



To: Planning Committee **Date:** May 10, 2011
From: Brian J. Jackson, MCIP **File:** RZ 08-422838
Director of Development
Re: **Application by Matthew Cheng Architect Inc. for Rezoning at 9731 and 9751 Cambie Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw No. 8768, for the rezoning of 9731 and 9751 Cambie Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 9731 and 9751 Cambie Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 12 townhouse units on the site. A preliminary site plan, building elevations, and landscape plan 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 and East: A townhouse complex with 34 two-storey townhouse units at 9800 Kilby Drive, zoned Low Density Townhouses (RTL1);
- To the West: A 3 m wide public walkway connecting McKay Drive with Cambie Road. Further west, are single-family dwellings on lots zoned Single Detached (RS1/B) fronting McKay Drive; and
- To the South: Across Cambie Road, large single-family lots in an area designated Community Institutional, and a neighbourhood commercial building at the corner of No. 4 Road and Cambie Road, in an area designated Convenience Commercial.

Related Policies & Studies

West Cambie Area Plan

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The Land Use Map in the West Cambie Area Plan (**Attachment 4**) designates the subject property for "Residential" use. The proposed infill development fits well within the existing single-family and townhouse developments 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. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

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 Development Permit stage and incorporate the recommendations at the time of applying for a Building Permit.

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 \$25,040.

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

Ministry of Transportation (MOT) Approval

MOT approval is a condition of final approval for this site. Preliminary Approval has been granted by MOT for one (1) year.

Site Servicing

An independent review of servicing requirements (sanitary, and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrade to the existing systems is required to support the proposed development. The existing sanitary connection at the rear can be removed via the engineered service connection design drawing phase.

Prior to final adoption, the developer is required to consolidate 9731 and 9751 Cambie Road into one (1) development parcel and provide a 2 m wide land dedication, plus a 2 m wide Public Rights-of-Passage (PROP) along the entire Cambie Road frontage for new boulevard and sidewalk.

Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement for the design and construction of frontage works across the entire Cambie Road frontage. Works included but not limited to removal of the existing sidewalk, construction of a new 1.5m wide sidewalk at the north edge of the required PROP, retention of the existing curb/gutter, and installation of a new tree and grass boulevard in between. Parks and Recreation

staff have confirmed that no upgrade is required on the existing public walkway to the west of the site.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist’s report were submitted in support of the application. 17 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City’s Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist’s recommendations to preserve five (5) trees and remove 12 bylaw-sized trees (see **Attachment 5** for a Tree Preservation Plan).

Tree Health / Location	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-site trees in excellent condition	1	0	1	Proposed tree removal due to poor condition (9 trees) and conflict with the proposed development on site (2 trees). The applicant is proposing to retain two (2) trees in the proposed amenity area.
good condition	3	2	1	
fair condition	2	0	2	
poor condition	6	0	6	
On-site trees that are dead	1	0	1	
Total Number of Trees On-Site	13	2	11	
On City Boulevard or Proposed Road Dedication Area	2	1	1	The applicant is proposing to retain one (1) tree along the Cambie Road frontage. Future sidewalk to wind away from bases of tree. Parks concurred with the removal of the Mountain Ash trees due to poor condition; no compensation is required.
Off-Site (9800 Kilby Drive)	2	2	0	The applicant is required to protect two (2) Oak trees on the adjacent site. Tree Fencing will be required.
Total	17	5	12	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 22 replacement trees are required for the removal of eleven (11) on-site trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 26 replacement trees on-site. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$12,000) to ensure the replacement planting will be provided.

In order to ensure that the Douglas Fir tree and the Western Red Cedar tree located within the proposed amenity area will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the

security until the proposed landscaping is planted on-site. The City will retain the remaining 50% of the security for one (1) year after inspection of the completed landscaping to ensure that the protected trees have survived. In addition, a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to final adoption of the rezoning bylaw. Tree protection barriers, as per the Tree Retention Plan (**Attachment 5**), must be installed on-site prior to any construction or demolition works commencing.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 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.

Public Art

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

Analysis

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan (Schedule 2.11A) in terms of land use and character within the Oaks neighbourhood. 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 proposed height, scale and setbacks respect the massing of the existing two-storey single-family and multi-family developments to the north, east and west. Wider setbacks (approximately 4.5 m vs. the required 3.0 m) are proposed to minimize shadow casting onto the neighbours' yards. The street fronting building is designed to step-down to two (2) storeys at either ends to provide a better transition to the existing two-storey townhouses to the east, the proposed three-storey townhouses on-site, and the existing two-storey single-family homes to the west, along Cambie Road. The proposed massing will be controlled through the Development Permit process.

Requested Variances

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, a variance to allow for a total of sixteen (16) tandem parking spaces in eight (8) of the townhouse units is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

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). 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:

- Detailed review of building form and architectural character;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Review of the location and design of the convertible unit and other accessibility features;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatments.

Financial Impact or Economic Impact

None.

Conclusion

The proposed townhouse development is consistent with the objectives of the West Cambie Area Plan (Schedule 2.11A) 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
(604-276-4121)

EL:blg

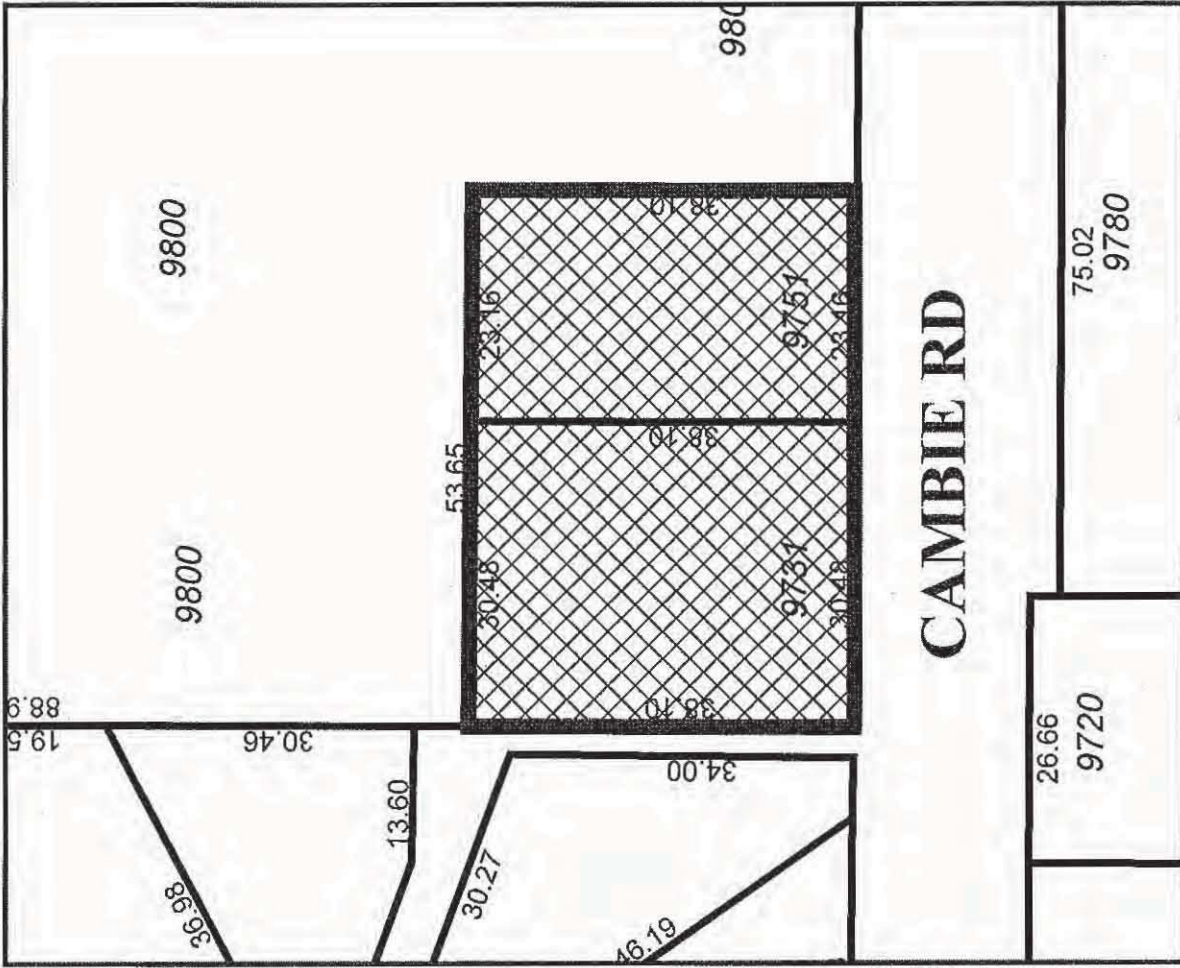
Attachments:

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence



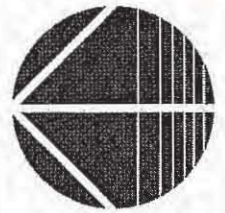
City of Richmond

PROPOSED REZONING

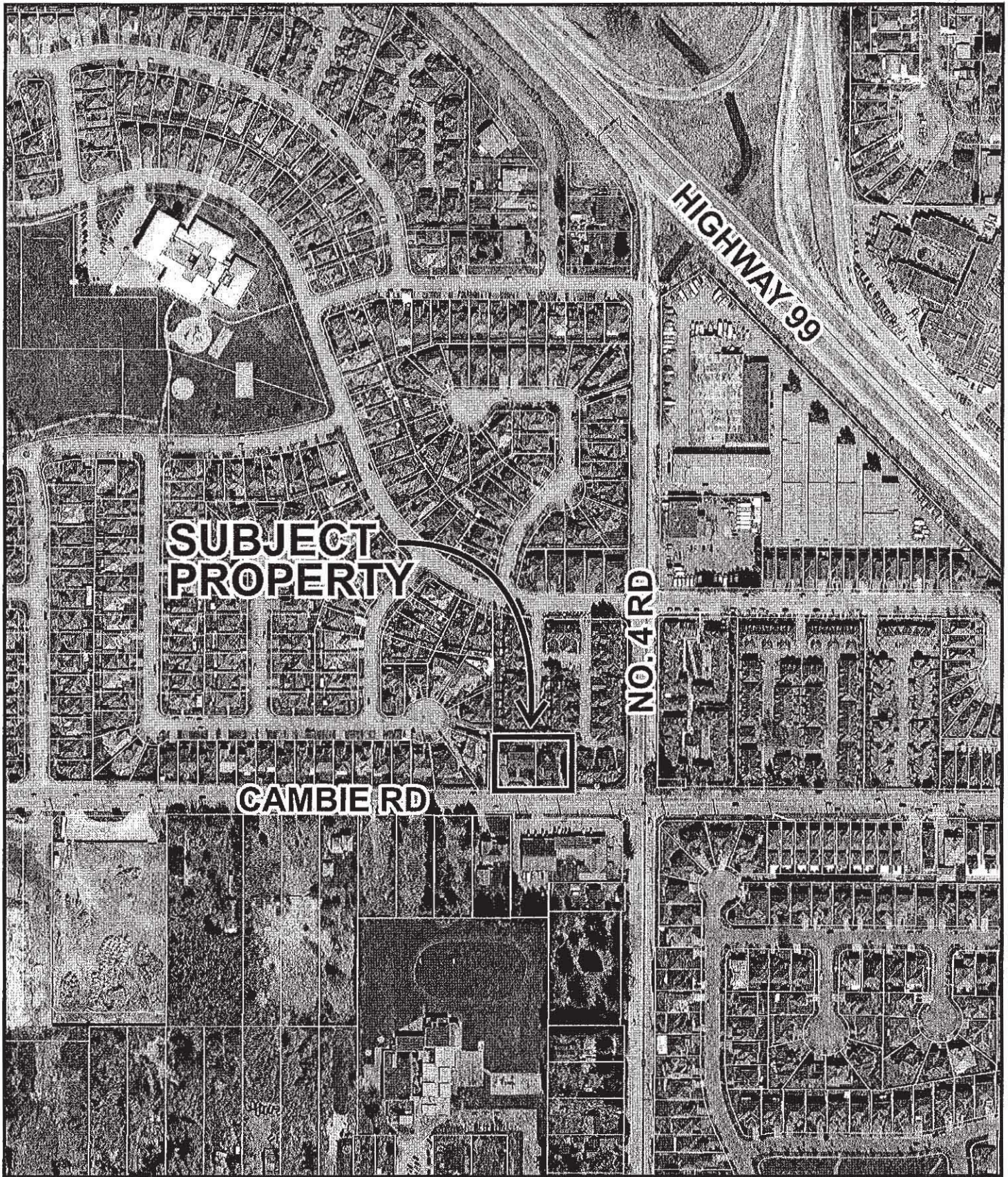


RZ 08-422838

Original Date: 05/29/08
 Revision Date: 05/10/11
 Note: Dimensions are in METRES



PH - 45



RZ 08-422838

Original Date: 06/02/08

Amended Date: 05/10/11

Note: Dimensions are in METRES

PH 46



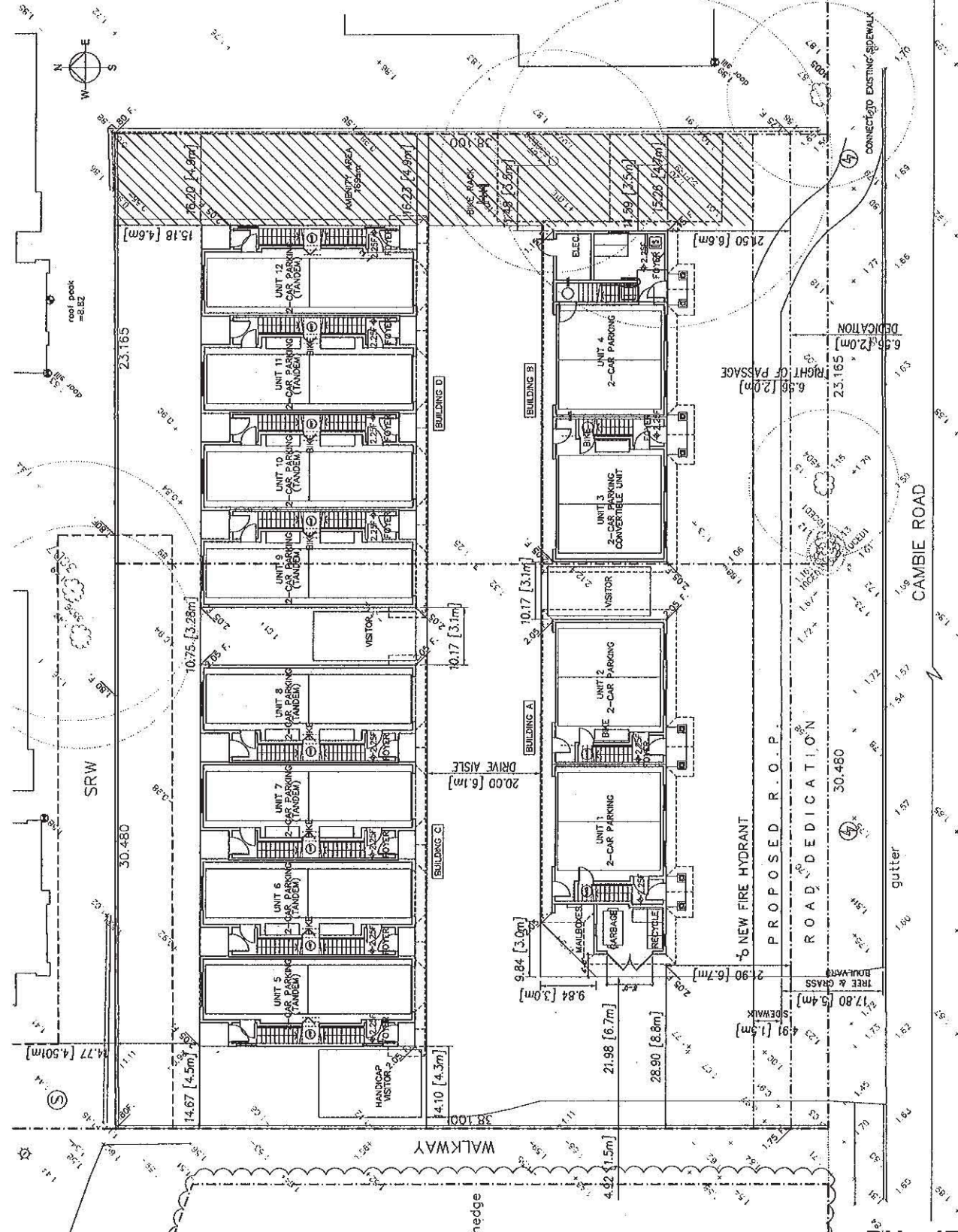
MATTHEW CHENG ARCHITECT INC.
 2000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K6
 TEL: 604-271-7771 FAX: 604-271-7772
 WWW.MATTHEWCHENGARCHITECT.COM

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Project No. 12-UNIT TOWNHOUSE DEVELOPMENT
 9731 & 9751 CAMBIE ROAD RICHMOND, B.C.

Scale: 1/4" = 1'-0"
 Project Number: 2017/PH/03
 Drawing Title: PH - 47
 Drawing No.: #1

- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS.
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.





**MATTHEW CHENG
ARCHITECT INC.**

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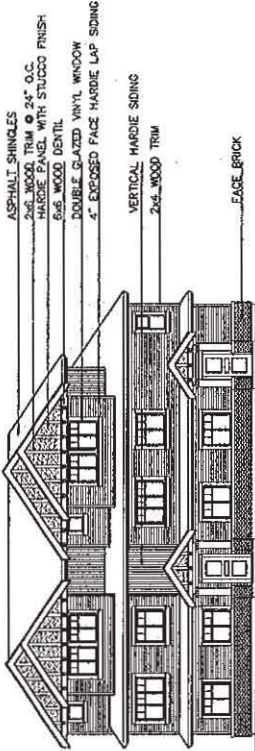
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BY: MCH/MLP
CHECKED: MCH/MLP
SCALE: AS SHOWN

Comments

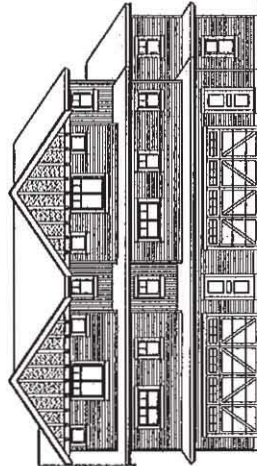
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**12-UNIT TOWNHOUSE
DEVELOPMENT**
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

Sheet Title
ELEVATIONS

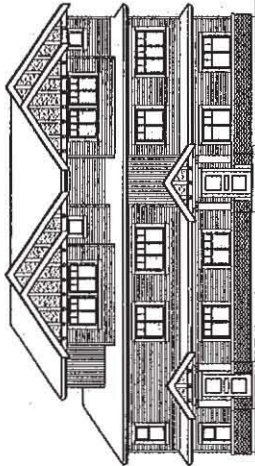
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Project Number	
Revision Date	2017/08/20
Print Date	2017/08/20
Page No.	#4a



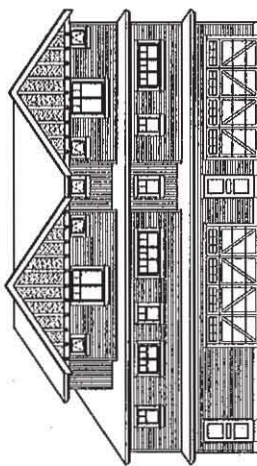
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BUILDING A NORTH ELEVATION

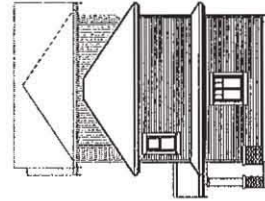


BUILDING A SOUTH ELEVATION

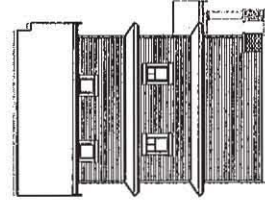


BUILDING B NORTH ELEVATION

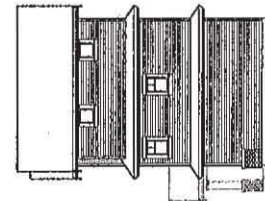
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4" HARDE SIDING	BM 2141-60
TRUSS/ROSCAS	BM 2110-10
TRUSS/ROSCAS	BM 2116-10
WINDOW FRAME	BEIGE
ASPHALT SHINGLES	MALARKET'S HIGHLANDER
GARAGE DOOR	STORM GRAY
	BM 00-107



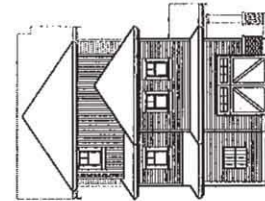
BUILDING B EAST ELEVATION



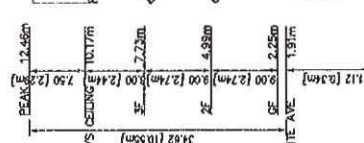
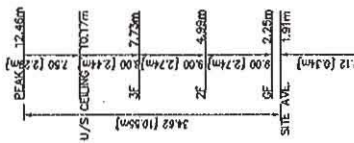
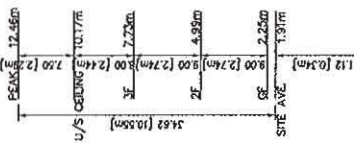
BUILDING B WEST ELEVATION



BUILDING A EAST ELEVATION



BUILDING A WEST ELEVATION





City of Richmond

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

**Development Application
 Data Sheet**

RZ 08-422838

Attachment 3

Address: 9731 and 9751 Cambie Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A)

	Existing	Proposed
Owner:	0828329 B.C. Ltd.	No Change
Site Size (m²):	2,043.9 m ²	1,938.5 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouse (RTL4)
Number of Units:	12	12
Other Designations:	N/A	No Change

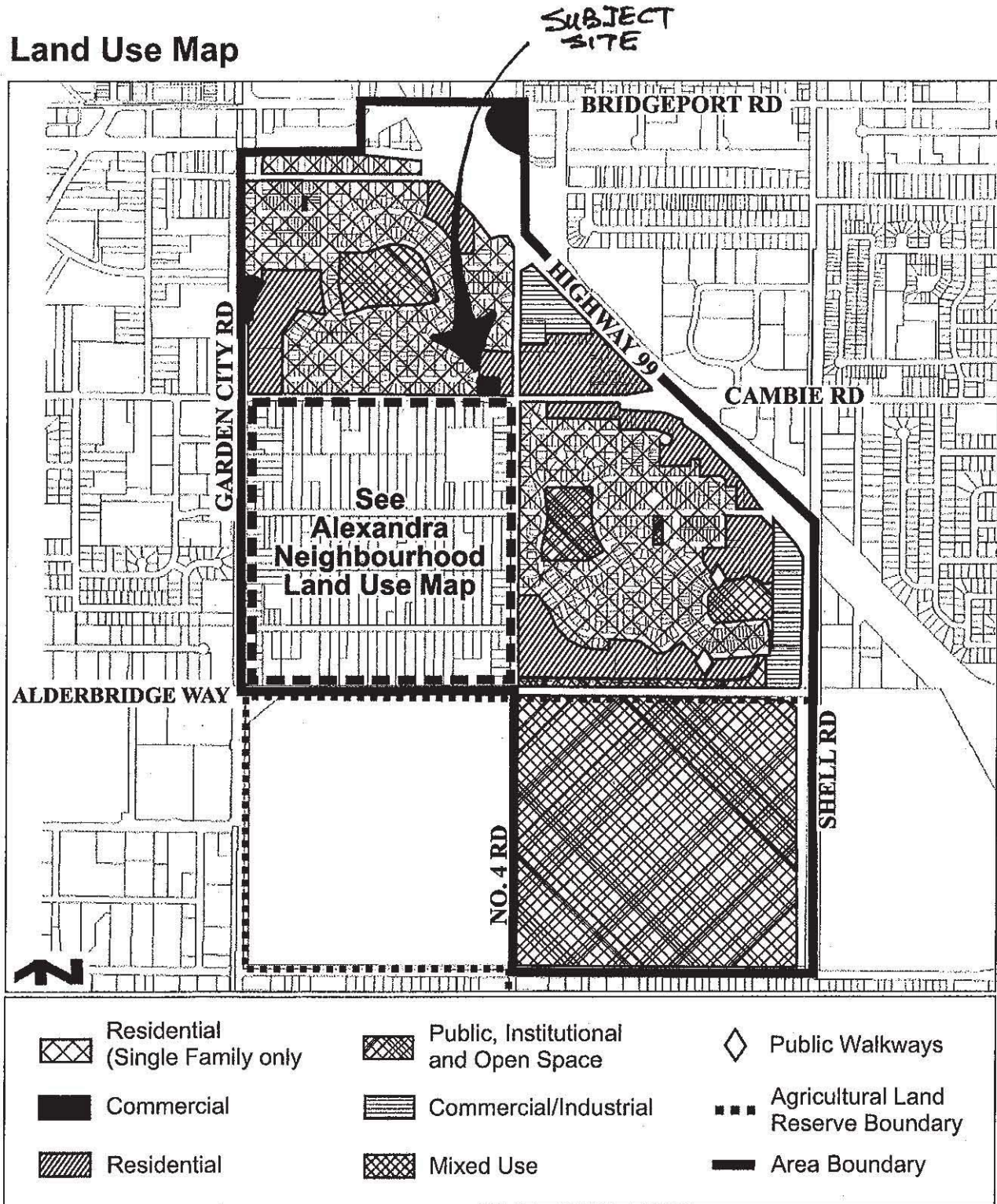
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	25 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6 max.	none permitted
Lot Coverage – Building:	Max. 40%	36%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	58%	none
Lot Coverage – Landscaping:	Min. 30%	31%	none
Setback – Front Yard (m):	Min. 6 m	6.6 m	none
Setback – Side Yard (East) (m):	Min. 3 m	4.7 m	none
Setback – Side Yard (West) (m):	Min. 3 m	4.5 m	none
Setback –Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.59 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 30 m deep	Approx. 53.65 m wide x 38.10 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27	27	none
Tandem Parking Spaces:	not permitted	16	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	169 m ² min.	none

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

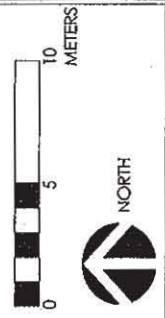
City of Richmond

Land Use Map



CATHERINE MACDONALD INC.
 1398 Patsley Road
 North Vancouver, BC
 V7R 1C3
 604.904.0302
 catherine@catheinemacdonald.ca

ISSUED: 30 MARCH 2011
 SCALE: 1/16" = 1' - 0"
 11" x 17" SHEET @ 100%



DO NOT SCALE PLAN.

REFER TO DIMENSIONS. DIMENSION TREE PROTECTION BARRIERS AS SHOWN AND BUILD AS PER CITY TREE BYLAW.

FENCING AND SIGNAGE EXAMPLES ARE ATTACHED TO PDF ARBORIST REPORT AND ARE AVAILABLE ON CITY WEBSITE.

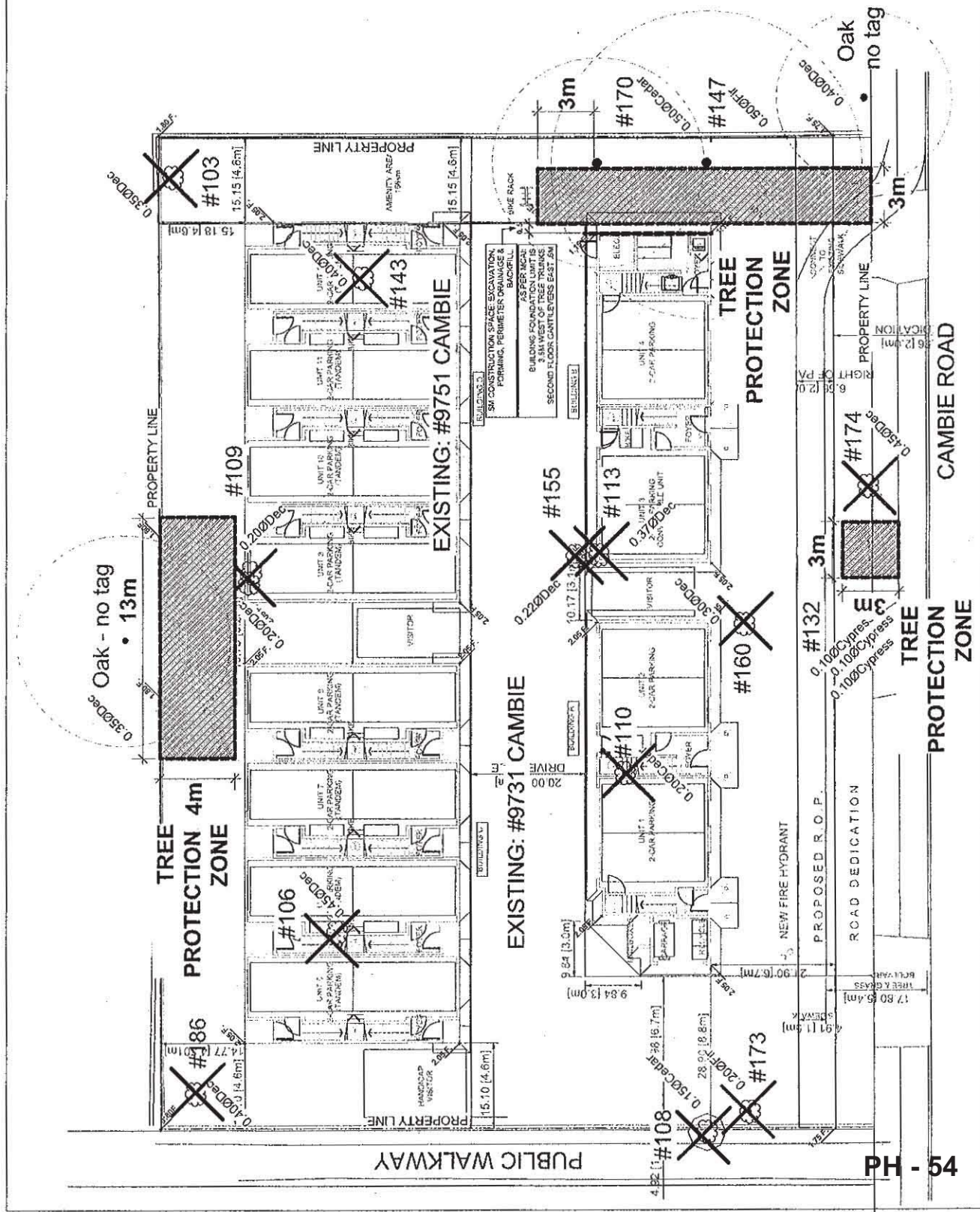
NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPZ. THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING. REFER TO A RBORIST REPORT.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE

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.

X DENOTES TREE TO BE REMOVED. SEE ORIGINAL ARBORIST REPORT OF 2 FEB 2010.

TREE PROTECTION PLAN
9731 & 9751 CAMBIE RD
 Richmond, BC



Rezoning Considerations

9731 and 9751 Cambie Road

RZ 08-422838

Prior to final adoption of Zoning Amendment Bylaw 8768, the developer is required to complete the following:

1. Consolidation of all the lots (9731 and 9751 Cambie Road) into one development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m road dedication along the entire Cambie Road frontage.
3. The granting of a 2.0 wide Public Rights-of-Passage (PROP) right-of-way along the entire new south property line for new boulevard and sidewalk.
4. Registration of a flood indemnity covenant on Title.
5. Registration of an Aircraft Noise Sensitive Land Use Covenant on Title.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$25,040) to the City's Affordable Housing Reserve Fund.
7. Submission of a Tree Survival Security to the City in the amount of \$6,000 for the Douglas Fir tree and the Western Red Cedar tree, located along the east property line, to be retained on-site. 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 9731 and 9751 Cambie Road). The remaining 50% of the security will be release one year after final inspection of the completed landscaping in order to ensure that the trees have survived.
8. Issuance of a separate Tree Cutting Permit for the removal of one (1) Mountain Ash tree located in front of the site. The City's Parks Division has reviewed the proposed tree removal and concurs with it. No compensation is required.
9. 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.
10. Ministry of Transportation and Infrastructure (MOTI) approval.
11. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$12,000 (\$1,000 per unit).
12. Registration of a covenant prohibiting the conversion of parking area into habitable space.
13. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Demolition Permit:

1. 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.

Prior to issuance of Building Permit:

1. Enter into a Servicing Agreement* for the design and construction of beautification treatment to the road frontage. Beautification works including but not limited to removing the existing sidewalk, replacing it with a new 1.5 m wide sidewalk at the north boundary of the PROP, retaining existing curb/gutter, and providing a new treed and grassed boulevard in between. It is noted that the new sidewalk must be designed to meander around the protected tree along Cambie Road. All works at developer's sole cost.
2. 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: This requires a separate application.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8768 (08-422838)
9731 AND 9751 CAMBIE 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 LOW DENSITY TOWNHOUSES (RTL4).

P.I.D. 006-542-654

Lot 47 Section 27 Block 5 North Range 6 West New Westminster District Plan 30892

and

P.I.D. 006-542-646

Lot 46 Section 27 Block 5 North Range 6 West New Westminster District Plan 30892

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8768".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

JUN 27 2011

Series of horizontal lines for signatures and dates.



MAYOR

CORPORATE OFFICER