



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** August 18, 2009
From: Brian J. Jackson, MCIP **File:** RZ 07-395773
Director of Development
Re: Application by Matthew Cheng Architect Inc. for Rezoning at 9671 No. 4 Road
from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse
District (R2-0.6)

Staff Recommendation

That Bylaw No. 8523, for the rezoning of 9671 No. 4 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)", 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
Real Estate Services.....	Y ☒ N ☐	

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 9671 No. 4 Road (**Attachment 1**) from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)" in order to permit a 12-unit townhouse development on the subject site and the adjacent properties at 9631 and 9651 No. 4 Road (**Attachment 2**).

Background

The adjacent properties at 9631 and 9651 No. 4 Road are currently proposed to be rezoned to Townhouse District R2-0.6 (RZ 04-268666) for an eight (8) unit townhouse development contained in four (4) duplex buildings. This 2004 application was given Third Reading on February 21, 2005. There were no concerns expressed at the Public Hearing.

The developers had subsequently acquired the subject property in 2007 and are proposing to consolidate the three (3) properties for a larger townhouse development. The site plan has been redesigned to enhance the eventual development proposal.

Project Description

The three (3) properties, with a total combined frontage of 64.92 m (213 ft.), are proposed to be consolidated into one (1) development parcel containing a total of 12 townhouse units. The layout of the units consists of two (2) fourplexes, with a three-storey massing fronting No. 4 Road and two (2) duplexes with a two-storey massing at the rear of the development site adjacent to existing single-family houses.

Vehicle access is provided through a central driveway access to No. 4 Road and internal north-south running drive-aisle. 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: Single-family houses zoned Single-Family Housing District, Subdivision Area E (R1/E) fronting onto No. 4 Road;

To the East: Across No. 4 Road, McNair School;

To the South: Single-family house zoned Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Saunders Road; and

To the West: Single-family houses zoned Single-Family Housing District, Subdivision Area E R1/E fronting onto Bakerview Drive.

Related Policies & StudiesArterial Road Redevelopment and Lane Establishment Policies

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads, which also establish a set of location criteria and development guidelines to which residential development proposals must comply with.

The subject development site complies with all of the location criteria except the minimum frontage. Typically, a minimum frontage of 50 m is required for multiple-family projects along a major arterial road. Independently, the site's frontage (approximately 21.64 m) is insufficient to comply with the Policy's requirement. However, in association with the northern adjacent parcels (9631 and 9651 No. 4 Road), which are currently being rezoned (RZ 04-268666), the overall development both complies with the Policy and contributes toward the establishment of a comprehensive multiple family development.

As the rezoning review process for the northern adjacent parcels has achieved Third Reading, rezoning of the subject site will proceed independently. However, a condition of Development Permit review is consolidation of the three (3) parcels (9631, 9651, and 9671 No. 4 Road) and submission of a single Development Permit application for the consolidated site. The Development Permit review is in process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance with the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of two dollars (\$2.00) per buildable square foot as per the Strategy, making the payable contribution amount to \$10,152.85. This amount is based on the maximum buildable square footage on the subject property only.

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

Trees Retention and Replacement

The applicant has submitted a Tree Survey and an Arborist's Report for the overall development site (3 properties). The Arborist's Report recommends removal of all seven (7) bylaw-sized trees located on the overall development site (**Attachment 4**). The City's Tree Preservation Coordinator has reviewed the Arborist's Report and concurred with the Arborist's recommendations based on the poor health of trees (4 trees) and conflicts with the proposed development including grade changes and building locations (3 trees). The City's Tree Preservation Coordinator recommends that a "Specimen" Cedar tree (minimum 5 m tall) be located in the central amenity area in order to compensate the loss of a mature Cedar tree which in excellent condition. The applicant has agreed to incorporate this request into the landscape design.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. The developer is proposing to plant 17 replacement trees on site.

Site Servicing & Frontage Improvements

An independent review of servicing requirements (sanitary) has concluded that downstream sanitary upgrades are required. Engineering Department has accepted the findings and a cash-in-lieu of \$3,689 for the upgrades. In addition, the frontage sanitary sewer is required to be upgraded to City's standards (200 mm).

Prior to adoption of the rezoning bylaw, the developer will be required to enter into a standard Servicing Agreement to provide frontage beautification across the frontage of 9691 No 4 Road at Saunders Road, and across 9651 and 9631 No. 4 Road. Works include, but are not limited to, removal of the existing sidewalk and lighting strip, and the construction of a new 1.5 m wide sidewalk at the property line with a grass and treed boulevard. Details are included in the Rezoning Considerations (**Attachment 5**).

Vehicle Access

One (1) driveway is proposed at the centre of the overall development site. The long-term objective is for the driveway access established on No. 4 Road to be utilized by adjacent properties (9591, 9611 No. 4 Road to the north and 9691 No. 4 Road to the south) if they ultimately apply to redevelop. A cross-access easement will be secured as a condition of rezoning to facilitate this.

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

OCP Compliance – Arterial Road Developments

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and potential future multi-family development. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front buildings along No. 4 Road have been stepped down from three (3) storeys to two (2) storeys along the side yards and the entry driveway. The duplex units at the rear have been limited to two (2) storeys and a 4.5 m rear yard setback is proposed. The two (2) storey massing will be controlled through the Development Permit process.

Development of Adjacent Properties

The proponent did make an offer to acquire 9691 No. 4 Road (the lot immediately to the south of the subject property) but was unable to come to an agreement with the current owner. A development concept for the neighbouring development parcels has been prepared and reviewed by staff, and is on file. A cross-access easement will be required to allow residents associated with any future redevelopment of 9691 No. 4 Road to egress and ingress via the subject property. A similar cross-access easement will be required for the property (9611 No. 4 Road) to the north of the subject property and any consolidations to it (i.e. 9591 No. 4 Road).

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. 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:

1. Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
2. Landscaping opportunities including planting of replacement trees on site;
3. Opportunities to maximize permeable surface areas and articulate hard surface treatment;

4. Enhancement of building articulation, detailing, and fenestration on elevations adjacent to the entrance driveway and outdoor amenity area;
5. Opportunities to share the garbage/recycling facilities with future adjacent developments;
6. Variance to reduce north side yard setback from 3.0 m (9.84 ft.) to 2.3 m (7.5 ft.) for a portion of an electrical room attached to the front building; and
7. Variance to allow eight (8) tandem parking spaces in four (4) of the townhouse units with provisions to prohibit conversion of tandem parking area into habitable area.

Financial Impact or Economic Impact

None.

Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. 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

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



RZ 07-395773

Original Date: 12/18/07

Amended Date: 08/24/09

Note: Dimensions are in METRES



**MATTHEW CHENG
ARCHITECT INC.**

4880 JAY STREET, VANCOUVER, B.C. V6Y 1A3
Tel: 604-271-8888 Fax: 604-271-8889
Cell: 604-271-8888 Email: mch@matthewcheng.com

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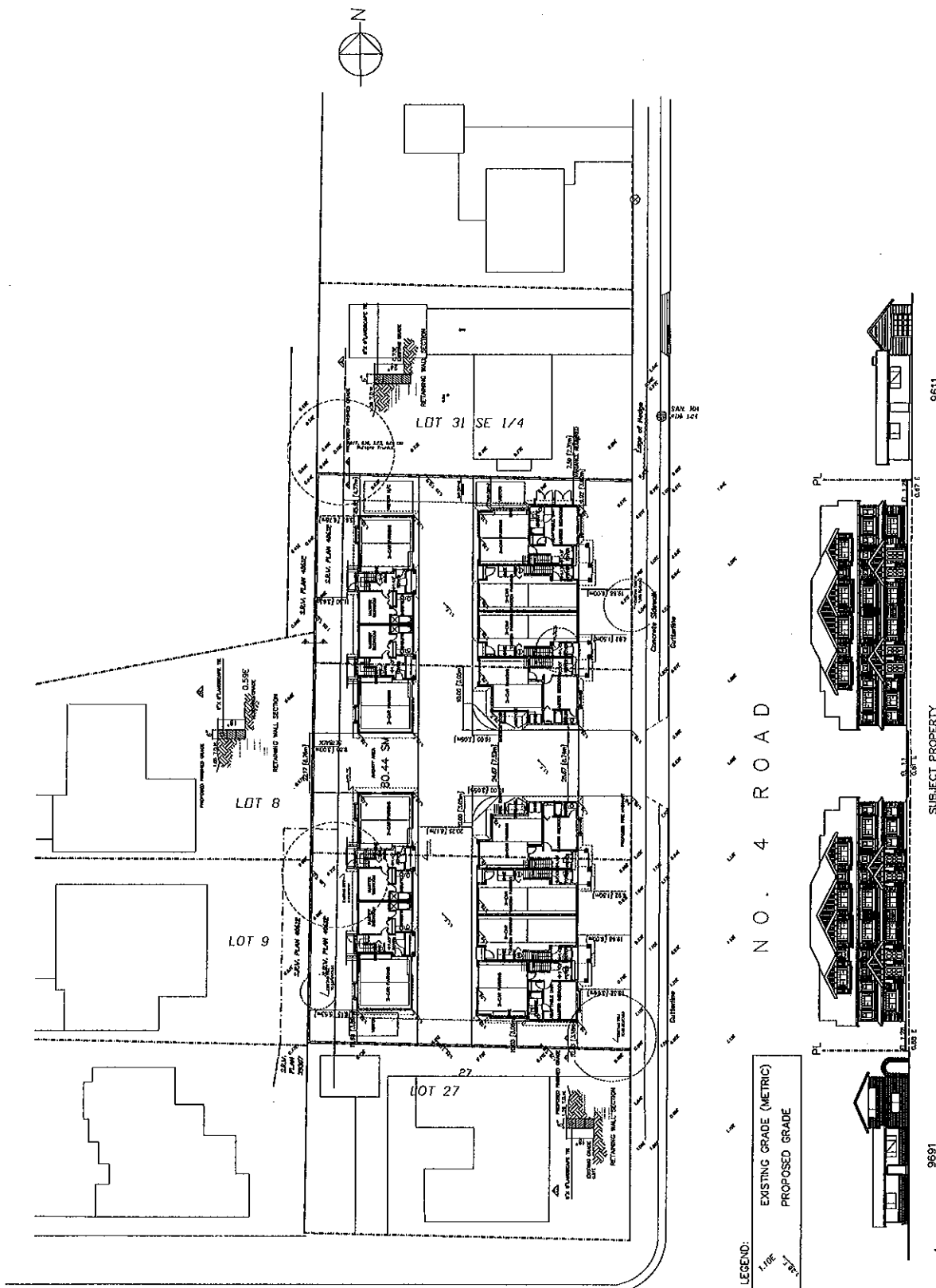
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04	20080505	AMP UPDATE

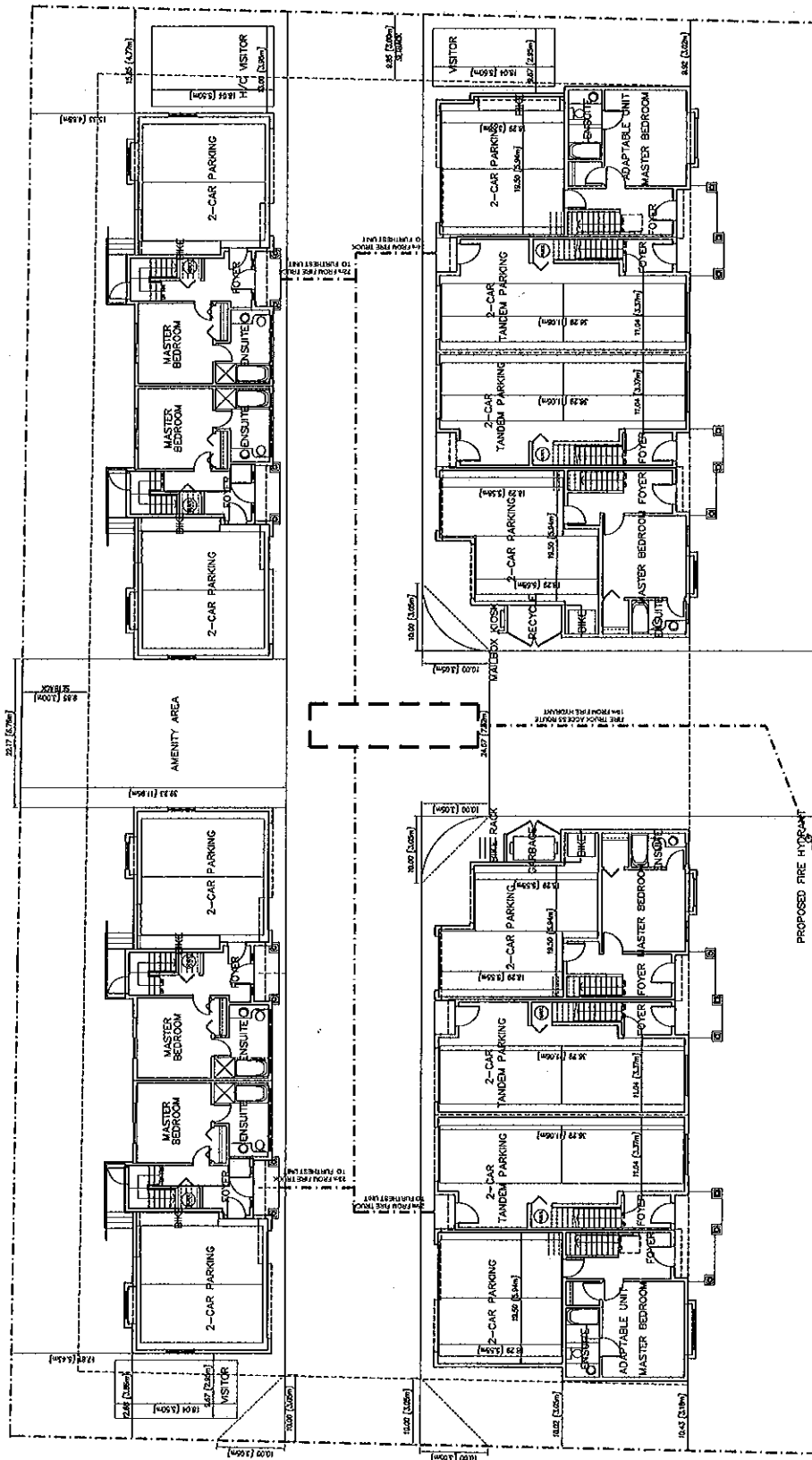
Comments:

Project Title:
**12-UNIT TOWNHOUSE
DEVELOPMENT**
9631.9651.9671 NO.4 RD.

Project Title:
SITE PLAN

Author:	
Designer:	
Scale:	1/4" = 1'-0"
Project Number:	9631.9651.9671
Revision:	
Drawn By:	June 20, 2008
Project Name:	#1

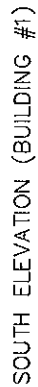


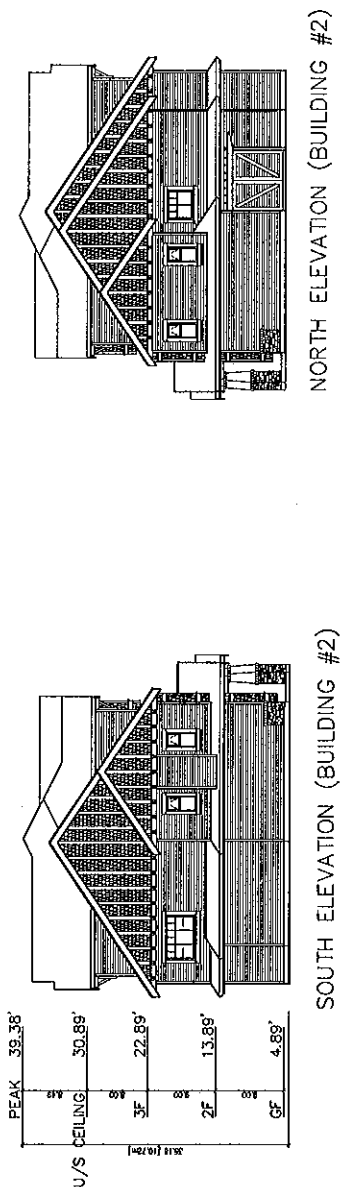
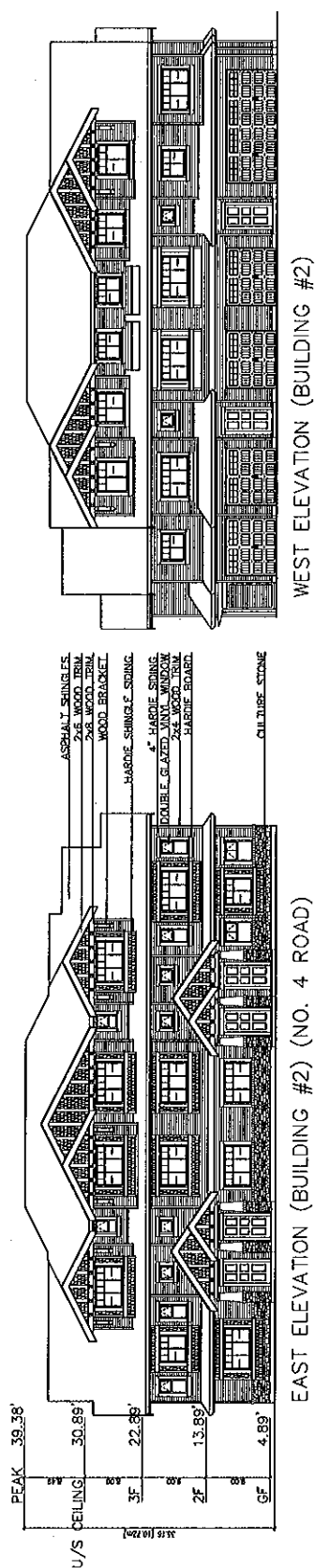


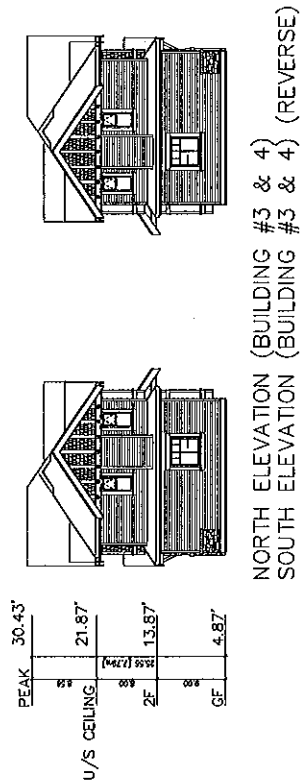
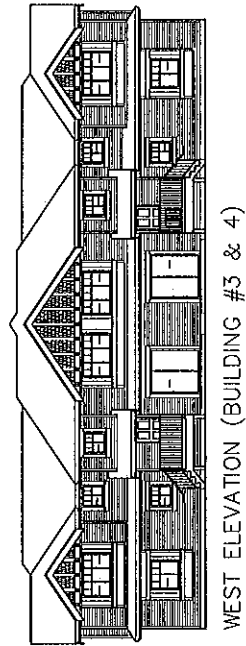
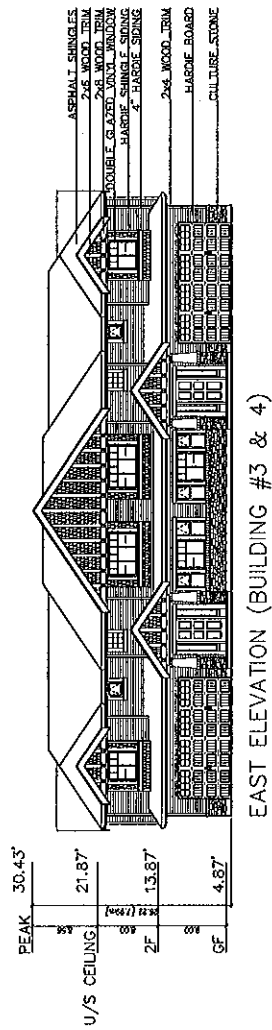
NO. 4 ROAD

PLN - 22

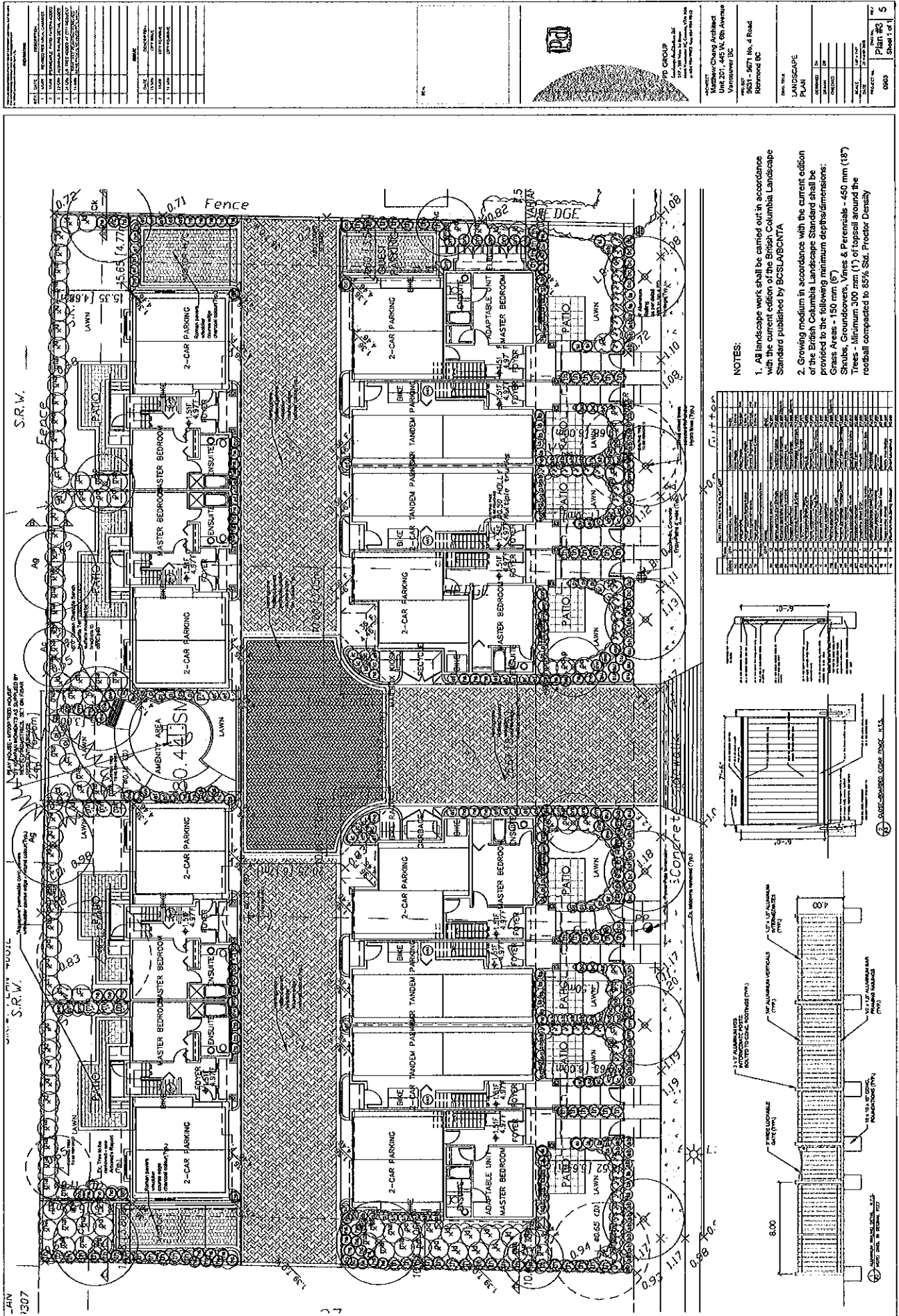
 MATTHEW CHENG ARCHITECT INC. 100-10101 101 Avenue Richmond, B.C. V6V 1K1 Tel: (604) 273-8888 Fax: (604) 273-8889 Email: info@matthewcheng.ca Website: www.matthewcheng.ca	THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NOR DOES HE WARRANT THAT THE INFORMATION IS COMPLETE OR THAT IT WILL BE KEPT UP TO DATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO HIM BY THE CLIENT.	10. Date: 2020/05/14 11. Revision: 1.0 12. Drawn: J.C. CHENG 13. Checked: J.C. CHENG 14. Project: 12-UNIT TOWNHOUSE DEVELOPMENT 9831-9671 NO. 4 ROAD RICHMOND, B.C.	Sheet Title: PARKING PLAN	Project No.: #2
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**PLN - 23**

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 MATTHEW CHENG ARCHITECT INC. 1000 WEST 10TH AVENUE SUITE 100 VANCOUVER, BC V6H 1A6 TEL: (604) 681-1111 FAX: (604) 681-1112 WWW.MATTHEWCHENGARCHITECT.COM	THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.	DATE: 2009/05/14 BY: JSC CHECKED: JSC DATE: 2009/05/14	NO. DATE: 14/05/2009 REVISION: 14/05/2009 PROJECT: 14/05/2009	PROJECT TITLE: 12-UNIT TOWNHOUSE DEVELOPMENT 9631-9677 No. 4 ROAD RICHMOND, B.C.	CLIENT: 12-UNIT TOWNHOUSE DEVELOPMENT 9631-9677 No. 4 ROAD RICHMOND, B.C.	DATE: 14/05/2009 BY: JSC CHECKED: JSC DATE: 2009/05/14	PROJECT NUMBER: #4C
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City of Richmond

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

Development Application Data Sheet

RZ 07-395773

Attachment 3

Address: 9671 No. 4 Road

Applicant: Matthew Cheng Architect Inc.

	Existing	Proposed
Owner:	Gurdial K Bhangle	No Change
Site Size (m²):	786 m ² (8460.71 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.6)
Number of Units:	1	12 units on 9631, 9651 & 9671 No. 4 Road
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Consolidated Site *	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20.75 upa	none permitted
Floor Area Ratio:	Max. 0.60	0.59	none permitted
Lot Coverage – Building:	Max. 40%	38%	none
Lot Size (min. dimensions):	30 m wide x 35 m deep	64.92 m wide x 36.06m deep	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.00 m	none
Setback – North Side Yards (m):	Min. 3.0 m	Min. 2.31 m	0.69 m for a portion of an electrical room attached to the front building
Setback – South Side Yards (m):	Min. 3.0 m	Min. 3.06 m	none
Setback – Rear Yards (m):	Min. 3.0 m	Min. 4.78 m	none
Height (m):	11.0 m	10.72 m	none

On Future Consolidated Site *	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27	27	none
Tandem Parking Spaces:	none permitted	8	proposing 8 tandem parking spaces in four (4) units
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu of \$4,000 for 9671 No. 4 Road (an additional \$8000 was secured at Rezoning for 9631 & 9651 No. 4 Road, RZ 04-268666)	none
Amenity Space – Outdoor:	6 m ² per unit x 12 units = 72 m ²	80 m ²	none

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

* 9631, 9651 & 9671 No. 4 Road are to be consolidated for the proposed townhouse development.

Catherine MacDonald
ISA CERTIFIED ARBORIST PN-0716A
ISA CERTIFIED TREE RISK ASSESSOR #212

ALL TREES TO BE REMOVED AS PER ARBORIST
REPORT AND CITY OF RICHMOND.

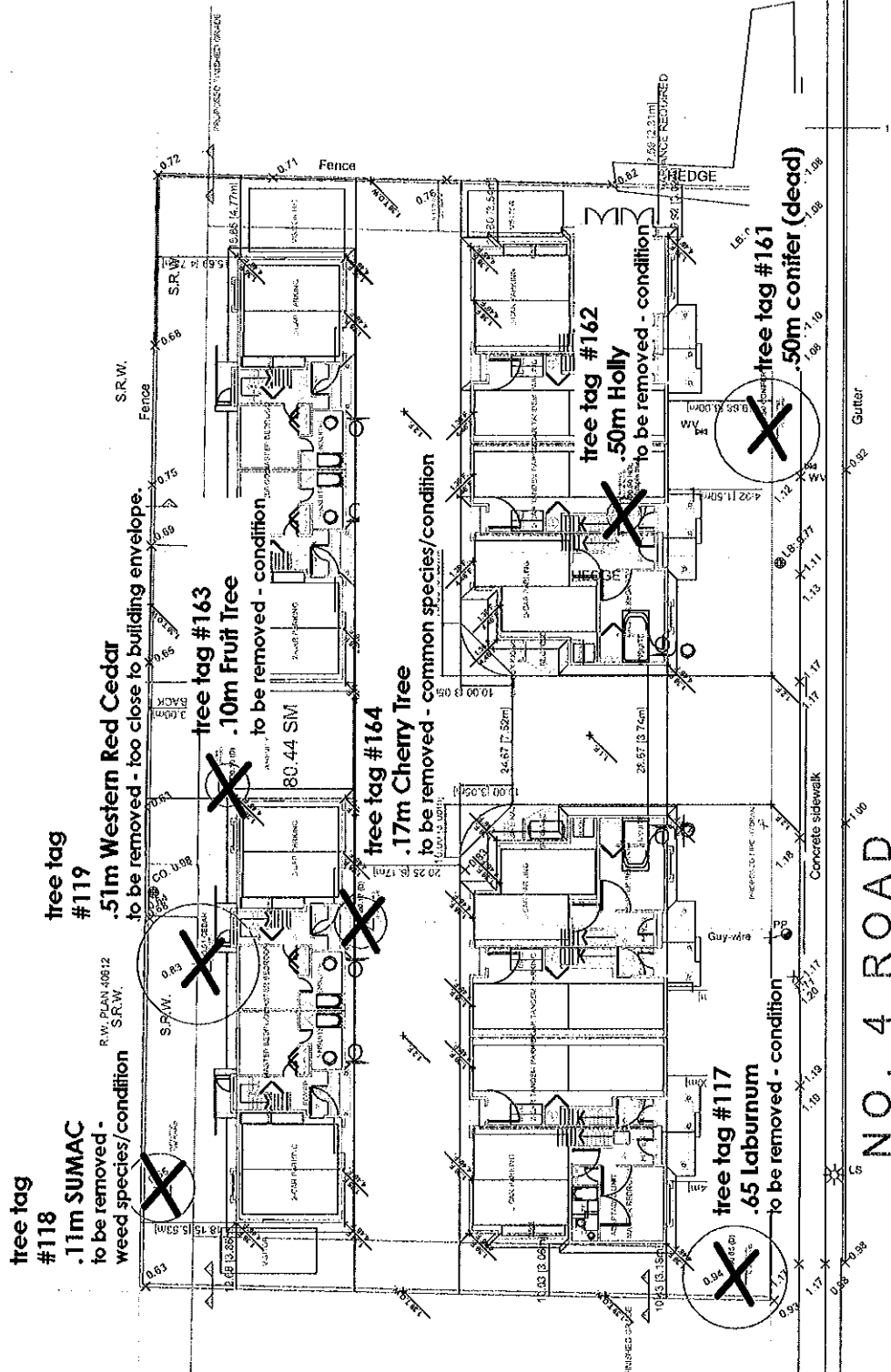
SEE ARBORIST REPORT ADDENDUM OF 14 AUGUST
2009 FOR FURTHER INFORMATION.

ISSUED: 14 AUGUST 2009



SCALE: 2/32" = 1' - 0"
FULL SIZE 8.5 x 11 SHEET

ARBORIST REPORT
9631, 9651 & 9671 #4 ROAD
RICHMOND, BC



END

EXISTING GRADE (METRIC)



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-22-2011 BY 60322
TREK TO BE REMOVED

Rezoning Considerations

9671 No. 4 Road

RZ 07-395773

Prior to final adoption of Zoning Amendment Bylaw 8523, the developer is required to complete the following:

1. Consolidation of 9631, 9651 and 9671 No. 4 Road into one development parcel (which will require the demolition of the existing dwellings).
2. The submission and processing of a single Development Permit* for the consolidated site, completed to a level deemed acceptable by the Director of Development.
3. 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.
4. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$10,152.85) to the City's Affordable Housing Reserve Fund.
5. City acceptance of the developer's voluntary cash-in-lieu of sanitary upgrades contribution of \$3,689.00.
6. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. Frontage Beautification: including across the frontage of 9691 No. 4 Road at Saunders Road, and north across 9651 & 9631 No. 4 Road. Works include, but are not limited to, remove existing sidewalk and lighting strip, pouring a new 1.5 m sidewalk at the Property Line (PL), with a grass and treed boulevard provided in the space between the new sidewalk and the existing curb. Tree species to be determined. The existing davit arm streetlights should only need minor alterations.
 - b. Sanitary: from capacity analysis, frontage sanitary sewer to minimum 200 mm diameter from inspection chambers SIC3108 to SIC16572, remove inspection chambers SIC3108 and SIC16572, provide a manhole at the north end of the sewer upgrade, provide a manhole near the south property line of 9671 No. 4 Rd.
 - c. Water: Note that there is a 200 mm AC watermain currently at 1.8 m from the property line which may be compromised with the compaction required for the new sidewalk.
 - d. Service connections: All service connections for the (3 lot) townhouse project are also to be designed via the Servicing Agreement.

7. Registration of a cross-access agreement on title of 9631/9651/9671 No. 4 Road allowing access to/from the future development site to the north at 9591 and 9611 No. 4 Road and to the south at 9691 No. 4 Road.
8. The applicant is proposing a contribution in-lieu of on-site indoor amenity space as per the Official Community Plan (OCP) and Council policy (\$1,000 per unit).

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8523 (RZ 07-395773)
9671 NO. 4 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D. 003-995-691

Lot 28 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8523"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER