



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **Application by Jema Properties Consulting Inc. for Rezoning at
7531 Moffatt Road from Townhouse & Apartment District (R3) to
Comprehensive Development District (CD/127)**

To PLANNING - JANUARY 21, 2003
Date: January 3, 2003
File: RZ 02-218208
L7 8060-20-7478

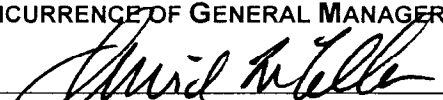
Staff Recommendation

That Bylaw No. 7478, for the rezoning of 7531 Moffatt Road from "Townhouse & Apartment District (R3)" to "Comprehensive Development District (CD/127)" and for the amendment to Comprehensive Development District (CD/127), be introduced and given first reading.


Joe Erceg

Manager, Development Applications

JMB:blg
Att. 7

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Jema Properties Consulting Inc. has applied to the City of Richmond for permission to rezone 7531 Moffatt Road (**Attachment 1**) from Townhouse & Apartment District (R3) to Comprehensive Development District (CD/127) in order to permit the development of six (6) townhouses (**Attachments 2, 3 & 4**).

Findings of Fact

Item	Existing	Proposed
Owner	Mary Tinkley	To be determined
Applicant	Jema Properties Consulting Inc.	No change
Site Size	995 m ² (10,710 ft ²)	No change
Land Uses	Single-family home	Multi-family housing
OCP Designation	Neighbourhood Residential	No change
City Centre Area Plan Designation	Residential	No change
Zoning	R3	CD/127

Surrounding Development

The majority of the properties along Moffatt Road developed in the 1980's with four-storey condominiums (three storeys over parking) which, while they do not orient units toward the street, provide significant landscaped setbacks from the street creating a green, spacious streetscape. Properties which have developed as townhouses have tended to utilize larger parcels (e.g. consolidate two (2) single-family lots together).

Related Policies & Studies

City Centre Area Plan

The residential designation in the City Centre Area Plan permits single-family, two-family and multiple family housing. Under this plan the majority of this neighbourhood has redeveloped to three and four-storey apartments under the Townhouse & Apartment District (R3) zone (although there are a couple of sites that have been rezoned Comprehensive Development District CD/3 and CD/6). The application on the subject lot is consistent with the plan.

Staff Comments

Zoning

City staff is in the process of exploring standardized townhouse zones in order to limit the creation of new Comprehensive Development District (CD) zones. This work has been initiated and should be completed in 2003. In the meantime, as the existing Townhouse & Apartment District (R3) zone (0.6 FAR) does not provide enough density for the subject application, Comprehensive development District (CD/127) (0.78 FAR) is proposed. This zone has been used previously on Turnill Street in the South McLennan neighbourhood of the City Centre on the Bogner Construction site currently being built.

In order to utilize this zone on the subject site two amendments are proposed in order to add a west property line setback and to reduce the minimum lot size. A variance will also be required at the time of the Development Permit to accommodate one (1) visitor parking stall rather than two (2).

The following chart compares the statistics of the Townhouse & Apartment District (R3) zone, Comprehensive Development District (CD/127) and the proposed development.

	R3	CD/127	Proposal
Density	0.6 FAR	0.78 FAR	0.75 FAR
Lot Coverage	40%	40%	40%
Setbacks	Front, Side & Rear: 6 m (19.685 ft.)	Public Road: 6.0 m (19.685 ft.) North & South: 1.5 m (4.921 ft.) East: 4.57 m (14.993 ft.)	Public Road: 6.0 m (19.685 ft.) North & South: 6.0 m (19.685 ft.) West: 3.0 m (9.8 ft.)
Height	15 m (49.212 ft.)	12 m (39.370 ft.)	12 m (39.370 ft.)
Minimum Lot Size	Width 30 m (98.425 ft.) Depth 35 m (114.829 ft.)	0.405 ha (1.0 ac.)	0.099 ha (0.245 ac.)
Off Street Parking	For residents: 1.5 spaces per dwelling unit For visitors: 0.2 spaces per dwelling unit	For residents: 1.5 spaces per dwelling unit For visitors: 0.2 spaces per dwelling unit	For residents: 2.0 spaces per dwelling unit For visitors: 0.1 spaces per dwelling unit

Tree Retention

The tree retention plan (**Attachment 5**) shows that there are 18 trees on the site and the boulevard in front of the site. The applicant has committed to retaining and incorporating four (4) of these into the new development. The number and type of replacement trees will be incorporated into the Development Permit.

Transportation

Given the small nature of this development, the variance to permit one (1) visitor parking stall, rather than two (2) will suffice for this project, especially given that the resident parking ratio has been increased from one (1) to two (2) parking stalls per unit. The aisle width of 22 ft. is sufficient.

Coordination with Lot to North

One of staff's concerns is that the subject property and the one to the north are surrounded on all sides by newer development. It would have been preferable that the two (2) lots would have re-developed together in order to present a more desirable street front and to coordinate various aspects of the development (consistent look, shared access, mail, garbage and amenity space). However, as noted in the attached letter (**Attachment 6**), the adjacent property owner is uninterested in selling their property.

Therefore, a development option was prepared (**Attachment 7**) for the northerly site in order to ensure the appropriate location of a cross access easement which will be granted by the subject application in order that the two (2) properties will share one (1) driveway to Moffatt Road. Note that one (1) of the trees that is proposed to be saved demarcates the extent of this cross access agreement.

Development Permit

Prior to final reading of the rezoning application, a Development Permit is required to be completed to a level deemed acceptable by the Manager of Development Applications. Details that should be addressed at this time include:

- an appropriate number of replacement trees to compensate for the 14 trees that will be lost on the site;
- the north façade of the building with the row of garage doors;
- the visitor parking stall;
- the design of the private outdoor space for each unit; and
- the design of the pedestrian walkway and landscaping as this is the only outdoor amenity space provided.

Analysis

There are only three (3) areas of minor concern related to the proposal, which are discussed in more detail and concern the different form that the subject application introduces into the area, the density of the proposal, and the coordination with the lot to the north.

The proposed development provides a different form from that of the majority of its neighbours (townhouse vs. three-storey apartments over parking) because of the small site area, and because of differing market conditions from when the majority of the area developed almost 20 years ago. The difference translates into a shorter building but into a more dense site with tighter setbacks. However, the two (2) development types work together as the shorter nature of the development will likely be of little concern to the neighbours and the tighter setbacks can be accommodated because the earlier development provided ample setbacks to the property line.

At 0.75 FAR, the subject application is at a higher density than the surrounding properties. The highest density zone in the area is 0.67 FAR and the majority of the developments are constructed at 0.6 FAR. However, most of the neighbourhood was developed quite a number of years ago when this lower density range was the norm. The more current market conditions have resulted in forms that are in the 0.7 FAR range (e.g. St. Albans area). Therefore, while what is proposed is at a higher density, it is comparable to other City Centre townhouse proposals.

As the site to the north, the applicant is not interested in pursuing a joint application, the subject site has had to be mindful of the potential development form in order to ensure that access can be shared. While there are some disadvantages in each site developing separately, a cross access agreement will ensure that the access to Moffatt Road can be shared. This shared access enables the site to the north to orient the units at the front of the site toward the street.

Financial Impact

None.

Conclusion

Staff is supportive of the subject application because:

- the form is consistent with the City Centre area plan;
- the amendments to Comprehensive Development District (CD/127) for setbacks, lot size and visitor parking are minor;
- the proposal will have limited impacts on the existing neighbours; and
- a shared access is provided for when the property to the north re-develops.

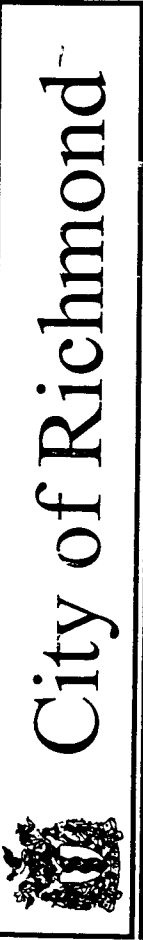


Jenny Beran, MCIP
Planner, Urban Development

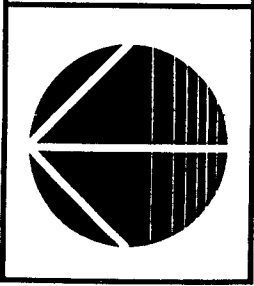
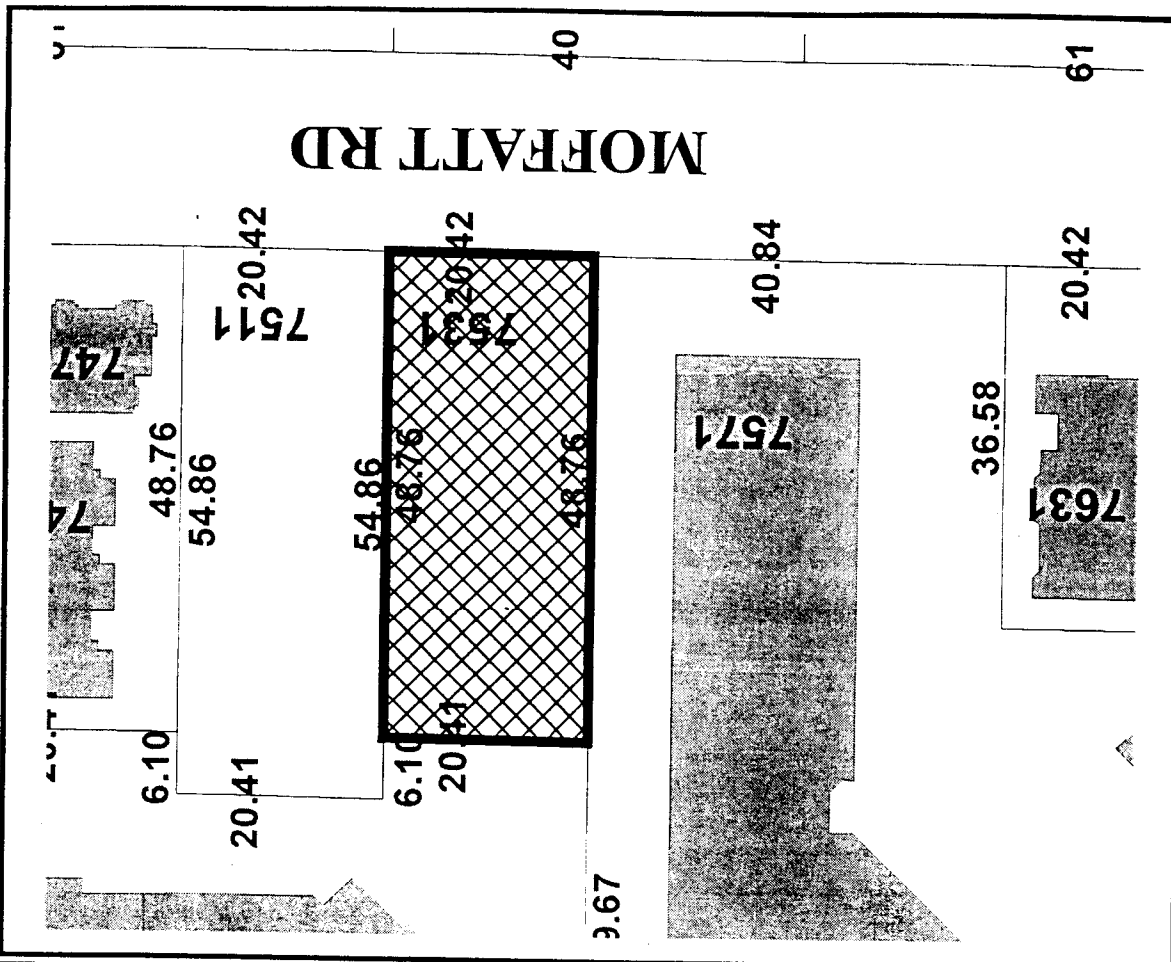
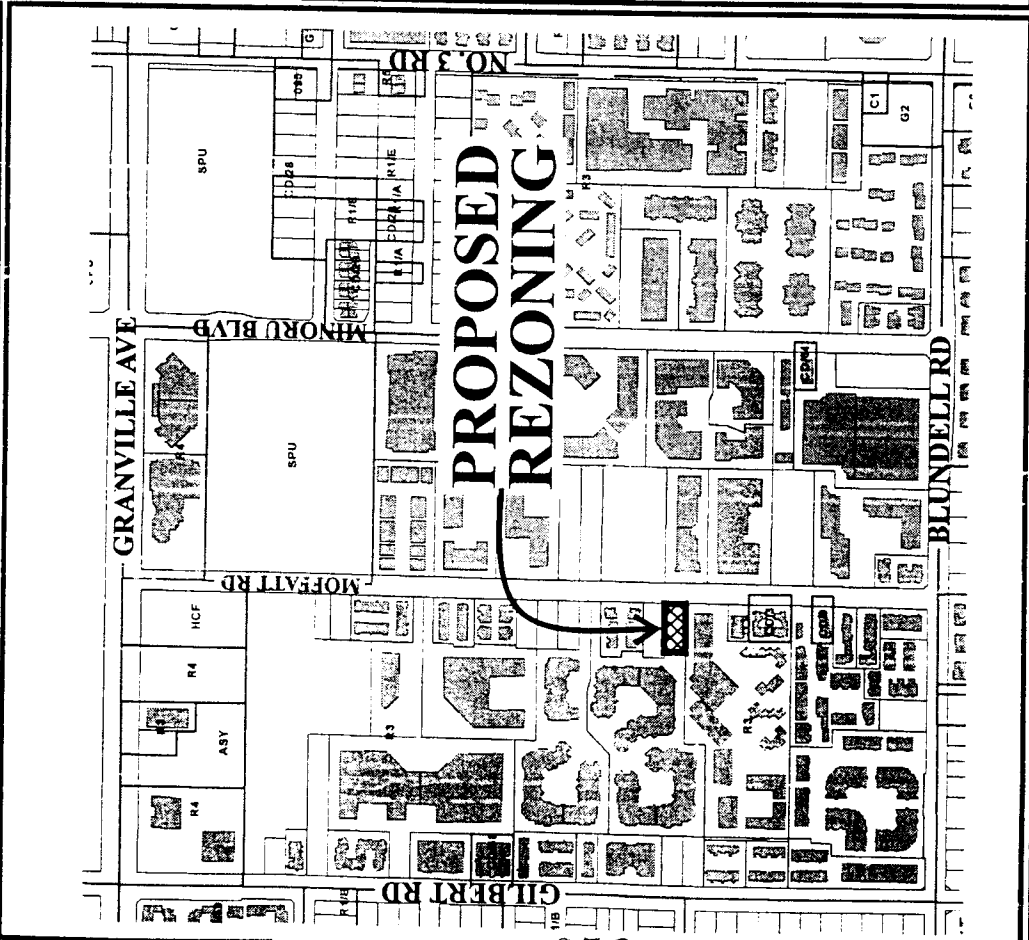
JMB:blg

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

1. Legal requirement, specifically, a Cross Access Agreement for 7511 Moffatt Road.
2. Development requirements, specifically a Development Permit completed to a level deemed acceptable by the Manager of Development Applications.



City of Richmond



RZ 02-218208

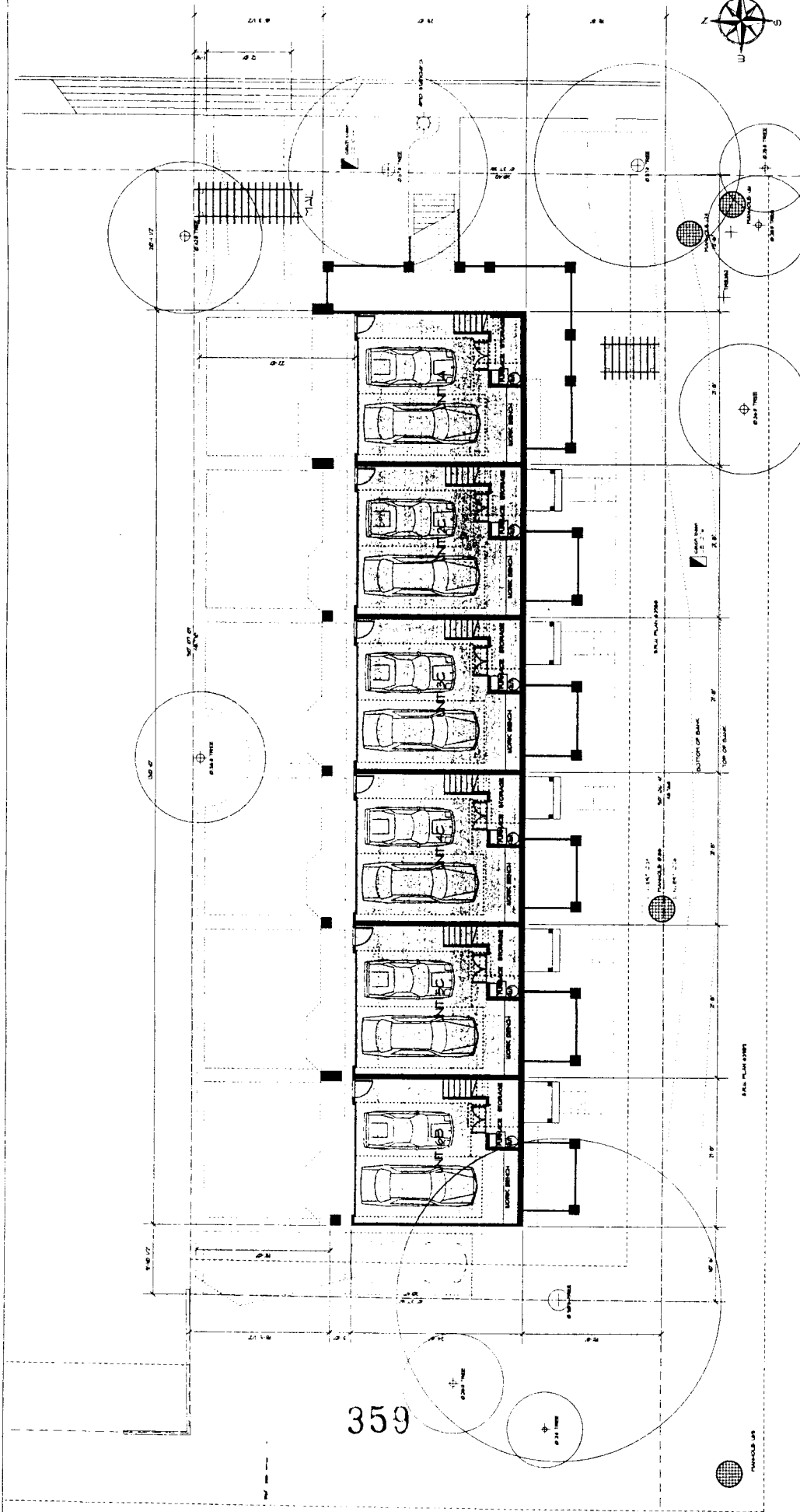
Original Date: 10/04/02
 Revision Date:
 Note: Dimensions are in METRES

MOFFATT ROAD

FOUGERE ARCHITECTURE INC.

7531 MOFFATT ROAD

for JEMA PROPERTIES CONSULTING LTD.

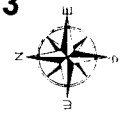


7531 MOFFATT ROAD

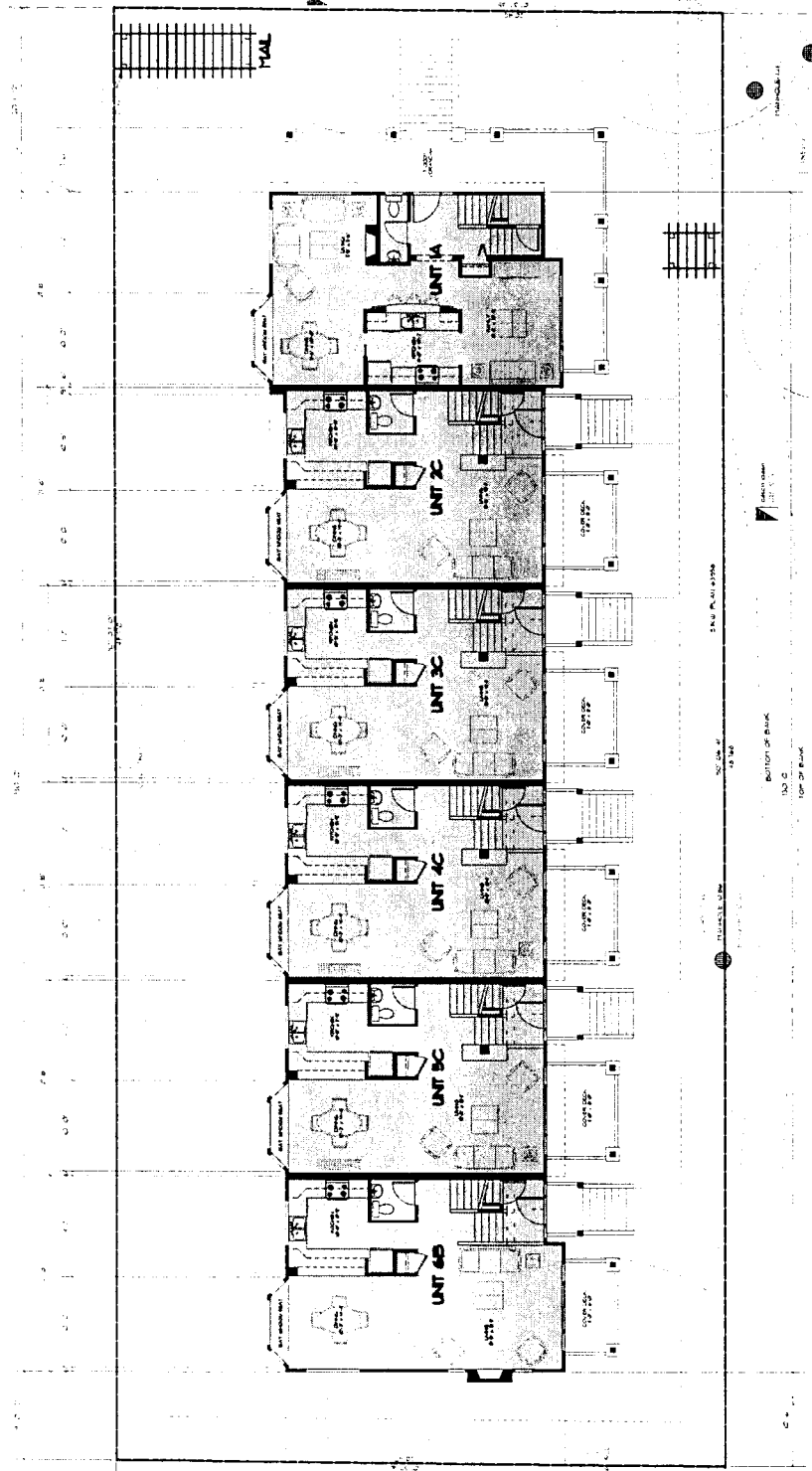
GROUND FLOOR
SCALE 1/4" = 1'-0"

359





JANUARY 6, 2002
FOUGERE
ARCHITECTURE
 INC.
 2701, RUE SAINT-JOSEPH
 MONTRÉAL, QUÉBEC H3T 1E6
 (514) 393-7210



7531
MOFFATT ROAD
 for
JEMA PROPERTIES
CONSULTING LTD.

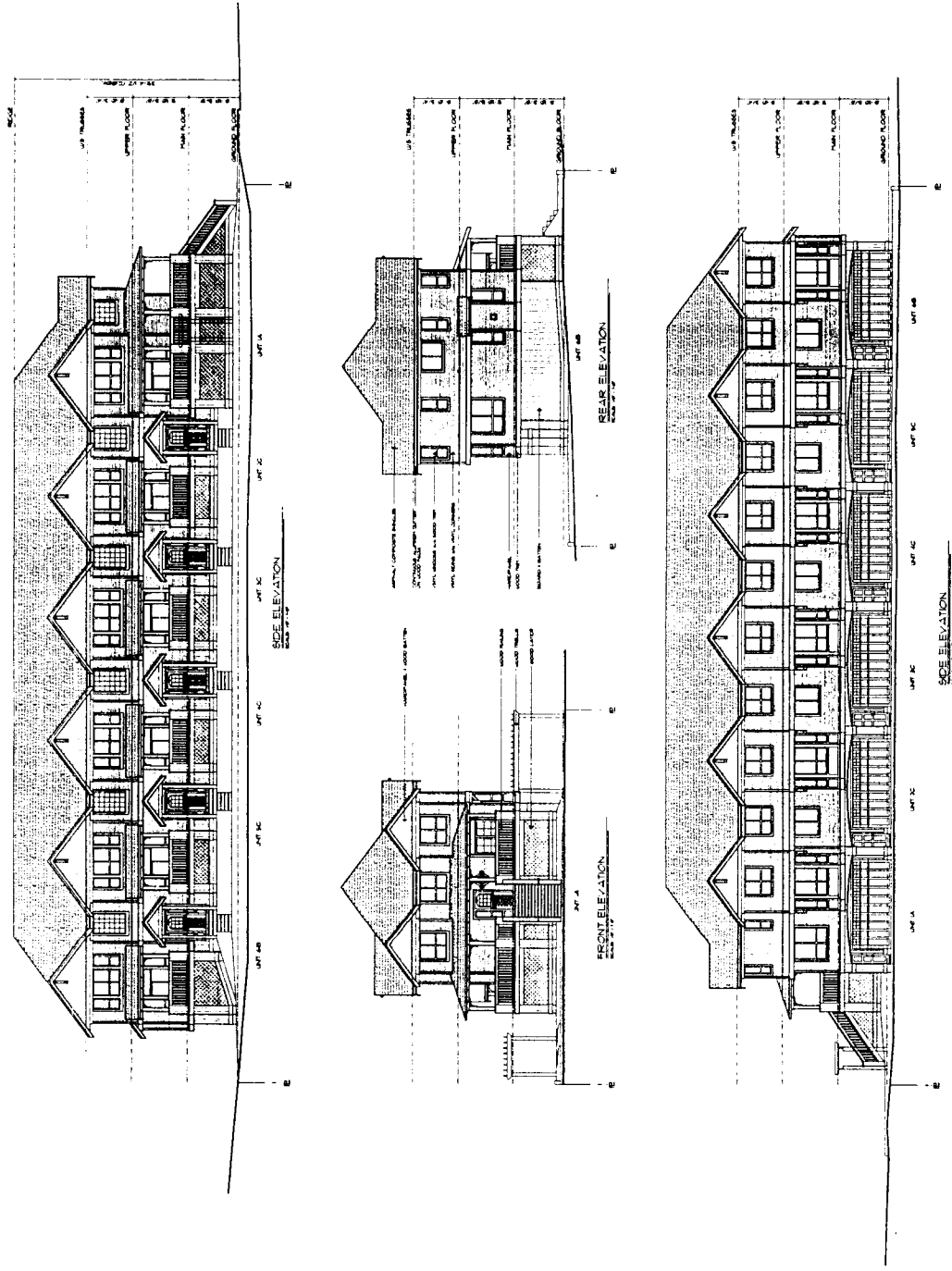
PROPOSED SITE PLAN

MAIN FLOOR
 SCALE 1/4" = 1'-0"

UNIT B FLOOR AREA	UNIT C FLOOR AREA	UNIT A FLOOR AREA
Overall Area: 1,100.00	Overall Area: 1,100.00	Overall Area: 1,100.00
Net Area: 1,000.00	Net Area: 1,000.00	Net Area: 1,000.00
Useful Area: 900.00	Useful Area: 900.00	Useful Area: 900.00
Car-Parked Area: 100.00	Car-Parked Area: 100.00	Car-Parked Area: 100.00
Building Use Coverage: 75%	Building Use Coverage: 75%	Building Use Coverage: 75%
General Deck & Entry Coverage: 25%	General Deck & Entry Coverage: 25%	General Deck & Entry Coverage: 25%
Accessory Area: 0.00	Accessory Area: 0.00	Accessory Area: 0.00

7531
MOFFATT
ROAD
for
JEMA PROPERTIES
CONSULTING LTD.

DECEMBER 20, 2011
FOUGER
ARCHITECTURE
ARCHITECTS





October 29, 2002

Jema Properties Consulting Ltd.
#206-5631 No. 3 Road
Richmond, B.C.
V6X 2C7

Attention: Olga Ilich

Re: Offer To Purchase 7571 Moffatt Road, Richmond, B.C.

Dear: Ms. Ilich

This letter is to inform you that on October 25, 2002, I met with the owners of the above property, Thomas and Linda Wong, and presented them with your offer to purchase this property.

The Wong's expressed no interest whatsoever in selling this property. Not only did they decline your rather generous offer, but they also refused to provide me with any sort of counter-offer.

Over the last six months I have been in continuous contact with the Wong's with regard to the potential of marketing their property along with my listing next door at 7531 Moffatt Road. From the outset they have been opposed to considering a sale. Unfortunately, today, even with the sale and proposed development of the next door property, the Wong's remain as steadfast against the prospect of selling their property as ever.

Thank you, for the opportunity to represent you in this matter.

Yours truly,



Scott Ilines



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7478 (RZ 02-218208)
7531 Moffatt Road**

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

1. 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/127)**.

P.I.D. 004-133-277

North Half Lot 21 Except: Part Subdivided by Plan 62052 Block 1 of Section 17 Block 4 North Range 6 West New Westminster District Plan 8037

2. Richmond Zoning and Development Bylaw 5300 is amended by:
 - a) adding to Section 291.127.4
“.02 d) West: 3 m (9.843 ft.)”;
 - b) deleting Section 291.127.6.01 and substituting therefore the following:
“.01 A building shall not be constructed on a lot which is less than 0.09 ha (0.22 ac.) in size.”
3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7478”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK