



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

to Planning - Mar 21, 2006
Date: March 1, 2006

From: Jean Lamontagne
Director of Development

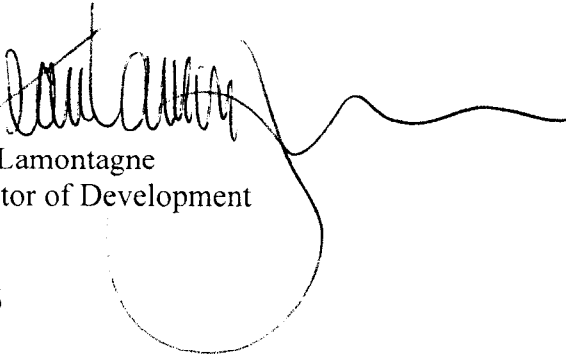
RZ 05-308567

file: 12-8060-20-8045

**Re: APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 9415,
9431 AND 9451 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING
DISTRICT, SUBDIVISION AREA F (R1/F) TO TOWNHOUSE DISTRICT (R2-0.7)**

Staff Recommendation

That Bylaw No. 8045, for the rezoning of 9415, 9431 and 9451 Granville Avenue from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Townhouse District (R2-0.7)", be introduced and given first reading.



Jean Lamontagne
Director of Development

JL:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>He Estey</i>

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 9415, 9431 and 9451 Granville Avenue from Single-Family Housing District, Subdivision Area F (R1/F) to Townhouse District (R2-0.7) in order to accommodate the development of approximately 30 townhouses on the site (**Attachment 1**).

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a summary of the proposed development data and the proposed Bylaw requirements.

Surrounding Development

The proposed site is in the McLennan North Sub-Area (**Attachment 3**) located north of Granville Avenue. The site is within Residential Area 3 of the McLennan North Sub-Area Plan, which allows for development of residential uses (currently allowing two-family dwelling and townhouses, to a height of two and three storeys and a base density of 0.65 FAR). The existing development surrounding the site is described as follows:

- The area immediately west of the subject site consists of two existing single-family homes, zoned Single-Family Housing District, Subdivision Area F (R1/F).
- Further to the west, is the recently dedicated Garden City Park.
- To the immediate east, an existing single-family home at 9511 Granville Avenue, zoned Single-Family Housing District, Subdivision Area F (R1/F), and the recently constructed development at 9533 Granville Avenue, by Adera (DP 03- 252267), with 33 three-storey townhouses, zoned Comprehensive Development District (CD/142). Future access for redevelopment of 9511 Granville Ave is provided by cross-access agreement from the development at 9533 Granville Avenue.
- To the south, across Granville Avenue, single-family homes in the McLennan South Sub-Area, an area designated for future townhouse development.
- To the north, Anderson elementary School.

Related Policies & Studies

Official Community Plan

The McLennan North sub-area plan objectives include:

- To provide a range of grade-oriented housing types for a variety of household and age groups, including high-density multiple-family housing.
- To provide a safe and efficient people-friendly transportation network for pedestrians, cyclists and vehicles.
- **Land Use:** Residential, Two-Family Dwelling, 2 and 3 storeys Townhouse
- **Density:** Designated for a base density of 0.65 floor area ratio (FAR). Recent development in the area has achieved a density of 0.70 with provision of public benefits.

- **Development Permit Guidelines:** Encourage a “traditional” style and “house-like” character within a park-like setting.
- **Roads:** No new roads are proposed in the vicinity of the proposal.
- **Urban Trails Network:** Promote strong pedestrian linkages between public open spaces and public uses. Proposal includes development of walkway along the northern property line providing access between schools.
- **Park:** Planning has begun in late 2003, with limited construction following in 2004, for the City Centre serving Garden City Park.
- **School:** The site is south of the existing Anderson Elementary School and near McNeil Secondary.
- **Development Permit Guidelines:** In the medium-density multiple-family residential areas, the Guidelines call for consistent setbacks and building heights, regular, small gaps between buildings, and building forms, which strongly orient to adjacent streets and public open spaces.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for a streetscape of townhouses fronting Granville Avenue, which is consistent with the guidelines for Residential Area 3. The orientation of end units at the sides and rear is appropriate in increasing the open landscape along these edges and providing a transition to neighbouring existing single-family homes. The positioning of the driveway internal to the site allows for generous landscaped back yards within the side and rear yard setbacks, adjacent to existing single-family homes, and future townhouse development.
- The proposed project and its contribution (e.g., \$13,000) to the establishment of a treed and landscaped walkway within the Anderson School property, along the northern property line, to provide connections between the two neighbourhood schools and Garden City Park is consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan. Consultation with the School Board and Parks Department to finalize the design of the walkway is required during the development permit process.
- The applicant’s proposal to provide on-site indoor amenity is consistent with the practice employed elsewhere on larger sites in McLennan since adoption of the sub-area plans and is considered most appropriate in light of the site’s size.

- The applicant's proposal to provide sewer hook-up to 9411 and 9391 Granville Avenue, to enable it to connect with the City sewerage system and to abandon the septic field presently located in the Garden City Park under covenant with the City is consistent with City requirements to provide sewage connections for existing homes in conjunction with adjacent development. Design and works to be included in the Service Agreement (**Attachment 6**). Concerns about drainage impact on the neighbouring properties will be addressed to at the building permit phase.
- The applicant's contribution (e.g., \$31,500) towards the City's Affordable Housing Reserve Fund is appropriate to meet City objectives.
- The applicant's proposal for shared access and a cross access agreement to benefit the adjacent property to the west at 9411 Granville Avenue ensures the development potential of the adjacent property at a comparable density and minimizes crossings from Granville Avenue, which will improve public safety on the street. Adera's project to the east has provided a cross access agreement to the adjacent property to the east at 9511 Granville (**Attachment 7**).
- Access and future development potential of the site at 9391 Granville Avenue is not required, as this site is designated for one-family dwellings, only, in the Area Plan, and is included in the City's long range acquisition program for future expansion of Garden City Park,
- The proposed project and its contribution to the establishment of a treed and landscaped walkway along the northern property line to provide connections between the two neighbourhood schools are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan.
- The project is the third rezoning application for Residential Area 3 south of Alberta Road, and proposes use of Townhouse District (R2-0.7), created to permit Two-family dwellings and Townhouses with a maximum Floor Area Ratio (FAR) of 0.70 on similar arterial road sites. The Area Plan identifies a base density of 0.65 FAR on site. The proposed Townhouse District (R2-0.7), allows for a residential density appropriate to the Granville Avenue location, which is comparable to the Area 3 rezonings approved in 1996 north of Alberta Road, at densities of FAR 0.69 and 0.71 for Townhouse developments.
- An aircraft noise exposure covenant will be required as a condition of rezoning approval.
- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood.
- The applicant's proposal to retain six trees along the eastern portion of the site is consistent with the McLennan South goal to retain trees where possible. A tree survey will be required for review with the Development Permit application, to review other potential for tree retention.
- The applicant's agreement to provide frontage improvements and road widening along its Granville Avenue frontage will contribute to the enhancement and public amenity of the area.
- Overall, the project appears to be well designed and deserving of support.

The following items will be further investigated At the Development Permit stage:

- Landscaping design, including the retention or replacement of existing trees;
- The proposed variance requested for tandem parking;
- The interface with the school site and to the street; and
- The detailed design of the trail on the school site.

Public Consultation

A rezoning application sign has been posted on the site. One letter has been received by staff, from the neighbouring property owner at 9411 Granville Avenue. The following concerns were raised (**Attachment 6**):

- Drainage impacts if development site is raised above the existing grade of the adjacent property;
 - Sewerage connection requested through development site to neighbouring property;
 - Cross access agreement for potential future development; and
 - Tree retention of existing fir trees along common property line.
- Staff recommend that these concerns be addressed as follows:
- Adequate perimeter drainage to City standards;
 - Provision of sewerage connection to property line of 9411 Granville Avenue;
 - Cross access agreement at a location to permit similar form of development potential on adjacent site; and
 - The applicant proposes retention and protection of the existing trees (six on the subject property and 2 at 9511 Granville Ave) along the east property. A tree survey plan and report to assess potential for tree retention is required with the Development Permit review process.

Financial Impact

No apparent concerns.

Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan North objectives for development and population growth. The proposed use of Townhouse District (R2-0.7) is consistent with the McLennan North Sub-Area and with previously approved projects on arterial roads. The proposal for the construction of a trail between Anderson School and Garden City Park supports the vision for this area. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommends that the proposed rezoning application be approved.



Eric Fiss
Policy Planner

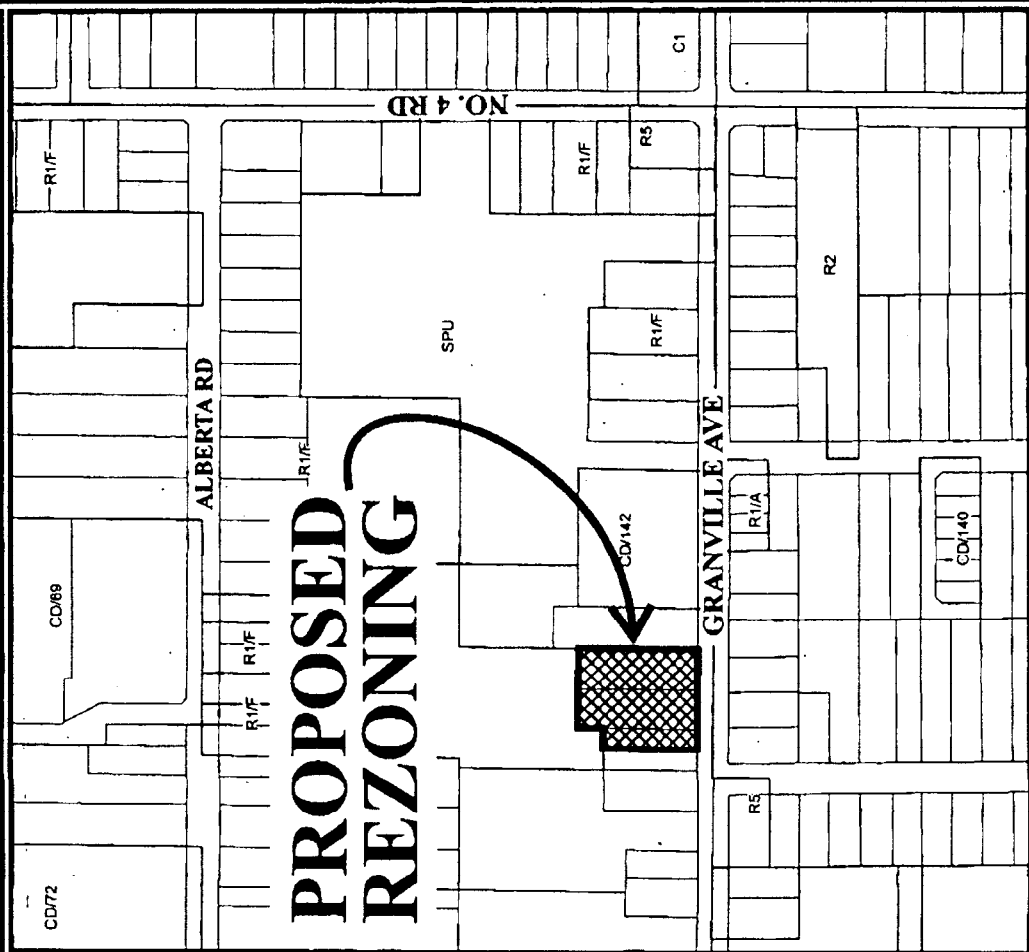
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See **Attachment 4** for rezoning requirement to be dealt with prior to final adoption as agreed by the applicant.

LIST OF ATTACHMENTS

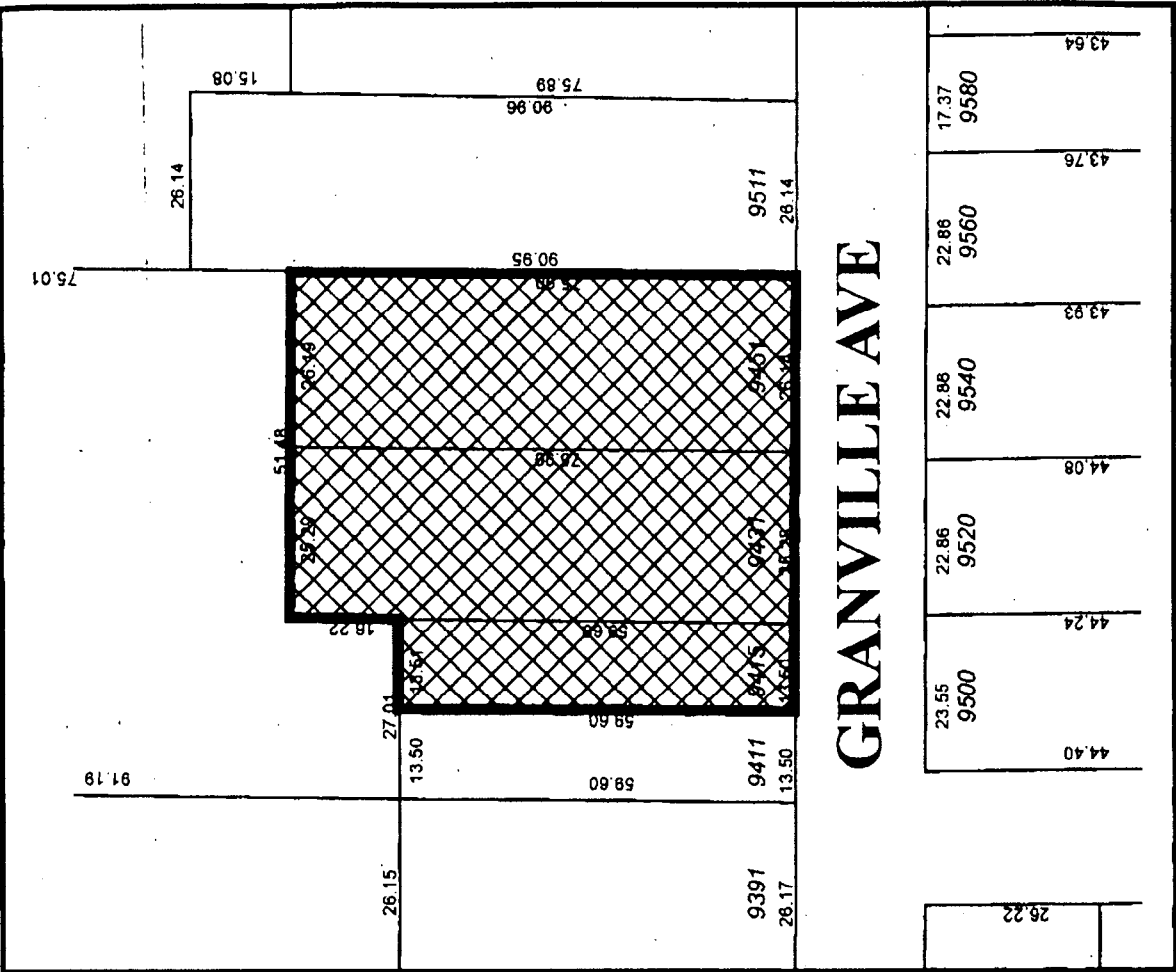
- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site plan and elevations)
- Attachment 6 Letter received from Harold and Louise Ford, 9411 Granville Avenue
- Attachment 7 Concept Plan for potential development at 9411 Granville Avenue

City of Richmond



PROPOSED REZONING

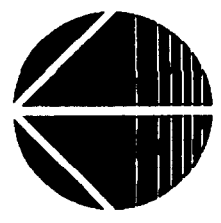
GRANVILLE AVE



44.40	44.24	44.08	43.93	43.76	43.64
23.55	22.86	22.86	22.86	22.86	17.37
9500	9520	9540	9560	9580	9580
26.22					

Original Date: 08/05/05
 Revision Date:
 Note: Dimensions are in METRES

RZ 05-308567





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 05-308567

Address: 9415, 9431 and 9451 Granville Avenue

Applicant: Am-Pri Construction Ltd.

Planning Area(s): City Centre Area - McLennan North Sub-Area Plan Schedule - 2.10C

	Existing	Proposed
Owner:	Eric and Pauline Wright Ralph and Beverley Pentzek	Am-Pri Development Ltd.
Site Size (m²):	9415 Granville Av: 804 m ² (8,655 ft ²) 9431 Granville Av: 1920 m ² (20,667 ft ²) 9415 Granville Av: 1984 m ² (21,3565 ft ²)	4,708 m ² (50,678 ft ²) <i>by applicant</i>
Land Uses:	Single-family homes	Townhouses
OCP Designation:	Residential	Residential
Area Plan Designation:	Residential Area 3, Two-Family Dwelling and 2 and 3-storey Townhouses	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Townhouse District (R2-0.7)
Number of Units:	3 Single-Family Homes	30 Three-storey Townhouses

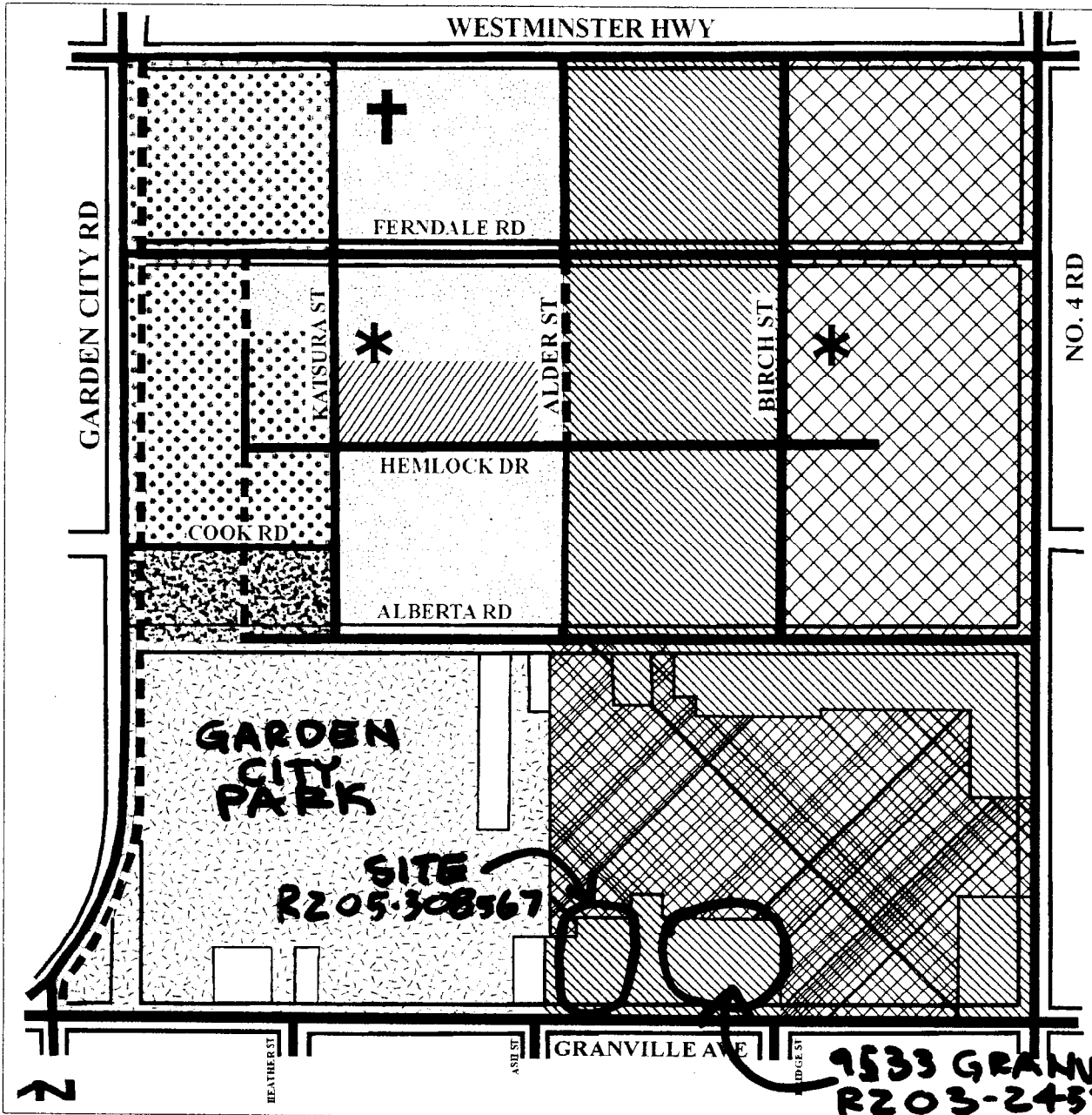
	Bylaw Requirement R2 - 0.7	Proposed	Variance
Density (units/acre):	N/A	26 upa	Not applicable
Floor Area Ratio:	Max. 0.70	0.70	None permitted
Lot Coverage – Building:	Max. 40%	33.5%	None
Lot Size (min. dimensions):	Min. Width: 30 m Min. Depth: 35 m	Width: 60 m Depth: 70 m	None
Setback – Front Yard (m):	Min. 6 m	6 m	None
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3.5 m	None
Height (m):	11 m and 3 storeys	11 m and 3 storeys	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	45 (R) and 6 (V) per unit	60 (R) and 6 (V) per unit	None
Off-street Parking Spaces – Total:	51	66	None
Tandem Parking Spaces:	Not permitted	30	Variance required and supported

ATTACHMENT 2

	Bylaw Requirement R2 - 0.7	Proposed	Variance
Amenity Space – Indoor:	70 m ² or Payment-in-lieu	1 1/2 storey amenity building Minimum 70 m ²	none
Amenity Space – Outdoor:	192 m ²	290 m ²	none

Other: Tree replacement compensation required for loss of significant trees in good health.

Land Use Map *Bylaw 7966
2006/01/09*



	Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)		Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park
	Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)		School
	Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Mixed Residential/ Retail/Community Uses				Trail
					Principal Roads
					Church

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Conditional Rezoning Requirements
9415, 9431 and 9451 Granville Avenue
RZ 05-308567

Prior to final adoption of Zoning Amendment Bylaw 8045, the developer is required to complete the following requirements:

1. Consolidate all the three lots into one development parcel.
2. Registration of a 0.25m Public-Rights-of-Passage Right-of-Way (PROP ROW) for road widening.
3. Registration of a cross access easement for 9411 Granville.
4. Airport noise covenant registered on title.
5. Enter in our standard Service Agreement to design and construct full Granville frontage works east to tie into works done by Adera (SA04-266417) at the E edge of 9511. Works include, but are not limited to, road widening completing the westbound 5.5m lanes, curb and gutter, a 1.35m grass and treed (8cm calliper Willow Oaks) boulevard and Type 3 Decorative black street lighting and a 1.75 sidewalk to the back of the new Public-Rights-of-Passage line. Relocate power poles into the boulevard as necessary. Granville is on the DCC program and credits will apply. Also required with this agreement is an extension of the sanitary sewer to pick up 9391 and 9411 Granville Avenue, including design and works.
6. Contribution to the establishment of a treed and landscaped walkway along the northern property line (e.g., approximately \$13,000, based on \$200 per linear metre) to provide connections between the two neighbourhood schools and Garden City Park. Consultation with the School Board and Parks Department to finalize the design of the walkway is required during the development permit* process.
7. Contribution of \$0.60 per buildable square foot (e.g. approximately \$31,500) towards the City's Affordable Housing Reserve Fund.
8. Processing of a Development Permit application

At Development Permit*:

1. Locate driveway further to the east, minimum 40 metres from the east edge of Ash Street. Driveway to be 7.5-metre wide for a minimum length of 15 metres measured from the south property line into the site.
2. Demonstrate how a loading truck (i.e., SU 9) would be accommodated on site.

At Building Permit*:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

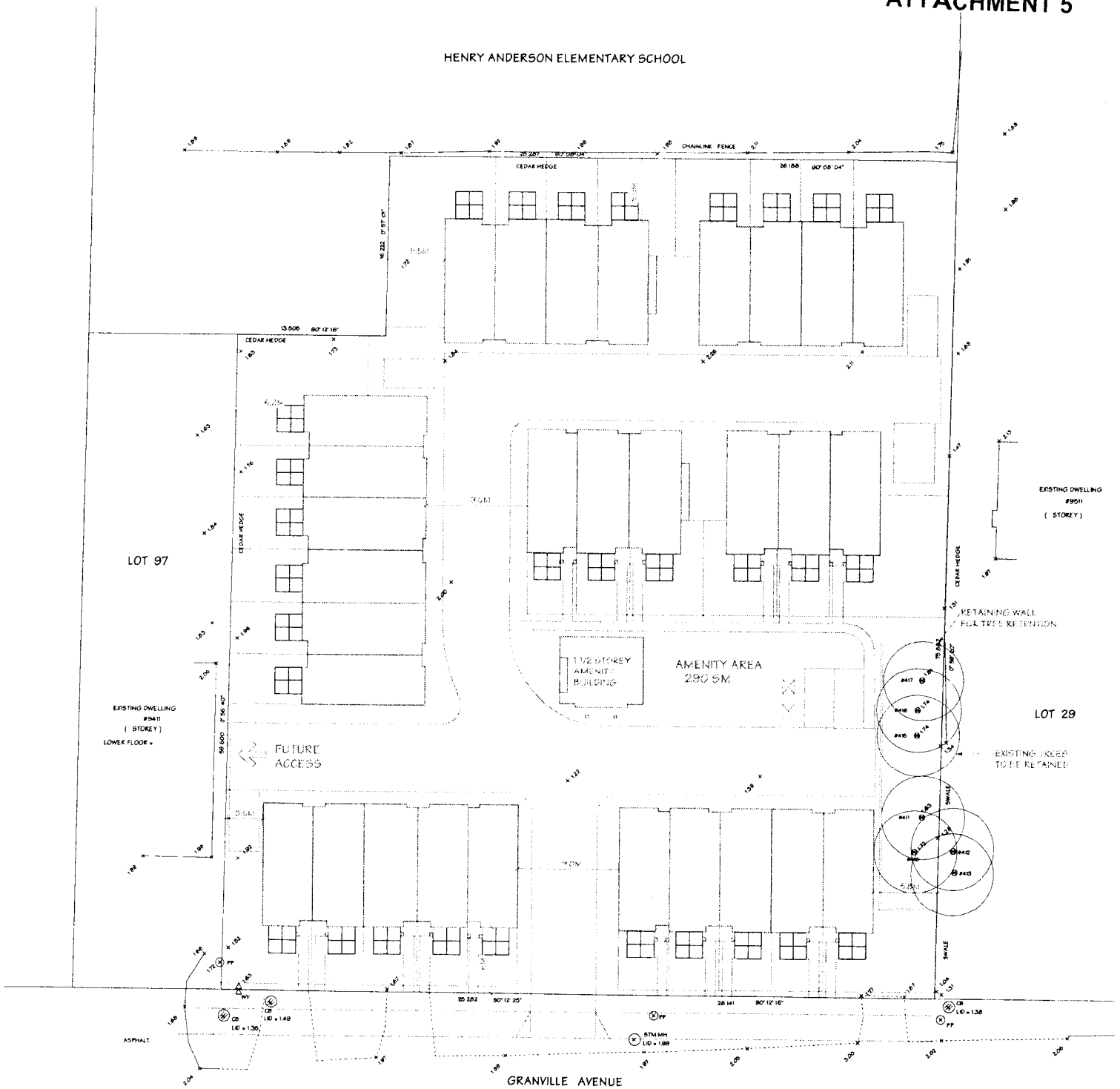
* Note: This requires a separate application.

[Signed original on file]

Signed

Date

HENRY ANDERSON ELEMENTARY SCHOOL



SITE AREA: 50,678 SF (4,708 SM)

PROPOSED DENSITY: 0.7 FAR X 50,678 SF = 35,475 SF

PROPOSED DEVELOPMENT

FLOOR AREAS:
30 UNITS X 1,180 SF AVERAGE = 35,400 SF. (0.7 FAR)

SITE COVERAGE: 17,003 SF (33.5% INCLUDING ENTRY PROCHES 438 SF)



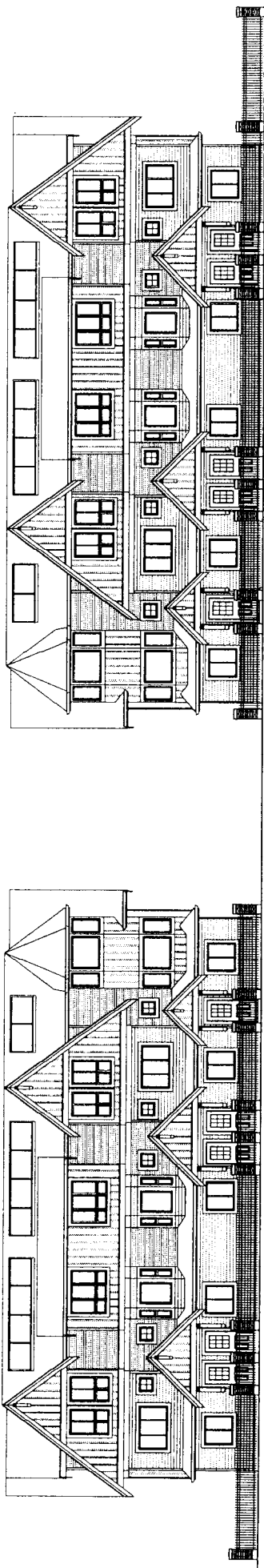
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FEB. 20, 2006

TOWNHOUSE DEVELOPMENT
9415, 9431 & 9451 GRANVILLE AVENUE

tomizo yamamoto architect inc.
2386 oak street vancouver b. c. V6H 4J1
tel: (604)731-1127 fax: (604)731-1327

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GRANVILLE AVENUE ELEVATION

622 M

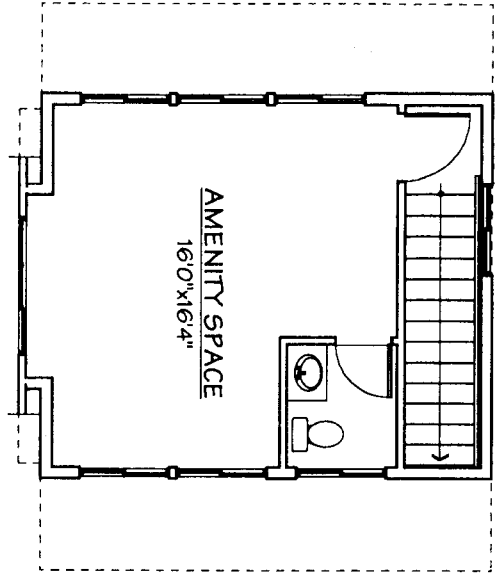
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MAR. 2, 2006

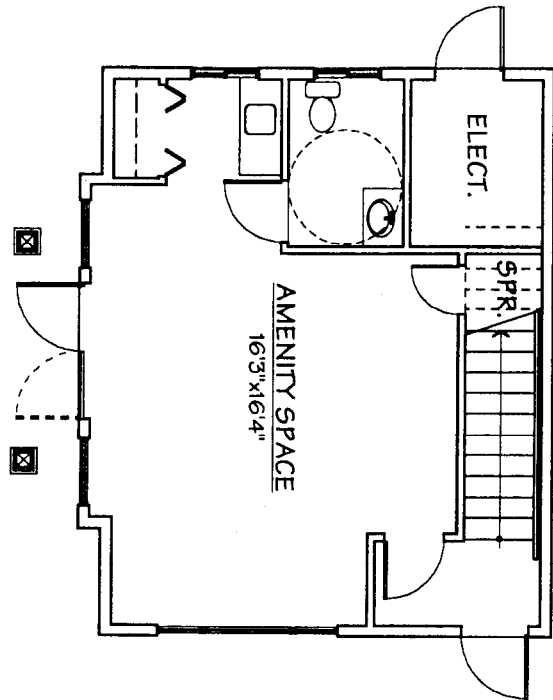
32 UNIT TOWNHOUSE DEVELOPMENT
9415, 9431 & 9451 GRANVILLE AVENUE, RICHMOND

tomizo yamamoto architect inc.
2386 oak street, vancouver b.c.
tel: 604-731-1127 fax: 604-731-1327 e-mail: tyarch@shaw.ca

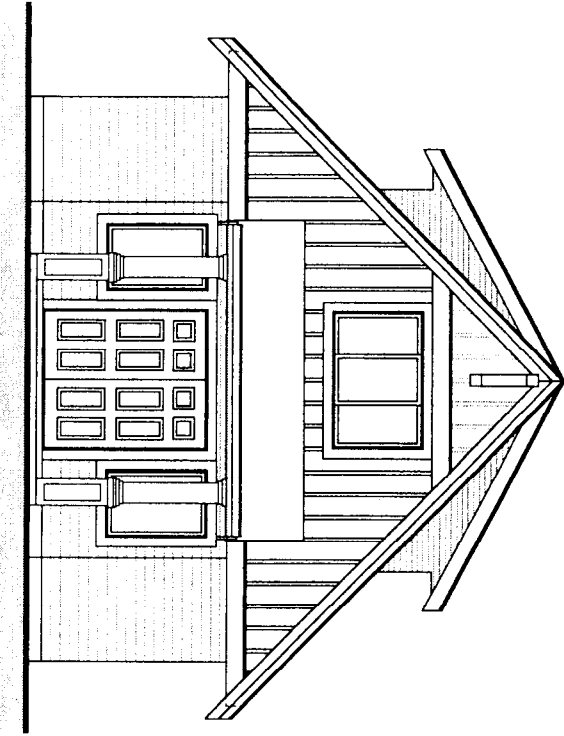
AMENITY BUILDING



SECOND FLOOR PLAN (28 SQM)



GROUND FLOOR PLAN (45 SQM)



SOUTH ELEVATION

#0513

FEB. 10, 2006

30 UNIT TOWNHOUSE DEVELOPMENT
9415, 9431 & 9451 GRANVILLE AVENUE, RICHMOND

tomizo yamamoto architect inc.
2386 Oak Street Vancouver B.C. V6H 4J1
Tel. (604) 731-1127 Fax. (604) 731-1327
E-mail : tyarch@shaw.ca

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FAXED Aug. 24/05
7:45 p.m.
RZ 05-308567

Harold & Louise Ford
9411 Granville Ave.,
Richmond, B.C., Canada. V6Y 1P9
Tel: 604-273-7266 Fax: 604-278-9214

August 24, 2005

Mr. Eric Fiss
Development Application Section
City of Richmond, B.C
Fax No. 604-276-4052

Dear Mr. Fiss

Re: 9411 Granville Avenue, Richmond

Thank you for returning our call on August 23, 2005.

As you are aware, our neighbors have sold their property to a developer to build 32 townhouses next to us. We understand you have already received the developer's application.

We have the following concerns about our property in relation to the new development application:

1. Drainage:

The new building site will likely be higher than our land hence water will flow towards our property making it even wetter than the present condition when rainy season arrives. In order to have good water drainage, **we think that the drainage pipes for the new development should be placed at the level lower than the lowest point within 150' from the development's North and West Boundaries.** It may require good pumping system to assist the draining. The north-west portion of our property has been so far collecting water from all neighboring properties whenever it rains. That portion of our property is lower than other properties adjacent to us.

We hope that the city can take this into consideration when reviewing the application from the developer.

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2. Sewerage:

Presently, we do not have sanitary sewerage on our property. Is the city considering installing the system for our property and the property west to us?

3. Future Development:

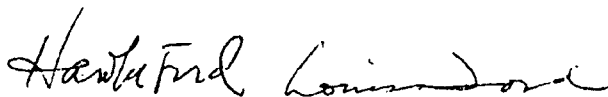
You have mentioned that the present development application have allowance for cross access from 9411 Granville Ave. to their property in case we want to develop our property (say for a 4 units townhouses development on our own or a joint development with property just west to us) in the future. Would you kindly provide more details regarding such cross access?

4. Trees.

At the present there is a row of fir trees about half way down between 9411 and 9415 Granville Ave. It took a long time for the trees to grow to the present height (almost as tall as the house). We are wondering what is the developer's plan regarding the trees. You have indicated that the city would like to see more trees along the boundaries. It would be very nice to save the existing fir tree as well as having more to be planted in the new development.

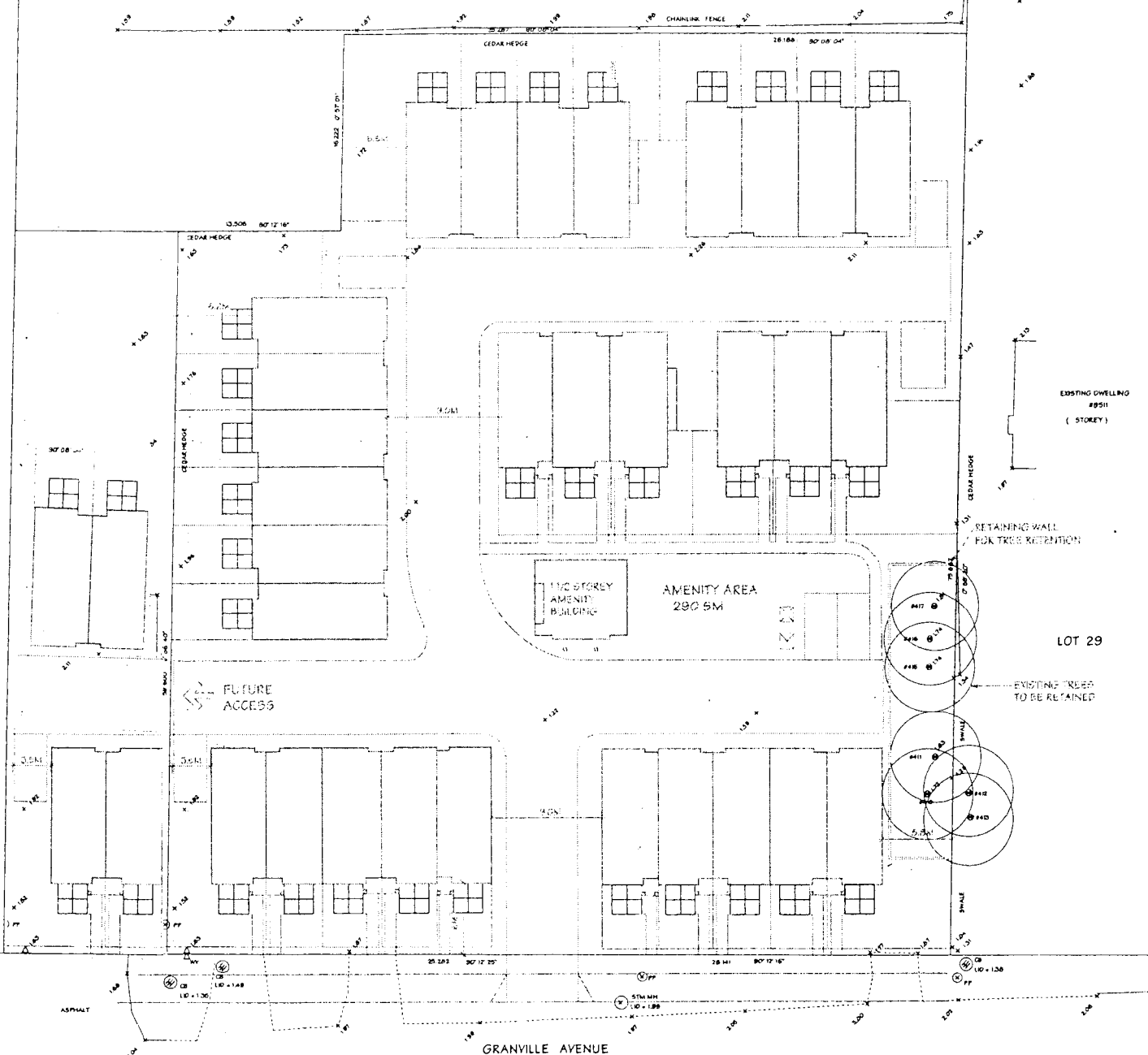
We thank you for your kind attention and looking forward to receiving your reply.

Yours sincerely,



Harold Ford
Louise Ford

HENRY ANDERSON ELEMENTARY SCHOOL



SITE AREA: 50,678 SF (4,708 SM)

PROPOSED DENSITY: 0.7 FAR X 50,678 SF = 35,475 SF

PROPOSED DEVELOPMENT

FLOOR AREAS:
30 UNITS X 1,180 SF AVERAGE = 35,400 SF. (0.7 FAR)

SITE COVERAGE: 17,003 SF (33.5% INCLUDING ENTRY PROCHES 438 SF)



DRAFT

#0513

FEB. 20, 2006

TOWNHOUSE DEVELOPMENT
9415, 9431 & 9451 GRANVILLE AVENUE

tomizo yamamoto architect inc.
2386 oak street vancouver b.c. V6H 4J1
tel: (604)731-1127 fax: (604)731-1327

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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8045 (RZ 05-308567)
9415, 9431 AND 9451 GRANVILLE AVENUE**

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 **TOWNHOUSE DISTRICT (R2-0.7)**.

P.I.D. 018-713-696

Lot 2 Section 10 Block 4 North Range 6 West New Westminster District Plan LMP15961

P.I.D. 018-713-700

Lot 3 Section 10 Block 4 North Range 6 West New Westminster District Plan LMP15961

P.I.D. 004-305-655

Lot 82 Section 10 Block 4 North Range 6 West New Westminster District Plan 55445

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8045”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>sc</i>

MAYOR

CORPORATE OFFICER