



To: Planning Committee

From: Raul Allueva
Director of Development

Re: **Application by Empress Gardens Holdings Ltd. for Rezoning at 8640 and 8660 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6)**

To Council - Aug 30, 2004
To Planning - Aug 24, 2004
Date: August 10, 2004
File: RZ 04-267350
File: 12-8060-20-7786

Staff Recommendation

That Bylaw No. 7786, for the rezoning of 8640 and 8660 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

Raul Allueva
Director of Development

DCB:blg
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Empress Gardens Holdings Ltd. has applied to the City of Richmond for permission to rezone 8640 and 8660 No. 3 Road in Section 21 of 4-6 from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6) in order to permit the development of approximately 13 townhouses (five (5) of which along No. 3 Road would be three-storeys and eight (8), of which at the back of the properties, would be two-storey).

The location map is provided in **Attachment 1**.

A conceptual site plan is provided in **Attachment 2**.

A broader context plan showing conceptual site plans for adjacent properties to the north and south is provided in **Attachment 3**.

A Development Application Data Sheet is provided in **Attachment 4**.

Surrounding Development

To the immediate north and east are large lot single-family properties (R1/E).

To the south is a single large lot single-family (R1/E) property and a neighbourhood retail commercial operation (zoned Neighbourhood Commercial District (C2) located at the corner of No. 3 Road and Francis Road.

Along the west side of No. 3 Road are large lot single-family properties (R1/E) and lots with multiple-family dwellings (Townhouse District (R2).

Related Policies & Studies

The subject lots, along with other lots fronting arterial roads in the quarter section, were removed from the Single-Family Lot Size Policy on March 15, 2004. The Arterial Road Redevelopment Policy encourages townhouse developments to a maximum density of 0.6 floor area ratio (F.A.R.) along arterial roads. The proposed development complies with City Policies.

Consultation

The developer has indicated his intention to acquire and redevelop a number of other properties to the north of the subject lots. At staff's request, the developer's architect prepared conceptual site plans for the properties between 8540 and 8620 No. 3 Road as well as for 8680 No. 3 Road (refer to **Attachment 3**). The intent was to ensure that similar subsequent development that might occur on these adjacent lots was doable.

At staff's request, the developer attempted to acquire the remaining single-family lot (8680 No. 3 Rd.) to the south, but was unable to do so. The owner of that property was appraised by the developer of the proposed development and the potential limitation that the subject development may pose for the future redevelopment of 8680 No. 3 Rd. Specifically, the City will restrict rezoning options for 8680 No. 3 Rd. to townhouse with an access connecting to the subject property).

Staff Comments

Comments from Engineering Works Design, Transportation and Development Applications Department staff are provided in **Attachment 5**.

Analysis

Analysis shows that all of the properties between Bowcock Road and Francis Road along the east side of No. 3 Road are 39 years old or older, indicating that this entire strip is likely to come under redevelopment pressure in the future.

Current redevelopment patterns in an area such as this lean toward multiple-family townhousing. While single-family subdivision may be proposed on remaining parcels, this form of development would not be desirable as it would ultimately require construction of a rear lane, and could not properly be coordinated with proposed townhouse developments.

On this basis, the applicant has provided enough information to show how subsequent re-development to townhouses between 8540 and 8680 No. 3 Road could effectively occur (refer to **Attachment 3**).

Several technical requirements have been identified for the subject site, which the applicant has agreed to and which will be completed prior to rezoning adoption (see **Attachment 6**). Given concerns in other locations regarding the introduction of new lanes at the rear of development lots, staff's orientation is that the area between Bowcock Road and Francis Road should be redeveloped for townhouse multi-family rather than single-family residential lots. At the Development Permit stage, consideration will be given to breaking up the five units along No.3 Road and relocation of the amenity space to a more central location between these fronting units.

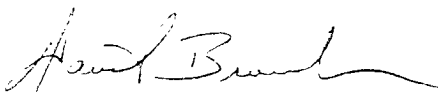
To the date of writing this report, there have been no calls received regarding concerns with the development as proposed.

Financial Impact

No financial impacts.

Conclusion

Staff have reviewed the technical issues related to the rezoning and redevelopment of 8640 and 8660 No. 3 Road and recommend that the application be supported.



David Brownlee
Planner 2

DCB:blg

List of Attachments

- Attachment 1** Location Map

- Attachment 2** Conceptual Site Plan

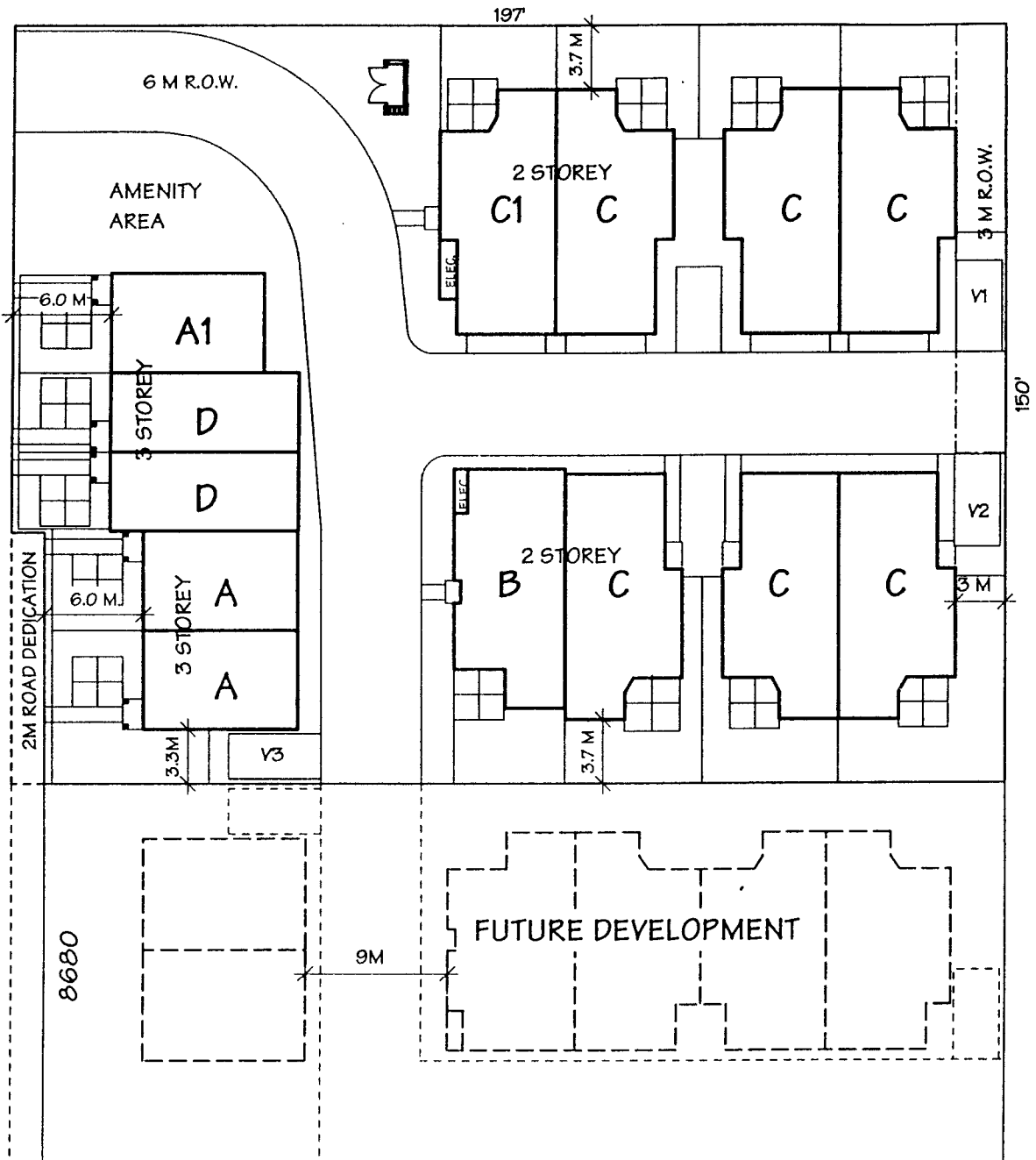
- Attachment 3** Broader Conceptual Context Plan

- Attachment 4** Development Application Data Sheet

- Attachment 5** Staff Technical Review Comments

- Attachment 6** Conditional Rezoning Requirements Concurrence

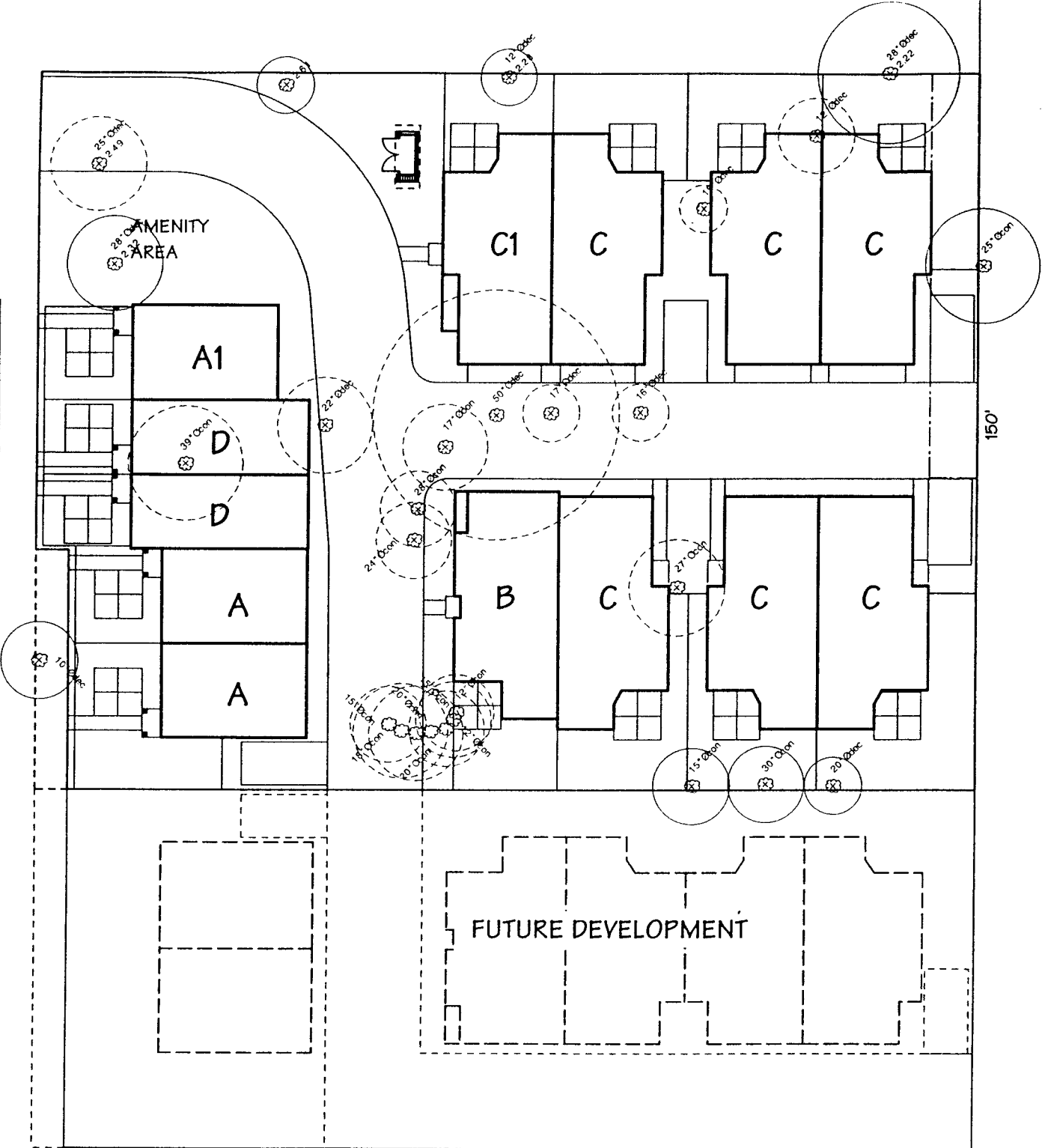
NO. 3 ROAD



SITE PLAN

SCALE : 1"=30'-0"

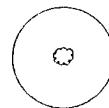
NO. 3 ROAD



TREE RETENTION PLAN

SCALE : 1"=30'-0"

LEGEND:



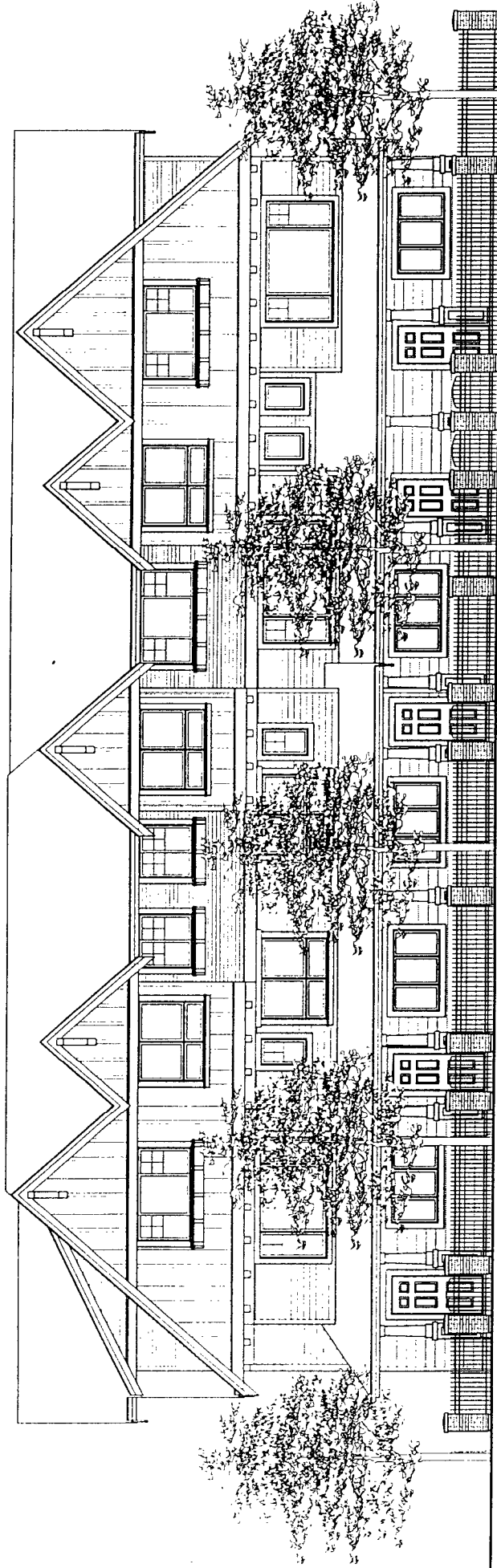
EXISTING TREES
TO BE RETAINED



EXISTING TREES
TO BE REMOVED

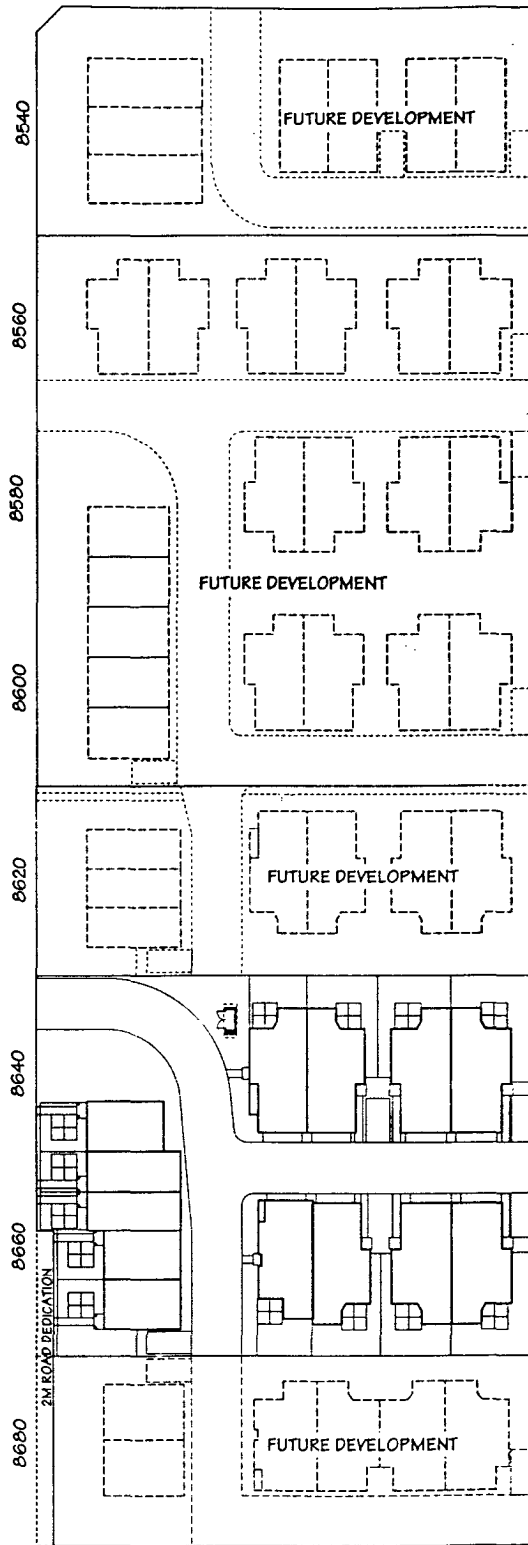
0321

MAY 14, 2004



NO. 3 ROAD ELEVATION

NO. 3 ROAD



CONTEXT PLAN

TOWNHOUSE DEVELOPMENT SCHEME
FOR B540 & B620 NO.3 ROAD

JULY 07, 2004

tomizo yamamoto architect inc.

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954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
E-mail : tyarch@shaw.ca



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Policy Planning Department

RZ 04-267350 **Attachment 4**

Address: 8640/8660 No. 3 Road
 Applicant: Empress Garden Holdings Ltd. Owner: 8640 No. 3 Rd: Mingdu Development Ltd., Inc. No. 694749
8660 No. 3 Rd: Jun He and Zhi Mei Ren
 Planning Area(s): Broadmoor

	Existing	Proposed
Site Size:	8640 No. 3 Rd: 1371 m ² 8660 No. 3 Rd: 1371 m ² Total: 2742 m ² (29,515.61 ft ²)	One consolidated lot of approximately 2700 m ² after dedications.
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Residential, 2 ½ Storeys typical (3 storeys Max.)	Residential, five 3 Storeys & eight 2 storey
702 Policy Designation	none	no change
Zoning	R1/E	R2-0.6
Number of Units	2	13

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)		19.48 upa	none permitted
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size:	Min. 30 m width and 35m depth	45.71m (w) x 58.05m (d) on south property line. Total Area: 2700 m ²	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side & Rear Yards:	Min. 3 m	Min. 3.3 m (side) 3 m (rear)	none
Height (m):	11 m three storeys	11m max. two and three storey units	none
Off-street Parking Spaces – Regular/Visitor:	2.0 / 0.2 per unit	2.0 / 0.2 per unit	none
Off-street Parking Spaces – Total:	29	29	none
Amenity Space – Indoor*:	70m ² or payment in lieu	\$13,000 contribution in lieu	none
Amenity Space – Outdoor*:	6 m per unit – 78m ² total	approx. 90m ² total	none

Other: Tree replacement compensation required for loss of significant trees in good health.

Staff Technical Review Comments

Engineering Works Design:

Development Applications-Engineering supports the rezoning application. Prior to final adoption of the rezoning bylaw, the developer is to:

1. Consolidate the two (2) lots into one (1) development parcel, complete with granting a 2 m road dedication across their frontage, up to 100 m from Francis Road (approximately 21 m of frontage).
2. Developer's solicitor to prepare, and register, a cross access easement, granting vehicular access to 8680 No 3 Road to the south.

There are several significant trees on site. No 3 Road has a 2.1 m wide sidewalk with a pole line behind that which makes any improvements difficult. No lane either, so no Servicing Agreement is required.

Transportation:

1. Prior to a Building Permit being issued, the developer must provide the Transportation Department with a construction parking and traffic management plan, especially as there is no stopping or parking on No. 3 Road. Construction parking and traffic management plan should include: location for parking for services, deliveries and workers; application for request for any lane closures (including dates, times and duration) and proper traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation).
2. A cross access agreement is required for 8680 No. 3 Road.
3. A 2 m road dedication is required along part of the No. 3 Road frontage (see Engineering comments above).
4. Access for the future development at 8540 No. 3 Road is acceptable from Bowcock Road. The access configurations from No. 3 Road for 8620 is also acceptable.

Development Applications:

There is insufficient information to provide detailed response to the urban design at the rezoning application stage; however, the applicant is advised to consider the following in preparation for the future Development Permit application:

- provide tree survey and arborist report regarding existing trees;
- impact tree retention will have on site planning;
- the five units along No. 3 Rd. should be broken up and the amenity space centrally located between them;
- provide a landscaping plan inclusive of compensation planting as required;
- provide detailed elevations;
- adjacencies to single-family homes;

- views into and within development;
- permeability of site;
- appropriate screening and buffering of private outdoor spaces for units facing No. 3 Road;
- current prominent location of recycling enclosure;
- locations and details for mailbox kiosk and development signage;
- children's play area with equipment; and
- transitions between units and between units and manoeuvring aisle.

A contribution of \$1,000 per unit in lieu of indoor amenity space should be required as a condition of the rezoning.

Conditional Rezoning Requirements 8640 and 8660 No. 3 Road RZ 04-267350

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

1. 2 m road dedication along the entire west frontage (No. 3 Road) up to 100m from Francis (approximately 21m of frontage);
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings);
3. Preparation and registration of a cross access agreement on the north-south internal manoeuvring aisle and connection to No. 3 Road allowing access to/from future development to the south;
4. \$1,000 per dwelling unit (e.g. \$13,000) in-lieu of on-site amenity space; and
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

Signed Original is on File

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7786 (RZ 04-267350)
8640 AND 8660 NO. 3 ROAD**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D. 005-683-246

Lot 5 Section 21 Block 4 North Range 6 West New Westminster District Plan 12591

P.I.D. 003-679-624

Lot 4 Section 21 Block 4 North Range 6 West New Westminster District Plan 12591

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7786”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

AUG 30 2004

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK