



City of Richmond

Report to Committee

To Council - Mar 22, 2004

To Planning - Mar 16, 2004

Date: February 15, 2004

To: Planning Committee

From: Holger Burke
Acting Manager, Development Applications

RZ 03-240810

File: 8000-20-7672

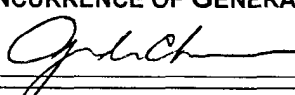
Re: APPLICATION BY POLYGON DEVELOPMENT 150 LIMITED FOR REZONING AT 7040, 7060, 7080 AND 7100 HEATHER STREET; 9260 AND 9280 GRANVILLE AVENUE; AND REAR PORTIONS OF 7031, 7051 AND 7071 ASH STREET FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)

Staff Recommendation

That Bylaw No. 7672, to rezone 7040, 7060, 7080 and 7100 Heather Street; 9260 and 9280 Granville Avenue; and rear portions of 7031, 7051, 7071 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications

Att. 2

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> 

Staff Report

Origin

Polygon Development 150 Limited has applied to rezone 7040, 7060, 7080 and 7100 Heather Street; 9260 and 9280 Granville Avenue; and rear portions of 7031, 7051, 7071 Ash Street (**Attachment 1**) from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/128)” for the purpose of constructing 59 three-storey townhouse dwellings (**Attachment 2**). The subject site, located in the McLennan South Sub-area, is comprised of 9 lots between Granville Avenue and General Currie Road (e.g. 2 lots fronting onto Granville Avenue, 4 lots fronting on Heather Street, and the “back lands” of 3 lots fronting on Ash Street). In addition, as per the sub-area plan, the applicant will construct parts of Sills Avenue.

Findings Of Fact

Item	Existing	Proposed
Owners	7040 Heather St – Polygon Development 150 Ltd. 7060 Heather St – Michael Sy 7080 Heather St – Liwayway Sy 7100 Heather St – Liwayway Sy 9260 Granville Ave – Centra Equipment Sales Ltd. 9280 Granville Ave – Marden Enterprises Ltd. 7031 Ash St - Bernhard and Karen Magdanz 7051 Ash St – Jozeph and Rachel Bosman 7071 Ash St – Veronica Edmondson	Polygon Development 150 Ltd.
Applicant	Polygon Development 150 Ltd.	
Site Size (by applicant)	12,137.17 m ² (130,647.72 ft ²)	10,747.25 m ² (115,686.24 ft ²) <ul style="list-style-type: none"> • Reduction due to dedication for Sills Avenue
Land Uses	<ul style="list-style-type: none"> • An area formerly of older single-family homes, with recently constructed 2- and 3-storey townhouses west & south of the subject site 	<ul style="list-style-type: none"> • 59 three-storey townhouses • A portion of Sills Avenue, across the entire south frontage of the subject site, linking to Heather Street
Area Plan: City Centre	Land Use Designation: Residential	

Item	Existing	Proposed
Sub-Area Plan: McLennan South Policies & Practices	<ul style="list-style-type: none"> • Land Use: Residential, Townhouse up to 3 storeys over one level parking, Triplex, Duplex, Single Family – To date, 3-storey townhouses have typically been constructed. • Density: Designated for a <u>base</u> density of 0.75 floor area ratio (FAR) on the site – Densities of up to 0.80 FAR outside the “ring road” have been approved. • Development Permit Guidelines: Encourage a village-like aspect, in higher density clusters of family-oriented homes, and reinforcing a strong connection with nature. • Roads: The developer of the subject site must contribute to the establishment of Sills Avenue through the site. • Park: Planning began in late 2003, with limited construction to follow in 2004. • School: No date has been set for construction of the neighbourhood elementary school. 	
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/128) <ul style="list-style-type: none"> • Permits 3-storey townhouses @ 0.80 FAR and a maximum lot coverage of 40%. • <i>Proposed: 3-storey townhouses @ 0.75 FAR and a lot coverage of 38%.</i>
Parking Required • For (CD/128)	Residents: 1.5 spaces /unit x 59 units = 88 spaces Visitors: 0.2 spaces/unit x 59 units = 12 spaces Total 1.7 spaces/unit x 59 units = 100 spaces	
Parking Proposed • For (CD/128)	Residents: 2.0 spaces /unit x 59 units = 118 spaces Visitors: 0.2 spaces/unit x 59 units = 12 spaces Total 2.2 spaces/unit x 59 units = 130 spaces	

Surrounding Development

The McLennan South sub-area plan directs that the subject site and its neighbours to the east and west should typically be a maximum of 3 storeys over 1 parking level in height. The subject development is proposed at 3 storeys (including parking at the first storey) and 38% lot coverage.

The subject site is situated outside the “ring road” in the densest area designated under the McLennan South Sub-Area Plan. The area around the subject site is characterized by a mix older and newer single-family homes to the east and west along Granville Avenue, and recently completed townhouse projects to the west, across Heather Street. The plan generally intends that this part of McLennan South will be redeveloped with medium and large townhouse projects, but some allowance is made for smaller developments and the retention of single-family homes.

To date, several townhouse projects have been approved and/or are under construction in the vicinity of the subject site, including the site directly west of the subject site, on the west side of Heather Street, approved for 94 3-storey townhouses, which is owned by Polygon Developments (the proposed developer of the subject site).

Staff Comments

Policy Planning

The proposed project and its contribution to the establishment of Sills Avenue are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan.

As a condition of developing on this site, Polygon is responsible for extensive road development (land and construction), including the extension of Sills Avenue located between the north and south phases of the current overall project, and significant off-site frontage road works to Heather Street, Granville Avenue, and Ash Street. The amount of road works required of Polygon for this project is substantial, and the cost of these works is far in excess of the project's eligible Development Cost Charge (DCC) credits. As such, staff have agreed that the Polygon's adjacent development to the south (RZ 03-254676) will be eligible for DCC credits related to the road works to construct Sills Avenue with this development.

Transportation

- The proposal supports the “ring-road” concept in the area plan.
- The applicant is responsible for the design, dedication and construction of a full dedicated road through the south portion of the site from Heather Street, east to the rear of 7091 Ash Street.
- The applicant is required to secure the Right of First Refusal (to be assigned to the City of Richmond) on the property at 7091 Ash Street, in order to finalize this portion of the ring road between Heather and Ash Streets.

Engineering

Prior to final adoption, the following must be completed:

- Consolidation of the lots into one development parcel, complete with road dedications for Sills Avenue complete with 4m x 4m corner cuts at all intersections.
- Full half road upgrading of:
 - a) Heather St from Granville to Sills;
 - b) Granville Ave from Heather to east property line of 9280 Granville; and
 - c) 7031 to 7071 Ash St, all to current cross section standards. (Note: Frontage works to Ash Street may be deferred in co-ordination with the later project phase (RZ 03-254676) subject to a letter of agreement to complete all the Ash Street frontage works for both phases of the project.)
- Construction of Sills Avenue to City standards.
- Road works, above, to be through the City's standard Servicing Agreement; works on Granville Avenue and Sills Street are DCC creditable, with the balance being at the developers' sole cost. Credits for Sills Street may be transferred to the portion of the overall project south of Sills Avenue (RZ 03-254676).

Analysis

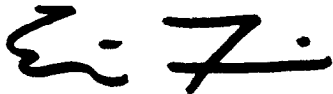
- The proposed project and its construction of a portion of Sills Avenue are consistent with Richmond's planning and development objectives and are expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood.
- The applicant's proposal to secure first right of refusal for the future option to purchase 7091 Ash Street (e.g. Ridd property) in the name of the City, at the sole cost of the developer and payment of "cash in lieu" for future acquisition and construction of Sills Avenue across 7091 Ash Street (e.g. from the lot's rear property line to Ash Street) in the amount of 50% of the estimated cost of acquiring 7091 Ash Street, together with 50% of the estimated cost of road construction to City standards, is required to secure completion of the "ring road" between Heather and Ash Streets.
- The applicant's proposal to provide on-site indoor amenity space in cooperation with the proposed second phase of this project (RZ 03-254676), to the south of Sills Avenue, is appropriate for a project of this scale. Legal agreements are required to ensure access to the amenity space.
- The applicant's proposal to contribute funds towards the City's public art fund is appropriate to meet community needs.

Financial Impact

None.

Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan South objectives for development and population growth. The proposed use of Comprehensive Development District (CD/128) is consistent with the McLennan South Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development merits favourable consideration.



Eric Fiss
Community Planner/Urban Design
(4193)

EF:cas

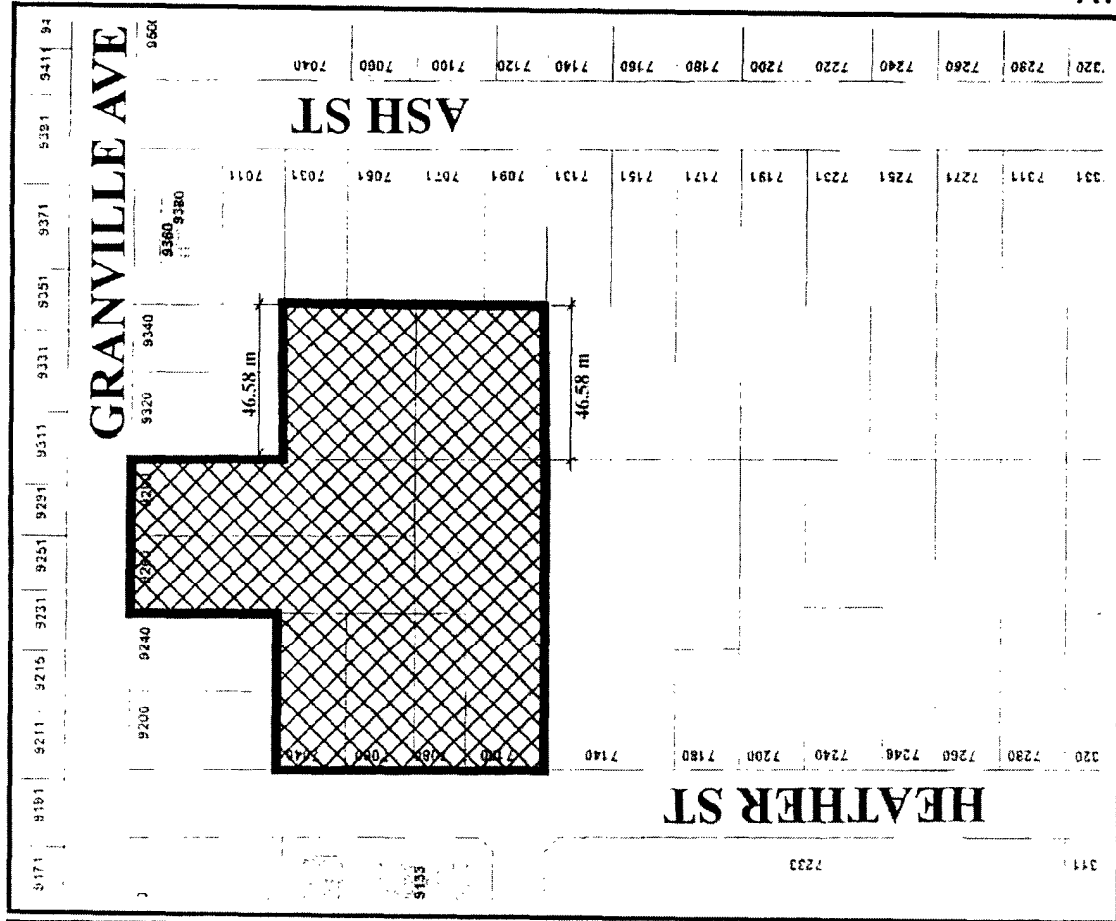
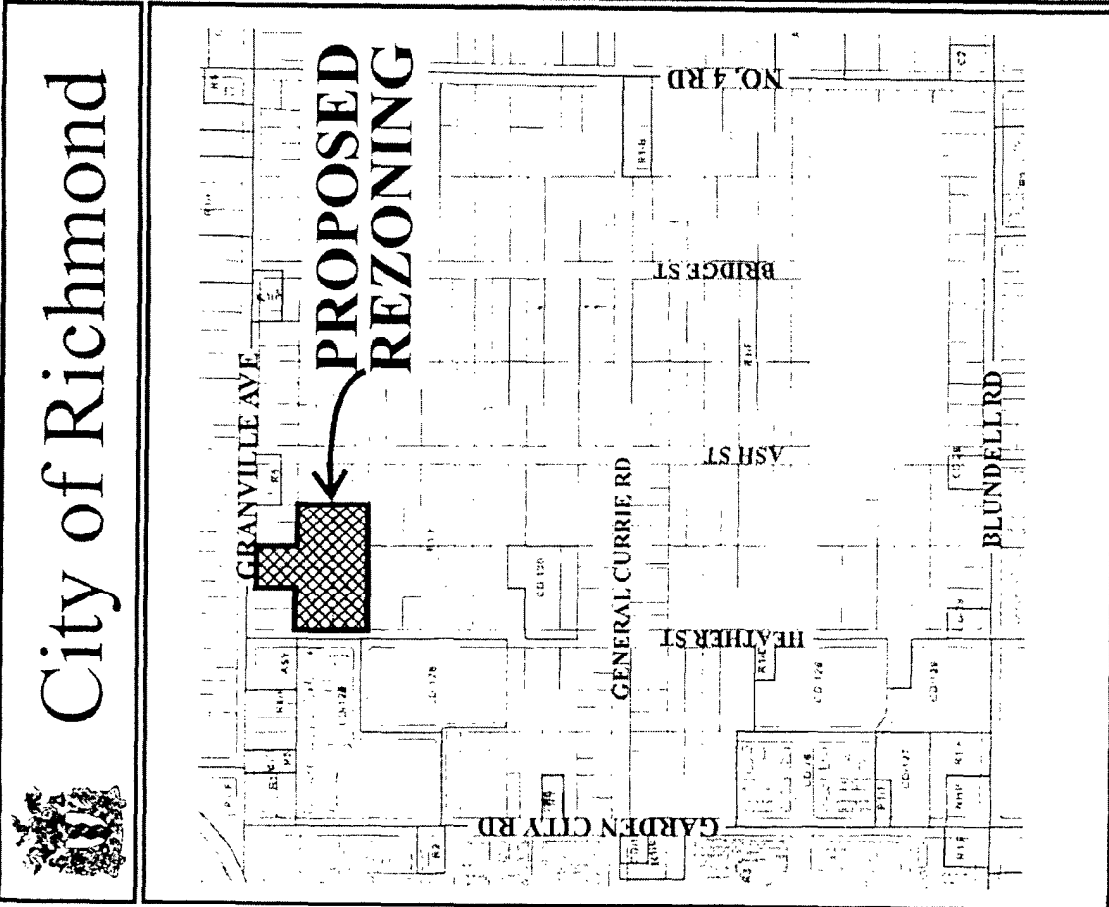
Legal requirements, specifically:

- Consolidation of the subject lots into one parcel;
- Sills Avenue must be fully established between Heather Street and the rear of 7091 Ash Street (e.g. Ridd property), to the satisfaction of the City (e.g. dedicated 15 m/49.21 ft. wide road right-of-way fully constructed to City standards, together with any necessary access to the subject site):

- a) The dedication of minimum 15 m (49.21 ft.) wide strip of land along the south edge of 7100 Heather Street for the establishment of Sills Avenue, together with a 4 m x 4 m (13.1 ft. x 13.1 ft.) corner cut at the intended northeast corner of Heather Street and Sills Avenue and additional land, as required, to align this proposed portion of Sills Avenue with the existing portion west of Heather Street; and
- b) Entering into the City's standard Servicing Agreement for the design and construction of an 8.5 m (27.9 ft.) wide roadway, storm sewer, curbs, gutters, landscaped/treed boulevards, minimum 1.5 m (4.9 ft.) wide concrete sidewalks, "Zed" street lights, and, as required, sanitary sewer, hydro, telephone, cable, and gas; and
- Entering into the City's standard Servicing Agreement for the design and construction of, among other things, road widening, curb and gutter, treed/landscaped boulevard, concrete sidewalk, and City Centre street lights along:
 - a) The east side of Heather Street from Sills Avenue to Granville Avenue; and
 - b) The south side of Granville Avenue from Heather Street to the east edge of the site frontage.

Development requirements, specifically:

- Demolish any existing structures on the subject properties;
- Secure first right of refusal for the future option to purchase 7091 Ash Street (e.g. Ridd property) in the name of the City, at the sole cost of the developer;
- Payment of "cash in lieu" for future acquisition and construction of Sills Avenue across 7091 Ash Street (e.g. from the lot's rear property line to Ash Street) in the amount of 50% of the estimated cost of acquiring 7091 Ash Street, together with 50% of the estimated cost of road construction to City standards;
- Agreement ensuring shared use of the proposed indoor amenity building to be constructed on the parcel south of Sills Avenue by future project residents living both north and south of the Sills Avenue alignment; or, payment-in-lieu of provision of the Indoor Amenity Space to the rates established by the City's new amenity space policy;
- Contribute funds towards the City's Public Art Reserve at the rate of \$0.60 per buildable square foot (e.g. approximately \$80,700) of the proposed project, excluding parking; and
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

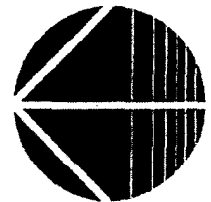


Original Date: 07/30/03

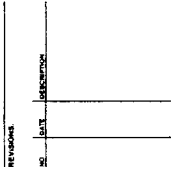
Revision Date: 01/14/04

Note: Dimensions are in METRES

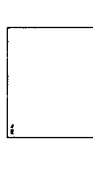
RZ 03-240810



CONTRACT NUMBER: 108-02889-0000-0001
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 SHEET: 108-02889-0000-0001-0001
 DRAWING: 108-02889-0000-0001-0001-0001



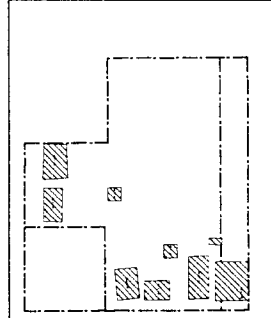
REVISIONS:
 NO. DATE DESCRIPTION



RCA
 Robert Cozzani Architecture Inc.
 1888 Pine Street
 Vancouver, B.C.
 Canada
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@robertcozzani.com

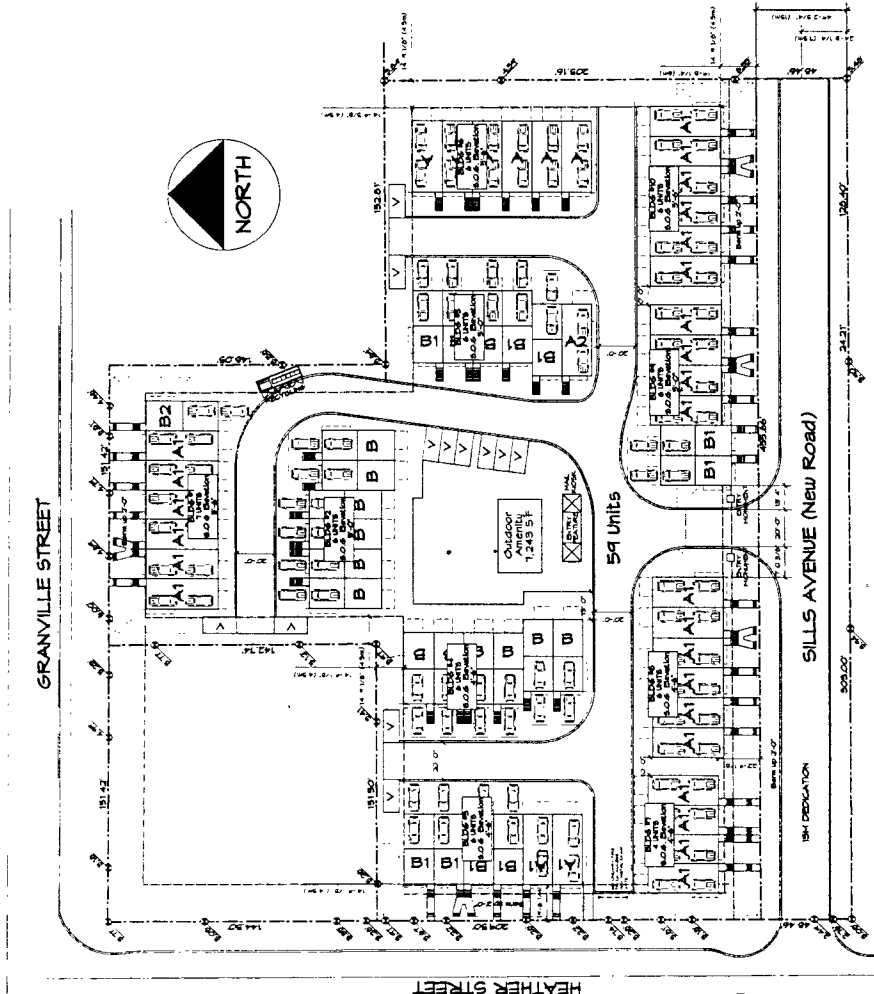
JASMINE LANE TOWNHOMES
 RICHMOND, B.C.

AS: 10/20/24
 R: 10/20/24
 S: 10/20/24
 SCALE: 1" = 50'
 SITE PLAN
 AO



SITE PLAN BUILDINGS TO BE DEMOLISHED INDICATES EXISTING DEMOLISHED

UNIT TYPE / DESCRIPTION	BEDROOMS	QUANTITY	AREA
Unit Type A - True End	3	4	1341 sq ft (1334 sq ft)
Unit Type A - False End	3	2	1421 sq ft (1421 sq ft)
Unit Type A1 - True End	3	23	1343 sq ft (1334 sq ft)
Unit Type A1 - False End	3	5	1421 sq ft (1421 sq ft)
Unit Type A2 - True End	3	1	1455 sq ft (1455 sq ft)
Unit Type B - w/ Porchspace	3	6	1604 sq ft (1604 sq ft)
Unit Type B - True End	3	4	1604 sq ft (1604 sq ft)
Unit Type B1 - w/ Porchspace	3	6	1610 sq ft (1610 sq ft)
Unit Type B1 - True End	3	3	1722 sq ft (1722 sq ft)
Unit Type B2 - True End	3	1	1722 sq ft (1722 sq ft)
TOTAL UNITS		54	
FLOOR AREA RATIO CALCULATIONS			
Approved Site Area - A	119,586.24 sq ft	x 75 (FAR)	89,689.68 sq ft
Proposed - Site A	16 - A1A1 11 - A1A1 7 - A1A1-End 8 - B 2 - B 2 - B 2 - B1 8 - B1 1 - B2-End	x 1343 sq ft x 1334 sq ft x 1421 sq ft x 1421 sq ft x 1455 sq ft x 1604 sq ft x 1604 sq ft x 1610 sq ft x 1610 sq ft x 1722 sq ft x 1722 sq ft	21,563 sq ft 14,619 sq ft 4,949 sq ft 4,634 sq ft 3,112 sq ft 5,230 sq ft 1,952 sq ft 1,952 sq ft 1,722 sq ft
Total Site Coverage Allowed	45,706 sq ft	0.38 (30%)	
STITCHING AREA	171 Bedrooms	x 43 sq ft	7,343 sq ft
PARKING	54 units	x 15	810 sq ft
	54 units	x 0.5	27 sq ft
	Proposed Visitor 54 x 9		486 sq ft
			12 Stalls



REVISIONS

NO.	DATE	DESCRIPTION

DATE: _____
 DESCRIPTION: _____

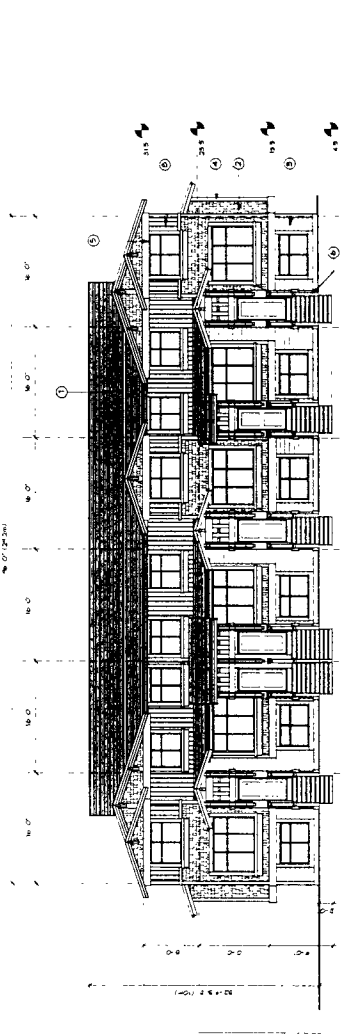
SCALE: 1/8" = 1'-0"

RCA
 Robert Cochrane Architecture Inc.
 1808 Pine Street
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 V6J 3C8
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@rcaarchitecture.com

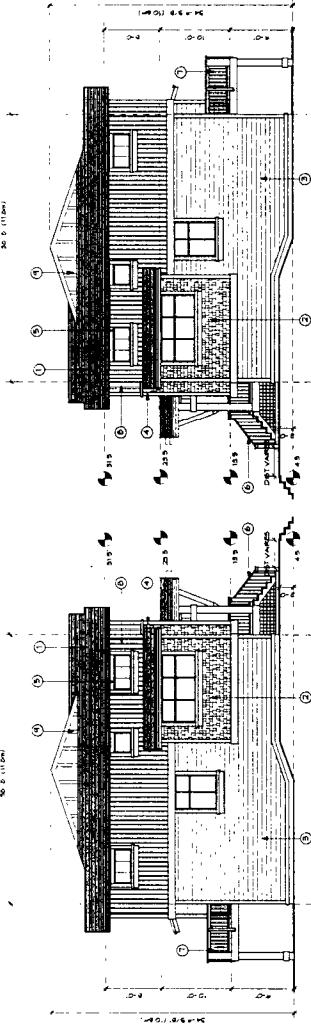
**HEATHER
 LANE NORTH
 TOWNHOMES**
 RICHMOND, B.C.

NO.	150104
DATE	
SCALE	1/4" = 1'-0"
PROJECT	BUILDING 3
DESCRIPTION	PLANS & ELEVATIONS

SCALE: 1/8" = 1'-0"

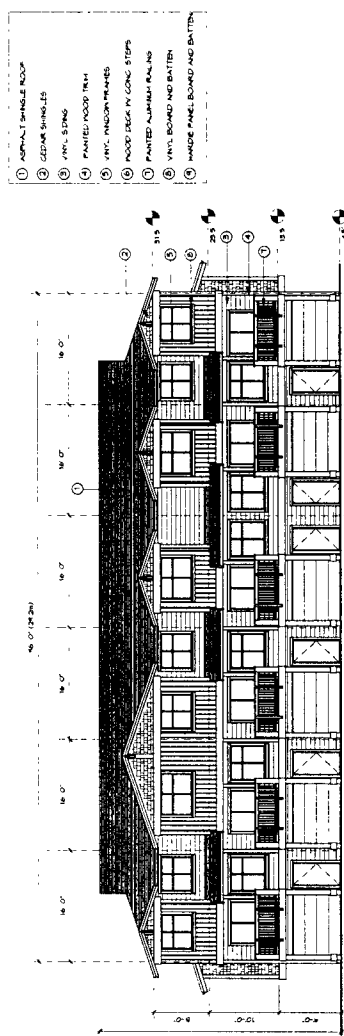


4. BUILDING 3 - FRONT ELEVATION - 6 UNIT TYPE B1 CLUSTER
 SCALE: 1/8" = 1'-0"

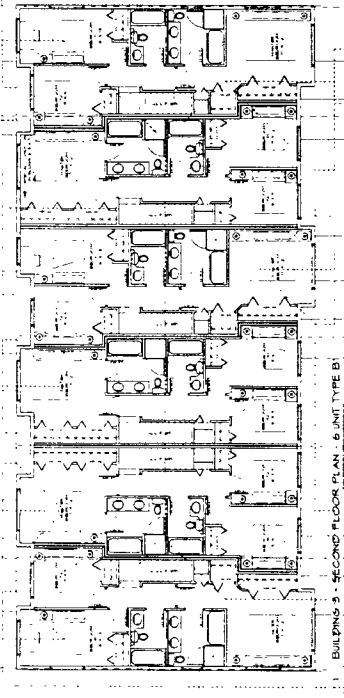


6. BUILDING 3 - SIDE ELEVATION - 6 UNIT TYPE B1 CLUSTER
 SCALE: 1/8" = 1'-0"

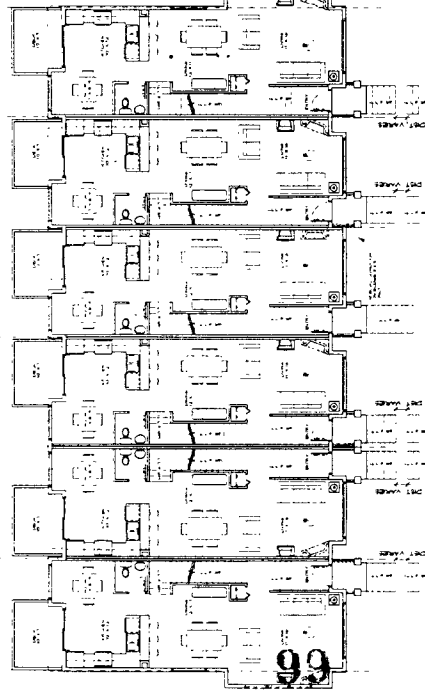
5. BUILDING 3 - SIDE ELEVATION - 6 UNIT TYPE B1 CLUSTER
 SCALE: 1/8" = 1'-0"



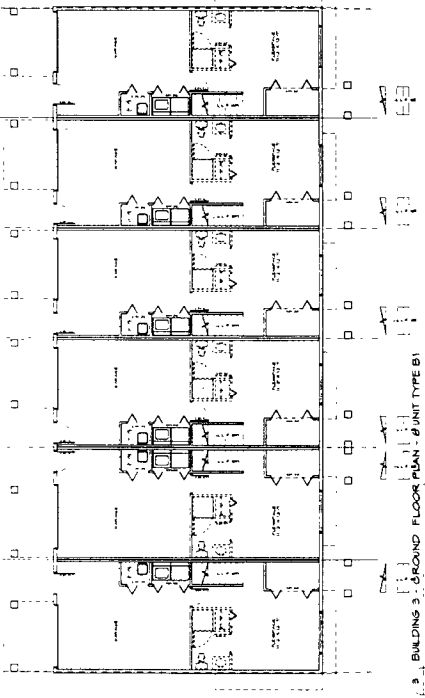
7. BUILDING 3 - REAR ELEVATION - 6 UNIT TYPE B1 CLUSTER
 SCALE: 1/8" = 1'-0"



1. BUILDING 3 - SECOND FLOOR PLAN - 6 UNIT TYPE B1
 SCALE: 1/8" = 1'-0"



2. BUILDING 3 - MAIN FLOOR PLAN - 6 UNIT TYPE B1
 SCALE: 1/8" = 1'-0"



3. BUILDING 3 - GROUND FLOOR PLAN - 6 UNIT TYPE B1
 SCALE: 1/8" = 1'-0"

- 1 ASPHALT SHINGLE ROOF
- 2 CEDAR SHINGLES
- 3 VINYL SIDING
- 4 PAINTED WOOD TRIM
- 5 VINYL WINDOW FRAMES
- 6 WOOD DECKING CONC. STEPS
- 7 PAINTED ALUMINUM FINISH
- 8 VINYL BOUND MED. BATTEN
- 9 WOOD PANEL BOARD AND BATTEN

Analysis

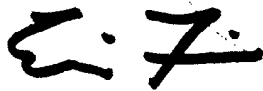
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- The applicant's proposal to contribute funds towards the City's affordable housing fund is appropriate to meet housing needs.

Financial Impact

None.

Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan South objectives for development and population growth. The proposed use of Comprehensive Development District (CD/128) is consistent with the McLennan South Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development merits favourable consideration.



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 - b) Entering into the City's standard Servicing Agreement for the design and construction of an 8.5 m (27.9 ft.) wide roadway, storm sewer, curbs, gutters, landscaped/treed boulevards, minimum 1.5 m (4.9 ft.) wide concrete sidewalks, "Zed" street lights, and, as required, sanitary sewer, hydro, telephone, cable, and gas; and
- Entering into the City's standard Servicing Agreement for the design and construction of, among other things, road widening, curb and gutter, treed/landscaped boulevard, concrete sidewalk, and City Centre street lights along:
 - a) The east side of Heather Street from Sills Avenue to Granville Avenue; and
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- Contribute funds towards the City's Affordable Housing Reserve at the rate of \$0.60 per buildable square foot (e.g. approximately \$80,700) of the proposed project, excluding parking; and
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7672 (RZ 03-240810)
7040, 7060, 7080 AND 7100 HEATHER STREET; 9260 AND 9280
GRANVILLE AVENUE; AND REAR PORTIONS OF 7031, 7051 AND
7071 ASH STREET**

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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7672"

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7672**".

FIRST READING

MAR 22 2004

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

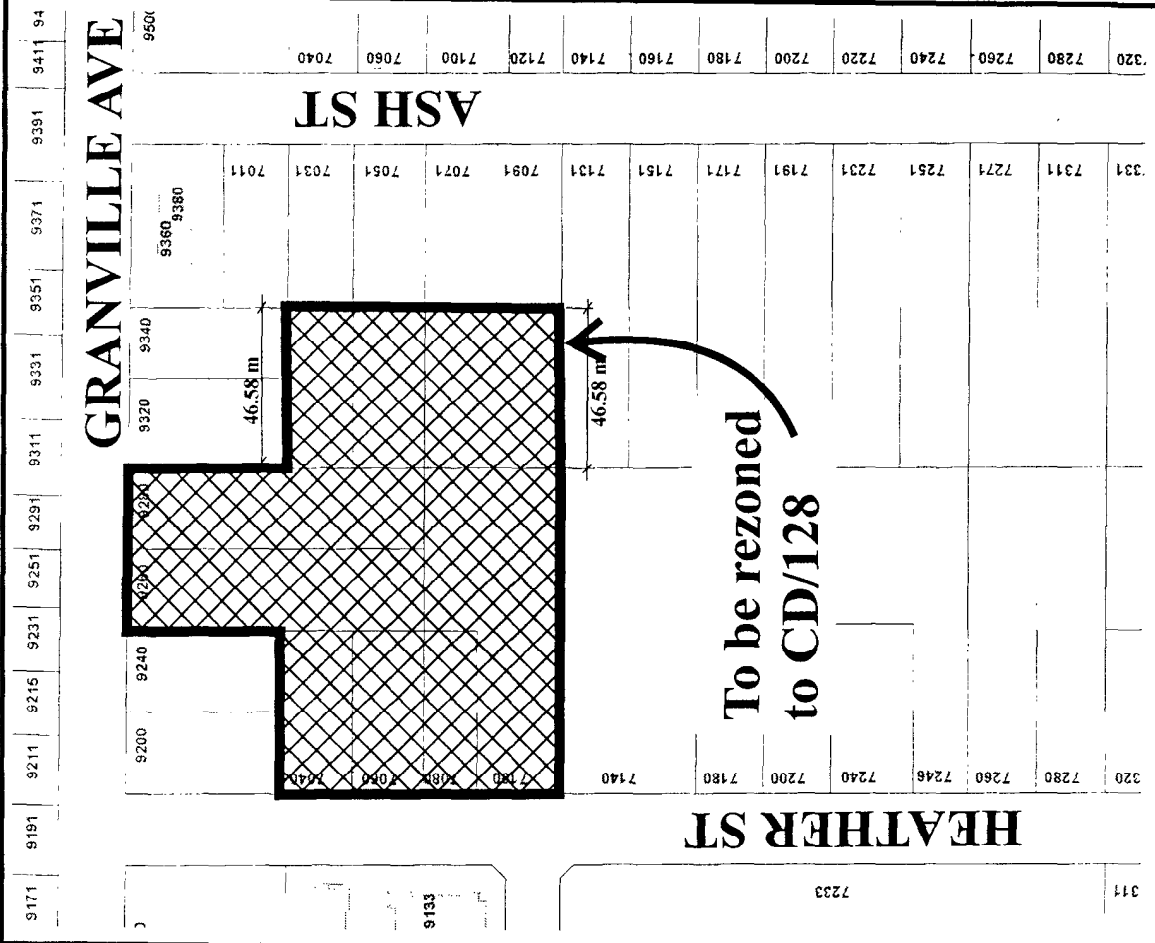
OTHER REQUIREMENTS SATISFIED

ADOPTED

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

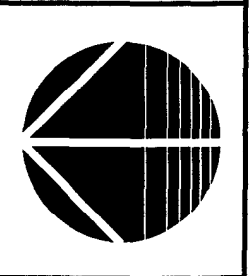
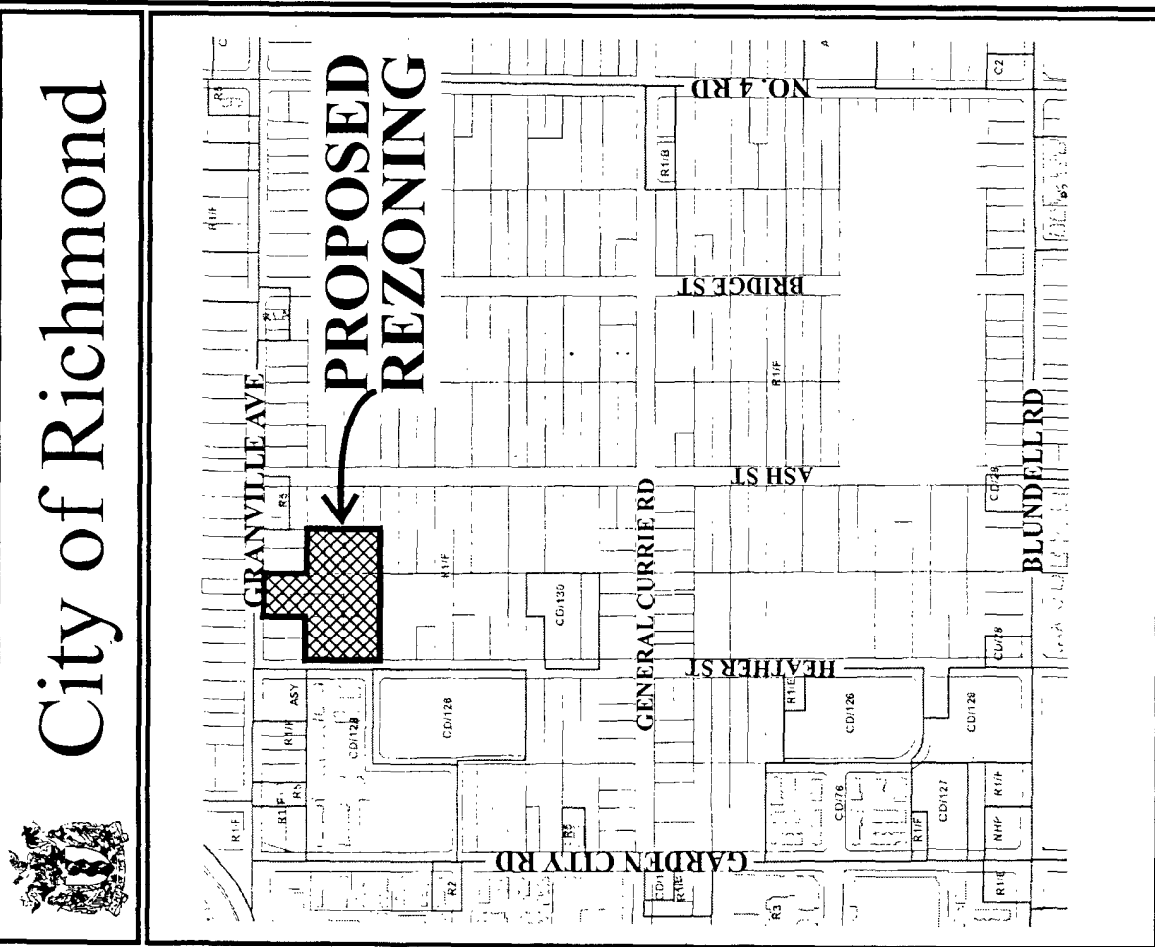
MAYOR

CITY CLERK



Original Date: 07/30/03
 Revision Date: 01/14/04
 Note: Dimensions are in METRES

RZ 03-240810



City of Richmond