



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

to Planning - Aug 30, 2005
Date: August 10, 2005

From: Holger Burke
Acting Director of Development

RZ 04-272873

Re: **Application by Richmond School District No. 38 for Rezoning at 9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660 Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651 Granville Avenue; and the rear portions of 9511 Granville Avenue and 9533 Granville Avenue (formerly 9531 Granville Avenue) from Single-Family Housing District, Subdivision Area F (R1/F) to School & Public Use District (SPU)**

file: 12-8040-20-7888/7887

Staff Recommendation

1. That Official Community Plan (OCP) Amendment Bylaw 7887 to:

- a. Amend the Land Use Map in Schedule 2.10C (McLennan North Sub Area Plan) by redesignating the lots shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7887" from "Residential Area 3" to "School"; and
- b. Amend the Generalized Land Use Map contained in Attachment 1 to Schedule 1 of Bylaw 7100, by redesignating the lots shown cross-hatched on "Schedule B attached to and forming part of Bylaw No. 7887" from "Public and Open Space Use" and "Neighbourhood Residential" to "Public and Open Space Use";

be introduced and given first reading.

2. That Bylaw No. 7887, having been considered in conjunction with:

- the City's Financial Plan and Capital Program; and
- the Greater Vancouver Regional District Solid Waste and Liquid Management Plans;

is hereby deemed to be consistent with said programs and plans, in accordance with Section 882 (3)(a) of the Local Government Act.

3. That Bylaw No. 7887, 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. 7888, for the rezoning of 9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660 Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651 Granville Avenue; and the rear portions of 9511 Granville Avenue and 9533 Granville Avenue (formerly 9531 Granville Avenue) from "Single-Family Housing District, Subdivision Area F (R1/F)" to "School & Public Use District (SPU)", be introduced and given first reading.



Holger Burke
Acting Director of Development

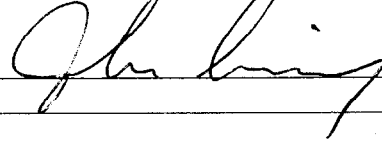


Terry Crowe
Manager, Policy Planning

HB:ke
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Richmond School District No. 38 has applied to the City of Richmond for permission to rezone 9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660 Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651 Granville Avenue; and the rear portions of 9511 Granville Avenue and 9533 Granville Avenue (formerly 9531 Granville Avenue)(refer to **Attachment 1** for a location map) from Single-Family Housing District, Subdivision Area F (R1/F) to School and Public Use District (SPU) in order to add these properties to the Anderson Elementary and MacNeill Secondary School sites.

An Official Community Plan (OCP) amendment is also being brought forward to change the Land Use Map in the McLennan North Sub Area Plan by redesignating the above-mentioned properties (excluding 9480 Alberta Road) from “Residential Area 3” to “School”.

Administrative changes are also required to the Generalized Land Use Map (Attachment 1 to Schedule 1 of the OCP) to ensure that the land use designations correctly correspond with the proposed zoning amendment and revisions to the McLennan North Sub Area Plan. Currently, the Generalized Land Use Map designates the existing school sites and properties being added for either “Public and Open Space Use” or “Neighbourhood Residential”. This proposed OCP amendment would designate all properties for “Public and Open Space Use”.

Findings of Fact

Item	Existing	Proposed
Owner	All subject properties owned by Richmond School District No. 38	No change
Applicant	Richmond School District No. 38	No change
Site Size	9480 Alberta Road – 676 m ² 9580 to 9660 Alberta Road (rear portion) – 10,195 m ² 6631 & 6651 No. 4 Road – 2,342 m ² 9651 to 9731 Granville Avenue – 5,740 m ² 9511 Granville Avenue (rear portion) – 1,954 m ² 9531 Granville Avenue (rear portion) – 1,560 m ²	MacNeill Site – 59,505 m ² Anderson Site – 22,945 m ²
Land Uses	Single-family lots	Vacant parcels to be consolidated with the MacNeill and Anderson School sites for open space, playing fields and school parking

McLennan North Sub Area Plan Designation	Residential Area 3 – 0.65 base Floor Area Ratio (F.A.R.) Two-family dwelling/2&3 storey townhouses	School
Generalized Land Use Map Designation	Public Use and Open Space; Neighbourhood Residential	Public Use and Open Space
Zoning	R1/F	SPU

Surrounding Development

Development around both school sites is as follows:

- To the north, a mix of single-family dwellings and multi-family townhouses on the opposite side of Alberta Road.
- To the east, existing single-family dwellings zoned AG1 and located within the Agricultural Land Reserve along the east side of No. 4 Road.
- To the south, primarily single-family dwellings along Granville Avenue.
- To the west, a future City designated park.

Development on the existing school sites and parcels to be added are as follows:

- MacNeill Secondary School is located on the eastern parcel with Anderson Elementary School situated on the western parcel.
- All of the parcels to be consolidated with the school sites are currently either vacant or contain residential dwellings that are slated to be demolished in the near future. Demolition of remaining structures and dwellings is a condition of rezoning.
- All of the properties being rezoned and consolidated with the existing school sites are to be utilized for open space/playing fields and parking areas.

Related Policies & Studies

McLennan North Sub Area Plan

The existing Land Use Map currently designates the properties being assembled for the school sites as “Residential Area 3 – 0.65 Base F.A.R. Two-family dwelling/2 and 3 storey Townhouses”. The designation for the MacNeill and Anderson School sites in the Land Use Map is for “School” uses (Please refer to **Attachment 2** for the existing Land Use Map).

An objective in the McLennan North Sub Area Plan is to provide a “large combined community park/school site” and outlines the following policy to achieve this objective:

“Designate the areas shown on the Land Use Map as ‘community park’ and ‘school’ as the central location and focus for:

- *An elementary school, a secondary school, associated high-quality sport facilities and playing fields suitable for junior and senior level play, and playgrounds, with a minimum total area of 83,000 m² (20.5 ac) and minimum frontages of 168 m (551 ft) along Granville Avenue, 84 m (276 ft) along No. 4 Road, and 104 m (341 ft) along Alberta Road”*

The assembly of these properties for consolidation with the school sites complies with the objectives outlined in the Sub Area Plan to achieve a consolidated school/park site with associated playing fields and open space to accommodate a variety of activities. An OCP amendment is required to redesignate the properties being consolidated with the school sites.

Staff Comments

Official Community Plan Amendment

The amendment to the McLennan North Sub Area Plan Land Use Map relates to redesignating the subject parcels from “Residential Area 3” to the “School” designation in order to permit the inclusion of the properties into the MacNeill and Anderson School sites (Refer to **Attachment 3** for the properties to be included in the OCP amendment).

This application is consistent with the objective set forth in the Sub Area Plan to acquire land (83,000 m² minimum) for a secondary/elementary school and associated playing fields. The proposal to add properties along Alberta Road, No. 4 Road and Granville Avenue is also consistent with the policy of attaining minimum frontages for the school sites along these perimeter roads.

An administrative amendment is also proposed to the Generalized Land Use Map (Attachment 1 to Schedule 1 of the OCP) to ensure that this map is consistent with the proposed zoning and land use designations in the McLennan North Sub Area Plan.

Please refer to **Attachment 4** for a detailed list of staff comments and rezoning requirements attached to this application.

Approved Development Variance Permit - Parking

A previously approved Development Variance Permit (DV 00-176692) was issued by Council on May 28, 2001. The nature of the variance was to permit a reduction in the required number of off-street parking stalls from 275 to 246. This parking reduction applies to the MacNeill school site only. The site plan (**Attachment 5**) outlining existing and proposed parking areas identifies that 251 total stalls will be provided, which exceeds the amount permitted in the Development Variance Permit.

Analysis

Property Consolidation

This proposal responds to the Richmond School District’s continued acquisition of residential properties for inclusion in the MacNeill and Anderson School sites in the area bounded by Granville Avenue, No. 4 Road and Alberta Road. Acquisition of these properties facilitates continued expansion of both of these school sites to accommodate the implementation of playing fields/open space and parking areas (refer to **Attachment 5** for a site plan for the MacNeill and Anderson School sites). The consolidation of the subject properties also requires a minor amendment to the Land Use Map contained in the McLennan North Sub Area Plan to redesignate these properties from residential to school uses. Objectives and policies within the Sub Area Plan support the continued acquisition of properties in order to obtain minimum area and road frontage requirements for MacNeill and Anderson school sites.

Neighbouring Land Uses and Adjacency Conditions

The impact of consolidating the subject parcels to become part of the school sites on neighbouring residential land uses, particularly along Alberta Road, No. 4 Road and Granville Avenue, will be minimal as a majority of the acquired property will be utilized for playing fields

and open spaces. Remaining properties to be added (particularly on No. 4 Road) are allocated for off-street parking areas for use by MacNeill Secondary School.


On-site adjacency conditions in relation to proposed playing fields; open spaces, parking and vehicle circulation will be addressed primarily through the implementation of landscaping and retention of existing trees where single-family land uses abut the school sites. Off-site adjacencies in relation to surrounding properties with residential redevelopment potential can be addressed during the processing of each Rezoning and Development Permit application in the future.

Future Property Acquisitions

The Richmond School District envisions the inclusion of a few remaining parcels to complete the necessary land assemblies for both school sites. According to the submitted site plan for the school sites, it is envisioned that the Richmond School District will look to acquire 9500 and 9520 Alberta Road to facilitate completion of the Anderson Elementary school site. If the transfer of these properties is completed in the future, a similar rezoning application and Official Community Plan amendment will have to be made. This is not envisioned to happen for some time as the Richmond School District has indicated that the property owner of one of the lots is not willing to sell at this time. At the preliminary level, staff view that the inclusion of these properties will be consistent with previous mentioned objectives in the OCP relating to achieving minimum area and public road frontage requirements along public roads.

Conclusion

The proposal by the Richmond School District to rezone a number of properties to the School and Public Use (SPU) zone will enable these parcels to be added to the existing MacNeill and Anderson school sites, which is consistent with stated objectives relating to school sites in the McLennan North Sub Area Plan. Corresponding OCP amendments are also being brought forward to ensure implementation of appropriate designations contained within the Land Use Maps. On this basis, staff support the application and recommend approval.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:rg

Refer to Attachment 4 for a list of requirements that must be completed prior to final adoption of the Rezoning Bylaw.

List of Attachments:

Attachment 1: Location Map

Attachment 2: McLennan North Sub Area Plan Land Use Map

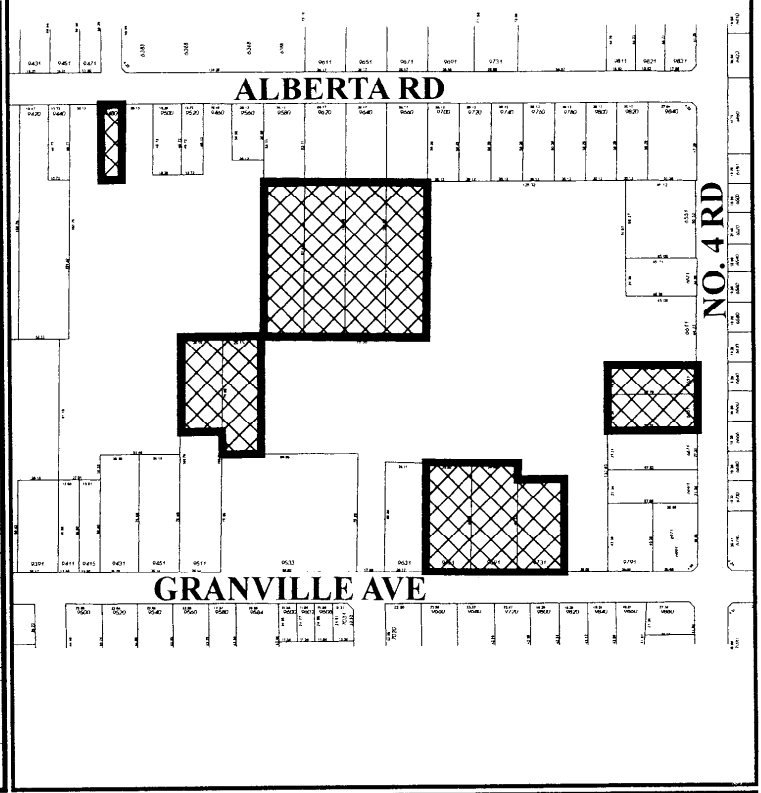
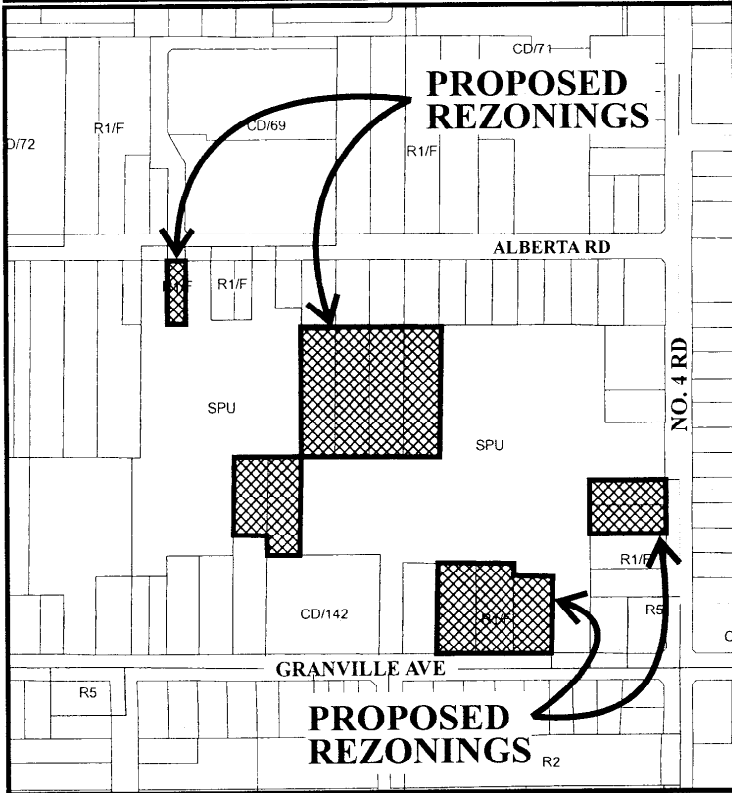
Attachment 3: Proposed Amendments to McLennan North Sub Area Plan Land Use Map

Attachment 4: Staff Technical Comments and Rezoning Conditions

Attachment 5: Site Plan for the MacNeill Secondary and Anderson Elementary School Sites



City of Richmond



RZ 04-272873

ATTACHMENT 1

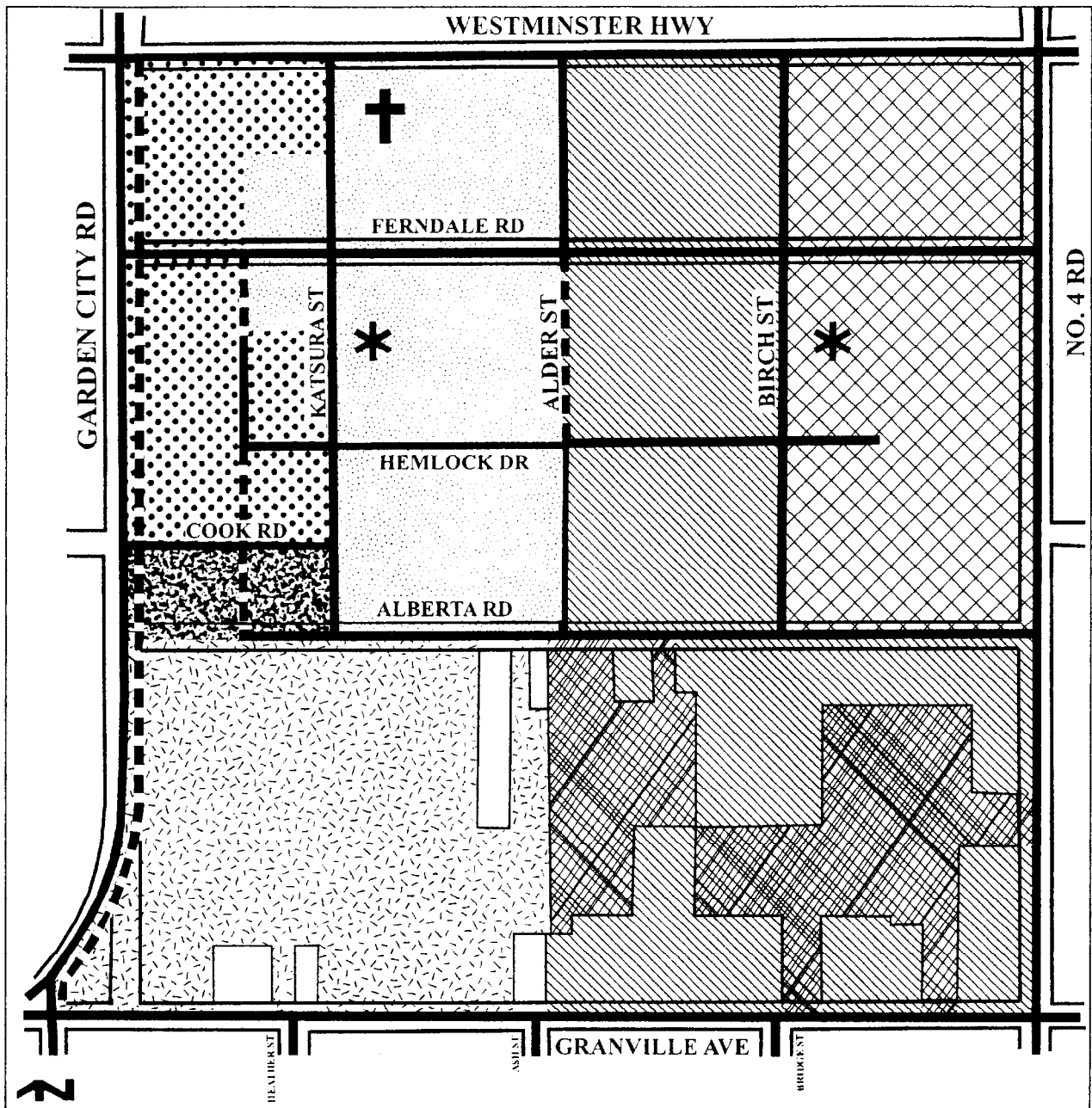
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







Revision Date: 07/27/05

Note: Dimensions are in METRES

Land Use Map

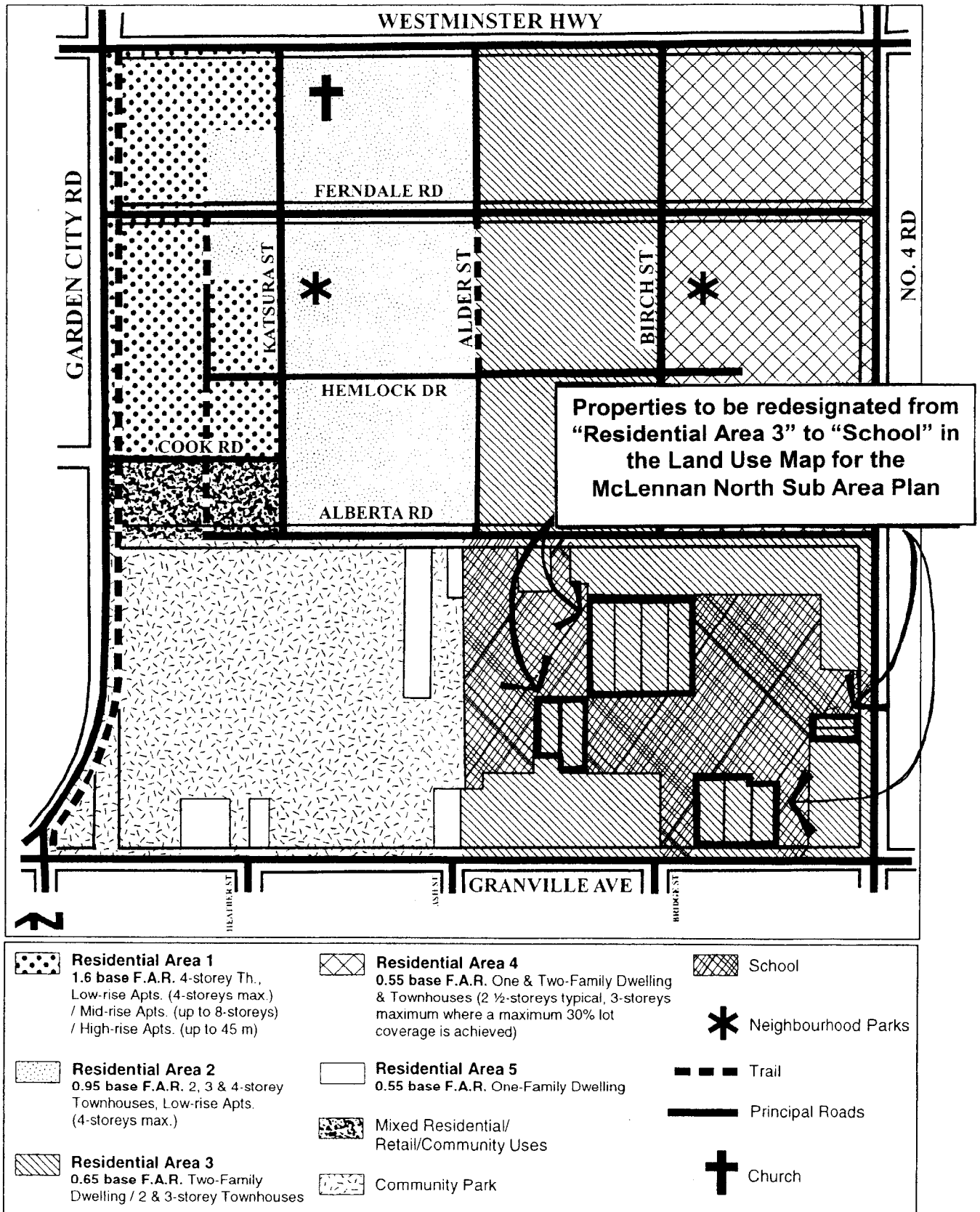
Bylaw 7920
2005/05/16



- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Residential Area 1
1.6 base F.A.R. 4-storey Th.,
Low-rise Apts. (4-storeys max.)
/ Mid-rise Apts. (up to 8-storeys)
/ High-rise Apts. (up to 45 m) |  Residential Area 4
0.55 base F.A.R. One & Two-Family Dwelling
& Townhouses (2 ½-storeys typical, 3-storeys
maximum where a maximum 30% lot
coverage is achieved) |  School |
|  Residential Area 2
0.95 base F.A.R. 2, 3 & 4-storey
Townhouses, Low-rise Apts.
(4-storeys max.) |  Residential Area 5
0.55 base F.A.R. One-Family Dwelling |  Neighbourhood Parks |
|  Residential Area 3
0.65 base F.A.R. Two-Family
Dwelling / 2 & 3-storey Townhouses |  Mixed Residential/
Retail/Community Uses |  Trail |
|  Community Park | |  Principal Roads |
| | |  Church |

Land Use Map

Bylaw 7920
2005/05/16



Conditional Rezoning Requirements

MacNeill & Anderson School sites RZ 04-272873

Prior to final adoption of Zoning Amendment Bylaw 7888, the developer is required to complete the following requirements:

1. 0.62 m dedication along the entire east property line for 6631 No. 4 Road
2. For 6651 No. 4 Road, a 2 m dedication along the east property line for the southern portion of the property is required. The extent of the 2 m dedication on the subject property will be measured 100 m from north edge of Granville Avenue. A 0.62 m dedication along the east property line for the remaining northern portion of 6651 No. 4 Road is also required.
3. Enter into a Servicing Agreement* for the design and construction of frontage works across 6631 and 6651 No. 4 Road. Works include, but are not limited to, peat removal, creation of a grass & treed boulevard (7cm calliper Littleleaf Linden) and a 1.5 m concrete sidewalk at the new property line. All works are at the developers sole cost. The developer's engineering consultant (with permission from the City's Engineering Department) should also show reinstatement of a concrete sidewalk in place of existing driveway crossings along Granville Avenue, No. 4 Road and Alberta Road in the submitted design drawings.
4. Demolition of any existing buildings and structures located on properties included in the rezoning application (9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660 Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651 Granville Avenue; and the rear portions of 9511 Granville Avenue and 9533 Granville Avenue - formerly 9531 Granville Avenue).
5. Consolidation of the properties included in the rezoning application (including any remaining parcels properly zoned) with the applicable school site.

* Note: This requires a separate application.

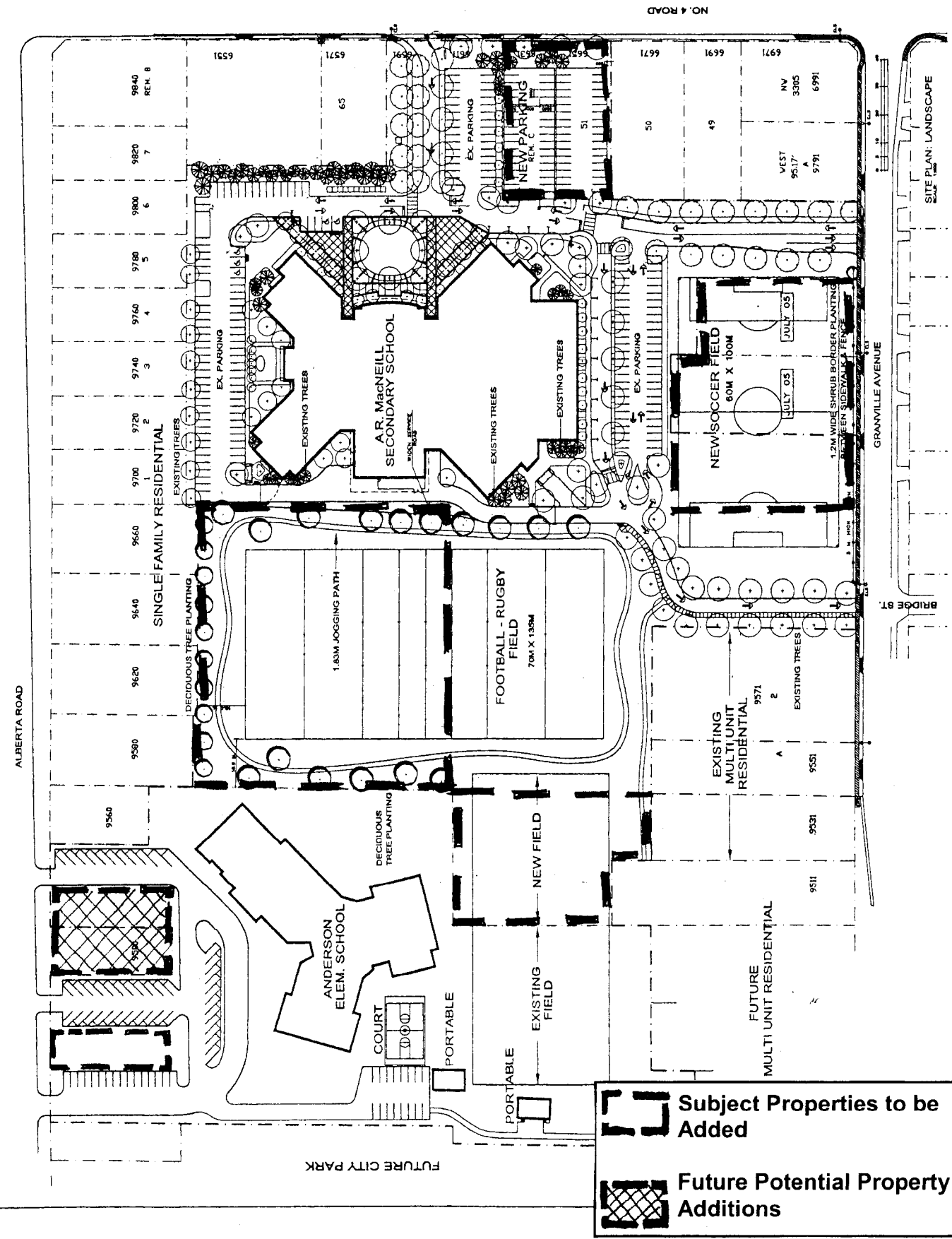
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Signed _____

Date _____



ATTACHMENT 5



Subject Properties to be Added

Future Potential Property Additions



City of Richmond

Bylaw 7887

**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7887 (RZ 04-272873)**

**9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660
Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651
Granville Avenue; and the rear portions of 9511 Granville Avenue
and 9533 Granville Avenue (formerly 9531 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 contained in the Land Use Map for Schedule 2.10 C (McLennan North Sub Area Plan) and designating it for "School", as shown on the cross-hatched area of "Schedule A attached to and forming part of Bylaw No. 7887".
2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation of the following area in Attachment 1 to Schedule 1 (Generalized Land Use Map) and designating it for "Public and Open Space Use", as shown on the cross-hatched area of "Schedule B attached to and forming part of Bylaw No. 7887".
3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7887**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

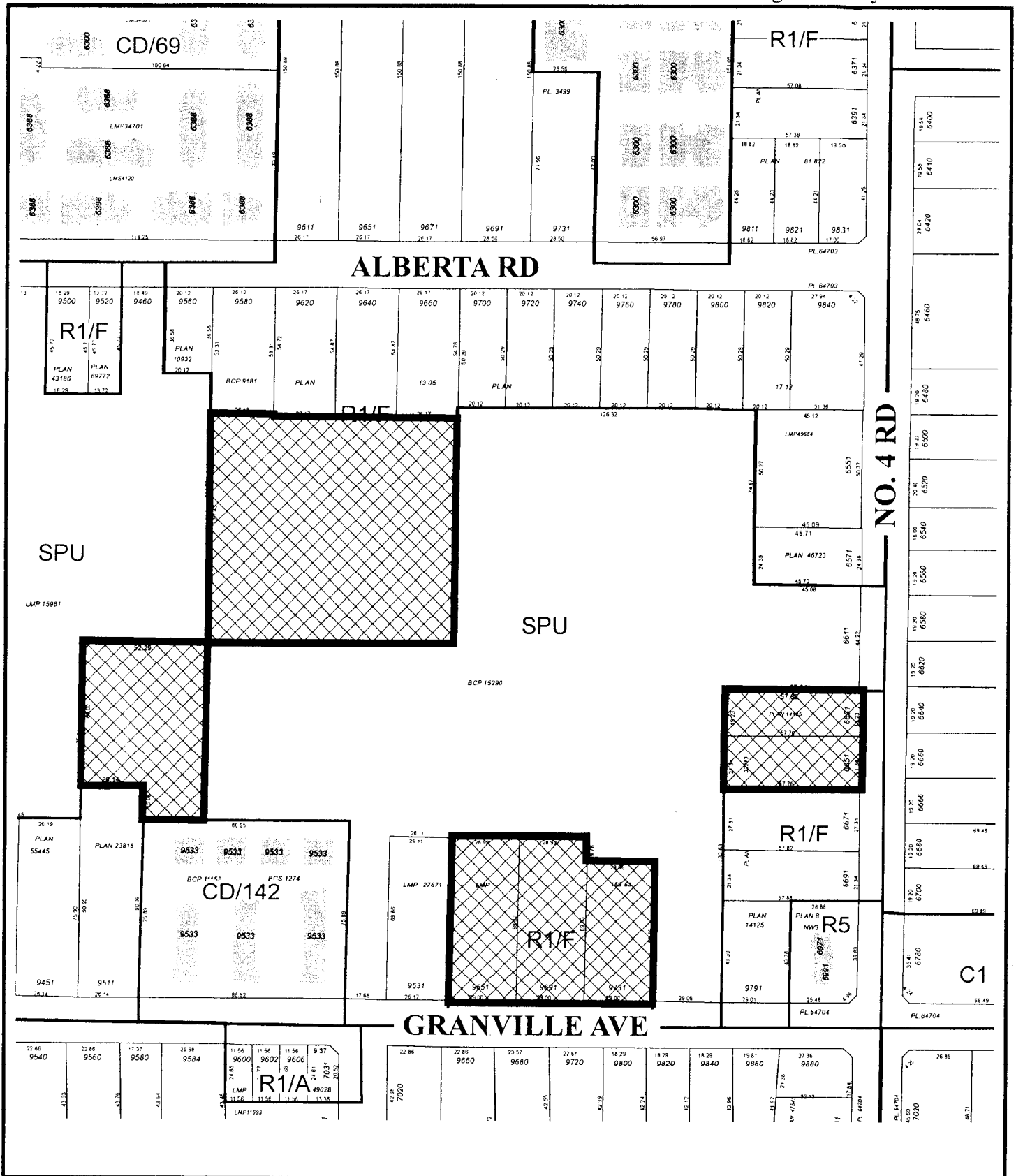
ADOPTED

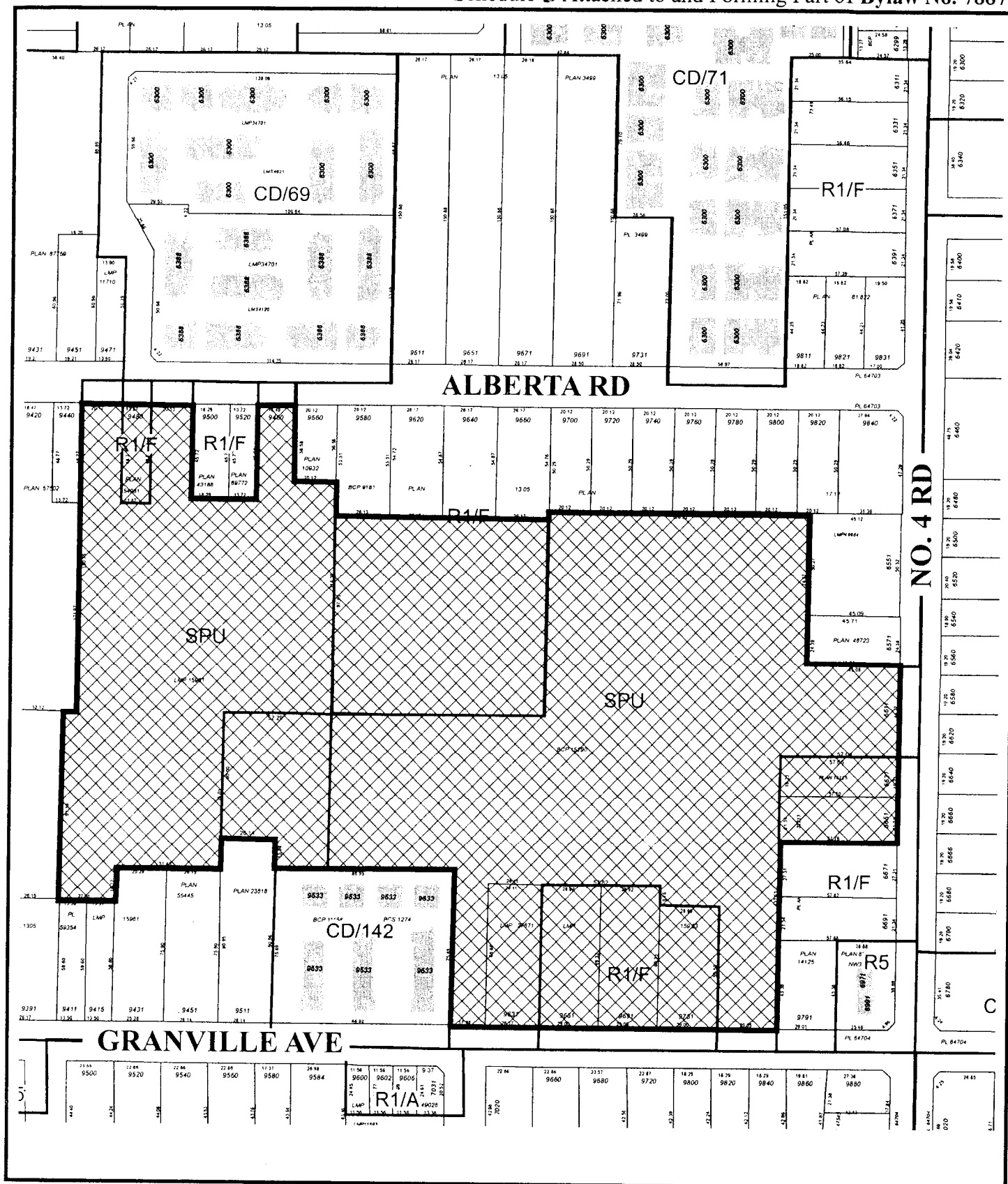
SEP 6 2005



MAYOR

CORPORATE OFFICER







City of Richmond

Bylaw 7888

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7888 (RZ 04-272873)**

**9480 Alberta Road; the rear portions of 9580, 9620, 9640 and 9660
Alberta Road; 6631 and 6651 No. 4 Road; 9731, 9691 and 9651
Granville Avenue; and the rear portions of 9511 Granville Avenue
and 9533 Granville Avenue (formerly 9531 Granville 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 **SCHOOL AND PUBLIC USE DISTRICT (SPU)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7888"

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7888**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 6 2005

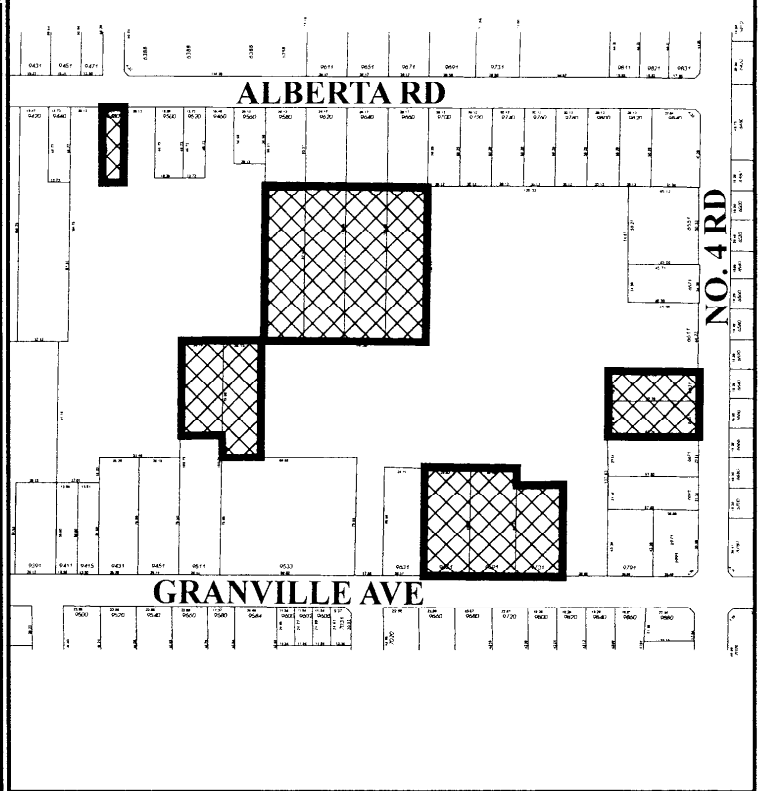
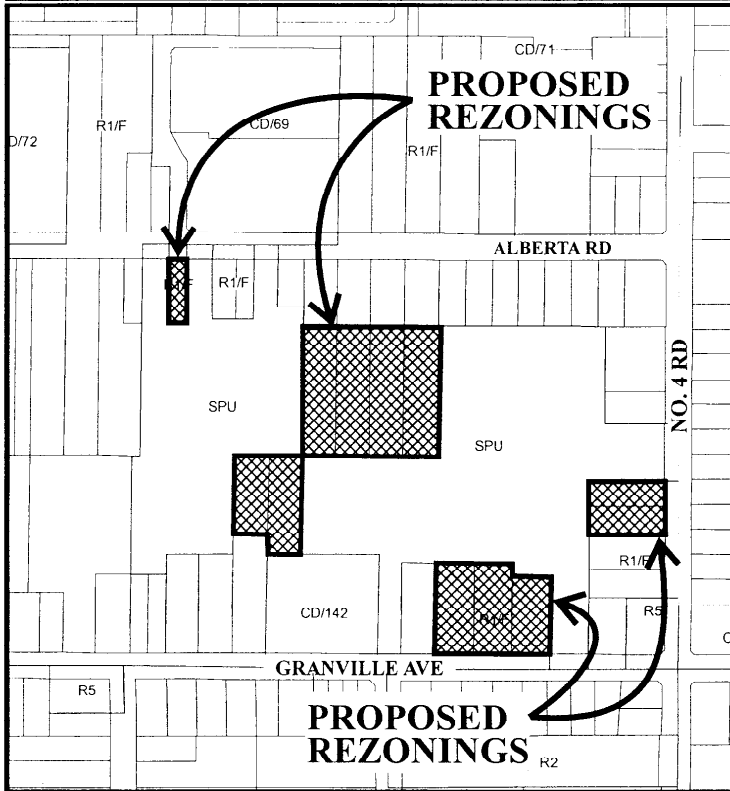
CITY OF RICHMOND
APPROVED by VE
APPROVED by Director or Solicitor HB

MAYOR

CORPORATE OFFICER



City of Richmond



"Schedule A Attached to and Forming Part of Bylaw No. 7888"



RZ 04-272873

Original Date: 07/13/04

Revision Date: 07/27/05

Note: Dimensions are in METRES