



To: Planning Committee **Date:** September 28, 2003
From: Joe Erceg **File:** RZ 03-239406
 Manager, Development Applications
Re: **APPLICATION BY AM-PRI CONSTRUCTION LTD. TO REZONE 7740, 7760, AND 7780 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/129), AND TO AMEND THE PERMITTED DENSITY UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/129)**

Staff Recommendation

That Bylaw No. 7600, for rezoning at 7740, 7760, and 7780 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/129)", and to amend the permitted density under "Comprehensive Development District (CD/129)", be introduced and given first reading.

H. Bule

JE Joe Erceg
Manager, Development Applications

Att. 3

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Land & Properties.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>[Signature]</i>

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone the subject site for the purpose of constructing 36 three-storey townhouses and extending Keefer Road along the north edge of the subject site as per the McLennan South Sub-Area Plan. The site is comprised of three lots fronting onto Heather Street near Blundell Road, two of which are owned by the City of Richmond. The City lots were originally purchased for possible use as neighbourhood school and/or park site, but have since been determined to be surplus to the community's needs. (**Attachment 1**)

Findings Of Fact

Item	Existing	Proposed
Owner	City of Richmond Am-Pri Construction Ltd.	Am-Pri Construction Ltd.
Applicant	Am-Pri Construction Ltd.	
Site Size (G/S)	5,306 m ² (57,115.18 ft ²)	5,298 m ² (57,029.06 ft ²) <ul style="list-style-type: none"> Reduction due to corner cut at Heather/Keefer
Land Uses	<ul style="list-style-type: none"> An area of predominantly older homes, rapidly being replaced by 2- and 3-storey townhouses west & south of the subject site Land has been secured for Keefer Avenue & a school/park site immediately north of the subject site 	<ul style="list-style-type: none"> 36 three-storey townhouses A portion of Keefer Avenue, along the north edge of the subject site, linking Heather with Ash Street
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South Policies & Practices	<ul style="list-style-type: none"> Land Use: Residential, Townhouse up to 3 storeys over one level parking, Triplex, Duplex, Single Family – To date, 3-storey townhouses have typically be constructed Density: Designated for a <u>base</u> density of 0.75 floor area ratio (FAR) – Densities of up to 0.93 FAR has been approved, with 0.75-0.8 FAR being more typical. Development Permit Guidelines: Encourage a “traditional” style and “house-like” character within a lush, green, informal landscape. Roads: The developer of the subject site must contribute to the establishment of Keefer Avenue immediately to its north. Lane: A lane is to be built along the south edge of the subject site by others. The applicant has not been made responsible for the lane in light of his road requirements. Park: Planning will begin in late 2003, with limited construction following in 2004. School: No date has been set for construction of the neighbourhood elementary school. 	
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/129) <ul style="list-style-type: none"> Permits 3-storey townhouses @ 0.78 FAR <u>plus</u> it is proposed that an additional 0.03 FAR be allowed for the future conversion, by residents, of a limited amount of garage space to habitable rooms where it will not impact required parking.

Staff Comments***Policy Planning***

The proposed project and its contribution to the establishment of Keefer Avenue and McLennan South's neighbourhood park are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan. And, the proposed amendment to Comprehensive Development District 129 (CD/129) is minor and is a practical way to deal with the inevitable conversion of garage space to habitable rooms.

Transportation

- The applicant is responsible for a financial contribution to the establishment of Keefer Avenue as described under "Financial Impact", funds from which are to be directed to the construction of a partial width of Keefer (e.g. two driving lanes, plus a sidewalk and boulevard on one side) to City standards linking Heather and Ash Streets.
- Secure a 4 m x 4 m (13.1 ft. x 13.1 ft.) corner cut at the intersection of Heather and Keefer.
- Vehicle access shall be limited to the public lane along the south side of the subject site and one driveway on Keefer Avenue to the satisfaction of Transportation staff.

Engineering

Prior to final reading of the rezoning, the following shall be in place:

- Consolidation of the three subject lots;
- Dedication of a corner cut at Heather and Keefer;
- Restrictive covenant limiting vehicle access as per Transportation staff requirements; and
- Entering into the City's standard Servicing Agreement for a half-road upgrade along the subject site's Heather frontage.

In addition, the applicant shall be responsible for contributing to the establishment of a portion of Keefer Avenue, to be valued at the equivalent of a 10 m (32.8 ft.) wide strip of land along the north edge of the subject site and road construction to City standards on that strip of land. It is anticipated that the City will direct the applicant's contribution towards the construction of a 10 m (32.8 ft.) width of Keefer from Heather to Ash Street, with excess funds going to the City to reimburse it in part for its lands. (Future townhouse development east of the subject site will be required to make a similar contribution, all of which will be directed towards reimbursing the City for its lands. The north edge of this portion of Keefer, including both land and construction, will be the responsibility of the School District when the area's elementary school is constructed.) Construction of the proposed portion of Keefer by the applicant shall be managed through the City's standard Servicing Agreement.

Development Permit Considerations

Staff recommend that processing of a Development Permit (DP), to the satisfaction of the Manager of Development Applications, be made a condition of final adoption of the subject application for rezoning, and that through that process the applicant:

- Create variety between building blocks through variations in massing, architectural features, colour, etc. to provide for more visually interesting streetscapes and an informal character;

- Ensure that existing trees are retained wherever possible, especially within the project's central open space and along Keefer Avenue;
- Ensure that landscaping of the site avoids a "manicured" look, in favour one that is more "natural" in terms of both the materials/plants/trees employed and how they are used; and
- Vary the sideyard setback along the subject site's east edge from 6 m (19.7 ft.) to 4.5 m (14.8 ft.).

Analysis

- The proposed project and its construction of a portion of Keefer Avenue are consistent with Richmond's planning and development objectives and are expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood.
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space is consistent with the practice employed elsewhere in McLennan South since adoption of the sub-area plan and is considered most appropriate in light of the site's proximity to the proposed park.
- Likewise, the applicant's proposal to contribute funds towards public art in the neighbourhood park will enhance the quality and amenity of the park for all neighbourhood residents and will assist in the timely implementation of park development.
- The project requires that CD/129 be amended to allow for an additional 0.03 FAR to facilitate the future conversion, by residents, of a limited amount of garage space (159 m²/1,711 ft² total or 19.9 m²/214 ft² per unit) to habitable rooms when access to the proposed public lane south of the subject site comes available. This "flex-space", which is to be located in the 8 units that back directly onto the lane, is a practical innovation that takes advantage of this future access, enhances livability and adaptability of the affected dwellings, and enhances the use and surveillance of the lane, all without affecting building bulk, site coverage, or parking. In addition, as proposed, the zoning amendment will have no impact on the McLennan South site previously zoned CD/129 as that site has no opportunity for lane access.
- **Recommendation:** Staff recommend support for the subject application and the proposed amendments to CD/129.

Financial Impact

Neighbourhood Park Contributions

The applicant is required, as a condition of rezoning, to make payment-in-lieu of providing on-site, indoor amenity space at a rate of \$1,000 per dwelling (e.g. \$36,000.00) and to contribute funds towards public art at a rate of 0.60 per buildable square foot (e.g. +/- \$27,400.00), both of which are to be directed to the development of the McLennan South Neighbourhood Park, as has been the recent practice with a number of other multiple-family developments in this area.

Keefer Avenue Implementation

- The City owns land earmarked for the establishment of Keefer Avenue between Heather and Ash Streets. The applicant, as a condition of rezoning, is required to pay for the equivalent of a 10 m (32.8 ft.) wide strip of land along the north edge of the subject site and the construction of a portion of Keefer on that land to City standards. Future townhouse development by others east of the subject site (e.g. fronting onto Ash Street) will be required to make an equivalent contribution towards Keefer Avenue, and the School District will be required to complete Keefer's north edge between Heather and Ash.
- Staff recommend that the funds received from the applicant be directed to pay for the construction of a partial width of Keefer linking Heather with Ash, and that funds received from subsequent developer(s) and the School District be directed to completing construction of the north side of the road (e.g. a parking lane, sidewalk, and boulevard) and reimbursing the City for the cost of its land.
- The developer will be eligible for Development Cost Charge (DCC) road credits for Keefer.

Conclusion

Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan South objectives for residential growth and development and merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

There are requirements to be dealt with prior to final adoption of rezoning:

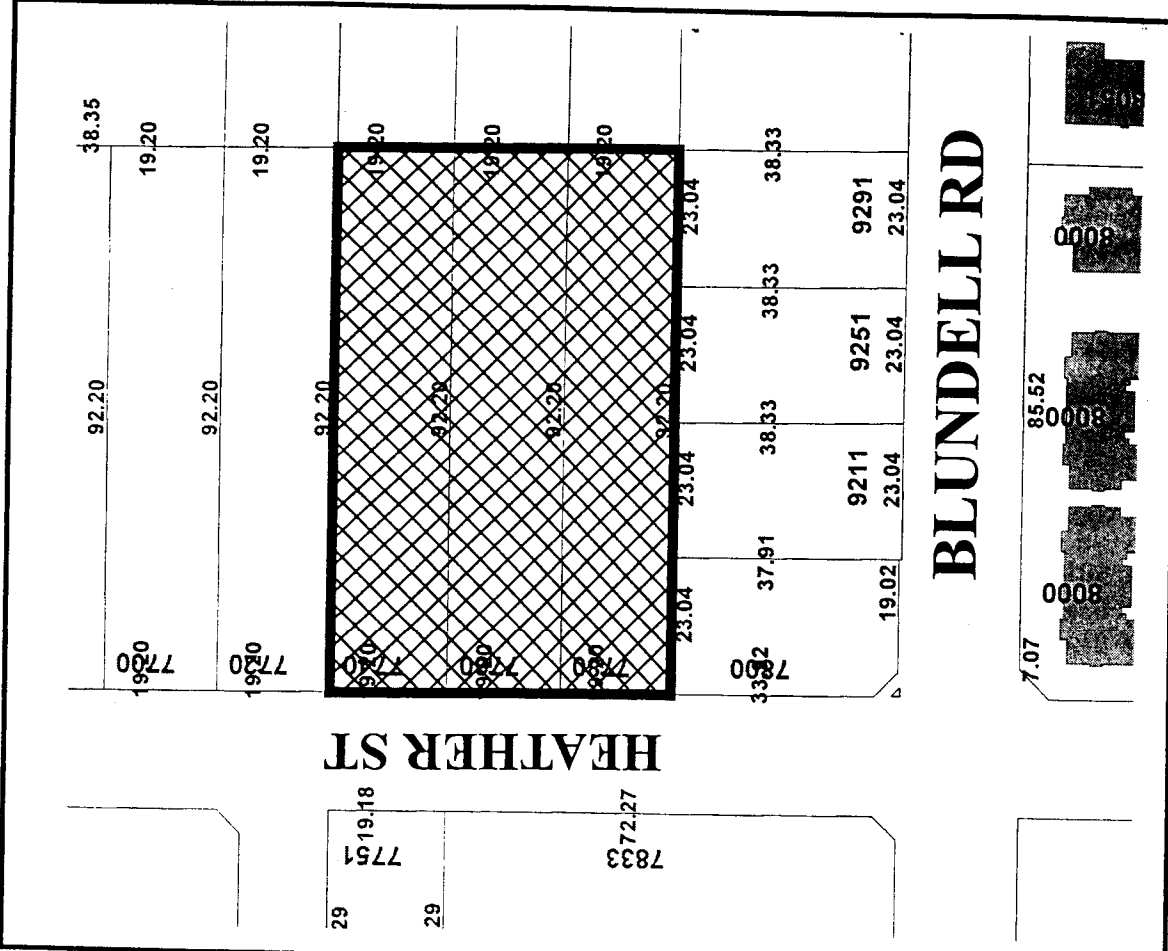
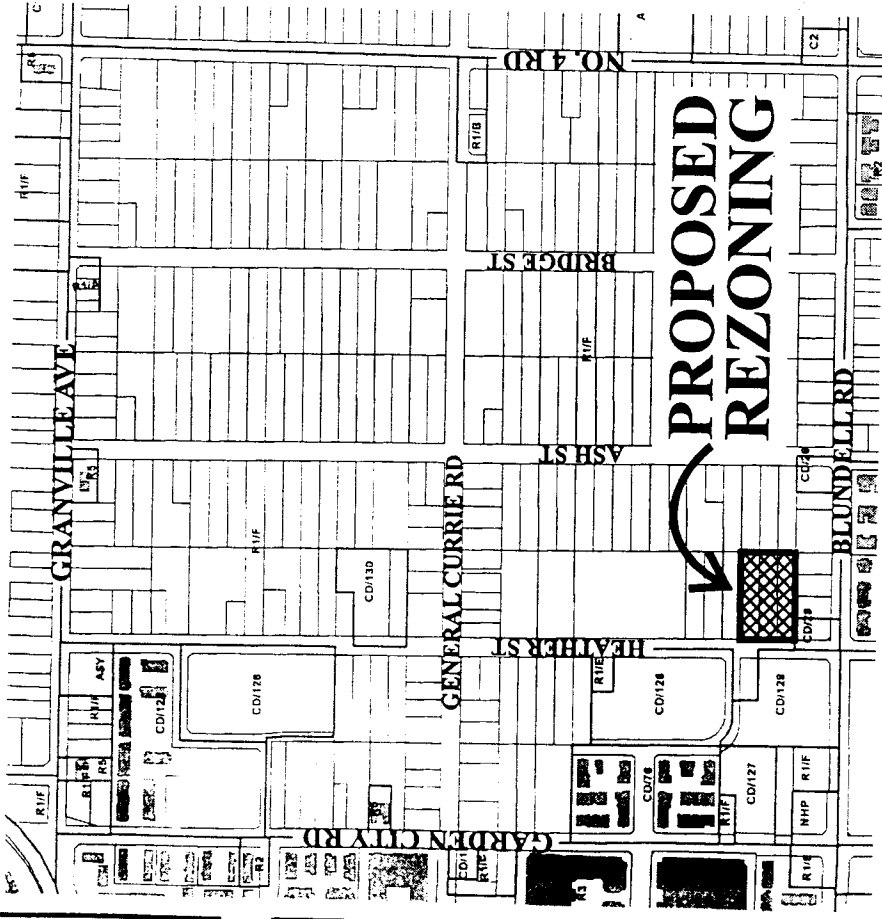
Legal requirements, specifically:

- Consolidation of the three subject lots.
- Dedication of a 4 m x 4 m (13.1 ft. x 13.1 ft.) corner cut at the corner of Heather and Keefer.
- Registration of a restrictive covenant limiting vehicle access to the public lane south of the subject site and one location on Keefer to the satisfaction of Transportation staff.
- Payment for the equivalent of a 10 m (32.8 ft.) wide strip of land along the north edge of the subject site and the construction of a portion of Keefer on that land, to City standards, to take the form of:
 - a) The City's standard Servicing Agreement, requiring the developer to design and construct a 10 m (32.8 ft.) width of Keefer Avenue from Heather to Ash to City standards including, but not limited to, 6 m (19.7 ft.) wide pavement, storm drainage, and on one side, curb and gutter, "Zed" street lighting, a 1.5 m (4.9 ft.) wide treed boulevard, and a 1.75 m (5.7 ft.) wide concrete sidewalk; and
 - b) As required, payment in cash for any additional monies owing to the City.
- Entering into the City's standard Servicing Agreement for a half-road upgrade along the site's Heather Street frontage, to be designed as per the McLennan South road concept.

Development requirements, specifically:

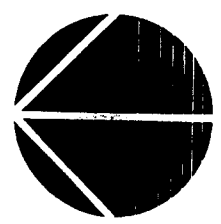
- Demolition of any existing structures on the subject properties.
- \$1,000 per dwelling (e.g. \$36,000, to be confirmed) in-lieu of on-site indoor amenity space to go towards development of the McLennan South neighbourhood park.
- \$0.60 per buildable square foot (e.g. approximately \$27,400) towards public art in McLennan South's neighbourhood park.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.

City of Richmond








Original Date: 07/28/03
 Revision Date:
 Note: Dimensions are in METRES

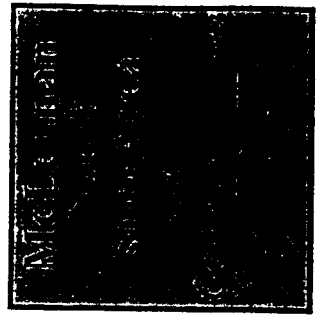
RZ 03-239406



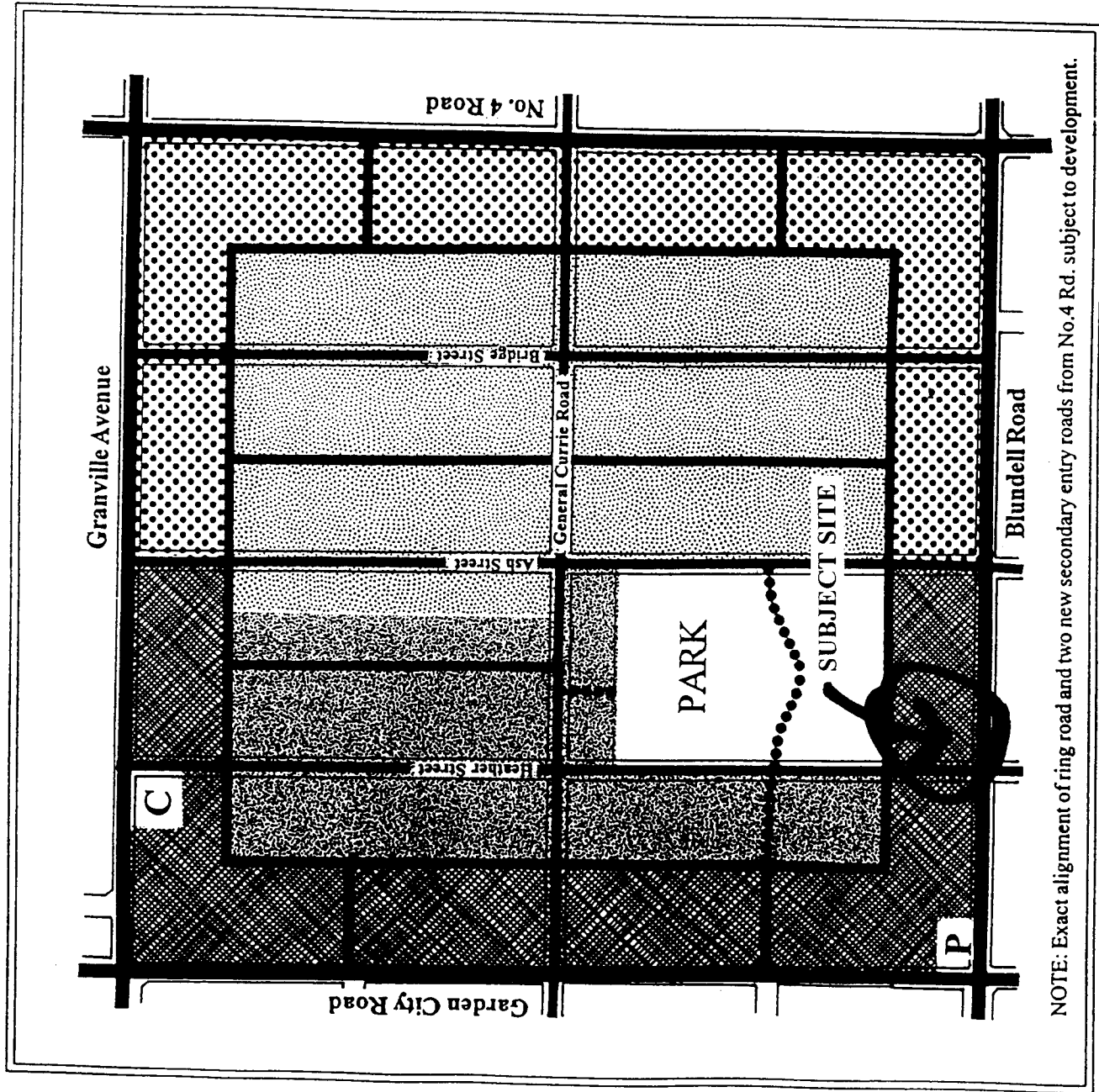
Attachment 1

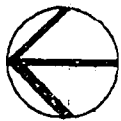
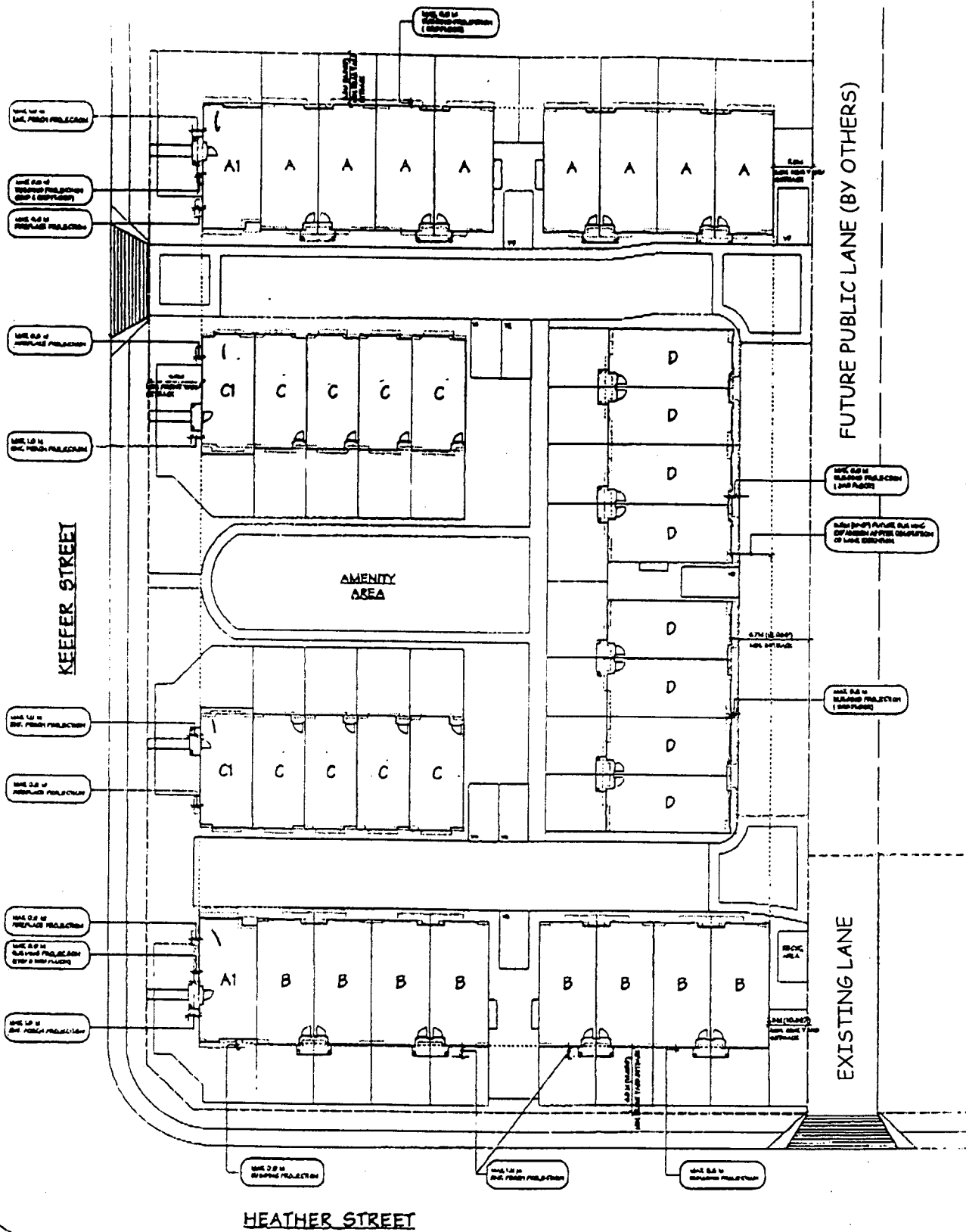
Land Use

-  Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.
-  Residential, 2 1/4 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.
-  Residential, 2 1/4 storeys typical (3 storeys maximum), Predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.
-  Residential, Historic Single-Family, 2 1/2 storeys max. 0.55 base F.A.R.
-  Trail/Walkway
- C** Church
- P** Neighbourhood Pub



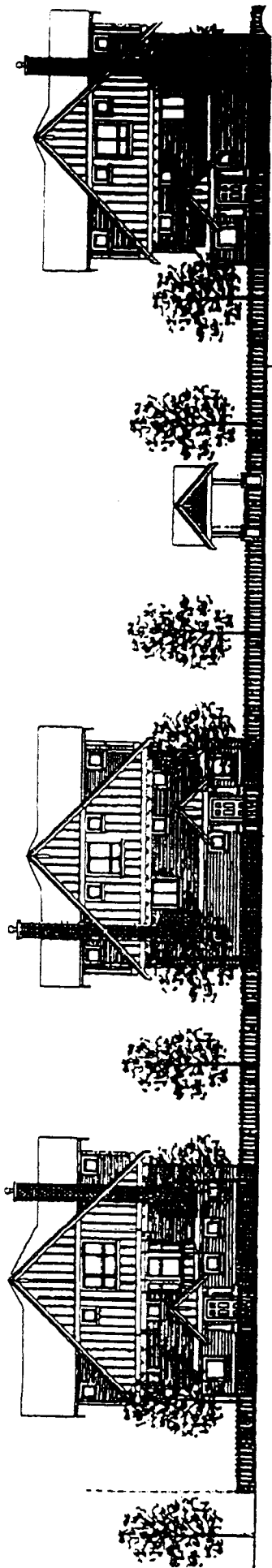
Original Adoption: March 15, 1999
 Last Amended: February 17, 2003



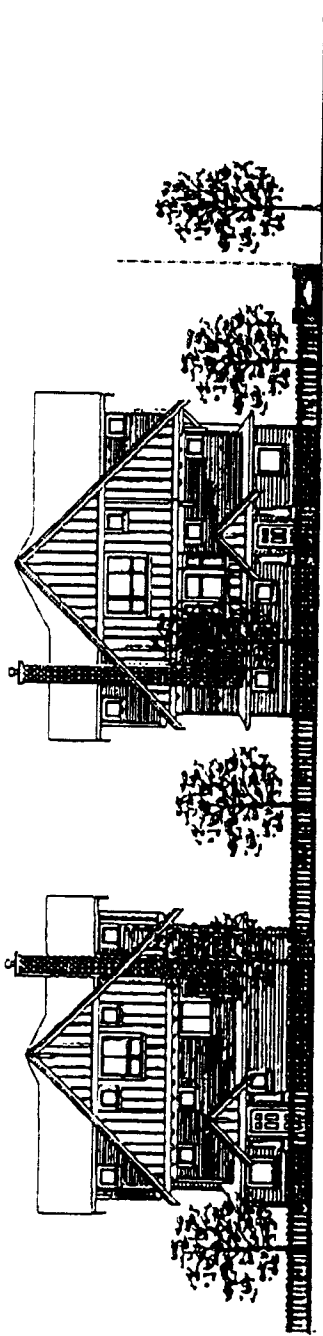


SITE PLAN
SCALE: P=1/4"=1'-0"

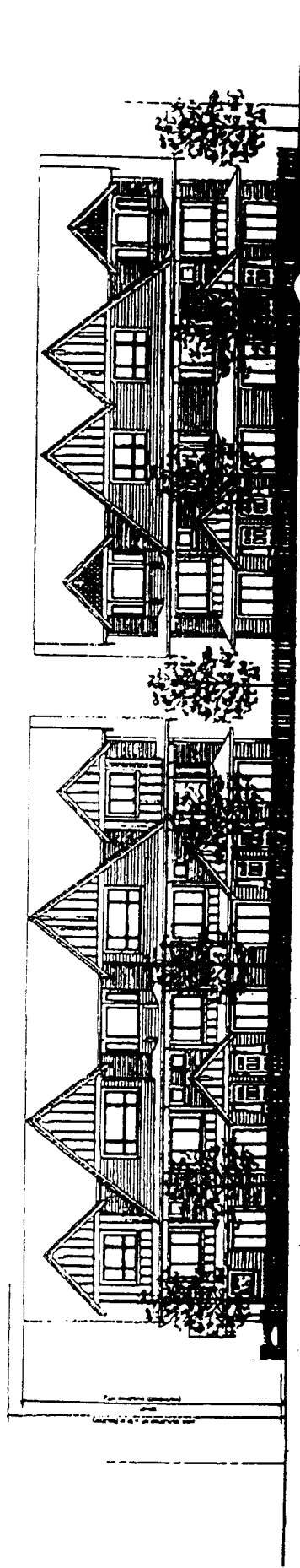
NOTE: "FLEX-SPACE" PROPOSED FOR "D" UNITS ONLY



KEEPER STREET



KEEPER STREET



HEATHER STREET



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7600 (RZ 03-239406)
7833 HEATHER STREET
PROPOSED AT 7740, 7760 & 7780 HEATHER STREET
AS PER RZ 02-239406**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.129.2 with the following:

“291.129.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio:

0.78, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; plus

50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

AND FURTHER PROVIDED THAT where a **lot** abuts a public right-of-way secured for **use** for vehicle access and related transportation purposes, an additional 0.03 floor area ratio shall be permitted which must be **used** exclusively for the conversion of indoor **building** area from off-street parking (excess to that required under Section 291.129.7) to habitable space.”

2. 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/129)**.

P.I.D. 003-802-108
South Half Lot 8 Block "G" Section 15 Block 4 North Range 6 West New Westminster
District Plan 1207

P.I.D. 012-032-191
North Half Lot 9 Block "G" Section 15 Block 4 North Range 6 West New Westminster
District Plan 1207

P.I.D. 003-458-857
South Half Lot 9 Block "G" Section 15 Block 4 North Range 6 West New Westminster
District Plan 1207

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7600".

FIRST READING

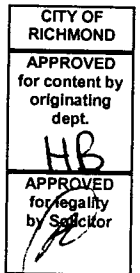
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK