



To: Planning Committee
From: Raul Allueva
Director of Development

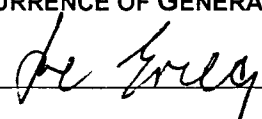
Date: September 3, 2004
File: RZ 04-264651

Re: **Application by ATI Construction Ltd. for Rezoning at 11040/11080/11100/11106 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) and a portion of 4151 Regent Street from Land Use Contract 026 to Townhouse District (R2-0.6)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7806, to redesignate 11040/11080/11100/11106 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw No. 7806, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
 is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7806, 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. 7807, which rezones 11040/11080/11100/11106 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)" and discharges "Land Use Contract 026" on a portion of 4151 Regent Street and rezones it "Townhouse District (R2-0.6)", be introduced and given first reading.


 Raul Allueva
 Director of Development
 Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Origin

ATI Construction Ltd. has applied to the City of Richmond for permission to rezone 11040, 11080, 11100 and 11106 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) and a portion of 4151 Regent Street from Land Use Contract 026 to Townhouse District (R2-0.6) in order to permit the development of 17 two-storey townhouses on the site. The portion of 4151 Regent Street, a small 3.0 m wide remnant strip of land along the southern boundary of 11106 No. 1 Rd., will be acquired by the applicant from the Greater Vancouver Housing Corporation (GVHC).

A site location map is provided in **Attachment 1**.
A conceptual site plan is provided in **Attachment 2**.
A larger area context plan are provided in **Attachment 3**.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 4**.

Surrounding Development

- To the north and south: Two-storey multi-family residential townhouses zoned R2.
- To the east: Two-storey low-density multi-family residential operated by the Greater Vancouver Housing Corporation under Land Use Contract 026.
- To the west (across No. 1 Rd.): a neighbourhood commercial shopping centre and an affordable housing apartment complex owned by the Provincial Rental Housing Corporation zoned R3.

Related Policies & Studies

The development proposal conforms with the Arterial Road Redevelopment Policy No. 7017 in that it proposes townhouses in the range of 0.6 Floor Area Ratio (F.A.R.) fronting onto an arterial roadway. The two-storey form of development is also consistent with the developments immediately to the north, south and east.

City records indicate that a previous development proposal in 1994/96 to rezone the site to accommodate townhouses was withdrawn (RZ 94-248 and DP 96-183). Both applications were withdrawn by the developer who apparently was having difficulty developing the site and was unable to fulfil the conditional rezoning requirements for the project.

Staff Comments

Staff Technical Review Comments are provided in **Attachment 5**. No significant concerns have been identified through the technical review.

Analysis

The GVHC has made the remnant portion of 4151 Regent Street available for acquisition by the applicant and have provided the City with a letter indicating their support for this acquisition transaction. The remnant area is currently not being used by the development at 4151 Regent Street. Originally, it was proposed to be a walkway to No. 1 Road but this has been deemed redundant given the close proximity of Regent Street. The GVHC has declared this strip as surplus. The applicant has committed to acquiring this parcel to square off his site.

Generally, the form of development proposed on this site is in keeping with the existing adjacent developments and should fit into the area well. To date, staff have not received any calls or correspondence in opposition to the proposed development.

The proposal necessitates an amendment to the Steveston Area Plan to replace the Single-Family designation over 11040, 11080, 11100 and 11106 No. 1 Road with a Multiple-Family designation. This is considered to be acceptable by staff given that the surrounding areas are all similarly designated Multiple-Family in the Area Plan. The remnant portion of 4151 Regent St. is already designated as Multiple-Family in the Steveston Area Plan.

The developer has indicated a willingness to make a cash contribution in lieu of indoor amenity space provisions.

Based upon the review of this application, staff are recommending that the application be supported.

Financial Impact

No apparent financial impacts.

Conclusion

Staff have reviewed the technical issues related to the rezoning and redevelopment of 11040, 11080, 11100 and 11106 No. 1 Road and a portion of 4151 Regent Street. Both the proposed amendment to the Steveston Area Plan designation and the proposed rezoning are supported by staff.



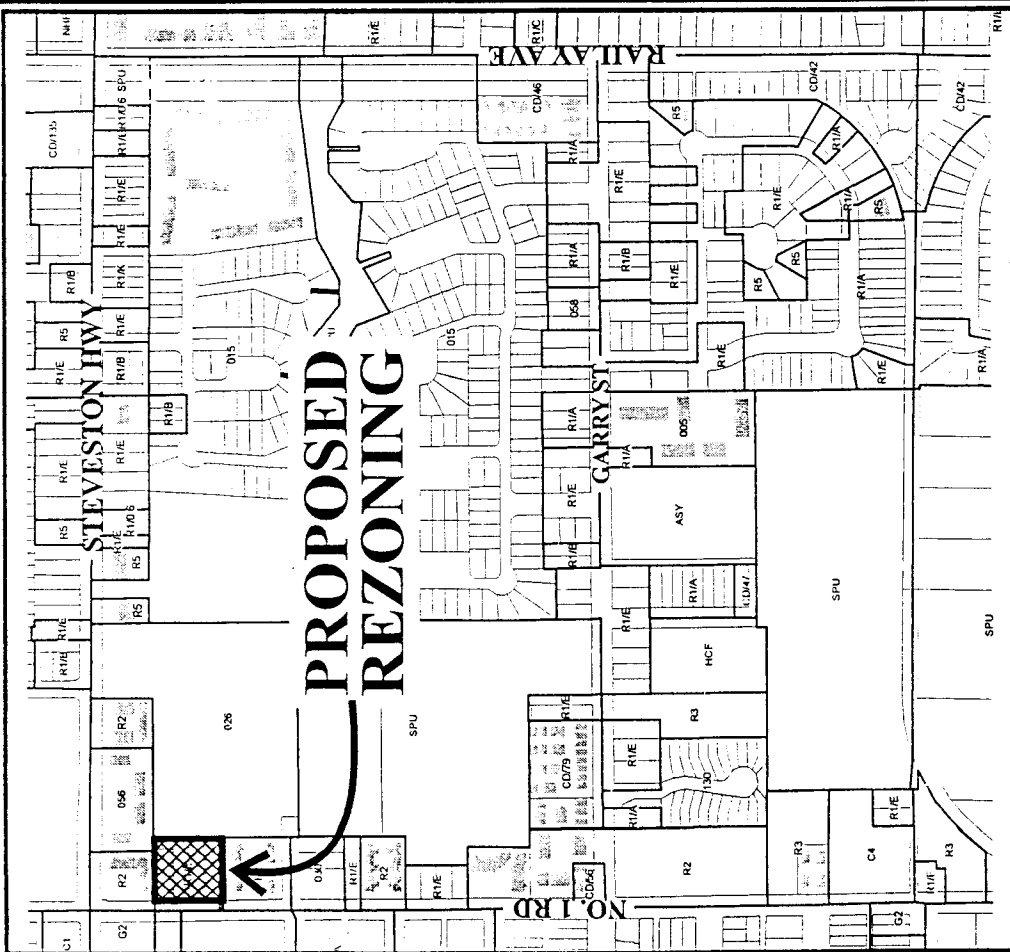
David Brownlee
Planner 2

DCB:dcb

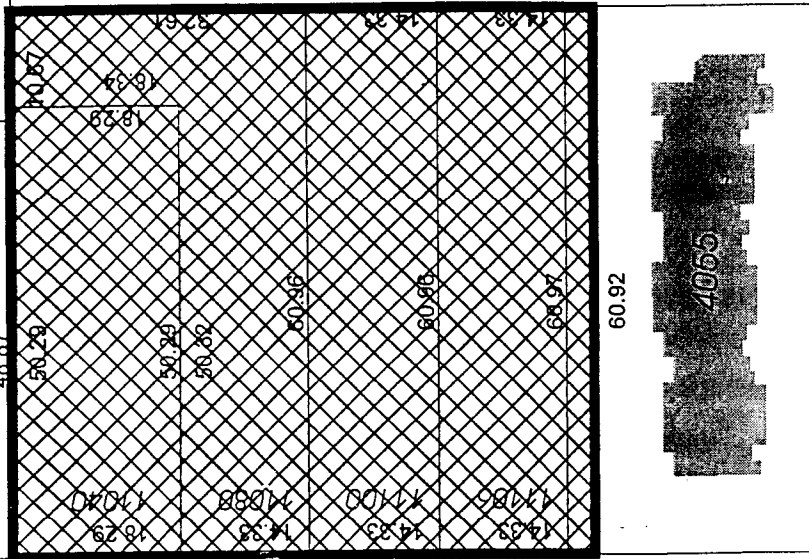
List of Attachments

- | | |
|--------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Conceptual Site Plan |
| Attachment 3 | Larger Area Context Plan |
| Attachment 4 | Development Application Data Sheet |
| Attachment 5 | Staff Technical Review Comments |
| Attachment 6 | Conditional Rezoning Requirements Concurrence |

City of Richmond



PROPOSED REZONING



NO. 1 RD

11020

49.17

45.14

75.88

61.23

48.87

50.29

50.36

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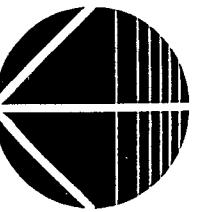
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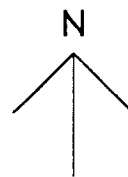
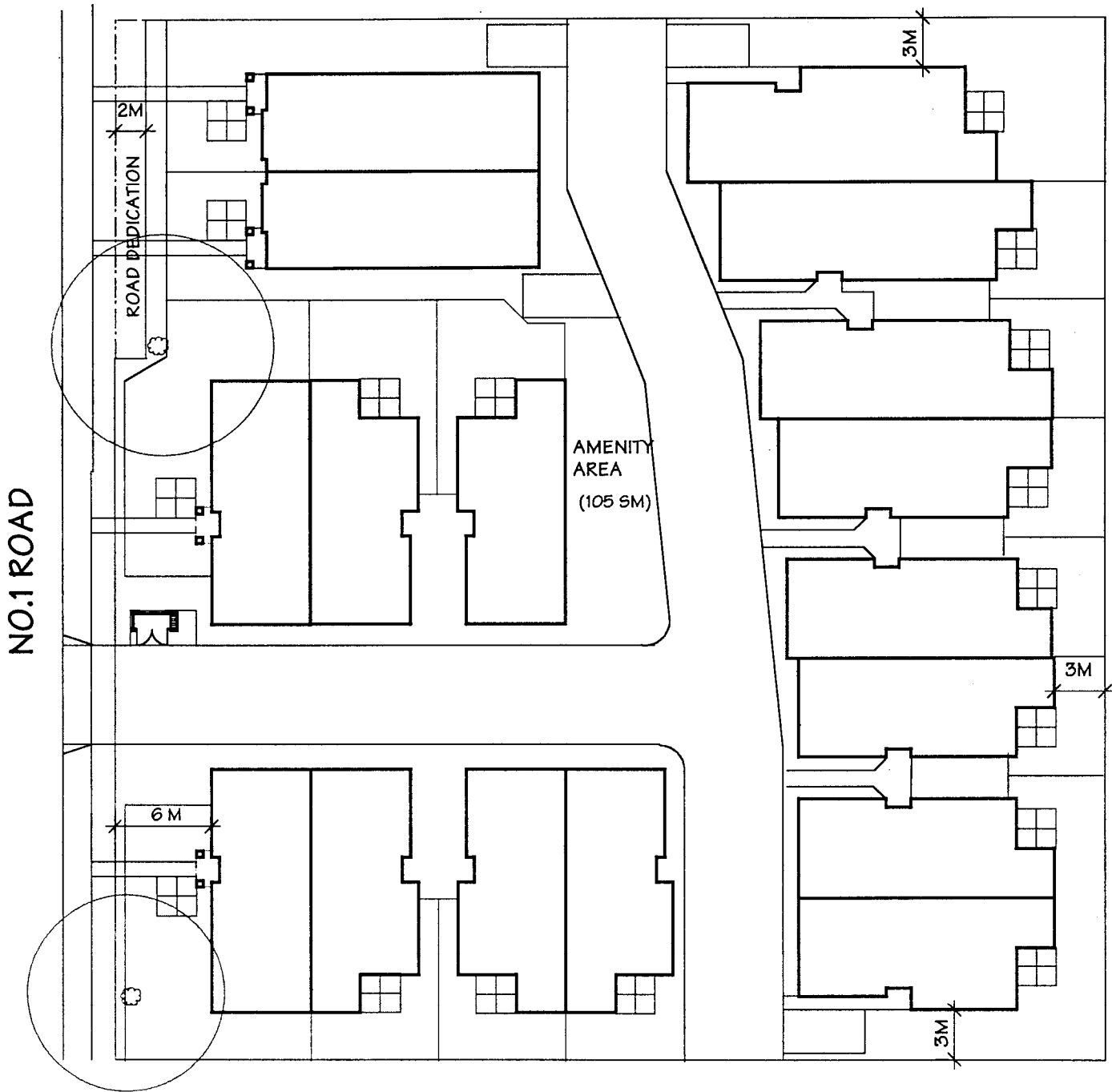


RZ 04-264651

Original Date: 03/05/04

Revision Date: 08/05/04

Note: Dimensions are in METRES



SITE PLAN

SCALE: 1" = 30'-0"

0322

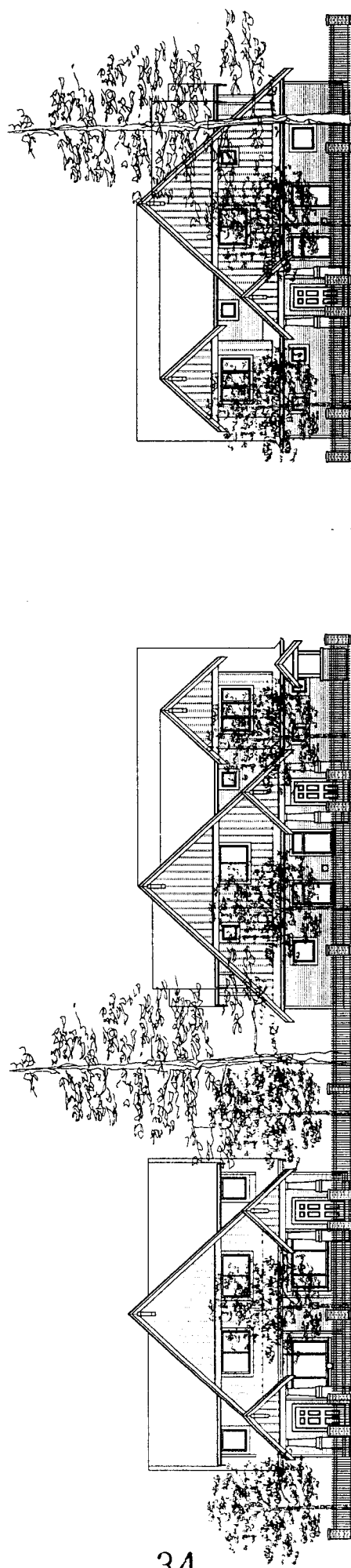
AUG. 31, 2004

TOWNHOUSE DEVELOPMENT

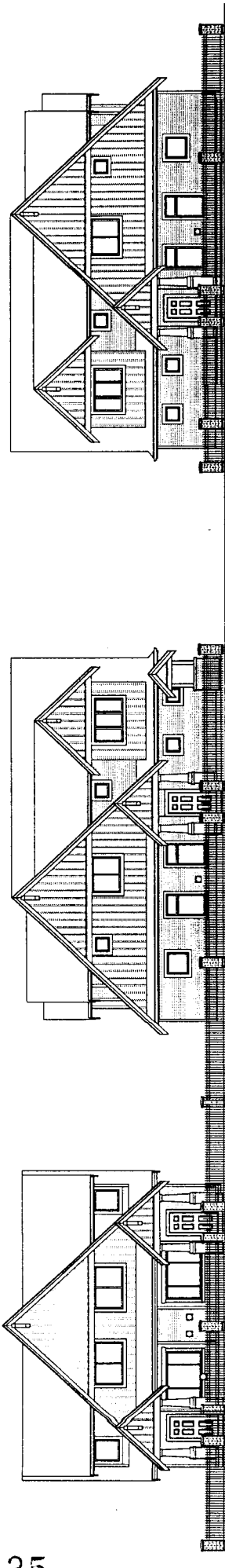
11040/11080/11100/11106 NO.1 ROAD, RICHMOND

tomizo yamamoto architect inc.

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

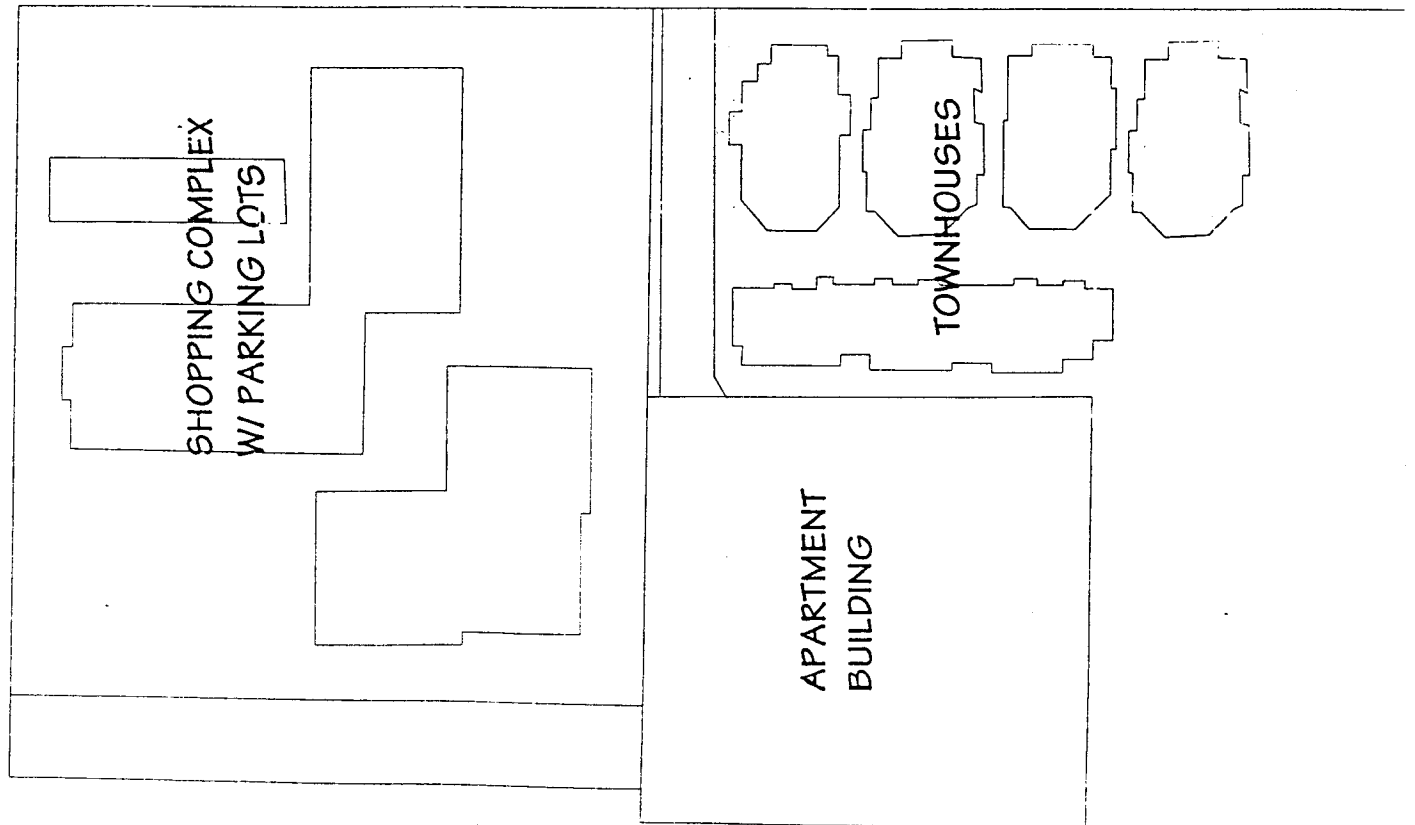


NO. 1 ROAD ELEVATION

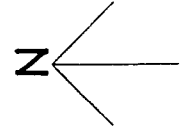
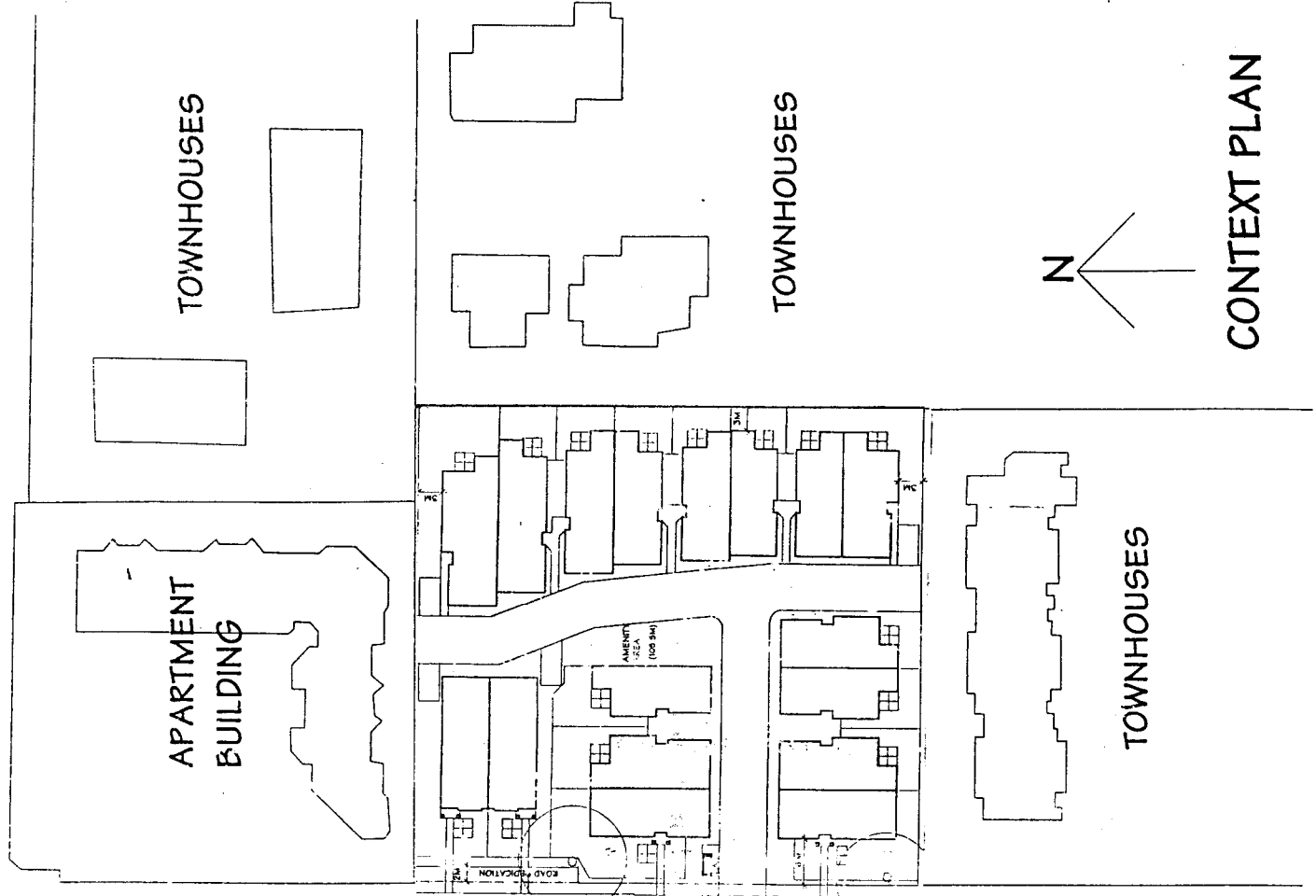


NO. 1 ROAD ELEVATION

STEVESTON HWY



NO.1 ROAD



CONTEXT PLAN


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet
 Policy Planning Department**
RZ 04-264651

 Address: 11040/11080/11100/11106 No. 1 Road

 Applicant: ATI Construction Ltd.

 Planning Area(s): Steveston Planning Area - Section 02-3-7

	Existing	Proposed
Owners:	11106 No. 1 Rd: Yun Key Wong and Lam Yu Wong (pending freehold transfer) 11100 No. 1 Rd / 11040 No. 1 Rd / 11080 No. 1 Rd: S8113 Holdings Ltd. An adjacent strip from 4151 Regent St: Greater Vancouver Housing Corporation	S8113 Holdings Ltd.
Site Size (m²):	11106 No. 1 Rd: 872 m ² 11100 No. 1 Rd: 872 m ² 11040 No. 1 Rd: 920 m ² 11080 No. 1 Rd: 1068 m ² Plus a 3.0m x 60.9m strip from 4151 Regent St.: 185.76 m ² Total Area: 3917.76 m ² approx.	3876.1 m ² approx. after dedication along part of No. 1 Road frontage
Land Uses	Residential	Residential
OCP Designation	Neighbourhood Residential	same
Area Plan Designation	Single Family over 11106/11100/11040/11080 No. 1 Rd. & Multiple Family over 4151 Regent St.	Multiple Family
702 Policy Designation	none	none
Zoning	R1/E over 11106/11100/11040/11080 No. 1 Rd. and LUC 026 over 4151 Regent St.	R2-0.6
Number of Units	4	17

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	17.75 upa	none permitted
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (m ²):	Min. 30 m width and 35m depth	Min 64.33m width and min 58.96 m depth	none

Setback – Front Yard (m):	Min. 6 m	6 m	Entry porches project a max of 3 m into front yard. Mail box / recycling container enclosure located in the front yard.
Setback – Side & Rear Yards(m):	Min. 3 m	Min. 3 m	none
Height (m):	11 m	8.9 m	none
Off-street Parking Spaces – Regular/Visitor:	2.0 (R) and 0.2 (V) per unit	34 (R) and 4 (V)	none
Off-street Parking Spaces – Total:	38	38	none
Tandem Parking Spaces	not permitted	none	none
Amenity Space – Indoor:	70 m ² or payment in lieu	none cash contribution \$1,000/unit	none
Amenity Space – Outdoor:	6 m ² per unit – 102 m ² total	105 m ²	none

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

Staff Technical Review Comments

Policy Planning Review

Both the property to the north and the south are zoned R2 and are already developed. The existing configuration of their buildings indicates that a laneway is not required for adjacent lots. Discussions with staff suggest that cross access arrangements will not be required for this development site and no through laneway is envisioned.

Tree Preservation

Efforts should be made to either preserve or relocate as many trees from the site as possible. A tree survey will be required to assist with this aspect. It is noted that the applicant has altered the site plan to retain two larger trees on the front of the property.

Urban Design Review

The following comments are based upon the preliminary site plan. Additional urban design comments will be provided when more detailed design information is submitted at the Development Permit stage.

- Provide indoor amenity space or cash in lieu.
- Location of proposed outdoor amenity space is acceptable. Applicant to confirm detailed design of this space, and that this meets size requirements.
- Provide accessible parking stall & unit (or opportunity for future elevator installation).
- Provide tree survey & arborist report – several existing trees are noted on site.
- Encourage separation of pedestrian access from vehicular access.
- Carefully consider the strength of front entry identities on drive aisle - pull closer.
- Provide location & details for garbage, recycling & mailbox enclosures.
- Provide elevations with materials & colours.
- Provide private outdoor space for all units (i.e. back yards or decks).
- Review details of proposed entry porch projections (No. 1 Rd.) and mail box location in the context of detailed building and landscaping plan.

Engineering Review

Development Application staff support the Rezoning application.

Prior to final adoption, the developer shall consolidate all four lots into one development parcel, including dedication of a 2 m wide strip across the No 1 Road frontage up to 70 m from the Steveston Hwy intersection. Acquisition of the remnant GVHC strip shall be included in the consolidation plan.

The existing sidewalk is at the current property line and this is the last site in the area to redevelop, so no requirement for offsite improvements. All tie-in fees, sidewalk reinstatements, etc. to be determined at the Building Permit stage. No other concerns.

Conditional Rezoning Requirements
11040/11080/11100/11106 No. 1 Road and a portion of 4151 Regent Street
(RZ 04-264651)

Prior to final adoption of Zoning Amendment Bylaw 7807 the developer is required to complete the following requirements:

1. Consolidate all four lots plus the remnant strip from 4151 Regent Street along the southern property boundary of 11106 No. 1 Road into one development parcel.
2. Dedication of a 2 m wide strip across the No 1 Road frontage up to 70 m from the Steveston Hwy intersection.
3. A contribution of \$1000.00 per unit in lieu of 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.

(Original signed concurrence is on file)

Signed

Date



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7806 (RZ 04-264651)
11040/11080/11100/11106 No. 1 Road**

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 in the Steveston Area Land Use Map to Schedule 2.4 (Steveston Area Plan) thereof of the following area and by designating it "Multiple Family".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7806"

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7806**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

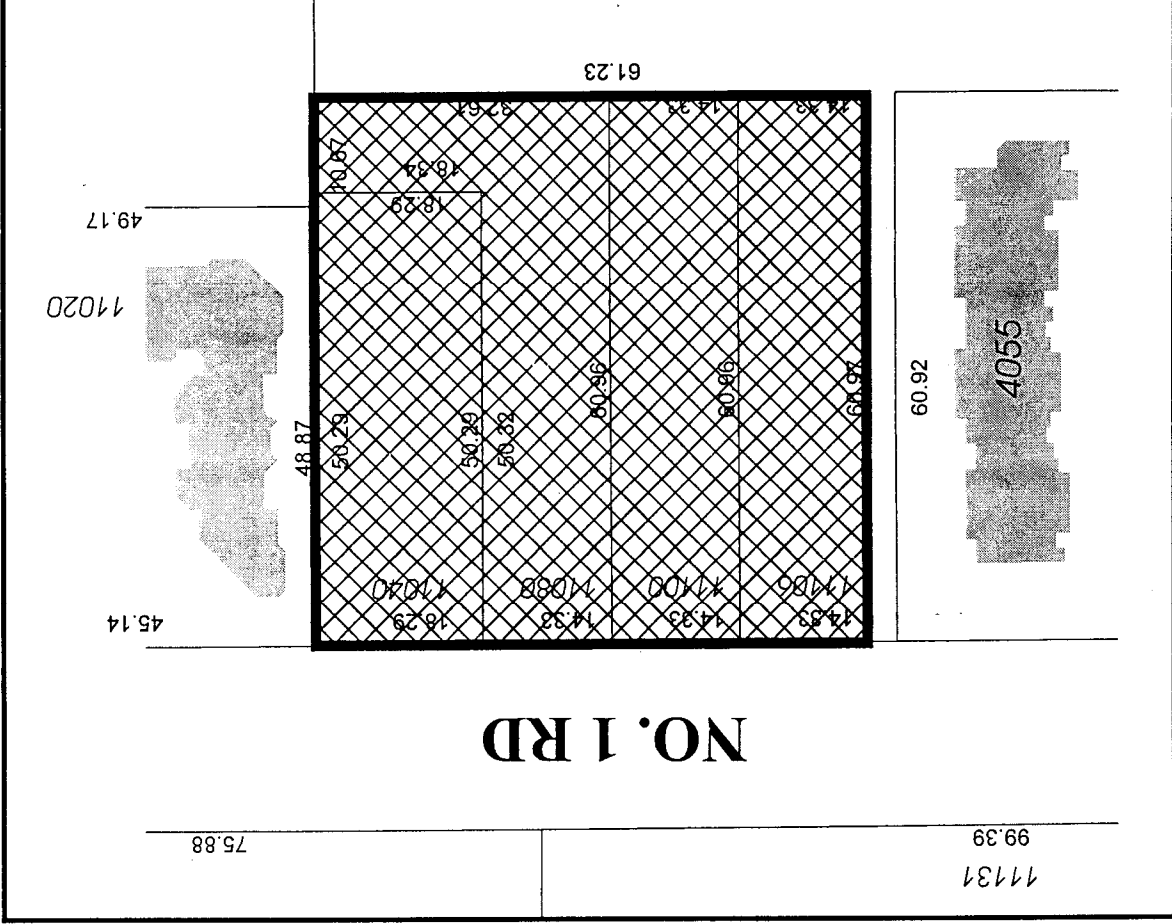
OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

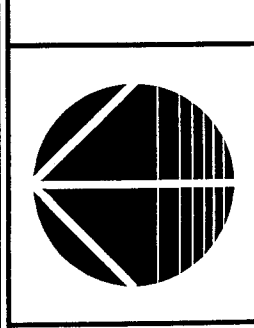
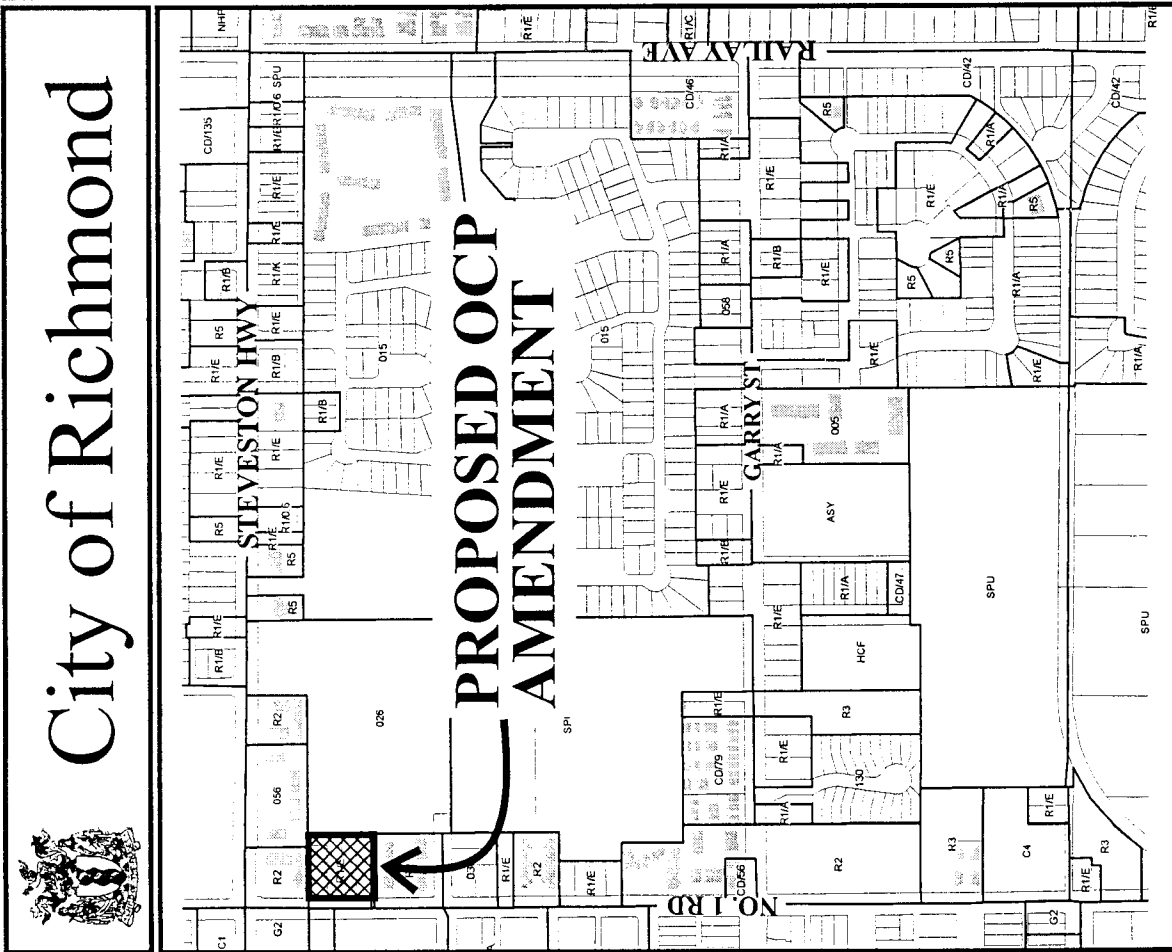
CITY CLERK



Original Date: 03/05/04
 Revision Date: 08/05/04
 Note: Dimensions are in METRES

Proposed OCP Amendment

RZ 04-264651





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7807 (RZ 04-264651)
11040/11080/11100/11106 No. 1 Road and a portion of 4151 Regent Street**

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 **TOWNHOUSE DISTRICT (R2-0.6)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7807"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7807"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

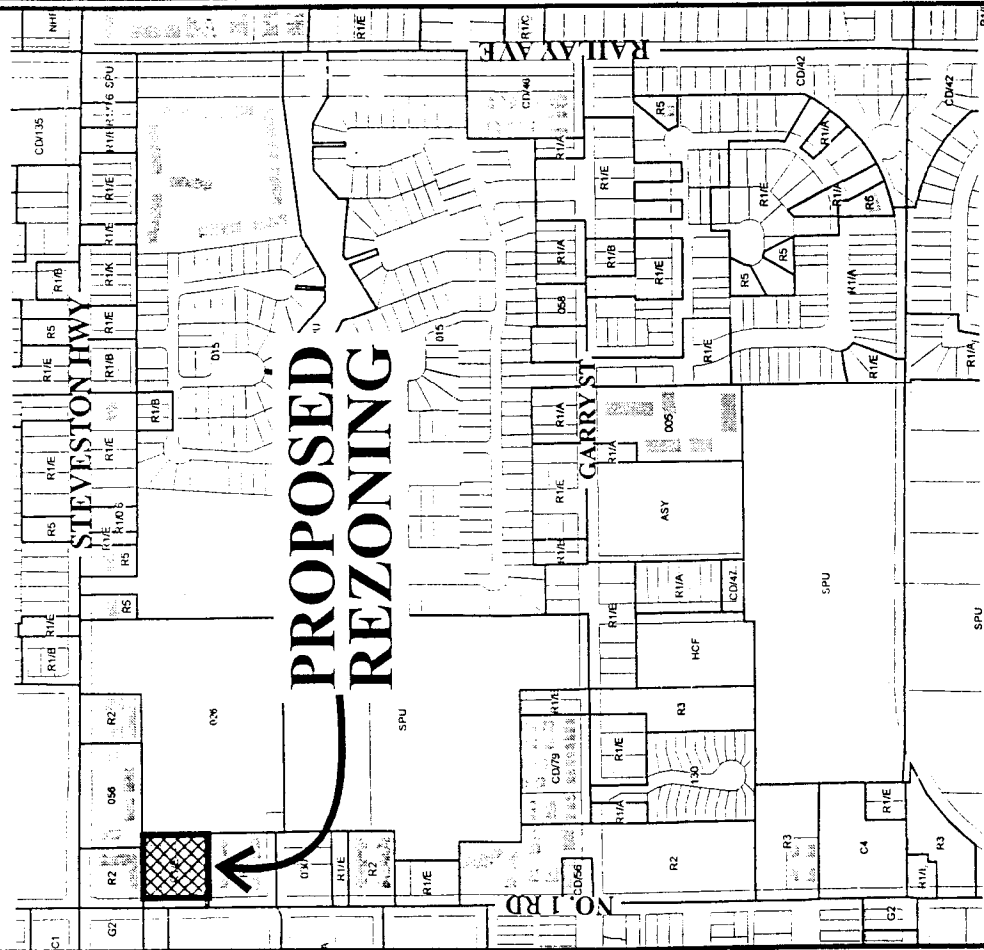
ADOPTED

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

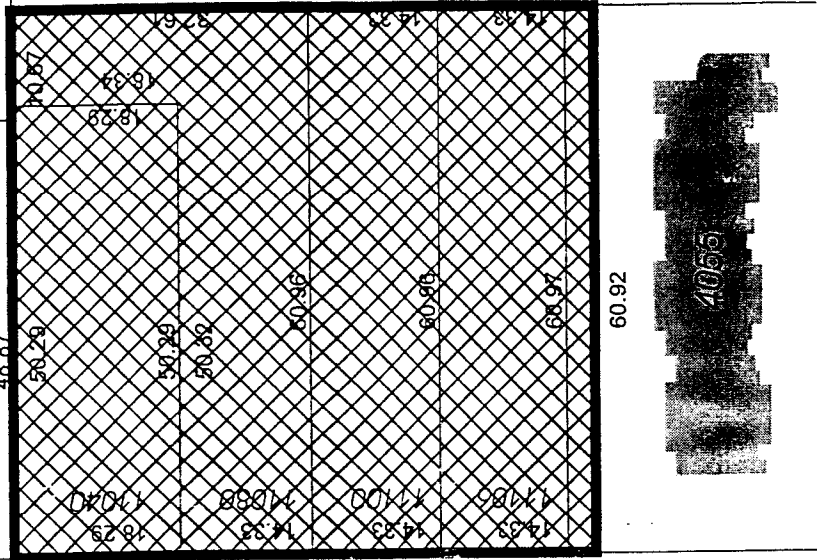
MAYOR

CITY CLERK

City of Richmond

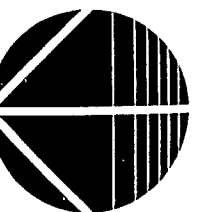


PROPOSED REZONING



NO. 1 RD

11020



RZ 04-264651

Original Date: 03/05/04
 Revision Date: 08/05/04
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