



City of Richmond

Report to Committee

To: Planning Committee

To Planning - Apr 20, 2004

Date: March 31, 2004

From: Raul Allueva
Director of Development

RZ 03-251948

File: 8060-20-7703

Re: **APPLICATION BY WILLIAM R. RHONE TO REZONE 9251 GENERAL CURRIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

Staff Recommendation

That Bylaw No. 7703, for rezoning at 9251 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Raul Allueva
Director of Development

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

William R. Rhone has applied to rezone 9251 General Currie Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120) for the purpose of constructing four three-storey townhouses. Access is to be provided from a new lane along the northern property line. The site is comprised of a single lot on the north side of General Currie Road, between Heather and Ash Streets. (**Attachment 1**)

Findings Of Fact

Item	Existing	Proposed
Owner	Nu-Tech Development Inc. and Golden Bay Trading Inc.	No change
Applicant	William R. Rhone	
Site Size <i>(By applicant)</i>	882.50 m ² (9,499.46 ft ²)	882.50 m ² (9,499.46 ft ²)
Land Uses	<ul style="list-style-type: none"> An area of predominantly older homes, rapidly being replaced by 2- and 3-storey townhouses west & north of the subject site 	<ul style="list-style-type: none"> 4 three-storey townhouses
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South Policies & Practices	<ul style="list-style-type: none"> Land Use: Residential, 2 ½ storeys typical (3 storey maximum) Townhouse, Triplex, Duplex, Single Family – To date, 3-storey townhouses have typically be constructed Density: Designated for a <u>base</u> density of 0.60 floor area ratio (FAR) – Densities of up to 0.70 FAR has been approved, with 0.63-0.69 FAR being typical. Development Permit Guidelines: Encourage a “traditional” style and “house-like” character within a lush, green, informal landscape. Roads: The site is not immediately adjacent to a proposed or future road. Lane: The developer is to construct a lane along the north edge of the subject site. The lane is to be registered as a Public Rights of Passage. Park: Planning for McLennan South Park has begun, with limited construction following in 2004. 	
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/120) <ul style="list-style-type: none"> Permits 3-storey townhouses @ 0.70 FAR Maximum site coverage: 45% <i>Proposed: 3-storey townhouses @ 0.66 FAR and 28% site coverage</i>
Off Street Parking	Required For (CD/120) Residents: 1.5 spaces/unit x 4 units = 6 spaces Visitors: 0.2 spaces/unit x 4 units = 1 Total: 1.7 spaces/unit x 4 units = 7 spaces	Proposed Residents: 2.0 spaces/unit x 4 units = 8 spaces Visitors: 0.2 spaces/unit x 4 units = 1spaces Total: 2.2 spaces/unit x 4 units = 9 spaces

Staff Comments

Policy Planning

Rezoning of the subject site, as proposed, is consistent with the City's goals and objectives for the City Centre and the McLennan South Sub-Area. The construction of the continuation of the lane from Heather Street removes access from General Currie Road and is consistent with City objectives and supportive of a high-amenity, multiple-family neighbourhood as envisioned under the sub-area plan. This application continues the streetscape and form of development recently approved on the adjacent site at 7400 Heather Street (RZ 03-242687), providing three-unit townhouses fronting General Currie Road and a large coach house on the new lane.

This application will be contingent on construction of the lane across the rear of the adjacent site at 7400 Heather Street, in order to provide vehicular and service access.

Development Applications – Engineering and Transportation

The Development Applications – Engineering and Transportation Departments support the rezoning application. The Site Engineering and Transportation requirements are provided in **Attachment 3**.

Analysis


- The proposed project and its construction upgrading of portions of General Currie are consistent with Richmond's planning and development objectives and are expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood.
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space is consistent with the practice employed elsewhere in McLennan South since adoption of the sub-area plan and is considered most appropriate in light of the site's proximity to the proposed park.
- Likewise, the applicant's proposal to contribute funds towards public art in the neighbourhood park will enhance the quality and amenity of the park for all neighbourhood residents and will assist in the timely implementation of park development.
- The proposed zone, Comprehensive Development District (CD/120), has been applied to small townhouse development in McLennan South and used for the adjacent property to the west, and is equally appropriate for the subject site, which is able to accommodate the proposed density of 0.66 FAR while providing site coverage of 28%.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide, City centre, and McLennan South objectives for residential growth and development. On this basis, staff recommend that the proposed development be approved.



Eric Fiss
Policy Planner
(4193)

EF:cas

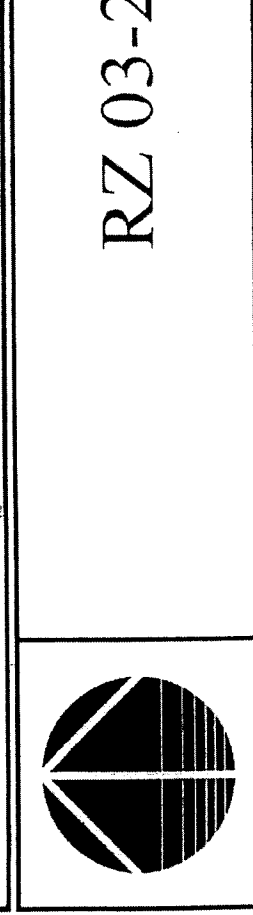
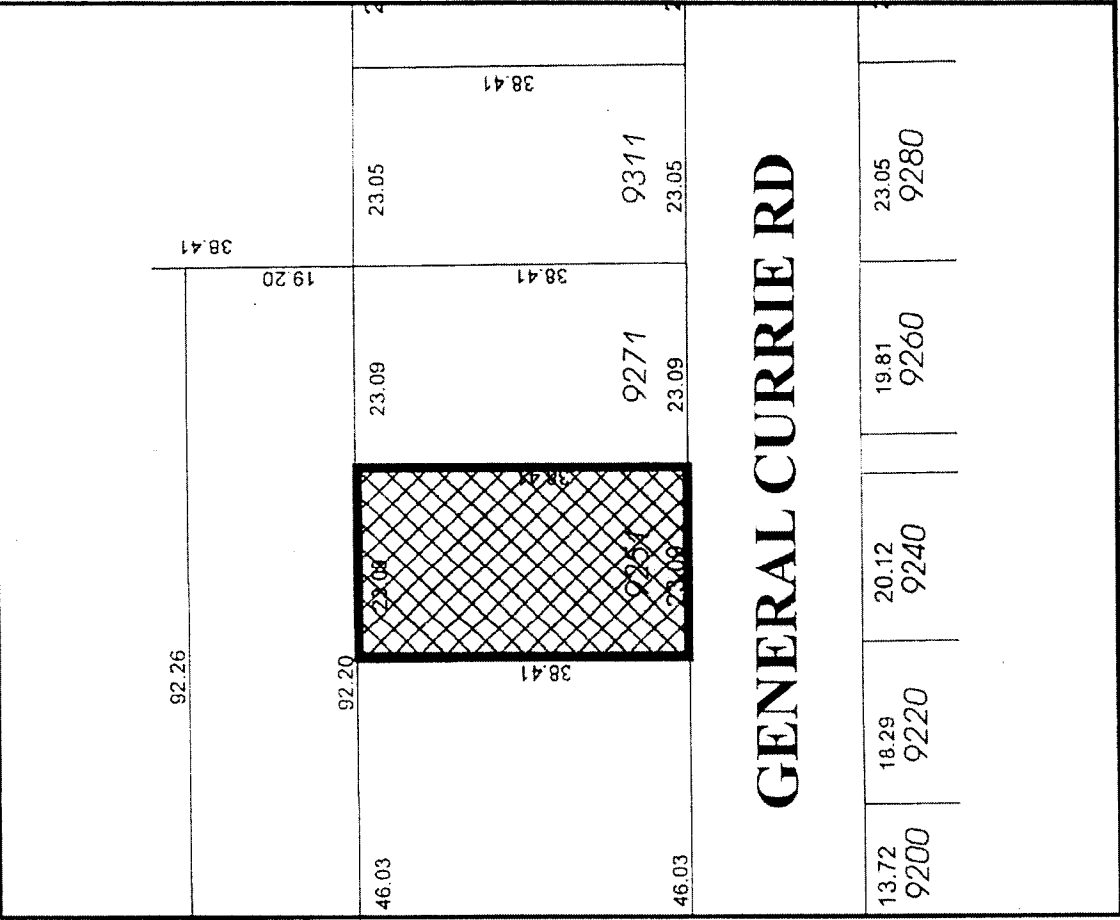
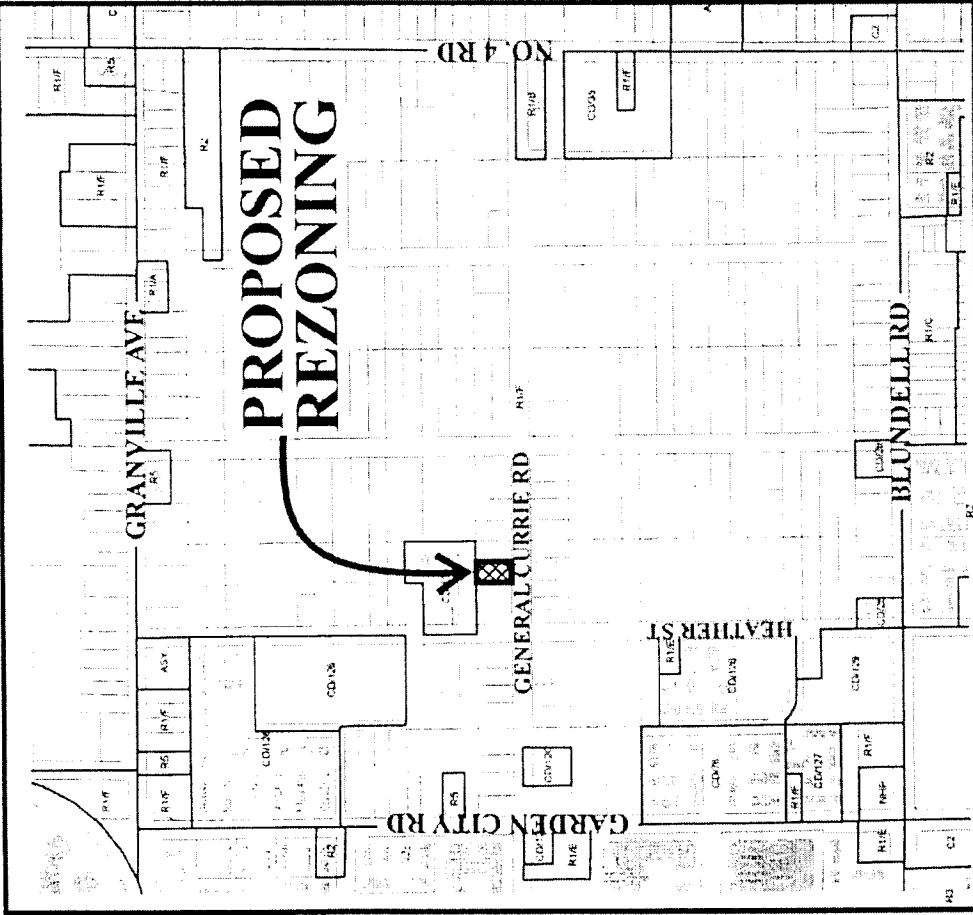
There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

- Registration of a 6 m (19.7ft.) statutory right-of-way along the north edge of the subject site for a lane.

Development requirements, specifically:

- Demolition of any existing structures on the subject properties;
- Contribution towards construction of the McLennan South neighbourhood park in lieu of providing on-site indoor amenity space to the rates established by the City's new amenity space policy (e.g. \$4,000);
- Contribution towards the City's Public Art Reserve at the rate of \$0.60 per buildable square foot of the proposed project, excluding parking (e.g. approximately \$3,990);
- Entering into the City's standard Servicing Agreement requiring the developer to design and construct a 6 m (19.7ft.) width of lane along the entire north boundary of the site to City standards including, but not limited to, 5.1 m (16.7 ft.) wide pavement with roll curb and gutter on both sides, storm drainage and decorative post top street lighting;
- Entering into the City's standard Servicing Agreement for a half-road upgrade along the site's General Currie Road frontage, to be designed as per the McLennan South road concept;
- This application will be contingent on RZ 03-242687 at 7400 Heather Street building the lane; and
- Processing of a Development Permit application to the satisfaction of the Director of Development.



RZ 03-251948

Original Date: 01/08/04

Revision Date:

Note: Dimensions are in METRES

SITE ADDRESS
9251 GENERAL CURRIE ROAD
RICHMOND, BC

SITE LEGAL
LOT B SECTION 15, BLK 4 NORTH,
RANGE 6 WEST, NEW WESTMINSTER DIST
PLAN 8935

SITE AREA
882.5 M² = 9499.46 FT²

SITE PLAN
SCALE: 1" = 20.0'

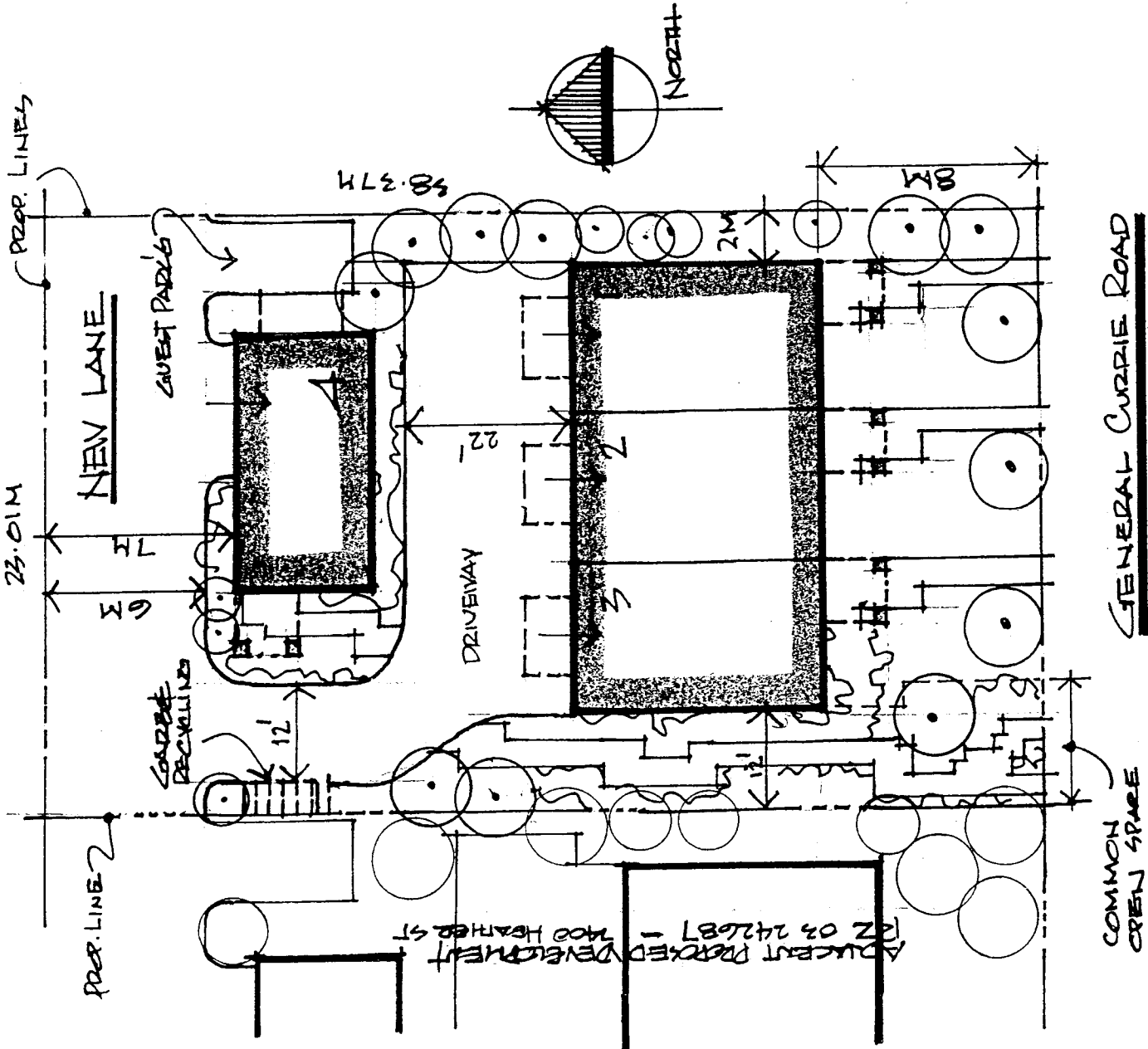
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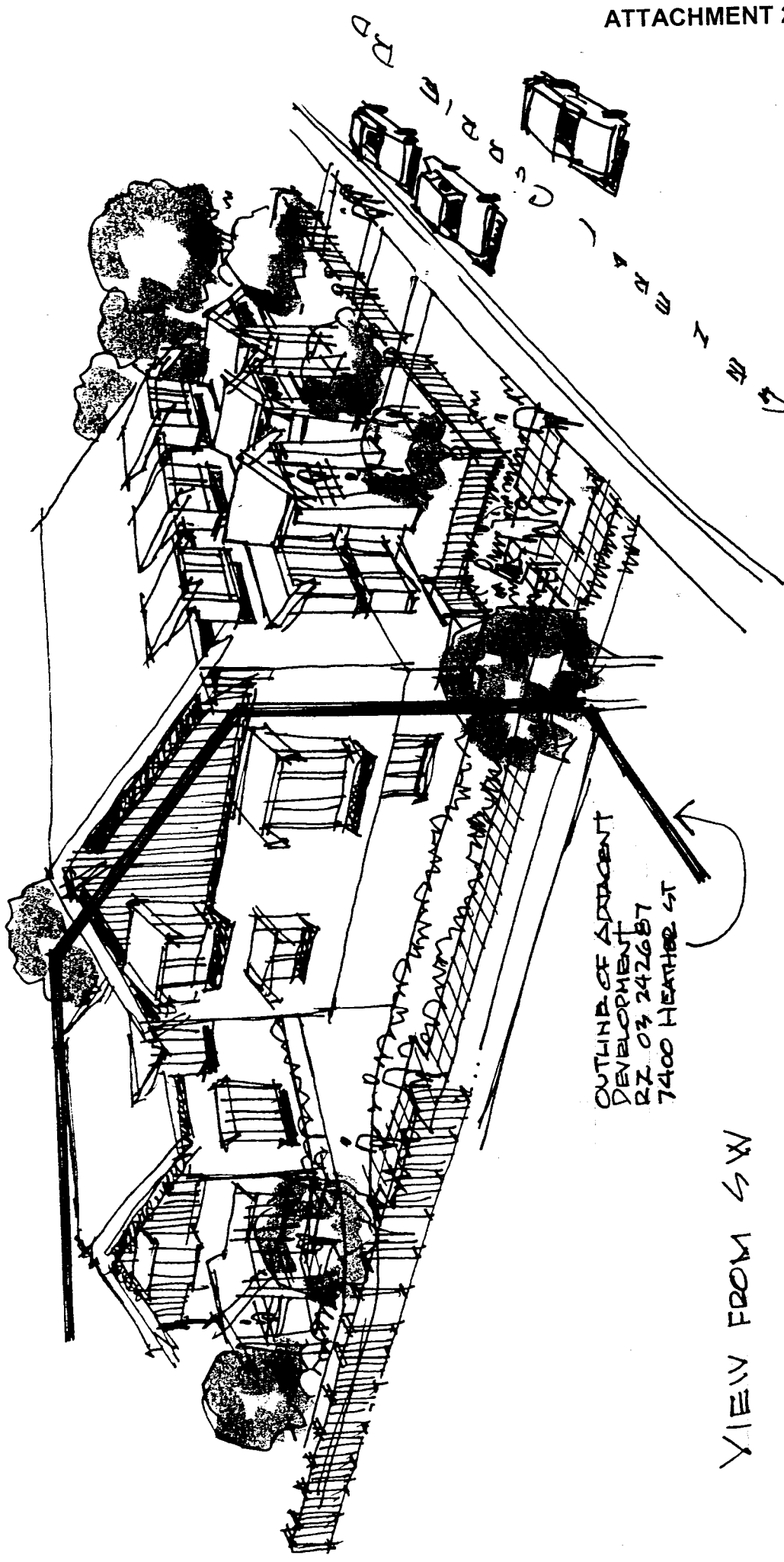
~~4 UNIT TOWNHOUSE DEVT~~
~~GENERAL CURRIE ROAD~~
RICHMOND, B.C.

ATTACHMENT 2

William Rhone Architect 17 NOV, 2003
2178 Bartlett Ave
Victoria, BC
Canada V8S 2P9
Ph: (250) 370-0942

FILE COPY

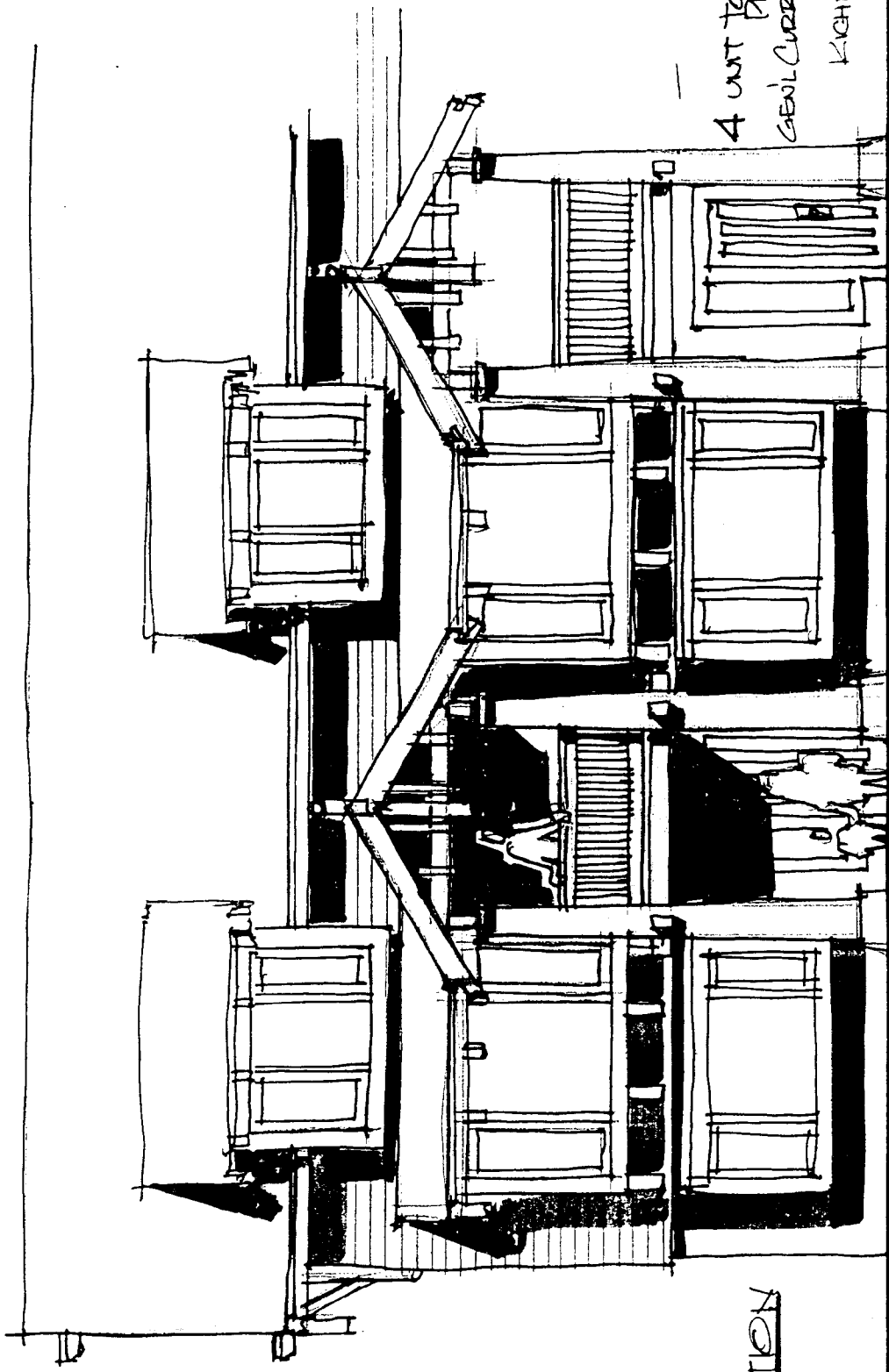




VIEW FROM SW

OUTLINE OF ADJACENT
DEVELOPMENT
RZ. 03 242687
7400 HEATHER ST

4 UNIT TOWNHOUSE DEVT
 GENERAL CURRIE RD
 RICHMOND B.C. Nov 17, 2003
 William Rhone Architect
 2178 Bartlett Ave
 Victoria BC



STUDY OF
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4 UNIT TOWNHOUSE
PROJECT
6601 CURRIE ROAD
RICHMOND BC

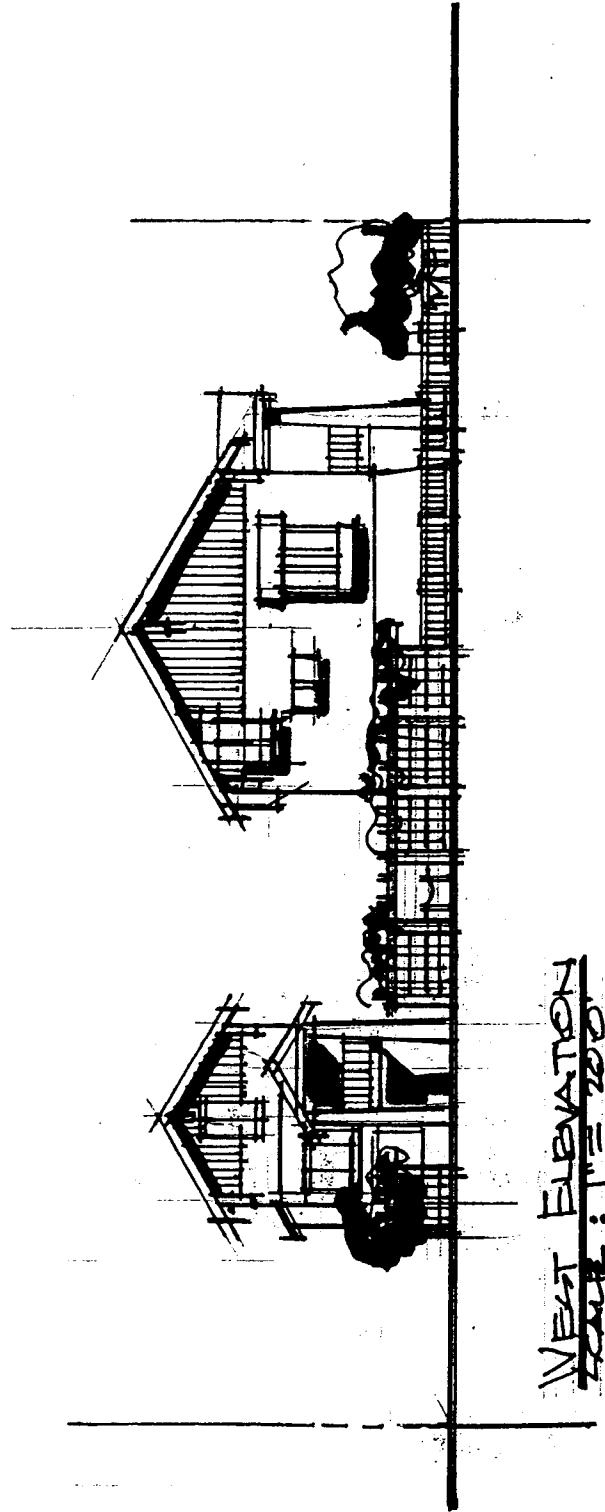
ATTACHMENT 2

Chief
2770 BURNHAM AV
Victoria, BC
Canada, V8S 2P9
Ph: (250) 370-0942

NOV 15, 2003

4 UNIT BAYHOUSE PROJECT
2178 BARTLETT AVE
RICHMOND B.C. Nov. 17, 2000

William Rhone Architect
2178 Bartlett Ave
Victoria, BC
Canada V8S 2P9
Ph: (250) 370-0942



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Development Applications – Site Engineering and Transportation Requirements

Site Engineering

Prior to final approval, the following shall be in place:

- Registration of a 6m Public Rights of Passage lane across the entire north property line. Sole vehicular access is to that lane but no covenant is required, as this will be restricted by the Development Permit.
- Entering into the City's standard Servicing Agreement to design and construct, at the developer's sole cost, a full laneworks, including, but not limited to, 5.1m wide lane with roll curb and gutter on both sides, storm sewer and decorative post top street lighting, plus,
- Entering into the City's standard Servicing Agreement to design and construct, at the developer's sole cost, a half road upgrading along the entire General Currie Road frontage. Works include, but are not limited to, road widening, curb and gutter, a 3.10m grass and treed boulevard, including decorative Zed street lighting and a 1.75m sidewalk at or near the property line.

Transportation

Transportation supports the establishment of a lane along the northern portion of the lot. Further, Transportation supports the creative design which provides a unique method of providing access to the four townhouse pods off of the lane. More specifically, two individual townhouse units will have direct access to the lane and the remaining two townhouses, will have access from the internal driveway accessed from the lane.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7703 (RZ 03-251948)
9251 GENERAL CURRIE 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 120 (CD/120)**.

P.I.D. 000-680-150

Lot "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 8935

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7703**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK