



City of Richmond

Report to Committee

To Council - Dec 15, 2003

To Planning - Dec. 09, 2003

Date: November 25, 2003

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

File: RZ 03-245733

File: 8060-20-7637 / 7638

Re: **APPLICATION BY ADERA EQUITIES INC. TO REZONE THE SOUTHERLY PORTION OF 9531, ALL OF 9551 AND 9571, AND THE WESTERN PORTION OF 9611 GRANVILLE AVENUE AND THE SOUTH-WESTERN PORTION OF 6611 NO. 4 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) AND SCHOOL AND PUBLIC USE DISTRICT (SPU) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/142).**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7637, to amend Schedule 2.10C (McLennan North Sub-Area Plan) by re-designating the western portion of 9611 Granville Avenue and the south-westerly portion of 6611 No. 4 Road from "School" to "Residential Area 3" in Attachment 1, the Land Use Designation & Circulation System map (Attachment Schedule "A"), be introduced and given first reading.
2. That Bylaw No. 7637, 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. 7637, 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. 7638, for rezoning at the southern portion of 9531, all of 9551 and 9571 and the western portion of 9611 Granville Avenue and the south-western portion of 6611 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" and "School and Public Use District (SPU)" to "Comprehensive Development District (CD/142)", be introduced and given first reading.

Joe Erceg
Joe Erceg
Manager, Development Applications
(4138)
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

Staff Report

Origin

Adera Equities Inc. has applied to the City of Richmond for permission to rezone the southerly portion of 9531, all of 9551 and 9571, and a portion of 9611 Granville Avenue and the south-western portion of No. 4 Road from Single-Family Housing District, Subdivision Area F (R1/F) and School and Public Use District (SPU) to a Comprehensive Development District (CD/142) in order to accommodate the development of approximately 31 three storey townhouses on the site (**Attachment 1**).

Findings of Fact

Item	Existing	Proposed
Owners	9551 and 9611 Granville Ave and 6611 No. 4 Rd - The Board of School Trustees of School District No. 38 (Richmond) 9571 Granville Ave - Chui Choi and Eleanor Ng 9531 Granville Ave - Tomislkav and Ozana Seselja	Adera Equities Inc.
Applicant	Adera Equities Inc.	
Site Size (by applicant)	6,596.53 m ² (71,006.81 ft ²)	6,596.53 m ² (71,006.81 ft ²)
Land Uses	<ul style="list-style-type: none"> • An area of predominantly older homes on large lots, with development over time for ground oriented townhouses, adjacent to Park and School uses 	<ul style="list-style-type: none"> • 31 three-storey townhouses
Area Plan: City Centre	<ul style="list-style-type: none"> • Land Use Designation: Residential 	<ul style="list-style-type: none"> • Proposed Land Use Designation: Residential • A proposed agreement with the School Board will result in no net loss in land designated for School use
Sub-Area Plan: McLennan North Residential Area 3 Policies & Guidelines	<ul style="list-style-type: none"> • Land Use: Residential, Two-Family Dwelling, 2 - 3 storeys Townhouse • Density: Designated for a <u>base</u> density of 0.65 floor area ratio (FAR) • 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. • Urban Trails Network: Promote strong pedestrian linkages between public open spaces and public uses. Proposal includes development of walkway along northern property line providing access between schools. • Park: Planning has begun in late 2003, with limited construction following in 2004, for the City Centre serving Garden City Park. • School: The site is south of the existing Anderson Elementary School and adjacent to McNeil Secondary. 	

Item	Existing	Proposed
Zoning	Single Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/142) <ul style="list-style-type: none"> Permits 3-storey townhouses @ 0.70 FAR and a maximum site coverage of 40%.
Parking Required • For (CD/142)	Residents: 1.5 spaces /unit x 31 units = 47 spaces Visitors: 0.2 spaces/unit x 31 units = 6 spaces Total 1.7 spaces/unit x 31 units = 53 spaces	
Parking Actual • For (CD/142)	Residents: 2.0 spaces /unit x 31 units = 62 spaces Visitors: 0.2 spaces/unit x 31 units = 6 spaces Total 2.2 spaces/unit x 31 units = 68 spaces	

Staff Comments

Policy Planning

The proposed project and its contribution to the establishment of a treed and landscaped walkway along the northern property line to provide connections between the two neighbourhood schools are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan.

Engineering

Development Applications supports the rezoning application. Prior to final reading, the following must be completed:

- Consolidation of the five lots into one development parcel. This includes completion of the real estate deal in which the rear(north portion) of 9531 Granville Avenue is transferred to the School District and consolidated with the school site at 6611 No. 4 Road.
- Registration of a 0.4m Public Rights of Passage Right of Way for future encroaching sidewalk.
- Then prior to issuance of the future building permit, the developer must enter into the City's standard Servicing Agreement for design and construction of Granville Avenue improvements. Works include, but are not limited to, road widening, curb and gutter, a 1.5m grass and treed boulevard, with 7cm calliper Willow Oak trees, and City Centre Type 3 decorative street lights, and a 1.75m concrete sidewalk which, with all the above, encroaches 0.40m into the development site. This is a continuation of works constructed by the School District from No 4 Road, up to the east Property Line of 9571 Granville Avenue. Granville Avenue is on the Development Cost Charges program, so credits will be granted. There are no other concerns.

Analysis

- The proposed project and its construction of a portion of the school walkway are consistent with Richmond's planning and development objectives and are expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood. Consultation with

the School Board to finalize the design of the walkway is required during the development permit process.

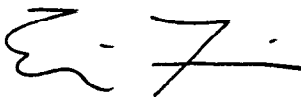
- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space towards the construction of the future neighbourhood park is consistent with the practice employed elsewhere in McLennan since adoption of the sub-area plans and is considered most appropriate in light of the site's proximity to the proposed park.
- The applicant's proposal to contribute funds towards the City's affordable housing fund is appropriate to meet housing needs.
- The applicant's proposal for shared access and a cross access agreement to benefit the adjacent property to the west at 9511 Granville Avenue ensures the development potential of the adjacent property at a comparable density and minimizes crossings from Granville Avenue, which will improve public safety on the street.
- The project is the first rezoning application for Residential Area 3 south of Alberta Road, and requires creation of a new Comprehensive Development District (CD/142) to permit Two-family dwellings and Townhouses with a maximum Floor Area Ratio (FAR) of 0.70 on the site. The Area Plan identifies a base density of 0.65 FAR on site. The proposed CD/142 allows for a residential density appropriate to the Granville Avenue location, which is comparable to the Area 3 rezonings approved in 1996 north of Alberta Road, at densities of FAR 0.69 and 0.71 for Townhouse developments.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide, city Centre, and McLennan North objectives for residential growth and merits favourable consideration.



Eric Fiss
Policy Planner
(4193)

EF:ef

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












Legal requirement, specifically:

- Consolidation of all the lots into one development parcel.
- Consolidation of the northerly/rear portion of 9531 Granville Avenue with McNeill School. (The School Board is required to make application to rezone this portion to SPU and amend the McLennan North Area Plan prior to any development on this site.)
- Airport noise covenant registered on title.
- Cross access agreement for shared driveway and access to 9511 Granville Avenue.

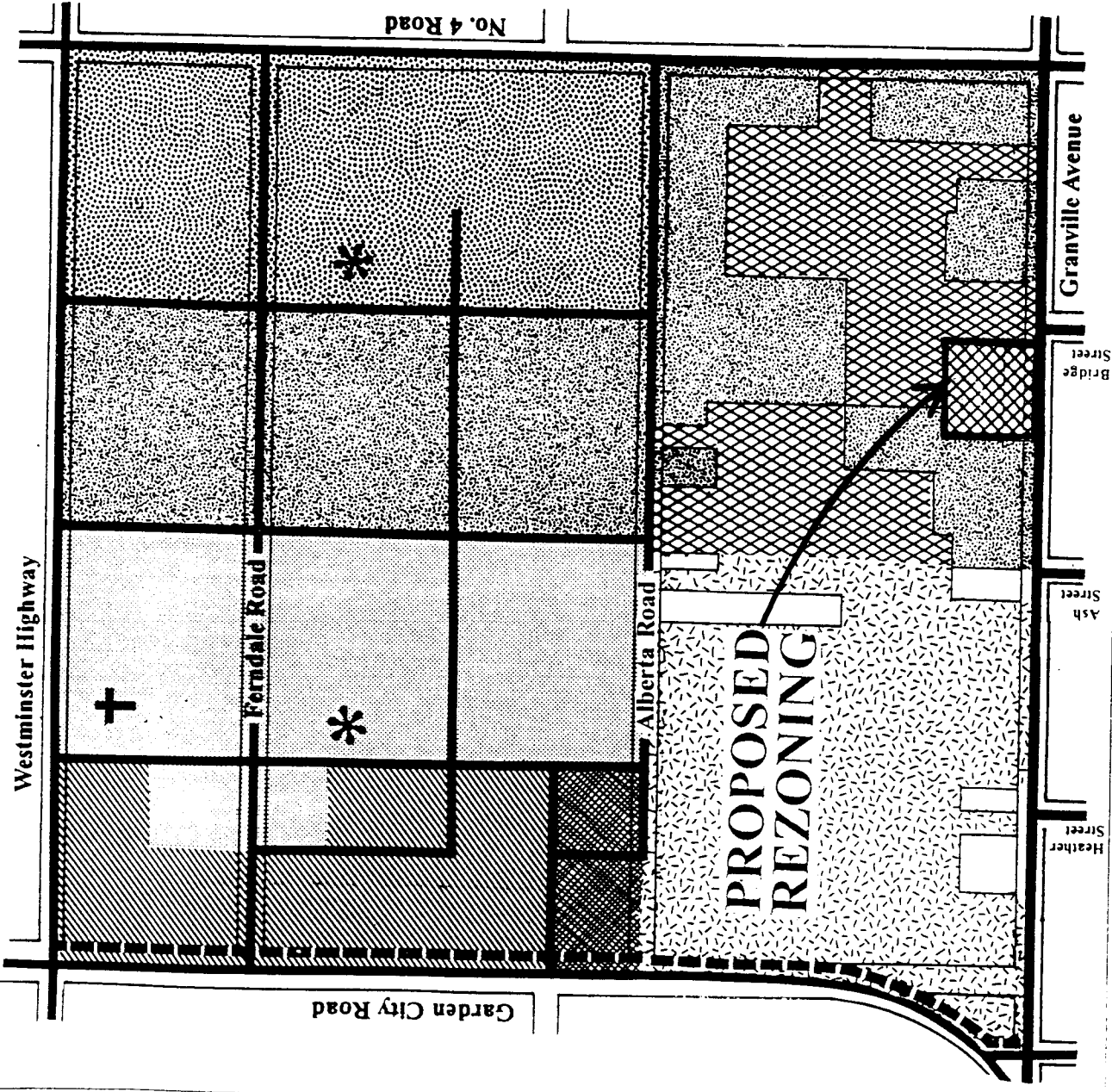
Development requirements, specifically:

- \$1,000 per dwelling (e.g. \$31,000) in-lieu of on-site indoor amenity space to go towards development of the McLennan North neighbourhood parks.
- \$0.60 per buildable square foot (e.g. approximately \$31,500) towards the city's affordable housing fund.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.

**Attachment 1
Land Use
Designation &
Circulation
System**

-  Residential Area 1
1.6 base F.A.R. 4 storey 1h,
Low-rise Apts (4 storeys max)
/ Mid-rise Apts (up to 8 Storeys)
/ High-rise Apts (up to 45metres)
-  Residential Area 2
0.95 base F.A.R. 2, 3 & 4 storey
Townhouses, Low-rise Apts
(4 storeys max)
-  Residential Area 3
0.65 base F.A.R. Two-Family
Dwelling /2&3 storey Townhouses
-  Residential Area 4
0.55 base F.A.R. One & Two-
Family Dwelling & Three-Dwelling
Townhouses (2 T.2 storeys max)
-  Residential Area 5
0.55 base F.A.R. One-Family
Dwelling
-  Mixed Residential/
Retail/Community Uses
-  Community Park
-  School
-  Neighbourhood Parks
-  Trail + Church
-  Principal Roads

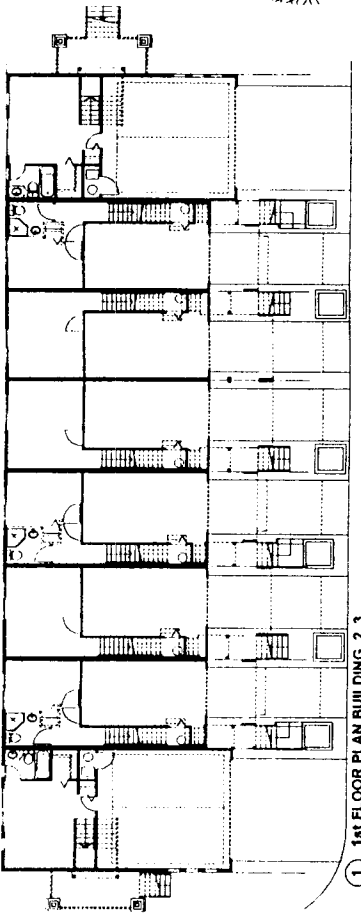
**McLennan
North
Sub-Area**
*Official
Community Plan*

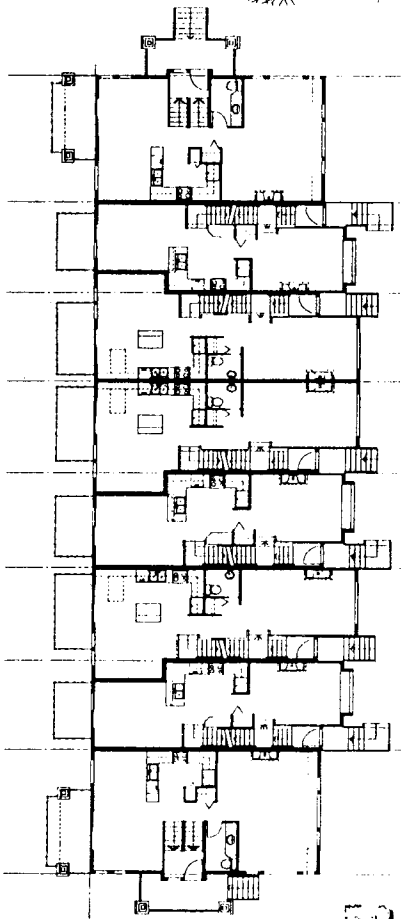
PLANS/ELE
BLDG 2.3

A-2.01

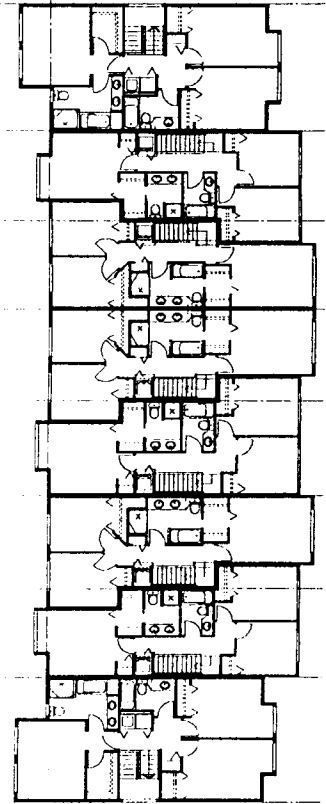
INTEGRA ARCHITECTURE



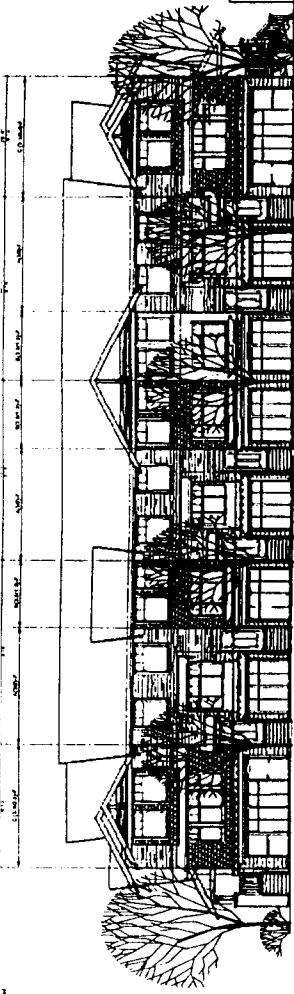
1 1st FLOOR PLAN BUILDING 2.3



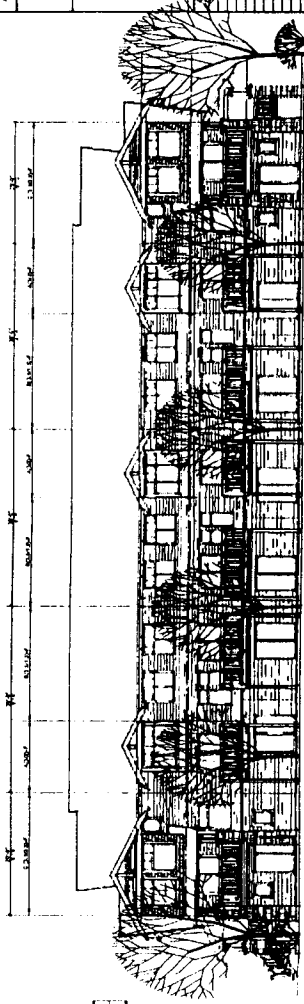
2 2nd FLOOR PLAN BUILDING 2.3



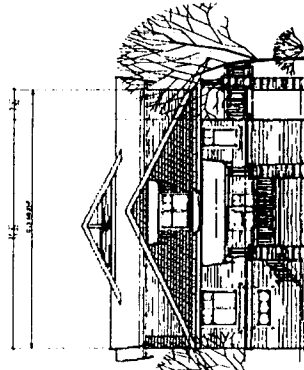
3 3rd FLOOR PLAN BUILDING 2.3



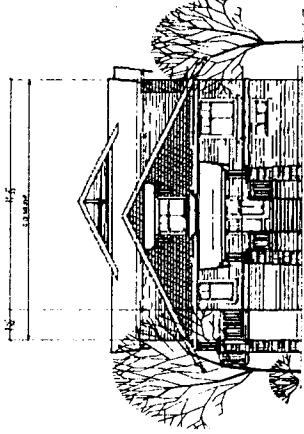
4 INTERIOR STREET ELEVATION



5 YARD ELEVATION



6 SIDE ELEVATION



7 SIDE ELEVATION



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7637 (RZ 03-245733)
Portions of 9531 and 9611 Granville Avenue, all of 9551 and 9571
Granville Avenue and Portions of 6611 No. 4 Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by re-designating the existing land use designation in Attachment 1 to Schedule 2.10C thereof of the following area and by designating it Residential Area 3.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7637"

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7637".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED












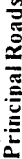
DEC 15 2003

CITY OF RICHMOND
APPROVED for content by <i>[Signature]</i>
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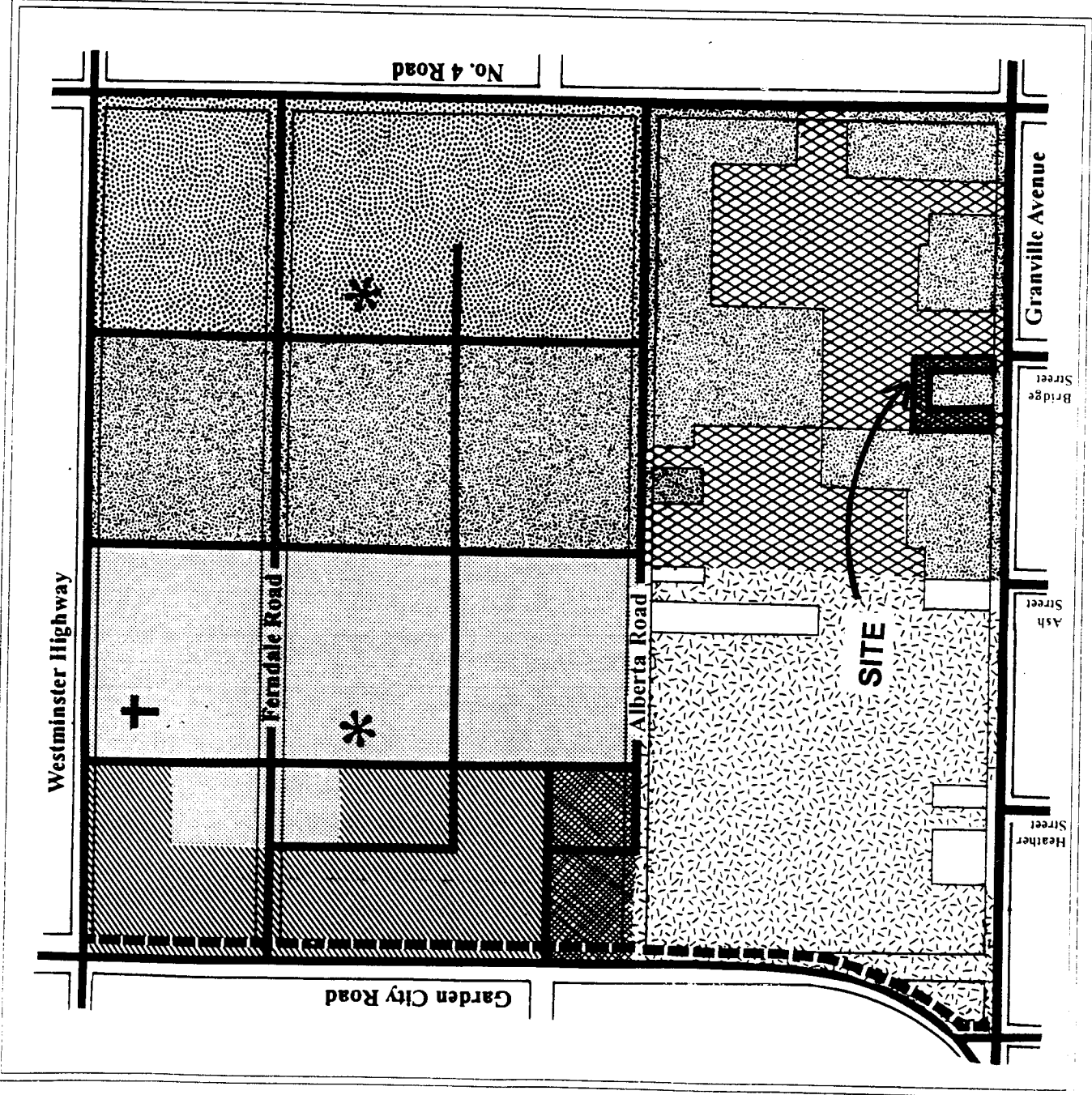
MAYOR

CITY CLERK

Attachment 1 Land Use Designation & Circulation System

-  **Residential Area 1**
1.6 base F.A.R. 4 storey Th.
Low-rise Apts. (4 storeys max.)
/ Mid-rise Apts. (up to 8 Storeys)
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0.95 base F.A.R. 2, 3 & 4 storey
Townhouses, Low-rise Apts.
(4 storeys max)
-  **Residential Area 3**
0.65 base F.A.R. Two-Family
Dwelling /2&3 storey Townhouses
-  **Residential Area 4**
0.55 base F.A.R. One & Two-
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Townhouses (2 1/2 storeys max.)
-  **Residential Area 5**
0.55 base F.A.R. One-Family
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-  **Mixed Residential/
Retail/Community Uses**
-  **Community Park**
-  **School**
-  **Neighbourhood Parks**
-  **Trail**  **Church**
-  **Principal Roads**

**McLennan
North
Sub-Area**
*Official
Community Plan*



**Richmond Zoning and Development Bylaw 5300
 Amendment Bylaw 7638 (RZ 03-245733)
 SOUTHERLY PORTION OF 9531 GRANVILLE AVENUE, ALL OF 9551
 AND 9571 GRANVILLE AVENUE, WESTERN PORTION OF 9611
 GRANVILLE AVENUE AND
 SOUTH-WESTERN PORTION OF 6611 NO. 4 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 inserting as Section 291.142 thereof the following:

“291.142 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/142)”

The intent of this zoning district is to accommodate two-family dwellings and townhouses.

291.142.1 PERMITTED USES

RESIDENTIAL, limited to **Two-family dwellings** and **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.142.2 PERMITTED DENSITY

- .01 **Maximum Floor Area Ratio:**

0.70, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.142.3 MAXIMUM LOT COVERAGE: 40%

291.142.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road: 6 m (19.685 ft.)**

EXCEPT THAT porches, balconies, bay windows, entry stairs, and cantilevered roofs forming parts of the principal **building** may project into the **public road** setback for a distance of not more than 2 m (6.562 ft); AND FURTHER EXCEPTING THAT gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the required **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

.02 **Side & Rear Property Lines:** 6 m (19.685 ft.)

EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming parts of the principal **building** may project into **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

291.142.5 MAXIMUM HEIGHTS

.01 **Buildings:** 12 m (39.370 ft.), but containing no more than three storeys.

.02 **Structures:** 12 m (39.370 ft.)

.03 **Accessory Buildings:** 5 m (16.404 ft.)

291.142.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.405 ha (1.0 ac.) in size.

291.142.7 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

a) Off-street parking shall be provided at the rate of:

(i) For residents: 1.5 spaces per **dwelling unit**; and

(ii) For visitors: 0.2 spaces per **dwelling unit**.

b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent maneuvering aisle."

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 area as shown on "Schedule A attached to and forming part of Bylaw No. 7638" and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT 142 (CD/ 142).

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7638”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 15 2003

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

MAYOR

CITY CLERK

