



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** June 2, 2010

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** RZ 07-390155

**Re:** Application by Peter Chan for Rezoning at 9840 Alberta Road from Single Detached (RS1/F) to Town Housing (ZT60)

**Staff Recommendation**

That Bylaw No. 8628, for the rezoning of 9840 Alberta Road from "Single Detached (RS1/F)" to "Town Housing (ZT60)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Peter Chan has applied to the City of Richmond for permission to rezone 9840 Alberta Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT60) in order to permit the development of eight (8) three-storey townhouse units. A preliminary site plan, building elevations, and landscape scheme are contained in **Attachment 2**.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

### Surrounding Development

- To the North: Across Alberta Road, single-family dwellings on lots zoned "Single Detached (R1S/F)";
- To the East: Across No. 4 Road, community use facility run by Salvation Army and single-family dwellings on lots zoned "Agriculture (AG1)";
- To the South: A 12-unit townhouse complex on a lot zoned "Town Housing (ZT60)"; and
- To the West: A single-family dwelling on a lot zoned "Single Detached (R1S/F)" and a six (6) unit townhouse complex on a lot zoned "Town Housing (ZT60)".

### Related Policies & Studies

#### Official Community Plan - McLennan North Sub-Area Plan

The subject site is in the McLennan North Sub-Area Plan (Schedule 2.10 C ) of the Official Community Plan (OCP), and is located at the southwest corner of No. 4 Road and Alberta Road. This area is designated "Residential Area 3" and permits two-family dwellings and two-storey & three-storey townhouses at a base floor area ratio of 0.65 (**Attachment 4**).

The preliminary design of the proposal complies with the Sub-Area Plan in terms of land use, density, and overall neighbourhood character. However, the subject development site does not meet the Development Permit Guidelines related to minimum frontage width and minimum lot area. These issues will be discussed under "Analysis". Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

#### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$21,178.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures at the time of applying for a Building Permit.

### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff have not received any telephone calls or written correspondence in opposition to the subject application. Staff have received a telephone call from the property owners of 9820 Alberta Road (to the west of the subject site) confirming their support for the redevelopment of the subject site, provided that an access easement through the subject site to his property is made available as part of the rezoning.

### **Staff Comments**

#### Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report was submitted in support of the application. It is noted that there are:

- three (3) bylaw-sized trees located on the subject property;
- six (6) bylaw-sized trees, four (4) under-sized trees, and a row of hedge located on the proposed road dedication area along No. 4 Road; and
- one (1) under-sized tree located on the existing City boulevard along Alberta Road in front of the subject site.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove the three (3) bylaw-sized trees on-site due to poor health. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), six (6) replacement trees are required. The developer is proposing to plant 12 replacement trees on-site.

Parks Operations have also reviewed the Arborist Report and concurred with the Arborist's recommendations to remove three (3) of the trees located within the proposed road dedication area due to poor health. Compensation at a rate of \$1,000 per tree removed will be required. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks, and have the standard 48 hour tree removal notice posted. Removal of boulevard trees will be at the owner's cost.

The applicant has committed to the retention of eight (8) trees located within the existing City boulevard along Alberta Road and proposed road dedication area along No. 4 Road. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Management Plan is attached (**Attachment 5**).

#### Site Servicing & Frontage Improvements

An independent review of servicing requirements (storm and sanitary) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. They agree with the consultant that existing infrastructure for storm and sewer is adequate for the proposed development and that no upgrades are necessary.

Prior to final adoption, the developer is required to dedicate 1.0 m across the entire No. 4 Road frontage, including a 4 m x 4 m corner cut at Alberta Road, for new boulevard and sidewalk. Prior to issuance of Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage works across the No. 4 Road frontage. No. 4 Road works include, but are not limited to, peat removal, creation of a 1.5 m grass and treed boulevard, and a new 1.5 m concrete sidewalk at the new property line. It is noted that the new sidewalk must be designed to meander around the protected trees along No. 4 Road. Works are at developers' sole cost.

#### Vehicle Access

One (1) driveway is proposed at the west edge of the site. The long-term objective is for the driveway access established on this site be widened and utilized by adjacent property to the west (9820 Alberta Road) at redevelopment. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this purpose.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the community garden will be refined as part of the Development Permit application.

#### Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

## **Analysis**

### Minimum Frontage Width and Lot Area

The McLennan North Sub-Area Plan contains a set of Development Permit Guidelines specific to frontage width and parcel size. For the townhouse developments along a major arterial road (such as No. 4 Road), the minimum frontage width shall be 50 m and the minimum lot area shall be 2,000 m<sup>2</sup>. For the townhouse developments along a local road (such as Alberta Road), the minimum frontage width shall be 40 m and the minimum lot area shall be 2,000 m<sup>2</sup>.

The applicant has been advised of the development guidelines and has been requested to acquire the property to the west (9820 Alberta Road) to create a larger land assembly that meets the guidelines related to minimum frontage width (40 m along Alberta Road) and minimum parcel size (2,000 m<sup>2</sup>). The applicant has made attempts to acquire 9820 Alberta Road to extend the development proposal, but the owner was not willing to sell. A confirmation letter from the applicant is on file.

Although the proposed frontage width and parcel size do not meet the minimum requirements as prescribed in the Sub-Area Plan, the applicant has demonstrated that 9820 Alberta Road could be developed as an extension of the current proposal. A conceptual development, demonstrating how the neighbouring property may develop into townhouses in the future, is on file. Staff have concluded that this proposed development will not restrict redevelopment of the adjacent property to the east.

### Variance Requested

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, the following variances are being requested:

1. Permit a freestanding garbage and recycling enclosure to be located within the front yard setback to Alberta Road;
2. Permit a maximum of 1.68 m projection of porch (Unit B1) into the front yard setback to Alberta Road;
3. Permit a maximum of 0.4 m second and third floor projection into front yard setback; and
4. Permit a maximum of 0.8 m projection of a single-storey electrical room into rear yard setback.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

### Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10C – McLennan North Sub-Area Plan. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- building form and architectural character;

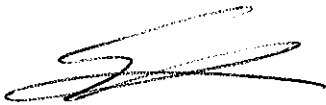
- opportunities for enhanced accessibility;
- provision to prohibit conversion of tandem parking area into habitable area.
- opportunities to vary site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- appropriateness of the proposal to provide a community garden instead of a children play area; and
- opportunities to maximize permeable surface areas and articulate hard surface treatments.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The proposal to develop townhouses is consistent with the objectives of the McLennan North Sub-Area Plan in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.

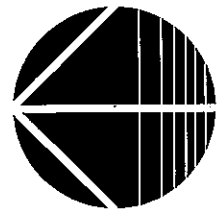


Edwin Lee  
Planning Technician – Design  
(Local 4121)

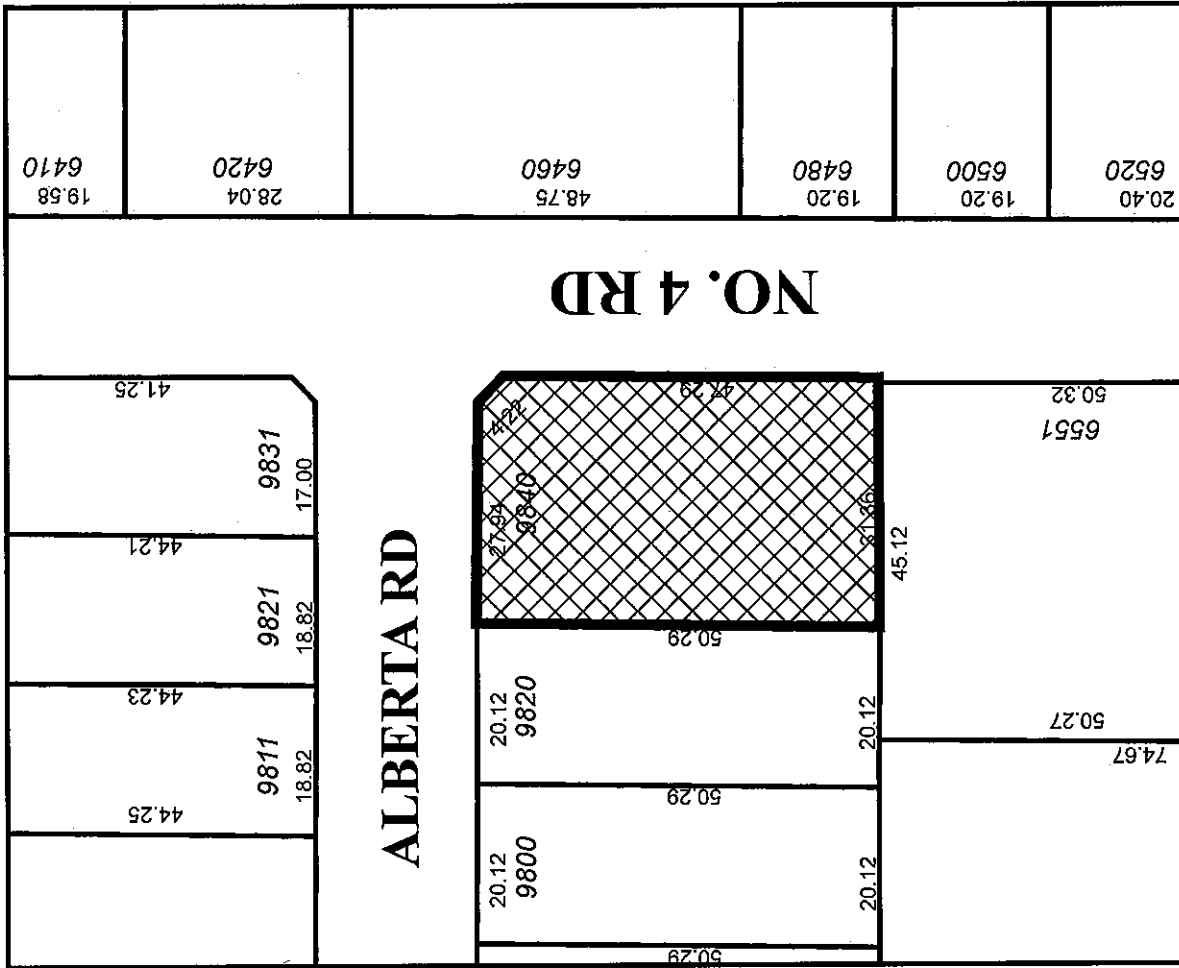
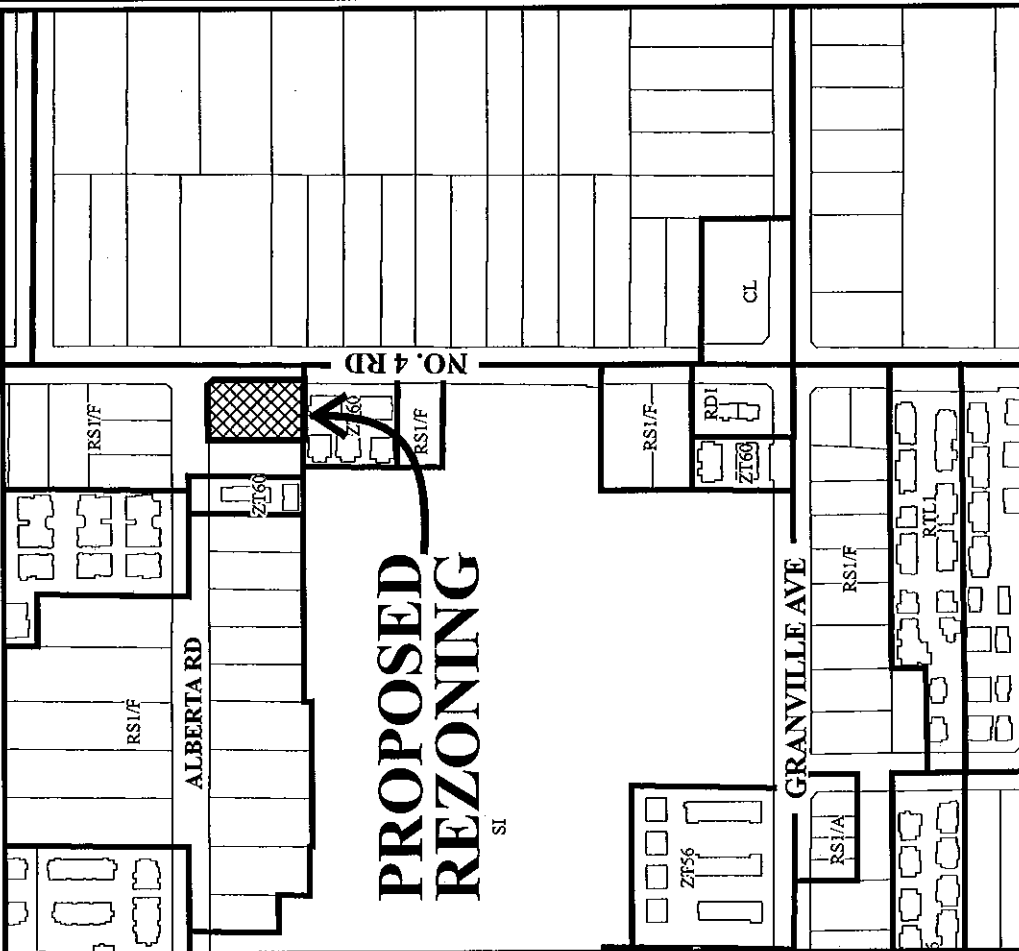
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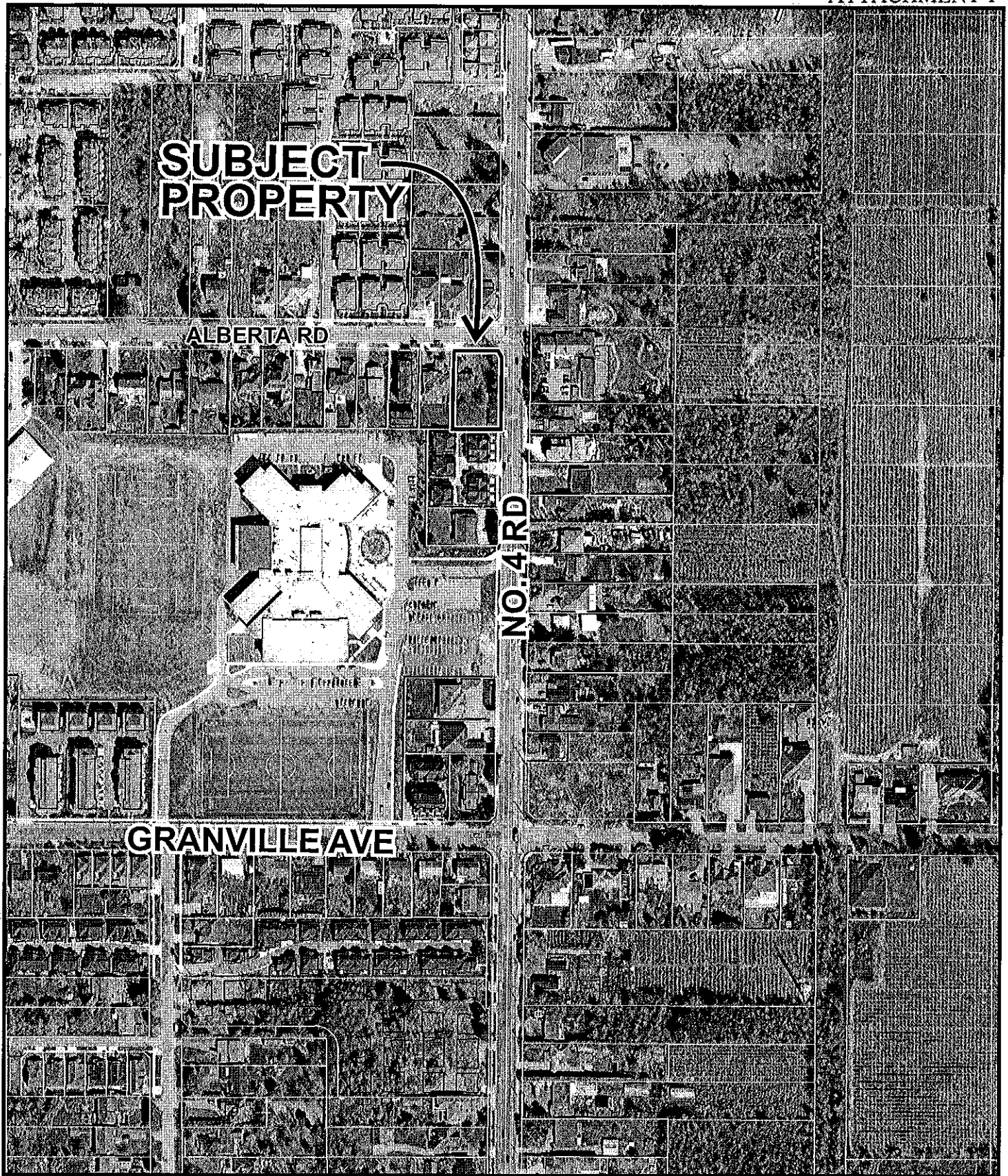
Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans  
Attachment 3: Development Application Data Sheet  
Attachment 4: McLennan North Sub-Area Plan  
Attachment 5: Tree Management Plan  
Attachment 6: Rezoning Considerations

RZ 07-390155



# City of Richmond





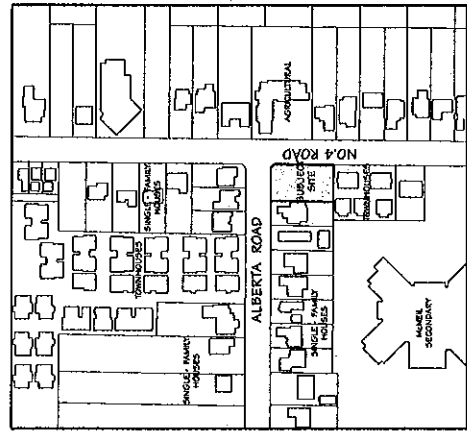
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Original Date: 10/02/07

Amended Date: 06/03/10

Note: Dimensions are in METRES



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REQUIRED	PROVIDED
INDOOR	INDOOR
OUTDOOR AMENITY	OUTDOOR AMENITY
SHARED OUTDOOR	SHARED OUTDOOR
PRIVATE OUTDOOR	PRIVATE OUTDOOR
1	1
2	2
3	3
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NO.	DATE	REVISION
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CONSUMLANT

PROJECT

8 UNIT TOWNHOUSE DEVELOPMENT

9049 ALBERTA ROAD

**Yamamoto  
Architecture Inc.**

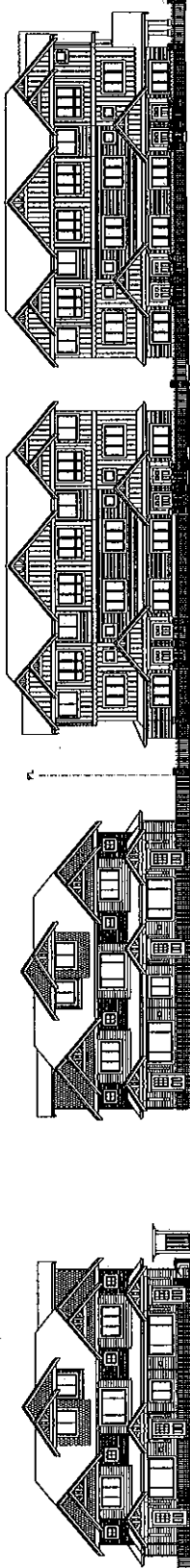
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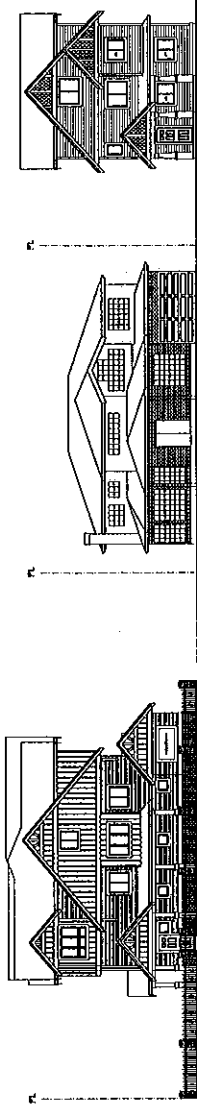
# PLAN #1

**SITE PLAN**  
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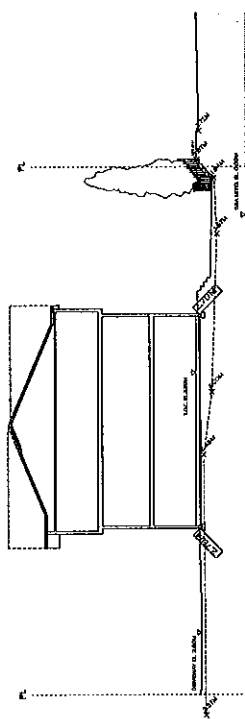




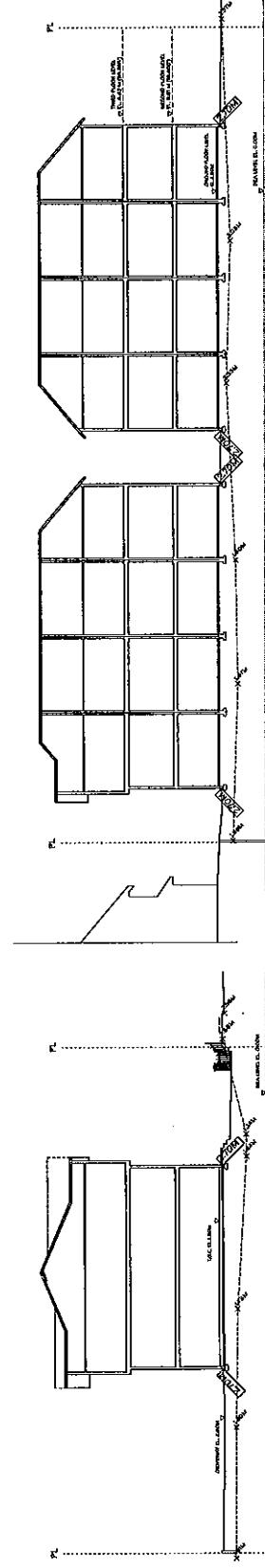
STREETSCAPE - NO. 4 ROAD



STREETSCAPE - ALBERTA ROAD



SITE SECTION - A



SITE SECTION - B

SITE SECTION - C

NO.	DATE	REVISION
1	10/10/10	ISSUED FOR PERMIT
2	11/10/10	REVISED PER COMMENTS

PROJECT	6 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	10/10/10
SCALE	1/8" = 1'-0"

PROJECT	6 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	10/10/10
SCALE	1/8" = 1'-0"

PROJECT	6 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
DATE	10/10/10
SCALE	1/8" = 1'-0"

# PLAN #4



# PLANT LIST

PROJECT ADDRESS: 8840 ALBERTA RD. RICHMOND

KEY	QTY	SYMBOL	COMMON NAME	SIZE
1	3	ACER CRENATUM	WHE MAYLE	2.5m HT. 8-10 3 STEMS MIN/ZONE 1
2	2	LEUCODENDRON TULIPIFERA	TULIP TREE	5.0m CAL. 10-15m HTD.
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**ITO & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
1382 E. 5th Ave.  
Vancouver, BC V6H 1A2  
Tel: (604) 255-5500  
Email: Ito@itoandassociates.com

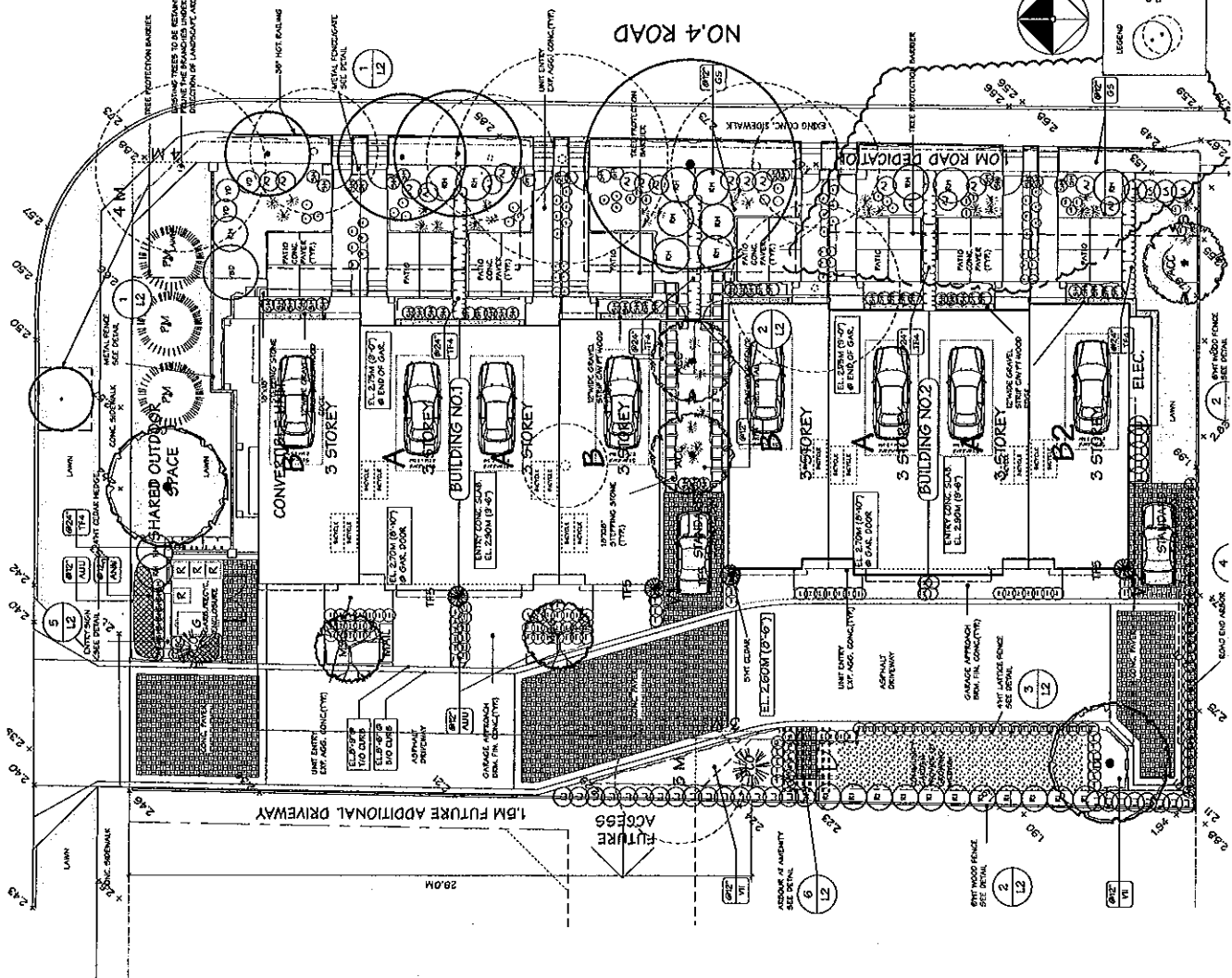
**8840 ALBERTA RD.  
RICHMOND B.C.**

## LANDSCAPE PLAN

Drawing Title

Client	W.P. + P.C.
Design	W.P.
Drawn	T.J.
Scale	1:1000
Date	05/15/2008
Sheet	01/02

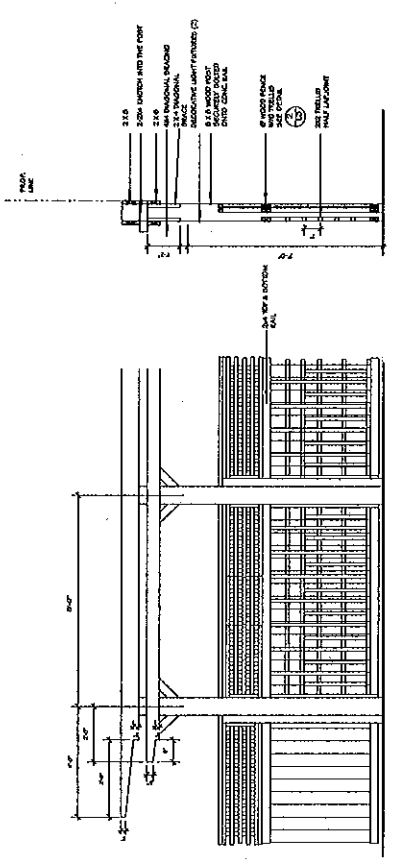
L1 of 2



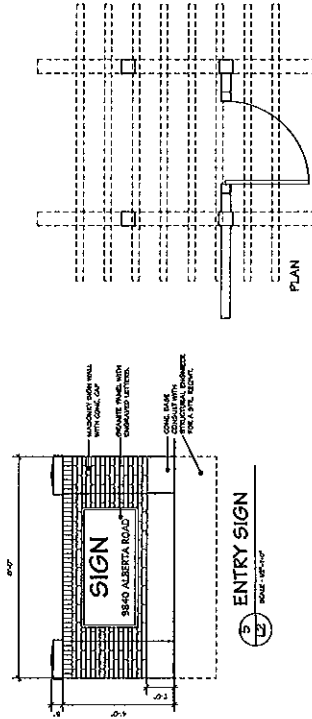
## \*REPLACEMENT TREE PLAN

8840 ALBERTA ST. RICHMOND

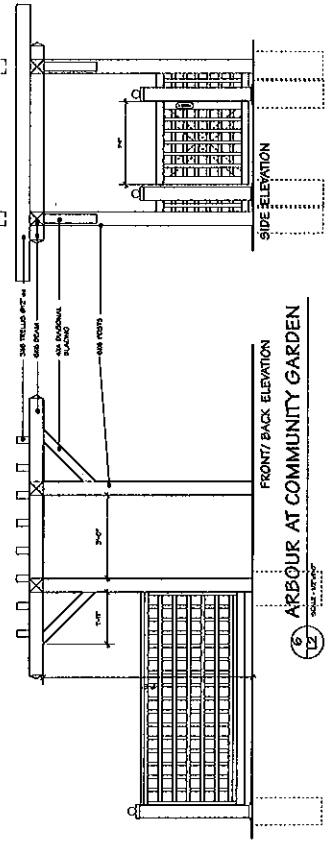
SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REPLACEMENT TREES	RECORDED QTY OF PROPOSED TREES	BALANCE
1020-3004	2	180CM CAL./3.5m Cal.	4	3	-1
1030-4004	4	180CM CAL./4.0m Cal.	8	7(15/10/2)	-1
1040-5004	2	180CM CAL./5.0m Cal.	2	2	0



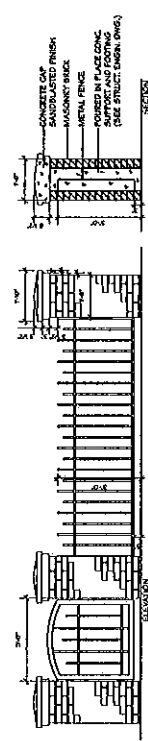
4 ROAD END TRELLIS  
SCALE: 1/2"



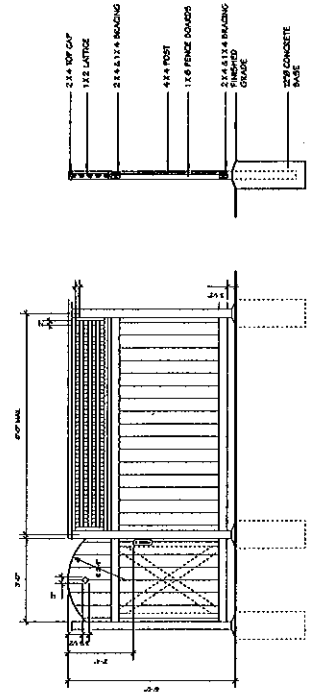
5 ENTRY SIGN  
SCALE: 1/2"



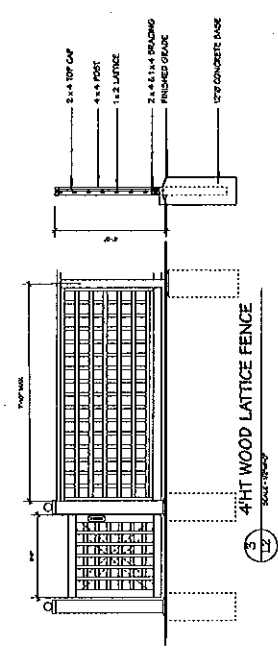
6 FRONT/ BACK ELEVATION  
SCALE: 1/2"



7 METAL FENCE/POST DETAIL  
SCALE: 1/2"



8 6'HT WOOD FENCE  
SCALE: 1/2"



9 4'HT WOOD LATTICE FENCE  
SCALE: 1/2"

NOTE:  
ALL WOOD SHALL BE PRESSURE TREATED PK 34S.  
ALL WOOD SHALL BE STAINED WITH 2 COATS  
OF TRANSPARENT STAIN. STAIN SHALL BE COORDINATED  
WITH LANDSCAPE ARCHITECT PRIOR TO  
APPLICATION.  
ALL NAILS AND OTHER METAL COMPONENTS  
SHALL BE GALVANIZED.  
ALL GATES SHALL BE PROVIDED WITH METAL  
LATCH ASSEMBLIES.

**ITO**  
A. ASSOCIATES  
Landscape Architects  
1942 E 5th Ave. 1st Fl.  
Vancouver, BC V6L 1A2  
Tel: 604.681.1111  
Fax: 604.681.1112  
Email: info@itoa.ca  
www.itoa.ca

**Project:**  
9840 ALBERTA RD.  
RICHMOND B.C.

**Drawn By:**  
DETAIL

**Scale:**  
1/2"

**Date:**  
04/11/11

**Sheet:**  
04/11/11



# City of Richmond

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

## Development Application Data Sheet

**RZ 07-390155**

**Attachment 3**

Address: 9840 Alberta Road

Applicant: Peter Chan

Planning Area(s): McLennan North (Schedule 2.10C)

	Existing	Proposed
<b>Owner:</b>	Francis J Chu & Alice F Chu	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,563.8 m <sup>2</sup>	1,513.4 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential	Multi-Family Residential
<b>OCP/ Area Plan Designation:</b>	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
<b>Zoning:</b>	Single Detached (RS1/F)	Town Housing (ZT60)
<b>Number of Units:</b>	1 Single-Family Dwelling	8 Townhouse Units
<b>Other Designations:</b>	N/A	No Change

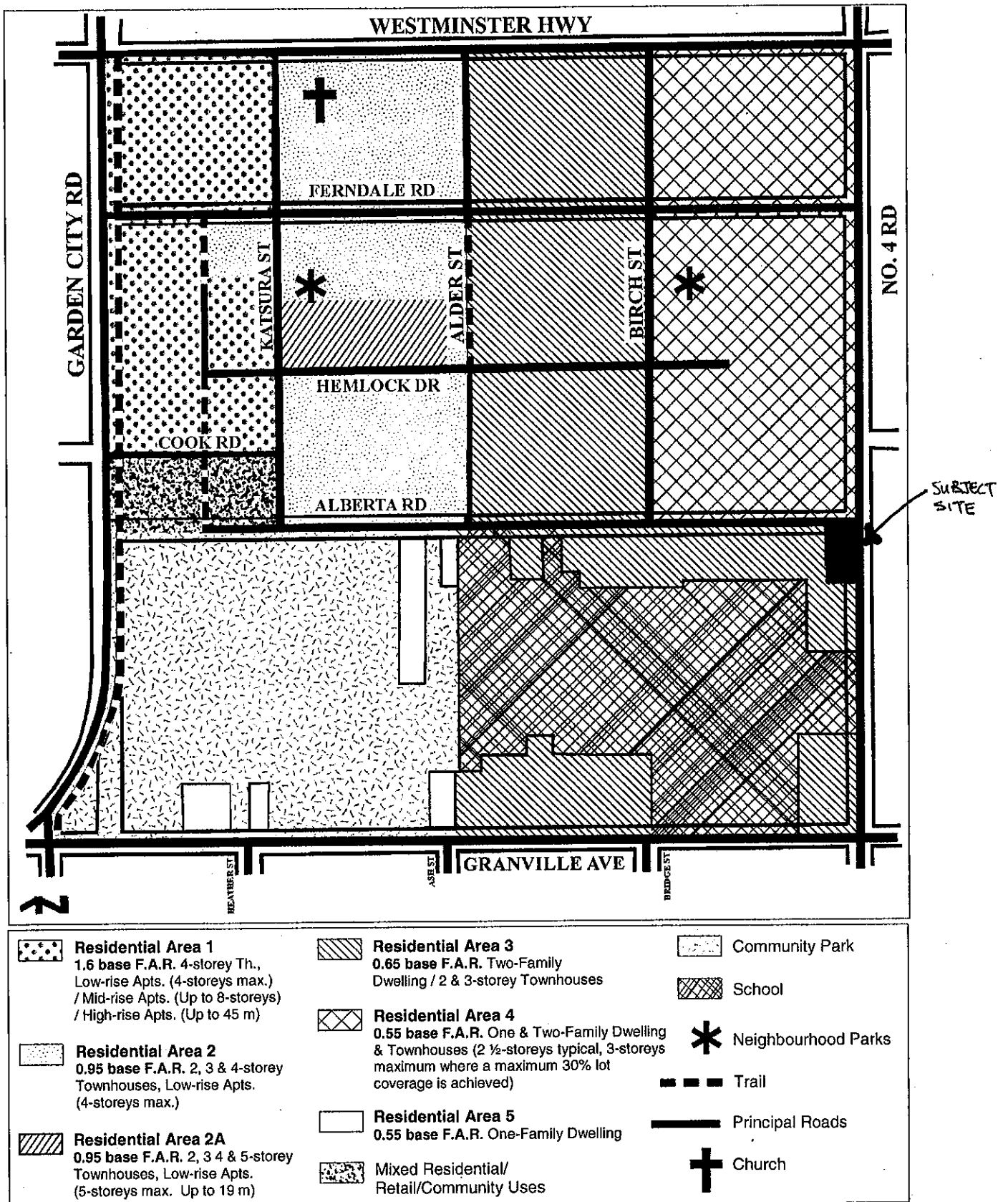
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.63	none permitted
Lot Coverage – Building:	Max. 40%	34%	none
Lot Size (min. lot size):	1,010 m <sup>2</sup>	1,513.4 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6.0 m	1.92 m	<b>variance requested to allow a free-standing garbage enclosure within the front yard setback</b>
Setback – Exterior Side Yard (m):	Min. 6.0 m	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 3 m	3 m Min.	none
Height (m):	Max. 12 m or 3 storeys	11.2 m & 3 storeys	none
Off-street Parking Spaces – Residential® / Visitor (V):	2 ® and 0.2 (V) per unit	2 ® and 0.25 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	18	18	none
Handicap Parking Spaces	0	0	none
Tandem Parking Spaces:	permitted	16	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	cash-in-lieu	none
Amenity Space – Outdoor:	48 m <sup>2</sup>	70 m <sup>2</sup>	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.




City of Richmond

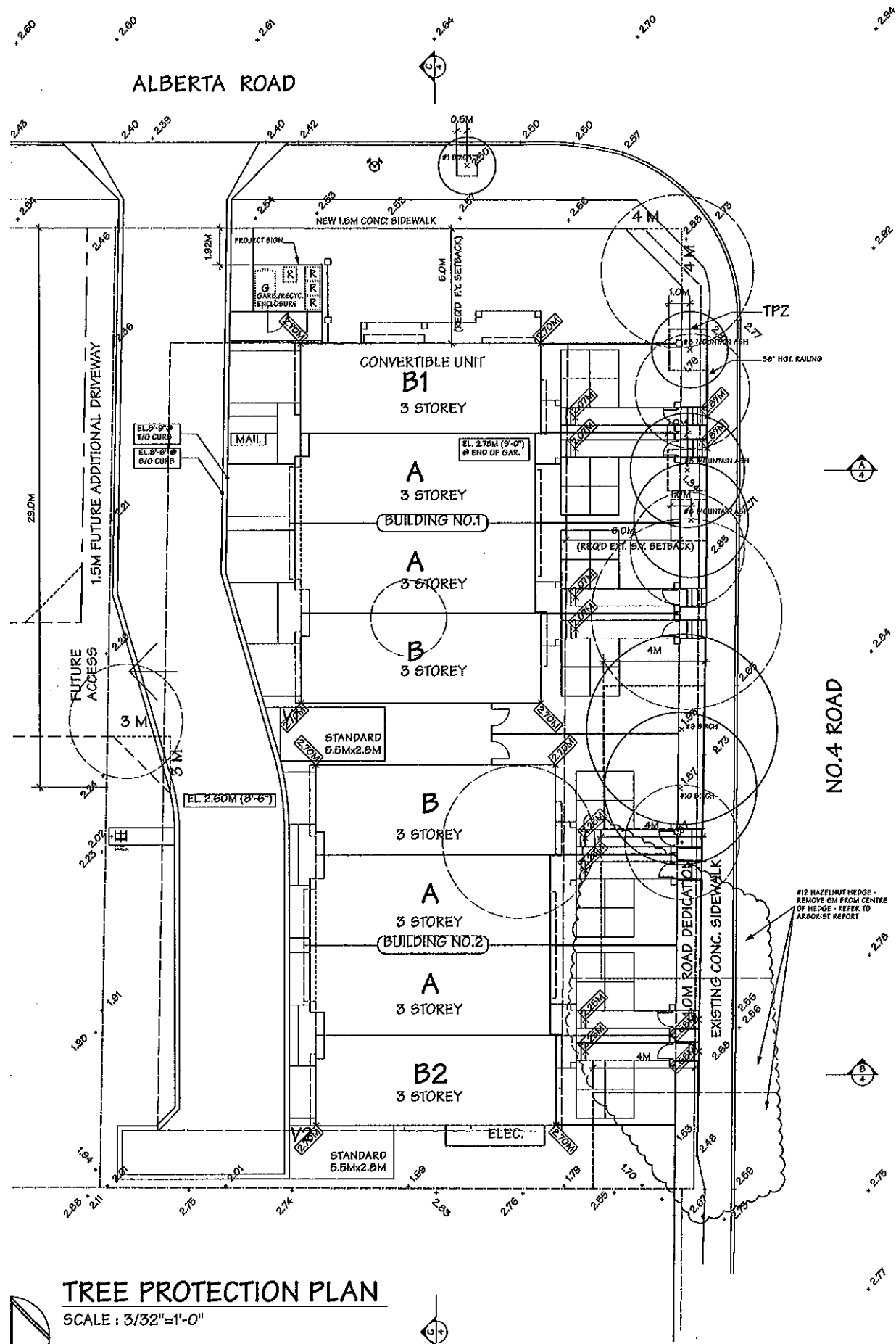
# Land Use Map

 Bylaw 7966  
 2006/01/09




LEGEND:

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  TREE PROTECTION ZONE



TREE PROTECTION PLAN

SCALE: 3/32"=1'-0"

## **Rezoning Considerations**

**9840 Alberta Road**  
**RZ 07-390155**

Prior to final adoption of Zoning Amendment Bylaw 8628, the developer is required to complete the following:

1. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$21,178) to the City's Affordable Housing Reserve Fund.
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. Registration of an Aircraft Noise Sensitive Land Use Covenant on title;
4. Submission of Tree Removal Compensation (\$3,000) and Issuance of a Tree Removal Permit for the removal of three (3) City's trees along the No. 4 Road frontage.
5. Road Dedication of 1.0 m across the entire No. 4 Road frontage, including a 4m x 4m corner cut at Alberta Road.
6. Registration of a cross-access agreement on Title allowing access to/from the future development site to the west at 9820 Alberta Road.
7. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$8,000 (\$1,000 per unit).
8. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Registration of a covenant prohibiting the conversion of parking area into habitable space.
2. Submission of a contract with a certified arborist to oversee site preparation activities on-site, oversee and inspect tree protection fencing, and supervise any tree removals and tree well constructions.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on city's property adjacent to the subject site prior to any construction activities, including building demolition, occurring on-site.

peat removal, creation of a 1.5 m grass and treed boulevard, and a new 1.5 m concrete sidewalk at the new property line. The new sidewalk must be designed to meander around the protected trees along No. 4 Road. Works are at developers' sole cost.

2. Certification by a registered professional that the Building Permit includes any required noise attenuation measures in accordance with the required acoustic engineering report.
3. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for 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 Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note: Please be advised that tree removal and any site preparation activities are not to occur until after Council has issued the Development Permit.

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8628 (RZ 07-390155)  
9840 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING (ZT60)**.

P.I.D. 004-152-646

Lot 8 Except: Parcel "D" (Bylaw Plan 64703) Section 10 Block 4 North Range 6 West  
New Westminster District Plan 1712

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8628**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 