City of Richmond

Report to Committee

To Planning: Nov 18, 2003

To: Planning Committee **Date:** October 27, 2003

From: Joe Erceg RZ 03-242687
Manager, Development Applications File: 8060-20-7623

Re: **APPLICATION BY WILLIAM R. RHONE TO REZONE 7400 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120), AND TO AMEND THE PERMITTED MAXIMUM LOT SIZE UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

Staff Recommendation

That Bylaw No. 7623, for rezoning at 7400 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", and to amend the permitted maximum lot size under "Comprehensive Development District (CD/120)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications
(4138)

Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

1084486

Staff Report

Origin

William R. Rhone has applied to the City of Richmond to rezone 7400 Heather Street from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120) for the purpose of constructing eight three-storey townhouses. In addition, the report proposes that Comprehensive Development District (CD/120) is amended to permit an increase in the maximum lot size. The site is comprised of a single lot at the northeast corner of Heather Street and General Currie Road. (**Attachment 1**)

Findings Of Fact

Item	Existing	Proposed
Owner	Isabelle Nickerson	Joe Uppai, Nu-Tech Development and Golden Bay Trading Inc.
Applicant	William R. Rhone	
Site Size *(Source: GIS)*	1,763 m^2 (18,977.39 ft^2)	1,755 m^2 (18,891.28 ft^2) • Reduction due to corner cut at Heather/General Currie
Land Uses	• An area of predominantly older homes, rapidly being replaced by 2- and 3-storey townhouses west & north of the subject site	• 8 three-storey townhouses
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South ***Policies & Practices***	• ***Land Use:*** Residential, 2 ½ storeys typical (3 storey maximum) Townhouse, Triplex, Duplex, Single Family – To date, 3-storey townhouses have typically be constructed • ***Density:*** Designated for a base density of 0.60 floor area ratio (FAR) – Densities of up to 0.69 FAR has been approved, with 0.63-0.69 FAR being typical. • ***Development Permit Guidelines***: Encourage a "traditional" style and "house-like" character within a lush, green, informal landscape. • ***Roads:*** The site is not immediately adjacent to a proposed or future road. • ***Lane:*** The developer is to construct a lane along the north edge of the subject site. The lane is to be registered as a Public Rights of Passage. • ***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/120) • Permits 3-storey townhouses @ 0.70 FAR plus an additional 0.03 FAR which must be used exclusively for covered areas of the principal building which are open on one or more sides.

Staff Comments

Policy Planning

Rezoning of the subject site, as proposed, is consistent with the City's goals and objectives for the City Centre and the McLennan South Sub-Area (**Attachment 2**). The contribution to the establishment of the lane from Heather Street is consistent with City objectives and supportive of a high-amenity, multiple-family neighbourhood as envisioned under the sub-area plan. Staff supports the proposal to reduce the visitor parking to one space, in order to free up more of the ground plane for landscaping (**Attachment 3**). This will require a variance at the Development Permit stage, but is consistent with past City practice where developers have provided resident parking in excess of the bylaw. Staff suggests that Unit 7 be set back from Heather as far as possible, without compromising the area required for garbage and recycling, in order to improve the transition to adjacent development. The proposed amendment to Comprehensive Development District 120 (CD/120) is minor and will allow for consistency of development with similar small lots in the immediate area.

Transportation

Transportation supports the establishment of a lane along the northern portion of the lot. Further, Transportation supports the creative design which provides a unique method of providing access to the four townhouse pods off of the lane. More specifically, two individual townhouse units will have direct access to the lane and the remaining six townhouses, grouped in three's, will have access from a centred access from the lane.

Engineering Works

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

- Dedication of a 4m x 4m corner cut at Heather Street and General Currie Road.
- Registration of a 6m Public Rights of Passage lane across the entire north property line.

Prior to issuance of a future building permit, the following shall be in place:

- Entering into the City's standard Servicing Agreement to design and construct, at the developer's sole cost, a full laneworks, including, but not limited to, 5.1m wide lane with roll curb and gutter on both sides, storm sewer and decorative post top street lighting, plus,
- Entering into the City's standard Servicing Agreement to design and construct, at the developer's sole cost, a half road upgrading along the entire Heather Street and General Currie Road frontages. Works include, but are not limited to, road widening, curb and gutter, a 3.10m grass and treed boulevard, including decorative Zed street lighting and a 1.75m sidewalk at or near the property line.

Analysis

- The proposed project and its construction upgrading of portions of General Currie Road and Heather Street 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/120 be amended to allow for a small increase in the permitted maximum lot size. As proposed, the zoning amendment will have no impact on the McLennan South or other sites previously zoned CD/120.
- ***Recommendation:*** Staff recommends support for the subject application and the proposed amendments to CD/120.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide, City centre, and McLennan South objectives for residential growth and development and merits favourable consideration.

Eric Fiss
Policy Planner
(4193)

EF:cas

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

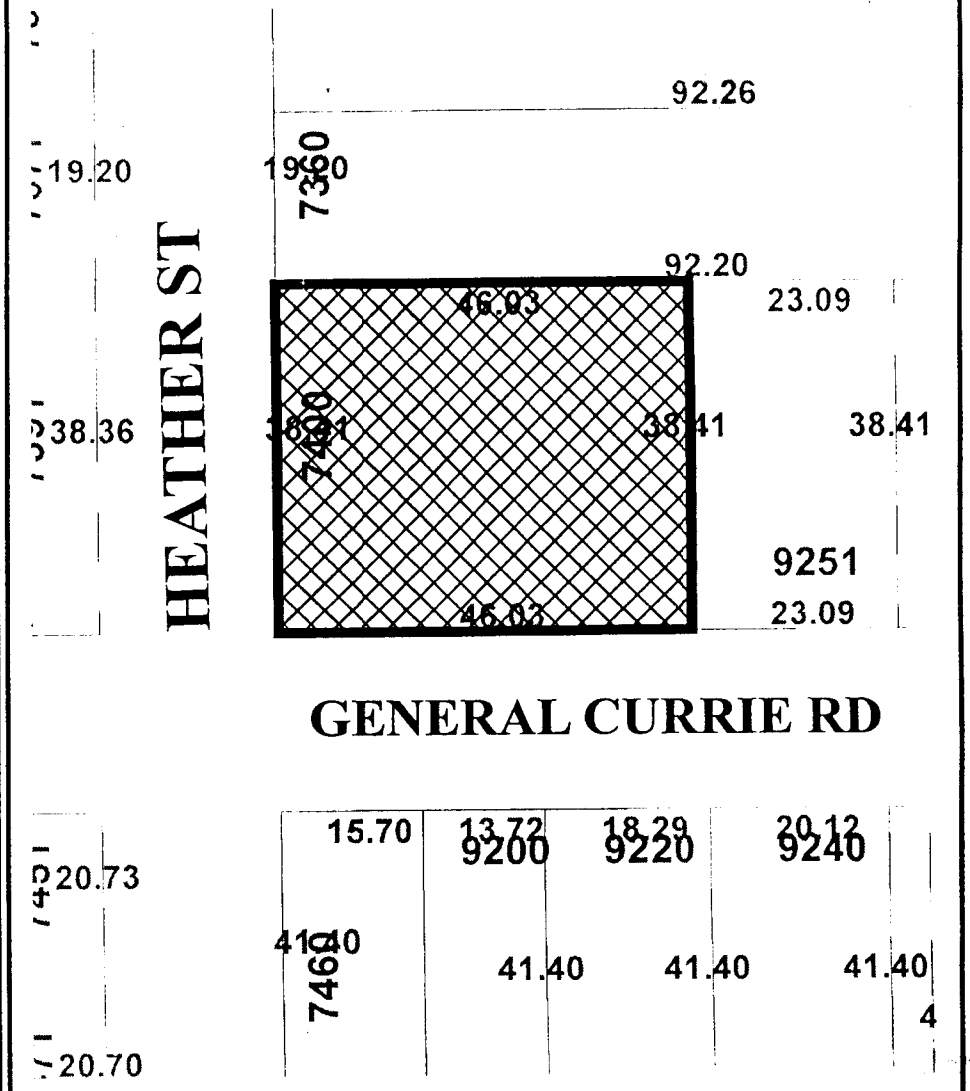
Legal requirements, specifically:

- Dedication of a 4 m x 4 m (13.1. ft. x 13.1 ft.) corner cut at the corner of Heather Street and General Currie Road.
- Registration of a 6 m (19.7ft.) wide strip of land along the north edge of the subject site

Development requirements, specifically:

- Demolition of any existing structures on the subject properties.
- $1,000 per dwelling (e.g. $8,000) in-lieu of on-site indoor amenity space to go towards development of the McLennan South neighbourhood park.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.
- Entering into the City's standard Servicing Agreement requiring the developer to design and construct a 6 m (19.7ft.) width of lane from Heather Street to the eastern boundary of the site to City standards including, but not limited to, 5.1 m (16.7 ft.) wide pavement with roll curb and gutter on both sides, storm drainage and decorative post top street lighting.
- Entering into the City's standard Servicing Agreement for a half-road upgrade along the site's Heather Street and General Currie Road frontages, to be designed as per the McLennan South road concept.

City of Richmond



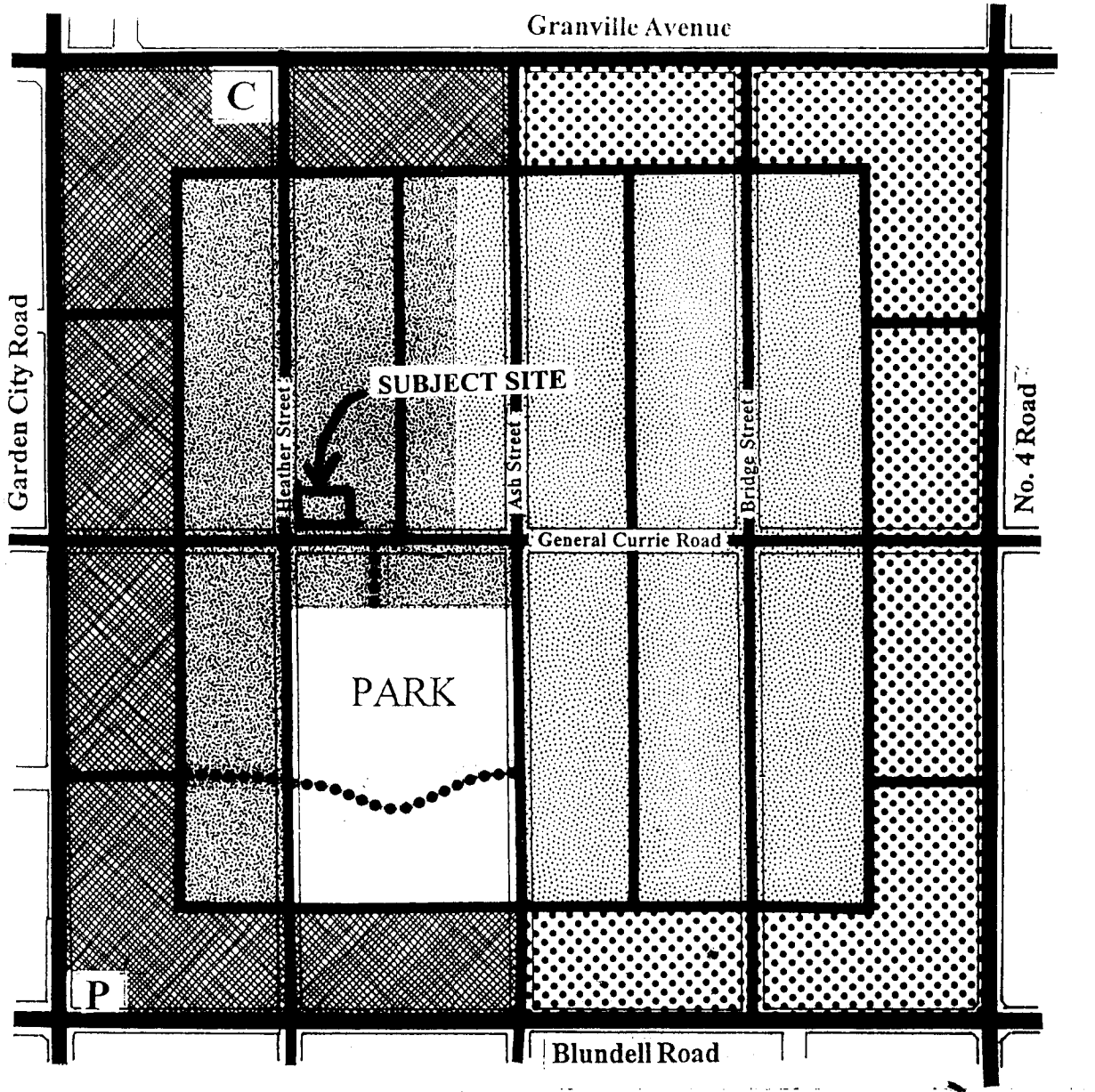
RZ 03-242687

Original Date: 07/30/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



NOTE: Exact alignment of ring road and two new secondary entry roads from No.4 Rd. subject to development.

Attachment 1

Land Use

R[illegible]dential, [illegible] to [illegible] storeys ov[illegible] level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

Residential, 2½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

Residential, 2½ storeys typical (3 storeys maximum) Predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

Residential, Histori[illegible] Single-Family, 2½ storeys max. **0.55 bas F.A.R.**

Trail/Walkway

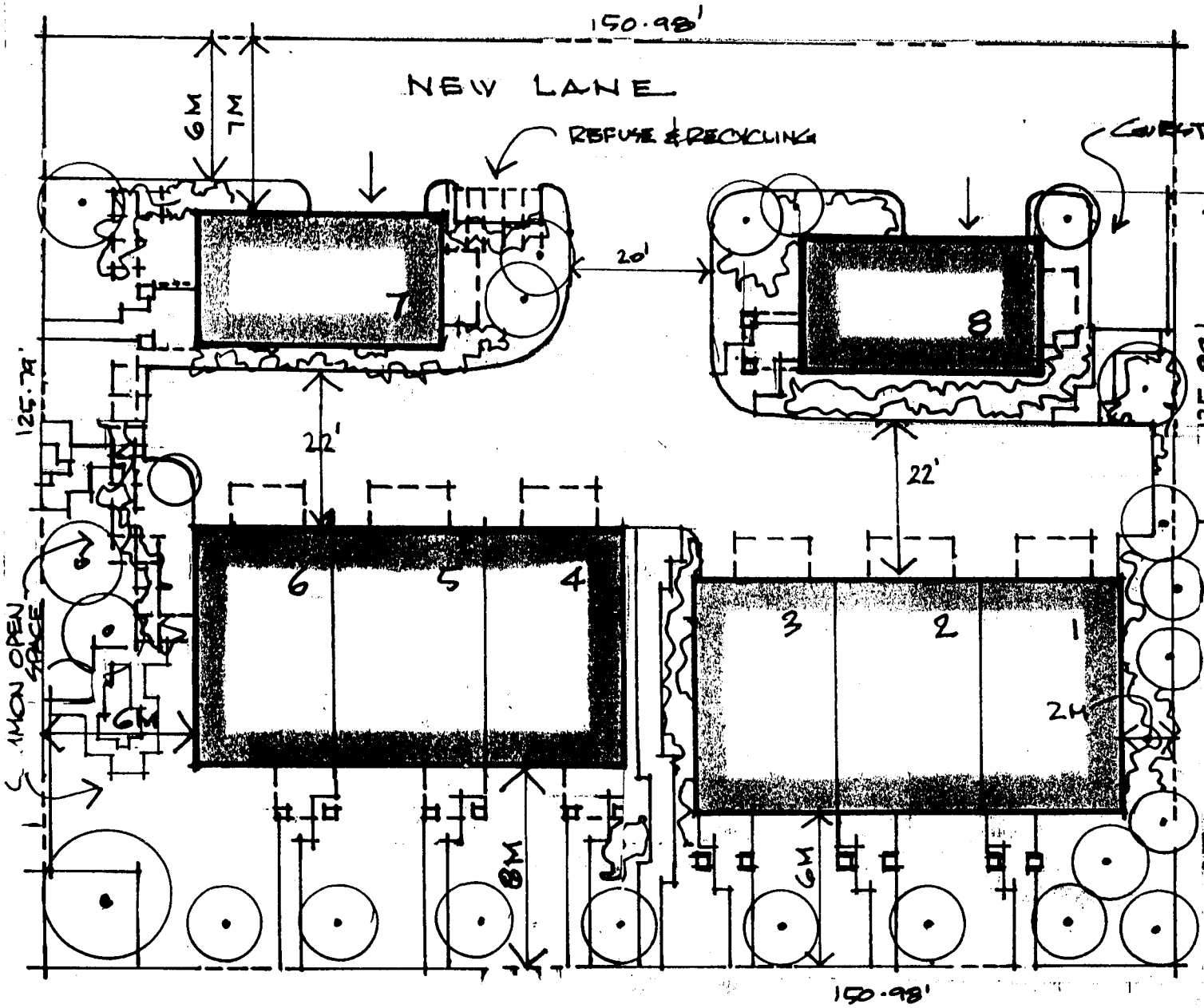
C Church

P Neighbourhood Pu[illegible]

McLennan South Sub-Area

ATTACHMENT 2

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



SITE AREA 18998.92'
BLDG AREA PROPOSED 12,430 ☐'
PROPOSED FSR .654

SITE PLAN
SCALE 1" = 20'

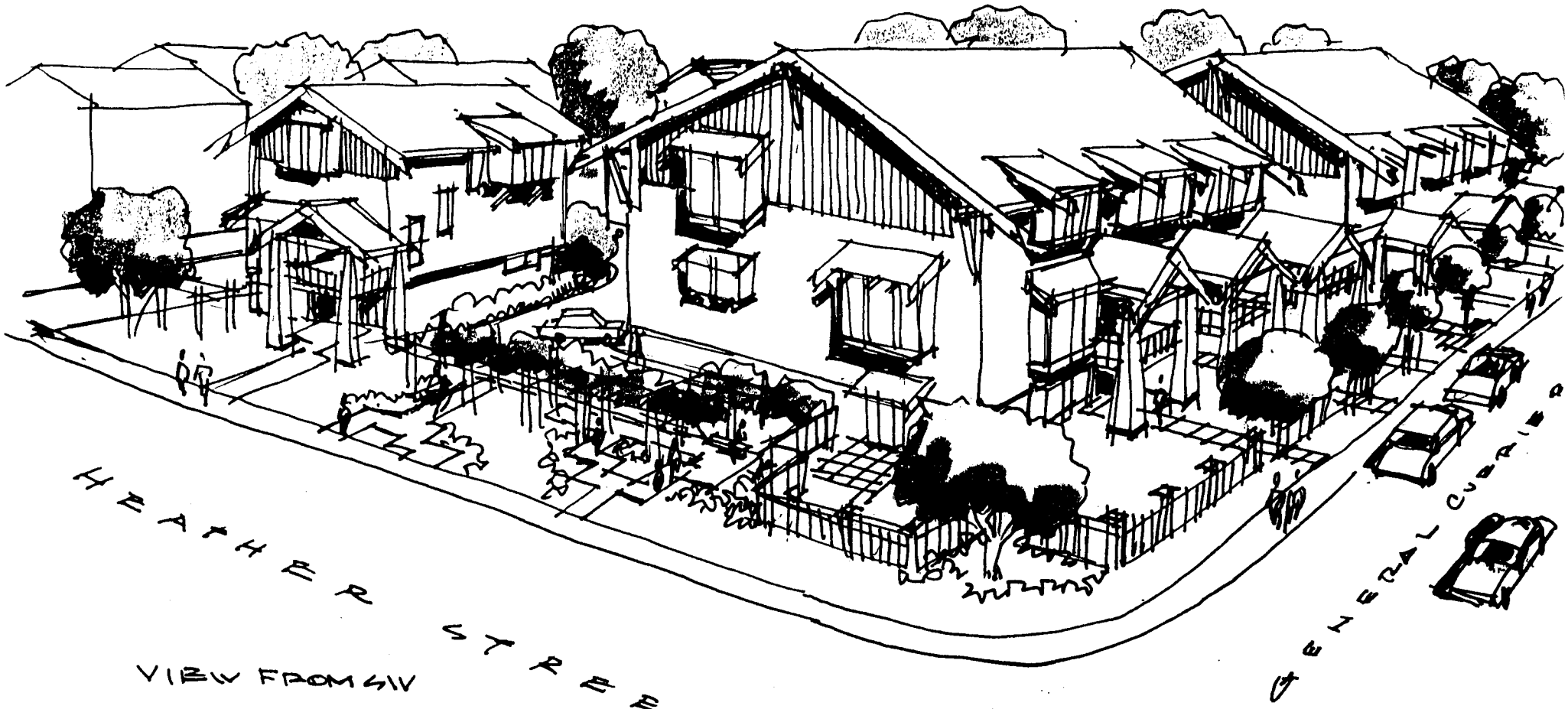
8 UNIT TOWNHOUSES
GEN'L CURRIE RD &
HEATHER ST.
RICHMOND, BC.

JUNE 23 '03
REVISED JULY 16 '03
REVISED JULY 22 '03

William Rhone Architect
2178 Bartlett Ave
Victoria, BC
Canada V8S 2P9
Ph: (250) 370-0942

RZ 03 242 687

ATTACHMENT 3



8 UNIT TOWNHOUSE PROJECT
7400 HEATHER STREET
RICHMOND, B.C.

William Rhone Architect
2178 Bartlett Ave
Victoria, BC
Canada V8S 2P9
Ph: (250) 370-0040

JULY 22

ATTACHMENT 3

City of Richmond

Bylaw 7623

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7623 (RZ 03-242687) 7400 HEATHER STREET

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 291.120.5 with the following:

   "**291.120.5 MAXIMUM LOT SIZE**

   2,020 m^2 (21,743.81 ft^2)"

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 120 (CD/120).**

   P.I.D. 011-351-977
   Lot "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 8935

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7623".**

FIRST READING	
PUBLIC HEARING	
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

1085808