



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: June 27, 2008

From: Brian Jackson
Director of Development

File: RZ 05-312601

Re: Application by Matthew Cheng Architect Inc. for Rezoning at
4360 Moncton Street from "Assembly District (ASY)" to "Comprehensive
Development Districts (CD/101 and CD/102)"

Staff Recommendation

That Bylaw No. 8194, for the rezoning of 4360 Moncton Street from "Assembly District (ASY)" to "Comprehensive Development District (CD/101)" and "Comprehensive Development District (CD/102)", be introduced and given first reading.

Brian Jackson
Director of Development

SB: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 4360 Moncton Street (**Attachment 1**) from Assembly District (ASY) to two (2) Comprehensive Development Districts (CD/101) and (CD/102) to permit the development of a 14-unit townhouse development fronting onto Moncton Street and 11 single-family lots fronting onto Ewen and English Avenues with extension of English Avenue and extension of the rear lane network.

The former BC Packers Lands were rezoned in 2001 under Bylaw 7108 (RZ 98-153805). This small portion of the former larger BC Packers Lands was rezoned from Industrial District (I1) to Comprehensive Development District (CD/101 to CD/102).

The subject site was the location of the BC Packers office building, which was demolished in 2005 by the Steveston Independent School Society. The site was rezoned in 2002 by the Steveston Independent School Society from Comprehensive Development District (CD/101 and CD/102) to Assembly District (ASY) under Bylaw 7348 (RZ 02-202372). The intent was to renovate the BC Packers office building to accommodate a new private educational institution. The society decided instead to demolish the building and sell the land.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

Development surrounding the Steveston development parcel includes:

- To the north, across Moncton Street is the Steveston Community Centre, zoned "School and Public Use District (SPU)";
- To the east, across Ewen Avenue is an existing townhouse development fronting onto Moncton Street, zoned "Comprehensive Development District (CD/101)" and existing small single-family lots, zoned "Comprehensive Development District (CD/102)";
- To the south, are existing small single-family lots, fronting onto English Avenue and Ewen Avenue, zoned "Comprehensive Development District (CD/102)"; and
- To the west, are City owned vacant lots and an existing townhouse development. The vacant sites owned by the City which front onto Easthope Avenue and Moncton Street and are zoned "School and Public Use District (SPU)" and "Comprehensive Development District (CD/101)". The existing townhouse development fronts onto English Avenue, Easthope Avenue and Bayview Street and is zoned "Comprehensive Development District (CD/101)".

Related Policies & Studies

Official Community Plan

Land Use: The proposed development is located within the Richmond Official Community Plan (OCP), Steveston Area Plan, BC Packers sub area. The proposed land uses comply with the designated land use “Residential” on the BC Packers Land Use Map (**Attachment 3**). The proposed uses and subdivision layout complete the existing neighbourhood pattern established in the area.

Development Permit Guidelines: BC Packers Residential Neighbourhood

To create a fine grained, pedestrian-oriented, and “green” residential environment and an intimate, human scale liveable residential neighbourhood that complements the intended character and vitality of the “Village” area, also a lush garden-like landscape that has the effect of extending Steveston Park toward the waterfront.

Public Input

A development sign has been posted on site as public notification of the intent to rezone this site. Staff has received some inquiries on this application. No concerns regarding the rezoning were expressed.

Staff Comments

Preliminary site plan, unit plans, streetscape elevations and landscape plan are enclosed for reference (**Attachments 4 and 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of two (2) adjacent residential land uses (single-family and multi-family townhouse), the extension of both English Avenue and a rear lane network. The existing lot would provide road and lane dedication and would be subdivided into 12 future lots: one (1) townhouse lot for 14 townhouses and 11 single-family lots.

Comparison with BC Packers Rezoning

The original concept plan for the BC Packers site envisioned development of the subject lot as a mirror image of the development across Ewen Avenue to the east with a single row of townhouses fronting onto Moncton Street (without an outdoor amenity space), a rear lane, and single-family lots fronting onto English and Ewen Avenues.

The proposed lot layout (14 townhouses and 11 single-family lots) is different from the concept plan for the BC Packers site (**Attachment 6**) in terms of:

- Unit yield and mix – The proposed lot layout provides a larger townhouse lot which will accommodate 14 townhouse units. The larger townhouse lot results in the gain of approximately four townhouse units over the original concept. The increase in the number of townhouse units is accompanied by a reduction in the number of single-family lots.

- Provision of open space – The proposed townhouse development includes a consolidated outdoor amenity space. The neighbouring townhouse development to the east at 4388 Moncton Street does not provide an outdoor amenity space. The neighbouring development does provide generous unfenced setbacks which expand the public street space with the grass City boulevard to the east and west at Bayview Street and Ewen Avenue.
- Road network – The proposed lot layout provides an efficient rear lane system that maintains the existing lane connection out to English Avenue to the west and provides a new lane connection out to Ewen Avenue further to the north to align with the existing lane across Ewen Avenue to the east. The proposed layout results in less road construction while maintaining all the originally envisioned pedestrian connections.

The current proposal, including changes from the original BC Packers concept, is supported by staff for the following reasons:

- Increased flexibility for future development – The original concept would result in the City-owned lot at 4320 Moncton Street to the west having frontage onto a built English Avenue with single-family homes directly across the street. To maximize flexibility for the future development of the City-owned lot and appropriate interface to both English Avenue and Moncton Street, the subject proposal limits the length of English Avenue and increases the size of the City-owned property.
- Provides outdoor amenity space – Unlike existing townhouse development to the east, the proposed townhouse development includes a consolidated outdoor amenity space. This outdoor amenity space meets OCP guidelines and reduces the overall lot coverage.
- Decreases road area – The original concept would result in a greater area of road which requires maintenance over time and decreases ground permeability. Wherever possible, it is environmentally responsible to creatively design our transportation infrastructure to increase its efficiency and also minimize the amount of impermeable paving. The proposed lot layout increases the efficiency of the road network by ensuring all lots are serviced by road and no extra road is built.

Land Use

At completion, the proposed development will complete the redevelopment of the block bounded by Moncton Street, Ewen Avenue, Bayview Street and English Avenue. The proposed development complies with the intent of the Richmond OCP Steveston Area Plan - BC Packers sub area and generally follows the subdivision and development pattern of this neighbourhood.

It also complies with the original BC Packers neighbourhood intent of townhouses fronting onto Moncton Street and single-family lots fronting onto Ewen and English Avenues.

Density and Form

The proposal is consistent with the objectives of the Steveston Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed floor area ratio (FAR) of the proposed development is 0.7 for the townhouse lot under Comprehensive Development District (CD/101) and 0.6 for the single-family lots under Comprehensive Development District (CD/102). These densities are consistent with the surrounding developments in the BC Packers residential neighbourhood.

- The proposed site layout provides for a pedestrian-oriented streetscape of townhouses fronting Moncton Street and single-family homes fronting onto English and Ewen Avenues; which is consistent with townhouse development to the east and single-family homes to the south and east. The size and location of the common open space in the southern portion of the site is appropriate in increasing the open landscape along this edge and providing a transition to the single-family lots to the south and could increase the perceived open area of a future potential English Avenue pedestrian connection to Moncton Street.
- Townhouse rows are oriented east-west, so that all units benefit from north-south exposures, increasing daylight while providing improved control of direct westerly sun.
- Townhouse unit entries and vehicle entries are on opposite ends of each unit, with access to unit front doors directly either from Moncton Street (10 units) or from the outdoor amenity area (4 units).
- The proposed townhouse street wall expression with 3-storey to 3 ½-storey building height is consistent with townhouse development to the east. The street wall expression defines the edge of the public street.

Transportation

- Vehicular access will be from the lane which will be expanded through the site for both townhouse and single-family residential uses.
- The developer has agreed to design and construct a 6 m wide extension to the existing rear lane through a required Servicing Agreement as a condition of rezoning. The lane would connect to Ewen Avenue aligned with the existing rear lane east of Ewen Avenue. The portion of lane located between single-family homes would be dedicated and a public right-of-passage (PROP) right-of-way (ROW) would be secured for the portion of lane adjacent to the townhouses.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement required as a condition of the rezoning (**Attachment 7**). Works include, but are not limited to:
 - English Avenue extension northward, complete with frontage improvements; and
 - Expansion of the lane system out to Ewen Avenue.
- The proposal includes:
 - the dedication of a 10 m wide area for the extension of English Avenue in front of the proposed single-family lots; and
 - granting of a 10 m wide area adjacent to the proposed townhouse site as a lot to the City. This will be consolidated with the lots to the west, and maintains the opportunity for a possible pedestrian connection to Moncton Street with the future development of the City owned lands.

- Where new roads are built to service new development, the City has required the new development to finance the new roads. The extension of English Avenue is required to provide road frontage for the four (4) proposed English Avenue single-family lots (**Attachment 4** Drawing D01d). The developer has agreed to dedicate an area 10 m wide from the subject site and also to provide a voluntary contribution for the land value of the remaining City owned 7 m to provide a 17 m road allowance in front of the four (4) proposed single-family lots. The portion of the City owned 4340 Moncton Street lot which is needed for road frontage is approximately the southern 39 m of the 92 m deep lot, which will be dedicated along with 10 m from the subject lot as road. The voluntary contribution is in the amount of \$175,000 to the Industrial Land Reserve as a condition of rezoning. The contribution will facilitate future land acquisitions.
- Corner cuts (4 m x 4 m) are required as conditions of the rezoning at the north-east and north-west corners of the subject property for future potential extension of English and Ewen Avenues out to Moncton Street.
- Visitor parking for the townhouse development lot is provided on-site in compliance with the Zoning & Development Bylaw requirement and is accessed from the lane.
- Internal pedestrian routes are provided to facilitate consolidation of garbage and recycling at a single location, accessed for pick-up from the lane.
- Similarly, mailboxes are located at a central location in the outdoor amenity area.
- Pedestrian routes through the site are provided to English Avenue and Moncton Street.
- The applicant proposes a voluntary contribution as a condition of the rezoning in the amount of \$50,000 to upgrade the signalization of the Moncton Street pedestrian crosswalk.

Tree Management and Site Vegetation

- There are no bylaw-sized trees on the development site.
- A Preliminary Landscape Plan (**Attachment 5**) proposes at least one (1) new tree per dwelling unit with the new development. The landscape design will be refined as part of the Development Permit process. A Landscape Security will be a requirement of the Development Permit.
- In compliance with Council policy, the developer is to provide 22 new trees on the 11 proposed single-family lots (2 trees per lot). A Landscape Security is a requirement of the rezoning.

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space for the townhouse development in the amount of \$14,000 as per the OCP and Council policy.
- Outdoor amenity space is proposed on-site at a central location, and exceeds the OCP requirements for size, location, visual surveillance and access. The design of a children's play area and landscape details will be refined as part of the Development Permit application.
- Additionally, the site design features a landscaped pedestrian mews located between the two (2) interior townhouse blocks, providing front door access for these units.

Affordable Housing

- The applicant has committed to a voluntary contribution of \$0.60 per buildable ft² (e.g., \$12,340) towards affordable housing, in accordance with the Richmond Affordable Housing Strategy for applications received prior to July 1, 2007.

Accessible Housing

- The applicant will provide one (1) unit that is designed with conversion for universal accessibility in mind. Conversion would require installation of a stair glide. This unit includes a wide staircase to accommodate a stair glide up to the fourth floor and an adaptable bathroom on the fourth floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Permit Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm analysis and upgrades have been identified. A storm sewer upgrade across the English Avenue frontage (56 m of 300 mm sized pipe to 450 mm from proposed manhole D1 to 9351) is to be included in the Servicing Agreement, which is a requirement of the rezoning.
- Sanitary Sewer: The City has reviewed the developer's site sanitary assessment and upgrades have not been identified. Results to be included in the Servicing Agreement, which is a requirement of the rezoning.

Flood Plain Management

- The proposed development is within the 2.6 m (geodetic) flood construction level area in the Floodplain Management Implementation Strategy (Policy 7000).
- In accordance with the City's Flood Management Strategy, the developer has agreed to register a current flood plain covenant as a condition of rezoning. The covenant will identify the minimum flood construction elevation (2.6 m geodetic).

Legal Document and Rights-of-Way Discharges

The title has a number of charges registered on title relating to the previously proposed independent school and the demolished BC Packers office building. In the interest of clearing these irrelevant charges from title and as a condition of rezoning, the applicant has agreed to:

- The discharge of the existing 6 m wide sanitary sewer right-of-way as the sanitary sewer will be relocated from the southeast corner of the site into the proposed lane system (SRW BT457751 with plan BCP2970).
- The discharge of a covenant which limits access to the site to Moncton Street for the formerly proposed independent school (Covenant BT307980). As the future townhouse lot fronting onto Moncton Street will require a Development Permit, access will be controlled by the future Development Permit.
- The discharge of a covenant which limits the number of students in the formerly proposed independent school (Covenant BT307983).
- The discharge of a covenant regarding a second storey overhang of the demolished building encroaching into the ROW (Covenant BT307985).

- The discharge of the charges regarding the 10 m wide area that is proposed to be dedicated to the City along the west property line (SRW BT307978 with plan 843 and Covenant BT307981). A portion of this area will be dedicated as road under the current proposal.

Design Review and Future Development Permit Application Considerations

A Development Permit Application for the proposed townhouse development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process.

The applicant has developed a preliminary design for this site (**Attachment 4**). The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character and their compliance with the OCP Steveston Design Guidelines;
- Review of units providing opportunities for aging in place (including providing blocking in bathroom walls for future installation of grab rails);
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400; and
- Detailed landscaping design, including a children's play area.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.4 of Bylaw 7100 (Steveston Area Plan).

Financial Impact or Economic Impact

None.

Conclusion

The subject proposal is in conformance with City-wide, Steveston, and BC Packers Residential Neighbourhood objectives for development and population growth. The proposed use of Comprehensive Development District (CD/101 and CD/102) is consistent with the BC Packers Residential Neighbourhood and with previously approved development in the immediate vicinity. The proposal for the completion of the road and lane network supports the vision for this area. Overall, the project is a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



Sara Badyal, M.Arch.
Planner
(Local 4282)

SB:blg

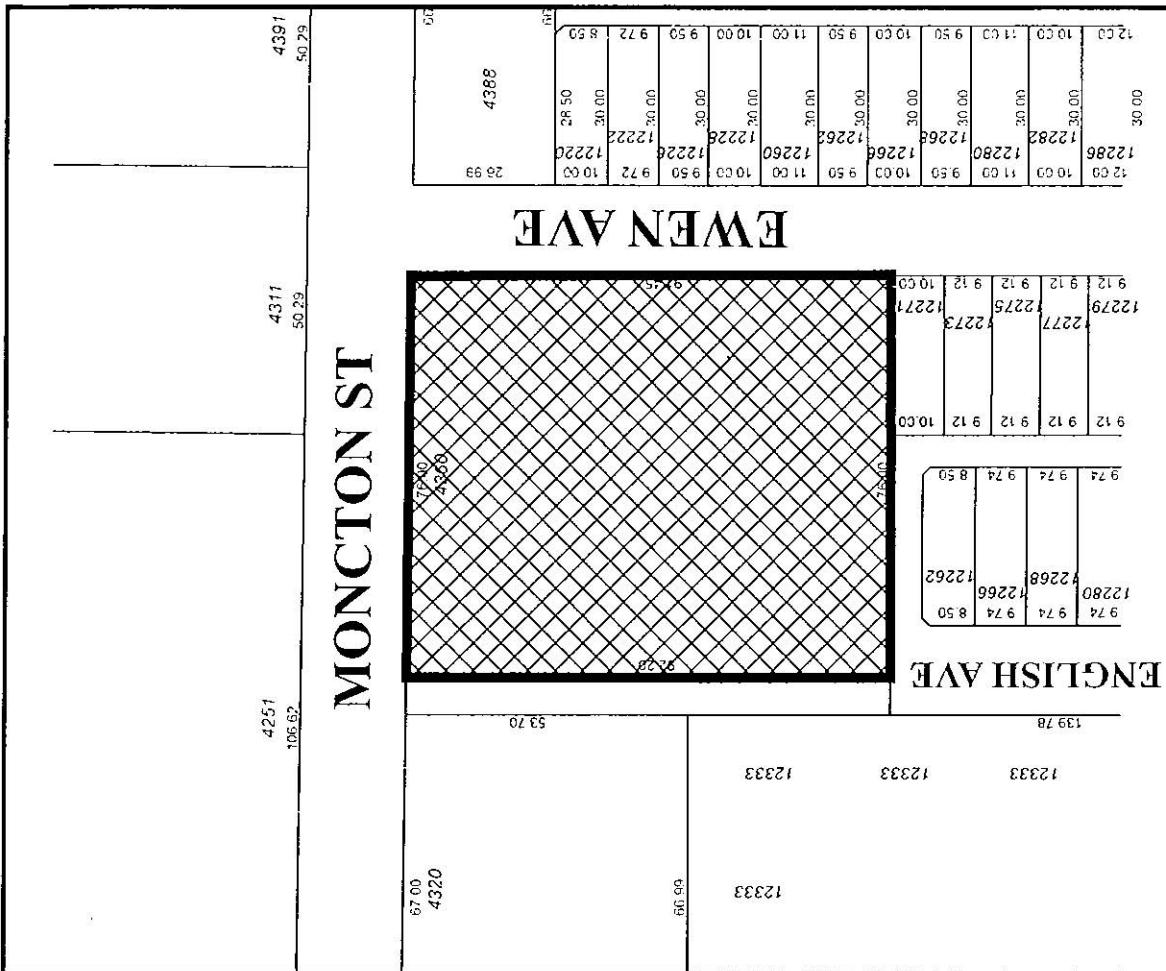
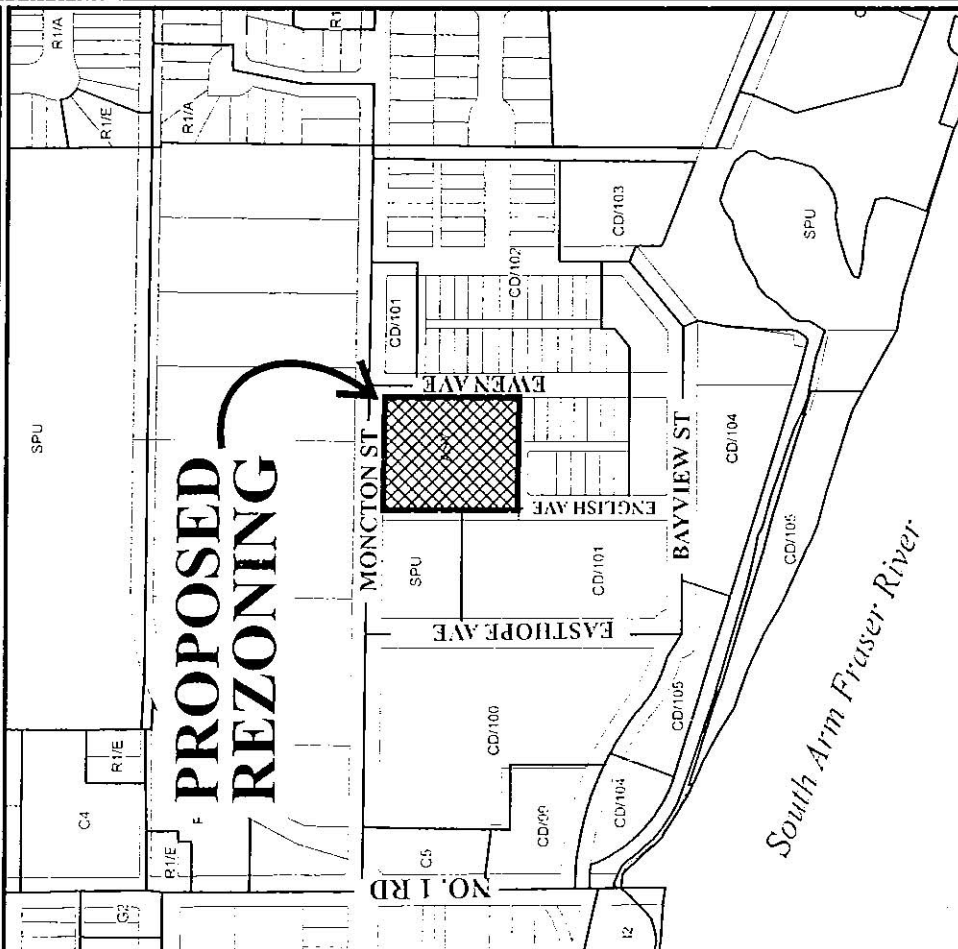
See **Attachment 7** for legal and development considerations agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

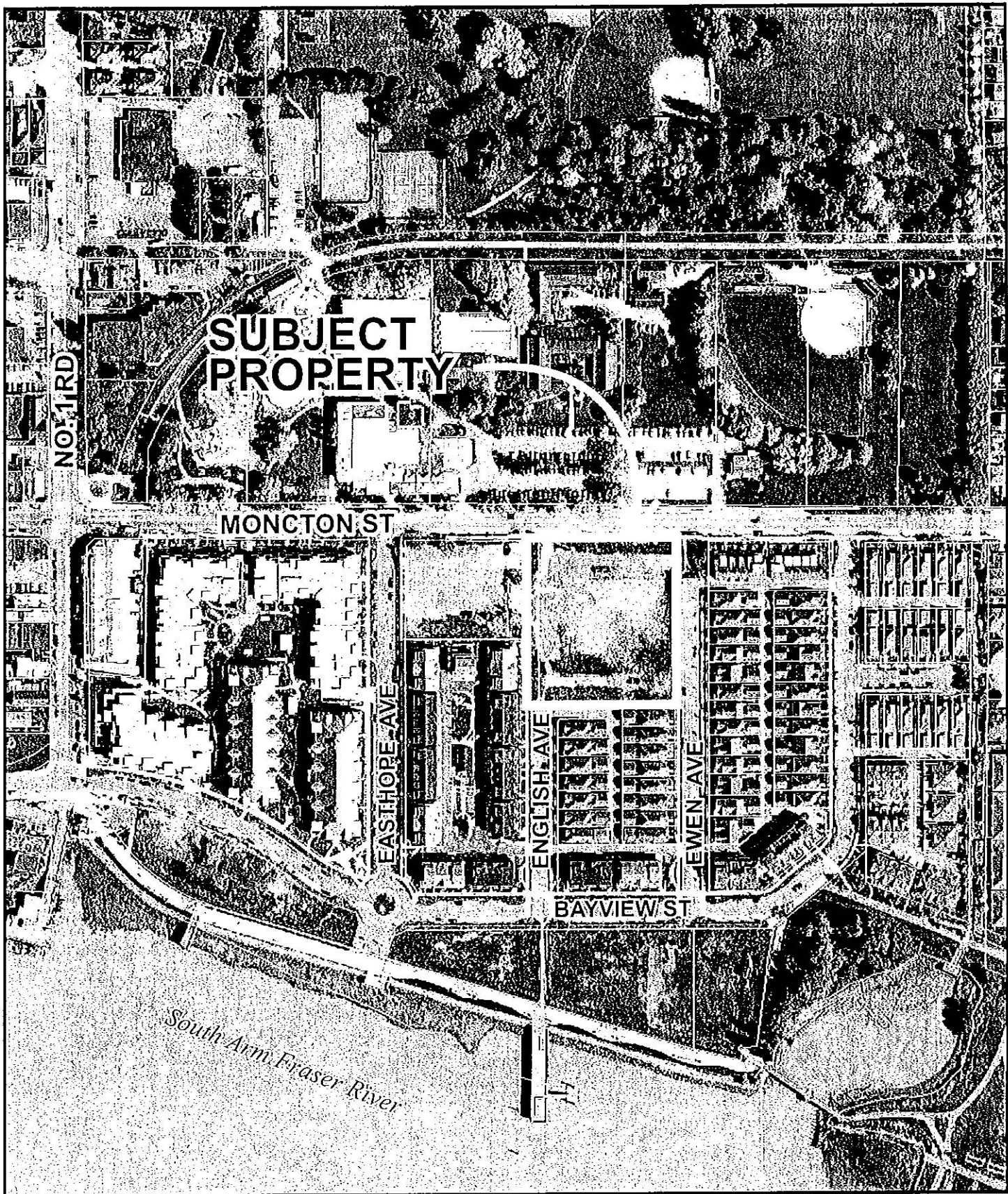
List of Attachments

- Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: BC Packers Residential Neighbourhood Character Area Site Context
- Attachment 4: Preliminary Site Plan, Streetscape Elevations, and Reference Floor Plans
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Original Concept Plan for the BC Packers Site (from RZ 02-202372 staff report)
- Attachment 7: Rezoning Considerations Concurrence

Note: Dimensions are in METERS

RZ 05-312601





RZ 05-312601

Original Date: 09/27/07

Amended Date: 06/27/08

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 05-312601

Attachment 2

Address: 4360 Moncton Street

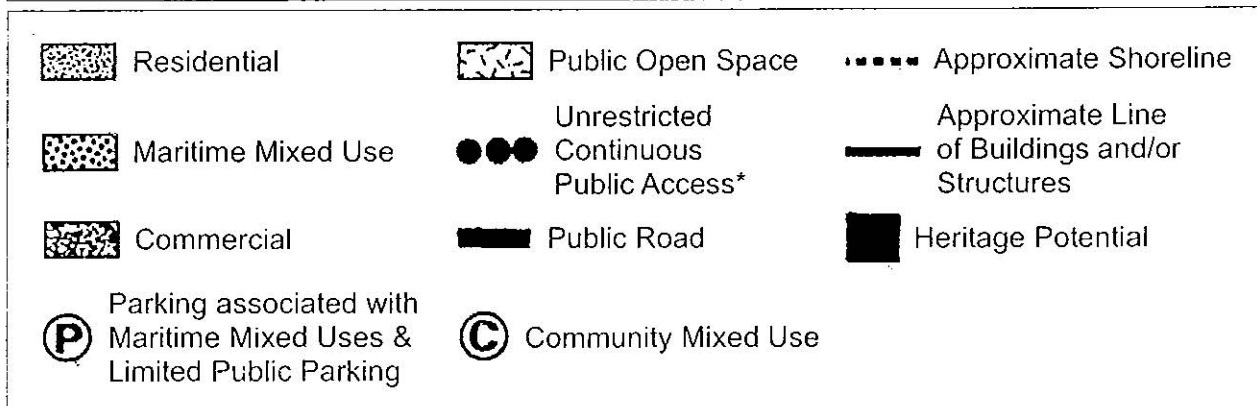
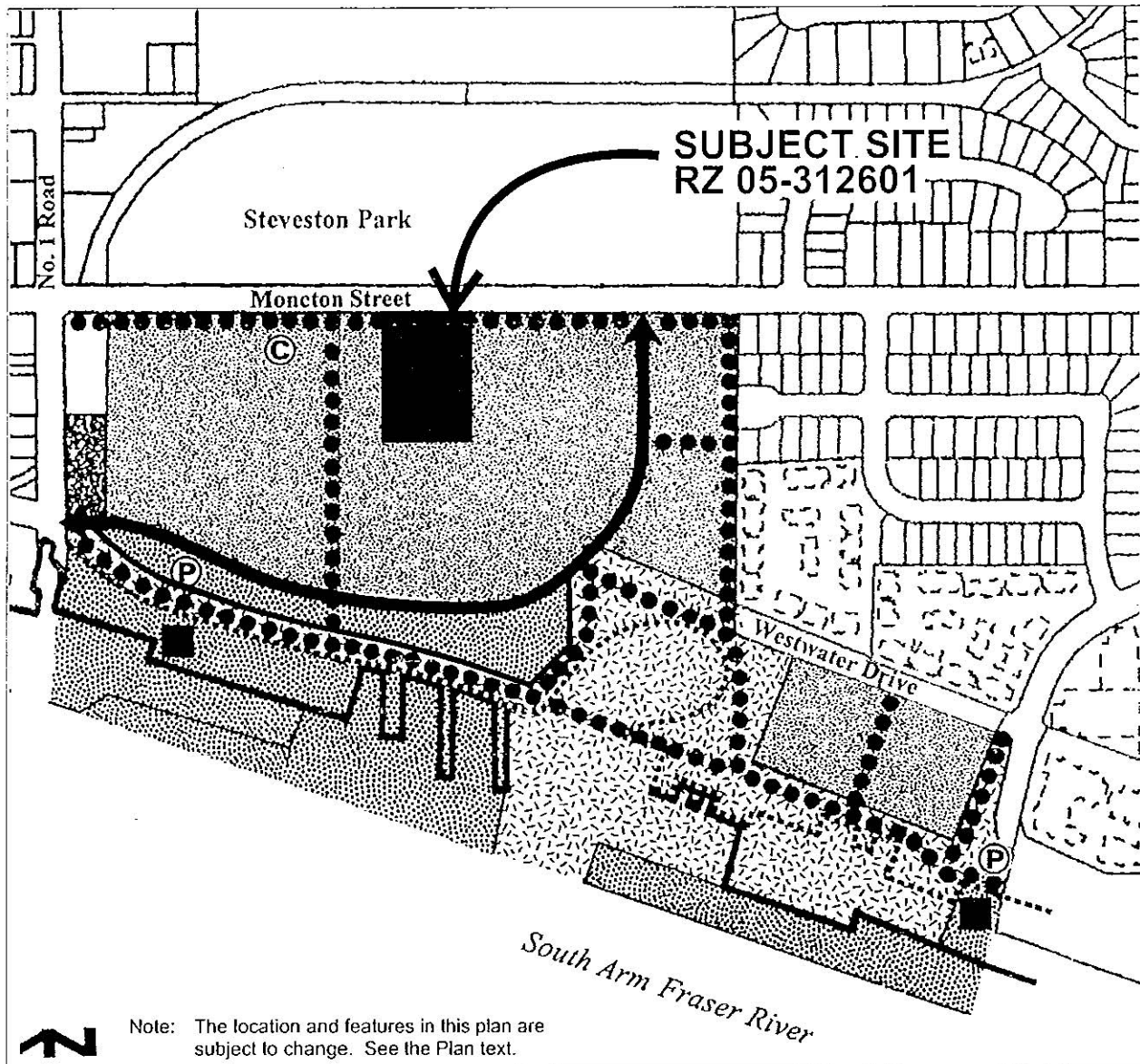
Applicant: Matthew Cheng Architect Inc.

Planning Area(s): BC Packers Neighbourhood in Steveston Area Plan

		Existing	Proposed
Owner:		S-8133 Holdings Ltd.	No change
Site Size (m ²):		6,979 m ²	Road & Lane dedication: 1,176.7 m ² Townhouse: 2,711.9 m ² Single-Family (each): 271- 292.5 m ² Development parcel 5,802.3 m ²
Land Uses:		Vacant	Multi-Family and Single-Family Residential
OCP Designation:		Residential	No change
Zoning:		ASY	Townhouses: CD/101 Single-Family homes CD/102
Number of Units:		Vacant	14 townhouses 11 single-family homes
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Townhouse: Max. 0.7 Single-Family: Max. 0.6	Townhouse: 0.7 Single-Family: Max. 0.6	None permitted
Lot Coverage – Building:	Max. 50%	Townhouse: 50% Single-Family: Max. 50 %	None
Setback – Front Yard (m):	Townhouse: Max. 6 m Single-Family: Min. 4.3 m	Townhouse: 8.6 m Single-Family: Min. 4.3 m	None
Setback – Side Yard (m):	Townhouse: Max. 4.3 m Single-Family: Min. 1.2 m	Townhouse: Min. 1.2 m Single-Family: Min. 1.2 m	1.2 m to 3.1 m Reduction
Setback – Rear Yard (m):	Townhouse: Max. 4.3 m Single-Family: Min. 10 m	Townhouse: 14.4 m Single-Family: Min. 10 m	None
Height (m): Townhouse: Within 10 m of Moncton St: Single-Family:	Max. 12 m Max. 9 m Max. 9 m	11.9 m Max. 9 m Max. 9 m	None
Lot Size:	Townhouse: Min. 30 m Width & Min. 26 m Depth Single-Family: Min. 270 m ² & Max. 14 m Width	Townhouse: 66 m Width & 53 m Depth Single-Family: Min. 270m ² & Max. 14 m Width	None
Off-street Parking Spaces – Resident and Visitor:	Townhouse: 28 and 3	28 and 3	None
Off-street Parking Spaces – Total:	Townhouse: 31 Single-Family: 2	Townhouse: 31 Single-Family: 2	None
Townhouse Development:			
Amenity Space – Indoor:	Min. 70 m ²	\$14,000 cash-in-lieu	None
Amenity Space – Outdoor:	Private (each unit): 37 m ² Shared: 84 m ²	Private (each unit): 37 m ² Shared: 172 m ²	None

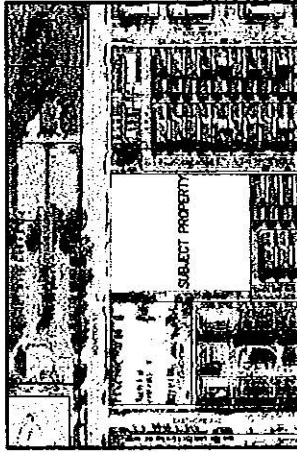
City of Richmond

BC Packers Land Use Map



* Note: The trail should be located on the water side of any structures which extend over the water.

No.	Quota	Residence
3007	20/27	STANLEY NEW LA MOOT
3008	20/24	STANLEY NEW LA MOOT
3009	20/24	STANLEY NEW LA MOOT
3010	20/24	STANLEY NEW LA MOOT

[illegible][illegible][illegible]

REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION		REG. ALLOCATION			
REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME	REG. NO.	REG. NAME		
1001	JOHN A. SMITH	1002	JANE D. SMITH	1003	JOHN B. SMITH	1004	JANE E. SMITH	1005	JOHN C. SMITH	1006	JANE F. SMITH	1007	JOHN D. SMITH	1008	JANE G. SMITH	1009	JOHN E. SMITH	1010	JANE H. SMITH	1011	JOHN F. SMITH	1012	JANE I. SMITH
1013	JOHN G. SMITH	1014	JANE J. SMITH	1015	JOHN H. SMITH	1016	JANE K. SMITH	1017	JOHN I. SMITH	1018	JANE L. SMITH	1019	JOHN J. SMITH	1020	JANE M. SMITH	1021	JOHN K. SMITH	1022	JANE N. SMITH	1023	JOHN L. SMITH	1024	JANE O. SMITH
1025	JOHN M. SMITH	1026	JANE P. SMITH	1027	JOHN N. SMITH	1028	JANE Q. SMITH	1029	JOHN O. SMITH	1030	JANE R. SMITH	1031	JOHN P. SMITH	1032	JANE S. SMITH	1033	JOHN Q. SMITH	1034	JANE T. SMITH	1035	JOHN R. SMITH	1036	JANE U. SMITH
1037	JOHN S. SMITH	1038	JANE V. SMITH	1039	JOHN T. SMITH	1040	JANE W. SMITH	1041	JOHN U. SMITH	1042	JANE X. SMITH	1043	JOHN V. SMITH	1044	JANE Y. SMITH	1045	JOHN W. SMITH	1046	JANE Z. SMITH	1047	JOHN X. SMITH	1048	JANE AA. SMITH
1049	JOHN Y. SMITH	1050	JANE BB. SMITH	1051	JOHN Z. SMITH	1052	JANE CC. SMITH	1053	JOHN AA. SMITH	1054	JANE DD. SMITH	1055	JOHN BB. SMITH	1056	JANE EE. SMITH	1057	JOHN CC. SMITH	1058	JANE FF. SMITH	1059	JOHN DD. SMITH	1060	JANE GG. SMITH
1061	JOHN EE. SMITH	1062	JANE HH. SMITH	1063	JOHN FF. SMITH	1064	JANE II. SMITH	1065	JOHN GG. SMITH	1066	JANE JJ. SMITH	1067	JOHN HH. SMITH	1068	JANE KK. SMITH	1069	JOHN II. SMITH	1070	JANE LL. SMITH	1071	JOHN JJ. SMITH	1072	JANE MM. SMITH
1073	JOHN KK. SMITH	1074	JANE NN. SMITH	1075	JOHN LL. SMITH	1076	JANE OO. SMITH	1077	JOHN MM. SMITH	1078	JANE PP. SMITH	1079	JOHN NN. SMITH	1080	JANE QQ. SMITH	1081	JOHN OO. SMITH	1082	JANE RR. SMITH	1083	JOHN PP. SMITH	1084	JANE SS. SMITH
1085	JOHN QQ. SMITH	1086	JANE TT. SMITH	1087	JOHN RR. SMITH	1088	JANE UU. SMITH	1089	JOHN SS. SMITH	1090	JANE VV. SMITH	1091	JOHN TT. SMITH	1092	JANE WW. SMITH	1093	JOHN UU. SMITH	1094	JANE XX. SMITH	1095	JOHN VV. SMITH	1096	JANE YY. SMITH
1097	JOHN WW. SMITH	1098	JANE ZZ. SMITH	1099	JOHN XX. SMITH	1100	JANE AA. SMITH	1101	JOHN YY. SMITH	1102	JANE BB. SMITH	1103	JOHN ZZ. SMITH	1104	JANE CC. SMITH	1105	JOHN AA. SMITH	1106	JANE DD. SMITH	1107	JOHN BB. SMITH	1108	JANE EE. SMITH
1109	JOHN CC. SMITH	1110	JANE FF. SMITH	1111	JOHN DD. SMITH	1112	JANE GG. SMITH	1113	JOHN EE. SMITH	1114	JANE HH. SMITH	1115	JOHN FF. SMITH	1116	JANE II. SMITH	1117	JOHN GG. SMITH	1118	JANE JJ. SMITH	1119	JOHN HH. SMITH	1120	JANE KK. SMITH

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13</																																																																																							

[illegible]

Revision Dates	Rev. 00
10/07/04/200	
Print Dates	
10/07/04/200	



Author's address: Department of Psychology,
University of Illinois at Chicago, Chicago, IL 60607-7189
E-mail: jay@uic.edu

[illegible][illegible]

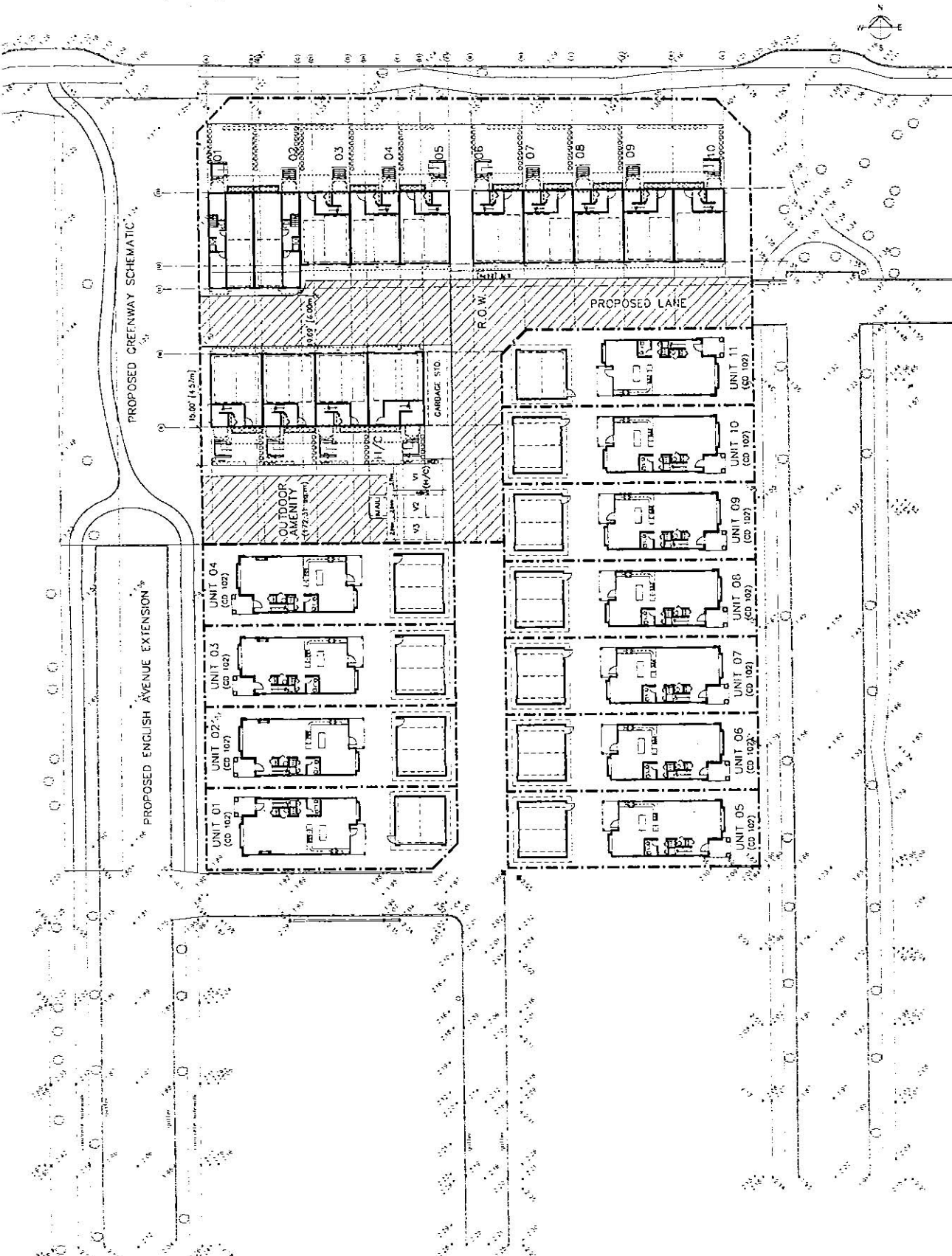
May 26/08

4360 MONCTON ST.
RICHMOND, B.C.

Sheet Title
**SITE PLAN AND
GROUND FLOOR PLAN**

Revise	Project Date	D01
J1/MC	Revision Date	
Checklist	2008/04/29	
MC	Print Date	
Scale	1/4" = 1' 0"	2008/04/29
Project Number		

DOI





MATTHEW CIDING
ARCHITECT INC.

1200 MONCTON STREET
RICHMOND, B.C. V6X 1A1
TEL: (604) 271-1111
FAX: (604) 271-1112
WWW.MATTHEWCIDING.COM

FOR THE RECORD OF THE CITY OF RICHMOND, B.C.
THE FOLLOWING INFORMATION IS FOR THE RECORD OF THE CITY OF RICHMOND, B.C.
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THE INFORMATION IS FOR THE RECORD OF THE CITY OF RICHMOND, B.C.
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

FOR THE RECORD OF THE CITY OF RICHMOND, B.C.
THE FOLLOWING INFORMATION IS FOR THE RECORD OF THE CITY OF RICHMOND, B.C.
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THE INFORMATION IS FOR THE RECORD OF THE CITY OF RICHMOND, B.C.
AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

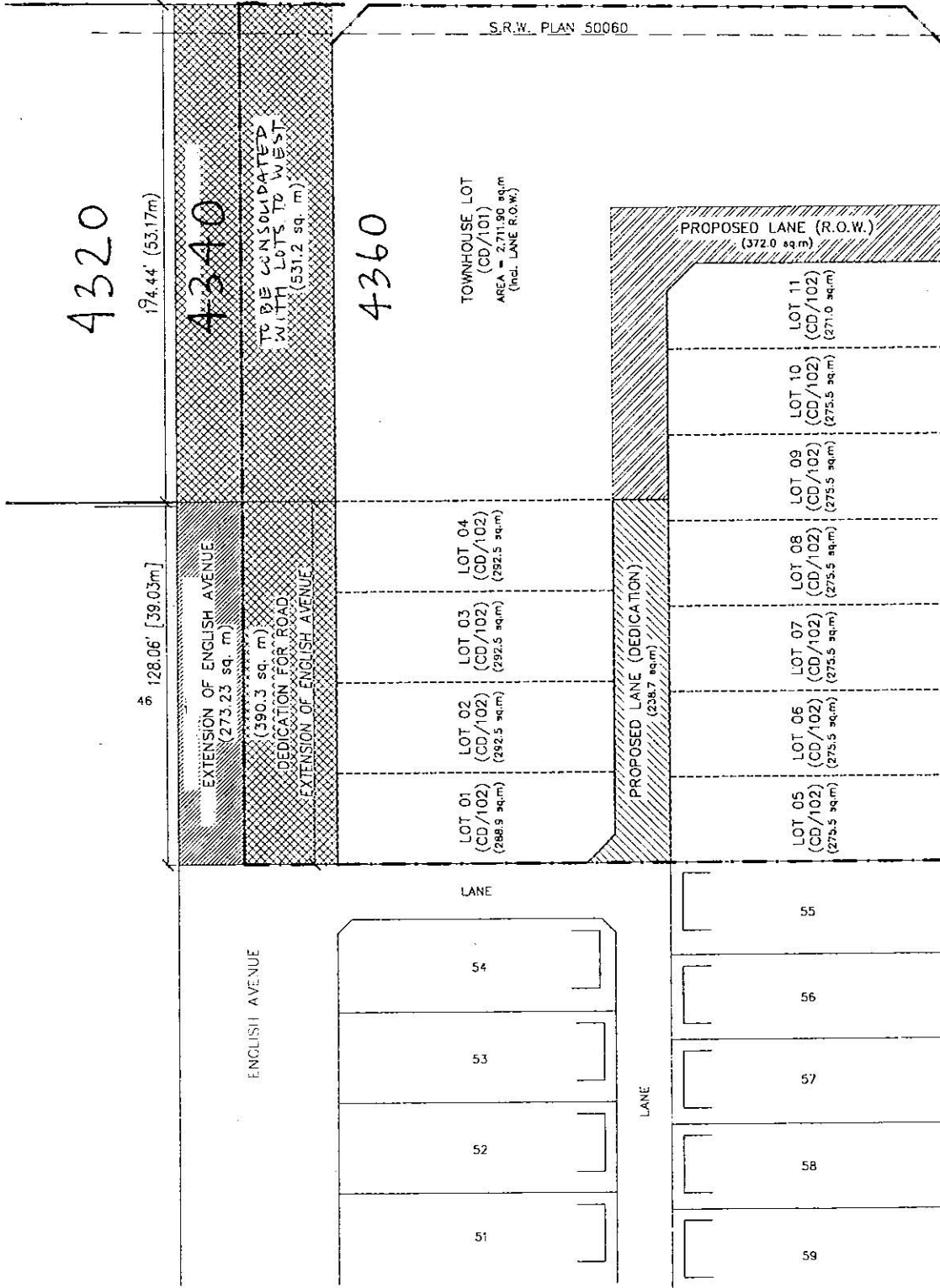
4360 MONCTON ST.
RICHMOND, B.C.

LAND SUBDIVISION AND
USES DIAGRAM

MONCTON STREET



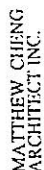
D01d



*CONCEPTUAL DRAWING TO SHOW SUBDIVISION AND PROPOSED USES. REFER TO PLAN BY LOUIS NGAN FOR SURVEY INFORMATION.

EVEN AVENUE

S.W. PLAN 5003300		S.E. PLAN	
68	69	70	71
66	67	72	73
64	65	74	
62	63		
60	61		
58	59		
56	57		
54	55		
52	53		
50	51		
48	49		
46	47		
44	45		
42	43		
40	41		
38	39		
36	37		
34	35		
32	33		
30	31		
28	29		
26	27		
24	25		
22	23		
20	21		
18	19		
16	17		
14	15		
12	13		
10	11		
8	9		
6	7		
4	5		
2	3		
0	1		



MATTHEW CHENG
ARCHITECT INC.

[illegible]

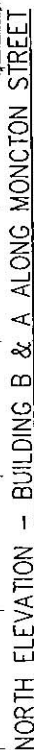
Date	Event	Description
06/07/78		RECEIVED "MR LACROIX"
06/07/78		REQUEST FOR PURCHASING APPR
06/07/78		AND LOS ANGELES, OTHERS
06/07/78		REV LOS ANGELES, OTHERS

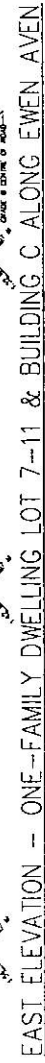
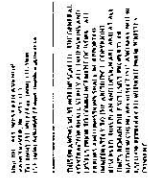
May 26/08

Project File
4360 Moncton St
Richmond, B.C.

†Plant Title
Townhouse Elevations

D05





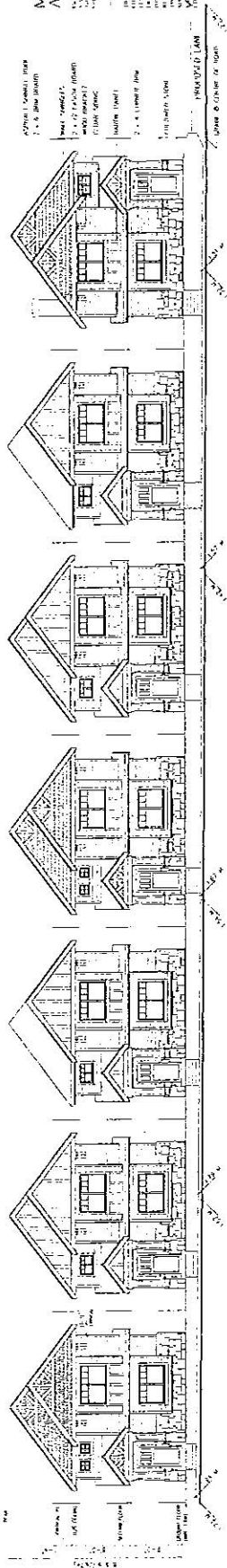
Owner JL/PC	Day Use
Check-out MC	D06
Room 1/8" x 1" 0"	Reservation Date 2005/01/28
Project Number	Print Date 2005/01/28



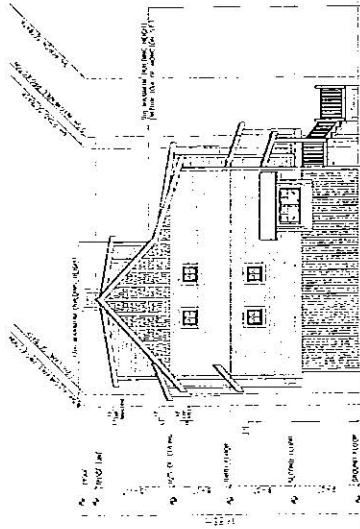
MATTHEW CHENG
ARCHITECT INC.

1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MATTHEWCHENGARCHITECT.COM

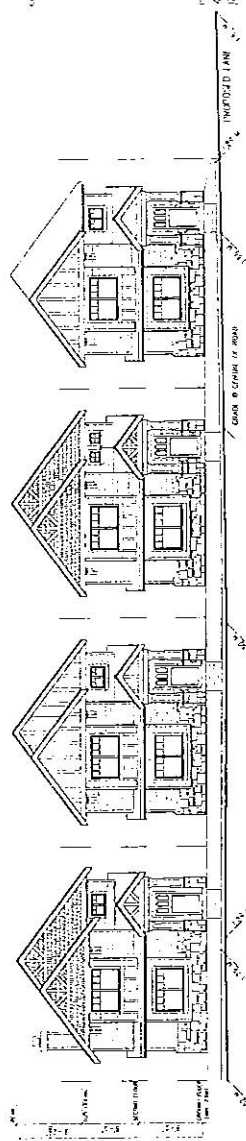
NO. 1000
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MATTHEWCHENGARCHITECT.COM



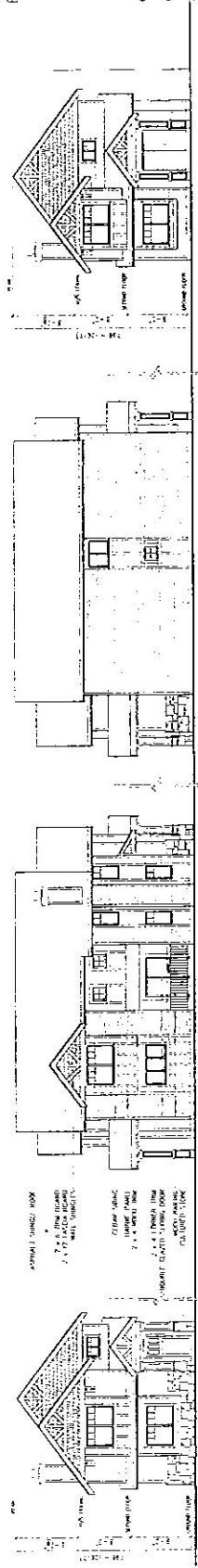
EAST (FWAN AVENUE) ELEVATION



WEST (ENGLISH AVENUE) ELEVATION



NO. 1000
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MATTHEWCHENGARCHITECT.COM



EAST ELEVATION
(TYPICAL REAR ELEVATION)

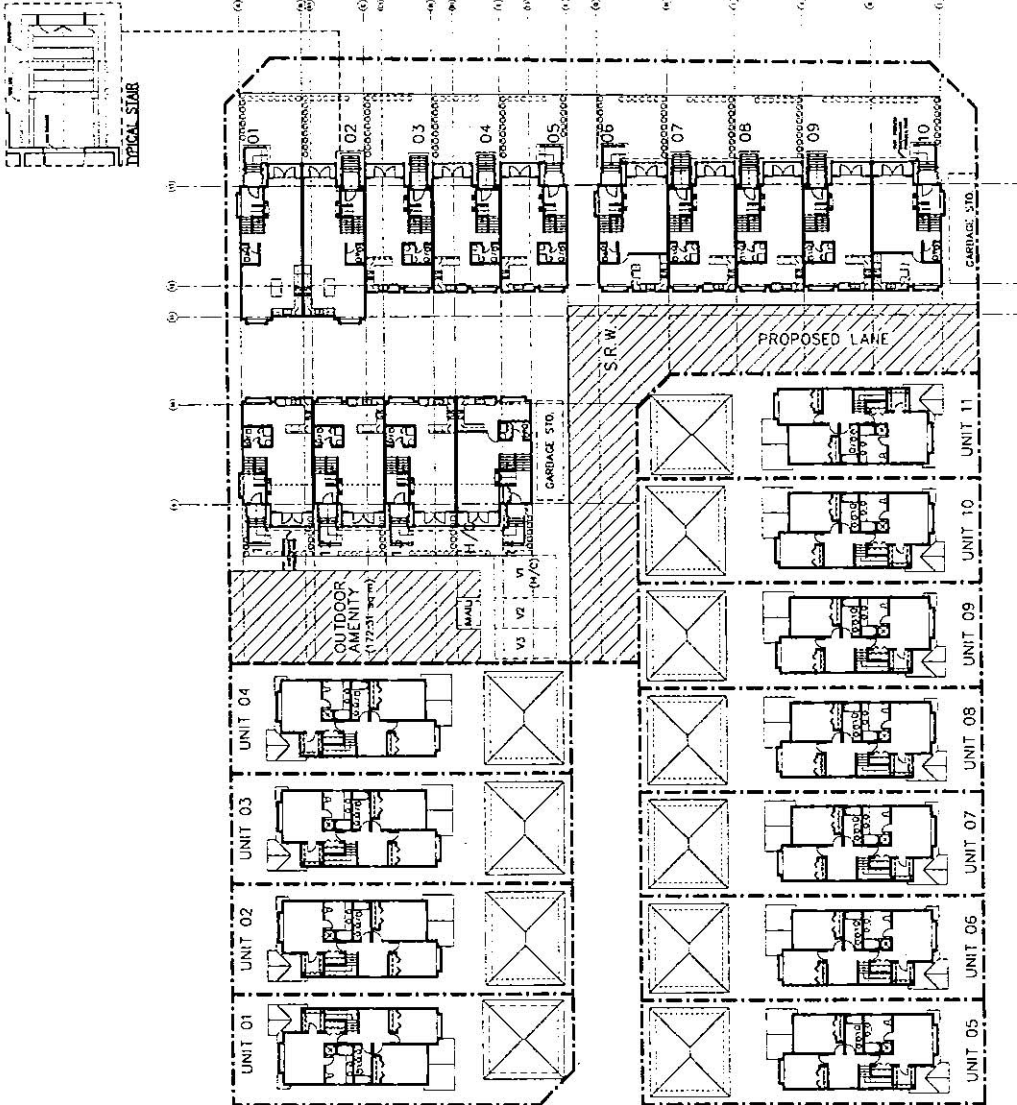
SOUTH ELEVATION

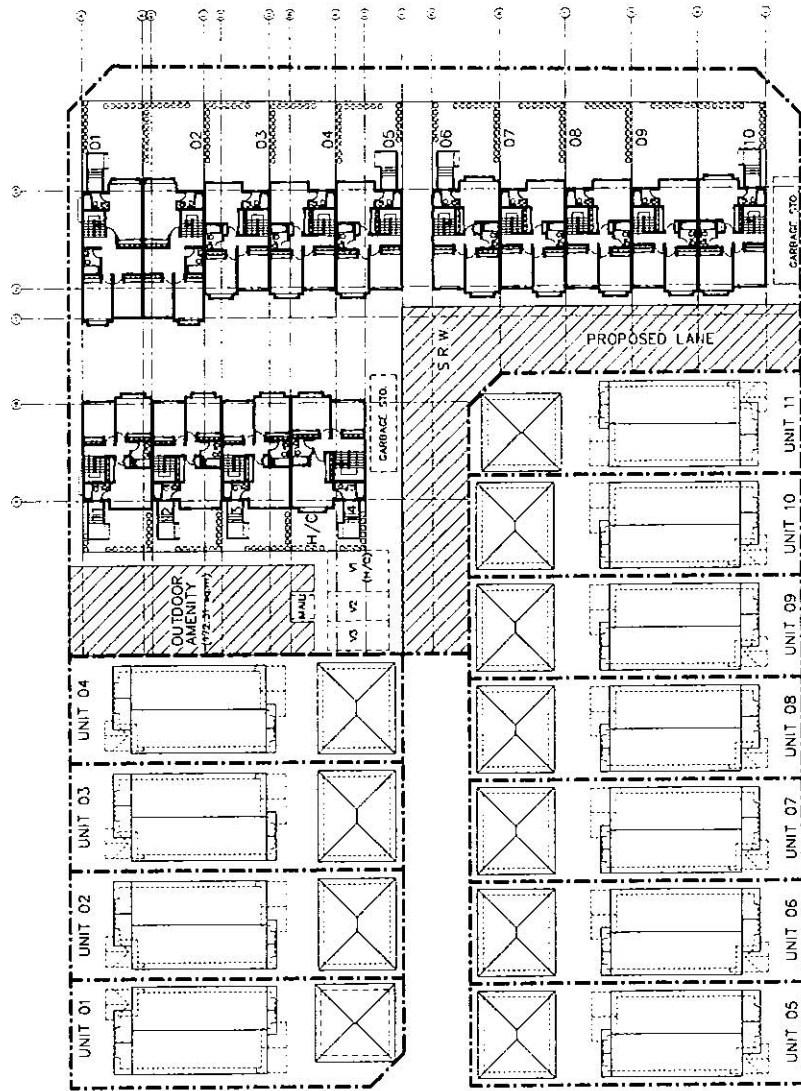
NORTH ELEVATION

WEST (ENGLISH AVENUE) ELEVATION

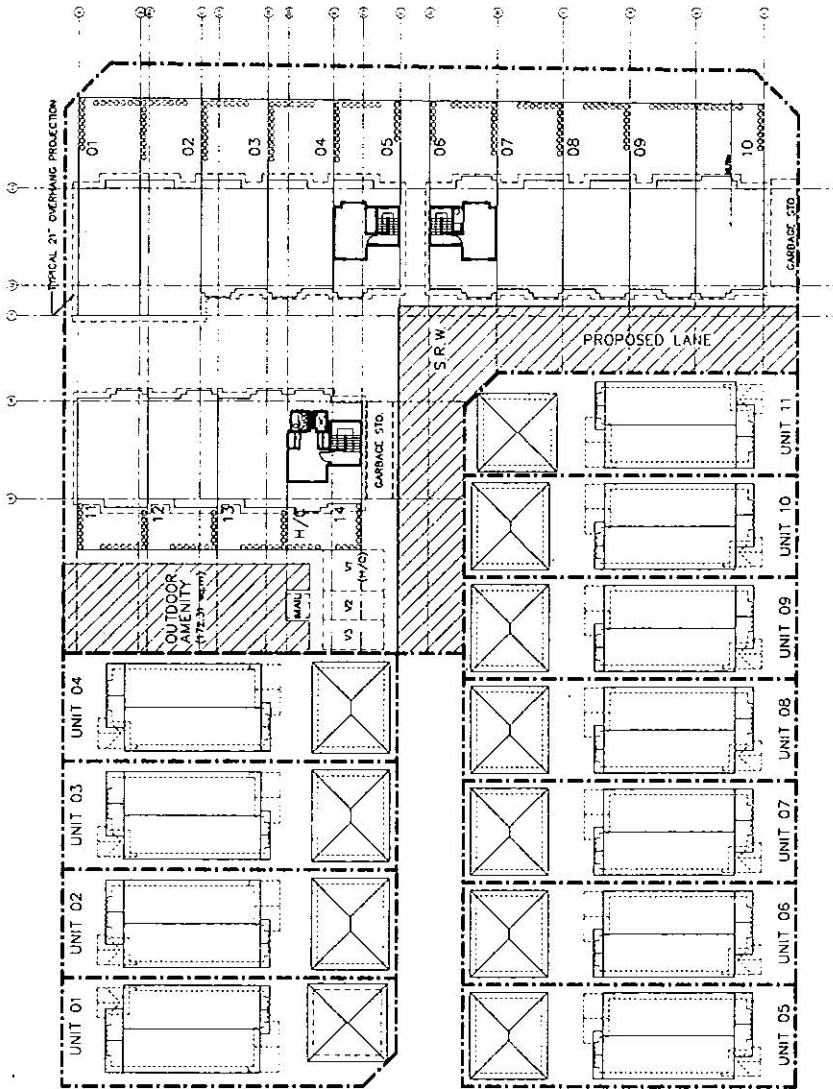
UNIT 04 ELEVATIONS

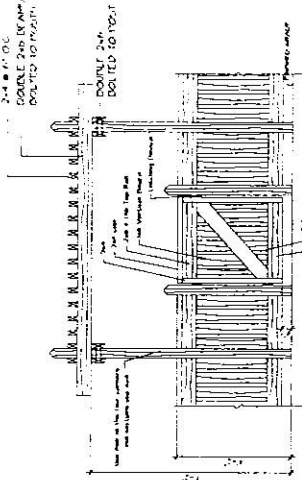
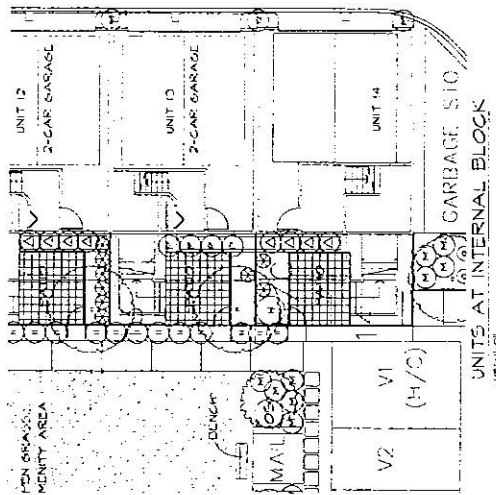
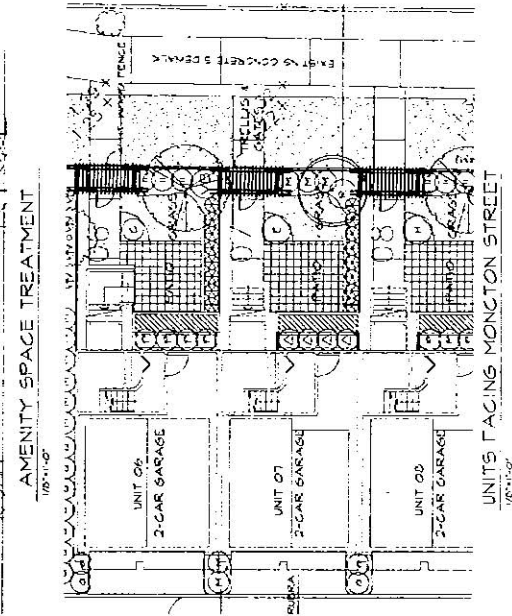
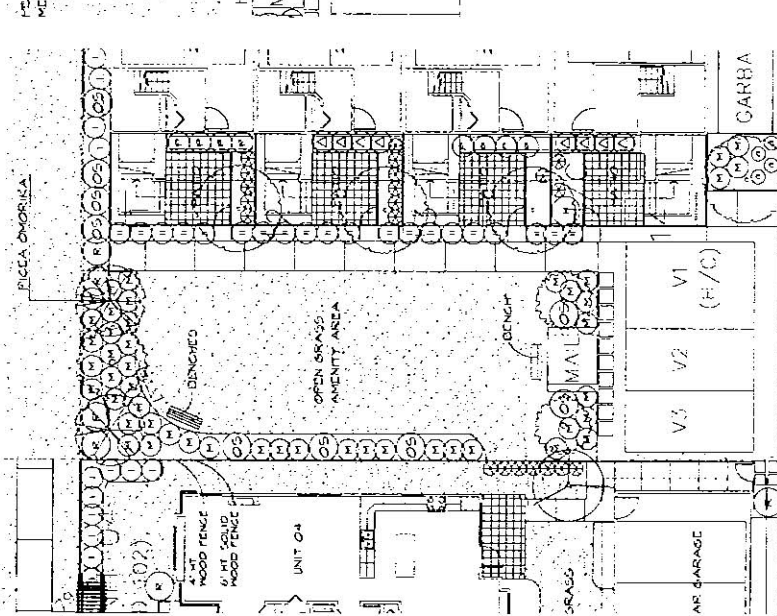
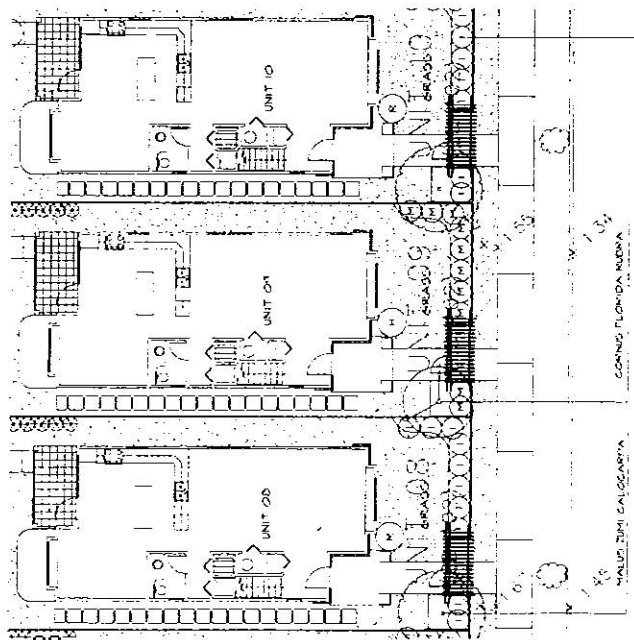
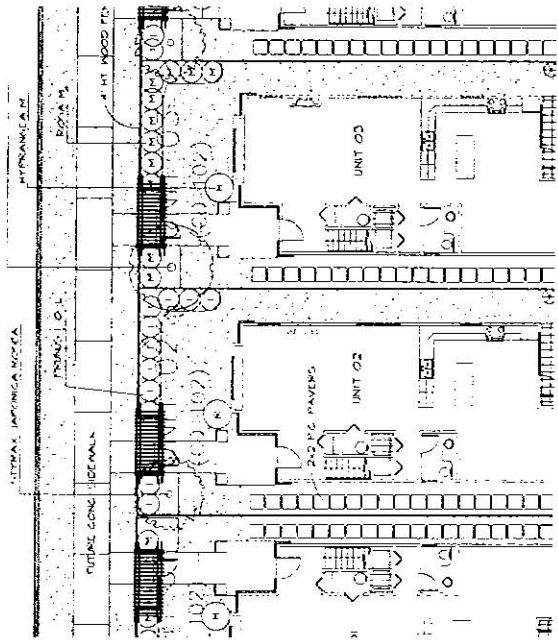
D07





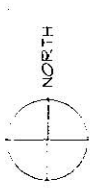
Third Floor Plan





- NOTES:
1. All woods shall be rough s3 or better pressure-treated. If not in unison, otherwise indicated, with 600 pressure-treated.
 2. All 4-inch woods shall be replaced 1/2 inches to 0.50 inch.
 3. Apply 2 coats of solid wood stain (color to be determined by Landscape Architect).
 4. All hardwoods shall be not-dipped galvanized for rust-proofing.

TRELLIS WITH GATE AND PICKET FENCE
1/2" = 1'-0"



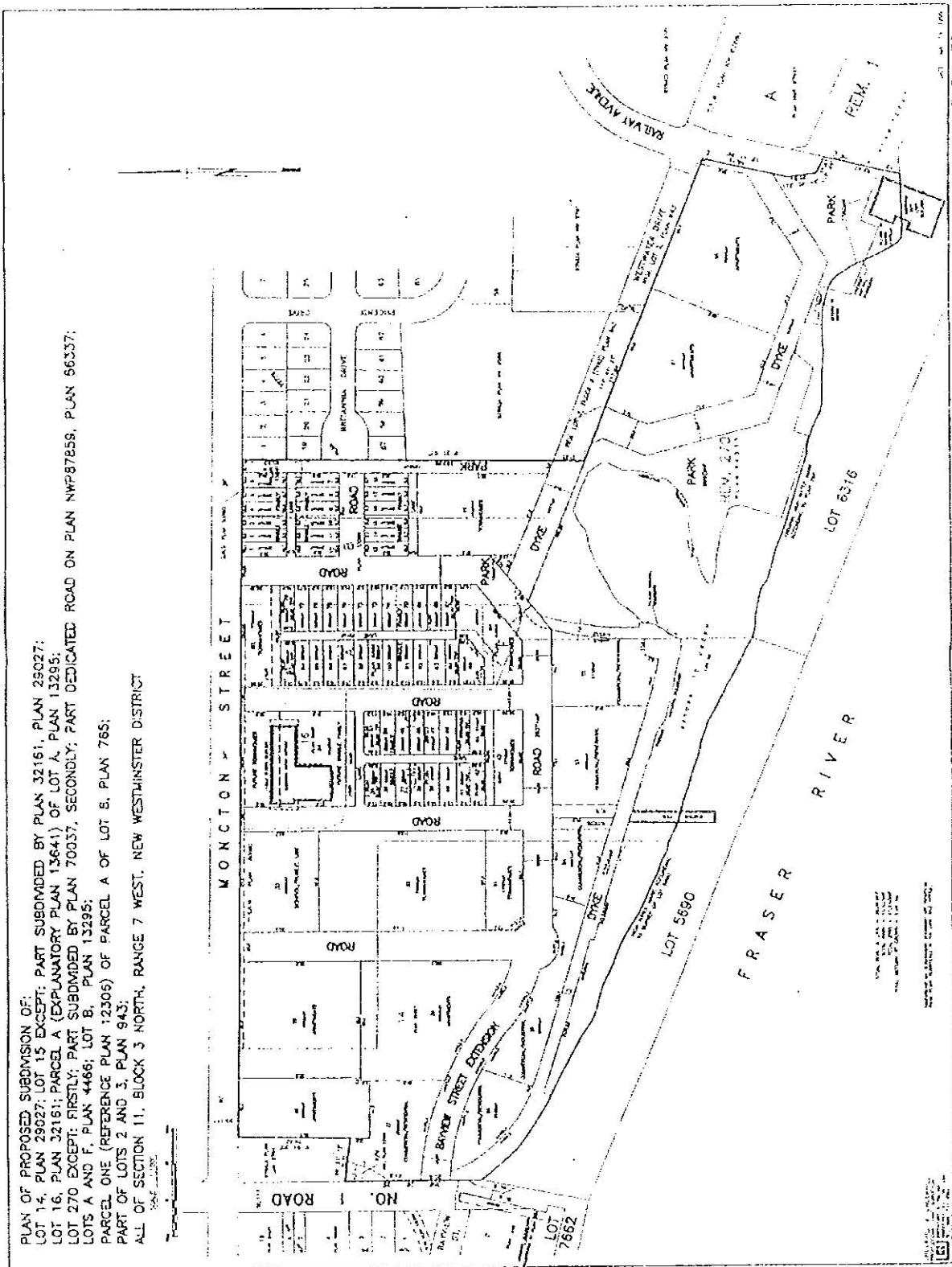
FRED LIU & ASSOCIATES, INC.
BOSLA, CALIFORNIA
2000 California Avenue, Suite 100
Tel: (909) 337-7541

MATTHEW CHENG ARCHITECT INC.

4360 MONCTON STREET
RICHMOND, B.C.

TYPICAL LANDSCAPE DETAILS

DATE: 1-2-2009
BY: [Signature]



ORIGINAL CONCEPT PLAN
 BC PACKERS SITE
 RZ 02-202372

Rezoning Considerations

4360 Moncton Street ("the lands")

RZ 05-312601

Prior to final adoption of Zoning Amendment Bylaw No. 8194, the developer is required to complete the following:

1. The dedication of 4 m x 4 m corner cuts at the northwest and northeast corners of the lands along Moncton Street.
2. Dedication of a southern portion of the city owned lot at 4340 Moncton Street (approximately 7 m x 39 m) as road for the extension of English Avenue.
3. Dedication of a southwest portion of the lands (approximately 10 m by 39 m) as road for the extension of English Avenue.
4. Subdivision and consolidation of a northwest portion of the lands (approximately 10 m by 54 m) with the City-owned lots at 4340 and 4320 Moncton Street.
5. City acceptance of the developer's offer to voluntarily contribute \$175,000 to the Industrial Land Reserve. This amount represents the Fair Market Value for a southern portion of the city owned lot at 4340 Moncton Street (approximately 7 m x 39 m) which is needed for the extension of English Avenue to service the proposed English Avenue Single-Family lots.
6. The granting of a 6 m wide lane (with 3 m x 3 m corner cuts):
 - a. by dedication connecting the existing rear lane with the proposed multi-family lot;
 - b. by right-of-way (ROW) through the proposed Multi-Family lot for use both as a lane and also utilities as necessary, including the relocated sanitary sewer. This City functioning lane will be constructed by the developer and maintained by the City; and
 - c. connecting to Ewen Avenue in alignment with the existing laneway to the east.
7. Registration of a flood plain covenant on title to the lands identifying a minimum habitable elevation of 2.6 m GSC. to the satisfaction of the City Solicitor.
8. Registration of a restrictive covenant on title to the lands to ensure that the only means of access is to the lane and that there be no access to Moncton Street, English or Ewen Avenues.
9. The discharge of the existing 6 m wide sanitary sewer right-of-way (SRW BT457751 with plan BCP2970).
10. The discharge of the charge on title to the lands regarding Moncton Street accesses for the formerly proposed independent school (Covenant BT307980).
11. The discharge of the charge on title to the lands regarding the number of students in the formerly proposed independent school (Covenant BT307983).
12. The discharge of the charge on title to the lands regarding a second storey overhang of the demolished building encroaching into the ROW (Covenant BT307985).

13. The discharge of the charges on title to the lands regarding the 10 m wide area that is proposed to be dedicated to the City along the west property line (SRW BT307978 with plan 843 and Covenant BT307981).
14. Provision of a Landscape Security to the City of Richmond in the amount of \$11,000 for the planting of 22 trees on the site (2 trees per single-family lot, minimum 5 cm calliper). If trees cannot be accommodated on-site, the applicable portion of the Landscape Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree).
15. City acceptance of the developer's offer to voluntarily contribute \$1,000 per multi-family dwelling unit (e.g. \$14,000) in-lieu of on-site amenity space.
16. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable ft² (e.g. \$12,340) towards the City's affordable housing strategy.
17. City acceptance of the developer's offer to voluntarily contribute \$50,000 for the signalization upgrade of the Moncton pedestrian crosswalk.
18. The submission and processing of a Development Permit* for the proposed townhouse development completed to a level deemed acceptable by the Director of Development.
19. Enter into a Servicing Agreement* for the design and construction of, but not limited to:
 - a. English Avenue expansion northward across the frontage of the proposed Single-Family lots, complete with frontage improvements to the same standard;
 - b. Lane system expansion northward and eastward to the same standard;
 - c. Relocation, abandonment and expansion of existing sanitary sewer; and
 - d. Storm sewer upgrades as identified in the storm sewer analysis.

Note that the Servicing Agreement includes services for the proposed single-family lots.

[Signed original on file]

Signed

Date

* Note that a separate application is required

20. Prior to future Building Permit* issuance, future Subdivision* of the single-family lots.
21. Prior to future Building Permit* issuance, future separate Building Permit* for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
22. Prior to future Building Permit* issuance, submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8194 (RZ 05-312601)
4360 MONCTON STREET**

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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/101)**:

That area labelled as "Area A" on "Schedule A attached to and forming part of Bylaw No. 8194"

2. 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/102)**:

That area labelled as "Area B" on "Schedule A attached to and forming part of Bylaw No. 8194"

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8194**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER