



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Director of Development
Terry Crowe
Manager, Policy Planning
Re: **Application by Ah Ten Holdings Ltd. and Hemlock Drive Development Limited Partnership to amend the Land Use designation for 6288 Katsura Street and 9371 Hemlock Drive within the McLennan North Sub-Area Plan – Schedule 2.10C of the Official Community Plan**

To Planning - Nov. 22, 2005
Date: November 8, 2005
OCP 05-318069
File: 8060-20-7996

Staff Recommendation

1. That Official Community Plan (OCP) Amendment Bylaw No. 7996, to redesignate 6288 Katsura Street and 9371 Hemlock Drive from “Residential Area 2” (**Attachment 4**) to “Residential Area 2A” (**Attachment 5**) in the Land Use Map of Schedule 2.10C (City Centre Area McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 7996, having been considered in conjunction with:
 - a. the City’s Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7996, having been considered in accordance with the City Policy on Consultation during OCP Amendment, is hereby deemed not to require further consultation.

Holger Burke
Acting Director of Development

Terry Crowe
Manager, Policy Planning

CA:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Ah Ten Holdings Ltd. and Hemlock Drive Development Limited Partnership have applied to the City of Richmond for permission to amend the Official Community Plan (OCP) in order to redesignate 6288 Katsura Street and 9371 Hemlock Drive (**Attachment 1**) from “Residential Area 2” to “Residential Area 2A” in the Land Use Map of Schedule 2.10C (City Centre Area McLennan North Sub-Area Plan).

The proposed OCP amendment is required to facilitate a Development Permit application (DP 05-302414) for two (2) five-storey residential buildings, consisting of approximately 232 dwelling units, over a single-storey parking structure at 6288 Katsura Street and 9371 Hemlock Drive on a site zoned Comprehensive Development District (CD/68) (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	Ah Ten Holdings Ltd.	Ah Ten Holdings Ltd.
Applicant	Ah Ten Holdings Ltd. and Hemlock Drive Development Ltd. Partnership	Ah Ten Holdings Ltd. and Hemlock Drive Development Ltd. Partnership
Site Size	13,344 m ²	13,344 m ²
Land Uses	Vacant	Multiple Family Residential
OCP Designation	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation (City Centre Area Plan)	Residential	Residential
Sub-Area Plan Designation (McLennan North Sub-Area Plan)	Residential Area 2 Height: None specified Storey: 4-storeys max.	Residential Area 2A Height: up to 19 m Storey: 5-storeys max.
Zoning	Comprehensive Development District (CD/68)	Comprehensive Development District (CD/68)

Area Plan Amendment:

The subject site was rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/68) in 1998 when the applicant was proposing three (3) four-storey wood frame buildings as permitted in the McLennan North Sub-Area Plan. The requested OCP amendment would allow a five-storey building form on the subject site, provided the maximum building height does not exceed 19 m.

Zoning:

The proposed increase in the number of storeys permitted reflects the ability for a concrete construction building to accommodate a five-storey building generally within the maximum 15 m building height permitted in Comprehensive Development District (CD/68).

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The site is currently vacant. Development surrounding the site is described as follows:

- To the north, future neighbourhood park with Ferndale Road beyond and a single-family dwelling at 9400 Ferndale Road;
- To the east, a proposed 24-unit townhouse development on a sited zoned Comprehensive Development District (CD/167) (DP 05-297694);
- To the south, Hemlock Road and an existing townhouse development at 9333 Alberta Road on a site zoned Comprehensive Development District (CD/72) and a proposed 23-unit townhouse development at 9391 Alberta Road (RZ 05-301844); and
- To the west, Katsura Street and high-rise/townhouse development at 6233 Katsura Street on a site zoned Comprehensive Development District (CD/67).

Rezoning and Public Hearing Results

The rezoning of the site to Comprehensive Development District (CD/68) was granted in 1998 (RZ 96-000162). No submissions were made at the time by anyone on the proposed rezoning.

Related Policies & Studies

Official Community Plan

The site is designated "Residential Area 2" on the McLennan North Sub-Area Plan Land Use Map (**Attachment 4**). "Residential Area 2" has a maximum four-storey building height limit. The applicant is requesting an amendment to the Sub-Area Plan Land Use Designation in order to allow a five-storey building form. The proposed amendment does not change the land use, massing transition or density envisioned in the Sub-Area Plan.

Consultation

Council Policy 5043 – OCP Bylaw Preparation Consultation Policy

This policy provides direction regarding the consultation requirements for an OCP amendment. In accordance with this policy the Richmond School Board – School District No. 38 was consulted and identified no concerns related to the proposal.

Consultation with other external agencies, organizations and authorities was not deemed to be required. The statutory Public Hearing will provide area residents, businesses and property owners an opportunity to comment on the application.

Staff Comments

Detailed technical review by staff will be conducted as part of the Development Permit Application (DP 05-302414). No significant concerns have been identified through the initial technical review for this OCP amendment.

Analysis

Technical Implications:

The proposed change of designation from “Residential Area 2” to “Residential Area 2A” simply rectifies the assumption that only wood frame buildings would be constructed within the maximum building height of 15 m. Instead, the applicant is proposing to use concrete construction, which does not place the same construction limitations on the number of storeys. The applicant is not seeking an increase in the maximum building height provisions of Comprehensive Development District (CD/68). Comprehensive Development District (CD/68) permits a maximum building height of 15 m. Comprehensive Development District (CD/68) does not stipulate a maximum height in number of storeys. The proposed development (DP 05-302414) will be requesting a height variance up to (18.15 m) for a small portion of the each building to accommodate the elevator penthouse/mechanical clearance and architectural clearstory windows on the two buildings. Any request for height variance will be reviewed as part of the Development Permit process.

The applicant is in the process of exploring technical and financial feasibility of minimizing the height variance at the Development Permit stage. The applicant will explore the following measures to reduced the building height: further depressing the parkade below grade, reviewing the minimum mechanical clearances required for the elevator, and eliminating the architectural appurtenances (clearstory windows). Staff will work with the applicant to minimize any proposed height variance and report back on the height review in the Development Permit report.

Urban Design:

The McLennan North Sub Area Plan envisions a variety of housing forms. The massing of the buildings bounded by Westminster Highway to the north, No. 4 Road to the east, Alberta Road to the south and Garden City Road to the west is designed to step down gradually from west to east. The buildings step down from a maximum 45 m height between Garden City Road to Katsura Street to four-storey wood frame apartment or three and four-storey townhouses between

Katsura Street and Alder Street, to two and three-storey townhouses between Alder Street and Birch Street to lower density two and three-storey townhouses between Birch Street and No. 4 Road. The proposed development meets the massing intent for the area as the proposed amendment will maintain a consistent building height within the area between Katsura Street and Alder Street.

Form and Character:

The incorporation of a fifth storey has resulted in a superior development form on this site from an urban design perspective. The two (2) terraced L-shaped buildings step up from the park edge towards Hemlock Drive. As a result, only the first floor is at the minimum required set back of 7.6 m from the park edge (north), and the setback increases on each subsequent floors. It is setback approximately 20.8 m from the park edge on the fifth floor. As the development is located south of the City park, the terracing of the building will minimize shadowing of the park and the internal courtyard of the proposed development.

The terracing also improves the interface with future development the east. Instead of a solid four-storey high building façade, there will be some height relieve at the northern portion of the site due to the terracing. This would allow more light access (evening sun) to the future development east for this site.

Open Space:

The five-storey form also allows for a more compact footprint of the buildings thereby resulting in a significant increase in private open space. This flexibility in the design results in the on-site amenities being substantially larger in size and better equipped than most developments of this size. The central courtyard is proposed to be symmetrically divided by the amenity pavilion in the centre that houses a swimming pool, exercise and games room. The outdoor courts are divided into four (4) distinct areas, each with its own character to provide variety of space and to address different programming needs from active play to passive enjoyment.

The large on-site open space opens onto the City Park to the north and visually expands the size of the open space. The developer is also providing an east-west walkway (Public-Right-of-Passage Right-of-Way) to improve pedestrian connection in the neighbourhood.

Financial Impact

None.

Conclusion

The proposed amendment is a “technical” change to permit a five-storey building form in order to achieve a better urban design. There is no negative impact on the surrounding development sites as the proposed five-storey development improves the interface and light access into the City park to the north. Staff recommend that this application be approved to proceed.



Cecilia Achiam, MCIP, BCSLA
Urban Design Planner

CA:blg

Attachment 1: Location Map

Attachment 2: DP 05-302414 Proposed Site Plan and Building Elevations

Attachment 3: Development Data Sheet (DP 05-302414)

Attachment 4: Current Land Use Map (McLennan North)

Attachment 5: Proposed Land Use Map (McLennan North)



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Attachment 3

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-302414

Attachment 3

Address: 6288 Katsura Street and 9371 Hemlock Drive

AH TEN HOLDINGS LTD. & HEMLOCK DRIVE

Applicant: DEVELOPMENT LIMITED PARTNERSHIP Owner: AH TEN HOLDINGS LTD.

Planning Area(s): 2.10C McLennan North Sub-Area Plan

Floor Area Gross: 19,080 m² Floor Area Net: 17,611 m²

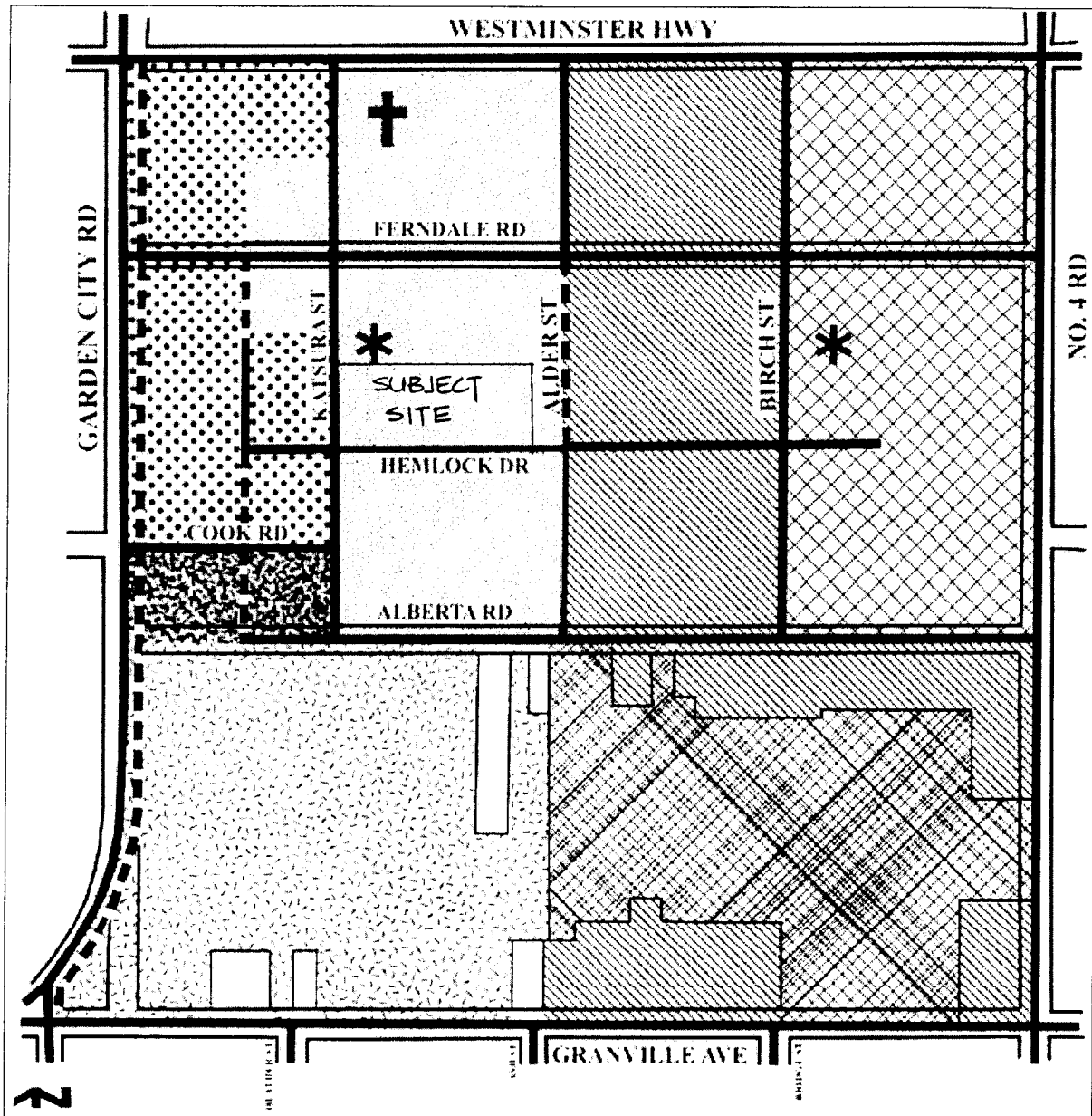
	Existing	Proposed
Site Area:	13,344 m ²	13,344 m ²
Land Uses:	Residential	Residential
OCP Designation:	Residential (Area 2)	Residential (Area 2A)
Zoning:	CD/68	CD/68
Number of Units:	0	232

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43+ .1 for ground floor indoor amenity	1.43	Complies
Lot Coverage:	Max. 41.1 %	36.3%	Complies
Setback – Front Yard (S):	Min. 7.62 m (balconies and porches may project 1.5 m)	7.62 m	Complies
Setback – Side Yard (E):	Min. 7.32 m (balconies and porches may project 1.5 m)	7.31 m	Complies
Setback – Side Yard (W):	Min. 7.62 m (balconies and porches may project 1.5 m)	7.62 m	Complies
Setback – Rear Yard (S):	Min. 7.62 m (balconies and porches may project 1.5 m)	7.62 m	Complies
Height (m):	Max. 15 m	15 m to the 5 th floor 18.15 m for the elevator penthouses	Variance Required
Lot Size:	6,000 m ²	13,344 m ²	Complies

Off-street Parking Spaces – Blended Resident & Visitor:	300	300	Complies
Off-street Parking Spaces – Accessible:	7	7	Complies
Off-street Parking Spaces – Total:	297	299	Complies
Tandem Parking Spaces:	not permitted	4	Variance Required
Indoor Amenity Space:	Min. 100 m ²	563.3 m ²	Complies
Outdoor Amenity Space:	Max. 600 m ²	3,219 m ²	Complies

City of Richmond

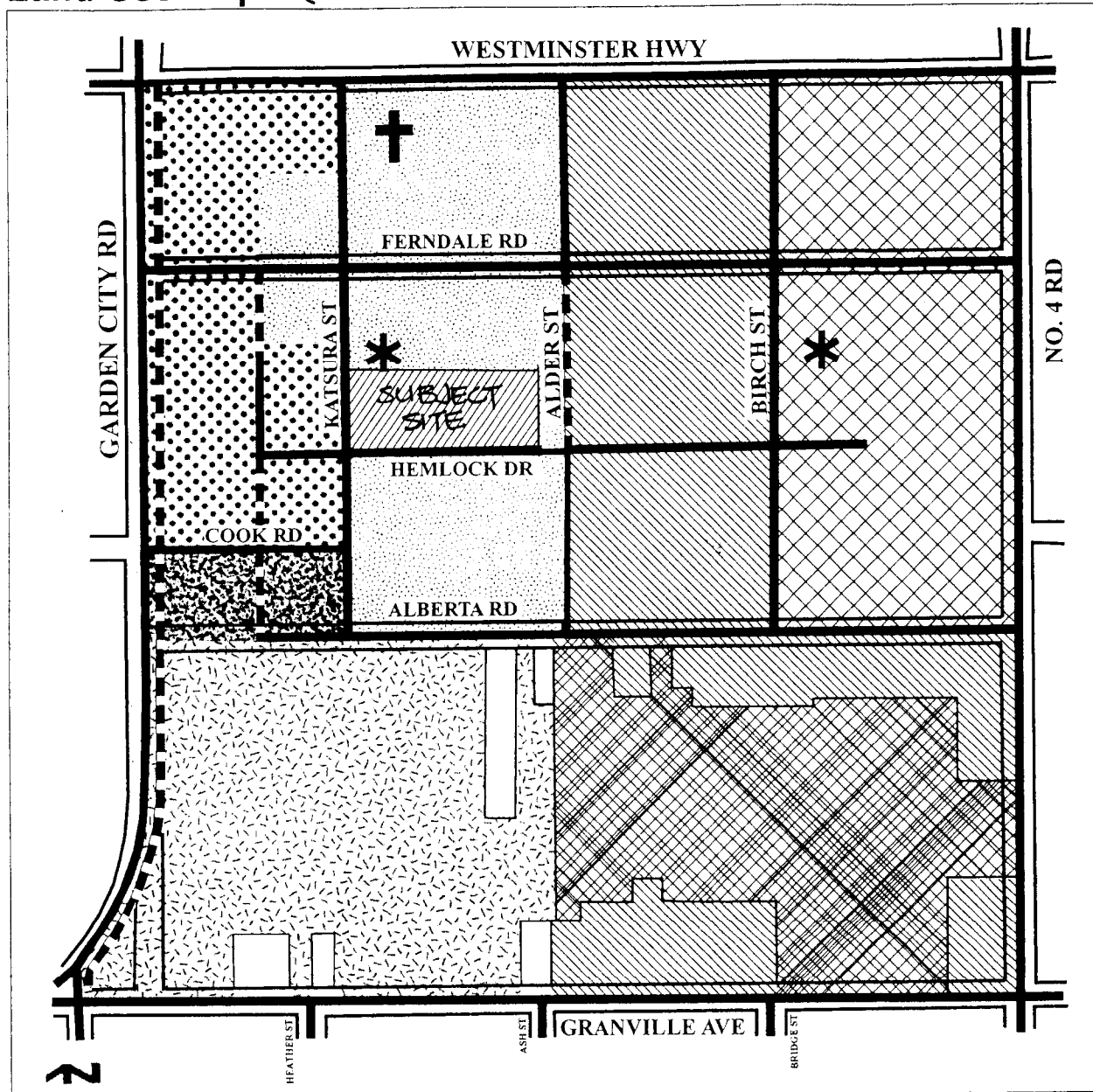
Land Use Map *Bylaw 7887*
2005/09/19 (CURRENT)
















	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 & Townhouses (2 ½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)		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

City of Richmond

Land Use Map (PROPOSED)



	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 & Townhouses (2 1/2 -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved).		School
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	Residential Area 2A 0.95 base F.A.R. 2, 3,4 & 5-storey Townhouses, low-rise apts (5-storey max. Up to 19 m)		Mixed Residential/ Retail/Community Uses		Trail
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park		Principal Roads
					Church



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7996 (CP 05-318069)
6288 Katsura Street and 9371 Hemlock Drive**

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

1. The Land Use Map to Schedule 2.10C (McLennan North Sub-Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation of the following area and by designating it "Residential Area 2A" as shown on the attached "Schedule A".

P.I.D. 023-870-630

Lot 4 Section 10 Block 4 North Range 6 West Group 1 New Westminster District Plan LMP 34701

P.I.D. 023-870-664

Lot 5 Section 10 Block 4 North Range 6 West Group 1 New Westminster District Plan LMP 34701

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7996**".

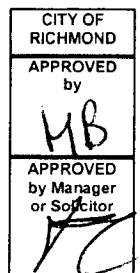
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

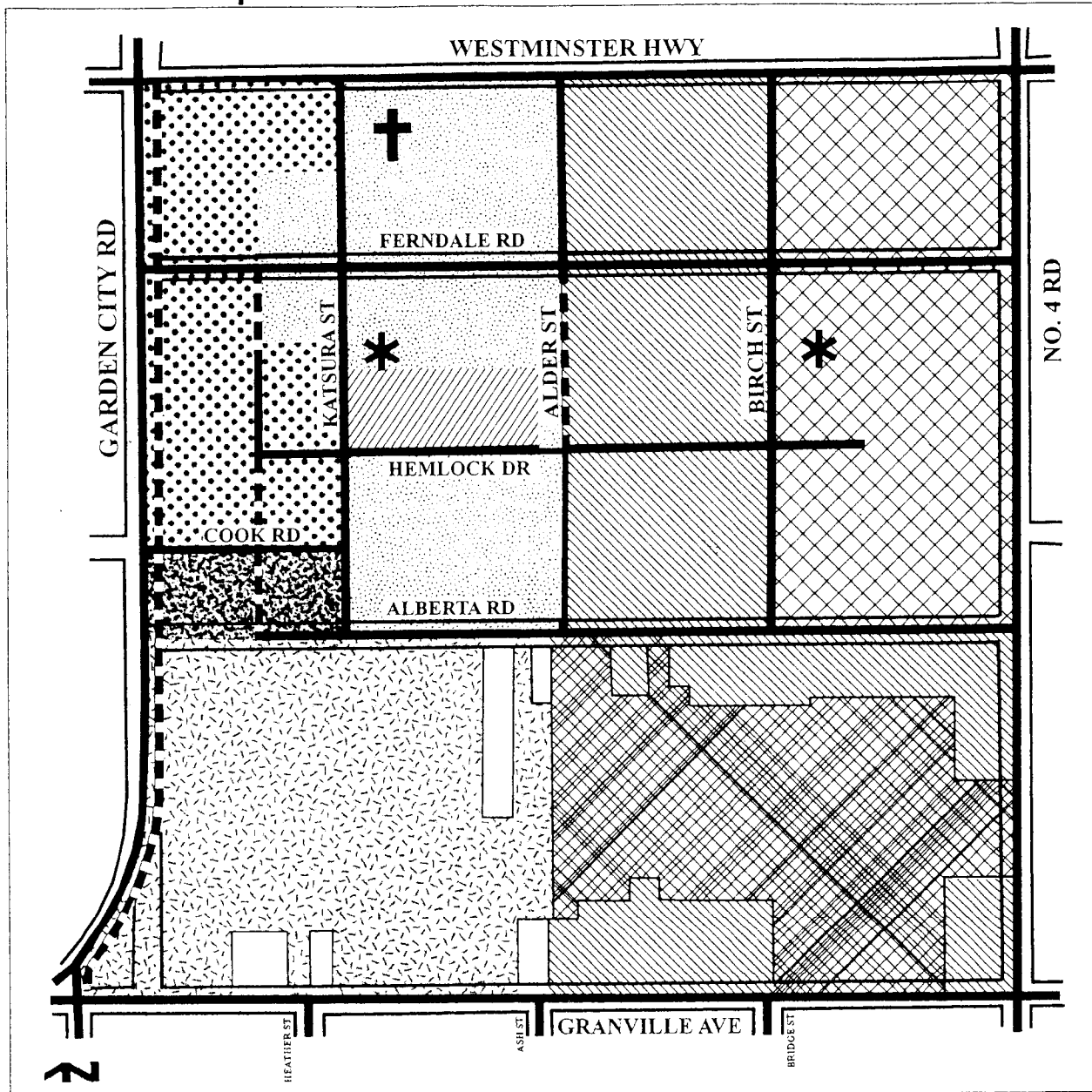
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














MAYOR

CORPORATE OFFICER

Land Use Map



	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 & Townhouses (2 1/2 -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)		School
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					Church