



City of Richmond

Report to Committee

To: Planning Committee

Date: January 31, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 11-566870

Re: Jaing Zhu has applied to the City of Richmond for permission to rezone
9780 Alberta Road from Single Detached (RS1/F) to Town Housing (ZT60) –
North McLennan (City Centre) in order to create six (6) Townhouse units.

Staff Recommendation

That Bylaw 8812, for the rezoning of 9780 Alberta Road from "Single Detached (RS1/F)" to
"Town Housing (ZT60) – North McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Jaing Zhu has applied to the City of Richmond to rezone 9780 Alberta Road (**Attachment 1**) from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre)” in order to develop six (6) townhouse units (**Attachment 2**).

The development will share an access point from the neighbouring property to the east at 9800 Alberta Road by means of an access easement, which was registered at the time the property was going through their own rezoning process for a similar six (6) unit townhouse (RZ 04-277069).

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Across Alberta Road, part of a 98 unit, 2 storey townhouse complex at 6300 Birch Street, zoned “Town Housing (ZT32) – North McLennan (City Centre)”.

To the East: A six (6) unit, 3 storey townhouse complex at 9800 Alberta Road, zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

To the South: A.R. MacNeill Secondary School, zoned “School and Institutional Use (SI)”.

To the West: Single Detached Dwellings, zoned “Single Detached (RS1/F)”

Related Policies and Studies

Official Community Plan

Official Community Plan (OCP) designation: McLennan North Sub-Area Plan, Schedule 2.10C.

McLennan North Sub-Area Plan, Schedule 2.10C

OCP Sub-Area Land Use Map (**Attachment 4**): Residential Area 3, Two-Family Dwelling / 2 & 3-storey townhouses. Base FAR 0.65.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Plain Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of this rezoning application.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located in Area 4 of the ANSD policy. As a residential use, the applicant will need to submit an acoustic report as part of their Development Permit application. The report is to provide recommendations that the design of the building will comply with the City’s Official Community Plan requirements for interior noise levels and the thermal condition standard

ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" for developments within the Aircraft Noise Sensitive Development area.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing Reserve Fund. The contribution amount is detailed in a separate section of this report.

Public Input / Consultation

The rezoning application complies with the public consultation component of the Official Community Plan (OCP). A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled when final comments from the public will be presented.

Since the application proposes to utilize an existing access easement registered on the property to the east at 9800 Alberta Road, the applicant volunteered to undertake an extensive consultation process with this six (6) unit complex to inform all the owners that the drive aisle they currently use was originally intended to be shared with the development to the west (subject site). The consultation and information sharing was done by the applicant's lawyer, outlining the development proposal and the access easement. A response from one unit owner outlined a series of various questions that were forwarded to both the City and to the applicant's Lawyer. The City invited the resident to City Hall to view the application and respond to their concerns, but no reply was received. The applicant's lawyer forwarded the same questions to the project architect where they provided a response to the resident (**Attachment 4**).

The City has not heard anything further from this resident.

Staff Comments

Drawings for the proposed rezoning are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required and has submitted an application for a Development Permit which is currently being reviewed by City staff. No Servicing Agreement is required as the frontage improvements were completed in the 1990's.

Analysis

The analysis is set out to clarify the proposed rezoning Bylaws.

Proposed Zoning to "Town Housing (ZT60) – North McLennan (City Centre)"

The proposal to develop townhouses on this parcel is in keeping with the McLennan North Sub-Area Plan, which identifies this area for 2 and 3 storey townhouses (**Attachment 5**). It allows the redevelopment towards higher density from a predominately single family area. No amendment is required to the OCP as the proposal meets the North McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map ('Residential, Townhouse up to 3 Stories').

The size of the subject site does not meet the minimum lot size requirements of 2,000m² as indicated in the Neighbourhood Plan. Documents have been submitted to the City on the applicant's attempts to acquire the property to the west at 9760 Alberta Road, but were unsuccessful. The resulting design of this single site, with the use of the existing access at 9800

Alberta Road removes the need for a separate driveway and internal drive aisle in favour of increased landscaping. The single site also provides for townhouse units that are of similar scale to the existing ones at 9800 Alberta Road and does not deter from any development potential of the adjacent lots.

Transportation and Parking

Access to the site is through an existing access easement registered prior to the adoption of the six (6) unit townhouse complex at 9800 Alberta Road. The purpose of this easement was to allow access to the subject site and provide opportunities for future street parking when it became ready for redevelopment. A separate pedestrian access from Alberta Road to the proposed units is along the western edge of the subject site which leads to a winding path along the west and granting access to the townhouse units.

To aid in the upgrades to the intersection lights at the corner of Alberta Road and No. 4 Road, the applicant has agreed to a contribution of \$15,000.00 to help facilitate this upgrade.

The submitted proposal meets the number of off-street parking stalls in accordance with the Off-Street Parking and Loading requirements of Zoning Bylaw 8500. A total of 14 stalls are being proposed, comprised of 12 resident and two (2) visitor stalls. The resident parking arrangement is within two car garages where vehicles will be set up side-by-side.

The removal of the existing driveway letdown to remove vehicle access to the existing site will be a part of a work order the City requires as part of the Building Permit process. The information contained with the application will include a new water service and information to replace the letdown to match the existing street frontage. Costs associated with this work will be from the developer and negates the need for a Servicing Agreement.

Trees

An Arborist Report and site survey (**Attachment 5**) was submitted for review to assess the existing trees on the site for possible retention of existing trees. The submitted report indicated that of the seven (7) trees currently on site, none were good candidates for retention as they were either in poor condition or located within the development footprint.

A detailed site review was conducted by City staff which confirmed with the report that of the seven (7) on-site trees, five (5) are in poor condition and will need to be removed. The remaining two (2) are considered in poor condition and cannot be retained or relocated as their present location is in the middle of the building envelope.

Also on the site are three (3) undersized trees that are in good condition and would be good candidates for retention and relocation to be a part of the final landscaping arrangement. The retention of these three trees will be reviewed at the Development Permit stage as part of their landscaping plan.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	7	-	-	-
To be removed due to poor health	7	2:1	14 (11 if the three undersized trees are incorporated into the landscape plan)	To be removed, due to conflicts with proposed building locations and poor health or structure of the trees.
Undersized trees for retention	3	-	-	Applicant to attempt to relocate these trees and incorporate them into the landscape plan as part of the DP.

One off-site City tree located adjacent to the subject site is in good condition and is to be retained and protected during construction.

Design

The three-storey proposal meets the intent and requirements of the neighbourhood plan. The applicant has made an application for a Development Permit and that is currently in circulation. More detail regarding the form and character of the proposal will follow during that process.

Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot to the maximum allowable FAR will be welcomed to the affordable housing reserve fund. The total payable contribution in this six (6) unit proposal would come to \$14,161.00.

Public Art

As the proposed development is under 10 units, providing or contributing to Public Art is not applicable in accordance with policy.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. There are no requirements for the applicant to upgrade the existing storm sewer system.

Servicing Agreement

Frontage works were done in the late 1990's through the City's DCC program. No Servicing Agreement for this project is required.

Development Permit

A separate Development Permit application would be required with a specific landscaping plan to include the following:

1. Submit a revised site plan to illustrate all existing trees (20cm calliper or greater) and noted if they are to be retained or removed.
2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
3. Manoeuvrability of larger vehicles (SU-9) within the site.
4. Submit an Acoustical Report outlining noise mitigation measures to be taken to the building design to lessen the impact of aircraft noise as well as provide thermal conditions in accordance with ASHRAE 55-2004.

In addition to the standard Development Permit review.

Financial Impact

None.

Conclusion

The proposed six (6) unit townhouse development meets the land use requirements of the OCP as well as the zoning requirements set out in the "Town Housing (ZT60) – North McLennan (City Centre)" zone for the North McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 11-566870 proceed to first reading.



David Johnson
Planner 2
(604-276-4193)

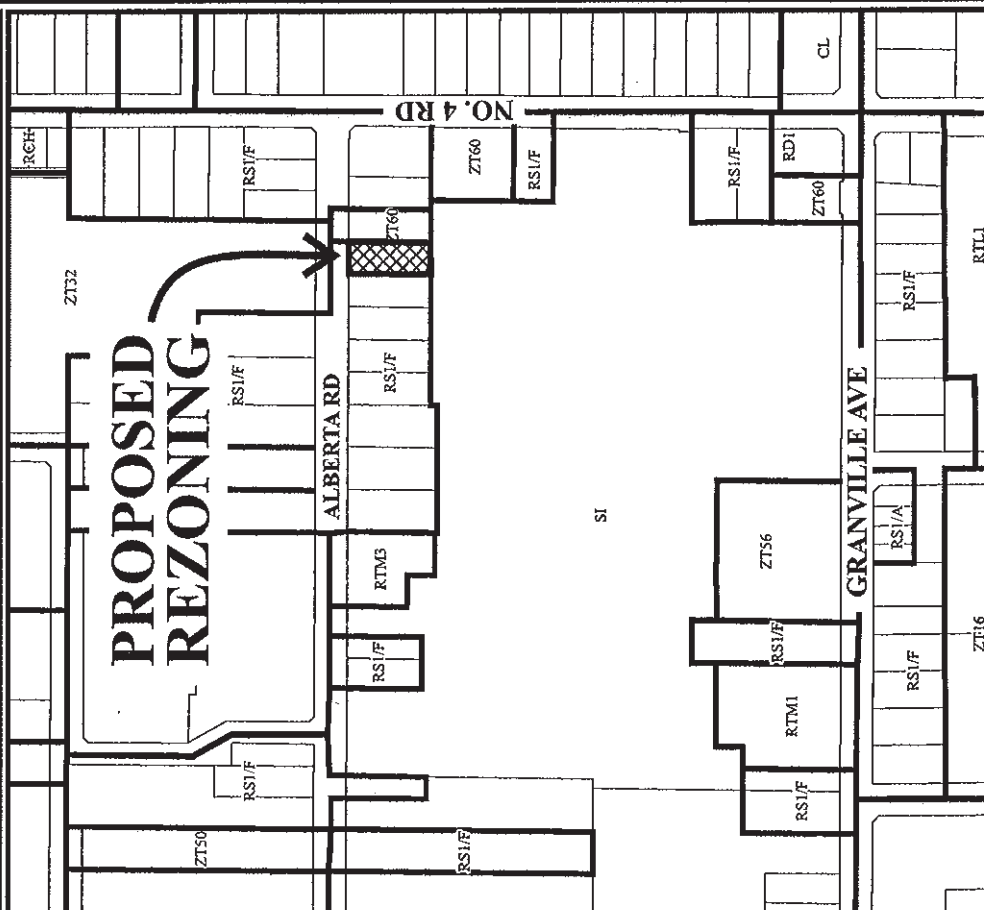
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List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	Resident questions to the development with Architect response
Attachment 5	McLennan North Sub-Area Land Use Map
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



City of Richmond



ALBERTA RD

PROPOSED REZONING

ALBERTA RD

IS

GRANVILLE AVE

RZ 11-566870

Original Date: 03/24/11

Revision Date:

Note: Dimensions are in METRES



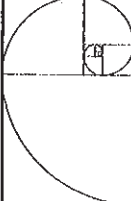
RZ 11-566870

Original Date: 03/24/11

Revision Date:

Note: Dimensions are in METRES

PH - 14



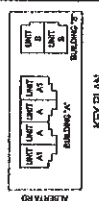
IMPERIAL ARCHITECTURE
DESIGNERS OF ARCHITECTURAL PLANS
1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202

ARCHITECTURE
 ENGINEERING
 PLANNING

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Disclosures
 This drawing was prepared by Imperial Architecture, Inc. for the purpose of illustrating the proposed design of the project. It is not to be used for any other purpose without the written consent of Imperial Architecture, Inc.

KEY PLAN



NO 4 ROAD

ALBERTA RD

UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8

BUILDING 10

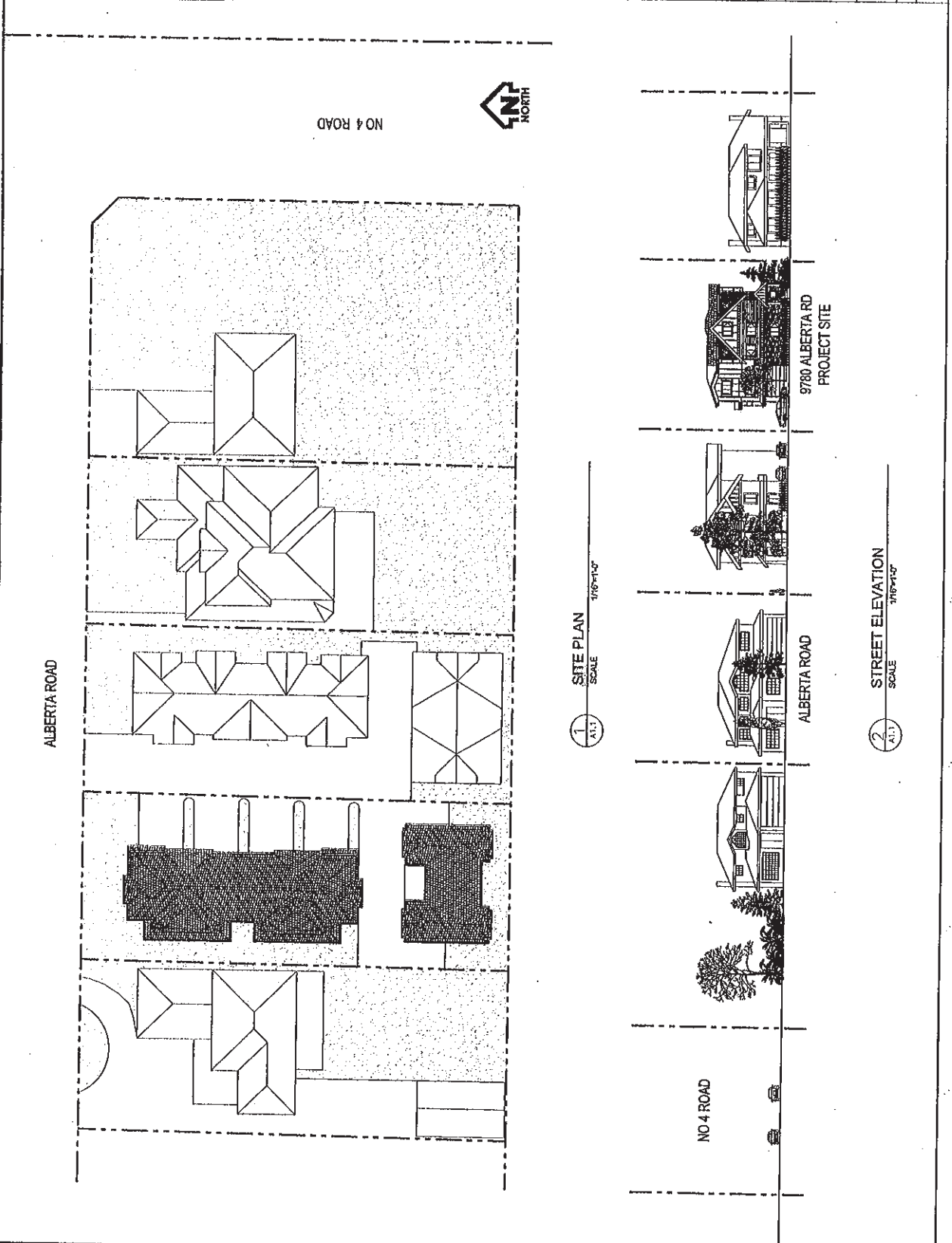
PROJECT
 TOWNHOUSE DEVELOPMENT
 FOR PUNSA CONSTRUCTION LTD.
 1000 WEST 10TH AVENUE, SUITE 100,
 DENVER, CO 80202

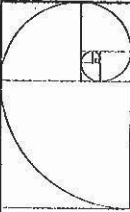
STREET ELEVATION

Project No. 46120

Scale 1/16"=1'-0"

Sheet A1.1





IMPERIAL ARCHITECTURE
BRIDGE OF ALBERTA CERTIFICATE OF PRACTICE
1000-100 Avenue Road, Suite 100
Edmonton, Alberta T6E 6E1
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2/20/2010

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KEY PLAN

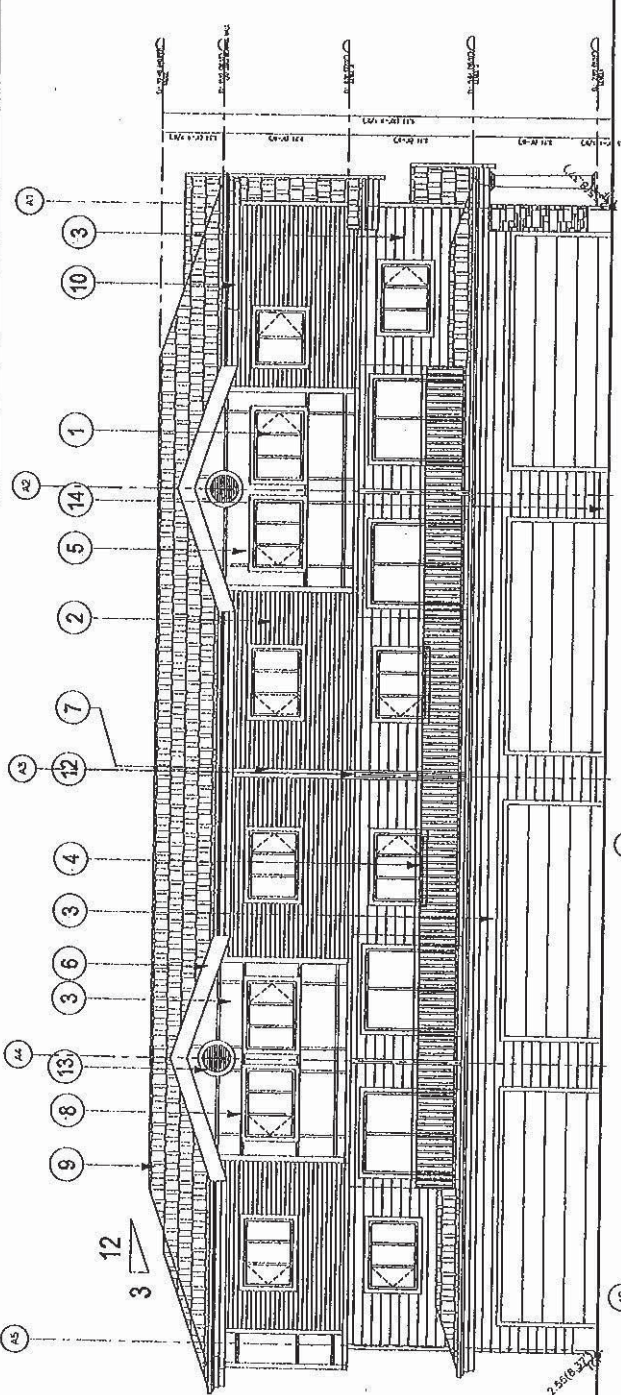
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100	REVISED PER COMMENTS	01/07/11

CHANGING

TOWNHOUSE DEVELOPMENT
FOR FUNDIA CONSTRUCTION LTD.
5780 ALBERTA ROAD,
RICHMOND, BC

BUILDING "A" ELEVATIONS

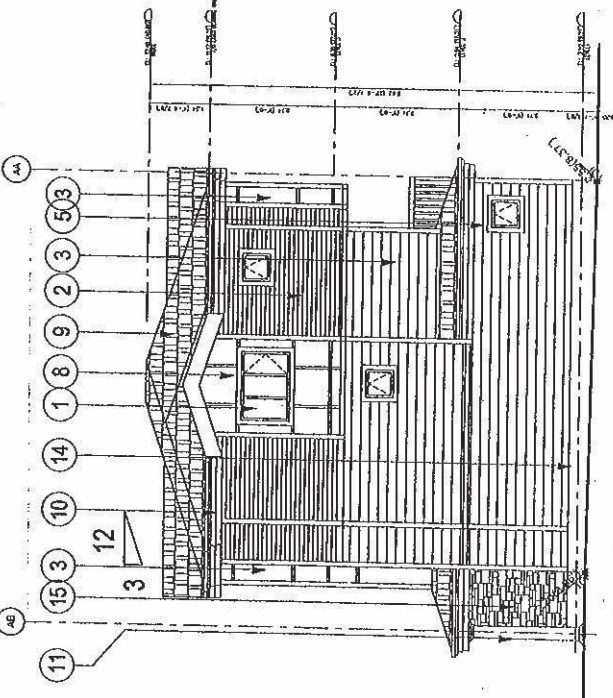
Project No. 48120 Date 1/4/11
Drawing No. A3.0



1 BUILDING "A" WEST ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | |
|--|---------------------------------------|
| 1. DOUBLE GLAZED WINDOWS IN VINYL FRAMES | 9. ASPHALT SHINGLES |
| 2. VINYL SIDING CWV VINYL CORNER BATTERS | 10. PREFINISHED ALUMINUM GUTTER & RVL |
| 3. COMPOSITE SIDING CWV 1X2 BATTENS | 11. ORNAMENTAL WOOD POST |
| 4. PREFINISHED ALUMINUM GUARDS | 12. PRIVACY SCREEN |
| 5. WOOD TRIM | 13. ALUM. ROOF VENT CWV INSECT SCREEN |
| 6. 2X10 WOOD FASCIA BOARD | 14. SMOOTH EXPOSED CONC. FINISH |
| 7. 2X8 WOOD FASCIA BOARD | 15. LEDGE STONE CLADDING |
| 8. PREFINISHED ALUMINUM FLASHING | 16. 6X6 PLANTER WALL |



2 BUILDING "A" SOUTH ELEVATION
SCALE 1/4" = 1'-0"



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 11-566870

Address: 9780 Alberta Road

Applicant: Jaing Zhu

Planning

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

	Existing	Proposed
Civic Address:	9780 Alberta Road	To Be Determined
Owner or Applicant:	Jaing Zhu	No Change
Site Size (m²):	1,012.0m ²	No Change
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre) Permits Townhouses at 0.65 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	6 Townhouse Units on a consolidated lot.

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area 1,012.0m ² x (0.65) = 657.8m ² (max.)	658.8m ² (0.65 FAR)	none permitted
Lot Coverage – Building:	40% Max.	34.1%	none
Lot Size:	1,012.0m ²	1,012.0m ²	none
Setback: Alberta Road:	6.15m	6.0m	none
Setback: Side and Rear Yard:	3.0m Min.	3.05m	none
Height:	12.0m and no more than 3 stories maximum	9.91m and 3 stories	none
Minimum off-street Parking Requirements:	9 Resident <i>plus</i> 2 Visitor 11 spaces minimum	12 Resident <i>plus</i> 2 Visitor 14 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	None	none

	Bylaw 8500 Requirements	Proposed	Variance
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$6,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 6 units = 36m ²	36.2m ²	none

APPENDIX 10

Ben L. Chen

From: Imperial Architecture [Imperial.architecture@shaw.ca]
Sent: January 25, 2011 10:50 AM
To: Ben L. Chen
Cc: 'Ava Yang'
Subject: #08120 - 9780 Alberta Rd, Richmond (Preliminary response to neighbor's concerns)

Hi, Linda,

Thank you for forwarding me letter from the concerning neighbor.

Please review my response below in *RED* and call me for more discussions.

Thanks.

Jiang Zhu, M.Arch, MAIBC, MRAIC, LEED®AP BD+C
Principal
Imperial Architecture
Tel: 604-721-6852
Email: imperial.architecture@shaw.ca

Hi Mr. Li,

I see your propose rezoning plan for the 9780 Alberta Rd Richmond.

I have some questions:

1. Driveway:

9800 only have 13 cars, but your propose plan show there are another additional 8 private visit parking, that means 9780 will be increase total 22 cars, it is too much and not fair to 9800, and also not safe for fire and emergency situation, so we do not agree for the 9780 additional 8 private visit parking, we only agree 14 cars in 9780, the total cars in 9800 and 9780 is 27 cars.

There will be only 14 parking stalls provided in 9780 development as per requirement in Richmond Parking By-law.

The current driveway of 9800 is only 6.7m - 7m width for max 12 cars of 6 units of 9800 Alberta Rd use only, if 9780 want share this driveway, there will be 27 cars of 12 units use this driveway, for the increased traffics and fire and emergency safety issue, 9780 should provide at least 2m additional driveway space to this driveway.

According requirements in 7.5.5 of Richmond Parking By-law (page 7-2), the minimum maneuvering aisle width of is 6.7m. This width requirement is irrelevant to amount of vehicles severed by the aisle.

PH - 23

Accordingly to 3.2.5.4 of BC Building Code, fire fighting access route is not required for either 9780 or 9800 site as any buildings on site is either no more than 3 storeys or no more than 600sm in building area. Even the fire fighting access route were required, 6.7m wide linear driveway is sufficient. (3.2.5.6.(1) (a) of BC Building Code - Access route width should not less than 6m.)

Although the existing 6.7meter driveway meets all requirements from Richmond Parking bylaw and BC Building Code considering the 27 vehicles it severs, we plan to add an addition 3 feet (1 meter) space to the west side of the existing driveway as per your request.

All cost of the driveway, fence and landscaping changes for the 9780 new development, should be paid by 9780 developer'.

Agreed.

The fence should not remove before all 9780 construction finished except the driveway.

Agreed.

9780 developer should also provide an easement for 9780 owner agree to share the cost driveway repair for the further.

Agreed.

By the easement, the length of easement from property north line for the 9780 Alberta Rd is only 38.5m.

Agreed.

2. Height:

All height of footing, roofing and building design at 9780 should not high than 9800 Alberta Rd for the flood and sun light block issue:

9800 roofing high: Building A (Forplex) roofing peak is 39.98'. Building B (duplex) roofing peak is 39.75' geodetic.

The proposed roof ridge height for both buildings is 40.08' geodetic which is only 1 to 2 inches higher than the buildings on 9800 site. As such a minor height difference is within the construction tolerance, we feel we have addressed your concerns on sunlight blockage issue properly.

9800 main floor elevation high: all building js 2.20m geodetic.

The finished floor grade for ground floor will be established later when the design is further developed. However the max height (roof ridge) of the new buildings are controlled as mentioned in the item above.

9800 storey high: all building storey height is 8' plus 2x10 structures.

It is the intention to use the similar construction method in 9780 development.

3. Garbage:

The garbage bin should far away to the 9800.

Agreed. Detailed location will be determined later when the design is further developed.

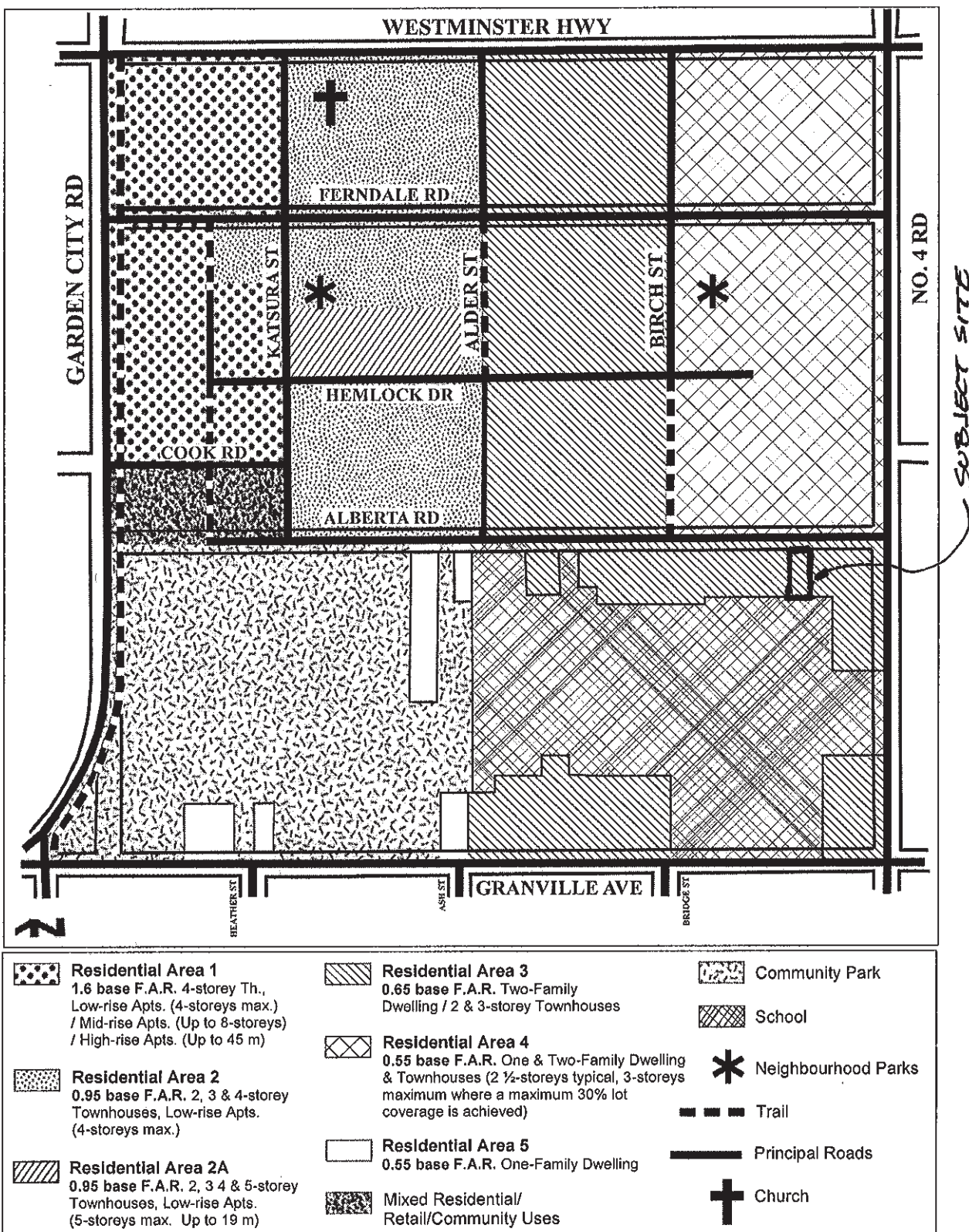
Thanks,

9800 Alberta Rd, Richmond

Fred Zhu

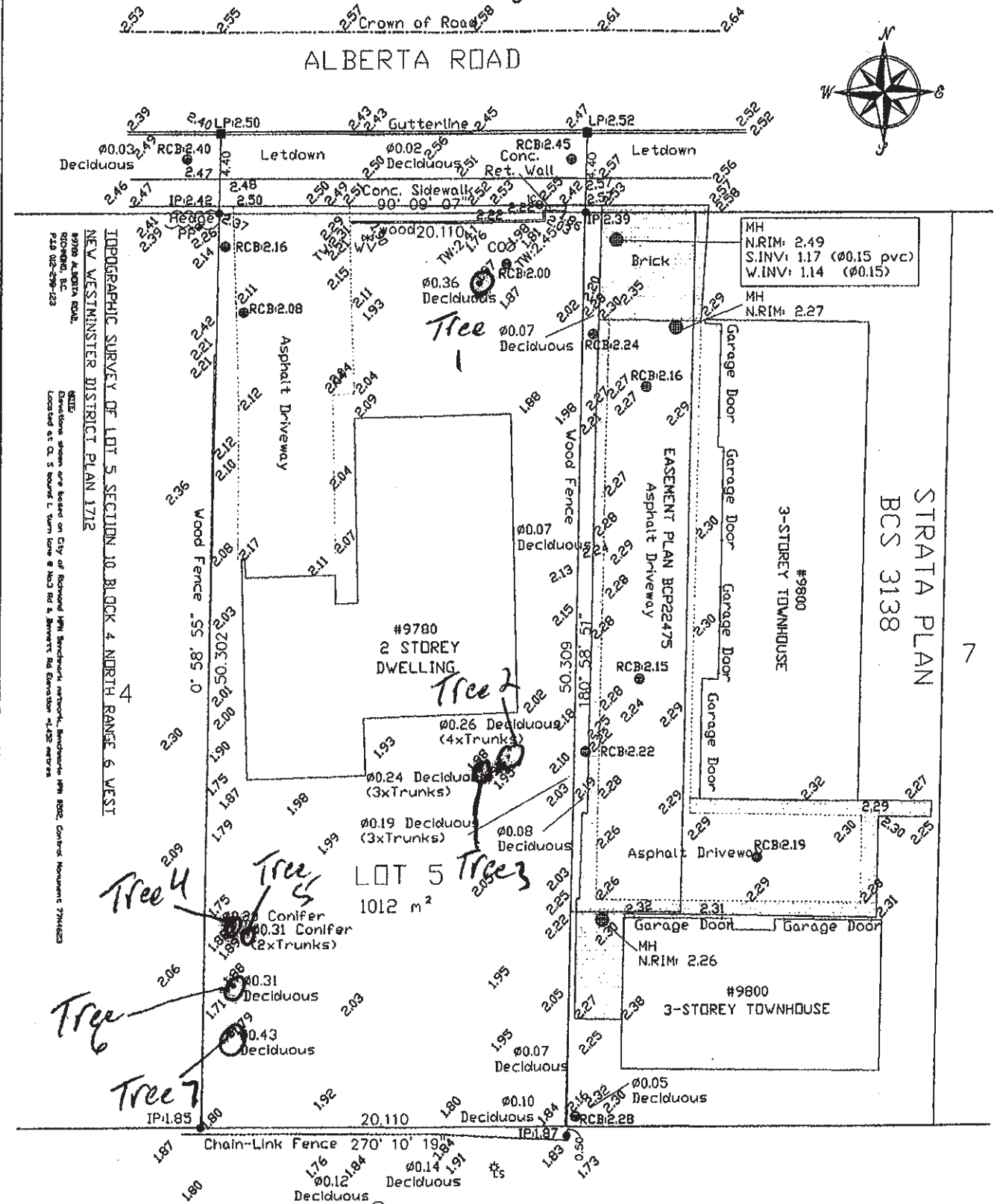
City of Richmond

Land Use Map

Bylaw 8630
2010/07/19

4180 Alberta Rd., Richmond - SURVEY

Feb. 1, 2011 Arb. ist Report by Woodpe Tree Services Ltd.



* ALL TREES IDENTIFIED ARE TO BE REMOVED

**Conditional Zoning Requirements
9780 Alberta Road
RZ 11-566870**

Prior to final adoption of Zoning Amendment Bylaw 8812, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on title.
2. Registration of an aircraft noise indemnity covenant on title.
3. Registration of a flood indemnity covenant on title.
4. Contribution of \$1,000.00 per dwelling unit (e.g. \$6,000.00) in-lieu of on-site indoor amenity space to go towards development of indoor public amenity space as determined by the Parks and Recreation Department.
5. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$14,162.00) to the City's affordable housing fund.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development. Included with the standard submission, the drawings should provide information specific to:
 - a) Submit a revised site plan to illustrate all existing trees (20cm calliper or greater) and noted if they are to be retained or removed.
 - b) Manoeuvrability of larger vehicles (SU-9) within the site.
 - c) Submit an Acoustical Report outlining noise mitigation measures to be taken to the building design to lessen the impact of aircraft noise as well as provide thermal conditions in accordance with ASHRAE 55-2004.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8812 (RZ 11-566870)
9780 Alberta Road**

The Council of the City of Richmond enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it **"Town Housing (ZT60) – North McLennan (City Centre)"**.

P.I.D. 012-298-123

Lot 5 Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

2. This Bylaw is cited as **"Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8812"**.

FIRST READING

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 27 2012

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

MAYOR

CORPORATE OFFICER