

Applicant Submission



2021.06.29

RE:

Land Use Redesignation from R-C1 to DC: 2015, 2009, 2003 - 22 ST SW

APPLICANT SUBMISSION

On behalf of RNDSQL, CivicWorks has prepared a Land Use Redesignation proposal for a full-block three (3) parcel assembly in the community of Richmond. The proposed land use will facilitate the construction of a fourteen (14) unit townhouse development with basement secondary suites with excellent access to the 17th Avenue Main Street, Primary Transit Network, and new MAX Yellow BRT Station investments. The site assembly is bordered by public streets and lanes on all sides, providing a unique opportunity for sensitive intensification with limited impacts to adjacent neighbours. Development is anticipated in two (2) phases, with development starting at the corner of 20 AV SW and 21 ST SW (2015 22 ST SW).

The site's current R-C1 (Residential - Contextual One Dwelling) District allows for residential development in the form of Single Detached Dwellings. In support of the proposed development, this application seeks to amend the existing R-C1 District to a DC (Direct-Control based on Residential – Grade-Oriented Infill) District. The standard R-CG district requires that one façade of each dwelling unit faces a public street. The Direct Control land use is required to allow for a more flexible building layout that supports the vision for units grouped around a central landscaped open space with direct connections to the public park to the north. A supporting Minor Area Redevelopment Plan (ARP) Amendment to the 1986 Richmond Area Redevelopment Plan (ARP) is also be required. This amendment would reclassify the property from Conservation/Infill to Low Density Residential—in line with other R-CG redesignations in the community.

To provide additional certainty to stakeholders and ensure a high-quality bricks-and-mortar outcome, the land use application is supported by a Phase 1 Development Permit submitted by FAAS Architecture.

POLICY CONTEXT

The Richmond ARP, first approved by City Council in 1986, predates the R-CG district, which was adopted by City Council in 2014. The proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations

with direct and easy access to transit, shopping, schools and other community services. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

APPLICANT-LED STAKEHOLDER OUTREACH

Throughout our application we have endeavored to provide multiple opportunities for stakeholders to learn about the proposed vision early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. Key elements of our outreach strategy included: large format on-site signage and surrounding area postcard drops, an information-rich project website (www.engagerndsqr.com), project phone line, voice-mail + email inbox, two (2) separate virtual information sessions, and outreach to the Richmond Knob Hill Community Association.