



**To:** Planning Committee **Date:** October 1, 2009  
**From:** Brian J. Jackson, MCIP **File:** RZ 06-431606  
 Director of Development  
**Re:** **Application by Penta Homes Ltd. for Rezoning at 6451 Princess Lane from Comprehensive Development District (CD/12) and Light Industrial District (I2) to Comprehensive Development District (CD/115)**

**Staff Recommendation**

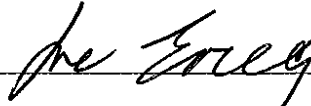
That Bylaw No. 8545, to amend "Comprehensive Development District (CD/115)" and to rezone 6451 Princess Lane from "Light Industrial District (I2)" and "Comprehensive Development District (CD/12)" to "Comprehensive Development District (CD/115)" as amended, be introduced and given first reading.



Brian J. Jackson, MCIP  
 Director of Development

EL:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Penta Homes Ltd. has applied to the City of Richmond for permission to rezone 6451 Princess Lane (**Attachment 1**) from “Comprehensive Development District (CD/12) and Light Industrial District (I2)” to “Comprehensive Development District (CD/115)” in order to permit an 18-unit multiple-family development on the subject site (**Attachment 2**).

A zoning textural amendment to Comprehensive Development District (CD/115) is also being proposed to accommodate the subject rezoning application.

### Findings of Fact

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

### Surrounding Development

- To the North: Recently developed single-family lots zoned Comprehensive Development District (CD/115);
- To the East: Agricultural uses within the Agricultural Land Reserved, zoned Agricultural District (AG1);
- To the South: A heritage style two-family dwelling on property zoned Comprehensive Development District (CD/147) and a heritage home on property zoned Comprehensive Development District (CD/12); and
- To the West: Recently developed detached townhouses on property zoned Comprehensive Development District (CD/115).

### Related Policies & Studies

#### Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The London/Princess Land Use Map in the Steveston Area Plan designates the portion of the subject property north of Princess Lane for “Residential” use and the portion of the subject property south of Princess Lane for “Heritage Residential” use. The proposed rezoning is consistent with the OCP designation. The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP).

#### Richmond 2006-2031 Flood Protection Management Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Plain Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption. The minimum flood construction level for this site is 2.9 m geodetic.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance with the City's Affordable Housing Strategy. As the proposal is considered as a smaller multiple-family development (involving 80 or less residential units), the applicant is making a cash contribution of \$4.00 per square foot as per the Strategy. The amount of cash contribution will be based on the proposed net floor area as substantiated in the future Development Permit (estimated at \$89,972).

### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

### **Staff Comments**

#### Project Description

The subject site is the last piece of undeveloped property on Princess Lane. This is an irregular-shaped lot adjacent to the Agricultural Land Reserve (ALR). The site has limited road frontage at the northwest corner of the site, but has an expansive frontage on the 6 m wide lane between Princess Lane and Dyke Road. The site is currently vacant and there are no trees on site.

The proposed development contains 18 multiple-family dwelling units in three (3) buildings. These buildings are, at their highest point, three storeys above a one-level parking podium. Each building contains four (4) two-level ground-oriented townhomes, and two (2) one-level apartments on the top floor.

#### Frontage Improvements and Vehicle Access

As part of the subject development, the T-shape intersection at London Road and Princess Lane will be reconfigured. The new road alignment will include a boulevard and sidewalk. The northern portion of the laneway located west of the subject site will be reconfigured and a letdown to Princess Lane/London Road will be installed. Vehicle access to the proposed parking structure will be to the laneway.

#### Site Servicing

An independent review of servicing requirements (storm and sanitary) has concluded that upgrades to the existing systems are required to support the proposed development. The Engineering Department has accepted the following recommendations from the consultant:

- upgrade of the storm main from D13 to D12 to D11 to 600mm diameter as per the City's minimum size specifications;
- cash-in-lieu of construction proposal in the amount of \$14,115.00 for the section of storm pipe from D7 to D6 to D5 to D4 to D3; and
- upgrade the sanitary main from SIC8608 (EXIC1) to SMH3901 (EXSMH5) to 200mm diameter to meet City's minimum pipe size requirements.

Prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement for the design and construction of the upgrades proposed for the city utilities and London Road, Princess Lane and the laneway west of the subject site.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. Detailed discussion on the location of the outdoor amenity space is provided under the "Analysis" section.

#### Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

#### Heritage Review

The subject site has been identified by the City as having archaeological potential and may come under the protection of the Heritage Conservation Act of British Columbia. It may be necessary to obtain a permit from the Ministry of Tourism, Sports and the Arts - Archaeology Branch. The applicant has been advised to contact the Archaeology Branch regarding the requirements for any permits and/or archaeological impact assessments.

#### **Analysis**

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP) and the Character Area Guidelines for Heritage Residential in London's Landing area contained in the Steveston Area Plan. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the north and multiple-family developments to the west and south.

#### ALR Buffer

The development site is bordered by Agricultural Land Reserve (ALR) on its east side. The Official Community Plan (OCP) guidelines on ALR buffers suggest a buffer width of 15 m. Alternative buffer widths can also be considered based on site-specific conditions and buffer scheme developed depending on surrounding context. A variety of setbacks from the ALR boundary (east property line) are proposed:

- To buildings (at grade): 12 m
- To parkade structure (below finished grade): 5.8 m
- To parkade stairs (below finished grade): 4.6 m

Reasons to consider the reduced buffer width include:

- The rear yards that directly abut agriculture are proposed to be raised about 1.2 m (4 ft.). A retaining wall would be constructed along the east property line.
- A 2.4 m (8 ft.) high fence would be constructed on top of the retaining wall to eliminate direct ground level views and opportunity for trespass into the agricultural areas. The fence would also help screen the rear yards from any dust or drift that may emanate from normal farm activities.
- The landscaped buffer strip would be 4.6 m (15 ft.) width and include a row of Cedar hedge, a row of deciduous tree screening, and three (3) rows of trespass-inhibiting shrubs.
- The remaining distance between the landscaped buffer strip and residential building would be 7.4 m and would contain the backyard open space for the ground-oriented residential units.
- A Restrictive Covenant to identify the entire 12 m rear yard space as a buffer area to prohibit expansion of principal buildings into the buffer and to prevent the removal of the buffer landscaping would be required. The covenant would also notify prospective owners that the properties are adjacent to active agricultural lands and to expect the normal agricultural activities that may generate noise, odours and dust.
- The proposed ALR buffer is consistent with established buffer on the single-family lots to the north.

The grade difference, implementation of a retaining wall and fence, and combination of a coniferous hedge and deciduous trees provides an appropriate landscape screen that will protect residential developments from normal agricultural activities (i.e. dust and noise emanating from operations). Conversely, this buffer would also prevent any potential trespassing from occurring into the agricultural land.

The Agricultural Advisory Committee (AAC) reviewed the proposal on April 16, 2009. A copy of the Minutes from the April 16, 2009 meeting of the AAC is contained in **Attachment 4**. The ALR landscape buffer scheme proposed for the development at 6451 Princess Lane is supported by the AAC.

### Outdoor Amenity Space

Due to the new road and laneway alignments, a piece of surplus road right-of-way (ROW) (approximately 53.7 m<sup>2</sup>) is created at the corner of London Road and the laneway west of the subject site. The applicant is proposing to create a public plaza at this prominent location by locating the required outdoor amenity area for the subject development adjacent to this piece of surplus road right-of-way (ROW).

Staff recognize that the irregular shape of the subject site, together with the ALR Buffer requirement, leaves little room to provide a conventional on-site, outdoor amenity space for the exclusive use of the project's residents. The northwest portion of the site (at London Road) is the only area that could be at grade, has the maximum exposure to the street, and is easily accessible from all proposed units. In addition, under the Boulevard Maintenance Regulation Bylaw No. 7174, the property owner may add landscaping on the boulevard immediately fronting the property but is also obligated to maintain any landscaping within this area. On this basis, staff are supportive of this proposal. A Public Rights-of-Passage (PROP) Right-of-Way (ROW) over the proposed outdoor amenity area on site will be required prior to final approval of the rezoning. The design of the public plaza including landscaping details will be refined as part of the Development Permit application.

### Proposed Zoning Text Amendment

Comprehensive Development District (CD/115) is the most appropriate zone for the subject proposal as it is the zoning district applied to all the recent residential developments east of Princess Street in the London Landing area. Although the appearance of the proposed multiple-family development is consistent with the existing residential buildings developed under CD/115, the proposed development is considered as "Apartment" because the units on the top floors of the proposed buildings are not ground-oriented and have access from a common interior corridor.

Since Apartment use is not permitted in CD/115, a text amendment is required to facilitate the proposed development. The maximum permitted density is maintained at 0.87 FAR. A new set of setback requirements for "Apartment" use is introduced. The proposed 4 m front yard setbacks from all public roads and lanes and 3 m setback from all other property lines are consistent with the setback requirements for the existing developments in the area. The proposed amendments are consistent with the intentions of the Steveston Area Plan.

### Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.4 - Steveston Area Plan (Section 9.3.8). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

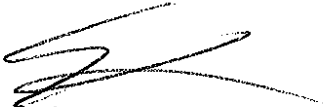
- Detailed review of building form and architectural character and their compliance with the OCP Development Permit Guidelines and Steveston Area Plan Character Area Guidelines;
- Maximize opportunities to use building material and color to break up the building massing;
- Review of units providing opportunities for aging in place (including providing blocking in bathroom walls for future installation of grab rails); and
- Detailed landscaping design, including the design of a public plaza/an outdoor amenity space at the northwest corner of the site, the interface with the adjacent residential developments, and relationship of the patios at the podium level to the street/laneway.

### **Financial Impact or Economic Impact**

None.

**Conclusion**

The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to London's Landing's multiple-family neighbourhood. The proposed use of Comprehensive Development District (CD/115) is consistent with the Steveston Area Plan and previously approved projects in the immediate vicinity. Overall, the project appears to be well designed and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application and amendment to Comprehensive Development District (CD/115) be approved.



Edwin Lee  
Planning Technician – Design  
(Local 4121)

EL:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

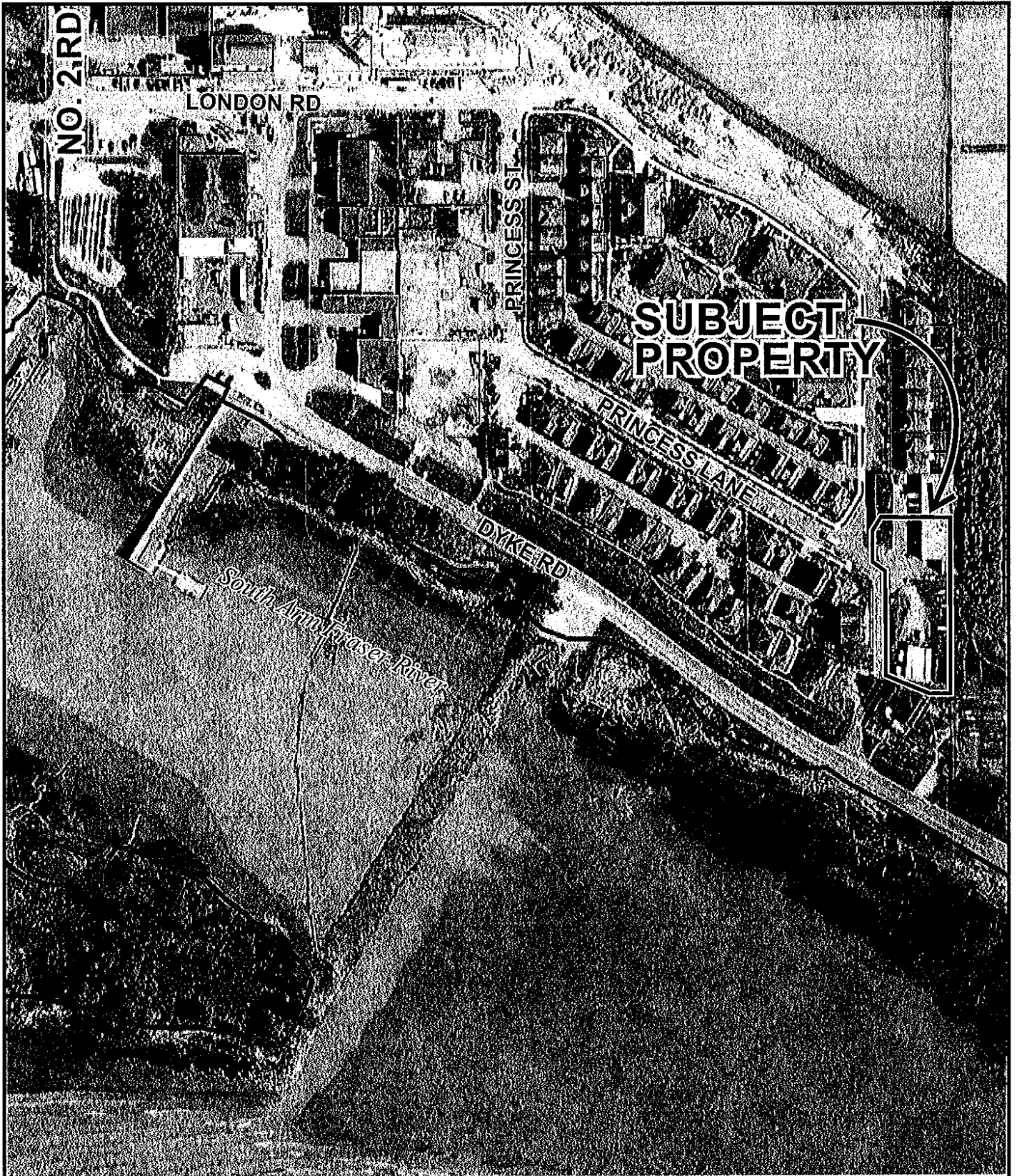
Attachment 3: Development Application Data Sheet

Attachment 4: Agricultural Advisory Committee Meeting Minutes – April 16, 2009

Attachment 5: Rezoning Considerations Concurrence







RZ 08-431606

Original Date: 08/06/08

Amended Date: 10/01/09

Note: Dimensions are in METRES





102 - 1525 WEST 4TH AVENUE  
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WWW.HEARTHARCH.COM

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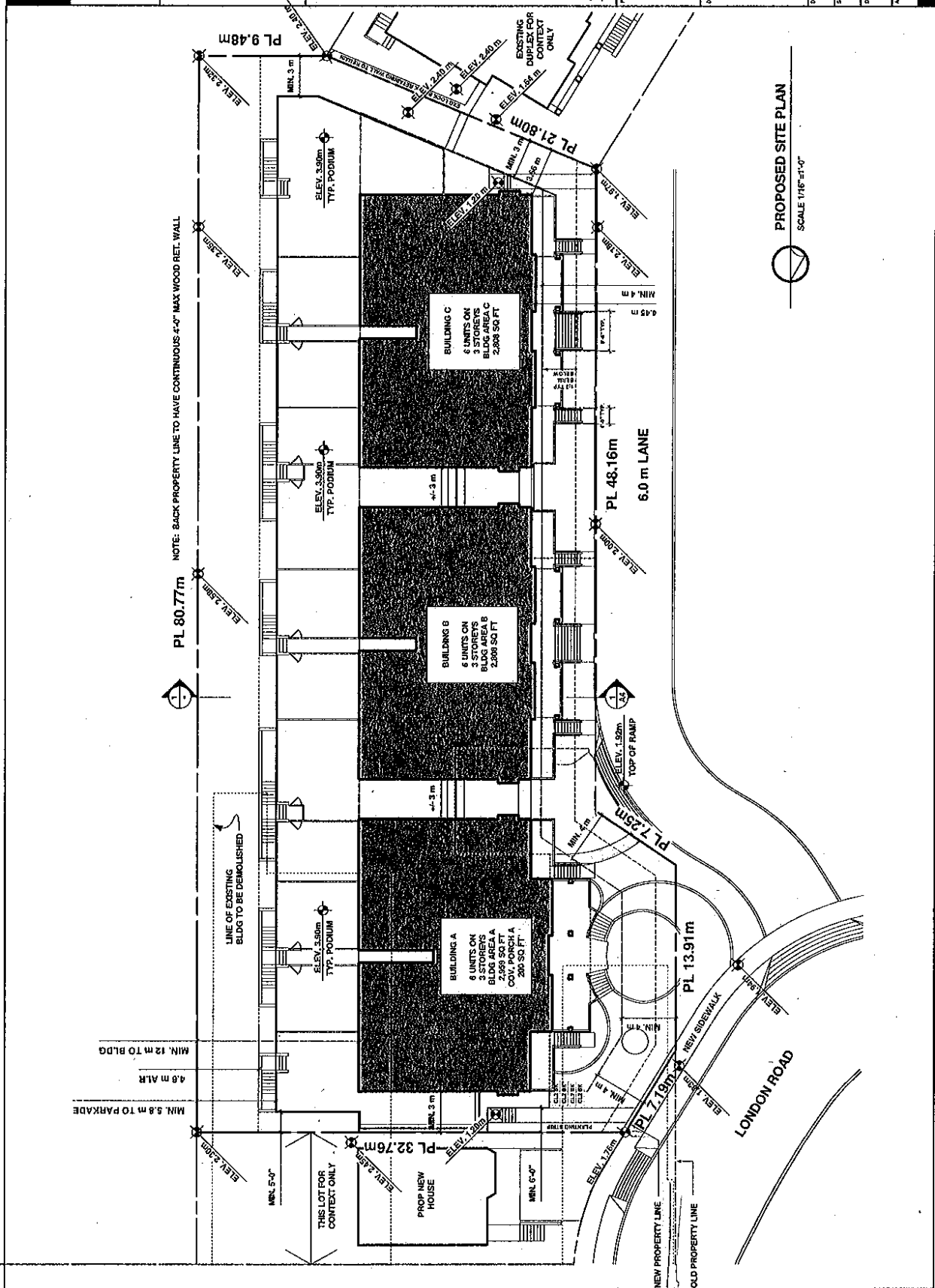
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2010 05 20 ELEVATED POOL PLAN JAL  
2010 05 20 ELEVATED POOL PLAN JAL

REVOTES ARCHITECTURAL  
FINISH GRADE

ONE CONSULTING LTD.  
EYESTONE DEVELOPMENT  
19 HURD MULTI-FAMILY  
4837 Pritchard Lane  
Mississauga, ON

DATE: MAY 20 08  
SCALE: AS SHOWN  
DRAWN BY: JAL  
PROJECT NO.: 0819

SITE PLAN  
A1



PROPOSED SITE PLAN  
SCALE 1/16"=1'-0"





102 - 1422 WASH RD APT 102  
 VANCOUVER BC V6J 1T5  
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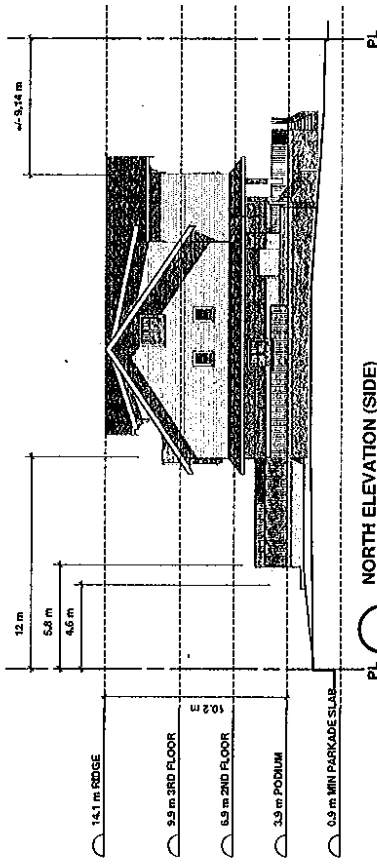
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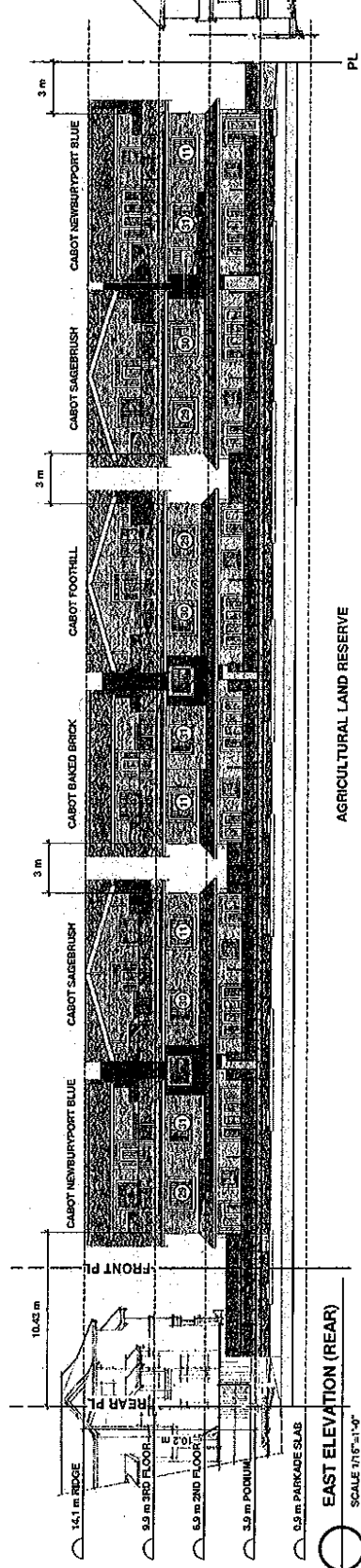
Old Consulting Ltd.  
 DEVELOPMENT  
 1501 MULTIFAMILY  
 1501 Robson Lane  
 Vancouver BC

NORTH ELEVATION  
 EAST ELEVATION

DATE	10/20/16	PROJECT NO.	0016
CLIENT	OLD CONSULTING	DRAWING NO.	A7
DRAWN BY	AM	DATE	10/20/16
APPROVED BY			



NORTH ELEVATION (SIDE)  
 SCALE 1/16"=1'-0"





EAST ELEVATION (REAR)  
 SCALE 1/16"=1'-0"

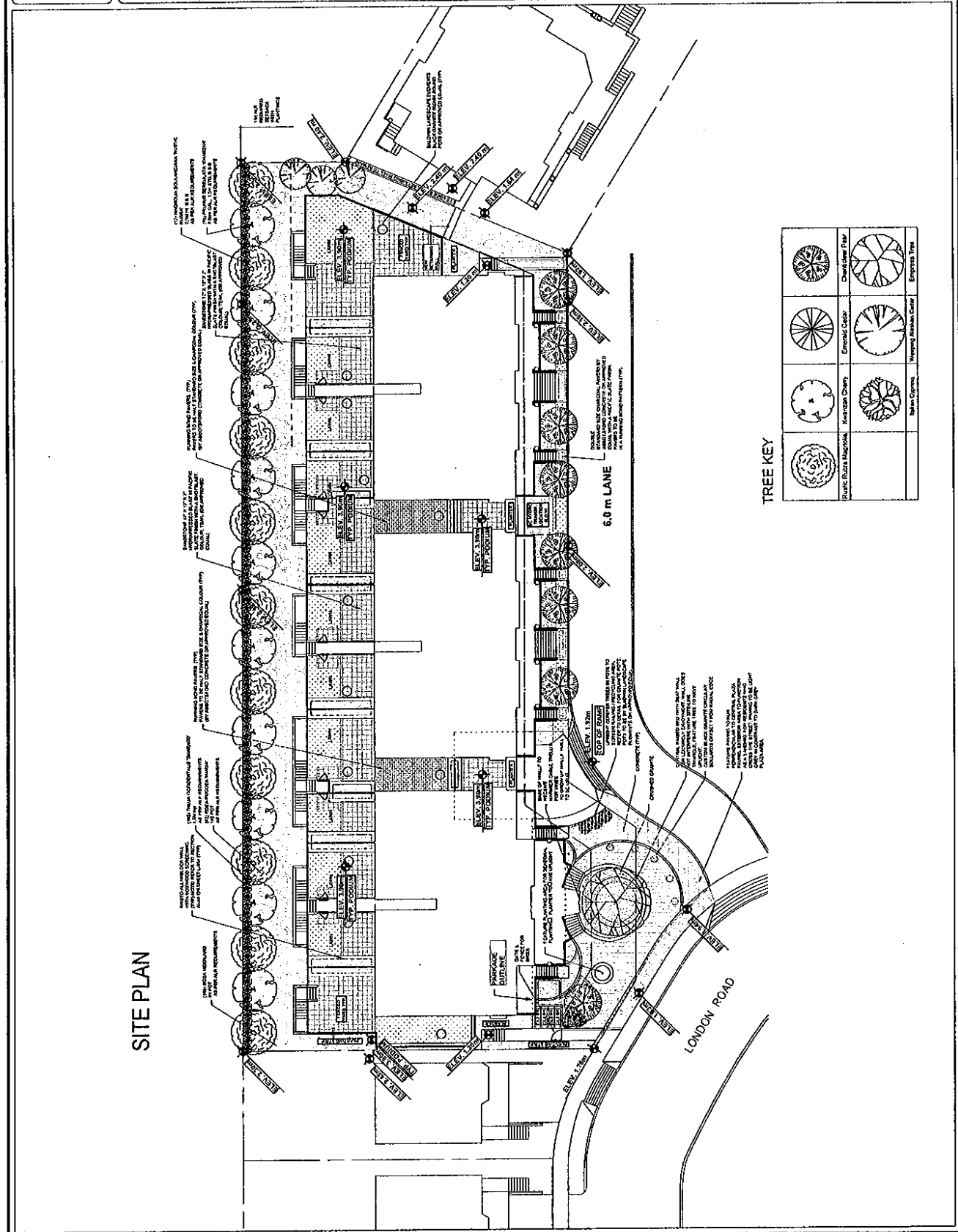
AGRICULTURAL LAND RESERVE

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





PL



LANDSCAPE DRAWINGS <b>PLAN 3</b>	SITE PLAN	DRAWING NO. <b>L-002</b>	PROJECT NO. <b>DP2008-15</b>
 <p>                 von der Zelle + associates inc.                  Landscape Architecture                  1000 Lakeshore Blvd. West                  Suite 1000                  Richmond, BC V6X 3A7                  Tel: 604.273.8888                  Fax: 604.273.8889                  www.vdz.ca             </p>	 <p>                 HEARTH PROTECTIONS                  2150 West 4th Avenue                  Vancouver, BC V6L 2K6                  Tel: 604.681.7777                  Fax: 604.681.7778                  www.hearthprotections.com             </p>	DRAWN: J.L. CHECKED: INV02 APPROVED: INV02 SCALE: 1:150 DATE: September 2008	PROJECT: <b>Eyestone Property Multi-Family Development</b>  LOCATION: <b>6451 Princess Lane Richmond, BC</b>



**TREE KEY**

			
Plum Tree Magnolia	American Cherry	Emerson Cedar	Chastanute Pear
			
Black Cypress	Winged Black Olive	Emerson Tree	Eyestone Tree



## City of Richmond

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

## Development Application Data Sheet

**RZ 06-431606**

**Attachment 3**

Address: 6451 Princess Lane

Applicant: Penta Homes Ltd.

Planning Area(s): Steveston Area Plan (Schedule 2.4)

	Existing	Proposed
<b>Owner:</b>	Penta Homes (Princesslane) Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	2,447 m <sup>2</sup> (26,340 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Light Industrial (vacant)	Multiple-Family Residential
<b>OCP Designation:</b>	General Land Use Map – Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential & Heritage Residential	No change
<b>702 Policy Designation:</b>	N/A	No change
<b>Zoning:</b>	Light Industrial District (I2) & Comprehensive Development District (CD/12)	Comprehensive Development District (CD/115)
<b>Number of Units:</b>	N/A	18
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	30 upa	none permitted
Floor Area Ratio:	Max. 0.87	0.86	none permitted
Lot Coverage – Building:	Max. 35%	34%	none
Setback – Public Road/Lane (m):	Min. 4 m	4 m Min.	none
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3 m	none
Setback – Parking Structure - Side Yard (m):	0 m	0 m	none
Height (m):	15 m	13.2 m	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	27 (R) and 4 (V) per unit	36 (R) and 4 (V) per unit	none
Off-street Parking Spaces – Total:	31	40	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	permitted	none	none
Amenity Space – Indoor:	70 m <sup>2</sup>	cash-in-lieu	none
Amenity Space – Outdoor:	108 m <sup>2</sup>	112 m <sup>2</sup>	none

Excerpt from the Minutes from  
**Agricultural Advisory Committee Meeting**

Thursday, April 16, 2009 at 7 p.m.  
Anderson Room  
Richmond City Hall

**Development Proposal (6451 Princess Lane)**

City staff provided information on the proposal and purpose of project referral to the AAC (Residential ALR Buffer) based on the summary table and plans provided in the AAC agenda package. Staff and the proponent highlighted that the buffer was a similar design and configuration to the buffer already implemented to the immediate north and consisted of:

- An existing grade difference between the agricultural lands and backyards of the development.
- A 4.6m wide buffer consisting of an 8 ft. tall fence (measured from the top of the retaining wall), hedging, trees and trespass inhibiting shrubs.
- Similar setbacks to structures – 12 m between ALR boundary and residential building.

Committee members had the following questions:

- How would the sites be filled and drainage accommodated on the development site? The proponent identified that the finished site grade would be raised to a similar elevation to surrounding properties that have redeveloped and that a perimeter drainage system would be installed that would drain water to the storm sewer system. It was also noted by the proponent that the system is designed to prevent it from being clogged (excess silt) and has worked well in other residential applications.
- Members asked whether covenants would be registered as part of the subject development. The proponent identified that the appropriate legal documents would be registered to prevent the landscape buffers removal or alteration and that the landscape treatment is to provide an appropriate screen for neighbouring farm activities involving noise, dust and odour. A landscaping bond would also be secured to ensure installation of the buffer.
- Members asked whether any complaints had been received to date in the area. The proponent identified that he was not aware of any complaints.

AAC members forwarded the following motion:

*That the ALR landscape buffer scheme proposed for the development at 6451 Princess Lane be supported.*

*Carried Unanimously*

## Rezoning Considerations

**6451 Princess Lane  
RZ 06-431606**

Prior to final adoption of Zoning Amendment Bylaw 8545, the developer is required to complete the following:

1. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.
2. Registration of a floodplain covenant, specifying a minimum habitable elevation of 2.9 m, on title.
3. City acceptance of the developer's voluntary contribution of \$4.00 per square foot of net floor area as substantiated in the future Development Permit (estimated at \$89,972) to the City's Affordable Housing Reserve Fund.
4. City acceptance of the developer's cash-in-lieu contribution for storm system upgrade in the amount of \$14,115.00 for the section of storm pipe from D7 to D6 to D5 to D4 to D3.
5. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$18,000 (\$1,000 per unit).
6. Registration of a Public Rights-of-Passage (PROP) right-of-way (ROW) over the proposed outdoor amenity area on site fronting London Road.
7. Registration of a restrictive covenant to identify the following setback areas from the ALR boundary (east property line of 6451 Princess Lane) as a buffer zone to prohibit expansion of buildings or structures into the buffer:
  - To buildings (at grade): 12 m
  - To parking structure (below finished grade): 5.8 m
  - To parkade stairs (below finished grade): 4.6 m

The covenant would also prohibit the removal of the landscape buffer proposed with the 4.6 m setback to the parkade stairs, along the ALR boundary, to mitigate against typical agricultural activities. The legal document will also serve to notify all prospective purchasers of the adjacent agricultural activities.

Prior to future Building Permit issuance, the developer is required to complete the following:

1. Enter into the City's standard Servicing Agreement to design and construct off-site works. Works include, but are not limited to:
  - a. road works on Princess Lane, London Road, and the laneway west of the subject site;
  - b. upgrade of the storm main from D13 to D12 to D11 to 600mm diameter as per the City's minimum size specifications; and

- c. upgrade the sanitary main from SIC8608 (EXIC1) to SMH3901 (EXSMH5) to 200mm diameter to meet City's minimum pipe size requirements.

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8545 (RZ 08-431606)  
6451 PRINCESS LANE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by:
  - i. Under the first permitted use in section 291.115.1 of Comprehensive Development District (CD/115), repealing the clause “but not including apartments”;
  - ii. Inserting into the Permitted Uses provisions in Comprehensive Development District (CD/115) subsection 291.115.1 the following:

“Housing, Apartment”
  - iii. Repealing Section 291.115.2(c) and replacing it with the following:

“For **Multiple-Family Dwellings** over a common underground parking **structure** and Apartments: 0.87 (exclusive of parts of the **building** that are **used** for off-street parking purposes);”
  - iv. Inserting the following new section directly after section 291.115.4.05

“.06 For Housing, Apartment:

    - a) **Public Road and Lane Setback:** 4 m (13.123 ft.)
      - i. balconies and porches forming part of the **principal building** may project into the **public road** and **lane setback** for a maximum distance of not more than 1.5 m (5 ft.);
    - b) **Side Yard and Rear Yard Setback:** 3 m (9.842 ft.)
      - i. bay windows, hutches, unenclosed fireplaces and chimneys forming part of the principal building may project into the **side yard** for a maximum distance of not more than 0.6 m (2 ft.)
      - ii. a parking **structure** may project into the **side yard setback**. Such encroachments must be landscaped or screened by a combination of tree, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.”

- 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/115)**.

P.I.D. 027-930-459

Lot 11 Section 18 Block 3 North Range 6 West New Westminster District Plan BCP41008

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8545”**.

FIRST READING

OCT 26 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER