



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development

Date: March 16, 2005
File: RZ 04-287669

Re: Application by Gerry Blonski for Rezoning at 9200 Granville Avenue from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/128)

Staff Recommendation

That Bylaw No. 7902, for the rezoning of 9200 Granville Road from "Single Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

Raul Allueva
Director of Development

KN:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Mr. Gerry Blonski has applied to the City of Richmond for permission to rezone 9200 Granville Avenue from “Single Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/128)” (**Attachment 1**) in order to permit a six (6) unit townhouse development.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the McLennan South Sub-Area and is located on the corner of Granville Avenue and Heather Street.

The existing development surrounding the site is described as follows:

- To the north, Garden City Park and single-family lots zoned Single-Family Housing District, Subdivision Area F (R1/F) fronting onto Granville Avenue;
- To the west, across Heather Street is a church zoned Assembly District (ASY);
- To the south, fronting Sills Avenue, are townhouses zoned Comprehensive Development District (CD/128); and
- To the east, on Granville Avenue is a single-family lot zoned Single-Family Housing District, Subdivision Area F (R1/F) designated Townhouse in the McLennan South Sub-Area Plan.

Related Policies & Studies

Official Community Plan

- **Land Use:** Residential, three-storey townhouse.
- **Density:** Designated for a base density of 0.75 floor area ratio (F.A.R.).
- **Development Permit Guidelines:** Encourage a “traditional” style and “house-like” character within a park-like setting.
- **Roads:** A cross-access agreement is required to provide access to the adjacent lot at 9240 Granville Avenue.
- **Urban Trails Network:** Promote strong pedestrian linkages between public open spaces and public uses. Access to the Neighbourhood Park and schools will be along sidewalks on Granville Avenue.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 3**). Preliminary Architectural Drawings (site plan) are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit applications for a Development Permit and Building Permit.

Analysis

Comprehensive Development District (CD/128) is recommended for consistency with the zoning applied to other townhouse developments in the area. A density of 0.8 is proposed and can be accommodated within the Comprehensive Development District (CD/128) zone.

The Comprehensive Development District (CD/128) permits a three-storey structure (up to 12 m in height), and the proposed development proposes two (2) triplexes.

The proposal provides for adequate parking provisions and a site layout that nicely accommodates a park-like amenity area at the corner of Heather Street and Granville Avenue.

The proposal is consistent with the objectives of the City Centre McLennan South 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 Development Permit Guidelines for the area.
- The proposed density of 0.8 F.A.R., is appropriate as it represents the base density for the area (0.75) and recognizes the provision of a cross-access agreement to the adjacent lot, and a contribution of \$5,000 for the Affordable Housing Fund.
- The proposed three-storey height of the units are consistent with the sub-area plan. The three-storey units fronting Granville Avenue will contribute to the desired streetscape expression for the neighbourhood, and are compatible with potential future development in the McLennan South Sub-Area, which permits multi-family residential development to a three-storey maximum in the area on the south side of Granville Avenue.
- An existing crosswalk is in place, both on Granville Avenue and Heather Street.
- A cross-access agreement is proposed to ensure access to the neighbouring lot, should it redevelop in a similar form and density, in order to minimize crossings onto Granville Avenue.
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space is consistent with City policy and is considered appropriate in light of the site's small area and its proximity to the proposed park.
- The applicant will contribute towards either the City's affordable housing or childcare funds (e.g. a contribution would be approximately \$5,000, based on a typical assessment of \$0.60 per ft²).
- Overall, the project appears to be satisfactorily designed and deserving of support.

Variances

The minimum lot size allowed in the Comprehensive Development District (CD/128) zone is 0.405 hectares. The proposal is for a site of .10 hectares and a variance will be required. This variance is supported, as the lot size requirement on a lot of this size has no effect, as it has no subdivision or design implications. This variance will be dealt with at the DP stage.

Variances to the road, side and rear setbacks will be required in order for this project to conform with the CD/128 zone. These variances are supported as the project provides for adequate screening from all neighbours and from the street. The variances were supported by the Advisory Design Panel, as they had requested that entry stairs be moved to front Heather Street in order to give the project street presence on Heather Street. Overlook and adjacencies to neighbours are considered acceptable. Another zone used often in the area is the CD/120 zone. If this property were to be rezoned to CD/120, allowable side and rear property setbacks would be 1.2 m, and this property would comply. CD/128 was chosen to be more in keeping with the adjacent Polygon Development.

Design Review and Future Development Permit Considerations

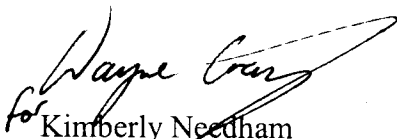
- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- The applicant has developed a preliminary design and basic site layout for this site to a minimum level required to demonstrate zoning compliance (adequate setback conditions to provide a suitable separation from adjacent lots; sufficient on-site parking; adequate amount of outdoor amenity areas, etc.) (**Attachment 4**). A preliminary site elevation has also been presented.
- The applicant has proven out a workable preliminary design for the adjacent lot, should it redevelop in the future. A cross-access agreement will be registered to ensure future access by the adjacent lot is through the subject site.

Financial Impact

There are no financial impacts associated with this proposal.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. Further review of the project design will be undertaken, as part of the future Development Permit process, to ensure a high quality project is achieved. On this basis, staff recommend that the proposed rezoning be approved.

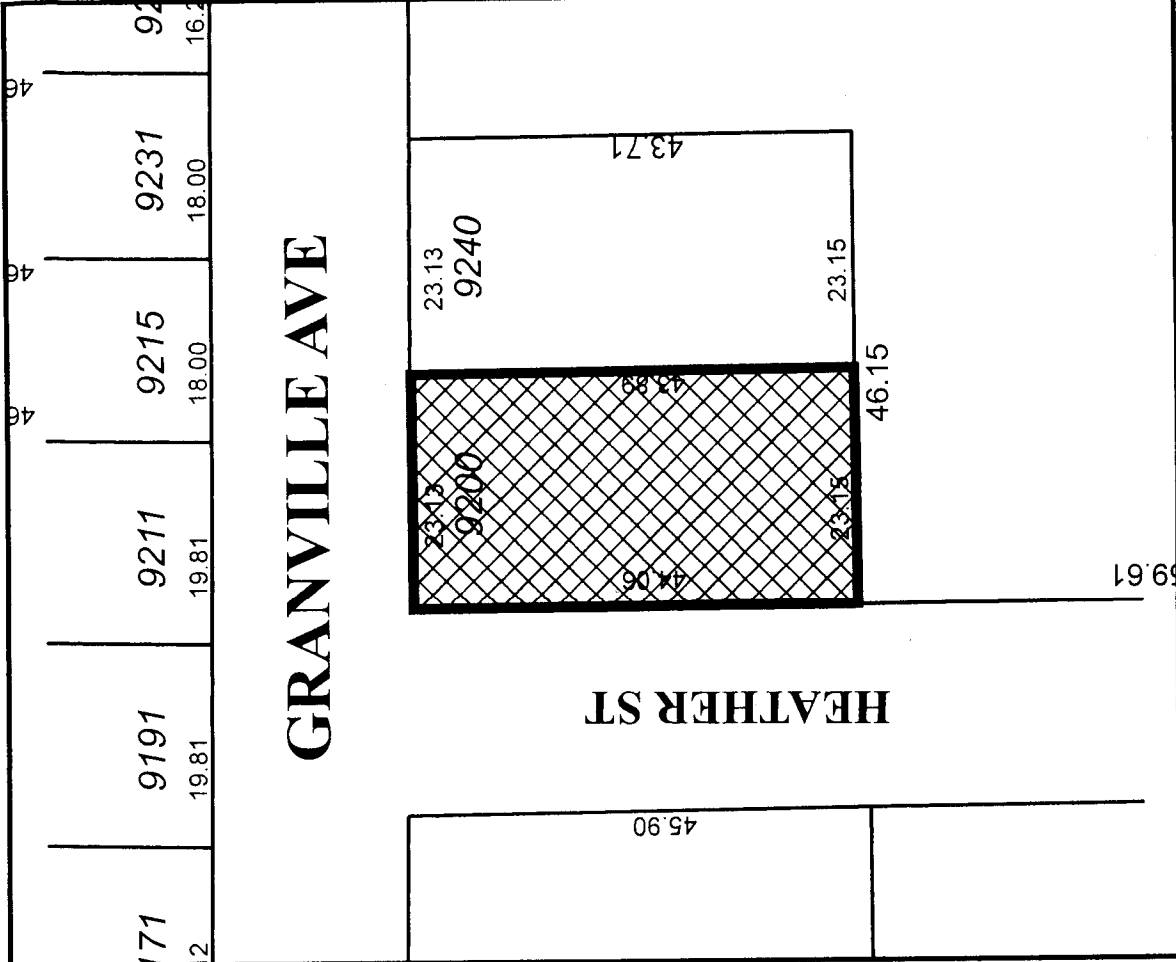

for Kimberly Needham
Planner 2 (Temp.)
(604) 247-4635

KN:blg

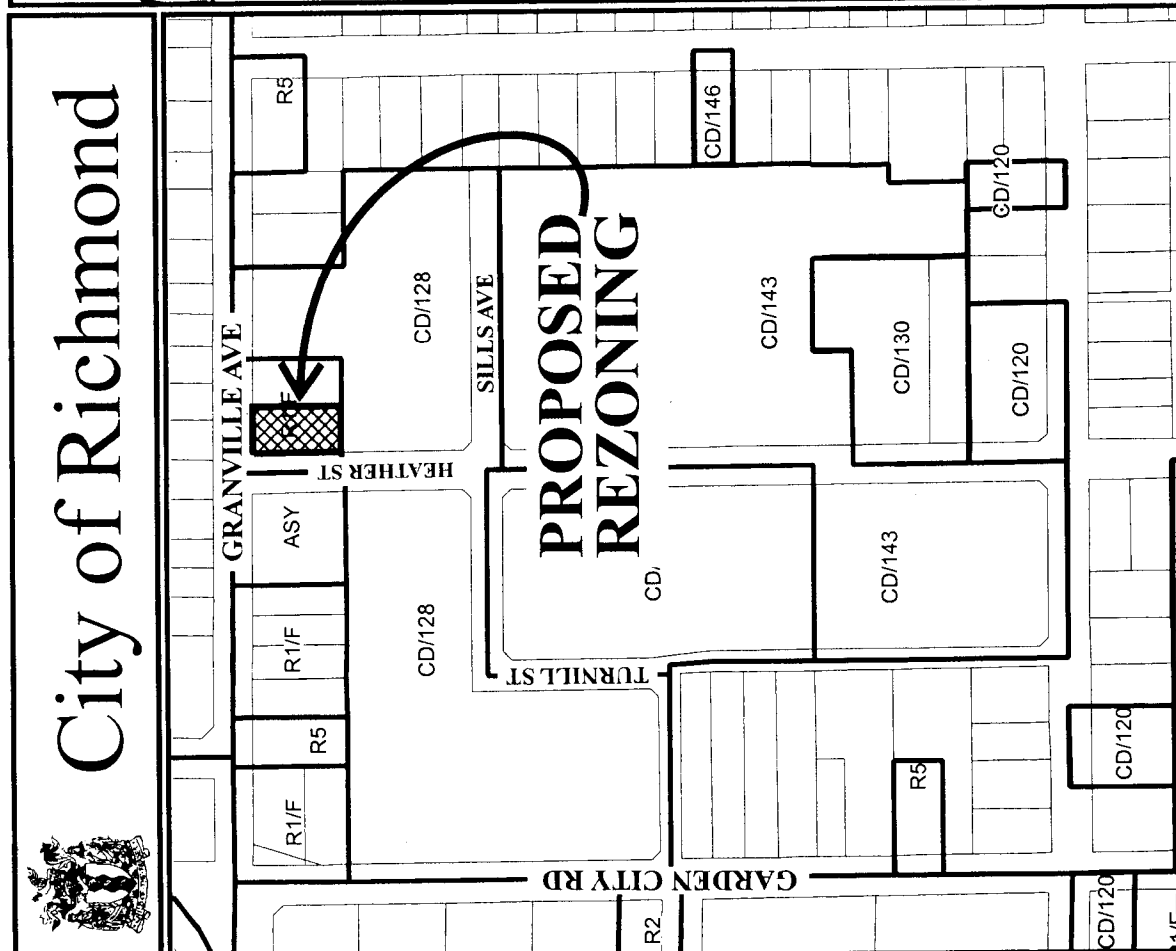
See **Attachment 3** for the rezoning requirements to be dealt with prior to final adoption as agreed by the applicant.

LIST OF ATTACHMENTS

- | | |
|--------------|------------------------------------|
| Attachment 1 | Zoning Site Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Conditional Rezoning Requirements |
| Attachment 4 | Preliminary Site Plan |



Original Date: 01/13/05
 Revision Date:
 Note: Dimensions are in METRES



RZ 04-287669



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Policy Planning Department

RZ 04- 287669

Address: 9200 Granville Avenue

Applicant: Gerry Blonski

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

	Existing	Proposed
Owner:	Jusdev Singh Aulakh	No change
Site Size (m²): (by applicant)	(1014 m ²) 10,914 ft ²	(1014 m ²) 10,914 ft ²
Land Uses	Single-family residential	Townhouse residential
OCP Designation	Residential	No change
Area Plan Designation	Residential, up to 3 storeys on parking, Townhouse, designated for a <u>base</u> density of 0.75 F.A.R.	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/128)
Number of Units	1 house	6 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8 F.A.R.	0.78 F.A.R.	None permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (area)	Min. 0.4 ha (0.98 ac.)	0.1 ha (0.247ac.)	variance required
Setback – Granville Avenue (m):	6 m Min.	.95 m (entry stairs) 5.5 m (building)	variance required
Setback – Heather Street (m)	6 m	2.03 m (entry stairs) 4 m (building)	variance required
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 1.3 m Min 3.3 (building)	variance required for entry stairs
Height (m):	Max. 12 m, containing no more than three-storeys	Max. 12 m, Three-storeys	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 6 = 9 (R) 0.2 spaces/unit x 6 = 2 (V)	2 spaces/unit = 12 (R) 0.2 spaces/unit x 6 = 2 (V)	none
Off-street Parking Spaces – Total:	11	14	none
Tandem Parking Spaces	May be provided when used by residents of single dwelling unit	Proposed for all dwelling units	none
Amenity Space – Indoor:	60 m ² payment-in-lieu	Payment-in-lieu proposed \$6,000	none
Amenity Space – Outdoor:	6 m ² per dwelling unit x 6 = 36 m ²	> 36 m ²	none

Conditional Rezoning Requirements

9200 Granville Avenue RZ 04-287669

Prior to final adoption of Zoning Amendment Bylaw 7902, the developer is required to complete the following requirements:

1. Registration of a cross-access agreement on the internal driveway from Heather Street allowing access to/from the future development site to the east at 9240 Granville Street.
2. Contribution of \$1,000 per dwelling unit (e.g. \$6,000) in-lieu of on-site amenity space.
3. Contribution of \$5,000 to Affordable Housing or Child Care.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. Dedication of a 4 m by 4 m corner cut at Granville Avenue and Heather Street.

* Note: This requires a separate application.

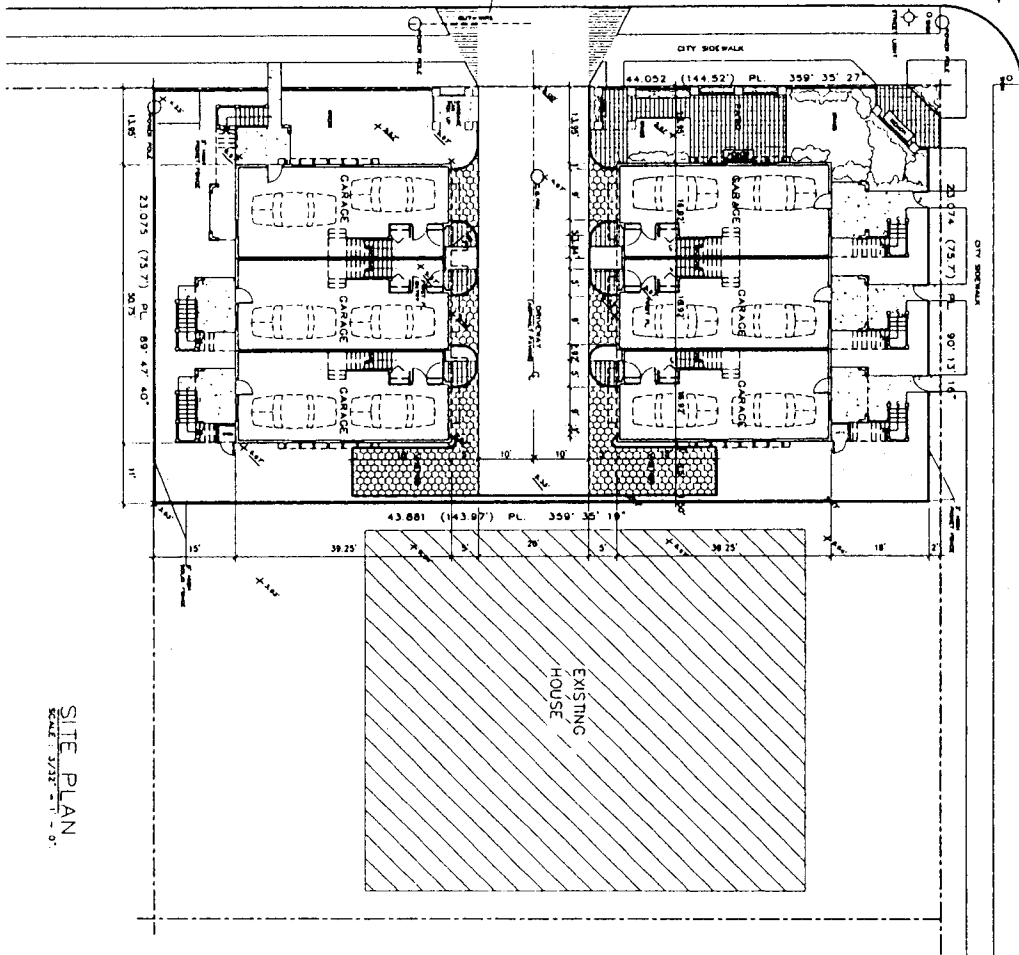
(Signed copy on file)

(Date March, 2005)

Signed

Date

HEATHER STREET



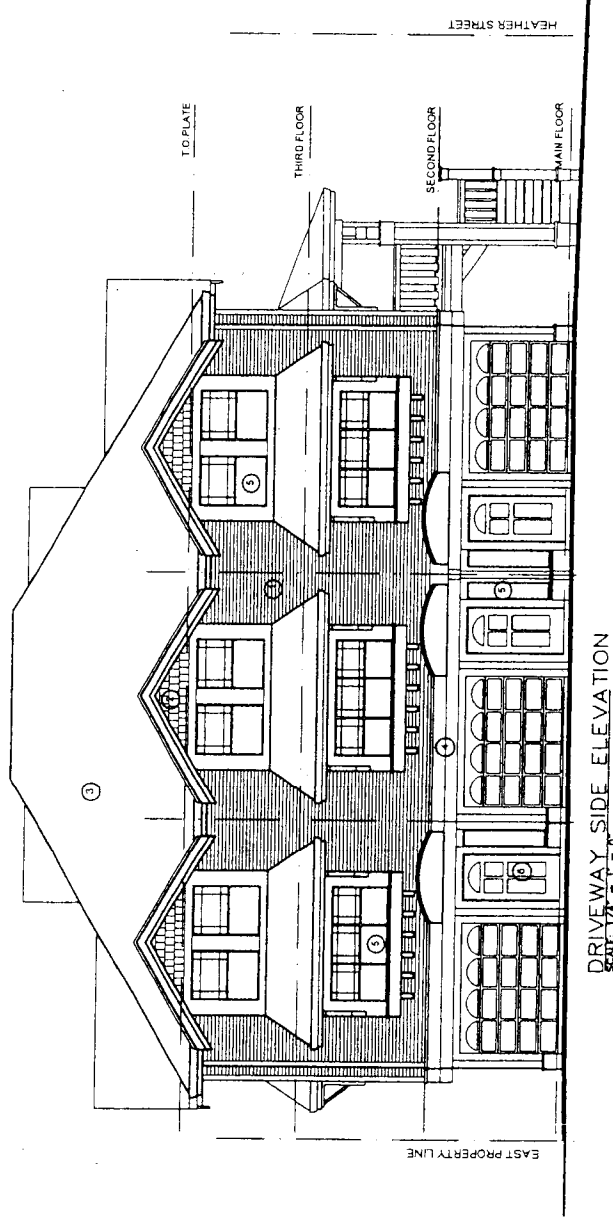
SITE PLAN
SCALE: 3/32" = 1' = 0"

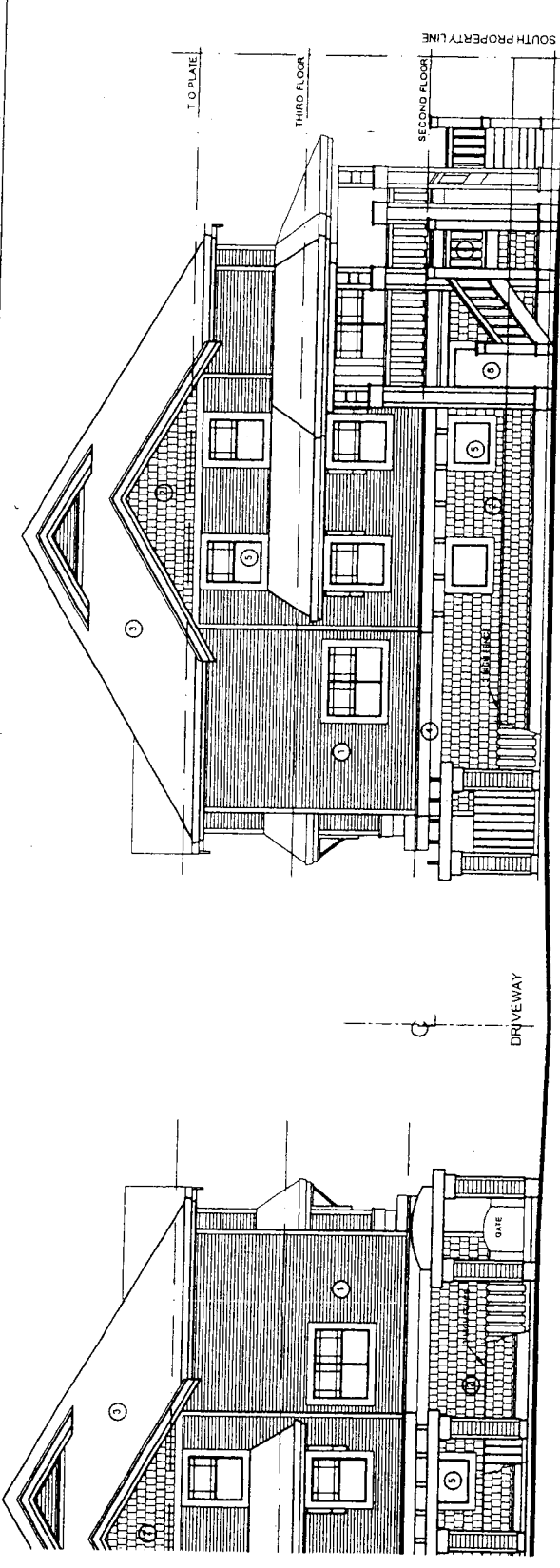
Suite 1A, 12468-82nd Ave. Surrey, B.C. V3V 3E9 Ph. 572-3808 Fax 572-3160

March 16/05 Issued for D.P. (Revised)
December 20/04 Issued for D.P.

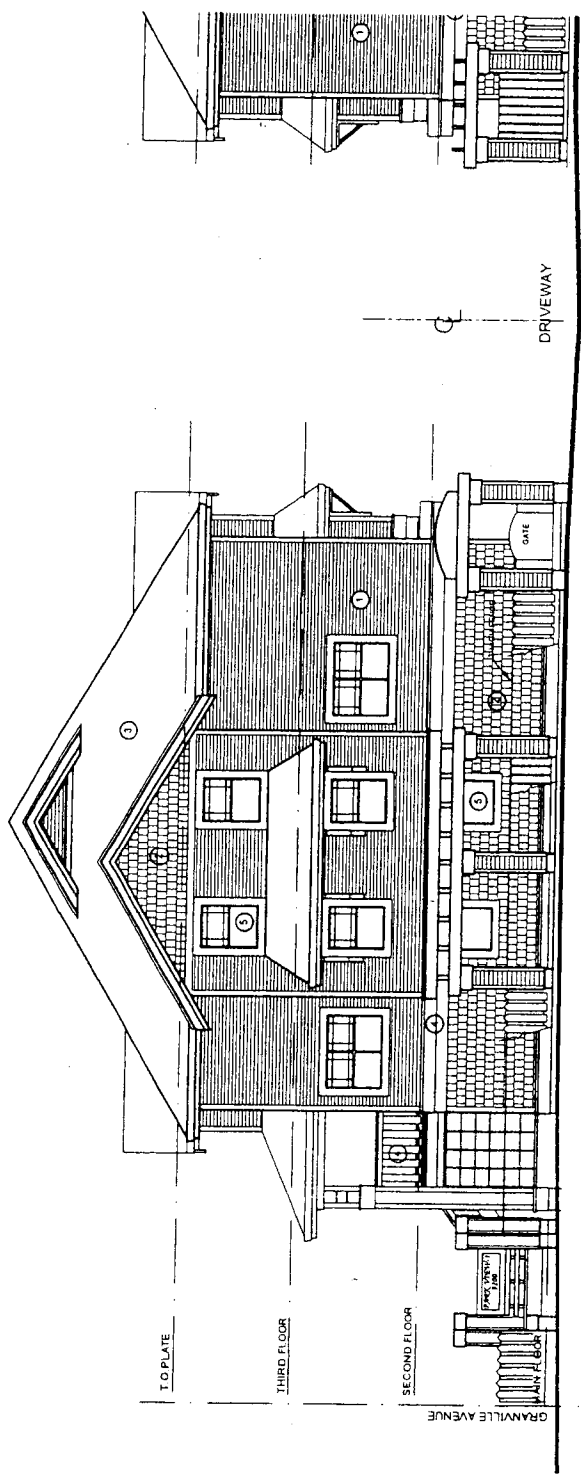
EXTERIOR FINISH SCHEDULE :

- 1 HORIZONTAL VINYL SIDING
KAYCEK OCEAN PARK 1/2 BEVEL, 1 1/2" PROFILE
COLOR - SANDAL WOOD
- 2 VINYL SHAKES
COLOR - CLAY
- 3 VINYL SHAKES
HEATHER STREET PROFILES
WEATHERED WOOD
- 4 WOOD TRIM BALLUSTERS, STAIRS
PAINT GENERAL PAINT 1170D WILD GRASS
- 5 VINYL WINDOWS - WHITE
- 6 METAL CLAD WOOD DOORS - WHITE





SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE :

- ① HORIZONTAL VINYL SIDING
- ② HORIZONTAL VINYL SIDING
- ③ COLOR - SANDAL WOOD
- ④ VINYL SHIMMERS
- ⑤ COLOR - CLAY
- ⑥ ASPHALT SHIMMERS
- ⑦ HERFADE PREMIUM - WEATHERED WOOD
- ⑧ WOOD TRIM, BALUSTERS, STAIRS
- ⑨ WHITE GLOSS, PAINT AND WILD GRASS
- ⑩ VINYL WINDOWS - WHITE
- ⑪ METAL CLAD WOOD DOORS - WHITE

March 16/05 Issued for D.P. (Revised)
December 20/04 Issued for D.P.



City of Richmond

Bylaw 7902

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7902 (RZ 04-287669)
9200 GRANVILLE AVENUE**

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

1. 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/128)**:

P.I.D. 009-980-261

Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan 14438.

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7902”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor RA

MAYOR

CITY CLERK



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Date: March 30, 2005
File: RZ 05-294740
Re: **Application by Ken Yoshikawa for Rezoning at 11851 Dunavon Place from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

That Bylaw No. 7931, for the rezoning of 11851 Dunavon Place from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

Raul Allueva
Director of Development

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER