



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Rav Bains for Rezoning at 9711/9731/9751 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.7) and Single-Family Housing District, Subdivision Area B (R1/B)**

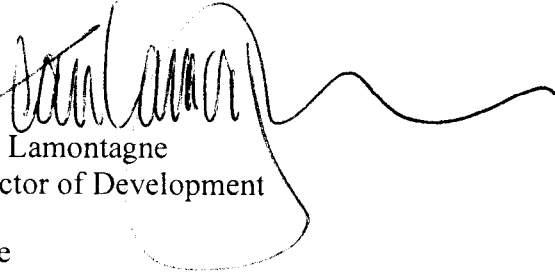
To Council - Mar 27, 2006
To Planning - Mar 21, 2006
Date: March 6, 2006

RZ 04-274842

File: 12-8060-20-8048

Staff Recommendation

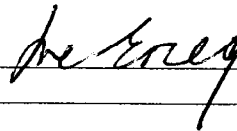
That Bylaw No. 8048, for the rezoning of 9711/9731/9751 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone 9751, 9731 and the southern portion of 9711 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) in order to permit the development of 13 townhouse units. The applicant is also applying to rezone the north portion of 9711 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the subdivision of an existing single-family dwelling situated on the north portion of the property (refer to Attachment 1 for a Location Map; Attachment 2 for a site plan of the proposed subdivision).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 3. A site plan outlining the layout of the units, open space and setbacks along with a preliminary streetscape elevation is contained in Attachment 4.

Surrounding Development

To the North: Existing single-family dwellings on a mix of small and large lots.

To the East: Multi-family development zoned Townhouse District (R2) on the opposite side of No. 2 Road.

To the South: Two single-family lots with lane access. A multi-family project (accessed from the existing lane) is situated near the intersection at Williams Road and No. 2 Road.

To the West: Existing single-family subdivision.

Related Policies & Studies

Revised Interim Strategy: Arterial Road Redevelopment and Lane Establishment Policies

This application was submitted during the review of the Arterial Road Redevelopment and Lane Establishment Policies and does meet the criteria identified in the Interim Strategy for processing residential rezoning applications along arterial roads. Criteria that is met is as follows:

- Site is situated along a major arterial road serviced by public transit.
- There is precedent for multi-family land uses in the immediate area with townhouses situated on the east side of No. 2 Road and at the corner of Williams Road and No. 2 Road.
- The total frontage of sites assembled for the townhouse proposal is just over 60m (197 ft), which meets the 30 m (98.5 ft) minimum.

Official Community Plan (OCP) Land Use Map

The Generalized and Specific Land Use Map contained in the OCP designate the subject properties as “neighbourhood residential” and “low-density residential” respectively. This allows for a variety of residential redevelopment including townhouses up to a density of 0.7 Floor-Area-Ratio (F.A.R.). The 13-unit townhouse project complies with both land use designations contained in the OCP.

Consultation

Public consultation was conducted by the City and took the form of a letter and Arterial Road Concept Plan mailed out to property owners along this block of No. 2 Road between Williams Road and Woodward Road and included adjacent lots situated behind the arterial Roads. A single letter and concept plan was mailed as two rezoning applications along this portion of No. 2 Road are being processed (Refer to Attachment 5 for a copy of the letter and concept plan). A summary of the letter and map is as follows.

- SITE #1 – Four proposed coach house lots with access through a new lane from Woodward Road (Cleared Public Hearing on January 16/06).
- SITE #2 (Subject Application) – 13-unit townhouse proposal with vehicle access through an existing lane Williams Road.
- The Arterial Road Concept Plan also identifies a total of 9 properties in between SITE #1 and SITE #2 with limited development potential due to the narrow width of lots and some newer housing stock in the area.

Public Input

Staff have not received any correspondence from the public on the rezoning application based on the consultation undertaken by staff to date. Based on the public comments received to date from the letter and map sent out by staff and sign posted on the property, no public information meeting was deemed necessary. Staff will continue to monitor public comments on the application and will forward all relevant information to Council.

Staff Comments

Staff Technical Review comments and rezoning requirements are contained in Attachment 6.

AnalysisProposed Site Plan

The 13-unit multi-family project is based on the Townhouse District (R2 – 0.7) zoning, which permits a maximum density of 0.7 F.A.R. Setbacks are in accordance with the provisions contained in the zoning. A larger rear yard setback is provided along the west edge of the site (4-4.9m) to take into account the single-family adjacency and allow for more usable outdoor space for these units. Massing for these rear units is also kept to a maximum of 2-storeys. 3-storey duplex and triplex buildings front No. 2 Road, stepping down to a 2-storey building for the unit along the south edge of the site.

Staff are willing to consider a 3-storey building mass along No. 2 Road at the north edge of the site as it is adjacent to a lot that is being subdivided as part of this application. The setback between the 3-storey building and north property line is 3 m (10 ft.) The proposed setback between the existing single-family dwelling is also approximately 3 m (10 ft.), thus resulting in a total building separation of 6 m (20 ft.). Further refinements to the architectural detailing, massing and landscaping to address the 3-storey adjacency will be explored through the Development Permit process.

The amenity area is situated along the south edge of the site and is integrated with a pedestrian walkway to connect the townhouse site to No. 2 Road. The outdoor amenity area is adequately sized for the number of units proposed. Monetary contributions in lieu of the provision of indoor amenity space will be a requirement of the rezoning.

Vehicle Access

An existing lane has been started to the south at the corner of Williams Road and No. 2 Road, which will serve as the vehicle access for this townhouse project. All units and garages will be oriented around the curved north-south running drive aisle. No vehicle access will be permitted to No. 2 Road. All vehicles will utilize the existing lane implemented off Williams Road and internal drive-aisle for access/egress purposes.

Staff did not require a right-of-way to be registered over the internal driveway servicing the townhouse project as continuation of the drive-aisle to service neighbouring lots to the north is limited due to the narrowness of lots and relatively new age of housing stock (particularly on the new single-family lot to the north to be subdivided as part of this application).

Existing Single-Family Lot to be Subdivided

9711 No. 2 Road has a recently constructed single-family dwelling located on the north portion of the lot. The south half of the lot is currently vacant and will be subdivided and consolidated with the townhouse site. The north half of the lot containing the dwelling will remain along with the driveway access to No. 2 Road. A rezoning application is required for the single-family lot to be subdivided to ensure the zoning complies with the dimensions of the lot. A review of the setbacks, coverage and density of the existing dwelling has been completed and confirms that the zoning requirements have been met.

The garage for the single-family dwelling faces south and does not directly front No. 2 Road. A 6.7 m setback has been provided from the garage to the south property line to ensure that cars can adequately manoeuvre on-site without having to back onto the arterial road.

Surrounding Residential Redevelopment

Precedent of single-family and multi-family development exists to the immediate south of the subject site. A lane accessed from Williams Road was established in the early 1990's to allow for the subdivision of 2 lots oriented to No. 2 Road. A multi-family project near the intersection along Williams Road received approval in 1999 to develop a 10-unit townhouse project that had vehicle access to the existing lane. The subject proposal is consistent with the previous approved developments with buildings and entrances oriented to the street (arterial road) and vehicle access provided through an existing lane and internal drive-aisle.

Existing Landscaping

There are eight trees located on the subject site. Through the processing of the Development Permit Application, tree retention will be examined. Trees identified to be removed through the Development Permit will need to be replaced at the required ratios stipulated in the City's Development Permit Guidelines contained in the OCP. Due to the limited amount of existing landscaping on the subject properties and area of land assembled for this proposal, staff foresee that plantings to be implemented will be in excess of the City's replacement guidelines.

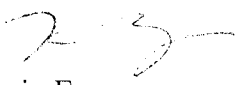
Development Permit

The forthcoming Development Permit application will need to address the following issues:

- ❑ Plantings and landscaping along with paving treatments and fencing proposed for the site.
- ❑ At this preliminary review, no variances have been identified based on the proposed zoning for the project.
- ❑ Refinement of the massing and design of the elevations along with proposed cladding materials.
- ❑ Designing the outdoor amenity area to facilitate children's play in a defined area (i.e. play structure) and properly integrating a walkway from No. 2 Road into the townhouse site

Conclusion

An application for a 13-unit townhouse project at 9751/9731 and the south portion of 9711 No. 2 Road complies with all City policies and requirements regarding residential development along Arterial Roads. Rezoning and subdivision of the north portion of 9711 No. 2 Road ensures that the proper single-family zoning is implemented for the house that is to be retained. Staff recommend approval of the proposal.



Kevin Eng
Planner 1

KE:cas

Refer to Attachment 7 for a list of requirements that must be completed as part of rezoning.

Attachment 1: Location Map

Attachment 2: Subdivision Plan of 9711 No. 2 Road

Attachment 3: Development Application Data Sheet

Attachment 4: Proposed Site Plan and Preliminary Elevations for the Townhouse Proposal

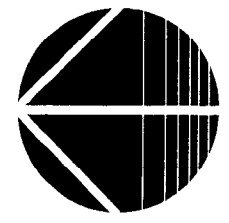
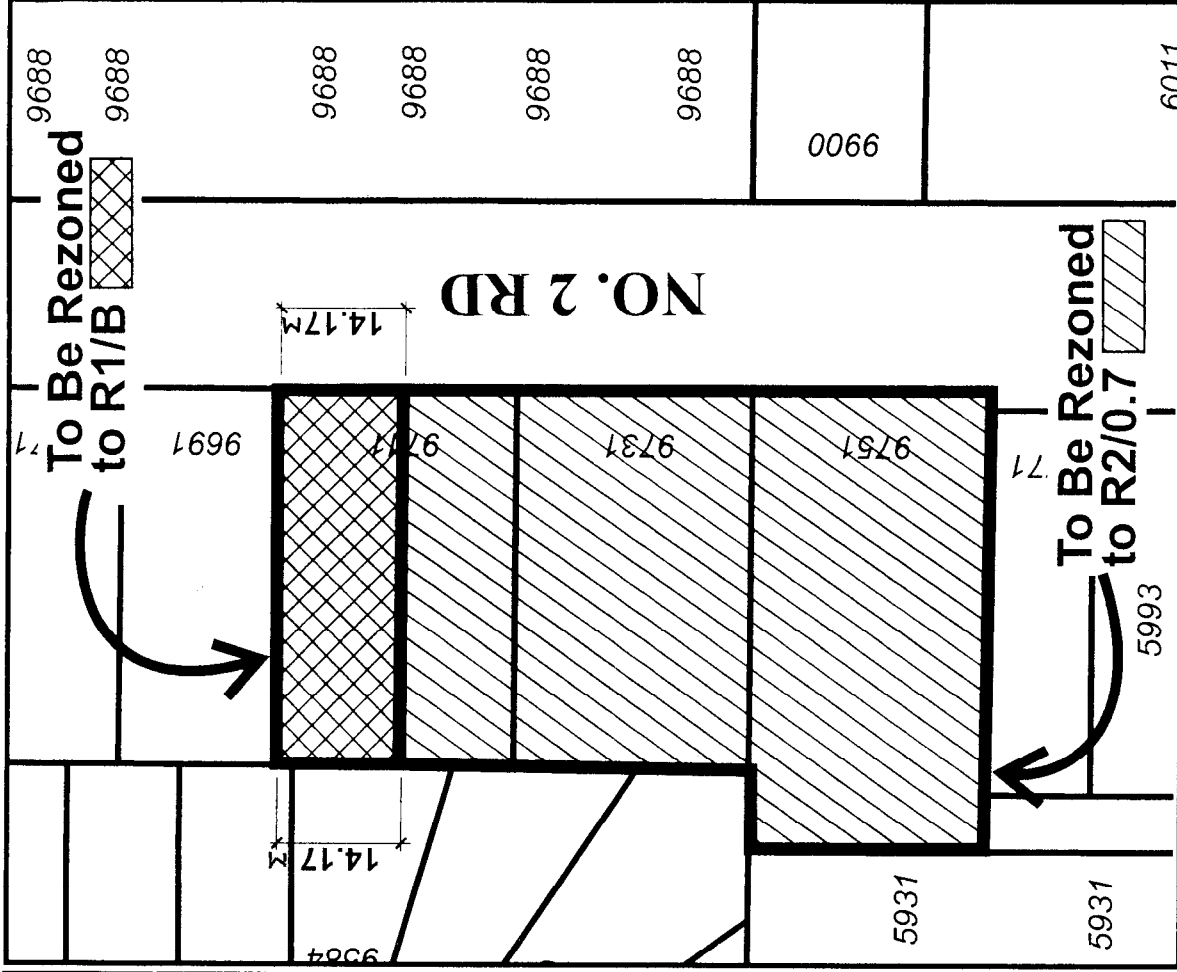
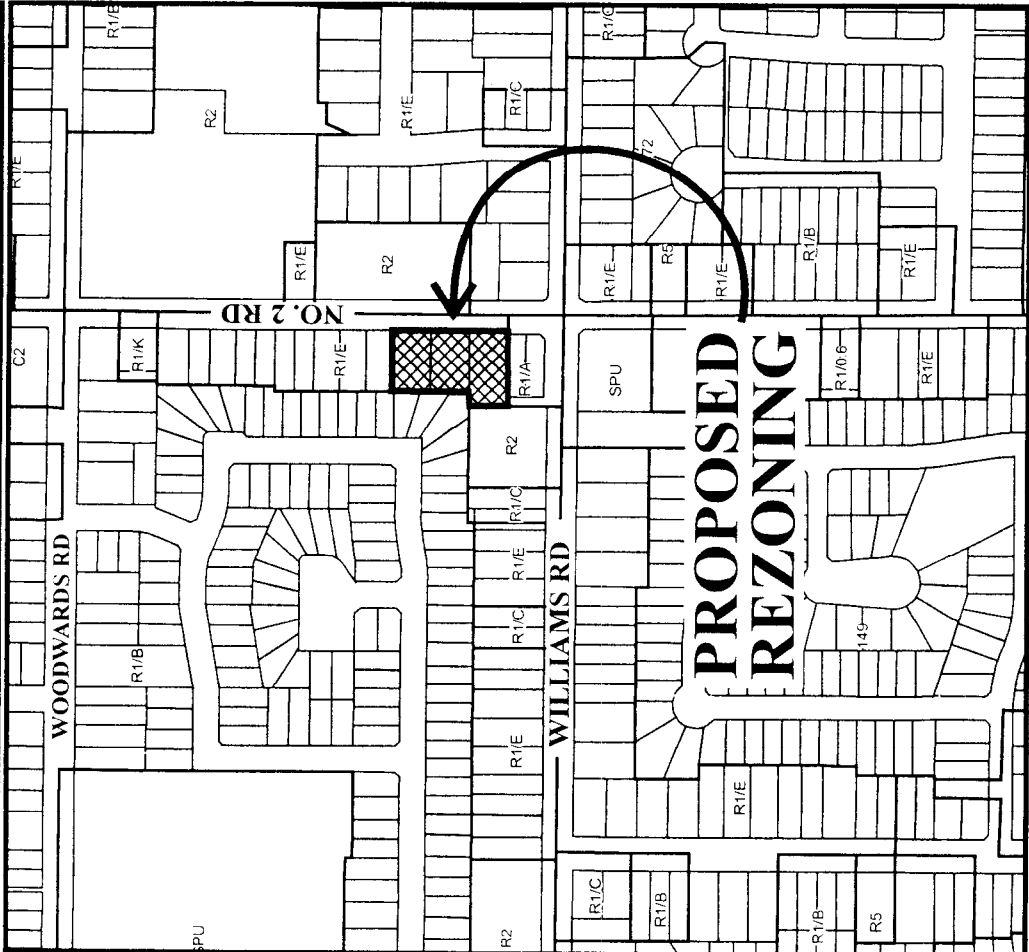
Attachment 5: Arterial Road Concept Plan and Letter

Attachment 6: Staff Technical Review Comments

Attachment 7: Conditional Rezoning Requirements Concurrence



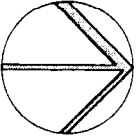
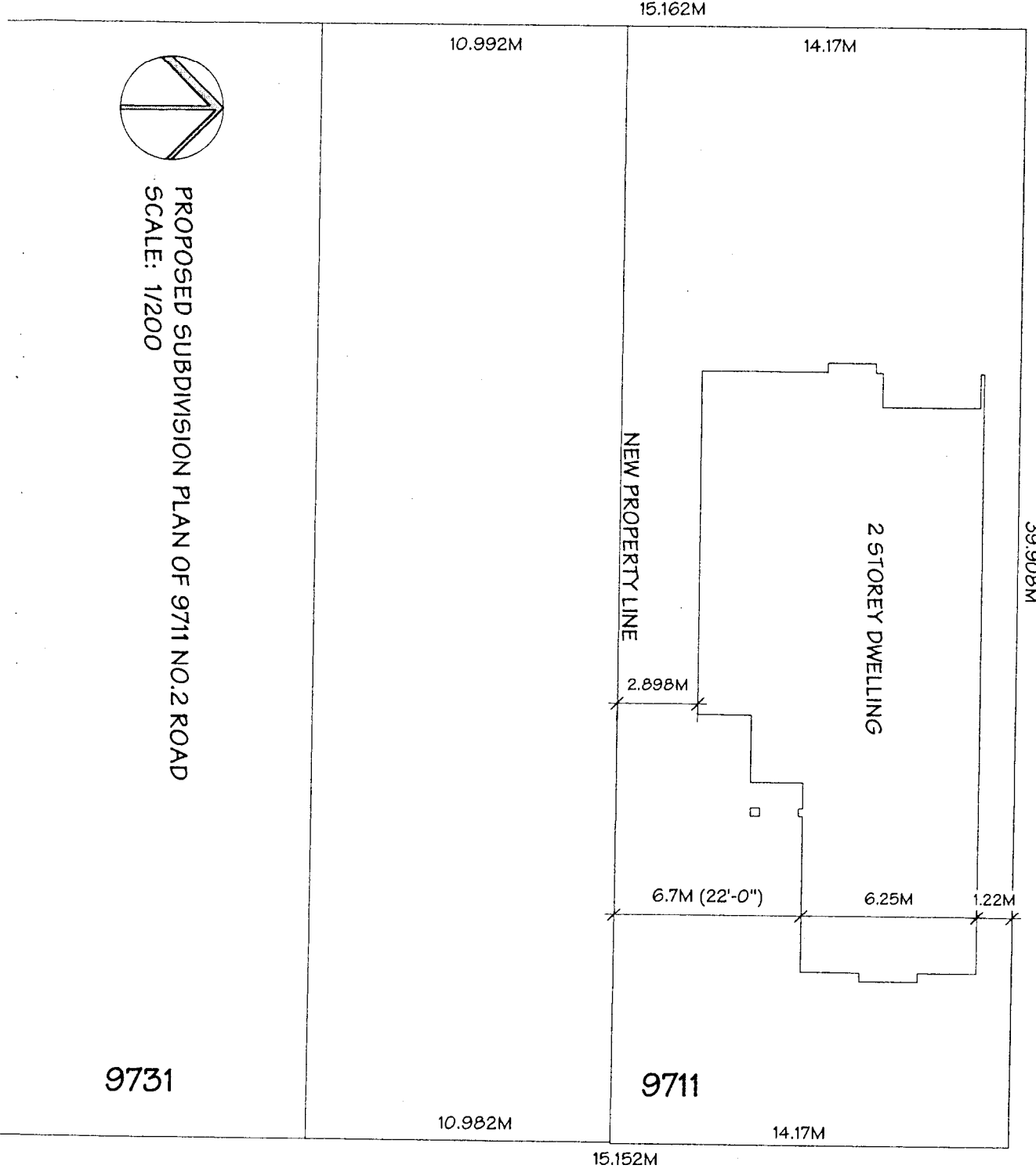
City of Richmond



RZ 04-274842

ATTACHMENT 1

Original Date: 03/03/06
 Revision Date: 03/06/06
 Note: Dimensions are in METRES



PROPOSED SUBDIVISION PLAN OF 9711 NO.2 ROAD
SCALE: 1/200

9731

9711

NO.2 ROAD



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**

RZ 04-274842

Attachment 3

Address: 9711/9731/9751 No. 2 Road

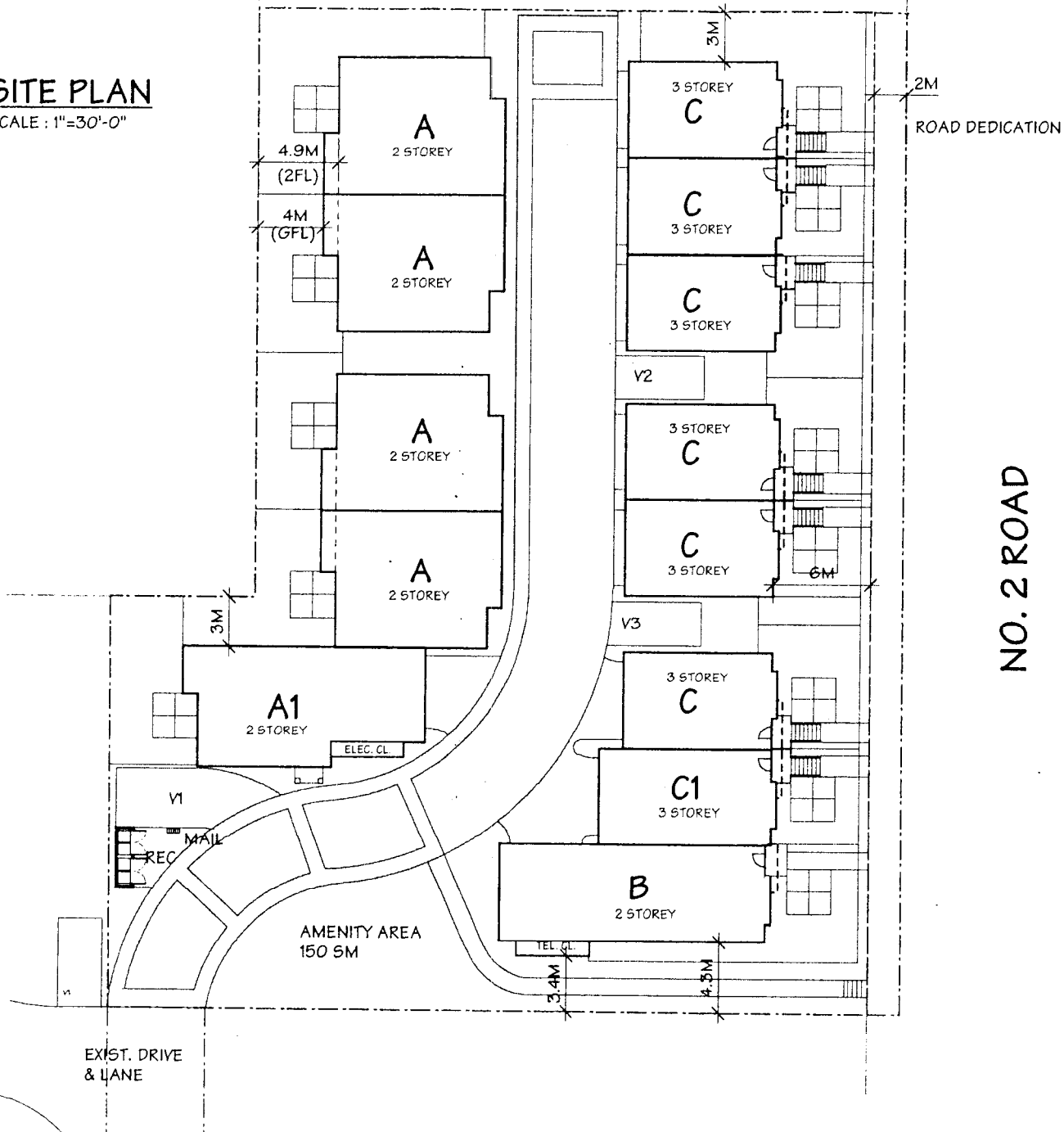
Applicant: Rav Bains

	Existing	Proposed
Owner:	9711 – H. & H. Atwal 9731 – B. & T. Drew 9751 – A. & H. Padda	To be determined
Site Size (m²):	3,233 m ²	565 m ² (Single-family lot) 2,545 m ² (Assembled multi-family site – after road dedications)
Land Uses:	Existing single-family dwellings	13 townhouse units and a single-family dwelling on north half of 9711 No.2 Road
OCP Designation:	Neighbourhood Residential Low Density Residential	Complies
Zoning:	R1/E	Townhouse District (R2-0.7) R1/B

Multi-Family Proposal

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage – Building:	Max. 40%	38%	none
Setback – Front Yard (m):	Min. 6 m	6 m	none
Setback – Rear Yards (m):	Min. 3 m	Min. 4 – 4.9 m	none
Setback – Side Yard (north)(m)	Min. 3 m	3 m	none
Setback – Side Yard (south)(m)	Min. 3 m	3.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	20 (R) and 3 (V) per unit	26 (R) and 3 (V) per unit	none
Amenity Space – Indoor:	Cash in lieu	Cash in lieu	none
Amenity Space – Outdoor:	78 m ²	150 m ²	none

SITE PLAN
SCALE : 1"=30'-0"



STATISTICS:

SITE AREA (GROSS): 28,716 SQ.FT. (2,668 SQ.M.)
 SITE AREA (AFTER DEDICATION): 27,397 SQ.FT. (2,545 SQ.M.)

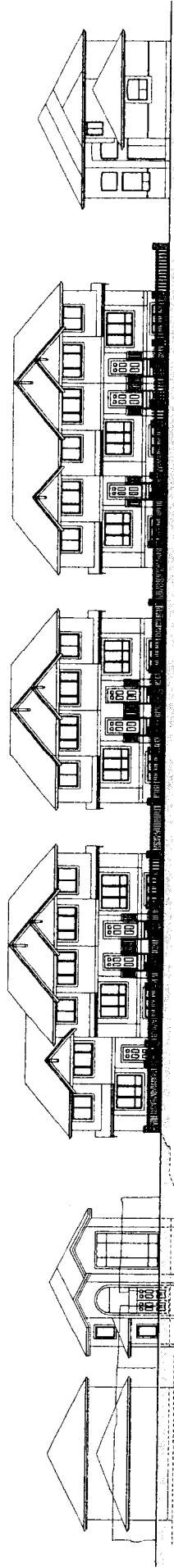
SITE COVERAGE :

MAX. ALLOWED : 27,397 SQ.FT. x 40% = 10,959 SQ.FT.
 PROPOSED : 10,500 SQ.FT. (37.7%)

FLOOR AREA:

MAX. ALLOWED: 27,393 SQ.FT. X 0.7 FAR = 19,175 SQ.FT.
 PROPOSED: 1,465 SQ.FT. AVERAGE X 13 UNITS = 19,045 SQ.FT.

NO. 2 ROAD



NO.2 ROAD ELEVATION

#0505

FEB. 01, 2006

TOWNHOUSE DEVELOPMENT
9731, 9751 & 1/2 OF 9711 NO.2 ROAD

tomizo yamamoto architect inc.

2386 oak street vancouver b. c. V6H 4J1
tel: (604)731-1127 fax: (604)731-1327



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

November 28, 2005

File: RZ 04-274842 & RZ 04-267411

Urban Development Division

Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Proposed Residential Development along No. 2 Road between Williams Road and Woodwards Road.

The purpose of this letter is to inform neighbourhood residents of proposed developments along this block of No. 2 Road and present an Arterial Road Concept Plan (refer to **Attachment 1**). City of Richmond Staff are processing two residential rezoning applications along this block of No. 2 Road.

SITE #1 - 5728 Woodwards Road and 9531 No. 2 Road (RZ 04-267411) – Application to permit the creation of four single-family coach house lots with access to a newly constructed lane at the rear of the properties.

SITE #2 - 9751/9731/9711 No. 2 Road (RZ 04-274842) – Application for a 14-unit multi-family development with access through a rear lane. The proposal also involves the rezoning and subdivision of a single-family residential lot for an existing dwelling built on the north half of 9711 No. 2 Road.

Arterial Development Concept Plan

An Arterial Development Concept Plan, outlining the potential development of residential properties along this portion of No. 2 Road, has been prepared. Previously approved applications have resulted in the implementation of an operational laneway accessed from Williams Road and a future lane being provided near Woodwards Road.

The coach house (single-family houses with dwelling units above the garage) development on **SITE #1** proposes the implementation of a new rear lane accessed from Woodwards Road. All future vehicle access will be to the new lane only.

The multi-family residential development on **SITE #2** proposes to utilize the existing lane accessed at the corner of Williams Road and No. 2 Road. All townhouse units on this site would access the existing lane through a drive aisle created as part of the multi-family project. The single-family dwelling located on the north half of 9711 No. 2 Road is proposed to be subdivided with the vacant portion of property to be assembled for the townhouse project.

The Arterial Concept Plan identifies a number of properties along No. 2 Road between **SITE #1** and **SITE #2** where future development potential is limited. The Concept Plan identifies a number of properties in between these two development sites where development potential is limited. This is due to the relatively small size of lots (too narrow) and some newer housing stock. In the long term, development for this grouping of properties would require land assembly to occur.

Process

As part of the rezoning process, both applications must proceed to meetings of Planning Committee, Council and Public Hearing. All meetings are open to the public should you wish to attend. Please contact the staff person listed below if you have any questions about the rezoning applications or forthcoming process. Staff anticipate the following time frame for both rezoning applications:

- **SITE #1** – Planning Committee by late **December 2005**.
- **SITE #2** – Planning Committee targeted for **Early 2006**.

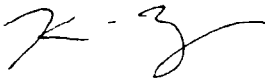
Please ensure that any questions, comments or submissions are submitted as soon as possible to the staff contact listed below.

Contact Information

If you have any questions or comments or want to make a public submission, you can:

- Contact me directly at (604) 247-4626
- Mail a submission to myself or to the City Clerk's Office which will be forwarded to Council (6911 No. 3 Road, Richmond, B.C., V6Y 2C1).
- E-mail keng@richmond.ca. Please indicate if you want the email to be forwarded to Council.

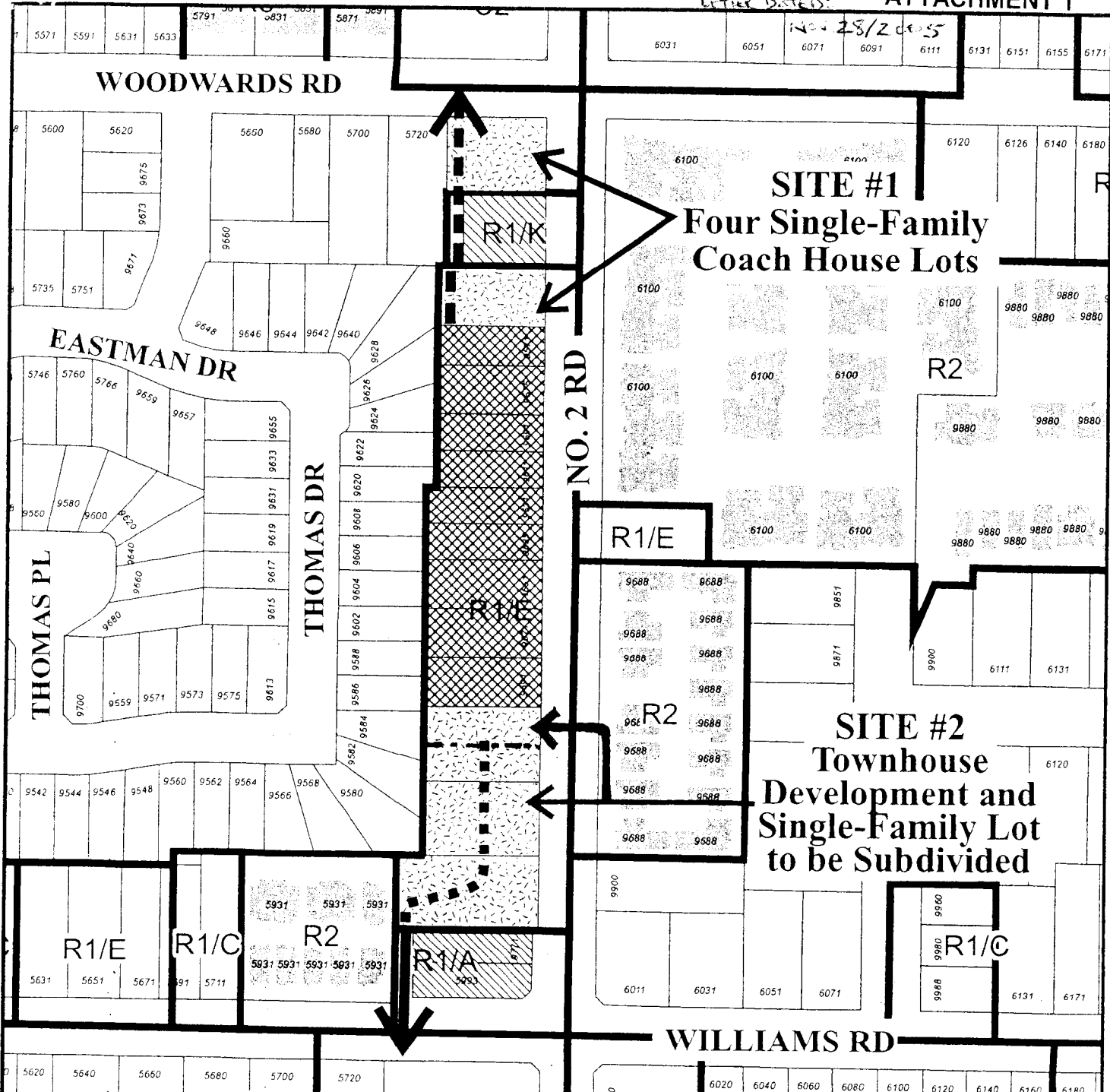
Yours truly,



Kevin Eng
Planner 1






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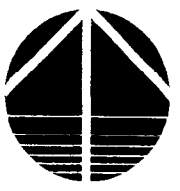
NO. 28/2005



SITE #1
Four Single-Family Coach House Lots

SITE #2
Townhouse Development and Single-Family Lot to be Subdivided

-  Proposed Lane
-  Existing Lane
-  Townhouse Drive Aisle
-  Limited Development Potential (Land Assembly Required)
-  Previously Approved Single-Family Development



Arterial Road Concept Plan along No. 2 Road between Williams Road and Woodward's Road

11/24/05

Amended Date:

Note: Dimensions are in METRES

Staff Technical Comments

Engineering Works Design

- A storm and sanitary sewer capacity analysis has been submitted and reviewed by the City's Engineering and Public Works Department. Based on the City's review of the analysis, no upgrades are required to the storm or sanitary sewer systems.
- Prior to final adoption of the zoning amendment bylaw, the following is required to be completed:
 - Consolidating the 9751 & 9731 No. 2 Road and the south half of 9711 No. 2 Road into one development parcel and subdividing the north portion of 9711 No. 2 Road. The minimum width of the lot to be subdivided containing the single-family dwelling (north portion of 9711 No. 2 Road) is to be 14.17 m. A subdivision application is required to facilitate this.
 - Provide a 2 m dedication along the townhouse sites entire No. 2 Road frontage (61.25 m).
 - Provide a 2 m right-of-way for the north portion of the 9711 No. 2 Road (14.17 m).
 - Please note that the 2 m wide dedication is to correspond exactly with the frontage of the townhouse site and the 2 m wide right-of-way is to correspond exactly with the frontage of the single-family lot to be subdivided.
 - Enter into the City's standard Servicing Agreement for the design and construction of upgrades along No. 2 Road from the north edge of 9711 No. 2 Road to the corner intersection at Williams Road and No. 2 Road. Works include, but are not limited to removal of the existing sidewalk, pouring a new 1.5 m sidewalk at the new property line, implementation of a grass and treed boulevard between the existing curb & gutter and new sidewalk. Boulevard street trees are to be located 0.5 m from the new sidewalk due to potential upgrades to the intersection in the future.

Policy Planning

- The townhouse proposal meets the OCP criteria for outdoor amenity area requirements. Design and function (i.e. play structure) will need to be addressed at the Development Permit stage.
- Cash-in-lieu of indoor amenity space will need to be provided for this project as the average unit size proposed is below 148 m². As a result, a total of \$13,000 (\$1,000 per unit) will be contributed based on Development Permit Guidelines contained in the OCP.
- A 2 m wide right-of-way is being secured over the north portion of 9711 No. 2 Road (Existing single-family lot to be subdivided). A right-of-way rather than dedication is being secured in order to address the front yard setback of the existing dwelling. A dedication would result in the need to reduce and vary the front yard setback in order to ensure compliance with the zoning. As a result, a right-of-way is being requested, which avoids the need for a variance and ensures a strip of land is reserved for the purpose of implementing frontage improvements.

Conditional Rezoning Requirements
9711/9731/9751 No. 2 Road
RZ 04-274842

Prior to final adoption of Zoning Amendment Bylaw 8048, the developer is required to complete the following requirements:

1. Consolidating the 9751 & 9731 No. 2 Road and the south half of 9711 No. 2 Road into one development parcel and subdividing the north portion of 9711 No. 2 Road. The minimum width of the lot to be subdivided containing the single-family dwelling (north portion of 9711 No. 2 Road) is to be 14.17 m. A subdivision application is required to facilitate this.
2. Provide a 2 m dedication along the townhouse sites entire No. 2 Road frontage (61.25 m).
3. Provide a 2 m right-of-way for the north portion of the 9711 No. 2 Road (14.17 m) (Please note that the 2 m wide dedication is to correspond exactly with the frontage of the townhouse site and the 2 m wide right-of-way is to correspond exactly with the frontage of the single-family lot to be subdivided).
4. Enter into the City's standard Servicing Agreement for the design and construction of upgrades along No. 2 Road from the north edge of 9711 No. 2 Road to the corner intersection at Williams Road and No. 2 Road. Works include, but are not limited to removal of the existing sidewalk, pouring a new 1.5 m sidewalk at the new property line, implementation of a grass and treed boulevard between the existing curb & gutter and new sidewalk. Boulevard street trees are to be located 0.5 m from the new sidewalk due to potential upgrades to the intersection in the future.
5. Contribution of \$13,000 as cash-in-lieu of indoor amenity space.
6. Processing of a Development Permit application to the satisfaction of the Director of Development.

****Please Note:** No vehicle access will be permitted to No. 2 Road. All vehicles will utilize the existing lane implemented off Williams Road and internal drive-aisle for access/egress purposes.**

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8048 (RZ 04-274842)
9751/9731/9711 NO. 2 ROAD**

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 **TOWNHOUSE DISTRICT (R2 – 0.7) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8048"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8048"**.

FIRST READING

MAR 27 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

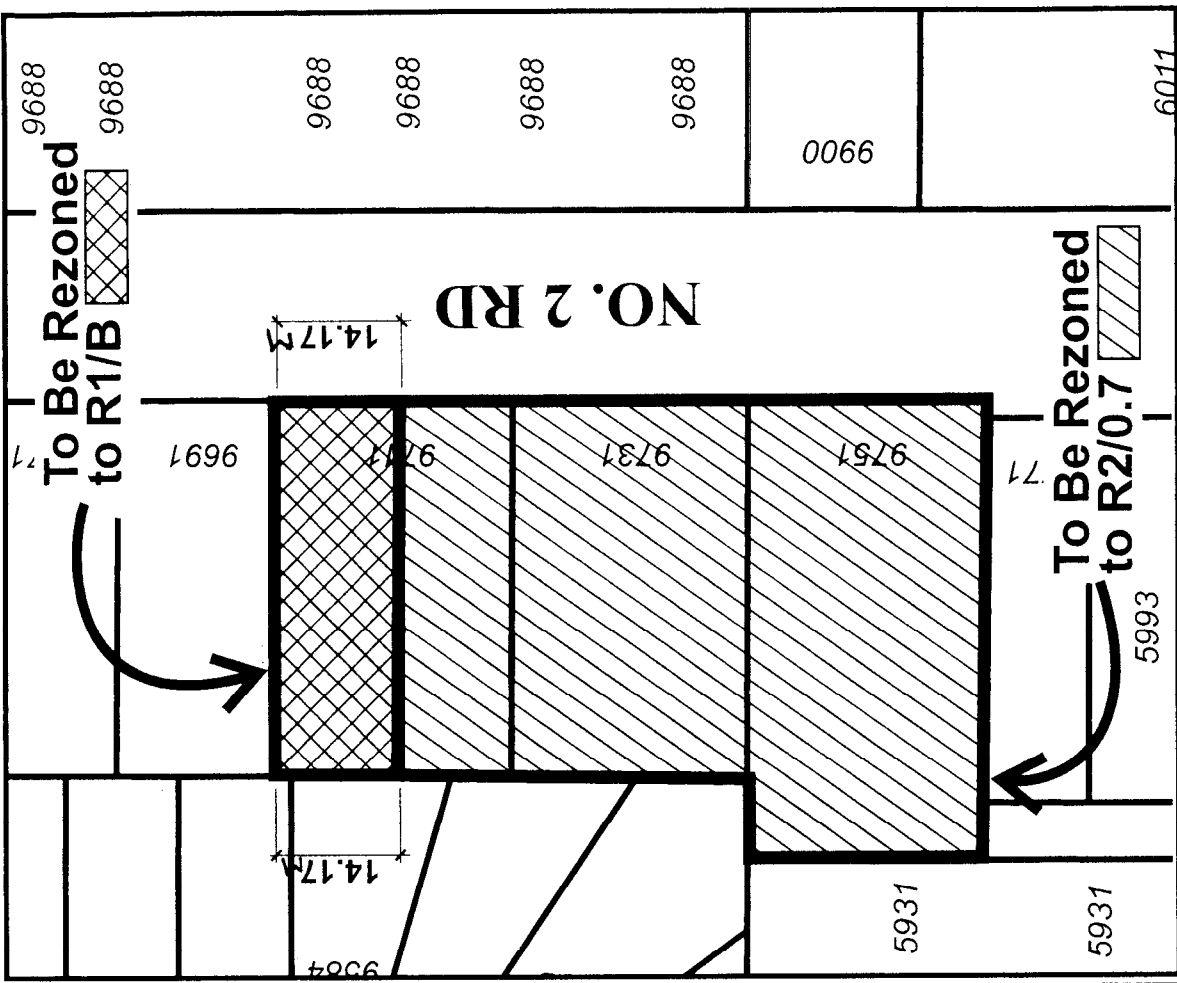
OTHER REQUIREMENTS SATISFIED

ADOPTED

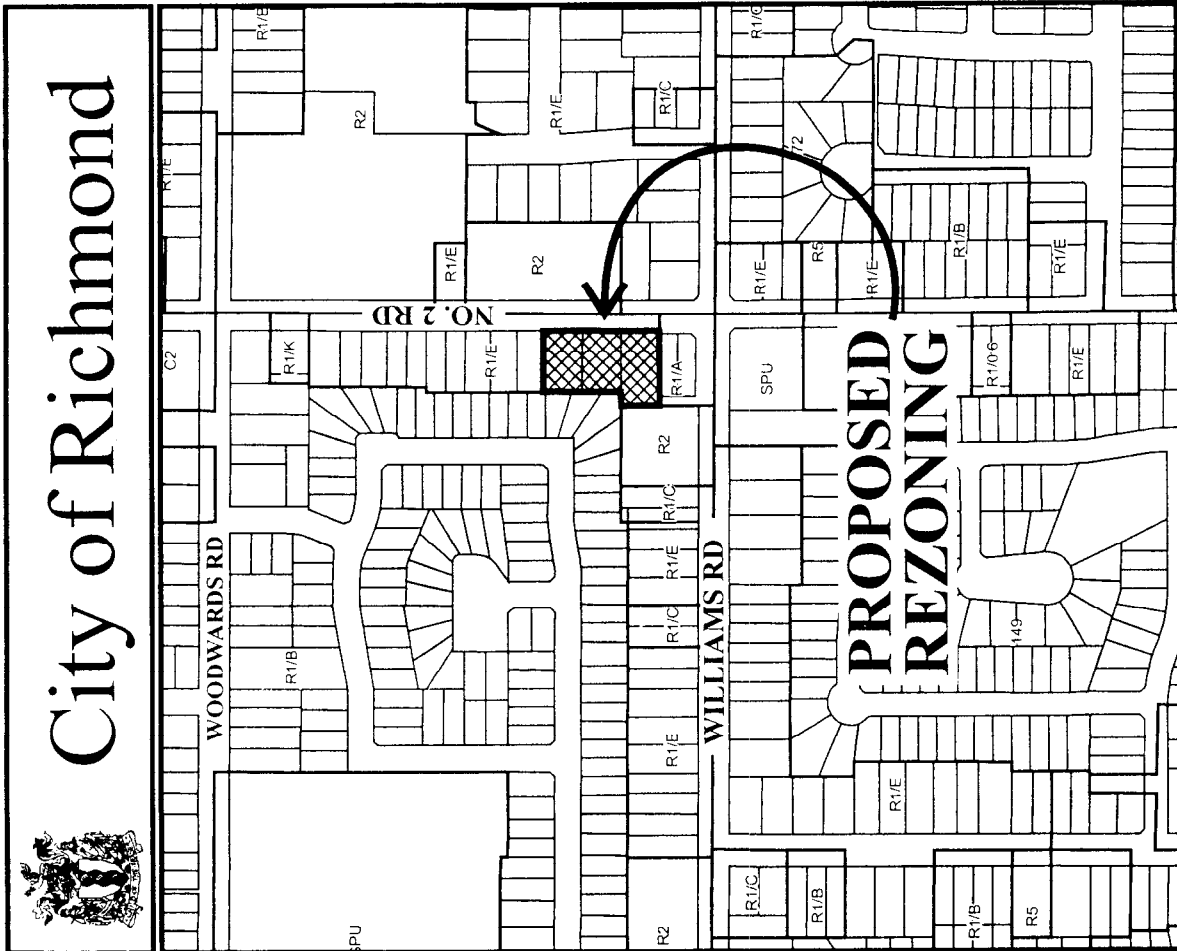
CITY OF RICHMOND
APPROVED by <i>nl</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



Original Date: 03/03/06
 Revision Date: 03/06/06
 Note: Dimensions are in METRES



RZ 04-274842



City of Richmond

