



TO Planning - July 8, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

Date: June 11, 2003

R2 02-214064

File: 8060-20-7541/7545

Re: APPLICATION BY CITY OF RICHMOND FOR REZONING AT 6931 GRANVILLE AVENUE FROM LAND USE CONTRACT 017 TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/138)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7541, to redesignate 6931 Granville Avenue from:
 - a) "Public and Open Space" to "Mixed Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100; and
 - b) "Community Institutional" to "Limited Mixed Use" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100,
 be introduced and given first reading.

2. That Bylaw No. 7541, 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. 7541, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That "Land Use Contract 017" be discharged and that Bylaw No. 7545, to zone 6931 Granville Avenue to Comprehensive Development District (CD/138), be introduced and given first reading.

Joe Erceg
Joe Erceg
Manager, Development Applications

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>David H. White</i>

Staff Report

Origin

The City of Richmond has applied to rezone 6931 Granville Avenue (**Attachment 1**) to Comprehensive Development District (CD/138) to permit a small range of uses (private school (post secondary and adult), professional offices, and community use) in the existing building.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	City of Richmond	No change
Site Size	4180 m ² (44,995 ft ²)	No change
Land Uses	Court House	Private School (post-secondary and adult only), Professional Office, & Community Use
OCP Generalized Land Use	Public and Open Space	Mixed Use
OCP Specific Land Use	Community Institutional	Limited Mixed Use
Zoning	LUC 017	CD/138

Surrounding Development

The site is located at the intersection of Granville and Gilbert with Firehall No.1 being located across Gilbert to the east and townhomes located across Granville to the south. To the north and west are single family homes zoned R1/E. It is important that any use have limited impact on these neighbours.

Potential Uses

The City wishes to lease the existing building, as it has a lifespan of about another 10 years. At the time of writing this report, the City has entered into negotiations with the Mount Royal Conservatory and College of Business and Fine Arts, currently located at 5280 Minoru Boulevard, to lease the entire building. They are an accredited post secondary institution and teach a range of business (accounting, human resources, marketing) and music (music history, composing, music lessons) courses to full and part time students. There are currently 7 full time music students and 12 full time business students. The full time students attend classes from 9 to 3. There are approximately 200 part time music students that take lessons once a week between 3 and 7 pm.

Other possible future tenants in the existing building could include another post secondary or adult oriented school, community use, professional offices or a child care facility. In the future, the City would seek to redevelop the site for “a higher and better use” such as a school or multi-family residential development.

Staff Comments

Policy Planning

Zoning

The current zoning of the site, Land Use Contract 017 (Attachment 2), permits only:

- Public administration, including municipal, provincial, and federal government; and
- Administration of justice, including family courts.

Therefore, in order to accommodate the small range of potential suggested uses on the site (educational institution, professional offices, & community use), it is suggested that a Comprehensive Development District zone be created to permit the possible uses in the existing building. Future redevelopment of the site will require another rezoning to accommodate a new structure.

Land Use Designation

The site is currently designated Public and Open Space on the Generalized Land Use Map of the OCP and Community Institutional on the Specific Land Use Map of the OCP. The use of the site for professional offices does not fit within these designations, therefore, in order to accommodate the range of potential uses, a Limited Mixed Use Designation on the Specific Land Use Map would be required. This designation, permits only limited commercial which would include office but not retail uses. The Generalized Land Use Designation would be Mixed Use.

Potential Impacts

As this site is adjacent to two single family homes, it is important to consider the potential impacts. All of the uses that are suggested to be included in the zone (adult oriented educational institution, community use, professional offices or a child care facility) are relatively quiet uses.

The design of the site will also ensure that there are limited impacts on the neighbours. The entrance and open space are along Granville and Gilbert with only limited space along the north and western property lines. Additionally, the mature landscaping along the north and west property lines provides a buffer.

If the current negotiations with the music school to use the site are successful, potential impacts on the neighbours may include the sounds of musical instruments, however, this should be no different from sounds heard in any residential neighbourhood as children practice musical instruments in their homes. The difference will be in the length of time that these sounds are heard. The school is open from 9 to about 7 pm. Instruments may be played anytime during the day but the majority of playing occurs after school and on Saturdays. Staff from the music school note that the business classes are able to be held at the same time as music lessons.

Transportation

Transportation concerns relate to access and parking. Access to individual properties at a busy intersection is always problematic, however, in the case of the subject site, the access points are already located as far from the intersection as possible given the siting of the current building.

In terms of parking, there are currently 32 surface parking stalls, which are able to accommodate the proposed uses as required in the Zoning Bylaw. The operators of the music school indicate that even during the highest peak times, there are only about 10 parked cars and some pick-up and drop-off occurring.

Transportation staff also note that a 4.5m by 4.5m corner cut is required to ensure that the existing signal boxes are located on public rather than private property.

Development Applications

As left turn bays are already located at all four legs of the intersection, there is no need for a 2m road dedication along either frontage. In terms of accommodating a boulevard, there is no room on the Granville frontage as the sidewalk backs onto the existing property line. Along Gilbert, while there is some space to provide a boulevard there is an existing pole line immediately behind the sidewalk and as there is limited redevelopment potential to the north of the site a boulevard is not recommended on this frontage. Therefore, there are no requirements for final reading of the rezoning.

Analysis

Flexibility

The current zoning of the site was tailored to meet the very specific use of the Family Court building. Now that the Family Court has moved, there is a need for some flexibility in terms of the uses permitted on the site. Therefore a Comprehensive Development District Zone is proposed. The density, setback and other physical details of the zone are tailored specifically to the existing building, therefore, the only change is for the small range of potential uses.

Impacts

The need for flexibility in terms of use should be balanced with the fact that the site is located next to two single family homes. The impacts on the neighbouring site are limited by:

- the fact that the access to the site from Granville and Gilbert is separate from the residential area;
- the fact that the building is oriented away from the residential homes;
- landscaping along the property lines helps to visually separate the sites; and
- the proposed uses are primarily day time uses.

If the building is leased to the music and business school, there could be some noise generated from the playing of musical instruments. These instruments are primarily the piano, violin and guitar but also include the drums, clarinet, saxophone and trumpet. However, the noise is not expected to be disruptive to neighbours. An indication of this is the fact the business classes are able to be held at the same time as music lessons.

Sustainability Impact

In summary, the proposal has the following benefits:

Social – The proposed use has a positive community educational and arts benefit;

Economic – The relocation of this facility allows jobs to stay in Richmond; and

Environmental – There are no unmanageable implications.

Financial Impact

There are no financial commitments to the City as the “regulator” of land uses, that would result from approving this rezoning application. There are financial benefits to the City as the applicant on this site in terms of enabling a positive cash flow from the leasing of the building.

Conclusion

The City, as the owner of 6931 Granville Avenue, is seeking to rezone the former Family Court site to a Comprehensive Development District in order that the City lease the existing building. The range of permitted uses includes only School, Office and Child Care. The inclusion of office use on the site requires that the land use designation of the OCP be amended. Overall, staff is supportive of the proposal.



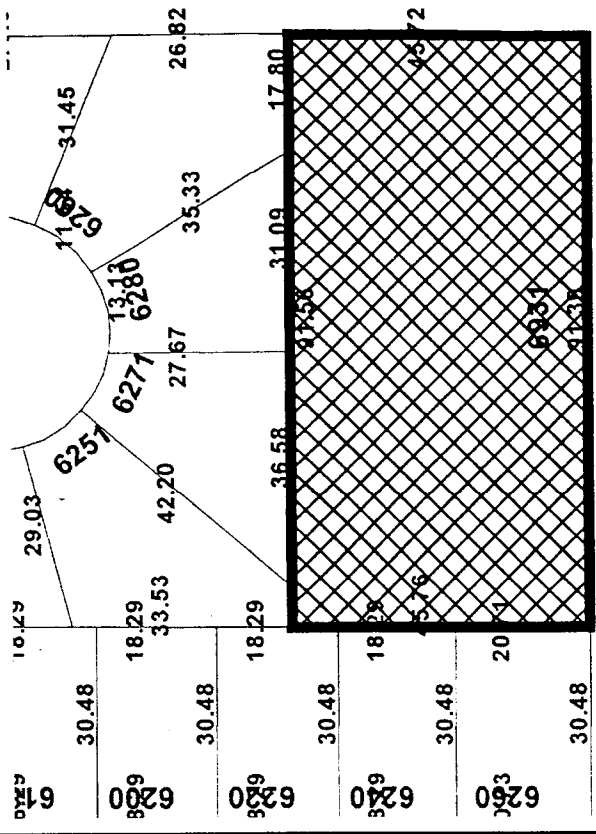
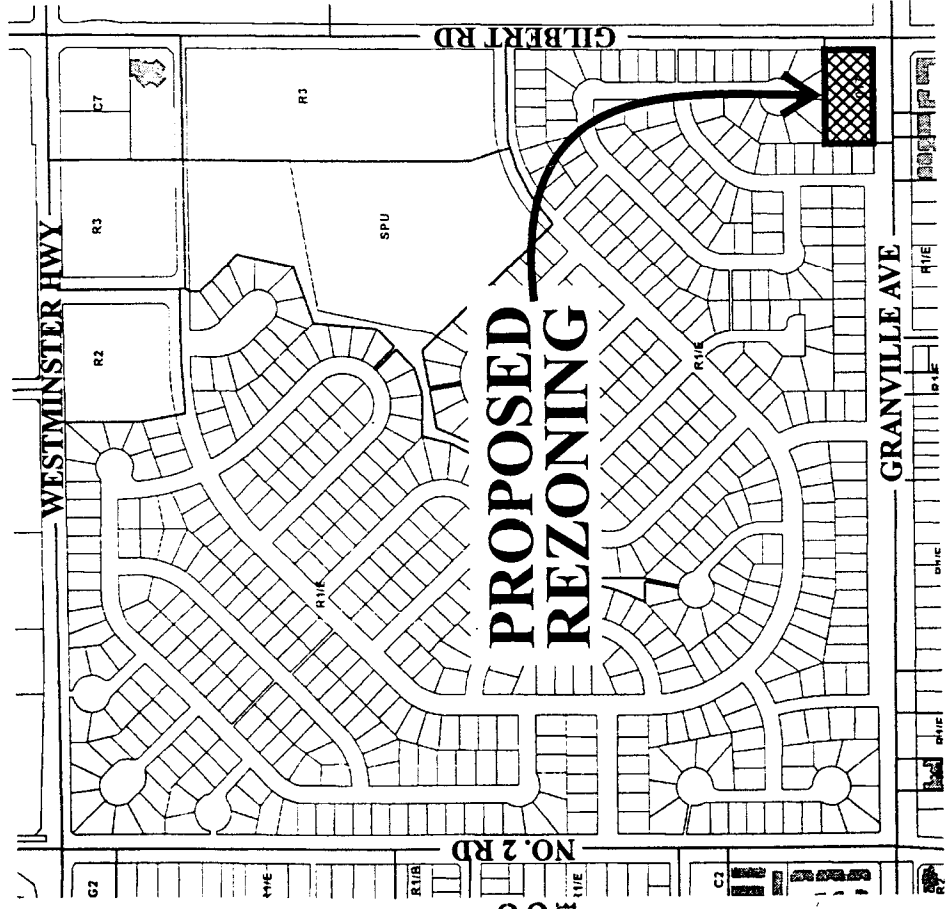
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

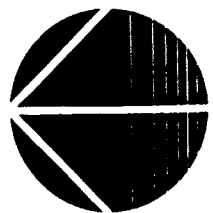
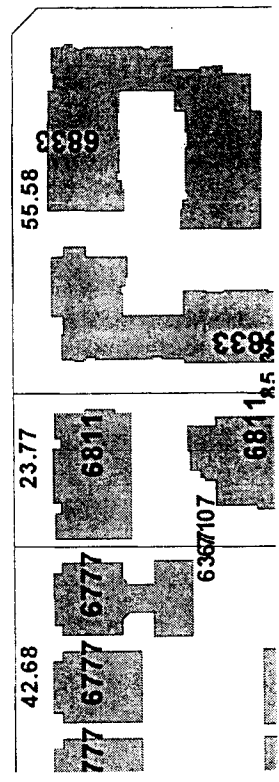
Prior to final adoption a 4.5m by 4.5m corner cut is required to ensure that the existing signal boxes are located on public rather than private property.



City of Richmond



GRANVILLE AVE



RZ 02-214064



Original Date: 08/23/02
 Revision Date:
 Note: Dimensions are in METRES

INFORMATION SHEETLAND USE CONTRACT - 017

Re Application for a Land Use Contract
 Legal: Lot 588, 7-4-6, Plan 25611
 Address: 6931 Granville Avenue
 ORP Designation: Urban
 Zone (Prior): General Residential District II
 Applicant: Interland Investment Incorporated
 By-Law: B/L 3067
 Date of Registration: February 14, 1975
 By-Law Amendments: NIL
 Date Amendment Registered: -
 Project Name: Richmond Unified Family Court
 Development Area By-Law: B/L 3062
 Former File: 3701-433 and M74-436
 File: LUC 017

SITE AREA: As delineated on plan schedule P1.

PERMITTED USES:

1. Public administration, including municipal, provincial, and federal government.
2. Administration of justice, including family courts.

REGULATIONS:

1. The land shall not be developed except in substantial compliance with plan schedule P2.
2. Parking spaces shall be provided and constructed in substantial compliance with plan schedule P2.
3. The site shall be landscaped in substantial compliance with plan schedule P2.

AMENDMENTS: N/A

OTHER INFORMATION: All plan schedules referred to above are those appended to B/L 3067.

Site Area:

1.309 ac

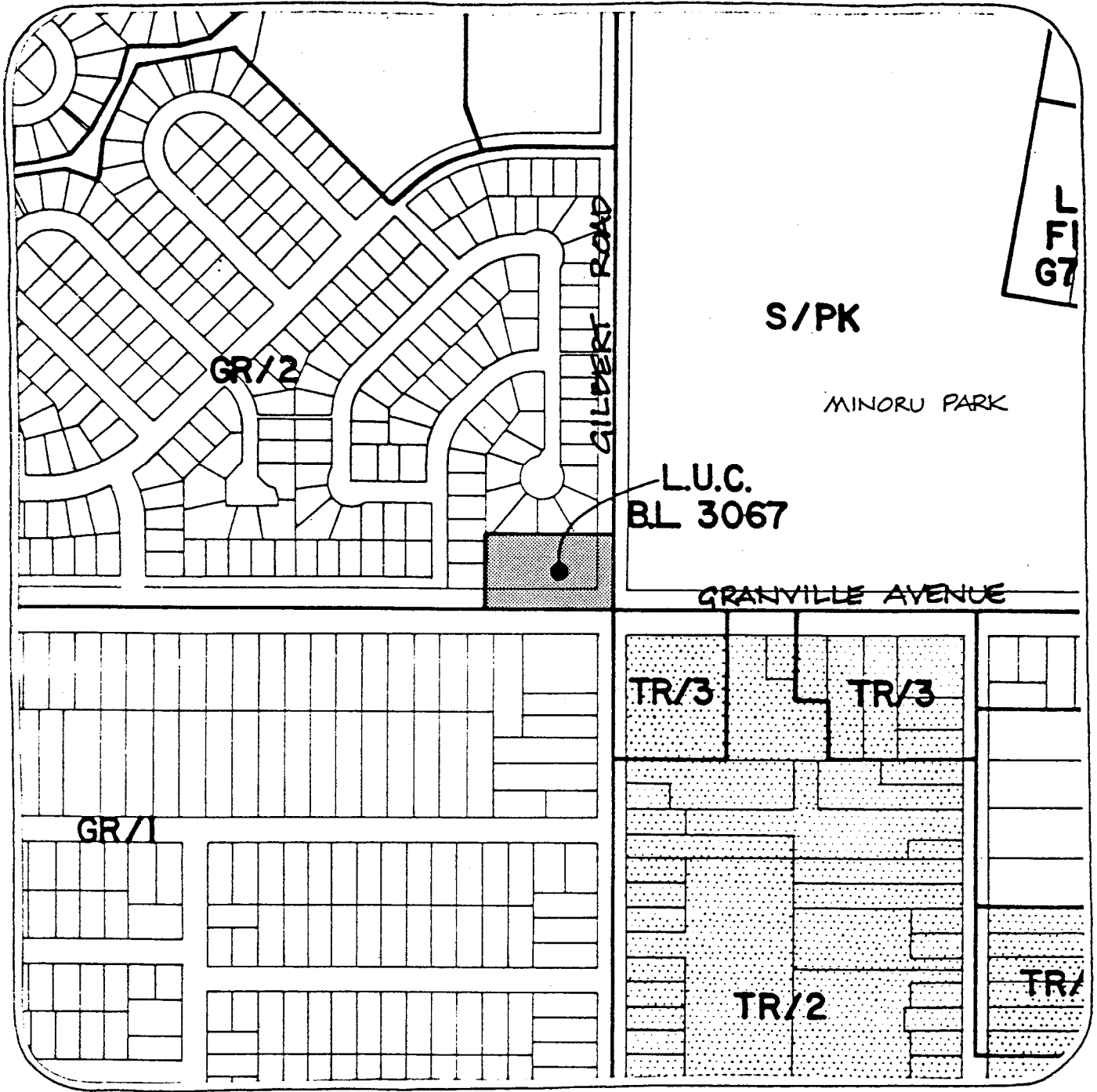
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Unit Mix:

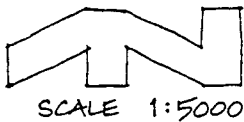
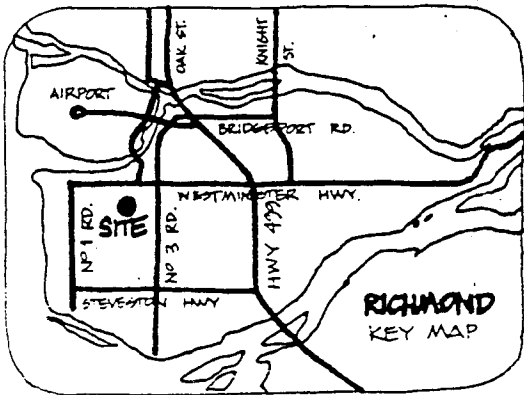
Not applicable. Building to be used for public administration purposes.

No. of Storeys:

one



L
F
G7



FILE: LUC 017
 INTERLAND INVESTMENT
 INCORPORATED
 NORTHWEST CORNER
 OF GRANVILLE AND
 GILBERT ROAD
 SEC. 7-4-6



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7541
6931 Granville Avenue**

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 of the following area and designating it:
 - a) "Mixed Use" in Attachment 1 to Schedule 1 (Generalized Land Use); and
 - b) "Limited Mixed Use" in Attachment 2 to Schedule 1 (Specific Land Use):

P.I.D. 003-469-867

Lot 588 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7541**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 7545 (RZ 02-214064)
6931 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 inserting as Section 291.138 thereof the following:

“291. COMPREHENSIVE DEVELOPMENT DISTRICT (CD/138)

The intent of this zoning district is to accommodate a private school, professional offices and/or a child care facility in the existing structure on the site.

291.138.1 PERMITTED USES

EDUCATIONAL INSTITUTION, PRIVATE, limited to post secondary and adult education;
OFFICE, limited to professional offices;
COMMUNITY USE.

291.138.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.35

291.138.3 MAXIMUM LOT COVERAGE: 35%

291.138.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Front, Side & Rear Yards:** 6m (19.685 ft)

291.138.5 MAXIMUM HEIGHTS

.01 **Buildings:** 9 m (29.528 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/138)**:

P.I.D. 003-469-867

Lot 588 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

- 3. The Mayor and City Clerk are authorized to execute such documents or agreements necessary to discharge the property described herein from the provisions of Land Use Contract 017.
- 4. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7545”**.

FIRST READING

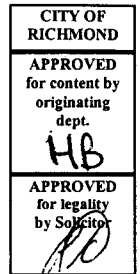
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK