



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **REFERRAL ON APPLICATION BY NCL REAL ESTATE MANAGEMENT FOR OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING AT 12251 NO. 2 ROAD**

To Planning - June 22, 2004.
Date: June 10, 2004

RZ 03-252028

file: 12-8060-20-7723 / 7722.

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7722, to redesignate a portion of 12251 No. 2 Road from "Industrial" to "Multiple Family" in the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw No. 7722, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7722, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 7723, for the rezoning of a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/84)", be introduced and given first reading.

Raul Allueva
Director of Development

Att. 7

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

On May 18, 2004, Planning Committee considered an application to amend the Official Community Plan (OCP) land use designation of and rezone a portion of 12251 No. 2 Road to permit a seniors' independent living facility. A copy of the Staff report is provided in **Attachment 7**. After hearing several delegations, Planning Committee passed the following resolution:

“That Bylaws 7722 and 7723 be referred to staff so that a map which outlined access options (e.g. lane and roads) for the south end properties on the south side of Moncton Street could be provided.”

The major concerns expressed by area residents and Planning Committee were:

- Future redevelopment potential for properties along Moncton Street, particularly 5580, 5600 and 5620 Moncton Street;
- Overall height of the proposed building; and
- The need to preserve some of the existing light industrial uses in the area.

Analysis

Development Pattern

Through previous planning initiatives in the Trites Area, a pattern of redevelopment is beginning to emerge. Single-family development is being established on the west side of the Trites Area and multiple-family development on the east side.

Several industrial warehouse buildings in the area (12280 & 12320 Trites Road, 12417, 12431 & 12491 No. 2 Road) are expected to remain in the foreseeable future. All other properties have some degree of redevelopment potential. **Attachment 1** is a context map of the Trites Area.

Options for development of 5580 to 5620 Moncton Street

The properties at 5580, 5600 and 5620 Moncton Street are currently single-family lots that are approximately 28 m (92 ft.) wide and 73 m (240 ft.) deep. These properties back onto a 23 m (75 ft.) wide portion of 12251 No. 2 Road that will not be developed as part of the current application.

Planning Committee wanted to ensure that, if the proposed development at 12251 No. 2 Road was approved, the properties along Moncton Street would retain redevelopment potential for single-family and/or townhouse uses.

There are two main redevelopment concepts for these properties:

Option 1: Development as strata lots (Attachment 2)

Concept:

- The three properties could develop, either individually, or as a consolidated group.
- A possible development scenario is locating detached townhouses along Moncton Street to maintain the appearance and aesthetics of single-family housing. Attached townhouses could be constructed at the rear of the properties.
- If the properties develop individually, cross-access agreements could be registered to ensure access between clusters of buildings and possibly to minimize entrances to the site.
- Transportation could allow for one to three access points onto Moncton Street. Alternatively, the development could obtain access from the lane to the east of the properties.

Pros:

- Each property could develop individually (in phases) or as a consolidated group.
- Development of the site would be independent of surrounding parcels of land.
- Access to the backlands would be obtained from Moncton Street.

Cons:

- Should any existing homeowners wish to remain on their property, they would become part of a strata corporation rather than a freehold landowner.

Option 2: Consolidation of Backlands With Other Properties (Attachment 3)

Concept:

- The three properties would extend the lane (begun by development at 12251 No. 2 Road) through their properties.
- The north (front) portions of the properties could subdivide into two single-family lots.
- The south (rear) portions of the properties would have to be consolidated with the backlands of 12251 No. 2 Road and with properties further south (12311 No. 2 Road) to develop as a townhouse site.

Pros:

- The backlands could be incorporated into a comprehensive development with properties to the south.

Cons:

- It would be difficult for each individual property owner to develop on his/her own since the backlands of all three properties have to be consolidated with properties to the south.
- If the backlands of the three Moncton Street properties consolidated only with the backlands of 12251 No. 2 Road, then road access would have to be obtained from the west side of the Trites Area because neither of the backlands has direct access onto a road.

Area Road Network

A conceptual area road network was also considered in order to examine the relationship of 5580 to 5620 Moncton Street to the surrounding neighbourhood.

Various alternatives for road development exist to service future development in the area. For the purposes of reviewing possible development options, two options for an area road network are presented for information:

Option 1: Interim Road Network (Attachment 2)

The interim road network provides for the possibility that several existing industrial buildings in good condition are likely to remain as industrial in the foreseeable future. The conceptual sketch illustrates that the road pattern on the west half of the Trites Area can be established and, if needed, be extended to serve properties on the east side.

Option 2: Ultimate Road Network (Attachment 3)

The ultimate road network illustrates potential road alignments if the entire Trites Area redeveloped to residential use. There are many options and alignments possible to provide access to all areas.

Based on Staff's assessment of road patterns and development options, it appears that the proposed development at 12251 No. 2 Road, as presented, does not prevent the neighbouring properties at 5580 to 5620 Moncton Street from redeveloping with new uses in a reasonable way. There are options for roads and lanes to connect or provide access that allows these properties, and others in the vicinity, to develop in the future.

Building Design

The applicant was requested to review the proposed design of the seniors' independent living complex to determine opportunities to reduce the height of building and casting of shadows into neighbours' yards to the north.

The applicant has undertaken the following changes from the earlier plan:

- The geometry of the building has been modified so that the north wall of the complex is set back an additional 0.9 m (3 ft.) from the north property line (**Attachment 4**); and
- The height of the main floor of the building has been reduced by 0.6 m (2 ft.).

As a result, the overall height of the building has been reduced by 1.5 m (5 ft.) from 15 m (49 ft.) to 13.5 m (44 ft.). The extent of the shadows into the rear yards of the adjacent properties to the north, therefore, has also decreased correspondingly by approximately 1.5 m (5 ft.) (**Attachment 5**).

While the revised proposal is an improvement, some minor shadowing on the adjacent properties to the north continues to exist. Although Staff feels further minor refinements to the height and setbacks may be possible, the applicant advises that these are not desirable for the following reasons:

- Potential negative impacts on the size and configuration of the outdoor amenity areas;
- Potential negative impacts on internal dwelling units (size, depth and livability);
- Functional efficiency of the main floor common areas is affected by altering the floor plan;
- Shadows are mainly caused by the roof peak appurtenances;
- Retention of the roof peaks help to articulate the building and make it more visually attractive;
- The shadows that result from siting the building at the proposed 10 m (33 ft.) setback along the north property are similar to the shadows that would result from a three-storey townhouse building located with a 6 m (19.7 ft.) setback along the same property line or a two-storey townhouse building located with a typical 3 m (10 ft.) sideyard setback along the same property line (**Attachment 6**).

On this basis, Staff support the revised proposal to be forwarded to a Public Hearing.

Industrial Uses in the Trites Area

Concerns were expressed by Planning Committee that new redevelopment in the Trites Area would displace or eliminate much of the existing industrial uses in the area. Staff are currently in the process of meeting with area property owners, developers and Steveston Harbour Authority representatives to review options for industrial uses in the Trites and London-Princess Areas. Staff will report back to Planning Committee on this issue in July or August 2004 and will provide an update at the June 22, 2004 Planning Committee meeting.

Options

Option 1: Approve the proposed OCP amendment and rezoning application for 12251 No. 2 Road (**Recommended**)

Staff is satisfied that proposed building revisions (reduced height, increased setbacks) have addressed neighbours' concerns to an acceptable degree considering the similar or worse impacts that would be generated by a townhouse development closer to the property line, and that the proposed development does not prevent neighbouring properties from developing with new uses in a reasonable manner. Therefore, Staff recommend that application be approved.

Option 2: Deny the application

Should Planning Committee still have doubts about the appropriateness of the proposed development for this site, the application can be denied.

Option 3: Refer the application back to Staff

The application can be referred back to Staff to continue working with the applicant on a re-design of the building. The applicant has indicated that any further delay in processing of the application would greatly reduce the likelihood of the project to proceed.

Financial Impact

None.

Conclusion

The ability of the properties along Moncton Street to develop townhouses at the rear and/or create single-family housing at the front does not appear to be precluded by development at 12251 No. 2 Road. There are road and lane access options that can adequately service the properties, either individually or as a consolidated group.

The applicant has attempted to reduce the overall building height through a combination of increasing the setback along the north property and reducing the height of the main floor. These changes have resulted in a 1.5 m (5 ft.) reduction in the building's height and will result in a project that provides a reasonable interface in terms of shadowing relative to an alternative townhouse development placed closer to the property line.

Any delays in the Public Hearing will cause significant hardship to the applicant. On balance, the changes improve the relationship of the proposed building to the surrounding neighbourhood. Staff therefore recommend that the application be supported and forwarded to a Public Hearing.



Janet Lee
Planner 2
(4108)

JL:jl

MONCTON ST

5580 5600 5620

AREA UNDER APPLICATION

12280

12251

12320

12311

TRITES RD

NO. 2 RD

12417

12431

12491

ANDREWS RD

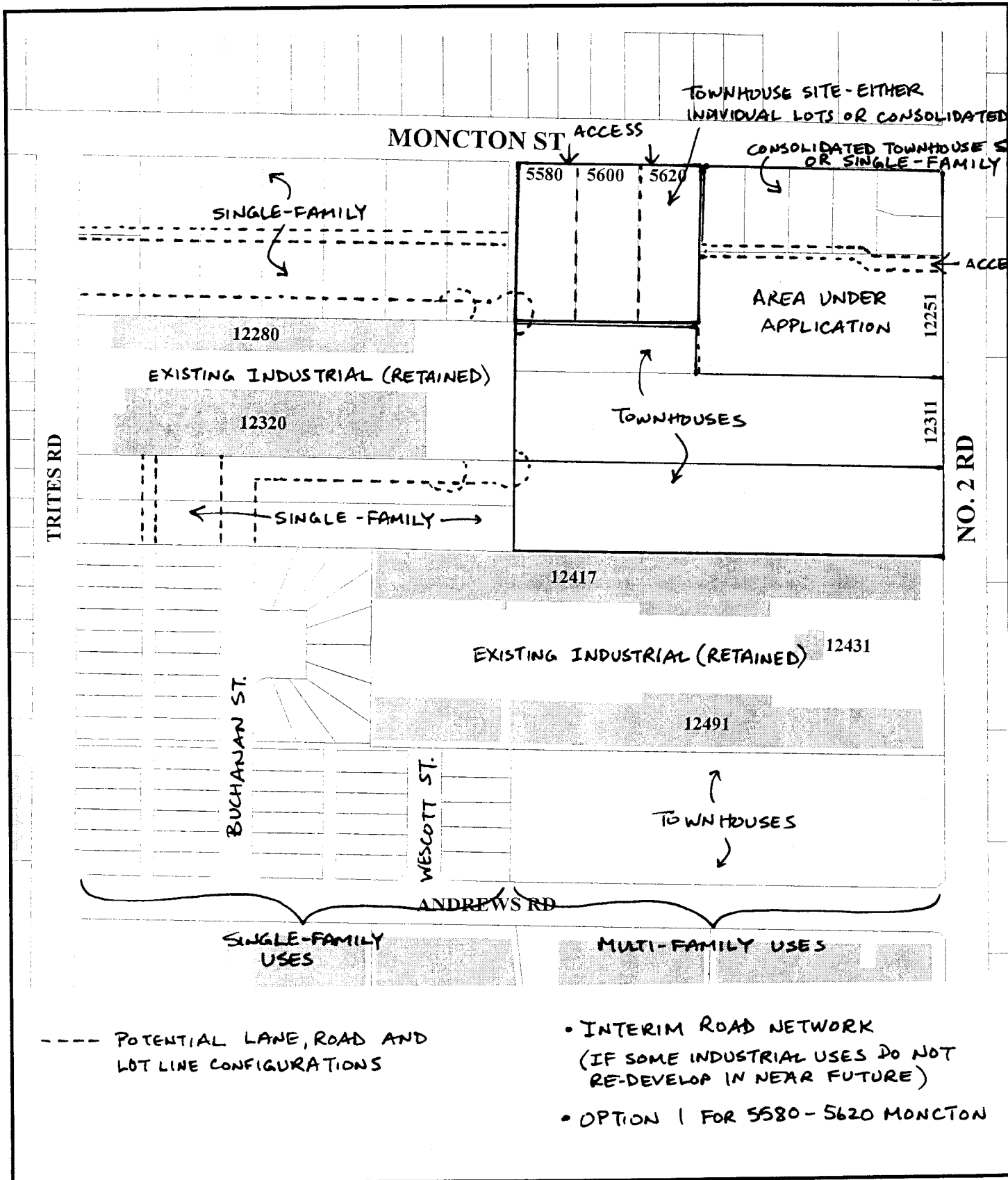


Trites Area

Adopted Date: 06/09/04

Amended Date:

Note: Dimensions are in METRES



--- POTENTIAL LANE, ROAD AND LOT LINE CONFIGURATIONS

- INTERIM ROAD NETWORK (IF SOME INDUSTRIAL USES DO NOT RE-DEVELOP IN NEAR FUTURE)
- OPTION 1 FOR 5580 - 5620 MONCTON

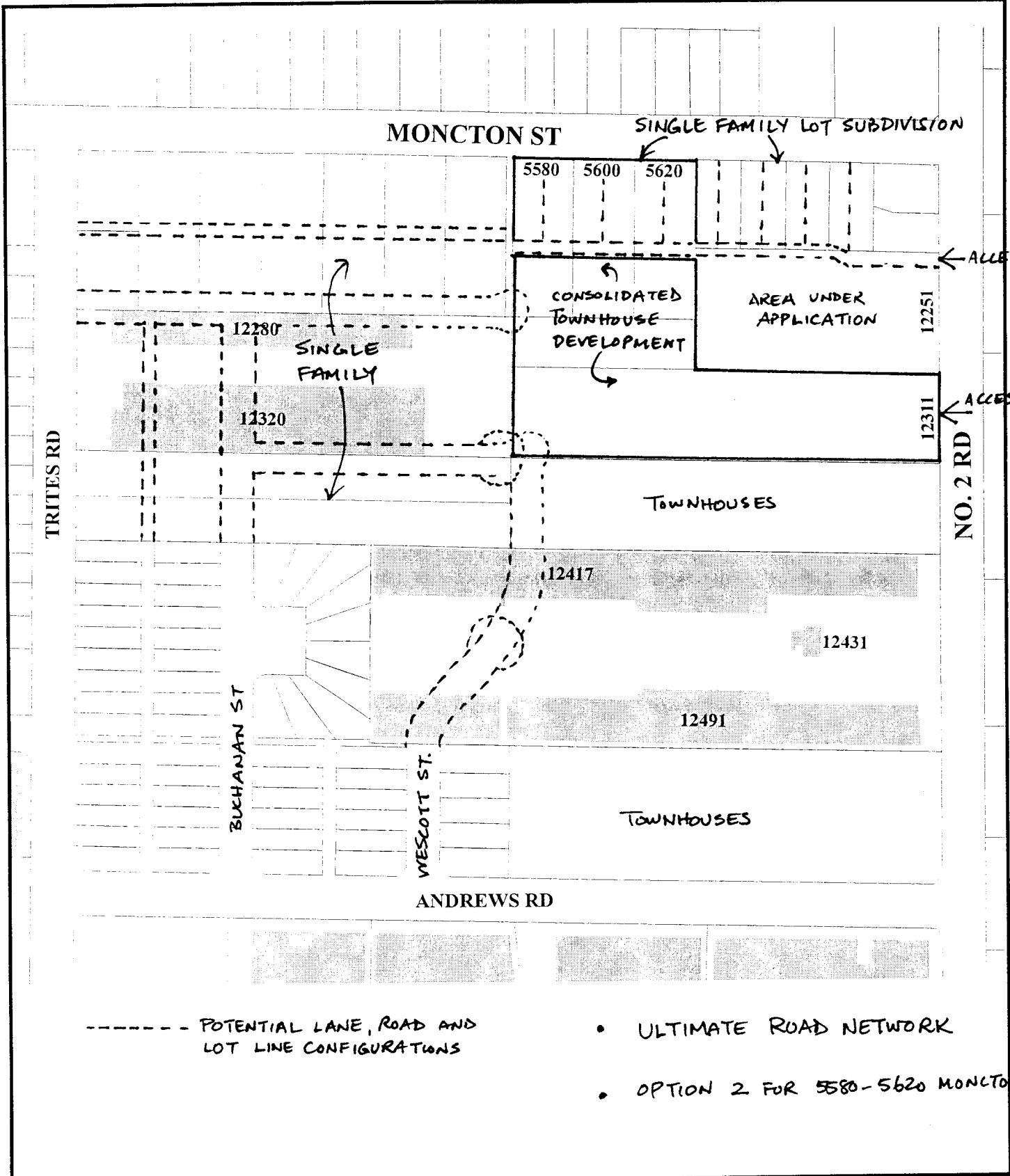


Trites Area

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Trites Area

Adopted Date: 06/09/04

Amended Date:

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PROPOSED SENIORS RESIDENTIAL DEVELOPMENT

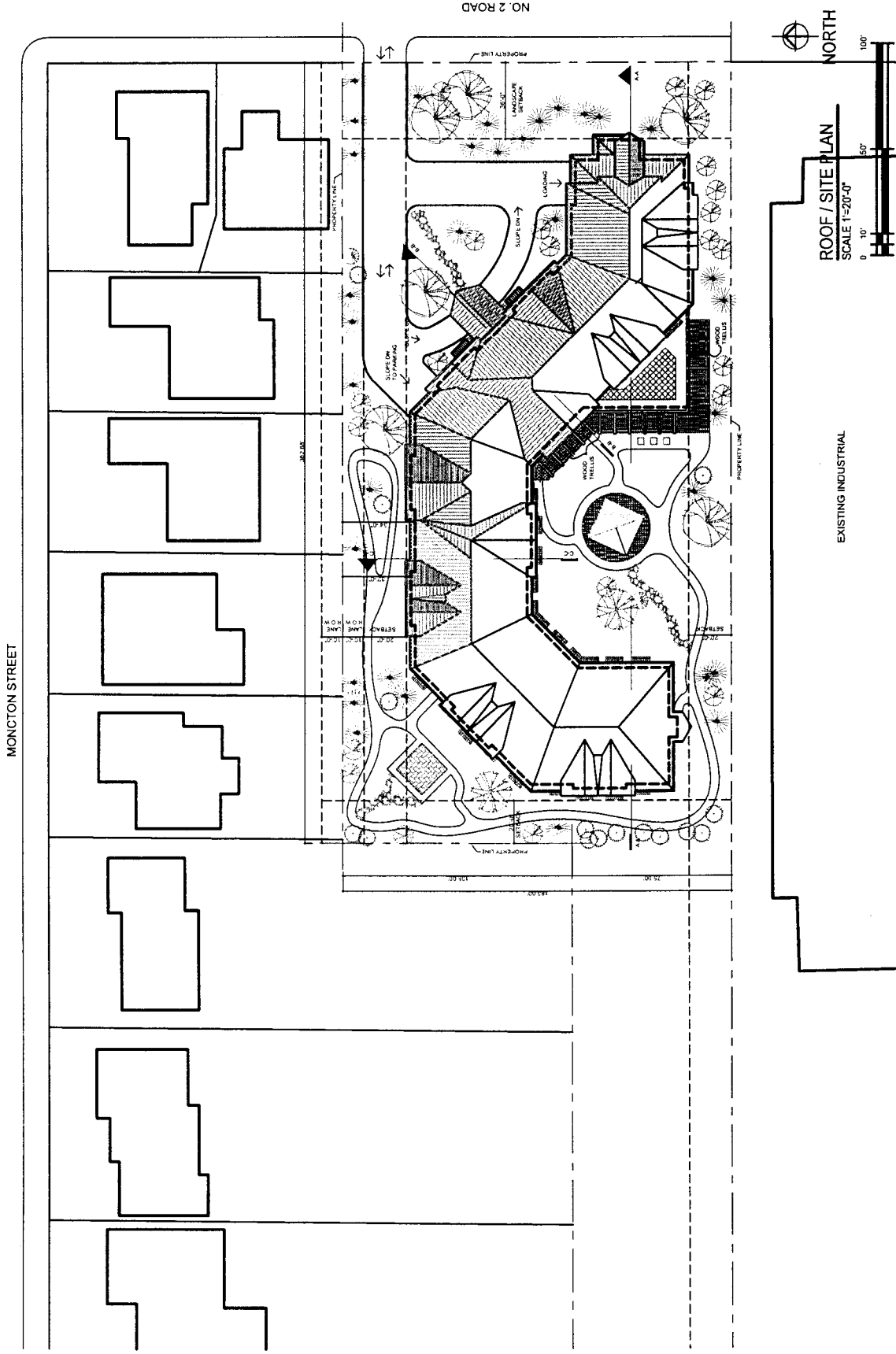
SITE PLAN

June 3, 2004

ISSUED FOR RE-ZONING

SCALE: AS NOTED
 PROJECT # 309

A-1a





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PROPOSED SENIORS RESIDENTIAL DEVELOPMENT

SHADOW ANALYSIS

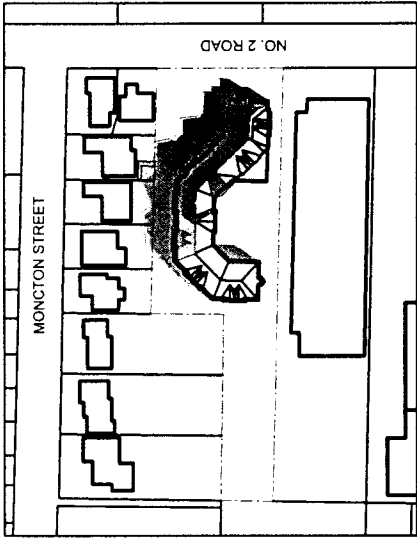
June 3, 2004

ISSUED FOR REZONING

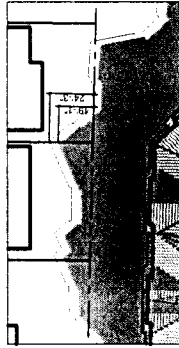
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PROJECT # 3000

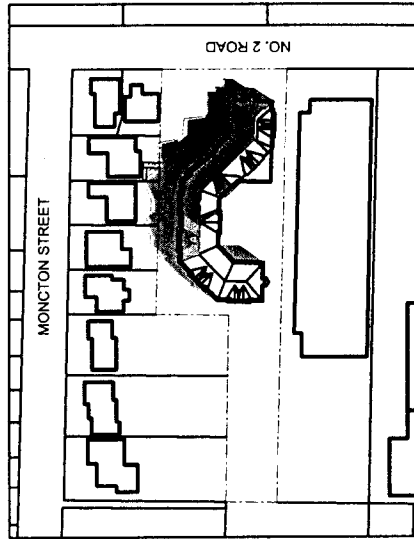
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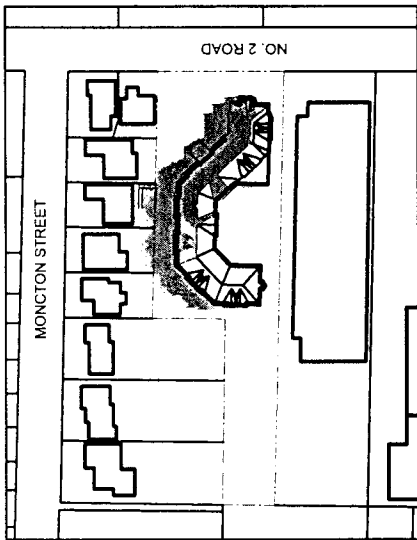
March 21 14:00 pm



Shadow detail



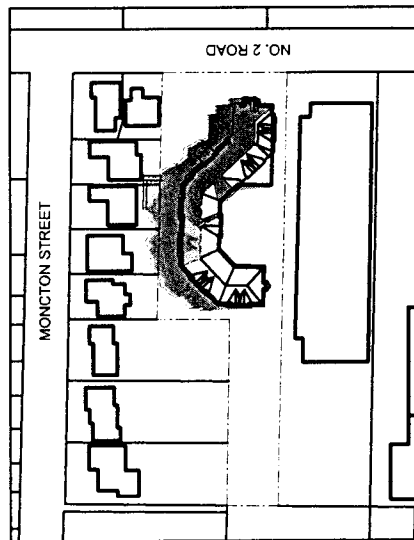
September 21 14:00 pm



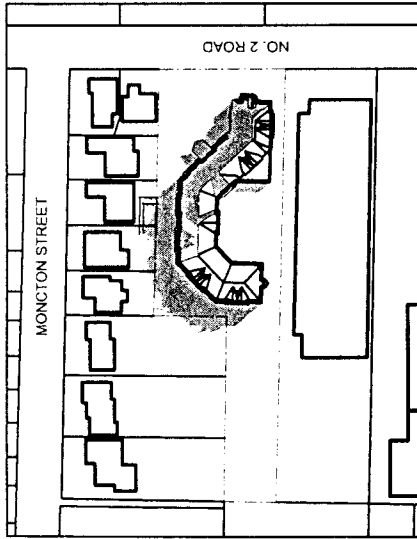
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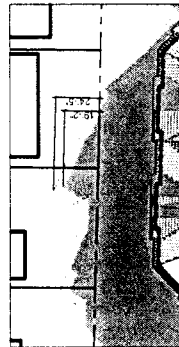
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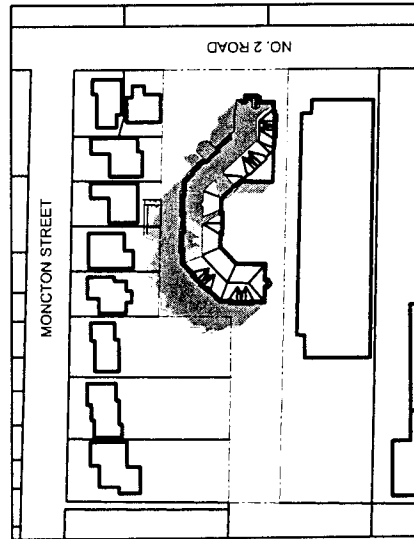
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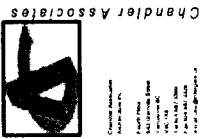
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Shadow detail

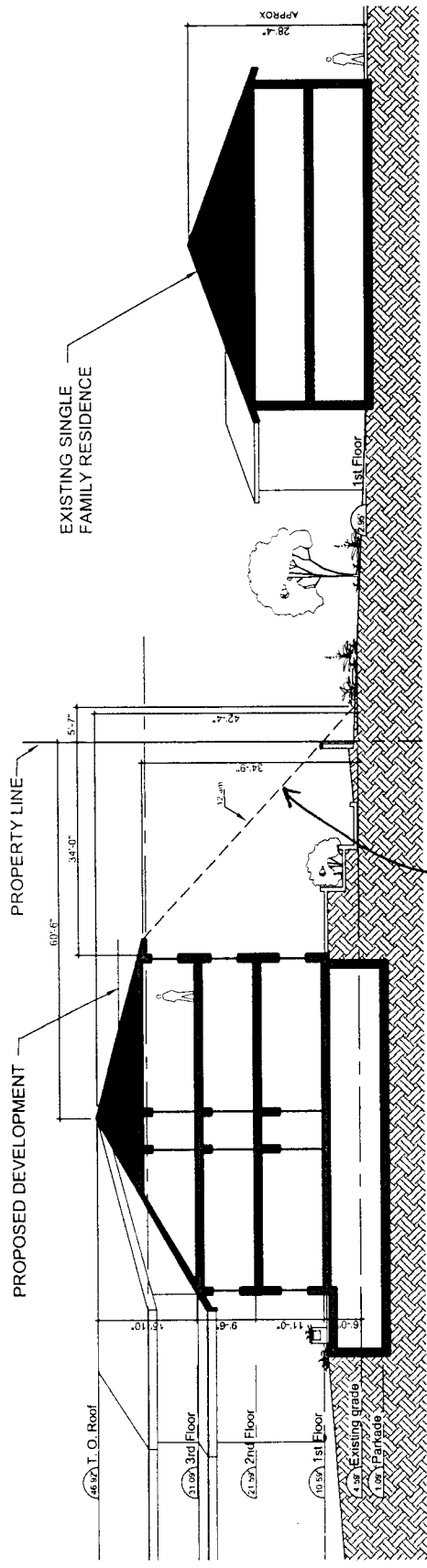


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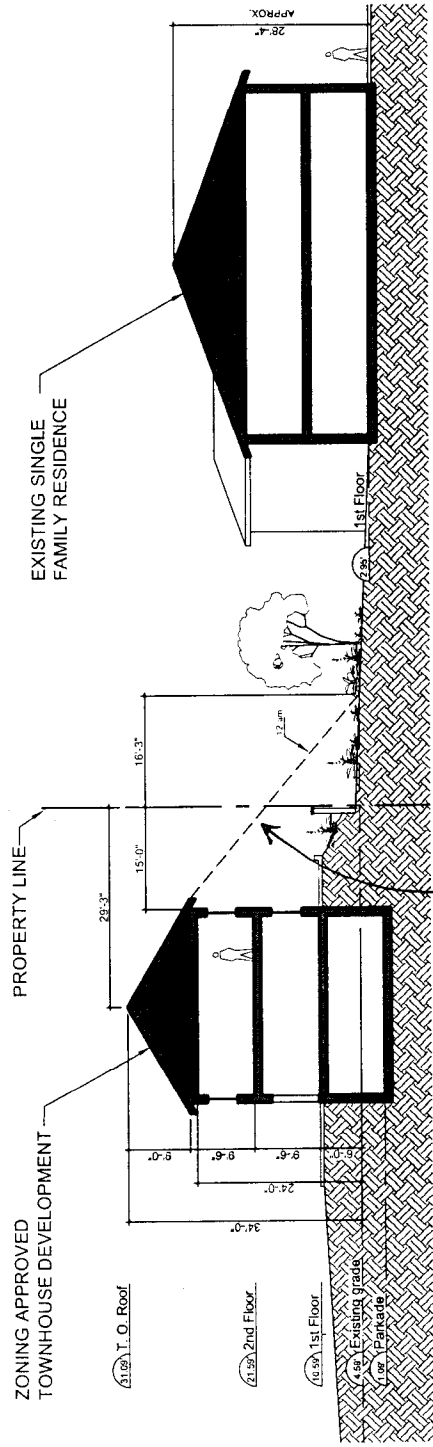
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PROPOSED SENIORS RESIDENTIAL DEVELOPMENT



SHADOWS CAST BY PROPOSED DEVELOPMENT.

PARTIAL SITE SECTION - PROPOSED DEVELOPMENT
 SCALE 1/8"=1'-0"



SHADOWS CAST BY A 3-STORY TOWNHOUSE BUILDING WITH A TYPICAL 6m (19 FT.) SETBACK
 *(SIMILAR TO A 2-STORY TOWNHOUSE BUILDING WITH A TYPICAL 3m (10 FT) SIDEYARD SETBACK

PARTIAL SITE SECTION
 SCALE 1/8"=1'-0"

SECTIONS

June 3, 2004

ISSUED FOR RECORDING

SCALE: AS NOTED
 PROJECT # 3000

A-1c