



To: Planning Committee
From: Raul Allueva
Director of Development
Date: June 21, 2004
File: RZ 04-266836
Re: **Application by Alex, Jeffrey and Brenda Yip for Rezoning at 9331 General Currie Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120) and to amend Comprehensive Development District (CD/120)**

Staff Recommendation

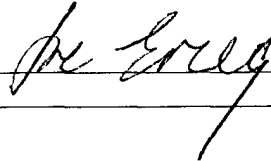
1. That Bylaw No. 7774, to permit tandem parking under "Comprehensive Development District (CD/120)", be introduced and given first reading; and
2. That Bylaw No. 7766 for the rezoning of 9331 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.


Raul Allueva
Director of Development

SB:blg
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Alex, Jeffrey and Brenda Yip have applied to the City of Richmond for permission to rezone 9331 General Currie Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120) to develop a four-unit townhouse development.

Findings of Fact

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The subject McLennan South Sub-Area site is located on General Currie Road between Heather Street and Ash Street. The existing development surrounding the site is described as follows:

- To the north, is proposed a multi-family development, Comprehensive Development District (CD/143) with a higher maximum floor area ratio (F.A.R.) at 0.71 (RZ 03-254676);
- To the east, are two (2) single-family homes and proposed multi-family development, Comprehensive Development District (CD/120) beyond with the same F.A.R. (RZ 03-242687 and RZ 03-251948);
- To the south, across General Currie Road, are single-family lots; and
- To the west, are two (2) single-family lots facing Ash Street.

The McLennan South sub-area 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. The plan directs that the subject site and its neighbours to the north, south and west should typically be a maximum of 2 ½ storeys in height; however, three-storey buildings are permitted where they have negligible impact on neighbours and the additional height provides for greater open space and/or other benefits. For example, one project in the vicinity of the subject site has been approved at 2 ½ storeys and 46% lot coverage, while three others have been approved at three-storeys and 30% to 34% lot coverage. The subject development proposes two-storey buildings facing General Currie Road with three-storey buildings at the rear and 38.4% lot coverage.

Related Policies & Studies

702 Single-Family Lot Size Policy

There is no 702 Single-Family Lot Size Policy in place affecting this lot.

Official Community Plan

The proposed development is generally consistent with the designated Residential, 2 ½ storeys (3 storeys maximum) 0.60 base F.A.R. in the McLennan South Sub-Area Land Use Map (**Attachment 3**). The proposed development is comparable to previous developments approved in the immediate area (up to 0.71 F.A.R.). Although the site is small, the development will result in dedication of a rear lane providing alternative access to other properties fronting General Currie Road and therein generates a community benefit.

Staff Comments

Staff comments are attached (**Attachment 4**). The applicant has agreed to the legal and development requirements associated with the application (**Attachment 5**).

Redevelopment Options

1. Townhouse Development (Recommended)

Staff considers the development of townhouses at 0.7 floor area ratio (F.A.R.) an appropriate use for this site due to the long-term vision of densification in the City Centre Area and proximity to both existing and proposed townhouse developments with similar or greater density. The proposal is consistent with the area plan.

2. Single-Family Lot Subdivision

There is not an existing 702 Lot Size Policy affecting this lot and the McLennan South Sub-Area Plan is currently under review to establish an appropriate lot policy.

Analysis

- The proposed project and its construction upgrading of a portion of General Currie Road is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood;
- The future subdivision will be a conditional requirement of the future Development Permit as the applicant proposes two (2) future subdivided lots, with two (2) detached dwelling units each;
- The proposed amendment to the Comprehensive Development District (CD/120) zoning schedule would permit tandem parking spaces. The proposal is supported by staff as it is consistent with other townhouse development in McLennan South;
- Likewise, the applicant's proposal to neither provide indoor nor outdoor amenity space will be addressed during the Development Permit process and is considered appropriate in light of the site's proximity to the proposed neighbourhood park and the future subdivision; and
- The proposed zone, Comprehensive Development District (CD/120), has been applied to small townhouse development in McLennan South and is currently under review for two (2) lots fronting onto General Currie Road further to the west, and is equally appropriate for the


subject site, which is able to accommodate the proposed density of 0.7 floor area ratio (F.A.R.) while providing site coverage of 38.4%.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide, City Centre, and McLennan South objectives for residential growth and development. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M.Arch.
Planner I

SB:blg

See **Attachment 5** for legal and development requirements to be completed prior to final adoption of the Zoning Amendment Bylaw.

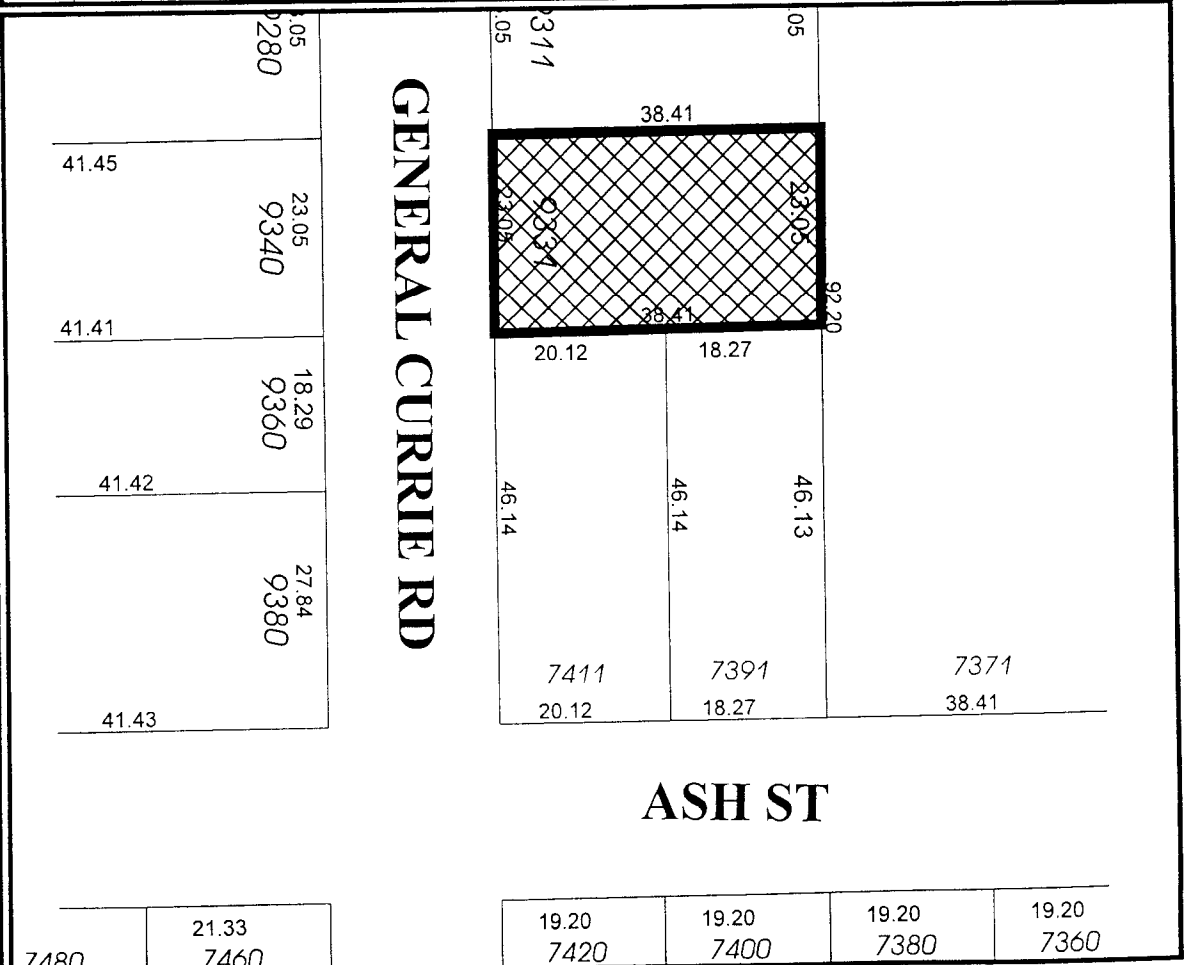
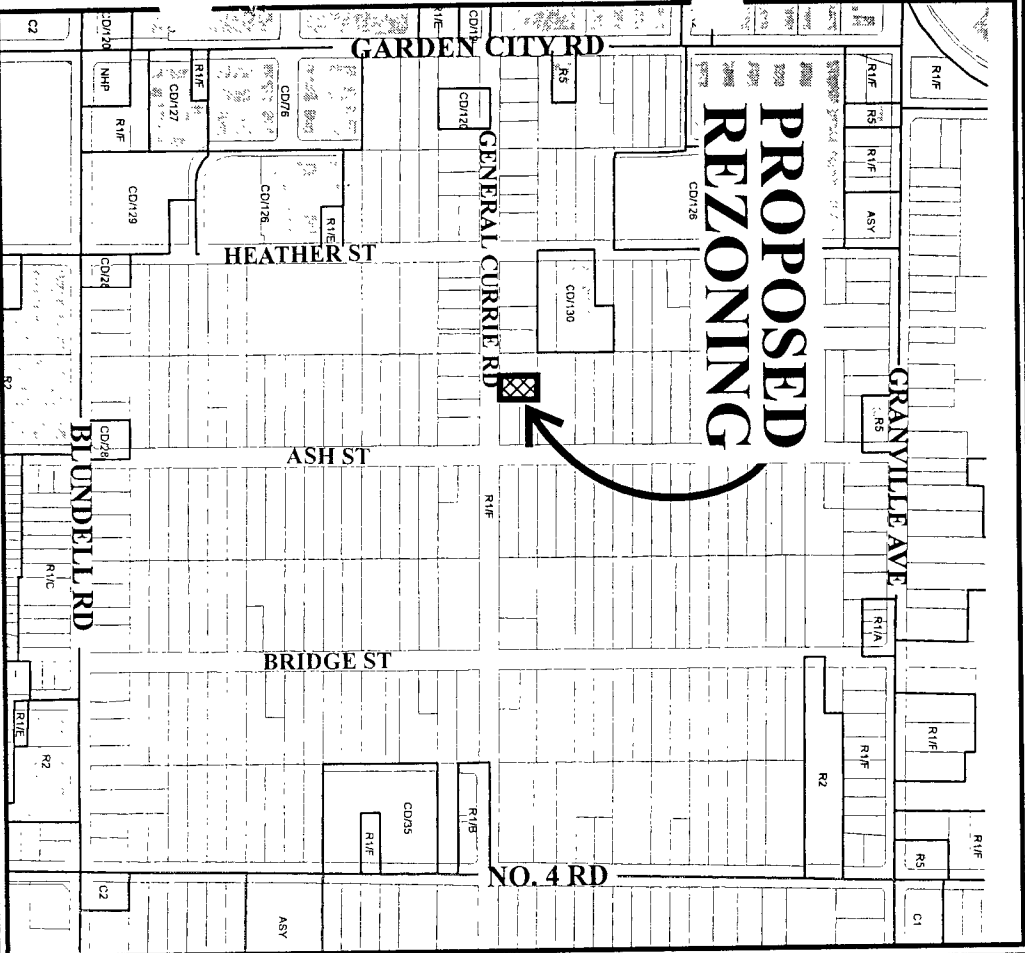
List of Attachments

Attachment 1	Location Map
Attachment 2	Development Application Data Sheet
Attachment 3	McLennan South Land Use Map
Attachment 4	Staff Comments
Attachment 5	Conditional Rezoning Requirements
Attachment 6	Preliminary Architectural Drawings (Site plan and elevations)

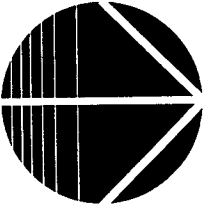


City of Richmond

PROPOSED REZONING



RZ 04-266836



Original Date: 04/02/04
 Revision Date:

Note: Dimensions are in METERS





RZ 04-266836

Attachment 2

Address: 9331 General Currie Road

Applicant: Alex, Jeffrey and Brenda Yip Owner: same

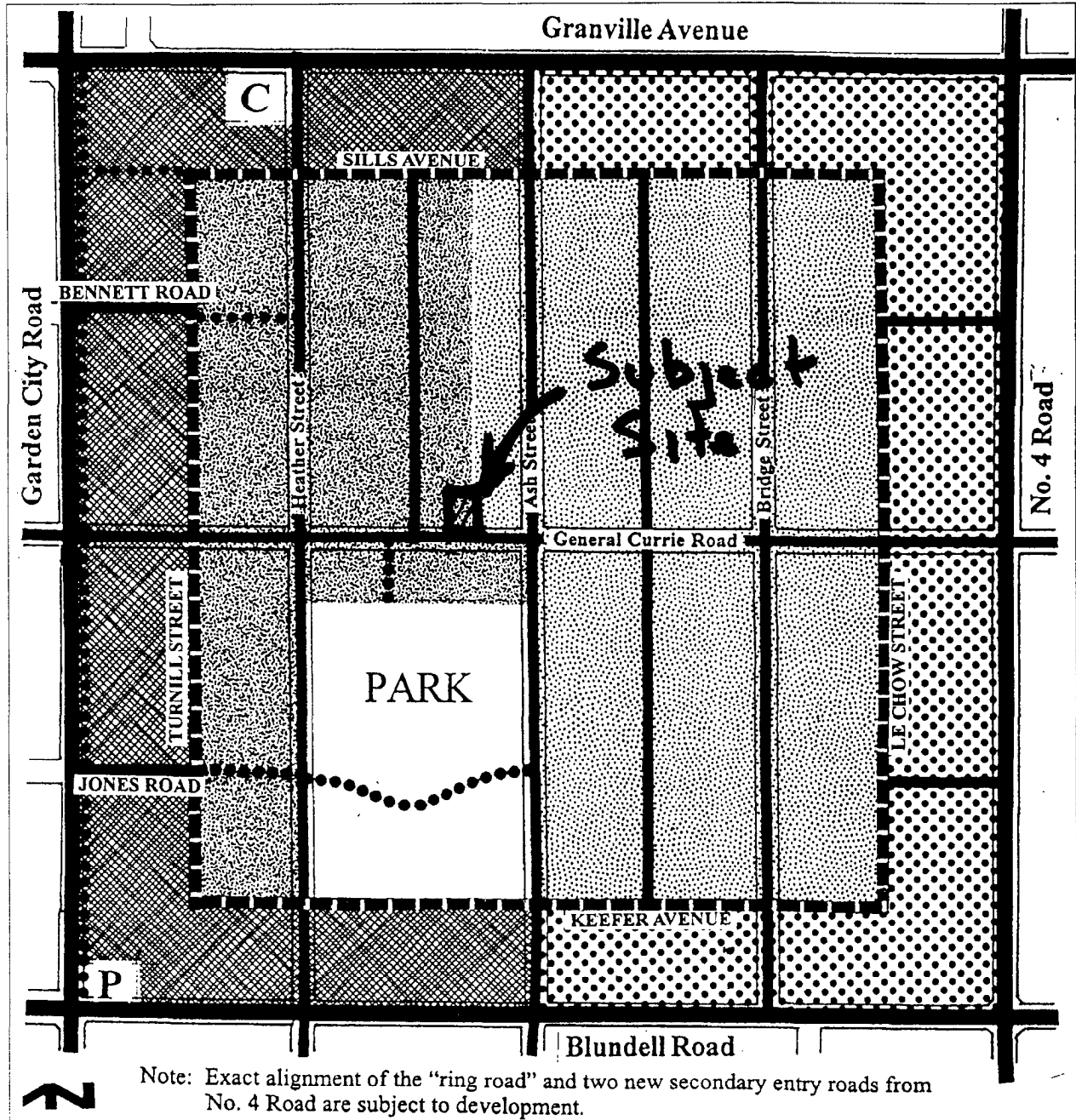
Planning Area(s): B2 Character Area of McLennan South Sub-Area of City Centre Area

	Existing	Proposed
Site Size:	883.8 m ²	2 future lots of 441.9 m ² each including lane ROW
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Residential, 2 ½ Storeys typical (3 storeys Max.)	Residential, 3 Storeys
702 Policy Designation	none	no change
Zoning	R1/F	CD/120
Number of Units	1	4 (2 on each future subdivided lot)







On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/hectare)	Max. 62 upHa	46 upHa	none permitted
Floor Area Ratio:	Max. 0.7	Max. 0.7	none permitted
Lot Coverage – Building:	Max. 45%	38.4%	none
Lot Size:	Min. 360 m ² Max. 1,560 m ²	883.8 m ²	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side & Rear Yards:	Min. 1.2 m	Min. 1.2 m	none
Setback – Lane:	Min. 1.2 m	1.2 m	none
Height (m):	12 m	10.9 m	none
Building Separation	Min 1.2 m	Greater than 3 m	none
Off-street Parking Spaces – Regular/Visitor*:	6 and 0	6 and 0	none
Off-street Parking Spaces – Total:	6	6	none
Tandem Parking Spaces	permitted	4	none
Amenity Space – Indoor*:	none	none	none
Amenity Space – Outdoor*:	none	none	none

Other: *Variances are not required for not providing visitor parking, indoor or outdoor amenity space as each future subdivided lot will only contain 2 dwelling units.

Land Use Map



Note: Exact alignment of the "ring road" and two new secondary entry roads from No. 4 Road are subject to development.

	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		Trail/Walkway
	Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R.	C	Church
P	Neighbourhood Pub		Ring Road		

Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the "ring road".

Staff Comments

Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit (received DP 04-272882), Subdivision (received SD 04-266850), Servicing Agreement, and Building Permit. The applicant is advised to retain a consultant and apply for the Servicing Agreement as soon as possible as this process can take some time. The payment of cash for the future reinstatement of the temporary crossing on General Currie Road will be required during the Subdivision process.

Engineering Works Design Review

Prior to final reading of the Rezoning Bylaw, the developer shall:

1. Register a 6 m Public Rights-of-Passage Right-of-Way (PROP ROW) for a lane across the entire north property line.
2. Register a restrictive covenant ensuring that the garages: are located at the rear of the property and have sole vehicle access available to the lane;
3. Register (via a separate plan and document as it should be discharged in the future) a 4 m PROP ROW through the centre of the site, connecting General Currie Road to the new 6 m PROP ROW in the rear; and
4. Register a 3 m utility ROW, for the storm and street light conduit connection between the lane and General Currie Road. This can be "on top of" the 4 m PROP ROW (#2 above).

Prior to the approval of future Subdivision, the developer shall enter into the City's standard Servicing Agreement to design and construct the following at their sole cost:

1. Full lane works, including, but not limited to, 5.1 m wide lane with roll curb and gutter on both sides, storm sewer and decorative post top street lighting;
2. Construction of the 4 m interim access connecting General Currie Road to the lane. Works include 4 m of asphalt, storm sewer and street light conduit. No curb & gutter is required. The storm and street light conduit are in the 3 m utility ROW; and
3. Full half road upgrading of General Currie Road frontage. Works include, but are not limited to, road widening, curb & gutter, a 3.10 m grass and treed boulevard complete with decorative Zed street lighting, and a 1.75 m concrete sidewalk at or near the property line.

Prior to the approval of future Development Permit, the developer shall subdivide the subject lot into two development lots.

Transportation

Temporary access from General Currie Road acceptable until the lane is developed through to connecting street at the rear of properties. A 6 m lane dedication or PROP ROW with City maintaining at the rear of properties is required. Frontage improvements on General Currie Road.

Urban Design

The site is located in the B2 character area in McLennan South Sub-Area in City Centre Area. During the future Development Permit process, the applicant should consider:

- Having a Landscape Plan prepared by a Landscape Architect, including the landscaping of the temporary shared access when the access to General Currie Road is removed in order to improve the buffering between the side by side units and increase the permeability of the site;
- Revising plan to: conform to 1.2 m setback from lane and size all parking spaces as standard;
- Revising proposal to express traditional 'craftsman style' including specifying colours and high quality materials;
- Providing a variety of paving materials, textures and colours. The use of unit pavers increases site permeability and offers visual interest; and
- Location and details for mail delivery, garbage and recycling collection.

Conditional Rezoning Requirements

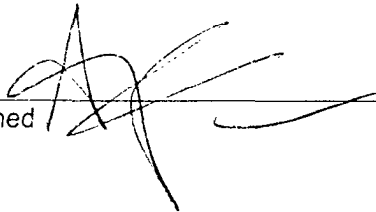
9331 General Currie Road RZ 04-266836

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

1. The granting of a 6 m wide public rights-of-passage (PROP) right-of-way (ROW) along the north property line for a lane and a 3 m wide utility ROW through the centre of the site, connecting General Currie Road to the new 6 m PROP ROW in the rear, for the storm and street light conduit connection between the lane and General Currie Road;
2. The granting of a 4 m wide public rights-of-passage right-of-way (via a separate plan and document as it should be discharged in the future) through the centre of the site, connecting General Currie Road to the new 6 m PROP ROW in the rear. This can overlap the required utility ROW;
3. Registration of a restrictive covenant ensuring that the garages: are located at the rear of the property and have sole vehicle access available to the lane;
4. Registration of a restrictive covenant ensuring that a single temporary vehicle access to General Currie Road be provided for both future properties, which will be closed once the lane connects to a permanent access point; and
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

Signed



Date

Jun 17 2004

SITE DATA:

CIVIC ADDRESS: 9331 GENERAL CURRIER ROAD,
RICHMOND, B.C.

LEGAL DESCRIPTION: 11 SEC. 25, BLK 4N, RG6W,
PL. 1207, SUBURBAN BLOCK B,
E ½ - W ½ - 11

SITE AREA: – EACH LOT 4,756.50 SQ. FT. (37.75' X 126')

ZONING DISTRICT: ~~TO BE REZONED~~ CD/120

ALLOWABLE F.S.R.: 0.7 (3,329.55 SQ. FT.)

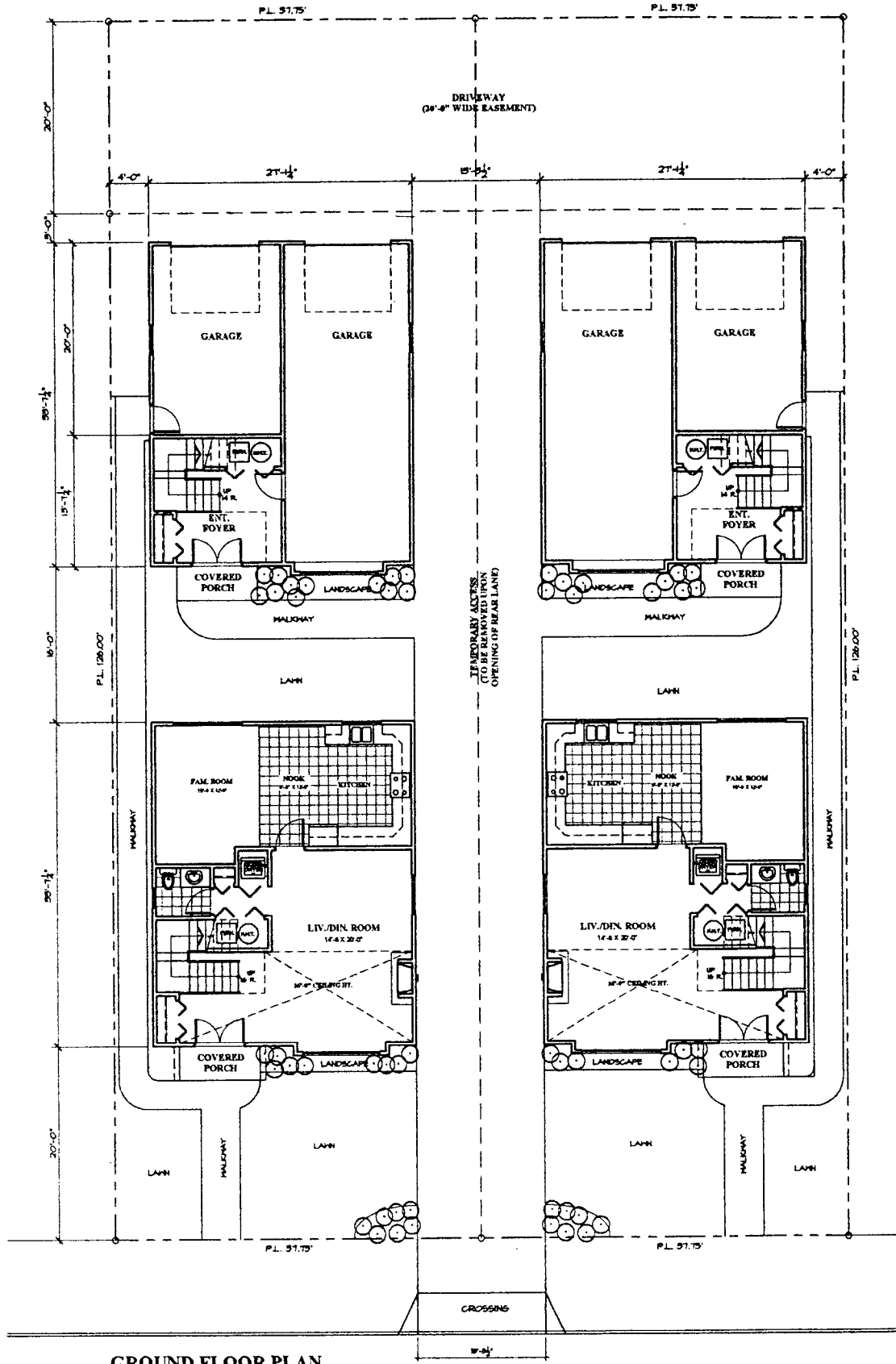
PROPOSED FLOOR AREA: (EACH LOT)

	FRONT UNITS	REAR UNITS
ATTIC FLOOR-	--	759.00 SQ. FT.
2 ND FLOOR-	612.44 SQ. FT.	855.00 SQ. FT.
GRD. FLOOR-	917.85 SQ. FT.	184.36 SQ. FT.
TOTAL-	1,530.29 SQ. FT.	+ 1,798.36 SQ. FT.
	= <u>3,329.65 SQ. FT.</u>	

PROPOSED F.S.R. 3.328.65 SQ. FT. / 4,756.50 SQ. FT. = 6.998

PROPOSED GARAGE AREA: 723.49 SQ. FT.

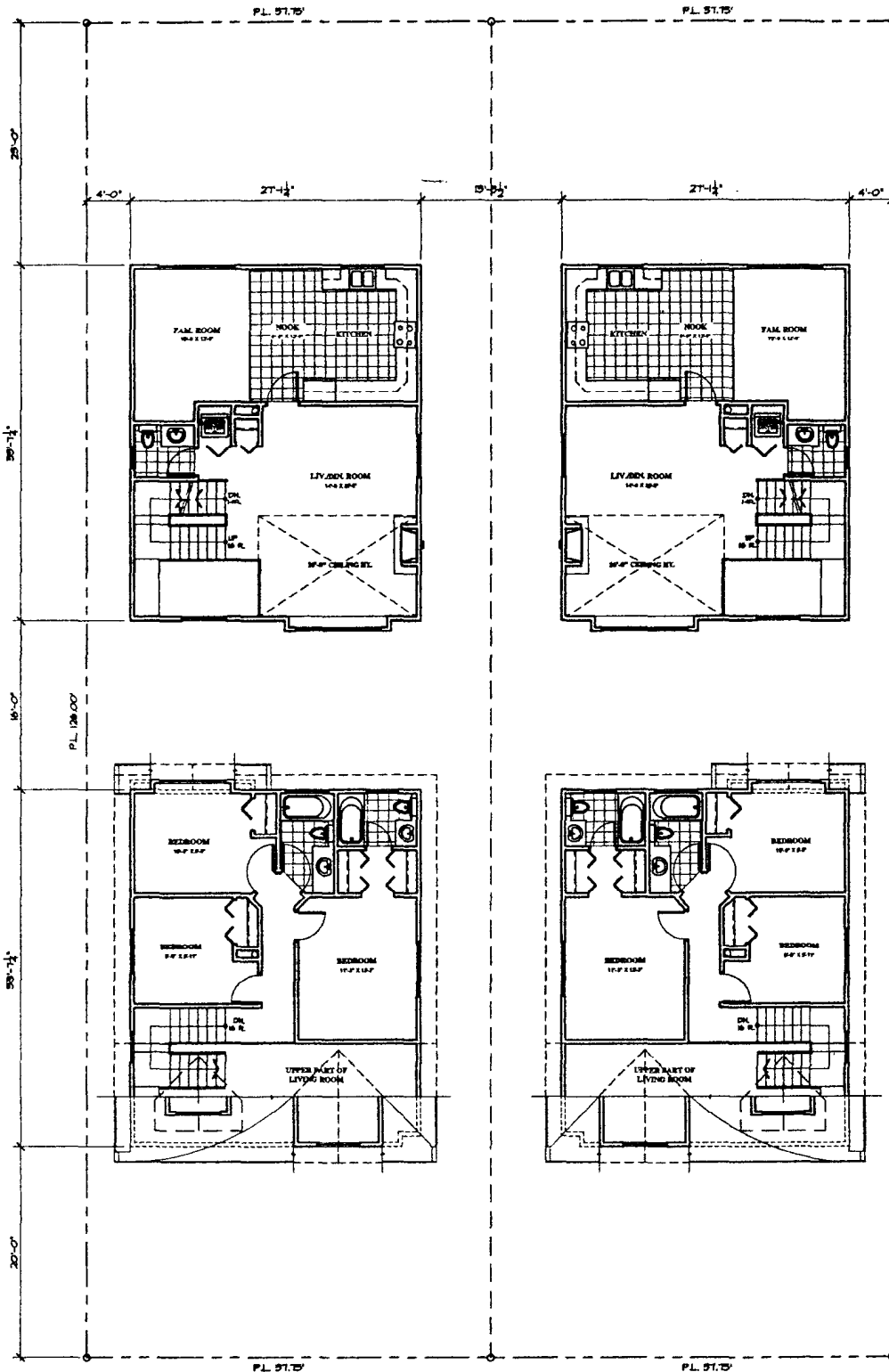
PROPOSED SITE COVERAGE: 1,825.70 SQ. FT. (38.38%)



GROUND FLOOR PLAN

AREA:-
 FRONT UNIT = 917.85 SQ. FT.
 REAR UNIT = 184.38 SQ. FT.
 GARAGE = 723.49 SQ. FT.

GENERAL CURRIE ROAD

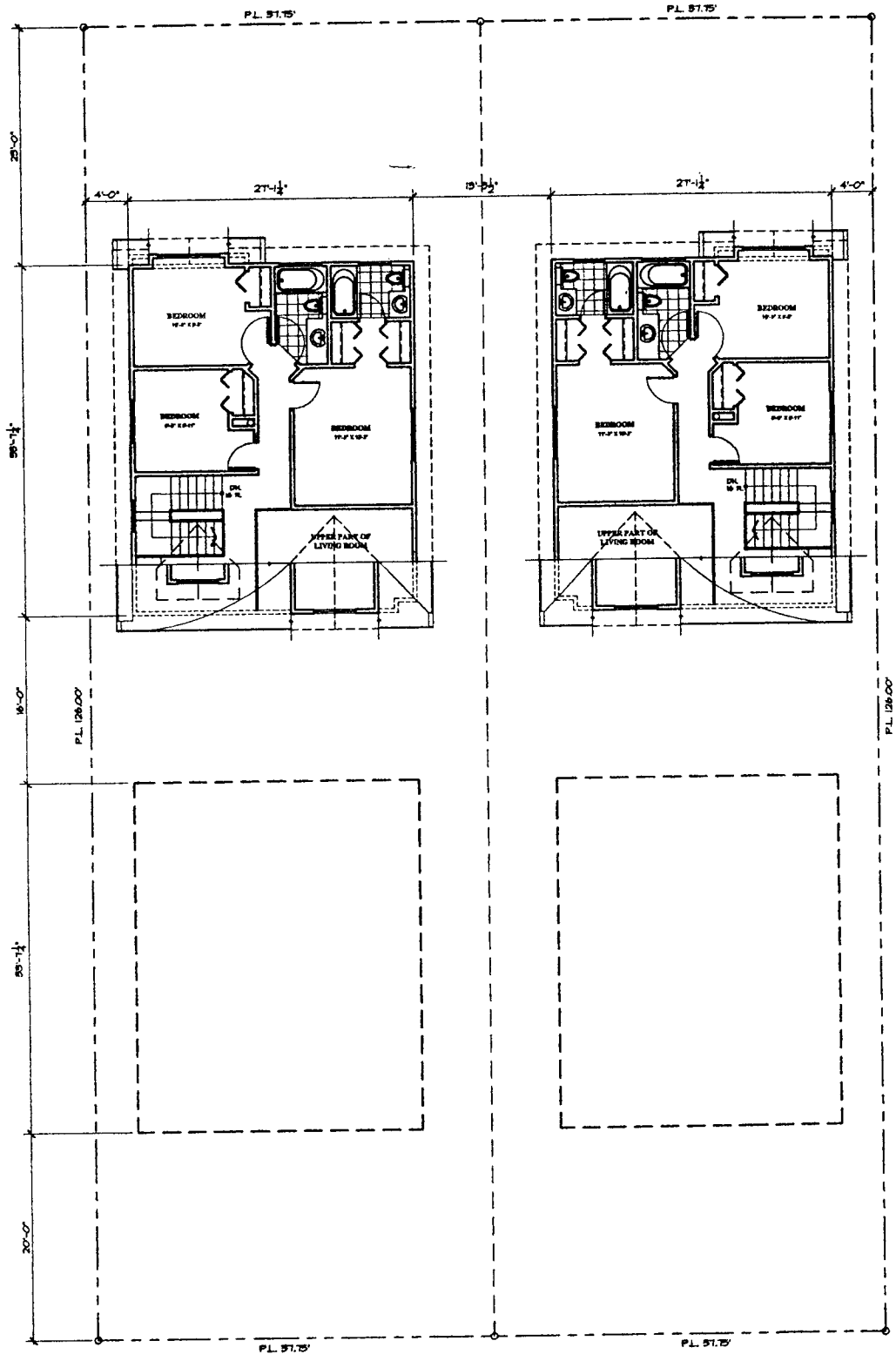


2ND FLOOR PLAN

AREA:-

FRONT UNIT = 612.44 SQ. FT.

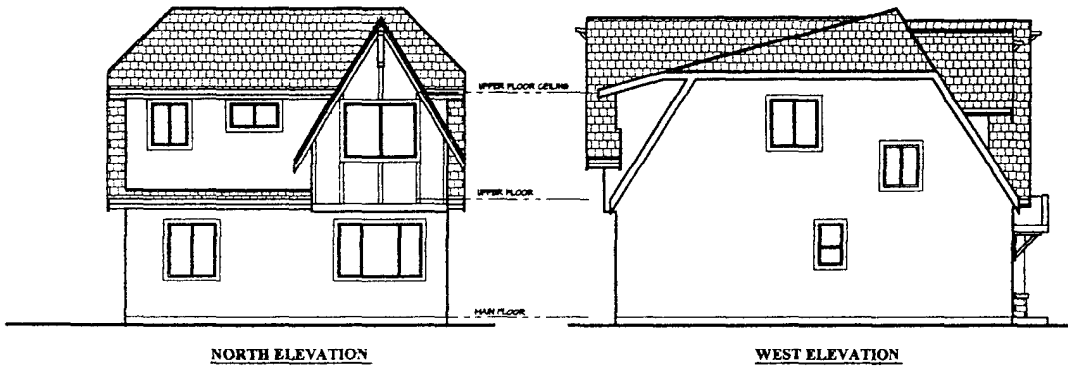
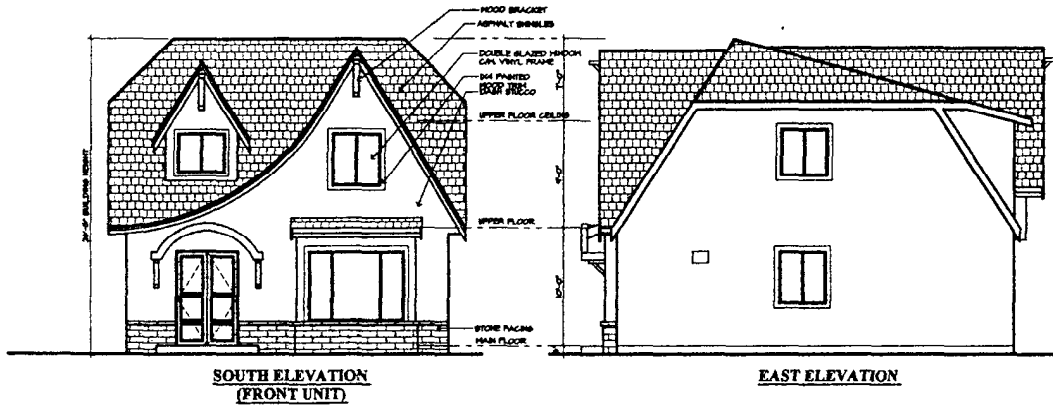
REAR UNIT = 855 SQ. FT.

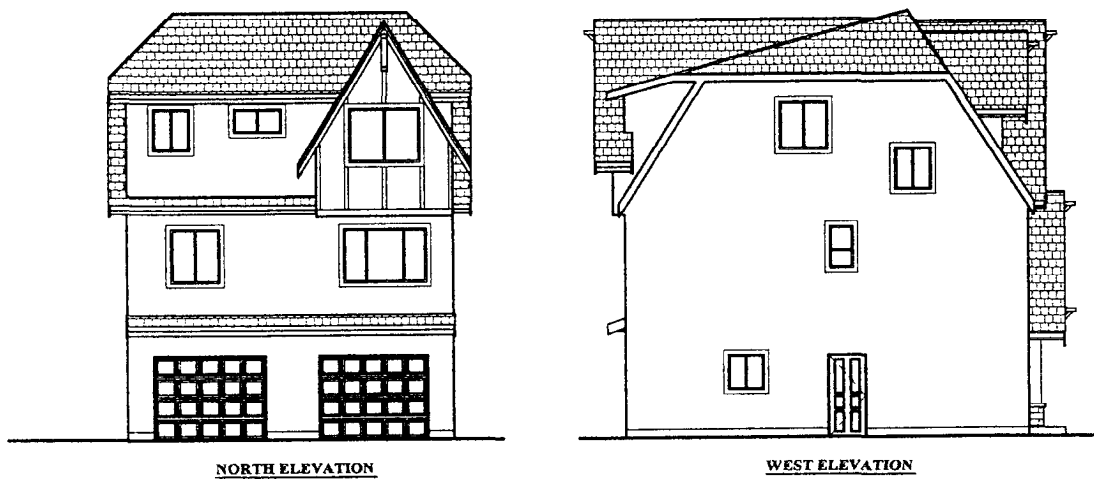
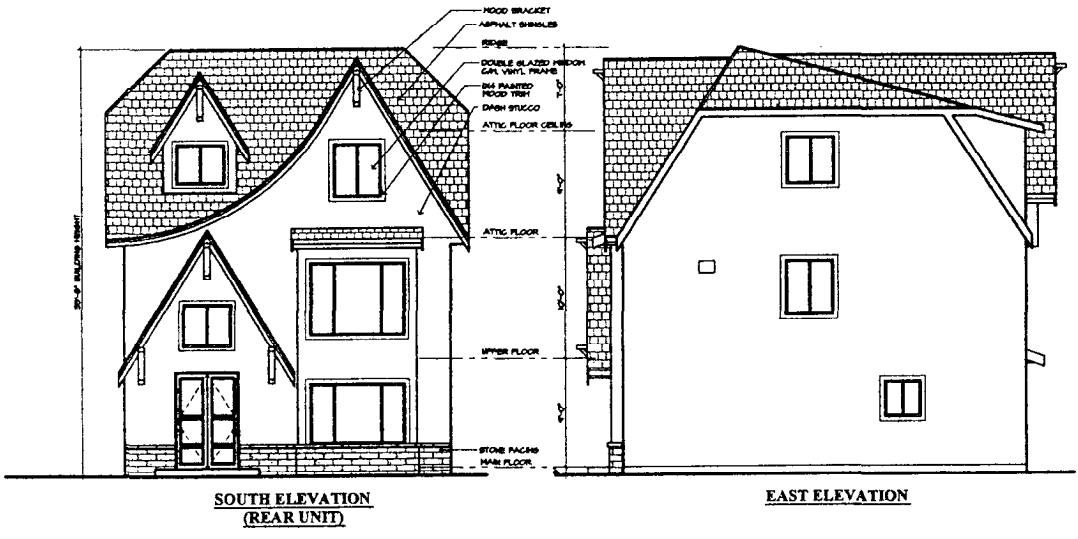


3RD FLOOR PLAN

AREA:-

REAR UNIT = 759.90 SQ. FT.







**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7766 (RZ 04-266836)
9331 GENERAL CURRIE 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**.

P.I.D. 003-975-444

East Half of the West Half Lot 11 Block "B" Section 15 Block 4 North Range 6 West
New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7766"**.

FIRST READING

PUBLIC HEARING

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7774 (RZ 04-266836)**

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 Section 291.120.9, OFF-STREET PARKING, with the following:

“291.120.9 OFF-STREET PARKING

- .01 Off- street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
 - a) Off-street parking for the use of residents shall be provided at the rate of 1.5 spaces per **dwelling unit**;
 - b) On lots containing four or more **dwelling units**, visitor parking shall be provided at the rate of 0.2 spaces per **dwelling unit**; and
 - c) Where two parking spaces are intended to be used by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7774”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK