



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: July 17, 2001
FILE: RZ 01-186170
RE: APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 6491 AND 6531 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND 6511 NO. 1 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)

STAFF RECOMMENDATION

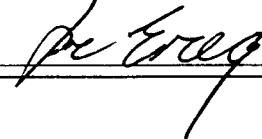
That Bylaw No. 7266, for the rezoning at 6491 and 6531 No. 1 Road from Single-Family Housing District, Subdivision Area F (R1/F) and 6511 No. 1 Road from Agricultural District (AG1) to "Comprehensive Development District (CD/123)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



STAFF REPORT**ORIGIN**

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 6491 and 6531 No. 1 Road from Single-Family Housing District, Subdivision Area F (R1/F) and 6511 No. 1 Road from Agricultural District (AG1) to Comprehensive Development District (CD/123) in order to permit 12 townhouse units on the subject properties. **Attachment 1** shows the site of the subject application. **Attachments 2 & 3** show the proposed site plan and No. 1 Road elevation for the subject application.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owners	6531 No. 1 Road: Annie & Sammy Lowe 6491 No. 1 Road: John Murray, Marjorie Murray, Kenneth Murray, Elizabeth Murray, & Susan Murray 6511 No. 1 Road: Progressive Construction Ltd.	To be determined
Applicant	Am-Pri Construction Ltd.	No change
Site Size	Three lots total = 2432 m ² (26,177 ft ²)	No change
Land Uses	Single family residential /vacant	Multi-family Residential
OCP Designation	Neighbourhood Residential	No change
Area Plan Designation	Residential (Townhouse)	No change
Zoning	R1/F & AG1	CD/123

Surrounding Development

Development immediately surrounding the subject site includes two single family lots to the north and three single family lots to the south that also have townhouse development potential. The remaining lands surrounding these eight lots on the west side of No. 1 Road in Terra Nova have already been developed with townhomes. There are single family properties across the street on the east side of No. 1 Road.

RELATED POLICIES & STUDIES

The Thompson (Terra Nova Sub-Area) Plan designates the subject properties and those to the north and south for townhouse development. The majority of the land in Terra Nova has already been developed under this plan.

STAFF COMMENTS**Engineering**

Prior to final reading of the rezoning, the following should be in place:

1. Consolidation of the three lots into one development parcel;

2. Discharging of a portion of LMP 34167 which was taken as right-of-passage when Polygon redeveloped the site to the west for a potential lane which is now not required.
3. Discharging LMP 34168 and relocation/re-registration of this utility right-of-way. This is for the storm sewer which runs from Polygon through to No. 1 Road and for sanitary sewer along the west edge. The developer has requested the east-west portion of the right-of-way be relocated about 1m south;
4. The developer is to register a cross access agreement, acceptable to the City, which will permit future vehicular & pedestrian access through this site, using it's driveways and access to No. 1 Road for 6471 and 6551 No. 1 Road; and
5. Registration of a restrictive covenant against the new parcel, ensuring only one vehicular access is permitted.

With the Development Permit and/or Building Permit the applicant will be required to:

- 1 Remove unneeded driveway crossings via a City work order; and
- 2 Replace with sidewalk & a grass and treed boulevard. The trees are to match existing in species and caliper, and should be co-ordinated via the landscaping plan generated via the Development Permit.

Proposed CD Zone

CD/123 is proposed for the subject site and can be used for the properties to the north and south when they redevelop. Overall the zone is consistent with the Townhouse (R2) zone except that the proposed density is 0.6 FAR. The following chart compares the development statistics for CD/123, the developments to the north (London Mews) and south (Tennyson Gardens) and the R2 zone.

	CD/123	London Mews CD/45	Tennyson Gardens CD/60	R2
Density	0.6 FAR	0.7 FAR	0.64 FAR	0.55 FAR
Lot Coverage	40%	35%	40%	40%
Setbacks	Front: 6m (19.685 ft) Side & Rear: 3m (9.843 ft)	Front & Rear: 6.1m (20 ft) Side: 3.65m (11.9 ft)	Front, Side & Rear: 6m (19.685 ft)	Front: 6m (19.685 ft) Side & Rear: 3m (9.843 ft)
Height	9m (29.528 ft)	up to 11.75m (38.550 ft)	13.4m (43.963 ft)	9m (29.528 ft)

In general, the townhouses in the Terra Nova subdivision are built at a range of 0.48 to 0.66 FAR except for the townhouses along No. 1 Road which have densities ranging from 0.64 to 0.7 FAR. However, the projects along No. 1 Road at the upper range of densities have been considered by many to be too dense in retrospect. **Attachment 4** provides development statistics for a range of projects surrounding the subject site.

The applicants revised an earlier proposal of 0.7 FAR and are proposing a density of 0.6 FAR. As the proposal is for two, rather than three storeys, the lot coverage is 40%.

ANALYSIS

Staff would prefer to see all eight properties redevelop at the same time, however, the proposed CD zone would also be used for the properties to the north and south when they are ready to redevelop and all eight properties will share the access being provided to No. 1 Road as part of this development.

In general terms the proposed form of the development is consistent with the form of other townhomes in the Terra Nova area, but slightly less dense than the other townhomes along No. 1 Road, some of which are considered to be too dense in retrospect.

FINANCIAL IMPACT

None.

CONCLUSION

Overall, staff support the proposed townhouse application because:

- it is consistent with the Area Plan;
- it is consistent with the other forms of townhome development in the Terra Nova area; and
- the proposal will integrate well into the buildings already present as the style of the buildings is similar to the Tennyson Gardens project which wraps around the site.

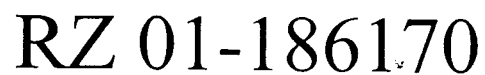


Jenny Beran, MCIP
Planner

JMB:cas

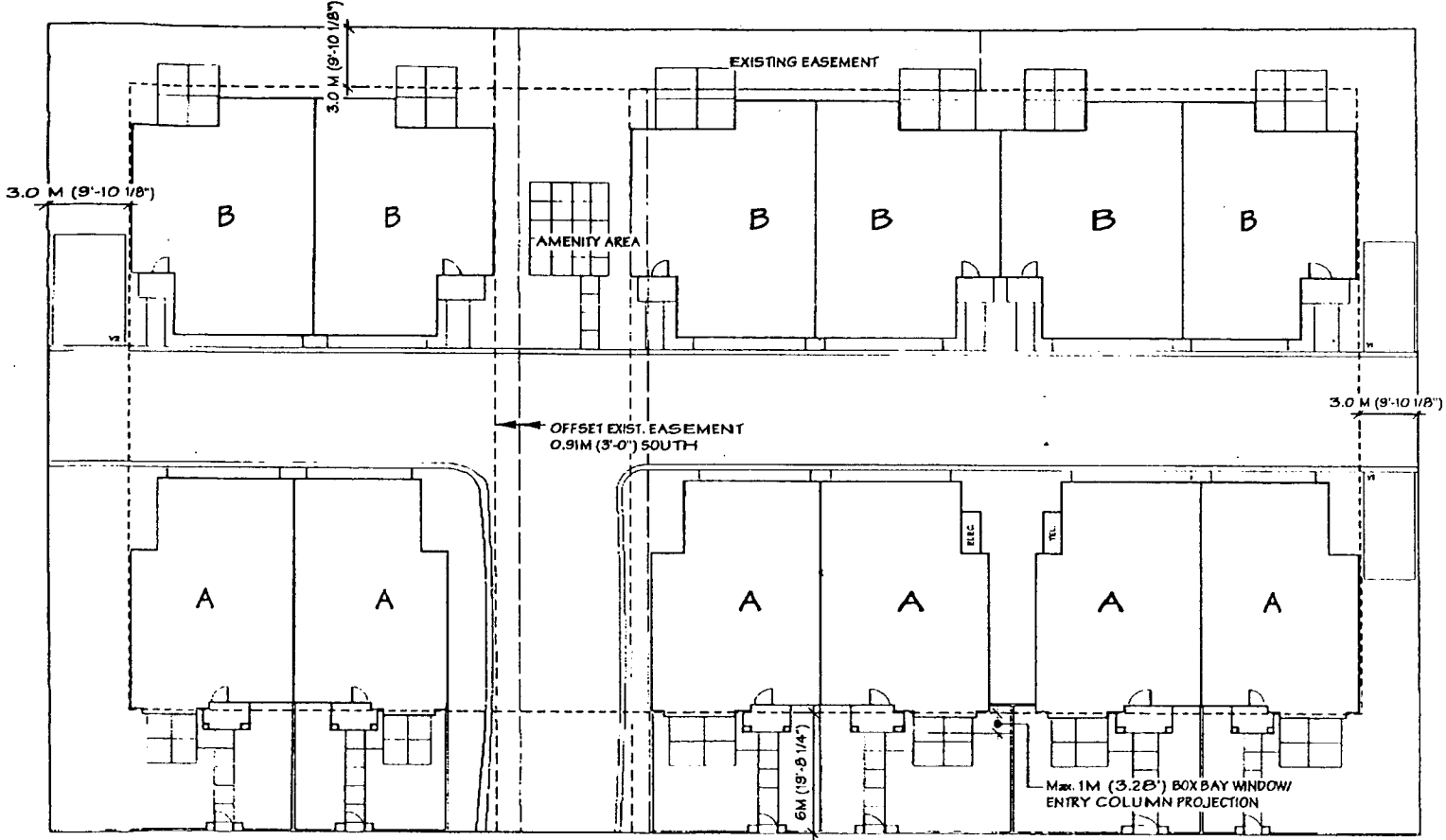
There are requirements to be dealt with prior to final adoption:

1. Consolidation of the three lots into one development parcel;
2. Discharging of a portion of LMP 34167 which was taken as right-of-passage when Polygon redeveloped the site to the west.
3. Discharging LMP 34168 and relocation/re-registration of this utility right-of-way;
4. Registration of a cross access agreement, acceptable to the City, which will permit future vehicular & pedestrian access through this site, using it's driveways and access to No 1 Road for 6471 and 6551 No. 1 Road; and
5. Registration of a restrictive covenant against the new parcel, ensuring only one vehicular access is permitted.

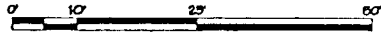


Note: Dimensions are in METRES

Attachment 2



SITE PLAN
SCALE: 1" = 20'-0"



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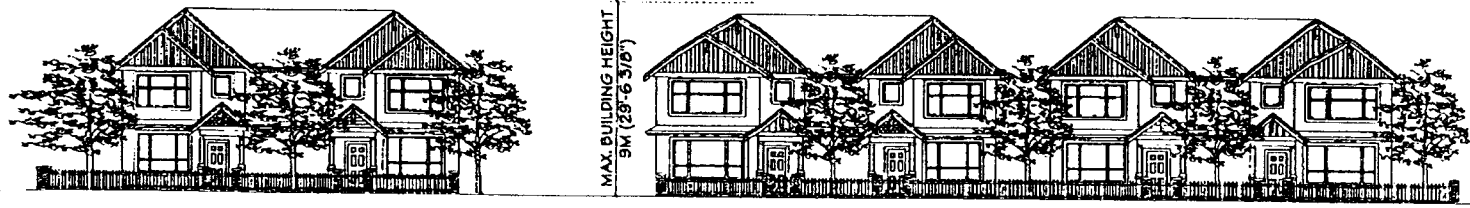
July 23, 2001

12 UNIT TOWNHOUSE DEVELOPMENT
6491/6511/6531 NO.1 ROAD, RICHMOND, B.C.

tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N6 Tel. 929-8531 Fax. 929-8591
E-mail: tyarch@ultranet.ca

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ATTACHMENT 3



STREET ELEVATION (NO. 1 ROAD)

Salisbury Lane

Zone: CD/40
 Height: Two/Three-Storey
 #Units: 68
 U.P.A.: 26
 Site Coverage: 40%
 Density: .71 FAR

Mayflower

Zone: R2
 Height: Two/Three-Storey
 #Units: 155
 U.P.A. 16.25
 Site Coverage: 32%
 Density: .55 FAR

London Mews

Zone: CD/45
 Height: Two/Three-Storey
 #Units: 66
 U.P.A.: 26
 Site Coverage: 35%
 Density: .7 FAR

SUBJECT SITE**Tennyson Gardens**

Zone: CD/60
 Height: Three-Storey
 #Units: 183
 U.P.A.: 19
 Site Coverage: 33%
 Density: .64 FAR

Proposed Development

Zone: CD/123
 Height: Two-Storey
 #Units: 12
 U.P.A.: 20
 Site Coverage: 40%
 Density: .6 FAR

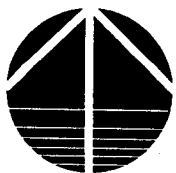
GRANVILLE AVE

BARNARD DR

BLANSHARD DR

WESTMINSTER HWY

NO. 1 RD



Development Surrounding Potential Townhouse Site

Original Date: 07/23/01

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7266
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7266 (RZ 01-186170)
6491, 6511 & 6531 NO. 1 ROAD

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

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.123 thereof the following:

"291.123 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)

The intent of this zoning district is to accommodate townhouses.

291.123.1 PERMITTED USES

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

291.123.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio:

- (a) For **One-Family Dwellings**: 0.55; together with an additional 50 m² (538.21 ft²) for use as **accessory buildings** and off-street parking.
- (b) For **Townhouses**: 0.60; together with 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; AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**.

291.123.3 MAXIMUM LOT COVERAGE: 40%

291.123.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Front Yard:** 6 m (19.685 ft.), EXCEPT that bay windows, cantilevered roofs and balconies or porches, unenclosed fireplaces and chimneys forming parts of a principal **building** may project outside the building envelope for a maximum distance of 1 m (3.281 ft.).
- .02 Side & Rear Yards:** 3 m (9.843 ft.).

291.123.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 9 m (29.528 ft.).
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.123.6 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/123)**.

P.I.D. 004-132-122

Parcel "A" (Explanatory Plan 14678) Lot D Section 10 Block 4 North Range 7 West New Westminster District Plan 3834

P.I.D. 023-915-170

Lot 8 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP34657

P.I.D. 000-839-850

Lot 13 Section 10 Block 4 North Range 7 West New Westminster District Plan 33370

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7266**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK