



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: **APPLICATION BY EMANON HOLDINGS LTD. AND KAIMAN ENTERPRISES CO. LTD. FOR REZONING AT 22571 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24)**

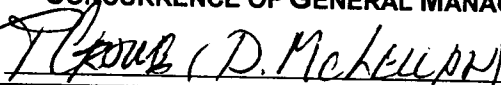
To Council - Nov 25, 2002
To Planning Committee - Nov 19, 2002
Date: October 24, 2002
RZ 02-213359
File: 8060-20-7445

Staff Recommendation

That Bylaw No. 7445, to amend the maximum lot coverage in "Comprehensive Development District (CD/24)" and to rezone 22571 Westminster Highway from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/24)", as amended, be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jl
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Emanon Holdings Ltd. and Kaiman Enterprises Co. Ltd. have submitted an application to rezone 22571 Westminster Highway from R1/F (Single-Family Housing District) to CD/24 (Comprehensive Development District) to develop 9 townhouse units. A location map is included as **Attachment 1**.

Findings of Fact

Item	Existing	Proposed
Owner	Emanon Holdings Ltd. and Kaiman Enterprises Co. Ltd.	No change
Applicant	Emanon Holdings Ltd. and Kaiman Enterprises Co. Ltd.	No change
Site Size	1,594.6 m ² (17,165 sq.ft.)	No change
Land Uses	Single-family dwelling	Townhouses
OCP Designation	Residential	No change
Area Plan Designation	Small and large lot single family residential; Two family residential; Townhouse residential; and Institutional	No change
Zoning	R1/F	CD/24 (as amended)

Site Context

The site context is as follows:

- North and West: MacLean Park
- East: Townhouses (zoned R2)
- South: Single-family dwelling (zoned R1/F)

Related Policies & Studies

The subject property is located within the Lower Westminster Sub-Area identified in the Hamilton Area Plan. This sub-area permits the establishment of housing opportunities ranging from single-family to townhouse uses. The permitted density range within the Lower Westminster Sub-Area is specified as 11 to 25 units per acre.

Project Description

The applicant proposes to build a 9-unit townhouse project on a site that is adjacent to McLean Park on its north and west sides (**Attachment 2**). The proposed units would be 3 storeys in height, with unit sizes ranging from 102.7 m² (1,105 sq.ft.) to 109.6 m² (1,180 sq.ft.). The units are accessed by an internal driveway. Four of the units would front onto Westminster Highway, while five of the units have fronting character on McLean Park.

Each unit has a two-car tandem parking garage on the ground floor for residents. Two visitor parking stalls for the development are located within the site. The number of resident and visitor parking spaces provided conforms to Zoning Bylaw requirements.

Two floors of living space are located above the ground floor parking garage. This enables the development to meet floodproofing requirements for habitable space in the area. The floor plans and elevations of the buildings are illustrated in **Attachment 3**.

An outdoor amenity area is centrally located within the project between two groups of buildings. A pathway that leads from the amenity area to the west side of the site provides pedestrian access to the front doors of the five units that face McLean Park.

Staff Comments

Policy Planning

The proposal is consistent with the land use policies of the Official Community Plan (OCP) and the Hamilton Area Plan.

The maximum lot coverage of the CD/24 zone would have to be amended from 30% to 35% in order to accommodate this project. All other provisions of the zone (setbacks, density, height) could be met.

Transportation

The Transportation Department notes that the proposed development meets the resident and visitor parking provision requirements for townhouse residential use.

No additional road dedication for Westminster Highway is required as part of this development. Lane establishment is not required due to proposed provision of an internal roadway with cross access.

The Transportation Department supports the proposed development with the following conditions:

1. Registration of a cross access agreement to allow future access to the property to the south.
2. Ministry of Transportation approval (as the development site is within 800 m of Highway 91).
3. Full frontage improvements, including sidewalks.
4. Internal drive aisle widths to be reviewed at Development Permit stage (6.7 m/22 ft. is desirable).
5. Driveway for development should be lined up with the centreline of Windsor Court on the opposite side of Westminster Highway (the submitted plans for the development conform to this requirement).

Engineering Works and Services

There are no servicing concerns with this proposal as the site can be serviced with all the relevant utilities.

Prior to final adoption of the amending bylaw, the developer will be required to enter into a Servicing Agreement for the design and construction of Westminster Highway frontage from the north property line to the interchange (which crosses 22551 Westminster Highway) complete with pavement widening, curb and gutter, treed boulevard, 1.5 m concrete sidewalk and street lighting.

Parks

The private gate opening onto McLean Park at the northwest corner of the site should be controlled in such a way that only the residents of this development may open, close and lock it. Also, ensure that when residents step out into the park from this gate, they are not standing in a low spot due to the way that the park has been graded.

The lot grading issues identified in these comments can be resolved at the Development Permit stage when development details are processed.

Analysis

The proposed land use conforms to the policy provisions outlined in the OCP and the Hamilton Area Plan. The density of the project is proposed to be 22.8 units per acre, which is within the permitted density range of the Lower Westminster Sub-Area.

Zone Amendments

The existing maximum lot coverage of the CD/24 zone is 30%. In order to accommodate this project, the maximum lot coverage has to be amended to 35%. Staff can support the increased lot coverage as the site has openness to McLean Park on two sides and space for an outdoor amenity area can still be provided. Furthermore, the maximum lot coverage of the standard R2 (Townhouse District) zone is 40%, which is higher than the lot coverage proposed in this project.

No amendments or variances would be required to other provisions of the CD/24 zone (e.g. setbacks, floor area ratio, height, etc.).

The CD/24 zone was created for a townhouse project developed in 1996 at 22711 Westminster Highway (Norton Court). As the proposed change in lot coverage is minor, there will not be any significant impacts on the earlier development.

Future Development Potential

The neighbouring property at 22551 Westminster Highway is currently zoned R1/F and is occupied by a single-family dwelling. The owner is not interested in redevelopment of the property at this time.

The current rezoning application at 22571 Westminster Highway provides for future extensions of the driveway and pedestrian pathways to 22551 Westminster Highway. The applicants have agreed to register cross-access agreements to allow residents of 22551 Westminster Highway to use the new driveway and pedestrian walkway if they redevelop in the future. This would maximize the development opportunities for 22551 Westminster and eliminate the need for another driveway access point onto Westminster Highway.

Financial Impact

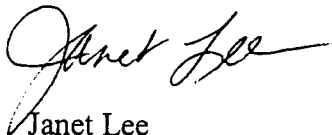
None.

Conclusion

The proposed townhouse project in the Hamilton Area is consistent with the form and character of other recently-built townhouse developments in this neighbourhood.

A minor amendment to the lot coverage provisions of the CD/24 zone is required to accommodate this project. No other major concerns were expressed by Staff.

It is recommended that the proposed Zoning Amendment Bylaw be introduced and given first reading.



Janet Lee
Planner 2

JL:cas

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

Legal requirement, specifically:

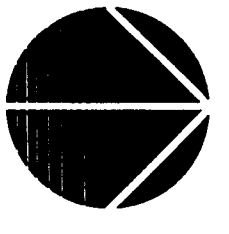
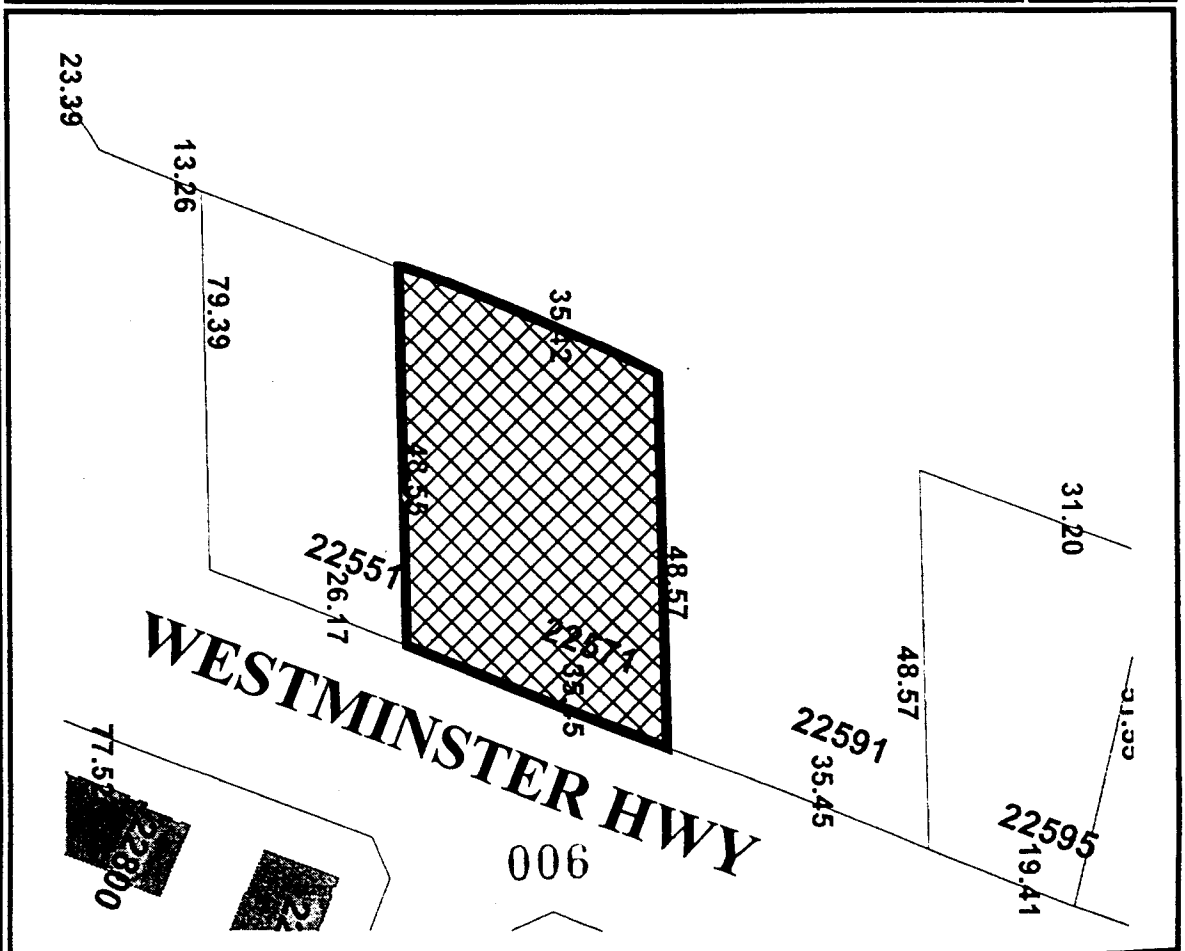
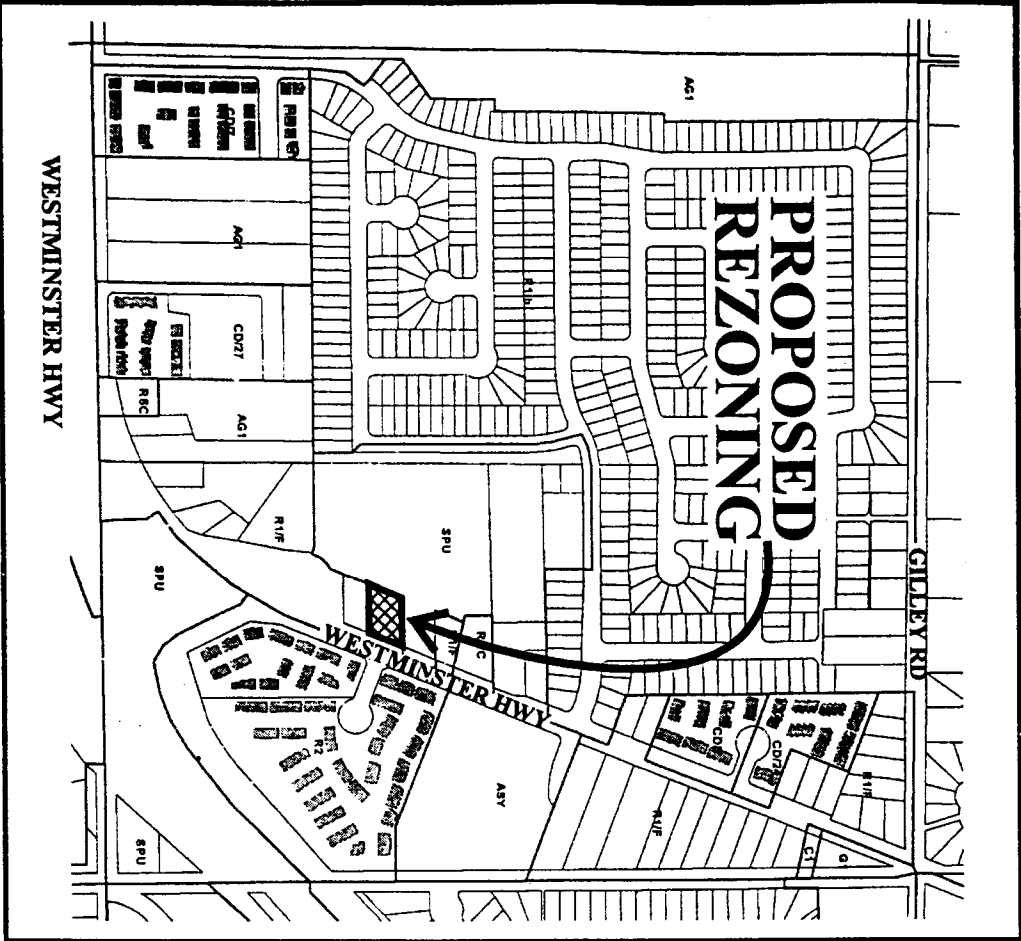
1. Registration of a cross-access easement agreement to allow residents from future development at 22551 Westminister Highway to use the driveway and pedestrian walkways to be developed at 22571 Westminister Highway.

Development requirements, specifically:

1. Ministry of Transportation approval.
2. Enter into a Servicing Agreement for the design and construction of Westminister Highway frontage from the north property line to the interchange (which crosses 22551 Westminister Highway) complete with pavement widening, curb and gutter, treed boulevard, 1.5 m concrete sidewalk and street lighting.



City of Richmond

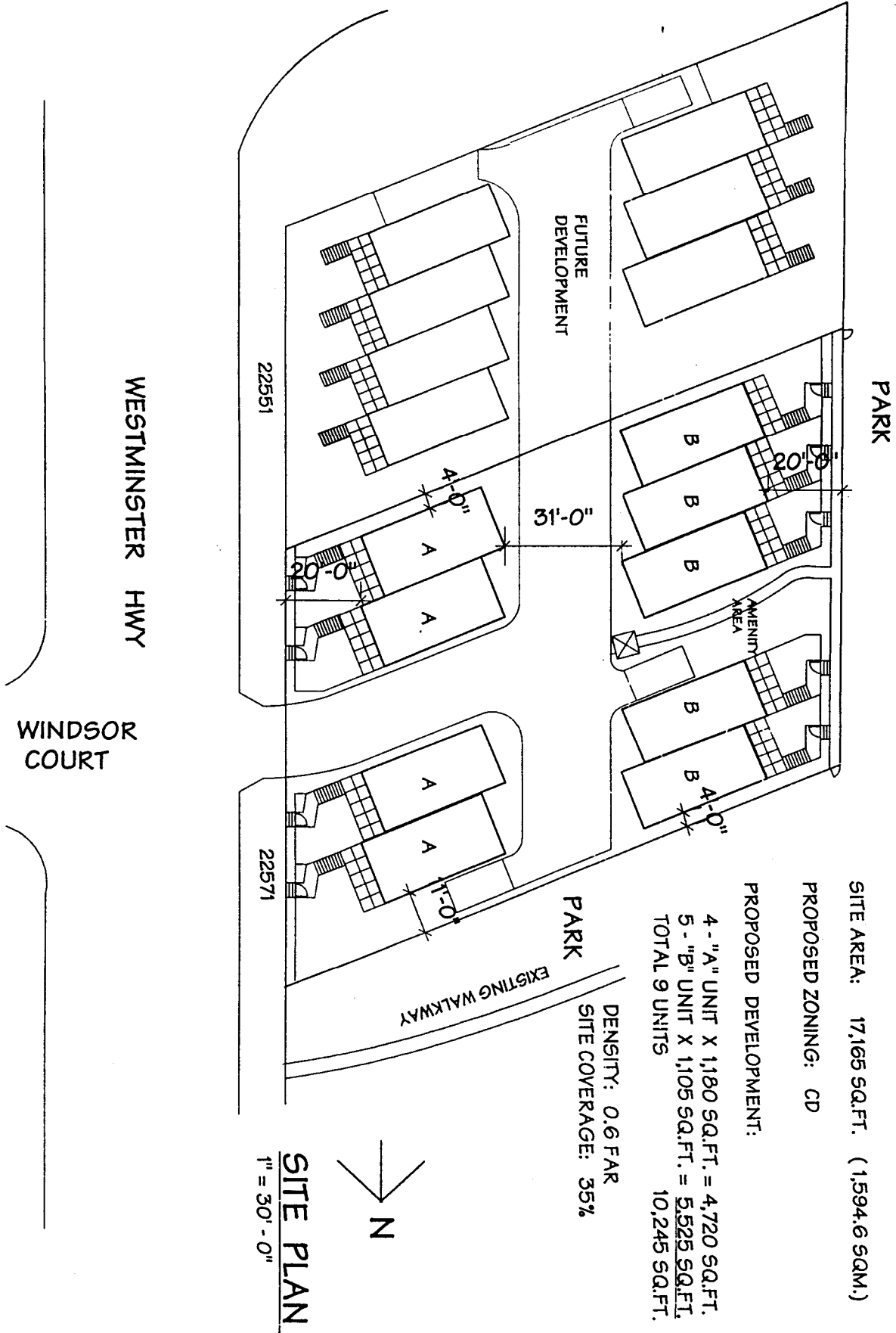


RZ 02-213359

Original Date: 08/23/02

Revision Date:

Note: Dimensions are in METRES



SITE AREA: 17,165 SQ.FT. (1,594.6 SQ.M.)

PROPOSED ZONING: CD

PROPOSED DEVELOPMENT:

- 4 - "A" UNIT X 1,180 SQ.FT. = 4,720 SQ.FT.
- 5 - "B" UNIT X 1,105 SQ.FT. = 5,525 SQ.FT.
- TOTAL 9 UNITS 10,245 SQ.FT.

DENSITY: 0.6 FAR
SITE COVERAGE: 35%

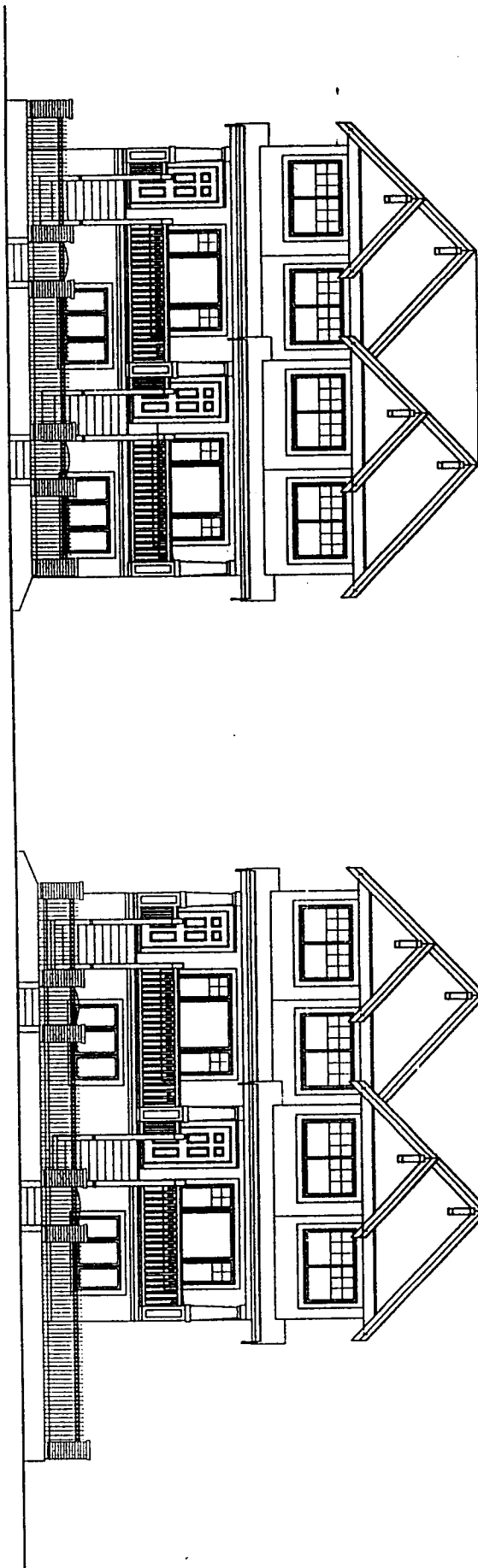
PARK

EXISTING WALKWAY

SITE PLAN
1" = 30'-0"

007

OCT. 09, 2002



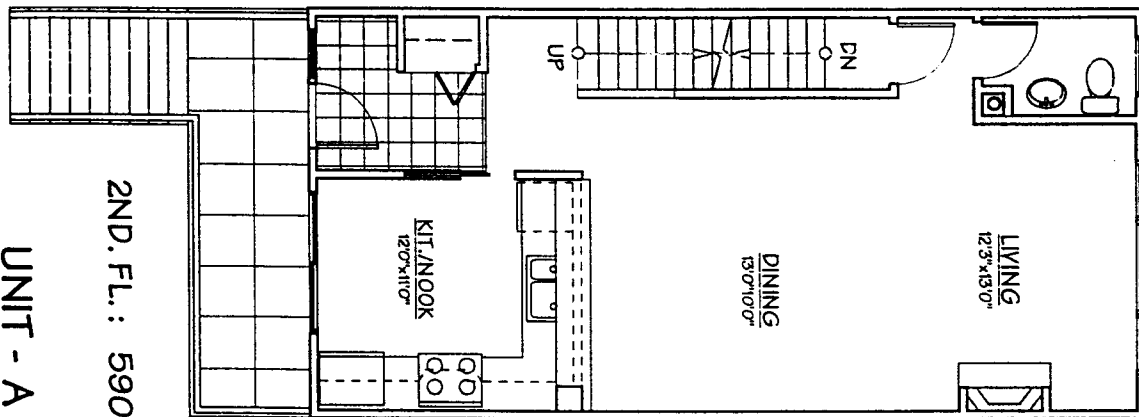
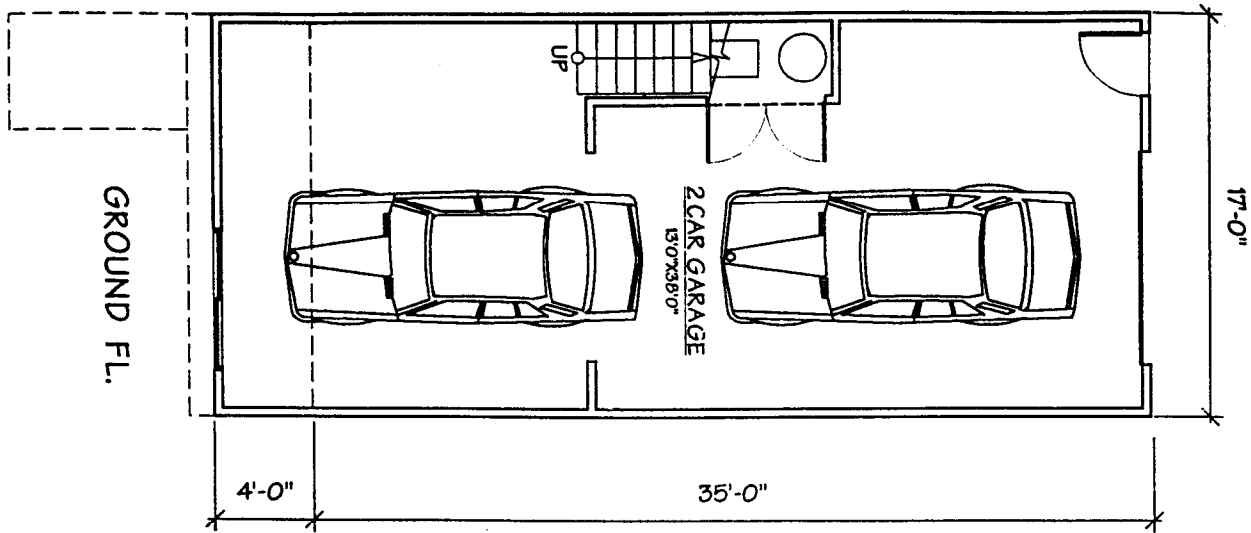
WESTMINSTER HIGHWAY ELEVATION

008

SEP. 10, 2002

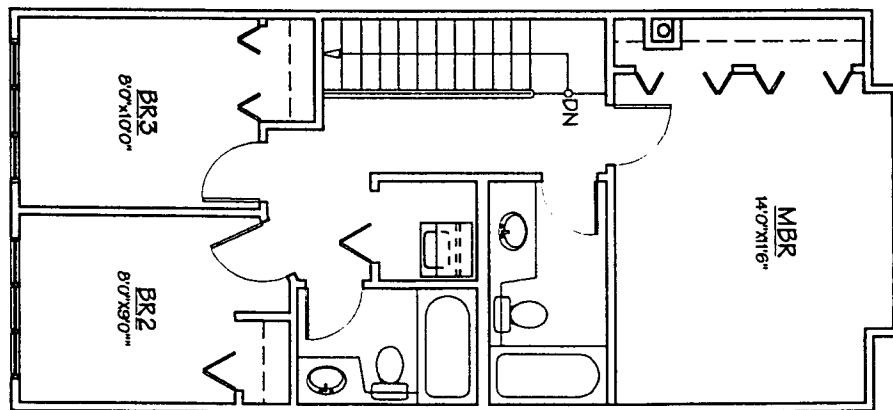
22571 WESTMINSTER HIGHWAY
RICHMOND

tomizo yamamoto architect inc.
554 baycrest drive, north vancouver,
b.c. V7G 1N8 tel: 929-8531 fax: 929-8591

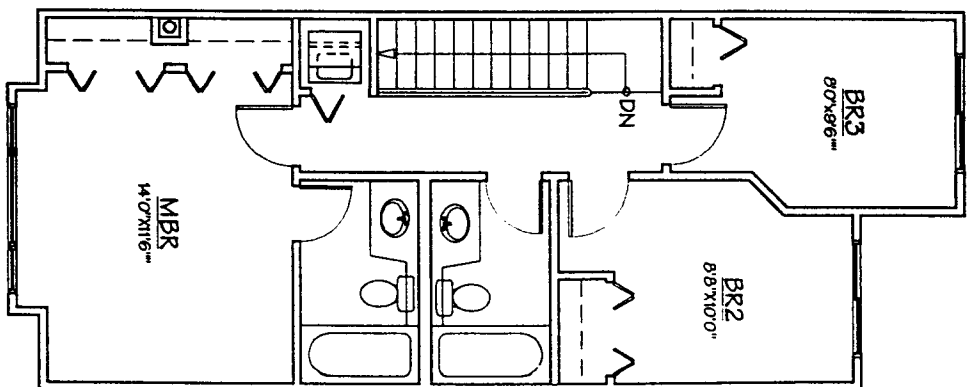
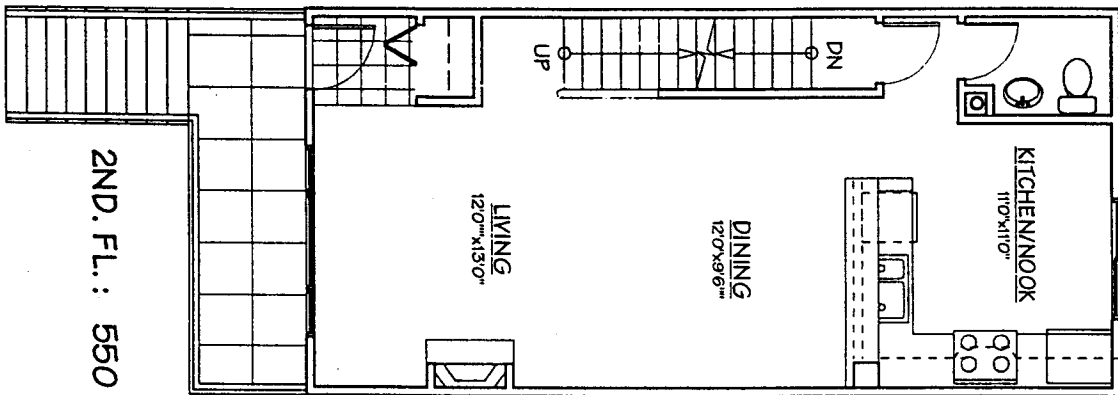
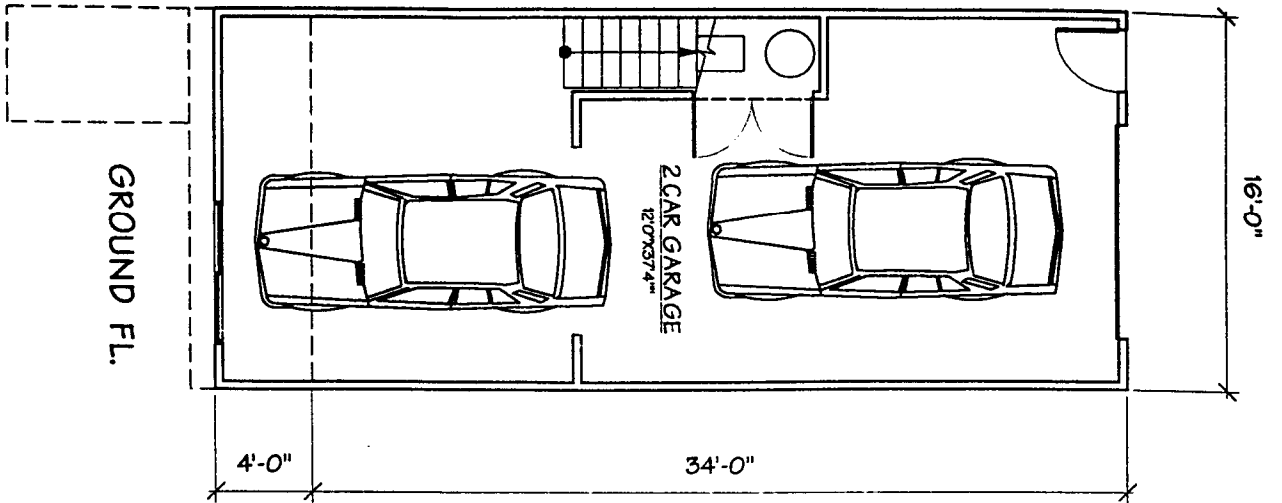


UNIT - A : 1175 SQ.FT

3RD FL. : 590 SQ.FT.



SEPT. 25, 2002



UNIT - B : 1,120 SQ.FT.

SEPT. 25, 2002

22571 WESTMINSTER HIGHWAY
RICHMOND

010 tomizo yamamoto architect inc.
954 baycrest drive, north vancouver, b.c. V7G 1N8 tel: 929-8531 fax: 929-8591



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7445 (RZ 02-213359)
22571 WESTMINSTER HIGHWAY**

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 Coverage set out in Section 291.24.3 from "30%" to "35%".
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/24)**".

P.I.D. 003-766-985

Parcel E (Explanatory Plan 12694) Lots 1 and 2 Except: Part Subdivided by Plan LMP2677 Section 2 Block 4 North Range 4 West New Westminster District Plan 6132

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7445**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 25 2002

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

MAYOR

CITY CLERK