



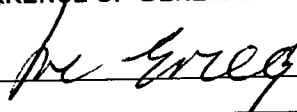
To: Planning Committee
From: Raul Allueva
Director of Development
Date: February 3, 2005
File: RZ 04-272302
Re: **APPLICATION BY CHARAN SETHI FOR REZONING AT
9791 GRANVILLE AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD/155)**

Staff Recommendation

That Bylaw No. 7875, which rezones 9791 Granville Avenue from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.


Raul Allueva
Director of Development

KN:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Charan Sethi has applied to rezone 9791 Granville Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/155) in order to permit the development of a two-storey triplex and a three-storey fourplex (for a total of seven units) on the site with access from Granville Avenue.

This application was considered and approved by the Planning Committee on November 2, 2004. Bylaw No. 7836 was given first reading by Council on November 8, 2004. It was to be considered at the December 20, 2004 Public Hearing. However, the applicant requested that the application be removed from the agenda prior to the public hearing because he was trying to acquire 6991 No. 4 Road and include it in the rezoning application. The applicant no longer wishes to file an application that includes both properties. The only substantive change to the previous staff recommendation is that the proposed CD/155 zone, which was previously to be introduced by Bylaw No. 7836, has now been introduced in another Bylaw, and therefore a new Bylaw has been created for this application (Bylaw 7875) to rezone the property to the CD/155 zone.

Findings of Fact

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

Surrounding Development

The subject site is situated along the southern edge of McLennan North in Residential Area 3; a medium density area designated under the sub-area plan. On the subject site, and properties to its north, west and east (except for lots designated "School" currently developed for the McNeil Secondary School), the plan permits existing older single-family homes to be replaced with two-family dwellings and two-storey and three-storey townhouses, at a base density of 0.65 floor area ratio (F.A.R.). The existing development surrounding the site is described as follows:

- To the north and west, McNeil Secondary School;
- To the east, an existing older two-family home;
- To the west of the McNeil School property is the recently approved development by Adera Projects Ltd. (RZ 03-245733), at 9533 Granville Avenue, for 31 three-storey townhouses and a density of 0.70 F.A.R., currently under construction; and
- To the south, across Granville Avenue, existing single-family homes in the McLennan South Sub-Area, which is designated residential for townhouses and a base density of 0.55 F.A.R.

Related Policies

Official Community Plan

- **Land Use:** Residential, Two-Family Dwelling, two – three-storey Townhouse.
- **Density:** Designated for a base density of 0.65 floor area ratio (F.A.R.).
- **Development Permit Guidelines:** Encourage a "traditional" style and "house-like" character within a park-like setting.
- **Roads:** No new roads are proposed in the vicinity of the proposal. Frontage improvements to Granville Avenue have been previously completed with the development of

McNeil Secondary School. A cross-access agreement is required to provide access to the corner lot at 6991 No. 4 Road.

- **Urban Trails Network:** Promote strong pedestrian linkages between public open spaces and public uses. Access to the neighbourhood park and schools will be along sidewalks on Granville Avenue.
- **Park:** Planning began in late 2003, with limited construction undertaken in 2004, for the McLennan South neighbourhood park.
- **School:** The subject site is south-east of the existing Anderson Elementary School and south of McNeil Secondary School. Richmond School District 38 has applied to consolidate school district-owned properties in order to add these properties to the Anderson Elementary School and McNeil Secondary School sites and to complete their land assembly in this area, and achieve the consolidated school/park site.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 3**). Preliminary Architectural Drawings (site plan) are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for a Development Permit and Building Permit.

Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for a streetscape of townhouses fronting Granville Avenue, which is consistent with the Development Permit guidelines for the area.
- The proposed density of 0.65 F.A.R., complies with the base density for the area.
- The proposed two-storey and three-storey heights of the units is consistent with the sub-area plan. The placement of the lower two-storey units at the rear of the site, adjacent to the school site, provides an appropriate scale and transition. The three-storey units fronting Granville Avenue will contribute to the desired streetscape expression for the neighbourhood, and is compatible with potential future development in the McLennan South Sub-Area, which permits multi-family residential development to a three-storey maximum in the area on the south side of Granville Avenue.
- The articulated rear yard setback (varies from 3 metres to 5 m) provides adequate rear yard liveable space.
- The amenity space location has been established to coordinate with the future outdoor amenity space of the adjacent site to the east.
- Access to the site from the neighbouring entrance driveway to the McNeil School was explored by the applicant, but rejected by the School Board as not desirable. As such, the proposed driveway to the development site should consider using the recently constructed crossing, and provide a minimum of 1 m landscaped separation between the school driveway and development driveway.
- An existing driveway and crossing, sidewalk and boulevard are in place, complete with trees and street lamp. As well, a bus stop is located in front of the property. An additional 2 m

road dedication (required for all parcels within 100 m of a major intersection), is also being provided.

- A cross-access agreement is proposed to ensure access to the neighbouring corner lot, should it redevelop in a similar form and density, in order to minimize crossings onto Granville Avenue.
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space is consistent with city policy and is considered appropriate in light of the site's small area and its proximity to the proposed park.
- The applicant has not offered to contribute towards either the City's affordable housing, child care, or Public Art funds, based on the relatively small size of the proposed development (e.g. a contribution would be approximately \$5,000 based on a typical assessment of \$0.60 per ft²) and the fact that the proposal does not seek additional density above the base density set for the sub-area, nor other special benefits.
- The Comprehensive Development District (CD/155) accommodates other small townhouse developments in the McLennan North – Residential Area 3; such as the subject site, which are located adjacent to the school site and along arterial roads where new road construction would not be required and proposed density does not exceed the base F.A.R. for the area. Setbacks, height, site coverage, and parking requirements are compatible with the intent of the Area Plan.
- Overall, the project appears to be satisfactorily designed and deserving of support.

Financial Impact

None.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan North objectives for residential growth and development. The proposed use of Comprehensive Development District (CD/155) is consistent with the McLennan North Sub-Area – Residential Area 3. Overall, the project appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



Kimberly Needham
Planner 2 (Temp.)
(604-247-4635)

KN:blg

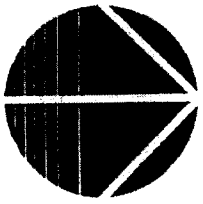
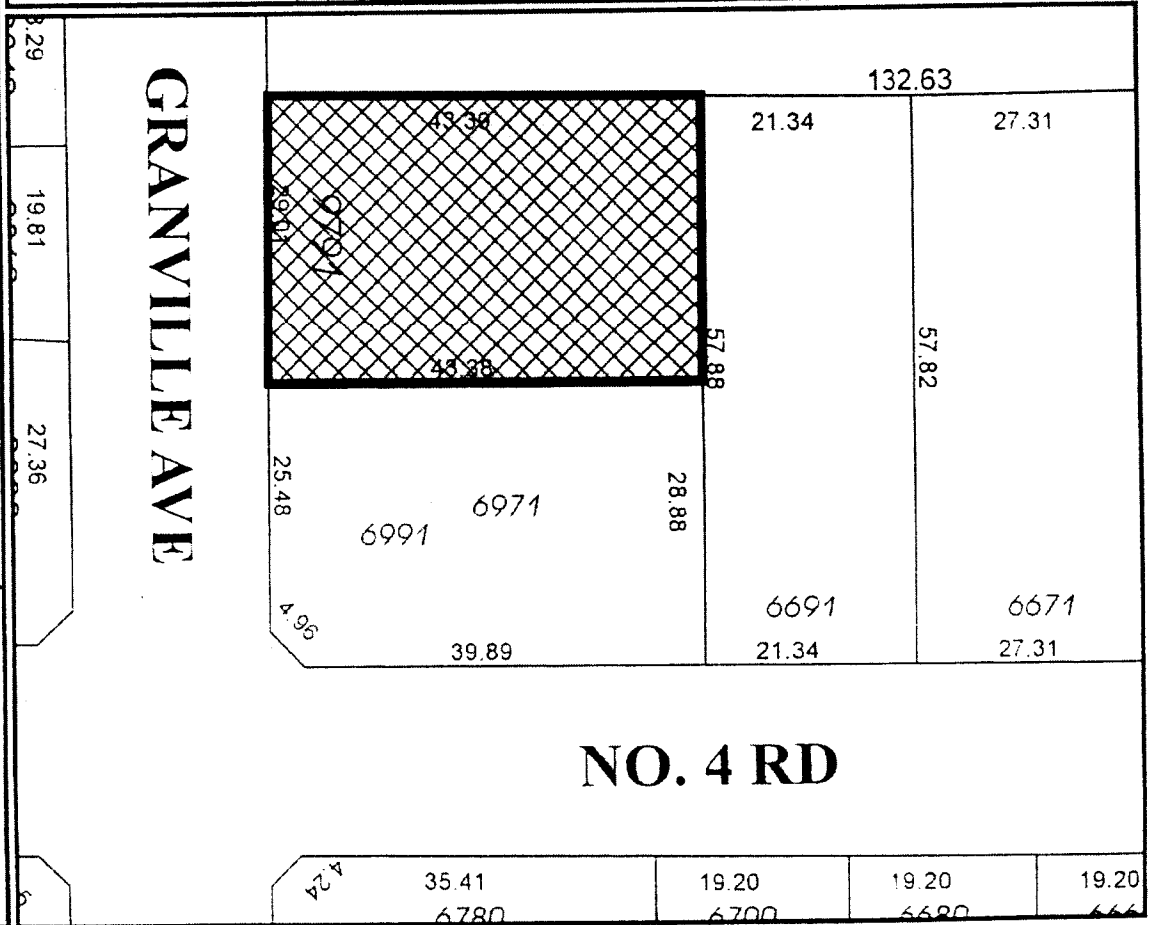
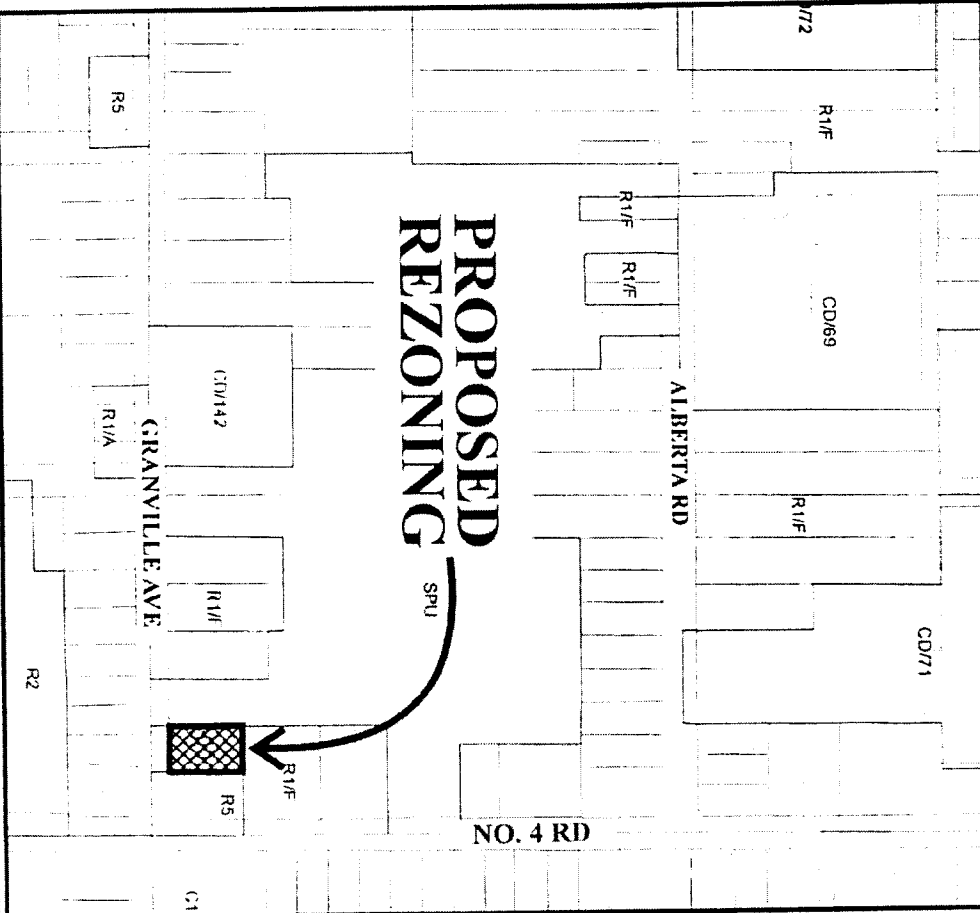
See **Attachment 3** for the rezoning requirements to be dealt with prior to final adoption as agreed by the applicant.

LIST OF ATTACHMENTS

- | | |
|--------------|------------------------------------|
| Attachment 1 | Zoning Site Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Conditional Rezoning Requirements |
| Attachment 4 | Preliminary Site Plan |



City of Richmond



RZ 04-272302

Original Date: 07/13/04
 Revision Date:
 Note: Dimensions are in METERS



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Policy Planning Department

RZ 04-272302

Address: 9791 Granville Avenue

Applicant: Charan Sethi

Planning Area(s): City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)

	Existing	Proposed
Owner:	Ramon Singh Kailly and Harbans Kaur Kailly	Charan Sethi
Site Size (m²): (by applicant)	(1259 m ²) 13,549 ft ²	(1259 m ²) 13,549 ft ²
Land Uses	Single-family residential	Townhouse residential
OCP Designation	Residential	No change
Area Plan Designation	Residential, Two-Family Dwelling, 2 - 3 storeys Townhouse, designated for a <u>base density of 0.65 F.A.R.</u>	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/155) <ul style="list-style-type: none"> Permits 3-storey townhouses at 0.65 F.A.R.
Number of Units	vacant lot	7 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 F.A.R.	0.65 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (area)	Min. 0.101 ha (0.25 ac.)	0.125 ha (0.31ac.)	none
Setback – Front Yard (m):	6 m Min.	6 m	none
Setback – Side & Rear Yards (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 12 m, containing no more than three-storeys	Max. 12 m, 4 three-storeys 3 two-storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 7 = 11 (R) 0.2 spaces/unit x 7 = 2 (V)	(R) 2 spaces/unit = 14 @ .2 spaces/unit x 7 = 2 (V)	none
Off-street Parking Spaces – Total:	13	16	none
Tandem Parking Spaces	May be provided when used by residents of single dwelling unit	Proposed for 4 dwelling units	none
Amenity Space – Indoor:	70 m ² or payment-in-lieu	Payment-in-lieu proposed \$7,000	none
Amenity Space – Outdoor:	6 m ² per dwelling unit x 7 = 42 m ²	50 m ²	none

Conditional Rezoning Requirements
9791 Granville Avenue RZ 04-272302

Prior to final adoption of Zoning Amendment Bylaw 7836, the developer is required to complete the following requirements:

1. Registration of an aircraft noise covenant.
2. Registration of a cross-access agreement on the internal driveway from Granville Avenue allowing access to/from the future development site to the east at 6991 No. 4 Road.
3. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site amenity space.
4. Road dedication of 2 metres along Granville Avenue.
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

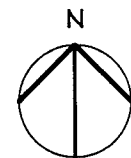
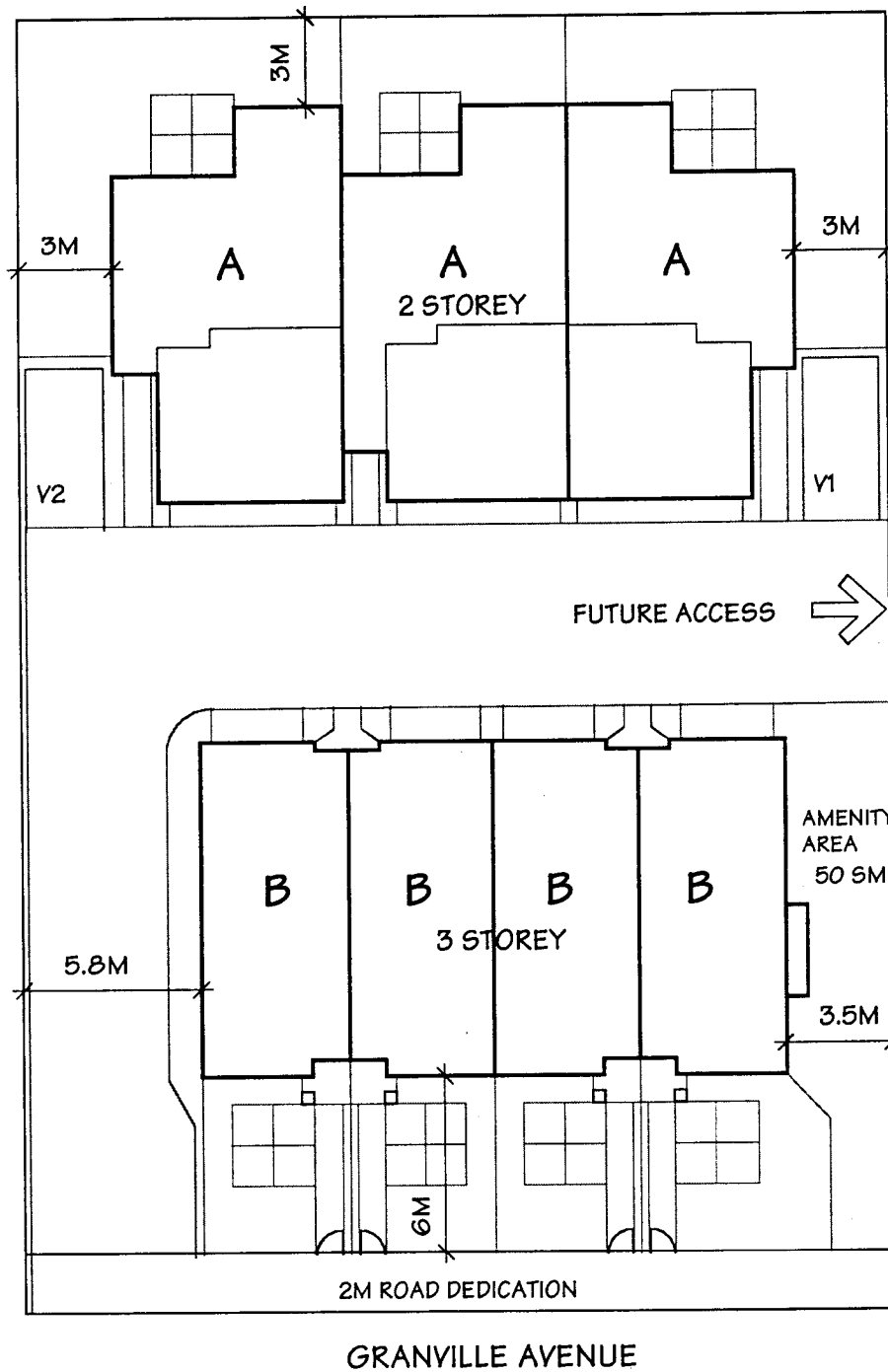
* Note: This requires a separate application.

(Signed copy on file)

(Date February, 2005)

Signed

Date



SITE PLAN

SCALE: 1" = 20'-0"

SITE AREA: 12,934 SQ.FT. (AFTER DEDICATION)
 PROPOSED ZONING: CD/155

PROPOSED SITE COVERAGE :
 5,420 SF (40%)

PROPOSED FLOOR AREA :
 UNIT A = 1,265 SF X 3 UNITS = 3,795 SF
 UNIT B = 1,150 SF X 4 UNITS = 4,600 SF
 TOTAL = 8,395 SF (0.65 FAR)

PARKING PROVIDED:
 2 CAR GARAGE x 7 UNITS : = 14 SPACES
 VISITOR PARKING : = 2 SPACE
 TOTAL : 16 SPACES

#0414

JAN. 31, 2005

TOWNHOUSE DEVELOPMENT
 9791 Granville Avenue, Richmond, B.C.

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7875 (RZ 04-272302)
9791 GRANVILLE AVENUE**

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/155)**.

P.I.D. 004-076-982

West 95.17 Feet Lot "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 14125;

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7875**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept <i>al</i>
APPROVED for legality by Solicitor <i>EA</i>

MAYOR

CITY CLERK