



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 24, 2012
From: Brian J. Jackson, MCIP **File:** RZ 11-593412
Director of Development
Re: Application by Zhao XD Architect Ltd. for Rezoning at 8540 and
8560 Jones Road from Single Detached (RS1/E) to High Density Townhouse
(RTH1)

Staff Recommendation

That Bylaw No. 8872, for the rezoning of 8540 and 8560 Jones Road from "Single Detached (RS1/E)" to "High Density Townhouse (RTH1)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Acting</i>

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8540 and 8560 Jones Road (**Attachment 1**) from Single Detached (RS1/E) to High Density Townhouse (RTH1) in order to permit the development of 12 three-storey townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

- To the north: Across Jones Road, a small townhouse complex, zoned Town Housing (ZT14) – St. Albans Sub-Area (City Centre); a single-family home, zoned Single Detached (RS1/E), with development potential for a small townhouse complex; and an in-stream 23-unit three-storey townhouse proposal at 7500, 7520, 7540, 7560 St. Albans Road (DP 11-585139). The application to rezone the site to High Density Townhouses (RTH4) was given third reading on June 20, 2011;
- To the east/south: Four-storey condominiums (three-storeys over parking), zoned Medium Density Low Rise Apartments (RAM1); and
- To the west: A multiple-family development (three-storey townhouses) zoned Medium Density Low Rise Apartments (RAM1).

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within “Sub-Area B.1: Mixed-Use – Low-Rise Residential & Limited Commercial”, which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

St. Albans Sub Area Plan

The proposed development is generally consistent with the Multi-Family Low-Rise land use designation in the St. Albans Sub-Area Plan (Schedule 2.10A), which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for 12 three-storey townhouse units fits well within the emerging multi-family development pattern.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

Affordable Housing Strategy

The applicant proposes to make 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 \$2.00 per buildable square foot as per the Strategy, making the payable contribution amount of \$27,160.00.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$10,185.00.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application; nine (9) trees were identified and assessed:

- Five (5) bylaw-sized trees on the adjacent property to the east at 8600 Jones Road;
- Two (2) bylaw-sized trees and three (3) undersized trees on the adjacent property to the west at 8500 Jones Road; and
- A 41cm calliper Western Red Cedar tree and a hedgerow comprised of 14 trees located on the City boulevard.

There are no trees on site. All trees located on the adjacent properties along the common property lines will be protected as per the Arborist's recommendations. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Protection Plan is attached (**Attachment 5**). Staff will work with the applicant on the site layout and building design at the Development Permit stage to ensure tree protection. A proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

Parks Operations staff have determined that the Western Red Cedar and the hedgerow on the City boulevard in front of the subject site have been previously topped for hydro line clearance due to an overhead three-phase hydro line. Staff have agreed to the removal of these trees based on the tree condition and the required frontage improvement works (including new sidewalk at property line) along Jones Road. A cash compensation for the street tree removal in the amount of \$3,250 has been determined.

Site Servicing & Frontage Improvements

Prior to final adoption, the applicant is required to contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads.

As a condition of rezoning, the applicant is required to enter into a standard Servicing Agreement for the design and construction of the following items:

- Upgrades of the existing 450 mm diameter storm sewer along the frontage of the site to 600 mm from existing manhole STMH 4584 to the west property line of 8540 Jones Road;
- Removal of the existing sidewalk and installation of a new 1.50 m sidewalk at the property line;
- Creation of a 2.50 m grass and treed boulevard in the area between the new sidewalk and the existing curb (tree species to be 7 cm caliper Kwanzan Cherry); and
- Replacement of the existing street light ducts and possibly adjustment of power and streetlight poles along the frontage to avoid conflict with the new sidewalk.

Note: due to the required storm upgrades, existing power pole, streetlight pole, Telus and Shaw crossings may need to be relocated or removed.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

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

Analysis

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex.

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing multi-family developments. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area. Building massing and conditions of adjacency will be further reviewed at the Development Permit stage.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 24 tandem parking spaces in all of the townhouse units is being requested.

Based on the City Centre location the bylaw requirement is for 17 residential parking spaces. By permitting the tandem arrangement, the applicant is able to provide seven (7) extra parking spaces on site (by turning all of the seven (7) single car garages and five (5) double car garages into 12 tandem garages). Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. Tandem garages are provided in all units at the adjacent townhouse development to the west. On-street parking is available on both sides of Jones Road and St. Albans Road. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Building form and architectural character;
- Location and design of the convertible unit and other accessibility features;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B,1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

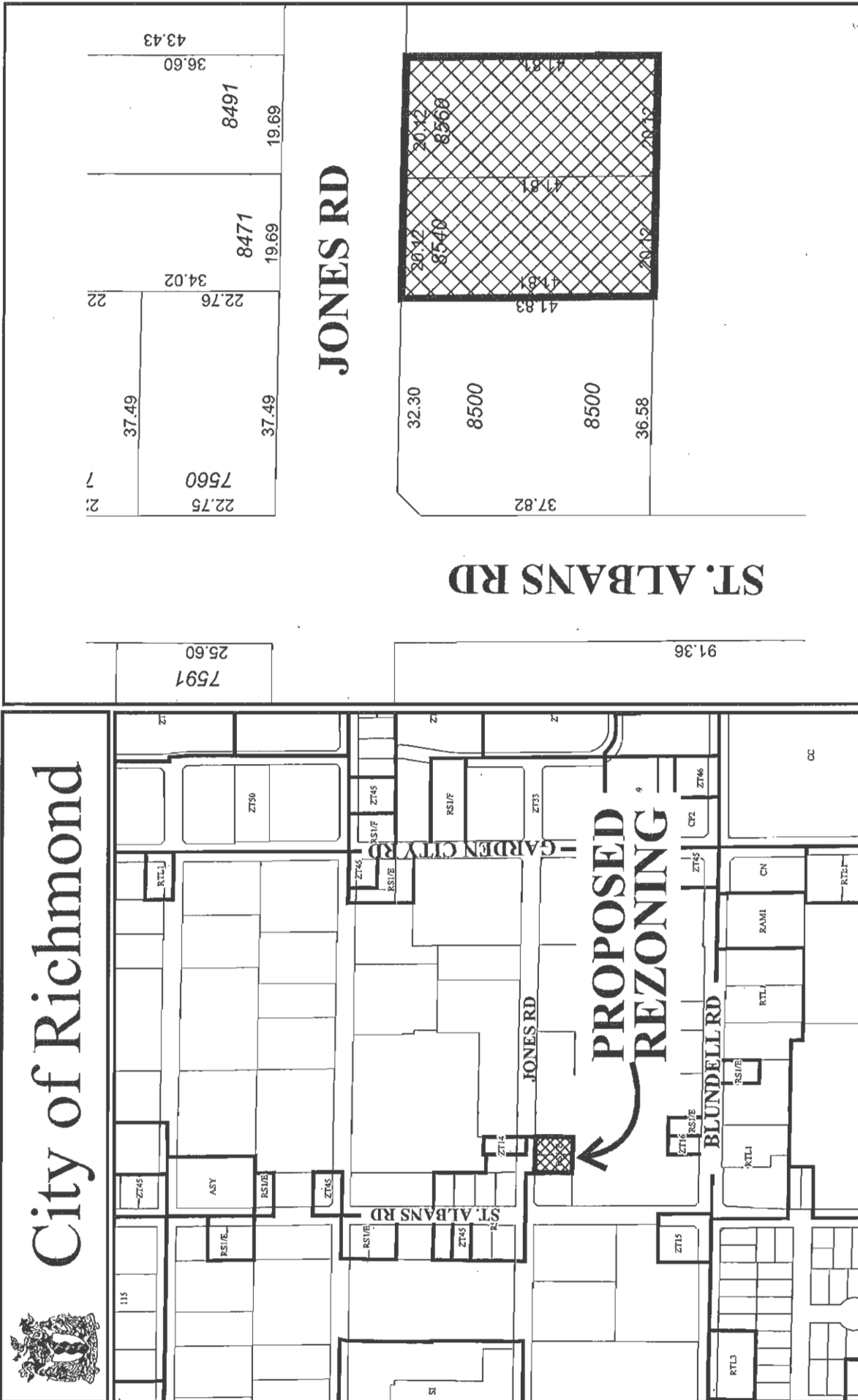
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: St. Albans Sub-Area Plan
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations Concurrence

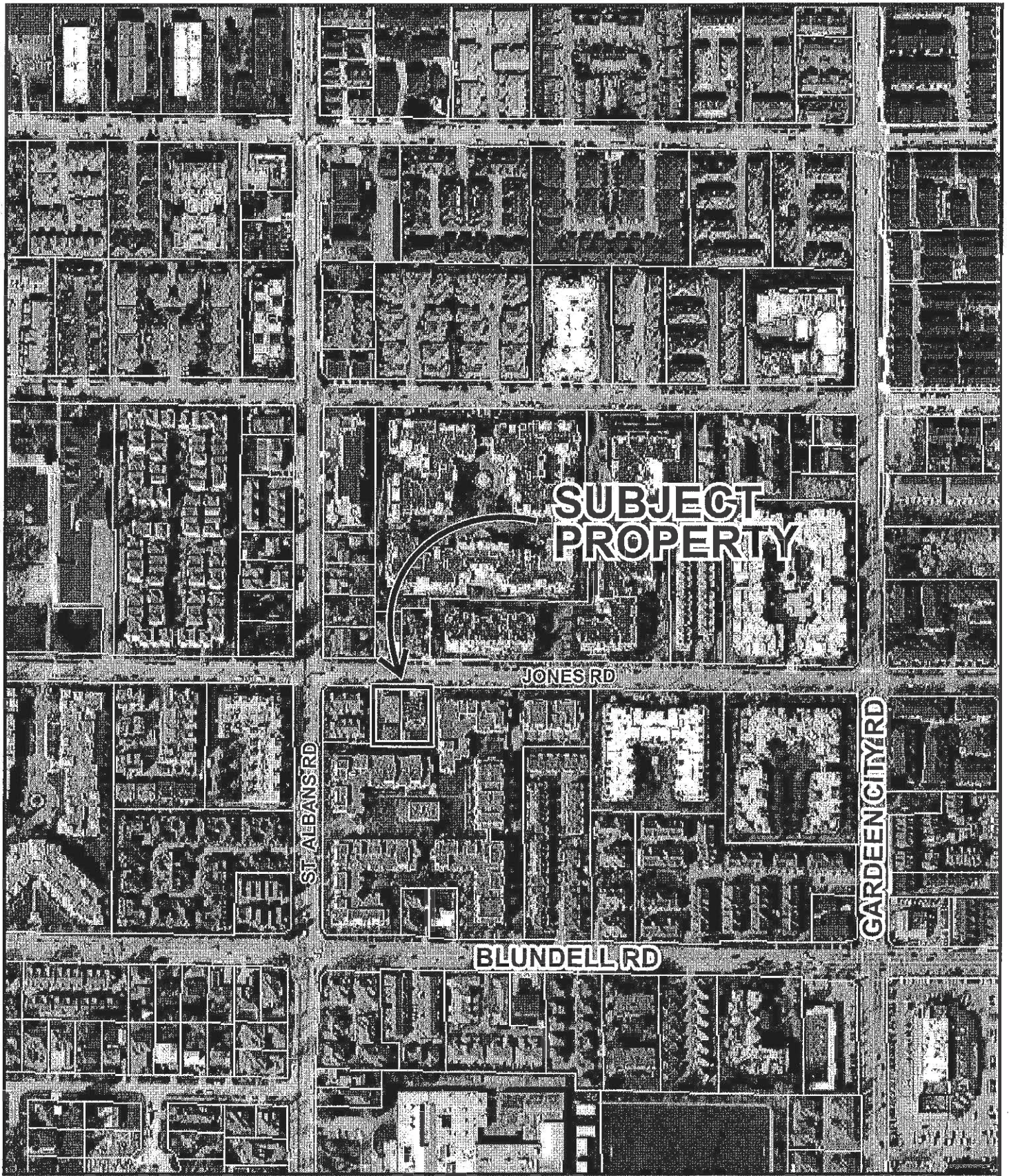


RZ 11-593412

Note: Dimensions are in METRES

ATTACHMENT 1





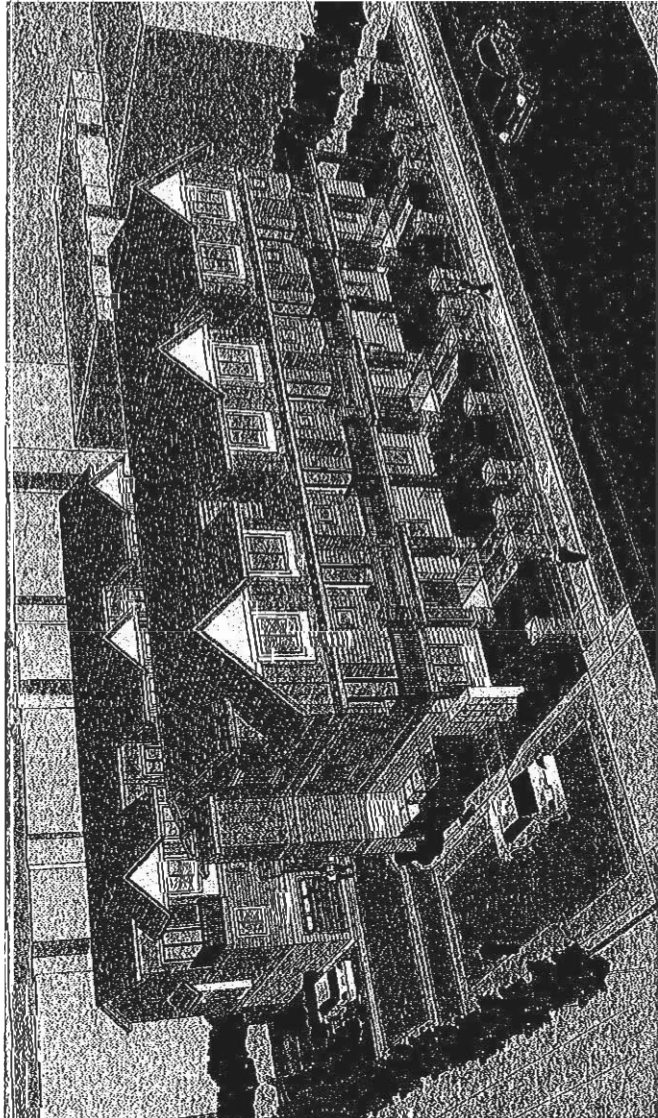
RZ 11-593412

Original Date: 11/14/11

Amended Date:

Note: Dimensions are in METRES

PH - 72



12-UNIT TOWNHOUSE DEVELOPMENT
8540-60 JONES ROAD, RICHMOND, BC

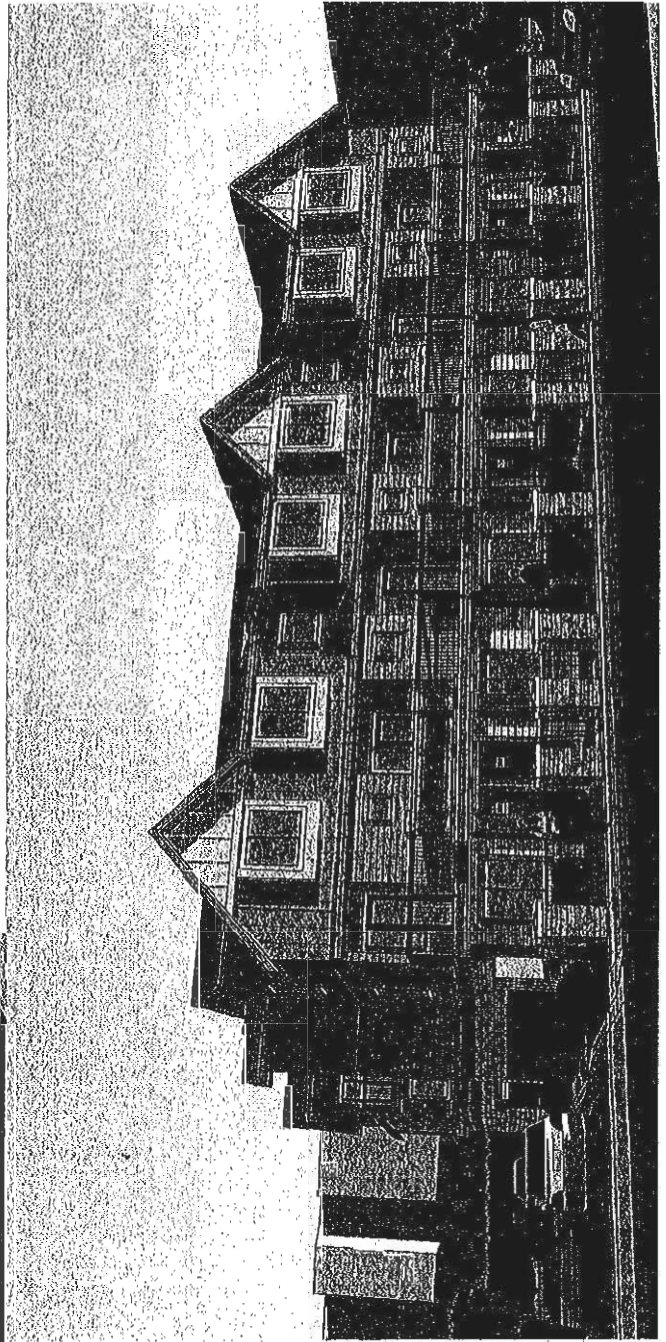
PURPLE STONE PROPERTIES
& MANAGEMENT LTD



ZHAO XD ARCHITECT LTD.

www.zhaoarch.com tel: 604 275-8882

PH - 73

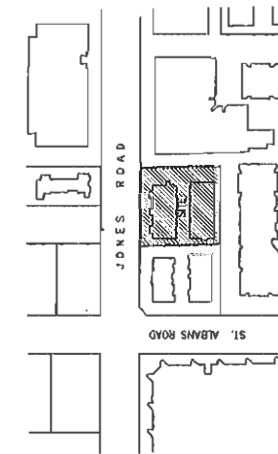


ATTACHMENT 2

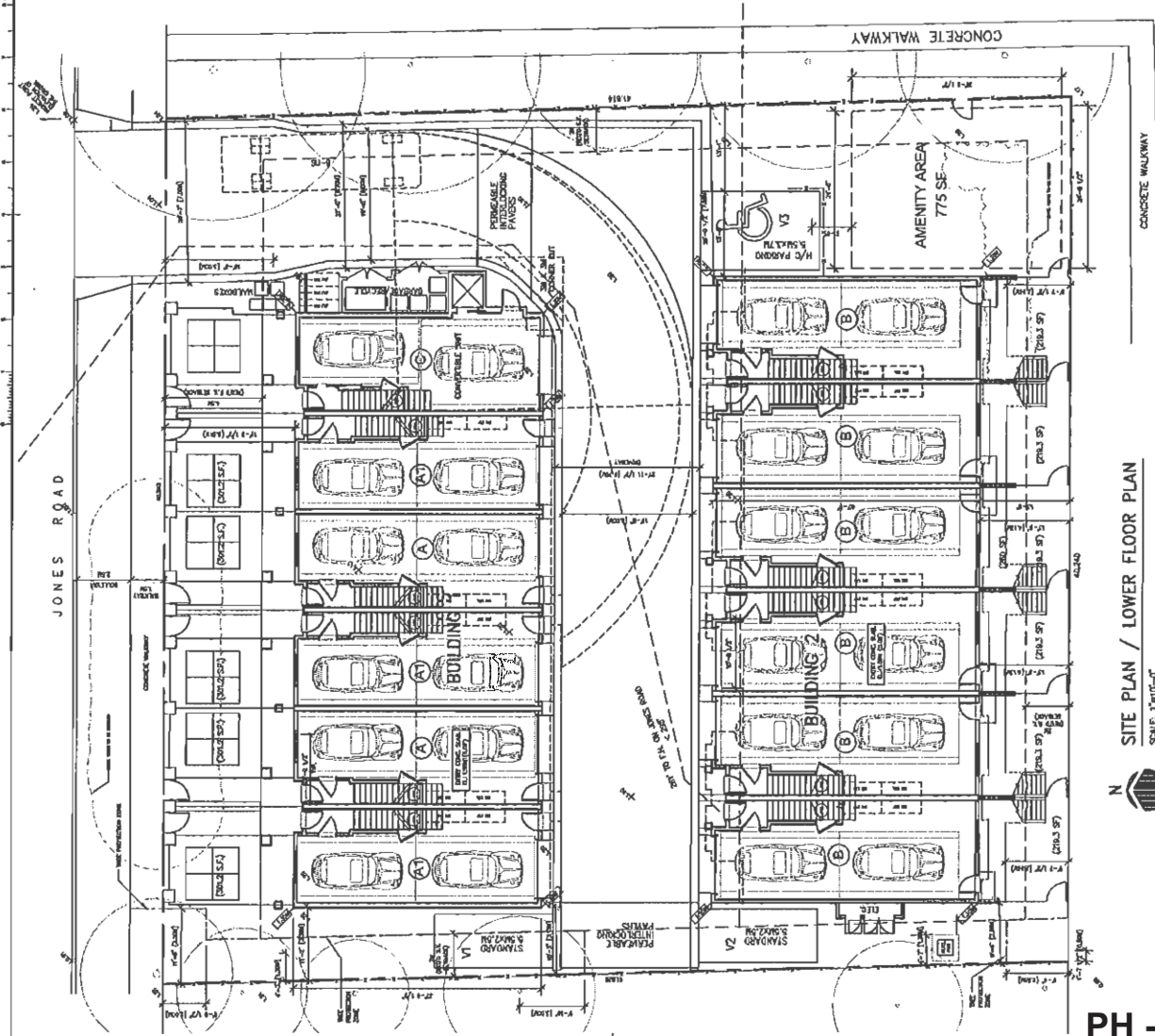
DEVELOPMENT DATA
ADDRESS: 8540, 8560 JONES ROAD
LOT 3 SECTION 16 BLOCK 4 NORTH RANGE
LEGAL DESCRIPTION: 6 WEST NEW WESTMINSTER DISTRICT PLAN 10685
PLANNING AREA/USE: 10 CITY CENTRE (OCP SDR 2.10A)

EXISTING	PROPOSED
1682.1 SM (18106 S.F.)	1682.1 SM (18106 S.F.)
SINGLE-FAMILY RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION:	10 CITY CENTRE
ZONING:	HIGH DENSITY TOWNHOUSING (PDH)
NUMBER OF UNITS:	12
STAYLAW REQUIREMENT	PROPOSED
DENSITY (UNITS/ACRE):	28.87 UNITS/ACRE
FLOOR AREA RATIO:	MAX. 0.75
LOT COVERAGE - BUILDING:	44.3 % (8074.1 SF)
LOT COVERAGE - LANDSCAPING:	MIN. 20%
SETBACKS - FRONT YARD (NORTH):	MIN. 4.5 M
SETBACK - EAST SIDE YARD:	MIN. 2 M
SETBACK - WEST SIDE YARD:	MIN. 2 M
SETBACK - REAR YARD (SOUTH):	MIN. 2 M
HEIGHT:	12M (3 STOREYS)
LOT SIZE (MIN. DIMENSIONS):	18106 S.F.
RESIDENTIAL PARKING SPACES:	1.4 SPACES / UNIT
VISITOR PARKING SPACES:	0.2 SPACES / UNIT
OFF-STREET PARKING SPACES-TOTAL:	20
TANDEN PARKING SPACES:	12
BICYCLE PARKING SPACE-CLASS-1:	1.25 SPACES PER UNIT
BICYCLE PARKING SPACE-CLASS-2:	0.2 SPACES PER UNIT
AMENITY SPACE - INDOOR:	MIN. 79 SM OR 859-SM-LEU
AMENITY SPACE - OUTDOOR:	MIN. 6 SM PER UNIT
PRIVATE OPEN SPACE:	MIN. 37 SM PER UNIT

F.A.R. PERMITTED:	0.75	FAR =	13579.5 SQ.FT.
UNIT 'A' (OR 'A1') 1096.1 SQ.FT.	X 5 =	5480.5 SQ.FT.	
UNIT 'B' 1147.3 SQ.FT.	X 6 =	6883.8 SQ.FT.	
UNIT 'C' 1174.9 SQ.FT.	X 1 =	1174.9 SQ.FT.	
TOTAL PROPOSED = (0.748 FAR) 13599.2 SQ.FT.			



CONTEXT PLAN
SCALE: 1"=10'-0"



SITE PLAN / LOWER FLOOR PLAN
SCALE: 1"=10'-0"





ZHAO XD
ARCHITECT
LTD.

3025-0720 Midway Way,
Richmond, BC V7E 4A5
Tel: (604) 273-8888
Fax: (604) 273-1208
Email: info@zhaoxd.com
Website: zhaoxd.com

This drawing was not made by the architect.

11/20/2011 12:00:00 PM
Date: 11/20/2011
Drawing Title: ELEVATIONS

A DETAIL NUMBER
B/C DETAIL SHEET
C DETAIL SHEET

Project:
12 UNITS
TOWNHOUSE
DEVELOPMENT

2011/10/08
Project No.: 20110008

Drawing No.: A-9

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Date: 11/20/2011
Drawing Title: ELEVATIONS

12 UNITS
TOWNHOUSE
DEVELOPMENT

2011/10/08
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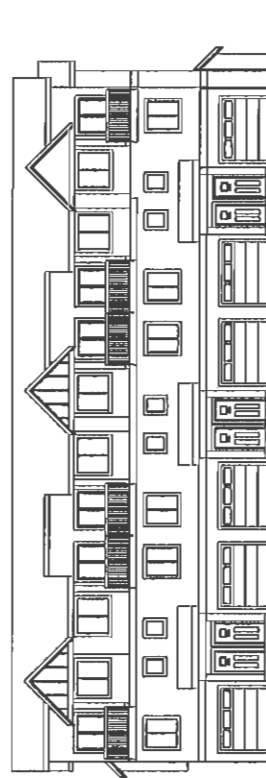
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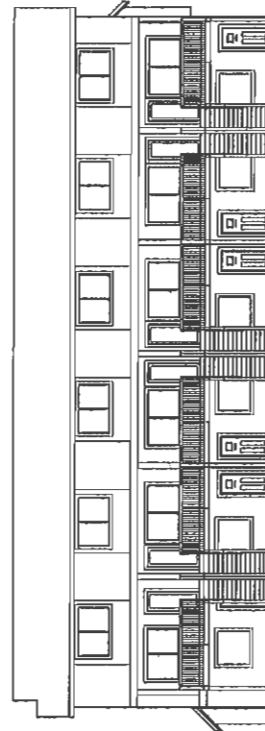
12 UNITS
TOWNHOUSE
DEVELOPMENT

2011/10/08
Project No.: 20110008

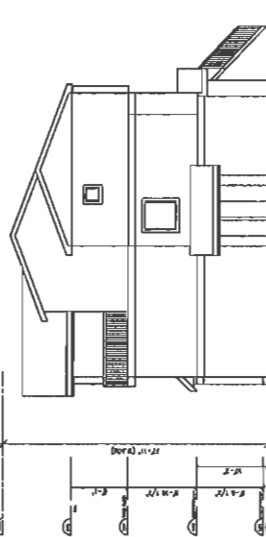
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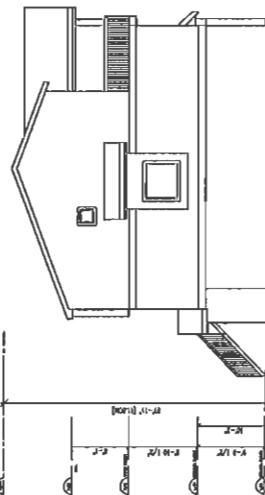
NORTH ELEVATION -- BUILDING 2
SCALE: 1/8"=1'-0"



SOUTH ELEVATION -- BUILDING 2
SCALE: 1/8"=1'-0"



WEST ELEVATION -- BUILDING 2
SCALE: 1/8"=1'-0"



EAST ELEVATION -- BUILDING 2
SCALE: 1/8"=1'-0"



City of Richmond

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

Development Application Data Sheet

RZ 11-593412

Attachment 3

Address: 8540 and 8560 Jones Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Napavalley Investment Group Ltd. and Yuqing Zhang	No Change
Site Size (m²):	1,682.1 m ² (18,106 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouse (RTH1)
Number of Units:	2	12
Other Designations:	N/A	No Change

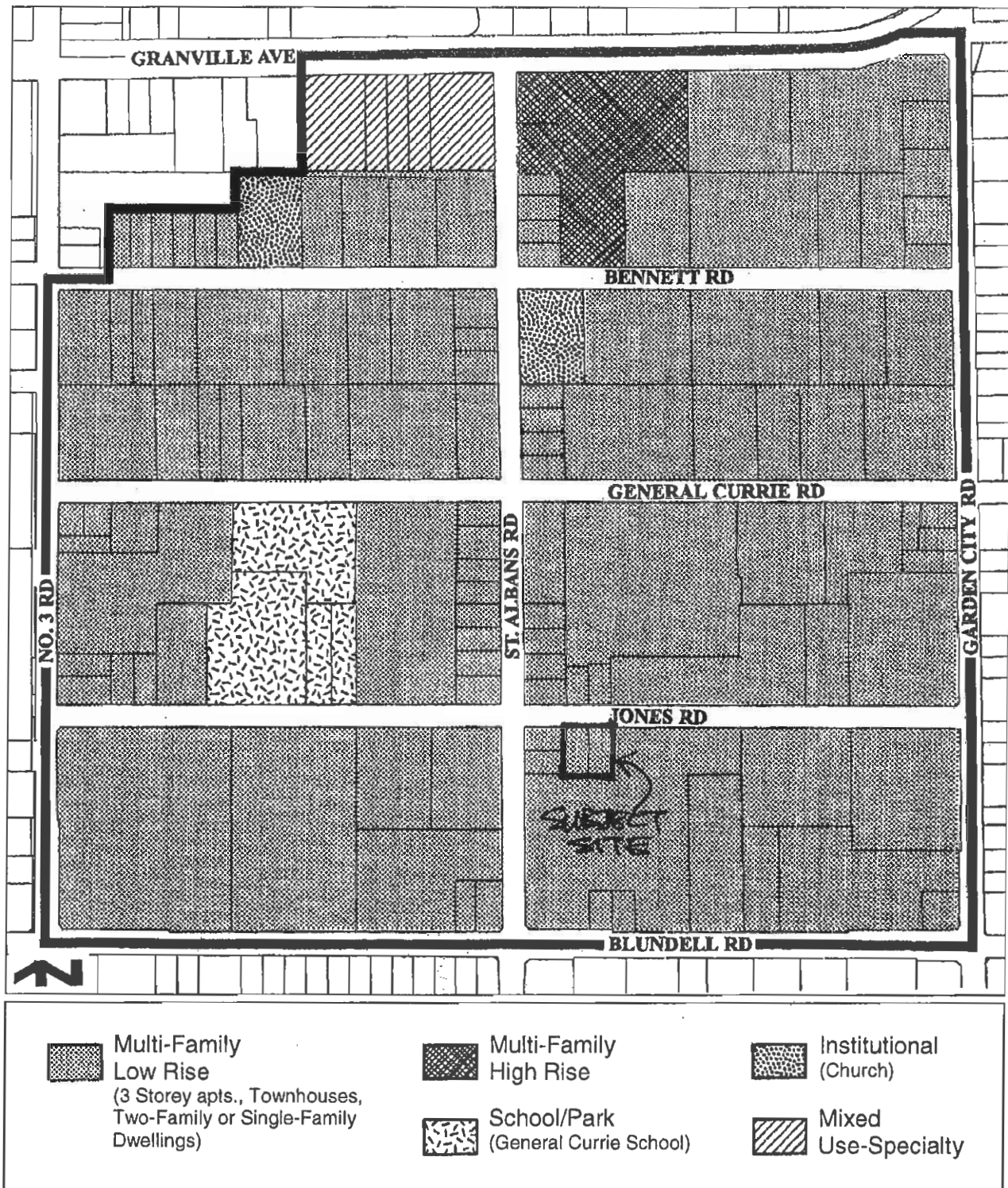
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	28.87 upa	none permitted
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	42.8%	none
Lot Coverage – Landscaping:	Min. 20%	31%	none
Setback – Front Yard (m):	Min. 4.5 m	6.0 m	none
Setback – East Side Yard (m):	Min. 2.0 m	6.0 m min.	none
Setback – West Side Yard (m):	Min. 2.0 m	2.0 m min.	none
Setback – Rear Yard - North (m):	Min. 2.0 m	2.9 m	none
Height (m):	12.0 m (3 storeys)	12.0 m max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	600 m ² (min. 20 m wide x 30 m deep)	1,682.1 m ² (40.24 m wide x 41.81 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	20	27	none
Tandem Parking Spaces:	not permitted	24	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	72 m ²	none

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

City of Richmond

Land Use Map



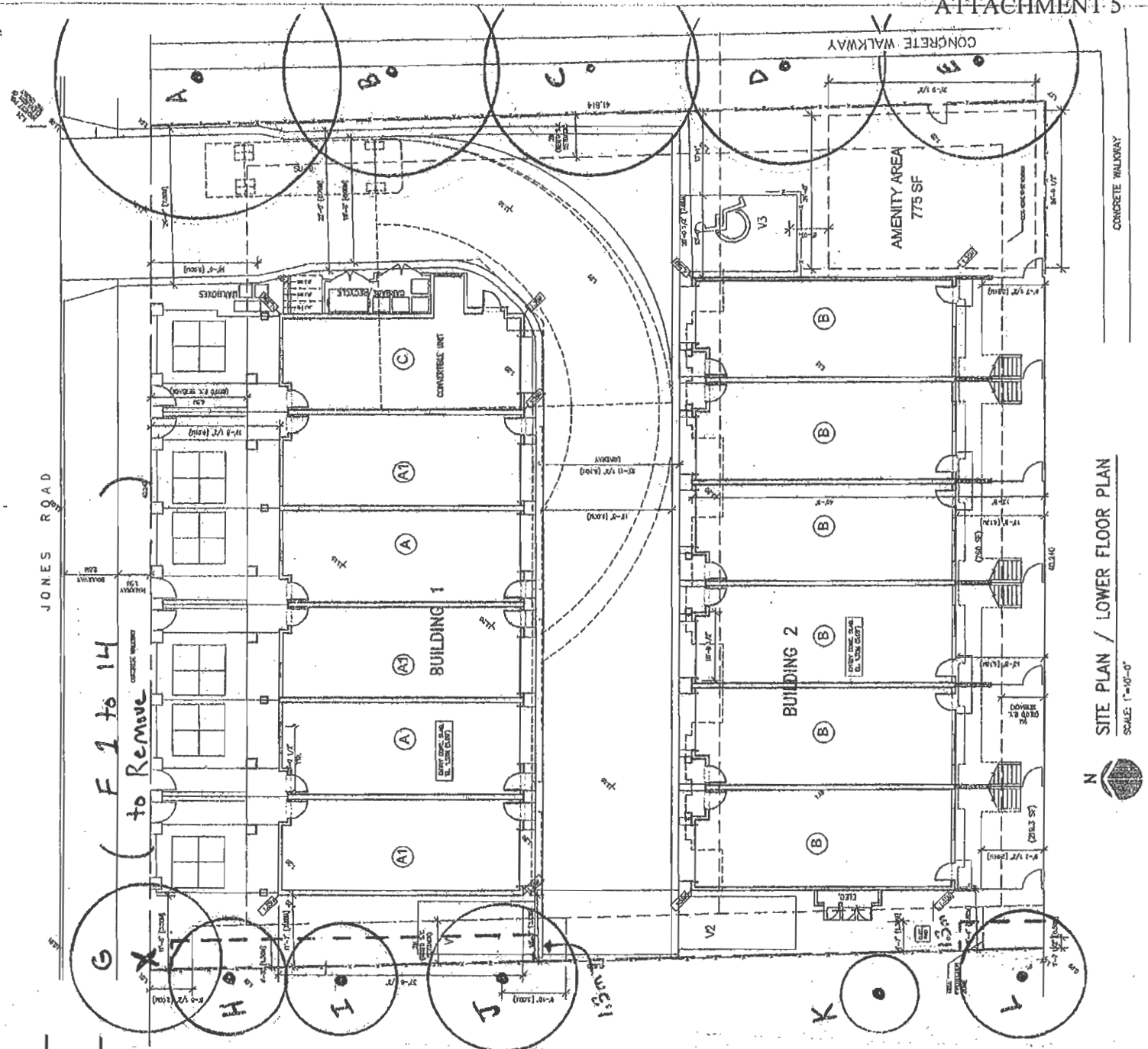
Tree Location & Protection Plan



100 ● Recommend Tree Retention

101 X Recommend Tree Removal

--- Tree Protection Barrier



N
SITE PLAN / LOWER FLOOR PLAN
SCALE 1"=10'-0"

Rezoning Considerations

8540 and 8560 Jones Road

RZ 11-593412

Prior to final adoption of Zoning Amendment Bylaw 8872, the developer is required to complete the following:

1. Consolidation of 8540 and 8560 Jones Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$27,160) to the City's Affordable Housing Reserve Fund.
4. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$10,185) to the City's Public Art Fund.
5. City acceptance of the developer's offer to voluntarily contribute \$3,250 to Parks Division's Tree Compensation Fund for the removal of a Western Red Cedar tree and a hedgerow located on the city boulevard. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads.
7. Enter into a Servicing Agreement* for the design and construction of upgrades proposed for the city utilities and frontage improvements:
 - a) Storm:

Upgrade of the existing 450mm diameter storm sewer along the frontage of the site to 600mm from existing manhole STMH 4584 to the west property line of 8540 Jones Road.

Note: Existing power pole, streetlight pole, as well as Telus and Shaw crossings may need to be removed and/or relocated due to the storm upgrade.
 - b) Frontage Improvements:

Works to be a continuation of those established at the west property line via SA 01-188400 (8500 Jones Road). The works include but are not limited to:

 - i. removal of the existing sidewalk and pouring of a new 1.50m sidewalk at the property line;
 - ii. creating a 2.50m grass & treed boulevard in the area between the new sidewalk and the existing curb; the tree species is to be 7cm caliper Kwanzan Cherry; and

- iii. replacement of the existing street light duct and possibly adjustment of the street light and power pole in the frontage to avoid conflict with the new sidewalk.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The servicing agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and
 - that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.
 - the Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.
8. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$12,000.
 9. Registration of a covenant prohibiting the conversion of tandem parking area into habitable space.
 10. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained on adjacent sites to the east and west at 8500 and 8600 Jones Road. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on adjacent properties to the east and west at 8500 and 8600 Jones Road prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided 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 MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8872 (RZ 11-593412)
8540 AND 8560 JONES 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 **HIGH DENSITY TOWNHOUSE (RTH1)**.

P.I.D. 004-268-768

Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 10685

P.I.D. 004-871-731

Lot 3 Section 16 Block 4 North Range 6 West New Westminster District Plan 10685

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8872"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



MAYOR

CORPORATE OFFICER