



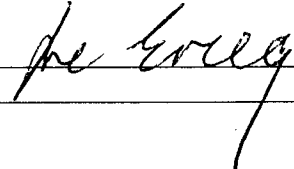
To: Planning Committee **Date:** August 30, 2004
From: Raul Allueva **File:** RZ 04-271743
Director of Development
Re: **Application by Patrick Cotter Architect Inc. to Rezone The Rear Portion of 7351 No. 4 Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/35)**

Staff Recommendation

That Bylaw No. 7815, to rezone the Rear Portion of 7351 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.


Raul Allueva
Director of Development

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone the rear portion of 7351 No. 4 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/35) in order to develop six (6) townhouses in the form of two (2) three-storey triplex units (**Attachment 2**). The front portion of the site fronting No. 4 Road contains the existing dwelling and will be retained as a single family lot.

This rezoning proposal represents the second phase of the proposed development at 7331 No. 4 Road (RZ 03-250285), which obtained final rezoning approval on July 21, 2004 and a Development Permit(DP) was issued on August 30, 2004. This parcel is intended to be consolidated with the adjacent rezoning at 7331 No. 4 Road and will form part of the same strata.

Refer to *Development Application Data Sheet (Attachment 4)* for further project details.

Related Policies

City Centre – McLennan South Sub-Area Plan

The site is designated residential 2 ½ storeys (typical- three-storeys max) with a base density of 0.55. The McLennan South Sub-Area Plan encourages the development of townhouses and single-family homes, together with a neighbourhood park and school, within a lush, 'country-estate' environment. Relevant sub-area plan objectives include: providing new roads to enable convenient access for pedestrians and drivers; facilitating modest increases in building density as compensation for road dedications; encouraging a gradation of heights from two to three-storeys as means of reducing site coverage (i.e. 30% maximum site coverage versus 45%) to maintain complementary relationships with neighbouring single-family areas; and, promoting the 'traditional' character of the neighbourhood.

Under the plan, a north-south road (Le Chow Street) is proposed along the adjacent site's (7331 No. 4 Road) west property line. 7331 No. 4 Road is to be consolidated with and developed in conjunction with the subject site (7351 No. 4 Road). Le Chow Street is not required adjacent to the subject site and ends to the north of 7351 No. 4 Road. This street shall connect to Bridge Street through the development to the west at 7320 Bridge Street (RZ 04-227858) (**Attachment 1**).

The proposed application is providing cross access agreements with 7371 No. 4 Road to permit adjoining future developments south of the subject site to share access to General Currie Road (when developed).

Surrounding Development

The subject site is situated along the western edge of No. 4 Road in the block bounded by Granville Avenue, No. 4 Road, General Currie Road and Bridge Street.

The site is characterized by:

- Lowest density of multiple-family areas designated under the McLennan South Sub-Area Plan;
- Mix of older and newer homes;
- Redevelopment options with a combination of detached, duplex, and triplex dwellings, as either low-density townhouses or fee simple subdivisions.

Rezoning for the adjacent and contiguous proposal at 7331 No. 4 Road (RZ 03-250285) was approved recently while rezoning for 7511 No. 4 Road (RZ 02-213224) (south of the subject site) was approved last year.

Indoor Residential Amenity Space

Council policy, for city-wide indoor amenity space requirements in multiple-family projects, was adopted December 15, 2003. Requirements include:

- Contribution of \$1,000 per dwelling unit for developments with less than 19 units.

A cash-in-lieu contribution will be provided to compensate for the lack of on-site indoor amenity space. Note: other projects in McLennan South have previously provided \$1,000 per dwelling as cash-in-lieu contribution towards the construction of a neighbourhood park.

Comprehensive Development District (CD/35) Zone

Comprehensive Development District (CD/35) is considered an appropriate zone for new development in the McLennan South Sub-Area along No. 4 Road. The proposed form of development fulfils the objectives of the Sub-Area Plan by developing two (2) three-storey triplex units in landscaped setbacks. This maintains the 'traditional' character of development sought by the plan and enabled by the contiguous rezoning at 7331 No. 4 Road. Floor Area Ratios (F.A.R.) for each site with the consolidated average are given below:

- | | |
|--------------------------------|-------------------------------------|
| • 7331 No. 4 Rd (approved). | F.A.R. 0.57 (Permitted F.A.R. 0.60) |
| • 7351 No. 4 Rd.(subject-site) | F.A.R. 0.63 |
| • Consolidated Average | F.A.R. 0.60 |

This form of development will accommodate future redevelopment of adjacent lots at 7271, 7311 and 7315 No. 4 Road by providing cross-access agreements and a new north-south road. Note: this road will also facilitate redevelopment of the surrounding area.

Staff Comments are provided in **Attachment 5**.

Analysis

The proposed form of development is consistent with Official Community Plan (OCP), McLennan South Sub-area Plan (Character Area C1), and recent rezonings. Design and zoning responses to policy objectives are noted below:

- Small triplex blocks are provided with contiguous landscaped areas to reinforce 'traditional' character of area; and,

- Cross access agreements should enable convenient access for pedestrians and drivers to arterials.

The proposed six-unit plan consisting of two triplex units requires additional refinement at the development permit stage to ensure usable outdoor open space and to maximize open space between units. The setback from the "ring road" continues the linear buffer to the future single-family development to the west along the back lands established on the adjacent site at 7331 No. 4 Road.

Future Redevelopment Concept

This proposed development does not include the subject site's frontage to No. 4 Road or the smaller lots at 7311 and 7315 No. 4 Road. When these lots redevelop, they will be required to share access from No. 4 Road provided by 7331 and 7351 No. 4 Road in order to limit driveways along the arterial. As such, buildings adjacent to this site will be set far back from the common property line to allow for the driveway providing access from No. 4 Road.

Overall, the proposed development appears to be a well designed continuation of the multiple-family prototype to be implemented on the adjacent site and on other smaller sites along the east edge of McLennan South.

Financial Impact

None

Conclusion

The subject development is in conformance with City objectives for development and population growth. The proposal is consistent with the approved amendments to the McLennan South Sub-Area Plan and with previous development in the neighbourhood, and will help facilitate future redevelopment of adjacent properties. The proposed zoning district is compatible with sub-area plan objectives. Overall, the subject development appears to be well thought out and merits favourable consideration.



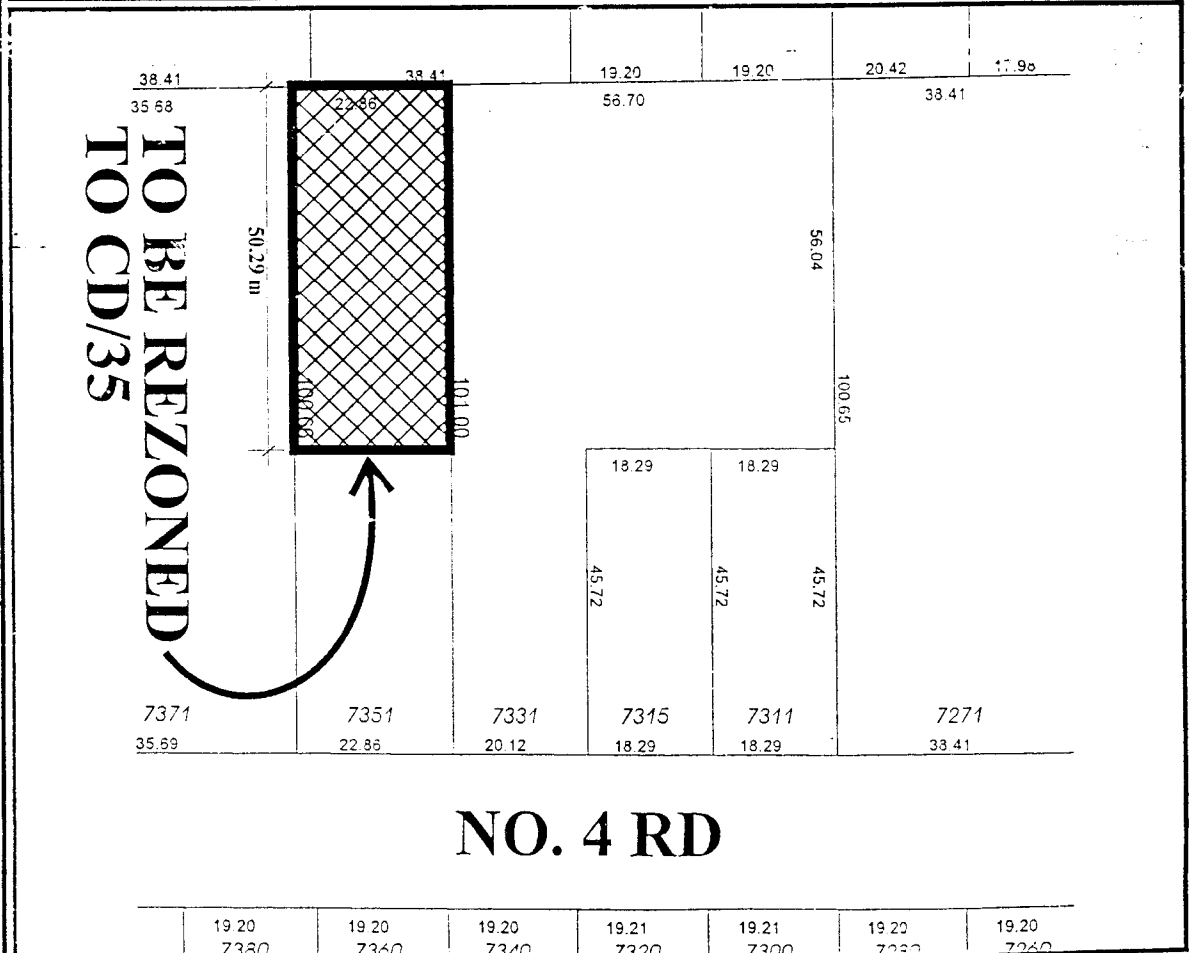
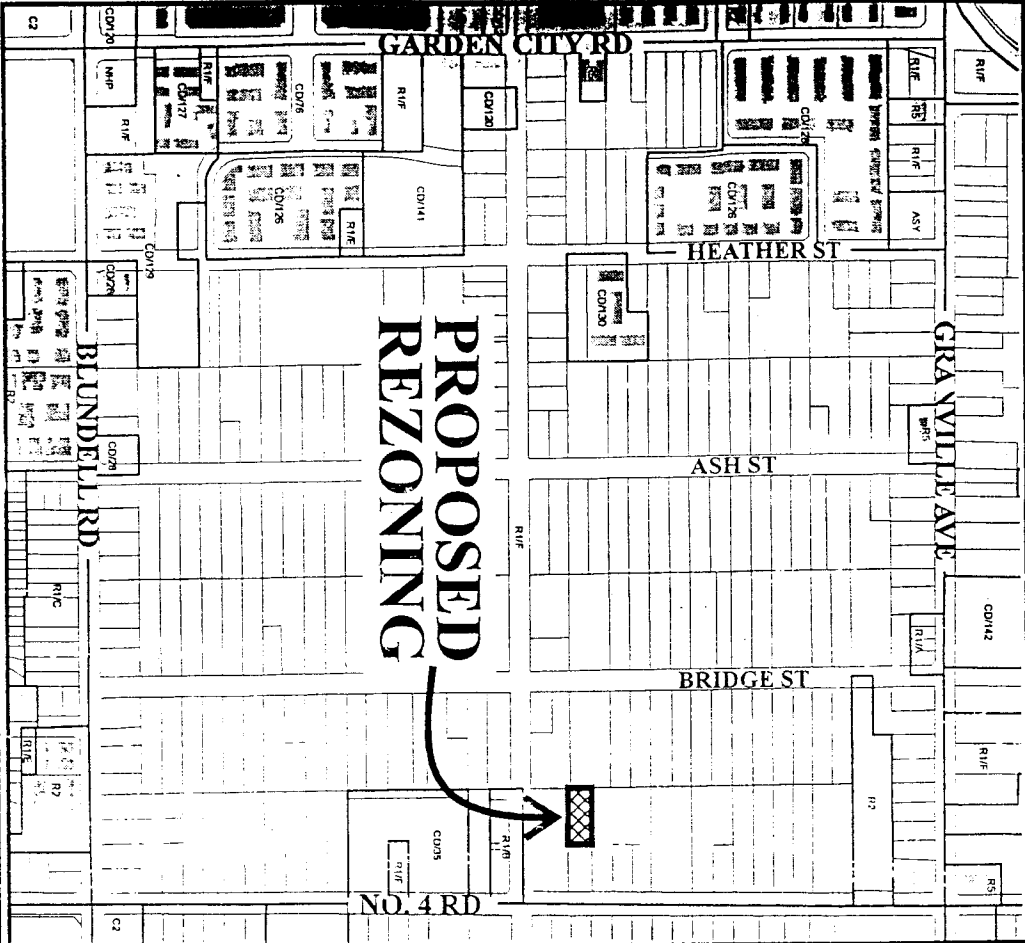
Terence Brunette
Planner (Temp.), Policy Planning
(4212)

TCB:rg

The *Conditional Rezoning Requirements* agreed to in **Attachment 3** must be completed prior to the adoption of Bylaw 7815.



City of Richmond



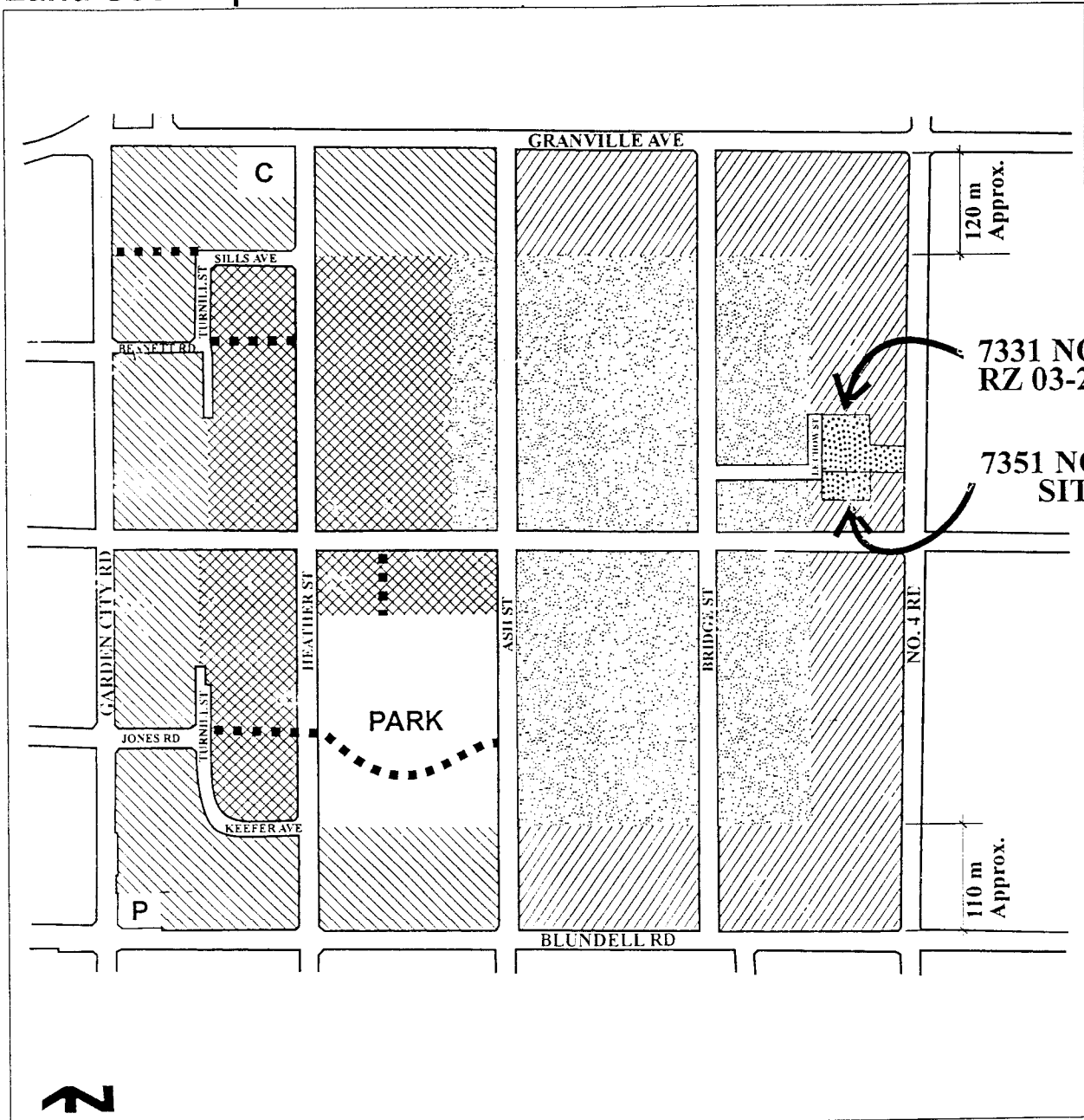
RZ 04-271743

Original Date: 06/10/04

Revision Date:

Note: Dimensions are in METRES

Land Use Map



	Residential Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		Trail/Walkway
	Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R.	C	Church
				P	Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnnill Street are commonly referred to as the "ring road".

NOTES:
 1 UNIT NUMBER
 A UNIT TYPE
 FOR INDIVIDUAL UNIT PLANS SEE A-100 SERIES DRAWINGS
 THIS PLAN IS SCHEMATIC SITE PLAN ONLY AND NOT A CONSTRUCTION DOCUMENT. IT IS NOT TO BE USED FOR PERMITS, APPROXIMATE AND SUBJECT TO CONFIRMATION BY FIELD SURVEY.

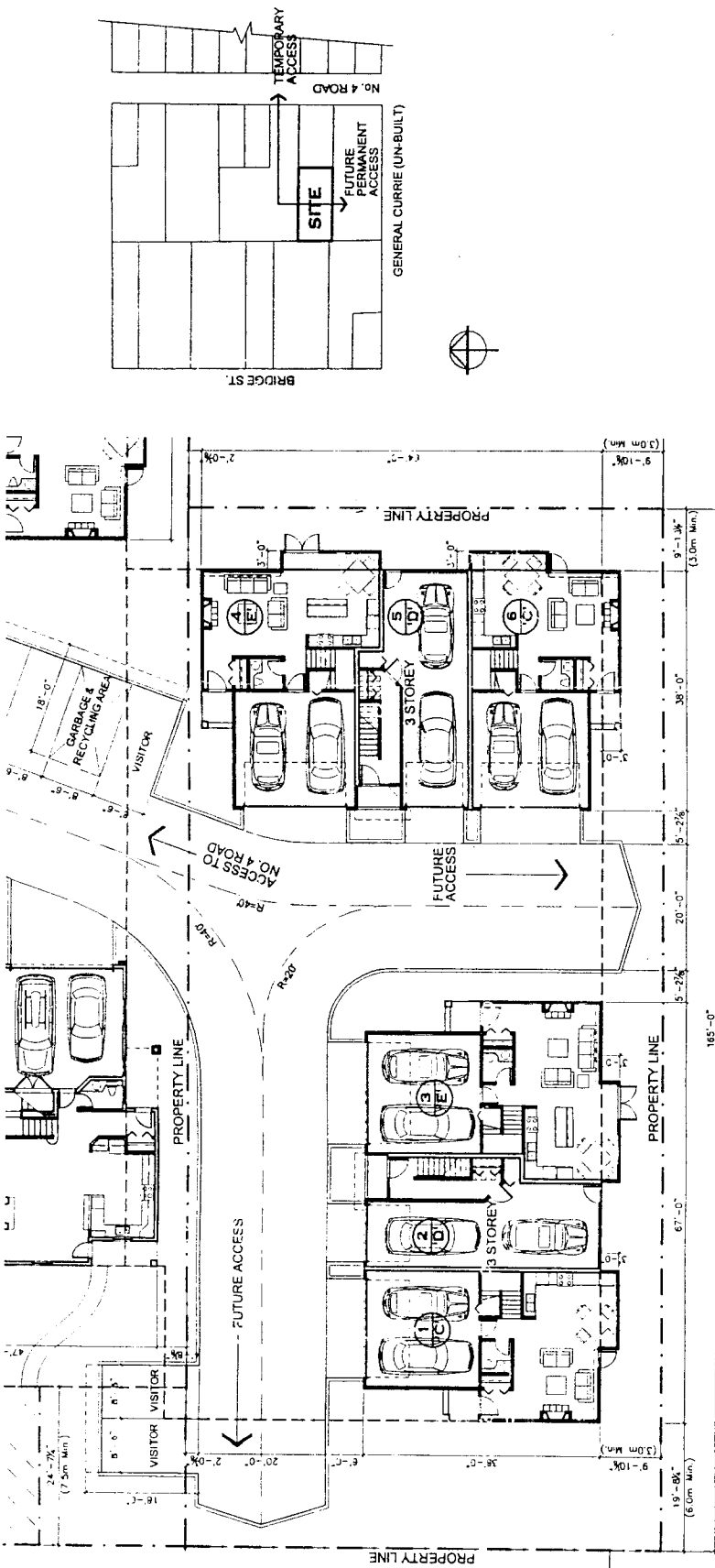
PATRICK COTTER ARCHITECT INC.
 1235 ST. MARY'S AC. W. 2ND FLOOR
 RICHMOND, BRITISH COLUMBIA V6V 2K4
 TEL: (604) 273-8888
 FAX: (604) 273-8889
 WWW.PATRICKCOTTERARCHITECT.COM

PROPOSED RESIDENTIAL DEVELOPMENT
 7351 No. 4 Road
 Richmond, British Columbia

NO.	DATE	DESCRIPTION
1	28 MAY 04	SCHEMATIC SITE PLAN (PHASE 2)

SCHEMATIC SITE PLAN (PHASE 2)

Sheet No.	A-101
Of	B



SITE AREA:	12,520.60	BUILDING AREA SUMMARY	LEVEL 1	2,322.82
GROSS:	12,520.60		LEVEL 2	4,345.80
LANE:	0.00		LEVEL 3	1,197.94
NET:	12,520.60	TOTAL		7,866.56
COVERAGE:		Total:	5,041.50	Proposed 40%
		Bldg Area:	7,866.56	Proposed 63%
		Entry Area:	439.46	Proposed
		Off Street Parking	2,456.52	Proposed
		Covered Area	156.32	Proposed
		Total:	10,928.86	Proposed
PARKING:				
Resident	1.5	per unit	x 9	Proposed 2
Visitor	0.2	per unit	x 2	Proposed 2
Total			11	Proposed 11

LEVEL	UNIT TYPE	UNIT AREA	STAIRWAY AREA	GARAGE AREA	COV AREA	TOTAL AREA	TOTAL SITE COV.
LEVEL 1:	UNIT 1	C	512.82	67.64	384.81	28.75	908.38
	UNIT 2	D	75.61	84.45	483.64	40.86	647.83
	UNIT 3	C	512.82	67.64	384.81	28.75	908.38
	UNIT 4	D	75.61	84.45	483.64	40.86	647.83
	UNIT 5	D	75.61	84.45	483.64	40.86	647.83
	UNIT 6	E	2,727.82	82.26	2,645.56	28.75	5,084.33
Sub-Total		2,727.82	439.66	2,600.22	190.31	3,947.33	70.00
LEVEL 2:	UNIT 1	C	754.26				
	UNIT 2	D	644.38				
	UNIT 3	E	774.32				
	UNIT 4	D	644.38				
	UNIT 5	D	644.38				
	UNIT 6	E	774.32				
Sub-Total		4,241.80					
LEVEL 3:	UNIT 2	D	668.07				
	UNIT 5	D	509.97				
	Sub-Total		1,178.04				
F.A.R. Total		7,866.56					

- NOTES:
- 1) WALL FINISH: EXCLUDE OVERLAP
 - 2) MATCH ROOF AND GUTTER COLOR: MATCHWOOD
 - 3) WALL COVERING TYPE: COLOR: OVERLAP
 - 4) PAINT: WALL COLOR: COLOR: MATCHWOOD
 - 5) WINDOW COLOR: COLOR: MATCHWOOD
 - 6) DOOR FINISH: COLOR: MATCHWOOD
 - 7) TRIM: FINISH: COLOR: MATCHWOOD
 - 8) TRIM: FINISH: COLOR: MATCHWOOD
 - 9) GROUND FINISH: COLOR: MATCHWOOD
 - 10) TRIM: FINISH: COLOR: MATCHWOOD

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

PATRICK COTTIER ARCHITECT INC.

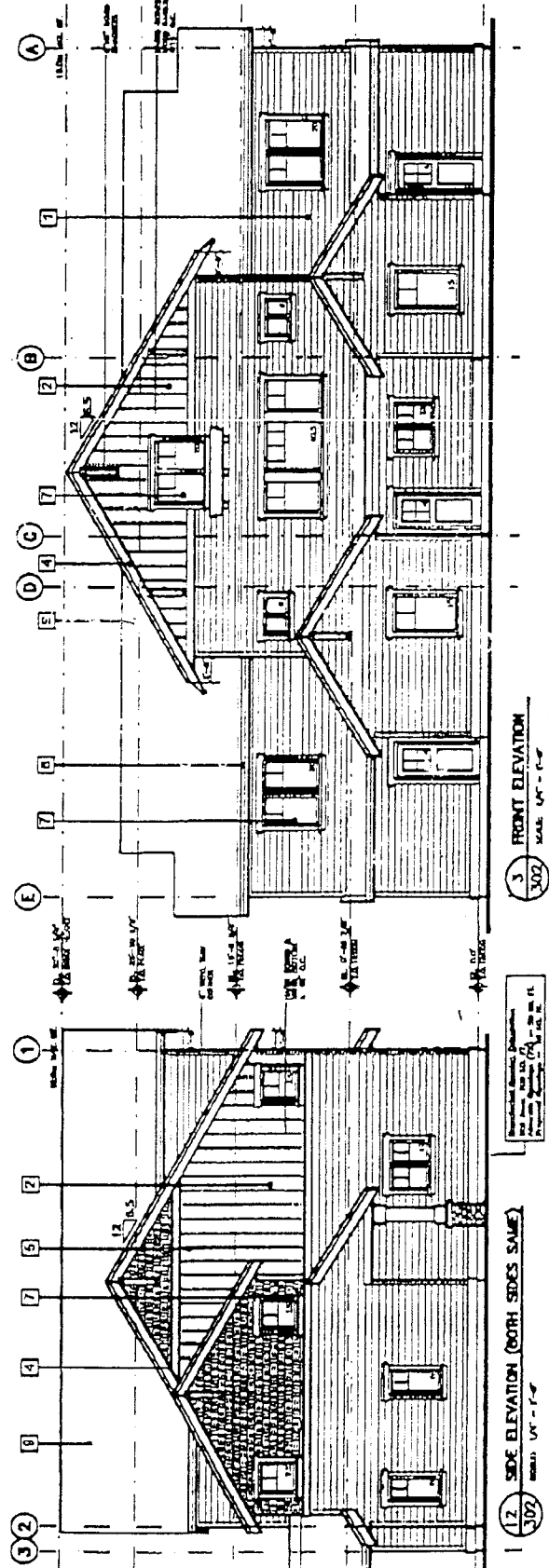
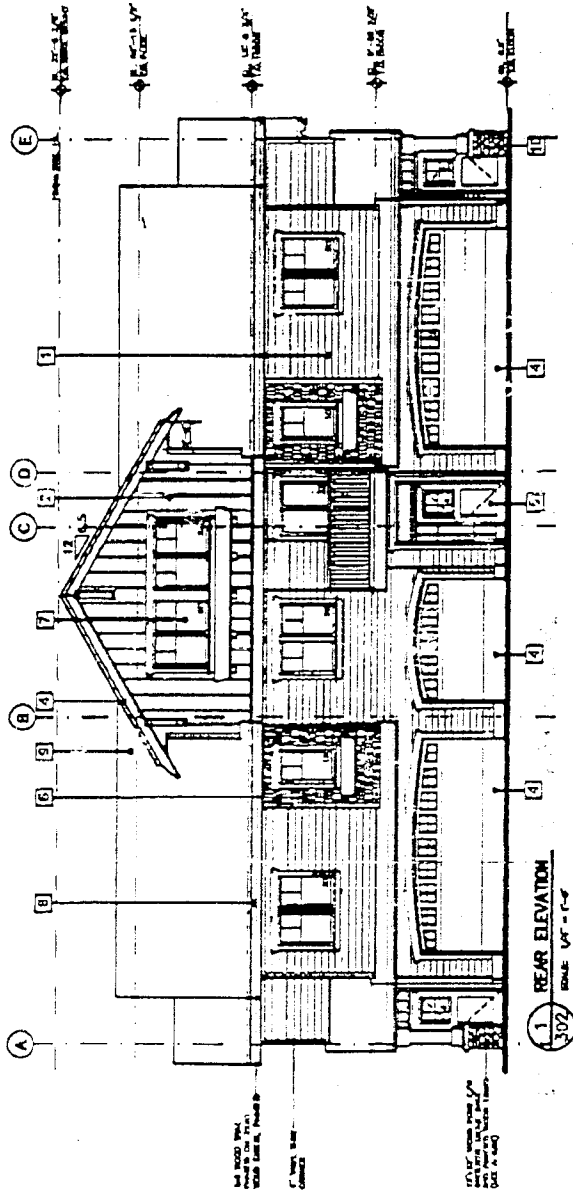
PROPOSED RESIDENTIAL DEVELOPMENT
 7201 N. 1st Street
 160' x 160' Lot
 160' x 160' Lot

5-8-11 HOURS 1:11

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

UNIT TYPE 'C', 'D', 'E' ELEVATIONS

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT



Conditional Rezoning Requirements
7351 No. 4 Road RZ 04-271743

Prior to final adoption of Zoning Amendment Bylaw 7815, the developer is required to complete the following requirements.

Legal requirements, specifically:

1. Registration of a cross access easement across the subject site in favour of 7371 No. 4 Road; and
2. Consolidation of subject site with adjacent parcel to the north at 7331 No. 4 Road.

Development requirements, specifically:

3. Payment of cash-in-lieu of indoor amenity space of \$6,000; and
4. Processing of a Development Permit to the satisfaction of the Director of Development.

(Signed copy on file)

Signed

Date



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

ATTACHMENT 4

Development Application Data Sheet Policy Planning Department

RZ 04-271743 **Attachment**

Address: 7351 No 4 Road

Applicant: Patrick Cotter Architect Inc.

Planning Area(s): City Centre – McLennan South Sub-Area

Existing		Proposed
Owners:	Shirley J. McNicol Kenneth A. McNicol	S-8117 Holdings Ltd
Site Size (m²)	1162.2 m ² (by applicant)	1162.2 m ² (12, 520.60sf) (by applicant)
Land Uses	Single-family Residential,	Multi-family Residential,
OCP Designation	Residential, 2 ½ Storeys typical (3 storeys maximum)	No Change
Sub-Area Plan Designation (McLennan South – C1)	<ul style="list-style-type: none"> • Land Use: Residential, 2 ½ storeys, Triplex, Duplex, and Single Family Density: Designated for a base density of 0.55 floor area ratios (FAR). Densities of up to 0.6 FAR have been approved south of the subject site. • Development Permit Guidelines: Encourage clusters of one, two, and triplex housing to contribute to the rural aspect of the community's country estate character and wooded aspect. • Roads: The developer of the site to the north contributed to the establishment of Le Chow Road at the rear of the site in the development of the new road network for the community. 	
702 Policy Designation	NA	NA
Zoning	Single Family Housing Units, Subdivision Area F (R1/F) <ul style="list-style-type: none"> • Permits single-family dwellings at F.A.R. 0.55 • 2 ½ storeys • Maximum 45% Lot Coverage for buildings • Front setback: 6 m (9 m on section line roads) • Rear Yard: 6 m • Side Yard: 2.0 m 	Comprehensive Development District, (CD/35) <ul style="list-style-type: none"> • Permits townhouses at 0.60 FAR <i>Proposed: 0.60 FAR Consolidated Development (7331 & 7351 No 4 Rd)</i> • Specifies maximum number of storeys, (2½ storeys within 20 m of a road and 3 storeys beyond that) • 30% for lots in south McLennan greater than 2,000 m² with a maximum height of 2 ½ storeys. • Specifies setbacks from public roads (9 m from No. 4 Road and 6 m from all others) • Side and rear yards: 3.0 m

Number of Units	Existing Single Family Dwelling	Two 3 Storey Triplex Blocks, Total 6 units
Other Designations	NA	NA

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/ha):			
	0.60	0.63	none (consolidated)
Floor Area Ratio:	Note: Proposed development to be consolidated with rezoning of 7331 No. 4 Rd.		
	<ul style="list-style-type: none"> • 7331 No. 4 Rd. FAR 0.57 (Permitted FAR 0.60) • 7351 No. 4 Rd. FAR 0.63 • Consolidated Average FAR 0.60 		
Lot Coverage – Building:	40% (two-storeys) 30% (three-storeys)	30%	none
Lot Size (min. area):	0.405 ha	NA	NA
Setback – Road	6 m	NA	none
Setback – Side & Rear Yards(m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 11 m 3 storeys	3 storeys	none
Off-street Parking Spaces – Regular/Visitor:	Required For (CD/35) Residents: 1.5 spaces/unit x 6 units = 9 spaces Visitors: 0.2 spaces/unit x 6 units = 2 spaces	Residents: 1.5 spaces/unit x 6 units = 9 spaces Visitors: 0.2 spaces/unit x 6 units = 2 spaces	none
Off-street Parking Spaces – Total:	11 spaces	11 spaces	none
Tandem Parking Spaces	permitted	2 units (4 spaces)	none
Amenity Space – Indoor:	70 m ² or cash-in-lieu	cash-in-lieu	none
Amenity Space – Outdoor:	6.0 m ² per unit (36.0 m ²)	To be addressed during DP Process	none
Other:	Tree replacement compensation required for loss of significant trees in good health.		

Staff Comments

Development Permit Issues

Staff recommend processing of a Development Permit application to the satisfaction of the Director of Development be made a condition of final adoption of this application for rezoning. Design development at the Development Permit stage should address the following urban design issues:

- *Sub-area plan notes that individual units need not front streets:* consideration should be given to ensure the rear streetscape is appropriate as a continuation of the adjacent proposal at 7331 No. 4 Road, and that residents/visitors have convenient access to such roads (i.e. via clearly marked pedestrian paths to individual units/clusters with access separate from the manoeuvring aisle);
- *Proposals for 7331 and 7351 No. 4 Road provide for landscaped open space with large setback areas and small internal pockets:* consideration should be given to provision of a landscape plan ensuring the overall site design (including path layout and outdoor amenity area), driveways, etc. create the impression of housing set in a landscaped, open space network with regard to views into and within the development. Note: site permeability issues should be considered in relation to this plan;
- *Provision of a certified arborist's site survey and report on existing trees, analyzing the impact of proposed site planning on the possibilities for existing tree retention:* consideration should be given to the role of existing trees in defining outdoor open space to maximize retention of existing landscape resources;
- *Location and details for mail kiosk (delivery/pick-up), and recycling/garbage areas should be reviewed;* and,
- *Graphic documentation as required including elevations, sections, streetscape analysis.*

Transportation

Transportation issues in this proposal should be considered in relation to the larger context of development on adjacent sites to the north and west. Temporary access to No. 4 Road is acceptable until future permanent access is constructed. This permanent access will be affected through either:

- A right of way through future development to the north to a future east/west road linking Le Chow Street to No. 4 Road;
- A possible future development to the south leading to General Currie Road; or,
- A single shared driveway to No. 4 Road for the subject site and neighbouring future developments.

The applicant must ensure safe and satisfactory internal circulation and vehicle turning movement including adequate provision of resident and visitor parking.

Transportation requirements for rezoning include:

- Provision of a temporary public access to the site from No. 4 Road via a Public Rights of Passage right-of-way (the design to the satisfaction of Transportation staff). Should

permanent access to No. 4 Road be established through the consolidated site, the City will release the right-of-way, but the property owner may maintain driveway access to No. 4 Road. No other driveway access to No. 4 Road or to the “half road” will be permitted from the subject site;

- Reconsideration of “future access” to the west with requirement for some contribution to frontage improvements to No. 4 Road; and,
- Contribution to General Currie Road construction as this site will use General Currie Road for westerly travel upon completion (though not fronting directly on General Currie Road).

Engineering

Development Applications – the Engineering Department supports the rezoning application as the subject parcel is to be consolidated and developed in conjunction with 7331 No. 4 Road.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7815 (RZ 04-271743)
7351 NO. 4 ROAD**

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/35)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No.7815"

- 2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7815**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

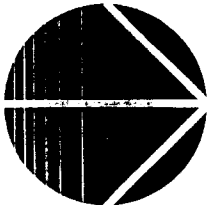
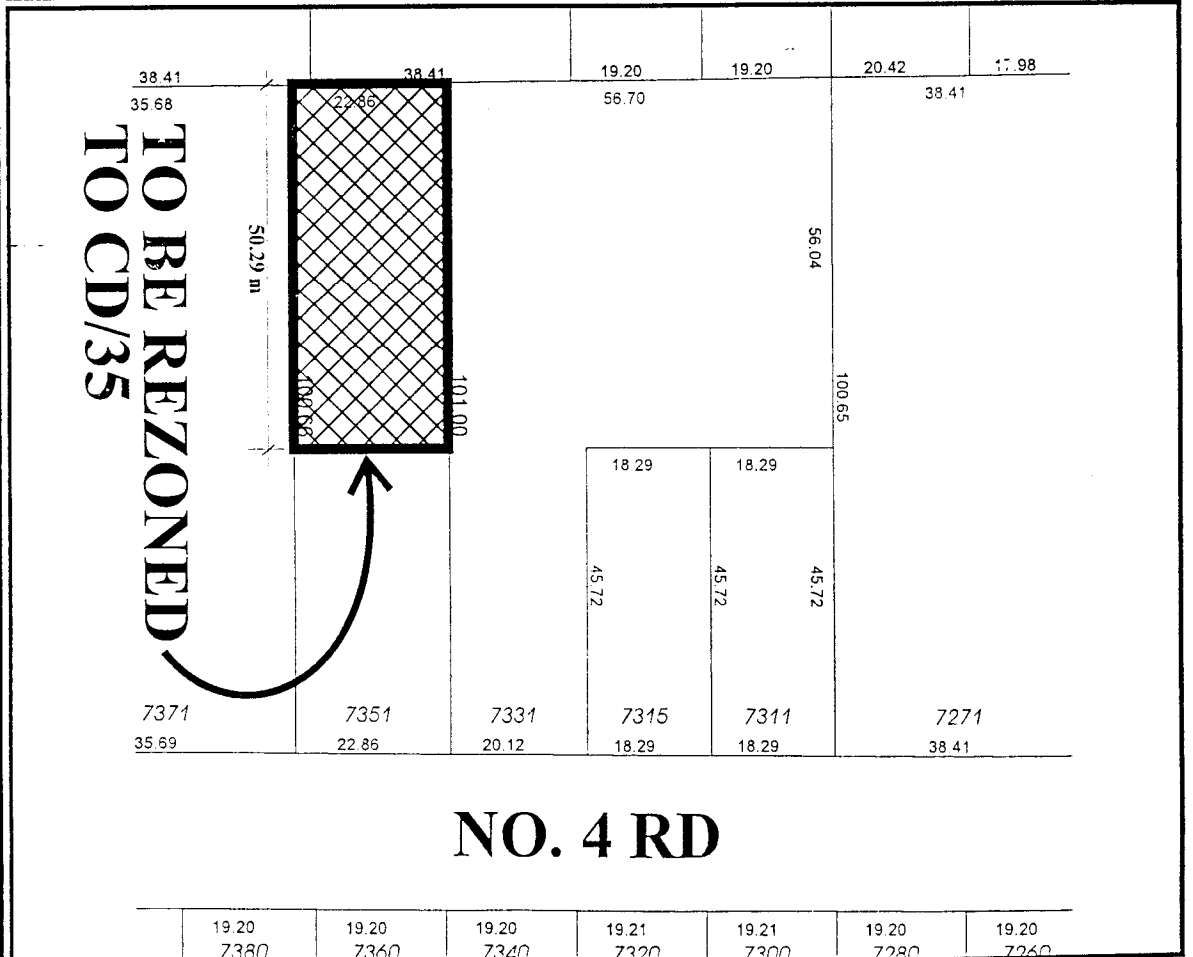
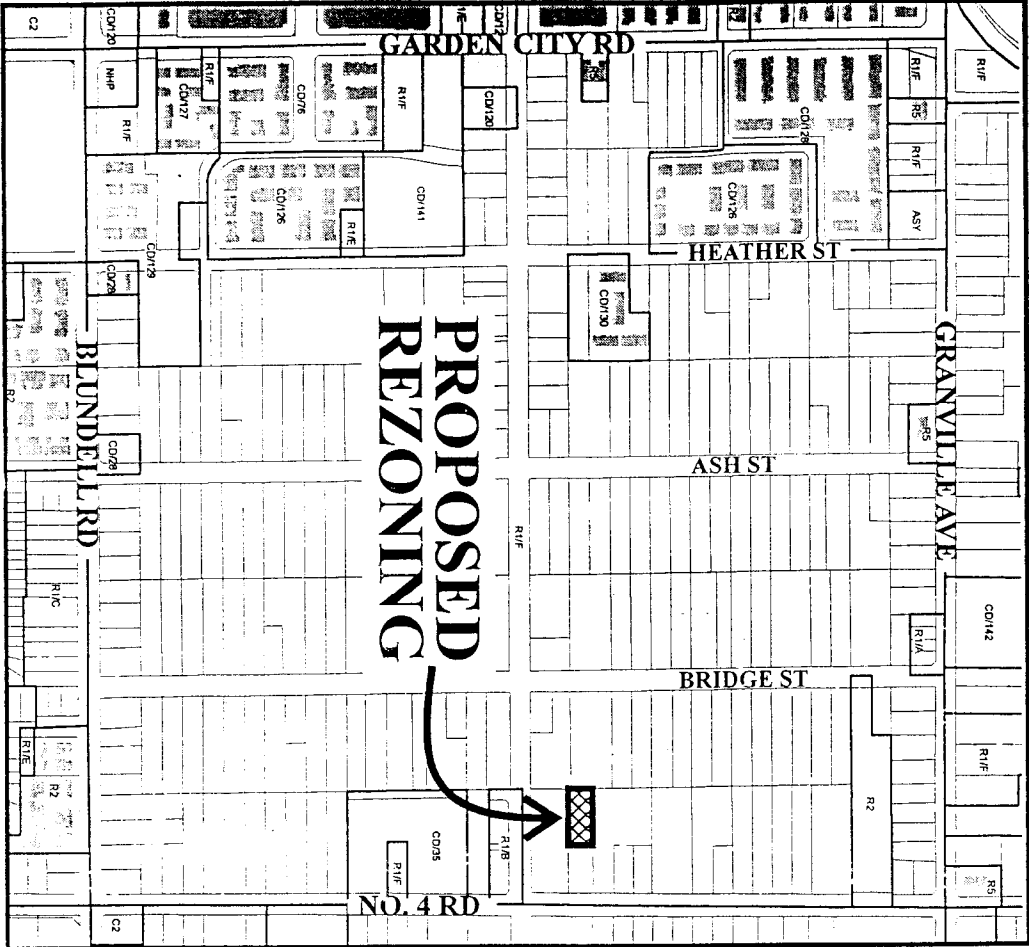
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK



City of Richmond



RZ 04-271743

Original Date: 06/10/04

Revision Date:

Note: Dimensions are in METERS