



To: Planning Committee
From: Wayne Craig
Director of Development

Date: January 11, 2013
File: RZ 11-586988

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 7175 and 7191 Moffatt Road from Medium Density Low Rise Apartments (RAM1) to High Density Townhouses (RTH1)

Staff Recommendation

That Bylaw 9005, for the rezoning of 7175 and 7191 Moffatt Road from "Medium Density Low Rise Apartments (RAM1)" to "High Density Townhouses (RTH1)", be introduced and given first reading.

Wayne Craig
Wayne Craig
Director of Development

WC:kt
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>John E. ...</i>

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7175 and 7191 Moffatt Road (**Attachment 1**) from Medium Density Low Rise Apartment (RAM1) to High Density Townhouses (RTH1) in order to permit the development of ten (10) three-storey townhouse units. A preliminary site plan and building elevations 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/West: A multiple-family complex (townhouses and apartments) on a site zoned Medium Density Low Rise Apartment (RAM1).

To the East: Across Moffatt Road, Richmond High School on a site zoned School & Institutional Use (SI).

To the South: An 18-unit townhouse development on a lot zoned Medium Density Low Rise Apartment (RAM1).

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial" which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

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.

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 \$36,121.72.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$9,795.64.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. All eight (8) trees located on site are in poor condition - either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 16 replacement trees are required. Size of replacement trees and landscape design will be reviewed in detail at Development Permit stage.

The applicant has committed to the protection of 19 trees located on the adjacent properties to the north and west. Tree protection fencing on-site will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Management Plan is attached (**Attachment 4**).

Site Servicing & Frontage Improvements

An independent review of servicing requirements (water) has concluded no upgrades are required to support the proposed development.

No other servicing concerns have been identified through the technical review. Prior to final adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel. No frontage beautification upgrades are warranted as Moffatt Road is already developed.

Removal of the existing sidewalk crossings and reinstatement of the sidewalk will be done through a City Works Order at the developer's cost prior to issuance of a Building Permit.

Public Safety

The house at 7191 Moffatt Road is currently vacant; since this lot has become a dumping site the developer has installed construction fence around this property to prevent trespassing and dumping. The house at 7175 Moffatt Road is currently occupied; the developer agrees to install construction fence around the site once the current residents vacate the dwelling and to maintain the construction fence until Building Permit is issued.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$10,000 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 children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

High Density Townhouses (RTH1)

The site is currently zoned Medium Density Low Rise Apartment (RAM1) which permits townhouse development at a maximum density of 0.6 FAR on the subject site. In order to develop the site in accordance to the City Centre Area Plan (which allows a density up to 0.75 FAR on the subject site) a rezoning to the High Density Townhouses (RTH1) zone is required.

OCP and CCAP Compliance

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for wheelchair access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

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 9000 (Section 14.0 Development Permit Guidelines), and in Schedule 2.10 of Bylaw 7100 – City Centre Area Plan (Section 3). 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:

- Site grade to ensure the survival of protected trees on adjacent properties.
- Building form and architectural character.
- Location and design of the convertible unit and other accessibility features.
- Adequate private outdoor space in each unit and the relationship between the first habitable level and the private outdoor space.
- Opportunity to enlarge the outdoor amenity space or provide an additional visitor parking space on site.
- Landscaping design and enhancement of the outdoor amenity area to maximize use.
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 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.



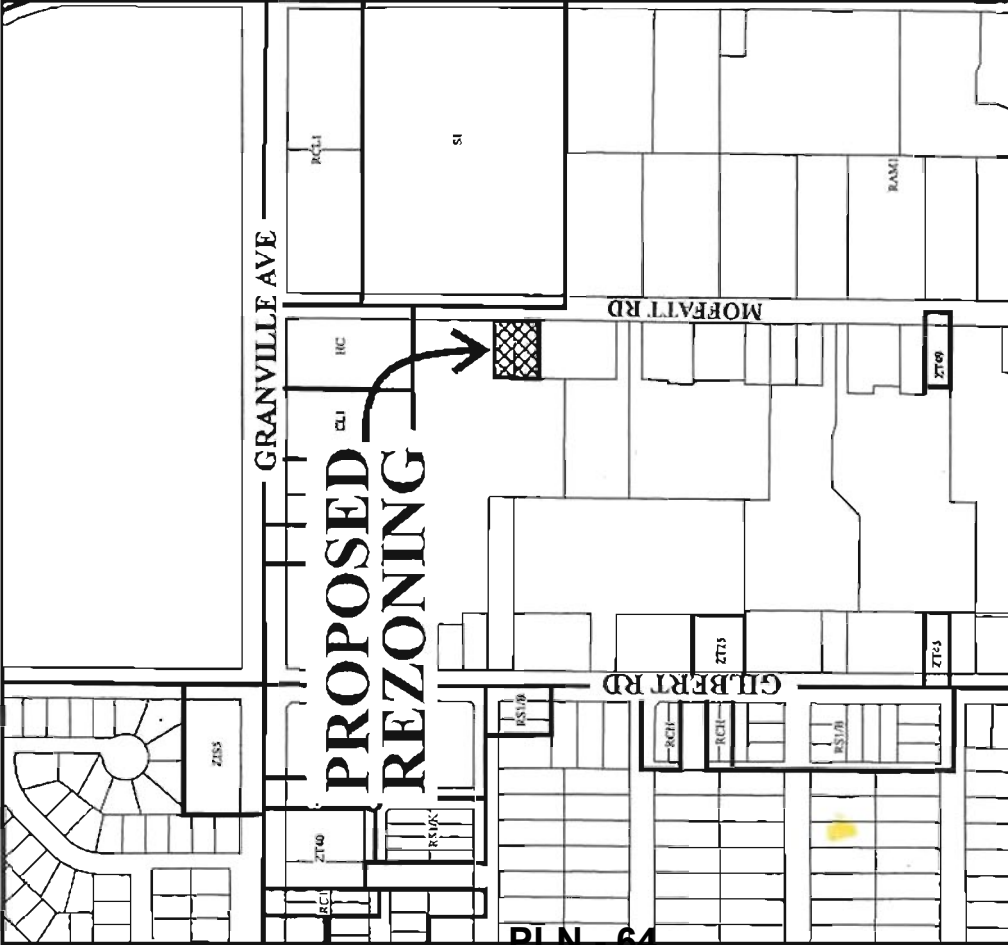
per Edwin Lee
Planning Technician - Design

EL:kt

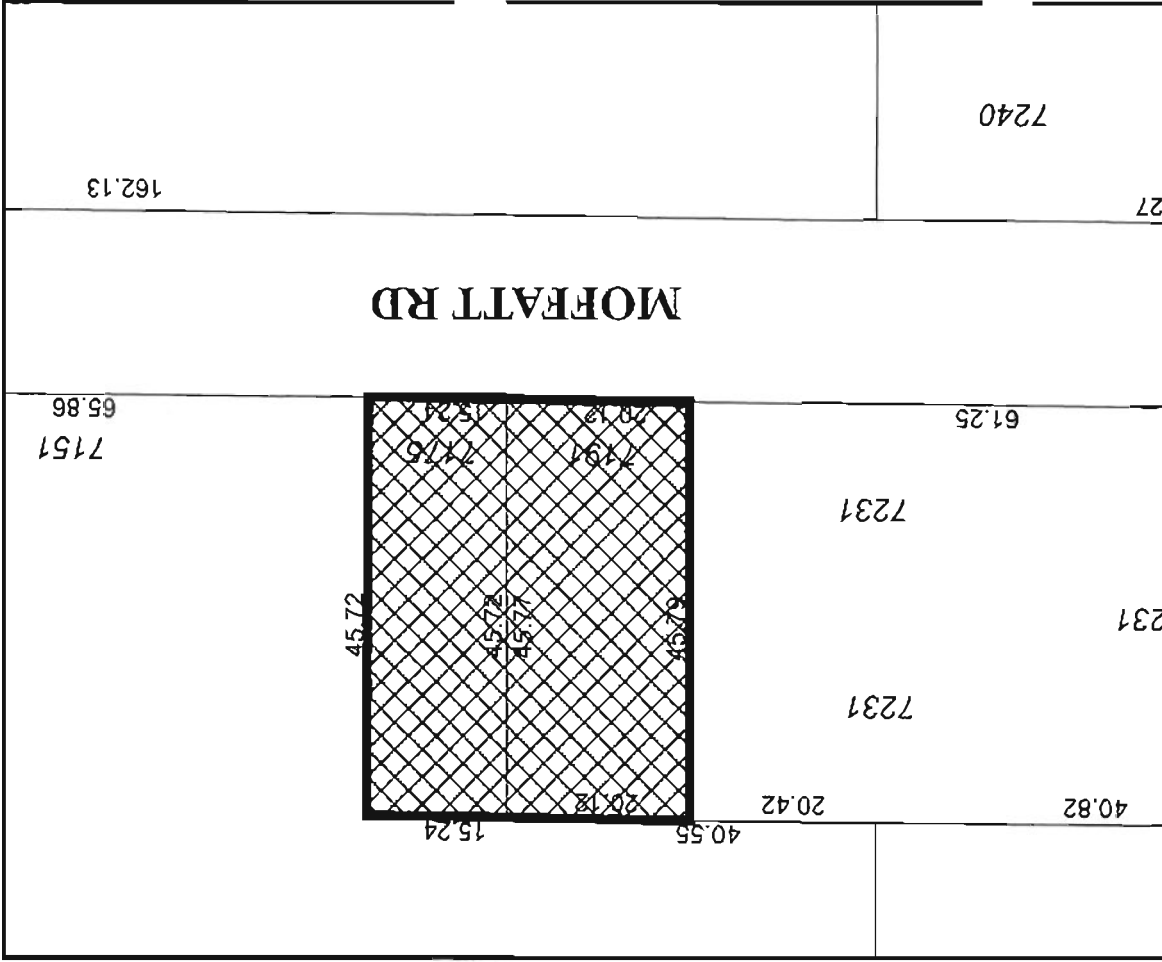
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Preservation Plan
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond



PLN 69

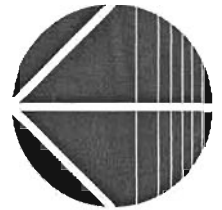


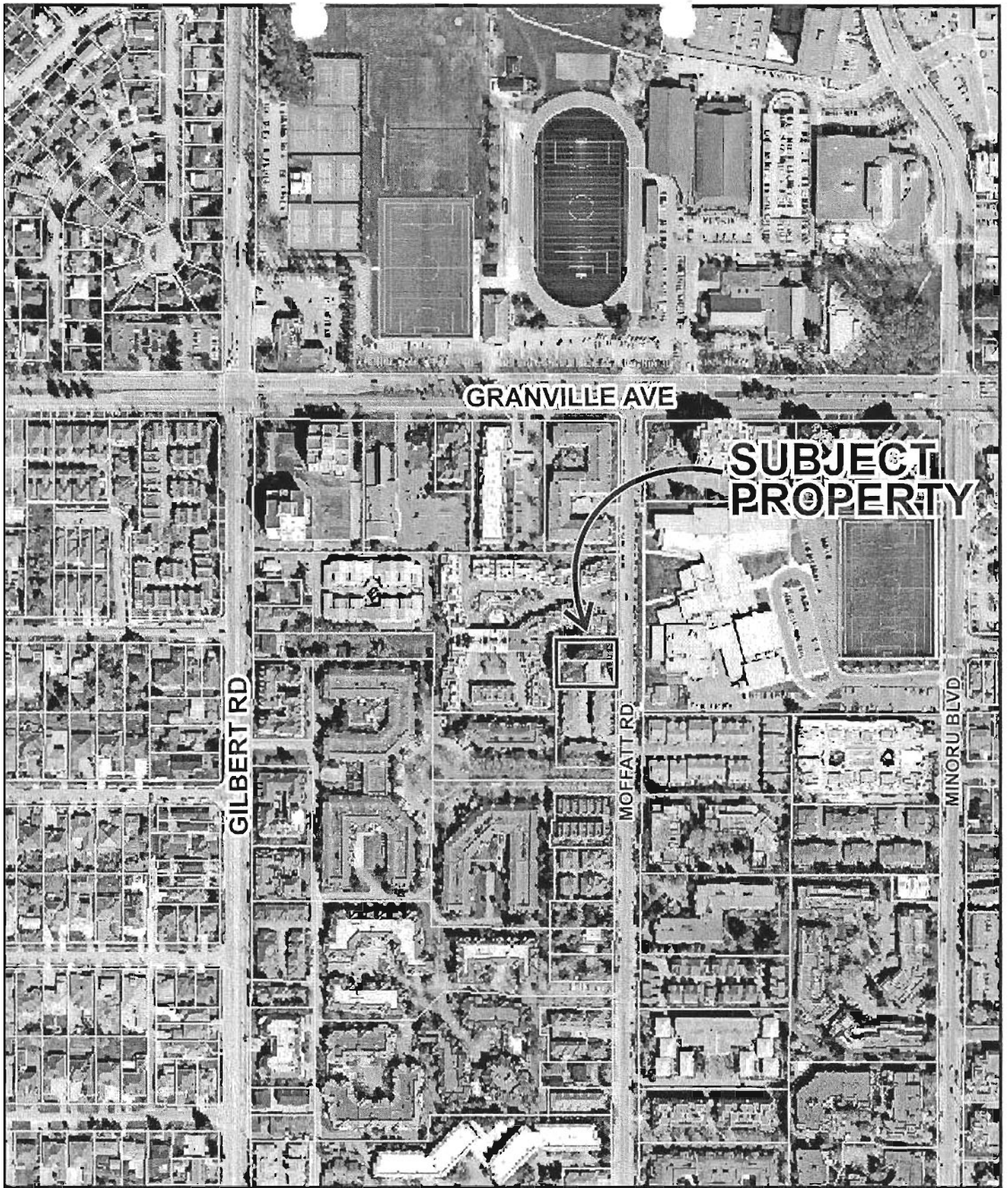
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Note: Dimensions are in METRES

RZ 11-586988





**SUBJECT
PROPERTY**



RZ 11-586988

PLN - 65

Original Date: 08/30/11

Amended Date:

Note: Dimensions are in METRES



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DATE: 08/27/2019
 BY: MCH/ML
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 SCALE: 1/8" = 1'-0"
 PROJECT NO: 19-0001

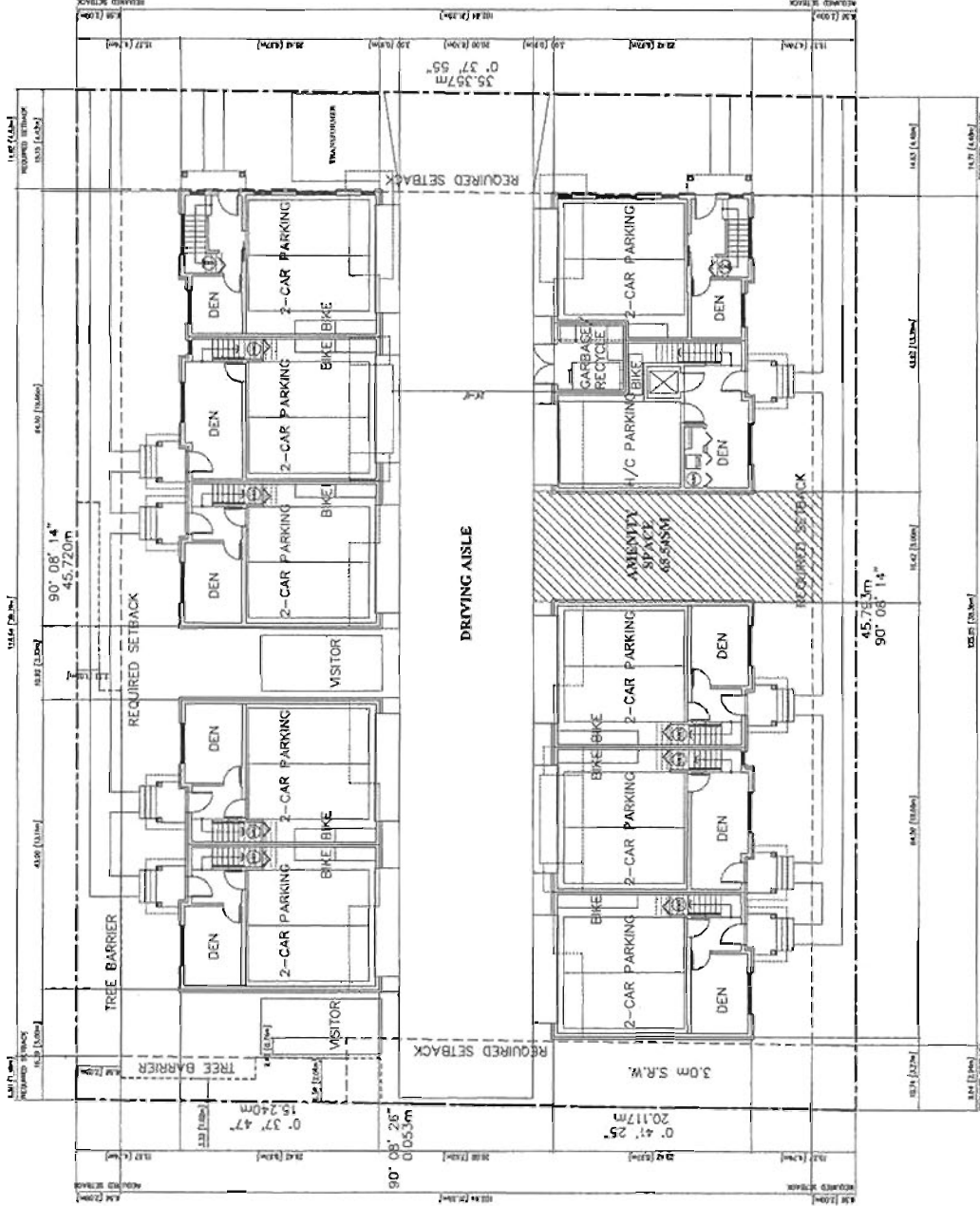
MOFFATT ROAD

Project No:
 10-UNIT TOWNHOUSE DEVELOPMENT
 7175 & 7181 MOFFATT ROAD
 RICHMOND, B.C.

Sheet No:
 SITE PLAN
 GROUND FLOOR PLAN

Drawn By:	MCH
Checked By:	ML
Date:	08/27/2019
Project Number:	19-0001
Revision Date:	08/27/2019
Revision Description:	
Scale:	1/8" = 1'-0"
Project Name:	
Client:	
Site No.:	D00

SITE AREA:	17414.48 SF (1616.75M)
LAND USES:	TOWNHOUSE
OCIP DESIGNATION:	NO CHANGE
ZONING:	RTH
NUMBER OF UNITS:	10
FLOOR AREA RATIO:	0.749 (13054.84 SF)
LOT COVERAGE:	0.396(6909.35F)
SETBACK-FRONT YARD:	14.84' (4.52m)
SETBACK-SIDE YARD: (NORTH)	14.98' (4.57m)
SETBACK-SIDE YARD: (SOUTH)	14.98' (4.57m)
SETBACK-REAR YARD:	9.88' (3.01m)
HEIGHT: (m)	34.13 (10.40m) 3 STOREY
LOT SIZE:	17414.48 SF (1616.75M)
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	19 AND 2 (INCL 1 H/C)
ACCESSIBLE:	0
OFF-STREET PARKING TOTAL:	21
TANDEM PARKING SPACES:	NONE
INDOOR AMENITY SPACE:	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	705.54 SF (65.54 SM)



SITE PLAN / GROUND FLOOR PLAN



**MATTHEW CHENG
ARCHITECT INC.**

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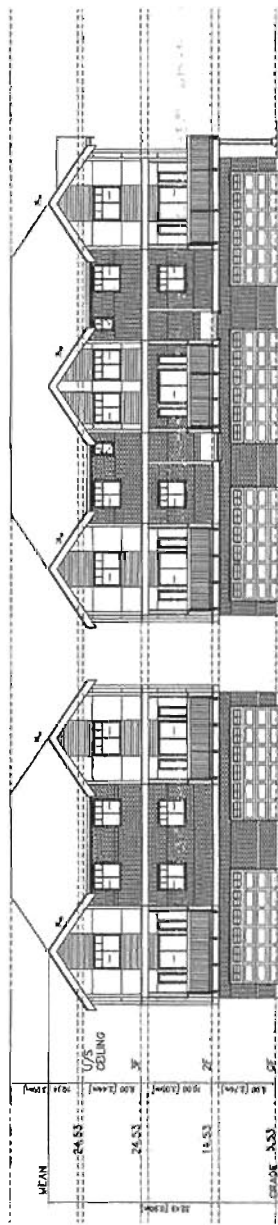
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Project Title:
**10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7101
MOFFATT ROAD
RICHMOND, B.C.**

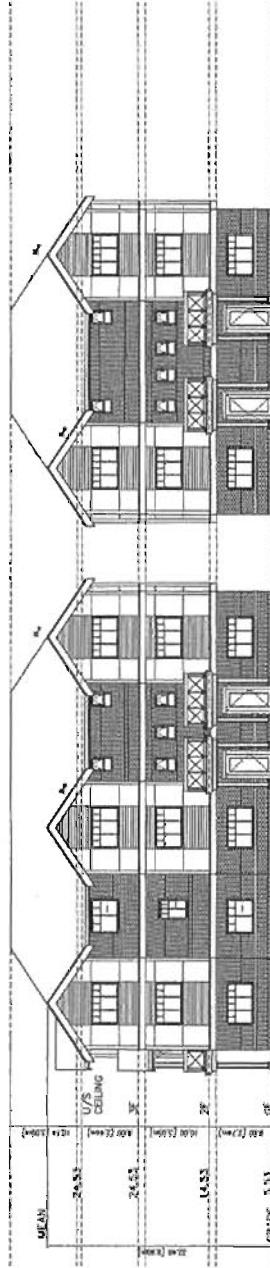
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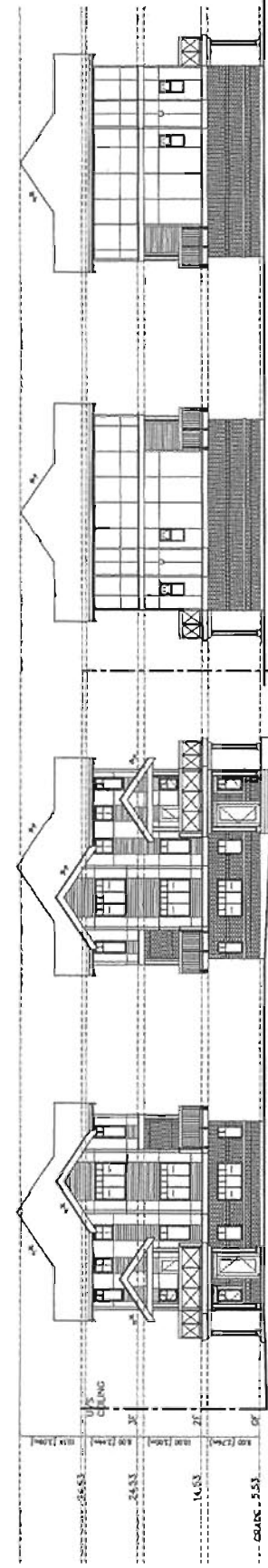
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**NORTH ELEVATION
(SOUTH BUILDING)**



**NORTH ELEVATION
(NORTH BUILDING)**



**WEST ELEVATION
(CORRIDOR)**

**EAST ELEVATION
(MOFFAT)**



**MATTHEW CHIENG
ARCHITECT INC.**

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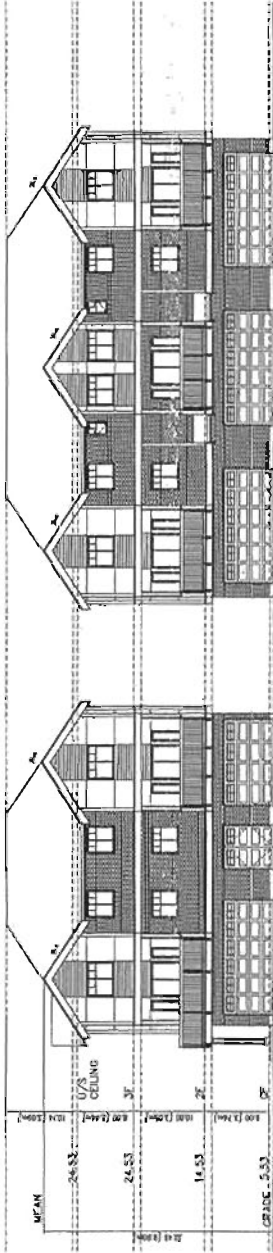
DATE: 05/20/2014
BY: MCH/ML
CHECKED BY: MCH/ML
SCALE: AS SHOWN
PROJECT: 10-UNIT TOWNHOUSE DEVELOPMENT

Project No:
**10-UNIT TOWNHOUSE
DEVELOPMENT
7175 & 7191
MOFFATT ROAD
RICHMOND, B.C.**

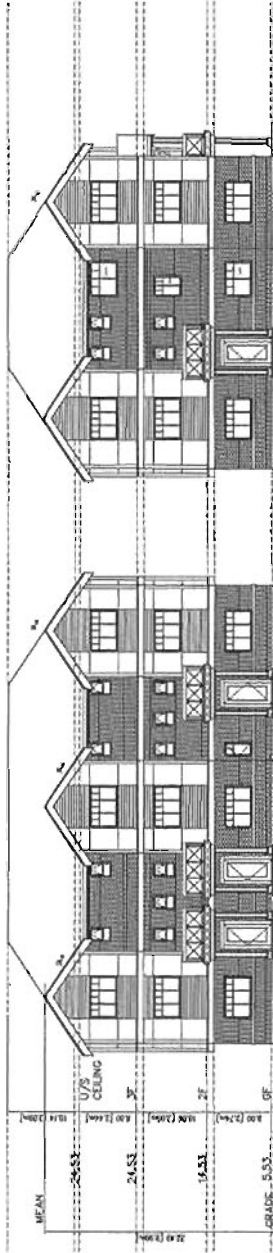
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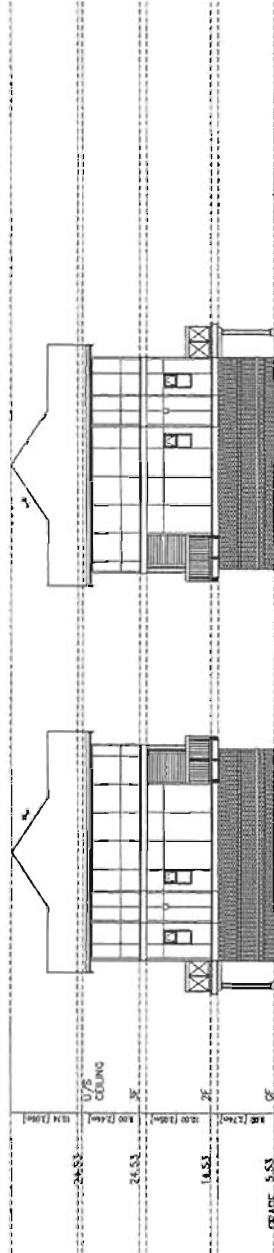
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Revision Description:
Revision Date:
Project Number:
D05



**NORTH ELEVATION
(SOUTH BUILDING)**



**SOUTH ELEVATION
(SOUTH BUILDING)**



WEST ELEVATION



RZ 11-586988

Attachment 3

Address: 7175 and 7191 Moffatt Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre Area Plan (Schedule 2.10) -- Sub-Area B.1

	Existing	Proposed
Owner:	L & G Development Ltd. and Ming Nan Li	To be determined
Site Size (m ²):	1,616.7 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Medium Density Low Rise Apartment (RAM1)	High Density Townhouses (RTH1)
Number of Units:	2	10
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Non-porous surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	20% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.50 m	none
Setback – North Side Yard (m):	Min. 2.0 m	4.74 m	none
Setback – South Side Yard (m):	Min. 2.0 m	4.74 m	none
Setback –Rear Yard (m):	Min. 2.0 m	2.0 m Min.	none
Height (m):	12.0 m (3-storeys)	12.0 m (3-storeys) Max.	none
Lot Size (min. dimensions):	600 m ² (min. 20 m wide x 30 m deep)	1,616.7 m ² (35.35 m wide x 45.79 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.9 (R) and 0.2 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	16	21	none
Tandem Parking Spaces:	not permitted	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$10,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 10 units = 60 m ²	65 m ² Min.	none

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



Address: 7175 and 7191 Moffatt Road

File No.: RZ11-586988

Prior to final adoption of Zoning Amendment Bylaw 9005 , the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on title.
3. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$36,121.72) to the City's affordable housing fund.
4. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$9,795.64) to the City's public art fund.
5. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$10,000.
6. Installation of construction fence to enclose the entire development site should the house at 7175 Moffatt Road become vacant prior to demolition and building permits are issued. The construction fence must be retained and maintained on site until the building permit for the proposed townhouse development is issued.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

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

1. Installation of appropriate tree protection fencing on site around all trees on the neighboring properties prior to any construction activities, including building demolition, occurring on-site.

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. Removal of the existing sidewalk crossing and reinstatement of the sidewalk to be done at the developer's sole cost via City Work Order.
4. 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.

[signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9005 (RZ 11-586988)
7175 and 7191 Moffatt 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 HIGH DENSITY TOWNHOUSES (RTH1).

P.I.D. 003-303-110

Lot 66 Section 17 Block 4 North Range 6 West New Westminster District Plan 49608

P.I.D. 003-766-756

Lot 135 Section 17 Block 4 North Range 6 West New Westminster District Plan 66497

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9005".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

CITY OF RICHMOND APPROVED by HB APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER