



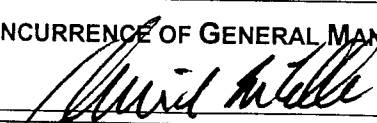
To: Planning Committee **Date:** March 26, 2003
From: Joe Erceg **File:** RZ 02-221885
 Manager, Development Applications
Re: **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT
 10200 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION
 AREA E (R1/E) TO A NEW TOWNHOUSE DISTRICT (R2 – 0.6)**

Staff Recommendation

1. That Bylaw No. 7509, which amends the Steveston Area Plan by re-designating 10200 No. 1 Road from “Institutional” to “Multiple Family”, be introduced and given first reading.
2. That Bylaw No. 7511, to introduce a new Townhouse District (R2 – 0.6) zone and to rezone 10200 No. 1 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.6)”, be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 10200 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to a new Townhouse District (R2 – 0.6) in order to permit the development of eight, three storeys townhouses and a lane (**Attachments 2, 3 & 4**).

Findings of Fact

Item	Existing	Proposed
Owner	Ernesto and Priscilla Bollo	To be determined
Applicant	Patrick Cotter	No change
Site Size	1839 m ² (19,795 ft ²)	1596 m ² (17,175 ft ²)
Land Uses	Single Family	Multi-Family
OCP Designation	Low Density Residential	No change
Steveston Area Plan Designation	Institutional	Multiple Family
702 Policy Designation	R1/B	No change
Zoning	R1/E	R2 – 0.6

Surrounding Development

Development surrounding the subject site is primarily single family with one newer townhouse development to the south across No. 1 Road with the same density of 0.6 FAR as proposed by the subject application. There are a number of deep, large development parcels directly to the north of the subject property which, when developed will complete Cavendish Drive, in behind the subject site. The properties to the south of the subject lot could possibly redevelop for a range of uses including smaller lots or coach houses (with a Lot Size Policy amendment) or townhouses. Coach houses or Townhouses would require an OCP amendment.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5426 (**Attachment 5**) was adopted for this area in 1989 and permits subdivision to R1/B size lots (minimum width 12m or 39 feet). However, as the subject application does not require subdivision of the lot, the Lot Size Policy does not apply.

Arterial Road Redevelopment Policy

Recent changes to the Arterial Policy permit townhouses outside neighbourhood centres at 0.6 FAR, therefore the proposal is consistent with the Policy.

Lane Policy

The Lane Policy requires the dedication of the rear 6m or 20 feet of the property for a future lane. In this case, as the proposal is for townhouses, a lane access or entry is also required. The application is consistent with these requirements and therefore supports the implementation of the Lane Policy.

Steveston Area Plan

The Steveston Area Plan designates the subject site as “Institutional”. This designation was made in anticipation of an institutional use which never came to be. In order to accommodate the proposed use, the designation would need to change to “Multiple-Family”.

Staff Comments

Policy Planning

New Policy Direction

With the recent amendments to the Arterial Road Redevelopment Policy, lower density townhouses, such as the subject application, are permitted along arterial roads. These lower density townhouses are to be in contrast to the multi-family housing which will be encouraged to develop at higher densities around neighbourhood centres.

New Townhouse Zone

It is expected that there will be significant interest in the potential to build townhouses along arterial roads, therefore, staff are creating a standardized townhouse zone at 0.6 FAR rather than continuing the use of Comprehensive Development District zones (CD’s). Additional new standardized townhouse zones will be developed in the future.

The following chart compares the new R2 – 0.6 zone with the R2 zone. The differences are:

- increased density at 0.6 FAR plus allowances for porches and staircases;
- ability for projections into the front and side yard for porches, bay windows, etc; and
- increased height from 9m to 11m.

	R2	R2 – 0.6
Density	0.55 FAR+ - 50 m2 per unit for parking & - 0.1 FAR for Amenity Space	0.6 FAR + - 50 m2 per unit for parking & - 0.1 FAR for Amenity Space - 10% for porches - 10m2 per unit for entry and staircases
Setbacks	Front: 6m Side & Rear: 3m	Front: 6m + - 1.5m projection for porch - .6m projection for bay window Side & Rear: 3m + - .6m side or 1.8m rear projection
Height	9m (29.5 feet)	11m (36 feet)
Minimum Lot Size	width 30m & depth 35 m	width 30m & depth 35 m

Engineering

Prior to final reading of the rezoning bylaw, the developer shall:

1. Dedicate a 6m lane across the entire east edge of the site;
2. Register a 5.1m wide Public Rights of Passage (PROP) right-of-way for the lane entry or access connecting the lane to No 1 Road; and
3. Register a cross access agreement on the driveway leading from the lane on the southern end of the site.

The lane access will be completed with the future redevelopment of the lot to the north of the subject lot. Therefore, the curb and lighting strip will be incorporated at this later date with only the curb, drainage and paving of this access to be completed with the subject application. A cross access agreement ensures that when the site to the south develops, joint use of the driveway would be permitted.

Prior to issuance of a building permit, the developer is required to design and construct the lane and the lane access via the standard Servicing Agreement. Works include, but are not limited to, lane construction, storm sewer, street lighting and curb and gutter on both sides of the lane.

Analysis

The proposal to build 8 townhouse units on the subject site at 0.6 FAR in conjunction with a back lane and lane access is consistent with the Arterial Road Redevelopment Policy and the Lane Establishment Policy. The proposal provides a lane access for the rest of the block to use as redevelopment occurs.

The proposal is similar to a townhouse development across the street that was built a number of years ago on the Joe's Market site. Rather than using a CD zone, as was the case on the Joe's Market site, a new standardized townhouse zone is proposed for the subject site, and for use in general along arterial roads.

The new zone permits a slightly higher building than what is permitted on the adjacent sites (11m rather than 9m or just over a 6 feet increase) however, it is less than the 12m permitted on the front portion of the Joe's Market site. This difference in height permits a full third storey (or a slightly reduced third floor if steeper roof pitches are desired) rather than the ½ storey currently permitted in the Single family (R1) and Townhouse (R2) zone.

The proposal has been designed in such a way as to minimize the amount of paved surface and increase the amount of green space by providing direct access from the lane to the garages and by bringing in a driveway from the lane for the south western unit rather than a complete drive aisle between the front and back units.

Financial Impact

None.

Conclusion

The proposal is to rezone the subject large single family site in order to build eight townhouse units as well as a rear lane. Staff support the subject application because:

- it is consistent with both the Arterial and Lane policies;
- the proposal is consistent with the density built on the site across the street; and
- the proposal provides a lane access for the rest of the block.

The main impact of the proposal is that the permitted height for the new development is 6 ½ feet higher than what is currently permitted on the surrounding properties.

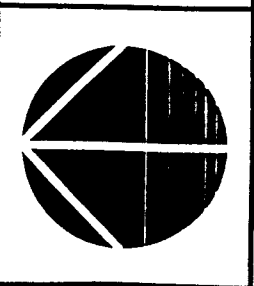
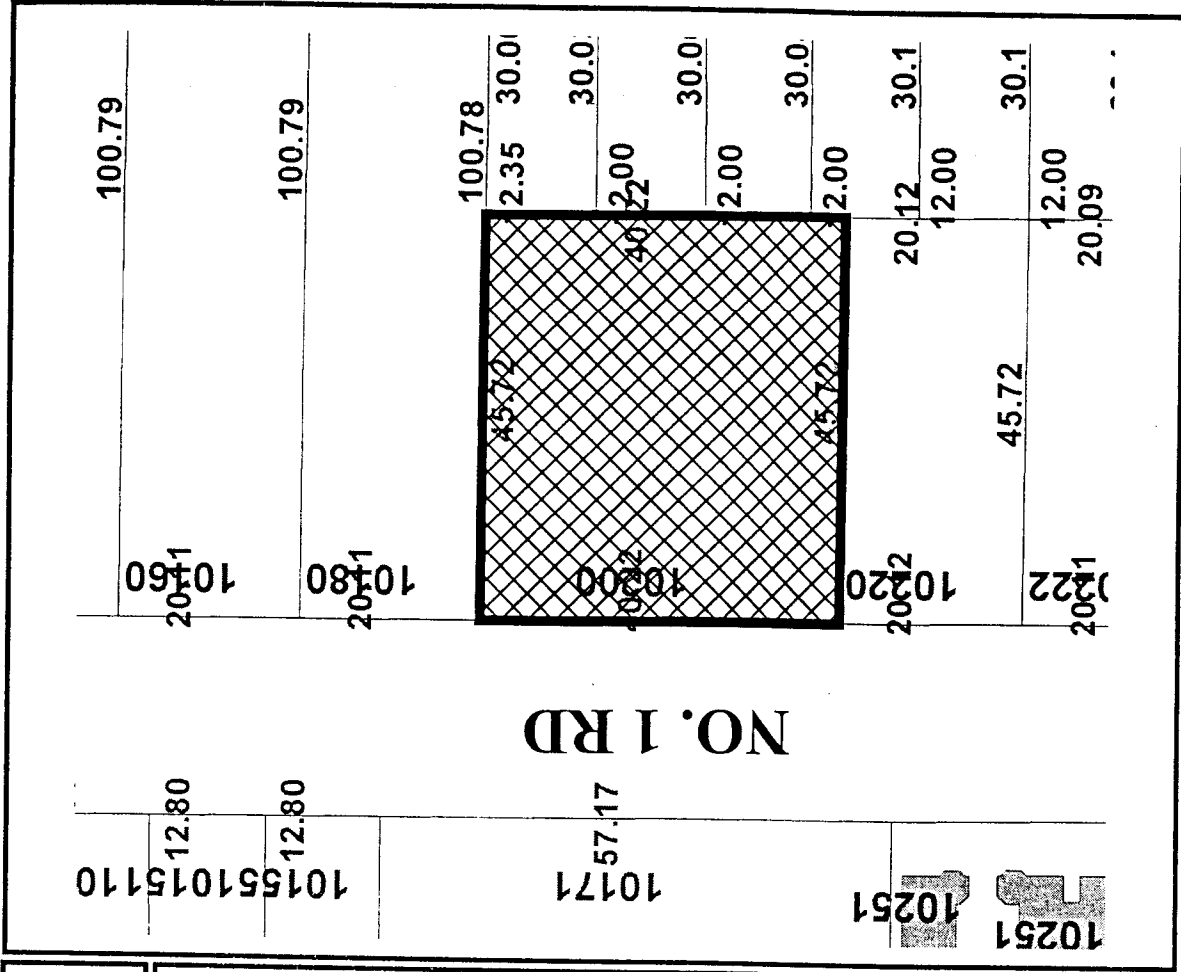
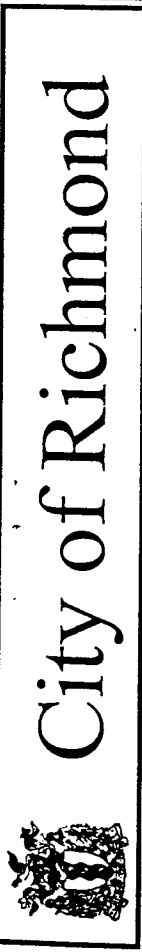


Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas

Prior to final reading of the rezoning bylaw, the developer shall:

1. Dedicate a 6m lane across the entire east edge of the site; and
2. Register a 5.1m wide Public Rights of Passage (PROP) right-of-way connecting the lane to No 1 Road;
3. Register a cross access agreement on the southern driveway; and
4. A Development Permit completed to a level deemed acceptable by the Manager of Development Applications.



RZ 02-221885

Original Date: 01/08/03
Revision Date:
Note: Dimensions are in METRES

PLANNING DEPARTMENT

NOTES

1 UNIT NUMBER
2 UNIT TYPE

FOR ADDITIONAL UNIT PLANS SEE DEVELOPMENT AA-10.

THIS PLAN IS INDICATING SITE P.C. AND IS NOT A LEGAL SURVEY. TO BE USED FOR CONSTRUCTION, APPROXIMATE AND SUBJECT TO CORRECTION BY BOLS SURVEY COMPANY.

PROPOSED RESIDENTIAL DEVELOPMENT
SADDLE NO. 1 ROAD
RICHMOND, BRITISH COLUMBIA

PATRICK COTTER ARCHITECT INC.
1111 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T1
TEL: 604-273-1111
FAX: 604-273-1112

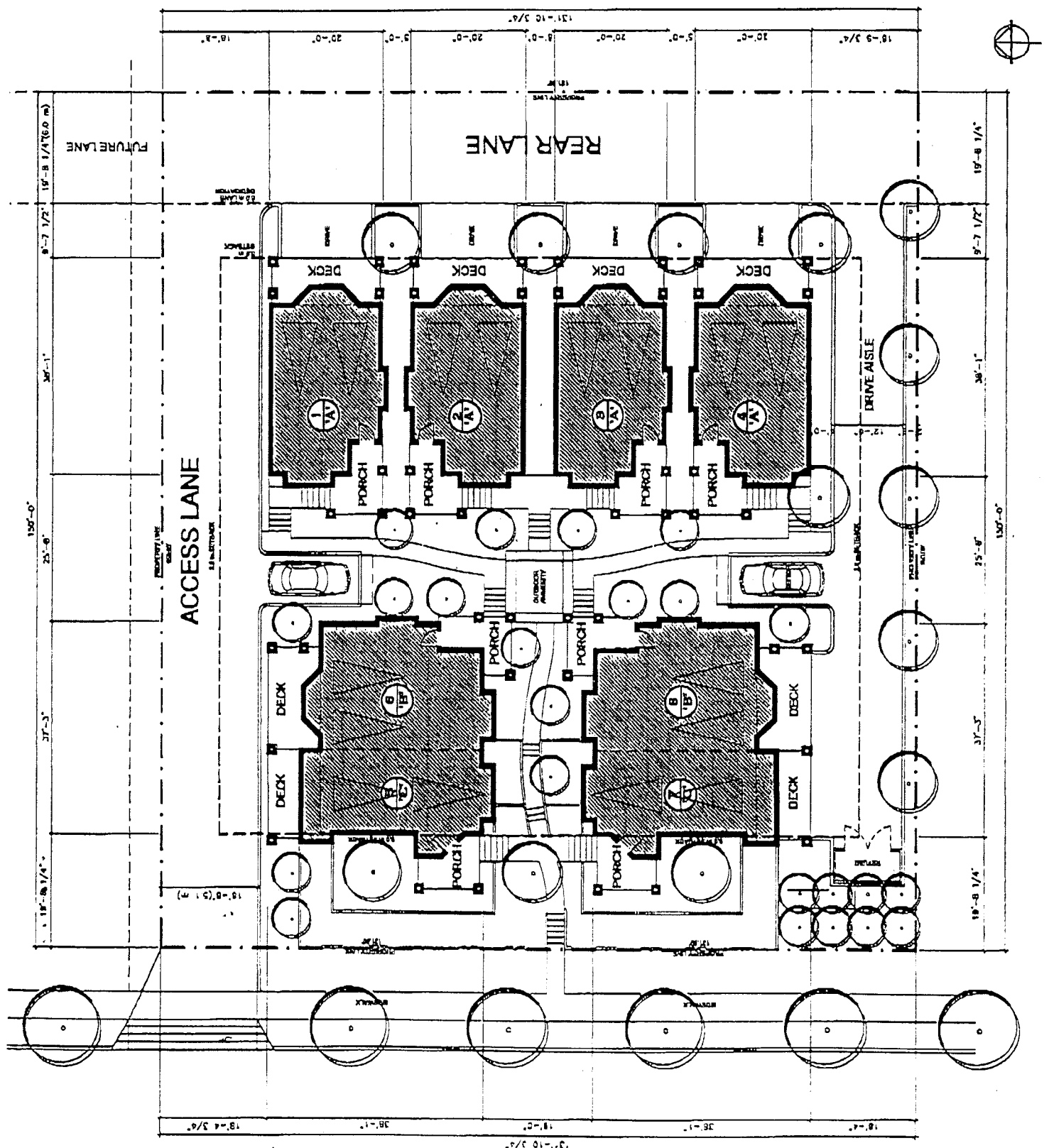
DATE: 04/09/03
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

ATTACHMENT 2

SITE PLAN

A-101

A



No. 1 ROAD

05



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: December 18, 1989	POLICY 5426
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7	

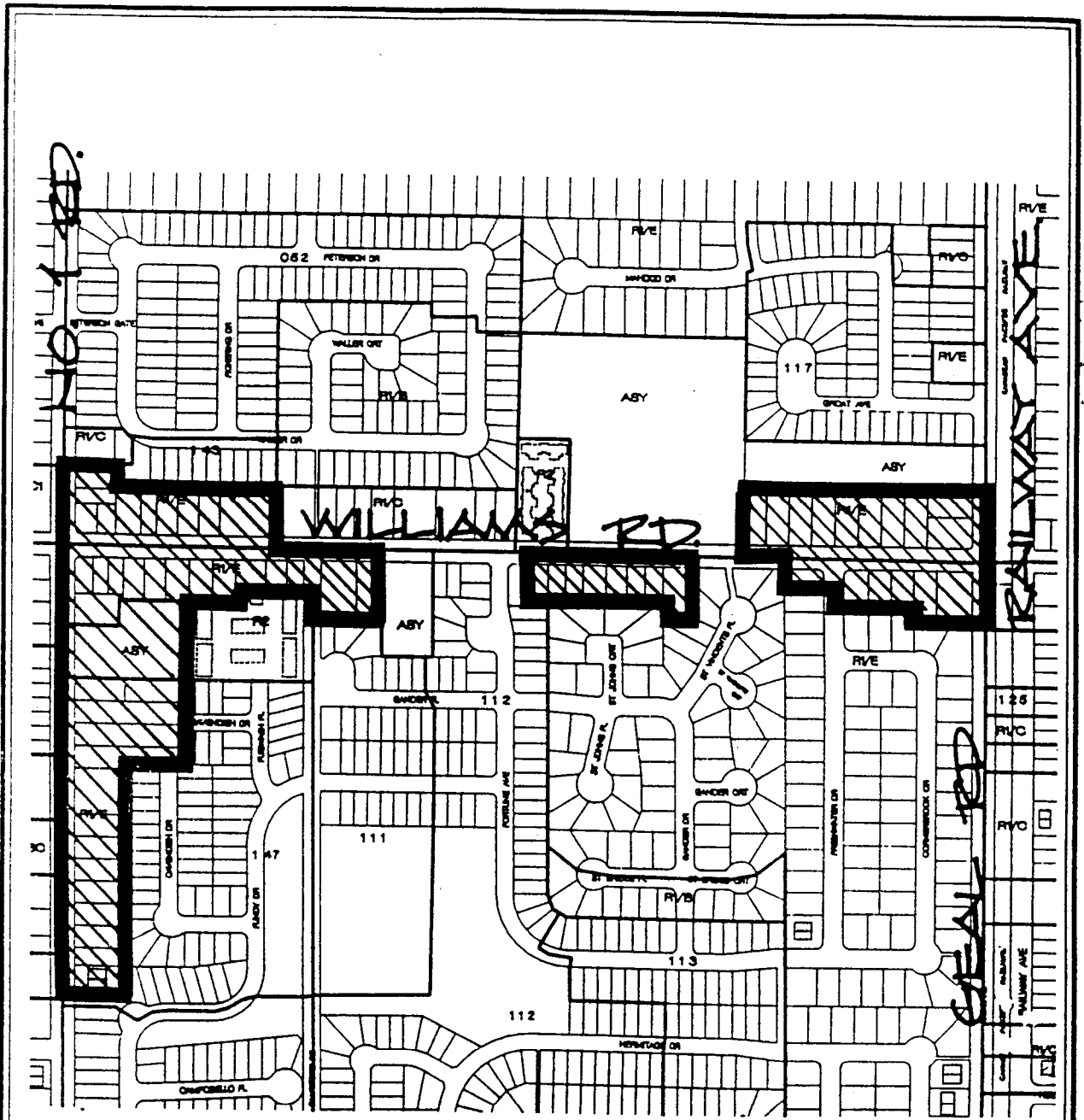
POLICY 5426:

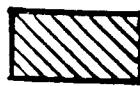
The following policy establishes lot sizes for properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



 SUBDIVISION PERMITTED AS PER R1/B EXCEPT

- 1) WILLIAMS RD - R1/C UNLESS THERE IS A LAKE OR INTERNAL ROAD ACCESS THEN R1/B
- 2) NO. 1 RD - R1/B UNLESS THERE IS A LAKE OR INTERNAL ROAD ACCESS THEN R1/B



POLICY 5426
SECTION 26&35,4-7

DATE
 10/06/89



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7509 (RZ 02-221885)
10200 No.1 Road**

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation for the following property on the Land Use Map of Schedule 2.4, Steveston Area Plan, and by designating it Multiple Family:

P.I.D. 003-686-477

Lot 591 Section 35 Block 4 North Range 7 West New Westminster District Plan 55257

- 2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7509”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7511
(RZ 02-221885)**

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 203 (A) thereof the following:

203(A) TOWNHOUSE DISTRICT (R2 - 0.6)

The intent of this zoning district is to accommodate townhouses with a floor area ratio of 0.6 primarily where lots front a section line road and provisions have been made for access to a lane.

203(A).1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

203(A).2 PERMITTED DENSITY

Maximum **Floor Area Ratio**: 0.6; PLUS

an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking;

an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;

10% of the 0.6 FAR for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

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

203(A).3 **MAXIMUM LOT COVERAGE:** 40%

203(A).4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Front Yard:** 6.0 m (19.685 ft.);

EXCEPT THAT portions of the principal **building** which are less than 5 m (16.404 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (4.921 ft.) and bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (1.969 ft.);

.02 **Side & Rear Yards:** 3 m (9.843 ft.); or in the case where a property line abuts a **public road:** 6 m (19.685 ft.);

EXCEPT THAT balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the side yard for a distance of not more than 0.6 m (1.969 ft.) and the rear yard for a distance of not more than 1.8 m (5.906 ft.).

203(A).5 **MAXIMUM HEIGHTS**

.01 **Buildings & Structures:** Three storeys but not to exceed 11 m (36.089 ft.)

.02 **Accessory Buildings:** 5 m (16.404 ft.).

203(A).6 **MINIMUM LOT SIZE**

.01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98.425 ft.) or a depth of less than 35 m (114.829 ft.).

2. 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 - 0.6)**:

P.I.D. 003-686-477

Lot 591 Section 35 Block 4 North Range 7 West New Westminster District Plan 55257

3. This Bylaw may be cited as “Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7511”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK