



City of Richmond

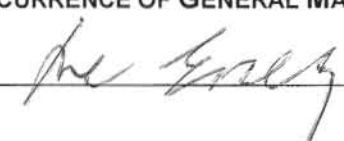
Report to Committee

To: Planning Committee **Date:** October 26, 2012
From: Wayne Craig
Director of Development **File:** RZ 11-582929
Re: Application by MATTHEW CHENG ARCHITECT INC. to rezone 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed from "Single Detached (RS1/B) and (RS1/F)" to "Medium Density Townhouses (RTM3)" in order to develop a 20 unit townhouse complex.

Staff Recommendation

1. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8198 be abandoned; and
2. That Bylaw 8968 for the rezoning of 7451 No 4 Road, a No Access Property on General Currie Road, and a Lane to be closed from "Single Detached, (RS1/B)" and 7471 No. 4 Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director of Development
(604-247-4625)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing Real Estate Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to rezone 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed (**Attachment 1**) from “Single Detached (RS1/B) and (RS1/F)” to a “Medium Density Townhouses (RTM3)” to permit the construction of 20 residential townhouse units (**Attachment 2**).

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 from the General Currie road Right-of-Way, at 7371 No. 4 Road, a Single Detached Dwelling, zoned “Single Detached (RS1/F)”.

To the East: Across No. 4 Road, Single Detached Dwellings on properties zoned “Agriculture (AG1)”.

To the South: At 7551 No. 4 Road, a 45 unit 2 ½ and 3 storey Townhouse, zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub Area (City Centre)”.

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

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan South Sub-Area Plan, Schedule 2.10D.

McLennan South Sub-Area Plan

- Residential 2 ½ - stories typical (3 stories maximum), predominately Triplex, Duplex, Single-Family. 0.55 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.70 FAR, which is above the base density of 0.55 FAR as indicated in the OCP. The increase in density is supported given the applicant is providing:

- A voluntary contribution to the Affordable Housing Strategy reserve fund;
- Land dedication, road and frontage construction for No. 4 Road;
- Road construction along the undeveloped portion of General Currie Road, which will introduce the formal connection to No. 4 Road;
- Frontage construction along the northern edge of the subject property fronting General Currie Road;
- Land dedications, road and frontage construction for a new local road along the west end of the subject property (LeChow Street); and

- An agricultural buffer fronting the property along No. 4 Road.

Floodplain Management Implementation Strategy

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

Public Input

A notice board is posted on the subject property to notify the public of the proposed development, but no communication has been received to date. Should this application receive first reading, a public hearing will be scheduled.

Background

Over the past twelve (12) years, these properties have seen separate development applications that result in what we see today.

7451 No. 4 Road

SD 98-147601 and RZ 99-161573 were approved to allow the subdivision of this lot into two, for the purpose to allow for a single detached house to be developed on each lot. These lots are separated by a 6.0 meter wide lane, which was dedicated by the applicant to allow vehicle access from General Currie Road. In addition, a further 10.0 metres of land was dedicated along the western edge of the site to facilitate the future development of LeChow Street, along with 3.0 metre by 3.0 metre corner cuts at the corner of No. 4 Road and General Currie Road and at the future LeChow Street and General Currie Road. No road development or construction was done at this time and the property remains undeveloped, with the exception of the existing Single Detached house fronting No. 4 Road.

7471 No. 4 Road

RZ 05-312975 and DP 08-444222 for the development of an eleven (11) unit townhouse complex were applied for on this single site. Access to the townhouses was to be from the lane that was dedicated through the subdivision of 7451 No. 4 Road. With a change of ownership and the acquisition of 7451 No. 4 Road, these applications were withdrawn in support of this current proposal.

RZ 05-312975 went as far as having received third reading on March 19, 2007. Little activity followed, and the change of ownership resulted with the formal withdrawal of that application in favour of this one.

With the withdrawal of RZ 05-312975, the Bylaw that was associated with the application (Bylaw 8198) to allow the rezoning of 7471 No. 4 Road for an eleven (11) unit townhouse will need to be abandoned.

Staff Comments

Proposed Site Assembly and Site Design

The subject site is bordered by No. 4 Road to the east, the undeveloped portion of General Currie Road to the north and the future LeChow Street to the west. LeChow Street is the new north-south back street identified in the South McLennan Sub Area Plan, located between Bridge Street and No. 4 Road, that is intended to help manage access and traffic flow from the

anticipated increase in population to the area. The subject site is the remaining lands along this strip of No. 4 Road that were never included with the land assembly that created the 45 unit townhouse development directly to the south of the subject site.

The proposed access to the site is located off General Currie Road, halfway down the length of the site, at the location of the lane that was dedicated for the subdivision of 7451 No. 4 Road (SD 98-147601). In order for the proposed site design to proceed, the lane is to be purchased back from the City, or it would otherwise be subject to building setback requirements. The internal drive-aisle travels in a predominately east-west direction to provide access to all the townhouse units.

The units are grouped in two and three unit building clusters with the duplex clusters fronting No. 4 Road being two (2) and two and one-half (2 ½) storeys in height. This respectfully addresses the heights of the townhouse complex to the south but also the single family houses on the eastern and more rural side of No. 4 Road. The remaining units are to be three (3) storeys in height, with most of the units fronting one of the three streets and will have their main pedestrian entrance facing the street.

The proposed outdoor amenity area is centrally located along the south property line, at the end of the main access to the complex from General Currie Road. The central location is good for easy access from within the complex and it has good south exposure to allow for abundant sunlight.

In keeping with the low density character on lots along No. 4 Road, the Development Permit Guidelines in the Neighbourhood Plan suggest a setback of six (6) to nine (9) metres for two (2) storey buildings, with two and one-half (2 ½) storey buildings set back at nine (9) metres lots for the purpose of softening the impact to the more rural character of properties on the eastern side of No. 4 Road to the more urban west side. The increased setback also provides more opportunities for landscaping to soften the visual impact of the townhouses. The applicant's proposal achieves this.

Transportation and Site Access

- This section of General Currie Road, west of No. 4 Road to LeChow Street, has never been constructed, although an existing road allowance is in place. As a result, a large part of the General Currie Road right-of-way between No. 4 Road and LeChow Street will need to be paved to help ensure a safe turn from No. 4 Road.
- The existing lane that divides 7451 No. 4 Road will need to be purchased from the City to allow for the proposed development to proceed. Without the purchase, compliance with the building setbacks in accordance to the RTM3 zone will need to be achieved.
- Land will need to be dedicated for the purpose of facilitating the development of LeChow Street. As some of the land has already been dedicated from the subdivision file (SD 98-147601) from the west edge of 7451 No. 4 Road, additional land will need to be dedicated along the western edge of 7471 No. 4 Road. To match the land dedicated from 7471 No. 4 Road to the townhouse complex to the south will require a 10 metre dedication at the north property line of 7471 No. 4 Road, tapering to 9 metres at the south property line.
- Corner cuts at the intersections of General Currie Road and both No. 4 Road and LeChow Street are to be the standard 4.0 m by 4.0m.

- The applicant has provided a site design that takes into consideration the requested land dedication requirements to allow the improvements to No. 4 Road and the introduction of LeChow Street that will connect to the paved section of General Currie Road.
- With the introduction of this section of General Currie Road connecting to No. 4 Road, a controlled traffic light is planned to be installed at this corner. To assist with the costs of installing these traffic lights, the applicant has agreed to make a contribution of \$50,000.00 as part of their rezoning considerations.
- Frontage improvements will be required along the three street fronts, consisting of a concrete sidewalk at the property line, grassed and treed boulevard, concrete curb and gutter, and road paving. The specifications will be provided during the separate Servicing Agreement.
- The proposed vehicular access to and from the site is proposed from General Currie Road, roughly at the location of the current dedicated lane. Connecting to the internal drive aisle heading south, the aisle quickly comes to an intersection, turning east to west that will provide access to all the units.
- The number of proposed parking stalls (including visitor parking) meets the minimum requirements of the parking requirements of Zoning Bylaw 8500.
- Pedestrian access to the site is achieved along the perimeter of the site to access the individual units that address all three road frontages. Access to the remaining units is through the internal drive-aisle.
- The applicant is proposing a corner cut along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

Agricultural Landscape Buffer

A landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. A landscape proposal was referred to the Agricultural Advisory Committee (AAC) for their review and comments. The AAC was supportive of the proposal and identified areas for consideration that would limit any impacts coming onto the agricultural lands to the east as well as provide an attractive buffer to the street front. A relevant excerpt from the Committee's June 21, 2012 meeting is attached for reference (**Attachment 5**). Overall, they were supportive of the proposal, but suggested an alternative to the vacciniums (a type of blueberry shrub), to prevent a possible spread of harmful viruses to plants in neighbouring agricultural areas. The applicant has complied with this request.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on title. The covenant will indicate the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without City approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

Trees

An Arborist Report and site survey (**Attachment 6**) was submitted to assess the existing trees on the site for possible retention of existing trees.

A detailed site review was conducted by City staff which identified that of the 55 trees on-site, 54 are in poor condition and/or located within the development area and will need to be removed. Of the remaining, one (1) is listed in good health and is a good candidate for retention.

There are two (2) street trees on city property that were identified as having an impact on the site. Both are considered to be in excellent condition and good candidates for retention or relocation, and will be incorporated with the separate Servicing Agreement design for the No. 4 Road frontage.

A summary of the submitted arborist report and staff review is outlined in the following table:

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	55	-	-	-
Trees located within the road right-of-way	38	-	-	Not counted for replacement as these road developments are a part of the neighbourhood plan.
On-site trees to be removed	54	2:1	108	To be removed due to conflicts with proposed building locations, flood bylaw requirements, poor health or structure of the trees.
Trees for retention	1	-	-	Applicant to incorporate them if the landscape plan as part of the Development Permit.
Trees located on City property	2	2:1	see comments	Both trees are listed in excellent condition. City staff recommends they be retained or relocated as part of the street tree planting requirements of the Servicing Agreement.
Trees for relocation within the site	0	-	-	-

Of the 54 trees that are to be removed, they would need to be replaced in accordance with the City's 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it will be determined if the number of trees proposed on the submitted landscape drawings meet the replacement requirements.

The applicant is currently proposing a total of 48 trees, including the one (1) that is to be retained, on their preliminary landscape plan. While this is short of the compensated number of 108 trees, staff is willing to work with the applicant to maximize the number of trees to be planted on the property during the Development Permit stage, it is unlikely that 108 trees can be accommodated on the site so some form of cash-in-lieu contribution will be required.

Amenity Space

The outdoor amenity space is located in a central location of the site, at the south end of the north-south drive aisle when entering the site. The space is intended for a children's play area and benches for sitting but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor amenity space is being proposed, but a voluntary cash-in-lieu contribution of \$21,000.00 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Medium Density Townhouses (RTM3)

The proposed rezoning from "Single Detached (RS1/B) and (RS1/F)" to "Medium Density Townhouses (RTM3)" represents an increase in density by allowing more primary residential units to the site. The submitted information is in conformance with the South McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings. No amendment is required to the OCP as the proposal meets the South McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map (**Attachment 4**).

The proposed increase in density from a 0.55 FAR base to the proposed 0.70 FAR is an appropriate density for a site of this size and is supported through a voluntary contribution to the affordable housing reserve fund, through land dedications for local road improvements, establishing an agricultural buffer on the subject site, largely contributing to the initial development of General Currie Road from No. 4 Road to LeChow Street, and the initial construction of LeChow Street from General Currie Road to the extent of the adjacent property to the south.

Design

The two, two and one-half and three-storey proposal meets the intent of the neighbourhood plan. Façade materials will be available when the applicant makes their application for Development Permit. A more detailed analysis regarding the form and character of the proposal will be conducted during that process.

The applicant will also be identifying what unit(s) will be identified for easy conversion for Universal Access.

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 applicant has agreed to a voluntary contribution for this 20 unit proposal of \$2.00 per buildable square foot in accordance with the allowable FAR which is \$52,307.00.

Public Art

In response to the City's commitment to the provision of Public Art, the developer has agreed to provide a voluntary contribution toward the City's Public Art Reserve Fund at a rate of \$0.76/ft² based on the maximum floor area ratio (0.70 FAR) that can be built. This amount comes to \$19,876.00 for the entire project and is payable prior to the adoption of the rezoning application.

Parking

The submitted proposal meets the number of off-street parking stalls required by the Off-Street Parking and Loading requirements of Zoning Bylaw 8500. A total of 44 stalls are being proposed with 40 proposed for residents and 4 visitor stalls. A variance will be required at the Development Permit stage to allow for tandem parking within a townhouse development as 16 tandem parking spaces are being proposed. To ensure the space will be used for parking, a restrictive covenant to prevent conversion of tandem parking garages to habitable floor space will be secured prior to the adoption of rezoning.

Discharge of Existing Covenants

During the rezoning and subdivision of 7451 No. 4 Road, (SD 98-147601 and RZ 99-161573), two (2) covenants (BP294007 and BP294008) were registered to ensure:

1. A No-Build covenant to ensure no Building Permits would be issued before the construction of the roads and lane was in place (BP294007); and
2. Access to the site was to be from the lane established during the subdivision of this property (BP294008).

As the current proposal will need to purchase the lane to proceed with their plans, the reference to a lane in each of these covenants becomes redundant, and therefore will need to be discharged.

Servicing Agreement

Prior to the adoption of the rezoning application, the developer shall enter into the City's standard Servicing Agreement for the purpose to design and construct:

- No. 4 Road – from the property line (after land dedication) heading east;
 - 1.5m wide concrete sidewalk;
 - 1.5m tree and grass boulevard;
 - Concrete curb and gutter; and
 - Road paving to match existing pavement.
- General Currie Road – from the north property line heading north;
 - 2.0m wide concrete sidewalk;
 - 4.3m wide tree and grass boulevard;
 - Concrete curb and gutter; and
 - Connecting to works done for SA05-313234 to the west. Road paving to 11.2m wide pavement at No. 4 Road, tapering at 30:1 down to a minimum of 6m width (if appropriate). Curb and gutter at both the north and south ends with the north curb ending at the curb return.
- LeChow Street – from the property line (after land dedication) heading west;
 - 1.5m wide concrete sidewalk;
 - 1.6m wide tree and grass boulevard;
 - Concrete curb and gutter;
 - Road paving to the extent of the dedicated area; and
 - Full utility servicing needs to be established including water, storm, and sanitary sewer to the southern edge of LeChow Street.

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. The applicant is to:

- Construct watermain along the frontages of both General Currie Road and LeChow Street; and
- Extend full utility servicing, including water, storm and sanitary sewer, to the south edge of LeChow Street.

Development Permit

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

1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan, including landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road.
3. Manoeuvrability of larger vehicles (SU-9) within the site and accessing to and from No. 4 Road.
4. Form and Character of the townhouse units and how they address adjacent properties.
5. Identify unit(s) to allow easy conversion for Universal access.

Financial Impact

None.

Conclusion

The proposed 20 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTM3) zone for the South McLennan neighbourhood plan. Staff contends that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Therefore, staff recommends that rezoning application RZ 11-582929 proceed to first reading.



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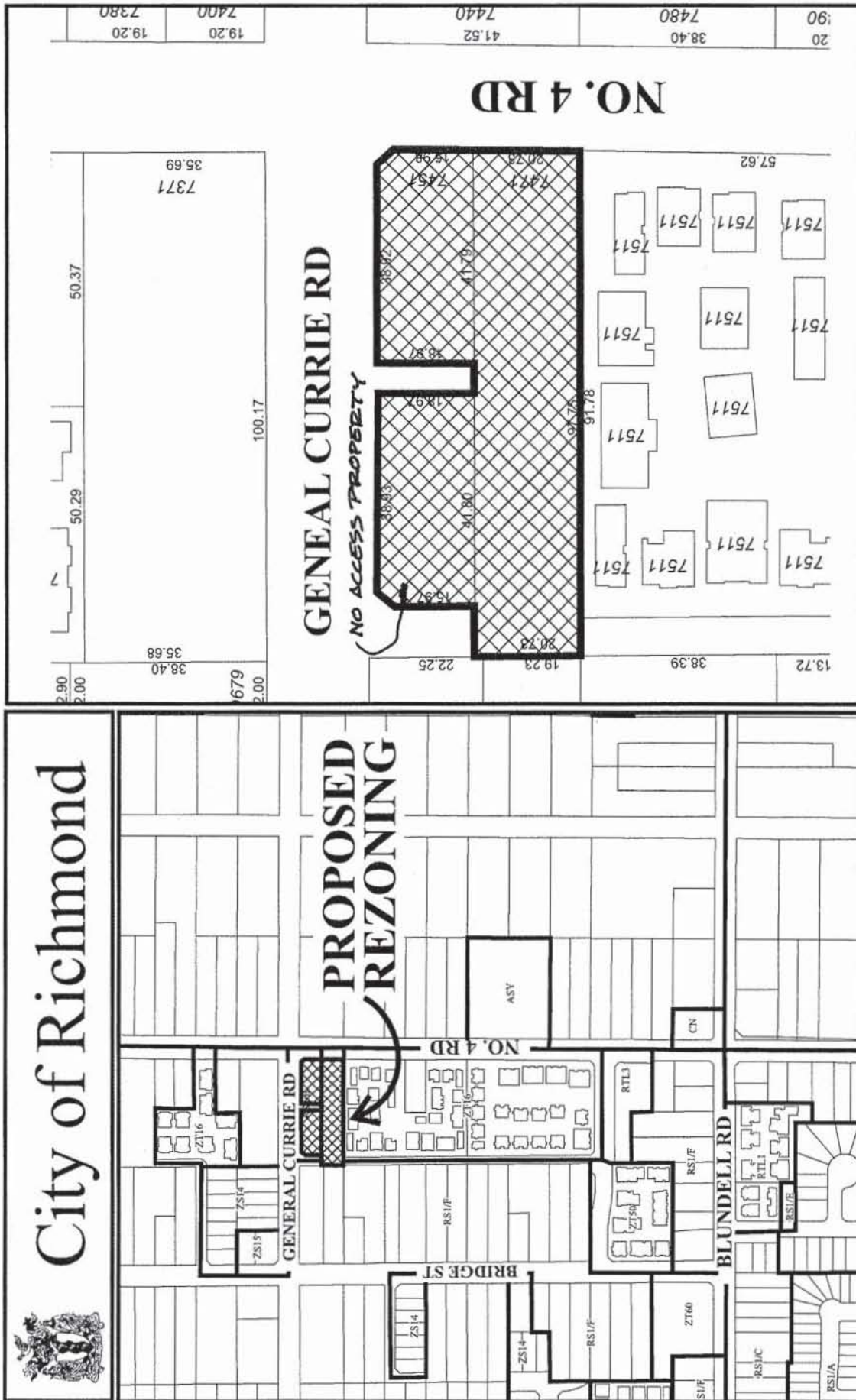
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Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Agricultural Advisory Committee Minutes Excerpt
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



RZ 11-582929

Note: Dimensions are in METRES





RZ 11-582929

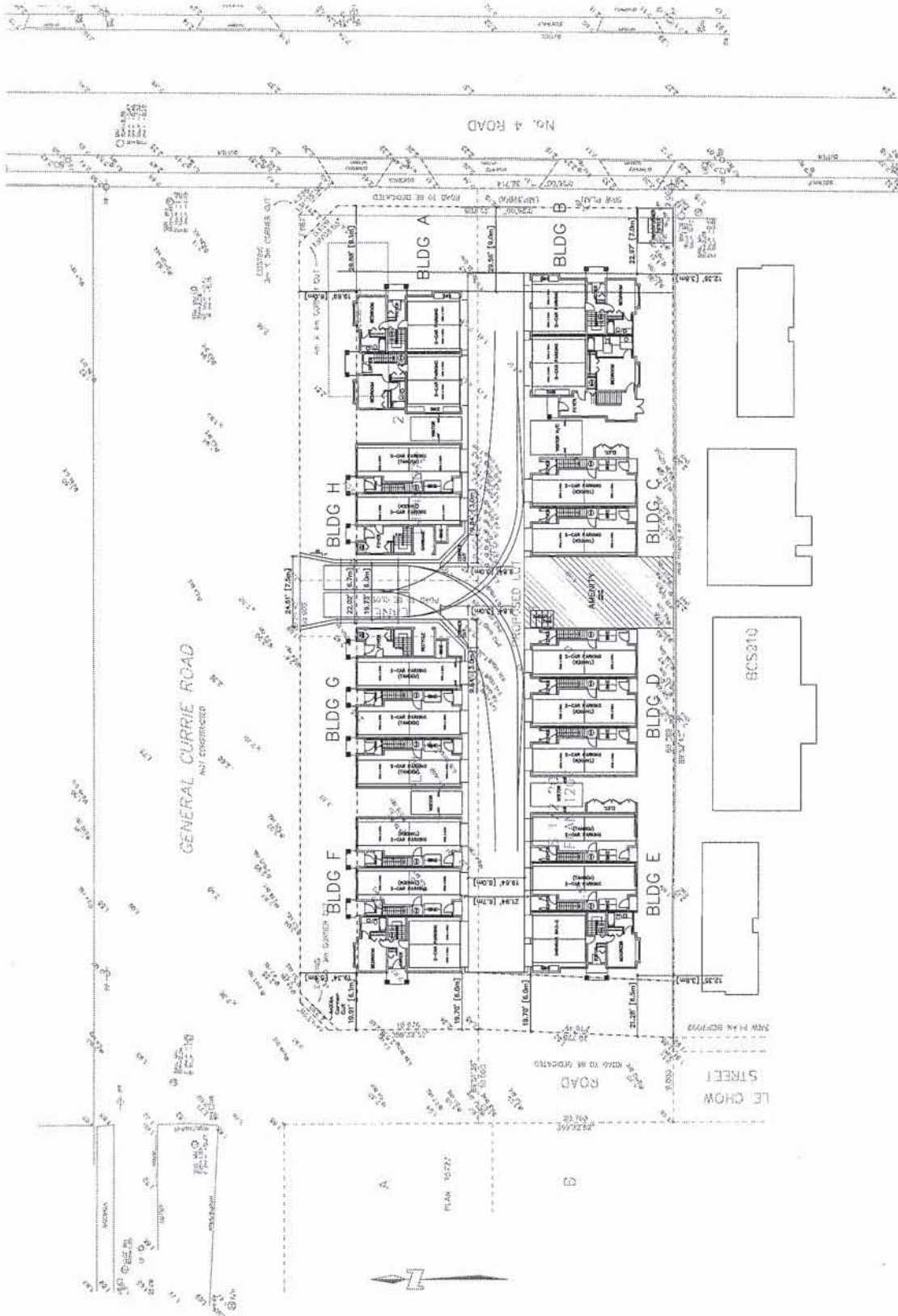
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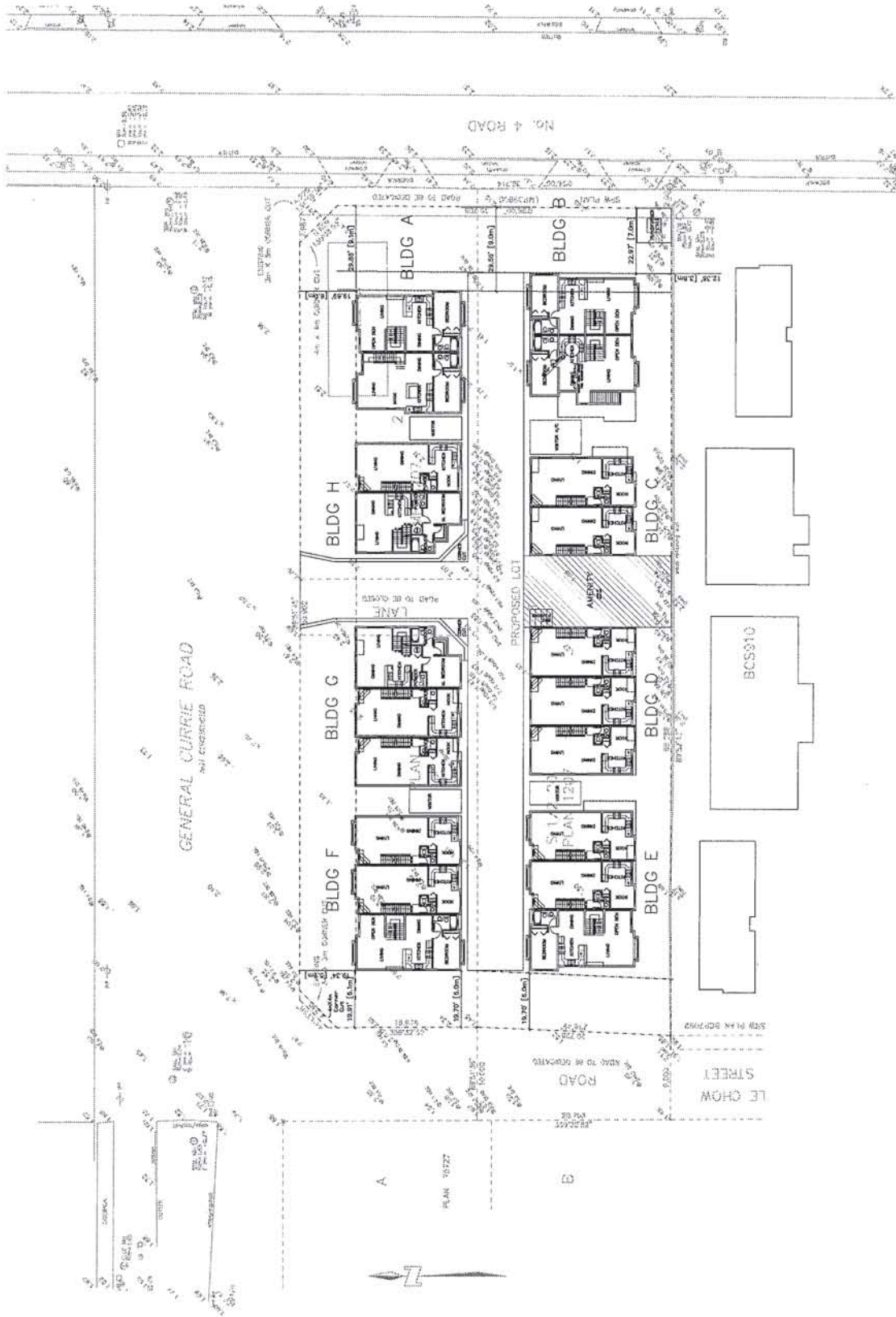
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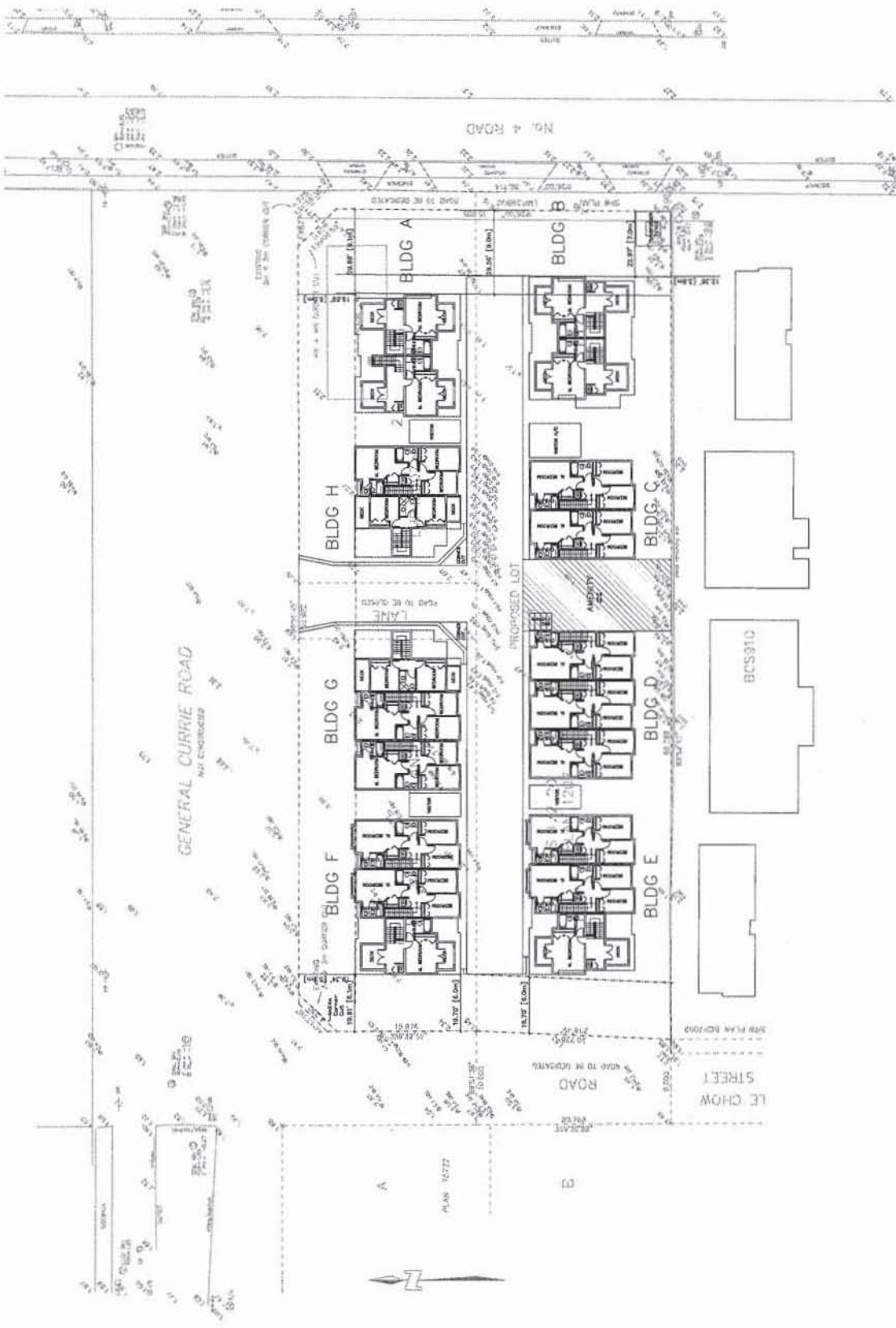
 <p>MATTHEW CHENG ARCHITECT INC. 100 UNIVERSITY AVENUE, SUITE 1100 TORONTO, ONTARIO M5G 1S7 TEL: (416) 593-8888 FAX: (416) 593-8889 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS IS A PRELIMINARY SET OF PLANS. THE CLIENT HAS CONSENTED TO MAKE ANY CHANGES TO THE PLANS LEVEL FROM THE COMMENCEMENT OF WORK. ALL CHANGES MUST BE APPROVED BY THE ARCHITECT IN WRITING. THE ARCHITECT IS NOT RESPONSIBLE FOR MODIFICATIONS TO THE PLANS BY ANY OTHER PARTY. THESE PLANS ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Comments</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title SITE PLAN AND GROUND FLOOR PLAN</p>	<p>Drawn HJC/PC</p> <p>Checked JC</p> <p>Scale 1/8" = 1'-0"</p> <p>Project Number</p>	<p>Revision Date OCT. 24, 2011</p> <p>Print Date OCT. 24, 2012</p> <p>Drawn By HJC</p> <p>Project Number #01</p>
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 <p>MATTHEW CHENG ARCHITECT INC. 1100 WEST 10TH AVENUE VANCOUVER, B.C. V6H 1T1 TEL: 604-681-1111 FAX: 604-681-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS PLAN AND ANY OTHER PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, OR ANY OTHER DOCUMENTS, SHALL BE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS PLAN OR ANY OTHER DOCUMENTS, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Conditions</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Drawn By PARKING PLAN</p>	<p>Design By Checked By Scale Project Number</p>	<p>Revision Date Project Date Rev. No. #01a</p>
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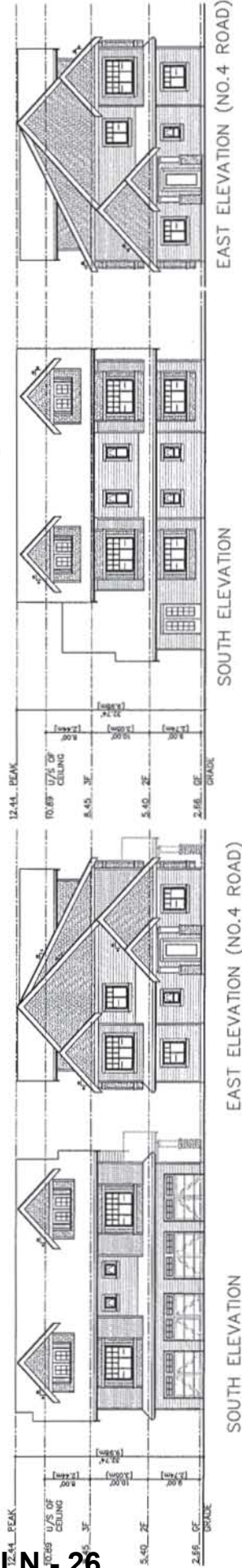
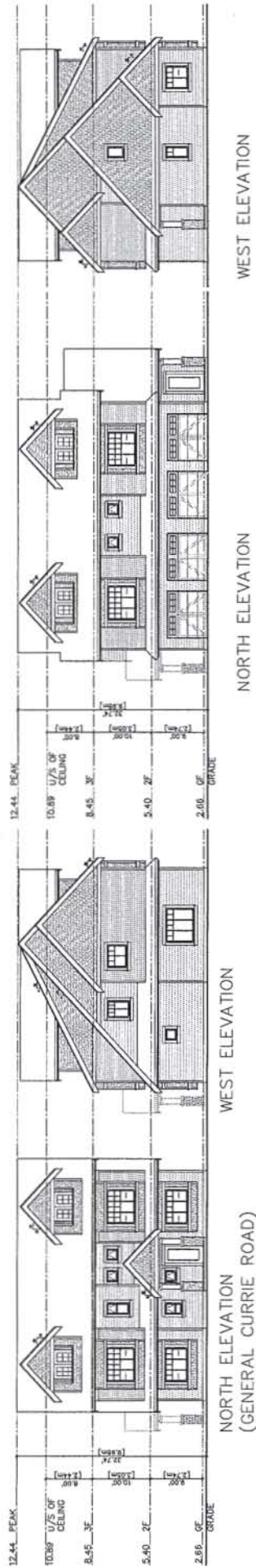


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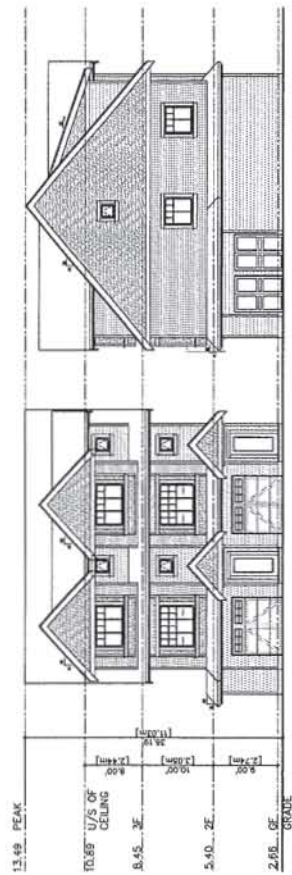
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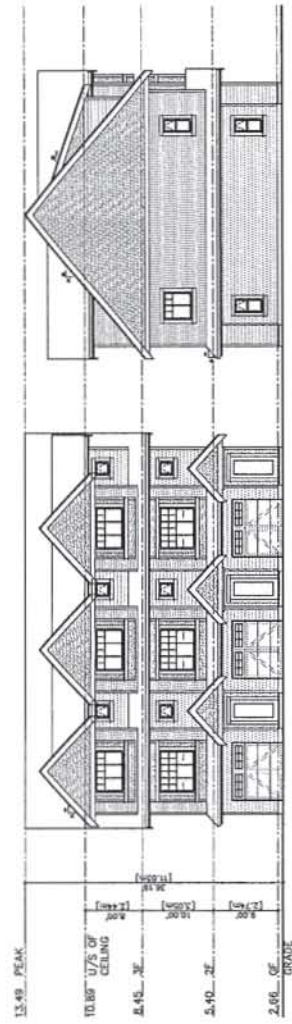
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 <p>MATTHEW CHENG ARCHITECT INC. 100-107 JCT. FINCH AVE. E. VANCOUVER, BC V6A 2G5 Tel: 604-276-0000 Fax: 604-276-0001 E: info@matthewcheng.ca W: www.matthewcheng.ca</p>	<p>THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE CLIENT ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Comments</p>	<p>Project Name 20 UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title BUILDING ELEVATIONS</p>	<p>Drawn By JGC Checked By MC Scale 1/8" = 1'-0" Project Number</p>	<p>Revision Date OCT. 24, 2002 Project Date OCT. 24, 2002 Drawn By JGC Project Number #04</p>
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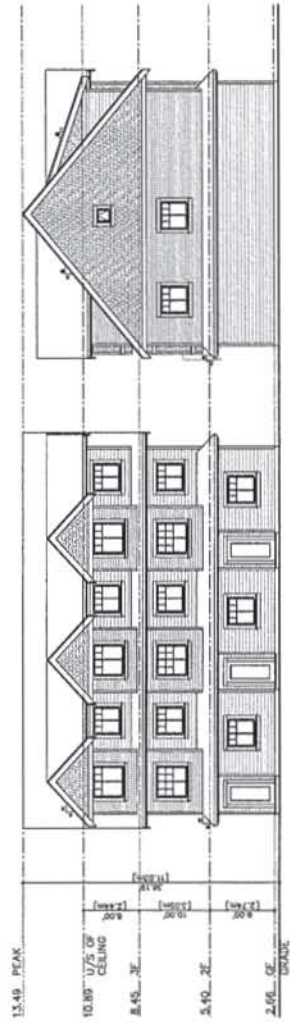
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NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

 <p>MATTHEW CHENG ARCHITECT INC. 100-10160 JENNIFER AVE SUITE 100, MARKHAM, ONTARIO L3R 9V7 TEL: 905-477-8801 Fax: 905-477-8802 WWW.MCHENGARCH.COM</p>	<p>THIS ARCHITECT HAS BEEN SELECTED BY THE GENERAL CONTRACTOR TO PREPARE ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. ALL DRAWINGS AND SPECIFICATIONS SHALL BE PREPARED IN ACCORDANCE WITH THE ARCHITECT'S CONTRACT DOCUMENTS AND THE GENERAL CONTRACTOR'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTENCE OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.</p>	<p>No Data</p>	<p>Revision</p>	<p>No Data</p>	<p>Drawings</p>	<p>Comments</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Drawn mch/ps Checked mch Scale 1/8" = 1'-0" Project Number</p>	<p>Revision Date FRI, JUN 24, 2022 FRI, JUN 24, 2022 Drawn By #05</p>
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BLDG E



NORTH ELEVATION

EAST ELEVATION

BLDG F



NORTH ELEVATION (GENERAL CURRIE ROAD)

EAST ELEVATION

PLN - 28



SOUTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

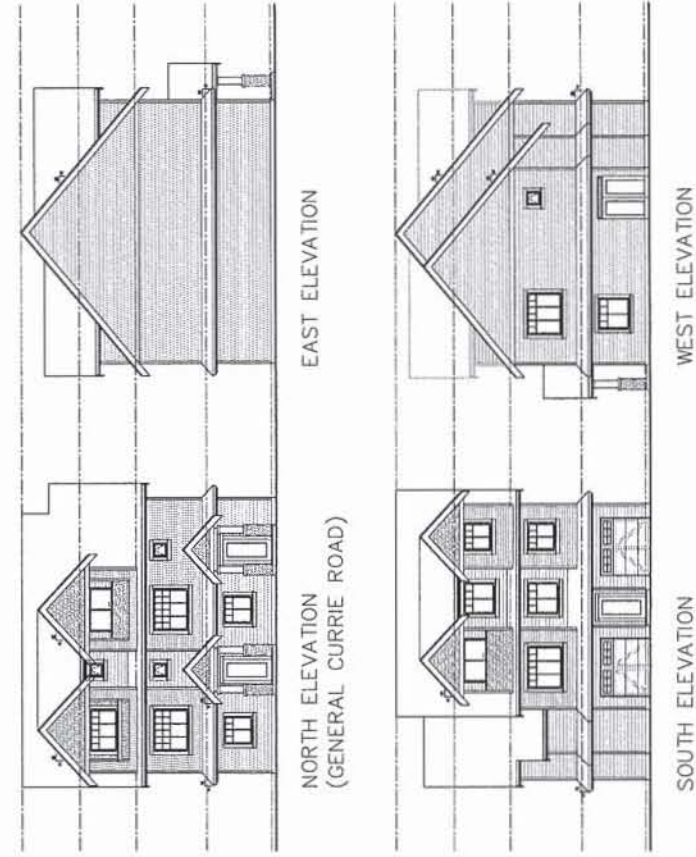
WEST ELEVATION

 <p>MATTHEW CHENG ARCHITECT INC. 1000 JONES ROAD, SUITE 100 RICHMOND, B.C. V6X 4E6 TEL: 604-271-1111 FAX: 604-271-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p> <p>Sheet Title BUILDING ELEVATIONS</p> <p>Scale 1/8" = 1'-0"</p> <p>Project Number #06</p> <p>Author MCH/DC</p> <p>Checker MCH</p> <p>Date OCT. 14, 2012</p> <p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>
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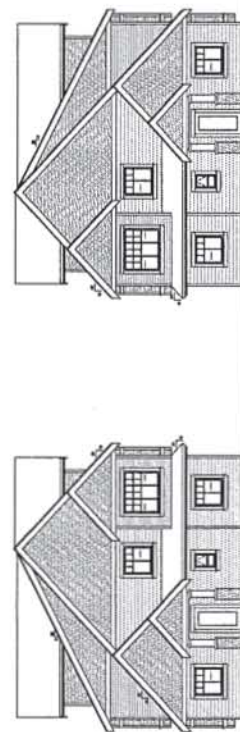
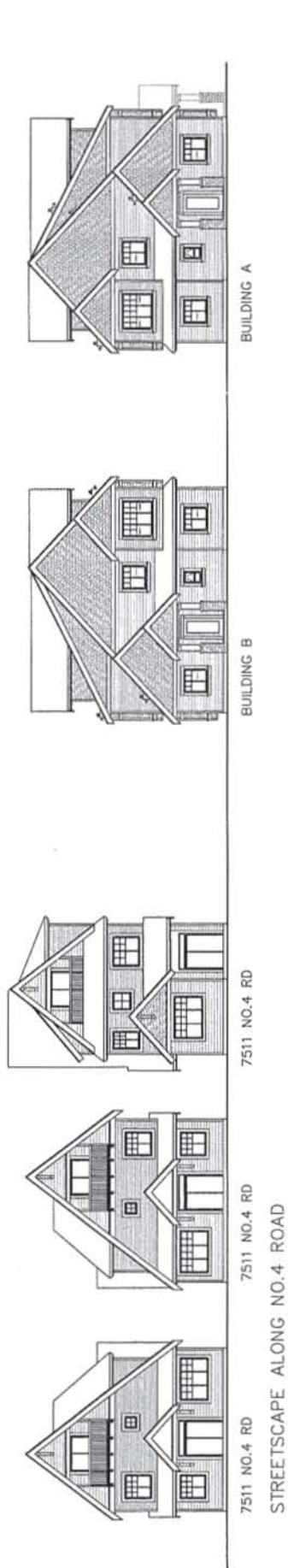
BLDG G



BLDG H



 <p>MATTHEW CHENG ARCHITECT INC. 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.8888 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Graduate</p>	<p>Project Title 20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title BUILDING ELEVATIONS</p>	<p>Drawn Checked Scale Project Number</p>	<p>Revision Table Revision Date Revision Description Rev. No. #07</p>
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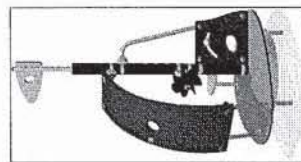
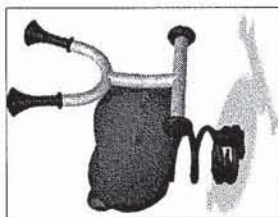


 <p>MATTHEW CHENG ARCHITECT INC.</p> <p>1000-10101 HWY 10, SUITE 100 VANCOUVER, BC V6P 6G6 Tel: (604) 278-1111 Fax: (604) 278-1112 www.matthewcheng.com</p>	<p>THIS DRAWING SHALL BE USED FOR THE LOCAL PERMITTING PROCESS ONLY. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED BY THE ARCHITECT'S CONTRACTOR. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MATTHEW CHENG ARCHITECT INC.</p>		No Date	Revision	No Date	Revision	Comments	Project Title	Sheet Title	Drawn: 10/20	Checked: 10/20	Scale: 1/8" = 1'-0"	Project Number:	Revision Date OCT. 24, 2022	Print Date OCT. 24, 2022	Drawn By 10/20	Check By 10/20	Scale 1/8" = 1'-0"	Project Number:	#09
								20-UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO. 4 ROAD RICHMOND, B.C.	STREETSCAPES											

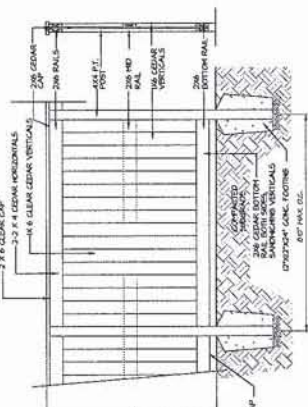


KOMPAN NAVIGATOR ELE400007

KOMPAN STINGER ELE40020

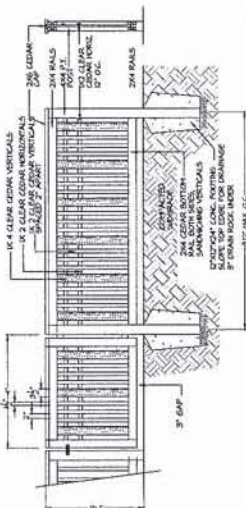


1. ALL WOOD JOISTS TO BE PRESURE TREATED TO C.S.A. STANDARDS.
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
3. APPLY TWO COATS OF EXTERIOR STAIN TO MATCH BUILDING TRIM (TO COORD. ALL CUT INSPIRATIONS WITH ARCH. REPRESENTATIVE). NO ABOVE

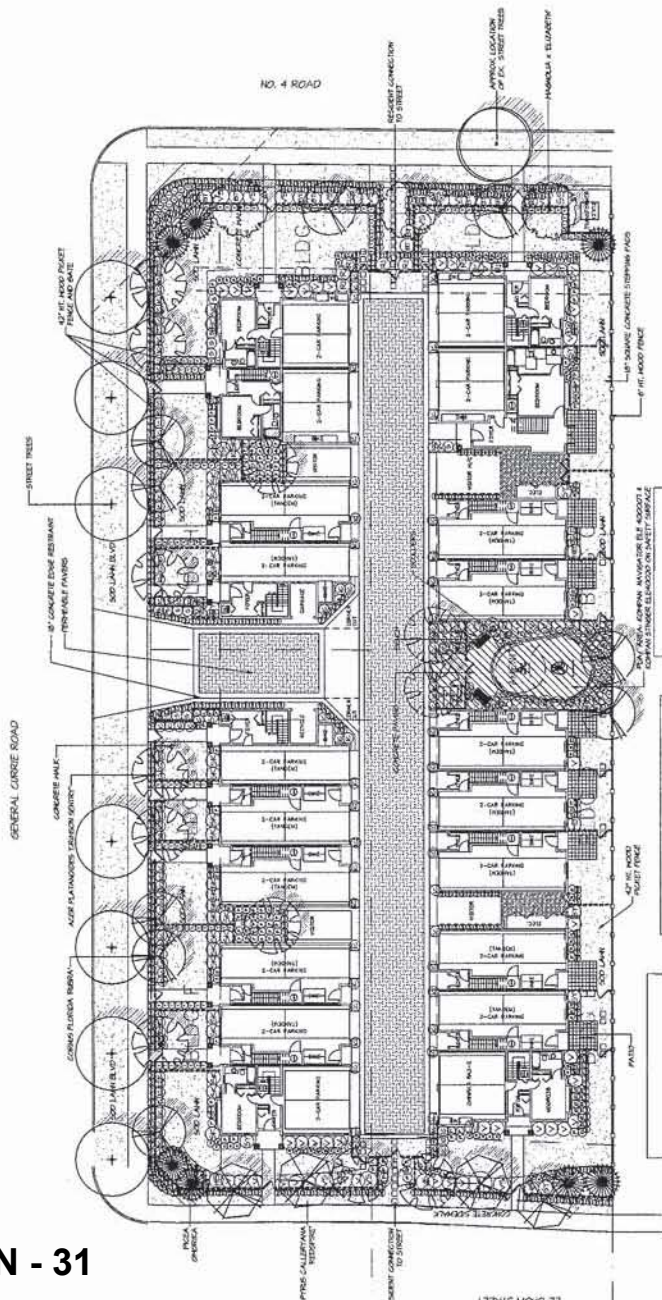


2 6' HT WOOD FENCE

1. ALL WOOD MEMBERS TO BE PRESERVE TREATED TO C.S.A. STANDARDS
2. ALL WAREHOUSE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF EXTERIOR STAIN TO MATCH BUILDING TEAM (TO ARCH. SPEC)
4. COAT ALL CUT SURFACES WITH SEALER PRESERVATIVE AS ABOVE



1 42" HT WOOD FENCE

[illegible]



City of Richmond

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

Development Application Data Sheet

RZ 11-582929

Address: 7451 and 7471 No. 4 Road, No Access Property on General Currie Road and Lane to be Closed

Applicant: Matthew Cheng Architect Inc.

Planning

Area(s): City Centre – McLennan South Sub-Area (Schedule 2.10D)

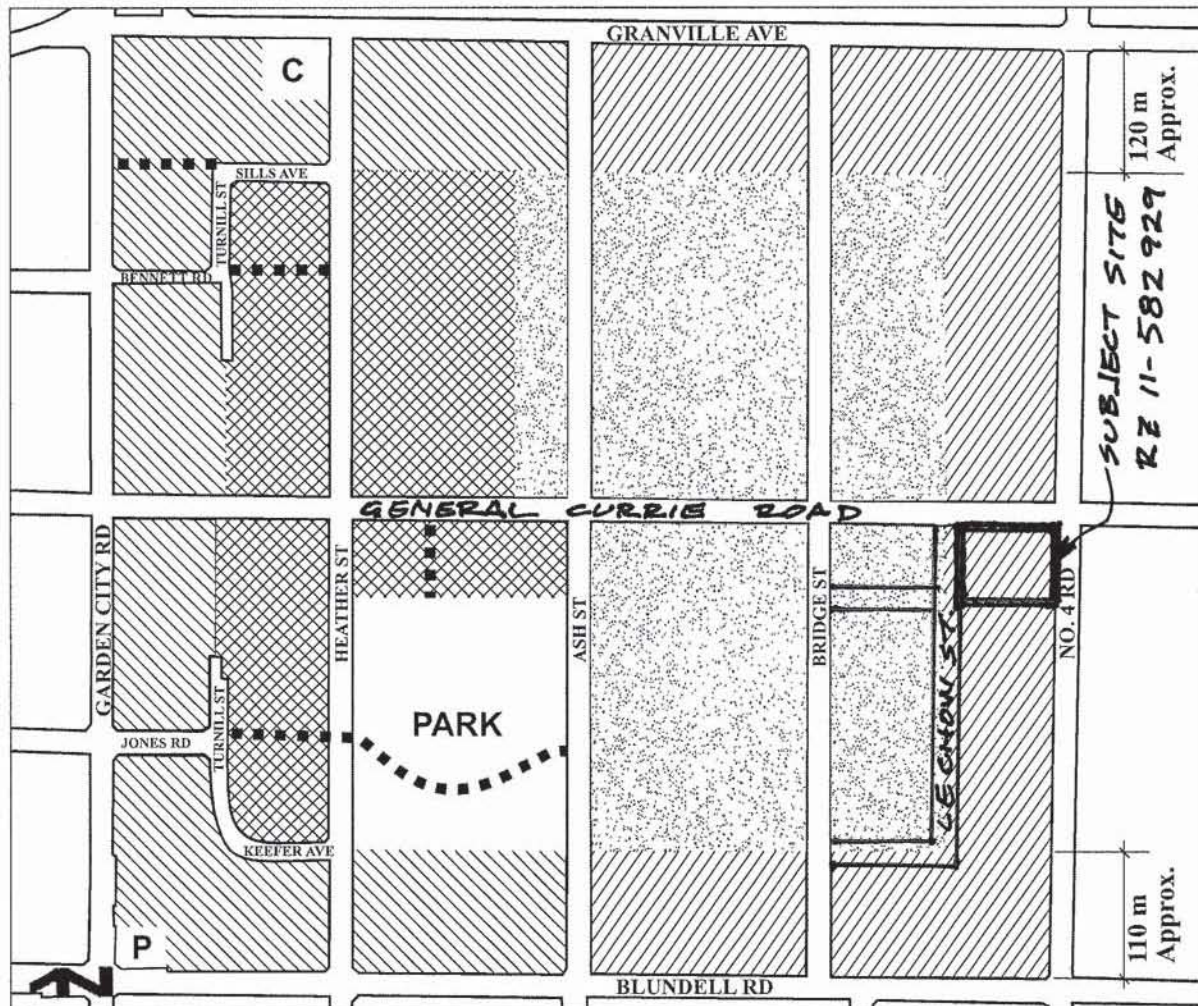
	Existing	Proposed
Civic Address:	7451 No. 4 Road 7471 No. 4 Road	To Be Determined
Owner or Applicant:	Matthew Cheng Architect Inc.	No Change
Site Size (m²):	3,537.6m ²	3,471.1m ²
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential 2 1/2 –stories typical (3 stories maximum), predominately Triplex, Duplex, Single-Family 0.55 base FAR	No Change
Zoning:	Residential Single Detached, (RS1/B) for 7451 No. 4 Road Residential Single Detached, (RS1/F) for 7471 No. 4 Road	Medium Density Townhouses (RTM3) Permits Townhouses at 0.70 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	20 Townhouse Units on a consolidated lot.


	Bylaw Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,471.1m ² (0.70 FAR) = 2,429.8m ² Max.	2,415.3m ² (0.70 FAR)	none permitted
Lot Coverage – Building:	40% Max.	38.9%	none
Lot Width (Min.):	50.0m	39.7m	10.3m
Lot Depth (Min.):	95.75m	35.0m	none
Lot Size (Min.):	No area requirements	3,471.1m ²	none
Setback: No. 4 Road	6.0m Min.	7.0m	none
Setback: General Currie Road	6.0m Min.	6.00m	none


	Bylaw Requirements	Proposed	Variance
Setback: LeChow Street	6.0m Min.	6.0m	none
Setback: Side and Rear Yard:	3.0m Min.	3.0m	none
Height:	12.0m and no more than 3 stories maximum	10.72m and 3 stories	none
Minimum off-street Parking Requirements:	28 Resident <i>plus</i> 4 Visitor 32 spaces minimum	40 Resident <i>plus</i> 4 Visitor 44 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	16 units x 2 = 32 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment of \$21,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 20 units = 120m ²	144.0m ²	none


City of Richmond


Land Use Map

Bylaw 7892
2005/04/18

 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

Exert from the June 21, 2012 meeting minutes of the Agricultural Advisory Committee

Development Proposal – ALR Buffer/Adjacency (7451/7471 No. 4 Road)

City staff provided an overview of the proposed development and ALR buffer scheme for the low-density townhouse project. The proposed setback area for townhouse buildings along No. 4 Road ranges from 7 to 9 m and will be planted with a combination of trees, shrubs and hedging. This landscape treatment generally will wrap around the corner (along the future General Currie Road). Further refinement of the landscape plan will be undertaken as part of the forthcoming Development Permit application. The ALR buffer will be secured through an appropriate legal agreement and bonding. Members commented that the vacciniums (variety of Blueberry shrub) be removed and replaced with another suitable planting to remove potential spread of harmful viruses to plants in neighbouring agricultural areas.

The AAC moved and seconded the following motion:

*That the AAC supports the preliminary ALR landscape buffer.
Carried Unanimously*

Catherine MacDonald Inc.
1398 Paisley Road
North Vancouver, BC
V7R 1C3
604.904.0302
catherine@catherinemacdonald.com

REFER TO ARBORIST REPORT.

USE DIMENSIONS; DO NOT SCALE PLAN.

DIMENSION PROTECTION BARRIERS AS SHOWN AND FOLLOW TECHNICAL GUIDELINES AS PER CITY OF VANCOUVER. THREE PROTECTION BARRIERS TO BE AT LEAST 1.2M IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO METAL OR WOOD STAKES SPACED NO FURTHER THAN 1M APART, OR 2" WOOD NAILED TO WOODEN STAKES, OR OTHER FORM OF BARRIER SATISFACTORY TO THE CITY STAFF.

NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPA (TREE PROTECTION AREA). THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM. ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

CONSULT PROJECT ARBORIST OR CITY STAFF IF IN DOUBT ABOUT ANY TREE ISSUE.

DENOTES TREE TO
 BE REMOVED.

DO NOT REMOVE ANY TREE WITHOUT PERMIT.



ISSUED: 29 October 2012
SCALE: 1:400m
11" x 17" SHEET @ 100%

TREE PROTECTION PLAN
7471 No. 4 Road
Richmond, BC

PLN - 36

THE 2085
RETRAINED
AND PROTECTED

install-Protection-fencing-along boundary of site

#7451 No 4 Road

#7471 No 4 Road

GENERAL CURRIE ROAD

NOT CONSTRUCTED)

LE CHOW STREET (NOT CONSTRUCTED)

Some of these trees owned by neighbour or co-owner. Obtain written permission for removal. #7511-8

(NOT CONSTRUCTED)

**Conditional Zoning Requirements
7451 and 7471 No. 4 Road,
No Access Property on General Currie Road and
Lane to be Closed
RZ 11-582929**

Prior to final adoption of Zoning Amendment Bylaw 8968, the developer is required to complete the following:

1. The developer shall be required to enter into a purchase and sale agreement with the City for the acquisition of approximately 113.8 m² (1,225 ft²) of surplus road, identified in "Schedule A", which is currently City owned property. The primary business terms of the PSA shall be approved by Council as outlined in the staff report by Real Estate Services.
2. Consolidation of all the lots into one development parcel.
3. The discharge of covenants BP294007 and BP294008.
4. A 2.0 metre road dedication along the entire No. 4 Road frontage, including a 4.0 metre by 4.0 metre corner cut at the corner of No. 4 Road and General Currie Road affecting the north east corner of 7451 No. 4 Road.
5. A 4.0 metre by 4.0 metre corner cut at the corner of LeChow Street and General Currie Road affecting the north west corner of 7451 No. 4 Road.
6. Along the west property line of 7471 No. 4 Road, a land dedication of 10.0 metres starting at the north property line, tapering to 9.0 metre land dedication at the south property line.
7. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
8. Registration of a flood indemnity covenant on title.
9. Registration of a legal agreement on title to ensure that landscaping planted along No. 4 Road is being provided as a buffer to adjacent agricultural lands, is maintained and will not be abandoned or removed.
10. Registration of a legal agreement prohibiting the conversion of the Tandem Parking area into habitable space.
11. Contribution of \$50,000.00 toward the installation of a new traffic light at the corner of No. 4 Road and General Currie Road.
12. Contribution of \$21,000.00 in-lieu of on-site indoor amenity space to go to the Recreation Facility Reserve fund.
13. Contribution of \$19,876.00 in-lieu of providing public art to the development on the subject site to go to the Public Art Reserve fund.
14. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$52,307.00) to the City's Affordable Housing fund.
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
16. Enter into a Servicing Agreement* for the design and construction of road and frontage works along No. 4 Road, General Currie Road and LeChow Street. Works include, but may not be limited to:
 - a) No. 4 Road – from the property line (after land dedication) heading east;
 - 1.5m wide concrete sidewalk;
 - 1.5m tree and grass boulevard;
 - Concrete curb and gutter; and

- Road paving to match existing pavement.
- b) General Currie Road – from the north property line heading north;
 - 2.0m wide concrete sidewalk;
 - 4.3m wide tree and grass boulevard;
 - Concrete curb and gutter; and
 - Connecting to works done for SA05-313234 to the west. Road paving to 11.2m wide pavement at No. 4 Road, tapering at 30:1 down to a minimum of 6m width (if appropriate). Curb and gutter at both the north and south ends with the north curb ending at the curb return.
- c) LeChow Street – from the property line (after land dedication) heading west;
 - 1.5m wide concrete sidewalk;
 - 1.6m wide tree and grass boulevard;
 - Concrete curb and gutter;
 - Road paving to the extent of the dedicated area; and
 - Full utility servicing needs to be established including water, storm, and sanitary sewer to the southern edge of LeChow Street.

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

1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan, including landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road.
3. Manoeuvrability of larger vehicles (SU-9) within the site and accessing to and from No. 4 Road.
4. Form and Character of the townhouse units and how they address adjacent properties.
5. Identify unit(s) to allow easy conversion for Universal access.

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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[original signed on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8968 (RZ 11-582929)
7451 AND 7471 NO. 4 ROAD
NO ACCESS PROPERTY ON GENERAL CURRIE ROAD AND
LANE TO BE CLOSED**

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 Bylaw 8500, is amended by repealing the existing zoning designation of the area identified in "Schedule A attached to and forming part of Bylaw 8968" and by designating it "**MEDIUM DENSITY TOWNHOUSE (RTM3)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8968**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

