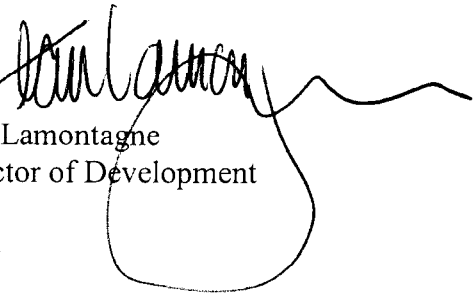




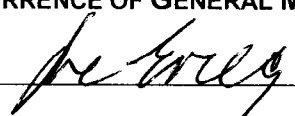
To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: May 1, 2007
File: RZ 06-323970
Re: **Application by Garry West Holdings Inc. for Rezoning at 4211 Garry Street and portions of unconstructed road to the north and east from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/79)**

Staff Recommendation

That Bylaw No. 8203, to reduce the minimum lot size from 1,865 m² (20,075 ft²) to 1,560 m² (16,800 ft²) in "Comprehensive Development District (CD/79)", and to rezone 4211 Garry Street and portions of unconstructed road to the north and east from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/79)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Garry West Holdings Inc. has applied to the City of Richmond for permission to rezone 4211 Garry Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/79) in order to permit the development of eight (8) townhouse units on the site. This application includes a proposal to close and rezone two (2) remnant lane/road allowances on the north and east edge of the site. The road closures are subject to a separate report from Property Services. **Attachment 2** illustrates the proposal with a preliminary site plan and building elevations.

A zoning textual amendment to Comprehensive Development District (CD/79) is also being proposed to accommodate the subject rezoning application.

Findings of Fact

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

Surrounding Development

Garry Street contains a mix of single-family small lots and multi-family townhouse developments:

- To the North/East: McMath Secondary School.
- To the South: Lions Park seniors housing complex (4200 Garry Street) zoned Townhouse and Apartment District (R3), and existing single-family dwellings on lots zoned Single-Family Housing District, Subdivision Area A (R1/A) and Single-Family Housing District, Subdivision Area E (R1/E).
- To the West: A 23-unit townhouse complex (4111 Garry Street) and then a nine (9)-unit townhouse complex (4109 Garry Street), both completed under Comprehensive Development District (CD/79).

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 Land Use Map in the Steveston Area Plan designates the subject property for "Multiple-Family".

Single-Family Lot Size Policy 5471

The subject property is located within the Single-Family Lot Size Policy No. 5471 (adopted by Council on July 29, 2002) (**Attachment 4**). This Policy permits townhouse developments on properties located at 4011, 4109, 4111, 4160, 4180, 4211, and 4771 Garry Street.

Staff Comments

Proposed Zoning Text Amendment

The proposal is to apply the same zoning as the neighbouring lots Comprehensive Development District (CD/79) to this site. The only variation to the existing Comprehensive Development District (CD/79) zone will be to amend the minimum lot size required under the zoning district by reducing it from 1,865 m² (20,075 ft²) to 1,560 m² (16,800 ft²) to accommodate this smaller lot. All other criteria of the zone will remain as stated.

Trees

A tree survey is submitted (**Attachment 5**) and one (1) bylaw-size tree was noted on site. The applicant is proposing to remove this tree as it falls within the proposed development envelopes. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), two (2) replacement trees are required. The applicant is proposing to plant 17 new trees on site. The preliminary landscape design (**Attachment 6**) will be further refined as part of the Development Permit process.

Site Servicing

An independent review of local servicing requirements (storm and sanitary) has concluded that upgrades to the existing local systems are not required to support the proposed development. However, the developer is required to provide contributions to cover proportionate share of upgrade costs to water, storm and sanitary (\$5,241.20 for water, \$20,697.04 for storm, and \$15,810.40 for sanitary). If the Building Permit application is submitted to the City after July 1, 2007, the new DCC rate will apply and the above contributions will no longer be required.

Right-of-Way Discharge

An existing sanitary Right-of-Way (RD44949, Plan 52022) must be discharged and replaced with a 3m x 3m Right-of-Way at the Northwest corner of the lot to contain the existing sanitary IC/connection.

Frontage Work

Frontage improvements (including sidewalk and grass treed boulevard) required along the site's Garry Street frontage. Via the forthcoming Building Permit (BP), the developer via City Work Order (WO) is to have the City sidewalk relocated opposite the new townhouses, in line with the existing sidewalk to the west, creating a grass boulevard with two new street trees. The new sidewalk is to transition back to the existing location west of the proposed new emergency access crossing in the old City lane.

Road Closure

Closure of the laneways through a Highway Closure and Removal of Highway Dedication Bylaw will be required prior to the lands being made available for purchase. The Road Closure is subject to a separate report from Real Estate Services. The road closure bylaw must be adopted and the lands must be purchased by the applicant at market value and consolidated with the site prior to final adoption of the rezoning bylaw.

The proposed site plan (**Attachment 2**) attached to this report assumes a successful road closure and sale. In addition to the public notification requirement for the Road Closure and Highway Dedication Bylaw, the Public Hearing Notice for this application will also stipulate that the application will entail a closure and sale of the remnant laneways.

Vehicular Access

Vehicular access to the subject site is to be through the driveway in the existing townhouse development to the west (4111 Garry Street). Cross-access easement granting the subject site access through 4111 Garry Street was secured as part of the adjacent development approval and is registered on Title of 4111 Garry Street.

An emergency access is required on the east edge of the site off Garry Street. The emergency access will also service the adjacent sites to the west if needed. Concrete boulders will be installed to limit the use of this access to emergency vehicles only. Registration of a restrictive covenant ensuring the sole vehicular access to this new development parcel from 4111 Garry Street is required.

Indoor Amenity Space

In lieu of the provision of indoor amenity space a contribution is being made to the City in the amount of \$1,000 per unit, for a total contribution of \$8,000.

Outdoor Amenity Space

Due to the site configuration and the expansive space needed for the emergency access, the applicant is proposing to provide two (2) small outdoor amenity areas on either sides of the emergency access. The intention is to connect the outdoor amenity areas to other open areas on site, including the front yard setback and the emergency access, to create a larger, more usable amenity space. The total area of the two (2) small outdoor amenity areas meets the minimum area requirements as requested by the Official Community Plan (OCP). The detailed design of the amenity space will be further refined as part of the Development Permit application to ensure the space is functional and relates to the open space to the east within McMath Secondary School.

Affordable Housing

In accordance with the Interim Affordable Housing Strategy, the applicant has agreed to provide a voluntary contribution of \$0.60 per buildable ft² (e.g., \$6,591) towards the City's Affordable Housing Reserve Fund.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Generally, all technical issues have been addressed by this applicant. The list of rezoning conditions is included as **Attachment 7**. The developer has agreed to these conditions as evidenced by his signed acceptance.

Analysis

Project Description

The form of development proposed is intended to be compatible with the adjacent developments at 4109 and 4111 Garry Street in terms of both appearance and form. The subject site would contain two (2) buildings – one consists of two (2) units facing Garry Street and another one consists of six (6) units facing the driveway and open field of McMath Secondary School. 18 parking spaces are provided including two (2) visitor stalls. Vehicular access to the site is to be via 4111 Garry Street under an existing cross access easement.

Staff view this application as relatively straight forward with few complications. From an aesthetics perspective, the applicant has sought to make this development fit with the adjacent development at 4111 Garry Street. From a technical perspective, the development largely fits with the Comprehensive Development District (CD/79) zoning except for the minimum lot size, which is proposed for amendment as part of this application. The development will be required to acquire and consolidate the two (2) remnant lane allowances and register a covenant restricting access via 4111 Garry Street. The proposed rezoning is consistent with the Single-Family Lot Size Policy 5471 for the area. Staff believe that the rezoning application has merit. Any outstanding issues that may affect the final design can be adequately addressed by requiring the project's Development Permit be submitted and processed to a satisfactory level.

Future Development Permit Application

At the time of Development Permit, details that will need to be addressed include:

- Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);
- Detailed review of building form and character including pedestrian frontage along Garry Street;
- Location of garbage and recycling facilities, site signage etc. are to be considered;
- Review of units providing opportunities for conversion to accommodate wheelchair accessibility;
- Landscaping design in accordance with the Official Community Plan (OCP); and
- Outdoor amenity space design.

Proposed Variances

Based on the review of current site plan for the project, the following variances are being requested:

1. 0.75 m open porch projection onto the front yard setback and 1.0 m open porch projection onto the west side yard setback. The open porch projection variance can be considered on the basis that the proposed project provides pedestrian oriented animated streetscapes to Garry Street. Open porch projections are generally permitted (Maximum 1.5 m) into the 6 m required front yard setback. The introduction of pedestrian oriented front entries with covered open porches animates the streetscape, improves safety through passive surveillance, is encouraged in streetscape elevations and is consistent with townhouse developments to the west. On this basis, staff do not have any objections to the requested variances, which will be reviewed further as part of the Development Permit process.
2. 12 tandem parking spaces in six (6) of the eight (8) townhouse units. Tandem parking arrangement is generally accepted in small development to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

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 Garry Street's multiple-family neighbourhood. The proposed use of Comprehensive Development District (CD/79) is consistent with the Steveston Area Plan, the Single-Family Lot Size Policy 5471, 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/79) be approved.



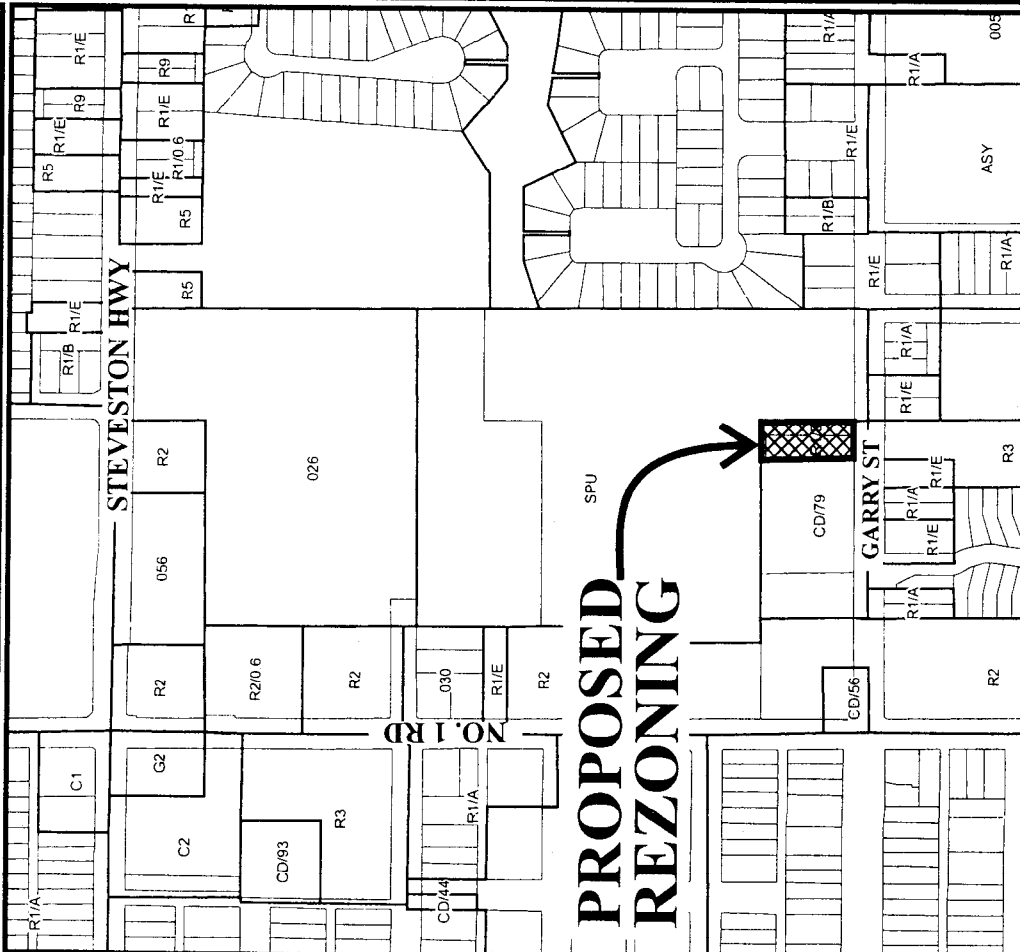
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:sl

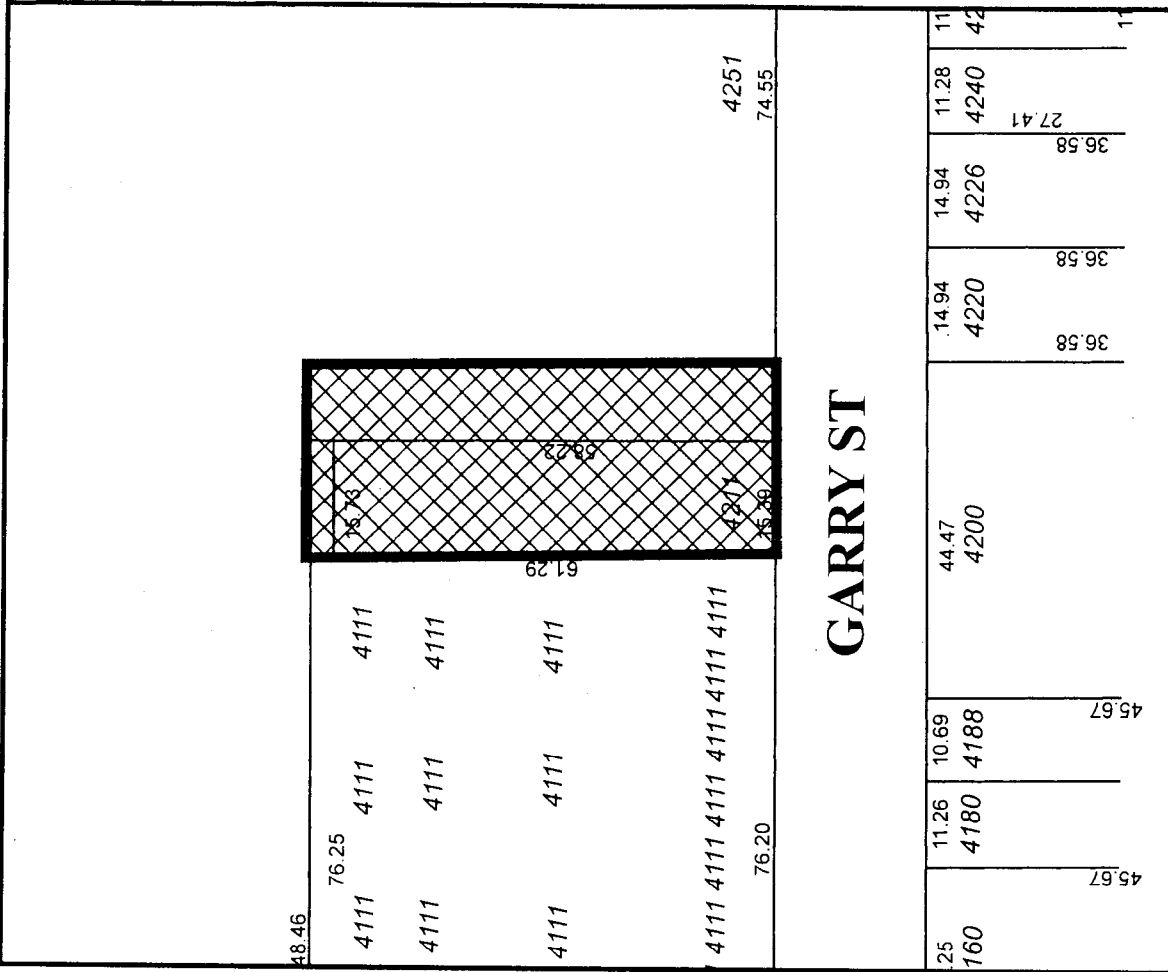
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5471
- Attachment 5: Tree Survey
- Attachment 6: Preliminary Landscape Design
- Attachment 7: Rezoning Conditions



City of Richmond

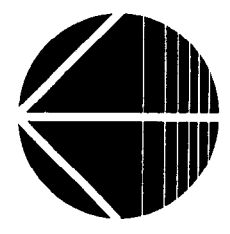


PROPOSED REZONING



RZ 06-323970

Original Date: 02/01/06
 Revision Date: 04/04/07
 Note: Dimensions are in METRES





RZ 06-323970

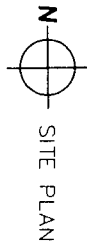
Original Date: 04/04/07

Amended Date:

Note: Dimensions are in METRES

401 GARRY STREET
RICHMOND, B.C.
LOT 8 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 2096

15.748m (51.67') 10.058m (33.00')



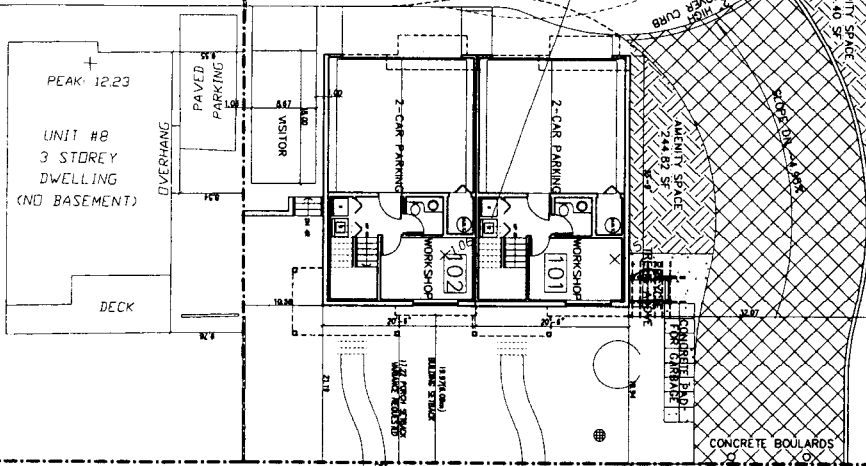
61.274m (201.03')

61.258m (200.98')

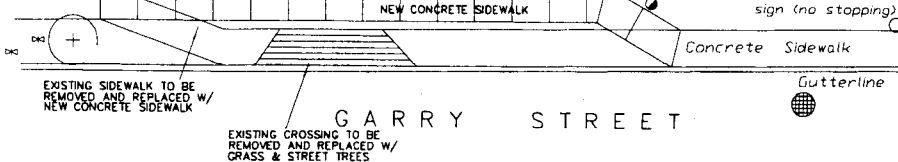
STRATA PLAN LMS3807

LOT 409

EASEMENT PLAN LMP39015



15.396m (50.51') 10.058m (33.00')

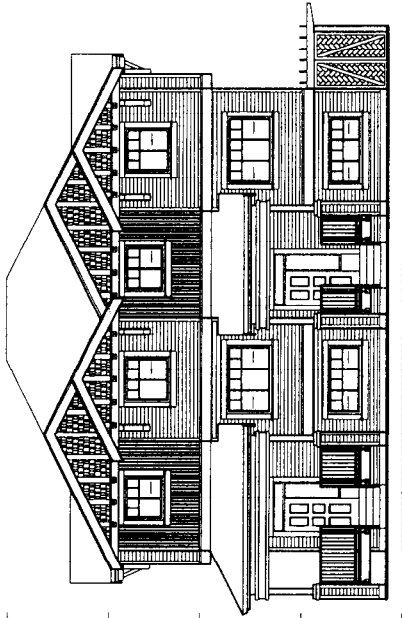
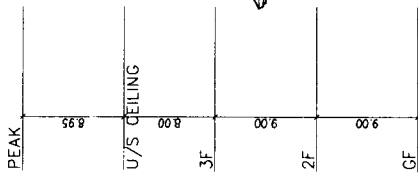


EXISTING SIDEWALK TO BE REMOVED AND REPLACED W/ NEW CONCRETE SIDEWALK

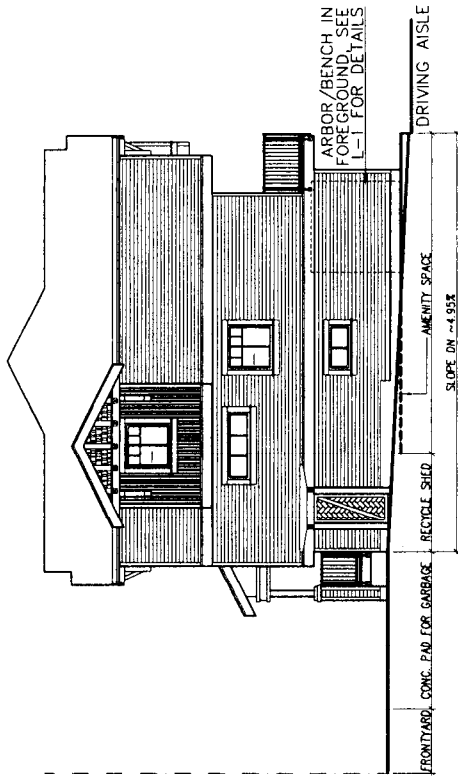
EXISTING CROSSING TO BE REMOVED AND REPLACED W/ GRASS & STREET TREES

GARRY STREET

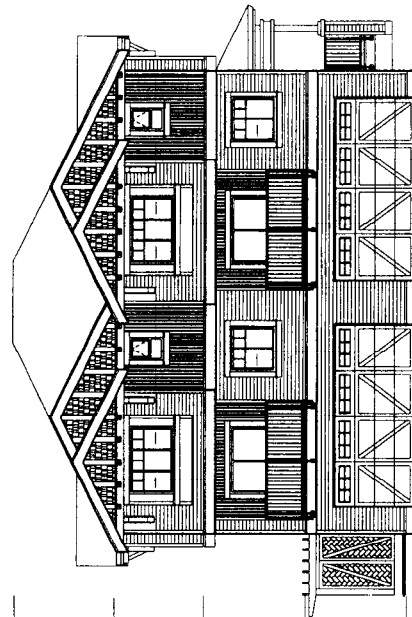
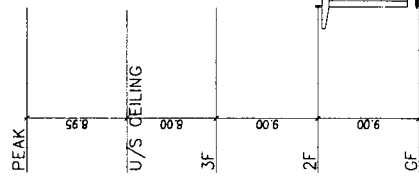
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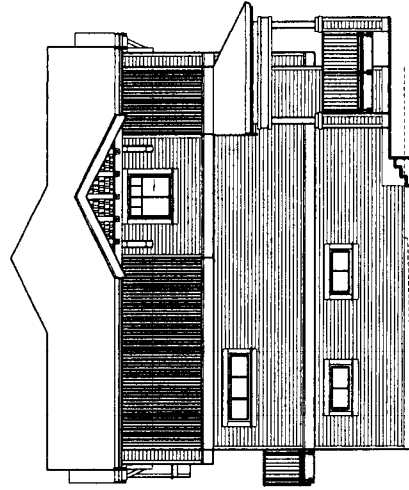
SOUTH ELEVATION



EAST ELEVATION

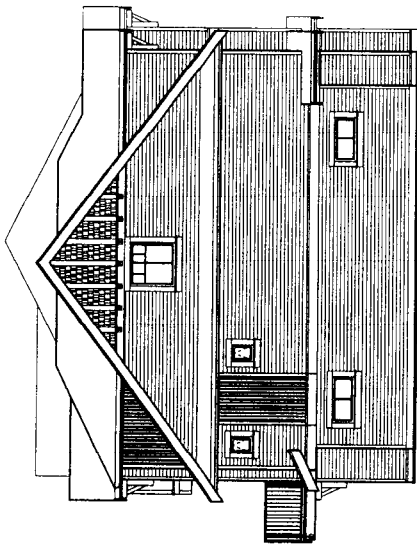


NORTH ELEVATION

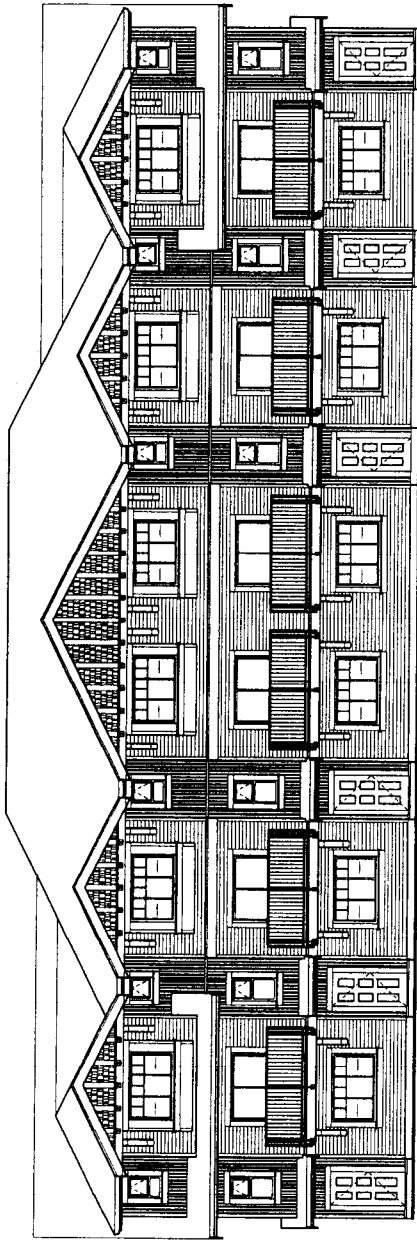


WEST ELEVATION

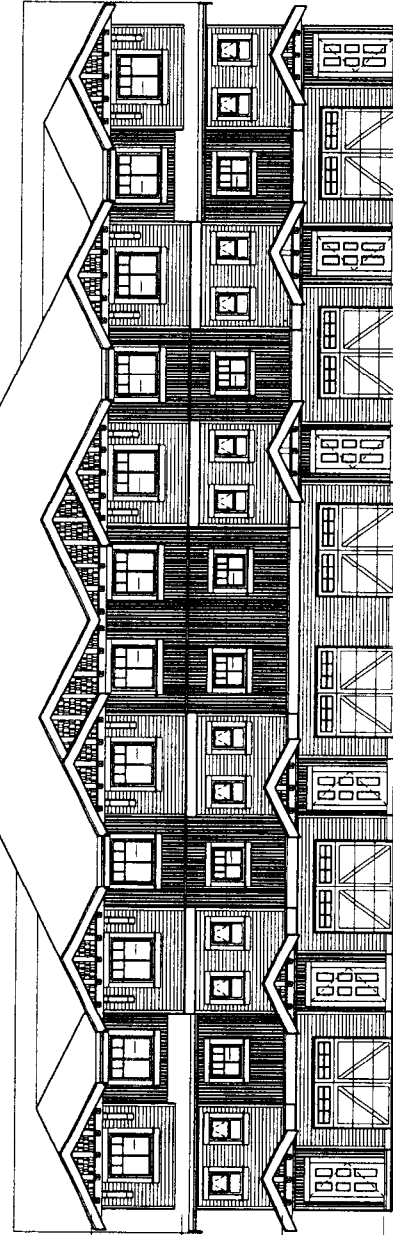
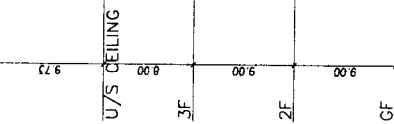
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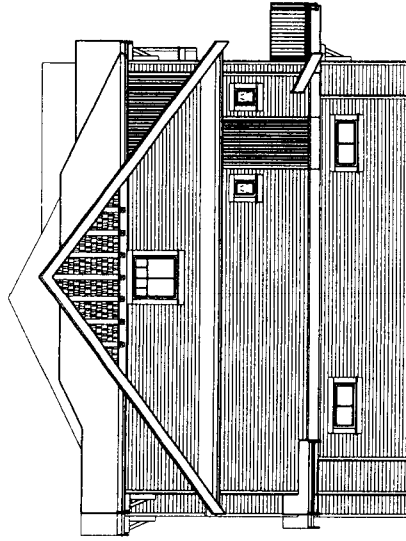
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



City of Richmond

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

Development Application Data Sheet

RZ 06-323970

Attachment 3

Address: 4211 Garry Street

Applicant: Garry West Holdings Inc.

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

	Existing	Proposed
Owner:	Garry West Holdings Inc.	No Change
Site Size (m²):	1,570 m ² (16,900 ft ²)	No Change
Land Uses:	Single-Family Residential	Townhouse Residential
OCP Designation:	Multiple-Family	Multiple-Family
702 Policy Designation:	Townhouse or Single-Family Lots	Townhouse
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/79)
Number of Units:	1 single-family dwelling	8 townhouse units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20.6 upa	none permitted
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	32%	none
Lot Size (min. dimensions):	1,560 m² (after proposed amendment)	1,570 m²	none
Setback – Front Yard (m):	Min. 6.0 m	5.25 m Min.	0.75 m projection
Setback – Side & Rear Yards (m):	Min. 3.0 m	2.0 Min. on west side yard setback	1.0 m projection on west side yard setback
Height (m):	11.3 m	11.1 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	Not permitted	12	variance requested to permit 12 tandem parking stalls

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 48 m ²	49 m ²	none

Other: Tree replacement compensation required for loss of significant trees in good health.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

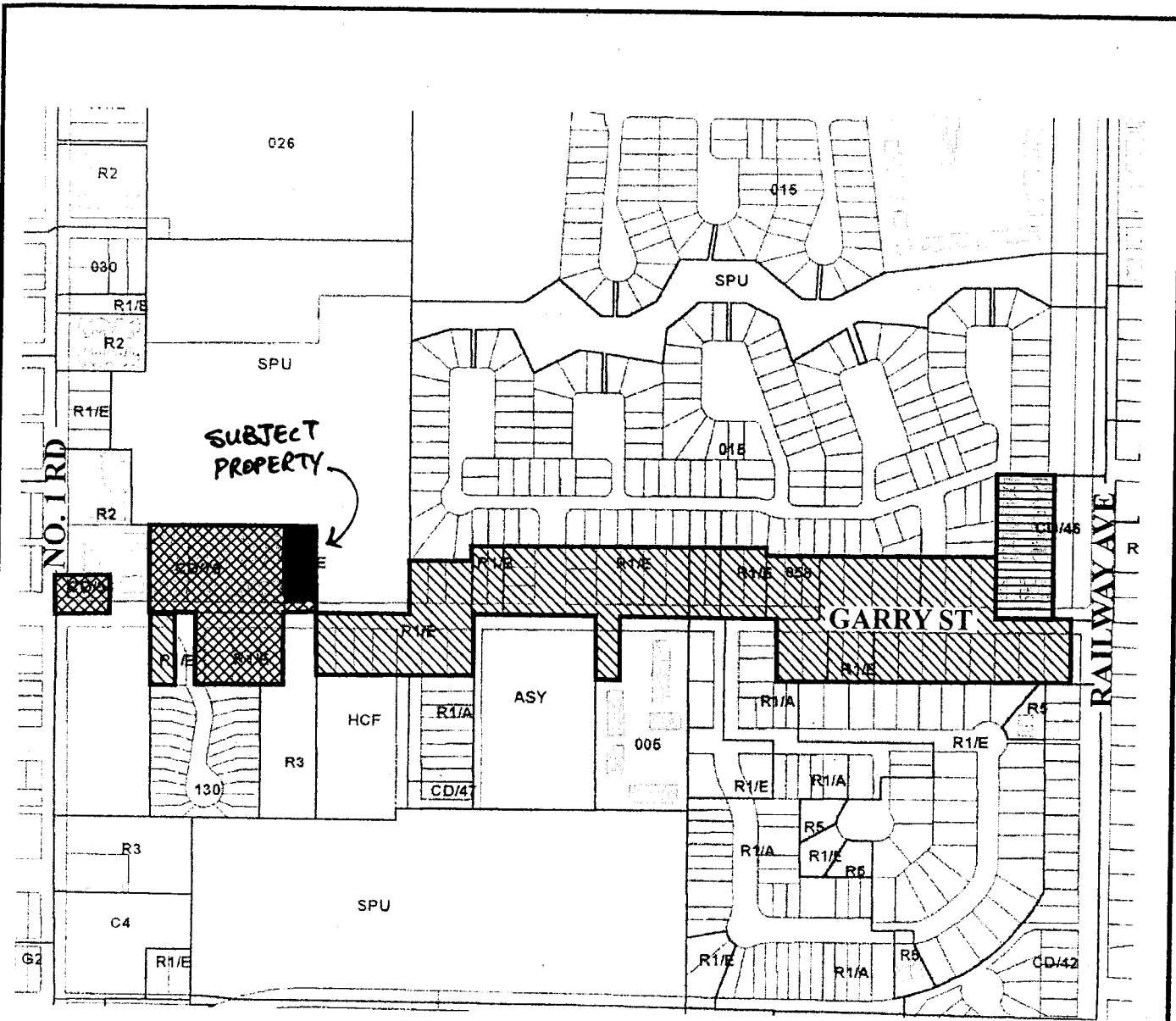
POLICY 5471:




The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471
Section 02-3-7

Original Date: 07/29/02
Revision Date:
Note: Dimensions are in METRES

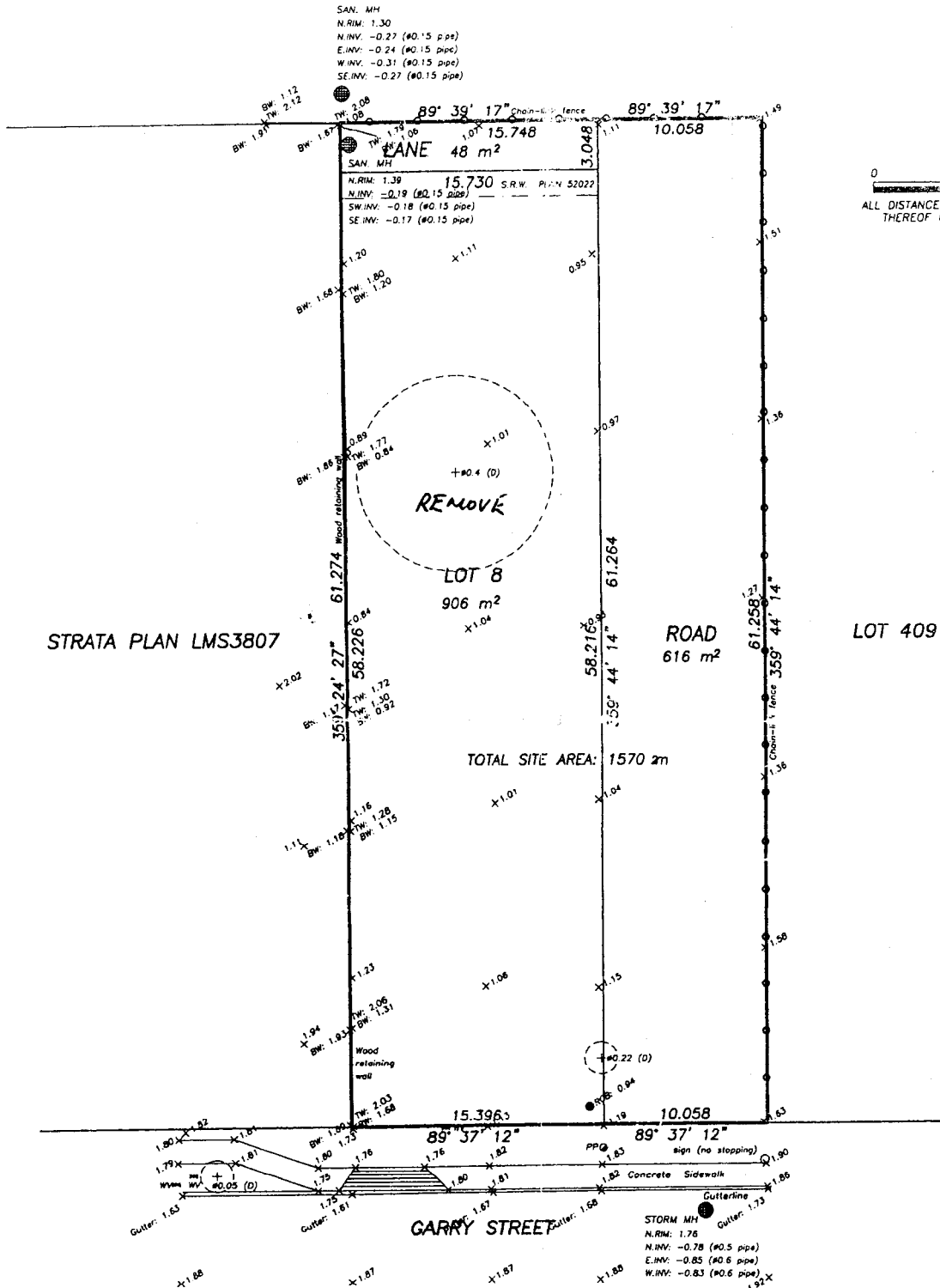
**TOPOGRAPHIC PLAN OF LOT 8
SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 2086**

#4211 GARRY STREET,
RICHMOND, B.C.
009-609-784



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2872
FB-67 P70, FB-69 P1-3
Drawn By: KA

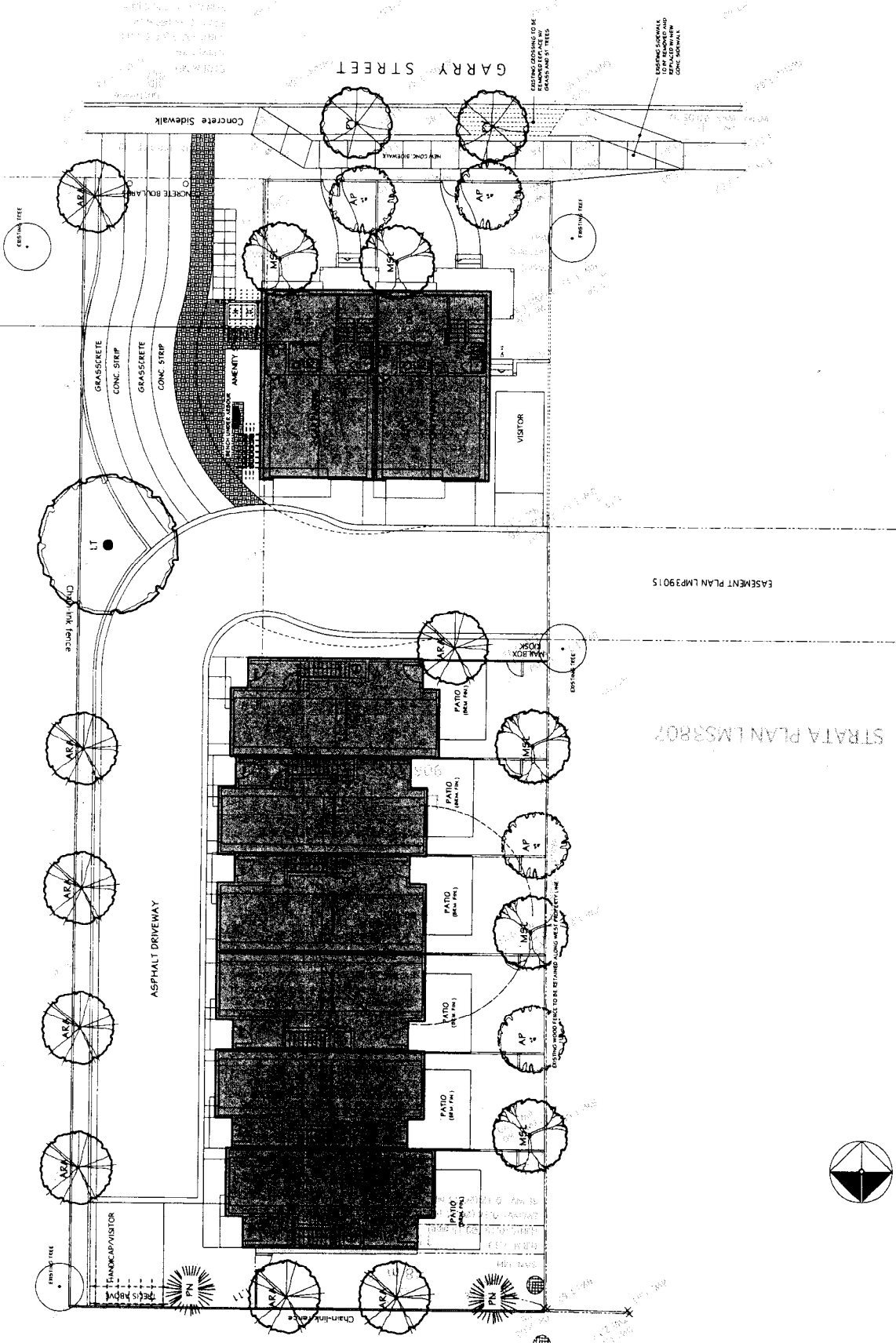
LEGEND:
(D) denotes deciduous tree.
MH denotes manhole.
WV denotes water valve.
PP denotes power pole.
RCB denotes round catch basin.
TW denotes top of wall.
BW denotes bottom wall.

NOTE:
Elevations shown are based on
Richmond City Datum. (Published March 2005)
Bench Mark: Arrowhead on hydrant located on the
North-east corner of No. 1 Road and Garry Street.
B.M. elevation = 2.77 metres.

CERTIFIED CORRECT:

[Signature]
JOHNSON C. TAM B.C.I.S., C.L.S.
November 14th, 2005.

RECYCLE CONTAINER ENCLOSURE
W/ ARBOUR
SEE DETAIL



GARRY STREET

EASEMENT PLAN LMP39015

STRATA PLAN LMSR807

ASPHALT DRIVEWAY

CONCRETE SIDEWALK

GRASSCRETE
CONC. STRIP

GRASSCRETE
CONC. STRIP

GRASSCRETE
CONC. STRIP

AMENITY

VISITOR

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

PATIO (REV. TYP.)

ITO
& ASSOCIATES
Landscape Architects
4211 GARRY ST.
RICHMOND, B.C. V6X 2L4
Voice: (604) 275-7812
Facsimile: (604) 275-4838
Email: info@itoandassociates.com

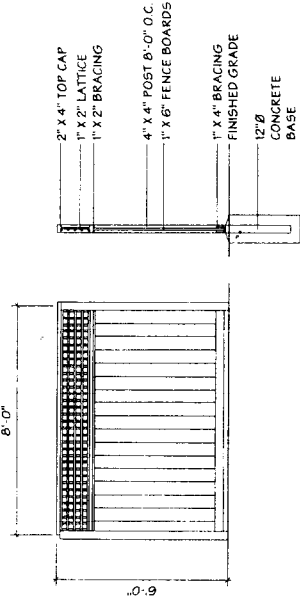
Project:
4211 GARRY ST.
RICHMOND, B.C.

Drawing Title:
LANDSCAPE PLAN

Scale:
Date:
Drawn by:
Checked by:
Date:
Sheet:
of 2

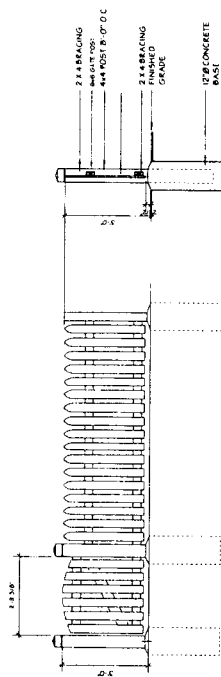
1 of 2

ATTACHMENT 6



2 6FT. HT. WOOD FENCE
SCALE 1/2" = 1'-0"

2
L2



1 3FT. HT. WOOD FENCE
SCALE 1/2" = 1'-0"

1
L2

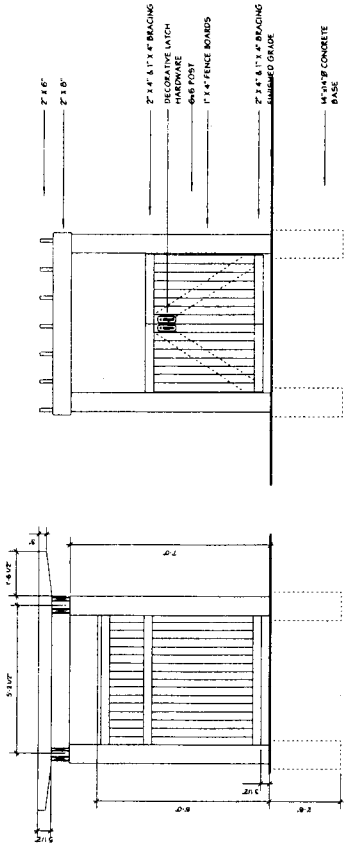
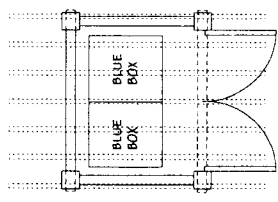
DEC 1, 2006
Issued For: DP
REVISED: 1/15/14 S



ITO & ASSOCIATES
Landscape Architects
3180 Hunt Street
Richmond BC V6E 2L4
Voice: (604) 275-2372
Fax: (604) 275-2376
Email: Info@ito.bc.ca

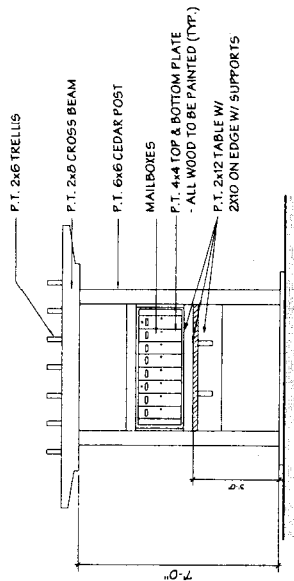
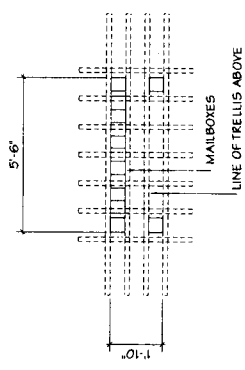
PROJECT:
4211 GARRY ST.
RICHMOND, B.C.

Drawing Title:
DETAIL



4 RECYCLE BIN ENCLOSURE
SCALE 1/2" = 1'-0"

4
L2



3 MAIL BOX KIOSK
SCALE 1/2" = 1'-0"

3
L2

Scale:	1/2" = 1'-0"
Drawn:	W
Checked:	W
Date:	DEC 1, 2006
Job:	06.174
Sheet:	

L2
of 2

Rezoning Considerations
4211 Garry Street
RZ 06-323970

Prior to final adoption of Zoning Amendment Bylaw 8203, the developer is required to complete the following:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Acquire the 616 m² road area and the 48 m² lane adjacent to 4211 Garry Street from the City, and consolidate all "lots" into one development parcel.
3. Discharge existing sanitary Right-Of-Way (RD 44949, Plan 52022), replacing with a 3 m x 3 m Right-Of-Way (ROW) at the new northwest corner of the lot to contain the existing sanitary IC/connection.
4. The City acceptance of the developer's offer of a contribution to the City in the amount of \$20,697.04, \$15,810.40, and \$5,241.20 for storm sewer, sanitary sewer, and water system upgrades respectively. These contributions are no longer required should the proposed development be subjected to the new DCC Bylaw No. 8049, which will take effect on July 1, 2007.
5. Registration of a legal agreement on title ensuring that the only means of access is to 4111 Garry Street and that there be no direct access to Garry Street.
6. Contribution of \$1,000 per dwelling unit (e.g. \$8,000) in-lieu of on-site indoor amenity space.
7. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable ft² (e.g. \$6,591) to the City's affordable housing fund.
8. Registration of a flood indemnity covenant on title.

Prior to Building Permit Issuance:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Via City Work Order, at developer's sole cost, to have the City sidewalk relocated opposite the new townhouses, in line with the existing sidewalk to the west, creating a grass boulevard with two new street trees. The new sidewalk is to transition back to the

existing location west of the proposed new emergency access crossing in the old City lane.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8203 (RZ 06-323970)
4211 GARRY STREET AND AN UNCONSTRUCTED LANEWAY TO
THE NORTH AND AN UNCONSTRUCTED ROADWAY TO THE EAST
OF 4211 GARRY STREET**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing the Minimum Lot Size provisions in Comprehensive Development District (CD/79) subsection 291.79.6 with the following:

“.01 A **building** shall not be constructed on a **lot** which is less than 1,560 m² (16,800 ft²) in area.”

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/79)**.

P.I.D. 009-609-784

Lot 8 Section 2 Block 3 North Range 7 West New Westminster District Plan 2086

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8203**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>ml</i>
APPROVED by Director or Solicitor
<i>sc</i>

MAYOR

CORPORATE OFFICER