



City of Richmond

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: March 30, 2010
File: RZ 09-495595
Re: **PATRICK COTTER ARCHITECT INC. has applied to the City of Richmond for permission to rezone 9560 and 9580 Alberta Road from Single Detached (RS1/F) to Medium Density Townhouses (RMT3) in order to develop a 13 unit 3 Storey Townhouse development.**

Staff Recommendation

That Bylaw No. 8588 for the rezoning of 9560 and 9580 Alberta Road from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to rezone 9560 and 9580 Alberta Road (**Attachment 1**) from “Single Detached, (RS1/F)” to a “Medium Density Townhouses (RTM3)” to permit the construction of 13 residential townhouse units (**Attachment 2**).

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Across Alberta Road, a 48 unit Townhouse complex zoned “Town Housing (ZT30) – North McLennan (City Centre)”.

To the South: Open field associated with Anderson Elementary and MacNeill Secondary Schools zoned “School and Institutional Use (SI)”.

To the East: Single-Family homes along the south side of Alberta Road, zoned “Single Detached (R1S/F)”.

To the West: Parking lot for Anderson Elementary School and beyond, two Single-Family lots zoned “Single Detached (R1S/F)”.

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan North Sub-Area Plan, Schedule 2.10C.

McLennan North Sub-Area Plan

- Residential Area 3. Two Family Dwelling / 2 & 3-storey Townhouses. 0.65 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.70 FAR, which is above the base density of 0.65 FAR as indicated in the OCP. To qualify for the additional density and to satisfy the requirements of the RTM3 zone, the applicant is providing a voluntary contribution to the Affordable Housing Strategy reserve fund.

Floodplain Management Implementation Strategy

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

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

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

Staff Comments

Transportation and Site Access

- Vehicular access to and from the site is off Alberta Road.
- Off-street parking for the proposal is provided in each unit by two-car garages at grade with a combination of side-by-side and tandem configurations. Visitor parking is supplied by three (3) visitor stalls scattered around the site. The number of stalls meet the requirements of Zoning Bylaw 8500, but a variance will be required at the Development Permit stage to permit a tandem parking configuration for a townhouse development. A restrictive covenant to prevent conversion of tandem parking garages will be secured at the Development Permit stage.
- With the exception of the units that have direct pedestrian access to Alberta Road, pedestrian access to the site is shared with the vehicular access point and then follows the internal drive-aisle to the individual units. To add an additional safety feature to pedestrians using the site, staff have asked the applicant to consider using methods to give a better sense of territory for pedestrians who use the site.

Proposed Site Assembly

With access to Alberta Road, this 13 unit townhouse proposal is arranged in two, three and four unit clusters along the periphery of the site. The internal drive aisle bisects the units which screens the aisle from public view along the street. Upon entry, the drive aisle directs the view toward the outdoor amenity area before breaking off to access the individual units to the east and west. The units fronting Alberta Road provide direct pedestrian access to the street.

The owners have made attempts to acquire additional sites to the east but have not been successful. The applicant has provided a conceptual proposal for townhouses to the property to the east that would not require direct access to Alberta Road (**Attachment 2**). To support the potential of this concept plan, a cross access easement is to be registered on the subject property for the benefit of the adjacent property to the east at 9620 Alberta Road.

Trees

An Arborist Report and site survey (**Attachment 5**) was submitted to assess the existing trees on the site for possible retention of existing trees. The submitted report indicated that of the eleven (11) trees currently on both sites, three (3) were identified as good candidates for retention. A street tree was identified for removal as it interfered with the driveway that would access the site. Alternative locations to the driveway were explored to retain the tree but there were some safety issues related to pedestrian movement along the sidewalk, in particular with children accessing Anderson Elementary School. The proposed location adds distance between these access points and provides a better street frontage. The applicant has offered to relocate the tree nearby at the discretion of the Parks Department.

A detailed site review was conducted by City staff which confirmed with the report that of the eleven (11) trees on-site, three (3) are in poor condition and will need to be removed. Of the remaining eight (8) that are listed in good health, three (3) will be retained with the remaining five (5) to be removed due to their location within the buildable area. Consideration to adjusting the buildable area to retain as many existing trees was reviewed but proven difficult to achieve due to the number of trees listed for removal are located at the centre of the subject site and not along the periphery. In addition, the required grading of the site to meet the required flood plain regulations would result in additional fill on the site that would make any possible survival of these trees very unlikely.

A weeping birch (tree #1 on **Attachment 5**) with wide spreading branches is included for removal due to its close proximity to one of the buildings. The applicant has agreed to plant a new tree with a minimum 5" calliper in its place. This will be confirmed at the Development Permit stage.

Of the eight (8) trees that are to be removed, 16 would need to be replaced in accordance with policy. A review of the new tree plantings will be conducted at the Development Permit stage where it is anticipated that the site should easily be able to accommodate this number of trees.

Amenity Space

The outdoor amenity space is located in a highly visible location at the centre of the site of the site where the internal drive aisle splits to access the units to the east and west. The space is intended for a children's play area and benches for sitting but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$13,000.00 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Medium Density Townhouses (RTM3)

The proposed rezoning from RS1/F to RTM3 represents an increase to density by allowing more primary residential units to the site. The submitted information is in conformance with the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP as the proposal meets the North McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map ('Residential, Townhouse up to 3 Stories') (**Attachment 4**).

The proposed increase in density from a 0.65 FAR base to the proposed 0.70 FAR in RMT3 is supported through a voluntary contribution to the affordable housing reserve fund.

Design

The three-storey proposal meets the intent and requirements of the neighbourhood plan. The proposed design is that of a contemporary brick finish row-house that provides an instant maturity for a new development. The applicant has made an application for a Development Permit and that is currently in circulation. More detail regarding the form and character of the proposal will follow during that process.

Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments containing less than eighty (80) units, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot will be welcomed to the affordable housing reserve fund. The total payable contribution in this 13 unit proposal would come to \$32,140.00.

Public Art

As the proposed complex is under twenty (20) units, providing or contributing to Public Art is not applicable in accordance with policy.

Existing Covenants to be Discharged

An existing covenant is registered for 9580 Alberta Road and outlines the noise mitigation measures to reduce the noise impact of aircrafts going to and coming from Vancouver International Airport (YVR). The covenant indemnifies the City from any action taken by the owner over aircraft noise but does not indemnify YVR.

The OCP requires new developments that are located within the boundaries of the Aircraft Noise Sensitive Development Map to register a covenant that outlines the noise mitigation measures to be undertaken by the developer for their project. The same covenant also will indemnify both the City and YVR to noise generated by aircraft.

Parking

The submitted proposal meets the number of off-street parking stalls in accordance with the Off-Street Parking and Loading requirements of Zoning Bylaw 8500. A total of twenty-nine (29) stalls are being proposed with twenty-six (26) proposed for residents and three (3) visitor stalls. A variance will be required at the Development Permit stage to allow for tandem parking within a townhouse development as six (6) tandem parking spaces being proposed. A restrictive covenant to prevent conversion of tandem parking garages to habitable floor space will be secured at the Development Permit stage.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. They agree with the consultant that existing infrastructure for storm and sewer is adequate for the proposed development and that no upgrades are necessary.

Servicing Agreement

Frontage works were done in the late 1990's through the City's DCC program. No Servicing Agreement for this project is required.

Development Permit

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

1. Design of the outdoor amenity area, including the play area.
2. Submit a revised site plan to illustrate all existing trees (20cm calliper or greater) and noted if they are to be retained or removed.
3. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.

4. Justification to the variance request for the side yard setback.
5. Manoeuvrability of larger vehicles (SU-9) within the site.
6. Widening of the internal drive aisle to the satisfaction of the Director of Transportation.
7. Form and Character of the townhouse units and how they address adjacent properties.
8. To provide a sense of territory for pedestrian use within the site.

In addition to the standard Development Permit review.

Financial Impact

None.

Conclusion

The proposed 13 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTM3) zone for the North McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 09-495595 proceed to first reading.



David Johnson
Planner
(604-276-4193)

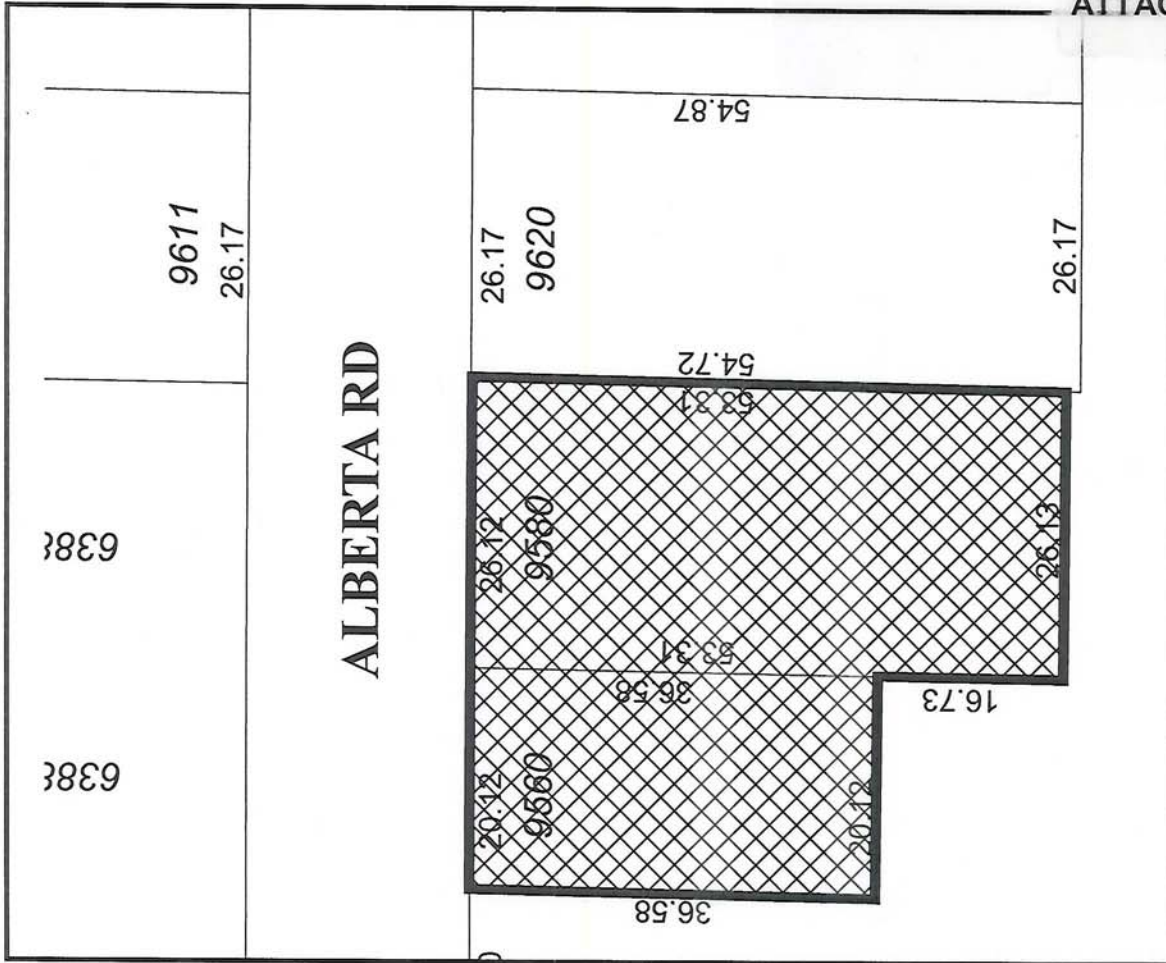
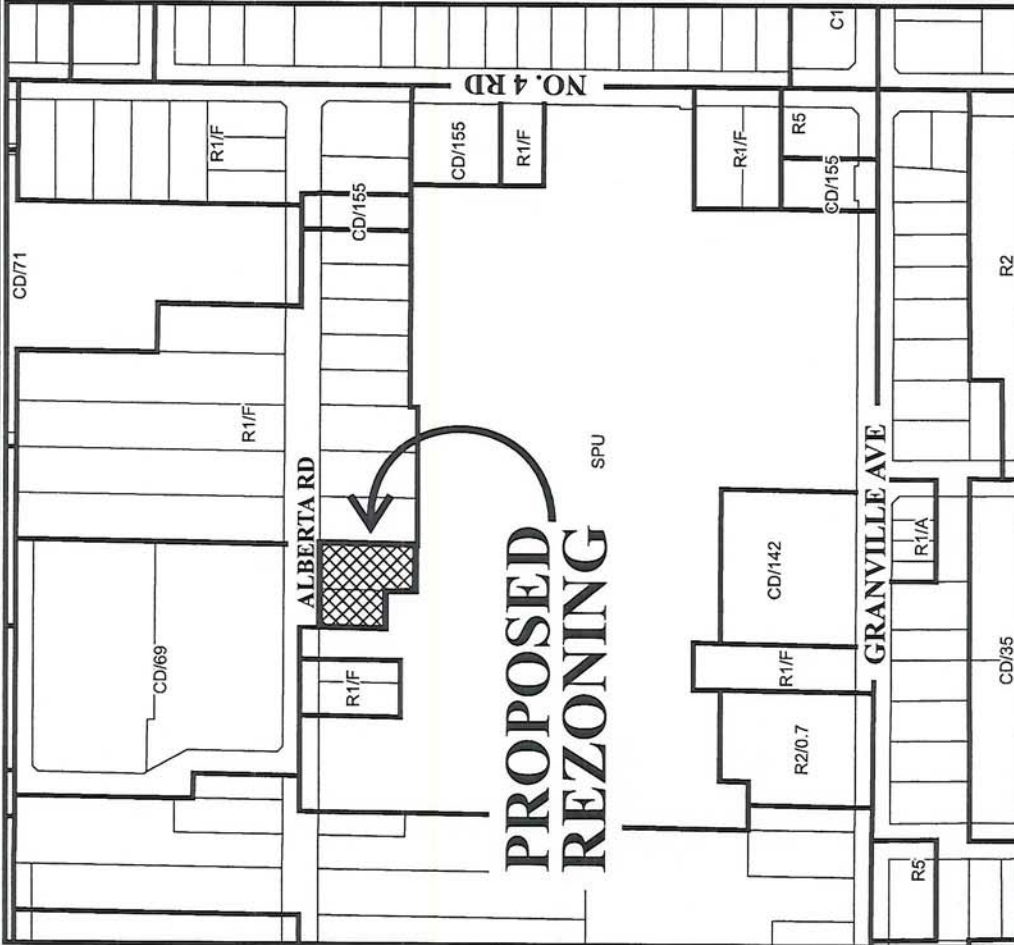
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List of Attachments

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



City of Richmond



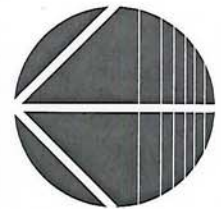
ATTACHMENT 1

Original Date: 11/02/09

Revision Date:

Note: Dimensions are in METRES

RZ 09-495595





RZ 09-495595

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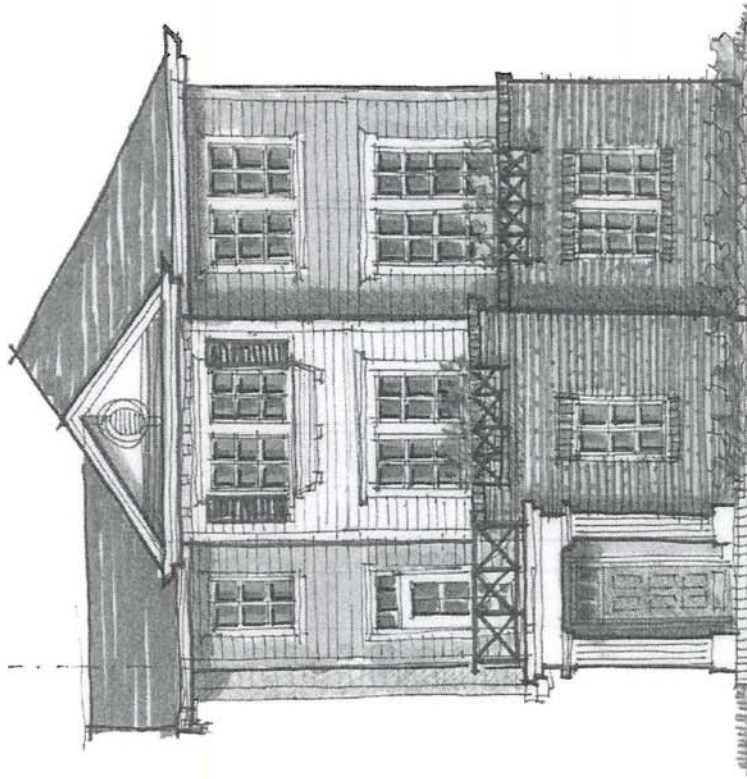
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PROPOSED ZONING:

UNIT A1	UNIT B1	UNIT B2	UNIT A1	UNIT B1	UNIT B2
1,264.5 sq ft	1,203.1sq ft	1,203.1sq ft	117.5 sq m	111.8 sq m	111.8 sq m
x 7 = 8,851.5	x 2 = 2,406.2	x 4 = 4,812.4	x 7 = 822.3	x 2 = 223.5	x 4 = 447.1
					1,492.9sq m

RESIDENT VISITOR	1.2/UNIT:	16 REQUIRED	26 PROVIDED
TOTAL	0.2/UNIT:	3 REQUIRED	3 PROVIDED
ACCESSIBLE (INCLUDED IN VISITOR)		19 REQUIRED	29 PROVIDED
		1 REQUIRED	1 PROVIDED



NOTES:

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	OPENING BALANCE		100.00
1/15/20	PAYROLL	50.00	150.00
1/31/20	RENT	20.00	130.00
2/1/20	SALES	75.00	205.00
2/15/20	PAYROLL	50.00	255.00
2/28/20	RENT	20.00	235.00
3/1/20	SALES	80.00	315.00
3/15/20	PAYROLL	50.00	365.00
3/31/20	RENT	20.00	345.00
4/1/20	SALES	90.00	435.00
4/15/20	PAYROLL	50.00	485.00
4/30/20	RENT	20.00	465.00
5/1/20	SALES	100.00	565.00
5/15/20	PAYROLL	50.00	615.00
5/31/20	RENT	20.00	595.00
6/1/20	SALES	110.00	705.00
6/15/20	PAYROLL	50.00	755.00
6/30/20	RENT	20.00	735.00
7/1/20	SALES	120.00	855.00
7/15/20	PAYROLL	50.00	905.00
7/31/20	RENT	20.00	885.00
8/1/20	SALES	130.00	1015.00
8/15/20	PAYROLL	50.00	1065.00
8/31/20	RENT	20.00	1045.00
9/1/20	SALES	140.00	1185.00
9/15/20	PAYROLL	50.00	1235.00
9/30/20	RENT	20.00	1215.00
10/1/20	SALES	150.00	1365.00
10/15/20	PAYROLL	50.00	1415.00
10/31/20	RENT	20.00	1395.00
11/1/20	SALES	160.00	1555.00
11/15/20	PAYROLL	50.00	1605.00
11/30/20	RENT	20.00	1585.00
12/1/20	SALES	170.00	1755.00
12/15/20	PAYROLL	50.00	1805.00
12/31/20	RENT	20.00	1785.00
TOTAL			1785.00

Unit 235, 11300 NO. 5 ROAD
SUITE 200, BAYVIEW, NJ 07002
TEL: (201) 372-1471
FAX: (201) 372-1471
TEL: (201) 377-6654
E-MAIL: info@edwardanddavis.com
WEB: www.edwardanddavis.com

Patrick Cotter
9560 - 9580 ALBERTA ROAD
RICHMOND, BRITISH COLUMBIA

CHOW
TIEN SHER

	(S/A)
NAME	
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NOTE	
AIR No.	008
SATC	Nov 25, 2006

COVER SHEET

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UNIT 235, 11200 NO. 5 ROAD
RICHMOND, BC V6V 3J7
TEL: (604) 272-5477
FAX: (604) 272-5471
E-MAIL: info@interact-235.com
WEB: www.interact-235.com

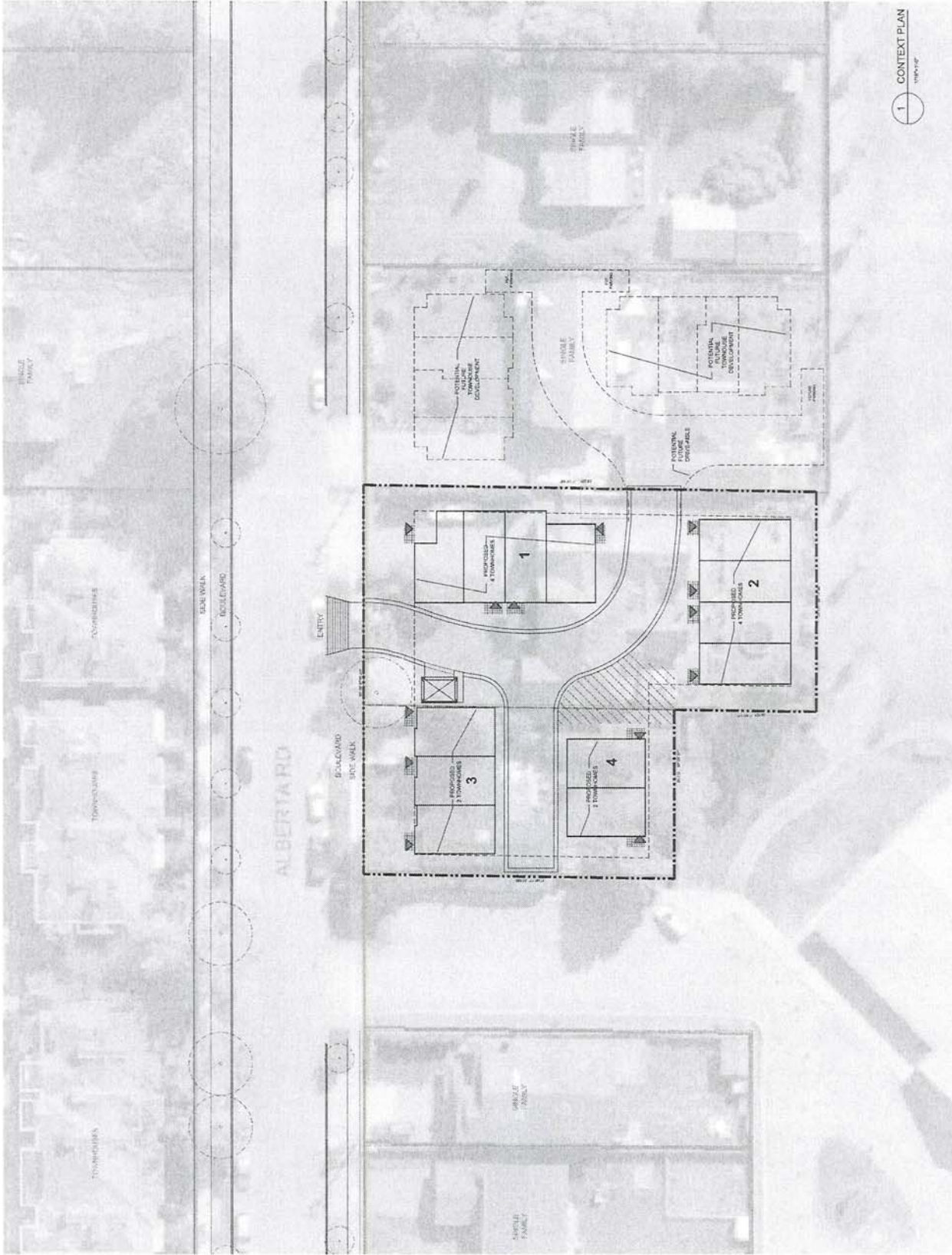
Patrick Cotter
9560 - 9580 ALBERTA ROAD
RICHMOND, BRITISH COLUMBIA

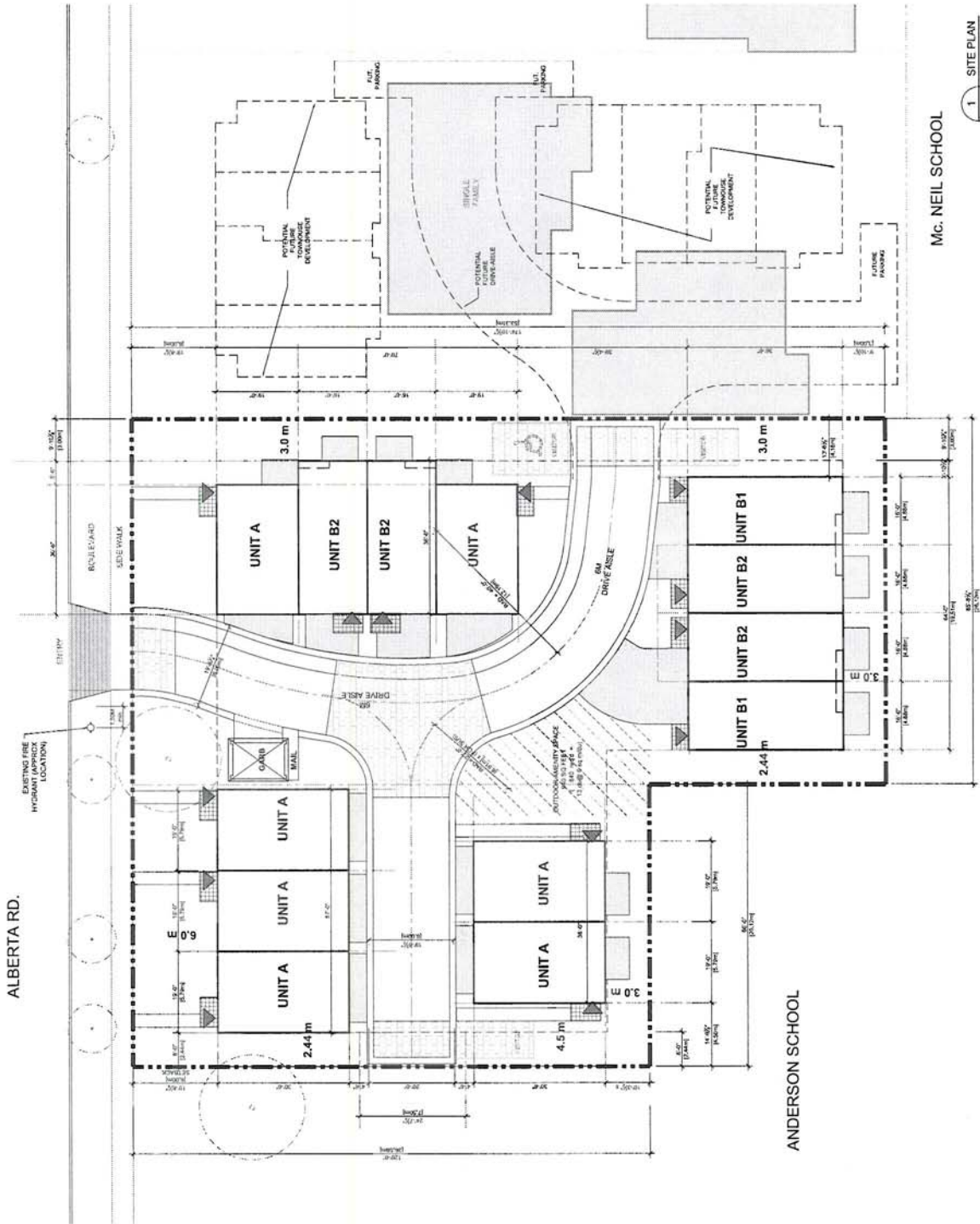
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Unit 225, 11300 NO. 8 ROAD
INCHMARRNO, B.C. V7A 5P7
TEL: (604) 272-4477
FAX: (604) 272-4471
CEL: (604) 377-4444
E-MAIL: info@centralwesthvac.com
WWW: WWW.CENTRALWESTHVC.COM

Patrick Coster
9560 - 9560 ALBERTA ROAD
RICHMOND, BRITISH COLUMBIA

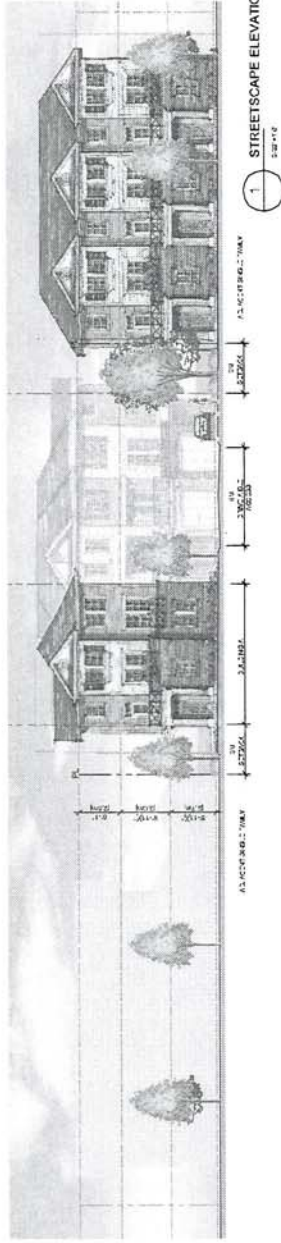
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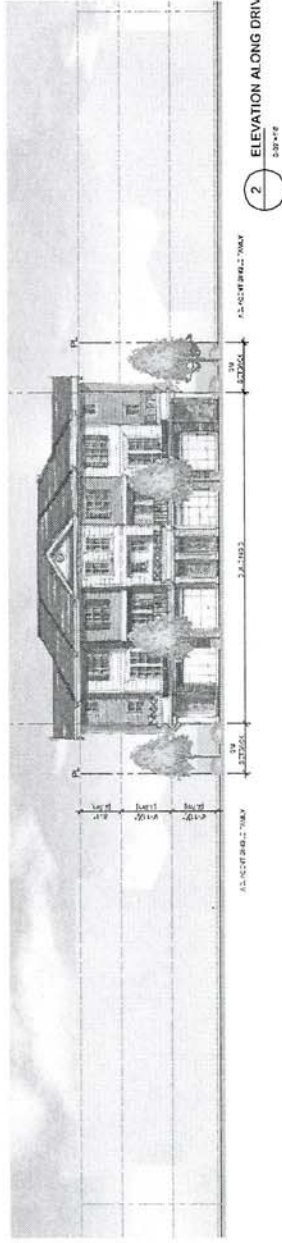
SITE PLAN

100-102 A-102	REV A
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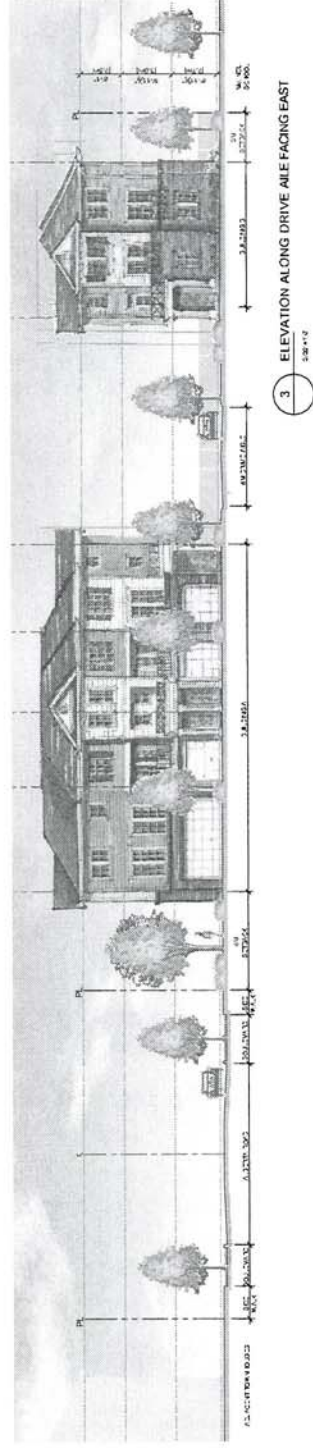
NOTES



1 STREETSCAPE ELEVATION (SOUTH)
5.00' x 12'



2 ELEVATION ALONG DRIVE AILE FACING SOUTH
5.00' x 12'



3 ELEVATION ALONG DRIVE AILE FACING EAST
5.00' x 12'

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4025 10th Ave S
Richmond, BC V6V 1A7
Tel: 604.277.1417
Fax: 604.277.1418
www.pulick.ca

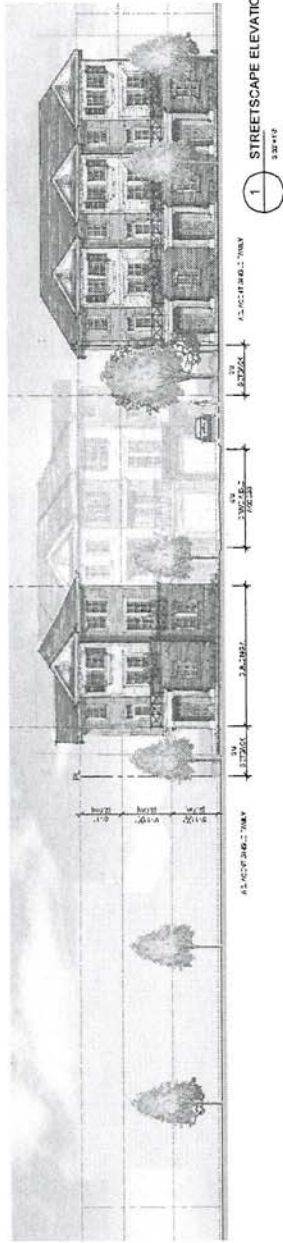
Pulick Collier
2550 - 9550 ALBERTA ROAD
RICHMOND, BRITISH COLUMBIA

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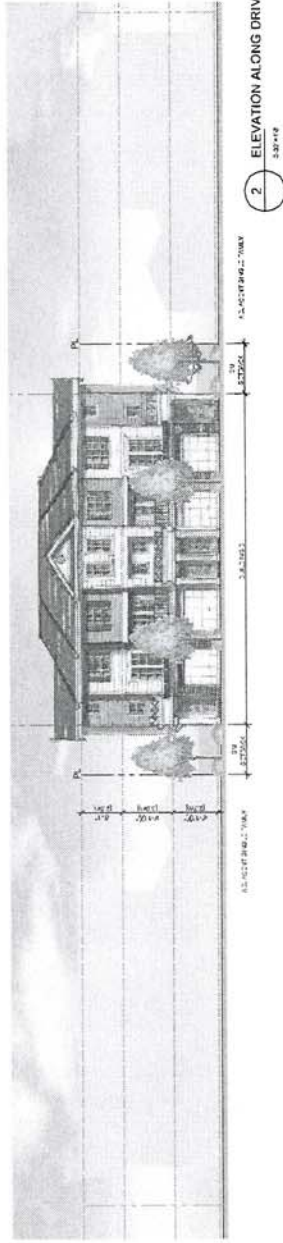
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STREETSCAPE
ELEVATIONS

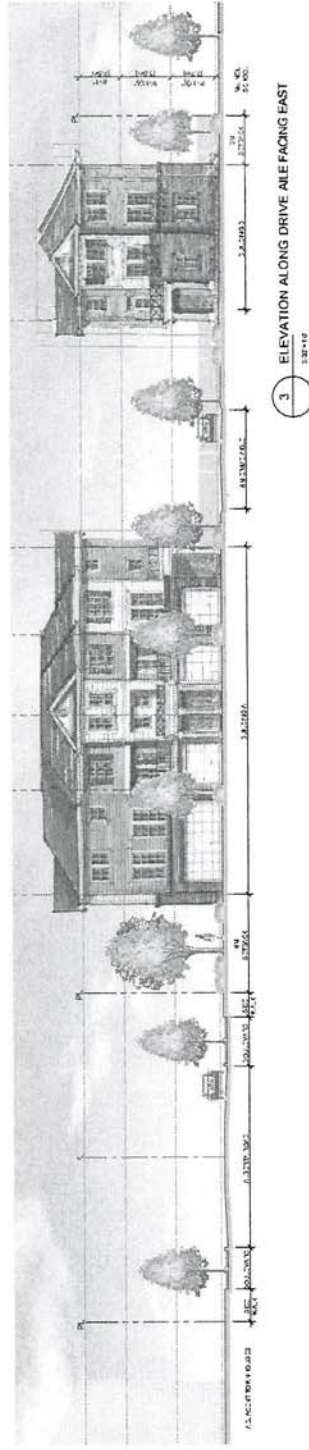
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B



1 STREETSCAPE ELEVATION (SOUTH)
3.00 x 11.00



2 ELEVATION ALONG DRIVE AILE FACING SOUTH
3.00 x 11.00



3 ELEVATION ALONG DRIVE AILE FACING EAST
3.00 x 11.00

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Paul C. Coffer
ARCHITECT
9550 - 9550 ALBERTA ROAD
RICHMOND, BRITISH COLUMBIA

DATE
11/10/11

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STREETSCAPE
ELEVATIONS

DATE
11/10/11

A-300

B



City of Richmond

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

Development Application Data Sheet

RZ 09-483465

Address: 9560, 9580 Alberta Road

Applicant: Patrick Cotter Architect Inc.

Planning

Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

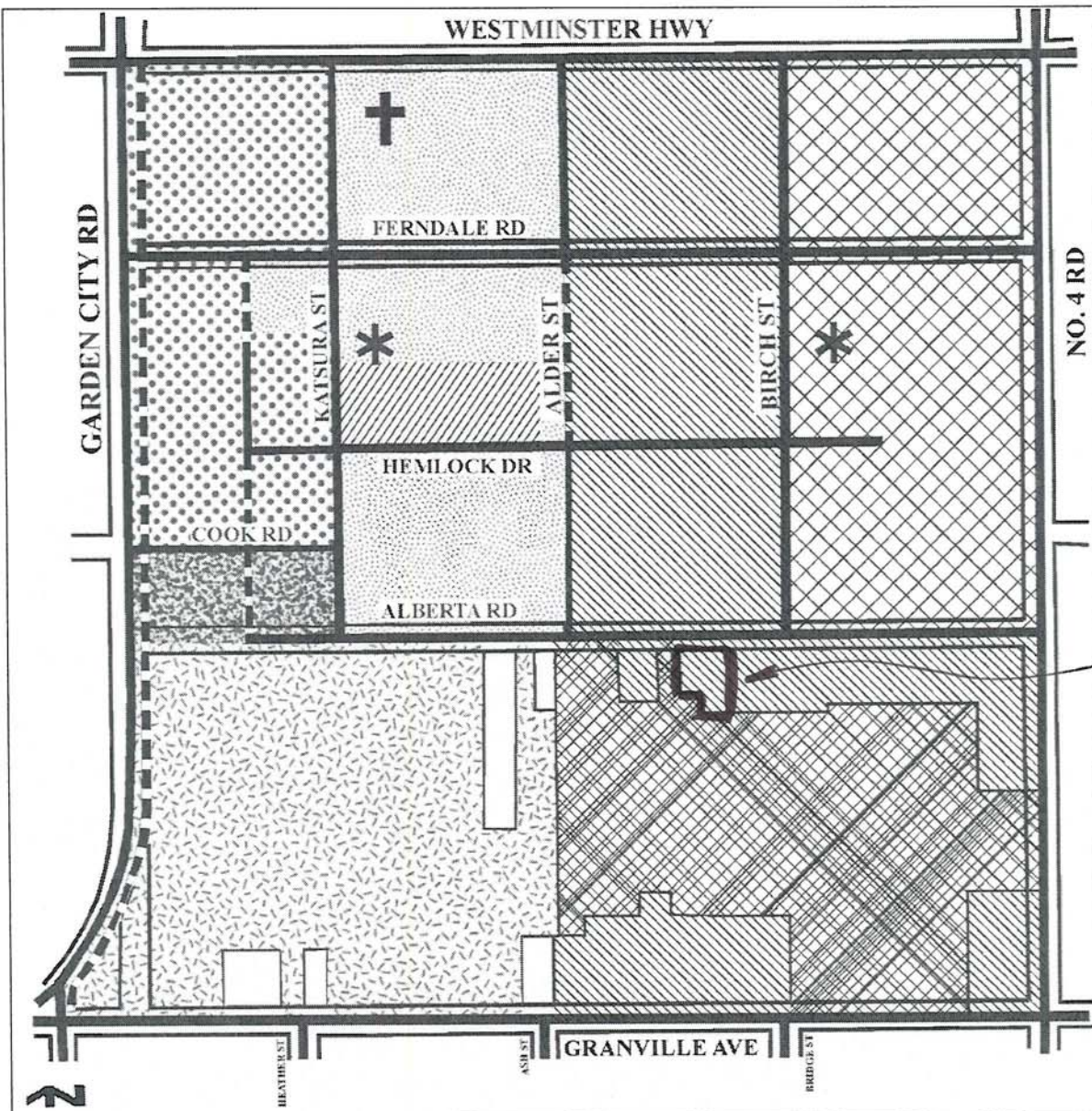
	Existing	Proposed
Civic Address:	9560 Alberta Road 9580 Alberta Road	To Be Determined
Owner or Applicant:	Patrick Cotter Architect Inc.	No Change
Site Size (m²):	2,132.79m ²	No Change
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	Medium Density Townhouses (RTM3) Permits Townhouses at 0.70 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	13 Townhouse Units on a consolidated lot.

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 2,132.79m ² (0.70) = 1,493m ² Max.	1,492.9m ² (0.70 FAR)	none permitted
Lot Coverage – Building:	40% Max.	33%	none
Lot Width:	30.0m	43.24m	none
Lot Depth:	35.0m	36.58m	none
Lot Size:	No requirements	2,132.79m ²	none
Setback: Alberta Road:	6.0m Min.	6.0m	none
Setback: Side and Rear Yard:	3.0m Min.	2.44m	0.56m
Height:	12.0m and no more than 3 stories maximum	11.05m and 3 stories	none

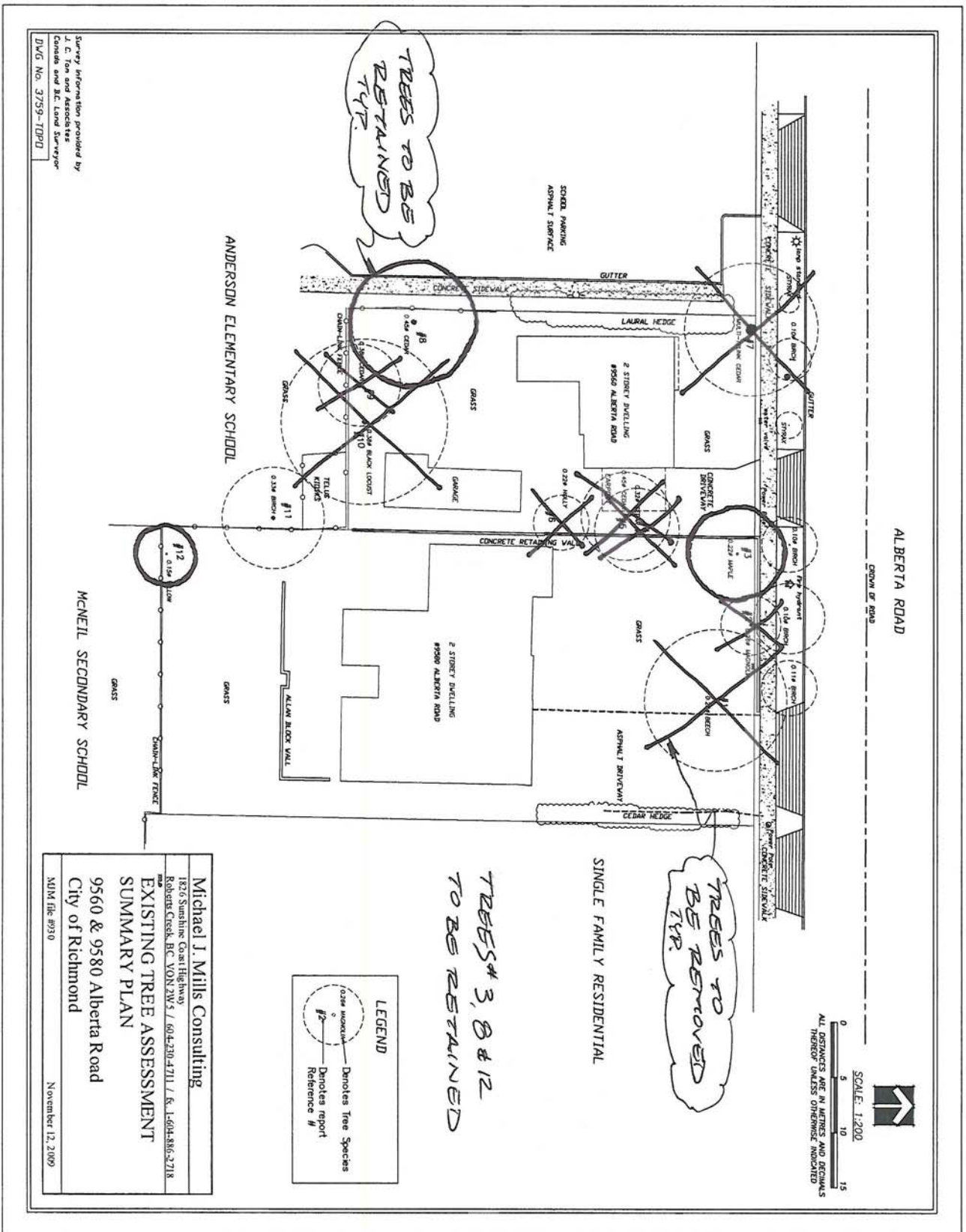
	Bylaw 8500 Requirements	Proposed	Variance
Minimum off-street Parking Requirements:	19 Resident <i>plus</i> 3 Visitor 22 spaces minimum	26 Resident <i>plus</i> 3 Visitor 29 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	6 units x 2 = 12 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$13,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 13 units = 78m ²	87.3m ²	none

City of Richmond

Land Use Map

 Bylaw 7966
 2006/01/09


Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses	Trail	Principal Roads
	Church	



**Conditional Zoning Requirements
9560, 9580 Alberta Road
RZ 09-495595**

Prior to adoption of Zoning Amendment Bylaw 8588, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidate 9560 and 9580 Alberta Road into one development parcel.
2. Registration of a cross-access easement over the internal drive-aisle in favour of 9620 Alberta Road to allow future access to this site from the subject property.
3. Registration of a Flood Indemnity Agreement Restrictive Covenant on the two parcels or after the consolidation of the single parcel.
4. Discharge of covenant BW20855 for 9580 Alberta Road in favour of the Aircraft Noise Sensitive Use Restrictive Covenant as listed in (5). Discharge costs are at the sole responsibility of the applicant.
5. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title of both parcels or on the single consolidated parcel.
6. Payment of \$13,000 cash-in-lieu of on-site indoor amenity space.
7. Voluntary contribution of \$32,140.00 towards the City's Affordable Housing Reserve Fund.
8. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
 - a) A tree inventory to which trees are to be retained and which are to be removed as well as a section indicating how proposed finished grades will ensure survival of retained trees.
 - b) A site plan showing the width of the internal drive aisle and the manoeuvrability of a SU-9 vehicle so it does not have to back out onto Alberta Road.
 - c) A design of the outdoor amenity area provided by a registered Landscape Architect.
 - d) The appropriateness of the landscape design of the entire site to be provided by a registered Landscape Architect.

* Note: This requires a separate application

(original signed copy on file)

Signed _____

Date _____



City of Richmond

Bylaw 8588

**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8588 (RZ 09-495595)
9560 AND 9580 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **MEDIUM DENSITY TOWNHOUSES (RTM3)**

P.I.D. 004-920-562

Parcel "A" (Reference Plan 10932) Lot 9 Block "C" Section 10 Block 4 North Range 6
West New Westminster District Plan 1305

P.I.D. 025-838-946

Lot 2 Section 10 Block 4 North Range 6 West New Westminster District Plan BCP9181

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8588"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER