



City of Richmond
Planning and Development Department

Report to Committee

To Council - Feb 23, 2009

To Planning - Feb 17, 2009

To: Planning Committee

Date: February 3, 2009

From: Brian J. Jackson
Director of Development

RZ 08-406182

File: 12-8060-20-8462

Re: **Application by Matthew Cheng Architect Inc. for Rezoning at 7531 No. 4 Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/35)**

Staff Recommendation

That Bylaw No. 8462, for the rezoning of 7531 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.

Waque
for Brian J. Jackson, MCIP
Director of Development

EL:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>He Green</i>

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7531 No. 4 Road (**Attachment 1**) from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)" in order to permit the development of five (5) townhouse units on the site with vehicle access from 7511 No. 4 Road.

Findings of Fact

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

Surrounding Development

The subject site is surrounded on its three (3) sides by a recently developed townhouse project (7511 No. 4 Road, DP 03-231373) on a property zoned Comprehensive Development District (CD/35). This adjacent townhouse project is comprised of 44 2½-storey and three-storey townhouses and is developed at a density of 0.58 floor area ratio (FAR) (0.60 maximum).

Across No. 4 Road (to the east), there are a number of existing single-family homes within the Agricultural Land Reserve (ALR), and zoned Agricultural District (AG1).

Related Policies & Studies

City Centre Area - McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area, Schedule 2.10D of the Official Community Plan (OCP). The site is within Character Neighbourhood "C1" and is designated for Residential use (**Attachment 3**), which allows for development 2½ storeys (typical, 3 storeys maximum), predominantly triplex, duplex, and single-family at a base density of 0.55 FAR. The Sub-Area Plan promotes an adapted version of rural estate character through building form and character, as well as landscape treatment. The preliminary design of the proposal complies with the Sub-Area Plan in terms of land use and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Staff Comments

No significant concerns have been identified through the technical review. Future servicing (water, storm and sanitary connections) are to come via No. 4 Road and will be co-ordinated via the future Building Permit. A preliminary site plan (**Attachment 4**), streetscape elevations (**Attachment 5**), and landscape plan (**Attachment 6**) are enclosed for reference. Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit and Building Permit.

Vehicle Access

Sole vehicular access to this new townhouse project is to be from No. 4 Road through the existing Public Rights of Passage (PROP) right-of-way (ROW) BCP7091 and Cross Access Easement BCP7093 on the adjacent property (7511 No. 4 Road) only. No direct vehicular access is permitted to No. 4 Road. This access arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 7511 No. 4 Road were approved by Council. Registration of a legal agreement on title ensuring vehicle access is from the PROP and the Cross Access Easement on 7511 No. 4 Road will be required prior to final adoption of the rezoning bylaw. Removal of the existing sidewalk crossing and reinstatement of the side walk will be done through a City Work Order at developer's cost prior to issuance of a Building Permit.

Trees Retention and Replacement

A Tree Survey (**Attachment 7**) submitted by the applicant indicates the location of three (3) bylaw-sized trees on the subject property. A Certified Arborist's report was submitted by the applicant in support of the application. The Arborist confirmed that two (2) of the bylaw-sized trees are in poor condition and one (1) is in fair condition but is also in conflict with the proposed site layout.

Staff concur with the recommendation of the Arborist Report. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, six (6) replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 6 cm; and
- four (4) trees of 9 cm.

The preliminary landscape plan (**Attachment 6**) shows that over 15 replacement trees will be accommodated on site. The detailed landscape design will be further refined as part of the Development Permit application process. If the rest of the replacement trees (6 trees) cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$5,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Public Art

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

Floodplain Management Implementation Strategy

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

Affordable Housing

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of two dollars (\$2.00) per buildable square foot as per the Strategy making the payable contribution amount to \$12,202.

Analysis

Minimum Parcel Size

The McLennan South Sub-Area Plan contains guidelines specific to parcel size. New townhouse and multi-family development along major arterial roads should incorporate a minimum frontage width of 50 m and a minimum lot area of 2,000 m². The subject site is an orphaned lot landlocked by the adjacent development. It can be considered as an extension of the adjacent townhouse development. Access along the frontage is not required, which would provide a higher quality pedestrian environment along the fronting street.

Road Setbacks and Building Heights

Based on the Development Permit Guidelines in the McLennan South Sub-Area Plan, building setback along No. 4 Road should be 6 m (20 ft.) to 9 m (29.5 ft.) for two-storey units, a minimum of 9 m (29.5 ft.) for 2½-storey units, and a minimum of 20 m (65.6 ft.) for three-storey units, in order to provide an informal and visually interesting streetscape and opportunities to retain mature landscape. The developer's proposal to locate a 2½-storey building at 11.97 m from the front lot line along No. 4 Road complies with the development guidelines.

Density and Form

The density and form of development allowed for this site is "Residential, 2½-storeys typical (three-storeys maximum), predominantly Triplex, Duplex, Single-Family; 0.55 base FAR." The use of the term "base density" provides the flexibility for increase in density where those increase can provide compensation/incentive (i.e. for dedicating roads, providing affordable/accessible housing, etc.) and a high quality of design. To date, most approved projects in McLennan South have achieved a higher density than their designated "base density". The increased density is justified by the developer's voluntary contribution at \$2.00 per buildable square foot towards Affordable Housing. The proposed building form (a triplex and a duplex) complies with the Sub-Area Plan land use designation.

Proposed Variance

Based on the review of current site plan for the project, the following variances are being requested (staff comments in **bold**):

1. Reduce the north side yard setback for the east building (triplex along No. 4 Road) from 3.0 m to 1.88 m.

(The variance allows for a wider building along the No. 4 Road frontage to create a better pedestrian residential streetscape. With the variance, the proposed front building would be at least 7.88 m away from the adjacent building to the north.)

2. Reduce the north side yard setback for the west building (duplex at the back) from 3.0 m to 2.8 m.

(The variance allows for a single-storey garbage/recycling enclosure to encroach into the side yard setback. A walkway and 6 foot high fence will be provided along the property line.)

3. 10 tandem parking spaces.

(Tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit. The City's Transportation Department has reviewed and accepted the tandem parking arrangement.)

These variances will be reviewed once again in the context of the overall detailed design of the project, including architectural form, site design and landscaping, at the Development Permit stage.

Future Development Permit Application

At the time of Development Permit, details that will need to be addressed include:

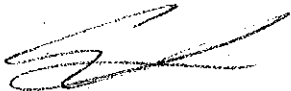
1. Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines) and Schedule 2.10 D (McLennan South Sub-Area Plan) of the OCP;
2. Location and design of garbage and recycling facilities, site signage etc.;
3. Opportunities for unit conversion to accommodate wheelchair accessibility;
4. Enhancement of building articulation, detailing, and fenestration on elevations adjacent to the entrance driveway and outdoor amenity area;
5. Uses of accent materials on the façades along No. 4 Road; and
6. Landscaping design in accordance with the (OCP).

Financial Impact or Economic Impact

None.

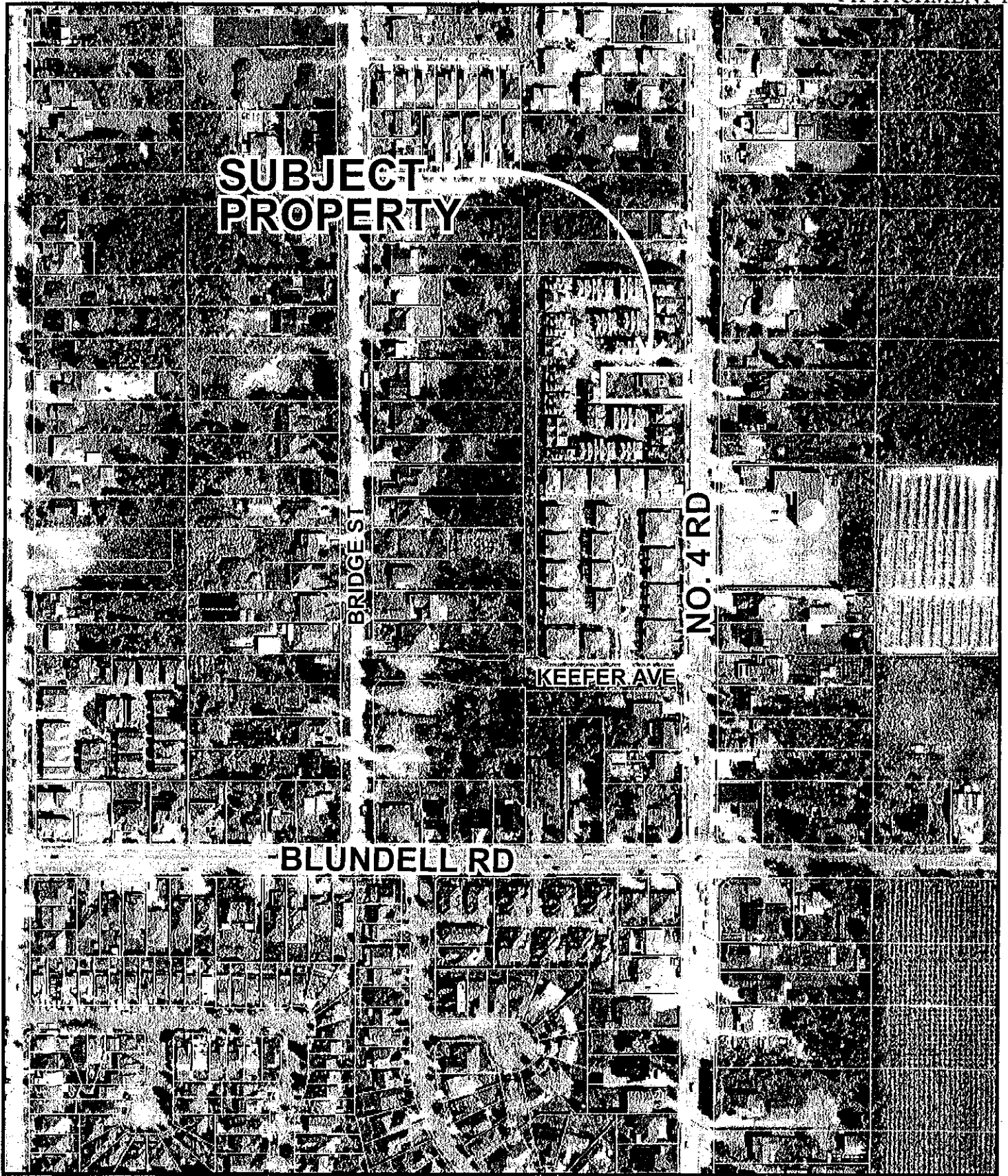
Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan South objectives for residential growth and development and merits favourable consideration.



Edwin Lee
Planning Technician – Design
(Local 4121)
EL:sl

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Land Use Map
- Attachment 4: Preliminary Site Plan
- Attachment 5: Preliminary Streetscape Elevations
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Tree Survey
- Attachment 9: Rezoning Considerations Concurrence



RZ 08-406182

Original Date: 02/19/08

Amended Date:

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 08-406182

Attachment 2

Address: 7531 No. 4 Road

Applicant: Matthew Cheng Architect Inc.

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

	Existing	Proposed
Owner:	Harjinder Singh Dhaliwal	No change
Site Size (m²):	945 m ² (10,172 ft ²)	No change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Area Plan Designation:	Residential, 2½ storeys typical (3 storeys maximum) predominantly Triplex, Duplex, Single-Family 0.55 base FAR	No change
702 Policy Designation:	n/a	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/35)
Number of Units:	1 single-family dwelling	5 townhouse units

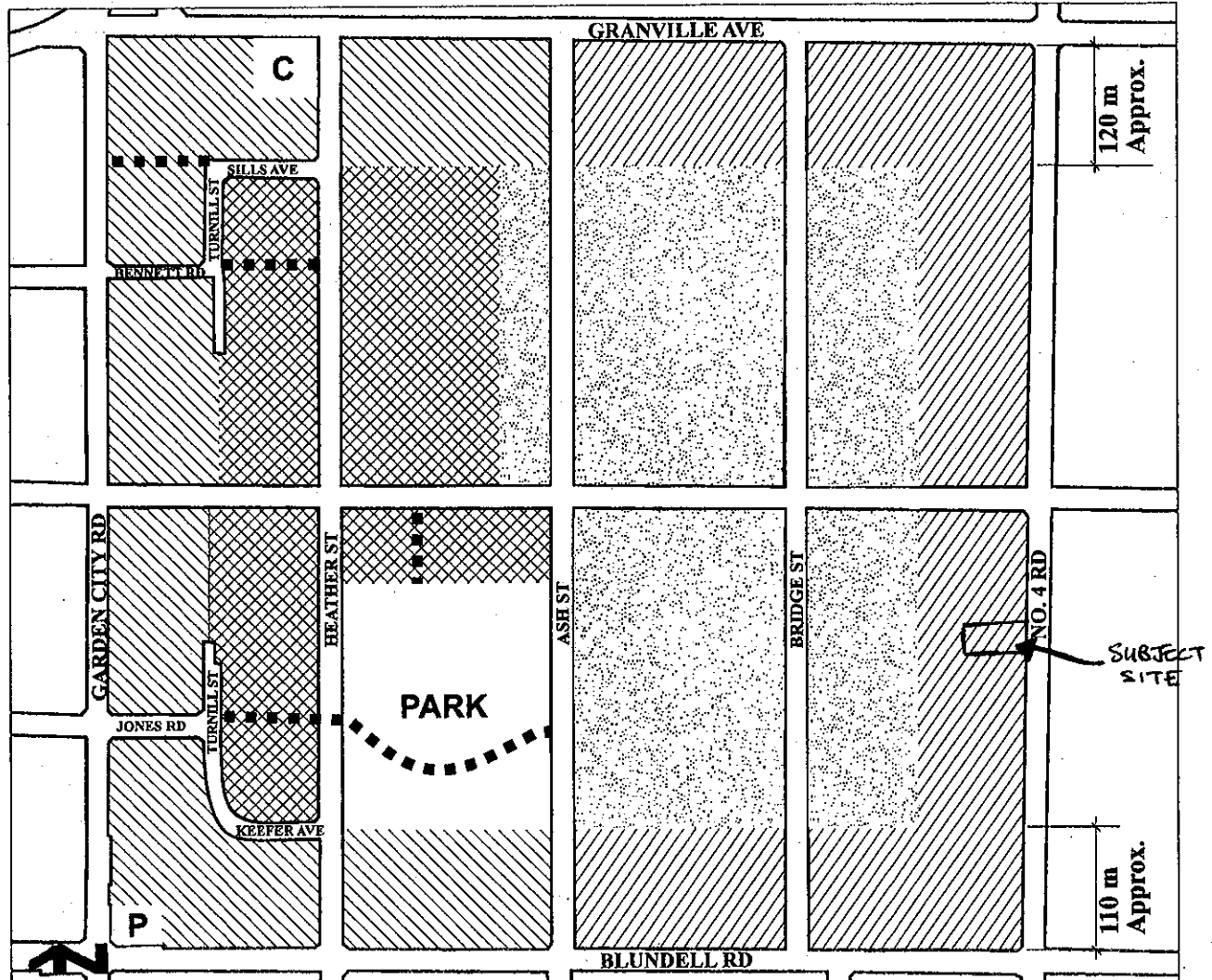
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	21.4 upa	N/A
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Lot Coverage – Building:	Max. 40%	34%	None
Lot Size (min. dimensions):	N/A	945 m ²	None
Setback – Front Yard (m):	Min. 9.0 m for 2½ storey	11.97 m	None
Setback – North Side Yard (m):	Min. 3 m	1.88 m for east building 2.80 m for west building	Variance required and supported
Setback – South Side Yard (m):	Min. 3 m	3.05 m	None
Setback – Rear Yard (m):	Min. 3 m	4.06 m	None
Height (m):	Maximum 11 m 3 storeys	Max. 10 m for 2½ storey Max. 11 m for 3 storey	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 spaces/unit x 5 = 10 (R) 0.2 spaces/unit x 5 = 1 (V)	2.0 spaces/unit x 5 = 10 (R) 0.2 spaces/unit x 5 = 1 (V)	None
Off-street Parking Spaces – Total:	11	11	None
Tandem Parking Spaces:	Not permitted	10	<i>Variance required and supported</i>
Amenity Space – Indoor:	Min 70 m ²	\$10,000 cash-in-lieu	None
Amenity Space – Outdoor:	Min 6 m ² /unit = 60 m ²	70 m ²	None

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

City of Richmond

Land Use Map *Bylaw 7892
2005/04/18*

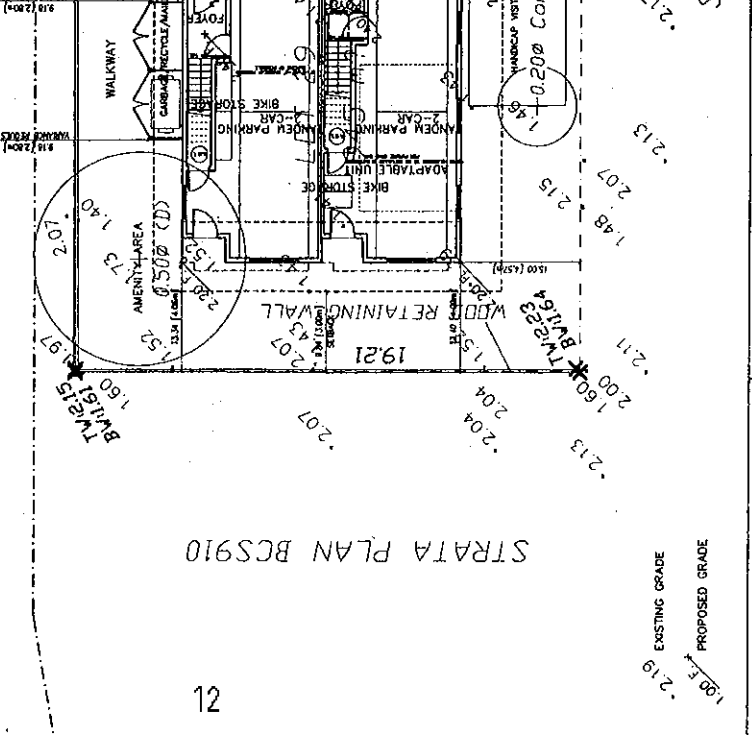


<p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p> <p> Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p> <p> Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p> Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p> Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p>
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Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the "ring road".

EXISTING	PROPOSED	VARIANCES
SITE AREA: 10167.65 SF (944.63 SM)	10167.65 SF (944.63 SM)	NO CHANGE
LAND USE: SINGLE FAMILY RESIDENTIAL	TOWNHOUSE RESIDENTIAL	NO CHANGE
DCP DESIGNATION: R17A	CD/35	NO CHANGE
ZONING: R17A	CD/35	NO CHANGE
NUMBER OF UNITS: 1	5	NO CHANGE
FLOOR AREA RATIO: 0.600 (6100.59 SF)	0.600 (6100.59 SF)	NO CHANGE
LOT COVERAGE: 0.400 (4067.06 SF)	0.432 (3373.30 SF)	NO CHANGE
SETBACK-FRONT YARD: MIN. 5m MAX. 3.05m	MIN. 5m MAX. 3.05m	NO CHANGE
SETBACK-SIDE YARD (SOUTH): MIN. 3m	MIN. 3m	NO CHANGE
SETBACK-SIDE YARD (NORTH): MIN. 3m	MIN. 3m	NO CHANGE
SETBACK-REAR YARD: MIN. 3m	MIN. 3m	NO CHANGE
HEIGHT (m): MAX. 10m & 2.5 STOREYS MAX. 11m & 3 STOREYS	MAX. 10m & 2.5 STOREYS MAX. 11m & 3 STOREYS	NO CHANGE
LOT SIZE: 10167.65 SF (944.63 SM)	10167.65 SF (944.63 SM)	NO CHANGE
OFF-STREET PARKING: RESIDENTIAL/COMMERCIAL: OFF-STREET PARKING	10 AND 1	NO CHANGE
ACCESSIBLE: OFF-STREET PARKING TOTAL: TANDEM PARKING SPACES: INDOOR AMENITY SPACE: OUTDOOR AMENITY SPACE:	11 10 MIN. 60SM MIN. 30SM	NO CHANGE

SR.V. PLAN
OFF-STREET PARKING TOTAL: 11
TANDEM PARKING SPACES: 10
INDOOR AMENITY SPACE: MIN. 60SM
OUTDOOR AMENITY SPACE: MIN. 30SM



STRATA PLAN BCS910

100' E
2.19
EXISTING GRADE
PROPOSED GRADE

MATTHEW CHENG ARCHITECT INC.
100-10000 100th Ave
Richmond, BC V6V 2G9
Tel: 604-273-8888
Fax: 604-273-8889

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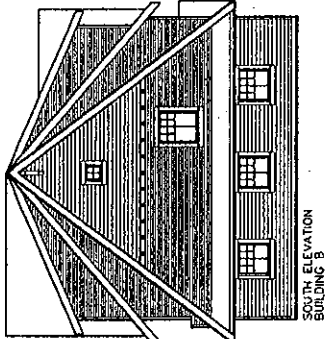
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PROJECT TITLE
5-UNIT TOWNHOUSE DEVELOPMENT
7531 NO. 4 ROAD
RICHMOND, B.C.

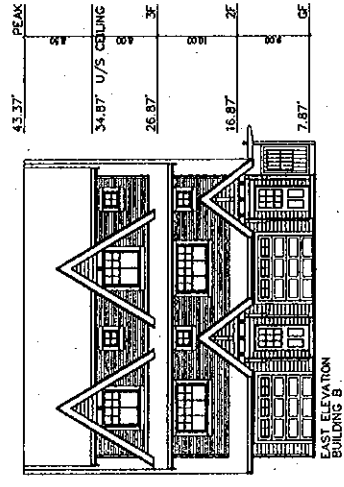
PROJECT DATA
SHEET NO.
GROUND FLOOR PLAN
SITE PLAN

DATE
JAN. 23, 2009
JAN. 23, 2009
JAN. 23, 2009

PROJECT NUMBER
D01

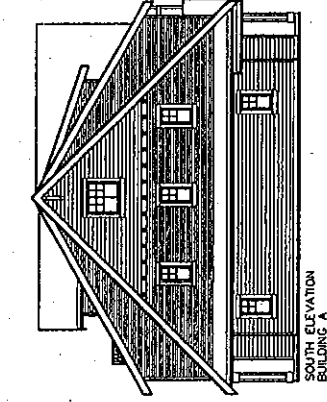


SOUTH ELEVATION
BUILDING 5

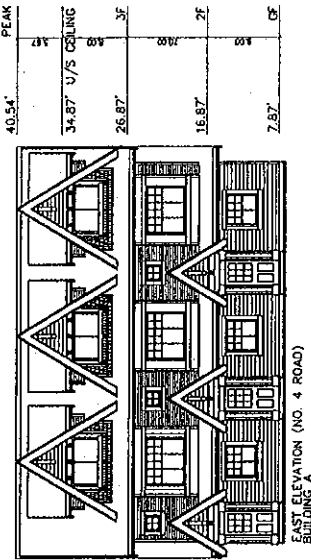


EAST ELEVATION
BUILDING 6

43.37'	PEAK
34.87'	U/S CEILING
26.87'	2F
16.87'	2F
7.87'	GF

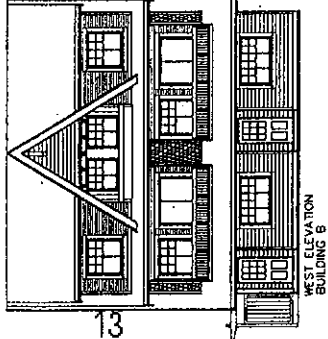


SOUTH ELEVATION
BUILDING A

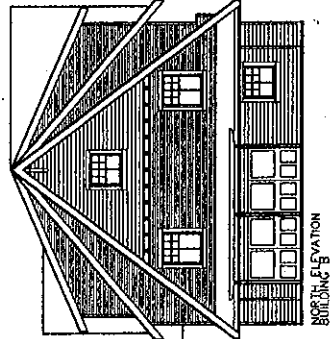


EAST ELEVATION (NO. 4 ROAD)
BUILDING A

40.54'	PEAK
34.87'	U/S CEILING
26.87'	2F
16.87'	2F
7.87'	GF

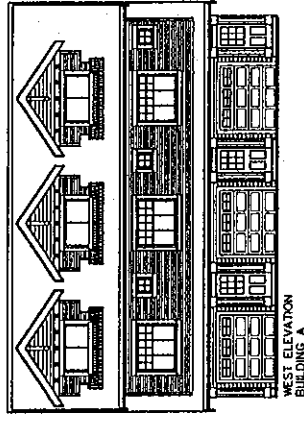


WEST ELEVATION
BUILDING 6

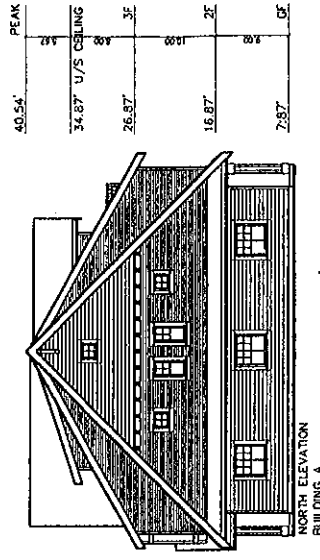


NORTH ELEVATION
BUILDING 5

43.37'	PEAK
34.87'	U/S CEILING
26.87'	2F
16.87'	2F
7.87'	GF




WEST ELEVATION
BUILDING A



NORTH ELEVATION
BUILDING A

40.54'	PEAK
34.87'	U/S CEILING
26.87'	2F
16.87'	2F
7.87'	GF



MATTHEW CHENG ARCHITECT INC.
 2000 W. 10TH AVENUE
 SUITE 200
 RICHMOND, B.C. V6V 1K6
 TEL: (604) 273-7700 FAX: (604) 273-7701

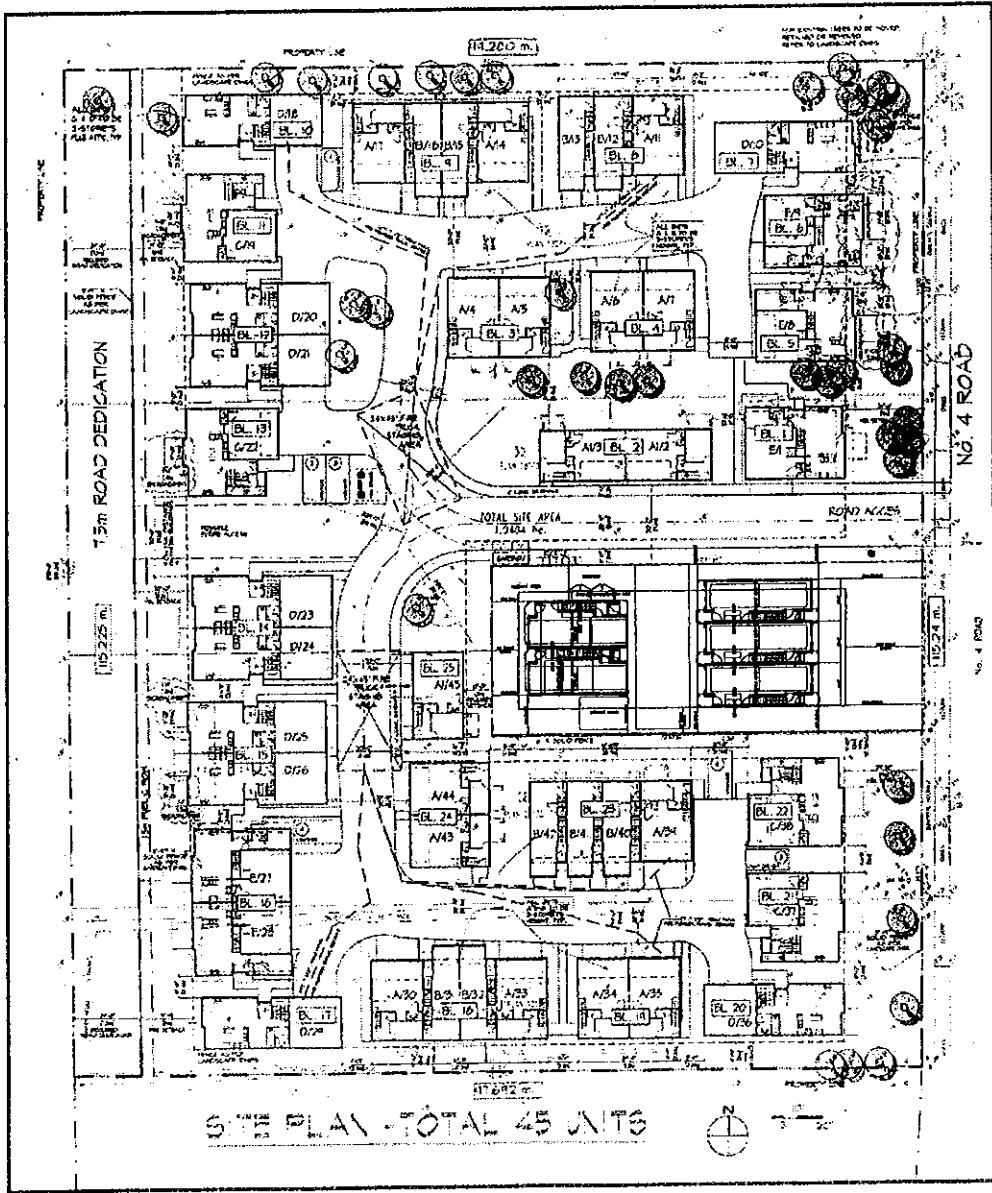
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No. Drawn	Revision
No. Dots	Revision

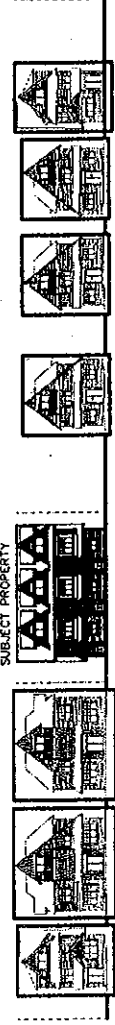
PROJECT: 5-UNIT TOWNHOUSE DEVELOPMENT
 7531 NO. 4 ROAD
 RICHMOND, B.C.

SHEET TITLE: ELEVATIONS

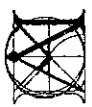
Drawn	HC
Checked	MC/AC
Date	1/18/07 = 1-17
Project Number	D04
Revision Date	JUN 23, 2006
Print Date	JUN 23, 2006



CONTEXT PLAN



STREETScape ALONG NO.4 ROAD

 <p>MATTHEW CHENG ARCHITECT INC. 100-10150-102 ST. JAMES ST. UNIT 101 RICHMOND, B.C. V6V 2G9 TEL: 604-273-8888 FAX: 604-273-8889 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>FOR EXAMINATION PURPOSES ONLY. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL RIGHTS RESERVED. THE USER AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DOCUMENT.</p>	<p>No. Date: [Blank] Remarks: [Blank]</p>	<p>No. Date: [Blank] Remarks: [Blank]</p>	<p>Comments: [Blank]</p>	<p>Project No: 5-LIMIT TOWNHOUSE DEVELOPMENT 7531 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet No: CONTEXT PLAN STREETScape</p>	<p>Drawn By: [Blank] Date: [Blank]</p> <p>Checked By: [Blank] Date: [Blank]</p> <p>Scale: [Blank]</p> <p>Project Number: D05</p>
	<p>Project Date: JAN 23, 2009</p> <p>Issue Date: JAN 23, 2009</p> <p>Drawn By: [Blank]</p> <p>Checked By: [Blank]</p>						

Rezoning Considerations

7531 No. 4 Road

RZ 08-406182

Prior to final adoption of Zoning Amendment Bylaw No. 8462, the developer is required to complete the following:

1. Registration of a legal agreement on title ensuring that the only means of access is from the existing Public Rights of Passage (PROP) right-of-way (ROW) BCP7091 and Cross Access Easement BCP7093 on the adjacent property (7551 No. 4 Road) and that there be no direct access to No. 4 Road.
2. Payment-in-lieu for indoor amenity space in the amount of \$5,000 (e.g., \$1,000 per unit) towards the development of the McLennan South neighbourhood parks;
3. Registration of a Flood Indemnity Covenant on title; and
4. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$12,202) to the City's Affordable Housing Reserve Fund.
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Then, prior to issuance of the Building Permit*:

1. Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCO Traffic Regulation Section 01570 (<http://www.richmond.ca/services/tp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8462 (RZ 08-406182)
7531 NO. 4 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**.

P.I.D. 000-554-553

Lot 29 Section 15 Block 4 North Range 6 West New Westminster District Plan 28170

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8462"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 23 2009

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER