



**To:** Planning Committee **Date:** June 29, 2009  
**From:** Brian J. Jackson, MCIP **File:** RZ 08-425926  
 Director of Development  
**Re:** **Application by Am-Pri Construction Ltd. for Rezoning at 5580, 5600 and 5620 Moncton Street from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.6D)**

**Staff Recommendation**

That Bylaw No. 8515, for the rezoning of 5580, 5600 and 5620 Moncton Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.6D)”, be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

BJ:sb  
Att.

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

## Staff Report

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### Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 5580, 5600 and 5620 Moncton Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 - 0.6D) in order to develop a 28 unit townhouse complex (**Attachment 2**).

A Servicing Agreement is a requirement of Rezoning, including capacity analysis calculations, for the design and construction of: frontage improvements, a pedestrian walkway, and intersection improvements identified as a result of the traffic signal warrant analysis.

### Findings of Fact

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

### Surrounding Development

Development surrounding the consolidated Trites Area site includes:

- To the North, across Moncton Street are single-family lots, zoned Single-Family Housing District, Subdivision Areas C and E (R1/C & R1/E);
- To the East, fronting onto Moncton Street, are shallower single-family lots, zoned Single-Family Housing District, Subdivision Area C and (R1/C);
- To the Southeast and South, fronting onto No. 2 Road, are recent townhouse developments, zoned Townhouse District (R2 – 0.7) and Comprehensive Development District (CD/126); and
- To the West, across the proposed pedestrian walkway and fronting onto Moncton Street, are single-family lots, zoned Single-Family Housing District, Subdivision Area E (R1/E). These deeper lots have single-family subdivision redevelopment potential under the Trites Area Land Use Map.

### Related Policies & Studies

#### Official Community Plan (OCP)

- The proposed development is located within the Richmond Official Community Plan (OCP), Steveston Area Plan. The proposed land use complies with the Trites Area Land Use Map (**Attachment 4**). The front half of the subject site is designated for either “Single-Family Housing” or “Two-Level Townhouses”. The rear half of the subject site is designated “Two-Level Townhouses”. The Trites Area Land Use Map allows for vehicular access from Moncton Street for the subject site. The proposal is for a 28-unit two-storey townhouse development over the entire consolidated site with access from Moncton Street.
- The proposed use, Moncton Street access, and public pedestrian pathway continue the neighbourhood pattern and transportation network being established in the area.

- A separate application (DP 09- 469892) will be reviewed through the Development Permit process for compliance with both the Schedule 1 general guidelines and the Schedule 2.4 general development permit guidelines for Steveston.

### **Public Input**

The City received correspondence from a resident in one of the neighbouring townhouse developments, who expressed concern about shared vehicular access and requested that the proposed development be granted vehicular access to Moncton Street (**Attachment 5**). The site planning for the development proposal addresses the residents concern. The development proposal includes driveway access to Moncton Street.

### **Staff Comments**

Preliminary site plan, unit plans, streetscape elevations and landscape plans are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

### **Analysis**

The proposal consists of a 28-unit townhouse development with access from Moncton Street on a site that is a consolidation of three existing adjacent single-family lots. The proposal includes appropriate interfaces to surrounding public pathway, single-family and townhouse development. The development will provide frontage improvements along Moncton Street and a public pathway at the west edge of the site, continuing and expanding the works recently constructed to the south.

### Land Use

- The proposed development complies with the intent of the Richmond OCP Steveston Area Plan, following the development pattern for the Trites neighbourhood. As discussed above, the subject site is designated in the Trites Area Land Use Map as “Two-Level Townhouses” or “Single-Family Housing”.

### Density and Form

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

- The proposed two-storey height and floor area ratio of (FAR) of 0.6 under Townhouse District (R2 - 0.6D) complies with the Area Plan designation of “Two-Level Townhouses”.
- The proposed development achieves a lower density multi-family scale and massing that is appropriate for the integration of the townhouse development into the established single-family character of the local Moncton Street streetscape.
- The proposed development achieves a pedestrian-oriented streetscape along Moncton Street and the public pathway, which is consistent with development to the south in the neighbourhood.

- A 6 m wide public pathway will be provided along the west edge of the site connecting to Moncton Street. The pathway is a continuation and expansion of the 3 m wide public path that has been established to the south. The development is providing 3 m (PROP ROW), which in addition to the 3 m wide existing dedication, completes the ultimate 6 m public path width. The pathway has an interface with front yards, a communal pedestrian connection at a drive aisle end, and a side yard at the south west corner of the development.

#### Design Review and Future Development Permit Application Considerations

A separate 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 application review process.

The applicant has developed a preliminary design for this site (**Attachment 2**). The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character, including architectural articulation of elevations, refinement of building character, and appropriate interfaces with public pathway, and neighbouring yards;
- Landscaping design, including: outdoor amenity space programming, a children's play area, grade transition details, landscape buffers along the edges of the site;
- Review of units providing opportunities for conversion to accommodate a resident in a wheelchair and/or aging in place (including providing blocking in bathroom walls for future installation of grab rails); and
- Detailed dimensions of parking stalls on plans. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400.

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 2.4 - Steveston Area Plan (Section 8.0).

#### Transportation

- Vehicular access will be from Moncton Street.
- The cross-access previously secured through the development of Fairwinds and Navigator's Cove townhouse developments to the south will not be used. The cross-access was secured to allow the back lands of the subject site to develop with townhouses and the front lands to remain as single-family lots fronting onto Moncton Street. The cross-access is no longer needed with the proposed development, as it encompasses the entire site which allows for vehicle access directly to Moncton Street. Accordingly, upon completion of the subject proposal's construction, the existing cross-access may be discharged from Title of the neighbouring townhouse development at the request and cost of the neighbouring strata.
- The applicant has agreed to provide a public pathway along the west edge of the site as a requirement of rezoning. The 6 m wide path includes 3 m of the site (PROP ROW) and an existing 3 m wide dedication area.

- The applicant will design and construct transportation infrastructure through a Servicing Agreement required as a condition of rezoning. Works include, but are not limited to:
  - Traffic signal warrant analysis;
  - Moncton Street frontage improvements; and
  - Pedestrian pathway
- Off-street parking for residents and visitors complies with the Zoning & Development Bylaw requirement and is accessed from internal drive aisles. Six (6) visitor parking spaces are provided. Fifty-six (56) resident parking spaces are provided at a rate of 2.0 parking spaces per unit.
- Mailboxes are provided in a central location.

#### Tree Management

- There are twenty-nine (29) existing bylaw sized trees on the subject site. An arborist report was submitted to the City. The proposed tree management plan is acceptable to Tree Preservation staff (**Attachment 6**).
- The proposal includes the retention and relocation on-site of three (3) of the existing trees - Two Japanese maple trees (#163 & #230) and a Scots pine tree (#231). These trees will be relocated to new front yard on-site locations, which will contribute more established landscape character elements to the Moncton streetscape. Proof of a contract with a registered arborist for the retention and relocation of these trees in addition to the protection of adjacent neighbouring trees is a condition of rezoning.
- The proposal includes the removal of twenty-six (26) existing on-site trees. The development site is not able to accommodate a 2:1 replacement ratio, or fifty-two (52) trees, due to the tree planting restriction in the substantial sanitary sewer easements along the south and east edges of the site. The loss of existing trees will be balanced with the planting of new trees on-site and financial contribution towards tree planting on City lands. Forty-one (41) new trees will be planted on-site as a condition of the Development Permit (Refer to preliminary landscape plan included in **Attachment 2**). The contribution of \$5,500 to the City's tree compensation fund in lieu of planting eleven (11) trees on-site is a condition of rezoning.
- If the rezoning for the development proposal achieves Third Reading, the developer intends to seek permission from the City to remove these trees. A tree cutting permit for the twenty-six (26) trees identified for removal may be permitted subject to completion of the following:
  - Replacement planting security of \$20,500;
  - Cash-in-lieu for off-site tree planting of \$5,500; and
  - Contract with a registered arborist for the retention and relocation of the three (3) trees identified on the tree management plan (**Attachment 6**).

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### Amenity Space

- On-site indoor amenity space is not proposed. The developer has agreed to pay cash-in-lieu as a requirement of rezoning in compliance with the OCP and Council Policy 5041 (e.g. \$37,000 for a 28-unit development).
- On-site outdoor amenity space is proposed in a central location. The on-site outdoor amenity space proposal meets the OCP requirements for size, location, and access. The landscape design details and surveillance opportunities from surrounding units will be refined as a part of the separate Development Permit application.

### Accessible Housing

The applicant will provide one (1) unit that is designed with conversion for universal accessibility in mind. The number of units, conversion floor plan and conversion details will be reviewed as part of the separate Development Permit Application review process. Details of opportunities for providing enhanced accessibility and aging in place will also be reviewed at the Development Permit Application stage.

### Servicing Capacity

The applicant has submitted an engineering capacity analysis for the water service and sanitary sewer capacity and no upgrades have been identified.

### Flood Plain Management

Flood Plain Designation and Protection Bylaw 8204 identifies the subject site as located within Area A, with a minimum Flood Construction Level requirement of 0.3 m above the adjacent crown of Moncton Street. Registration of a flood plain covenant on Title is required as a condition of the Rezoning.

### Affordable Housing

The developer has agreed to pay \$2.00 per buildable square foot cash-in-lieu into the City's Affordable Housing Reserve Fund as a requirement of rezoning (e.g. \$78,934.00 for a 6,111 m<sup>2</sup> site). This complies with the density provisions included in Townhouse District (R2 – 0.6D) and also with the City's Affordable Housing Strategy.

### **Financial Impact**

None.

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**Conclusion**

The project will be an attractive addition to the neighbourhood. The subject proposal complies with city-wide, and Steveston Area objectives for development and population growth. The proposal to develop two-storey townhouses with vehicle access to Moncton Street and a pedestrian pathway along the west edge of the site is consistent with the Trites Area objectives. On this basis staff recommend that the proposed rezoning bylaw be approved.



Sara Badyal, MCIP  
Planner 1

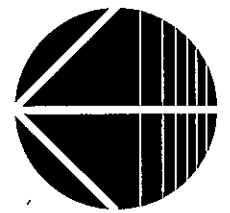
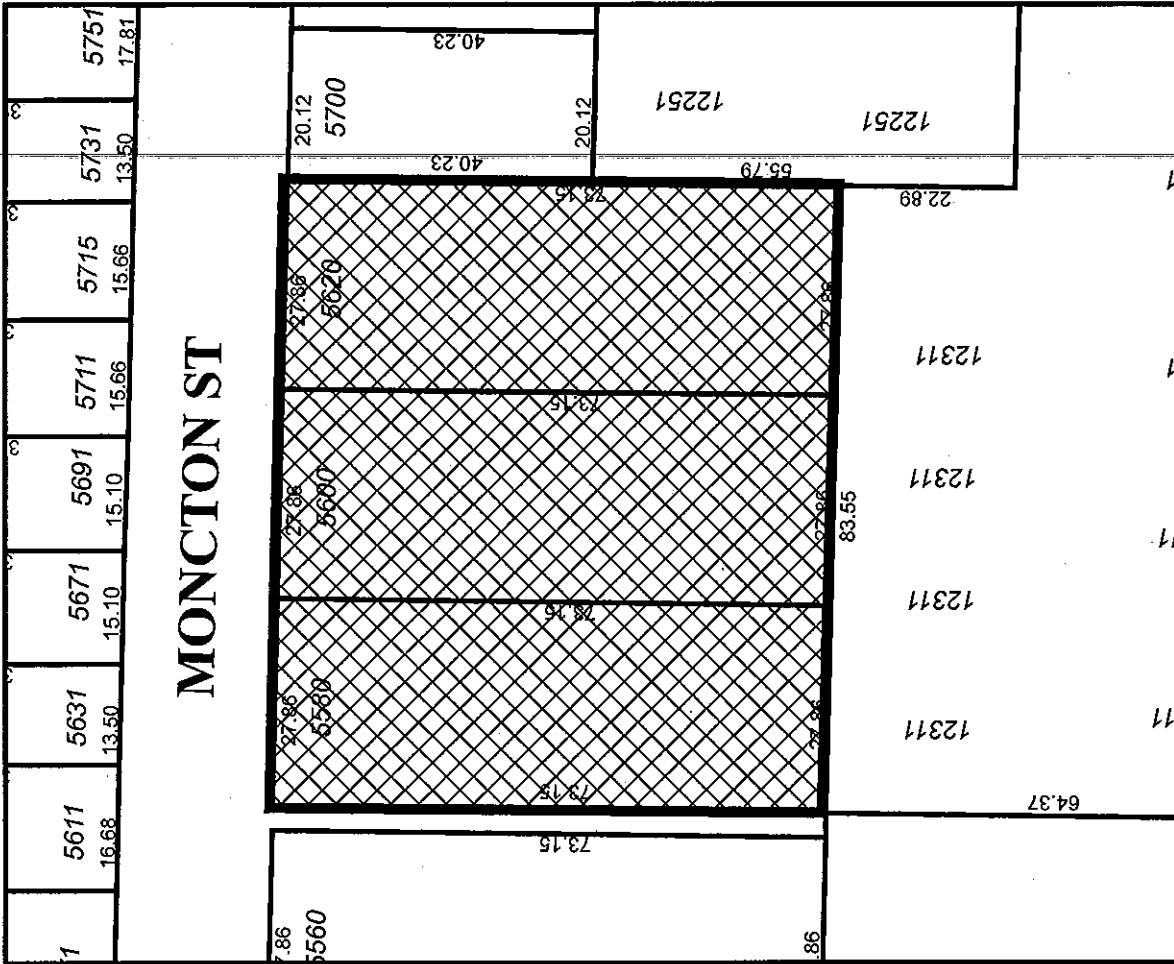
Please refer to **Attachment 7** for Rezoning conditions to be completed by the developer prior to forwarding Bylaw 8515 to Council for adoption.

SB:sb

- Attachment 1: Location Map and GIS Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Trites Area Land Use Map
- Attachment 5: Public Correspondence
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations Concurrence



# City of Richmond



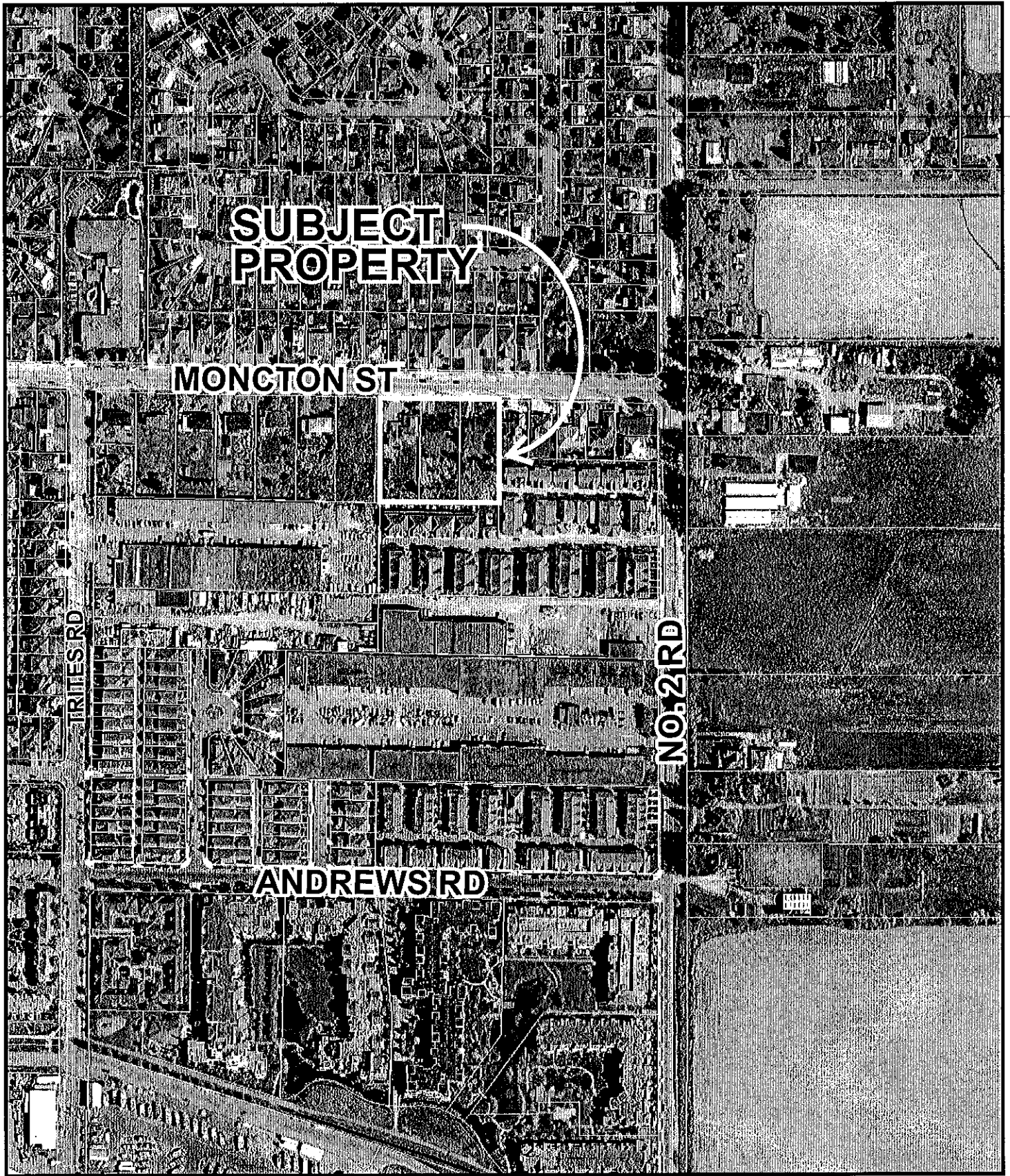
RZ 08-425926

Original Date: 06/18/08

Revision Date:

Note: Dimensions are in METRES





RZ 08-425926

Original Date: 06/18/08

Amended Date:

Note: Dimensions are in METRES

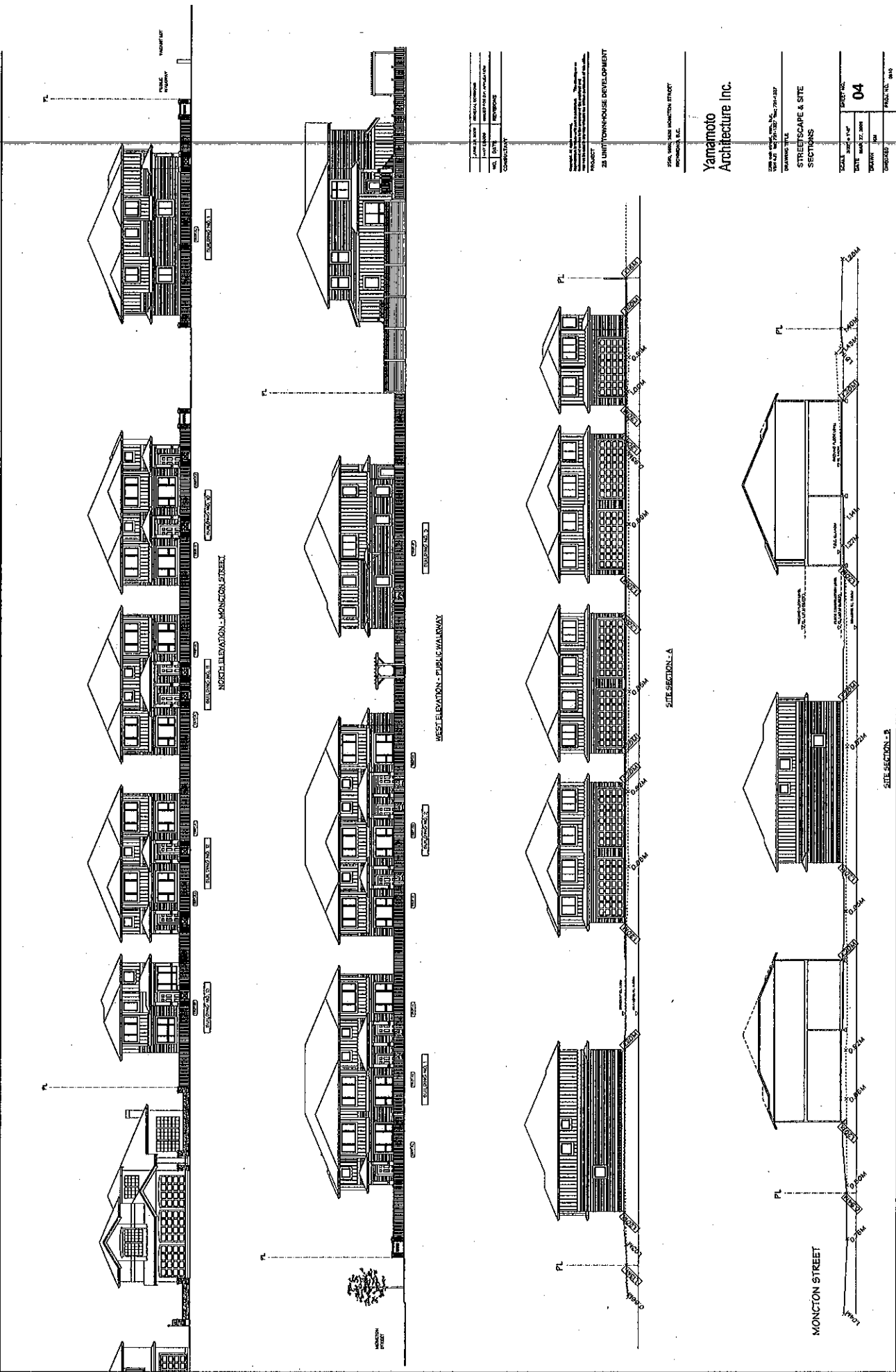


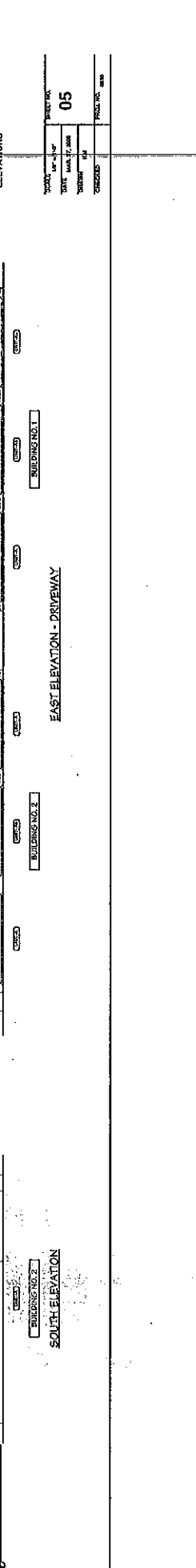
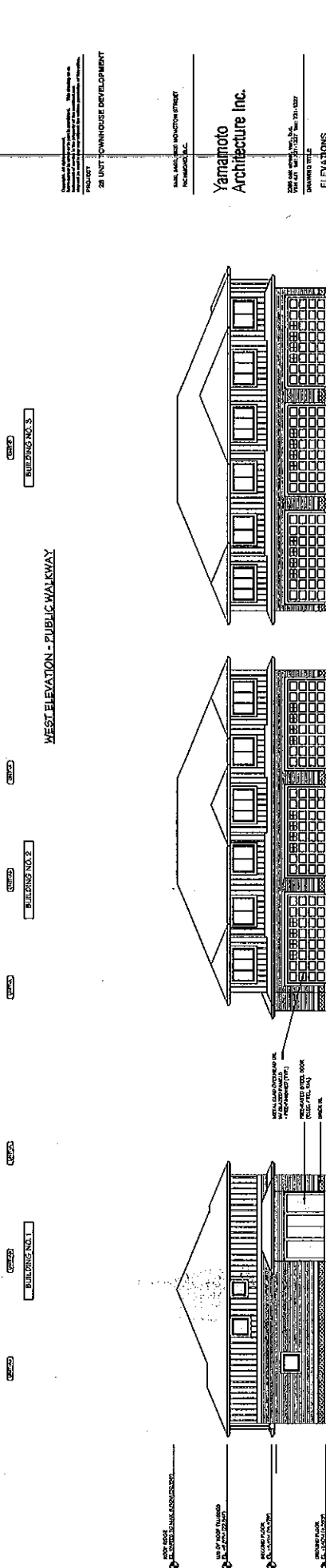
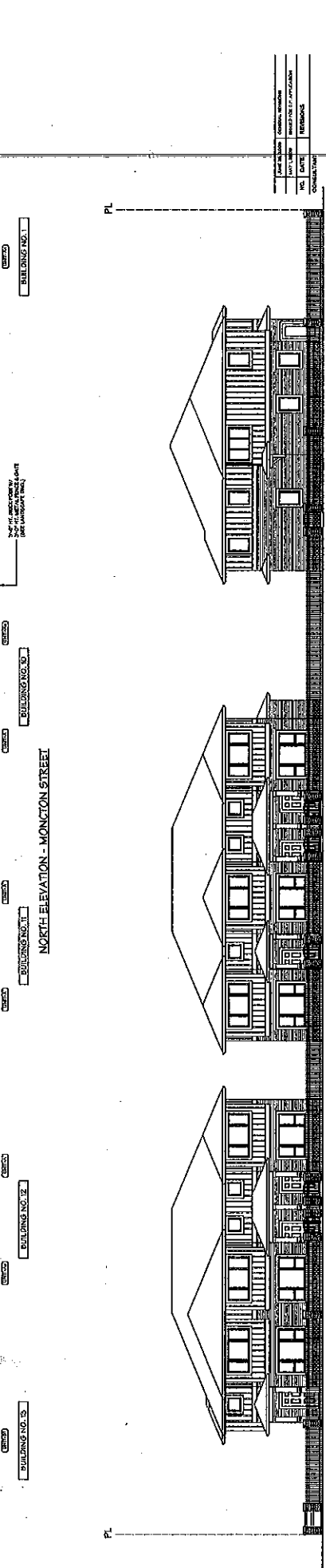
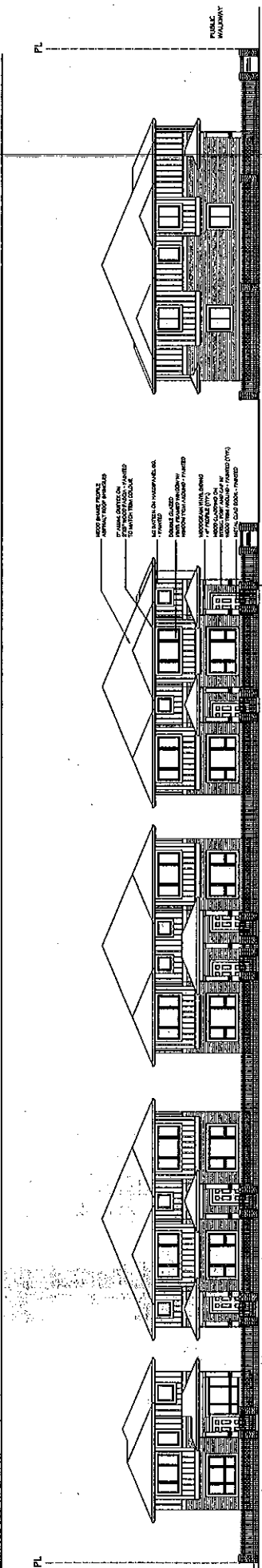












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CONTRACT NO. 11-0000000000

28 UNIT TOWNHOUSE DEVELOPMENT

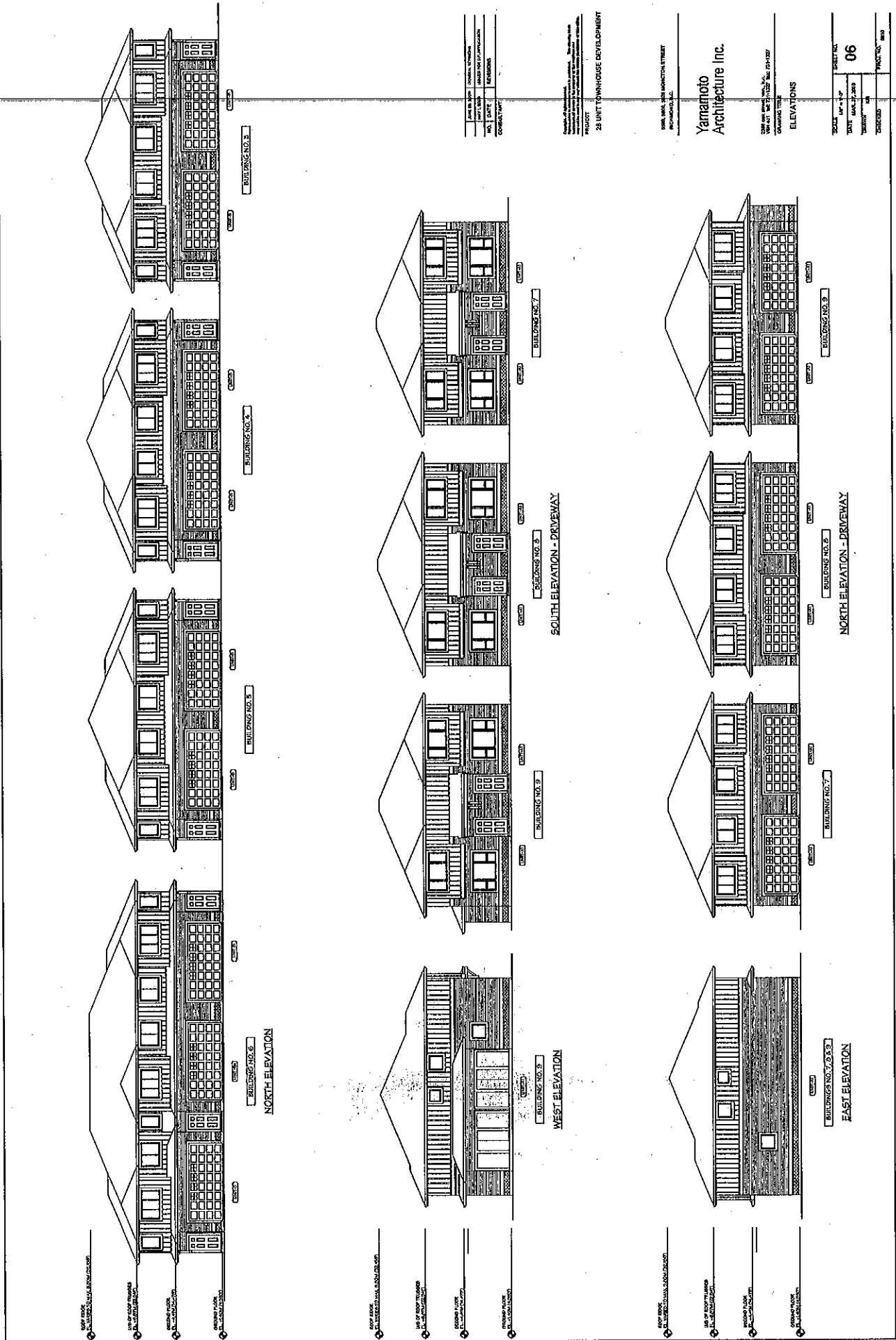
Yamamoto Architecture Inc.

3000 44th Street, Suite 100, Markham, ON L3R 0Y4  
Tel: 416-491-1237 Fax: 416-491-1238

DATE: 08/11/2011  
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ELEVATIONS

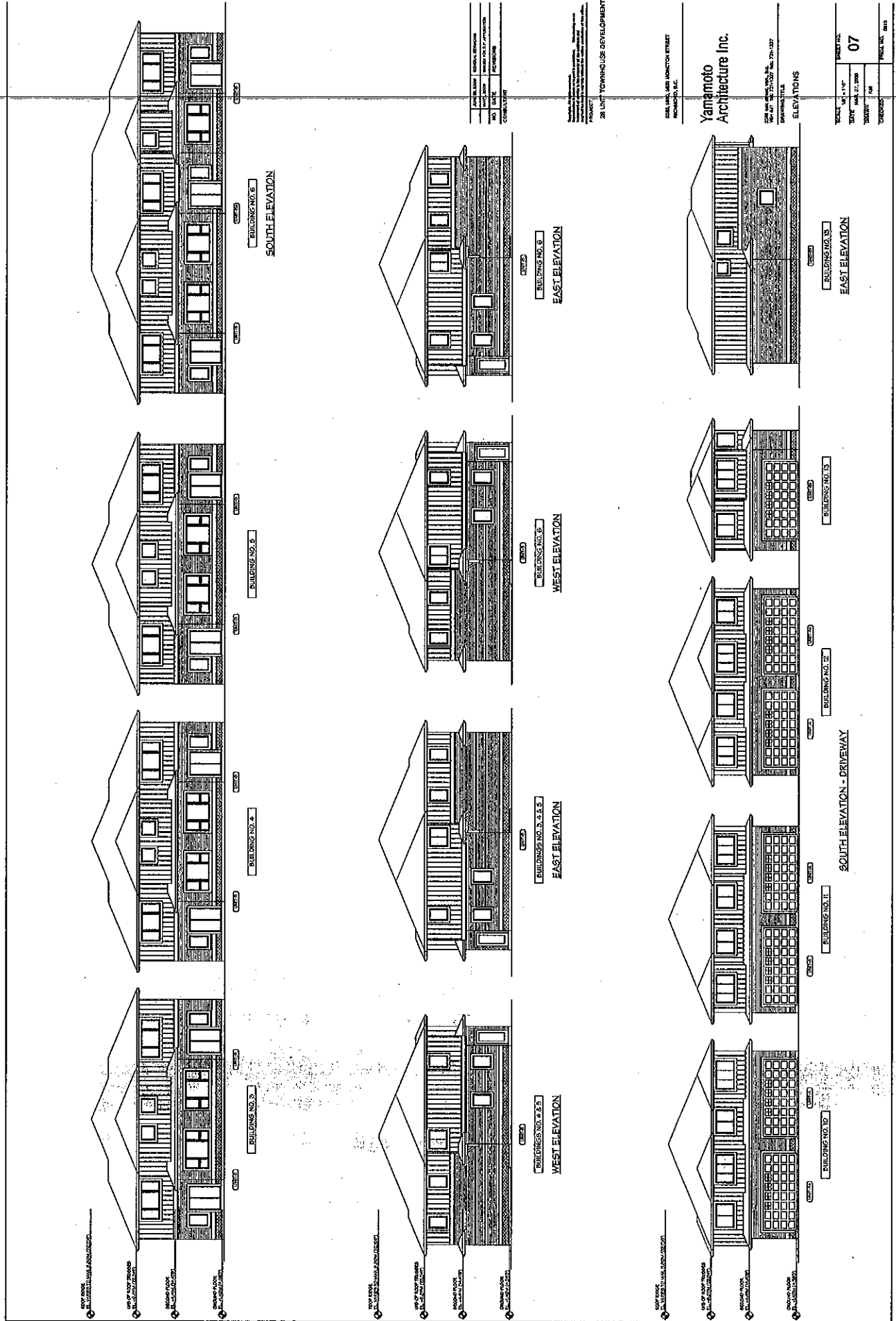
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CHECKED: J. YAMAMOTO	
NO. 1: J. YAMAMOTO	
NO. 2: J. YAMAMOTO	
NO. 3: J. YAMAMOTO	
NO. 4: J. YAMAMOTO	
NO. 5: J. YAMAMOTO	
NO. 6: J. YAMAMOTO	
NO. 7: J. YAMAMOTO	
NO. 8: J. YAMAMOTO	
NO. 9: J. YAMAMOTO	

28 UNIT TOWNHOUSE DEVELOPMENT  
 1000 W. 10TH STREET  
 DENVER, CO 80202  
 YAMAMOTO ARCHITECTURE INC.  
 1000 W. 10TH STREET, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.YAMAMOTOARCHITECTURE.COM  
 ELEVATIONS  
 SHEET NO. 06  
 DATE: MAR 27, 2013  
 PROJECT NO. 1111



LEGEND  
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 TOP OF ROOF TRUSSES  
 SECOND FLOOR  
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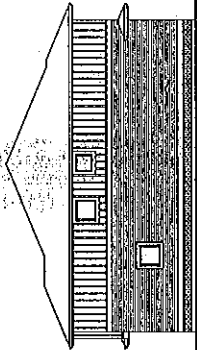
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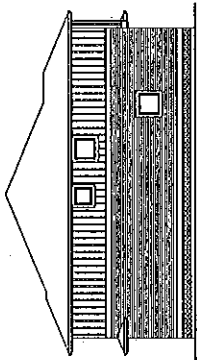
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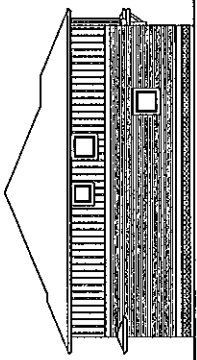
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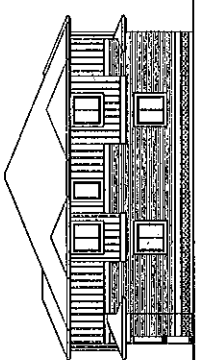
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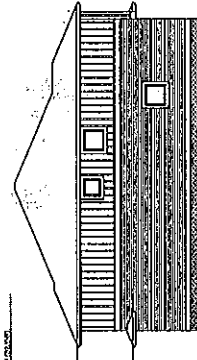


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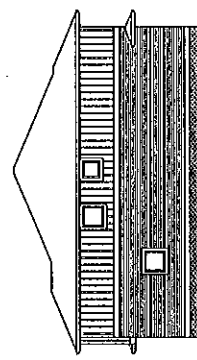


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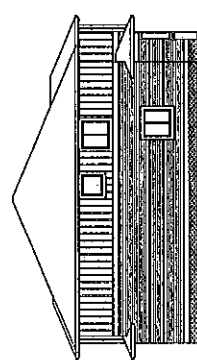
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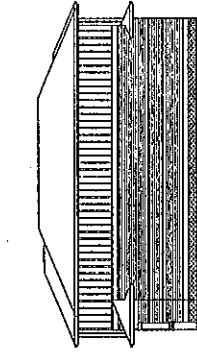
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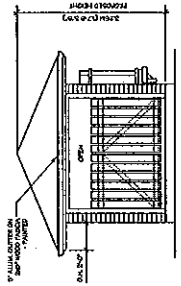
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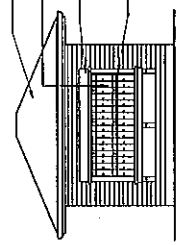
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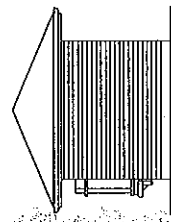
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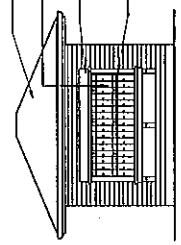


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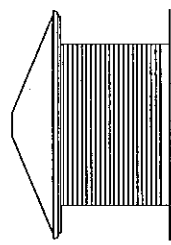


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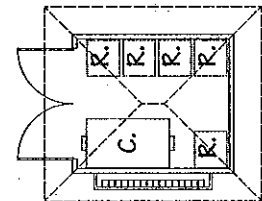
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BUILDING NO. 10  
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RECYCLING & CARDBOARD  
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1003	01/15/09	CONSTRUCTION

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Yamamoto  
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ELEVATIONS	10/15/08



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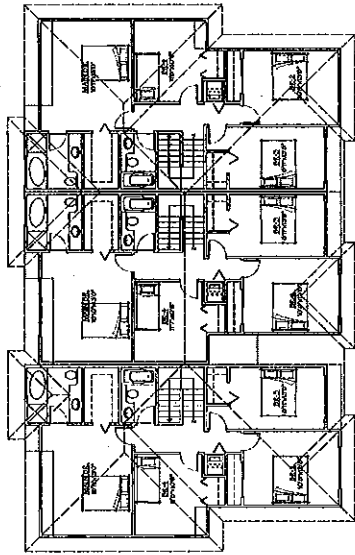
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Yamamoto Architecture Inc.

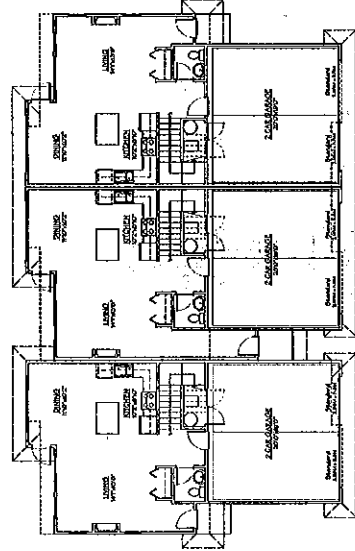
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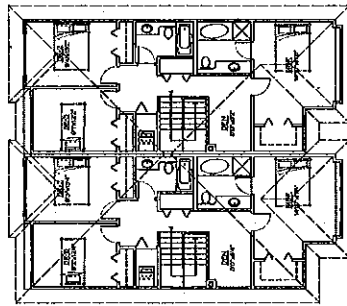




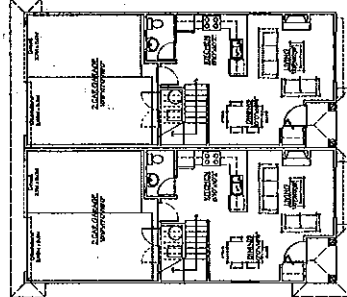
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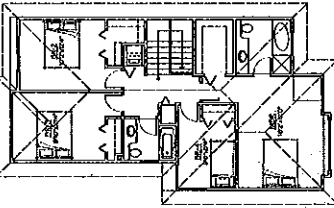
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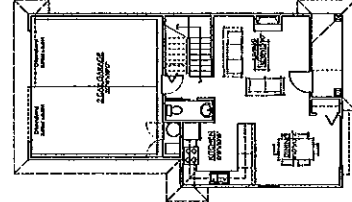
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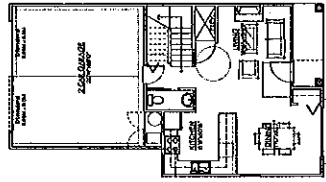
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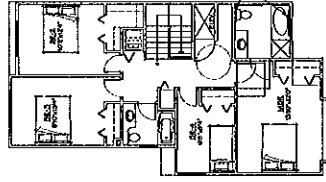
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GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

DO NOT SCALE  
TO BE USED FOR  
CONSTRUCTION  
OF THIS PROJECT  
OR ANY OTHER  
PROJECT

POSSIBLE ACCESSIBLE UNIT CONVERSION

DATE	DESCRIPTION
10/1/12	ISSUED FOR PERMITS
08/15/12	REVISED

28 UNIT TOWNHOUSE DEVELOPMENT

1000 W. 1000 S. WASHINGTON STREET  
FARMINGTON, CT

Yamamoto  
Architecture Inc.

2200 W. 1000 S. WASHINGTON STREET  
FARMINGTON, CT 06030  
TEL: 860-635-1237 FAX: 860-635-1237

SCALE	SHEET NO.
1/8" = 1'-0"	10
TITLE	DATE
FLOOR PLANS	10/1/12
DESIGNED BY	DRAWN BY
YAMAMOTO	YAMAMOTO



# City of Richmond

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

## Development Application Data Sheet

**RZ 08-425926**

**Attachment 3**

Address: 5580, 5600 and 5620 Moncton Street

Applicant: Am-Pri Construction Ltd.

Planning Area(s): Trites Area (Steveston Area Plan)

	Existing		Proposed	
<b>Owner:</b>	Am-Pri Developments (Moncton) Ltd		None	
<b>Site Size (m<sup>2</sup>):</b>	5580 Moncton St	2,034 m <sup>2</sup>	6,111 m <sup>2</sup>	
	5600 Moncton St	2,036 m <sup>2</sup>		
	5620 Moncton St	2,041 m <sup>2</sup>		
	Total	6,111 m <sup>2</sup>		
<b>Land Uses:</b>	Single-Family Housing		Townhouses	
<b>OCP Designation:</b>	Neighbourhood Residential		None	
<b>Area Plan Designation:</b>	Two-Level Townhouses		None	
<b>Flood Construction Level:</b>	Area A (0.3 m above road crown)		None	
<b>Zoning:</b>	R1/E		R2 – 0.6D	
<b>Number of Units:</b>	3		28	
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio:	Max. 0.6		0.6	None permitted
Affordable Housing	\$2.00 /buildable sq.ft.		Same	None permitted
Lot Coverage – Building:	Max. 40%		40%	None
Lot Size:	Min. 30 m Width & Min. 35 m Depth		83 m Width 73 m Depth	None
Setback – Front Yard:	Min. 6 m		6 m	None
Setback – Side & Rear Yards:	Min. 3 m		Min. 3 m	None
Height:	Max. 11 m & three-storey (Max two-storey as per OCP)		Under 11 m & two-storey	None
Off-street Parking Spaces:				
	Residents	56	56	None
	Visitors	6	6	
	(Accessible)	(2)	(2)	
	Total	62	62	
Tandem Parking Spaces:	None permitted		None	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>		cash-in-lieu	None
Amenity Space – Outdoor:	Min. 168 m <sup>2</sup>		169 m <sup>2</sup>	None





**From:** christina dipasquale [mailto:cbdipasquale@yahoo.com]  
**Sent:** Wednesday, 10 September 2008 21:01  
**To:** MayorandCouncillors  
**Subject:** Drive way Entrance at Fairwind and Navigators Cove Townhomes(#2Rd and moncton)

Hello,

I am emailing you as my I have some concerns about the new development that going to be right behind me. I am currently living in Fairwind Townhomes and I believe that it is Navigators Cove who will be expanding their development into the 3 lots that currently have houses facing Moncton road.

My concern is that you are not granting the developer access as a main driveway from Moncton road but rather you are going to allow the new developer access from the Fairwind/Navigators Cove driveway which is facing No. 2. This driveway is extremely small and allowing more cars to access it is going to cause more traffic, especially when the development starts since this is where they will be entering from to bring all their supplies through. There are so manly young kids in this complex that it concerns me that you would allow only one driveway for such a large complex. Cars come racing through Navigators Cove complex which is not safe for the kids.

I really hope that you allow driveway access from Moncton with this new development as many other complexes have more than one driveway and if they only have one it is far wider than the one that is currently here.

If you have any questions and need to get ahold of me you may email me or call me at 604-868-1576.

Thank-you from your Concerned Home Owner of Fairwind Unit #7.

Christina DiPasquale



**Rezoning Considerations**  
**5580, 5600 and 5620 Moncton Street**  
**RZ 08-425926**

Prior to final adoption of Zoning Amendment Bylaw 8515, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. The granting of a 3 m wide public-rights-of-passage right-of-way along the west property line for a pedestrian walkway.
3. Registration of a flood plain covenant (Area A)
4. Contribution of cash in lieu of indoor amenity space (e.g. \$37,000 for a 28-unit development), or provision of on-site indoor amenity space, in compliance with the OCP.
5. Payment of \$2.00 per buildable square foot (e.g. \$78,934.00 for a 6,111 m<sup>2</sup> site) into the City's Affordable Housing Reserve Fund, in compliance with townhouse district (R2 – 0.6D) and the City's Affordable Housing Strategy.
6. Installation of appropriate tree protection fencing around all three (3) trees to be retained and relocated as part of the development prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site.
7. Proof of a contract with a registered Arborist for the protection and relocation of three (3) on-site retention trees and adjacent offsite trees, with a minimum of 4 site visits.
8. City acceptance of the developer's offer to voluntarily contribute \$5,500.00 into the City's tree compensation fund in lieu of 11 replacement trees not accommodated on-site.
9. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement\*, including capacity analysis calculations, for the design and construction of: frontage improvements, a pedestrian walkway, and intersection improvements if needed. Works include, but may not be limited to:
  - a. Capacity analysis calculations: to be included for water service, sanitary sewer and storm sewer (site connection). Upgrades have not been identified.
  - b. Moncton Street frontage beautification: remove existing lighting strip and sidewalk, new 1.5 m concrete sidewalk at property line, create approximate 2.16 m wide grass boulevard with street trees.
  - c. Pedestrian walkway: develop a 6 m wide walkway corridor along the entire west edge of the site, including the adjacent City-owned 3 m wide dedication area. The walkway is to connect to the existing walkway to the south built via SA 05-290424. The walkway itself is to be 3 m wide concrete centred in the 6 m corridor with storm sewer drainage connecting to Moncton Street.

d. Intersection improvements: Traffic signal warrant analysis. Additional improvements might be required depending on the outcome of the analysis.

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Prior to future Building Permit\* issuance, the developer is required to complete the following:

- The applicant is required to obtain a 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.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).

[Signed original on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8515 (RZ 08-425926)  
5580, 5600 AND 5620 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 **TOWNHOUSE DISTRICT (R2 - 0.6D)**.

P.I.D. 003-524-981

Lot 8 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 001-810-430

Lot 7 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-257

Lot 6 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8515”**.

FIRST READING

JUL 27 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>ul</i>
APPROVED by Director or Solicitor
<i>Bob</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER