



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

Date: May 29, 2006

From: Jean Lamontagne
Director of Development

File: RZ 05-294804

Re: Application by Peter Yee for Rezoning at 8680 No. 3 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.6)

Staff Recommendation

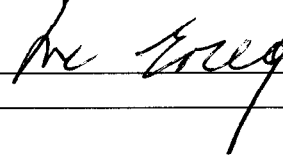
That Bylaw No. 8082, for the rezoning of 8680 No. 3 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:db
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Peter Yee has applied to the City of Richmond for permission to rezone 8680 No. 3 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2- 0.6) in order to permit the development of 6 townhouses on the site (2 three storey units along No. 3 Road and 4 two storey units at the back). **Attachment 2** illustrates the proposal with a site plan and building elevations.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 3**.

Surrounding Development

- To the North: A recently approved 13 unit townhouse development zoned R2-0.6 (RZ 04-267350) is currently under construction. To the north of that development is a single family property with an older home and an 18 unit two-storey development zoned R2-0.6 (RZ 04-274863) which is also under construction.
- To the East: Large lot single-family properties zoned R1/E.
- To the South: A local commercial facility zoned Neighbourhood Commercial District (C2).
- To the West: A number of townhouse developments on the west side of No. 3 Road. These are zoned Townhouse District (R2).

Related Policies & Studies

Arterial Road Redevelopment Policies

At the time of writing, multiple-family development proposals along major arterial roads are subject to the interim Arterial Road Redevelopment Strategy (approved by Council on March 29, 2005). The strategy calls for minimum land assembly for multiple-family projects of at least 30 m frontage plus lane access.

Council is currently considering a new bylaw to amend the Lane Establishment and Arterial Road Redevelopment Policies in the Official Community Plan (see the report from the Manager, Policy Planning and the Director of Development Dated April 13, 2006) which would, in part, require land assemblies for multiple-family to be at least 50 m in width.

At only 22.87 m in width, the subject property on its own, does not conform to either of these policies. However, the subject property was included in a conceptual plan for the entire block (see **Attachment 4**) that was prepared as part of two separate rezoning applications to the north (RZ 04-267350 and RZ 04-274863). The conceptual plan made provision for this property to accommodate multiple-family residential but with the provision that vehicle access to the development must come through the adjacent multi-family development to the north project (8660 No. 3 Road) – effectively making it an extension of the adjacent development and removing direct access to No. 3 Road from the subject property. From this perspective, the proposed development can be considered as being in compliance with these two policies.

The proposed amendments to the Lane Establishment and Arterial Road Redevelopment Policies also speak to stepping down developments to a maximum 2 ½ storey height along the side yards and at the internal drive aisle entrance. This development has partially addressed this by stepping the rear units (those adjacent to the existing single family residences to the east) to two storeys. It has retained a 3 storey configuration adjacent to No. 3 Road but has no direct drive aisle entrance to No. 3 Road.

Staff have noted that the commercial development immediately to the south of the subject property is 21 years old and is currently utilizing considerably less than its allowable Floor Area Ratio (F.A.R.) development potential of 0.5. These two factors suggest that the commercial corner is a likely candidate for redevelopment. Staff feel that this provides a basis for allowing the subject development to maintain its 3 storey form along its frontage as when the commercial corner redevelops it can be integrated into the streetscape massing and step down nearer the corner of No. 3 Road and Francis Road.

Public Input

No relevant calls or letters have been received by staff as at the date of writing of this report.

Staff Comments

Staff Technical Review comments are provided in **Attachment 5**. No significant concerns have been identified through the technical review. Required frontage improvements for this site will continue the improvements that are being installed for the development immediately to the north.

Trees

Two trees of bylaw size exist on the property. One, an apple tree approximately 0.3 m diameter, will be required to be removed as it is located in a proposed drive aisle. The second, a deciduous tree approximately 0.25 m diameter is proposed to be retained and will be further assessed through the development permit review.

Indoor Amenity Space

In lieu of the provision of indoor amenity space a contribution is being made to the City in the amount of \$1,000. per unit.

Servicing Analysis

An independent review of servicing requirements (storm and sanitary) has concluded that no upgrades to the existing systems are required to support the proposed development.

Analysis

Development Direction

The subject application is consistent with approved developments to the north and with the conceptual plan for the area between Francis Road and Bowcock Road. The sole access to this property will be through the development site to the north – thereby removing direct access from the subject property to No. 3 Road. A cross access agreement for the access to this property has already been registered by the developer of 8660 No 3 Road. Dedication of a 2 metre wide strip along No. 3 Road is a condition of the rezoning approval and will serve to accommodate future widening for a turn lane at the intersection of Francis and No. 3 Road .

Future Development Permit Application

With the development permit application, the following details should receive further attention:

- A variance for lot width from the required 30m to 22.86m;
- tree retention and replacement as part of an overall landscaping plan; and
- outdoor amenity space.

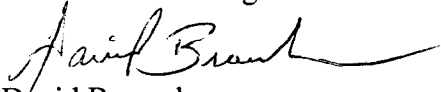
Financial Impact

None.

Conclusion

Staff support the proposal as it:

- is consistent with the development direction already established for the area between Francis Road and Bowcock Road;
- the development will result in direct access being removed from No. 3 Road;
- the City will acquire a 2 metre wide dedication along the No. 3 Road frontage; and
- the development massing will step down to two storey adjacent to the single-family dwellings to the east.



David Brownlee

Planner 2

DCB:cas

Attachment 1: Location Map and Aerial Photograph

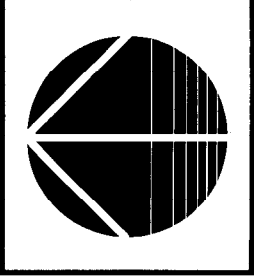
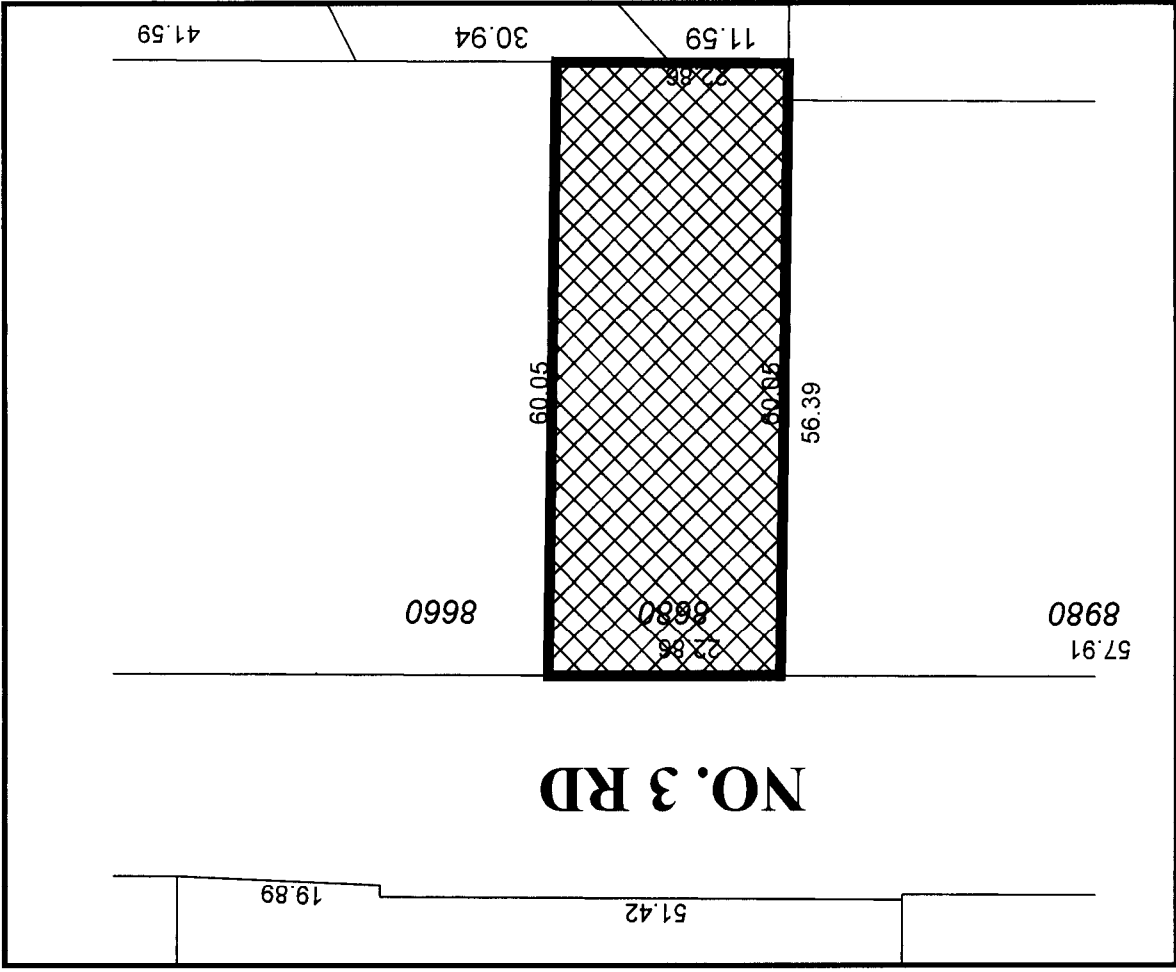
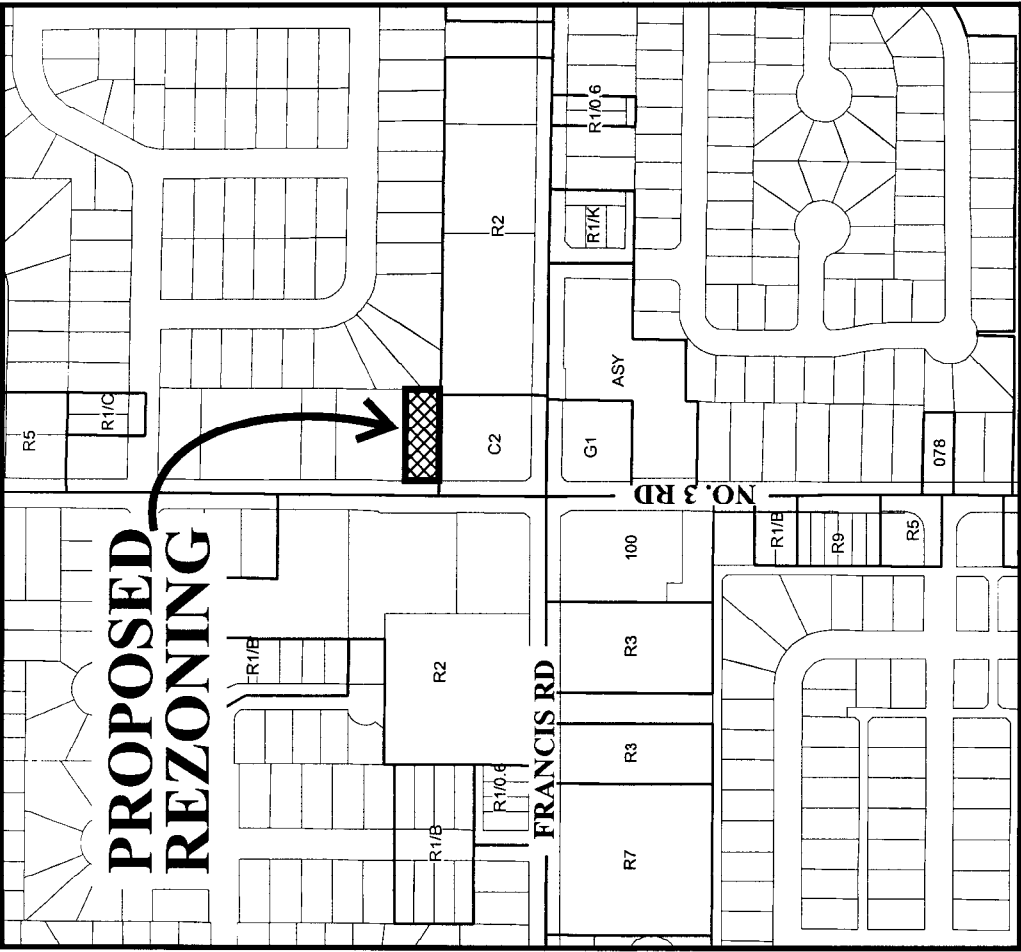
Attachment 2: Conceptual Development Plans and Building Elevations

Attachment 3: Development Application Data Sheet

Attachment 4: Conceptual Development Plan for Block

Attachment 5: Staff Technical Review Comments

Attachment 6: Conditional Rezoning Requirements Concurrence



RZ 05-294804

Original Date: 03/18/05
 Revision Date: 05/29/06
 Note: Dimensions are in METRES



RZ 05-294804

Original Date: 05/26/06

Amended Date:

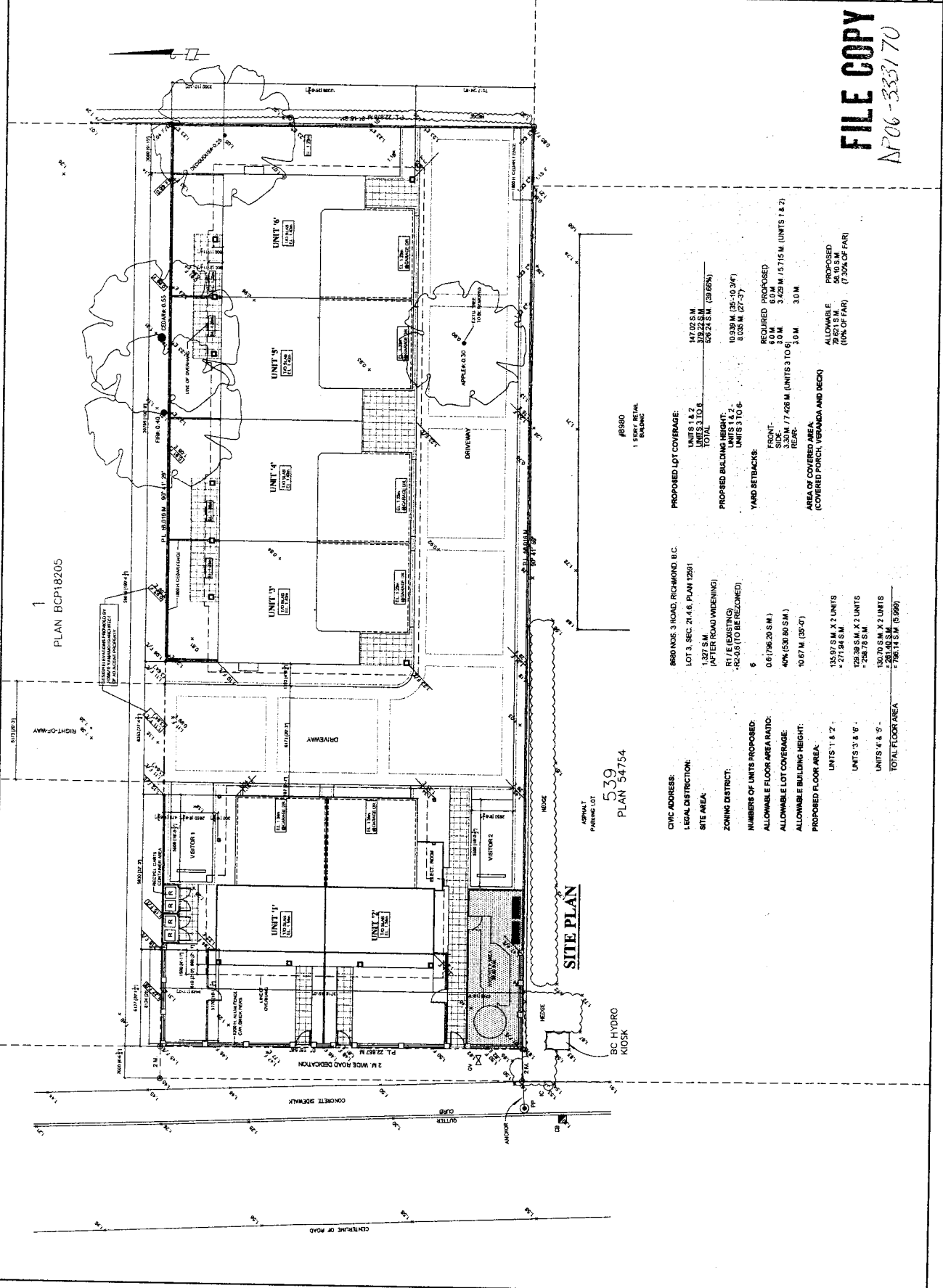
Note: Dimensions are in METRES

P. Y. & Associates Engineering Ltd.
 Project Management & Engineering
 1000 Highway 70, Unit 101
 Richmond, B.C. V6V 2G9
 Tel: 604-273-8888
 Fax: 604-273-8889

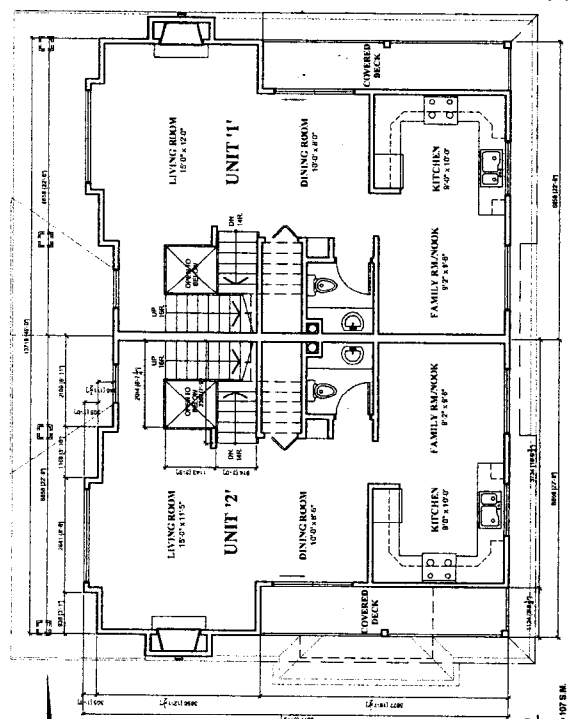
Matthew Cheng Architect Inc.
 1000 Highway 70, Unit 101
 Richmond, B.C. V6V 2G9
 Tel: 604-273-8888
 Fax: 604-273-8889

Proposed Townhouses
 Cado No. 5 Road,
 Richmond, B.C.

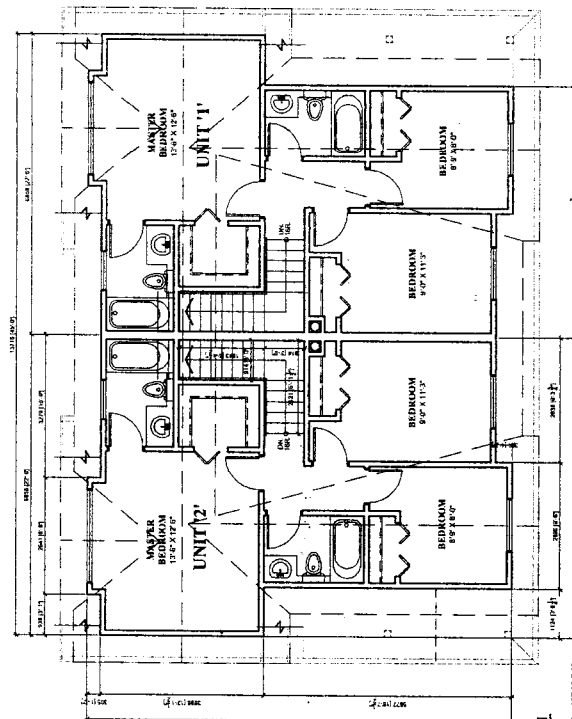
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 Drawing Title: SITE # SITE DATA
 Date: 11/03/2009
 Scale: 1/8" = 1'-0"
 Sheet: 5K1 OF 7



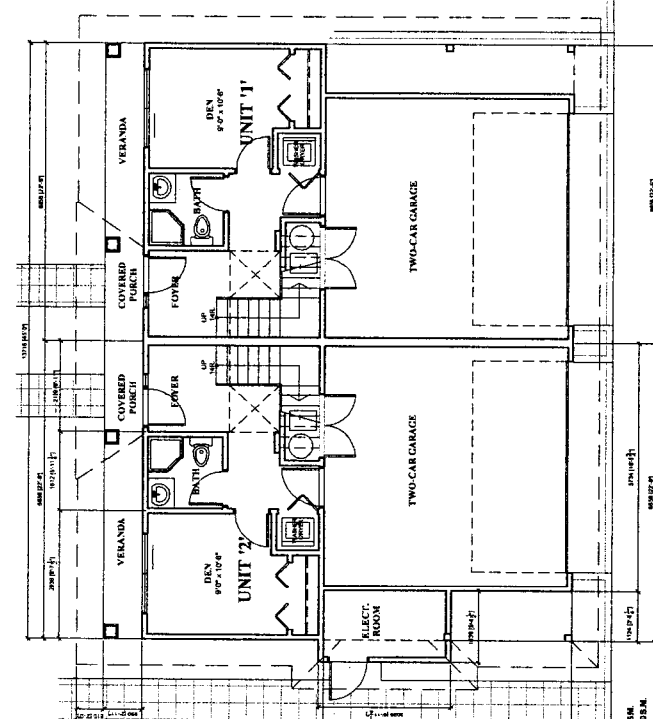
FILE COPY
 AP06-333170



2ND FLOOR PLAN
 - UNITS 1' & 2'
 AREA: @53.5 S.M. X 2.2 UNITS = 107.9 S.M.



3RD FLOOR PLAN
 - UNITS 1' & 2'
 AREA: @53.9 S.M. X 2.2 UNITS = 107.98 S.M.



GROUND FLOOR PLAN
 - UNITS 1' & 2'
 FLOOR AREA: @28.4 S.M. X 2.2 UNITS = 62.48 S.M.
 AREA: @53.5 S.M. X 2.2 UNITS = 117.7 S.M.
 LOT COVERAGE: 44.22 S.M.



MATTHEW CHENG ARCHITECT INC.
 11401 168th Street, Richmond, B.C. V6V 2G7
 Tel: 604-273-8888
 Fax: 604-273-8889

P. Y. & Associates Engineering Ltd.
 Professional Engineers & Technologists
 11401 168th Street, Richmond, B.C. V6V 2G7
 Tel: 604-273-8888
 Fax: 604-273-8889

Proposed Townhome
 6800 No. 9 Road,
 Richmond, B.C.

Project Name:
 6800 No. 9 Road,
 Richmond, B.C.
 Project No.:
 2003-0056
 Date:
 15/03/2003
 Scale:
 1:50
 Sheet No.:
 SK 2 OF 7

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PROPOSED DEVELOPMENT: 1000 S. ...
 PROJECT NO.: ...
 DATE: ...

NO.	REVISION	DATE
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2	REVISED	...

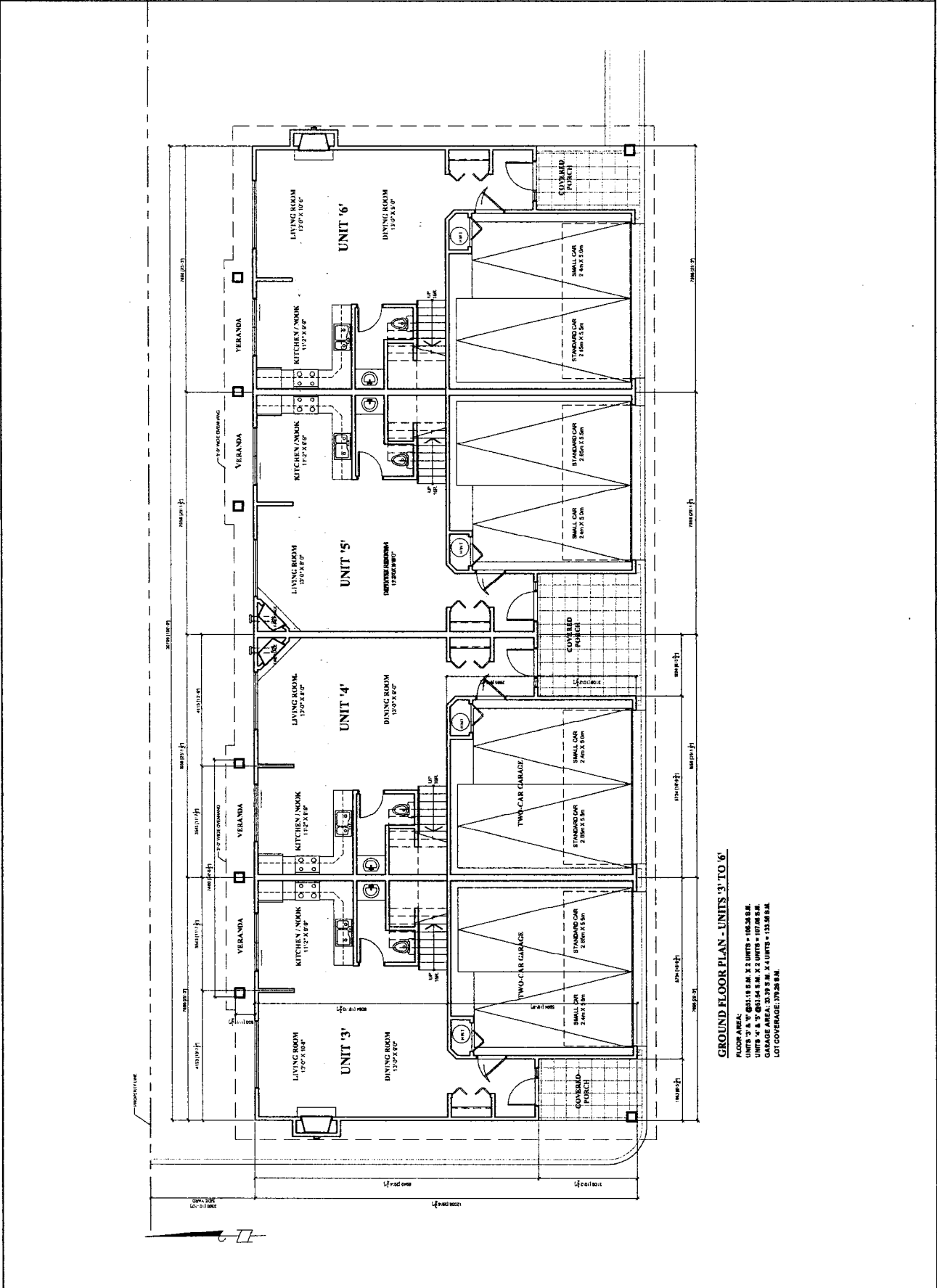
MATTHEW CHENG ARCHITECT INC.
 1000 S. ...
 ...

P. Y. & Associates Engineering Ltd.
 Consulting Mechanical Engineer & ...
 ...

Project:
 Proposed Townhouses
 4600 No. 5 Road,
 Richmond, B.C.

Drawing Title:
GROUND FLOOR PLAN
 UNITS 5 TO 6

DATE	NO.	DESCRIPTION
MARCH 2003	0056	...
SCALE	1:50	...
SHEET	VIA	SK 4 OF 7



GROUND FLOOR PLAN - UNITS '3' TO '6'

FLOOR AREA:
 UNITS 3 & 4 @ 118 S.M. X 2 UNITS = 108.36 S.M.
 UNITS 5 & 6 @ 154 S.M. X 2 UNITS = 107.68 S.M.
 GARAGE AREA: 33.92 S.M. X 2 UNITS = 135.68 S.M.
 LOT COVERAGE: 174.68 S.M.

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1	ISSUED FOR PERMIT	10/10/08	MM
2	ISSUED FOR PERMIT	10/10/08	MM
3	ISSUED FOR PERMIT	10/10/08	MM
4	ISSUED FOR PERMIT	10/10/08	MM
5	ISSUED FOR PERMIT	10/10/08	MM
6	ISSUED FOR PERMIT	10/10/08	MM
7	ISSUED FOR PERMIT	10/10/08	MM
8	ISSUED FOR PERMIT	10/10/08	MM
9	ISSUED FOR PERMIT	10/10/08	MM
10	ISSUED FOR PERMIT	10/10/08	MM

MATTHEW GUENG ARCHITECT INC.
 1000 No. 3 Road, Richmond, B.C.
 Tel: 604-273-8888
 Fax: 604-273-8889
 Email: matthew@matthewgueng.com

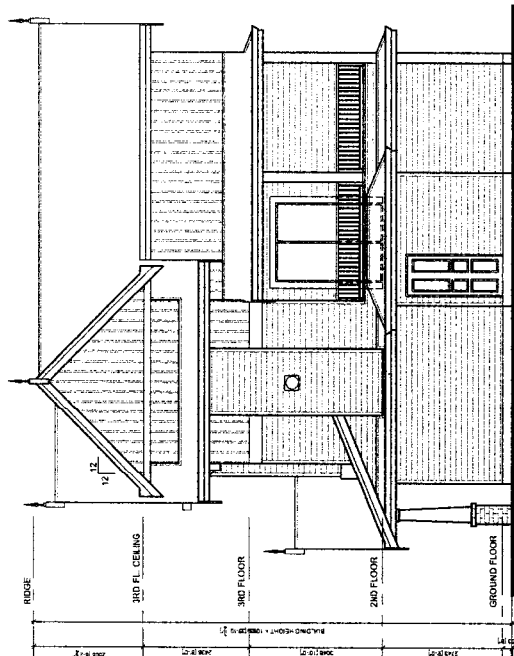
P. Y. & Associates Engineering Ltd.
 Consulting Structural Engineers & Architects
 1000 No. 3 Road, Richmond, B.C.
 Tel: 604-273-8888
 Fax: 604-273-8889
 Email: info@pya.com

Project: Proposed Townhomes
 1000 No. 3 Road, Richmond, B.C.

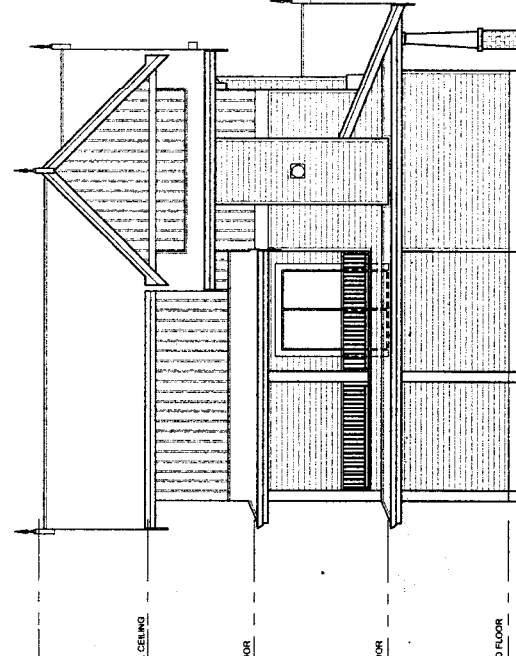
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Scale: 1/8" = 1'-0"

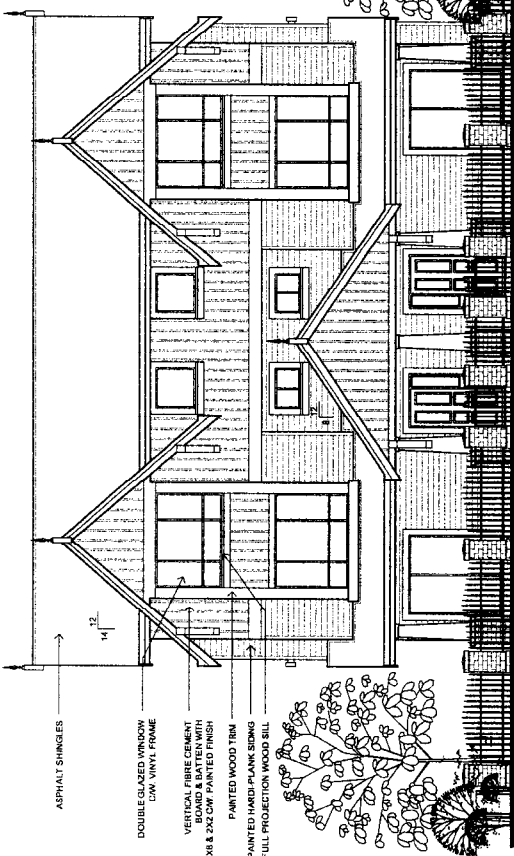
Date: MARCH 2008
 Sheet: 150
 Project: SK 3 OF 7



SOUTH ELEVATION - UNITS '1' & '2'

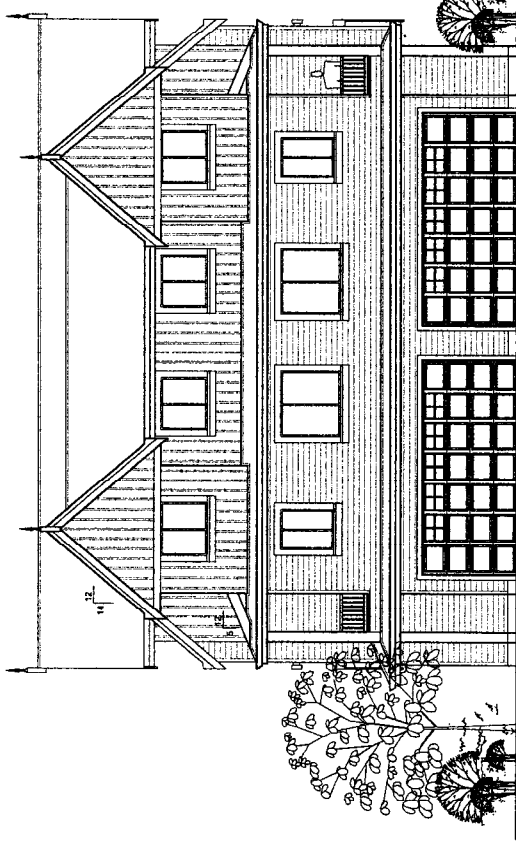


NORTH ELEVATION - UNITS '1' & '2'



WEST ELEVATION (FACING NO. 3 ROAD) - UNITS '1' & '2'

- ASPHALT SHINGLES
- DOUBLE GLAZED WINDOW WITH LOW VINYL FRAME
- VERTICAL FIBRE CEMENT BOARD & BATTEN WITH 1X8 & 2X2 CW PAINTED FINISH
- PAINTED WOOD TRIM
- PAINTED HARDY PLANK SIDING
- FULL PROJECTION WOOD BEL

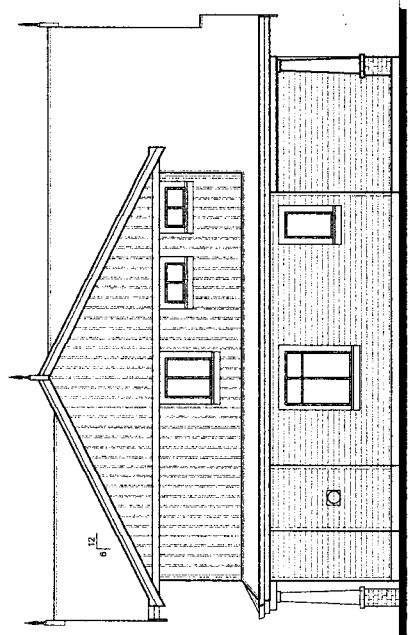


EAST ELEVATION (FACING DRIVEWAY) - UNITS '1' & '2'

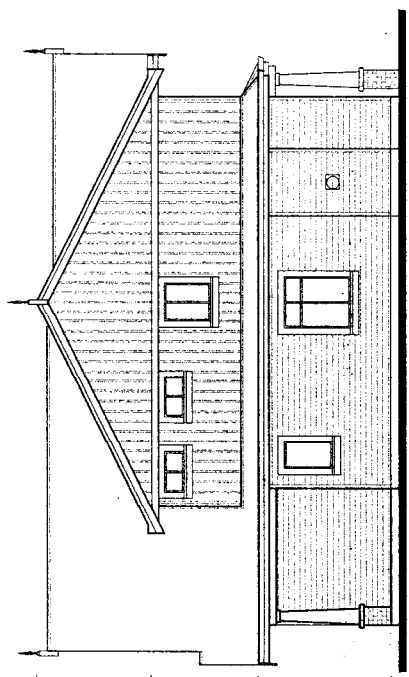
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2819 8'-7"
2438 18'-7"
3068 19'-7"
200'

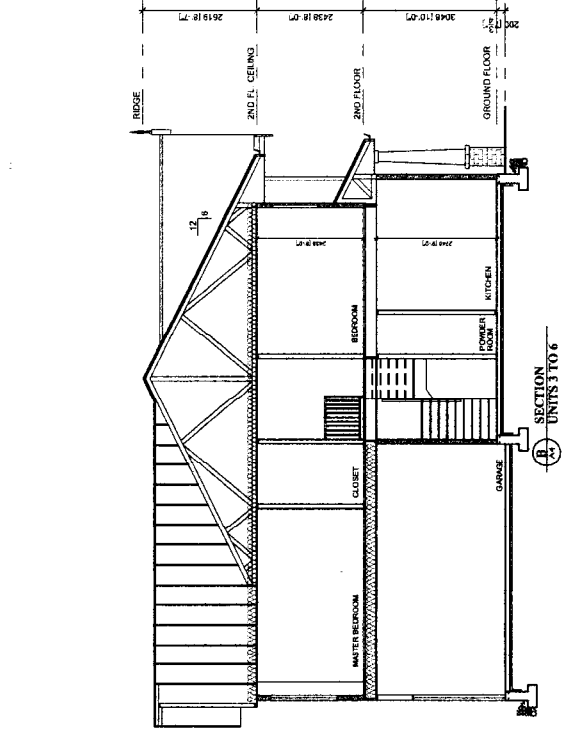
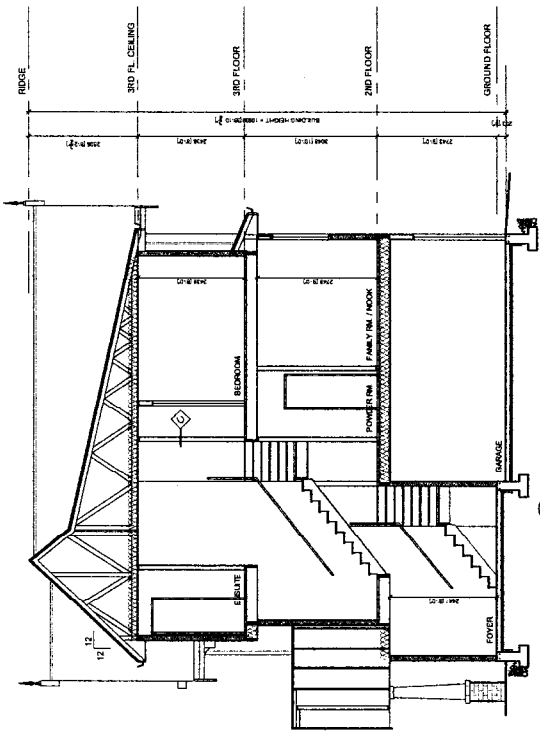
RIDGE
2ND FL. CEILING
2ND FLOOR
GROUND FLOOR



WEST ELEVATION
- UNITS 3 & 6 -



EAST ELEVATION
- UNITS 3 & 6 -



PROJECT	UNITS 1, 2, 3, 4, 5, 6, 7
DATE	1/20/2008
SCALE	AS SHOWN
PROJECT	<p>MATTHEW LANG ARCHITECT, INC. 10000 WOODBRIDGE BLVD., SUITE 100 RICHMOND, VA 23238 TEL: 804-781-1100 FAX: 804-781-1101</p>
CLIENT	<p>P. Y. & Associates ENGINEERING, INC. CONSULTING, SURVEYING, ENGINEERING & PROJECT MANAGEMENT 10000 WOODBRIDGE BLVD., SUITE 100 RICHMOND, VA 23238 TEL: 804-781-1100 FAX: 804-781-1101</p>
PROJECT	<p>Chesapeake Townhouses 6640 No. 3 Street Richmond, B.C.</p>
DATE	MARCH 2008
SCALE	AS SHOWN
PROJECT	UNITS 1 & 2
DATE	1/20/2008
SCALE	AS SHOWN
PROJECT	UNITS 3 TO 6
DATE	1/20/2008
SCALE	AS SHOWN
PROJECT	UNITS 5 TO 6
DATE	1/20/2008
SCALE	AS SHOWN
PROJECT	UNITS 7
DATE	1/20/2008
SCALE	AS SHOWN

REVISIONS TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A CIRCLED NUMBER AND DATE.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 05-294804

Address: 8680 No.3 Road

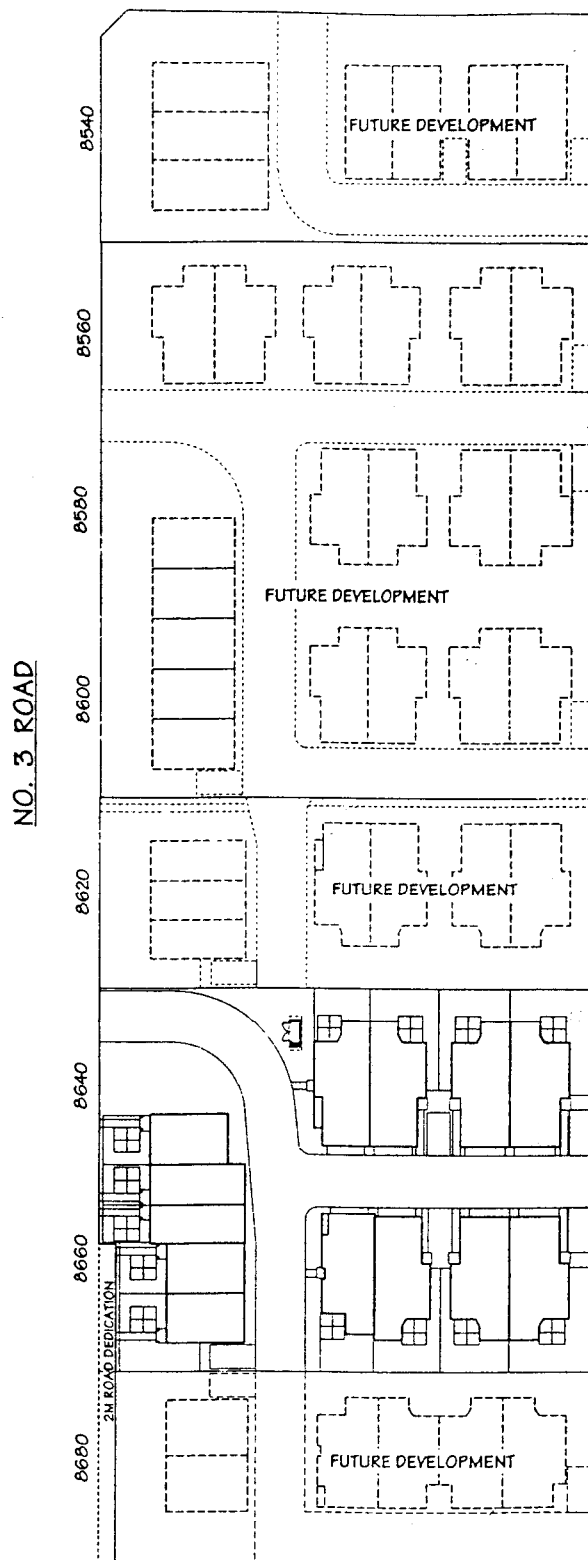
Applicant: Peter Yee
Planning

Area(s): Broadmoor

	Existing	Proposed
Owner:	578547 BC Ltd	To be determined
Site Size (m²):	1374.27 m ² (14,793 ft ²)	1327m ² (14,284 ft ²) after road dedication
Land Uses:	Single Family	Multi-Family
OCP Designation:	Neighbourhood Residential	No change
Zoning:	R1/E	R2 - 0.6
Number of Units:	1	6

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/net acre):	N/A	18.3 upa	none permitted
Floor Area Ratio:	Max. 0.6	6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions Width/Depth):	30 m / 35 m	22.867 m / 58.019 m	7.133 m width
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	None
Setback – Side Yard (m):	Min. 3 m	Min. 3 m	None
Setback – Rear Yard (m):	Min. 3 m	Min. 3 m	None
Height (m):	11 m 3 storey max	10.939 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	14	14	None
Amenity Space – Indoor:	70m ² or cash in lieu	Cash in lieu	None
Amenity Space – Outdoor:	6m ² per unit (36m ² or 387 ft ²)	36.5 m ²	None

BOWCOCK ROAD



CONTEXT PLAN
TOWNHOUSE DEVELOPMENT SCHEME
FOR 8540 & 8620 NO.3 ROAD

JULY 07, 2004

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591
E-mail : tyarch@shaw.ca

Staff Technical Review Comments

Policy Planning:

No area plan exists for this location – the general Official Community Plan applies. The proposal is consistent with the concept plan developed for the block between Francis Road and Bowcock Road as part of RZ 04-267350. The site access is to be removed from No. 3 Rd. and relocated to match up with the drive aisle connection provided through the development to the north. No other concerns.

Engineering Works Design:

Development Applications-Engineering staff support the Rezoning application. Staff note that the site is serviced by a box culvert for storm drainage on No. 3 Road. The Minimum Fire Flow requirement is 200 l/s for townhouses - Fire Flow available is 942.8 l/s using the 2021 OCP Maximum Day Model.

A storm & sanitary analysis was received Feb. 3, 2006, and sent to Engineering Feb. 7, 2006. February 8, 2006: Engineering Dept concurred with MPT that the storm & sanitary have sufficient capacity and require NO upgrades. They requested that the calculations be submitted with the Servicing Agreement design drawings.

Prior to final adoption, the developer shall:

1. Dedicate 2m for Road across their entire No 3 Road frontage.
2. Adoption of RZ 04-267350 and DP 04-279621 must be complete, and the physical construction commenced, as this site requires access via 8640/8660 No 3 Road's cross access drive aisle.

No other concerns with Rezoning. Then prior to issuance of the future Building Permit, the developer is to enter into the City's standard Servicing Agreement for design and construction of frontage beautification. Works include, but are not limited to, removing the existing sidewalk and lighting strip, pouring a new 1.5m wide concrete sidewalk at the new property line, creating a grass and treed blvd between the curb & the new sidewalk. This will match works to be done for the complex immediately to the north. Development Applications staff would support works for both frontages as one Servicing Agreement, but this is not mandatory. Works are at developers sole cost; no credits.

Transportation:

Comments on site plan dated March, 2005:

1. Require a 2-metre land dedication along the entire frontage of the subject lot along No.3 Road.
2. Require frontage improvements with adequate width of sidewalk and grass treed boulevard.
3. The number and size of off-street parking stalls provided should conform to City's bylaw.
4. Applicants should demonstrate how loading with loading trucks (SU 9 or WB 17) could be accommodated, especially given there is no stopping or parking allowed along No.3 Road.
5. A construction parking and traffic management plan is to be provided to the Transportation Department to include: the location of parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper

construction traffic controls as per the Traffic Control Manual for Works on Roadways (by the Ministry of Transportation) and the MMCD Traffic Regulation Section 01570.

Development Applications:

The applicant is advised to consider the following in preparation for the future Development Permit application:

- provide tree survey and arborist report (as required);
- provide a landscaping plan inclusive of compensation planting as required;
- provide detailed elevations;
- adjacencies to single-family homes;
- views into and within development;
- permeability of site;
- appropriate screening and buffering of private outdoor spaces for units facing No. 3 Road; and
- locations and details for mailbox kiosk and development signage.

A contribution of \$1,000 per unit in lieu of indoor amenity space should be required as a condition of the rezoning.

Conditional Rezoning Requirements 8680 No.3 Road

Prior to final adoption of Zoning Amendment Bylaw 8082, the developer is required to complete the following requirements:

1. A 2 m wide road dedication along the entire No. 3 Road frontage.
2. \$1000.00 per dwelling unit (e.g. \$6000.00) in-lieu of on-site amenity space.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of the future Building Permit, the developer is to enter into the City's standard Servicing Agreement for design and construction of frontage beautification. Works include, but are not limited to, removing the existing sidewalk and lighting strip, pouring a new 1.5m wide concrete sidewalk at the new property line, creating a grass and treed blvd between the curb & the new sidewalk. This will match works to be done for the complex immediately to the north. Development Applications staff would support works for both frontages as one Servicing Agreement, but this is not mandatory. Works are at developers sole cost; no credits.

* Note: This requires a separate application.

(signed original on file)



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8082 (RZ 05-294804)
8680 NO. 3 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 repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D.: 003-391-027

LOT 3 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 12591

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8082**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>AB</i>
APPROVED by Director or Solicitor
<i>C</i>

MAYOR

CORPORATE OFFICER