



To: Mayor and Council **Date:** January 23, 2003
From: Joe Erceg **File:** RZ 02-218186
 Manager, Development Applications
Re: **McLennan South Road Plan**

On January 21, 2003, Planning Committee considered an application for rezoning by Patrick Cotter Architect at 7131 Bridge Street in the McLennan South Sub-Area of the City Centre. The applicant has proposed to construct a "half road" along the south edge of his site, which would ultimately be extended west by other developers to Ash Street to form a section of the "ring road" as per the sub-area plan. In order to better determine how closely the proposed road reflects the sub-area plan and public discussion leading to adoption of the plan, Committee requested that "...the concept map included in the 1995 Community Consultation process, the McLennan South Sub-Area Plan map, and a plan showing existing road acquisitions in the sub-area be included in the material going forward to Council...". Attached are the requested maps.

The road network illustrated in the sub-area plan map has not been amended since the plan's original adoption in 1996. A note included at the foot of this map states that the "Exact alignment of the ring road and two new secondary entry roads from No. 4 Road [will be] subject to development." (Attachment 1) This map and note were not included in the conceptual planning information circulated to the public in November 1995 (Attachment 2); however, they are consistent with information released to the public in April 1996 (Attachment 3) prior to the plan's adoption in May of that year.

Attachment 4 shows the areas of McLennan South that have seen redevelopment (complete or in process) since adoption of the sub-area plan, excluding new houses constructed on large lots zoned Single-Family Housing District, Subdivision Area F (R1/F). Through this development, a substantial amount of McLennan South's proposed road system has been secured, including significant pieces of the "ring road". The road system resulting from this development process is not an exact replica of the sub-area plan map, but it does meet the intent of the plan. This is consistent with the note on the sub-area plan map indicating that the ultimate location of the "ring road" will be determined through development.

Joe Erceg






Joe Erceg
Manager, Development Applications

SPC:spc
Att. 4

Mayor Malcolm Brodie	Councillor Rob Howard
Councillor Linda Barnes	Councillor Kiichi Kumagai
Councillor Derek Dang	Councillor Bill McNulty
Councillor Evelina Halsey-Brandt	Councillor Harold Steves
Councillor Sue Halsey-Brandt	

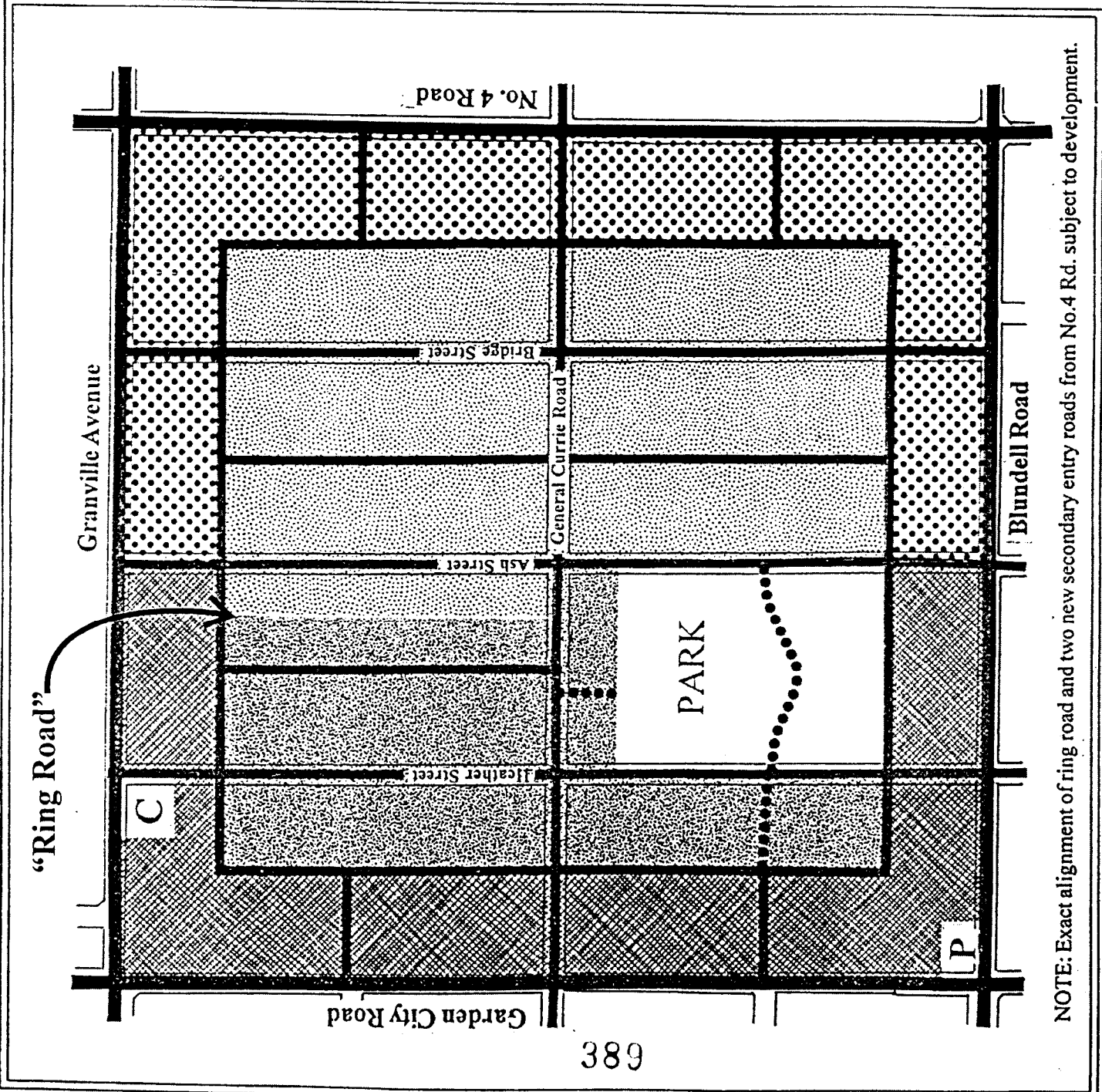
Attachment 1

Land Use

-  Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family 0.75 base F.A.R.
-  Residential, 2 1/4 storeys typical (3 storeys maximum) Townhouse, Triple, Duplex, Single-Family 0.60 base F.A.R.
-  Residential, 2 1/2 storeys Triplex, Duplex, Single Family 0.55 base F.A.R.
-  Residential, Historic Single Family, 2 1/2 storeys max. 0.55 base F.A.R.
-  Trail/Walkway
- C** Church
- P** Neighbourhood Pub



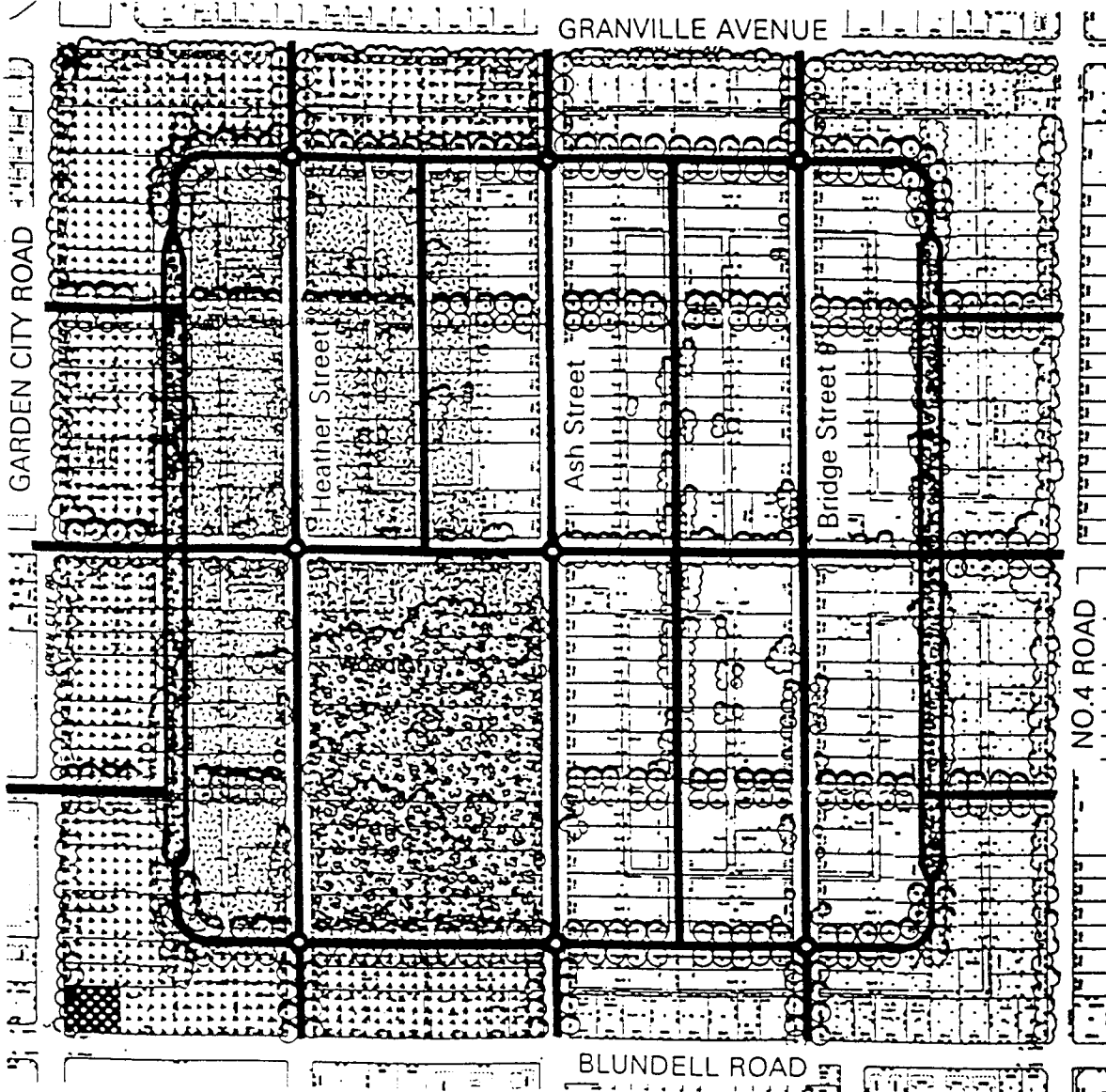
Original Adoption: March 15, 1999
 Last Amended: April 15, 2002



NOTE: Exact alignment of ring road and two new secondary entry roads from No.4 Rd. subject to development.











10 - 4 - 6



16 - 4 - 6

14 - 6



-  Three Storey Stacked Townhouse, Triplex, Duplex, Single Family
-  Two Storey Townhouse, Triplex, Duplex, Single Family
-  Triplex, Duplex, Single Family Cluster or Single Family
-  Historic Single Family
-  Park/Woodlot
-  Walkway / Greenway
-  Commercial / Pub
-  Corner Store

McLennan South

DRAFT McLENNAN SOUTH SUB-AREA PLAN

Summary Highlights

City of Richmond

April 1996



The draft plan covers five subject areas: Housing, Natural Environment and Park, Circulation, Community Facilities and Services, and Utilities.

Housing

Residential land use remains similar to that proposed in November 1995. Building heights will remain the same as single-family houses (2 1/2 storeys), except for the townhouses along Garden City Road and the western half of Granville Avenue and Blundell Road, which can reach 3 storeys over one parking level. However, a step-down to 2 1/2 storeys is required to match building heights across the proposed ring road.

Residents have been clear that a massive, block-scale apartment look with little or no landscaping is **not** compatible with McLennan South's country-estate character. To ensure that new development continues to provide a single-family scale and abundant greenery with mature trees, Section 4.0 (Development Permit Guidelines) in the draft plan contains extensive guidelines for neighbourhood character areas.

Natural Environment and Park

The natural environment has a prominent place in the draft plan. The strategy for keeping McLennan South green includes:

- keeping a naturalistic, informal rather than manicured, formal landscape approach;
- greening all streets so they act as open space links;
- linking the 8-acre park with green walkways to adjacent multiple-family areas, and keeping the heritage woodlot and natural ditch habitat around it;
- promoting front yard landscaping that widens the open space visible from the street;
- promoting new planting, re-use and preservation of viable mature trees using landscape guidelines;
- creating and preserving natural habitat areas through POPA (privately-owned, publicly-accessible) open spaces and through heavy landscaped edges along arterial roads.

At this time, the park remains at 8 acres (not 12 acres) as funding has not been confirmed to acquire a school site. The remaining 4 acres is designated for 2 1/2 storey townhouses. Park development will be phased so that residents who live in the designated park area can remain as long as they wish.

Circulation

The road and lane network remains unchanged as proposed in November 1995. Instead of a median along the north-south legs only, the proposed ring road will now have an extra wide landscaped boulevard throughout. One reason is that the median resulted in driving lanes which did not meet Fire Department standards.

Both long-term and short-term traffic calming are provided for. Within a few months after plan adoption, residents will be consulted and a series of traffic devices such as stop signs, traffic signals, traffic circles and diverters, will be installed to prevent speeding cars.

Community Facilities and Services

The draft plan makes provision for child care spaces to meet the needs of McLennan South children. No commercial development is allowed except for convenience (e.g. a store) along Garden City and the existing neighbourhood pub at the corner of Blundell and Garden City. Community facility space close to the park will also be provided through new development.

Utilities

Residents want development and non-development options for sanitary and storm sewer, as well as different funding options. The City will provide the pump stations and forcemains that are required to operate a sewer system in McLennan South, no matter which option is used. Four ways to bring sewers into the neighbourhood have been identified, including:

1. **Development-initiated:** this is the traditional method of waiting for new development and paying for sewers through the developer;

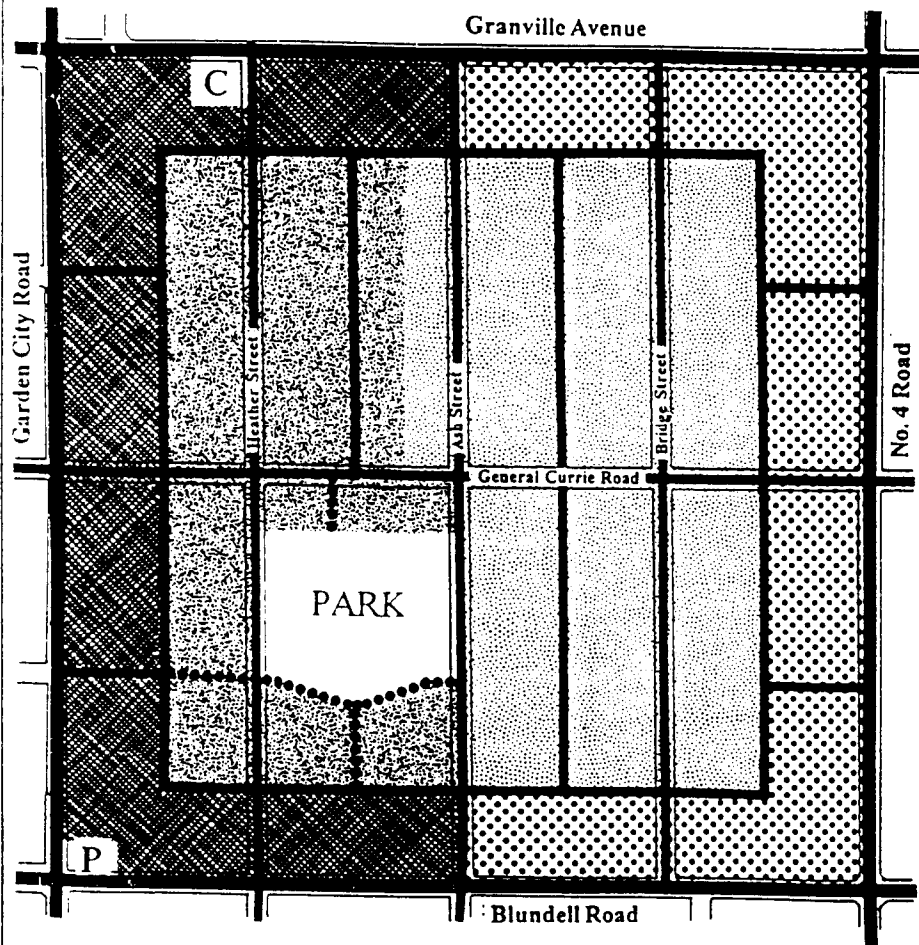
2. **Road Reconstruction, Phase 1:** since many homes in the designated single-family area are newer and likely to remain stable, this option will bring in sewers for existing homes when Ash and Bridge Streets are re-constructed in 1998 and 2000 by the City: new single-family subdivisions will be serviced and paid for by the developer;

3. **Road Reconstruction, Phase 2:** for Heather and General Currie, existing homes will be provided sewer connections after 2000, unless development proceeds before then;

4. **Local Improvement Program:** owners wishing to provide sewers on their own initiative and cost can do so via petition to Council. A pamphlet explaining the procedure is available from the Urban Development Division at City Hall (276-4082).

All four options can be used in combination if Council approves the draft plan. The estimated cost to the City for providing sewers through Option 2 is \$800,000 and Option 3 is \$400,000. Pump stations and forcemains will cost an additional \$400,000. For more detail, please see the draft McLennan South Sub-Area Plan and Implementation Strategy, or telephone staff at 276-4192 or 276-4208.






DRAFT McLENNAN SOUTH SUB-AREA PLAN

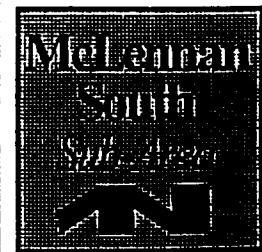


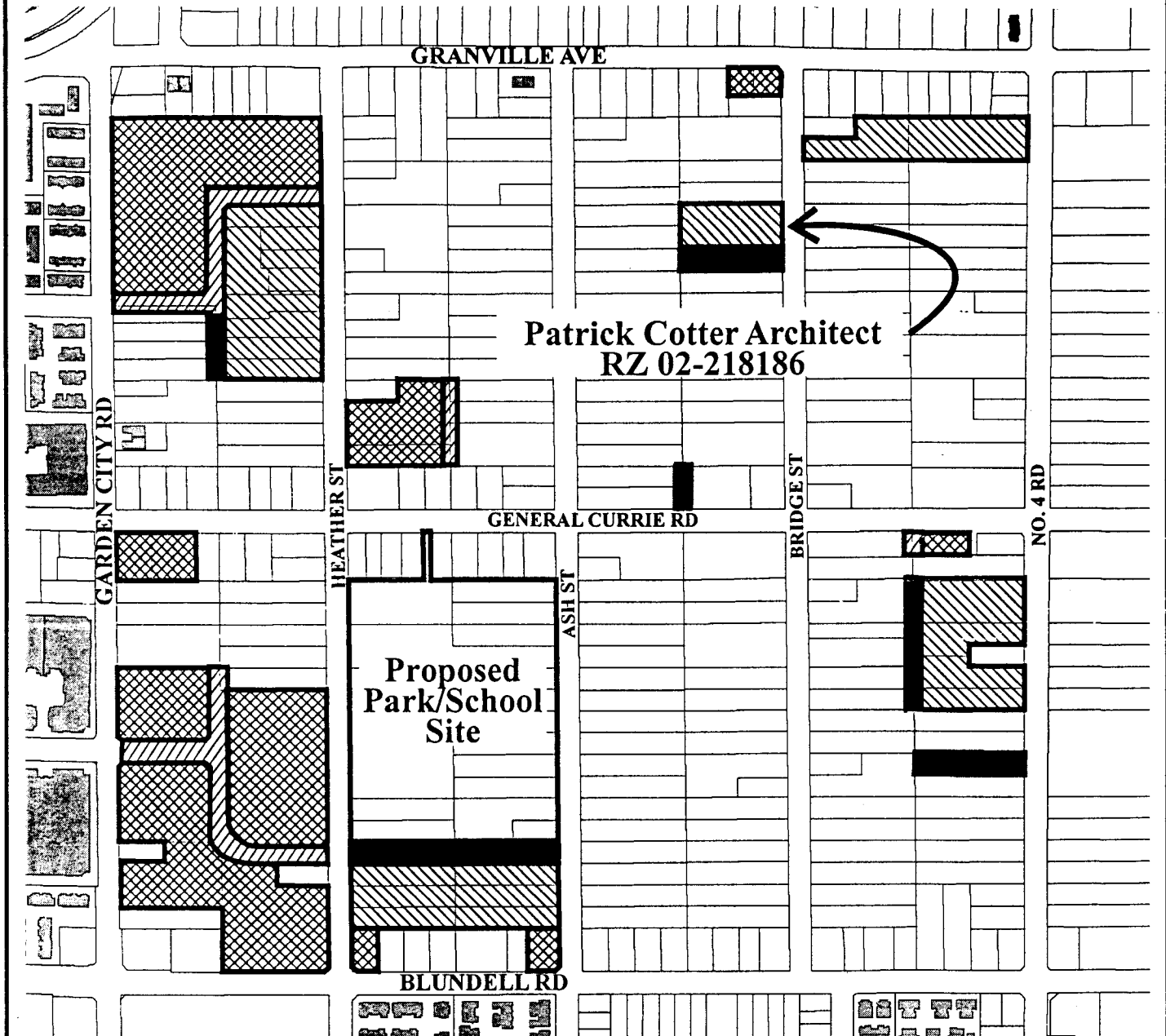
NOTE: Exact alignment of ring road and two new secondary entry roads from No.4 Rd. subject to development.

Attachment 1

OFFICIAL COMMUNITY PLAN LAND USE MAP





-  Residential, Townhouse up to 3 storeys over 1 parking level. Triplex, Duplex, Single Family 0.75 base F.A.R.
-  Residential, 2 1/2 storeys Townhouse, Triplex, Duplex, Single Family 0.60 base F.A.R.
-  Residential, 2 1/2 storeys Triplex, Duplex, Single Family 0.55 base F.A.R.
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-  Trail/Walkway
- C** Church
- P** Neighbourhood Pub





Patrick Cotter Architect
RZ 02-218186

Proposed
Park/School
Site

-  New housing, constructed or approved.
-  New housing, anticipated or pending approval.
-  New roads, constructed or approved.
-  New roads, anticipated or pending approval.



McLennan South
New Road Development Status
January, 2003 393

Original Date: 01/23/03

Revision Date:

Note: Dimensions are in METRES