



To: Planning Committee
From: Holger Burke
Acting Director of Development
Re: **Application by Matthew Cheng Architect Inc. for Rezoning at
9800 Alberta Road from Single-Family Housing District, Subdivision
Area F (R1/F) to Comprehensive Development District (CD/155)**

to Planning - June 21, 2005.
Date: May 31, 2005
RZ 04-277069
File: 12-8060-20-7926

Staff Recommendation

That Bylaw No. 7926, for the rezoning of 9800 Alberta Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.

Holger Burke
Acting Director of Development

SB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 9800 Alberta Road from "Single-Family Housing District, Subdivision Area F (R1/F)" (min. 18 m wide unsewered lots) to "Comprehensive Development District (CD/155)" (**Attachment 1**) in order to permit a six (6) unit townhouse development.

Findings of Fact

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the City Centre Area (McLennan North Sub-Area) and is located on Alberta Road, near the corner of No. 4 Road and Alberta Road. The existing development surrounding the site is described as follows:

- To the north, are single-family zoned lots (Single-Family Housing District, Subdivision Area F (R1/F) fronting onto Alberta Road, as well as townhouses, zoned Comprehensive Development District (CD/71), also fronting Alberta Road;
- To the east and west, on Alberta Road, are single-family zoned lots; and
- To the south, is the McNeil School site.

Related Policies & Studies

Official Community Plan

The McLennan North Sub-Area Plan designates the subject site as Residential Area 3, which permits a base density of 0.65 Floor Area Ratio (F.A.R.) and permits two-storey and three-storey townhouses. The proposed development and additional land uses are consistent with the land use designation in the McLennan North Sub-Area Plan (**Attachment 3**).

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 4**). These include cash contributions of \$0.60 per buildable square foot to the City's Affordable Housing fund (e.g. \$ 6,181) and \$1,000 per dwelling unit in lieu of providing indoor amenity space (e.g. \$6,000).

Analysis

Zoning Requirements

The attached Development Application Data Sheet (**Attachment 2**) provides the zoning details of the proposal and compares them with the requirements of Comprehensive Development District (CD/155), which was created to accommodate small townhouse developments in McLennan North.

Comprehensive Development District (CD/155)

Comprehensive Development District (CD/155) was created through the Rezoning application for a site around the corner at 6551 No. 4 Road for a 12-unit townhouse development. The Zoning District Bylaw (RZ 04-274824 Bylaw 7865) recently received Third Reading at the Public Hearing of March 21, 2005.

Future Development Potential at 7820 Alberta Road

For the proposal at 6551 No. 4 Road, a variance was requested to reduce side yard setbacks from 3 m to 2 m. During the Public Hearing of March 21, 2005, Council directed staff to make a note for the future development of 9820 Alberta Road regarding similar consideration for a side yard setback variance. There is a newer single-family home located on that property, which is immediately to the east of the property at 9800 Alberta Road.

Development Proposal at 9800 Alberta Road

In anticipation of a reduced side yard setback with future development to the east at 7820 Alberta Road, and in consideration of a sensitive interface to the existing home, the applicant is proposing a 5 m side yard setback on this side.

The subject proposal conforms to all aspects of the (CD/155) zoning district and does not require any variances. In addition, the applicant is proposing to provide the required outdoor amenity area onsite and cash-in-lieu of the required indoor amenity space, which is consistent with the Official Community Plan (OCP).

Area Redevelopment

The subject lot is one (1) of thirteen (13) single-family properties zoned Single-Family Housing District, Subdivision Area F (R1/F), located between Alberta Road and McNeil School. It would be preferable if a number of these sites were to redevelop jointly in order that:

- access points to Alberta Road may be shared;
- a consistent development appearance is achieved;
- a more pleasing building face than the end of a unit can be presented to the street; and
- resident services such as amenity space, mailboxes and garbage/recycling areas can be shared.

In the case of the subject lot, the properties on either side are not interested in development at this time; therefore, the subject lot has proposed a development on just one (1) site. The owner of the new single-family home to the east, Frederick Carron, has expressed concerns about the form of development being proposed by this application.

The applicant has addressed the issues related to this small development site in the following manner (**Attachment 5**):

- Some window and roof details have been added to the end unit facing Alberta Road (north elevation) in order to provide human scale elements and provide a more visually interesting north façade. Further work will be required at the Development Permit stage; and

- A 5 m wide vehicular access has been provided for the site from Alberta Road that will be able to be shared by the site to the west. A further 1 m will be added to this access at such a time as the property to the west comes forward for redevelopment. In this way, a pattern of access for this row of lots is developed whereby two (2) lots can share access points to Alberta Road. Transportation Department staff is satisfied with this approach. Further work will be required at the Development Permit stage to design this shared access.

Issues such as a consistent development appearance and the coordination of resident services can be addressed through attention at the development permit stage.

Integration into the Existing Single-Family Neighbourhood

While the subject site will be compatible with future three-storey multi-family development along Alberta Road, the proposal will need to be sensitive to the current single-family neighbours. The applicant has addressed this (**Attachment 5**) by:

- limiting overlooking onto the eastern property by removing balconies on this side of the development; and
- providing more mature planting on the east side of the development to buffer the existing single-family home.

Development Permit

The attached preliminary architectural drawings (**Attachment 5**) will require further refinement during the Development Permit process (DP 05-292371). Areas to address will include:

- Site planning: Mailbox, recycling and garbage collection areas which are operational and do not conflict with the cross-access agreement or present undesirable interfaces to dwelling units and neighbours. The amenity area is currently situated in the side yard setback next to one of the visitor parking stalls. Further design work is required to provide a viable, usable space. Continued sensitivity for the adjacent single-family properties will be required;
- Architectural design and streetscape presence. Pedestrian oriented design with high quality building materials. While the applicant has started to address the façades, these will need further work to address proportions, the relationship of interior spaces with outdoor spaces (public, semi-private and private), articulation and visual interest;
- Landscape design: The internal roadways need to be broken up with varied paving and the introduction of additional greenery. The interface between the subject site and the school site will need careful attention; and
- Tree replacement strategy: A tree survey, arborist report and retention/replacement strategy are required. The existing substantial Cedar tree in the front yard setback should be retained if practical. A registered arborist will be required to assess the health and viability of retaining the Cedar and the development impact on the west neighbour's row of Cottonwood trees adjacent to the proposed internal road way.

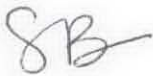
Financial Impact

There are no financial impacts associated with this proposal.

Conclusion

Overall, the project conforms to the area plan and zoning and is deserving of support.

- The proposal is consistent with the area plan goal of creating a distinct downtown residential neighbourhood;
- The proposal conforms to the Comprehensive Development District (CD/155) zone with no variances;
- The design has addressed adjacency issues with the single-family neighbours; and
- Cash contributions for Affordable Housing and in lieu of indoor amenity space will be provided.



Sara Badyal, M. Arch
Planner, Urban Development
(Local 4282)

SB:blg

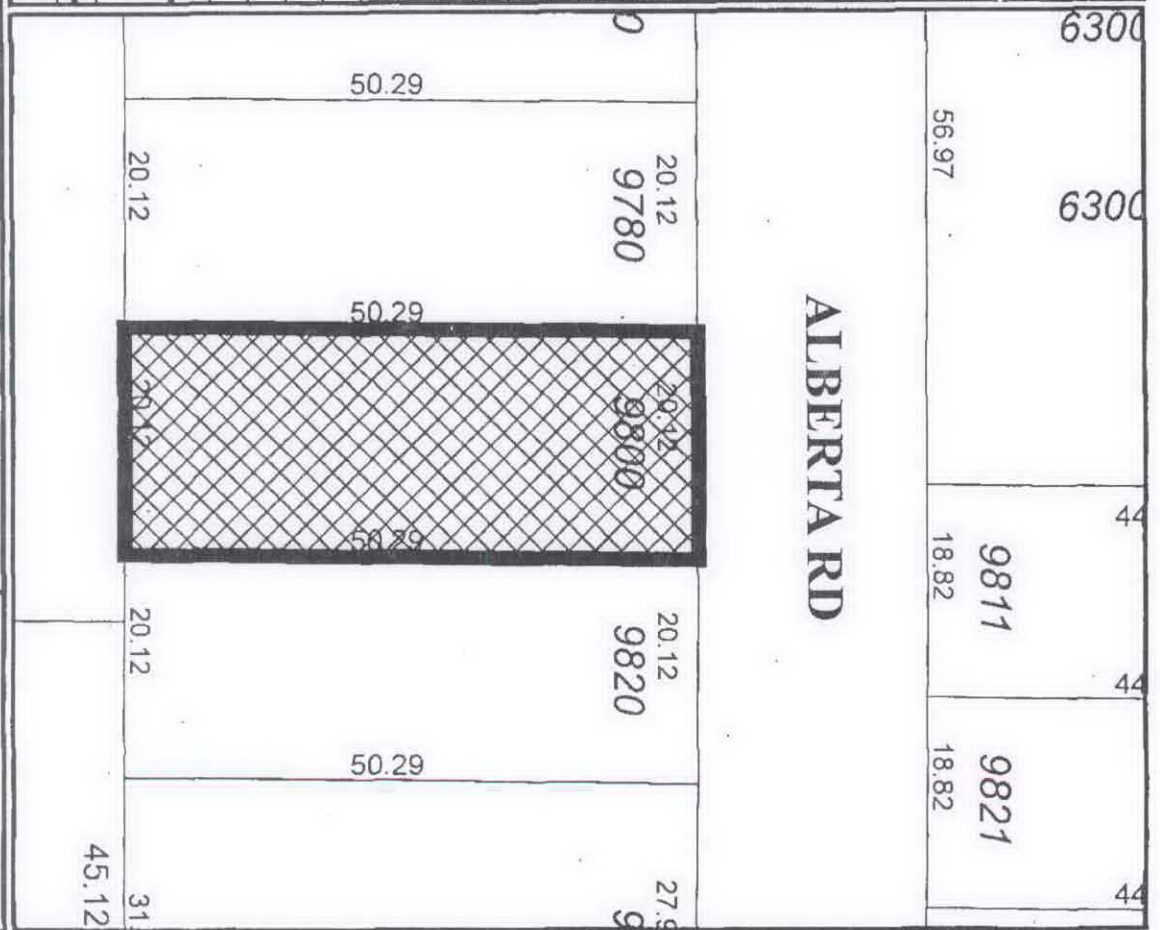
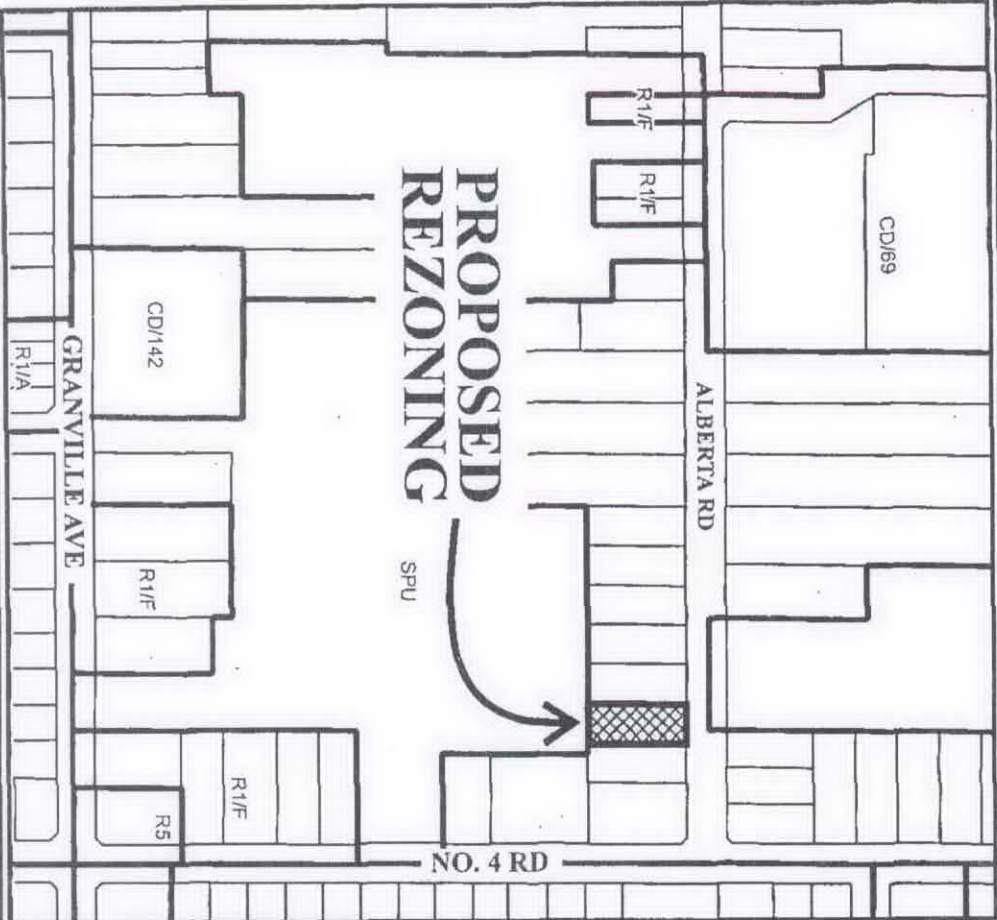
See **Attachment 4** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

Attachment 1	Location Map
Attachment 2	Development Application Data Sheet
Attachment 3	McLennan North Sub-Area Plan Land Use Map
Attachment 4	Rezoning Conditional Requirements
Attachment 5	Preliminary Architectural Drawings



City of Richmond



RZ 04-277069



Original Date: 09/14/04

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Policy Planning Department

RZ 04- 277069

ATTACHMENT 2

Address: 9800 Alberta Road

Applicant: Matthew Cheng Architect Inc.

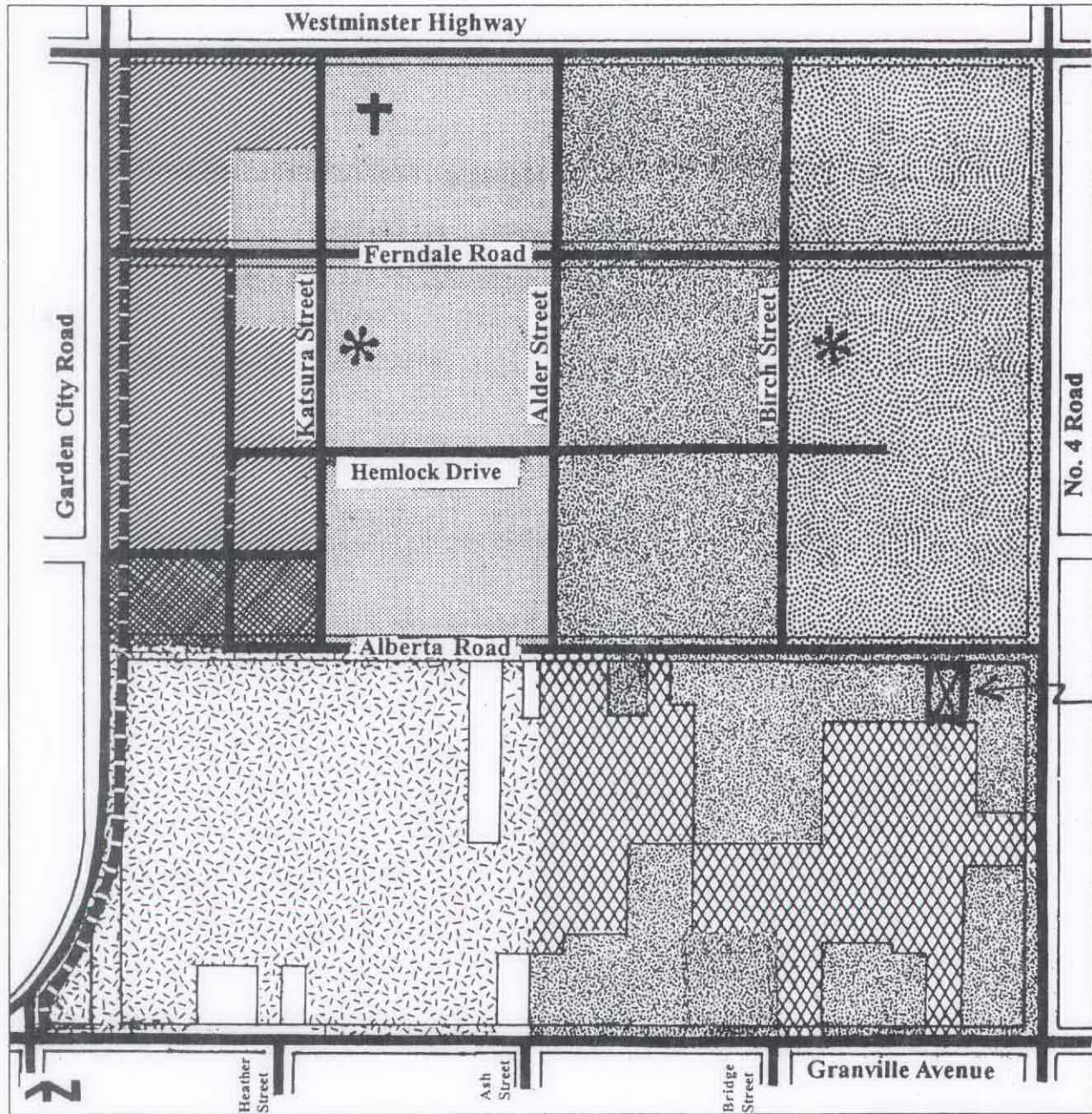
Planning Area(s): City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)

Gross Floor Area: 957 m² Net Floor Area: 657 m²





	Existing	Proposed
Owner:	Wondland Develop Inc.	No change
Site Size:	1011 m ²	No change
Land Uses	Single-family residential	Townhouse residential
OCP Designation – Generalized Land Use Map	Residential	No change
Area Plan Designation	Residential, 2 ½ to 3 storeys, Townhouse, designated for a base density of 0.65 F.A.R.	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/155)
Number of Units	1 house	6 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 F.A.R.	0.65 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	32%	none
Lot Size (area)	Min. 0.101 ha (0.25 ac.)	0.101 ha (0.25ac.)	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Rear Yard:	Min. 3 m	3 m	none
Setback – Side Yard:	Min. 3 m	4 m - 5 m to east and 3 m - 6.7 m to west	None
Height (m):	Max. 12 m & Max. three-storey	Max. 12 m & three-storey	none
Off-street Parking Spaces – Resident and Visitor:	9 and 2	12 and 2	none
Off-street Parking Spaces – Total:	11	14	none
Tandem Parking Spaces	permitted	0	none
Amenity Space – Indoor:	Min. 60 m ²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 36 m ²	36 m ²	none

Land Use Map *Bylaw 7637
2004/05/25*



SUBJECT SITE

 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 & Three-Dwelling Townhouses (2 ½-storeys max.)	 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	 Principal Roads	 Church

Conditional Rezoning Requirements 9800 Alberta Road RZ 04-277069

Prior to final adoption of Zoning Amendment Bylaw 7926, Comprehensive Development District (CD/155) must be adopted (see RZ 04-274824 Bylaw 7865), and the developer is required to complete the following requirements:

1. Registration of an aircraft noise covenant.
2. Registration of a cross-access agreement on the manoeuvring aisle allowing access to/from the future development site at 9780 Alberta Road to the west.
3. Contribution of \$0.60 per buildable square foot towards the City's affordable housing fund (approx. \$6,181).
4. \$1,000 per dwelling unit (e.g. \$6,000) in-lieu of on-site amenity space;
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

(Signed copy on file)

(Dated May, 2005)

Signed

Date



MATTHEW CHENG ARCHITECT INC.

1000 WEST 10TH AVENUE, SUITE 100, CALGARY, ALBERTA T2P 1V1
 TEL: (403) 243-1111 FAX: (403) 243-1112
 WWW.MATTHEWCHENGARCHITECT.COM

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No. Title Revision
 A. FOR DEVELOPER PERMIT
 FEB. 02, 2005
 B. FOR REVISION
 MAR. 30, 2005

Consultants

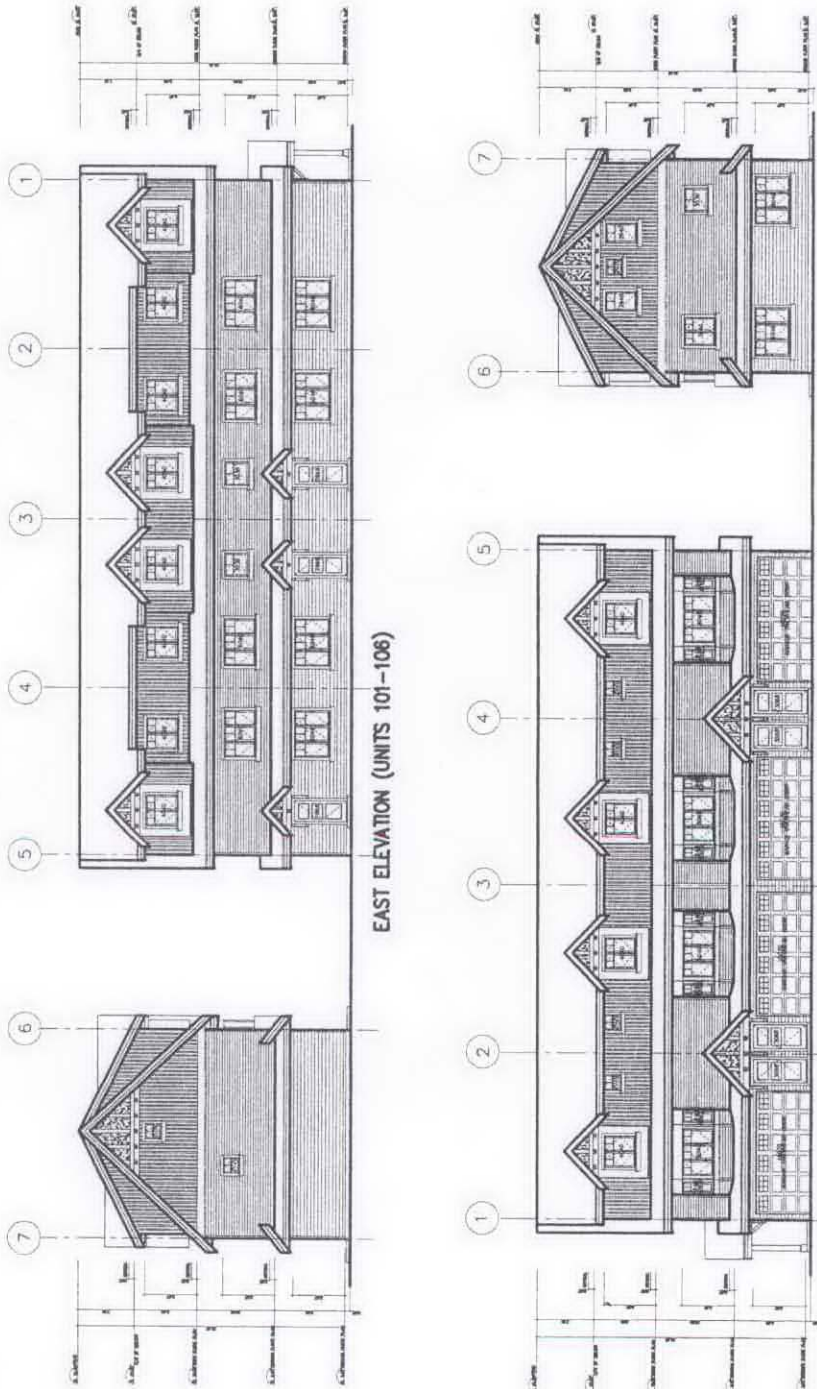
Project Title
6-UNIT TOWNHOUSE
 8000 ALBERTA RD.
 RICHMOND, B.C.

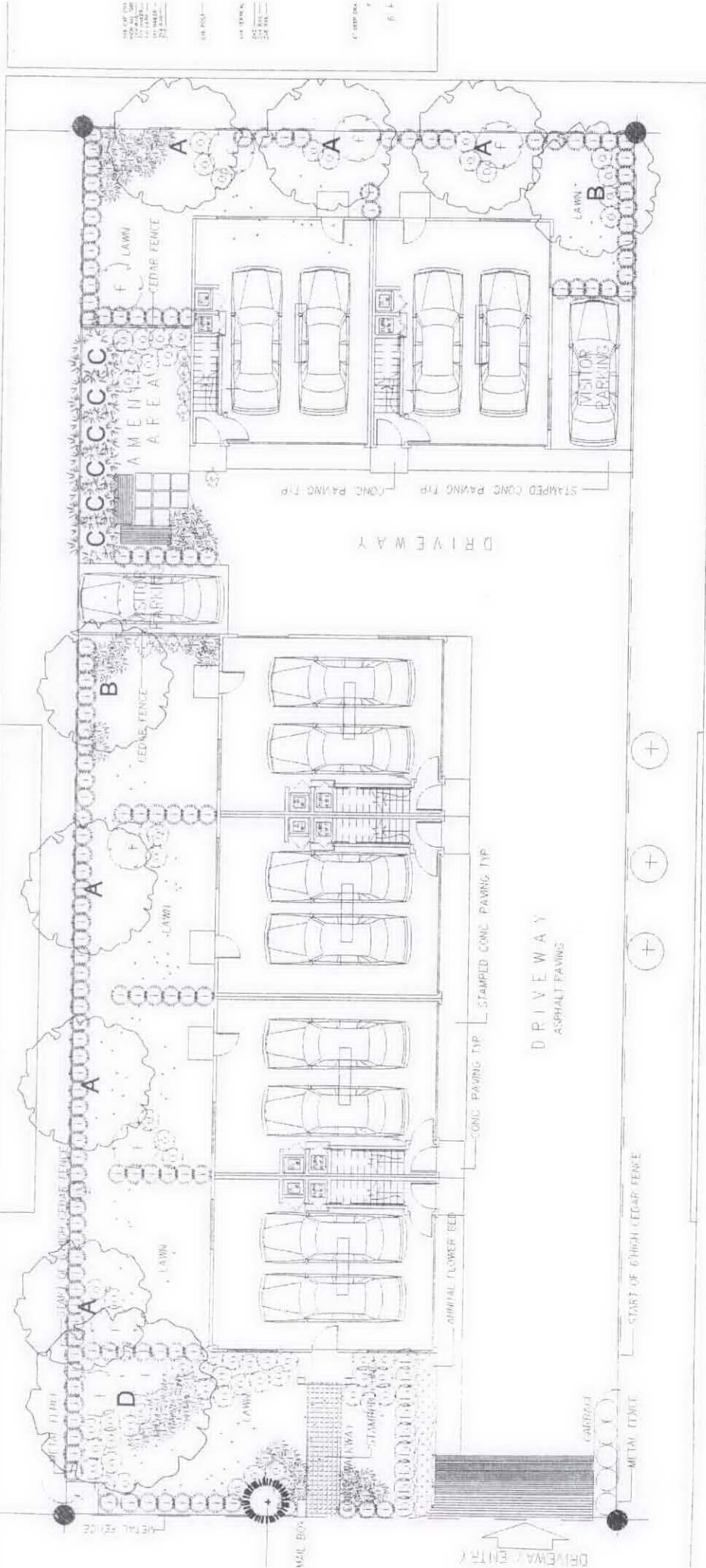
Sheet Title

ELEVATIONS

Drawn: AM
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number:
 Revision Date: MAR 30 2005

PRELIMINARY ELEVATIONS



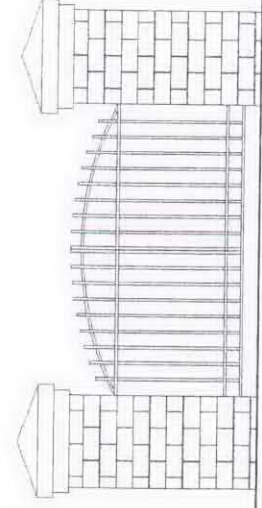


1/8" = 1' (SEE PLAN)
 1/4" = 1' (SEE PLAN)
 1/2" = 1' (SEE PLAN)
 3/4" = 1' (SEE PLAN)
 1" = 1' (SEE PLAN)
 1 1/4" = 1' (SEE PLAN)
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 1 3/4" = 1' (SEE PLAN)
 2" = 1' (SEE PLAN)

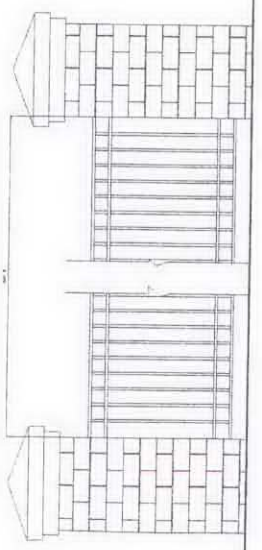
PRELIMINARY PLAN

Details will be provided at BP Submission

Size	Spacing
12" x 12" (180)	12" (180)
12" x 12" (180)	18" (270)
12" x 12" (180)	24" (360)
12" x 12" (180)	30" (450)
12" x 12" (180)	36" (540)
12" x 12" (180)	42" (630)
12" x 12" (180)	48" (720)
12" x 12" (180)	54" (810)
12" x 12" (180)	60" (900)
12" x 12" (180)	66" (990)
12" x 12" (180)	72" (1080)
12" x 12" (180)	78" (1170)
12" x 12" (180)	84" (1260)
12" x 12" (180)	90" (1350)
12" x 12" (180)	96" (1440)
12" x 12" (180)	102" (1530)
12" x 12" (180)	108" (1620)
12" x 12" (180)	114" (1710)
12" x 12" (180)	120" (1800)



ELEVATION



ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7926 (RZ 04-277069)
9800 ALBERTA 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/155)**.

P.I.D. 000-504-599

Lot 6 Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

- 2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7926**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>SB</i>
APPROVED by Director or Solicitor <i>HB</i>

MAYOR

CITY CLERK