



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: APPLICATION BY AZURE (JIMMY'S GARDEN) DEVELOPMENTS CO. LTD. FOR
REZONING AT 9040 & 9060 GENERAL CURRIE ROAD FROM SINGLE-FAMILY
HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE
DEVELOPMENT DISTRICT (CD/120)

To Council - Oct 28, 2002
To Planning - October 22, 2002
Date: September 25, 2002

RZ 02-209468

File: 0060-20-7440

Staff Recommendation

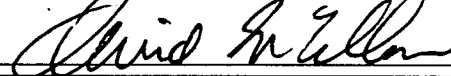
That Bylaw No. 7440, for the rezoning of 9040 & 9060 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)" and to amend Comprehensive Development District (CD/120) to increase the Maximum Lot Size, be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Azure (Jimmy's Garden) Developments Co. Ltd. has applied to the City of Richmond for permission to rezone 9040 and 9060 General Currie Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to a Comprehensive Development District (CD/120) in order to develop nine 3-storey townhouses on the site (**Attachment 2 & 3**). To accommodate this proposal, and to provide some flexibility for future small lot developments, it is also proposed that the Maximum Lot Size in CD/120 be increased.

Findings of Fact

Item	Existing	Proposed
Owner	32774 Yukon Inc.	To be determined
Applicant	Azure (Jimmy's Garden) Developments Co. Ltd.	No change
Site Size	9040 General Currie - 832.77m ² (8964.16 ft ²) 9060 General Currie - 832.98 (8966.42 ft ²)	1665.75 m ² (17,931 ft ²)
Land Uses	Single Family	Multi-Family
OCP Designation - Generalized Land Use	Neighbourhood Residential	No change
Area Plan Designation - City Centre	Residential	No change
Sub-Area Plan Designation - McLennan South	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family 0.75 base FAR	No change
Zoning	R1/F	CD/120

Surrounding Development

The site immediately to the west of the subject site at the corner of Garden City and General Currie was recently supported at Public Hearing to rezone to seven 3 storey townhouses (**Attachment 4**). The majority of the surrounding properties are currently older, single family homes with the exception of the property to the east which was recently developed with a large single family home.

Related Policies

McLennan South Sub-Area Plan

The McLennan South Sub-Area Plan encourages the development of townhouses, triplexes, duplexes, and single-family homes within a lush, green environment. The base density proposed for the subject site is 0.75 FAR (**Attachment 5**). Similar small development sites that share the same land use designation in the Plan have developed at 0.65 FAR (Pulice & Rangi) and 0.7 FAR (Sethi's site to the west of the subject site).

Staff Comments

Policy Planning

The applicant has agreed to contribute \$9,000 towards the development of the proposed McLennan South neighbourhood park (e.g. \$1,000 per dwelling unit). The developer believes that indoor amenity space is not warranted in his project, and that funding local park development will be more beneficial. Staff are in agreement as this approach is consistent with several prior rezoning applications in McLennan South.

It should be noted here that the City has initiated a Richmond-wide study to confirm when and in what form indoor multiple-family residential amenity space should be provided. The results of this study should be available near mid-year and will be used to update the Official Community Plan (OCP). Applications received after that time for development in McLennan South will be required to conform to the appropriate standards. Until that time, staff will continue to work with developers on a project-by-project basis to determine a practical approach to this issue.

Additionally, the applicant will be setting up a Trust Fund for the future Strata Council for the purpose of converting the temporary driveway into green space as shown on **Attachment 2**.

At the time of Development Permit details that will need to be addressed include:

- ensuring that the stairs along General Currie extend no more than the permitted 2m into the front yard setback;
- the design of the green space to be added once the driveway is removed. Currently two additional parking stalls are provided which are not required as part of the bylaw;
- the landscaping details. Of the 10 trees currently on the subject site, 7 are proposed to be retained as part of the new development;
- the visibility of the doors along the internal road. Currently they are set back quite a distance from the garage doors in long narrow “hallways” and in addition to not providing an attractive, inviting entrance, they have the possibility of creating low visibility zones which are not acceptable from a CPTED point of view (Crime Prevention Through Environmental Design);
- provision for turnaround for the eastern visitor parking stall;
- the relationship between the units at the west property line, the lane and the development to the west in terms of privacy and attractiveness; and
- the design of the temporary driveway such that the smallest amount of changes are required in order to reinstate the area for green space and two extra visitor parking stalls as shown on Phase 2 of the landscape plan (**Attachment 2**).

Engineering

Prior to final reading the developer must do the following:

- Consolidate the two lots into one development parcel; and
- Register a Restrictive Covenant to restrict access to one temporary driveway to General Currie until the lane is constructed at which time the access to General Currie will be removed.

Prior to issuance of Building Permit the developer shall:

- Enter into the City's standard Servicing Agreement to design and construct General Currie frontage improvements. Works include, but are not limited to, road widening, curb and gutter, creation of a 2.4m grass and treed boulevard, Type I decorative street lights with a 1.75m concrete sidewalk behind the new boulevard; and
- Payment of a deposit for removal of the "temporary" access to General Currie for when access to the north/south lane on the west edge of the site is available (if that lane is already constructed and operational, then no access should be provided to General Currie for this project in the first place).

Zoning

	CD/120	Proposed Development
Density	0.7 FAR	0.7 FAR
Lot Coverage	45% buildings	36% buildings
Maximum Lot Size	1,560 m ² (16,792.249 ft ²)	1,666 m ² (17,931 ft ²)
Setbacks	General Currie Road: 6m (19.685 ft) Public Lane: 1.2m (3.937 ft) Side & Rear Property Lines 1.2m (3.937 ft)	General Currie: 6m (19.685 ft) Lane: 3m (9.84 ft) Side and Rear: 3m (9.84 ft)
Heights	12m (39.37 ft)	10.2 m (33.5 ft)
Parking	1.5 per unit for residents 0.2 per unit for visitors (1.8 stalls)	2.0 per unit for resident (tandem) 2.0 visitor stalls

The proposed development conforms to CD/120 except for the Maximum Lot Size. Therefore, the subject bylaw also proposes to increase the Maximum Lot Size for CD/120 from 1,560 m² (16,792.249 ft²) to 2,250 m² (24,220 ft²). This lot size was derived from an analysis of potential small lot or small two-lot developments in this quarter section. It is not envisioned that this zone be used on larger lots as the Setbacks are less than what would be appropriate for a larger site.

Transportation

As was agreed to previously by Transportation staff, access for this development would ultimately be off of the proposed lane along this site's west edge. In the interim, until that lane is built a temporary lane is acceptable. However, the developer would be responsible for the cost of removing the temporary access. General Currie Road (being a main entry road in the McLennan South area) will have a centre median, therefore, the lane will be restricted to right-in right-out only.

There is a traffic concern that in order to proceed west, some of the site traffic would make a U-turn at median breaks on General Currie Road. Therefore, consideration should be given for an east-west connection from the permanent lane to the future extension of Turnill Street, along the north property line of 7540 Garden City Road.

Analysis

Staff is supportive of this application as it consistent with the Area Plan and with population projections for the area. While the densities that are proposed are slightly less than what is permitted in the plan, the form is consistent with what has been supported on the site directly adjacent to the west.

Given that the timing is uncertain for the development to the west, and the subject site will ultimately use the lane on this adjacent site for access, a temporary driveway is being provided on the subject site until the lane is constructed. The applicant is also setting up a trust fund to enable the strata council to readily convert this driveway for green space.

The use of CD/120 is consistent with recent small-lot developments in the City Centre. As the subject site is larger than what is permitted under CD/120, it is proposed that the area of this zone be increased. In order that the zone be able to be used on other similar sites, the increase in the maximum area is reflective of the potential developable sites in the area.

Financial Impact

None.

Conclusion

Rezoning of the subject properties to Comprehensive Development District (CD/120) is consistent with the McLennan South Area Plan and with other recently developed sites in the area. Staff are supportive of the application and of the amendment to CD/120 which would ensure that CD/120 is adaptable for other development sites.



Jenny Beran, MCIP
Planner, Urban Development

JMB:jmb

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

Legal requirement, specifically:

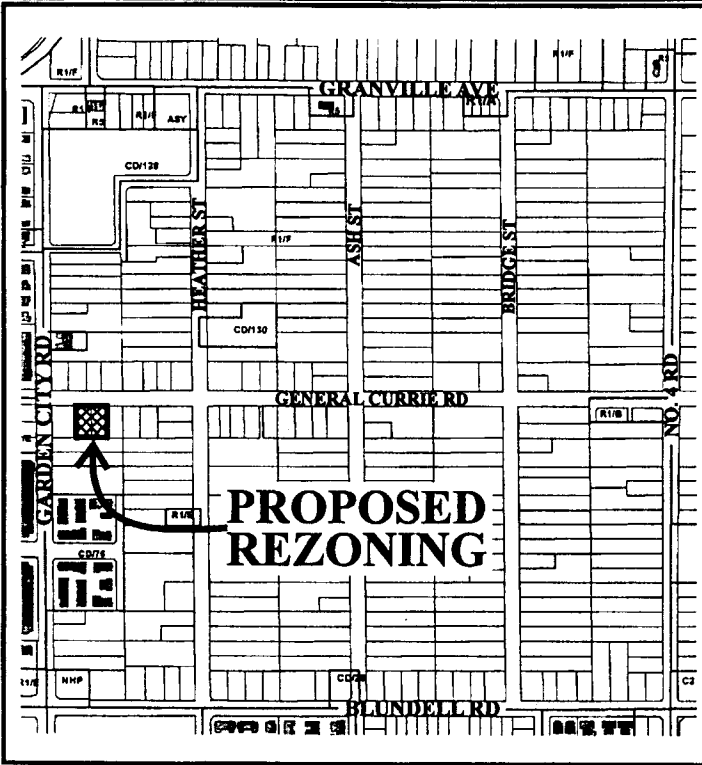
- A covenant to restrict access to one temporary driveway to General Currie until the lane is constructed at which time the access to General Currie will be removed;
- Consolidate the two lots into one development parcel; and
- Creation of a Trust Fund for the future strata council to pay for the removal of the driveway and replacement with green space as shown on the Landscape Plan.

Development requirements, specifically:

- A contribution of \$1000 per unit (\$9,000) toward the construction of McLennan South neighbourhood park; and
- Processing of a development permit to a satisfactory level as determined by the Manager of Development Applications.



City of Richmond



	21.90	24.08	18.29	27.68
7430	38.37	38.41	38.41	38.41
		9031	9051	9071
	21.90	24.08	18.29	27.68

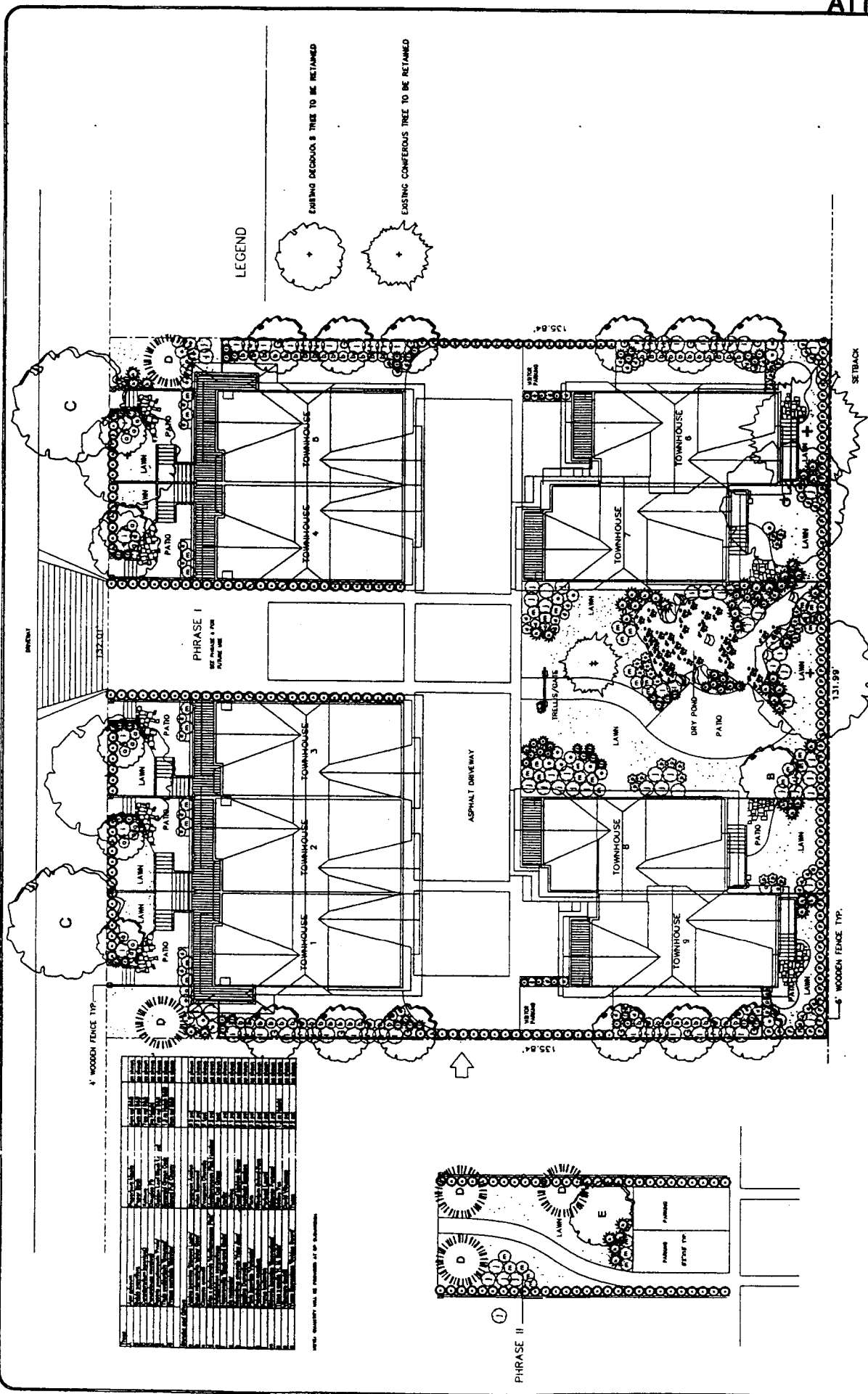
GENERAL CURRIE RD

	31.66	20.12	20.12	20.12
7590	41.40	41.40	41.40	41.40
		9040	9068	9080
	31.66	20.12	20.12	20.12
7540		92.20		



RZ 02-209468

Original Date: 07/29/02
 Revision Date:
 Note: Dimensions are in METRES



ALL QUANTITIES WILL BE PROVIDED BY CONTRACTOR

NO.	PLANT SPECIES	QUANTITY	PLANT SPECIES	QUANTITY
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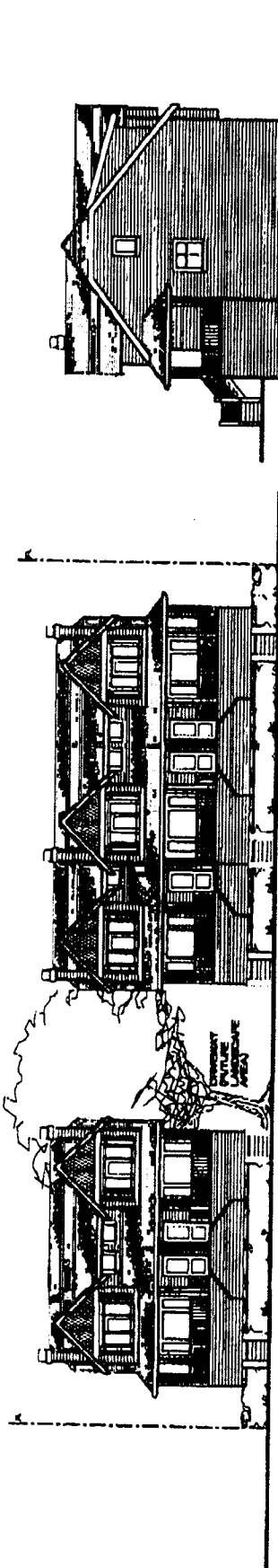
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 DATE: July, 02
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 CHECK BY: JHL
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 8100 EAST CENTRAL DRIVE ROAD
 FARMINGTON, NC
 DRAWING TITLE: LANDSCAPE PLANTING PLAN
 JHL Design Group Inc.
 Landscape Architects + Urban Design
 828, 1108 Street, Suite, 8C
 Raleigh, NC 27601
 Tel: 919-847-0828
 Fax: 919-847-0828
 E-mail: info@jhlgroup.com
 Website: www.jhlgroup.com

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 landscape architect's written consent.

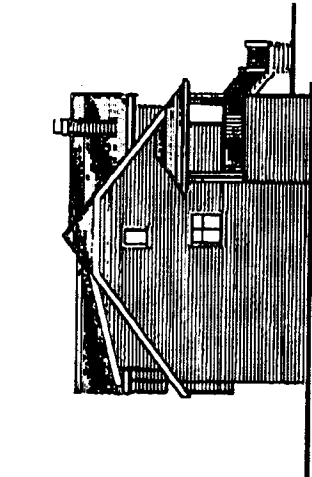
KINGSLEY
CHENG
ARCHITECT

PROJECT NO.	100
DATE	09/26/02
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CLIENT	100
ARCHITECT	100
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BY	100
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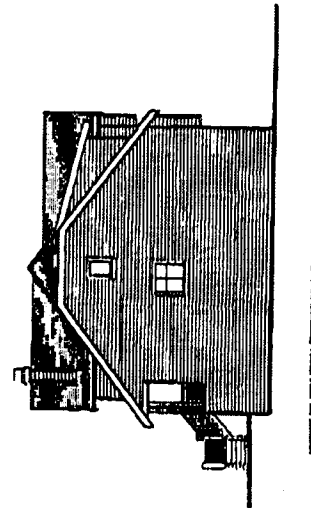
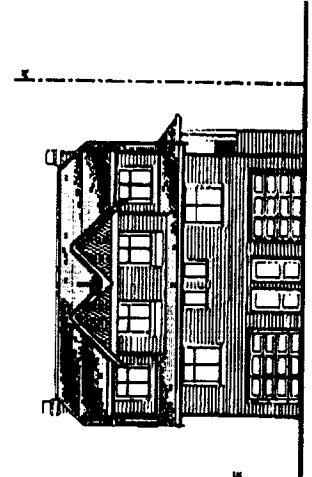
ATTACHMENT 3



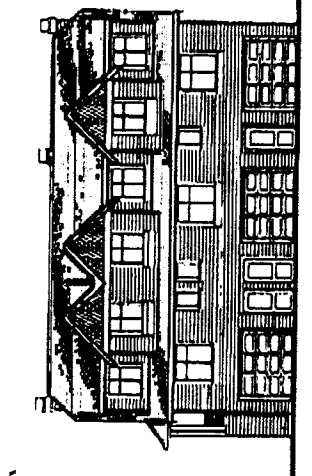
WEST ELEVATION (TOWNHOUSES 1, 2 AND 3)



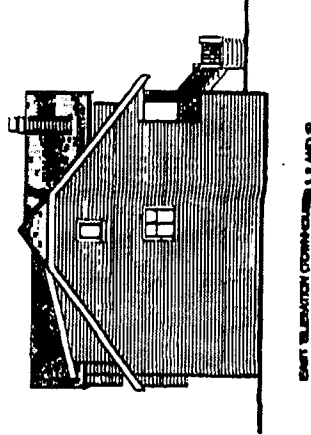
EAST ELEVATION (TOWNHOUSES 4 AND 5)



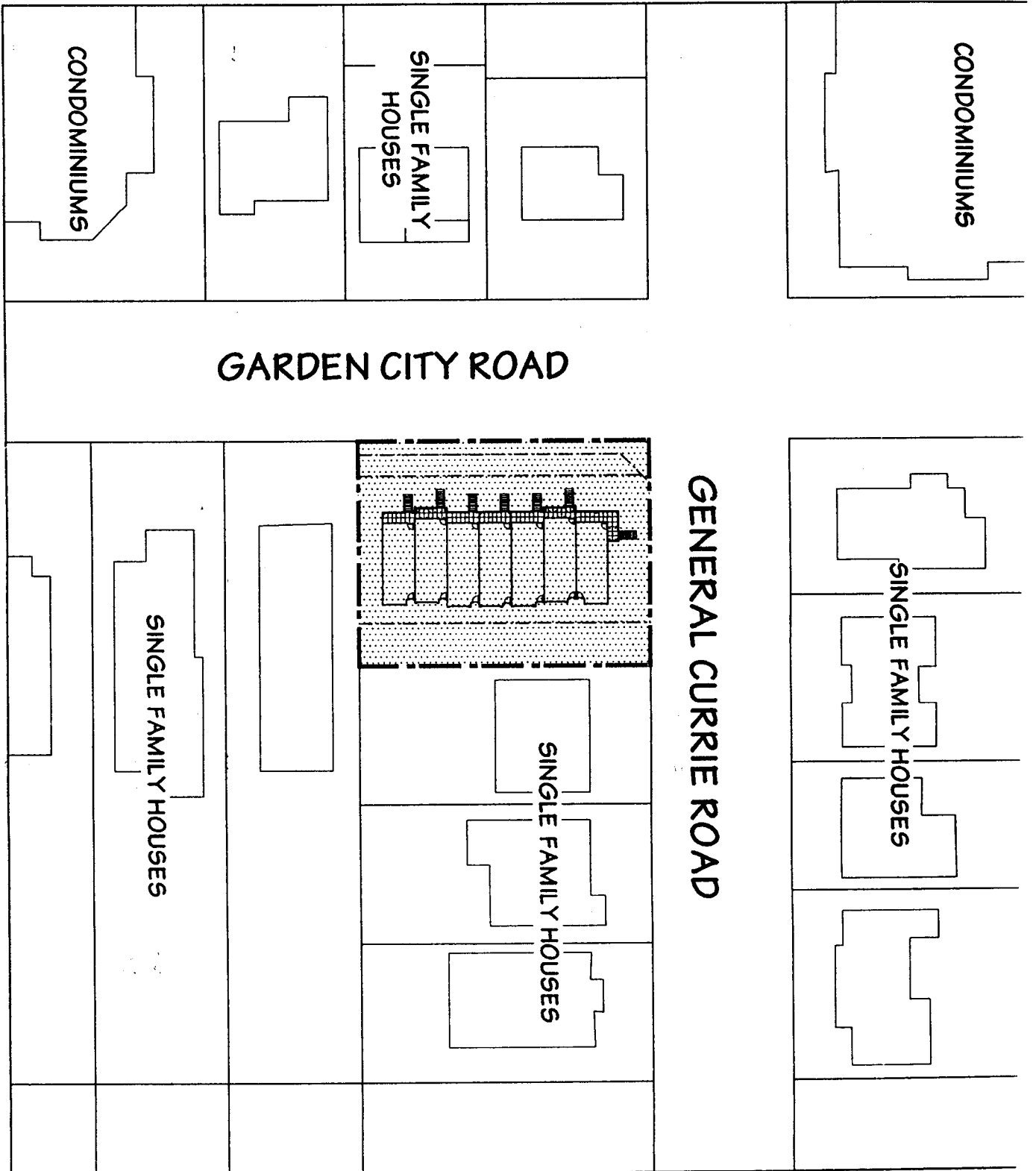
WEST ELEVATION (TOWNHOUSES 4 AND 5)



CENTRAL CURVE ROAD / NORTH ELEVATION (TOWNHOUSES 1, 2, 3, 4 AND 5)

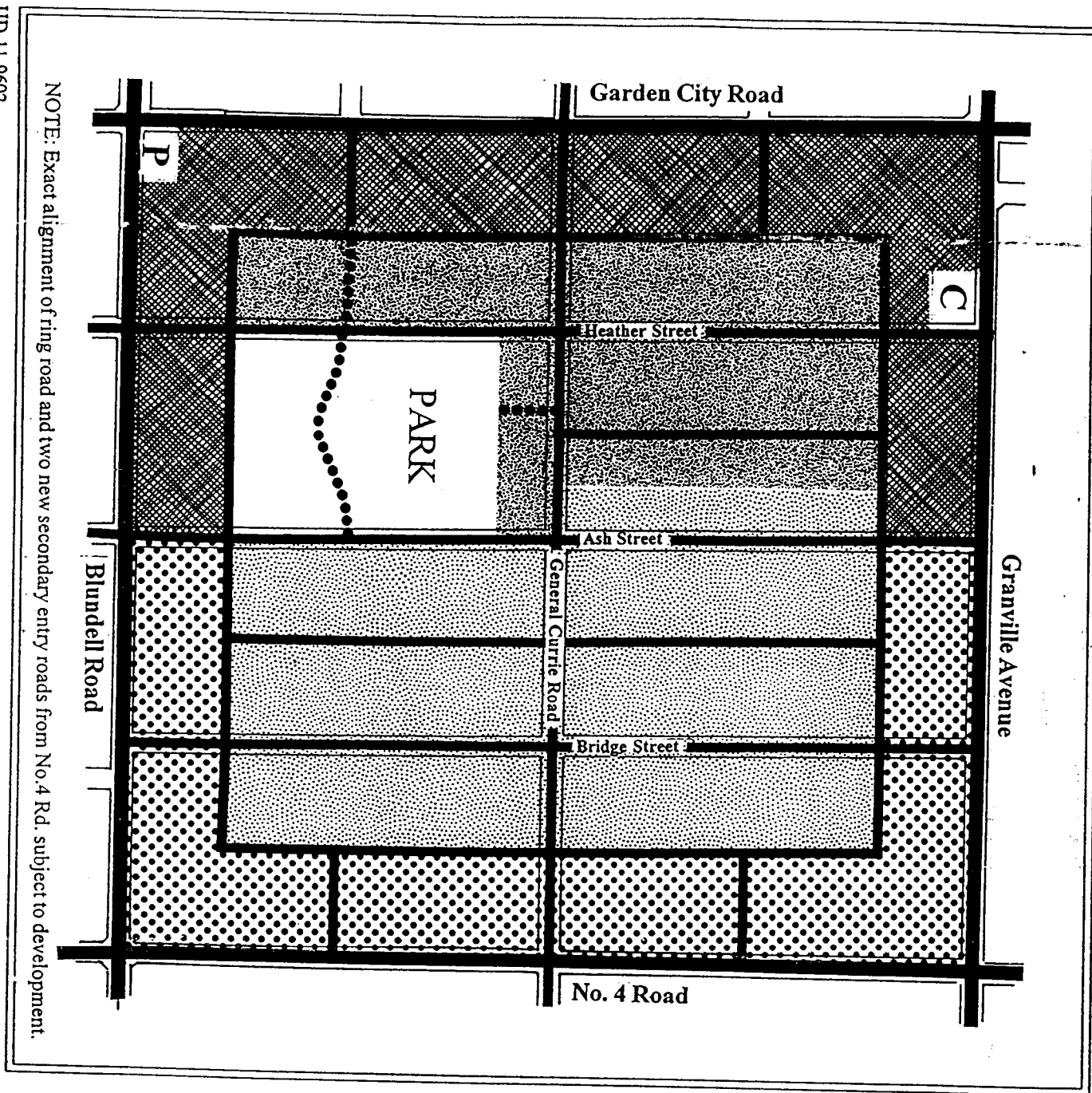


EAST ELEVATION (TOWNHOUSES 1, 2 AND 3)



CONTEXT PLAN








UD.11.9602

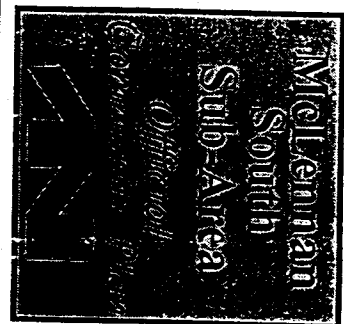


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Attachment 1

Land Use

-  Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family 0.75 base F.A.R.
-  Residential, 2+ storeys typical (3 storeys maximum) Townhouse, Triple, Duplex, Single-Family 0.60 base F.A.R.
-  Residential 2 1/2 storeys 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
-  Church
-  Neighbourhood Pub





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7440 (02-209468)
9040 & 9060 GENERAL CURRIE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by changing the Maximum Lot Size from 1,560 m² (16,792.249 ft²) to 2,250 m² (24,220 ft²) in Section 291.120.5.
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/120)**.

P.I.D. 004-198-492
Lot "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 15782

P.I.D. 004-174-313
Lot "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 15782
3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7440"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 28 2002

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

MAYOR

CITY CLERK