



To: Planning Committee
From: Raul Allueva
Director of Development
Re: Application by 686737 B.C. Ltd. for Rezoning at 9540, 9560 and 9600 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7)

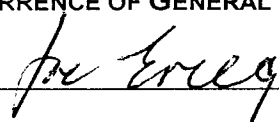
To Council - Oct 28, 2004
To Planning - Oct 19, 2004
Date: September 29, 2004
RZ 04-271652
File: 12-8060-20-7832

Staff Recommendation

That Bylaw No. 7832 for the rezoning of 9540, 9560 and 9600 No. 3 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.7)”, be introduced and given first reading.


Raul Allueva
Director of Development

SB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

686737 B.C. Ltd. has applied to the City of Richmond for permission to rezone 9540, 9560 and 9600 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) (**Attachment 1**) in order to permit an 18-unit townhouse development.

Findings of Facts

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 consolidated Broadmoor Area site is located on No. 3 Road between Saunders and William Roads and near a designated Neighbourhood Service Centre. The existing development surrounding the site is described as follows:

- To the north, is a dentist office (LUC 133) and single-family homes (LUC 133 & R1/E) fronting onto Saunders Road;
- To the east, are single family homes (LUC 110 & R1/E) fronting onto Pigott Road;
- To the south, is an older duplex (Two-Family Housing District (R5) and single-family homes beyond (R1/E); and
- To the west, across No. 3 Road, are single-family homes (R1/E), duplexes to the northwest (R5) and multi-family development to the southwest (Townhouse District (R2)).

Neighbour Concerns

A resident of Pigott Road had a discussion with City staff in which he voiced the following concerns about the proposed development:

- the height of the development exceeded the one storey massing of the single-family homes in behind fronting onto Pigott Road;
- resident parking demand would exceed that provided and would overflow onto Saunders Road;
- that trees should be retained;
- the introduction of a rear lane; and
- the interface to the single-family homes in behind.

In response, the applicant has provided a scheme which:

- provides a site plan which has been arranged to present either two-storey duplexes or end units at the interface to surrounding single-family homes to minimize the appearance of the development;

- exceeds the Bylaw requirement for resident and visitor parking spaces with an additional five (5) enclosed resident parking spaces;
- retains as many perimeter trees as possible while respecting the clearances required for the sanitary sewer and associated ROW. Only one (1) perimeter tree is proposed for removal and will likely be relocated to more suitable southern location where buffering can be provided to an adjacent single-family home and clearances to the sanitary sewer can be maintained (**Attachment 5**). The applicant has agreed to replace any trees that require removal as per the guidelines set out in the Official Community Plan (OCP);
- does not propose to introduce a rear lane. Alternate access is proposed through a shared internal driveway system; and
- provides the required 3 m setback to surrounding single-family homes and mostly in the form of passive side yard conditions. In addition, through the Development Permit process the applicant should orient the windows of the main living spaces into the townhouse back yards and minimize the number of openings facing the back yards of Pigott Road residents.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The proposed development is generally consistent with the arterial road redevelopment and lane establishment policies. The development is providing townhouses over 0.6 Floor Area Ratio (F.A.R.) on a site with frontage in excess of 30 m in close proximity to a designated Neighbourhood Service Centre; a shared driveway access is proposed to provide a permanent access to No. 3 Road; and a cross-access agreement for the benefit of future townhouse development to the south. Therefore, the proposed development is consistent with the Interim Strategy for Managing Townhouse and Single-Family Residential Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies.

Official Community Plan

The proposed development is generally consistent with the designated Low Density Residential land use. In addition, the provision of cash-in-lieu of indoor amenity space is consistent with the Development Permit Guidelines set out in the Official Community Plan (OCP).

Staff Comments

Staff comments are attached (**Attachment 3**). The applicant has agreed to the legal and development requirements associated with the application (**Attachment 4**).

Redevelopment Options

1. Townhouse Development (Recommended)

Staff considers the development of townhouses at 0.67 F.A.R. an appropriate use for this site due to the long-term vision of densification along the arterial roads and proximity of designated Neighbourhood Service Centre. Furthermore, small townhouse developments

with internal driveways are an appropriate means to achieve the principle of alternative access along arterial roads as per the Arterial Road Redevelopment and Lane Establishment Policies, as an alternative to the introduction of a dedicated municipal lane.

2. Single-Family Lot Subdivision

There is not an existing 702 Lot Size Policy affecting this lot and the Arterial Road Redevelopment Policy encourages townhouse development “rather than smaller scale forms of residential development (eg. duplexes or small single-family lots)” near designated Neighbourhood Service Centres.

Analysis

Density

Rather than creating a new Comprehensive Development District (CD) zone, Townhouse District (R2 – 0.7) is recommended for expediency and consistency with the zoning applied for other townhouse development along the arterial roads. However, Townhouse District (R2 – 0.7) offers a slightly higher density which is intended to recognize and compensate for the impact of lane dedication. Given the location of the subject site, the provision of a permanent access for this and future development, and the limited building height, 0.67 F.A.R. is considered to be an appropriate level of density.

The subject site is located on an arterial road in close proximity to a designated Neighbourhood Service Centre. The proposed development is providing a permanent access to No. 3 Road for future development to the south, whereas Townhouse District (R2 – 0.7) permits three-storey massing. The proposed development incorporates both two-storey and 2 ½-storey massing.

Alternate Access

These three (3) lots form a development parcel which is approximately 10 m (33 ft.) deeper than the single-family lots to the south. Due to this geometric configuration, the dedication of a rear lane is not practical. Therefore, it is recommended that a townhouse development be considered for this consolidated site, and an internal driveway system established to achieve alternative access.

Development Permit

That the rezoning is tied to the Development Permit is considered an appropriate measure to ensure that the achieved density does not exceed 0.67 F.A.R., the achieved building height does not exceed 2 ½-storeys and that the proposed development fits well into the surrounding context. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.

The proposal provides a sensitive transition to the adjacent single-family lots to the north, east and south through a two-storey interface. The location of the outdoor amenity area and street orientation is supported by staff.

The attached preliminary architectural drawings (**Attachment 5**) will require further refinement during the Development Permit process. In addition to design, areas to address will include:

- Tree retention and replacement strategies. Retention of existing trees on-site is desirable if practicable. The applicant has agreed to replace any trees that require removal as per the guidelines set out in the Official Community Plan (OCP). Three existing trees are in good condition and recommended for retention and relocation by a registered arborist, including a fir at the east property line. Their relocation is required due to conflict with building envelope and drive aisle locations. The applicant is considering in conjunction with sanitary ROW restrictions, the viability of relocating the fir tree further southward to buffer the adjacent single-family backyard from the townhouse back yard condition; and
- A variance is shown to increase the maximum permitted site coverage from 40% to 41.6%. This will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping. However, the variance can be considered on the basis that the proposed building height is limited to 2 ½-storeys facing No. 3 Road and two-storeys at the interface to surrounding single-family lots facing Saunders, Pigott and No. 3 Roads.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. The proposal provides a sensitive two-storey to 2 ½-storey massing and achieves an alternate access through an internal road. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

See **Attachment 4** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

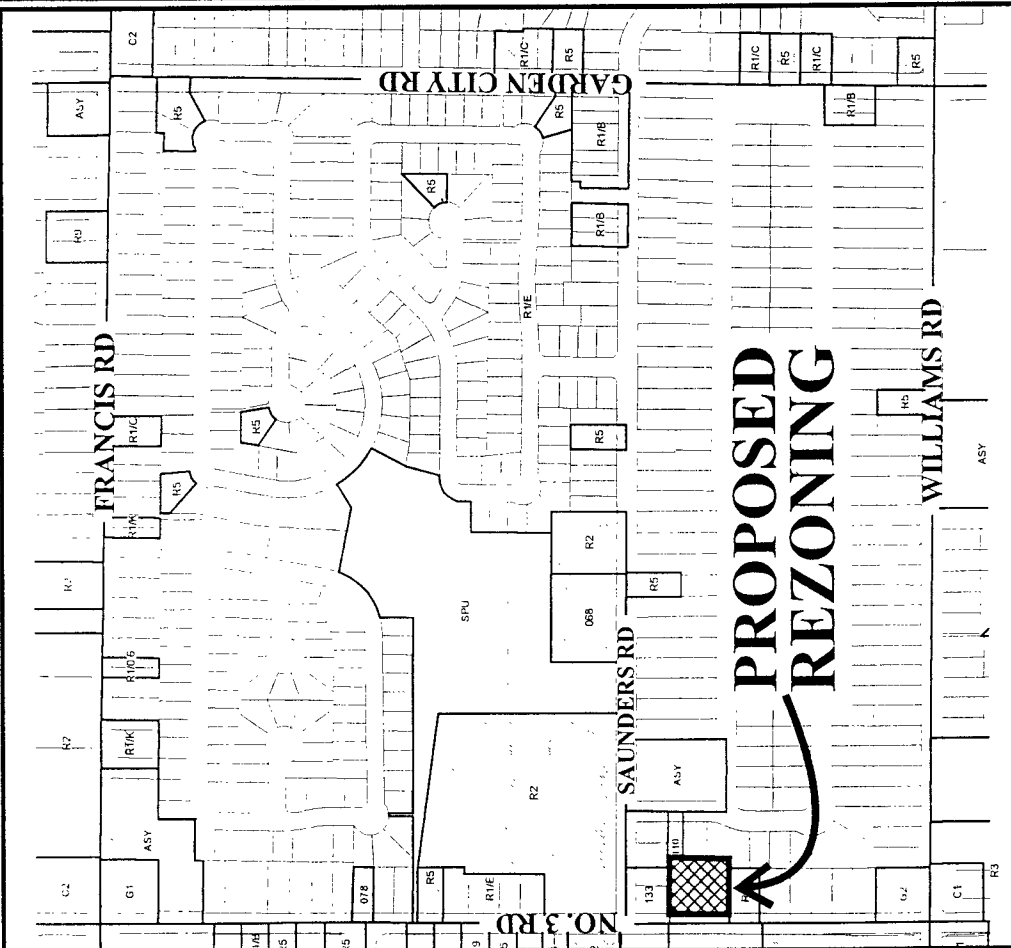
List of Attachments

- | | |
|--------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | Staff Comments |
| Attachment 4 | Conditional Rezoning Requirements |
| Attachment 5 | Preliminary Architectural Drawings (Site plan and elevations) |

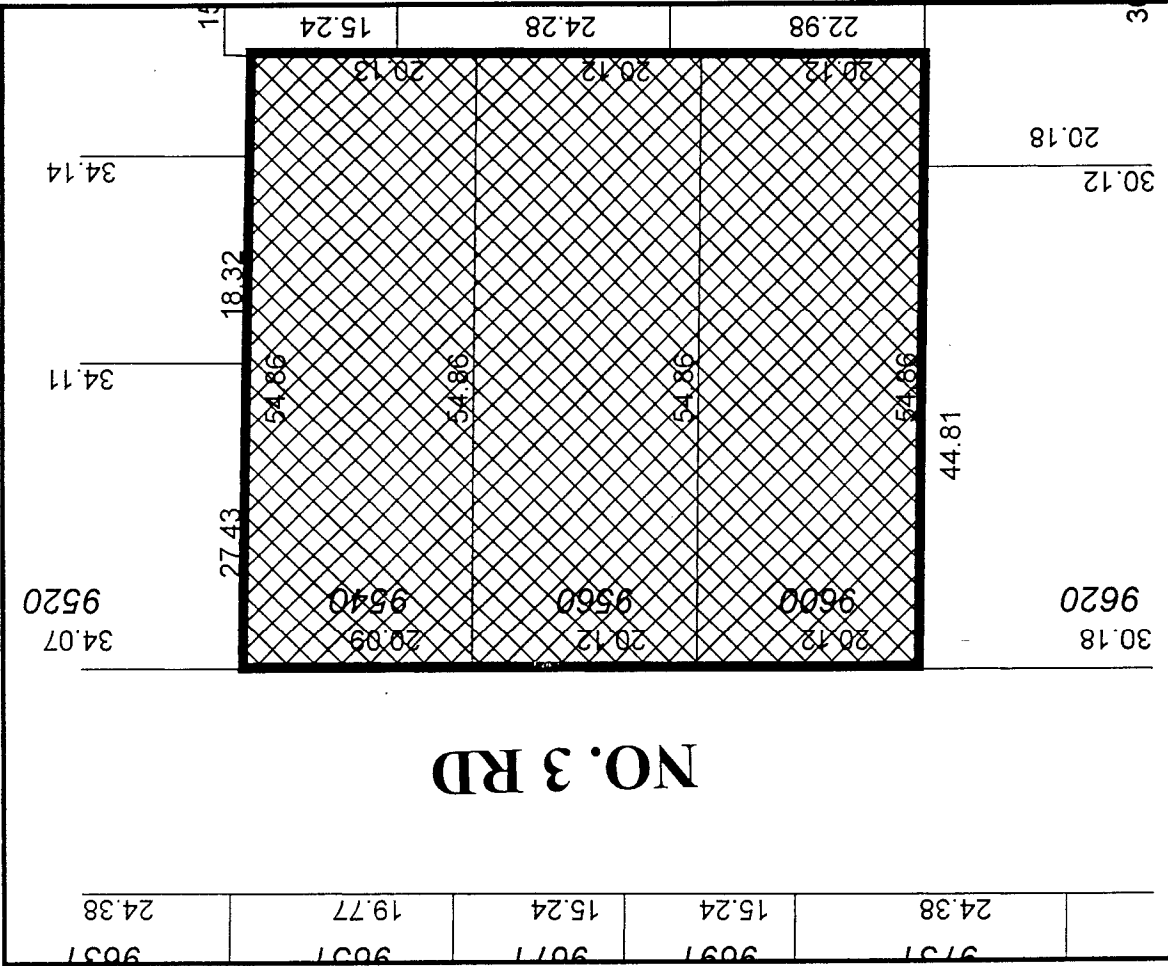
Original Date: 06/11/04
 Revision Date: 09/29/04
 Note: Dimensions are in METRES

RZ 04-271652

City of Richmond



NO. 3 RD





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 04-271652

Attachment 2

Address: 9540, 9560 and 9600 No. 3 Road

Applicant: 686737 B.C. Ltd.

Owners: 9540 & 9560: 686737 B.C. Ltd. 9600: Kenneth Bottomley

Planning Area(s): Broadmoor Area

	Existing	Proposed
Site Size:	1,102, 1,103 & 1,103 m ²	3,308 m ²
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Low Density Residential	no change
702 Policy Designation	none	no change
Zoning	R1/E	R2 – 0.7
Number of Units	2	18

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.7	Max. 0.67	none permitted
Lot Coverage – Building*:	Max. 40%	41.6%	1.6% increase
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – *Side Yard:	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	11 m & 3 storeys	10.5 m & 2 ½ storeys	none
Off-street Parking – Regular/Visitor*:	27 and 4	32 and 4	none
Accessible Parking Spaces	1	1	none
Off-street Parking Spaces – Total:	31	36	none
Amenity Space – Indoor*:	Min. 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor*:	Min. 108 m ²	112 m ²	none

*A variance request is anticipated during the Development Permit application process to increase the maximum lot coverage from 40% to 41.6%.

Staff Comments

Engineering Works Design Review

Prior to final reading of the rezoning bylaw, the developer shall:

1. Consolidate the lots into one (1) development parcel.
2. Register a cross-access easement prepared by their solicitor, that grants vehicular access through this new site to and from 9620 No 3 Road.

Then, prior to future Building Permit issuance, the developer is to enter into the City's standard Servicing Agreement to design and construct frontage beautification along their entire No 3 Road frontage. Works include, but are not limited to: removing the existing sidewalk and lighting strip, creating a 1.37m grass & treed boulevard, and the design and construction of a new 1.5m concrete sidewalk along the property line.

Note that there is a power pole at the current south edge of the existing shared driveway between 9540 and 9560 No. 3 Road. Ensure that the access location is not in conflict or relocate the pole at the developer's sole cost.

Urban Design

The site is located in the Broadmoor Area. During the future Development Permit process, the applicant should consider:

- Providing a complete set of architectural drawings;
- Providing a tree retention/replacement strategy;
- Having a Landscape Plan prepared by a landscape architect;
- Providing a variety of paving materials, textures and colours. The use of unit pavers increases site permeability and offers visual interest;
- Relocating the recycling enclosure to a serviceable and less prominent location; and
- Providing design details for mailboxes, recycling collection.

Transportation

During the future Development Permit process, a dimensioned plan is required to assess driveways, parking stalls and setbacks. Plan should identify location of all parking stalls. Plan should show a shared 7.5 m access to No. 3 Road and cross-access agreement for the benefit of 9620 No. 3 Road.

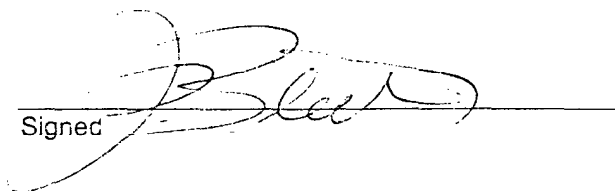
Conditional Rezoning Requirements

Conditional Rezoning Requirements
RZ 04-271652

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

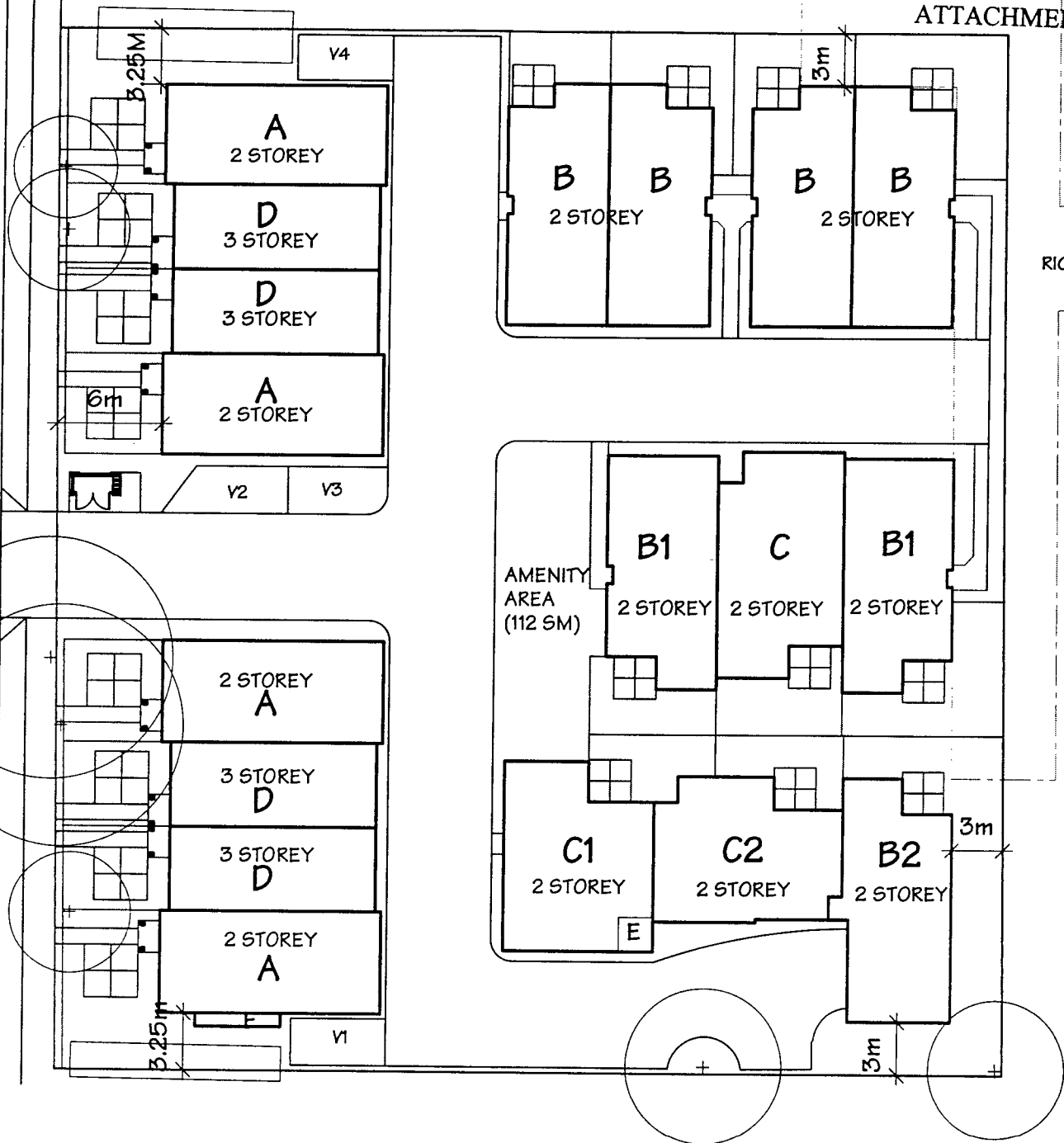
1. Consolidation of the properties into one development parcel (which will require the demolition of the existing homes);
2. Prepare and register a cross-access easement that grants vehicular access through this new site to and from 9620 No 3 Road;
3. \$1,000 per dwelling unit (e.g. \$18,000) in-lieu of indoor amenity space as per Official Community Plan (OCP) guidelines; and
4. 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 Sept. 30, 2004

NO.3 ROAD



RIGHT OF W.



SITE PLAN

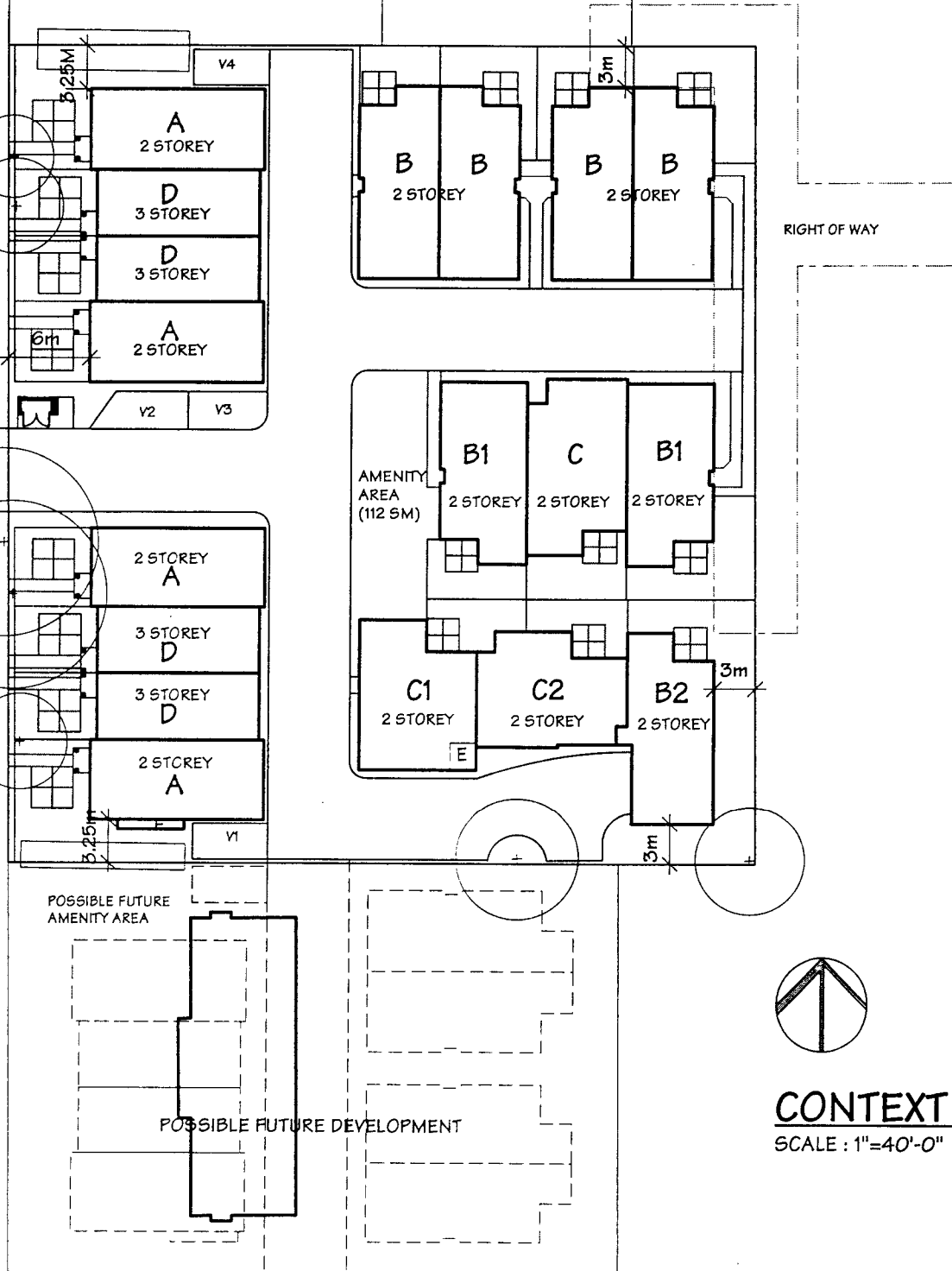
SCALE : 1"=30'-0"

SITE AREA: 35,608 SF
 PROPOSED ZONING: R2-0.7
 BUILDING HEIGHT:
 MAX. ALLOWED: 2 1/2 STOREY, 12 M
 PROPOSED: 2 1/2 STOREY, 10 M MAX.

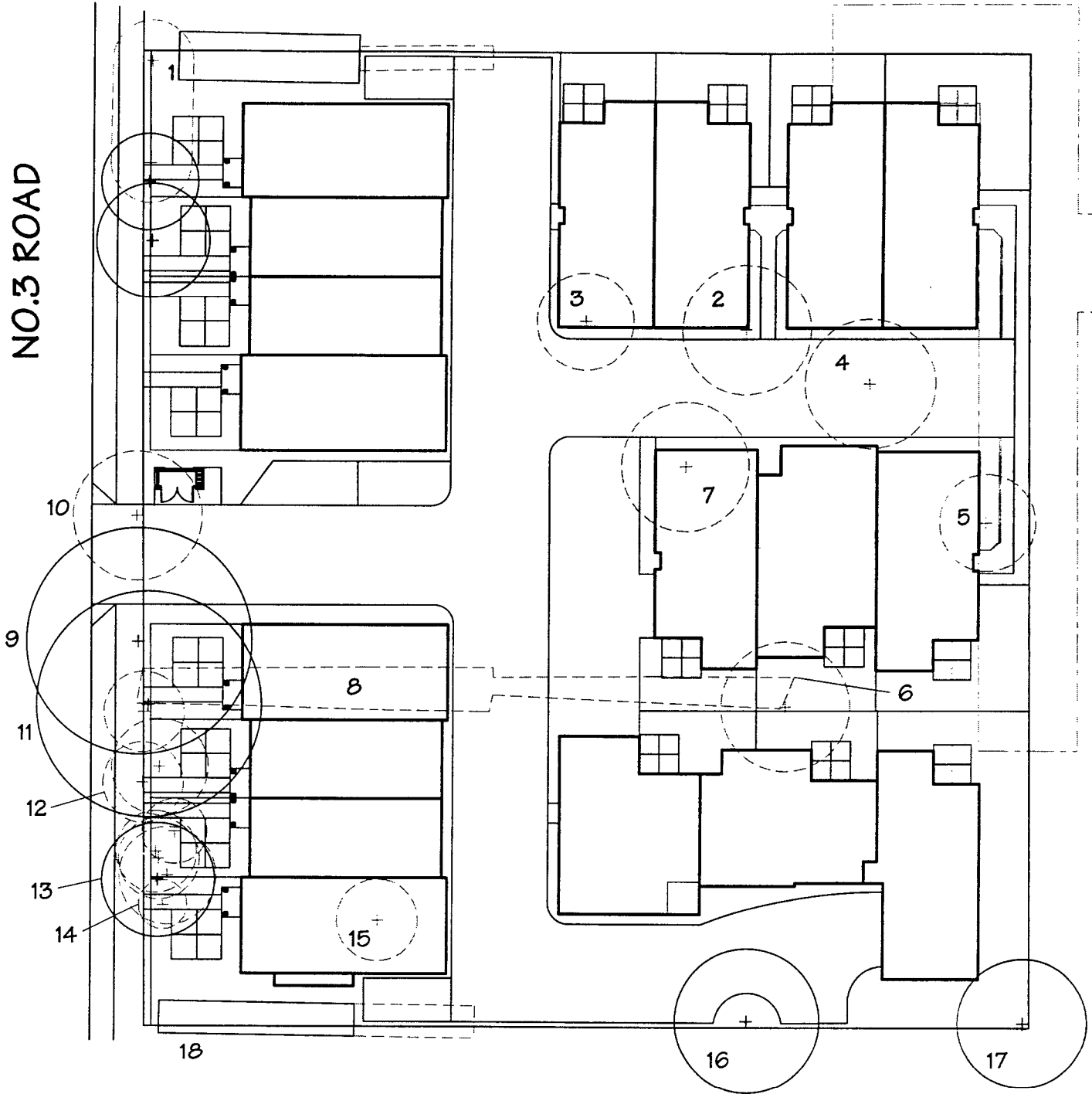
SITE COVERAGE
 MAX. ALLOWED: 35,608 SF X 40% = 14,243 SF
 PROPOSED: 14,810 SF 41.6%
 (INCLUDING PORCHES 180 SF)

FLOOR AREA
 MAX. ALLOWED: 35,608 SF X 0.67 = 23,857 SF
 PROPOSED DEVELOPMENT = 23,855 SF

NO.3 ROAD

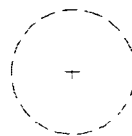


NO.3 ROAD

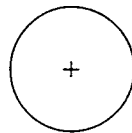


TREE RETENTION PLAN

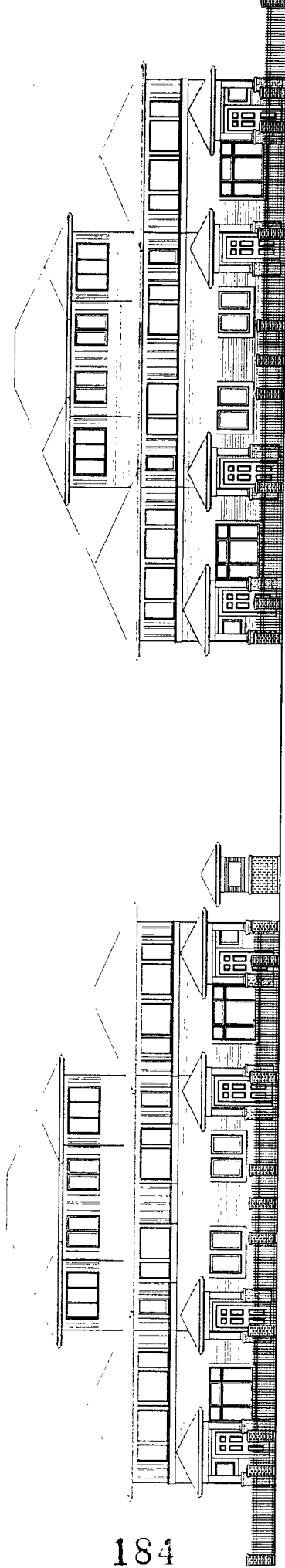
SCALE : 1"=30'-0"



EXISTING TREE TO BE REMOVED



EXISTING TREE TO REMAIN



184

NO. 3 ROAD ELEVATION

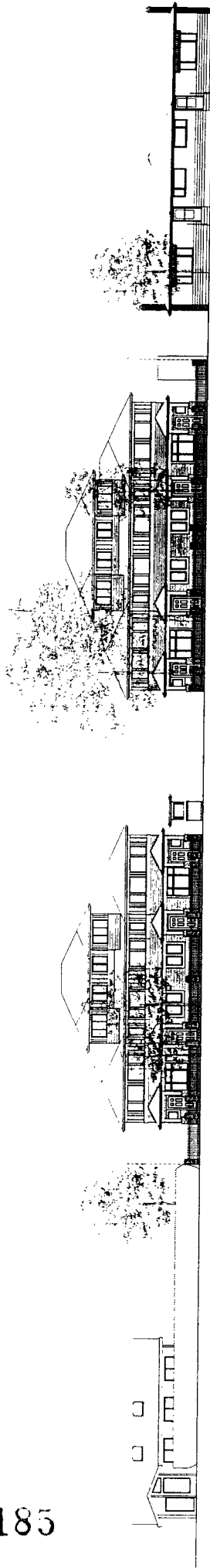
SEPT. 23, 2001

18-UNIT TOWNHOUSE DEVELOPMENT

9540/9560/9600 No. 3 ROAD,
VICTORIA, B.C.

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8555
E-mail: tomizo@tomizo-ya.com



NO. 3 ROAD ELEVATION

SEPT. 23, 2004

18-UNIT TOWNHOUSE DEVELOPMENT
9540/9560/9600 No. 3 ROAD,
RICHMOND

tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 604-929-8531 Fax 604-929-8591



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7832 (RZ 04-271652)
9540, 9560 & 9600 NO. 3 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 **TOWNHOUSE DISTRICT (R2 - 0.7)**.

P.I.D. 008-829-357

Lot 84 Section 28 Block 4 North Range 6 West New Westminster District Plan 25912

P.I.D. 003-566-731

Lot 3 Except: East 50 feet Section 28 Block 4 North Range 6 West New Westminster District Plan 10009

P.I.D. 003-448-525

Lot 4 Except: the East 50 feet; Section 28 Block 4 North Range 6 West New Westminster District Plan 10009

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7832”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 25 2004

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

MAYOR

CITY CLERK