



To: Planning Committee
From: Raul Allueva
Director of Development
Date: October 12, 2004
File: RZ 04-272302
Re: **APPLICATION BY CHARAN SETHI FOR REZONING AT 9791 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)**

Staff Recommendation

That Bylaw No. 7836, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/155)", and for rezoning 9791 Granville Avenue from Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.

for Raul Allueva
Director of Development

RA:ef
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Charan Sethi has applied to rezone 9791 Granville Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to a Comprehensive Development District in order to permit the development of three two-storey and four three-storey townhouses (for a total of seven townhouses) on the site with access from Granville Avenue.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The subject site is situated along the southern edge of McLennan North (**Attachment 3**), in Residential Area 3, a medium density area designated under the sub-area plan. On the subject site, and properties to its north, west and east (except for lots designated School, currently developed for the McNeil Secondary School), the plan permits existing older single-family homes to be replaced with two-family dwellings and two and three-storey townhouses, at a base density of 0.65 floor area ratio (FAR). The existing development surrounding the site is described as follows:

- To the north and west, McNeil Secondary School;
- To the east, an existing older two-family home at the north west corner of Granville Avenue and No. 4 Road;
- To the west of the McNeil School property is the recently approved development by Adera (RZ 03-245733), at 9533 Granville Avenue, for 31 three-storey townhouses and a density of 0.70 FAR, currently under construction; and
- To the south, across Granville Avenue, existing single-family homes in the McLennan South Sub-Area which is designated residential for townhouses and a base density of 0.55 FAR.

Related Policies

Official Community Plan

- **Land Use:** Residential, Two-Family Dwelling, 2 - 3 storeys Townhouse
- **Density:** Designated for a base density of 0.65 floor area ratio (FAR)
- **Development Permit Guidelines:** Encourage a “traditional” style and “house-like” character within a park-like setting.
- **Roads:** No new roads are proposed in the vicinity of the proposal. Frontage improvements to Granville Avenue have been previously completed with this development of McNeil Secondary School. A cross access agreement is required to provide access to the corner lot at 6991 No. 4 Road.
- **Urban Trails Network:** Promote strong pedestrian linkages between public open spaces and public uses. Access to the neighbourhood park and schools will be along sidewalks on Granville Avenue.

- **Park:** Planning began in late 2003, with limited construction undertaken in 2004, for the City Centre serving Garden City Park.
- **School:** The subject site is south east of the existing Anderson Elementary School and south of McNeil Secondary School. Richmond School District 38 has applied to consolidate school district-owned properties in order to add these properties to the Anderson Elementary School and McNeil Secondary School sites and to achieve the area and frontage goals set in the area plan (RZ 04-272873).

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate application for Development Permit and Building Permit.

Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for a streetscape of townhouses fronting Granville Avenue, which is consistent with the development permit guidelines for the area.
- The proposed density of 0.65 FAR, the base density for the area, is an appropriate density for a small site which is not required to contribute to the neighbourhood road network.
- The proposed two and three storey heights of the units is consistent with the sub-area plan. The placement of the lower two-storey units at the rear of the site, adjacent to the school site, provides an appropriate scale and transition. The three-storey units fronting Granville Avenue will contribute to the desired streetscape expression for the neighbourhood, and is compatible with potential future development in the McLennan South Sub-Area, which permits multi-family residential development to a 3-storey maximum in the area on the south side of Granville Avenue.
- Access to the site from the neighbouring entrance driveway to the McNeil School was explored by the applicant, but rejected by the School Board as not desirable. As such, the proposed driveway to the development site should consider using the recently constructed crossing, and provide a minimum of 1 m landscaped separation between the school driveway and development driveway.
- An existing driveway and crossing, sidewalk and boulevard are in place complete with trees and street lamp. As well, a bus stop is located in front of the property. As such, the standard 2m road dedication required for all parcels within 100m of a major intersection, is being waived, as Richmond School District has recently designed and built the frontage improvements including curb and sidewalk so staff do not anticipate the need for land for additional widening.
- A cross access agreement is proposed to ensure access to the neighbouring corner lot, should it re-develop in a similar form and density, in order to minimize crossings onto Granville Avenue.

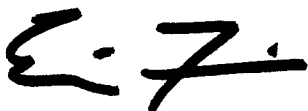
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space (e.g. \$7,000) is consistent with city policy and is considered appropriate in light of the site's small area and its proximity to the proposed park.
- The applicant has not offered to contribute towards either the City's affordable housing, child care, or public art funds, based on the relatively small size of the proposed development (e.g. a contribution would be approximately \$5,000 based on a typical assessment of \$0.60 per sq. ft.) and the fact that the proposal does not seek additional density above the base density set for the sub-area, nor other special benefits.
- The proposed new zone, Comprehensive Development District (CD/155) would accommodate other small townhouse developments in McLennan North – Residential Area 3, such as the subject site, which are located adjacent to the school site and along arterial roads, where new road construction would not be required and proposed density does not exceed the base FAR for the area. Setbacks, height, site coverage, and parking requirements are compatible with the intent of the Area Plan.
- Overall, the project appears to be satisfactorily designed and deserving of support.

Financial Impact

None.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan North objectives for residential growth and development. The proposed use of Comprehensive Development District (CD/155) is consistent with the McLennan North Sub-Area – Residential Area 3, and with previously approved projects in the immediate vicinity. Overall, the project appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved



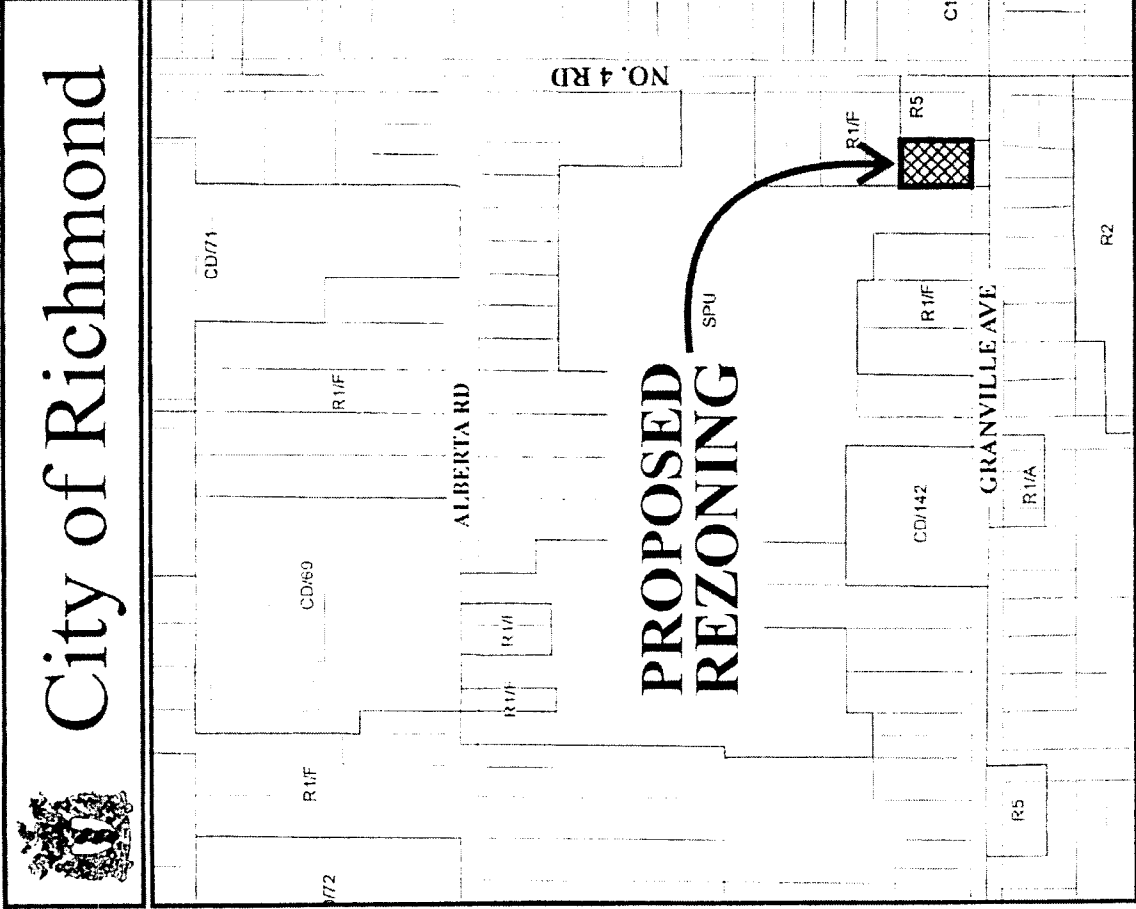
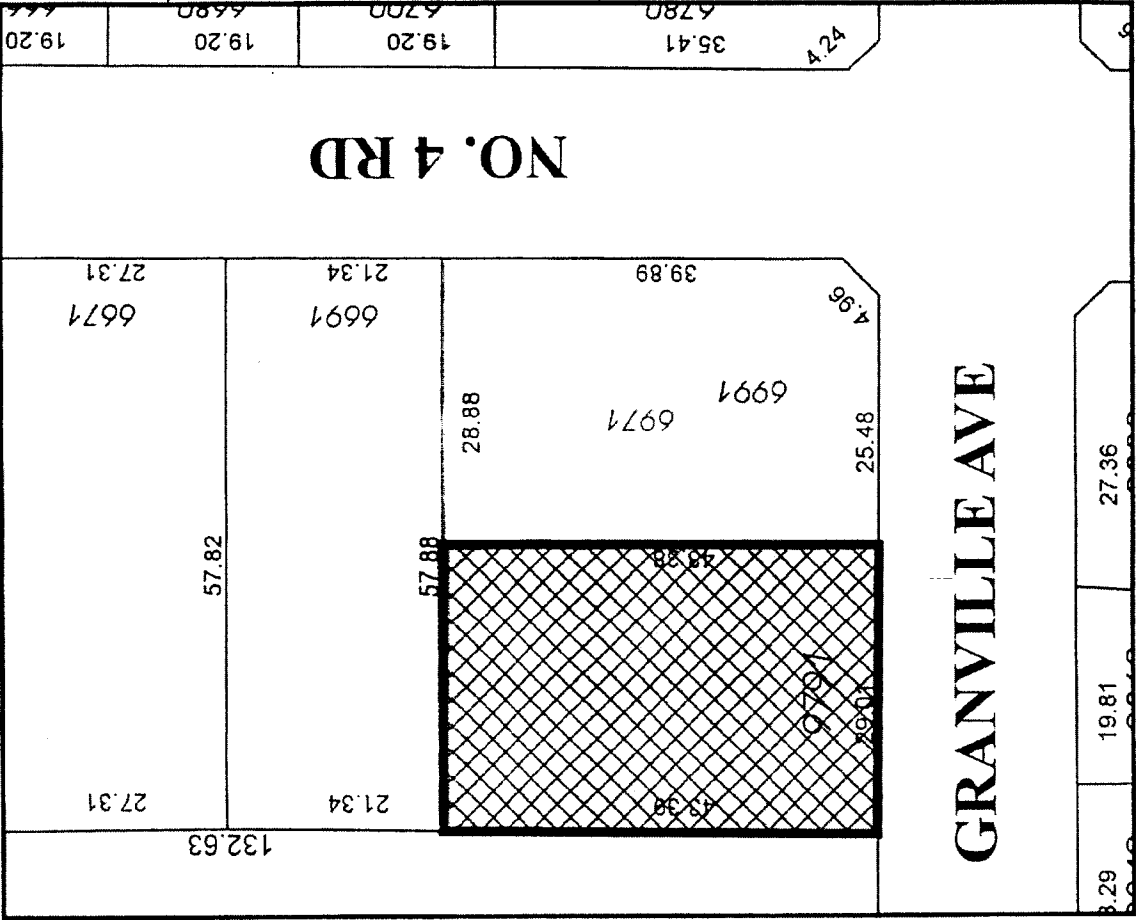
Eric Fiss
Policy Planner

EF:cas

See **Attachment 4** for the rezoning requirements to be dealt with prior to final adoption as agreed by the applicant.

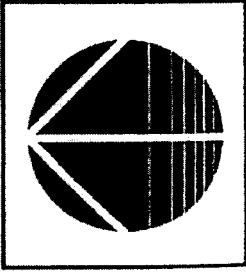
LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site Plan, Context Plan, and Elevation)



Original Date: 07/13/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-272302



City of Richmond

PROPOSED REZONING



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Policy Planning Department

Address: 9791 Granville Avenue

Applicant: Charan Sethi

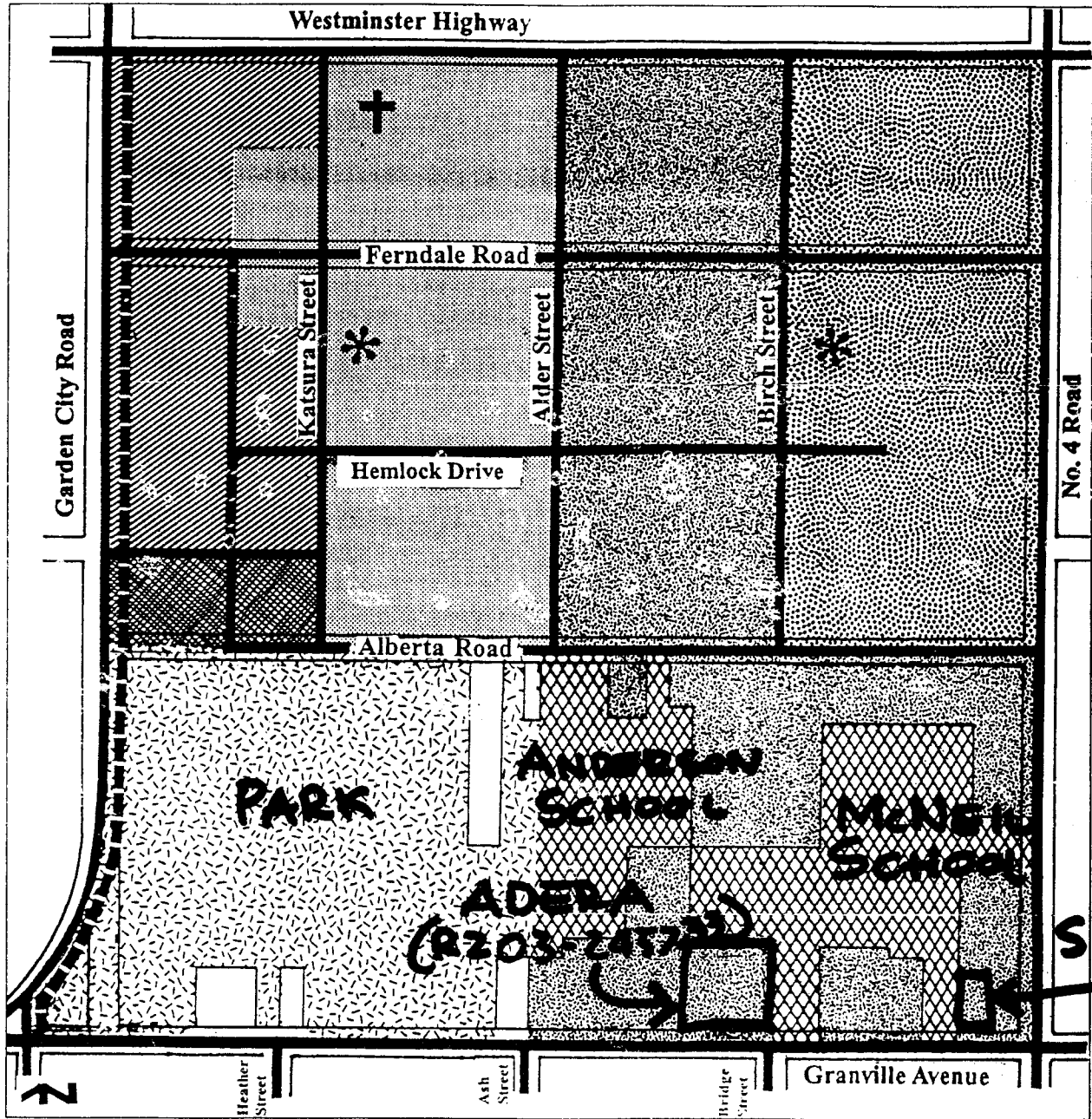
Planning Area(s): City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)













Owner:	Ramon Singh Kailly and Harbans Kaur Kailly	Charan Sethi
Site Size (m²): (by applicant)	9791 Granville Ave: 1258.7 m2 (13,549 ft2)	1258.7 m2 (13,549 ft2)
Land Uses	Single-family residential	Townhouse residential
OCP Designation	Residential	No change
Area Plan Designation	Residential, Two-Family Dwelling, 2 - 3 storeys Townhouse, designated for a <u>base density of 0.65 floor area ratio (FAR)</u>	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/155) <ul style="list-style-type: none"> Permits 3-storey townhouses at 0.65 FAR
Number of Units	vacant lot	7 townhouse units

Density (units/acre)	N/A	23 upa	none required
Floor Area Ratio:	Max. 0.65 FAR	0.65 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (area)	Min. 0.101 ha (0.25 ac.)	0.125 ha (0.31ac)	none
Setback – Front Yard (m):	6 m Min.	6 m	none
Setback – Side & Rear Yards (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 12 m, containing no more than three storeys	Max. 12 m, Four 3-storeys Three 2-storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 7 = 11 (R) 0.2 spaces/unit x 7 = 2 (V)	2.0 spaces/unit x 7 = 14 (R) 0.2 spaces/unit x 7 = 2 (V)	none
Off-street Parking Spaces – Total:	13	16	none
Tandem Parking Spaces	May be provided when used by residents of single dwelling unit	8 proposed for 4 dwelling units	none
Amenity Space – Indoor:	70 m ² or payment-in-lieu	Payment-in-lieu proposed \$7,000	none
Amenity Space – Outdoor:	6 m ² per dwelling unit x 7 = 42 m ²	50 m ²	none

City of Richmond

Land Use Map *Bylaw 7637
2004/05/25*



 Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (up to 8-storeys) / High-rise Apts. (up to 45 m)	 Residential Area 4 0.55 base F.A.R. One & Two- Family Dwelling & Three-Dwelling Townhouses (2 1/2-storeys max)	 School
 Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	 Residential Area 5 0.55 base F.A.R. One-Family Dwelling	 Neighbourhood Parks
 Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	 Mixed Residential/ Retail/Community Uses	 Trail
 Community Park		 Principal Roads
		 Church

Conditional Rezoning Requirements
9791 Granville Avenue RZ 04-272302

Prior to final adoption of Zoning Amendment Bylaw 7836, the developer is required to complete the following requirements:

1. Registration of an aircraft noise covenant.
2. Registration of a cross access agreement on the internal driveway from Granville Avenue allowing access to/from the future development site to the east at 6991 No. 4 Road.
3. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site amenity space to go towards development of the McLennan South neighbourhood park.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

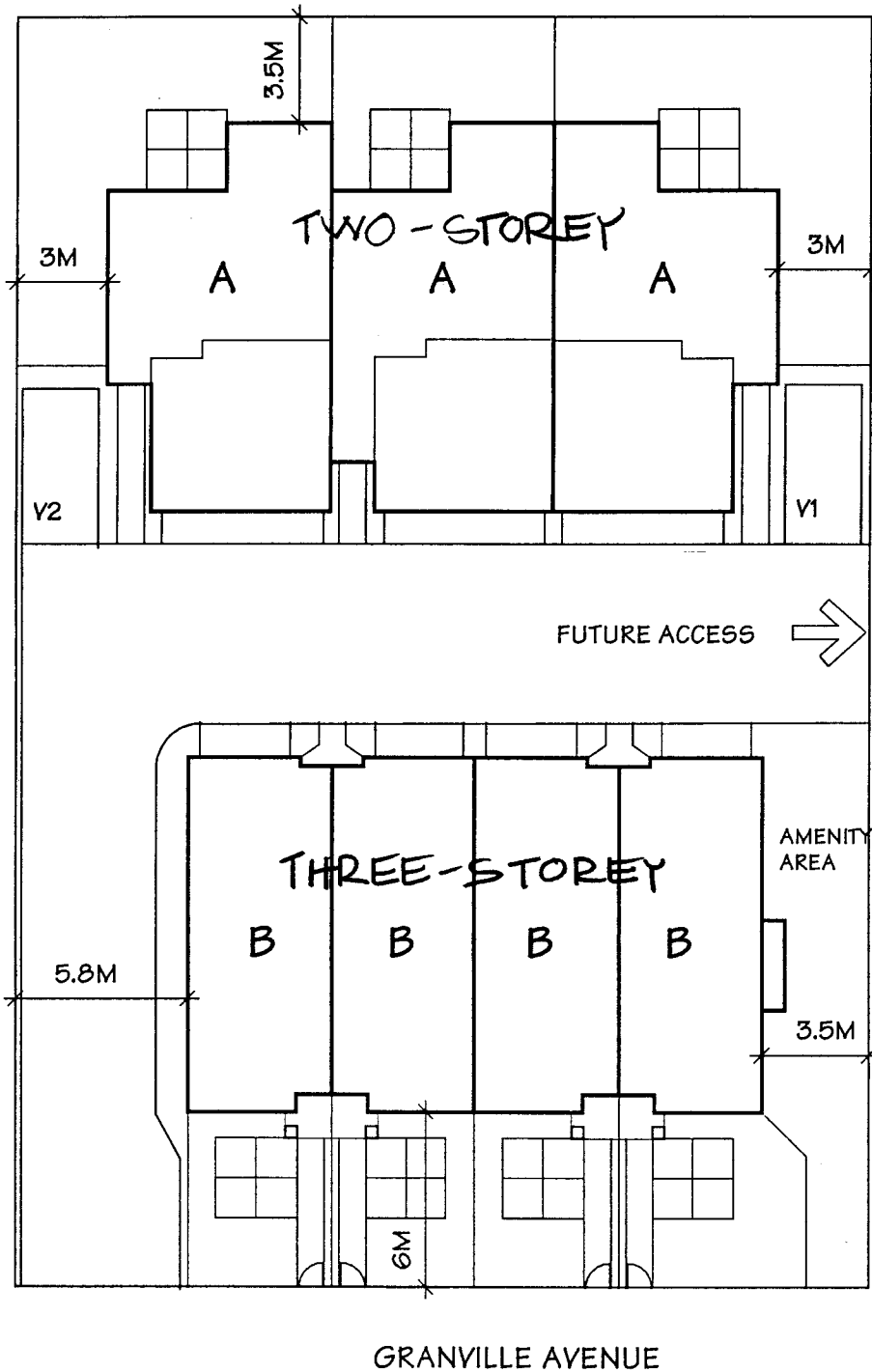
* Note: This requires a separate application.

(Signed copy on file)

(Date October 6, 2004)

Signed

Date



SCALE: 1" = 20'-0"

SITE AREA: 13,549 SQ.FT.
 PROPOSED ZONING: CD/155

PROPOSED FLOOR AREA :

UNIT A = 1,335 SF X 3 UNITS = 4,005 SF
 UNIT B = 1,200 SF X 4 UNITS = 4,800 SF
 TOTAL = 8805 SF (0.65 FAR)

PROPOSED SITE COVERAGE :
 5,420 SF (40%)

PARKING PROVIDED:

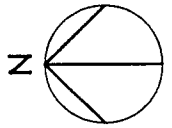
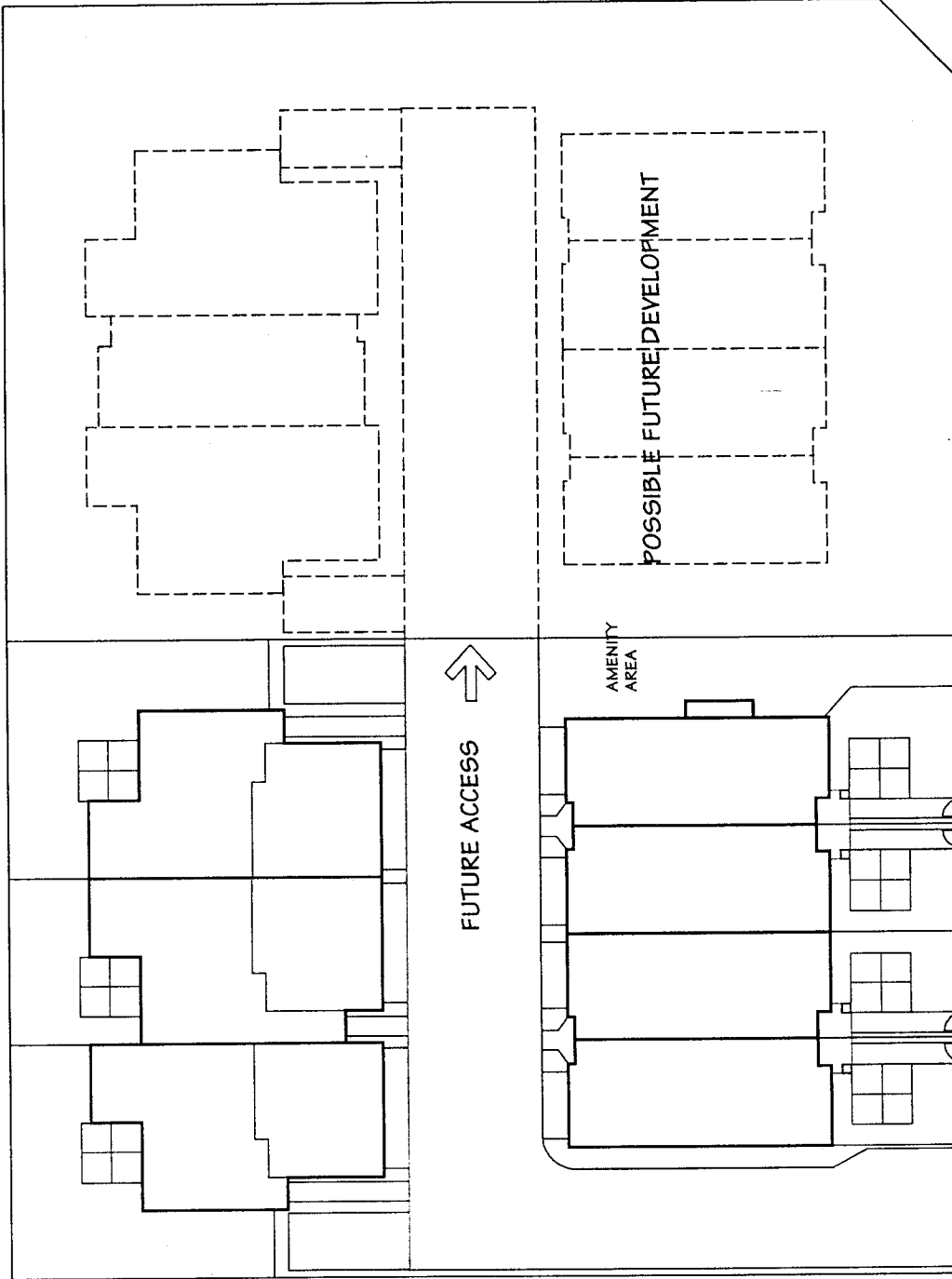
2 CAR GARAGE x 7 UNITS : = 14 SPACES
 VISITOR PARKING : = 2 SPACE
 TOTAL : = 16 SPACES

OCT. 13, 2004

TOWNHOUSE DEVELOPMENT
9791 Granville Avenue, Richmond, B.C.

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

NO. 4 ROAD



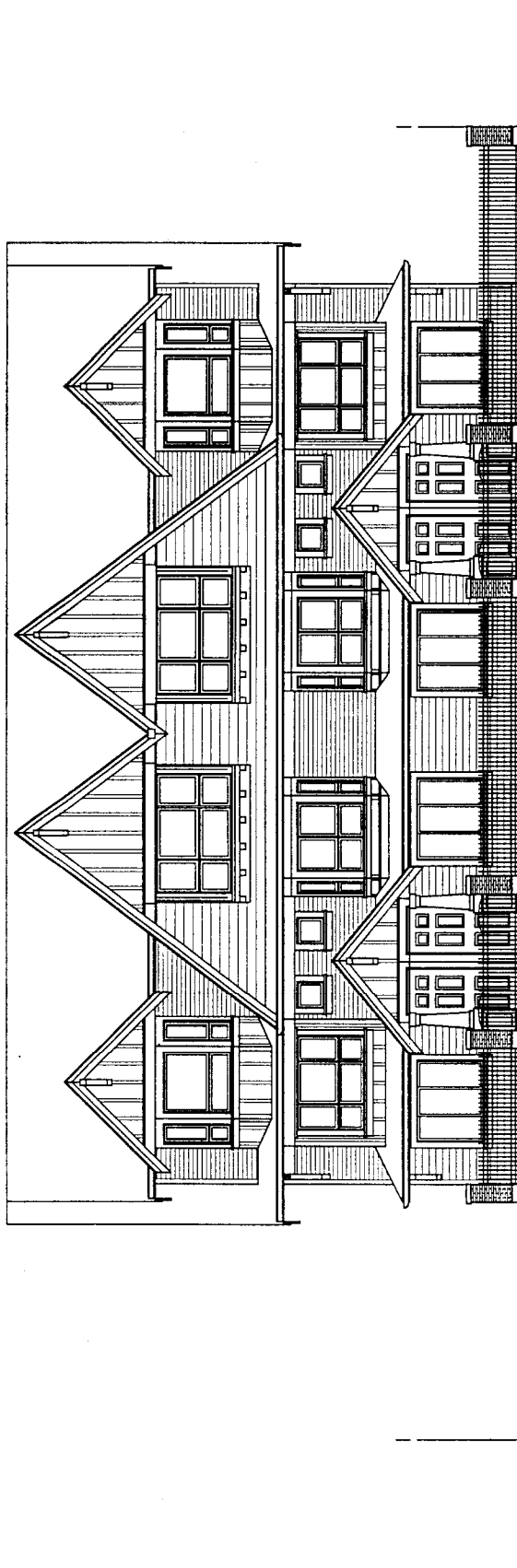
CONTEXT PLAN

GRANVILLE AVENUE

MCNEIL SCHOOL



October 13, 2004



GRANVILLE AVENUE ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7836 (RZ 04-272302)
9791 GRANVILLE AVENUE**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.155 thereof the following:

“291.155 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/155)

The intent of this zoning district is to accommodate **townhouses**.

291.155.1 PERMITTED USES

RESIDENTIAL, limited to **townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE; and
ACCESSORY USES, but excluding **secondary suites**.

291.155.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- a) 0.65, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;
- b) an additional 50 m² (538.2 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;
- c) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 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
- d) an additional 0.1 **floor area ratio** will be permitted to accommodate **amenity space**.

291.155.3 MAXIMUM LOT COVERAGE: 40%

291.155.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6.0 m (19.7 ft.);
- a) portions of the principal **building** which are less than 5 m (16.4 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (4.9 ft.), bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (2.0 ft.), and cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.).
- .02 **Side & Rear Yards:** 3 m (9.8 ft.); or in the case where a property line abuts a **public road:** 6 m (19.685 ft.);
- a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (2.0 ft.) and the **rear yard** for a distance of not more than 1.8 m (5.9 ft.).

291.155.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.4 ft.), but containing no more than three storeys.
- .02 **Accessory Buildings:** 5 m (16.4 ft.).

291.155.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** which is less than 0.101 ha (0.25 ac.) in area.

291.155.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
- a) Off-street parking shall be provided at the rate of:
- (i) For residents: 1.5 spaces per **dwelling unit**; and
- (ii) For visitors: 0.2 spaces per **dwelling unit**.
- b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.”

- 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/155)**.

P.I.D. 004-076-982
 West 95.17 Feet Lot "A" Section 10 Block 4 North Range 6 West New Westminster
 District Plan 14125

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7836"**.

FIRST READING

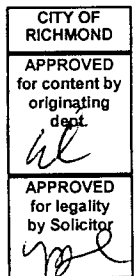
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK