



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Director of Development
Date: October 3, 2005
File: RZ 04-272331
Re: **Application by Sungrand Development Ltd. for Rezoning at 11651 / 11671 / 11691 / 11711 Steveston Hwy. from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6)**

Staff Recommendation

That Bylaw No. 7977, for the rezoning of 11651 / 11671 / 11691 / 11711 Steveston Hwy. from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

Holger Burke
Acting Director of Development

HB:dcb
Att. 7

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

SUNGRAND DEVELOPMENT LTD. has applied to the City of Richmond for permission to rezone 11651, 11671, 11691 and 11711 Steveston Highway in Section 36-4-6 from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6) in order to permit the development of approximately 27 two-storey townhouses. A site location map is provided in **Attachment 1**. A conceptual site plan and elevations are provided in **Attachment 2**.

Project Description

This project was designed to address and accommodate issues that were raised by the Community through the neighbourhood consultations related to the development proposal for 11511 Steveston Hwy. (RZ 03-0232158 see "Surrounding Development" below). This development proposal is comparable in size and density but will be entirely two-storey in form. In response to issues raised through the Rezoning review for 11511 Steveston Hwy. this application includes the following features:

- No vehicular or pedestrian access to the existing rear lane;
- Cross access provided via an internal laneway which will eventually connect through to adjacent properties to the west;
- No greater than 2 storey housing along the existing laneway;
- Provision of landscaped berms along Steveston Hwy;
- Keeping overall density to 0.6 FAR or below;
- No tandem parking.

This rezoning application, along with two adjacent development proposals, had to complete a storm sewer utility capacity analysis in order to ensure that the area could be properly serviced. The developer's engineer and City's Engineering staff have agreed to the necessary storm sewer improvements along Steveston Hwy.

The applicant has provided an Arborist's report assessing the site's 33 trees. It was noted that twenty trees were in poor health or hazard condition. An additional ten trees would need to be removed to accommodate the development. The applicant has committed to preparing a tree replacement plan which will be needed for the Development Permit review.

The development will be dedicating a 2 metre wide (83 m²) intersection widening strip across a portion of the lot's frontage. Owing to this dedication and the constraints of the site, it is anticipated that the applicant will be seeking a 1 m setback variance along a portion of the Steveston Hwy. frontage.

A second variance is being sought to reduce the sideyard setback for one unit at the rear of the site from 3.0 m to 1.6m. The context plan provided in **Attachment 5** indicates that additional space between units can be gained with the redevelopment of the neighbouring lots.

Both of these variance requests will be addressed through the Development Permit review.

Surrounding Development

The area between Seaward Gate and No. 5 Road is currently undergoing significant transition. A map of the current multi-family development proposals in the immediate area is provided in **Attachment 4**.

West: Two single family dwellings are located immediately to the west at 11599 and 11631 Steveston Hwy. A future redevelopment concept site plan for 11599 and 11631 Steveston Hwy is provided in **Attachment 5**. The intent of this plan is to show how these two properties could be redeveloped at some future time to fit in with the redevelopment proposals to the east and west.

Further west is a single lot at 11511 Steveston Hwy. which is in the process of being rezoned from R1/E to Townhouse District R2-0.6 (RZ 03-0232158 – Pending Final Approval) to accommodate twenty-seven 2 and 3 storey townhouse units. Third Reading was approved at Public Hearing in August 2004.

North: Large lot single-family properties zoned R1/E and LUC 152.

East: A single family lot (11731 Steveston Hwy.) and a corner gas station at 11991 Steveston Hwy. which together are the subject of a rezoning (RZ04-272679) to a Comprehensive Development District (CD) in order to permit a rebuilt gas station with a larger retail trade area and a new car wash on the subject site.

South: The Ironwood Shopping Centre along the south side of Steveston Hwy.

Related Policies & Studies

Single Family Lot Size Policy

The development site lies within Single-Family Lot Size Policy No. 5434. The Policy limits the subdivision of single family residential lots in this area to R1/B (12 m wide lots). The Policy does not address multiple family residential developments. Two separate single-family rezoning applications (RZ 05-301311 and RZ 05-304459) are currently being processed which will seek to remove the 702 Policy along the Steveston Hwy., No. 5 Road and Williams Road frontages.

Council Referral

At the August 23, 2004 Public Hearing, Council passed the following motion:

That staff report on (i) updating the Official Community Plan for the Ironwood Sub-Area, as well as traffic and access and their impact on new applications; and (ii) how many developable properties existed on No. 5 Road, and the number of accesses which would be allowed as a result of redevelopment.

Between 10291 and 10731 No. 5 Road there are 18 lots – 17 of which currently have residential dwellings on them. Of the 17 houses, 15 were built in the 1980's, or earlier, suggesting a reasonable likelihood of redevelopment. Two lots, 10411 and 10731 No. 5 Road have houses that were built in the 1990's and are unlikely to redevelop in the near future.

Because of the proximity to the Ironwood Shopping Centre and the City's Policy of supporting multiple-family residential in the vicinity of Neighbourhood Service Centres, staff support the potential redevelopment of the lots between 10291 and 10731 No. 5 Road from single-family residential to multiple-family residential.

In consideration of the preferences identified by the residents in the area, staff suggest that multiple-family development in this area be limited to 2 to 3 storeys (with only 2 storeys at the rear), and a maximum density of 0.6 FAR.

Should the neighbourhood not want this multiple family residential development to access the rear lane, consideration would have to be given to permitting vehicle access to No. 5 Road. This being the case, Transportation staff suggest 2 permanent access points to No. 5 Road. Transportation staff have also noted that, subject to further traffic analyses to be undertaken by the applicants, a centre median on No. 5 Road to restrict access to "right-in, right-out" only may be sought as part of development requirements along this area if the neighbourhood does not want them to access the lane.

Amendments to the Official Community Plan for the Ironwood Sub-Area reflecting the above concepts would be brought to Council for their consideration once an application has been received for redevelopment in this area.

Consultation

No specific neighbourhood meetings were held regarding this proposal given that the neighbourhood residents provided a great deal of input into the nearby development proposal at 11511 Steveston Hwy (RZ 03-232158). The main design elements of concern to the neighbourhood were incorporated into amendments made to the Shellmont Area Plan and are being applied to this application.

Staff Comments

Technical comments from Engineering Works, Urban Design, and Policy Planning Department staff are provided in **Attachment 6**. Based upon this review, Conditional Rezoning Requirements were established and agreed to by the applicant (refer to **Attachment 7**).

Analysis

The proposed development responds to the key issues raised by the neighbourhood residents commenting on the previous Michael Li application (RZ 03-232158) in the area. In this sense the development proposal is appropriate and supportable. Design elements will need to address both the screening / buffering aspects and the possible grade change aspects between the proposed corner gas station and car wash and this residential development. The placement of the drive aisle along the eastern property boundary will help by placing greater distance between the two uses but appropriate landscaping and fencing will be needed as well.

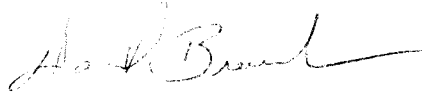
Based upon the technical review **staff recommend support for this application.**

Financial Impact

No financial impacts.

Conclusion

Staff have reviewed the Rezoning application for 11651 / 11671 / 11691 / 11711 Steveston Hwy. and believe that all of the technical issues can be addressed. Staff are supportive of the rezoning application.



David Brownlee
Planner 2
(4200)

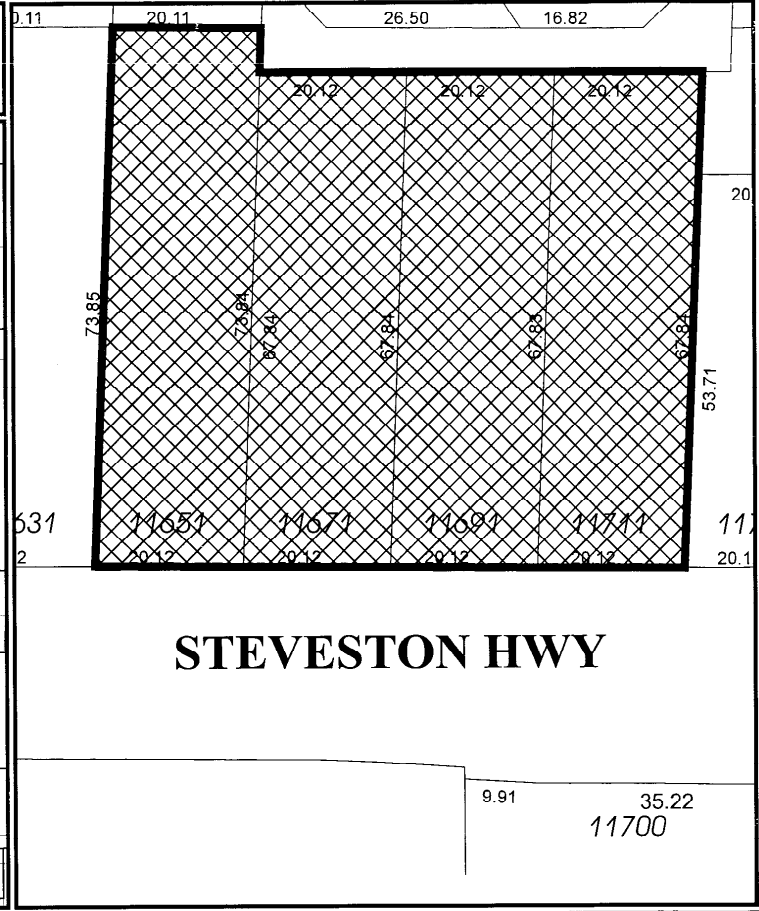
DCB:cas

LIST OF ATTACHMENTS

- | | |
|----------------------|---------------------------------------------------------------------|
| Attachment 1: | Location Map |
| Attachment 2: | Conceptual Site Plan and Elevations |
| Attachment 3: | Development Application Data Sheet |
| Attachment 4: | Current Multi-Family Applications in the Area |
| Attachment 5: | Future Redevelopment Concept Plan for 11599 and 11631 Steveston Hwy |
| Attachment 6: | Staff Technical Comments |
| Attachment 7: | Conditional Rezoning Requirements |



City of Richmond



STEVESTON HWY



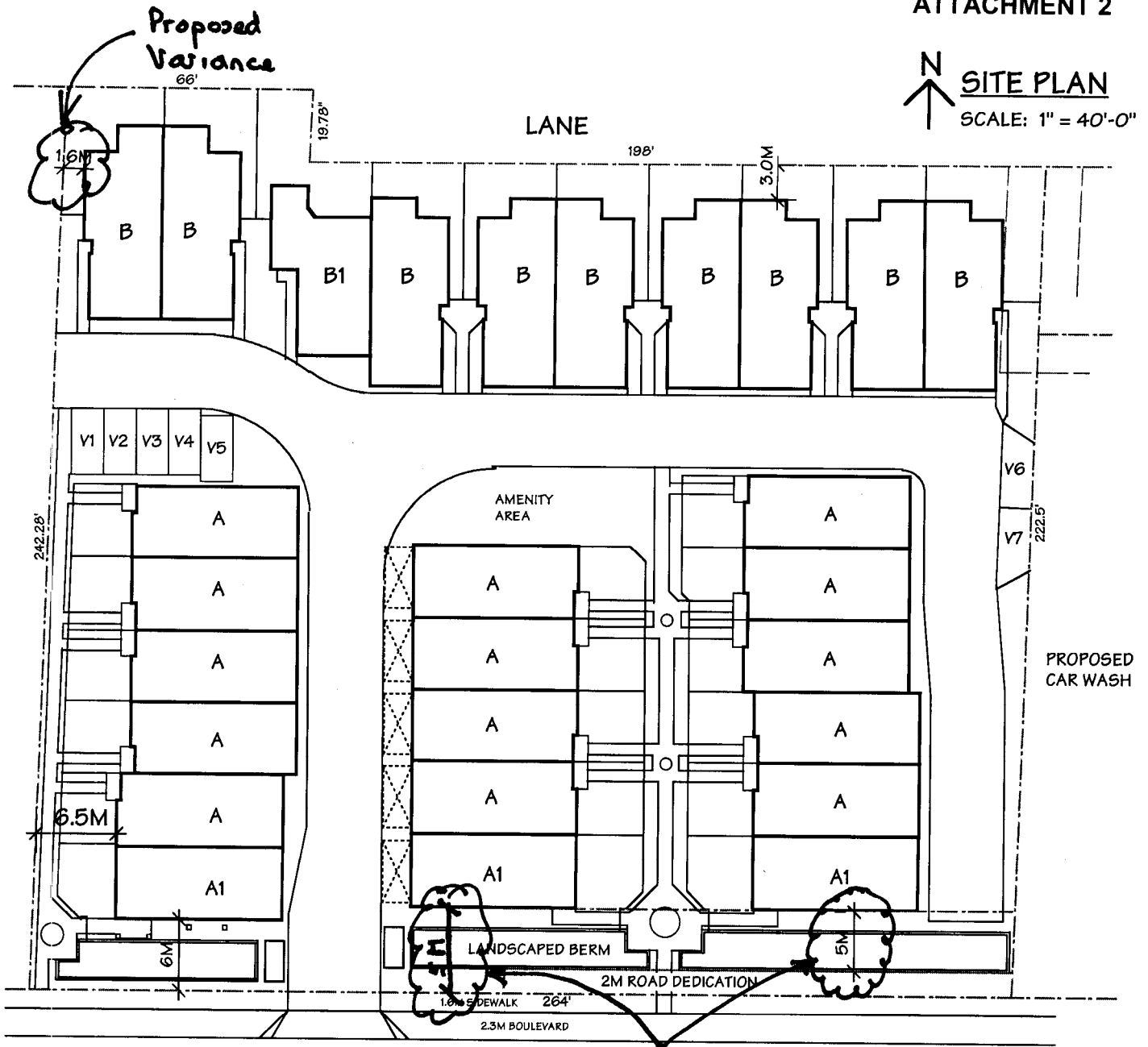
RZ 04-272331

Original Date: 07/09/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



STEVESTON HWY. **Proposed Variance**

CIVIC ADDRESS: 11651 / 11671 / 11691 / 11711 STEVESTON HWY.
 ZONING: R2-0.6
 SITE AREA BEFORE DEDICATION: 5,577 SQ.M. (60,030 SQ.FT.)
 SITE AREA AFTER DEDICATION: 5,494 SQ.M. (59,139 SQ.FT.)
 PROPOSED MAX. SITE COVERAGE: 23,655 SQ.FT. (40%)
 MAX. FLOOR AREA ALLOWED: 59,139 SQ.FT. x 0.6 = 35,483 SQ.FT.

FLOOR AREA :

UNIT-A : 1,255 SQ.FT. x 14 = 17,570 SQ.FT.
 UNIT-A1: 1,365 SQ.FT. x 2 = 2,730 SQ.FT.
 UNIT-A2: 1,330 SQ.FT. x 1 = 1,330 SQ.FT.
 UNIT-B : 1,370 SQ.FT. x 9 = 12,330 SQ.FT.
 UNIT-B1 : 1,390 SQ.FT. x 1 = 1,390 SQ.FT.
 ELEC. / MECH. RMS. = 130 SQ.FT.
 TOTAL : 35,480 SQ.FT.

PARKING REQUIRED:

27 UNITS x 1.5 = 40.5 SPACES
 27 UNITS x 0.2 = 5.4 VISITORS SPACES
 TOTAL : 45.9 SPACES ----> 46 SPACES

PARKING PROVIDED:

2 CAR GARAGE x 27 UNITS : 54 SPACES
 VISITOR PARKING : 7 SPACES
 TOTAL : 61 SPACES

ADDITIONAL 5 TEMPORARY VISITOR'S PARKING SPACE PROVIDED.
 NO TANDEM PARKING SPACES ARE PROPOSED.



STEVESTON HIGHWAY ELEVATION



LANE ELEVATION

0421

AUGUST 17, 2004

TOWNHOUSE DEVELOPMENT

11651/11671/11691/11711 Steveston Hwy., Richmond

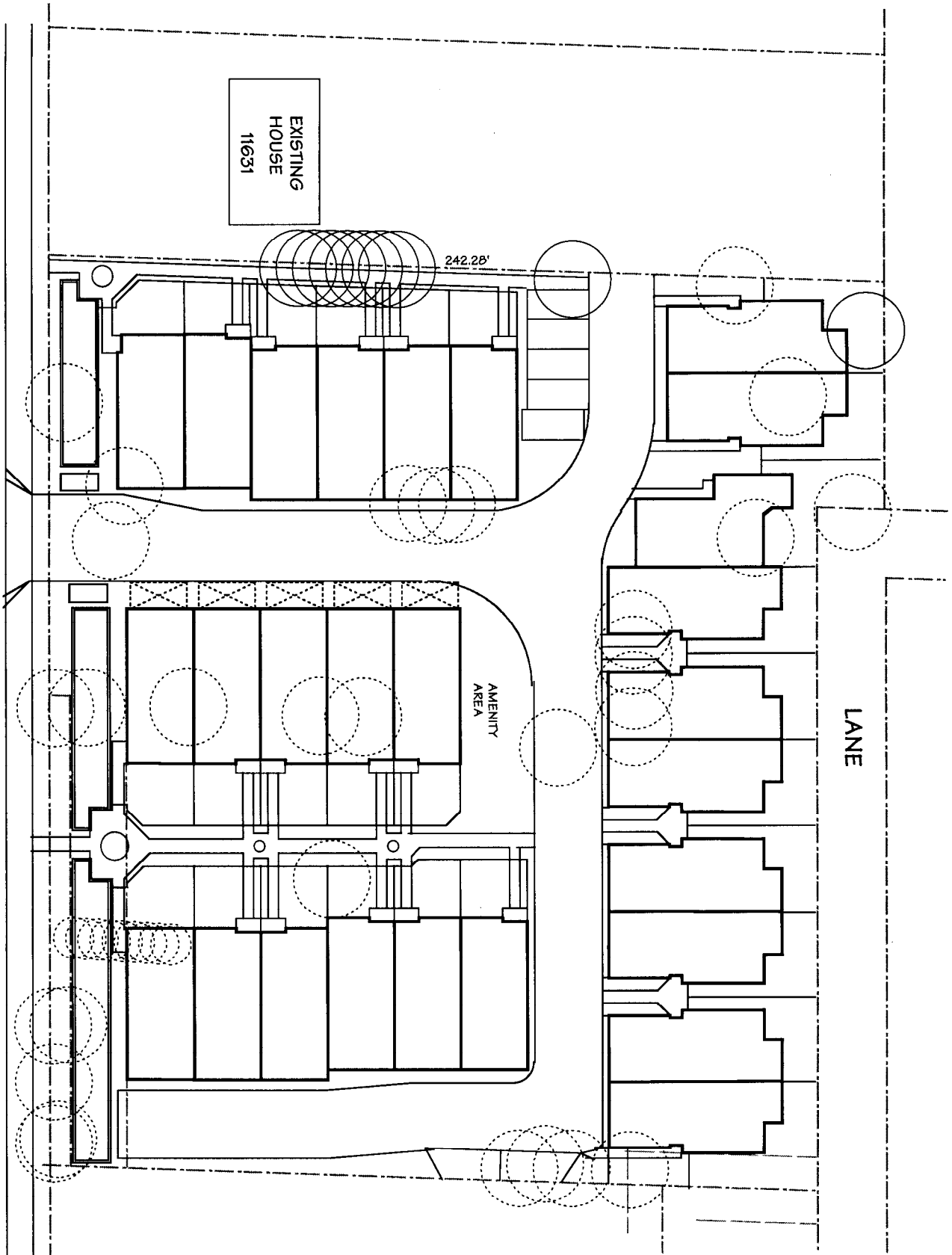
tomizo yamamoto architect inc.

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



TREE RETENTION PLAN
 SCALE: 1" = 40'-0"

STEVESTON HWY.




City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet
 Policy Planning Department**
RZ 04-272331

Address: 11651 / 11671 / 11691 / 11711 Steveston Hwy.

Applicant: Sungrand Development Ltd.

Planning Area(s): Shellmont

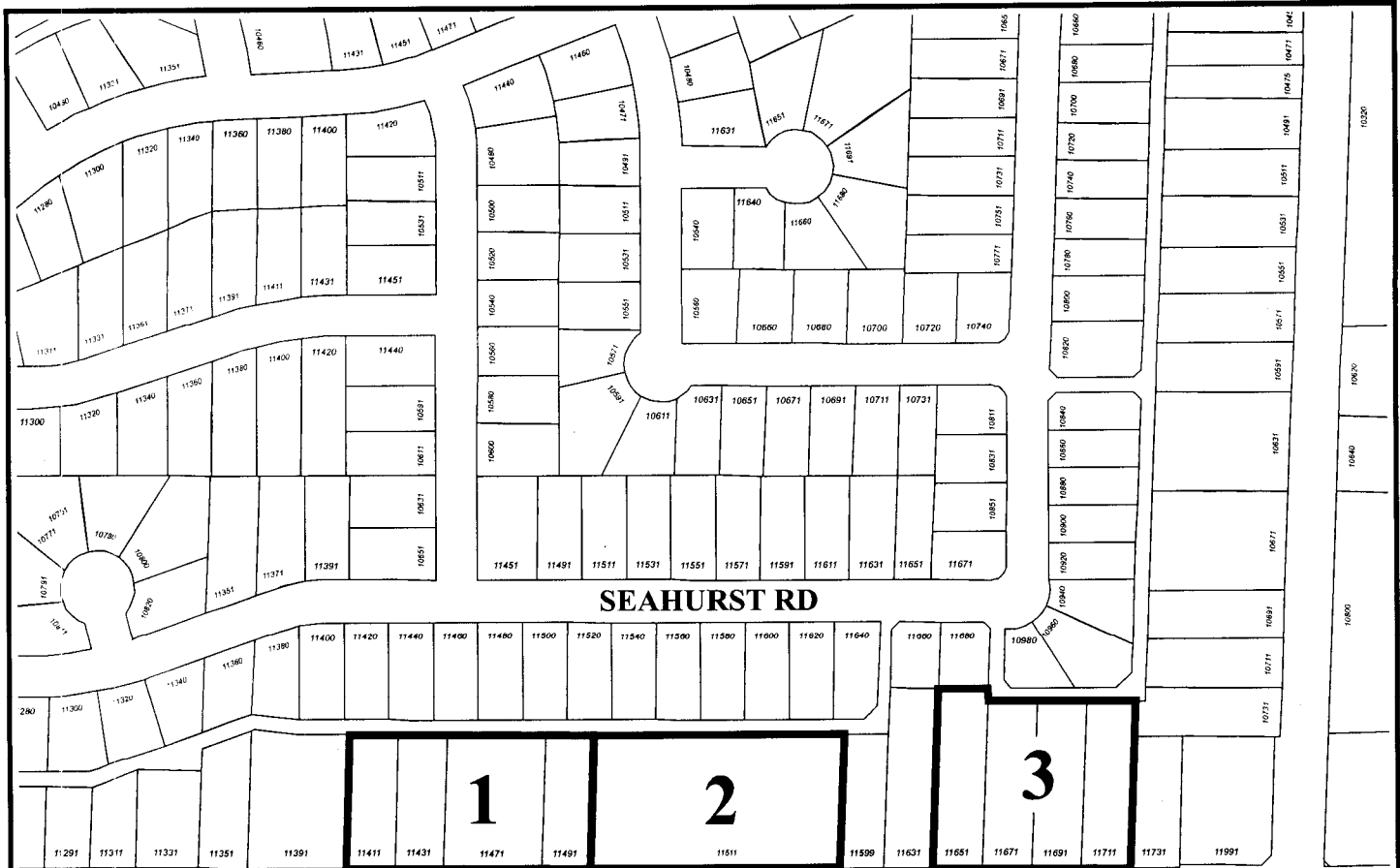
Section: 36-4-6

	Existing	Proposed
Owner:	SUNGRAND DEVELOPMENTS LTD., INC.NO. 690155	Same
Site Size (m²):	11651, 11671, 11691, 11711 Steveston Hwy. Total Area Approx: 5577 m ² (60030 ft ²)	A consolidated lot 5494 m ² A strip 2m x 41.66m (83.32 m ²) dedicated to the City.
Land Uses	Single Family Residential	Multi-Family Residential
OCP Designation	Neighbourhood Residential	Same
Area Plan Designation	N/A	N/A
702 Policy Designation	Policy 5434 applies to Single Family	N/A
Zoning	R1/E	R2-0.6
Number of Units	4	27 two storey units
Other Designations	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	19.57 upa	none permitted
Floor Area Ratio:	Max. 0.6 F.A.R.	0.6 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions)	Min. 30 m width and 35 m depth	80 m width and 67.8 m min depth	none
Setback – Front Yard (m):	6.0 m Min.	1 m front yard setback for two units to partially offset frontage dedications	variance
Setback – Side & Rear Yards (m):	Min. 3.0 m	Min. 1.6 m side yard setback for 1 unit	variance
Height (m):	11.0 m three storey	Two storey units	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	54 (R) and 7 (V) an additional 5 temporary visitor's spaces are provided on driveway aprons of units along the main entranceway	none
Off-street Parking Spaces – Total:	60	61	none
Tandem Parking Spaces	Not Permitted	None	none
Amenity Space – Indoor:	min 70 m ² / payment in lieu	Payment in lieu	none

Amenity Space – Outdoor:	6 m ² / unit (162 m ²)	163 m ² (1,765 sq.ft.)	none
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Other: Tree replacement compensation required for loss of significant trees in good health.



SEAHURST RD

STEVESTON HWY

COPPERSMITH PL

NO. 5 RD

- 1 RZ 04-276170 Jacken Investments Inc. 11411/31/71/91 Steveston Hwy (27 Townhouses)
- 2 RZ 03-232158 Michael Li 11511 Steveston Hwy (27 Townhouses)
- 3 RZ 04-272331 Sun Grand Development Ltd. 11651/71/91/11711 Steveston Hwy (27 Townhouses)

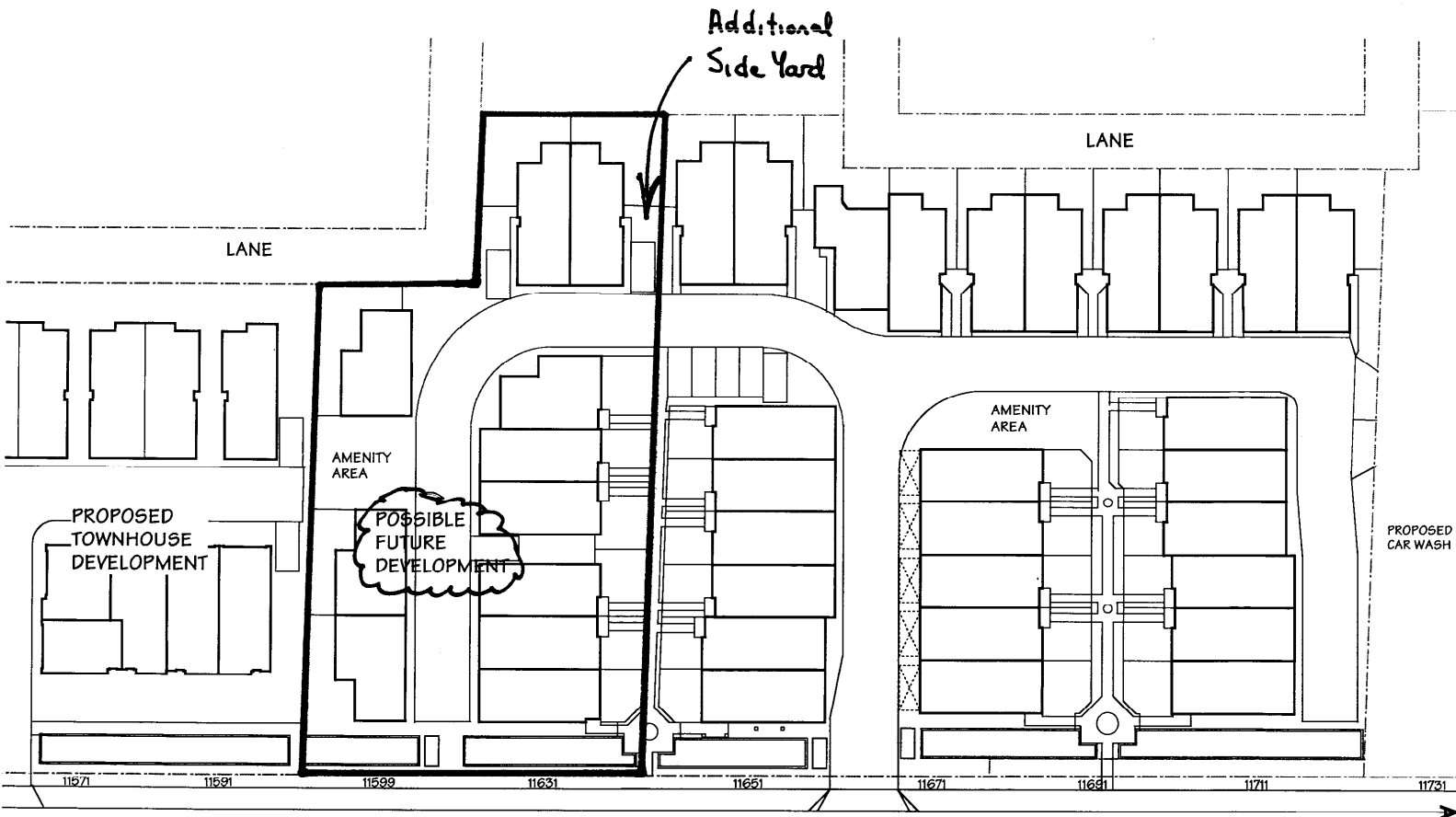


Current Applications

Date: 09/09/05

Amended Date:

Note: Dimensions are in METRES



STEVESTON HWY.



CONTEXT PLAN

ATTACHMENT 5

STAFF TECHNICAL COMMENTS

Engineering Works Design:

Dev. Apps.-Engineering supports the RZ application. Engineering Dept advises that the storm sewer on Steveston Hwy is a 200mm - 30+ year old undersized system.

Prior to final reading of RZ, the developer must:

1. Consolidate the lots into one development parcel.
2. Register a cross access easement granting access from this new development site to 11599 and 11631 Steveston Highway.
3. Provide an analysis up to the main storm sewer conveyance on the south side of Steveston Hwy. at Highway 99, plus a site analysis. Both are required of the developers' consultant. (Water and sanitary sewer capacities are okay.) (*Note this has now been completed and a cost sharing agreement worked out between the three main developers in the area.*)
4. Dedicate a 2 m wide by 41.66 m long strip along the Steveston Hwy. frontage extending from the eastern property boundary. This strip will be used for future roadway widening along Steveston Hwy.

No other Rezoning concerns.

Then prior to issuance of the future Building Permit, the developer is to enter into the City's standard Servicing Agreement to design and construct Steveston Hwy frontage as per the design guidelines in the sub-area OCP (Bylaw 7100 Schedule 2.8A). Works include, but are not limited to:

- Steveston Hwy: removing existing sidewalk, and creating a 2.3m grass & treed (Pin Oaks) boulevard, adjust/add davit arm street lights on Steveston Hwy as required to better align with the works done at Ironwood, and a 1.5m concrete sidewalk at the property line. No laneworks required.
- Undertaking the storm sewer upgrades agreed to through the servicing analysis.

Transportation:

Comments on the site plan dated Sept 14, 2005:

1. Require land dedication of 2-m width along the site's south frontage along Steveston Hwy. from the site's eastern property line to approximately 42 m west of the site's eastern property line.
2. Frontage improvements (including sidewalk, grass-treed Boulevard) are required along the site's Steveston Hwy. frontage.
3. Register on title a 7.5m wide Public Right-Of-Passage (PROP) Right Of Way (ROW) from Steveston Hwy., that tapers at a 5:1 ratio starting at 5m from the site's southern property line along Steveston Hwy, getting down to a 6m PROP at the interior intersection. A 6m wide PROP is also required for the East-West portion of the internal roadway that runs between the interior intersection and the western property line.
4. The entrance driveway is to be 7.5-m wide for a minimum length of 5 m measured from the southern property line into the site. The paved area dimensions should conform to the PROP noted above.

5. Conform to City's Parking Bylaw on the number and dimensions of the off-street parking. Development Permit plans should indicate the parking stall dimensions on a scaled drawing. One handicapped parking stall is required.
6. For the Development Permit, demonstrate how a loading truck (i.e., SU-9) could be accommodated on site. Show vehicle turning paths on a scaled drawing.
7. Prior to issuance of a Building Permit, a construction parking and traffic management plan is to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Urban Design:

There is insufficient info to provide detailed urban design comments. The applicant is advised that the following concerns arise from the site plan and should be addressed in the Development Permit application in addition to design issues:

- Revise site plan to conform to required setbacks and provide required accessible parking space.
- Most of the existing trees are proposed to be removed. All of the perimeter trees and the tree located in the pedestrian street should be considered for retention if viable. To this end, remove V6 as only 6 visitor parking spaces are required.
- There is a missed opportunity to provide back yards for the West units. Careful design will be needed to address CPTED issues and form and character of the proposed narrow pedestrian connection. Consider orienting pedestrian front entries to much more visible and prominent manoeuvring aisle.
- Improve views into and within development.
- Locations and details are required for recycling, garbage, mailbox and servicing closets/rooms.

Policy Planning:

- No access, vehicular or pedestrian is to be provided to the existing rear lane in keeping with the decisions made with the Michael Li development to the west (RZ 03-232158).
- The applicant should work in conjunction with the adjacent development at 11731 Steveston Hwy. to ensure that an adequate vegetation and other appropriate screening techniques and transitions are employed and coordinated between the proposed gas station and this site. Early indications are that there will be a substantial grade difference between the two sites. Measures such as a raised planting bench might be considered to soften the transition.

Conditional Rezoning Requirements

11651 / 11671 / 11691 / 11711 Steveston Hwy RZ 04-272331

Prior to final adoption of Zoning Amendment Bylaw 7977, the developer is required to complete the following requirements:

1. Ministry of Transportation and Highways approval;
2. Consolidate the lots into one development parcel (which will require the demolition of the existing dwellings);
3. Register a cross access easement granting access to/from this new development site to 11599 and 11631 Steveston Highway;
4. Register on title a 7.5m wide Public Right-Of-Passage (PROP) Right Of Way (ROW) from Steveston Hwy., that tapers at a 5:1 ratio starting at 5m from the site's southern property line along Steveston Hwy, getting down to a 6m PROP at the interior intersection. A 6m wide PROP is also required for the East-West portion of the internal roadway that runs between the interior intersection and the western property line;
5. Dedicate a 2 m wide by 41.66 m long strip along the Steveston Hwy. frontage extending from the eastern property boundary;
6. Storm sewer upgrades from No. 5 Road to the west edge of 11411 Steveston Hwy., via the City's standard servicing agreement process;
7. Payment of \$35,000 in lieu of on-site indoor amenity space; and
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of the future Building Permit:

1. The developer is to enter into the City's standard Servicing Agreement to design and construct Steveston Hwy frontage as per the design guidelines in the sub-area OCP (Bylaw 7100 Schedule 2.8A). Works include, but are not limited to:
 - Steveston Hwy: removing existing sidewalk, and creating a 2.3m grass & treed (Pin Oaks) boulevard, adjust/add davit arm street lights on Steveston Hwy as required to better align with the works done at Ironwood, and a 1.5m concrete sidewalk at the property line. No laneworks required.
 - Undertaking the storm sewer upgrades agreed to through the servicing analysis.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7977 (RZ 04-272331)
11651 / 11671 / 11691 / 11711 STEVESTON HIGHWAY**

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

- 1. 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. 009-816-232

Lot 12 Except: Part Subdivided by Plan 56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

P.I.D. 009-816-241

Lot 13 Except: Part Subdivided by Plan 56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

P.I.D. 003-913-431

Lot 14 Except: Part Subdivided By Plan 56313, Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

P.I.D. 009-816-259

Lot 15 Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7977”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
<i>AB</i>
APPROVED by Director or Solicitor
<i>HB</i>