City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 29, 2012
From:	Brian J. Jackson, MCIP Director of Development	**File:**	RZ 11-588104
Re:	**MATTHEW CHENG ARCHITECT INC. has applied to the City of Richmond for permission to rezone 9000 General Currie Road "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)" in order to develop an 8 unit, 3 Storey Townhouse development.**		

Staff Recommendation

That Bylaw No. 8906 for the rezoning of 9000 General Currie 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)

FOR ORIGINATING DEPARTMENT USE ONLY	
ROUTED TO: CONCURRENCE Affordable Housing ..... Y ☑ N ☐	CONCURRENCE OF ACTING GENERAL MANAGER

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to rezone 9000 General Currie Road (**Attachment 1**) from "Single Detached, (RS1/F)" to a "Medium Density Townhouses (RTM3)" to permit the construction of 8 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 General Currie Road, at 7393 Turnill Street, a 45 unit, 3 storey Townhouse complex zoned "Town Housing (ZT50) – South McLennan (City Centre)".

To the East: At 9060 General Currie Road, a 9 unit, 3 storey Townhouse complex, zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans, South McLennan (City Centre)".

To the South: At 7533 Turnill Street, a 15 unit, 3 storey Townhouse complex zoned "Town Housing (ZT55) – South McLennan (City Centre)".

To the West: Across Garden City Road, a 3 unit, 3 storey townhouse complex at 7511 Garden City Road zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans, South McLennan (City Centre)";and
Across Garden City Road, a Single Family Dwelling at 7351 Garden City Road, zoned (Single Detached (RS1/E)".

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan South Sub-Area Plan, Schedule 2.10D.

McLennan South Sub-Area Plan

- Residential, Townhouse up to 3 Storeys over 1 parking level, Triplex, Duplex, Single Family 0.75 base FAR (**Attachment 4**).

This eight (8) unit townhouse proposal will provide a density of 0.75 FAR, meeting the base density of the area plan. To satisfy the density requirements of the RTM3 zone, the applicant is providing a voluntary contribution to the Affordable Housing Strategy Reserve fund. In addition, the applicant is providing frontage improvements to both General Currie Road and Garden City Road.

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.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development, but no communication has 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 from General Currie Road. A covenant is to be registered on title to ensure vehicle access is provided off General Currie Road only and not Garden City Road.
- The registration of a 5.0 meter wide Public Access Right-of-Way is required running along the entire length of the site beside Garden City Road. The purpose of this ROW is to facilitate the frontage improvements of the site to include a public sidewalk, grass and treed boulevard and a curb and gutter. The ROW will also serve to widen the existing sanitary ROW which runs parallel with Garden City Road.
- Off-street parking for the proposal is provided in each unit by a combination of one and two-car garages at grade with all two car garages providing side-by-side parking configurations. Visitor parking is supplied by two (2) visitor stalls, including one stall for handicapped parking. The number of stalls meet the requirements of Zoning Bylaw 8500.
- With the exception of the four (4) units that have direct pedestrian access to Garden City Road and the one (1) unit accessing General Currie 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.
- A four (4) meter by four (4) meter triangular corner cut is to be dedicated at the corner of General Currie Road and Garden City Road.

Proposed Site Assembly

The subject property is a stand alone site as it is surrounded by either roads or existing townhouse developments that were built in the past eight (8) years. No additional land is available for this proposal.

Previous rezoning and development permit applications

This site has seen a previous application for both rezoning (RZ 01-192664) and Development Permit (DP 02-218738) for the purpose of developing seven (7), three (3) storey townhouse units, but there was little activity on the applicant's side to proceed with these applications after the rezoning application received third reading, resulted in their cancellation in February 2011. The site has remained vacant during this time.

New ownership of the site and the desire to proceed with a townhouse development resulted in the current application.

Trees

The subject site contains no on-site or off-site trees that would affect the proposed development application. A review of the property's history could not find any information of tree removal

prior to or after the approval of the City's Tree Protection Bylaw (Bylaw 8057) in May of 2006 which requires a permit to remove trees of a certain size.

While the City's replacement policy of 2:1 would not apply in this situation, it is anticipated that the forthcoming Development Permit for this townhouse proposal will contain new tree plantings in its landscaping plan to compliment the project.

Amenity Space

An outdoor amenity space is proposed to be located at the southeast corner of the site where it is anticipated to get the most sunlight of other available locations on the property. Little detail is provided at this time as to the proposed use of this space, but 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 $8,000.00 will be paid 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 for residential use. The submitted information is in conformance with the South 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 South McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map ('Residential, Townhouse up to 3 Storeys over 1 parking level, Triplex, Duplex, Single Family 0.75 base FAR) (**Attachment 4**).

The applicant is proposing a townhouse development with an FAR below the allowable density of 0.75, to a density of 0.70. The Medium Density Townhouse zone (RTM3) can achieve the 0.70 FAR the developer proposes with a voluntary contribution to the Affordable Housing Reserve Fund in accordance with the Zoning Bylaw (Bylaw 8500), otherwise the maximum allowable density is 0.40 FAR. The applicant is aware of this and is willing to make that contribution to achieve the higher density.

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 as well as to achieve the density bonusing provision outlined in the RTM3 zone. The contribution is to be provided prior to the adoption of the rezoning application.

With respect to townhouse developments, the Zoning Bylaw and the Affordable Housing 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 8 unit proposal would come to $19,530.03.

Public Art

In accordance with the City's Public Art policy, no provision of public art or a voluntary cash contribution in lieu of providing public art is necessary for this eight (8) unit townhouse proposal, if the application is for less than 10 townhouse units.

Design

The three-storey proposal meets the intent and requirements of the neighbourhood plan. More detail regarding the form and character of the proposal will follow during the Development Permit application process.

Parking

The submitted proposal meets the number of off-street parking stalls in accordance with the Parking and Loading requirements of Zoning Bylaw 8500. A total of 14 stalls are being proposed with 12 proposed for residents, using a combination of single car garages and side-by-side double car garages attached to the units. Bicycle parking is also being proposed to provide space for short and long term bicycle parking

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. Upgrades are required to the storm system along General Currie Road and an additional hydrant is required to meet the 75 meter spacing for multi-family areas. No upgrades to the sanitary are necessary.

Servicing Agreement

A Servicing agreement will be required to ensure frontage works along the front of Garden City Road and General Currie Road are done to City standards. Such works include:

- Garden City Road: working within the 5.0 meter wide PROP, a 3.0 meter sidewalk, landscaped boulevard, and the extension of the curb and gutter from the property to the south at 7533 Turnill Street;
- General Currie Road: a 1.75 meter wide sidewalk, landscaped boulevard and the extension of the curb and gutter from the property to the east at 9060 General Currie Road; and
- Upgrades to the storm system along General Currie Road, fronting this site.

Details of the sidewalk improvement is to correspond with works done at 7533 Turnill Street (SA 04-266458) and 7393 Turnill Street (SA 07-391164).

The agreement will also identify how the site will be serviced to accommodate the eight (8) townhouse units.

Development Permit

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

1. Design of the outdoor amenity area.
2. 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.
3. Form and character of the townhouse units and how they address adjacent properties.
4. Design of the Garden City greenway, contained within the 5.0m wide ROW fronting Garden City Road

Financial Impact

None.

Conclusion

The proposed eight (8) unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RHM3) zone for the South 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 11-588104 proceed to first reading.

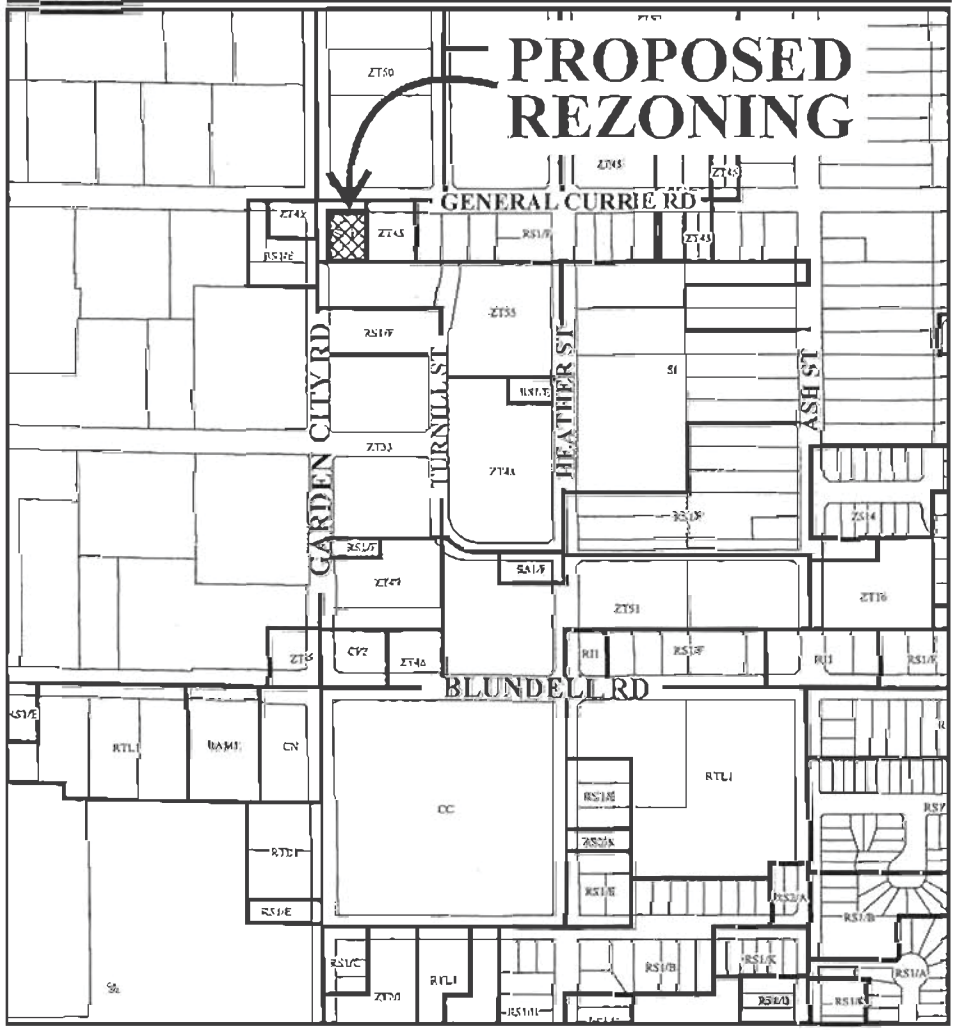
David Johnson
Planner
(604-276-4193)

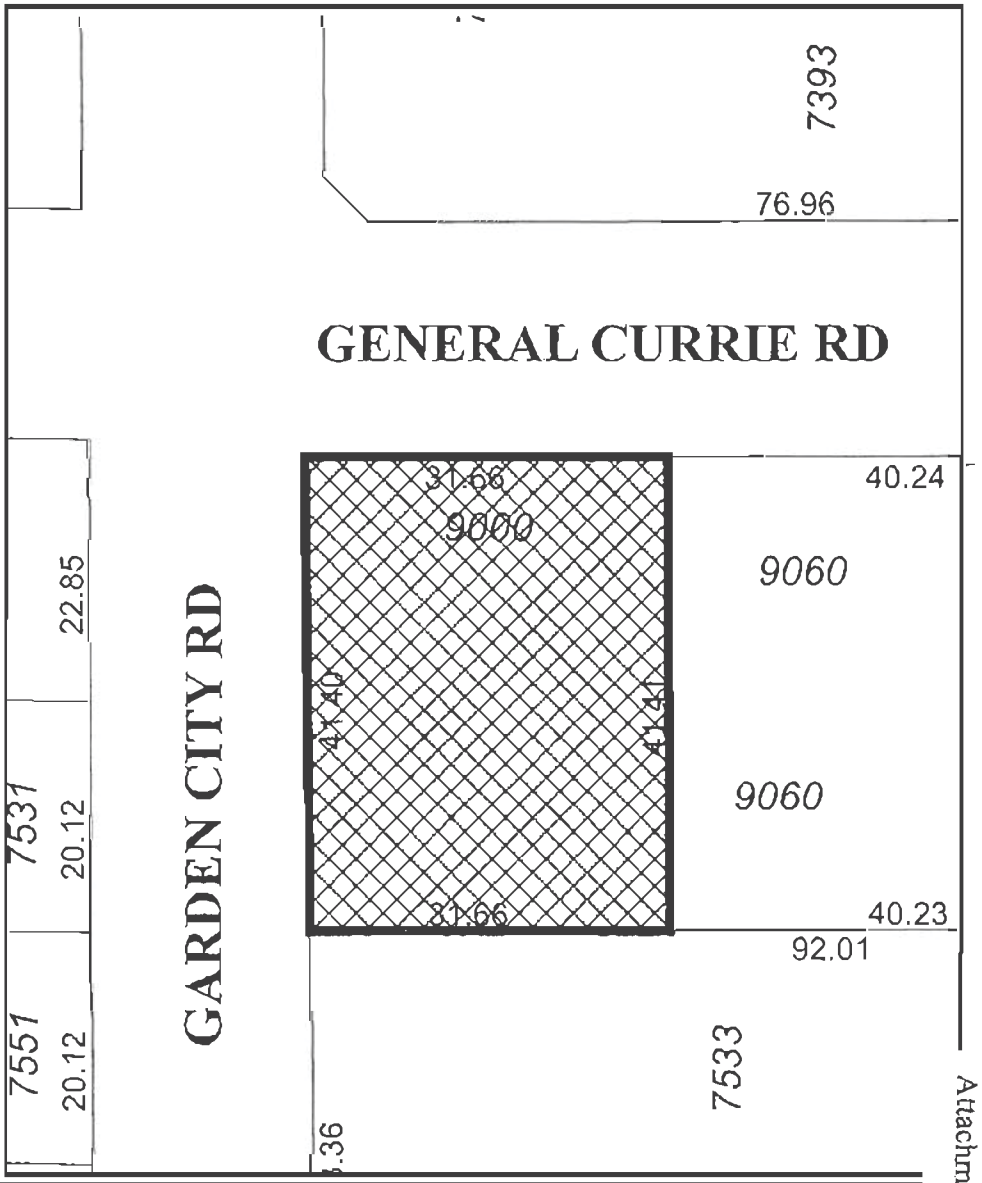
DJ:cas

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	Conditional Rezoning Requirements

City of Richmond





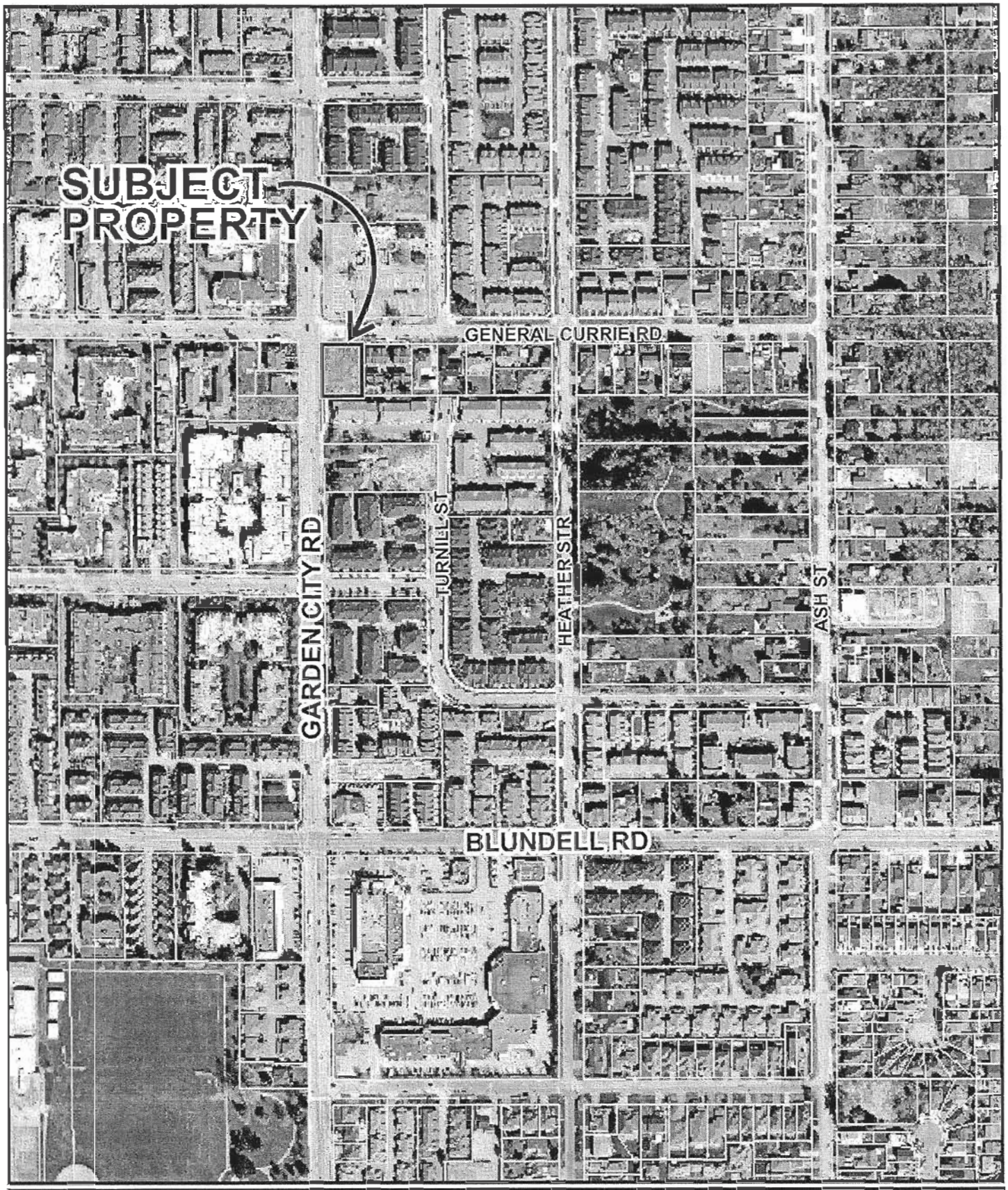
Attachment 1

RZ 11-588104

Original Date: 09/14/11

Revision Date:

Note: Dimensions are in METRES



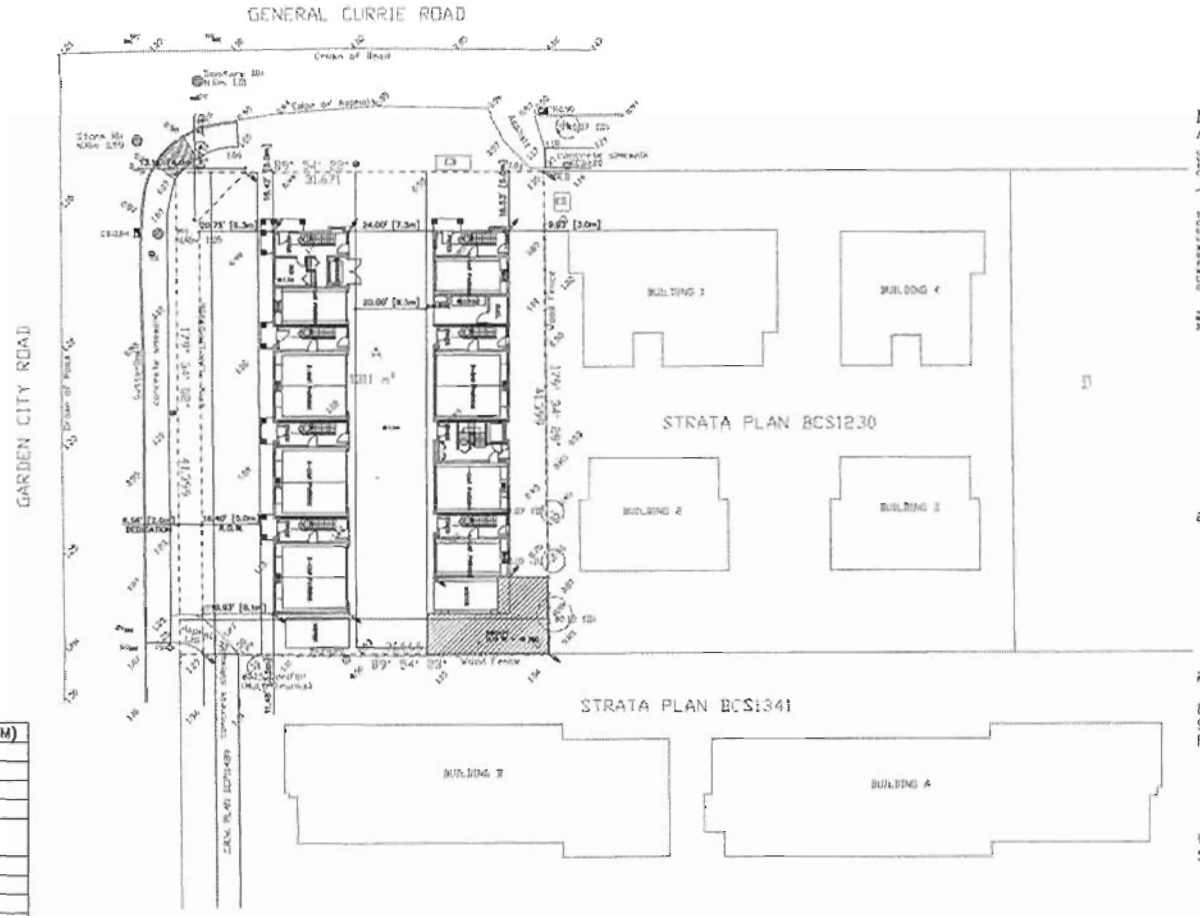
RZ 11-588104

Original Date: 09/15/11

Amended Date:

Note: Dimensions are in METRES

ATTACHMENT 2



	PROPOSED:
SITE AREA:	13134.11 SF (1220.23SM)
LAND USES:	TOWNHOUSE
OCP DESIGNATION:	NO CHANGE
ZONING:	RTH1
NUMBER OF UNITS:	8
	PROPOSED:
FLOOR AREA RATIO:	0.698 (9169.07 SF)
LOT COVERAGE:	0.343 (4532.61 SF)
SETBACK-FRONT YARD:	5.00m (16.42')
SETBACK-SIDE YARD: (EAST)	3.03m (9.93')
SETBACK-SIDE YARD: (WEST)	6.08m (19.93')
SETBACK-REAR YARD:	3.50m (11.48')
HEIGHT: (m)	11.14m (36.55')
LOT SIZE:	13134.11 SF (1220.23SM)
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	12 AND 2
OFF-STREET PARKING ACCESSIBLE:	0
OFF-STREET PARKING TOTAL:	14
TANDEM PARKING SPACES:	NONE
INDOOR AMENITY SPACE:	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	529 SF (49 SM)

NORTH ELEVATION (GENERAL CURRIE)

WEST ELEVATION (GARDEN CITY)

LEGAL DESCRIPTION: LOT "A" SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 15782

MATTHEW CHENG ARCHITECT INC.

Project Title
8-UNIT TOWNHOUSE
9000 GEN CURRIE RD.
RICHMOND, B.C.

Sheet Title
SITE PLAN

Drawn: KC
Checked: MC
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Project Number:
Revision Date: JAN. 04, 2012
Print Date: JAN. 04, 2012
Dwg. No. A01

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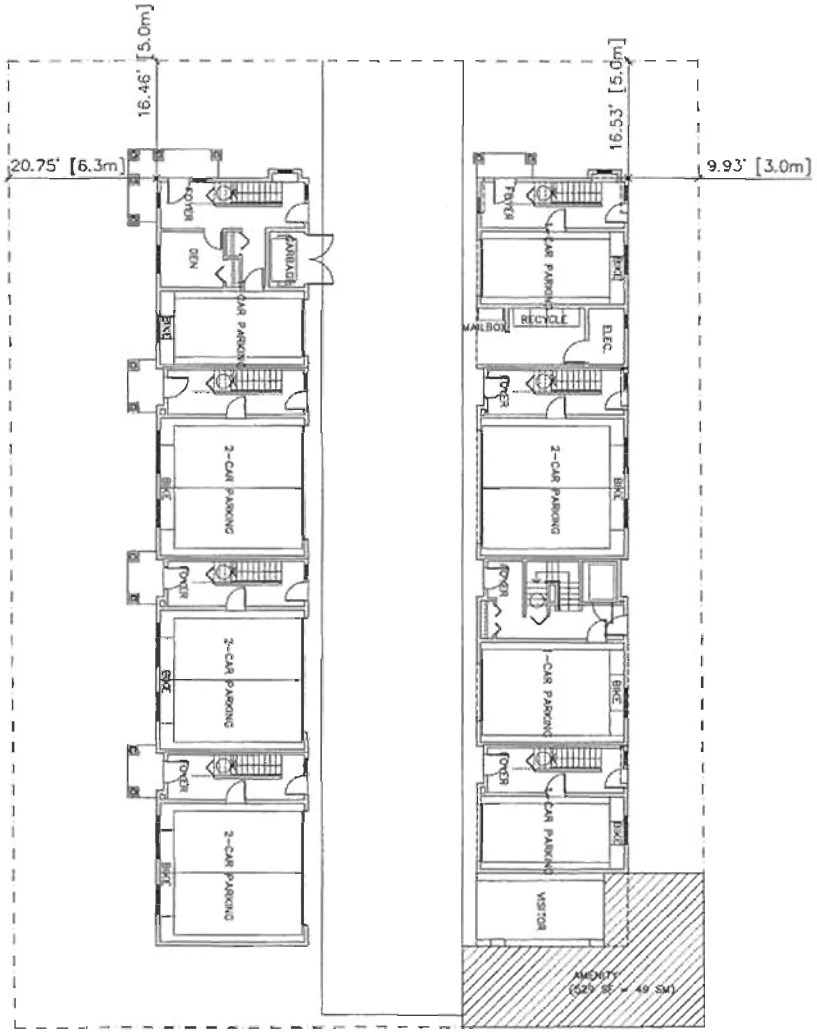

MATTHEW CHENG
ARCHITECT INC.

No. Date Revision
20130607 R2 REVIEW

Consultants

Project Title

8-UNIT TOWNHOUSE
9000 GEN CURRIE RD.
RICHMOND, B.C.

Sheet Title

GROUND FLOOR PLAN

Drawn: MC
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Revision Date: JUN. 06, 2012
Print Date: JUN. 06, 2012
Dwg. No. A02

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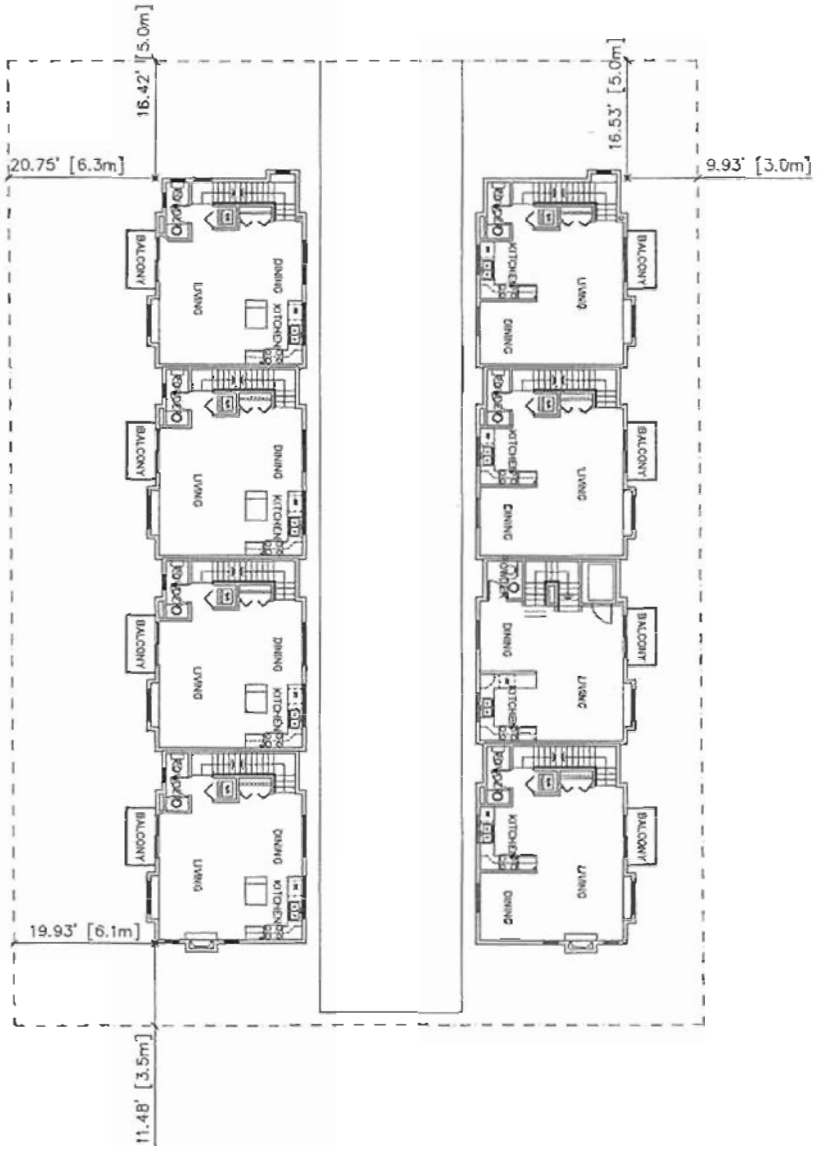


MATTHEW CHENG
ARCHITECT INC.

No.	Date	Revision
	2010/06/07	RZ REVIEW

Consultants

Project Title

8-UNIT TOWNHOUSE
9000 GEN CURRIE RD.
RICHMOND, B.C.

Sheet Title

MAIN FLOOR PLAN

Drawn: HC

Checked: MC

Scale: 1/8" = 1'-0"

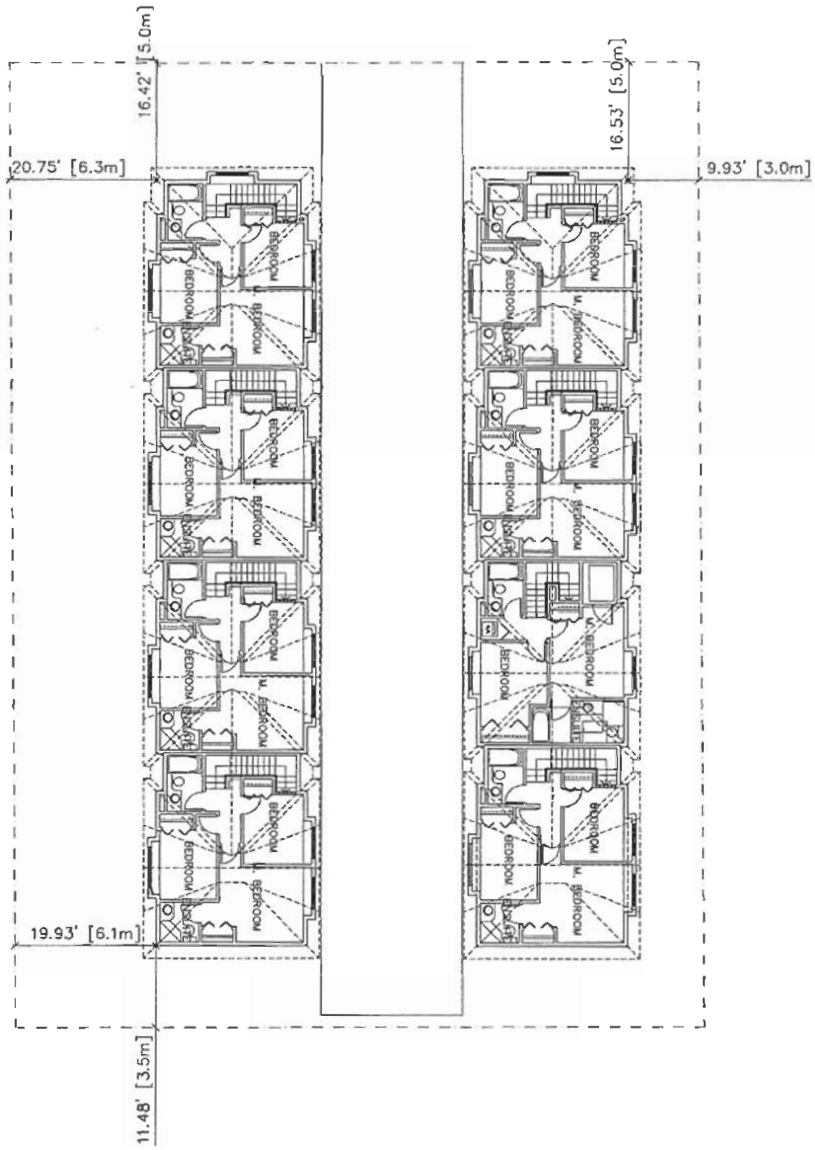
Project Number:

Submission Date: JUN. 06, 2012

Print Date: JUN. 06, 2012

Dwg. No. A03

PLN - 85



MATTHEW CHENG ARCHITECT INC.

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No.	Date	Revision
	2012/06/07	RZ REVIEW

Consultants

Project Title

8-UNIT TOWNHOUSE
9000 GEN CURRIE RD.
RICHMOND, B.C.

Sheet Title

UPPER FLOOR PLAN

Drawn: HC

Checked: MC

Scale: 1/8" = 1'-0"

Project Number:

Revision Date: JUN. 06, 2012

Print Date: JUN. 06, 2012

Dwg. No. A04

PLN - 86

WEST BUILDING

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION (GENERAL CURRIE)

WEST ELEVATION (GARDEN CITY)

EAST BUILDING

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION (GENERAL CURRIE)

WEST ELEVATION

MATTHEW CHENG ARCHITECT INC.

Revision
R2 REVIEW

Project Title
8-UNIT TOWNHOUSE
9000 GEN CURRIE RD.
RICHMOND, B.C.

Sheet Title
ELEVATIONS

Drawn
MC

Checked
MC

Scale
1/8" = 1'-0"

Project Number

Revision Date
JAN. 08, 2013

Print Date
JAN. 08, 2013

Dwg. No.
A05

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

Development Application Data Sheet

RZ 11-588104

Address: 9000 General Currie Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre – McLennan South Sub-Area (Schedule 2.10D)

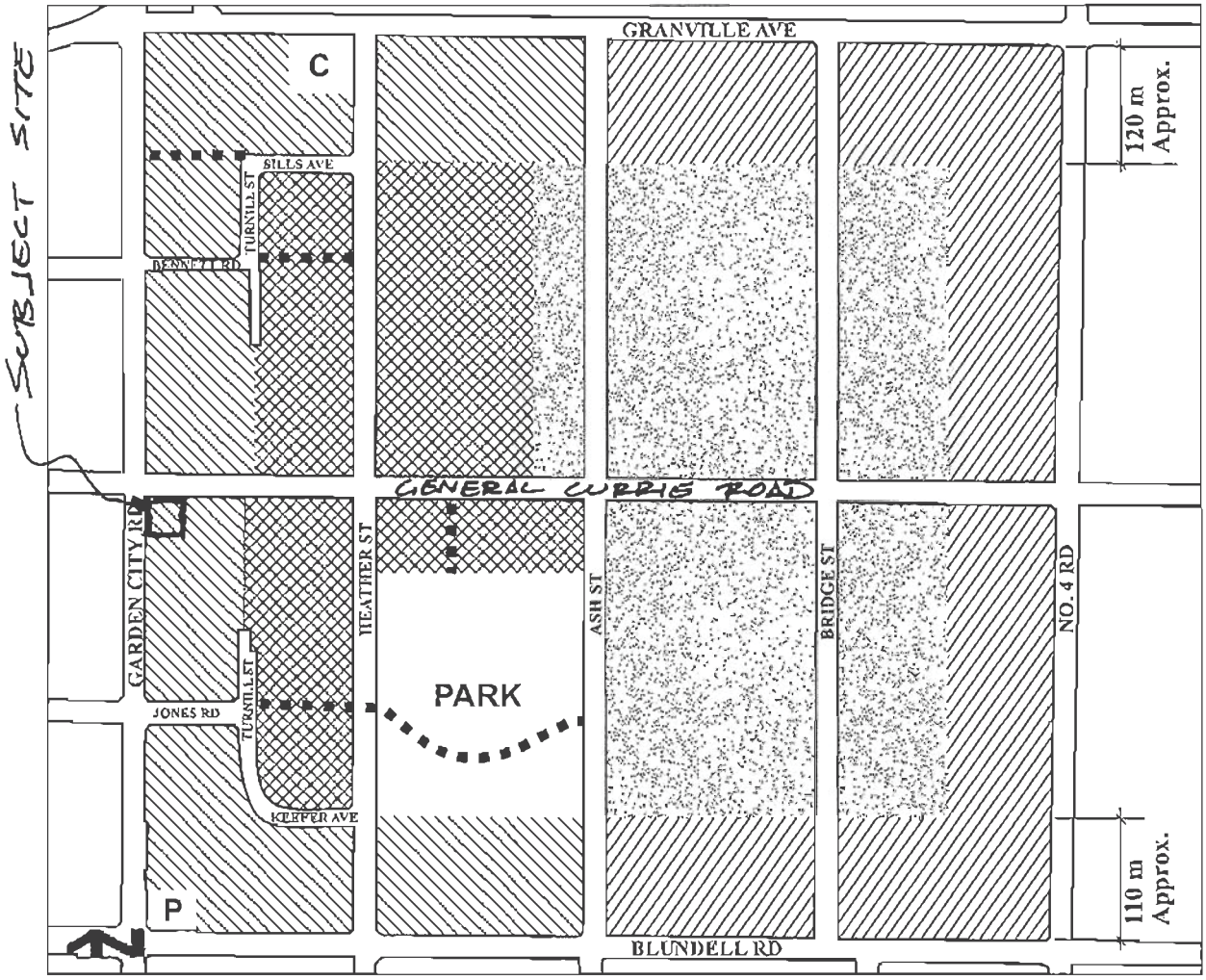
	Existing	Proposed
Civic Address:	9000 General Currie Road	To Be Determined
Owner or Applicant:	Matthew Chen Architect Inc.	No Change
Site Size (m^2):	1,228.2m²	No Change
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR	No Change
Zoning:	Residential Single Detached (RS1/F)	Medium Density Townhouses (RTM3) Permits Townhouses at 0.75 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	8 Townhouse Units on a consolidated lot.

	RTM3 Zone Requirements	Proposed	Variance
Density (FAR):	Site Area =1,220.23m² (0.70) = 854.2m² Max.	851.8m² (0.698 FAR)	none permitted
Lot Coverage – Building:	40% Max.	34.3%	none
Lot Width (General Currie Road):	40.0m	31.7m	8.30m
Lot Depth (Garden City Road):	50.0m	41.4m	8.60m
Lot Area:	N/A	1,220.23m²	N/A
Setback: General Currie Road:	6.0m Min.	5.0m	1.0m
Setback: Garden City Road:	6.0m Min.	8.1m	none

	RTM3 Zone Requirements	Proposed	Variance
Setback (east)	3.0m Min.	3.03m	none
Setback (south)	3.0m Min.	3.50m	none
Height:	12.0m Min.	11.14m	none
Minimum off-street Parking Requirements:	12 Resident *plus* 2 Visitor **14 spaces minimum**	12 Resident *plus* 2 Visitor **14 spaces**	none
Tandem Parking Spaces:	No tandem parking for townhouses	None	None
Amenity Space – Indoor:	70 m^2 or cash-in-lieu payment	Cash-in-lieu payment totalling **$8,000.00**	none
Amenity Space – Outdoor:	6 m^2 minimum per unit x 8 units = 48.0m^2	49.0m^2	none

Land Use Map

Bylaw 7892
2005/04/18



Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family
0.75 base F.A.R.

Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family
0.60 base F.A.R.

Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family
0.55 base F.A.R.

Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m^2/ 5,920 ft^2 min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m^2/ 3,444 ft^2 min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Conditional Zoning Requirements
9000 General Currie Road
RZ 11-588104

Prior to adoption of Zoning Amendment Bylaw 8906, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. The granting and registration of a 5.0 meter wide statutory Public Right Of Passage (PROP) and servicing (SROW) right-of-way, running within the property and parallel with the Garden City Road property line for the purpose of designing, constructing and maintaining works associated with the Servicing Agreement (Garden City Road works only) as outlined in part 8 of these considerations.
2. Registration of a flood indemnity covenant on title.
3. A 4 meter by 4 meter triangular corner cut land dedication for road at the corner of Garden City Road and General Currie Road.
4. Registration of a legal agreement on title ensuring that the only means of vehicle access is to General Currie Road and that there be no access to Garden City Road.
5. Contribution of $1,000.00 per dwelling unit (e.g. $8,000.00) in-lieu of on-site indoor amenity space to go towards development of public indoor amenity spaces.
6. City acceptance of the developer's offer to voluntarily contribute $2.00 per buildable square foot (e.g. $19,530.03) to the City's affordable housing fund.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
8. Enter into a Servicing Agreement* for the design and construction of frontage works along both Garden City Road and General Currie Road to City standards. Works include, but may not be limited to:
   a) Upgrade the existing 525mm diameter storm sewer along General Currie Rd from existing manhole STMH5023 (approx. 13m east of east property line) to existing manhole STMH1094 (Garden City Rd) with a length of approx. 48 m, to 750mm diameter or the Developer may hire a consultant to complete a storm analysis to the major conveyance.
   b) Utility connections to service the site for the proposed townhouse use.
   c) Garden City Road (starting within the eastern edge of the 5.0 meter wide PROP as indicated in part 1 of these considerations, going west)
      - Design and construction of a 3.0 meter wide decorative sidewalk, running within the 5.0 meter PROP, along the eastern edge. Details are to match with Servicing Agreement plans SA 04-266458.
      - Landscaped boulevard to the curb and gutter which is an extension of the existing curb and gutter of 7533 Turnill Street.
   d) General Currie Road (from the north property line, going north)
      - Design and construction of a 1.75 meter wide sidewalk at the property line.
      - Landscaped boulevard wide enough to ensure a road width along General Currie Road meets 11.2 meters and standard curb and gutter.

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. 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.

_____ _____

Signed Date

City of Richmond

Bylaw 8906

Richmond Zoning Bylaw 8500
Amendment Bylaw 8906 (RZ 11-588104)
9000 GENERAL CURRIE 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 **"MEDIUM DENSITY TOWNHOUSE (RTM3)".**

   P.I.D. 010-131-876
   Lot "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 15782

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8906".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER