



To: Planning Committee
From: Joe Erceg
Manager, Development Applications

*To Council Sept 22 2003
to Planning - Sept. 16, 2003*
Date: August 12, 2003

File: ~~RZ03-224655~~ 8060-20-756
xref: 8060-20-7561

RE: APPLICATION BY 598401 BC LTD. TO REZONE A PORTION OF 22611 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24) AND A PORTION TO PUBLIC AND OPEN SPACE USE (SPU) AND TO REZONE A PORTION OF MCLEAN PARK FROM PUBLIC AND OPEN SPACE USE (SPU) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7561, to:
 - i. Redesignate a portion of 22611 Westminster Highway from "Neighbourhood Residential" to "Public and Open Space Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map),
 - ii. Redesignate a portion of McLean Park from "Public and Open Space Use" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Generalized Land Use Map), and
 - iii. Replace Attachment 1 and the Lower Westminster Sub-Area map with new maps in Schedule 2.14 of Official Community Plan Bylaw No. 7100 (Hamilton Area Plan),be introduced and given first reading.
2. That Bylaw No. 7561, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7561, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

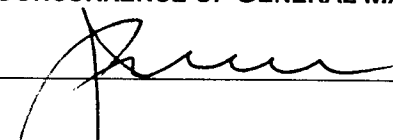
4. That Bylaw No. 7562, to

- i. Rezone a portion of 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Comprehensive Development District (CD/24)",
- ii. Rezone a portion of 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area C (R1/C)" to "School & Public Use District (SPU)", and
- iii. Rezone a portion of McLean Park from "School & Public Use District (SPU)" to "Comprehensive Development District (CD/24)",

be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:jl
Att. 5

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks Design, Construction & Programs..	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

An application has been submitted by 598401 BC Ltd. to rezone property at 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Comprehensive Development District (CD/24)". The proposal also involves a land exchange involving the subject property and McLean Park in order to create a more efficient development parcel to accommodate 11 townhouses (see **Attachment 1**).

Findings of Fact

Item	Existing	Proposed
Owner	22611 Westminster Highway: 598401 BC Ltd. McLean Park: City of Richmond	No change
Applicant	598401 BC Ltd.	No change
Site Size	22611 Westminster Highway: 2,023.5 m ² (0.5 acres)	No change in site size; land exchange with McLean Park involves parcels of equal size
Land Uses	22611 Westminster Highway: Vacant	Townhouses
OCP Designation	22611 Westminster Highway: Neighbourhood Residential; McLean Park: Public and Open Space Use	Designations remain the same while the properties are reconfigured
Sub-Area Plan Designation (Lower Westminster Sub-Area)	22611 Westminster Highway: Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential & Institutional; McLean Park: School/Park	Designations remain the same while the properties are reconfigured
Zoning	R1/C and SPU	CD/24 and SPU

Project Description

Site Area Re-Configuration

The subject property at 22611 Westminster Highway was originally an irregular shaped parcel that had 43.3 m (142 ft.) frontage along Westminster Highway and only 27.7 m (91 ft.) at the rear (**Attachment 2**). The property's north and west property lines border McLean Park.

The applicant originally submitted a site layout for 11 townhouses that fit onto the site, but did not necessarily provide for an efficient layout or good interface with McLean Park.

Staff worked with the applicant to consider a land exchange of equal area with McLean Park in order to create a parcel that would accommodate the 11 townhouses in a more efficient site layout. Both the City Parks Department and the applicant support the proposed land exchange (**Attachment 3**) that would result in 341.2 m² (3,672.8 ft²) of the subject site on the west side converted to parkland while an equal amount of parkland on the north side would be added to the development site. A small remnant piece of the park would be dedicated as road and incorporated into Westminster Highway.

Development Density

The resulting new parcel is able to accommodate 11 townhouses around an internal driveway (**Attachment 4**). Six of the units would have fronting character on McLean Park while the remaining five units would front onto Westminster Highway. A common outdoor amenity space is proposed to be located near the entrance of the proposed development.

The proposed dwelling units are three storeys in height, with unit sizes ranging from 107.8 m² (1,160 ft²) to 113.3 m² (1,220 ft²). The units are proposed to have two-car tandem parking on the ground level and two floors of living area above the parking level. The use of the ground level for parking, entry foyer and mechanical room enables the development to meet floodproofing requirements for habitable space.

The total floor area of the proposed development is estimated to be 1,213 m² (13,060 ft²), resulting in a floor area ratio of 0.6 and a site coverage of 35%. Development density is calculated to be 22 units per acre.

Parking and Circulation

Access to the site is proposed from a driveway to Westminster Highway. The dwelling units are arranged around an internal private drive aisle. Three visitor parking stalls are provided amongst the buildings.

Site Context

The site context is as follows:

North and West:	McLean Park (zoned SPU)
South:	Single-family dwelling unit (zoned R1/F)
East:	Bethany Baptist Church (zoned ASY) and Townhouses (zoned R2)

Related Policies & Studies

Under different owners and applicants, the subject property was rezoned in 2000 from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Single-Family Housing District, Subdivision Area C (R1/C)" in order to permit the property to be subdivided into three single-family lots. The subdivision never proceeded and the property was sold to the current owner and applicant.

The property is located within the Lower Westminster Sub-Area identified in the Hamilton Area Plan. This sub-area permits the establishment of housing opportunities ranging from single-family to townhouse uses. The permitted density range within the Lower Westminster Sub-Area is specified as 11 to 25 units per acre up to a maximum of 700 dwelling units.

Consultation

The City's Consultation Policy No. 5039 (adopted April 22, 2002) was created in order to meet the requirements of the *Local Government Act* that for the preparation or amendment of any OCP, local governments must provide one or more opportunities (as deemed appropriate) for consultation with persons, organizations and agencies that are deemed to be affected.

The OCP amendment proposed in this application would require a statutory Public Hearing. The Consultation Policy provides for additional consultation (prior to First Reading of an amending bylaw) with other affected groups, including adjacent municipalities, the regional district, school boards, Provincial or Federal agencies, or First Nations.

Staff have reviewed the list of agencies that could be consulted and have determined that the immediate neighbours of the subject property are the only external organizations that should be consulted as the proposed changes are minor and does not result in a significant change from current development policies.

The School District has been consulted in the past on school capacities in the Hamilton Area. Due to an addition to the elementary school in the neighbourhood and changes to the catchment areas of secondary schools, there is sufficient capacity to accommodate any new residential development in the Hamilton Area.

The statutory Public Hearing is deemed as satisfactory for obtaining public input on the proposed development from neighbouring properties. The Parks Department, which manages McLean Park on behalf of the City, has reviewed the proposed land exchange and supports the configuration of the new lots. Therefore, no further consultation was carried out prior to the preparation of this report.

Staff Comments

Policy Planning

The proposal is consistent with the land use policies of the Official Community Plan (OCP) and the Hamilton Area Plan.

The proposed development has a site coverage of 35%. The current CD/24 zone has a maximum site coverage of only 30%, but an increase to 35% is proposed as part of Rezoning Application RZ 02-213359 for 22451 Westminster Highway. Zoning Amendment Bylaw No. 7445, which rezones 22451 Westminster Highway to CD/24 to accommodate townhouses and amends the site coverage from 30% to 35%, received Third Reading on December 16, 2002. Bylaw 7445 will need to be adopted prior to adoption of the zoning amendment bylaw for this application.

When the property was previously rezoned to R1/C in 2000, a restrictive covenant was registered on the property to specify a minimum building setback of 9 m (29.5 ft.) from Westminster Highway in order to allow vehicles to access and egress the proposed lots without backing onto Westminster Highway. This covenant should be discharged as it no longer applies to the current application.

Parks

The Parks Department has reviewed the proposed land exchange and supports it. The developer will be responsible for the design and reconstruction of the portion of 22611 Westminster Highway that will eventually become part of McLean Park and along the revised north boundary with McLean Park. Design work to include but not be limited to landscape, grading and storm drainage plans. Topographic survey that includes storm drainage lines and catch basin top and invert elevations is required. The Parks Department design details and specifications for storm drainage will be provided at the appropriate time.

If any private gate opening from the development site into McLean Park is provided, ensure that the gate is controlled in such a way that only the residents of this development may open, close and lock it. Also ensure that when residents step out into the park from the gate, they are not standing in a low spot in the park. The lot grading issues can be resolved at the Development Permit stage.

Transportation

The number of resident and visitor parking spaces provided conform with bylaw requirements.

No additional road dedication for Westminster Highway is required. Lane establishment is not required due to proposed provision of an internal roadway with cross access agreement to allow future access to the property to the south.

The Transportation Department supports the proposed development with the following conditions:

1. Registration of a cross access agreement to allow future access to the property to the south.
2. Ministry of Transportation approval (as the development site is within 800 m of Highway 91)
3. Full frontage improvements across the site and extended north to McLean Avenue, including pavement widening, curb and gutter, treed boulevard, 1.5 m concrete sidewalk and street lighting.
4. Internal drive aisle widths to be reviewed at Development Permit stage (6.7 m/22 ft. is desirable).

Engineering Services

There are no servicing concerns with this proposal as the site can be serviced with all the relevant utilities.

Prior to final adoption of the amending bylaw, the developer will be required to enter into a Servicing Agreement for the design and construction of Westminster Highway frontage from the south property line to McLean Avenue complete with pavement widening, curb and gutter, treed boulevard, 1.5 m concrete sidewalk and street lighting.

Development Applications

Preliminary urban design review strongly suggests that the townhouse unit blocks be reconfigured to a “saw-tooth” pattern, similar to an earlier approved development at 22571 Westminster Highway, to create more individual unit definition. It is also suggested that the proposed outdoor amenity area be relocated to an area on the west side of the lot adjacent to McLean Park.

The above comments are form and character issues that may be reviewed at the Development Permit stage.

Analysis

Conformance to Plan Policies

The proposed land use conforms to the policy provisions in the OCP and the Hamilton Area Plan and is consistent with other forms of recently-approved development in the Lower Westminster Sub-Area.

The Hamilton Area Plan specifies that densities in the Lower Westminster Sub-Area may range from 11 to 25 units per acre up to a maximum of 700 dwelling units. At 22 units per acre, the proposed development conforms to the allowable density. Staff calculate that there have been approximately 400 dwelling units developed in the Lower Westminster Sub-Area. Therefore, there is capacity to accommodate the additional 11 units proposed in this application.

Site Coverage

The applicant has based the development’s site coverage on an amended version of the CD/24 zone which would allow for a maximum coverage of 35%. The increase in site coverage from 30% to 35% was requested as part of a rezoning application for property at 22571 Westminster Highway (RZ 02-213359). Zoning Amendment Bylaw No. 7445 to amend the site coverage and rezone 22571 Westminster Highway to CD/24 received Third Reading on December 16, 2002 but it has not yet been adopted.

In order for the current development application to conform to the amended CD/24 zone, Bylaw 7445 will have to be adopted prior to the completion of this application.

Off-Site Works

Currently, Westminster Highway does not have any sidewalks, curbs and gutters or boulevards. In an earlier rezoning application at 22571 Westminster Highway (RZ 02-213359), the applicant was required to extend frontage improvements across a neighbour's property in order to connect new sidewalks and boulevards to existing sidewalks and boulevards to the south, thus eliminating a potential "gap" in the streetscape.

For this current application, the applicant has agreed to extend off-site works to the north to McLean Avenue in order to create sidewalk and boulevard from the subject site and across the park frontage to connect to a major pedestrian intersection at McLean Avenue and Westminster Highway. These off-site works would help to improve pedestrian mobility and safety in the area and improve park access.

Future Area Development Potential

There is only one other property adjacent to the subject property that has future development potential. The neighbouring property to the south at 22595 Westminster Highway is not interested in redevelopment at this time.

The neighbouring property is currently zoned R1/F and is approximately 1,139 m² (0.3 acres) in area. The applicant for the current rezoning application was requested to submit a conceptual plan to demonstrate how the property at 22595 Westminster Highway could develop in the future. A sketch was submitted (**Attachment 5**) to show that the internal driveway in 22611 Westminster Highway could be extended to service a small townhouse development at 22595 Westminster Highway. The number of units that could be developed at 22595 Westminster Highway would be determined at the time of application when appropriate zoning and building setbacks can be applied.

The applicant of this current development proposal has agreed to register cross-access agreements to allow residents at 22595 Westminster Highway to use the new driveway and pedestrian walkway if redevelopment occurs in the future. This would maximize development opportunities for 22595 Westminster Highway and eliminate the need for another driveway access point onto Westminster Highway.

Child Care Development Fund Contribution

The applicant has agreed to a community contribution of \$11,000 (or \$1,000 per dwelling unit) towards the Child Care Development Fund. This will benefit the community in helping to establish new child care spaces in areas of need.

Financial Impact

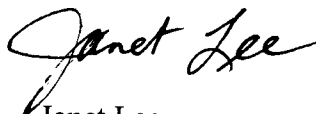
None.

Conclusion

The proposed townhouse project in the Hamilton Area is consistent with the form and character of other recently-built townhouse developments in the neighbourhood.

A land exchange between the property owner and the City will help to create a more efficient parcel and improve the relationship between new development and McLean Park.

It is recommended that the proposed Zoning Bylaw and Official Community Plan Amendment Bylaws be introduced and given First Reading.



Janet Lee
Planner 2
(4108)

JL:cas

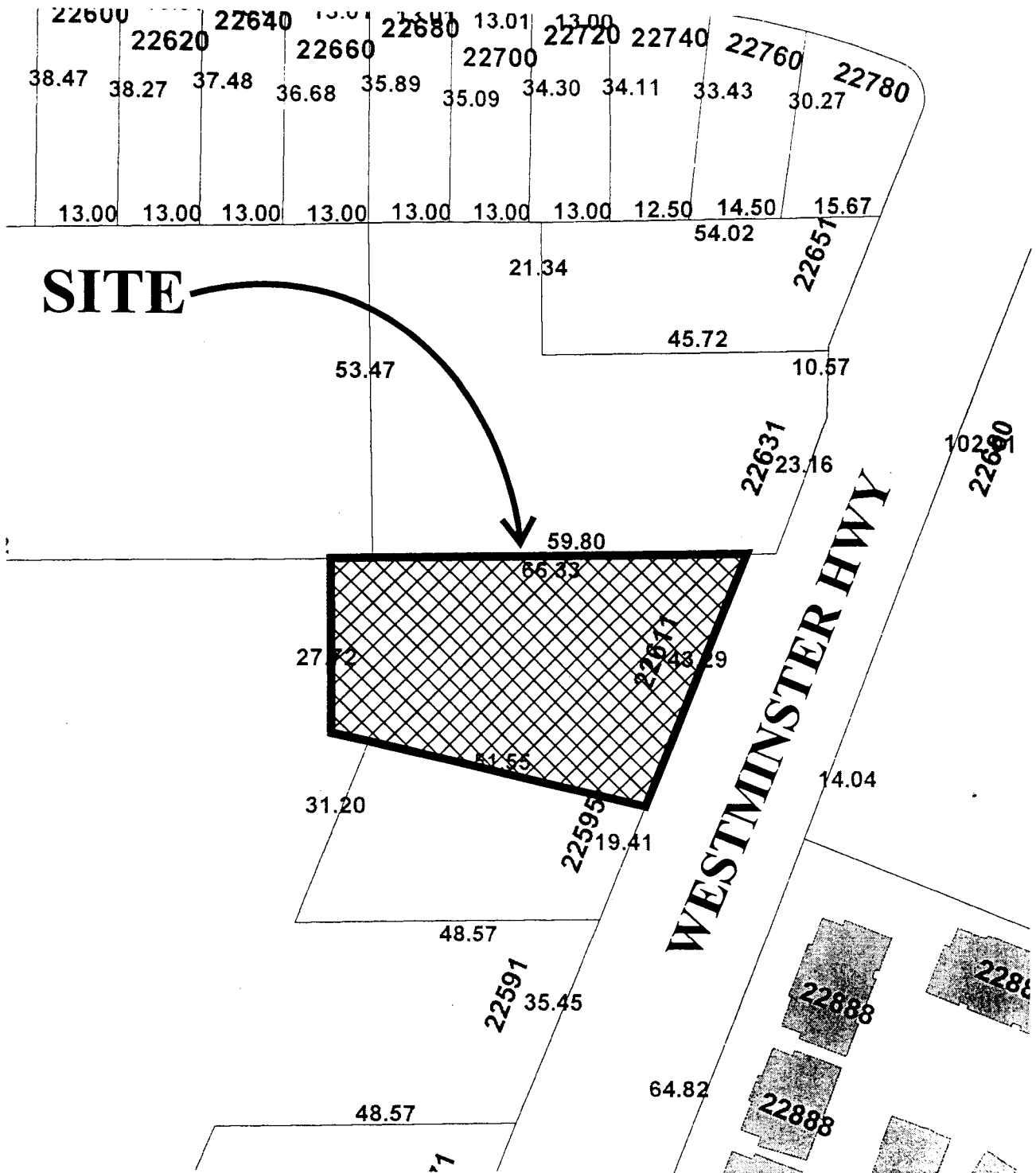
There are requirements to be dealt with prior to final adoption:

Legal requirements, specifically:

1. Completion of the land exchange between the City (McLean Park) and the applicant, at no cost to the City.
2. Registration of a cross-access agreement to allow residents from future development at 22595 Westminster Highway to use the driveway and pedestrian pathway (west edge of the site) that will be developed at 22611 Westminster Highway.
3. Discharge of a restrictive covenant registered in the Land Title Office on June 28, 2000 as BP150361.

Development requirements, specifically:

1. Ministry of Transportation approval.
2. Adoption of Zoning Amendment Bylaw No. 7445 (associated with RZ 02-213359 for 22571 Westminster Highway) which amends the maximum lot coverage for the CD/24 zone from 30% to 35%.
3. Enter into a Servicing Agreement for the design and construction of Westminster Highway frontage from the south property line to McLean Avenue complete with pavement widening, curb and gutter, treed boulevard, 1.5 m concrete sidewalk and street lighting.
4. A Development Permit, processed to a satisfactory level to the Manager, Development Applications.
5. Contribution of \$11,000 to the Child Care Development Fund.



22611 Westminster Hwy
Current Lot Configuration

Adopted Date: 07/24/03

Amended Date:

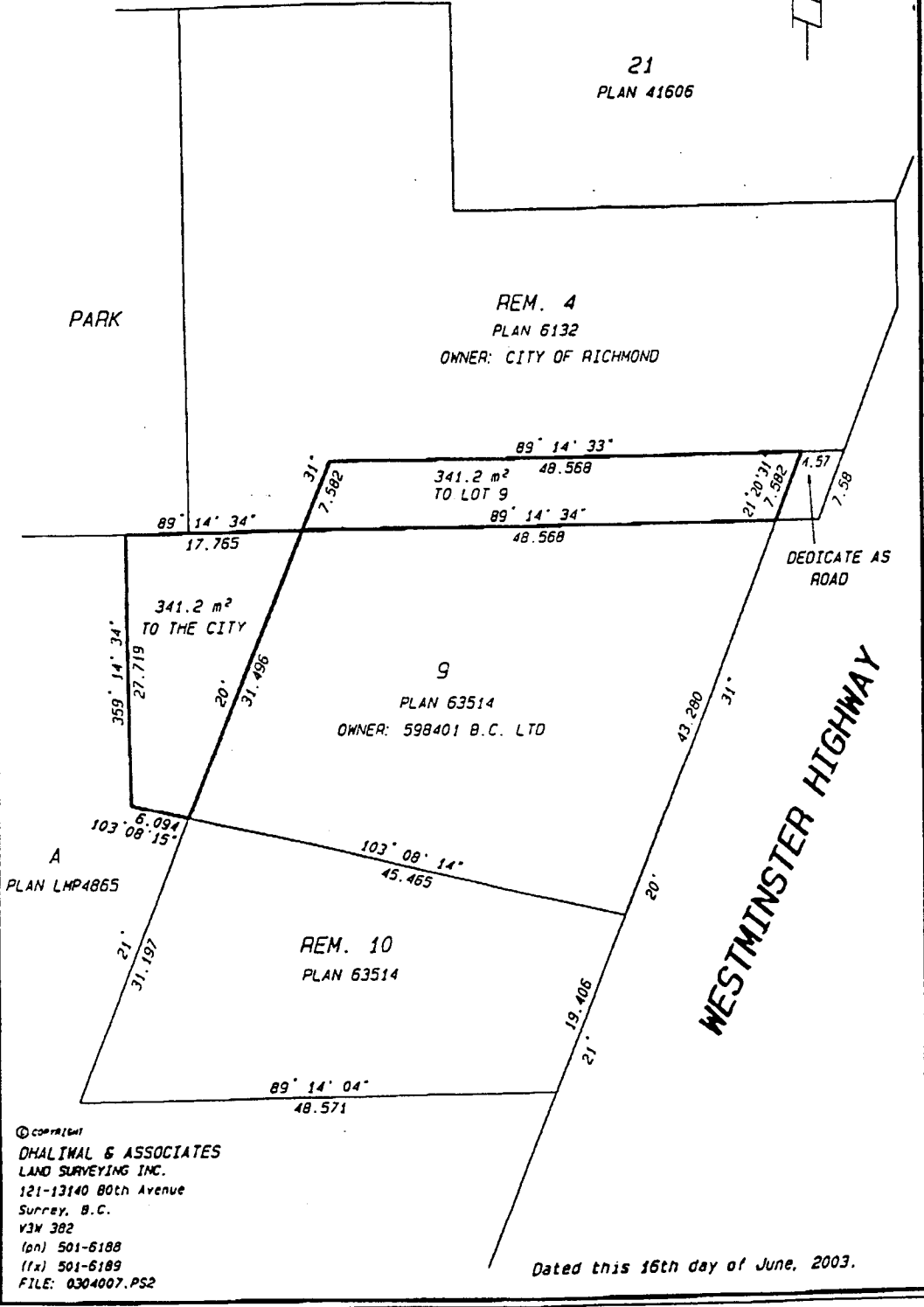
Note: Dimensions are in METRES

PLAN OF PROPOSED LAND EXCHANGE BETWEEN LOT 9 PLAN 63514 AND LOT 4 EXCEPT: FIRSTLY: PART ON PLAN 41606 AND SECONDLY: PART DEDICATED PARK ON PLAN LMP538, PLAN 6132 BOTH OF SECTION 2 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT

Current civic address:
22611 Westminster Hwy.
Richmond, B.C.

NOTES:
- All dimensions are in metres.
- Property dimensions are based on Plan dimensions.

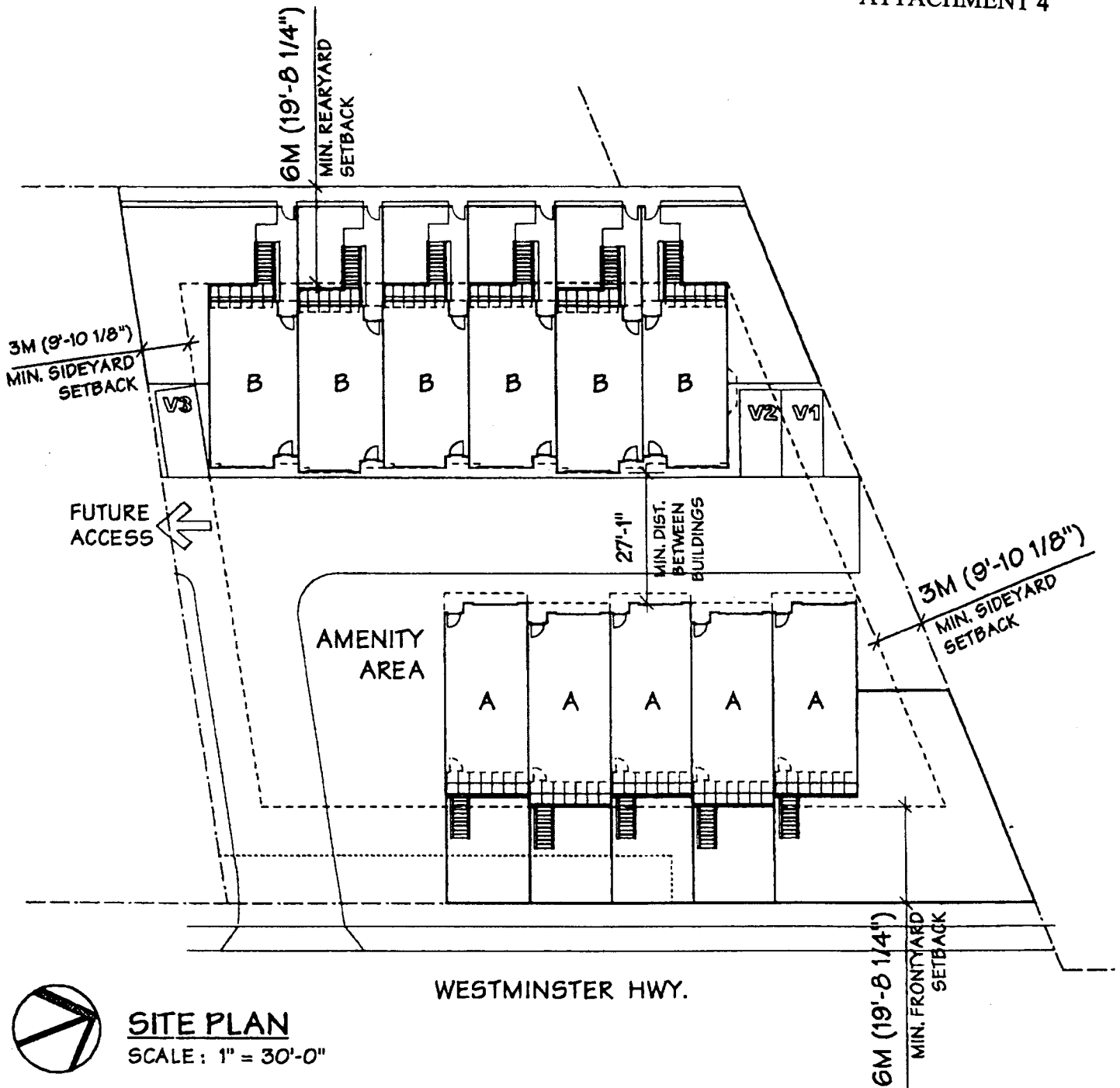
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DHALIMAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 0304007.PS2

Dated this 16th day of June, 2003.



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

SITE AREA: 21,782 sq.ft. (0.5 AC.)
 PROPOSED ZONING: CD/24
 PROPOSED SITE COVERAGE: 7,518 sq.ft. (35%)

MAXIMUM F.A.R ALLOWED: 0.6 x 21,782 sq.ft.: 13,069 sq.ft.
 PROPOSED DEVELOPMENT:
 A UNIT: 1,220 sq.ft. x 5 UNITS = 6,100 sq.ft.
 B UNIT: 1,160 sq.ft. x 6 UNITS = 6,960 sq.ft.
 TOTAL = 13,060 sq.ft.



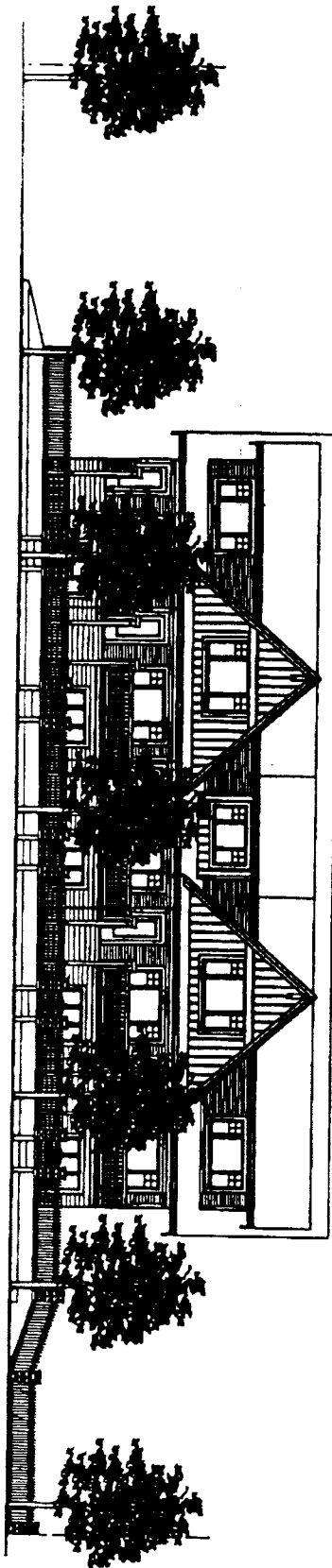
PROJECT 0305

JULY 10, 2003

11 UNIT TOWNHOUSE DEVELOPMENT
22611 WESTMINSTER HIGHWAY, RICHMOND, B.C.

tomizo yamamoto architect inc.
 954 Baycrest Drive, North Vancouver B.C.
 V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
 E-mail : tyarch@shaw.ca

EAST ELEVATION (WESTMINSTER HWY.)



PROJECT 0305

JULY 3, 2003

11 UNIT TOWNHOUSE DEVELOPMENT

22611 WESTMINSTER HIGHWAY, RICHMOND, B.C.

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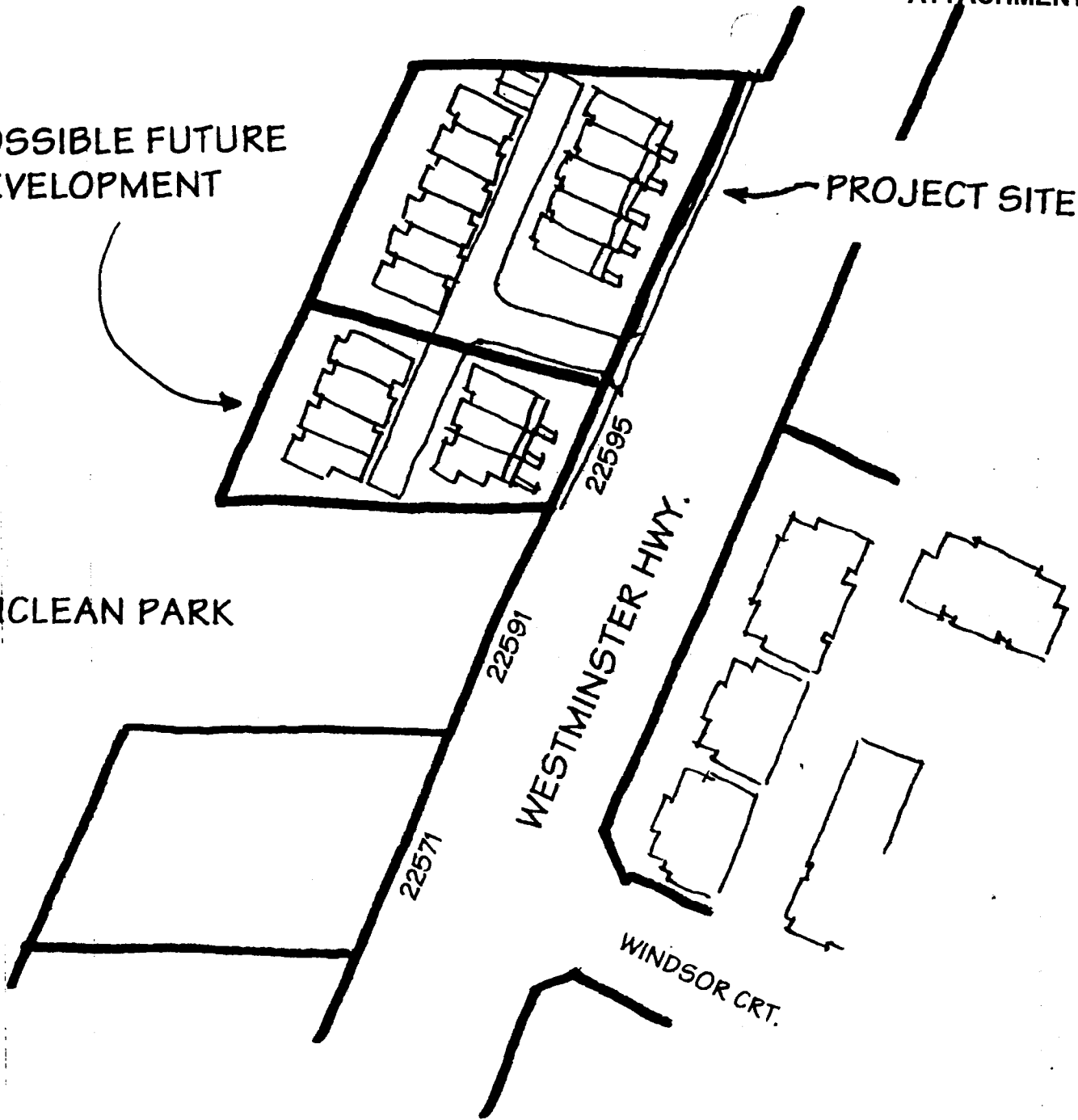
tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver B.C.
V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
E-mail : tyarch@shaw.ca

POSSIBLE FUTURE DEVELOPMENT

PROJECT SITE

MCLEAN PARK



CONTEXT PLAN
N.T.S.

PROJECT 0305

JULY 8, 2003

11 UNIT TOWNHOUSE DEVELOPMENT

22611 WESTMINSTER HIGHWAY, RICHMOND, B.C.

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver B.C.
V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
E-mail : tyarch@shaw.ca



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7561 (RZ 03-224655)
22611 Westminster Highway and a Portion of McLean Park**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
 - i. Repealing the existing land use designations in Attachment 1 to Schedule 1 (Generalized Land Use Map) and by designating a portion of 22611 Westminster Highway as "Public and Open Space Use" shown hatched and a portion of McLean Park as "Neighbourhood Residential" shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7561".
 - ii. Replacing Attachment 1 and the Lower Westminster Sub-Area map in Schedule 2.14 Hamilton Area Plan with the new Attachment 1 and Lower Westminster Sub-Area map as shown on "Schedules B and C attached to and forming part of Bylaw No. 7561".
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7561**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

REZONING REQUIREMENTS SATISFIED

ADOPTED













SEP 22 2003

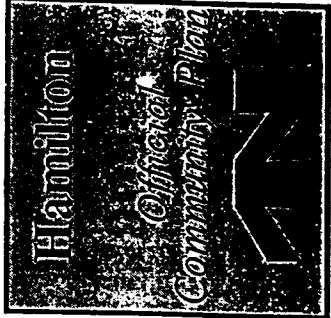
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

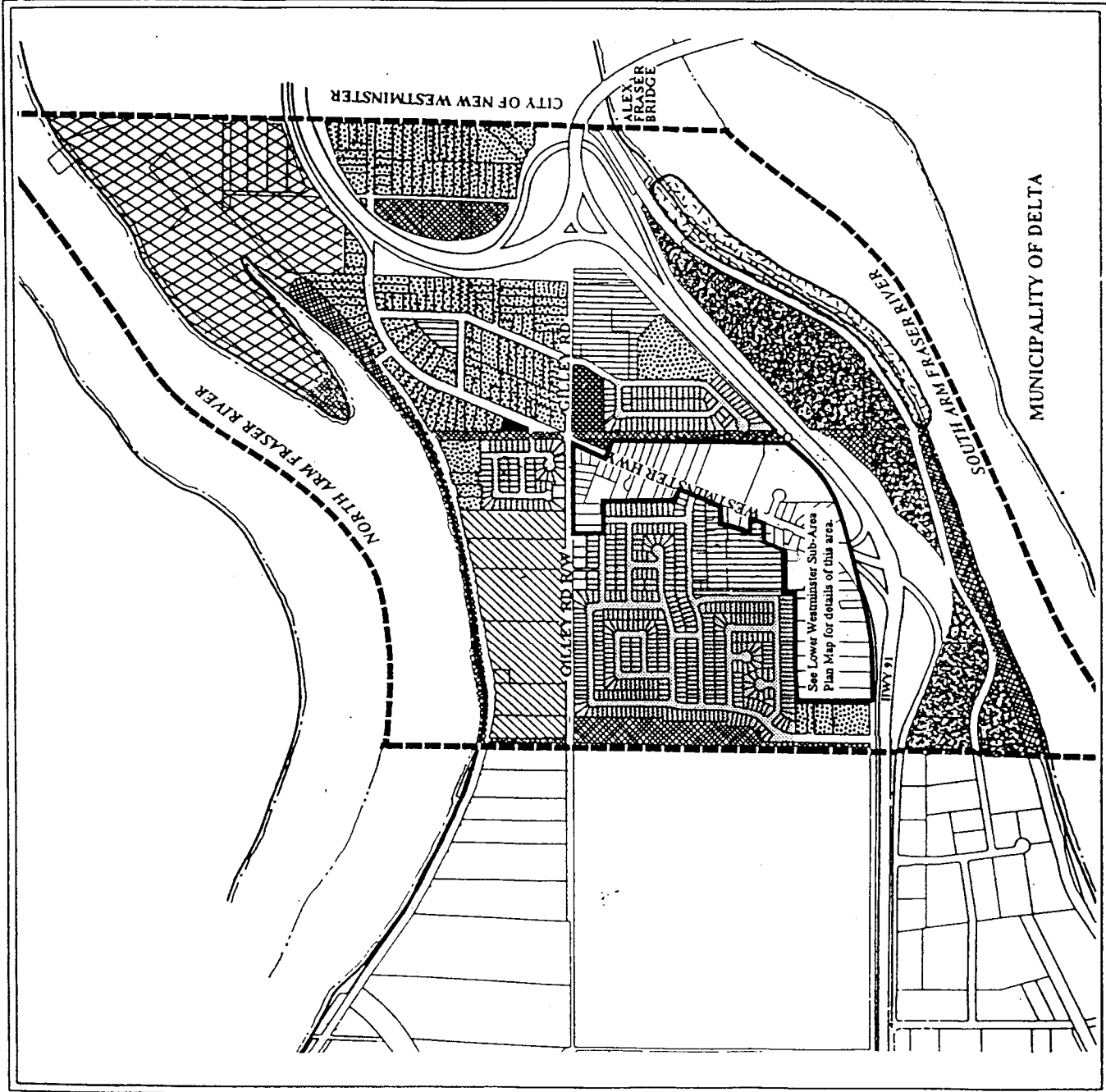
MAYOR

CITY CLERK

Attachment 1 Land Use




	Agriculture
	Assembly
	Business Park
	Commercial
	Community Facilities
	Industrial
	Mixed Use Water Oriented Industrial/Residential
	Natural Areas/Open Space (Public & Private)
	Residential (Single Family only)
	Residential (Mixed Multiple and Single Family)
	School/Park
	Public Open Space and Roads





Original Adoption: March 15, 1999

Permitted Uses:

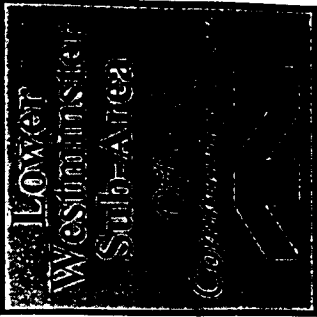
-  Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential; & Institutional.
-  Single-Family Residential and/or Duplex Residential only.
-  Community Facilities Use.

Permitted Density:

A range of 11 to 25 units per acre to a maximum of 700 dwelling units in the sub-area.

Development Permit Guidelines:

1. Developers seeking Development Permits will need to consult and Adhere to the Development Permit Guidelines Contained in Section 4.0 of the Hamilton Official Community Plan.
2. Any exterior stairway must be limited to no more than four steps.
3. Where possible open space provided on a property should be visually connected to open spaces on adjacent properties.






**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7562 (RZ 03-224655)
22611 WESTMINSTER HIGHWAY AND
A PORTION OF MCLEAN PARK**

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 them as shown on "Schedule A attached to and forming part of Bylaw No. 7562":

Cross-hatched portion of 22611 Westminster Highway and portion of McLean Park –
"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24)"

Hatched portion of 22611 Westminster Highway - **"SCHOOL & PUBLIC USE DISTRICT (SPU)"**

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7562"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

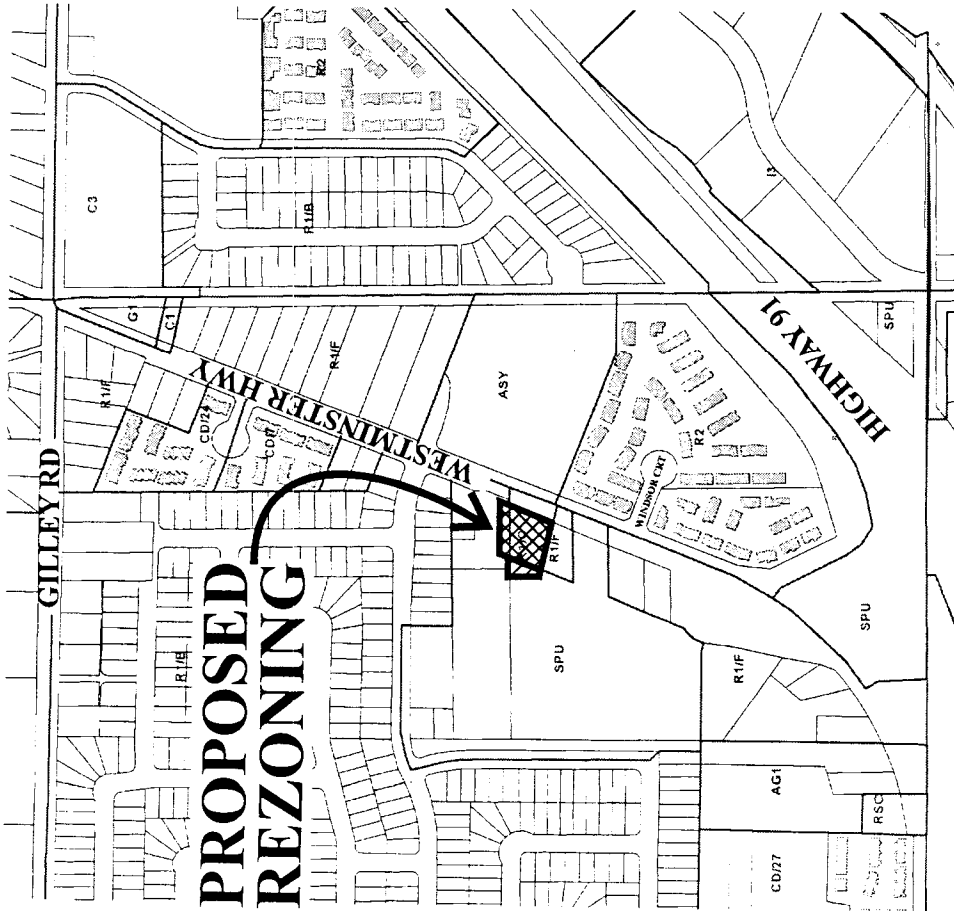
SEP 22 2003

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

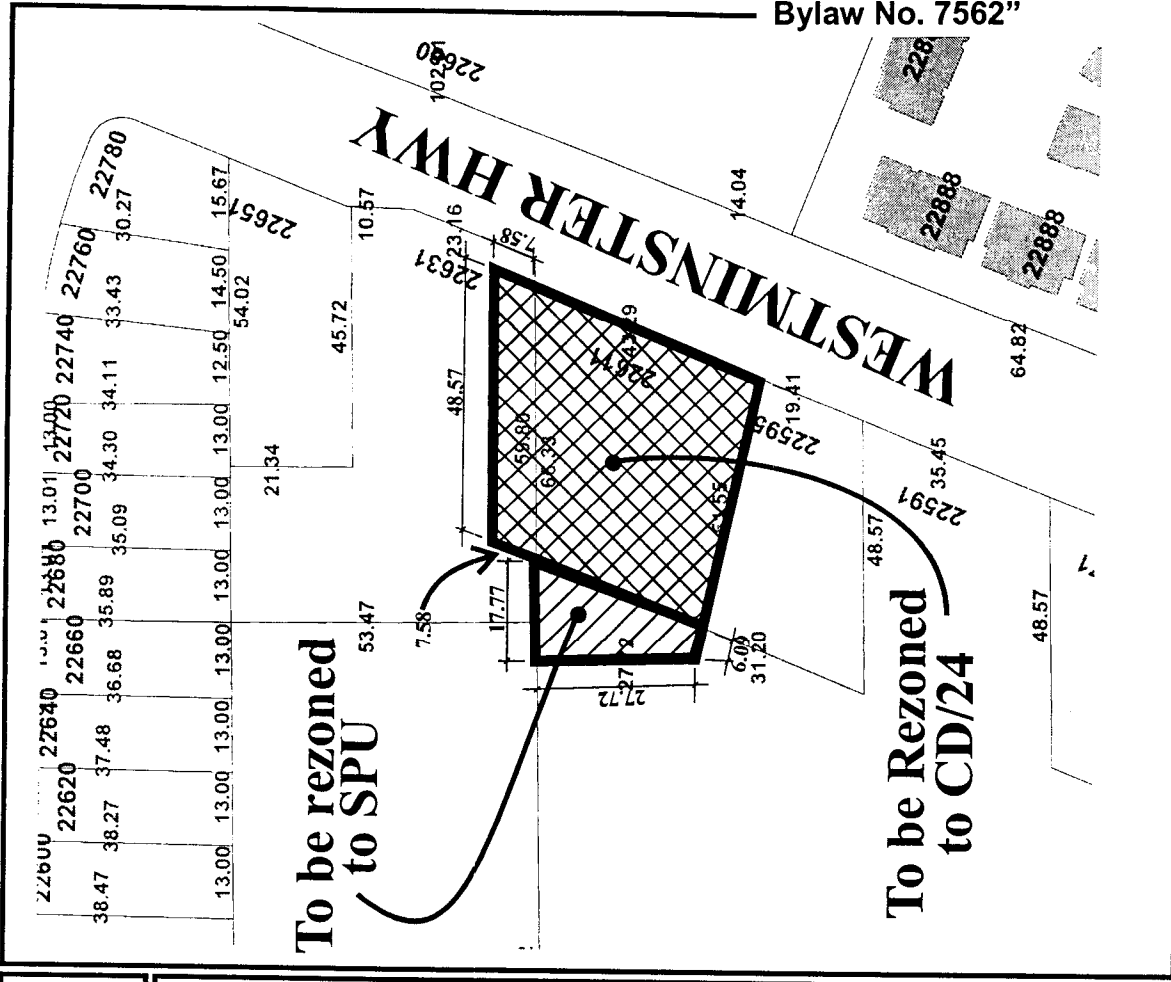
MAYOR

CITY CLERK

City of Richmond



**PROPOSED
REZONING**



To be rezoned
to SPU

To be Rezoned
to CD/24

Original Date: 02/25/03
Revision Date: 07/22/03
Note: Dimensions are in METRES

RZ 03-224655

