



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Date: August 23, 2004
File: RZ 04-274863
Re: **Application by Paul Leong Architect Inc. for Rezoning at 8560, 8580 and 8600 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6)**

Staff Recommendation

That Bylaw No. 7809, for the rezoning of 8560, 8580 and 8600 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

RV:dcb
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Paul Leong Architects Inc. has applied to the City of Richmond for permission to rezone 8560, 8580 and 8600 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6) in order to permit the development of 18 two-storey townhouses on the subject properties. The subject property is located in Section 21-4-6 and is within the Broadmoor Planning Area.

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

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

A Development Application Data Sheet is provided in **Attachment 3**.

Surrounding Development

North: A single-family residence on a deep R1/E zoned lot.

East: Single-family residential lots zoned R1/E.

South: Single-family residences on deep R1/E zoned lots. Of these properties, 8640 and 8660 No. 3 Road are the subject of a rezoning application RZ 04-267350 (approved by Planning Committee on August 24, 2004 and scheduled for review by Council at Public Hearing on September 20, 2004) which proposes 13 townhouses (5 of which along No. 3 Road would be three-storeys and 8 of which at the back of the properties would be two-storey). An area context plan was developed as part of RZ 04-267350 (**Attachment 6**) which accommodates the future redevelopment of the remaining lot at 8620 No. 3 Road as future townhouses only with access through the subject properties.

West across No. 3 Road: Single-family residences zoned R1/E and two storey townhouses zoned R2.

Related Policies & Studies

The subject lots were part of an area removed from Single-Family Lot Size Policy No. 5423 on November 17, 2003.

The current application conforms to the Arterial Road Redevelopment Policy in that it provides for townhouses at a density no greater than 0.6 Floor Area Ratio (F.A.R.).

There are no specific Development Permit Guidelines arising from any of the Broadmoor Sub-Area Plans which would affect the current development proposal.

Staff Comments

Staff technical comments from Engineering Works, Urban Design, and Policy Planning Department staff are provided in **Attachment 4**.

Analysis

This application for rezoning is relatively straightforward. All technical issues can be addressed through subsequent Development Permit application and review processes. The application is also consistent with the context plan developed through the rezoning application for RZ 04-267350.

A cross access agreement will be required to provide future access from 8620 No. 3 Road should it redevelop.

To date of writing this report, no calls have been received related to the application.

Based upon their review, **staff recommend approval of the Rezoning application.**

Financial Impact

No apparent financial impacts.

Conclusion

Staff have reviewed the technical issues related to the application for rezoning of 8560, 8580 and 8600 No. 3 Road and support the rezoning.



David Brownlee
Planner 2

DCB:dcb

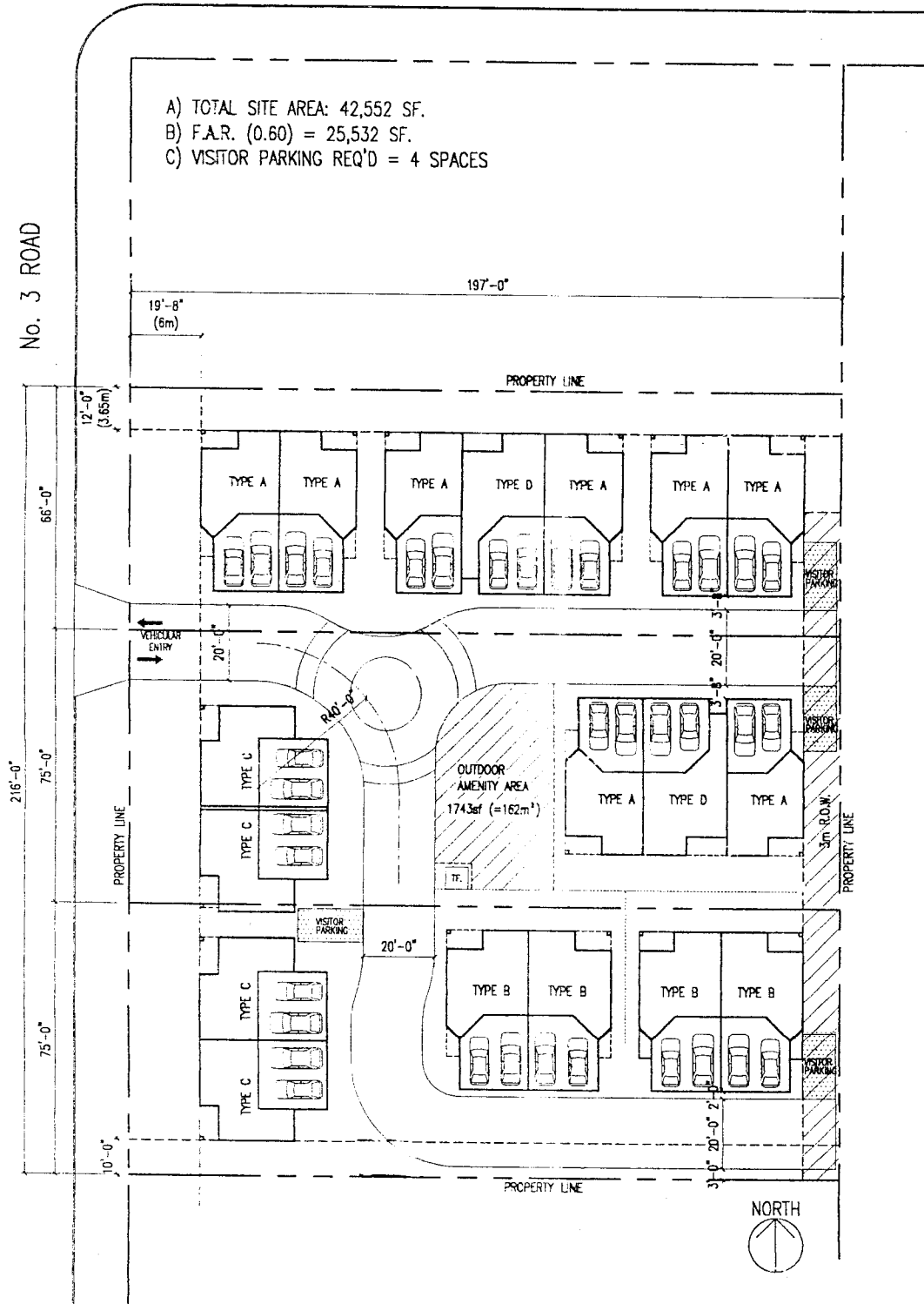
List of Attachments

- Attachment 1:** Location Map
- Attachment 2:** Conceptual Site Plan
- Attachment 3:** Development Application Data Sheet
- Attachment 4:** Staff Technical Comments
- Attachment 5:** Conditional Rezoning Requirements
- Attachment 6:** Larger Area Context Plan from RZ 04-267350

BOWCOCK ROAD

No. 3 ROAD

- A) TOTAL SITE AREA: 42,552 SF.
- B) F.A.R. (0.60) = 25,532 SF.
- C) VISITOR PARKING REQ'D = 4 SPACES



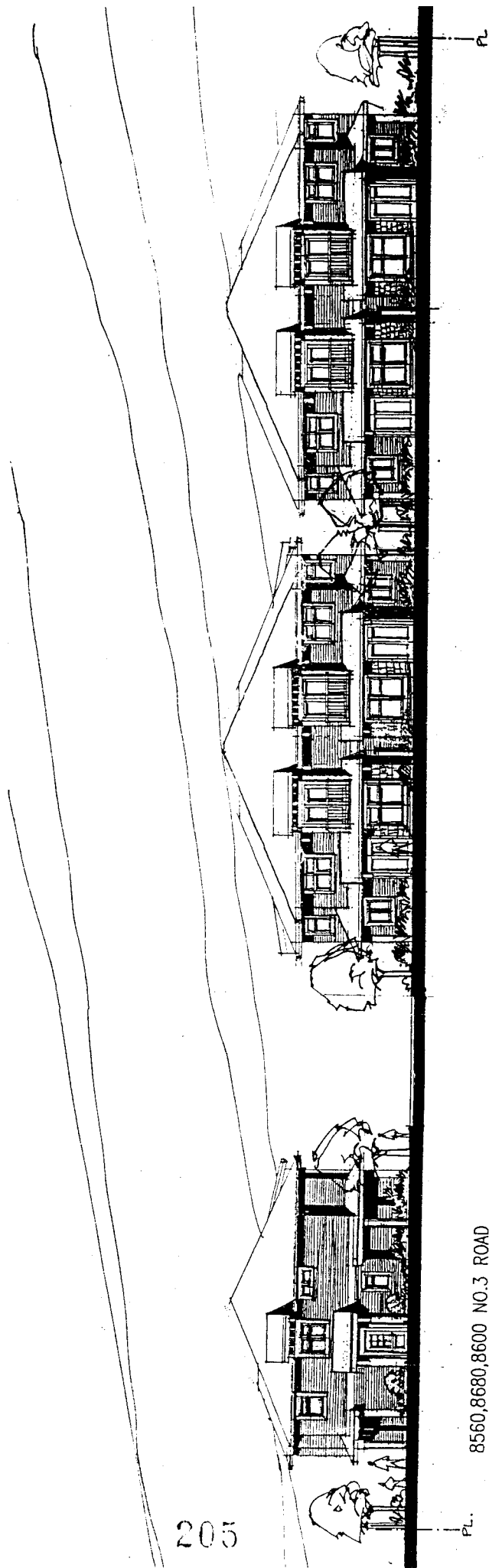
8560, 8580, 8600 No. 3 ROAD
 PROPOSED 18 UNITS TOWNHOUSE DEVELOPMENT

1"=30'-0"

REVISED DATE: AUGUST 10, 04'



205



8560,8680,8600 NO.3 ROAD

WEST (NO.3 ROAD) ELEVATION

AUGUST 27, 2004

PAUL LEONG ARCHITECT INC.


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-274863

 Address: 8560 / 8580 / 8600 No. 3 Road

 Applicant: Paul Leong Architect Inc.

 Planning Area(s): Broadmoor Section 21-4-6

	Existing	Proposed
Owner:	8560 No. 3 Rd: FU LAN HOU 8580 No. 3 Rd: NICOLE HUANG (Pending Transfer) 8600 No. 3 Rd: JUN HE	Western No. 3 Road Holdings Ltd.
Site Size (m²):	8560 No. 3 Rd: 1208 m ² 8580 No. 3 Rd: 1373 m ² 8600 No. 3 Rd: 1372 m ² Total Area: 3953 m ² (42552 ft ²)	One consolidated parcel totalling 3953 m ²
Land Uses	Single Family Residential	Multiple Family Residential
OCP Designation	Neighbourhood Residential	Same
Area Plan Designation	N/A	N/A
702 Policy Designation	N/A	N/A
Zoning	R1/E	R2-0.6
Number of Units	3 SF Dwellings	18 TH units
Other Designations	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	18.43 upa	none permitted
Floor Area Ratio:	0.6 Max.	0.6 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40 %	none
Lot Size (dimensions):	Min. 30 m width and 35m depth	65.84 m width and 60.05 m depth	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m	none
Setback – Side & Rear Yards(m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	11.0 m three storey	two storey – will not exceed maximum	none
Off-street Parking Spaces – Regular/Visitor:	2.0 (R) and 0.2 (V) per unit	36 (R) and 4 (V)	none
Off-street Parking Spaces – Total:	40	40	none
Tandem Parking Spaces	not permitted	none	none

Amenity Space – Indoor:	70 m ² or payment in lieu	Contribution of \$1,000/unit (\$18,000 total)	none
Amenity Space – Outdoor:	6 m ² / unit (108 m ²)	approx. 162 m ²	none

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

STAFF TECHNICAL COMMENTS

Engineering Works Design:

Engineering supports the Rezoning application. Prior to final adoption the developer shall:

1. Consolidate all three lots into one development parcel.
2. Developers' solicitor to prepare a cross access easement, granting 8620 No. 3 Road vehicular access to this new development site upon their redevelopment. Concept plan for the building orientation dated July 7, 2004 (revised Aug 10, 2004) is acceptable.

Other Development Application's comments: there is one significant tree about 3 m in from the property line in centre of what is currently 8560 No 3 Road, that based on site layout can be saved. Also, there should be no conflicts with "street furniture" for the new access point except a power pole is about 2 m north.

No other concerns. No Servicing Agreement required. No servicing/engineering requirements.

Transportation:

1. A cross access agreement with 8620 No. 3 Rd. required.
2. A parking management plan during construction will have to be provided to transportation particularly as No. 3 Rd is under "no stopping and no parking" regulation. The parking and management plan should include: location of construction related parking and loading , requests for lane closures (dates, times, and duration), and construction related traffic control (to conform with the MoT Traffic Control Manual for Works on Roadways and the MMCD Traffic Regulation Section 01570.)

Tree Preservation:

There are existing trees onsite. Provide tree survey and tree retention/replacement strategy. An arborist report may be required.

Policy Planning:

No Single Family Lot Size Policy concerns (the area was removed from Lot Size Policy No. 5423 in November, 2003). A similar rezoning application has been made for 8640 and 8660 No. 3 Road to the south leaving 8620 No. 3 Road in between. A context plan has been developed through RZ04-267350 to address this aspect.

The garbage/recycling receptacle will need to be relocated to accommodate this future access.

The application conforms to the Arterial Road Redevelopment Policy 7017. No other concerns.

Urban Design:

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:

- The amenity area is good. Ensure that a children's play area is accommodated;
- Provide a landscaping plan inclusive of compensation planting as required;
- Provide detailed elevations.

Conditional Rezoning Requirements
8560 / 8580 / 8600 No. 3 Road RZ 04-274863

Prior to final adoption of Zoning Amendment Bylaw 7809, the developer is required to complete the following requirements:

1. Registration of a cross access agreement on the southern property boundary allowing access to/from the future development site to the south (8620 No. 3 Road).
2. Consolidate all three lots into one development parcel.
3. \$1,000.00 per dwelling unit in-lieu of on-site indoor amenity space.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

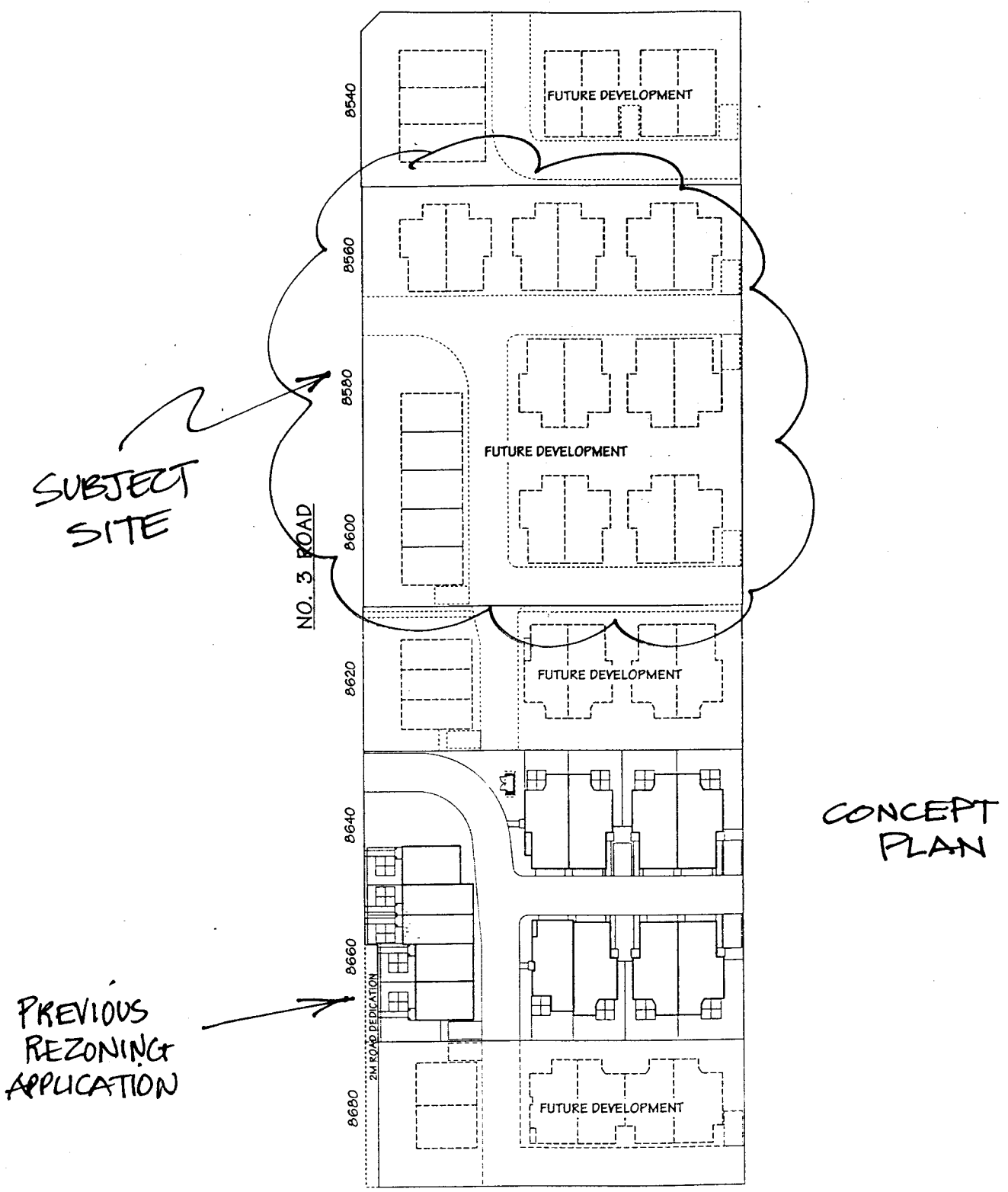
* Note: This requires a separate application.

(Signed Original in on File)

Signed

Date

BOWCOCK ROAD



SUBJECT SITE

PREVIOUS REZONING APPLICATION

CONCEPT PLAN



JULY 07, 2004

tomizo yamamoto architect inc.

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B.C. V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
Email: tyarch@shaw.ca



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7809 (RZ 04-274863)
8560, 8580, 8600 No. 3 Road**

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

- 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: 003-527-981
 South 66 Feet Lot 45 Section 21 Block 4 North Range 6 West New Westminster District Plan 14746
P.I.D: 007-682-212
 Lot 8 Section 21 Block 4 North Range 6 West New Westminster District Plan 12591
P.I.D: 003-783-570
 Lot 7 Section 21 Block 4 North Range 6 West New Westminster District Plan 12591
- This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7809”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK