



To: Planning Committee

to Planning - Nov. 22, 2005
Date: November 2, 2005

From: Holger Burke, MCIP
Acting Director of Development

RZ 05-300409

file: 12-8060-20-7947.

Re: APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING 9711, 9751 AND 9771 FERNDAL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/153).

Staff Recommendation

That Bylaw 7997, to reduce the minimum lot size from 0.404 ha (1 .0 acre) to 0.344 ha (0.85 acre) in "Comprehensive Development District (CD/153)", and to rezone 9711, 9751 and 9771 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/153)", be introduced and given first reading.

Holger Burke, MCIP
Acting Director of Development

HB:ef
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 9711, 9751 and 9771 Ferndale Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/153) in order to permit the development of approximately 21 three-storey townhouses.

Findings of Fact

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

Surrounding Development

The proposed site is in the McLennan North Sub-Area (**Attachment 3**) located north of Granville Avenue. The site is within Residential Area 4 of the McLennan North Sub-Area Plan, which allows for development of residential uses (currently allowing one and two-family dwellings and townhouses, to a height of two and half storeys, typical, three-storeys maximum where a maximum 30% lot coverage is achieved, with a base density of 0.55 F.A.R.). The existing development surrounding the site is described as follows:

- The area immediately west of the subject site, and north of Ferndale Road, consists of an existing single-family home, zoned Single-Family Housing District, Subdivision Area F (R1/F);
- Further to the west, and to the north, there is an approved development at 6188 Birch Street (RZ 04-263900 and DP 05-290431) to develop 59 three-storey townhouses, zoned Comprehensive Development District (CD/153);
- To the east, three houses on lots zoned Single-Family Housing District, Subdivision Area F (R1/F); and
- To the south, across Ferndale Road, the newly constructed Cressey townhouse development (DP 02-221259) with 98 townhouses, zoned Comprehensive Development District (CD/71).

Related Policies & Studies

Official Community Plan

The McLennan North sub-area plan objectives include:

- **Density:** The proposed development is generally consistent with the designated Residential 0.55 base F.A.R. in the area. The proposed density is 0.65. Densities of 0.65 F.A.R. for townhouses north of the site have been approved. The increased density is justified based upon the significant public benefit of contributions towards the establishment of the new north/south roads, and the ability to achieve this density while achieving significant open space and minimizing impacts on neighbouring development.
- **Roads:** The developer of the subject site will provide financial contributions to the establishment of Katsura, Alder, and Birch Streets between Ferndale Road and Westminster Highway.

- **Park:** Land has been secured for community and neighbourhood parks. Planning began in 2003, with limited construction having commenced in 2004 and continuing through 2005.
- **Development Permit Guidelines:** In the lower-density multiple-family residential areas, the Guidelines call for consistent setbacks and building heights, regular, small gaps between buildings, and building forms which strongly orient to adjacent streets and public open spaces.

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 applications for Development Permit, Servicing Agreement (street frontage improvements) 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 Ferndale Road, which is consistent with the guidelines for Residential Area 4. The orientation of end units along the rear of the site is appropriate in increasing the open landscape along this edge and providing a transition to the neighbouring proposed townhouse development. The positioning of the driveway internal to the site allows for generous landscaped back yards within the side yard setbacks, adjacent to existing single-family homes, and future townhouse development.
- The proposed density of 0.65 F.A.R. is an appropriate density for a site of this size. The bonus density above the 0.55 base F.A.R. is in line with similar bonuses granted in the area on the basis of specific site benefits (e.g. reduced lot coverage) or community benefits (e.g. land for parks or roads). In this case the proposal is justified based on the cash contributions to the neighbourhood road network and to the affordable housing reserve fund.
- The proposed three-storey height of units is acceptable within this sub-area to achieve a consistent scale with other recent development to the west along Ferndale Road. The proposed three-storey form provides generous outdoor open space (30% maximum site coverage) throughout the site in keeping with the formal park-like setting envisioned in the Area Plan.
- The proposed contribution of \$224,562 to the fund established for the land and construction of the three new north/south roads in this area between Ferndale Road and Westminster Highway is based on an equitable contribution from all development sites within this immediate area (set at \$6.00 per square foot of site area), and will facilitate implementation of the Transportation Plan for the area. The applicant is aware of and has agreed with this requirement.
- Cross access agreements are proposed to ensure access to neighbouring development parcels. Staff have concluded that this proposed development will not unduly restrict development of lands to the east or west of the subject site.

- A contribution in lieu of indoor amenity space is proposed with this application (approximately \$23,000).
- An aircraft noise exposure covenant will be required as a condition of rezoning approval.
- The contribution to the establishment of Katsura, Alder and Birch Streets is consistent with City Transportation objectives as envisioned under the McLennan North sub-area plan.
- The applicant has agreed to provide frontage improvements along Ferndale road.
- The applicant's contribution towards the City's Affordable Housing Reserve Fund is appropriate to meet City objectives (approximately \$14,596).
- The applicant has provided a storm water capacity analysis complete to a level acceptable to Engineering and has agreed to upgrading requirements and the cost thereof.
- The proposed amendment to Comprehensive Development District (CD/153), would accommodate mid-sized developments in McLennan North - Residential Area 4, such as the subject site, which are sufficient in size to accommodate the allowable density of 0.65 F.A.R., while providing well-designed and appropriate open space and low site coverage as well as providing significant public benefits including roads and frontage improvements. Setbacks, height, site coverage, and parking requirements are generally compatible with the intent of the Area Plan.
- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood.
- Overall, the project appears to be well designed and deserving of support.

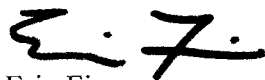
Financial Impact

Birch Street Implementation

The applicant is to contribute \$224,562 for the land and construction of the three new north/south roads in this area between Ferndale Road and Westminster Highway, based on an equitable contribution from all development sites within this immediate area (\$6.00 per square foot of site area), in order to facilitate implementation of the Transportation Plan for the area. The applicant is aware of and has agreed with this requirement.

Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan North objectives for development and population growth. The proposed use of Comprehensive Development District (CD/153) is consistent with the McLennan North Sub-Area and with previously approved projects in the immediate vicinity. The proposal for the contribution to the establishment of the road network between Ferndale Road and Westminster Highway supports the vision for this area. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



Eric Fiss
Policy Planner
EF:cas

See **Attachment 4** for rezoning requirement to be dealt with prior to final adoption as agreed by the applicant.

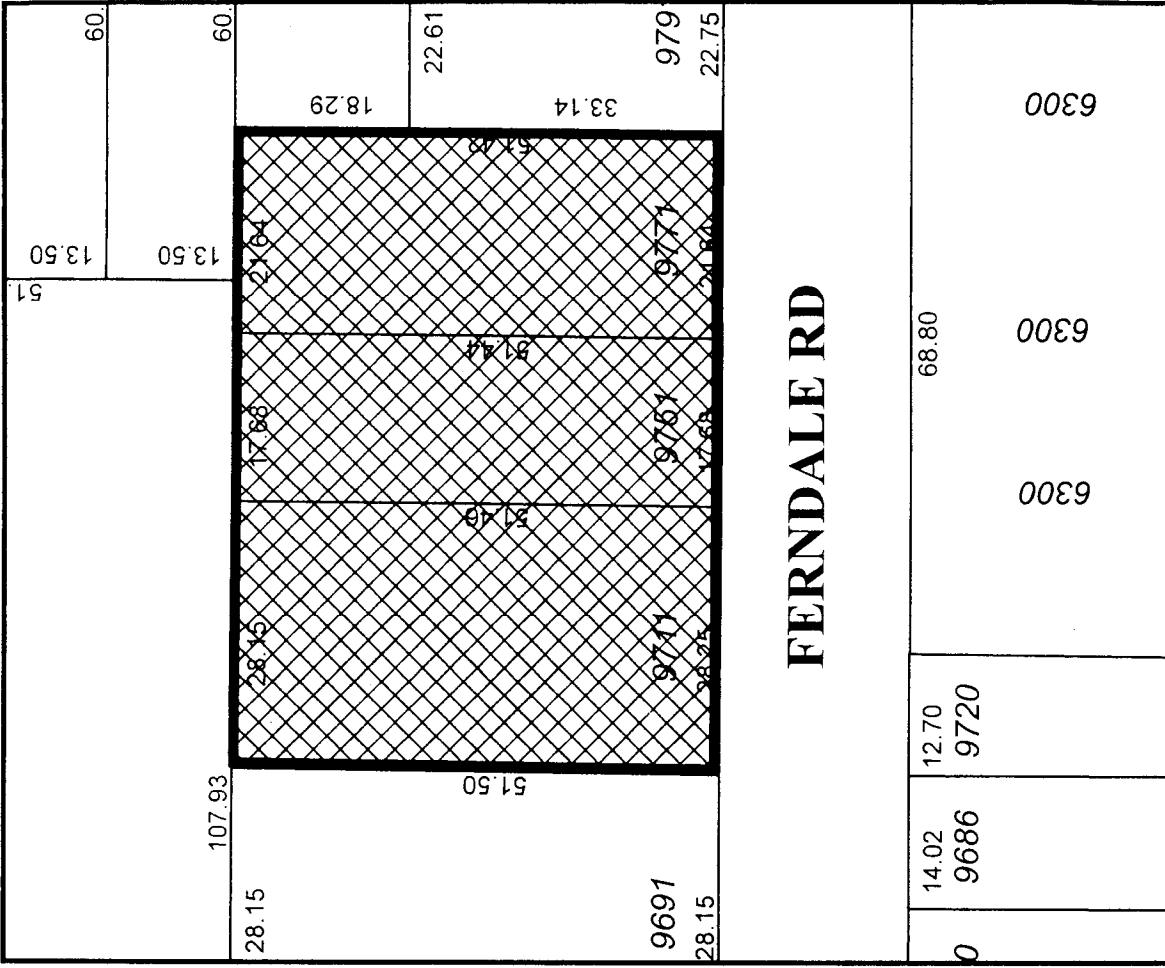
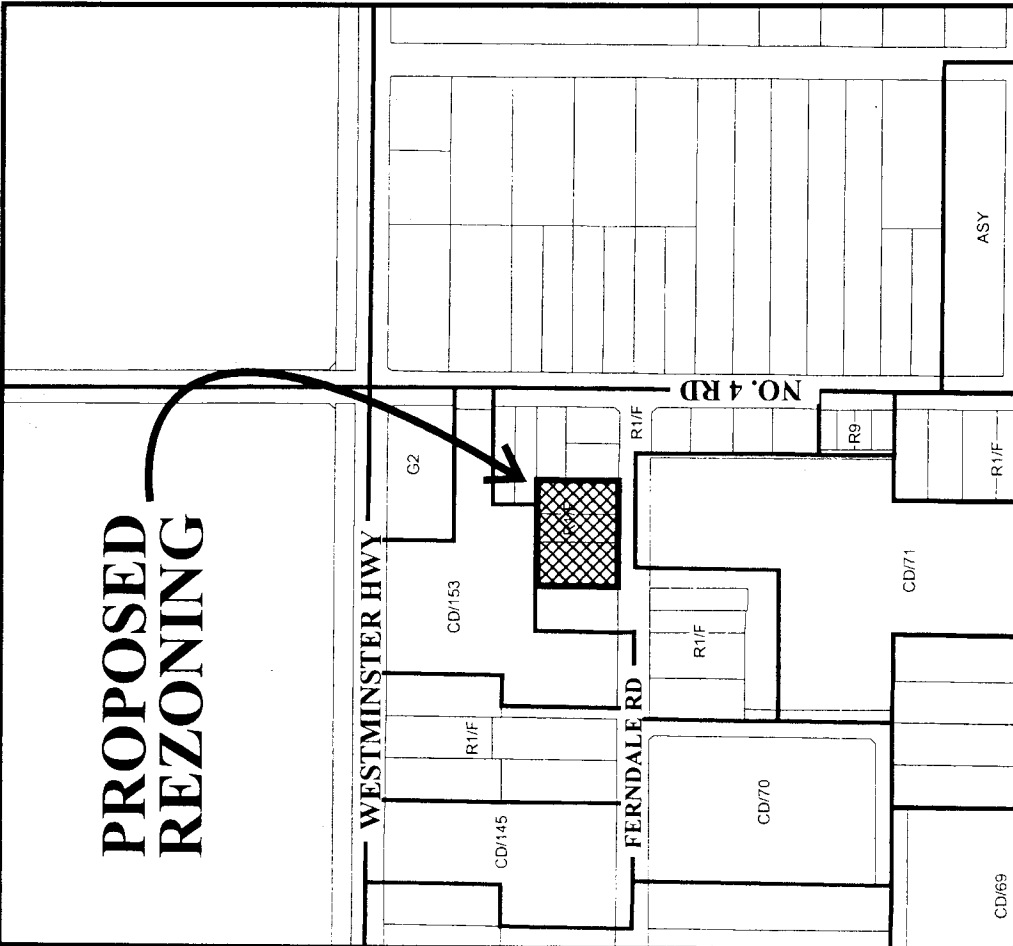
LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site plan and elevations)



City of Richmond

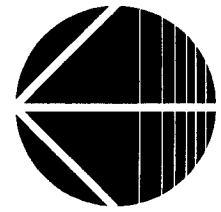
PROPOSED REZONING



FERDALE RD

Original Date: 05/30/05
 Revision Date: 10/24/05
 Note: Dimensions are in METRES

RZ 05-300409





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Policy Planning Department

RZ 05-300409

Address: 9711, 9751 and 9771 Ferndale Road

Applicant: Am-Pri Construction Ltd.

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

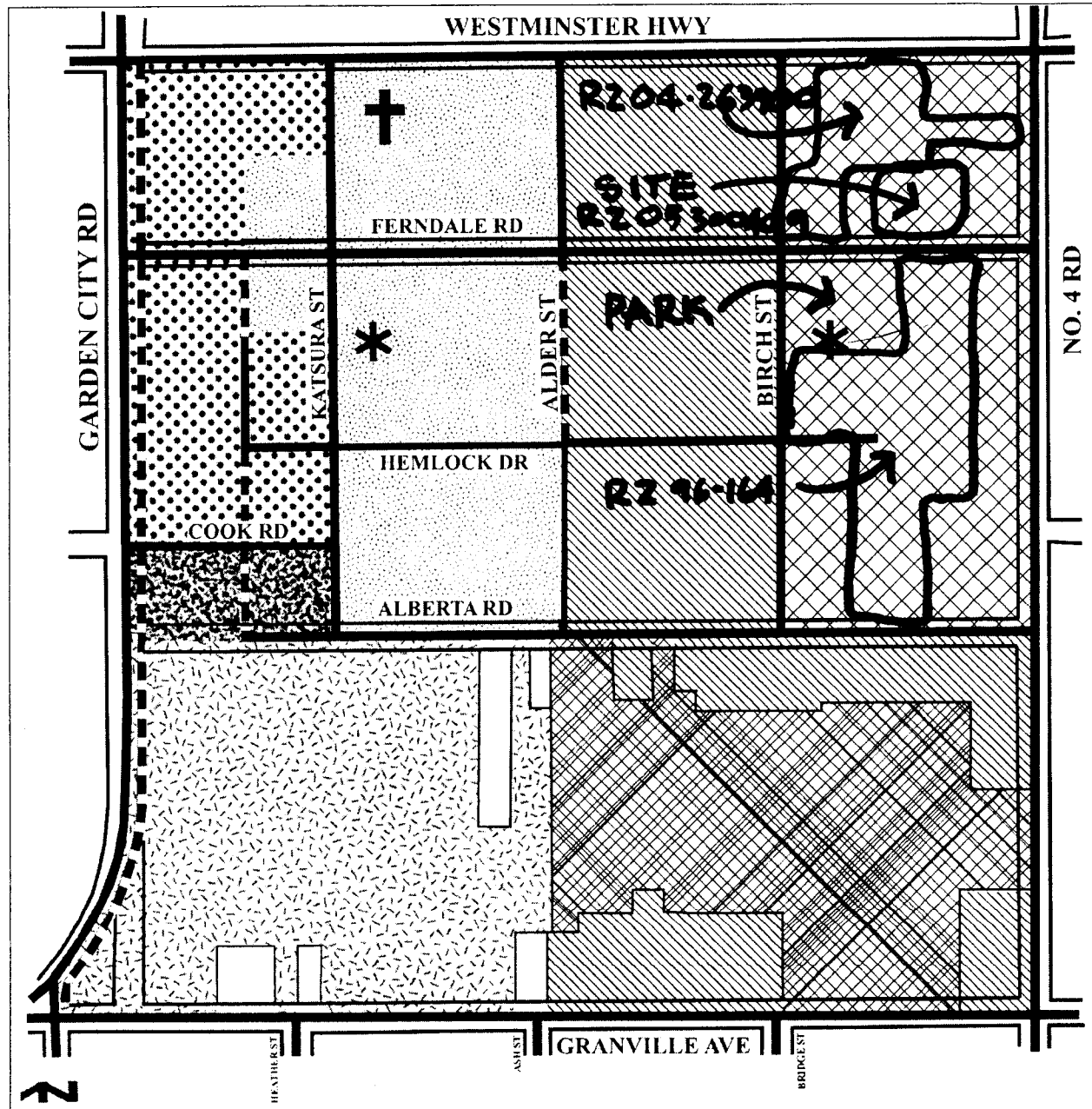
	Existing	Proposed
Owners:	Gerard and Joan Hoag Am-Pri Development (Ferndale) Ltd.	Am-Pri Development (Ferndale) Ltd.
Site Size (m²):	9711 Ferndale: 1,458 m ² (15,694 ft ²) 9751 Ferndale: 915 m ² (9,849 ft ²) 9771 Ferndale: 1,117 m ² (12,024 ft ²)	3,477 m ² (34,427 ft ²) <i>by applicant</i>
Land Uses	Single-family homes	Townhouses
OCP Designation	Residential	Residential
Area Plan Designation	Residential Area 4, One & Two-Family Dwelling and Townhouses <i>2 1/2 storeys typical (3-storeys maximum)</i>	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	CD/153
Number of Units	3 Single-Family Homes	21 Three-storey Townhouses

	Bylaw Requirement CD/153	Proposed	Variance
Density	N/A	60 units/hectare (25 units/acre)	N/A
Floor Area Ratio:	Max. 0.65 F.A.R.	Max. 0.65 F.A.R.	none permitted
Lot Coverage – Building:	Max. 30%	30%	none
Lot Size (min. area)	0.344 ha (0.85 acres) Amended by Bylaw 7997	0.348 ha (0.86 acres)	none
Setback – Ferndale Road (S)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (E & W)	Min. 3 m	Min. 4.5 m	none
Setback – Rear Yard (N)	Min. 3 m	Min. 6.0 m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	21 units x 1.5/unit = 32(R) 21 units x 0.2/unit = 5(V)	42(R) and 5(V)	none
Off-street Parking Spaces – Total:	37	47	none

	Bylaw Requirement CD/153	Proposed	Variance
Tandem Parking Spaces	42 maximum	42	none
Amenity Space – Indoor:	70 m ² or Payment-in-lieu	Payment-in-lieu \$23,000	none
Amenity Space – Outdoor:	126 m ²	130 m ²	none

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

Land Use Map *Bylaw 7887
2005/09/19*



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) / High-rise Apts. (up to 45 m)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Mixed Residential/ Retail/Community Uses	Trail
Community Park	Church	Principal Roads

Conditional Rezoning Requirements 9711, 9751, and 9771 Ferndale Road - RZ 05-300409

Prior to final adoption of Zoning Amendment Bylaw 7997, the developer is required to complete the following requirements:

1. Consolidation of all three lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a 6 m utility Right-of-Way (for sewer) along the proposed drive aisle, providing sewer access to 6091 and 6131 No 4 Road. (The owner of 6091 will have to grant a ROW through his backlands for 6071).
3. Registration of cross access agreements on a minimum 6 m private driveway from Ferndale Road allowing access to/from the future development sites to the east at 9791 and 9811 Ferndale Road and 6091 and 6131 No.4 Road), and to the west at 9691 Ferndale Road.
4. Contribution of \$6.00/ft² of gross site area (e.g., \$224,562) towards land and construction costs of the three north-south roads (Birch/Alder/Katsura) between Westminster Highway and Ferndale Road.
5. Registration of an aircraft noise covenant agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise.
6. Contribution of \$0.60 per buildable square foot (e.g., \$14,596) towards the City's Affordable Housing Reserve Fund.
7. Contribution towards construction of the Garden City neighbourhood park in lieu of providing on-site indoor amenity space to the rates established by the City's amenity space policy (e.g., \$23,000).
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of future Building Permit,

1. Developer is to enter into a standard Servicing Agreement* to design and construct improvements on the Ferndale Road frontage. Works include, but are not limited to, road widening, creation of a 1.41m grass and treed boulevard with Zed lighting, complete with black Zed lighting, with a 1.75m sidewalk to property line. Ferndale is on the DCC program, so Roads DCC credit will be applied at Building Permit stage.
2. Enter into the City's standard Service Agreement to design and construct the sewer noted in Item 2, above. No credits apply. Recommend sewer and Ferndale works as one Servicing Agreement.
3. A construction parking and traffic management plan to be provided to the Transportation Department prior to issuing Building Permit. The plan should include: location of construction related parking and loading, request for any lane closures, including dates, times, and duration, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

(Signed Copy on File)

(November 2, 2005)

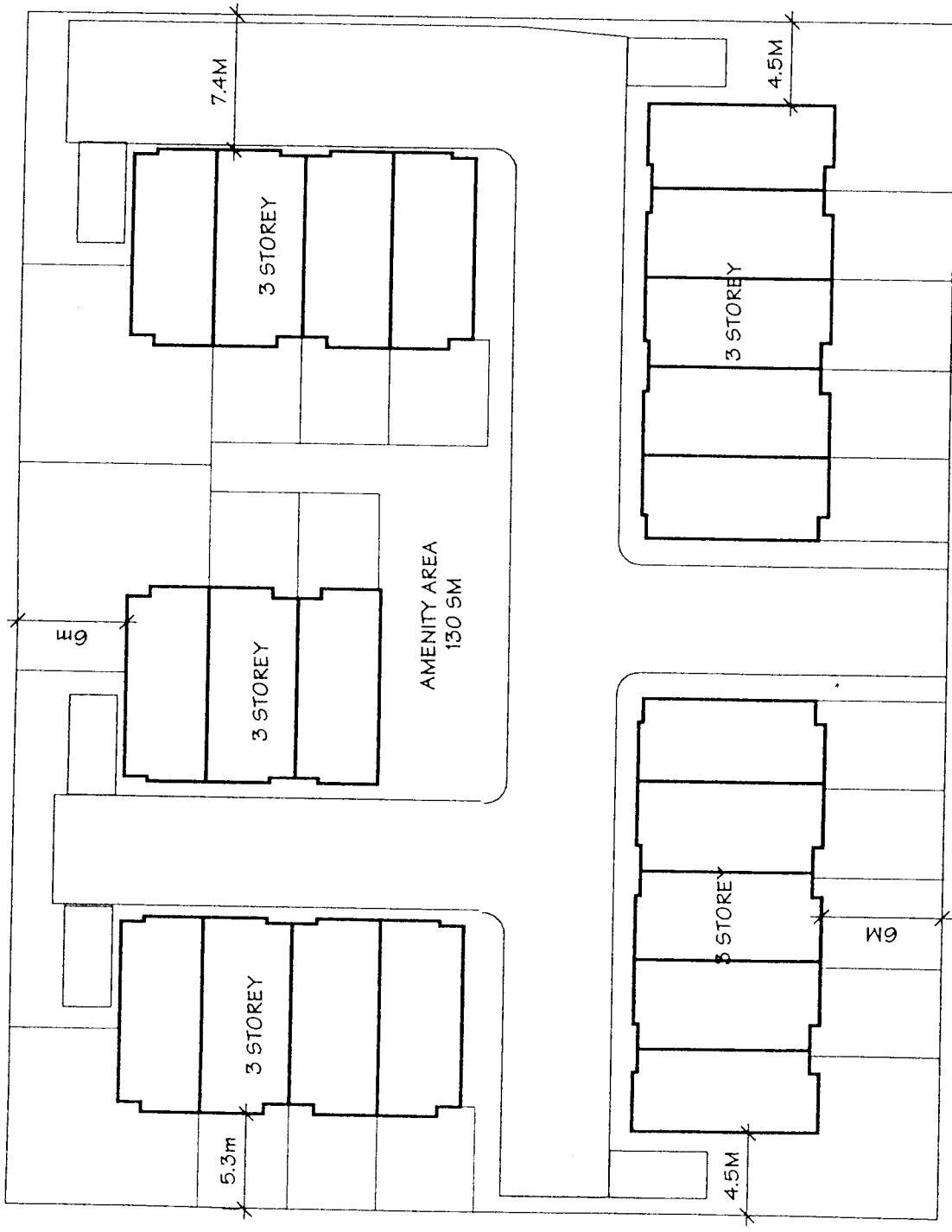
Signed

Am-Pri Construction Ltd.

Date

APRIL 18, 2005

ATTACHMENT 5



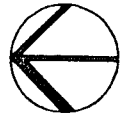
FERNDALE ROAD

STATISTICS:
 SITE AREA: 37,427 SF (3,477 SM)
 PROPOSED ZONING: CD/153

FLOOR AREA MAX. ALLOWED: 37,427 SF X 0.65 = 24,327 SQ.FT.
 FLOOR AREA PROPOSED: 21 UNITS X 1,155 SF = 24,255 SF

PROPOSED SITE COVERAGE: 30% (EXCLUDING CANTILEVERED UPSTAIRS AND PORCHES)

SITE PLAN-ALT.
 SCALE: 1" = 30'-0"





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7997 (RZ 05-300409)
9711, 9751 AND 9771 FERNDAL 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 291.153.6 with the following:

“291.153.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.344 ha (0.85 acre) in size.”

- 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/153)**.

P.I.D. 011-227-931

Lot “C” Section 10 Block 4 North Range 6 West New Westminster District Plan 6658

P.I.D. 003-498-514

Lot 63 Section 10 Block 4 North Range 6 West New Westminster District Plan 46121

P.I.D. 003-461-521

Lot 64 Section 10 Block 4 North Range 6 West New Westminster District Plan 46121

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7997”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by *EF*
APPROVED by Director or Solicitor
HB

MAYOR

CORPORATE OFFICER