City of Richmond

Report to Committee

TO COUNCIL - NOV. 26/01
TO PLANNING - NOV. 20/01

To: Planning Committee

Date: October 30, 2001

From: Joe Erceg
Manager, Development Applications

(RZ-01-196147)

FILE: 8060-20-7297

Re: **APPLICATION BY THE CITY OF RICHMOND TO REZONE 780 LANCASTER CRESCENT AND THE ADJACENT UNCONSTRUCTED ROAD ALLOWANCE TO THE NORTHEAST FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD125) IN ORDER TO PERMIT THE EXISTING FIREHALL AND A TEMPORARY ADDITIONAL BUILDING**

Staff Recommendation

That Bylaw No. 7297 for the rezoning of 780 Lancaster Crescent and adjacent unconstructed road allowance from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/ 125), be introduced and given first reading.

M. Burke

for Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

545959

Staff Report

Origin

The City of Richmond has applied to rezone 780 Lancaster Crescent and the adjacent unconstructed road allowance to the northeast **(Attachment 1)** from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/125) in order to permit the existing firehall and a temporary additional building **(Attachment 2)**.

Findings Of Fact

ITEM	EXISTING	PROPOSED
Owner	City of Richmond	No change
Applicant	City of Richmond	No change
Site Size	780 Lancaster – 783.3 sq. metres (8428.3 square feet) Road Allowance - 580.6 sq. metres (6247 sq. feet)	No Change
Land Uses	Fire Hall #4	Fire Hall #4 and temporary additional building for staff washrooms, offices and amenity space. Potential single family residential uses/subdivision once the firehall is replaced.
OCP Designation – Specific Land Use Map	Single Family Residential	No change
Zoning	R1/E	CD/125

Analysis

This application is being made by the City of Richmond's Facility Planning and Construction Department in order to facilitate the construction of a temporary, pre-fabricated additional building on the site of Fire Hall #4.

The existing fire hall on the subject site currently exists as a legally non-conforming use. Along with much of Burkeville, the site is zoned for single family residential uses under the R1/E zone. The fire hall building also encroaches onto the adjacent unused road allowance.

This status prohibits the construction of additional floor space to accommodate much needed and improved staff washroom, office and amenity space at the fire hall.

The City is planning on replacing this fire hall, which originally dates from the late 1930's with an addition in the 1950's within the next few years. The location of a new fire hall on Sea Island is still in the process of being determined.

The proposed zone anticipates that the subject lot and the unconstructed road allowance will be deemed surplus to city needs and that they will be offered for sale for single family residential uses once the fire hall is relocated.

Staff Comments:

- **Zoning** staff have agreed that a Comprehensive Development District be introduced to accommodate this proposal. CD/125 is based on the R1/E zone but permits a fire hall. The School and Public Use District (SPU) zone has not been used because it would require a 3 metre (9.843 ft) setback for the proposed temporary, pre-fabricated additional building (which because of site constraints is proposed to be located near the property line). Furthermore, rezoning the site to SPU would mean it would have to be rezoned again in a few years when a single family residential use is proposed.
- **Policy Planning** staff support this rezoning in order to accommodate the needed additional floor space. The existing fire hall will continue to service Burkeville and other adjacent areas. Staff also support the longer term plan for single family residential uses on the subject lot and a portion of the unconstructed road allowance. Two single family lots could potentially be developed at this location once the fire hall is relocated. These uses are consistent with the OCP designation for the area and adjacent uses in Burkeville.
- **Engineering** staff note that existing water and sanitary lines to service this additional floor space are in place along Lancaster Crescent. Also, since the proposed use is temporary, staff do not see the need for street frontage upgrades at this time.
- **Transportation** staff have reported that the entire adjacent unconstructed road allowance will not be required for transportation purposes in the future. A six metre strip of land should be protected for a future pedestrian link through this area.

Financial Impact

The proposed, temporary building is valued at approximately $9,000.00 and as a result no Development Cost Charges will be levied against this development.

Conclusion

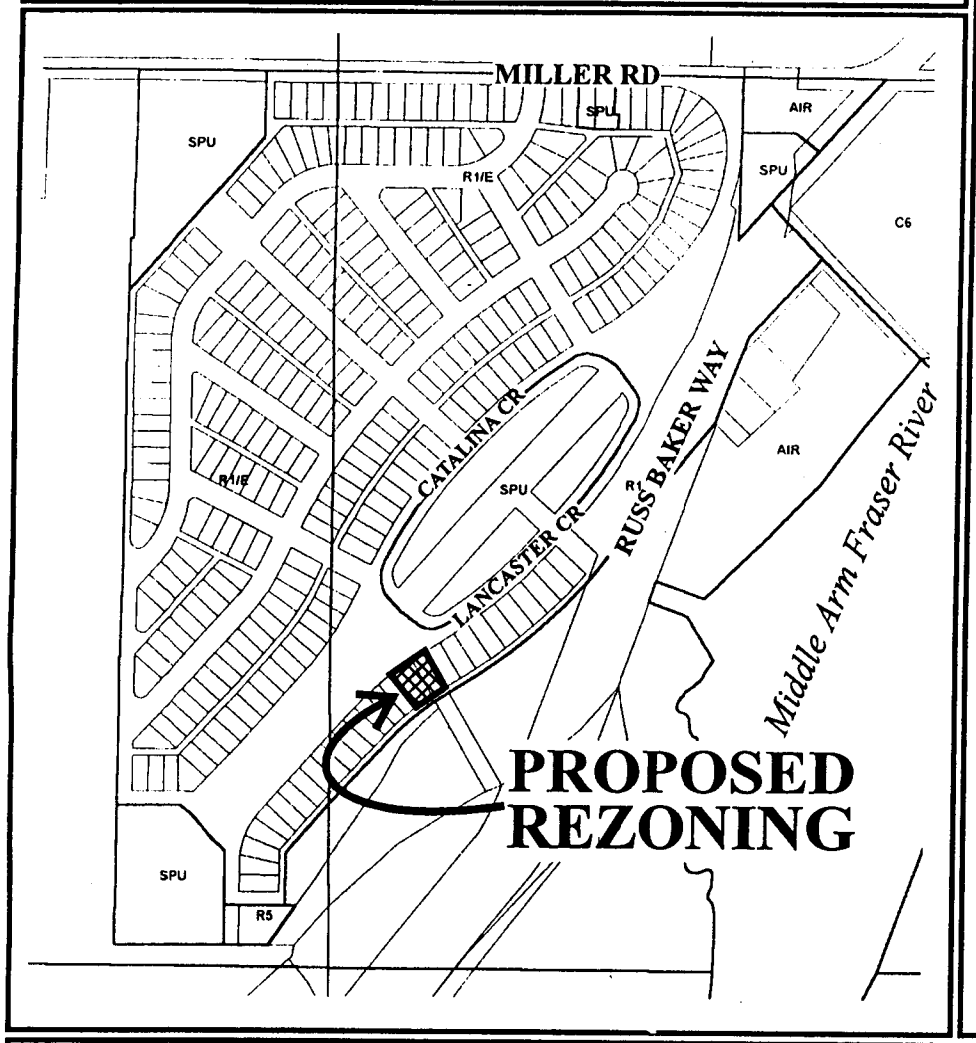
Staff support this application, submitted by the City, to rezone 780 Lancaster Crescent in Burkeville and an adjacent unconstructed road allowance in order to permit the existing fire hall and a temporary additional building which will house staff washroom, offices and amenity areas. The proposed zone will also permit single family residential uses which are seen as a longer term use on the subject lot and a portion of the unconstructed road allowance when the fire hall is replaced with a new facility.

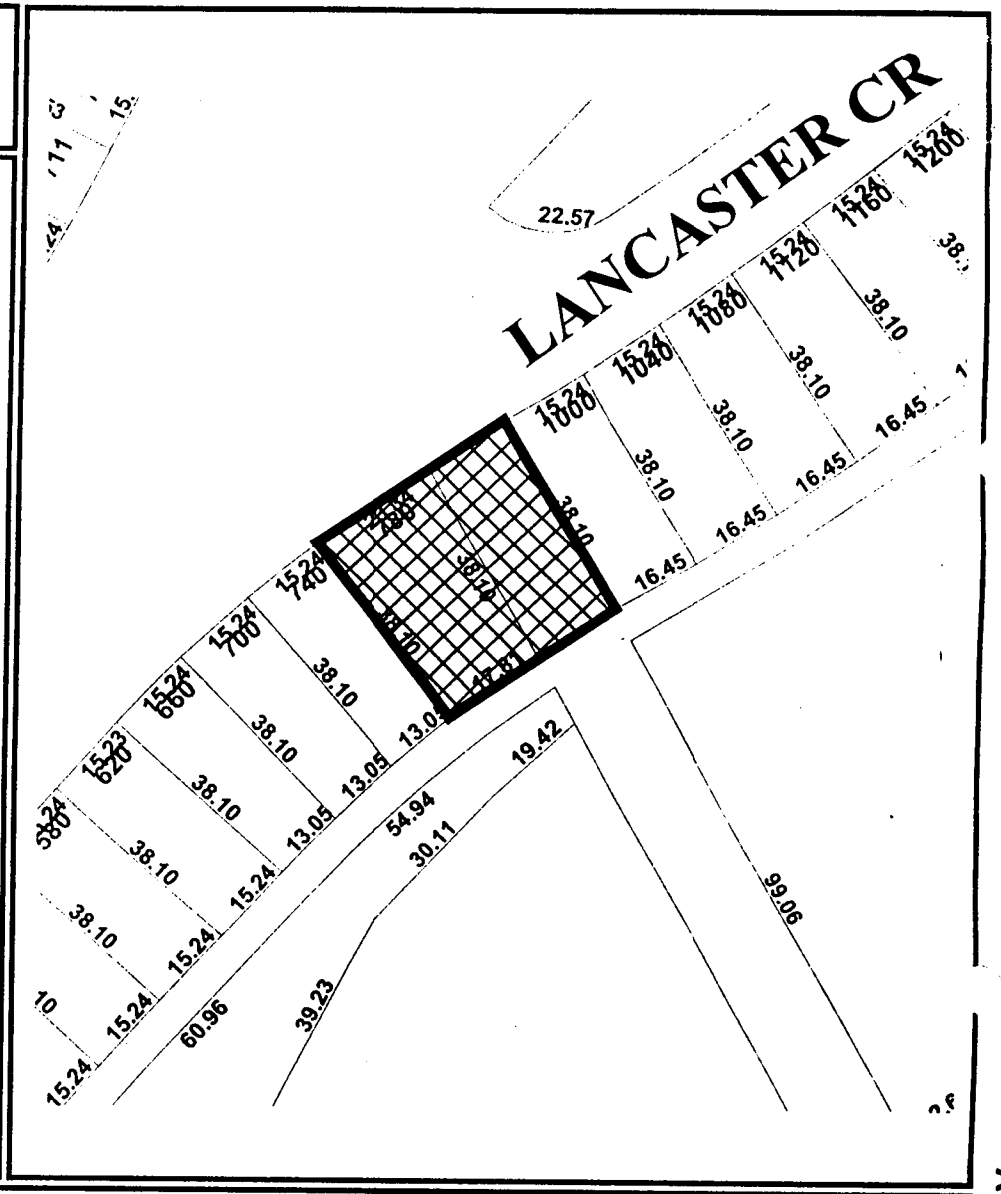
Rob Innes
Planner

RI:cas

545959

City of Richmond





RZ 01-196147

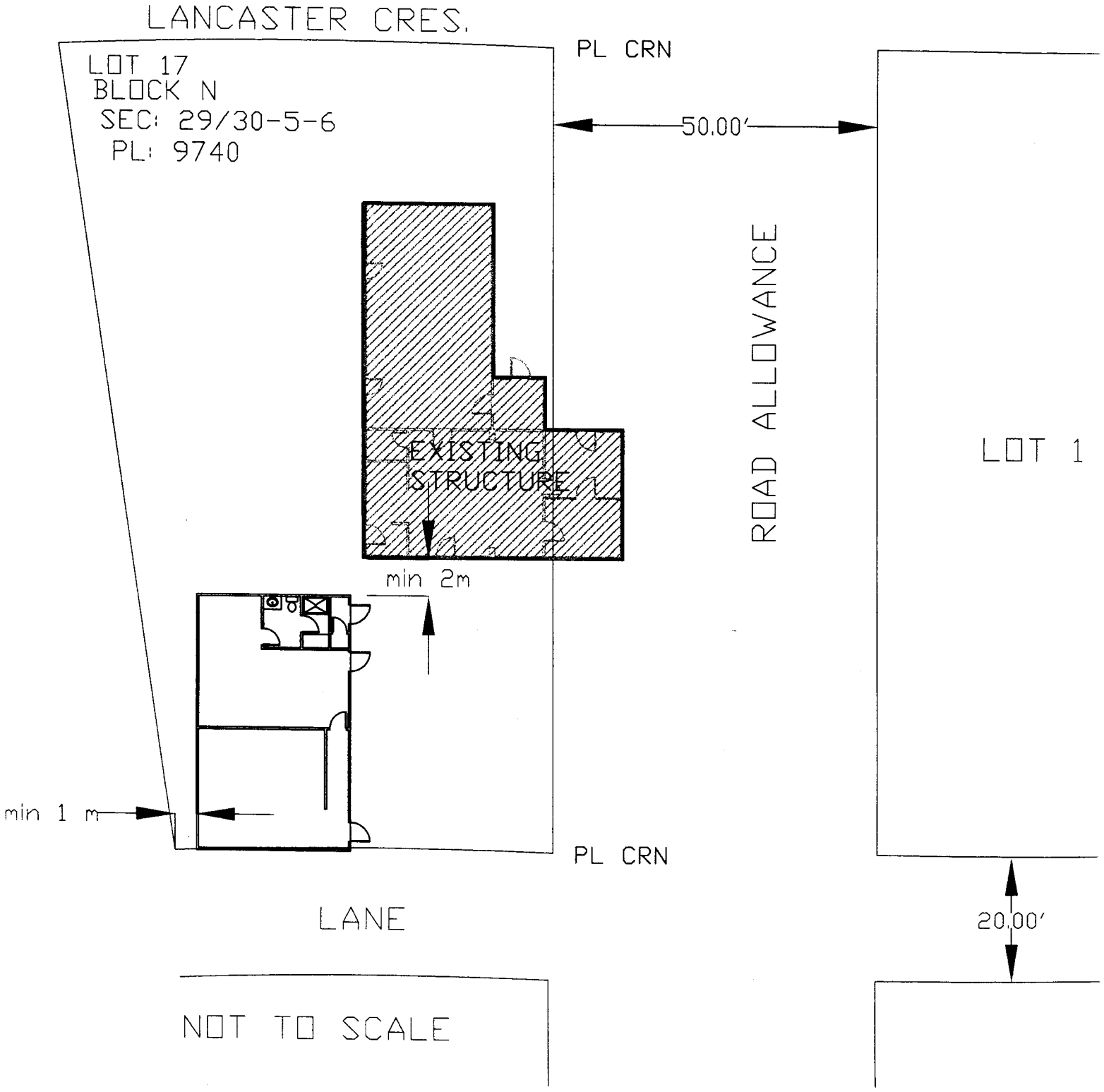
Original Date: 10/29/01

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

ATTACHMENT 2



City of Richmond

Bylaw

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7297 (RZ 01-196147) 780 LANCASTER CRESCENT AND ADJACENT UNCONSTRUCTED ROAD ALLOWANCE

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 291.125 thereof, the following:

"291.125 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/125)

The intent of this zoning district is to accommodate single-family housing and a fire hall.

291.125.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
AGRICULTURE;
Fire Hall
ACCESSORY USES, but excluding **secondary suites**.

291.125.2 PERMITTED DENSITY

.01 Maximum Number of Dwellings: One.

.02 Maximum **Floor Area Ratio**:

For **Residential** Uses Only:

0.55 applied to a maximum of 464.5 m^2 (5,000 ft^2) of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m^2 (5,000 ft^2); plus

10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; together with

50 m^2 (538.21 ft^2) which may be **used** only for **accessory buildings** and 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 (107.64 ft^2) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

AND FURTHER PROVIDED THAT **floor area ratio** limitations shall not be deemed to be applicable to one **accessory building** which does not exceed 10 m^2 (107.64 ft^2) in area.

291.125.3 MAXIMUM LOT COVERAGE

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.125.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 For **Residential** Uses:

a) **Front Yard**: 6 m (19.685 ft.);

b) **Side Yard**:

(i) for **lots** of less than 18 m (59.055 ft.) in width: 1.2 m (3.937 ft.);

(ii) for **lots** of 18 m (59.055 ft.) or more but less than 20 m (65.617 ft.) in width: 1.8 m (5.905 ft.);

(iii) for **lots** of 20 m (65.617 ft.) or more in width: 2.0 m (6.562 ft.);

PROVIDED THAT where a **lot** has a width of 18 m (59.055 ft.) or more, portions of the principal **building** which do not exceed 5 m (16.404 ft.) in height (chimneys excepted) may project into the required **side yard**, but in no event closer to a **side property line** than 1.2 m (3.937 ft.);

AND FURTHER PROVIDED THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.843 ft.).

c) **Rear Yard**: 6 m (19.685 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.685 ft.): 1.2 m (3.937 ft.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, and **accessory buildings** of more than 10 m^2 (107.64 ft^2) in area may be located within the **rear yard** setback area but no closer than:

(i) 3.0 m (9.843 ft.) to a property line which abuts a **public road**, or

(ii) 1.2 m (3.937 ft.) to any other property line.

.02 There is no property line setback requirement for an **accessory building** which has an area of 10 m^2 (107.64 ft^2) or less.

.03 For Fire Hall Uses:

a) Road Setbacks: 6 m (19.685 ft)

b) **Side Yard** for **accessory building:** 1m (3.28 feet)

c) There is no **rear yard** setback requirement for an **accessory building** to a fire hall use.

291.125.5 MAXIMUM HEIGHTS

.01 For **Residential** Uses:

a) **Buildings**: 2½ **storeys**, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;

b) **Structures**: 20 m (65.617 ft.).

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

.02 For Fire Hall Uses:

a) **Buildings:** 12 m (39.3970 ft).

291.125.6 MINIMUM LOT SIZE

.01 A dwelling shall not be constructed on a **lot** of less than 270 m^2 (2,906.35 ft^2) in area.

.02 The minimum dimensions and area of a residential **lot** which may be created by subdivision shall be:

a) Minimum **Frontage**: 7.5 m (24.606 ft.)

b) Minimum Width: 18m (59.055 ft.)

c) Minimum Depth: 24 m(78.740 ft.)

d) Minimum Area: 550 m^2 (5,920.34 ft^2)

291.125.7 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.).

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/125).**

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 7297".

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7297".**

FIRST READING	NOV 2 6 2001
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

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

MAYOR

CITY CLERK