



City of Richmond
Urban Development Division

Report to Committee

To Planning Committee
From Raul Allueva
Director of Development

To Council - Apr 25, 2005
To Planning - Apr 19, 2005
Date March 16, 2005

RZ 04-287669

File 8060 20-7902

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 1.0 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

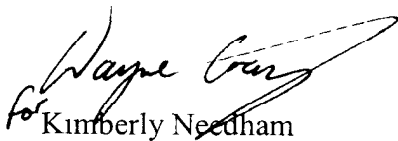
- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- The applicant has developed a preliminary 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.



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

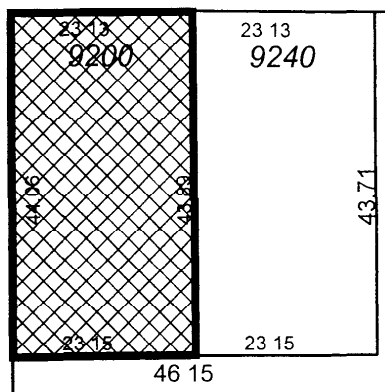


City of Richmond

71	9191	9211	9215	9231	92
2	19 81	19 81	18 00	18 00	16 2



GRANVILLE AVE



HEATHER ST

45.90

59.61



RZ 04-287669

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

ATTACHMENT 1


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 (0.247 ac)	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

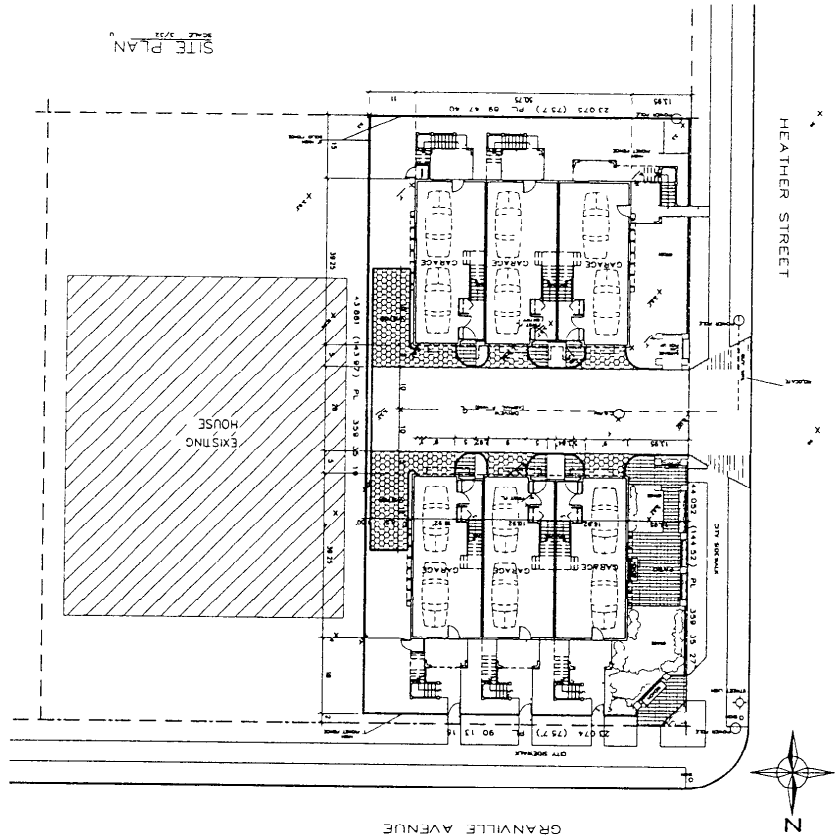
* Note This requires a separate application

(Signed copy on file)

(Date March, 2005)

Signed

Date



SITE PLAN

NOT: EIR plans shown are based on Richmond City Datum. South side of Granville Avenue at west PL of house #2950. Boundaries were established on the basis of a survey of 1981.

GRAVITY LEGEND (MATERIAL):
 0/0 string g odc
 0/0 string g odc
 0/0 string g odc

PARKING PROVIDED: 12 CARS (2 CARS PER UNIT IN GARAGE)
 VISITORS: 2 CARS
 TOTAL: 14 CARS

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 VISITORS: 2 CARS
 TOTAL: 14 CARS

LESS STAIR ALLOWANCE: 107.6 sq ft
 5 UNITS: 545.5 sq ft
 (0.738)
 (0.018)
 TO AL: 0.929 sq ft

UNIT A: 97.0 sq ft
 FIRST FLOOR: 73.0 sq ft
 SECOND FLOOR: 88.0 sq ft
 THIRD FLOOR: 88.0 sq ft
 TOTAL: 149.0 sq ft

UNIT B: 97.0 sq ft
 FIRST FLOOR: 73.0 sq ft
 SECOND FLOOR: 88.0 sq ft
 THIRD FLOOR: 88.0 sq ft
 TOTAL: 149.0 sq ft

LEGAL DESCRIPTION: LOT 1 SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14438
 CMC ADDRESS: 9200 GRANVILLE AVENUE RICHMOND B.C.

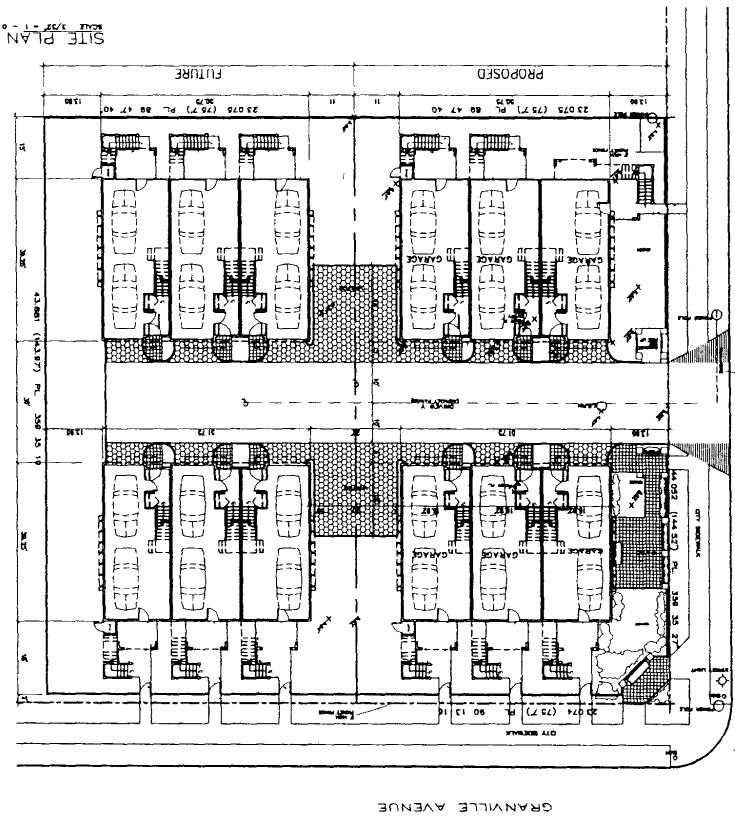
Map of 1980/05, 14 west to, O.P. (1981/04/04)
 December 20/04 issued to C.P.

A1 SITE PLAN

2 - TRIPLEXES @ 9200 GRANVILLE AVENUE RICHMOND B.C.

Gerru Blonshi ARCHITECTURE INC.

1:1000
 1" = 10'-0"



SITE PLAN
SCALE 1/8" = 1'-0"

March 16/03, Issued for D.P. (Revised)
December 20/04, Issued for D.P.

A7 SITE PLAN
(FUTURE DEVELOPMENT)

2 - TRIPLEXES @
9200 GRANVILLE AVENUE
RICHMOND BC

Gerrit Bonaldi
ARCHITECT P.L.L.C.
100 - 10188 166th Street, Richmond, BC V6V 2G9
Tel: 604-273-8888 Fax: 604-273-8889
www.gerritbonaldi.com



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

EXTERIOR FINISH SCHEDULE

- ① HORIZ. VINYL SIDING
KAYAKA OCEAN BK 72 BEVEL 17 PROFILE
COLOR: SIGNAL WOOD
- ② VINYL SHINGLES
COLOR: GFA
- ③ 2 IN. 3 SHANKS
HERIT DE PREMIUM WEATHER WING
- ④ WOOD F. M. BALUSTERS ST. BS
PAV. 1 GENERAL PAINT 1170 WILD GRASS
- ⑤ V. 1/2 IN. DOWNS W/ 4
- ⑥ METAL CLAD WOOD DOORS W/ TC



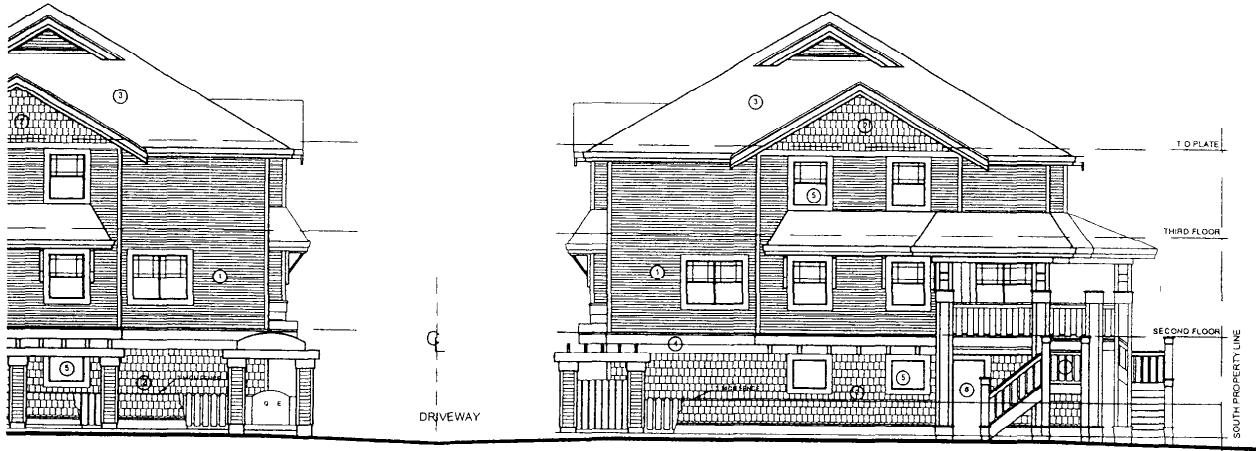
SOUTH SIDE ELEVATION
SCALE 1/4" = 1'-0"

Genru Blomd
17.8.25
2405 BIRCH AVE NW
ALBUQUERQUE, NM 87104
TEL: 505.261.1111

2-TRIPLEXES @
5 3 GRANVILLE AVENUE
RICHMOND BC

A5 ELEVATIONS

March 15/08, Issued for P.P. (revised)
December 20/04, Issued for P.P.



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



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

EXTERIOR FINISH SCHEDULE

- ① HYDRATED TALUMITE SHINGLES
AS SUPPLIED WITH 19 GRAIN
COLOR S HAIL WOOD
- ② V1 V2 SHINGLES
COLOR CLAY
- ③ ASPHALT SHINGLES
BEST OF PREMIUM WE THE ED WOOD
- ④ WOOD TRIM BALUSTERS ST. RE.
PAINT SEE DETAIL FOR S HAIL WOOD SHINGLES
- V1 W WINDOWS W TE
- ⑤ ME C AD WOOD DOORS W H E

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

2--TRIPLEXES @
C O GRANVILLE AVENUE
K JMOND BC

ELEVATIONS

A6

Carry Blonch
1111 4100
P. 779-9888
F. 779-9888
Fax 779-9888
1111 4100
1111 4100



**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

APR 25 2005

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