City of Richmond
Urban Development Division

Report to Committee

To Planning - Nov 18, 2003

To: Planning Committee **Date:** October 28, 2003

From: Joe Erceg RZ 03-243983
Manager, Development Applications File: 8060-20-7629

Re: **APPLICATION BY ADERA EQUITIES INC. FOR REZONING AT 7540 & 7560 GARDEN CITY ROAD AND 7491, 7511, 7531, 7551 & 7571 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/141)**

Staff Recommendation

That Bylaw No. 7629, for the rezoning of 7540 & 7560 Garden City Road and 7491, 7511, 7531, 7551 & 7571 Heather Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/141)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:ef
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

1085548

Staff Report

Origin

Adera Equities Inc. has applied to rezone the subject site for the purpose of constructing 60 two- and three-storey townhouses and extending Turnill Street from the south boundary to the north edge of the subject site as per the McLennan South Sub-Area Plan. The site is comprised of two lots fronting Garden City Road and five lots fronting Heather Street. (**Attachment 1**)

Findings of Fact

Item	Existing	Proposed
Owners	Ronald Alexander Rathburn Phyllis Mary Rathburn Sheila Gail Rathburn Bruce Der Pui Wah Wong LSY Construction Co.Ltd. 665836 B.C. Ltd., Inc. Seeta Sandhu	Adera Equities Inc.
Applicant	Adera Equities Inc.	
Site Size ***(by applicant)***	12,349.227m^2 (132,930.33 ft^2)	11,118.26m^2 (119,679.88 ft^2) • Reduction due to dedication for Turnill Road
Land Uses	• An area of predominantly older homes, rapidly being replaced by 2- and 3-storey townhouses west & south of the subject site	• 60 three-storey townhouses • A portion of Turnill Street, through the middle of the subject site, linking to Heather Street by a Public Rights of Passage
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South ***Policies & Practices***	• ***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 base density of 0.60 floor area ratio (FAR) on the east portion of the site and a base density of 0.75 floor area ratio (FAR) on the west portion of the site – Densities of up to 0.69 FAR inside the "ring road" and a typical range of 0.75-0.8 FAR outside the "ring road" have been approved (**Attachment 2**). • ***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 Turnill Streets adjacent to the site. • ***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.	

Item	Existing	Proposed
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/141) • Permits 3-storey townhouses @ 0.73 FAR (blended) and a maximum site coverage of 34%.
Parking Required • **For (CD/141)**	Residents: 1.5 spaces /unit x 60 units = 90 spaces Visitors: 0.2 spaces/unit x 60 units = 12 spaces Total 1.7 spaces/unit x 60 units = 102 spaces	
Parking Actual • **For (CD/141)**	Residents: 2.0 spaces /unit x 60 units = 120 spaces Visitors: 0.2 spaces/unit x 60 units = 12 spaces Total 1.7 spaces/unit x 60 units = 132 spaces	

Staff Comments

Policy Planning

The proposed project and its contribution to the establishment of Turnill Street are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan (**Attachment 3**). Further design development, as noted in Development Permit Considerations, is required to achieve an appropriate and neighbourly form of development.

Transportation

- The proposal supports the "ring-road" concept in the area plan.
- The applicant is responsible for the design, dedication and construction of a full dedicated road to connect to the existing ring road to the south along the future ring-road alignment through the portion of the subject site to the edge of the north property line.
- Temporary surface barriers can be placed at the road edge that services buildings 7 and 8, and the portion of the remaining road can be used, temporarily, as a basketball court or hockey surface or any other use subject to the Transportation Department's approval. *Note: structures such as playground equipment will not be permitted in this area.*
- The applicant will not be obligated to pay a contribution towards the lot on General Currie Road, which would facilitate the final leg of the ring road.

Engineering

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

- Consolidation of all the lots into two development parcels.
- Dedication of Turnill Street through the development site. Where the applicant controls the full corridor, 15.5 m is required (1.75 m sidewalks), as already established immediately south. East of 7600 Garden City, a minimum of 10 m is required. Turnill Street is to shift to the east, with the northwest corner of the 15.5 m dedication from the developer aligning with the southwest corner of the property at 9100 General Currie Road.
- Registration of a Public Rights of Passage Right of Way of 5 m along the entire Garden City frontage; 2 m is for future road widening (consistent with requirements for 7500 Garden City Road).

- Public Rights of Passage Right of Way of 6 m from Turnill Street to Heather Street.

Then prior to issuance of future Building Permit, the developer shall enter into the City's standard Servicing Agreement for design and construction of the works noted below. Works include but are not limited to:

- Turnill Street - match existing works coming from south: 8.5m road surface, barrier curbs, 1.6m grass and treed boulevards complete with Richmond standard Zed light specification L12.5 and 1.75m wide sidewalks.
- Heather Street - match existing works coming from south: road widening, curb and gutter, 4.1m grass and treed boulevard complete with Richmond standard Zed light specification L12.5 and hydro/telephone pre-ducting at 3.4m from property line and a 1.75m sidewalk. Works from south edge of site through to General Currie - that will complete pre-ducting for all of Heather. Also note, some trees along Heather are worth retaining – provide arborist's report and consider incorporation into engineering design.
- Garden City - match existing standard established north and south of site: 3m decorative sidewalk which can split around existing trees, a minimum 2.5m grass and treed boulevard complete with decorative street lights.
- All works at developers sole cost with no credits available.

Development Permit Considerations

Staff recommend that processing of a Development Permit, 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, roof forms, architectural features, colour, etc. to provide for more visually interesting streetscapes and an informal character;
- Provide open space linkages to neighbouring sites and open space;
- Provide clearly defined and usable on-site outdoor amenity space accessible to residents on both portions of the site, including a children's play area;
- Minimize impacts on adjacent single-family residential development at 7591 Heather Street. For example, reduce height of Building 1 at south east corner of the site to 2 ½ storeys and shift roof massing to the north, to limit overlook to private open space and improve privacy. Alternatively, provide a gap in Building 1 aligned with the rear yard of the adjacent house, which could also provide a cross-site access to support future redevelopment of the site.
- Provide a high quality "front door" residential character along driveways, with particular attention to garage appearance, surface treatment and landscape elements;
- Consider form of development of adjacent future development sites and access to these sites, including potential for shared access. Cross-access agreements to minimize street crossings to the two neighbouring sites may be required, unless it can be demonstrated through the Development Permit process to the satisfaction of staff that they may not be required;
- Ensure that existing trees are retained wherever possible, especially within the project's central open space; and
- 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.

Analysis

- The proposed project and its construction of a portion of Turnill 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, subject to design modifications to improve open space and minimize impacts on neighbouring development, as recommended in this report.
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space towards the construction of the future neighbourhood park 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.
- The applicant's proposal to contribute funds towards the City's affordable housing fund is appropriate to meet housing needs.
- The project requires creation of a new Comprehensive Development District (CD/141) to permit a maximum Floor Area Ratio (FAR) of 0.73 on the combined site. The Area Plan identifies a base density of 0.60 FAR on the east portion of the site and a base density of 0.75 FAR on the west portion of the site. The proposed CD/141 allows for a blending of the densities typically achieved for neighbouring sites both inside and outside the "ring road", with the resultant density no greater than that which could have been achieved as two separate sites. The blending of densities (**Table 1,** below), however, provides flexibility in site design and accommodates the required construction of Turnill Street to its full width where it bisects the property. To achieve compatibility with adjacent development, the new CD/141 limits site coverage to 34%, which is consistent with the most restrictive regulations for adjacent projects where three-storey development has been approved.

Table 1

Parcel	**Parcel Area** *(m^2)*	**Sub-Area Plan**		**CD/141**	
		Typical FAR (approved)	*Maximum Floor Area (m^2)*	*Proposed FAR*	*Proposed Floor Area (m^2)*
West Parcel - Garden City Road to Turnill Street	3,352.89	0.80 (CD/128)	2,682.31	0.61	2,046.01
East Parcel – Turnill Street to Heather Street	7,765.37	0.69 (CD/126)	5,358.11	0.78	6,066.94
Overall Site (Net of Turnill Street Dedication)	11,118.26	0.73	8,116.33	0.73	8,112.95 *(minus 3.4)*

- ***Recommendation:*** Staff recommends support for the subject application and the proposed Comprehensive Development District (CD/141).

Financial Impact

None

Conclusion

Rezoning of the subject site as proposed conforms to citywide, city Centre, and McLennan South objectives for residential growth and merits favourable consideration, subject to development permit conditions, as noted.

Eric Fiss
Community Planner – Urban Design

JE:ef

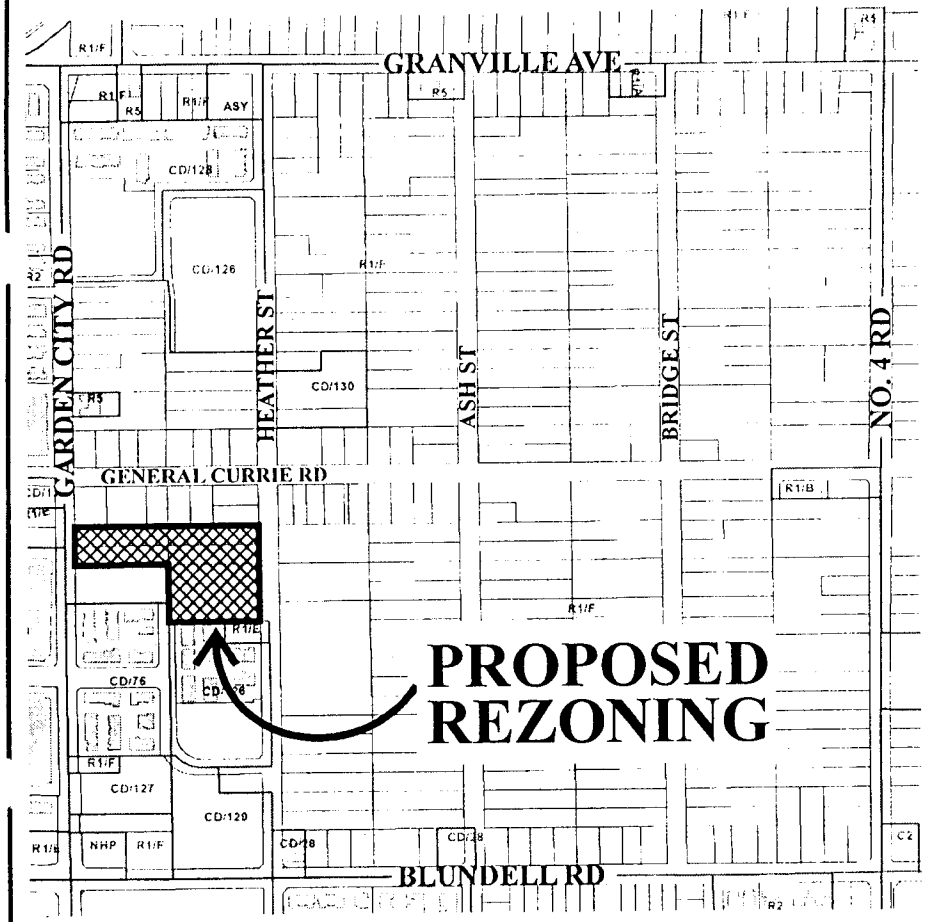
There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically:

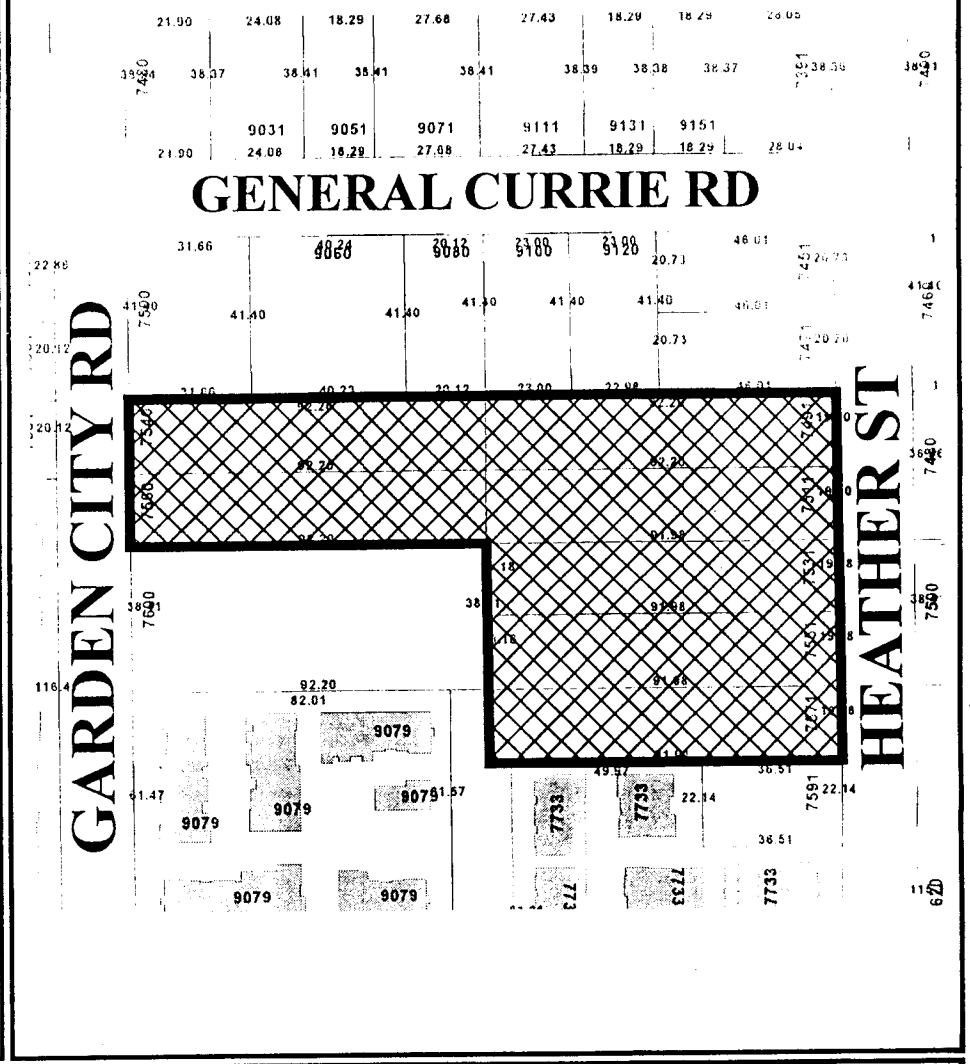
- Consolidation of all the lots into two development parcels.
- Dedication of Turnill Street through the development site. Where the applicant controls the full corridor, 15.5 m is required (1.75 m sidewalks), as already established immediately south. East of 7600 Garden City, a minimum of 10 m is required. Turnill Road is to shift to the east, with the northwest corner of the 15.5 m dedication from the developer aligning with the southwest corner of the property at 9100 General Currie Road.
- Registration of a Public Rights of Passage Right of Way of 5 m along the entire Garden City frontage; 2 m is for future road widening (consistent with requirements for 7500 Garden City Road).
- Public Rights of Passage Right of Way, of 6 m, from Turnill Street to Heather Street.

Development requirements, specifically:

- Demolition of any existing structures on the subject properties.
- $1,000 per dwelling (e.g. $60,000) 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 $52,400) towards the city's affordable housing fund.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.

City of Richmond





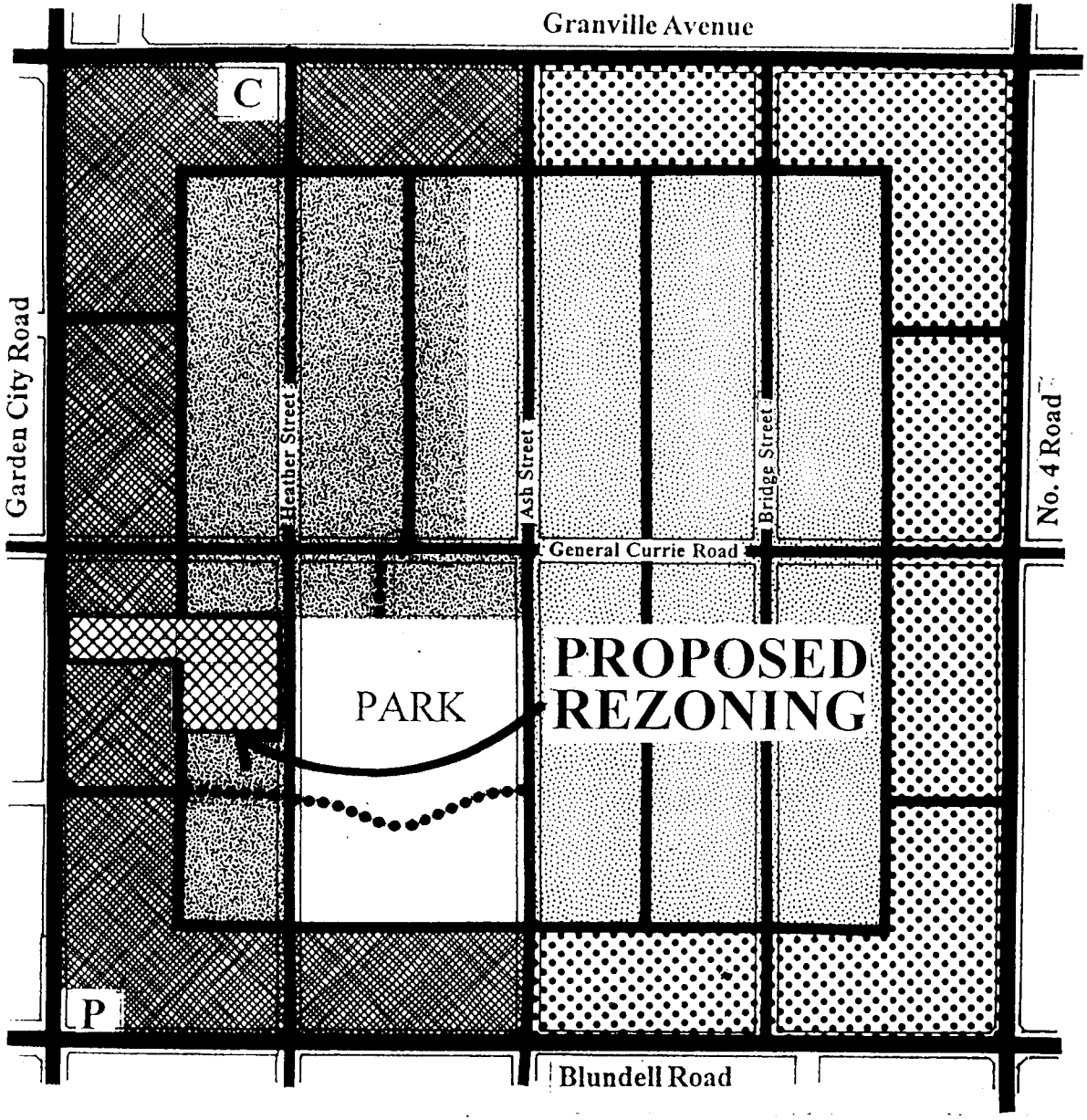
RZ 03-243983

Original Date: 08/14/03

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

Residential, [illegible] to **3 storeys** over [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.**

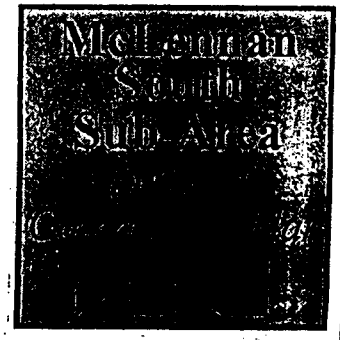
Residential, 2½ storeys typical (3 storeys maximum) Predominantly Triplex Duplex, Single-Family **0.55 base F.A.R.**

Residential, Historic Single-Family, **2½ storeys** max. **0.55 bas F.A.R.**

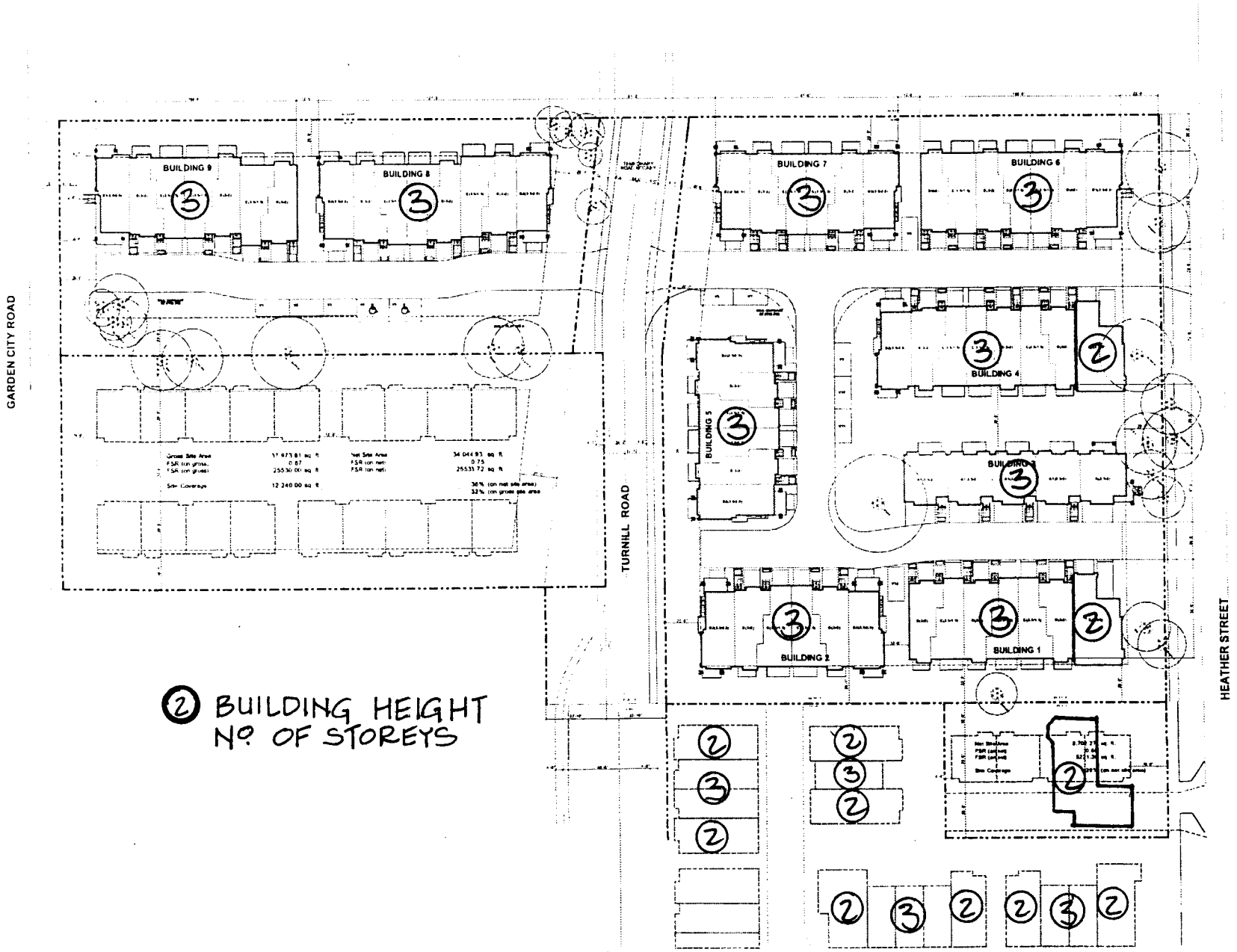
Trail/Walkway

C Church

P Neighbourhood Pub



ATTACHMENT 2



INTEGRA ARCHITECTURE INC.

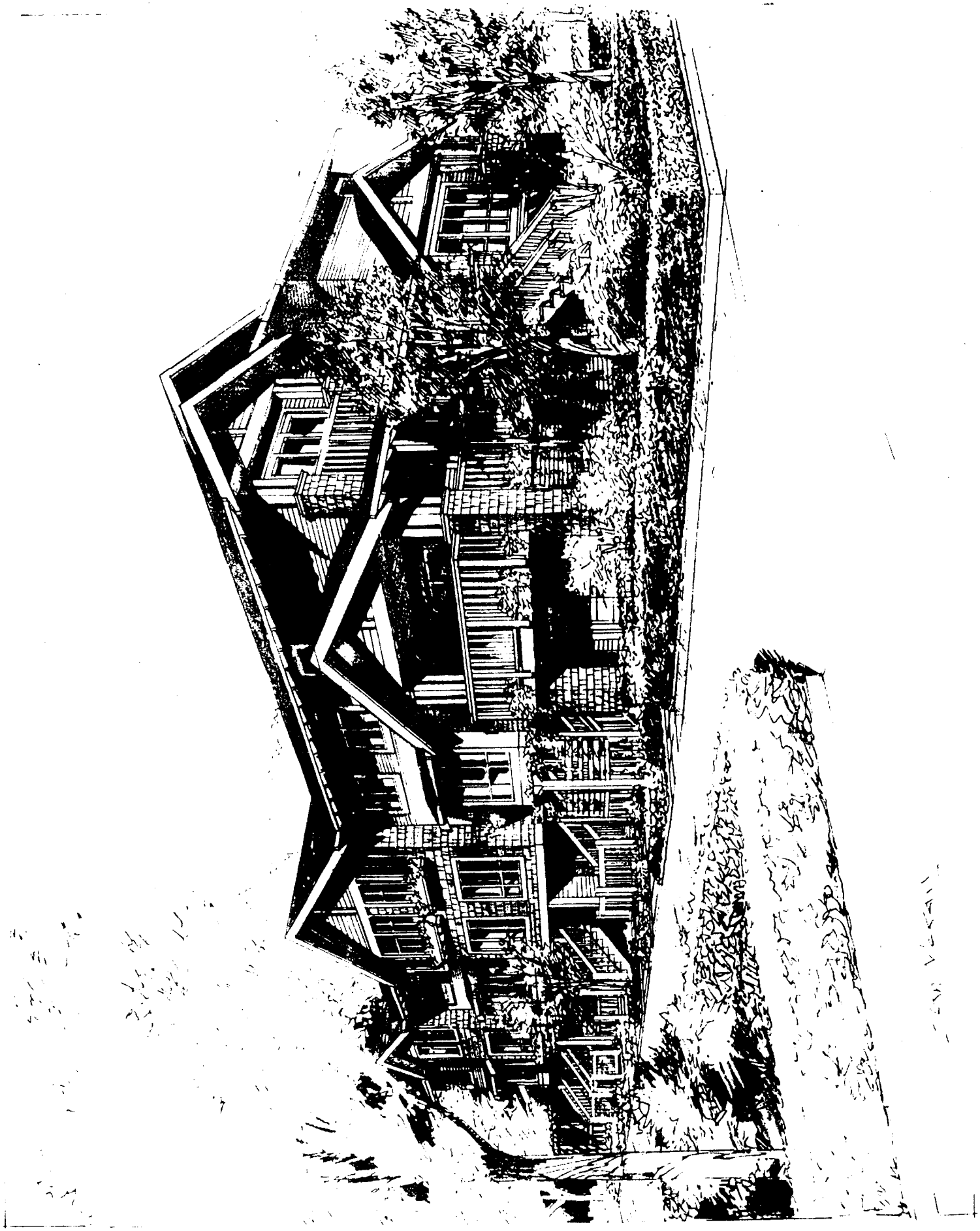
ADERA

SITE PLAN

A-1.00 A

ATTACHMENT 3

ATTACHMENT 3



City of Richmond

Bylaw 7629

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7629 (RZ 03-243983) 7540, 7560 Garden City Road and 7491, 7511, 7531, 7551, 7571 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 inserting as Section 291.141 thereof the following:

"291.141 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/141)

The intent of this zoning district is to accommodate townhouses.

291.141.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.141.2 PERMITTED DENSITY

.01 In the area identified as "A" on Diagram 1, Section 291.141.2.03, the maximum **Floor Area Ratio** shall be:

a) 0.61, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m^2 (538.213 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 m^2 (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.

b) Notwithstanding the limitations imposed in (a) above, an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**;

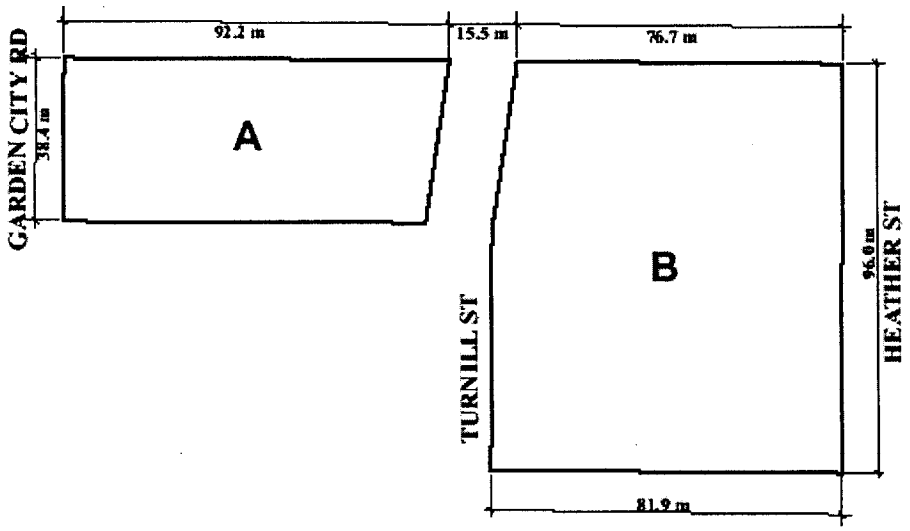
.02 In the area identified as "B" on Diagram 1, Section 291.141.2.03, the maximum **Floor Area Ratio** shall be:

a) 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; AND FURTHER an additional 50 m^2 (538.213 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 m^2 (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.

b) Notwithstanding the limitations imposed in (a) above, an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**;

.03 Diagram 1



.04 The maximum **Floor Area Ratio** for Parcels "A" and "B" shall be 0.73.

291.141.3 MAXIMUM LOT COVERAGE: 34%

291.141.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Public Road**: 6 m (19.685 ft.);

a) Cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.);

b) With the exception of 0.1(a) above, porches, balconies, bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.),

c) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

.02 **Side & Rear Property Lines**: 3 m (9.843 ft.),EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

291.141.5 MAXIMUM HEIGHTS

.01 **Buildings**: 12 m (39.370 ft.), but containing no more than 3 **storeys**.

.02 **Structures**: 12 m (39.370 ft.)

.03 **Accessory Buildings**: 5 m (16.404 ft.)

291.141.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.405 ha (1.0 ac.) in size.

291.141.7 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 maneuvering 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 141 (CD/141).**

P.I.D. 003-681-980
The Northerly Portion of Lot 2 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-880-974
South Half Lot 2 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-969-819
North Half Lot 19 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-124-031
South Half Lot 19 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-816-459
Lot 64 Section 15 Block 4 North Range 6 West New Westminster District Plan 41389

P.I.D. 004-871-910
Lot 63 Section 15 Block 4 North Range 6 West New Westminster District Plan 41389

P.I.D. 003-344-436
North Half Lot 17 Block "H" 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 7629".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK