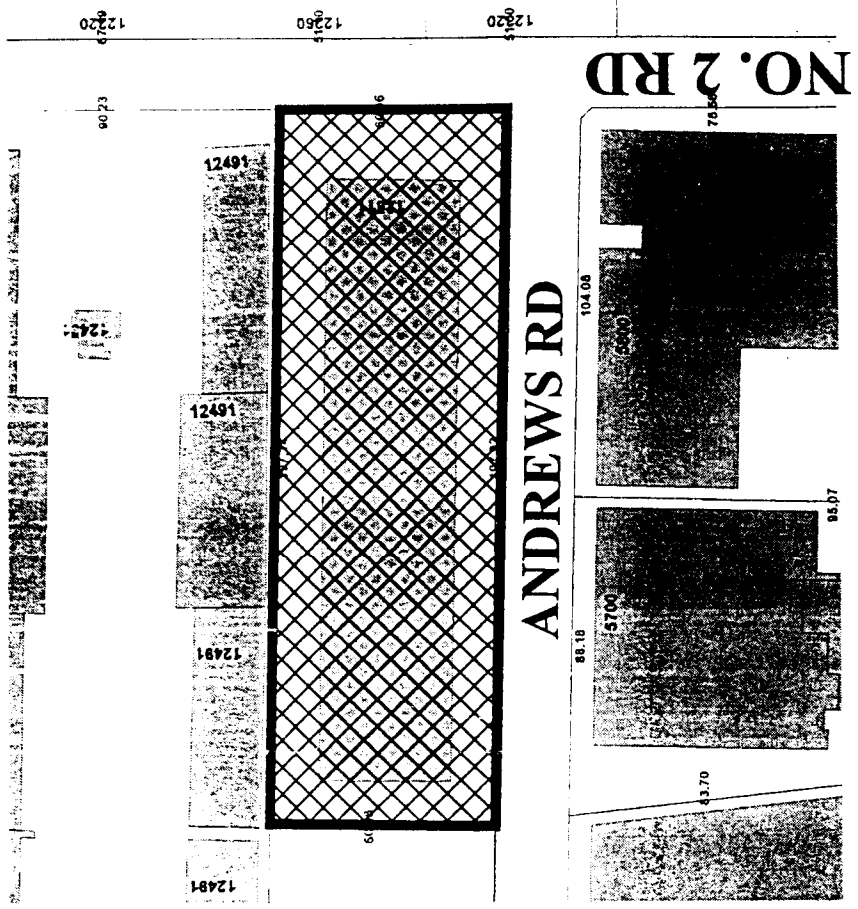
City of Richmond



PROPOSED REZONING



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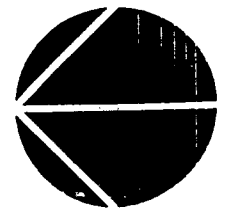


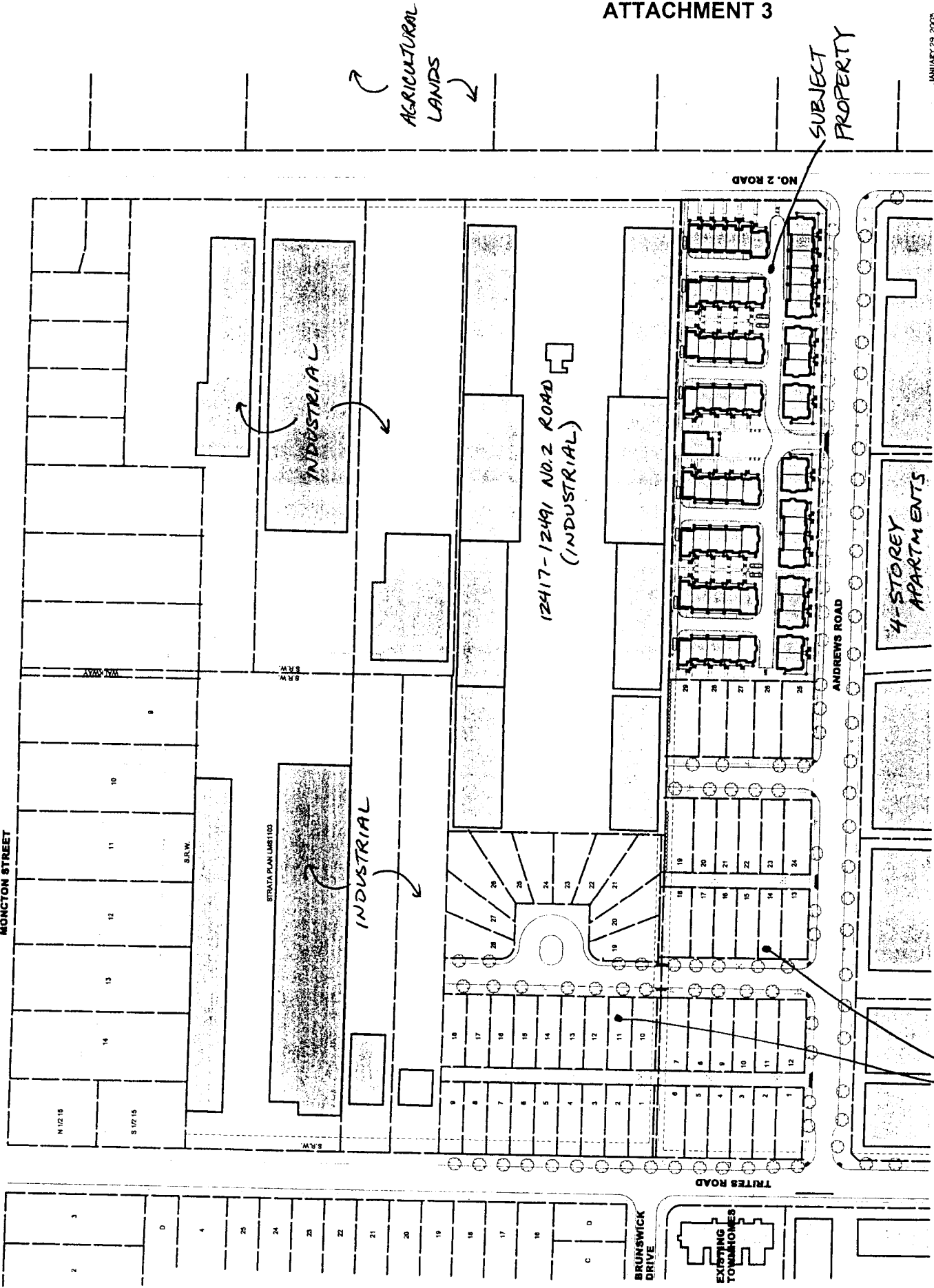
Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES

RZ 02-209424





AGRICULTURAL LANDS

SUBJECT PROPERTY

INDUSTRIAL

12417-12491 NO. 2 ROAD
(INDUSTRIAL)

INDUSTRIAL

4-STORY APARTMENTS

ANDREWS ROAD TOWNHOMES

for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD

LOCATION PLAN
SCALE: 1:1,000



PROPOSED SINGLE-FAMILY SUBDIVISIONS

Jema Properties Consulting Ltd.
206-5631 No. 3 Road, Richmond, BC, V6X 2C7

July 18, 2002

City of Richmond,
6911 No. 3 Road,
Richmond, BC
V6Y 2C1

Attention: Janet Lee,
Urban Development Division

Dear Janet,

Re: Public Information Meeting, Trites Road Area, July 17, 2002

Please accept this as my report on the Public Information meeting held last night at the Steveston Community Center on the Trites/Andrews Road proposal. All the information is attached and is fairly self-evident so I have not labeled the material.

1. We printed 300 invitation letters, with the information and a map showing the area and the proposed land uses and distributed all of them to the neighbourhood. The letter is attached. We have also prepared a map showing where we distributed the invitations. We covered 132 single-family houses, 3 townhouse complexes and 6 condominium complexes. We also sent the letters to the industrial landowners and the tenants. These went out last week on Wednesday and Thursday. We had several telephone conversations with a couple of the tenants who did not attend the meeting.
2. At the meeting we asked people to sign in on the attached sign-in sheet.
3. Those who came to the meeting were asked to either leave a filled-in opinion sheet, or they had the option of mailing one to you. I have attached the ones we collected. I assume you will receive the others directly.

I was pleased to see that we appeared to have almost no negative comment. People asked about the usual, namely, parking, open space, property values, design, height of the buildings, etc. Nobody asked about schools; however, Ken Morris did get back to me this morning to tell me that there was adequate capacity at all the schools in the area.

If you have any further questions, please call me or e-mail me.

Yours truly,

Olga Ilich





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7490 (RZ 02-209424)
12511 NO. 2 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/126)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7490"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7490"**.

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.
HB
APPROVED for legality by Solicitor

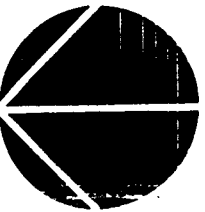
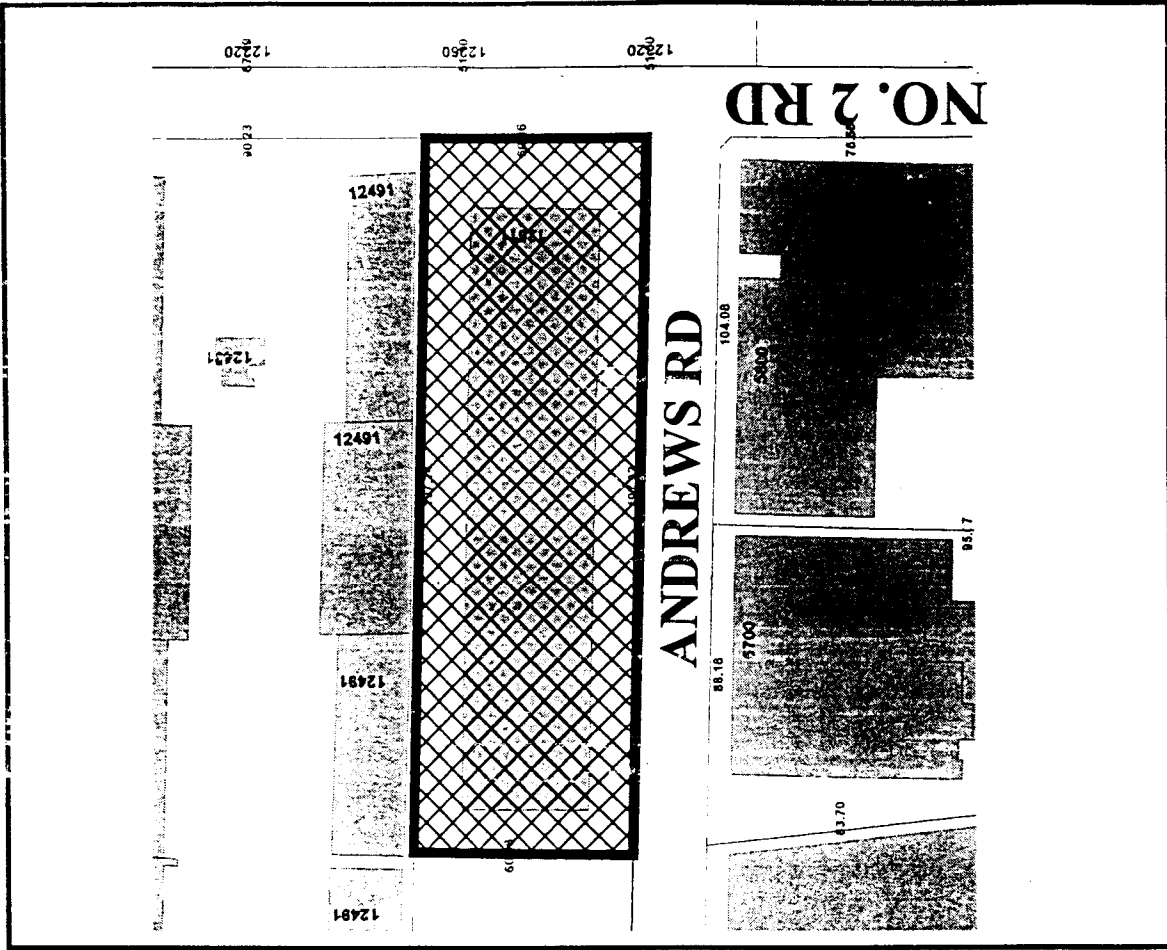
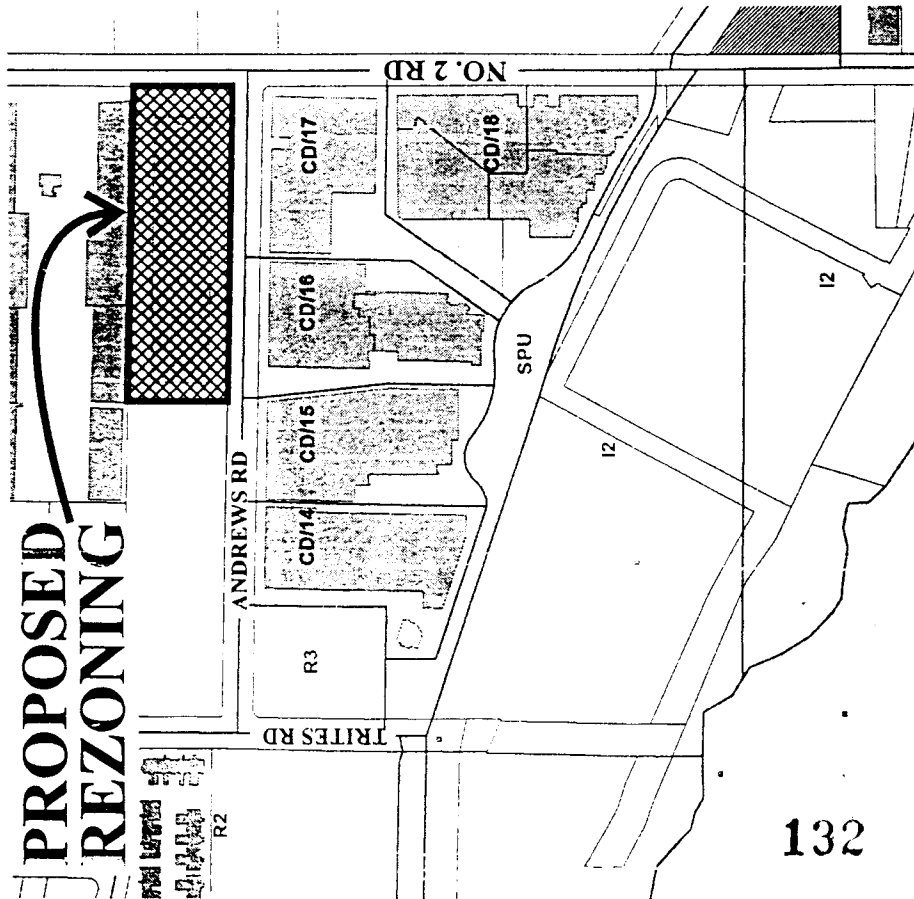
MAYOR

CITY CLERK

City of Richmond



PROPOSED REZONING



RZ 02-209424

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7495
RZ 02-209424 - 12511 No. 2 Road**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by
 - i. Replacing Section 291.126.2 Permitted Density with:

“.01 **Maximum Floor Area Ratio:**
0.69, 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.”
 - ii. Replacing Section 291.126.4 Minimum Setbacks From Property Lines, Sub-section .01 with:

“.01 **Public Road:** 6 m (19.695 ft.)
EXCEPT THAT for Andrews Road, the minimum setback shall be 4.5 m (14.763 ft.);
AND FURTHER EXCEPTING 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 3 m (9.843 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.).”

iii. Amending Section 291.126.5 Maximum Heights, Sub-section .01 so as to read:

“.01 **Buildings:** 12 m (39.370 ft.), but containing no more than 3 storeys

EXCEPT THAT in the Section 15-4-6 (South McLennan Sub-Area), **buildings** may not contain more than 2¹/₂ storeys where the **lot coverage** exceeds 34%.”

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7495**”.

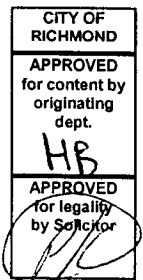
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK