



City of Richmond

Report to Committee

To Council - Feb 22, 2004

To Planning - Feb 17, 2004

To: Planning Committee

Date: January 9, 2004

From: Holger Burke
Acting Manager, Development Applications

RZ 03-240286

File: 8060-20-1647

**Re: APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING AT
7520 GILBERT ROAD FROM TOWNHOUSE AND APARTMENT DISTRICT (R3)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

Staff Recommendation

That Bylaw No. 7647, for rezoning 7520 Gilbert Road from "Townhouse and Apartment District (R3)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications
(4164)

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 7520 Gilbert Road (**Attachment 1**) from Townhouse and Apartment District (R3) to Comprehensive Development District (CD/120) in order to permit the development of 5 three-storey townhouses on the site accessed by a rear lane at a density of 0.70 Floor Area Ratio (FAR) (**Attachment 2**). Previous development applications for this site have included a proposal in 1989 to develop a three-unit townhouse under existing R3 zoning, which was denied by Council decision. A subsequent application, in 1997, to rezone from R3 to a Comprehensive Development District to permit development of four townhouses, was withdrawn by the applicant.

Findings Of Fact

Item	Existing	Proposed
Owner	Philip L. and Salustiana T. Tan	Richview Homes Ltd.
Applicant	Patrick Cotter Architect Inc.	No change
Site Size	995.68 m ² (10,717.75 ft ²)	No change
Land Uses	Single-Family	Multi-Family
OCP Designation - Generalized Land Use	Neighbourhood Residential	No change
City Centre Area Plan Designation	Residential	No change
Zoning	<i>Existing Townhouse & Apartment District (R3)</i>	<i>Proposed Comprehensive Development District (CD/120)</i>
Use	<ul style="list-style-type: none"> Single-Family, Townhouse and Apartment 	<ul style="list-style-type: none"> No change
Density	<ul style="list-style-type: none"> Maximum 0.6 FAR for lot areas up to 3,000 m² (32,292.79 ft²) FAR increases for large sites 	<ul style="list-style-type: none"> Permitted Maximum 0.7 FAR, with 0.03 for covered outdoor areas <i>Proposed: 0.7 FAR, with 0.03 for covered outdoor areas</i>
Lot Coverage (maximum)	<ul style="list-style-type: none"> 40% buildings 	<ul style="list-style-type: none"> Permitted 45% buildings, 70% impermeable site coverage <i>Proposed: 35% buildings</i>
Setbacks	<ul style="list-style-type: none"> Front, Side & Rear Yards: 6 m (19.685 ft) 	<ul style="list-style-type: none"> Permitted: Front: 4.5 m (14.764 ft.) Side and Rear: 1.2 m (3.937 ft.) <i>Proposed: Front: 6.0 m (19.7 ft) Side and Rear: 1.2 m (3.937 ft.)</i>
Height	<ul style="list-style-type: none"> 15 m maximum 	<ul style="list-style-type: none"> Permitted: 12 m maximum <i>Proposed: 12 m maximum</i>
Minimum Lot Size	<ul style="list-style-type: none"> 1,050 m² (11,302.48 ft²) 	<ul style="list-style-type: none"> 800 m² (8,611.410 ft²) <i>Proposed: 995.68 m² (10,717.7 ft²)</i>
Off Street Parking	<ul style="list-style-type: none"> Residents: 1.5 spaces per dwelling unit Visitors: 0.2 spaces per dwelling unit 	<ul style="list-style-type: none"> Residents: 1.5 spaces per dwelling unit = 8 spaces Visitors: 0.2 spaces per dwelling unit = 1 space Total: 9 spaces

Off Street Parking		Proposed: <ul style="list-style-type: none"> Residents: 2.0 spaces per dwelling unit = 10 spaces Visitors: 0.2 spaces per dwelling unit = 1 space Total: 11 spaces
---------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Surrounding Development

The site is on the west side of the Moffatt area within the City Centre District. The majority of the surrounding properties are established multi-family apartment and townhouse developments. The subject site and the lot to the immediate south, at 7560 Gilbert Road, are among the few remaining sites in the area currently occupied by older single-family dwellings.

Staff Comments

Policy Planning

Previous applications to develop the subject lot have not been successful. A development application under existing R3 zoning proposed a 3-unit townhouse building, which required relaxations to reduce the minimum lot width and north setback, and was not approved. A rezoning application for 4 units was withdrawn. The current application proposes 5 units for the site, which is comparable to the unit density achieved in the townhouse developments along Gilbert Road to the south of the subject site, at 7600 and 7640 Gilbert Road.

Staff has met with the neighbouring owner and resident of the single-family home south of the subject lot, Mr. Iannatone, who has two objections to the proposal. First, he does not want his lot to be locked-in and, second, he would like to sell to the proposed development but he thinks the developer's offer is unreasonable given other sales he is aware of nearby. Staff have called the applicant and advised him of these concerns.

With respect to the concern that the lot to the south would be locked-in, staff have reviewed development potential on this site and conclude that 5 units could be achievable with a similar scheme to the subject proposal. Comprehensive Developments District (CD/120), which has been developed to support redevelopment of small sites within multi-family neighbourhoods, would be appropriate to both the subject site and the neighbouring remaining single-family site to the south.

The applicant for the 3-unit development application in 1989 had been advised that consolidation of the two single-family sites would be a preferred development option. This was a contributing factor in the application being denied. In the intervening years, an agreement to sell both properties to one developer has not been achieved.

Another objection to the 1989 application came from the neighbours in the apartment building to the north of the subject site. In that proposal, a continuous three-storey building of (120 ft.) facing the apartment building was proposed, with a setback of 6.0 m (20 ft.). The current application, while reducing the setback to 1.2 m at the front and 3 m at mid site, provides a gap

between the two proposed buildings, to provide additional open space, views and daylight. An established row of trees on the adjacent apartment site provides a buffer between the properties.

The siting of the development as proposed is compatible with the development along Gilbert Road and with the adjacent apartment building to the north. The positioning of open space to the south minimizes impacts on the existing neighbouring single-family home. Completion of the lane at the rear of the property is a positive benefit of the proposal.

A tree survey should be required with the development application. In particular, efforts should be made to retain the two existing mature trees along the north property line, within the front setback from Gilbert Road.

Additionally, design development is required to the proposal to relocate livable floor area to the ground floor, to both improve liveability of the dwelling units by providing a direct link to the outdoor open space and to enrich and improve safety for the public realm, with eyes on the street.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

Transportation

Transportation supports this rezoning with the provision of 3 m at the easterly portion of the site for public rights-of-passage. This would achieve a 9 m lane, comparable to the majority of the existing north south lane parallel to Gilbert Road.

Engineering

Development Applications supports the rezoning application. Prior to the final adoption of rezoning, the applicant shall register a 3 m Public Rights of Passage Right-of-Way across their entire east property line.

Then, prior to issuance of a Building Permit, the developer shall enter into the City's standard Servicing Agreement for design and construction of their 3 m portion of lane works. This is to be completed to the existing standard for this lane; i.e. no curb and gutter or street lighting will be required. It is recommended that during the development application stage the Architect consider the possibility of side mounted photocell lights along their complex's edge.

Analysis

Staff recommends support for the Patrick Cotter Architect Inc. proposal to rezone 7520 Gilbert Road to Comprehensive Development District (CD/120), based on the following:

- The proposal to rezone the site to permit the development of five (5) three-storey dwellings units is consistent with the objectives of the City Centre Plan.
- The use of CD/120 is consistent with recent small-lot developments in the City Centre. Its permitted density (0.7 floor area ratios (FAR)) is greater than that of R3 (0.6 FAR), which provides greater incentive for developers to tackle these small and somewhat difficult sites.

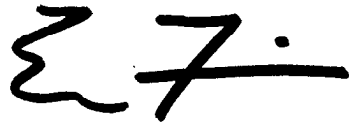
- The applicant has agreed to register 3 m (9.845 ft.) from the rear of the property for a Public Rights of Passage Right-of-Way and to complete the construction of the lane adjacent to their site.

Financial Impact

None.

Conclusion

Rezoning of the subject property to Comprehensive Development District (CD/120) is consistent with the City Centre Area Plan and with other recently developed small sites in the area, and merits favourable consideration.



Eric Fiss
Policy Planner
(4193)

EF:cas

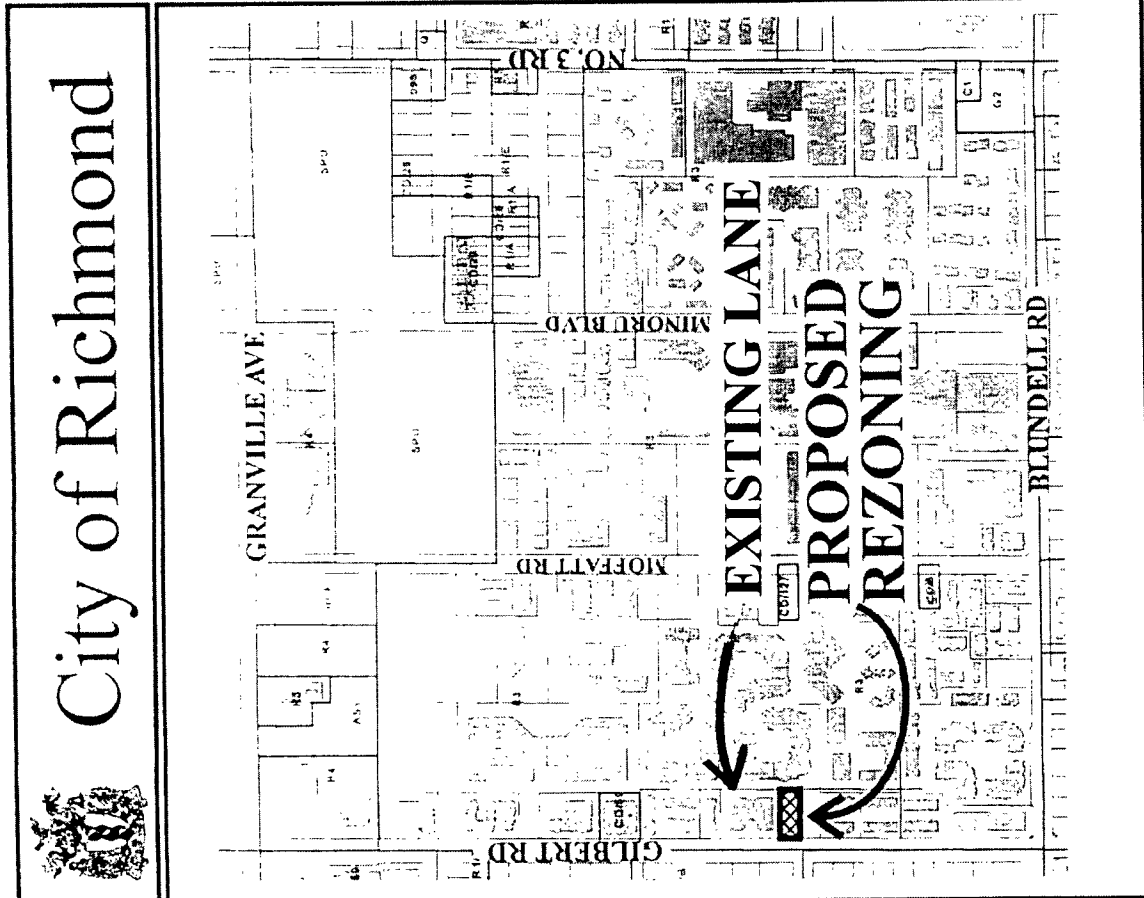
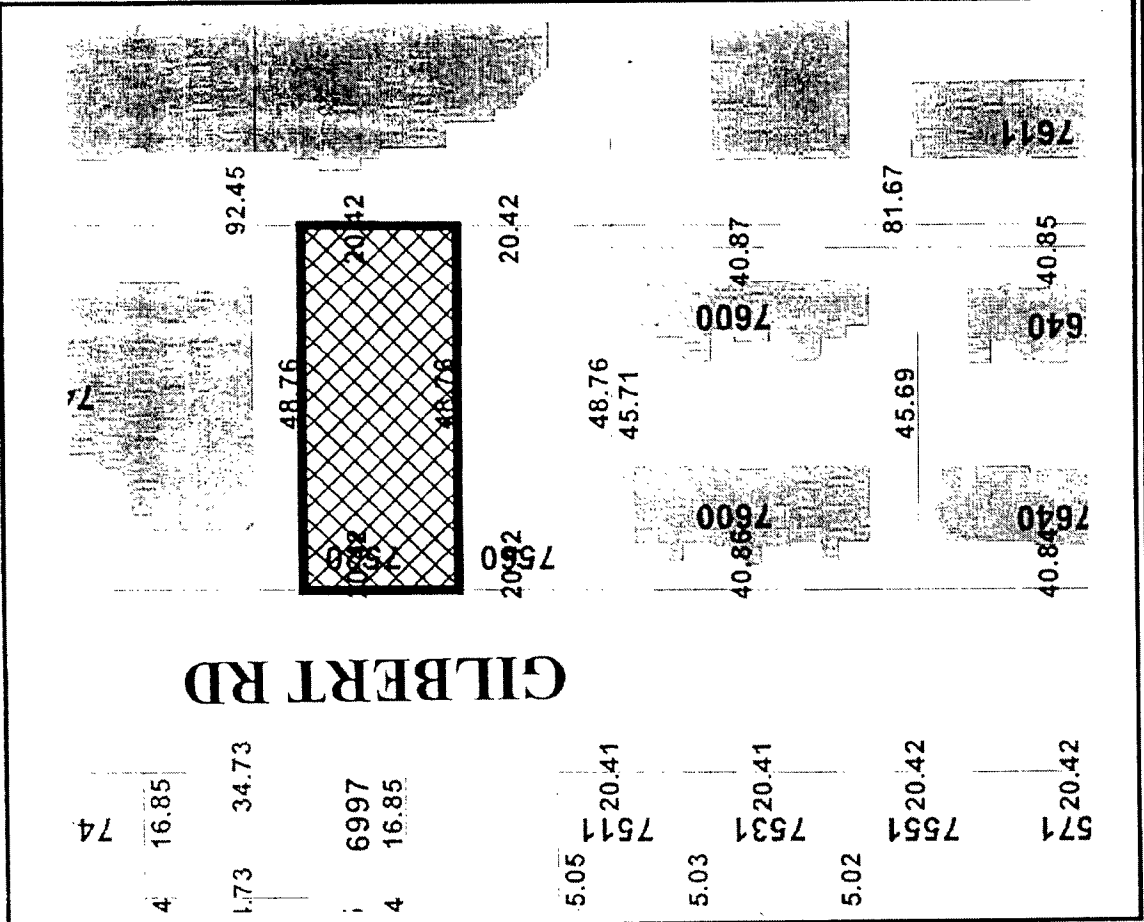
There are requirements to be dealt with prior to final adoption:

Legal requirements, specifically:

- The applicant shall register a 3 m Public Rights of Passage Right-of-Way across their entire east property line.

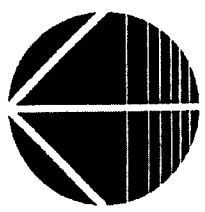
Development requirements, specifically:

- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.



Original Date: 07/29/03
Revision Date:
Note: Dimensions are in METRES

RZ 03-240286



City of Richmond

DEVELOPMENT STATISTICS

THE PROPOSED DEVELOPMENT OF THE EXISTING PROPERTY AT 7520 GILBERT ROAD, CONSISTS OF 5 RESIDENTIAL UNITS ARRANGED IN 2 CLUSTERS. ONE WITH 2 UNITS FACING GILBERT ROAD, THE OTHER CONTAINING 3 UNITS FACING THE INTERNAL DRIVE AISLE. SITE ACCESS IS BY MEANS OF C CONNECTION TO A LAKE AT THE REAR OF THE PROPERTY WHICH WILL BE COMPLETED THROUGH THE DEDICATION OF THE REMAINING 3m REQUIRED FOR A COMPLETED WIDTH OF 6m. THE UNITS FACING GILBERT HAVE FORMAL ENTRANCES ORIENTED TO THE STREET WITH A 6m SETBACK TO THE PRIMARY BUILDING FACE, AND PORCHES AND PROJECTS OF 1.5m INTO THE FRONT YARD. THE SETBACK TO THE NORTH FOR THIS BUILDING IS PROPOSED AT 1.2m WHERE THE PROJECT IS ADJACENT TO A NEIGHBOURING MULTI-FAMILY DEVELOPMENT. THIS LEAVES OPEN SPACE TO THE SOUTH TO ACCOMMODATE AMENITY SPACE AND VISITOR PARKING. THE UNITS FACING THE NORTH PROPERTY LINE ARE SETBACK 3m TO PROVIDE FOR PRIVATE OUTDOOR SPACE FOR EACH UNIT. THE BUILDINGS ARE SITED TOWARD THE NORTH PROPERTY LINE TO PROVIDE AS MUCH DISTANCE AS POSSIBLE FROM THE EXISTING SINGLE-FAMILY RESIDENCE TO THE SOUTH. A GATE AND PATHWAY FROM THE STREET LEAD THROUGH THE SITE, AND A CONTRASTING PEDESTRIAN PATHWAY PROVIDES A CONNECTION TO THE STREET FOR THE REAR UNITS.

PROPERTY DESCRIPTIONS:

CIVIC ADDRESS: 7520 GILBERT ROAD
 PARCEL IDENTIFIER: PID# 011-300-931
 LEGAL DESCRIPTION: SEC 17 BLK4N RGSWPL 8037 LOT N 1/2 37
 SUBURBAN BLOCK 1, EXCEPT PLAN 62053
 LOT AREA: 995 m2

GROSS SITE AREA:		10,710.00	Sq. Ft.				
LANE DEDICATION:		659.00	Sq. Ft.				
NET SITE AREA:		10,051.00	Sq. Ft.				
UNIT SUMMARY:							
UNIT TYPE	LIVING AREA	GARAGE AREA	TOTAL AREA	COVERED AREA COVERAGE			
LEVEL 1:							
UNIT 1	B	80.00	408.00	289.00	757.00		
UNIT 2	B	80.00	408.00	289.00	757.00		
UNIT 3	A	80.00	408.00	289.00	757.00		
UNIT 4	A	80.00	408.00	289.00	757.00		
UNIT 5	A	80.00	408.00	289.00	757.00		
Sub-Total		400.00	2,040.00	289.00	3,785.00		
LEVEL 2:							
UNIT 1	B	739.00	739.00				
UNIT 2	B	739.00	739.00				
UNIT 3	A	739.00	739.00				
UNIT 4	A	739.00	739.00				
UNIT 5	A	739.00	739.00				
Sub-Total		3,695.00	3,695.00				
LEVEL 3:							
UNIT 1	B	720.00	720.00				
UNIT 2	B	720.00	720.00				
UNIT 3	A	787.00	787.00				
UNIT 4	A	787.00	787.00				
UNIT 5	A	787.00	787.00				
Sub-Total		3,801.00	3,801.00				
TOTALS:		7,894.00	2,040.00	9,934.00	289.00	3,785.00	Sq. Ft.

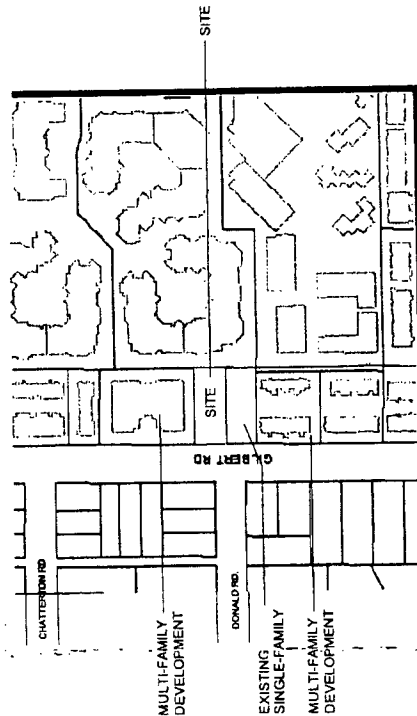
ANALYSIS:		MAXIMUM / REQUIRED		PROPOSED / VARIANCE		
DENSITY:	170/1000	7,894.00	Sq. Ft.	7,894.00	Sq. Ft.	none
COVERAGE	40%	4,020.40	Sq. Ft.	3,785.00	Sq. Ft.	none
PARKING:						
Resident:	1.5/ unit x 5 =	75	spaces	10	spaces	
Visitor:	0.2/ unit x 5 =	8.5	spaces	1	spaces	
Total:						none

TOWNHOUSE DEVELOPMENT

7520 GILBERT ROAD
 RICHMOND, BRITISH COLUMBIA

July 3, 2003 ISSUED FOR REZONING APPLICATION

CONTEXT



PATRICK COTTER ARCHITECT INC.

1338-56th STREET, DELTA, B.C., V4L 2M4
 TEL: (604) 943-1151
 FAX: (604) 943-1152
 CELL: (604) 377-9454
 E-MAIL: p.cotter@telus.net

FILE COPY
 P712-711A-786



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7647 (RZ 03-240286)
7520 GILBERT 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. 011-300-931

North Half Lot 37 Except: Part Subdivided By Plan 62053, Block 1 Section 17 Block 4
North Range 6 West New Westminster District Plan 8037

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7647**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 23 2004

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

MAYOR

CITY CLERK