



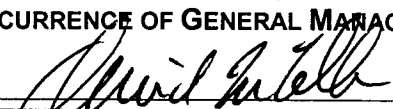
To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: July 16, 2002
File: RZ 02-202113
Re: **APPLICATION BY G5 MANAGEMENT INC. FOR REZONING AT 8220 AND 8240 GARDEN CITY ROAD AND 9020 DIXON AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) AND 9040 DIXON AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/43)**

Staff Recommendation

That Bylaw No. 7411, for the rezoning of 8220 and 8240 Garden City and 9020 Dixon Avenue from Single-Family Housing District, Subdivision Area C (R1/C) and 9040 Dixon Avenue from Single-Family Housing District, Subdivision Area B (R1/B) to "Comprehensive Development District (CD/43)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> 

Staff Report

Origin

Mike Reisterer on behalf of G5 Management Inc. has applied to the City of Richmond for permission to rezone 8220 and 8240 Garden City and 9020 Dixon Avenue from Single-Family Housing District, Subdivision Area C (R1/C) and 9040 Dixon Avenue from Single-Family Housing District, Subdivision Area B (R1/B) to Comprehensive Development District (CD/43) in order to permit a 21 unit townhouse development and lane. **Attachment 1** shows the location of the site. **Attachment 2, 3 and 4** show the proposed development.

Findings of Fact

Item	Existing	Proposed
Owner	8220 Garden City – Dandelion Enterprises 8240 Garden City – Dandelion Enterprises 9020 Dixon – Mary Bailey 9040 Dixon – Yvonne Chow	To be determined
Applicant	G5 Management Inc.	No change
Site Size	9040 Dixon - 2024 m ² (21,787 ft ²) 9020 Dixon - 817 m ² (8,794 ft ²) 8240 Garden City - 953 m ² (10,258 ft ²) 8220 Garden City - 1028 m ² (11,066 ft ²)	4822 m ² (51,905 ft ²)
Land Uses	Single-Family	Multi-Family
OCP Generalized Land Use Designation	Neighbourhood Residential	No Change
Broadmoor Area Ash Street Sub-Area Plan Designation	Low Density Residential	No change
Zoning	R1/C & R1/B	CD/43

Surrounding Development

Garden City School and Park are directly west of the site across Garden City Road. The Garden City Shopping Centre is across Dixon Avenue to the north. There is a multi-family townhouse development to the east. There are single family properties located directly adjacent to the site at the corner of Dixon and Garden City and to the south of the site, along Garden City Road.

Related Policies & Studies

Ash Street Sub-Area Plan

The Ash Street Sub-Area Plan provides little policy direction for the subject lots as the focus of this plan, which was written over 10 years ago, was the utilization of lands at the rear of large single family properties. The Plan simply states that land outside of the infill areas should be governed by the City’s normal development application process.

Lane Policy

The Lane Policy requires that lanes be provided in conjunction with the redevelopment of lots along arterial roads. The subject proposal provides a lane for the properties along Garden City Road, thereby eliminating all access to the major arterial road. The proposal also provides lane access for two other properties in the area. Therefore, this proposal is able to co-ordinate the access to these four sites and eliminate the need for individual access points, thereby, reducing the amount of vehicular circulation required in the area.

As the lane runs through the middle of this townhouse property, the lane is provided as a right-of-way, rather than as a dedication. While it is standard practice to require lanes to be dedicated, it is also acceptable, when the lane runs through the middle of multi-family housing sites, to take it as a right-of-way. The lane will be built to the current standards with curbs, lighting and drainage and will be a public thoroughfare used for the whole block.

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy supports townhouses near Neighbourhood Service Centres. As the Garden City Shopping Centre, which is across the street from the subject site, is designated as a Neighbourhood Service Centre in the OCP and is an area which functions as the focal point for the surrounding neighbourhood, staff are supportive of townhomes in this location.

Staff Comments

Zoning

Rather than creating a new CD zone, the applicants were advised to find an existing CD zone that would work with the proposal. The following chart compares the statistics of the proposed development with CD/43, which is the proposed zone for this site.

	Proposed Development	CD/43
Density	.6 FAR	.6 FAR
Lot Coverage	40%	40%
Setbacks	Front - 6m (19.7 ft) Side & Rear – 3m (9.8 ft)	Front - 6m (19.7 ft) Side & Rear – 3m (9.8 ft)
Heights	12m (39.37 ft)	12m (39.37 ft)
Minimum Lot Size	Width 44.77m (147 ft) & Depth 66.6m (219 ft)	Width 80m (262 ft) & Depth 50m (164 ft)

The proposed development is consistent with CD/43, except for the minimum width requirement which can be varied as part of the Development Permit.

Indoor Amenity Space

The applicant has proposed cash in lieu of providing an indoor amenity space. Therefore \$1,000 per unit will be provided for use at Palmer/Garden City Park (across from the subject site) for projects such as installing site furniture, planting trees within the park including the area around the new field house and providing additional play equipment within the park.

Parking

The parking requirements for the application are not specified in CD/43, therefore, the general parking requirements in Section 400 of the Zoning Bylaw apply. For multi-family projects the parking requirement is 1.7 spaces per dwelling unit which would result in 36 parking spaces. The applicant has proposed 46 spaces, 2 for each dwelling unit plus 4 visitor parking spaces.

Pedestrian Access

As the City is interested in supporting pedestrian activity, especially in areas next to Neighbourhood Service Centres, the proposal provides the following:

- upgrades to both the Garden City and Dixon frontages providing a sidewalk that is separated from the road by a grass boulevard;
- a sidewalk adjacent to the lane;
- a public walkway from Garden City through to the multi-family development on Dixon Road; and
- a \$10,000 contribution toward an overhead illuminated walkway from Dixon Avenue to the park site across Garden City Road.

Trees

The arborists report indicated that of the 19 trees located on the site, only eight trees were labelled as being in satisfactory condition. Of these eight trees, five are proposed to be retained on site. The number and location of replacement trees will be determined at the time of the Development Permit.

Rezoning Requirements

Prior to final reading of the rezoning the developer is required to:

- 1) Consolidate the properties into one parcel prior to 4th Reading;
- 2) Enter into a standard Servicing Agreement for the construction of frontage improvements along:
 - Dixon Road including a 1.5m concrete sidewalk, a 2m grass boulevard, street trees at 9m spacing and street lighting from the east property line of the site through to Garden City Road;
 - Garden City Road including a new 1.5m concrete sidewalk and a 1.39m grass boulevard with street trees at 9m spacing;
- 3) Provide a 6.3m right-of-way for a public lane complete with curbs, lighting and a sidewalk;
- 4) Provide an access easement for future possible vehicular or pedestrian access to the single family properties to the north and south of the subject site at the north and south ends of the western driveway;
- 5) Provide a covenant for pedestrian access from Garden City through to the multi-family housing project to the east of the site;
- 6) Provide a \$10,000 contribution toward an overhead illuminated pedestrian crossing from Dixon Road through to the school/park site. The timing of the implementation will be subject to the pedestrian and vehicular volumes and the collection of further funds; and
- 7) Pay a \$21,000 contribution towards park improvements.

At the Development Permit stage, the applicant will be required to work with the multi-family housing site to the east to design and ensure pedestrian access between the sites.

At the Building Permit stage the Developer is required to pay Development Cost Charges and servicing costs as required.

Analysis

As noted in the Arterial Road Redevelopment Policy, areas that are close to Neighbourhood Shopping Centres are supported for increased density. By permitting additional residences close to the neighbourhood centres, the City can encourage pedestrian activity, provide housing options, support the local services and help to create vibrant neighbourhood centres.

The impacts of the proposal on the neighbourhood will be minimal. The three-storey portions of the development are stepped back from the property lines.

Overall, the proposal does a good job of tying together a few individual development sites around the provision of a lane and setting up other surrounding properties for access to the lane. If the subject sites were to redevelop on their own, the developments and access points would be disjointed. This proposal ties these sites together as well as provides a lane for the future development of the surrounding sites.

Financial Impact

None.

Conclusion

The proposal is to redevelop four existing single family properties for 21 townhouses. The proposal is consistent with the Lane Policy and the Arterial Road Redevelopment Policy which supports increased densities close to Neighbourhood Service Centres. The proposal co-ordinates the lane access for future redevelopment in the area. The proposal is strong in terms of the pedestrian amenities provided. Overall, staff is supportive of the application.



Jenny Beran, MCIP
Planner, Urban Development

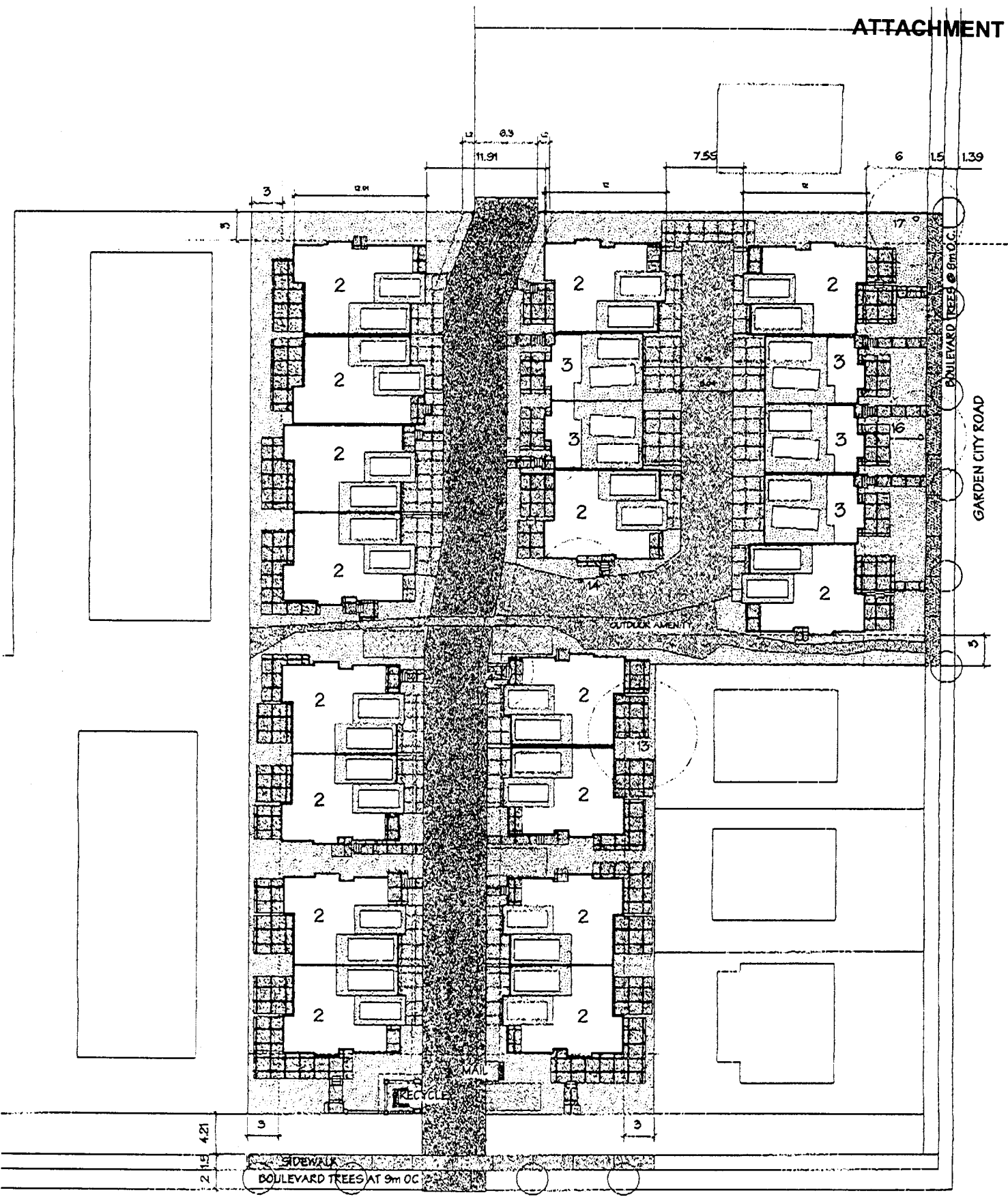
JMB:cas

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

- 1) Consolidate the properties into one parcel;
- 2) Enter into a standard Servicing Agreement for the construction of frontage improvements along:
 - Dixon Road including a 1.5m concrete sidewalk, a 2m grass boulevard, street trees at 9m spacing and street lighting from the east property line of the site through to Garden City Road;

- Garden City Road including a new 1.5m concrete sidewalk and a 1.39m grass boulevard with street trees at 9m spacing;
- 3) Provide a 6.3m right-of-way for a public lane complete with curbs, lighting and a sidewalk;
 - 4) Provide an access easement for future possible vehicular or pedestrian access to the single family properties to the north and south of the subject site at the north and south ends of the western driveway;
 - 5) Provide a covenant for pedestrian access from Garden City through to the multi-family housing project to the east of the site;
 - 6) Provide a \$10,000 contribution toward an overhead illuminated pedestrian crossing from Dixon Road through to the school/park site;
 - 7) Provide a \$21,000 contribution towards park improvements; and
 - 8) A Development Permit completed to an acceptable level as determined by the Manager of Development Applications.

ATTACHMENT 2



DIXON ROAD

SITE AREA: 4828sqm (grass)



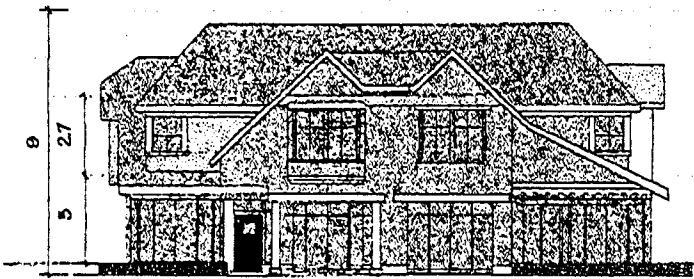
PREPARED AUGUST 21, 2002

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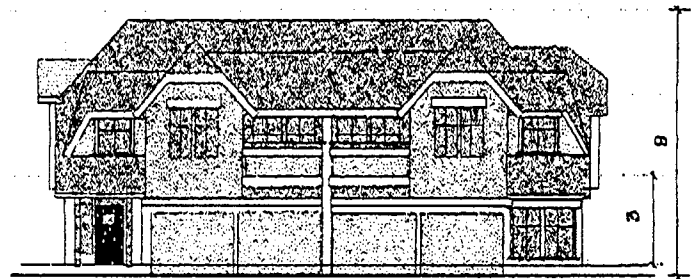
ATTACHMENT 3



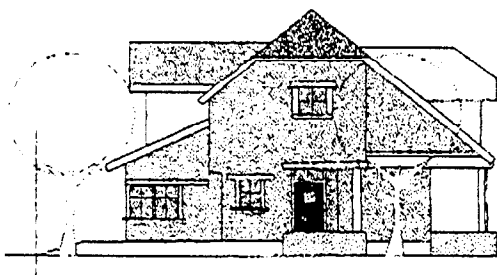
GARDEN CITY ELEVATION CONCEPT



EAST ELEVATION TO MULTI FAMILY DUPLEX



LANE ELEVATION CONCEPT DUPLEX



DIXON ROAD ELEVATION CONCEPT DUPLEX

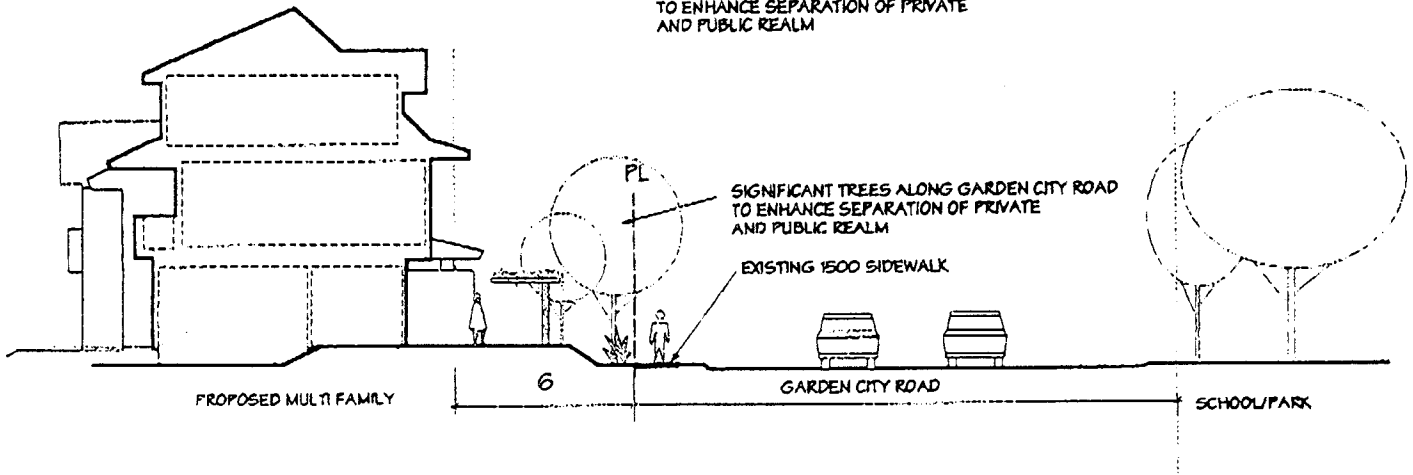
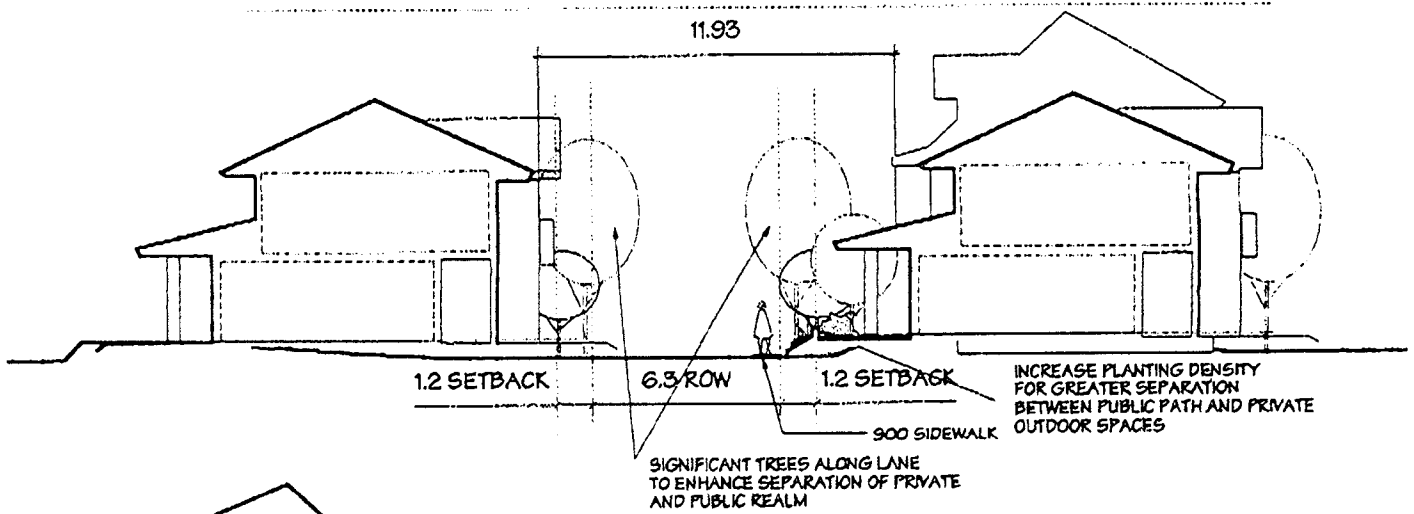
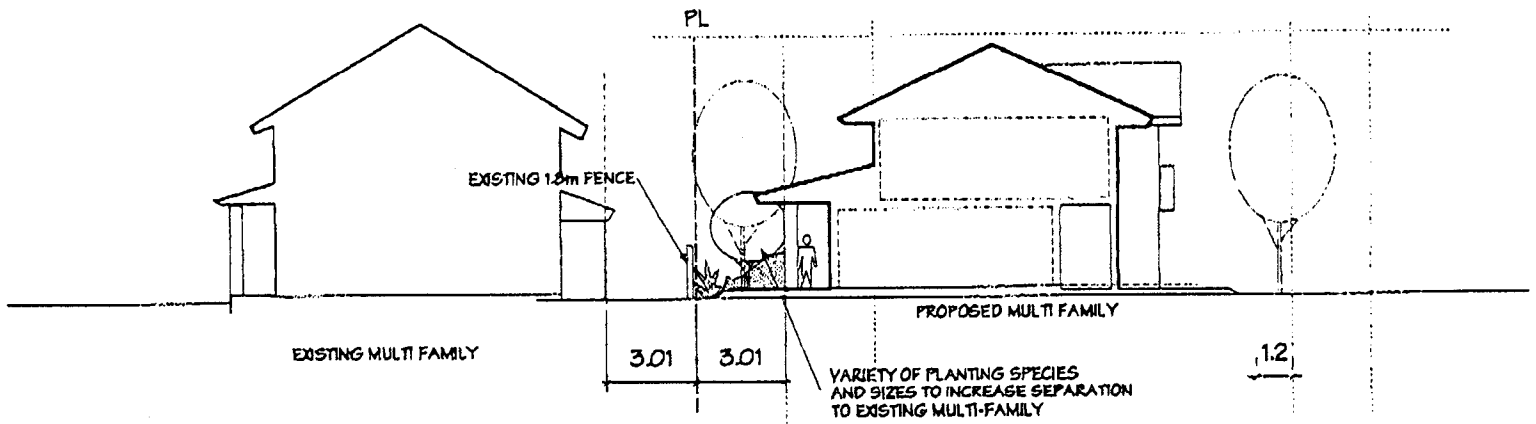


PLZ REF: AUGUST 21, 2002

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ATTACHMENT 4



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 PREPARED AUGUST 21, 2002



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7411 (RZ 02-202113)
8220 and 8240 Garden City Avenue
9020 and 9040 Dixon Avenue**

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 (CD/43)**.

P.I.D. 003-564-126

Lot 132 Section 22 Block 4 North Range 6 West New Westminster District Plan 35613

P.I.D. 003-648-346

Lot 133 Section 22 Block 4 North Range 6 West New Westminster District Plan 35613

P.I.D. 004-329-643

Lot 149 Section 22 Block 4 North Range 6 West New Westminster District Plan 39514

P.I.D. 011-278-994

West Half Lot 18 Section 22 Block 4 North Range 6 West New Westminster District Plan 8142

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7411”**.

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.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK