



City of Richmond
Urban Development Division

Report to Committee

To Council - Oct 25, 2004
To Planning - Oct 19, 2004
Date: September 29, 2004
RZ 04-262818
File: 12-8060-20-7833

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **APPLICATION BY AM-PRI CONSTRUCTION TO REZONE 7280, 7300, 7304 AND 7320 GARDEN CITY ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

Staff Recommendation

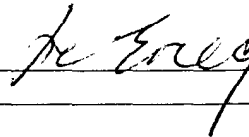
That Bylaw No. 7833, to reduce the minimum side yard setback from 5.5 m to 3.0 m and the minimum road setback along Turnill Street from 6 m to 4.57 m in "Comprehensive Development District (CD/128)", and to rezone 7280, 7300, 7304 and 7320 Garden City Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development (CD/128)", be introduced and given first reading.


Raul Allueva
Director of Development

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Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 7280, 7300, 7304 and 7320 Garden City Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/128) in order to permit the construction of 35 three-storey townhouses with access to Turnill Street. The completion of Bennett Road between Garden City Road and Turnill Street, to the north of the subject site, and Turnill Street, to the east, is to be constructed with this development.

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 western edge of McLennan South (**Attachment 3**), the highest density area designated under the sub-area plan. On the subject site, and properties to its north and south, the plan permits existing older single-family homes to be replaced with three-storey townhouses over one level of parking, at a base density of 0.75 floor area ratio (FAR).

The existing development surrounding the site is described as follows:

- The project constructed to the north of the subject site, Polygon Leighton Green (9133 Sills Avenue), located in the same sub-area as the subject site, is comprised of 94 three-storey townhouses and a density of 0.80 FAR.
- The project constructed to the east, Polygon Wellington (7233 Heather Street), located in a lower density sub-area, consists of 54 two- and three-storey townhouse units and a density of 0.69 FAR; and
- To the south, 6 existing older single family homes and one two-family dwelling, in an area designated for future high density townhouse development, in the same sub-area as the subject site.

Related Policies

Official Community Plan

- **Density:** The proposed development is generally consistent with the designated Residential, Townhouse up to 3 storeys over one level parking, 0.75 base FAR for the area. The adjacent site to the north, as well as other area developments outside the "ring road", have been approved with the same 0.80 FAR density.
- **Roads:** The developer of the subject site will provide dedication of land and financial contributions to the previously completed Bennett Road immediately to the north of the site, and for the establishment of Turnill Street to the immediate east of the site. These roads are required to provide access to numerous properties, including the subject site, and are being developed through developer contributions.
- **Park:** Planning has begun in late 2003, with limited construction continuing through 2004.
- **Development Permit Guidelines:** Encourage a village-like aspect, in higher density clusters of family-oriented homes, and reinforcing a strong connection with nature.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate application for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

Analysis

- Rezoning of the subject site, as proposed, is consistent with Richmond's goals and objectives for the City Centre and the McLennan South sub-area, and with Official Community Plan projections for population growth.
- Access to the site from Turnill Street (to be constructed through this development) is consistent with the Transportation Plan for the Sub-Area.
- As this site is relatively small in comparison to the adjacent larger developments by Polygon (which contributed 50% of the land cost and constructed Bennett Road), the financial contribution towards the land and the repayment to the City for construction costs for Bennett Road are to be shared equitably between this site and the remaining future development sites to the south of this site, and north of General Currie Road.
- Contributions to frontage upgrades along both Garden City Road and Bennett Road will provide improvements to the neighbourhood.
- A cross access agreement will be required to provide access through the site to 7340 and 7360 Garden City Road, to permit similar scaled development in the future and ensure no access from Garden City Road.
- The setbacks of 6 m from Garden City Road and 4.57 m from the local collector roads are consistent with development in the area. Amendments to Comprehensive Development District (CD/128) are proposed to permit a setback of 4.57 m from Turnill Street and a reduced interior setback of 3.0 m, which are consistent with much of the recent development in the area on similar sized development sites.
- 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 proximity to the proposed park.
- Likewise, the applicant's proposal to contribute \$25,400 towards the City's affordable housing fund is an appropriate public benefit for this rapidly growing family neighbourhood.
- Staff recommend that processing of a Development Permit to the satisfaction of the Director of Development be made a condition of final adoption of the subject application for rezoning. At Development Permit stage, staff recommend that the applicant should:
 - Create variety between building blocks, through details and colour, to provide more visual interest.
 - Provide more context information (area context plan; streetscape including other projects) to demonstrate the interface with adjacent developments.

- Give consideration to the internal driveway design to minimize the impact of blank garage doors. Providing transom windows and minimizing the width of garage doors along with the provision of planting where possible are encouraged.
- Consider location for the garbage/recycling operation and mail kiosk. If individual garbage pick up is contemplated, then there should be no projecting balconies which may interfere with truck manoeuvring.
- **Recommendation:** Staff recommend support for the subject application.

Financial Impact

Financial Contributions


- The applicant is required, as a condition of rezoning, to make payment-in-lieu of providing on-site, indoor amenity space at the rate of \$1,000 per dwelling for the first 19 units and \$2,000 per dwelling for the remaining units (e.g. \$51,000) towards the McLennan South Neighbourhood Park, and
- The applicant is to contribute funds towards the City's affordable housing fund at a rate of \$0.60 per buildable square foot (e.g. approximately \$25,400).

Bennett Road Implementation

- The City owns land earmarked for the establishment of the southern 10 m of Bennett Road between Garden City Road and Turnill Street (the northern 10 m has been previously provided through the development by Polygon to the north).
- The applicant, as a condition of rezoning, is required to dedicate 1/3 of 10 m wide strip of the City owned land along the north edge of the subject site and the construction of the sidewalk on that land to City standards (Future development south of the subject site to General Currie Road is to contribute the remaining 2/3 of the land dedication). All other works for Bennett Road (e.g. north sidewalk, lighting, trees, curbs and gutters) have been completed, using funds advanced from the City's Industrial Land Fund.
- As well, the applicant is to pay for 1/3 of construction costs (\$47,500) of the south half of the constructed Bennett Road (e.g., \$15,833), which goes to the Industrial Land Reserve which contributed the monies during the prior Polygon rezoning (RZ 01-191442) for road construction and land costs. (Future development south of the subject site to General Currie Road is to contribute the remaining 2/3 of the construction cost). DCC credits are available for construction costs, only, for Turnill Street.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to city-wide, city Centre, and McLennan south objectives for residential growth and development and merits favourable consideration.



Eric Fiss
Policy Planner

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LIST OF ATTACHMENTS

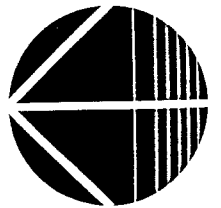
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|--------------|--|
| Attachment 1 | Zoning Site Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | McLennan South Land Use Map |
| Attachment 4 | Conditional Rezoning Requirements |
| Attachment 5 | Preliminary Architectural Drawings (Site Plan, elevations) |

Original Date: 02/10/04

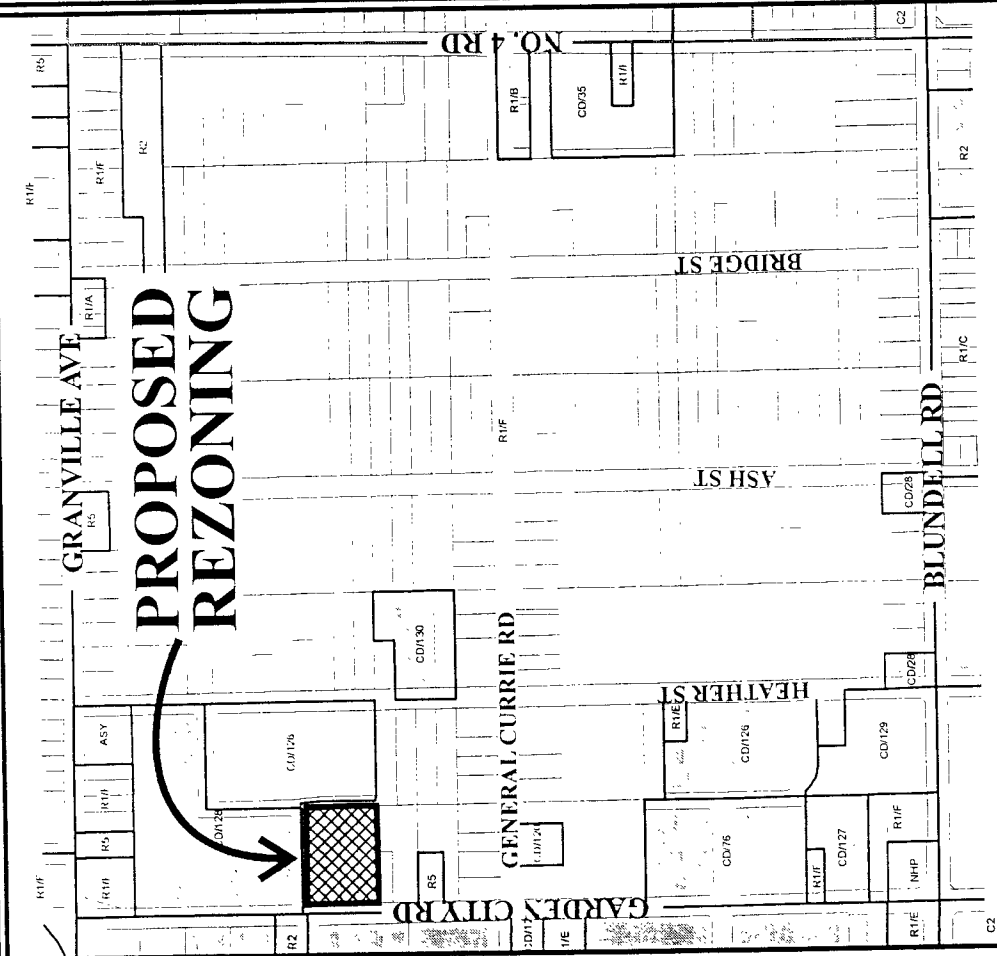
Revision Date: 10/04/04

Note: Dimensions are in METRES

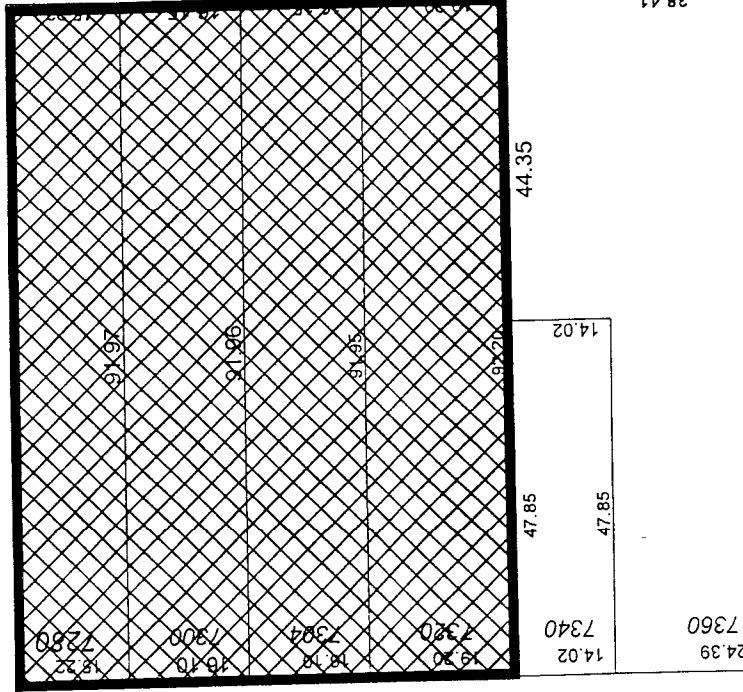
RZ 04-262818



City of Richmond



PROPOSED REZONING



GARDEN CITY RD

TURNMILL ST



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet

Policy Planning Department

RZ 04- 262818

Address: 7280, 7300, 7304, and 7320 Garden City Road

Applicant: Am-Pri Construction Ltd.

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

	Existing	Proposed
Owner:	7280 Garden City Rd – City of Richmond 7300 Garden City Rd – Pearl & Peter Neufeld 7304 Garden City Rd - Am-Pri Construction Ltd. 7320 Garden City Rd - Am-Pri Construction Ltd.	Am-Pri Construction Ltd.
Site Size (m²): (by applicant)	7280 Garden City: 1401 m ² (15,080.73 ft ²) 7300 Garden City: 1485 m ² (15,984.93 ft ²) 7304 Garden City: 1485 m ² (15,984.93 ft ²) 7320 Garden City -1757 m ² (18,912.81 ft ²) Total: 6134.3 m ² (66,031ft ²)	4,915.5 m ² (52,912 ft ²) <ul style="list-style-type: none"> Reduction due to 5 m dedication along east site of properties for Turnill Street Reduction due to 10 m dedication and 4m x 4m corner cuts along Bennett Road
Land Uses	Single-family residential	Townhouse residential
OCP Designation	Residential	No change
Area Plan Designation	Residential, Townhouse up to three-storeys over one parking level, Triplex, Duplex, Single Family, 0.75 <u>base</u> FAR	No change
702 Policy Designation	N/A	
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/128) <ul style="list-style-type: none"> Permits 3-storey townhouses/0.80 FAR Proposed: 3-storey townhouses/0.80 FAR
Number of Units	3 single-family homes 1 vacant lot	35 townhouse units

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	29 upa	none required
Floor Area Ratio:	Max. 0.80 FAR	0.80 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (area)	Minimum 0.405 ha (1 ac.)	0.491 ha (1.2 ac)	none

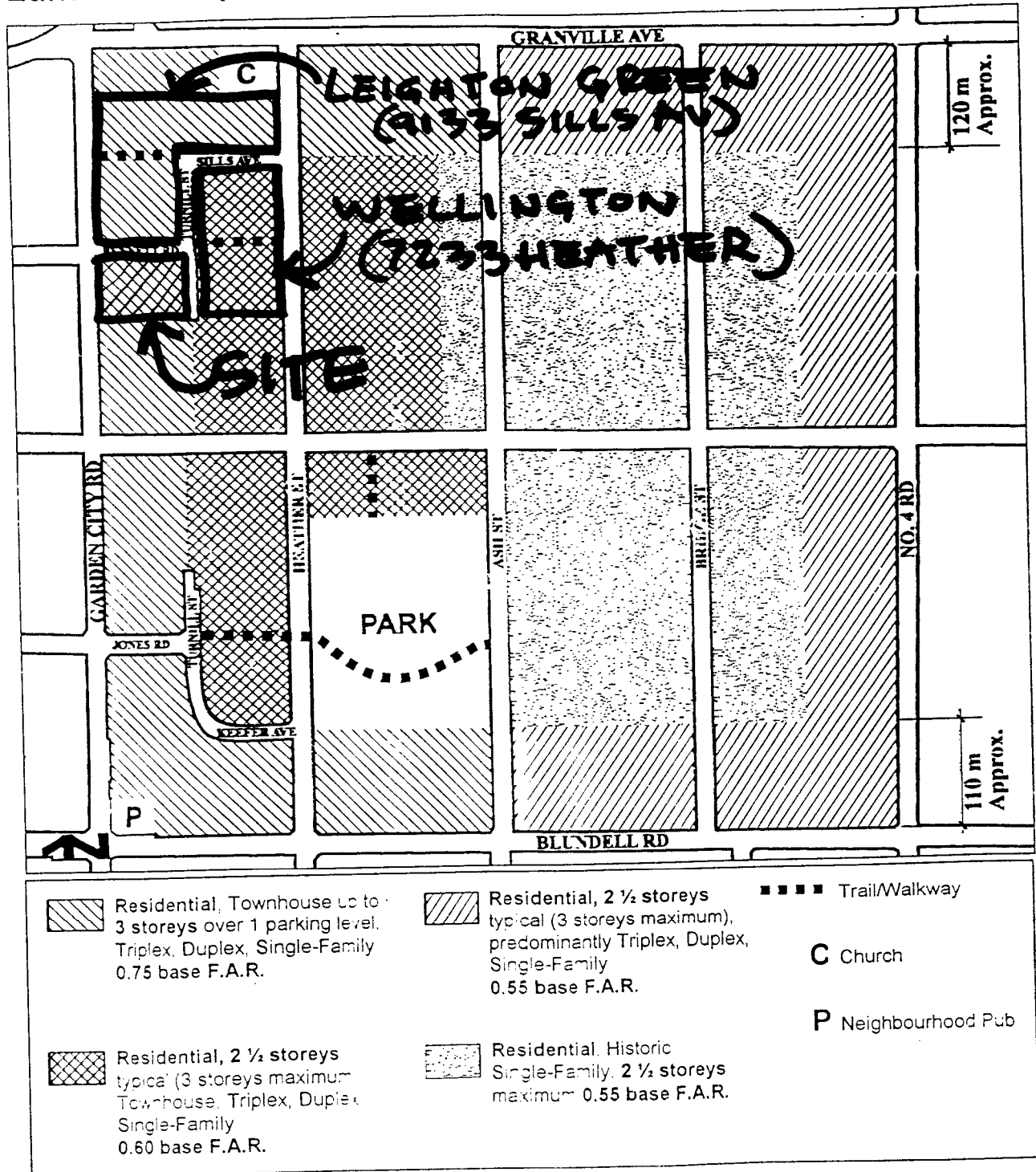
Setback – Garden City Rd (m): Bennett Rd Turnill Street	6 m Min. 4.57 m Min. 6 m Min.	8 m 4.57 m 4.57 m	None (proposed amendment Bylaw 7833 to reduce required minimum to Turnill St to 4.57m)
Setback – Side & Rear Yards (m):	Min. 5.5 m	Min. 3.0 (bylaw) Min. 3.3 m (project)	None (proposed amendment Bylaw 7833 to reduce required minimum to 3m)
Height (m):	Max. 12 m, containing no more than three storeys	Max. 12 m, three storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 35 = 53(R) 0.2 spaces/unit x 35 = 7 (V)	2.0 spaces/unit x 35 = 70 (R) 0.2 spaces/unit x 35 = 7 (V)	none
Off-street Parking Spaces – Total:	60	77	none
Tandem Parking Spaces	May be provided when used by residents of single dwelling unit	None proposed	none
Amenity Space – Indoor:	70 m ² or payment-in-lieu	Payment-in-lieu proposed \$51,000	none
Amenity Space – Outdoor:	6 m ² per dwelling unit x 35 = 210 m ²	269 m ²	none

Other: Tree replacement compensation required for loss of significant trees in good health.

City of Richmond

Land Use Map

Bylaw 773
2004.06.2



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Conditional Rezoning Requirements

7280, 7300, 7304, and 7320 Garden City Road RZ 04-262818

Prior to final adoption of Zoning Amendment Bylaw 7833, the developer is required to complete the following requirements:

1. Purchase approximately 8.52 m width by 92 m length of 7280 Garden City (Rem 6, Plan 1207 S&E LMP 54490) from the City at fair market price (e.g., same price as was paid for 7300, 7304 and 7320 Garden City Road). Proceeds to the Industrial Land Reserve.
2. From the 7280 Garden City Road land:
 - A) Dedicate the north 3.33 m complete with 4m x 4m corner cuts. (Future development south of the subject site to General Currie Road to contribute the remaining 6.67 m of the land dedication.); and
 - B) The southernmost 5.2m+/- is to be consolidated with the three lots owned by the developer, into one development parcel (which will require the demolition of the existing dwellings).
3. Dedication of 5m+/- (as required) along the east edge to make Turnill Street a 15 m wide road.
4. Applicant to pay for 1/3 of construction costs (\$47,500) of south half Bennett Road (e.g., \$15,833), which goes to the Industrial Land Reserve which contributed the monies during the prior Polygon rezoning (RZ 01-191442) for road construction and land costs. (Future development south of the subject site to General Currie Road to contribute the remaining 2/3 of the construction cost). DCC credits for construction costs, only, for Turnill Street.
5. Registration of a 3m Public Rights of Passage Right of Way (PROP ROW) across the entire Garden City Road frontage for Greenway beautification works.
6. Prior to issuance of Development Permit, ensuring that the only means of access is to Turnill Street and that there be no access to Bennett or Garden City Roads.
7. Registration of a cross access agreement on the 6 m private driveway from Turnill Street allowing access to/from the future development sites to the south at 7340 and 7360 Garden City Road.
8. Contribution of approximately \$51,000 in-lieu of on-site amenity space to go towards development of the South McLennan Neighbourhood Park.
9. Contribution of \$0.60 per buildable square foot (e.g. \$25,400) towards the City's affordable housing fund.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. Then prior to issuance of Building Permit, developer is to enter into the standard City Service Agreement to design and construct the following. Works include, but are not limited to:

- A) Garden City Road Greenway: 2.5m grass and treed boulevard behind existing curb and gutter, Type 3 decorative SL luminaires, street furniture, and a 3m concrete sidewalk with decorative paving;
- B) Bennett Road: a 2.0 m wide sidewalk at the new south property line; and
- C) Turnill Street: Completion, including road widening to 8.5m, curb and gutter, a 1.35m grass and treed boulevard with Zed lighting, and a 1.75m sidewalk at the property line.

* Note: This requires a separate application.

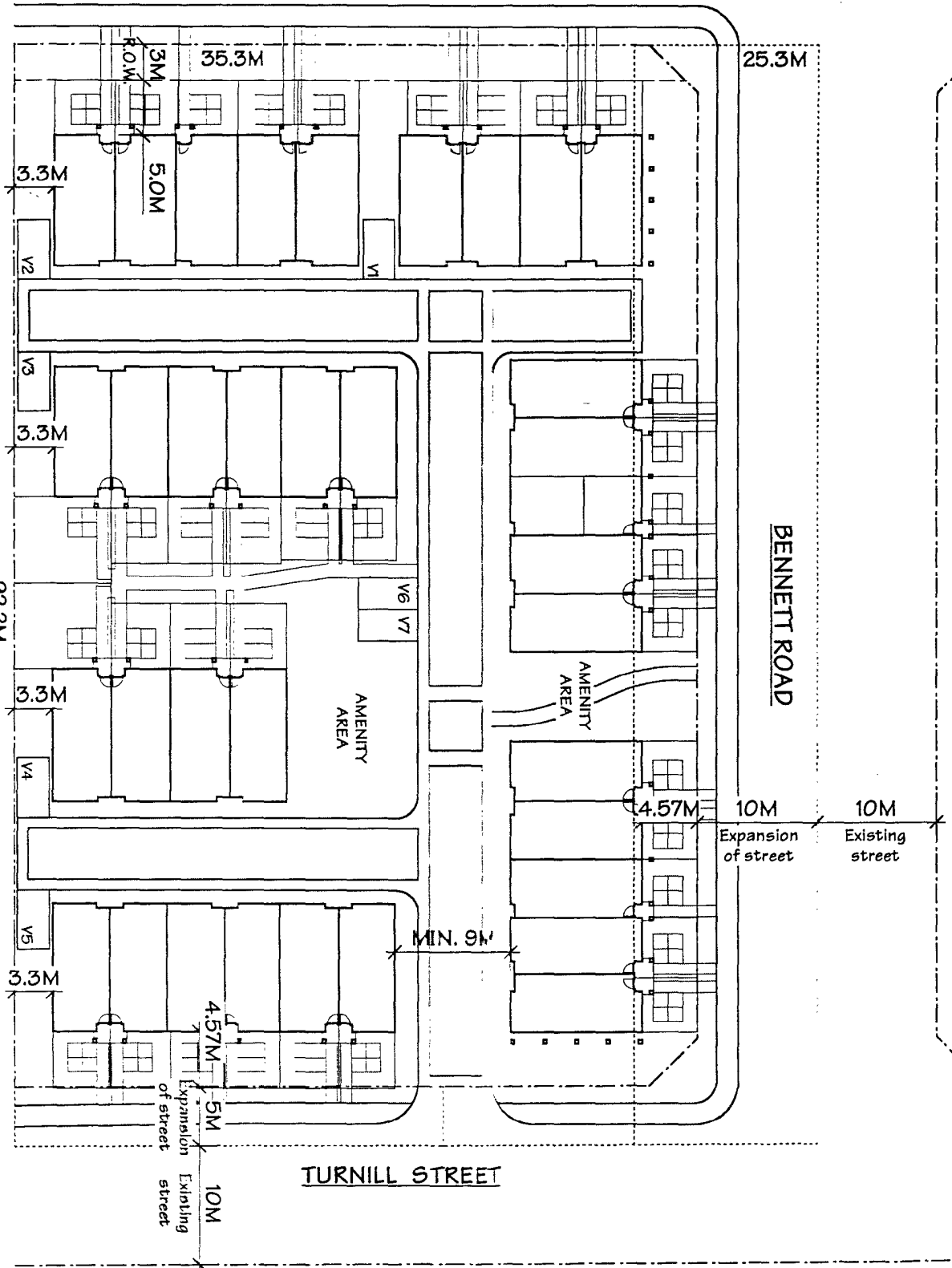
(Signed copy on file)

(Date October 6, 2004)

Signed

Date

GARDEN CITY ROAD



SITE AREA: 66,031 SQ.FT. (4 LOTS INCLUDING ROAD DEDICATIONS)

52,912 SQ.FT. (AFTER BENNETT ROAD & TURNILL STREET ROAD DEDICATION)

PROPOSED DEVELOPMENT: 35 UNITS x 1,209 SQ.FT. = 42,315 S.F. (F.A.R. = 0.8)
 (F.A.R. = 0.64 BEFORE STREET DEDICATIONS)

AMENITY AREA :

REQUIRED : 2,260 SQ.FT.
 PROVIDED : 3360 SQ.FT.



SCALE: 1" = 40'-0"

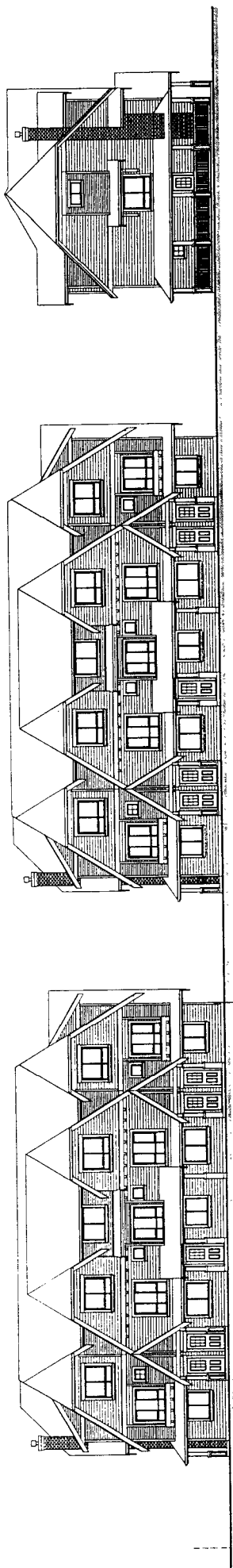
SITE PLAN

Project # 0320

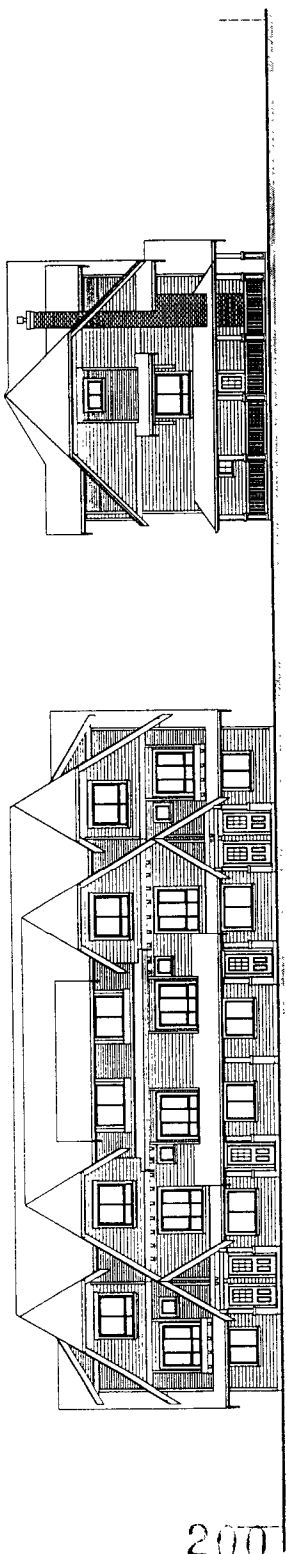
September 23, 2004

TOWNHOUSE DEVELOPMENT
 7280-7320 GARDEN CITY RD, RICHMOND, B.C.

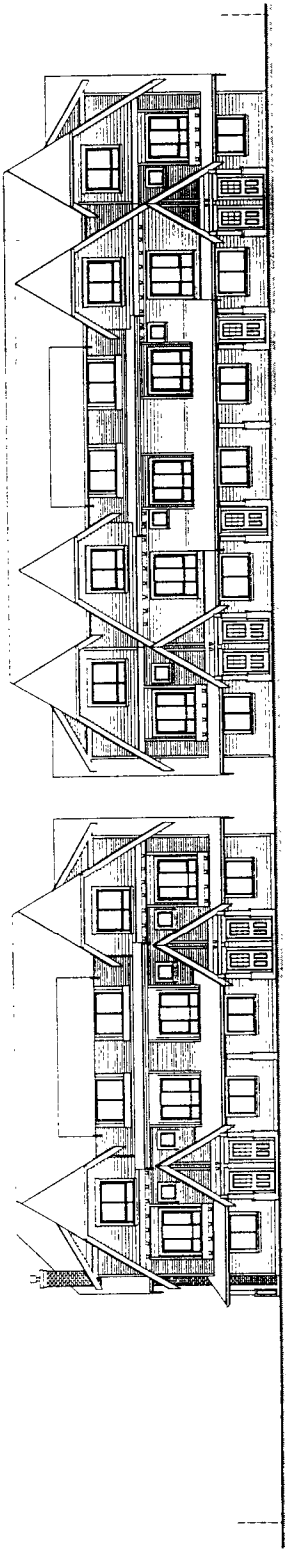
tomizo yamamoto architect inc.
 954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
 E-mail : tyarch@shaw.ca



BENNETT ROAD ELEVATION



TURNILL STREET ELEVATION



GARDEN CITY ROAD ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7833 (RZ 04-262818)
7280, 7300, 7304, AND 7320 GARDEN CITY ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.128.4 with the following:

291.128.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road:

- a) Bennett Road: 4.57 m (15 ft.)
- b) Sills Avenue: 4.57 m (15 ft.)
- c) Turnill Street: 4.57 m (15 ft.)
- d) All Other Roads: 6 m (20 ft.)
- e) Notwithstanding the limitations imposed above:
 - (i) Cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.);
 - (ii) With the exception of .01(b) above, porches, balconies, and bay windows forming parts of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.); and
 - (iii) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** shall be no closer to a **property line** than 2 m (6.5 ft.).

- .02 Side & Rear Property Lines:** 3 m (9.8 ft.), EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.0 m (3.3 ft.).

2. 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/128)**.

