



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Re: APPLICATION BY MATTHEW CHENG ARCHITECT FOR REZONING AT
5171 STEVESTON HIGHWAY

to Planning - Dec 07, 2004.
Date: November 18, 2004

RZ 04-278754

file: 12-8060-20-7857/7783.

Staff Recommendation

1. That Bylaw No. 7783 to amend the Official Community Plan (Steveston Area Land Use Map) to redesignate 5171 Steveston Highway from "Single-Family" to "Multiple-Family", be introduced and given first reading; and
2. That Bylaw No. 7857 for the rezoning of 5171 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.

Raul Allueva
Director of Development

KN:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Matthew Cheng Architect has applied to the City of Richmond for permission to rezone 5171 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) (**Attachment 1**) in order to permit a seven (7) unit townhouse development.

Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the Steveston Area and is located on Steveston Highway between Railway Avenue and No. 2 Road.

The existing development surrounding the site is described as follows:

- To the north, are single-family zoned lots (Land Use Contract (LUC 101) fronting onto Hollymount Drive;
- To the east, are single-family zoned lots (Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Steveston Highway;
- To the south, across Steveston Highway, and fronting onto Chickadee Court are single-family zoned lots (Single-Family Housing District, Subdivision Area B (R1/B); and
- To the west, are single-family zoned lots (Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Steveston Highway.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies, which encourage townhouse development along arterial roads. No lane is required for this application, as the lot depth of this lot is irregular and does not line up with adjacent lots in a way that would be conducive to lane development. A shared access for the adjacent site is provided, as per the Interim Strategy for Managing Rezoning Applications.

Steveston Area Plan

The Steveston Area Plan designates this area as Single-Family Residential. This plan will require amendment in order for this Multi-Family Residential land use to proceed through the development process. The subject Official Community Plan (OCP) amendment bylaw will implement this mapping amendment.

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 3**).

Analysis

Townhouse District (R2) is recommended for consistency with the zoning applied for other townhouse development along the arterial roads and is appropriate in this case. This zone requires a 30 m frontage and allows for a floor area ratio (F.A.R.) of .55. It also requires a front setback of 6 m, and side and rear setbacks of 3 m.

The Townhouse District (R2) permits a building of 9 m in height, and the proposed development proposes a two-storey triplex, facing the rear, and a fourplex, aligned along the east property line, in a two-storey massing which rises to a three-storey massing at the centre units.

The subject site is located on an arterial road surrounded by single-family developments. This proposal is the first of its kind on the block, with relatively new houses on each side of it. Access to the site is by way of a driveway from Steveston Highway. A cross-access agreement will be secured as part of this application, in order to provide access to the sites to the east and west in the future. No public comments have been received about this application to date.

Proposed Development Variances

The Townhouse District (R2) zone requires a 30 m frontage. A frontage variance will be required as part of this Development Permit in order to allow for a 27.26 m frontage. The site has substantial depth (53.3 metres) to offset this reduced width. A 1.5 metre front setback variance will be required so that the buildings can be moved forward on the site to allow for a greater rear setback. These variances can be considered by staff, given the increased setback (4.9 m/16 feet) and two-storey massing adjacent to the single family dwellings to the rear, and overall low density proposed (0.55 FAR) relative to other arterial road townhouse projects (0.6 to 0.7 FAR).

Development Permit Considerations

A Development Permit will be required to ensure that the development fits into the context of the neighbourhood and adjacent developments, particularly adjacent single family lots to the north. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Therefore the attached preliminary architectural drawings (**Attachment 4**) will require further refinement during the Development Permit process.

An outdoor amenity space is being proposed along the westerly property line that generally meets the OCP requirements for total size and location. Further work will be required to ensure it is designed to provide a safe, accessible, and quality outdoor space. These details, as well as landscaping and overall design and character of the units, will be determined at the Development Permit stage.

Financial Impact

There are no apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. On this basis, staff recommend that the proposed rezoning be approved.

A handwritten signature in black ink, appearing to be 'KN' with a stylized flourish.

Kimberly Needham
Planner 2 (temporary contract)
(Local 4635)

KN:blg

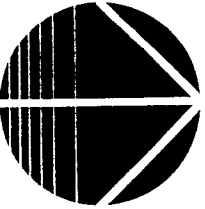
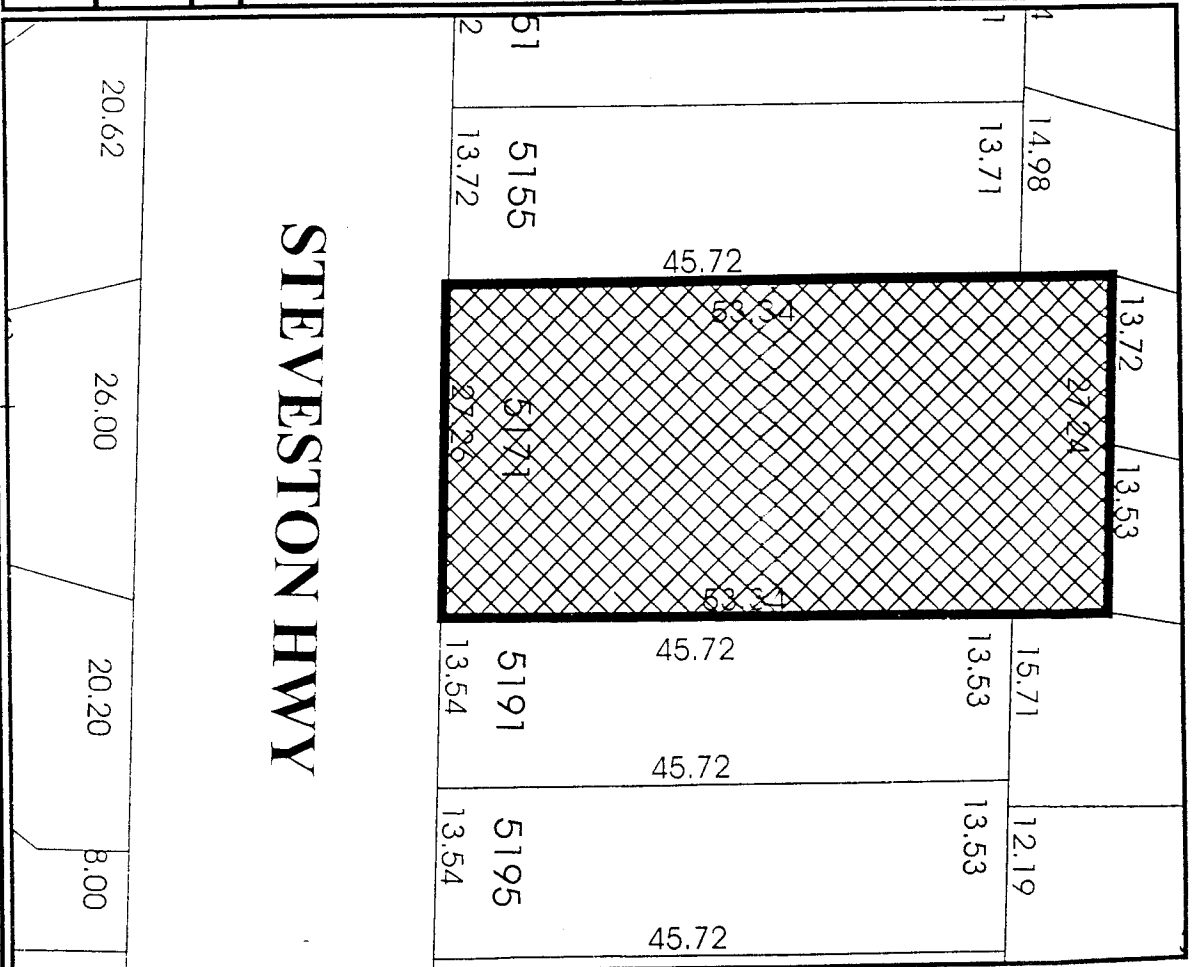
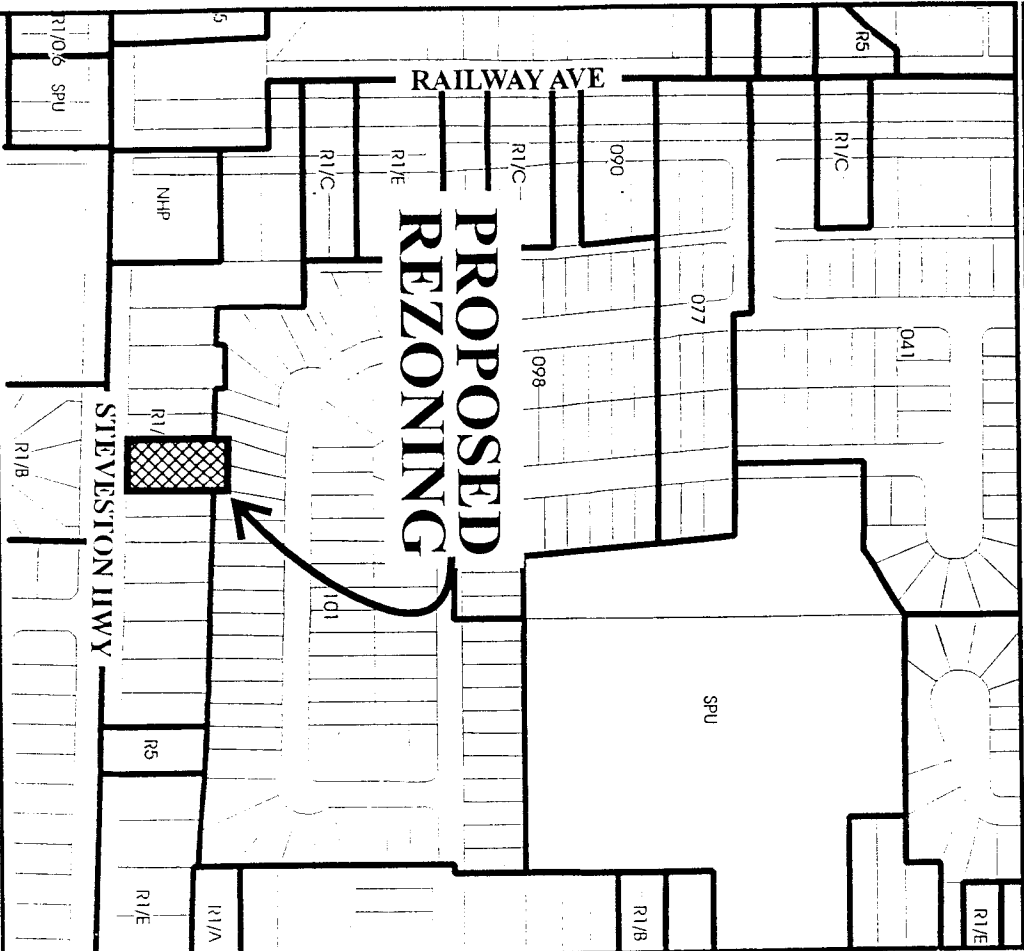
See **Attachment 3** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

| | |
|--------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Rezoning Conditional Requirements |
| Attachment 4 | Preliminary Architectural Drawings (Site plan and elevations) |



City of Richmond



RZ 04-278754

Original Date: 10/25/04

Revision Date:

Note: Dimensions are in METERS



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet

Development Applications Department

RZ 04-278754

Attachment 2

Address: 5171 Steveston Highway

Applicant: Matthew Cheng Architect Inc. Owners: S. Kendall on option to Elegant Properties

Planning Area(s): 04 Steveston

| | Existing | Proposed |
|-----------------|--|--------------------------|
| Site Size: | 1,454 m ² | no change |
| Land Uses | One-Family Residential | Multi-Family Residential |
| OCP Designation | Single-Family Residential (Steveston Area Land Use Map) | Multiple-Family |
| 702 Policy | R1/E ; R1/B with lane | No change |
| Zoning | R1/E | R2 |
| Number of Units | 1 | 7 |

| | Bylaw Requirement | Proposed Development | Variance |
|--|--------------------------------------|----------------------------------|-------------------|
| Floor Area Ratio: | Max. 0.55 | 0.55 | none permitted |
| Lot Coverage – Building: | Max. 40% | 20.65 % | none |
| Setback – Front Yard: | Min. 6 m | 4.5 m | variance required |
| Setback – Side Yard: | Min. 3 m | 3 m & 5.4 m | none |
| Setback – Rear Yard: | Min. 3 m | 4.9 m | none |
| Height (m): | 9 m | 9 m | none |
| Lot Size*: | Min. 30 m Width & Min. 35 m Depth | 27.26 m Width & 53.34 m Depth | variance required |
| Off-street Parking – Regular/Visitor*: | 14 and 2 | 14 and 2 | none |
| Off-street Parking Spaces – Total: | 16 | 16 | none |
| Amenity Space – Indoor: | Min 42 m ² | cash in lieu | none |
| Amenity Space – Outdoor*: | Min 42 m ² | 42 m ² | none |

Conditional Rezoning Requirements

5171 Steveston Highway RZ 04-278754

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

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development;
2. Cash in-lieu of indoor amenity space; and
3. A cross-access agreement for future development at 5191 and 5155 Steveston Highway.

* Note: This requires a separate application.

(SIGNED COPY ON FILE)

Signed

Date



SECOND FLOOR PLAN



MATTHEW CHENG
ARCHITECT INC.

1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.MATTHEWCHENGARCHITECT.COM

THIS DRAWING WAS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE CLIENT ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

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Client: 371 STEVENSON
Location: B.C.

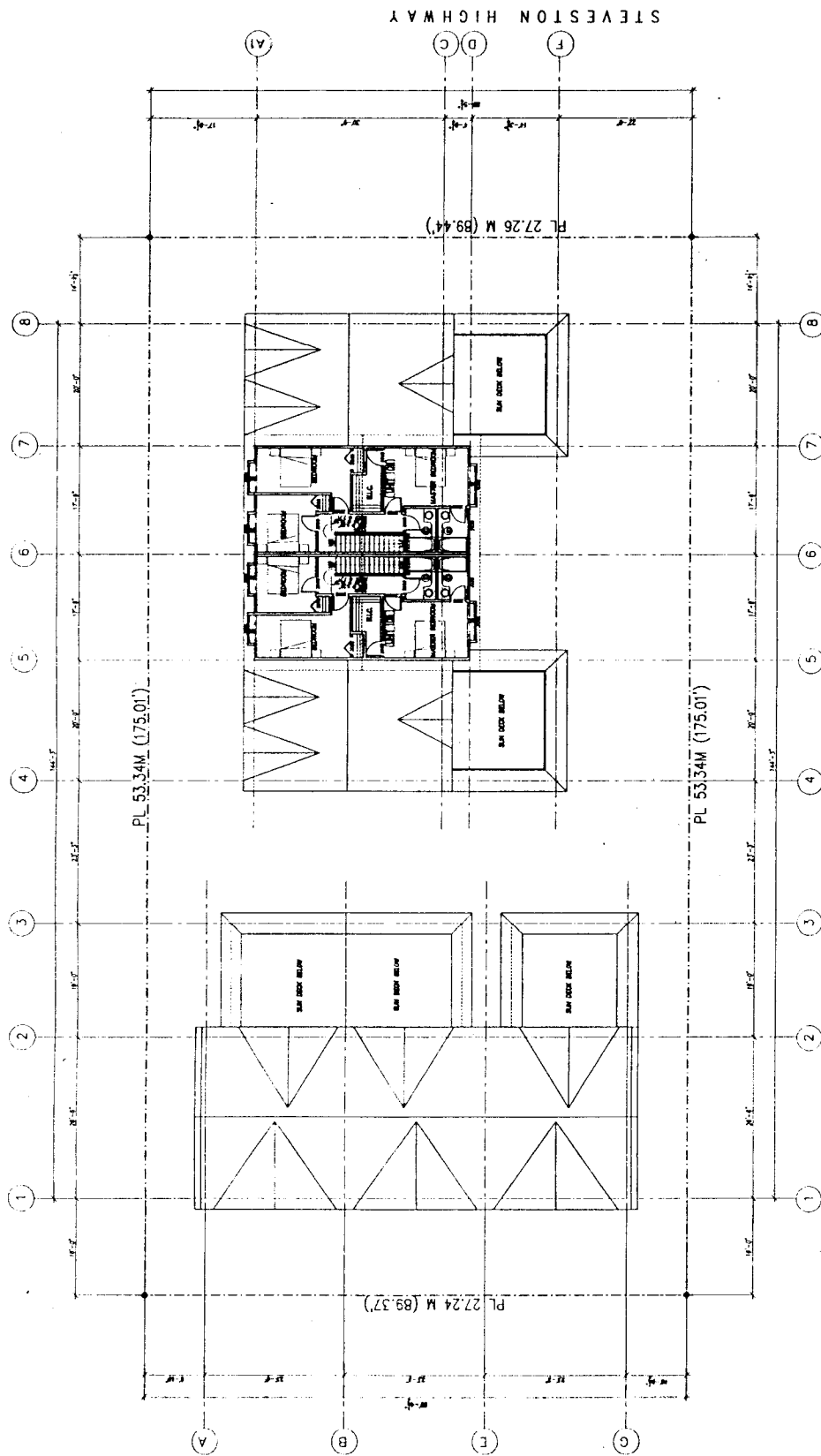
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Client: 371 STEVENSON
Location: B.C.

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Client: 371 STEVENSON
Location: B.C.

Project Name: 7-Joint Tunnelling
Client: 371 STEVENSON
Location: B.C.

Project Name: 7-Joint Tunnelling
Client: 371 STEVENSON
Location: B.C.



THIRD FLOOR PLAN



**MATTHEW CHENG
ARCHITECT INC.**

1000 WEST 10TH AVE. SUITE 200
VANCOUVER, B.C. V6H 2B6
TEL: 604-681-1111 FAX: 604-681-1112
WWW.MATTHEWCHENGARCHITECT.COM

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Client Name

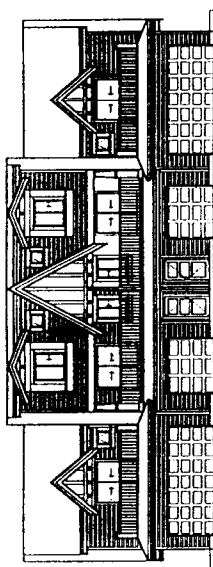
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9171 STEVESTON
RICHMOND, B.C.

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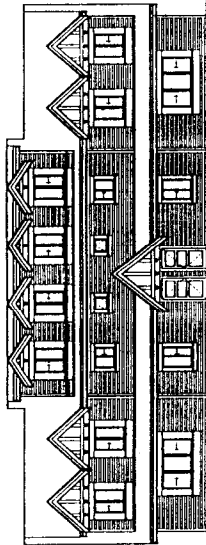
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9171 STEVESTON
OCTOBER 1, 2004

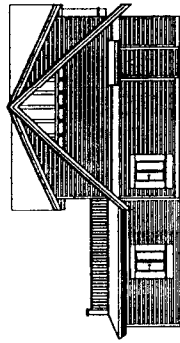
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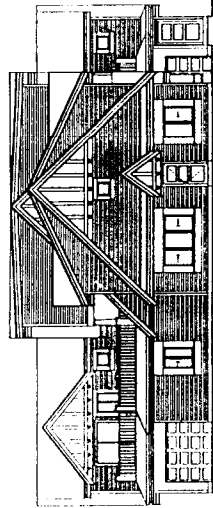
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EASTERN SITECAPE (UNITS 101-107)



NORTHERN SITECAPE (UNITS 101-107)



SOUTHERN SITECAPE (UNITS 101-107)
(ALONG STEVESTON HIGHWAY)



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7783 (RZ 04-278754)
5171 Steveston Highway**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation of the following area on the Steveston Area Land Use Map in the Steveston Area Plan (Schedule 2.4) and by designating it "Multiple-Family".

P.I.D. 011-066-822

Parcel "2" (Reference Plan 8073) Lot "B": Except: Part subdivided by Plan 53481;
Section 36 Block 4 North Range 7 West New Westminster District Plan 4291

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7783**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

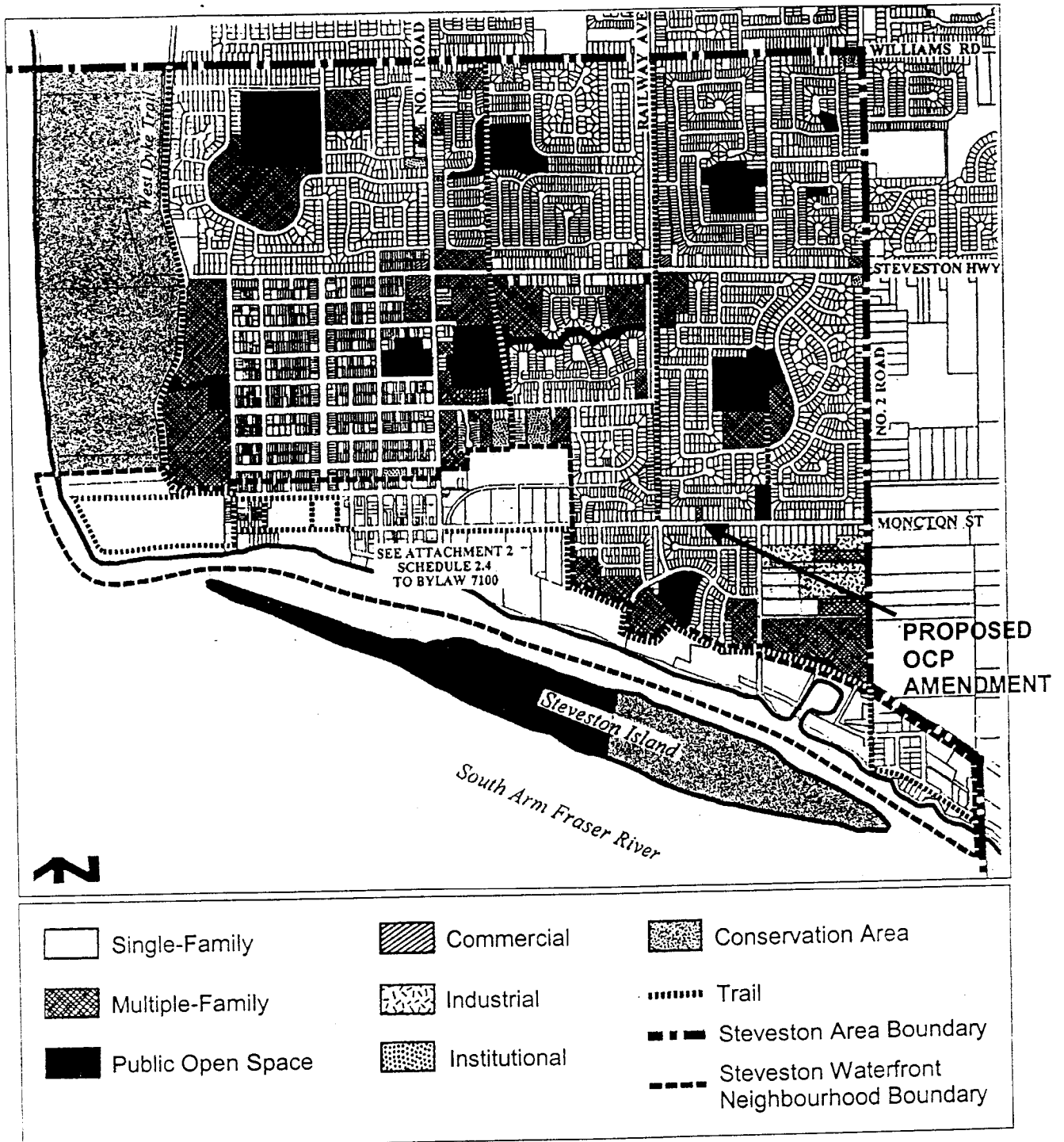
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MAYOR

CITY CLERK

City of Richmond

Steveston Area Land Use Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7857 (RZ 04-278754)
5171 STEVESTON HIGHWAY**

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

1. 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 **TOWNHOUSE DISTRICT (R2)**.

P.I.D. 011-066-822

Parcel "2" (Reference Plan 8073) Lot "B"

Except: Part subdivided by Plan 53481;

Section 36 Block 4 North Range 7 West New Westminster District Plan 4291.

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7857"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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| CITY OF RICHMOND |
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| APPROVED for legality by Solicitor REA |

MAYOR

CITY CLERK