



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **APPLICATION BY LEDINGHAM McALLISTER HOMES LTD. FOR REZONING AT 7311, 7331, 7351, 7371, 7391 HEATHER STREET AND 9111, 9131, 9151 GENERAL CURRIE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/143)**

To Planning - Apr 6, 2004
Date: March 15, 2004
File: RZ 03-252558
File: 8060-20-7697

Staff Recommendation

That Bylaw No. 7697, for the rezoning of 7311, 7331, 7351, 7371, 7391 Heather Street and 9111, 9131, 9151 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/143)", be introduced and given first reading.

Raul Allueva
Director of Development

RV:ef
Att. 4

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>Be Greg</i>

Staff Report

Origin

Ledingham McAllister Homes Ltd. has applied to rezone 7311, 7331, 7351, 7371, 7391 Heather Street and 9111, 9131, 9151 General Currie Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to a Comprehensive Development District (CD) zone in order to permit the development of approximately 54 three-storey townhouses with approximately 119 off-street parking spaces (**Attachment 2**). The subject site, located in the McLennan South Sub-area, is comprised of 8 lots at the north west corner of Heather Street and General Currie Road. In addition, as per the sub-area plan, the applicant proposes to construct portions of Turnill Street fronting the site.

Findings Of Fact

Item	Existing	Proposed
Owners	7311 Heather St – P. F.Chang 7331 Heather St – J. & S. Ling McSherry 7351 Heather St – P. Fu-En Chang 7371 Heather St – A. & B. Kay Lee 7391 Heather St – S. & J. Kern 9111 General Currie Rd – 681898 BC Ltd. 9131 General Currie Rd – S. & B.Kisser 9151 General Currie Rd – J. Liu	Ledingham McAllister Homes Ltd.
Applicant	Ledingham McAllister Homes Ltd.	
Site Size (by applicant)	10,606.18 m ² (114,164 ft ²) (Gross)	9,437.59m ² (101,585.42 ft ²) (Net) <ul style="list-style-type: none">Reduction of 10m dedication for Turnill Street and 4m x 4m corner cuts at Heather Street and Turnill Street at General Curie Road
Land Uses	<ul style="list-style-type: none">An area formerly of older single-family homes, with recently constructed 2- and 3-storey townhouses east and north of the subject site	<ul style="list-style-type: none">54 three-storey townhouses in clusters of 4 and 5 units
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South Policies & Practices	<ul style="list-style-type: none">Land Use: Residential, Townhouse, Triplex, Duplex, Single Family – To date, a mix of 2 ½ and 3-storey townhouses have been constructed.Density: Designated for a <u>base</u> density of 0.60 floor area ratio (FAR) on the site – Densities of up to 0.69 FAR inside the “ring road” have been approved and densities up to 0.73 FAR are being proposed.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 off-site improvements to Heather Street and General Currie Road, and construction of Turnill Street from the north edge of the site to General Currie Road.Park: Planning for the McLennan South Park, between Heather and Ash Streets, began in late 2003, with limited construction following in 2004.	

Item	Existing	Proposed
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/143) <ul style="list-style-type: none"> • Permits 3-storey townhouses with a site coverage of less than 34%, @ 0.72 FAR • <i>Proposed: 3-storey townhouses with site coverage of 33%, @ 0.72 FAR</i>
Off Street Parking	Required For (CD/143) Residents: 1.5 spaces /unit x 54 units = 81spaces Visitors: 0.2 spaces/unit x 54 units = 11 spaces Total: 1.7 spaces/unit x 54 units = 92 spaces	Proposed Residents: 2.0 spaces /unit x 54 units = 108 spaces Visitors: 0.2 spaces/unit x 54 units = 11spaces Total: 2.2 spaces/unit x 54 units = 119 spaces

Surrounding Development

The McLennan South sub-area plan prescribes a maximum of 2 ½ storeys in height for that the subject site and other sites east of the “ring road”; however, 3-storey buildings are permitted where they have negligible impact on neighbours and the additional height provides for greater open space and/or other benefits. On this basis, 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 3 storeys and 30% to 34% lot coverage. The subject development comprises 3 storeys and a 33% lot coverage.

The subject site is situated along the west side of Heather Street, which is one of the highest density areas designated under the McLennan South Sub-Area Plan. The area around the subject site is characterized by a mix of older and newer single-family homes to the west, and recently approved or constructed townhouse projects to the east and north. The plan generally intends that this part of McLennan South will be redeveloped with medium and large townhouse projects, although allowance is made for smaller developments and the retention of single-family homes as appropriate.

Staff Comments

Policy Planning

The proposed project and its construction of Turnill Street and contribution to the off-site improvements to Heather Street and General Currie Road are consistent with City objectives and will result in development of a high-amenity, multiple-family neighbourhood as envisioned under the Sub-Area Plan. The project will complete the ring road within this block. The proposed generous courtyard and the orientation of the clusters fronting Heather Street are consistent with the scale and rhythm envisioned for the Area Plan.

Comprehensive Development District (CD/143) was developed for the rezoning application by Polygon (RZ 03-254676) on the east side of Heather Street (**Attachment 3**), and is equally applicable to this site. It allows for a marginal increase in floor area above that achieved on smaller adjacent sites in recognition of the substantial public amenities offered by this development, including the provision of a much higher proportion of open space than can be

typically achieved on smaller sites. Three-storey townhouses are therefore permitted on this basis. The site coverage is restricted to a maximum of 34%, which ensures that substantial open space and open views across and into the site are provided, thus contributing to the village-like character of McLennan South.

Development Applications – Engineering and Transportation

The Development Applications – Engineering and Transportation Departments support the rezoning application. The Site Engineering and Transportation requirements are provided in **Attachment 4**.

Analysis

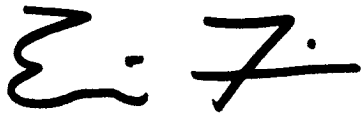
- The proposed project is consistent with Richmond’s planning and development objectives and is expected to be an attractive and fitting addition to McLennan South’s multiple-family neighbourhood. The proposed central green space opening onto Heather Street and pedestrian pathways will enhance the livability of the project for the community and the residents. Overall, the project is well-designed and deserving of support.
- The applicant will enter into the City’s standard servicing agreement for the design and construction of Turnill Street, the west side of Heather Street and the north side of General Currie Road adjacent to their project, resulting in an appropriate public benefit for a development of this size, and contributing towards the neighbourhood enhancement and quality of life in McLennan South.
- The applicant proposes to pay cash-in-lieu of on-site indoor amenity space in accordance with City Policy. This is appropriate for a project of this scale and will benefit the community as a whole with the contribution towards the development of the nearby neighbourhood park.
- The applicant proposes to contribute funds towards the City’s affordable housing reserve.
- The proposed zone, Comprehensive Development District (CD/143), has been developed for the large development in McLennan South by Polygon on the east side of Heather Street, and is equally appropriate for the subject site, which is able to accommodate the allowable density of 0.72 FAR while providing substantial open space and site coverage below 34%, as well as providing significant public benefits including public roads and substantial frontage improvements and beautification.

Financial Impact

None.

Conclusion

The subject development conforms with city-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Comprehensive Development District (CD/143) is consistent with the McLennan South Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project is attractive and will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Eric Fiss
Community Planner/Urban Design
(4193)

EF:cas

The following requirements are required to be dealt with prior to final adoption:

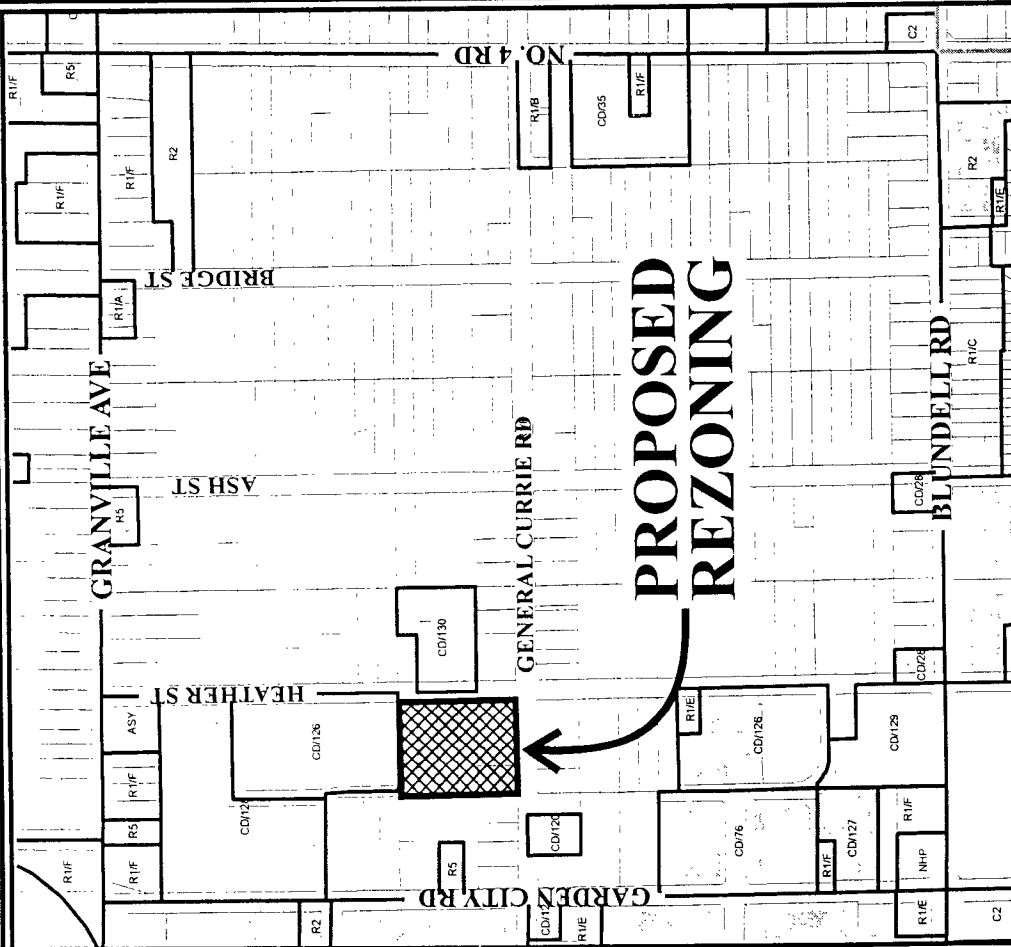
Legal requirements, specifically:

- Consolidation of the subject lots into one parcel, including:
 - a) The dedication of minimum 10 m (32.8 ft.) wide strip of land along the west edge of the site for the establishment of Turnill Street, together with a 4 m x 4 m (13.1 ft. x 13.1 ft.) corner cut at the intended northeast corner of Turnill Street at General Currie Road and additional land, as required, to align this proposed portion of Turnill Street with the proposed portion south of General Currie Roads;
 - b) Road dedication of a 4m x 4m corner cut at General Currie Road at Heather Street; and
 - c) 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
- Bylaw 7686 creating Comprehensive Development District (CD/143) to be adopted when Bylaw 7697 or other Bylaw using this zone is ready for adoption.

Development requirements, specifically:

- Demolish any existing structures on the subject properties;
- Contribution towards construction of the neighbourhood park in lieu of providing on-site indoor amenity space to the rates established by the City's new amenity space policy (e.g. approximately \$104,000);
- Contribution towards the City's Affordable Housing Reserve at the rate of \$0.60 per buildable square foot of the proposed project, excluding parking (e.g. approximately \$43,885); and
- Processing of a Development Permit application to a satisfactory level, as determined by the Director of Development.

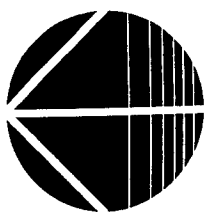
City of Richmond



PROPOSED REZONING

HEATHER ST

GENERAL CURRIE RD



RZ 03-252558

Original Date: 01/05/04
 Revision Date: 03/15/04
 Note: Dimensions are in METRES

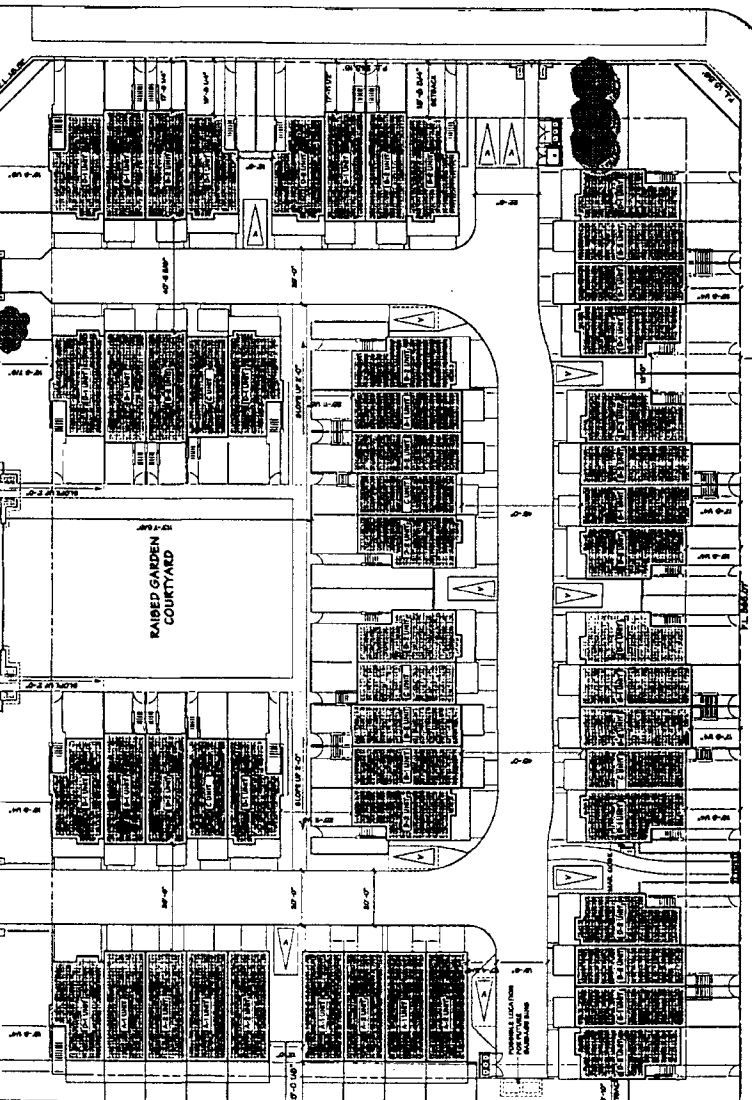
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<p>Date: 03/20/08</p>		<p>Job Number:</p>	



GENERAL CURRIE ROAD

HEATHER STREET

TURNILL STREET



WELLINGTON COURT

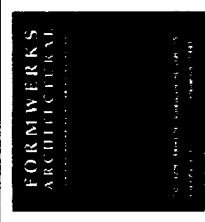
AREA

GREEN



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Project: GENERAL CURRIE TOWNHOMES
GENERAL CURRIE ROAD
MINNEAPOLIS, MN



Project: GENERAL CURRIE TOWNHOMES
GENERAL CURRIE ROAD
MINNEAPOLIS, MN

Drawing Title: STREETSCAPE ELEVATIONS
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DATE: NOV 2009
JOB NUMBER: DP-04



HEATHER STREET ELEVATION



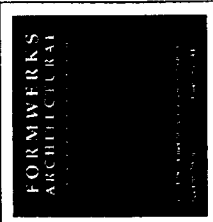
GENERAL CURRIE ROAD ELEVATION



TURNMILL STREET ELEVATION

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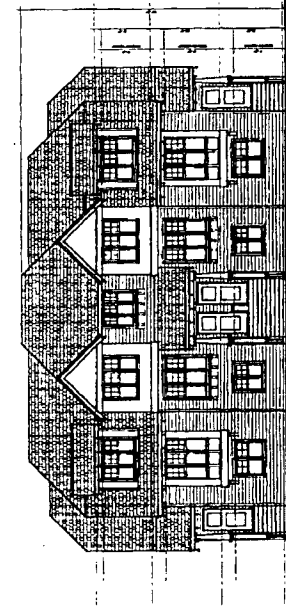
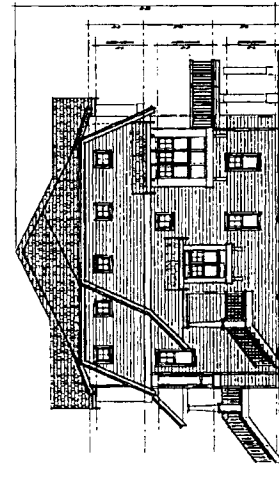
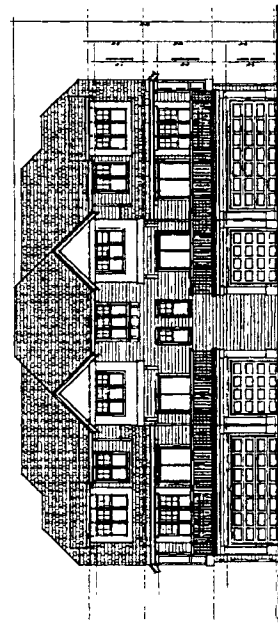
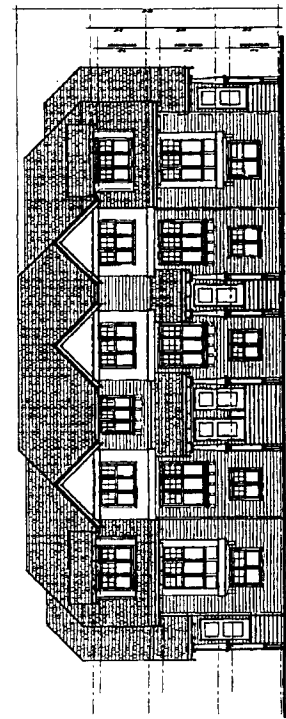
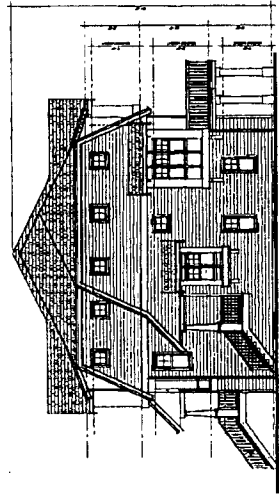
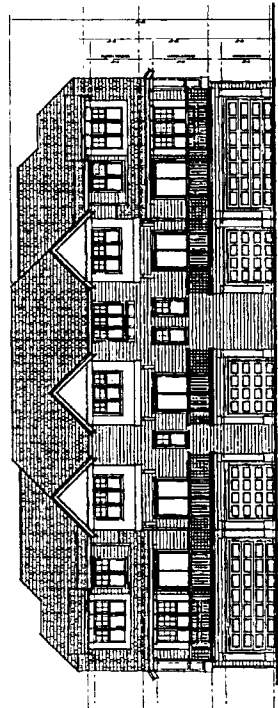
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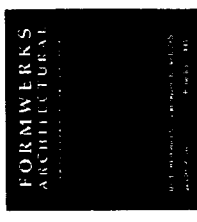
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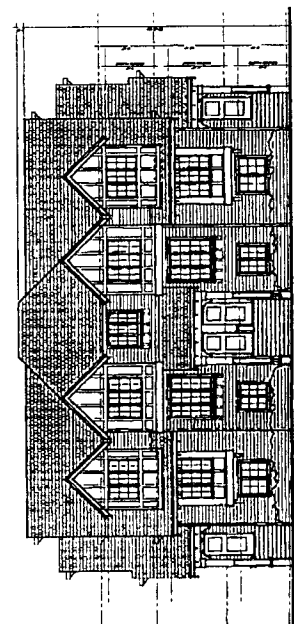
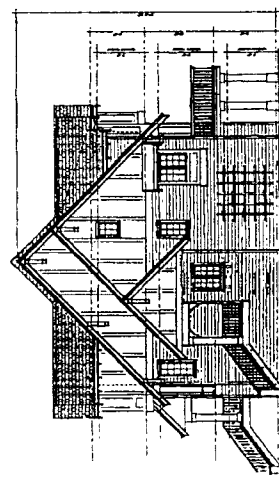
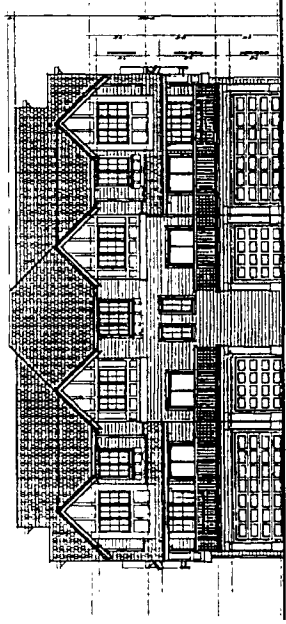
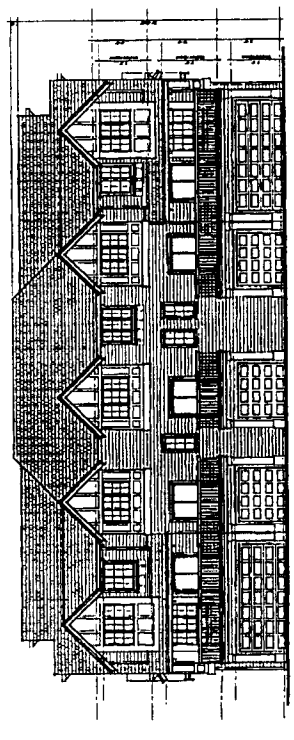
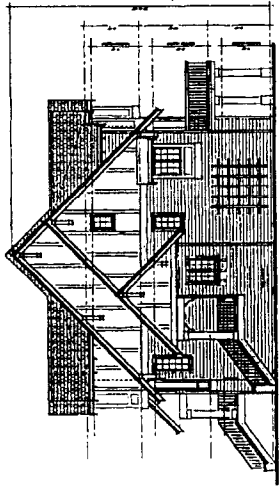
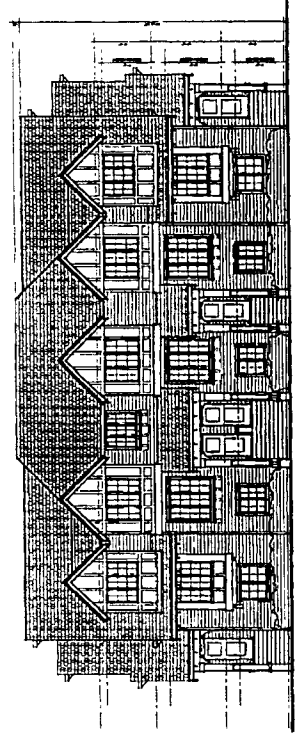


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GENERAL CURRIE ROAD, RICHMOND B.C.

Drawing Title:
ELEVATIONS

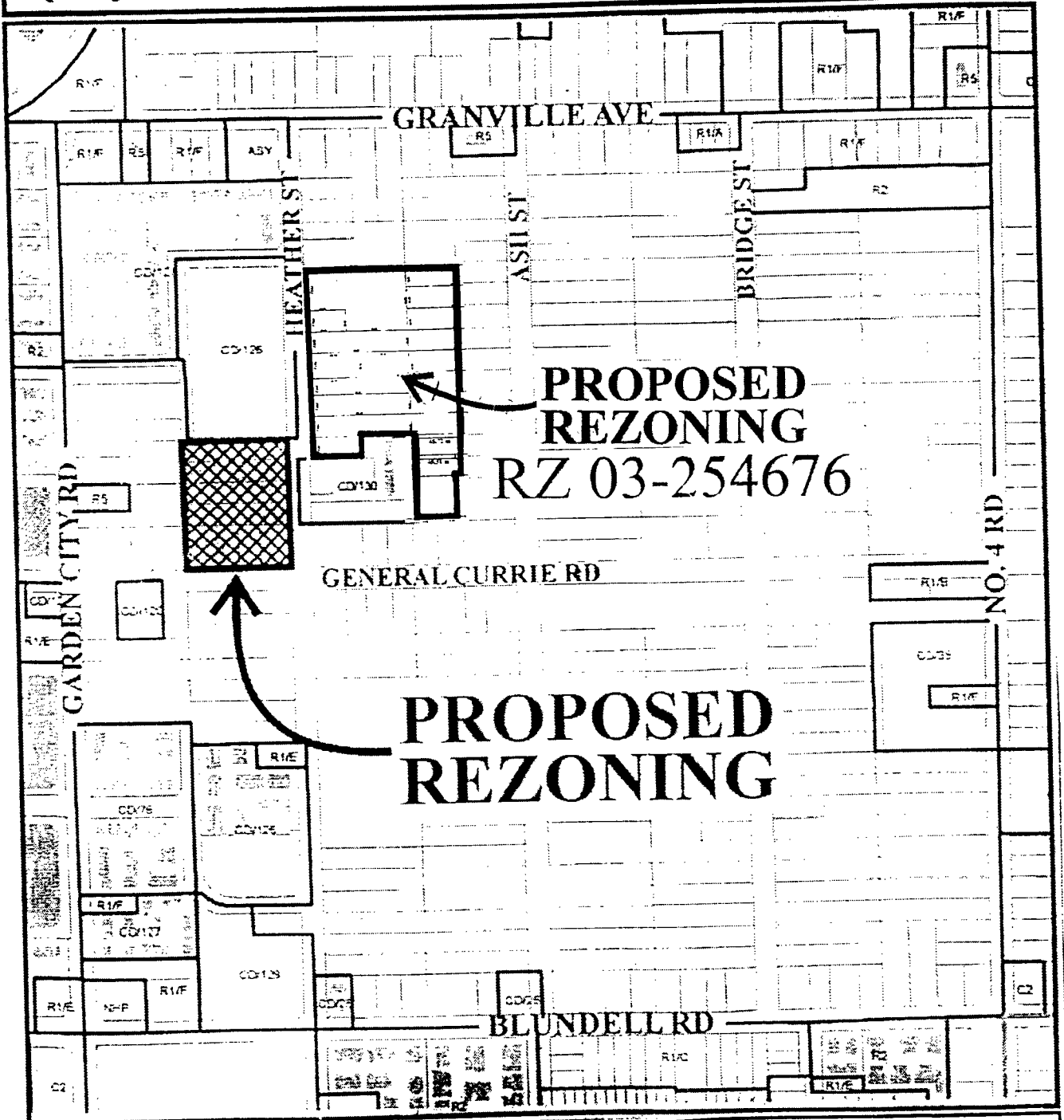
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JOB NUMBER:			

DP-15





City of Richmond



RZ 03-252558

ATTACHMENT 4***Development Applications – Site Engineering and Transportation Requirements******Site Engineering***

Prior to final approval, the developer shall:

- Consolidate all the lots into one development parcel, including:
 - a) Road dedication of 10m along the entire west property line for extension of Turnill Street.
 - b) Road dedication of a 4m x 4m corner cuts at General Currie Road and Heather Street and at General Currie Road and Turnill Street.

Then prior to issuance of future building permit, the developer is to design and construct via our standard Servicing Agreement, the following:

- Turnill St - match existing road from north; 6.0m road surface, curb and gutter, 1.5m grass and treed boulevard complete with Richmond standard Zed street lighting, specification L12.5, and a 1.75m wide concrete sidewalk.
- General Currie Road - road widening, curb and gutter, a 1.8m grass and treed boulevard complete with Richmond standard Zed street light, specification L12.5, and a 1.75m sidewalk at or near the property line.
- Heather St - match existing coming from north; road widening, curb and gutter, 4.1m grass and treed boulevard complete with Richmond standard Zed light specification L12.5 and hydro/telephone preducting at 3.4m from property line and a 1.75m sidewalk. With preducting of this site and Adera's work south of General Currie, this half mile of Heather will be pre-ducted.

Transportation

- Two accesses to be provided from Heather - one for public and the other for emergency vehicles.
- Turnill Street requires road dedication similar to Wellington Green Townhomes.
- Alignment of Turnill Street on this site must be coordinated with Turnill Street alignment south of General Currie Road (Adera is building a portion on the south).
- Potential traffic circle at Turnill Street and General Currie to deal with offset of north and south portion.
- Contribution to a traffic circle at Heather and General Currie.
- Construction of traffic calming (curb bulges/wheel chair ramps) on Heather at north property line. Construction of traffic calming (curb bulges/wheel chair ramps) on Turnill at General Currie. Sidewalk/boulevard requirements similar to development to the north.
- Frontage improvements on General Currie required.

- Parking Bylaw - 81 required for residential - applicant providing 79 spaces with 29 additional spaces in tandem for a total of 108 spaces.
- Sightlines around trees at intersections of Turnill/General Currie and Heather/General Currie may require trees to be relocated - will require street lighting layout before determining.
- Curb bulges/wheel chair ramp required at north property line on Heather as a mid-block traffic calming measure.
- No contribution for a future traffic signal at General Currie and Garden City is required.
- Ensure a minimum of 2 handicapped stalls are provided (2 % of required parking to be designated).



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7697 (RZ 03-252558)
7311, 7331, 7351, 7371, 7391 HEATHER STREET AND
9111, 9131, 9151 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/143)**.

P.I.D. 012-031-429

North Half Lot 13 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-039-271

South Half Lot 13 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-503-627

North Half Lot 12 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-700-601

South Half Lot 12 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 007-243-545

Lot 45 Section 15 Block 4 North Range 6 West New Westminster District Plan 35845

P.I.D. 003-701-310

West 90 Feet Lot 11 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 000-688-428

Lot 43 Section 15 Block 4 North Range 6 West New Westminster District Plan 35845

P.I.D. 007-243-537

Lot 44 Section 15 Block 4 North Range 6 West New Westminster District Plan 35845

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7697**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CITY CLERK

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