




City of Richmond
 Planning and Development Department

Report to Committee


To: Planning Committee **Date:** May 20, 2009
From: Brian J. Jackson, MCIP **File:** RZ 07-381074
 Director of Development
Re: Application by Fortuna Development Inc. for Rezoning at 4071, 4091, 4111 and 4131 No. 4 Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/185)

Staff Recommendation

That Bylaw No. 8497, for the rezoning of 4071, 4091, 4111 and 4131 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/185)", 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
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Fortuna Developments Inc. has applied to the City of Richmond for permission to rezone 4071, 4091, 4111 and 4131 No. 4 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/185) in order to permit the development of 28 three-storey townhouse units. A preliminary site plan, building elevations, and landscape scheme 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: A single-family home fronting No. 4 Road and a neighbourhood commercial building at the corner of No. 4 Road and Cambie Road, in an area designated Convenience Commercial;

To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood;

To the South: Existing single-family homes fronting No. 4 Road in an area designated for Townhouses; and

To the West: Tomsett Elementary School.

Related Policies & Studies

West Cambie Area Plan – Alexandra Neighbourhood

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The site is within “Character Area 5 – Low Density Housing” of the Alexandra Neighbourhood and is designated as Residential Area 2 for Townhouse use (**Attachment 4**). This area is designated for development of two-storey and three-storey townhouses at a base density of 0.65 floor area ratio (FAR) to a maximum 0.75 FAR with density bonusing for affordable housing. The intention of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 1/3 of the bonus density provided) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing. The density being proposed for this development is at 0.65 FAR; no affordable housing unit is being proposed.

The preliminary design of the proposal complies with the Sub-Area Plan in terms of land use, density, and overall neighbourhood character. However, the subject development site does not meet the Development Permit Guidelines related to minimum lot area and vehicle access as the Development Permit Guidelines indicate no permanent vehicle access shall be provided from No. 4 Road. These issues will be discussed under “Analysis”. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

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. The minimum flood construction level for this site is 2.6 m.

Aircraft Noise Sensitive Land Use Policy

Developers of all new residential buildings in the Alexandra Neighbourhood are required to:

- Sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
- Retain a registered professional qualified in acoustics to prepare a report on recommended acoustic sound insulation measures, before obtaining the Development Permit;
- Agree to incorporate central air conditioning, or an acceptable alternative as determined by a registered professional, in the construction of the building; and
- Retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Trees Retention and Replacement

A Tree Survey (**Attachment 5**) submitted by the applicant indicates the location of 66 bylaw-sized trees. A Certified Arborist's report was submitted by the applicant in support of the application. The report confirms that there are:

- 43 bylaw-sized trees and a row of hedge located on the subject property;
- one (1) bylaw-sized tree located on the adjacent property to the north at 4051 No. 4 Road along the common property line;
- one (1) bylaw-sized tree located on the adjacent property to the west at 9780 Cambie Road; and
- 21 bylaw-sized trees on the adjacent property to the south at 4151 No. 4 Road along the common property line.

The report also recommends removal of all trees on site due to the poor health of trees. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations based on the general poor condition of the existing trees on site.

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, 86 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 60 replacement trees on site. Tree replacement planting details will be refined as part of the Development Permit application; cash-in-lieu (\$500/tree) for off-site planting of the balance of the replacement trees will be required prior to issuance of the Development Permit.

The applicant is proposing to remove six (6) bylaw-sized trees on the adjacent properties to the south (4151 No. 4 Road) along the common property line to allow for the construction of the entrance driveway. Consent letters from the adjacent property owner are on file. A separate Tree Cutting Permit and 2:1 replacement are required for the removal of those trees prior to final adoption of the rezoning bylaw. Since the adjacent property at 4151 No. 4 Road has the same development potential for townhousing, cash-in-lieu of replacement tree planting on site (\$500/tree) will be required.

The applicant has committed to the retention of one (1) bylaw-sized tree located on the adjacent property to the north at 4051 No. 4 Road, one (1) bylaw-sized tree located on the adjacent property to the west at 9780 Cambie Road, and 15 bylaw-sized trees on the adjacent property to the south at 4151 No. 4 Road. Tree protection fencing on site around the driplines of all trees to be retained on the neighbouring properties will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Preservation Plan is attached (**Attachment 6**).

Site Servicing & Frontage Improvements

An independent review of servicing requirements (sanitary) has concluded no upgrade to the Odlin sanitary pump station is required to support the proposed development. However, service connections for the development site are required. According to the City's current Engineering Design Specifications, the preferred location of the sanitary sewer is within the road right-of-way (ROW), i.e. site service from No. 4 Road. As this option was identified as being technically infeasible, the applicant is proposing to provide sanitary services along the rear of the subject development site within the school property. As a condition to rezoning, registration of a utility ROW (minimum 6 m wide) across the entire east edge of Tomsett School is required. A letter from the adjacent property owner (School Board) concurring that it will grant the necessary ROW corridors to permit unobstructed access for the extension of the gravity sanitary sewer to service this site from Odlin Road is on file.

The developer is also required to enter into the City's standard Servicing Agreement to design and construct offsite works including but not limited to sanitary sewer from Odlin Road to the subject site along the proposed ROW on the Tomsett School property, water and storm improvements, road widening (2.83 m road dedication along No. 4 Road), and frontage improvements along the entire No. 4 Road frontage. The applicant has agreed to all development requirements associated with the application (**Attachment 7**).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$37,000 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.

Local Area Development Cost Charge (Alexandra DCC)

In addition to City-wide Development Cost Charges (DCCs), the applicant is required to pay a Supplementary Local Area DCC for the Alexandra Neighbourhood, to fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard, and the acquisition and development of lands for the Alexandra Neighbourhood Park.

Alexandra Neighbourhood Development Agreement

Council, on June 25, 2007 authorized the execution of the "Alexandra Neighbourhood Development Agreement" for the provision of required off-site sanitary and storm sewer utility works. The subject development is required to provide their proportionate share of the costs associated with the execution of the "Alexandra Neighbourhood Development Agreement" prior to connecting the utility works covered by this agreement. The required payment will be calculated and collected prior to issuance of a building permit for the subject development and will include current interest charges as defined by the agreement.

Affordable Housing

The West Cambie Area Plan includes specific provisions that establish a density bonus opportunity in exchange for the provision of on-site affordable housing. Developers may increase the permitted density by 0.1 Floor Area Ratio (FAR) in "Residential Area 2", which in this case would result in an increase from 0.65 to 0.75 FAR by allocating 1/3 of the density bonus area as affordable housing, the remaining 2/3 is intended to finance the provision of affordable housing. Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund (\$5.10 per sq.ft.) will be accepted (and no bonus density will be granted). The applicant has elected to provide a cash contribution (e.g., approximately \$145,121) to the City's Affordable Housing Reserve Fund.

Community and Engineering Planning Costs

The applicant has volunteered a cash contribution to the City's Community and Engineering Planning Reserve Fund of \$0.07 per buildable ft² (e.g., \$1,992).

Child Care

Childcare facilities have not been included with this proposed development. The applicant has volunteered a cash contribution to the City's Child Care Reserve Fund of \$0.60 per buildable ft² (e.g., \$17,073).

City Beautification

The proposed site is not adjacent to the special public realm beautification areas in Alexandra Neighbourhood (High Street, Alexandra Way), and, as such, will not be constructing these works with the development. The applicant has volunteered a cash contribution to the Public Realm Beautification Reserve Fund of \$0.60 per buildable ft² (e.g., \$17,073).

Additionally, the development will be providing frontage improvements to No. 4 Road, including sidewalks and grass and treed boulevards, through a Service Agreement. The applicant has been informed of the City policy on the Public Art Program for residential projects containing a minimum of 20 units, and has elected not to propose a contribution to the Public Art Fund.

Analysis

Minimum Lot Area and Vehicle Access

The West Cambie Area Plan contains a set of Development Permit Guidelines specific to parcel size for Character Area 5 within the Alexandra Neighbourhood. For the townhouse area north of Odlin Road, the minimum lot area shall be 0.5 hectares (1.24 acres) with no permanent vehicle access to No. 4 Road. The applicant has been advised of the development guidelines and has been requested to acquire an additional property to the south (4151 No. 4 Road) to create a larger land assembly that meets the guidelines related to minimum parcel size. The applicant has made attempts to acquire 4151 No. 4 Road to extend the development proposal, but the owner was not willing to sell. A Rejection of Letter of Offer is on file.

Although the proposed parcel size does not meet the minimum requirement as prescribed in the Development Permit Guidelines for Character Area 5 of the Alexandra Neighbourhood, the applicant has demonstrated that this block could be developed in a unified approach. In keeping with the Area Plan livability and urban design objectives, a development concept for the neighbouring development parcels has been prepared and reviewed by staff, and is on file. Staff have concluded that this proposed development will not restrict development of lands to the south of the subject site.

While it is preferable to limit private driveway onto the perimeter arterial road of the Alexandra Neighbourhood, one (1) access off No. 4 Road is supported by the Transportation Department. This access will serve all parcels fronting No. 4 Road between Cambie and Odlin Roads that are identified for residential use in the Area Plan. Public Rights-of-Passage (PROP) ROW for the internal drive aisle is required to provide access to future townhouse developments to the south.

Variance Requested

Based on the review of current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.45 ha. (1.11 ac.) to allow development of 28 townhouses on the subject site;

2. Permit a freestanding garbage and recycling enclosure to be located in the east side yard setback adjacent to the amenity area.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage. Staff will work with the architect to explore relocation opportunities for the garbage and recycling enclosure.

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 2.11A - West Cambie Area Plan (Section 8.2.5). 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:

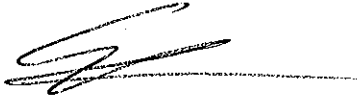
- Detailed review of building form and architectural character including opportunities to vary the building designs;
- Review of units providing opportunities for enhanced accessibility (including providing blocking in bathroom walls for future installation of grab rails);
- Landscaping design, including the interface with Tomsett Elementary School;
- Opportunities to vary the site grade, in particular for the relationship of first habitable level to sidewalk grade and the internal central courtyard; and
- Ensure that proposed phasing is in compliance with zoning, including access to amenity areas and garbage and recycling collection.
- Ensure that provision is made to prohibit conversion of tandem parking area into habitable area.

Financial Impact or Economic Impact

None.

Conclusion

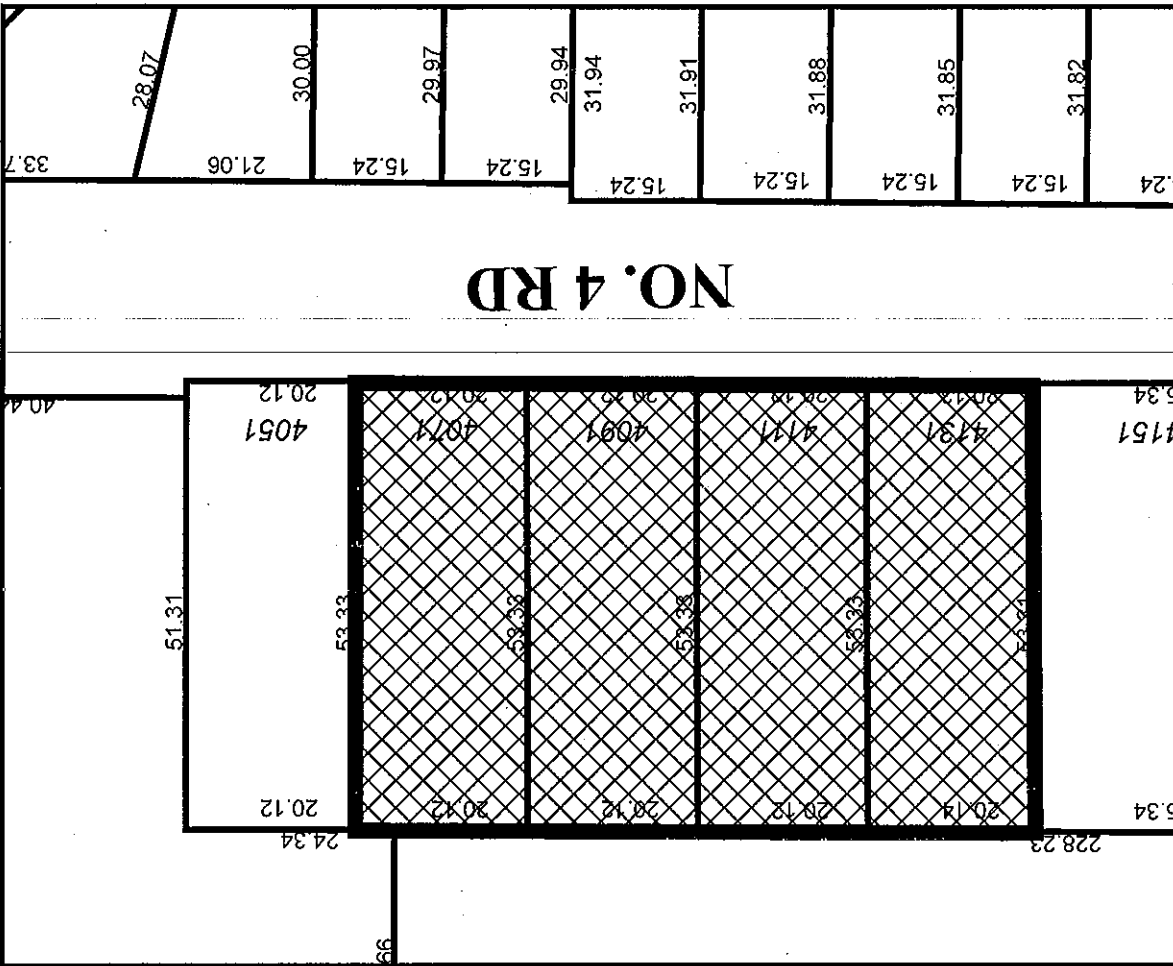
The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan in terms of land use, character, density, road network, and provision of amenities. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



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

EL:blg

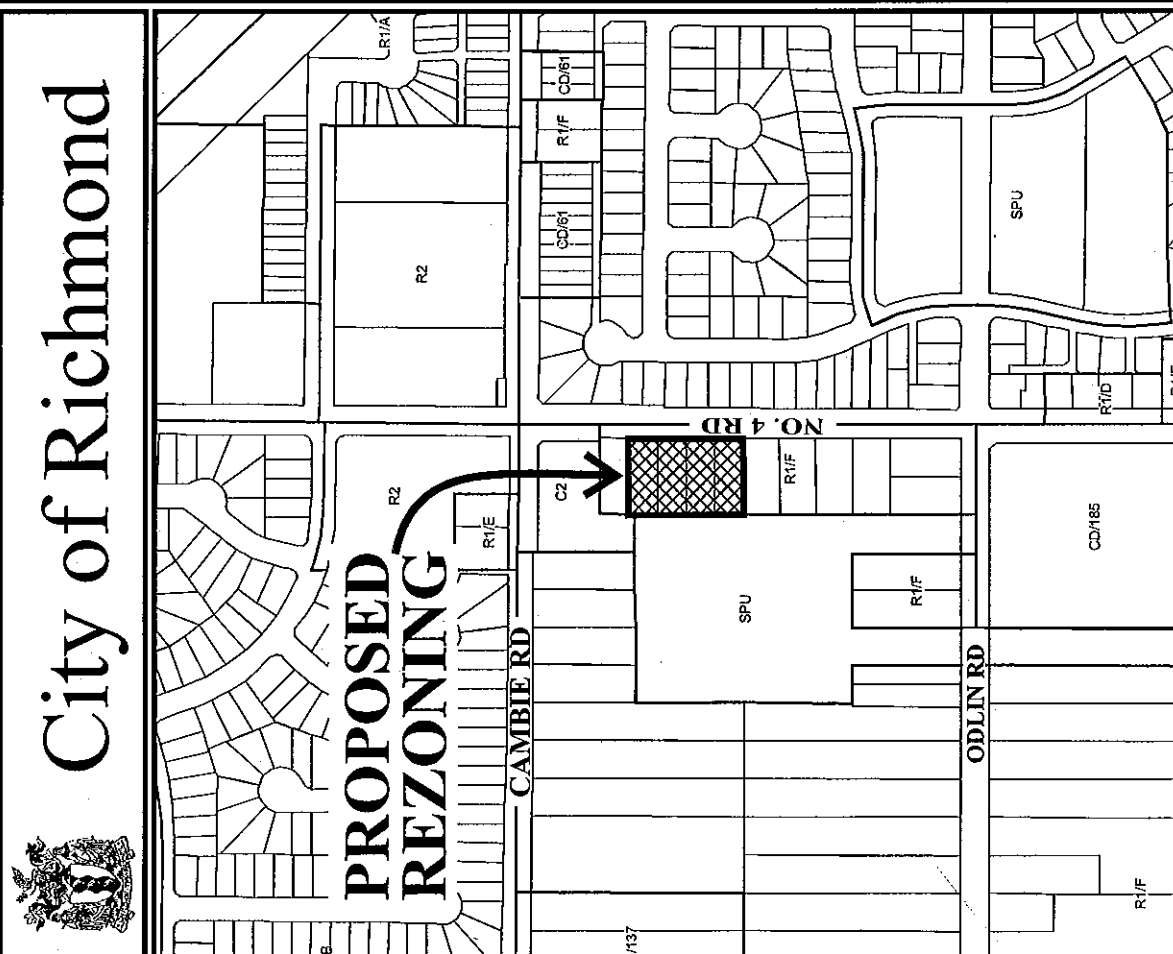
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Land Use Map
- Attachment 5: Tree Survey
- Attachment 6: Tree Preservation Plan
- Attachment 7: Rezoning Considerations Concurrence



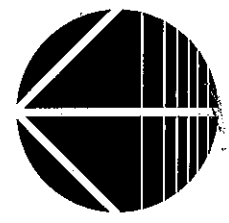
Original Date: 09/17/07

Revision Date:

Note: Dimensions are in METRES



RZ 07-381074



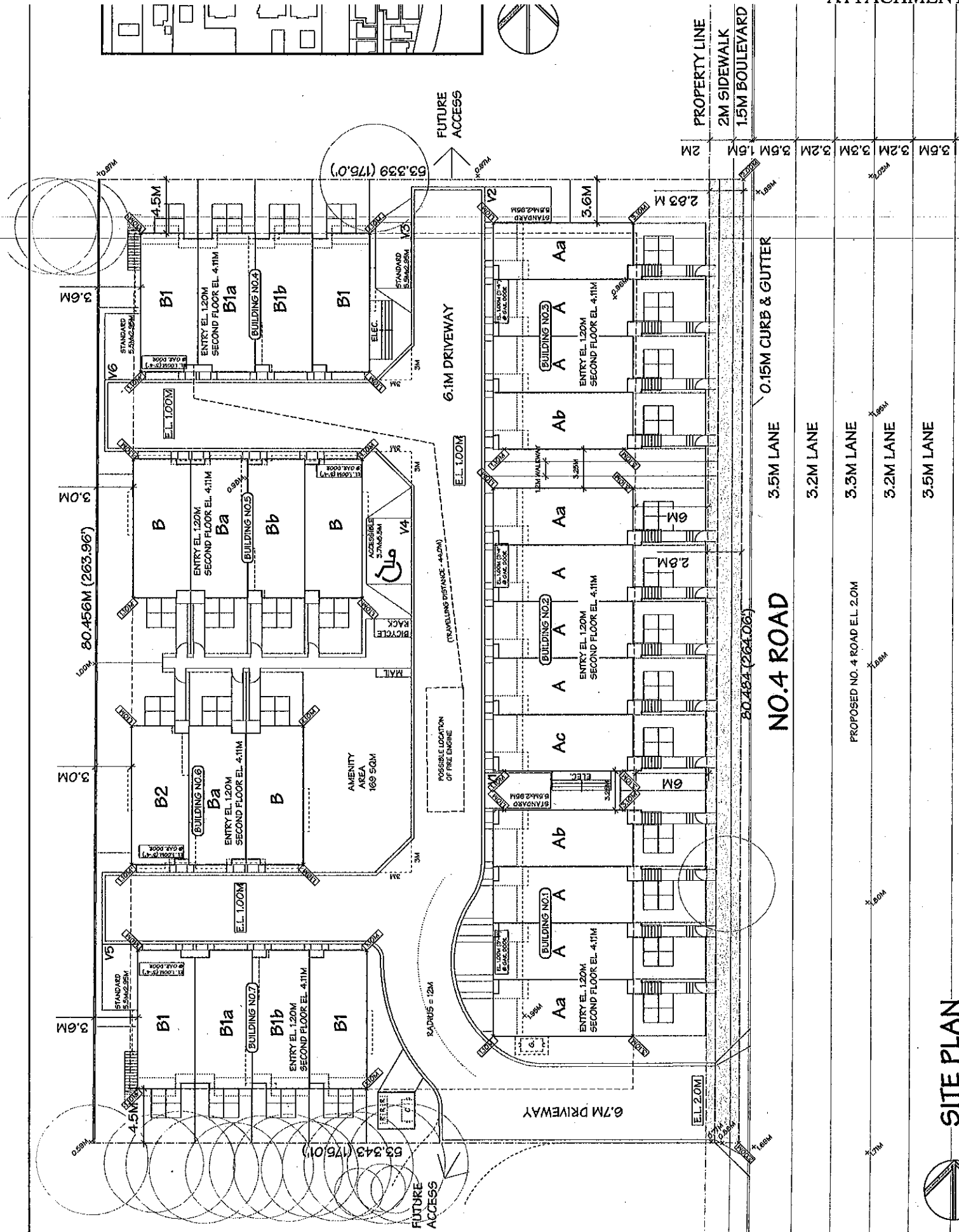


RZ 07-381074

Original Date: 09/17/07

Amended Date:

Note: Dimensions are in METRES



NO.4 ROAD

PROPOSED NO. 4 ROAD EL. 2.0M

3.5M LANE

3.2M LANE

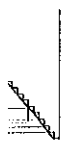
3.5M LANE

EXISTING CURB EAST OF NO.4 ROAD

PLN - 100

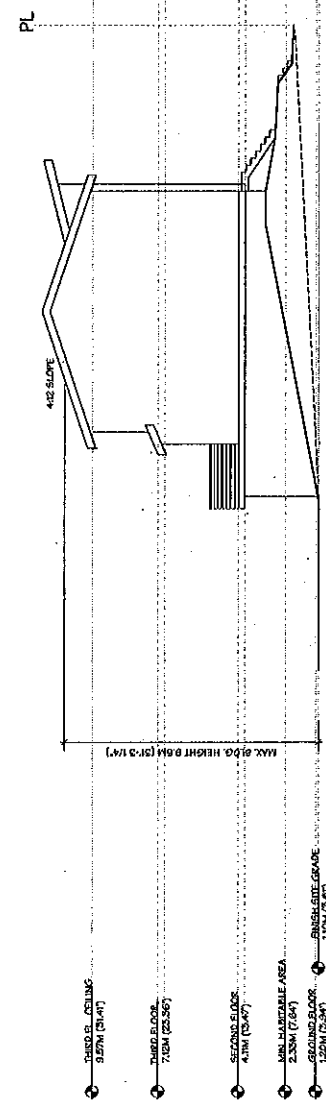
SITE PLAN

SCALE : 1/16" = 1'-0"



STREET ELEVATION

PLN - 101



SECTION THROUGH LANDSCAPE BERM

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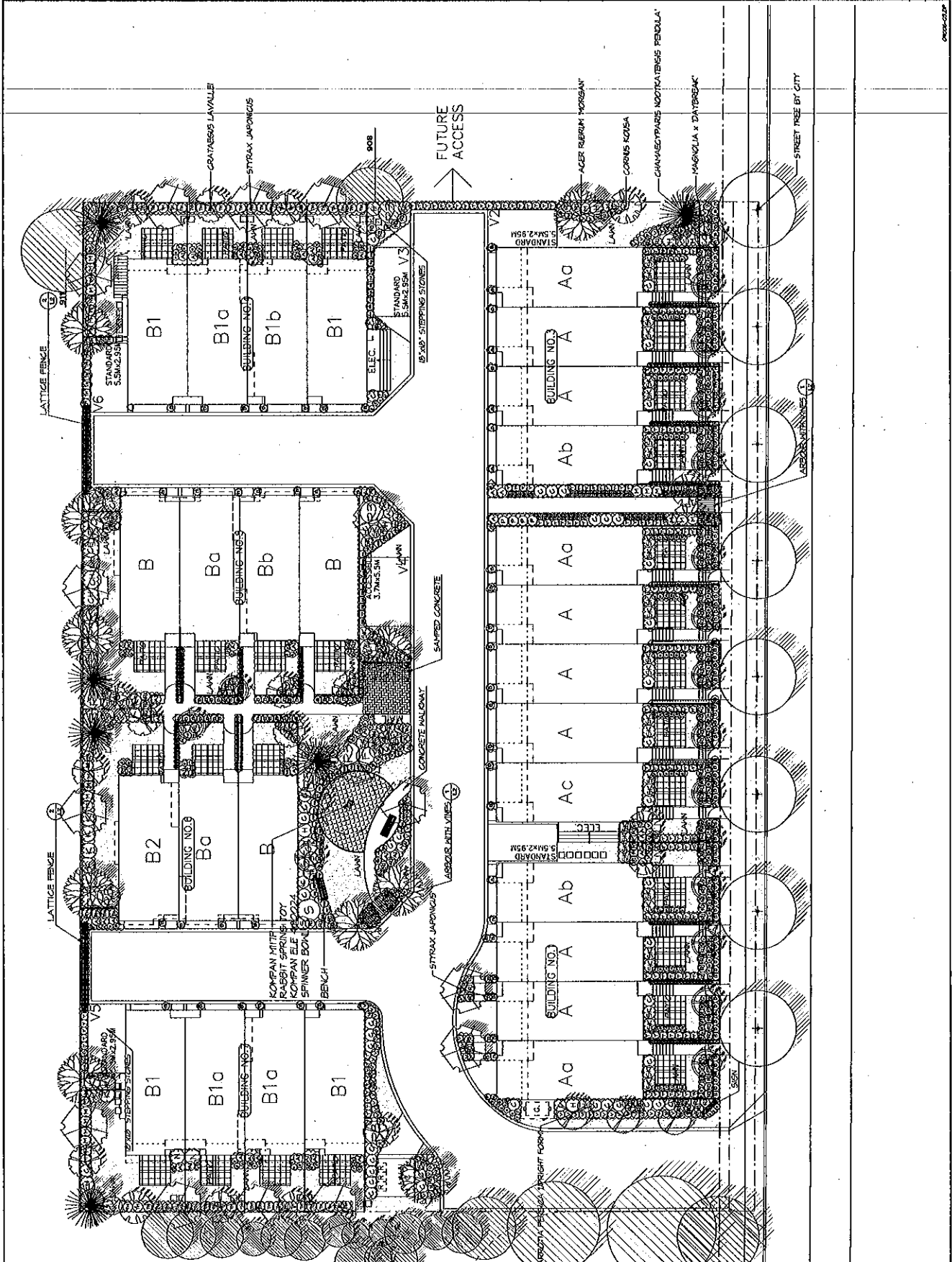
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PROJECT:
28 UNIT TOWNHOUSE DEV.
 4072, 4074, 4076, 4078, 4080, 4082, 4084, 4086, 4088, 4090, 4092, 4094, 4096, 4098, 4100, 4102, 4104, 4106, 4108, 4110, 4112, 4114, 4116, 4118, 4120, 4122, 4124, 4126, 4128, 4130, 4132, 4134, 4136, 4138, 4140, 4142, 4144, 4146, 4148, 4150, 4152, 4154, 4156, 4158, 4160, 4162, 4164, 4166, 4168, 4170, 4172, 4174, 4176, 4178, 4180, 4182, 4184, 4186, 4188, 4190, 4192, 4194, 4196, 4198, 4200, 4202, 4204, 4206, 4208, 4210, 4212, 4214, 4216, 4218, 4220, 4222, 4224, 4226, 4228, 4230, 4232, 4234, 4236, 4238, 4240, 4242, 4244, 4246, 4248, 4250, 4252, 4254, 4256, 4258, 4260, 4262, 4264, 4266, 4268, 4270, 4272, 4274, 4276, 4278, 4280, 4282, 4284, 4286, 4288, 4290, 4292, 4294, 4296, 4298, 4300, 4302, 4304, 4306, 4308, 4310, 4312, 4314, 4316, 4318, 4320, 4322, 4324, 4326, 4328, 4330, 4332, 4334, 4336, 4338, 4340, 4342, 4344, 4346, 4348, 4350, 4352, 4354, 4356, 4358, 4360, 4362, 4364, 4366, 4368, 4370, 4372, 4374, 4376, 4378, 4380, 4382, 4384, 4386, 4388, 4390, 4392, 4394, 4396, 4398, 4400, 4402, 4404, 4406, 4408, 4410, 4412, 4414, 4416, 4418, 4420, 4422, 4424, 4426, 4428, 4430, 4432, 4434, 4436, 4438, 4440, 4442, 4444, 4446, 4448, 4450, 4452, 4454, 4456, 4458, 4460, 4462, 4464, 4466, 4468, 4470, 4472, 4474, 4476, 4478, 4480, 4482, 4484, 4486, 4488, 4490, 4492, 4494, 4496, 4498, 4500, 4502, 4504, 4506, 4508, 4510, 4512, 4514, 4516, 4518, 4520, 4522, 4524, 4526, 4528, 4530, 4532, 4534, 4536, 4538, 4540, 4542, 4544, 4546, 4548, 4550, 4552, 4554, 4556, 4558, 4560, 4562, 4564, 4566, 4568, 4570, 4572, 4574, 4576, 4578, 4580, 4582, 4584, 4586, 4588, 4590, 4592, 4594, 4596, 4598, 4600, 4602, 4604, 4606, 4608, 4610, 4612, 4614, 4616, 4618, 4620, 4622, 4624, 4626, 4628, 4630, 4632, 4634, 4636, 4638, 4640, 4642, 4644, 4646, 4648, 4650, 4652, 4654, 4656, 4658, 4660, 4662, 4664, 4666, 4668, 4670, 4672, 4674, 4676, 4678, 4680, 4682, 4684, 4686, 4688, 4690, 4692, 4694, 4696, 4698, 4700, 4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720, 4722, 4724, 4726, 4728, 4730, 4732, 4734, 4736, 4738, 4740, 4742, 4744, 4746, 4748, 4750, 4752, 4754, 4756, 4758, 4760, 4762, 4764, 4766, 4768, 4770, 4772, 4774, 4776, 4778, 4780, 4782, 4784, 4786, 4788, 4790, 4792, 4794, 4796, 4798, 4800, 4802, 4804, 4806, 4808, 4810, 4812, 4814, 4816, 4818, 4820, 4822, 4824, 4826, 4828, 4830, 4832, 4834, 4836, 4838, 4840, 4842, 4844, 4846, 4848, 4850, 4852, 4854, 4856, 4858, 4860, 4862, 4864, 4866, 4868, 4870, 4872, 4874, 4876, 4878, 4880, 4882, 4884, 4886, 4888, 4890, 4892, 4894, 4896, 4898, 4900, 4902, 4904, 4906, 4908, 4910, 4912, 4914, 4916, 4918, 4920, 4922, 4924, 4926, 4928, 4930, 4932, 4934, 4936, 4938, 4940, 4942, 4944, 4946, 4948, 4950, 4952, 4954, 4956, 4958, 4960, 4962, 4964, 4966, 4968, 4970, 4972, 4974, 4976, 4978, 4980, 4982, 4984, 4986, 4988, 4990, 4992, 4994, 4996, 4998, 5000

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PLN - 102

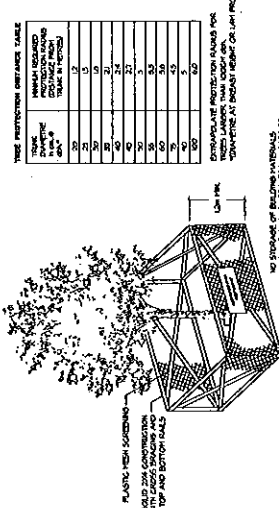
PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	DMG JOB NUMBER-05-006
10	AGER	RUBEN MORAN	604 GAL, 84B	
6	CHAMAENARRIS	NOTKANDIGS PEDICULAR	25K INT, 84B	
8	KOBEA	DOGWOOD	25K INT, 84B	
3	CORNUS KODIA		604 GAL, 84B	
4	MAHONIA	HANTHORN	25K INT, 84B	
18	MAGNOLIA	LEAVELLY	25K INT, 84B	
3	PARROTTIA	PERSEA UPRIGHT FORET	25K INT, 84B	
3	SITTOSAL	JAPANESE SNOBBEL	3K, 84B	
10	AUCUBA	JAPONICA SERRATIFOLIA	19 POT, 500H	
64	AZALEA	JAPONICA BLUE DANUBE	19 POT, 400H	
178	BOMBACINELLA	MINTER 60P	19 POT, 400H	
34	CAMPIDELLA	JAPONICA IRON RIB	19 POT, 500H	
5	CRATAEGUS	TRICOLOR	19 POT, 500H	
3	CORNUS	SERICEA	19 POT, 800H	
2	FORSYTHIA	X INT, LYNWOOD GOLD	19 POT, 800H	
12	HORRANAEA	MAGNIFOLIA BLUE BALLONS	19 POT, 500H	
13	KALHA	LAFOLIA VILKIRI FIRE	19 POT, 500H	
31	MARONIA	AQUIFOLIUM COMPACTA	19 POT, 400H	
2	NANDINA	DOMESTICA	19 POT, 500H	
61	PIERIS	JAPONICA YAREBANTA	19 POT, 200H	
2	PIERIS	JAPONICA YAREBANTA	19 POT, 400H	
15	PIERIS	ELKIN RICHMOND	19 POT, 400H	
15	PIERIS	ELKIN RICHMOND	19 POT, 500H	
15	PIERIS	ELKIN RICHMOND	19 POT, 500H	
2	ROSA	BONICA HEDLAND	19 POT, 400H	
43	SCONIA	JAPONICA (OR MALE)	19 POT, 300H	
6	STRONGIA	VILGARS	19 POT, 800H	
73	TANUS	X MEDIA NIGRISH	19 POT, 300H	
65	TRIALIA	OCCIDENTALIS SHARANGET	12SH INT, 84B	
120	VERBAINA	DAVIDI	12 POT, 300H	
20	CLEPHTIS	OPPSY GREENT	19 POT, 800H, STAKED	
408	EMICA	CARSEA ISOLBER SCARLET	19 POT, 800H	
394	PAGHANSANDRA	TERMINALIS	19 POT, 800H	

THESE PROTECTION DIMENSIONS TABLE

TREE TYPE	MINIMUM REQUIRED PROTECTION PERIMETER (FEET)
1" DBH	3.0
2" DBH	3.0
3" DBH	3.0
4" DBH	3.0
5" DBH	3.0
6" DBH	3.0
7" DBH	3.0
8" DBH	3.0
9" DBH	3.0
10" DBH	3.0
11" DBH	3.0
12" DBH	3.0
13" DBH	3.0
14" DBH	3.0
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18" DBH	3.0
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35" DBH	3.0
36" DBH	3.0
37" DBH	3.0
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39" DBH	3.0
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69" DBH	3.0
70" DBH	3.0
71" DBH	3.0
72" DBH	3.0
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74" DBH	3.0
75" DBH	3.0
76" DBH	3.0
77" DBH	3.0
78" DBH	3.0
79" DBH	3.0
80" DBH	3.0
81" DBH	3.0
82" DBH	3.0
83" DBH	3.0
84" DBH	3.0
85" DBH	3.0
86" DBH	3.0
87" DBH	3.0
88" DBH	3.0
89" DBH	3.0
90" DBH	3.0
91" DBH	3.0
92" DBH	3.0
93" DBH	3.0
94" DBH	3.0
95" DBH	3.0
96" DBH	3.0
97" DBH	3.0
98" DBH	3.0
99" DBH	3.0
100" DBH	3.0

CONSTRUCTION PROTECTION FIELDS FOR TREES IN THIS PROJECT MUST BE DONE AT THE END OF EACH WORK DAY.



1 TREE PROTECTION BARRIER

NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1				

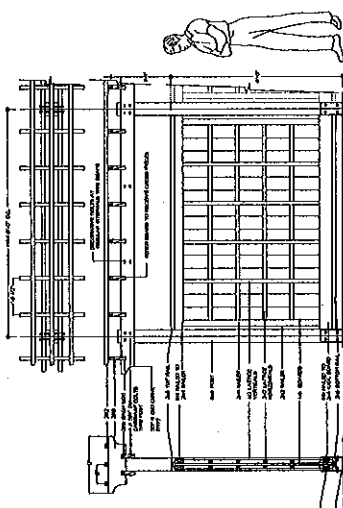
DMG
landscape architects
 A Division of
 DMG GROUP INC.
 1400 WEST 10TH AVE. SUITE 100
 RICHMOND, BC V6X 3T1 CANADA
 TEL: (604) 273-0333
 FAX: (604) 273-0334
 WWW.DMGARCHITECTS.COM

PROJECT:
28 UNIT TOWNHOUSE DEV.
 4071, 4081, 4171, 4231 NO. 4 ROAD
 RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

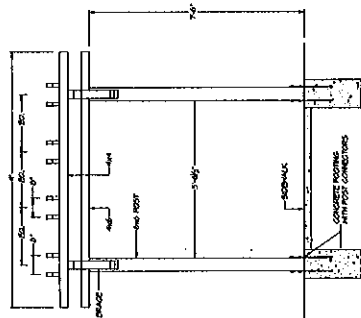
SHEET NUMBER:	05-006
SCALE:	L3
DRAWN BY:	DM
CHECKED BY:	DM

DMG PROJECT NUMBER: 05-006



2 LATTICE FENCE

SCALE: 1/2" = 1'-0"



1 ARBOUR

SCALE: 1/2" = 1'-0"

CROSS-CUT



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-381074

Attachment 3

Address: 4071, 4091, 4111 and 4131 No. 4 Road

Applicant: Fortuna Development Inc.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A)

	Existing	Proposed
Owner:	Fortuna Development Inc.	No change
Site Size (m²):	4,290 m ² (46,177 ft ²)	4,058 m ² (43,777 ft ²)
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Area Plan Designation:	Residential Area 2 - 0.65 base FAR (maximum 0.75 FAR with density bonusing for affordable housing). 2- & 3-storey Townhouses	No change
702 Policy Designation:	n/a	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/185)
Number of Units:	4 single-family dwellings	28 townhouse units
Other Designations:	n/a	No change

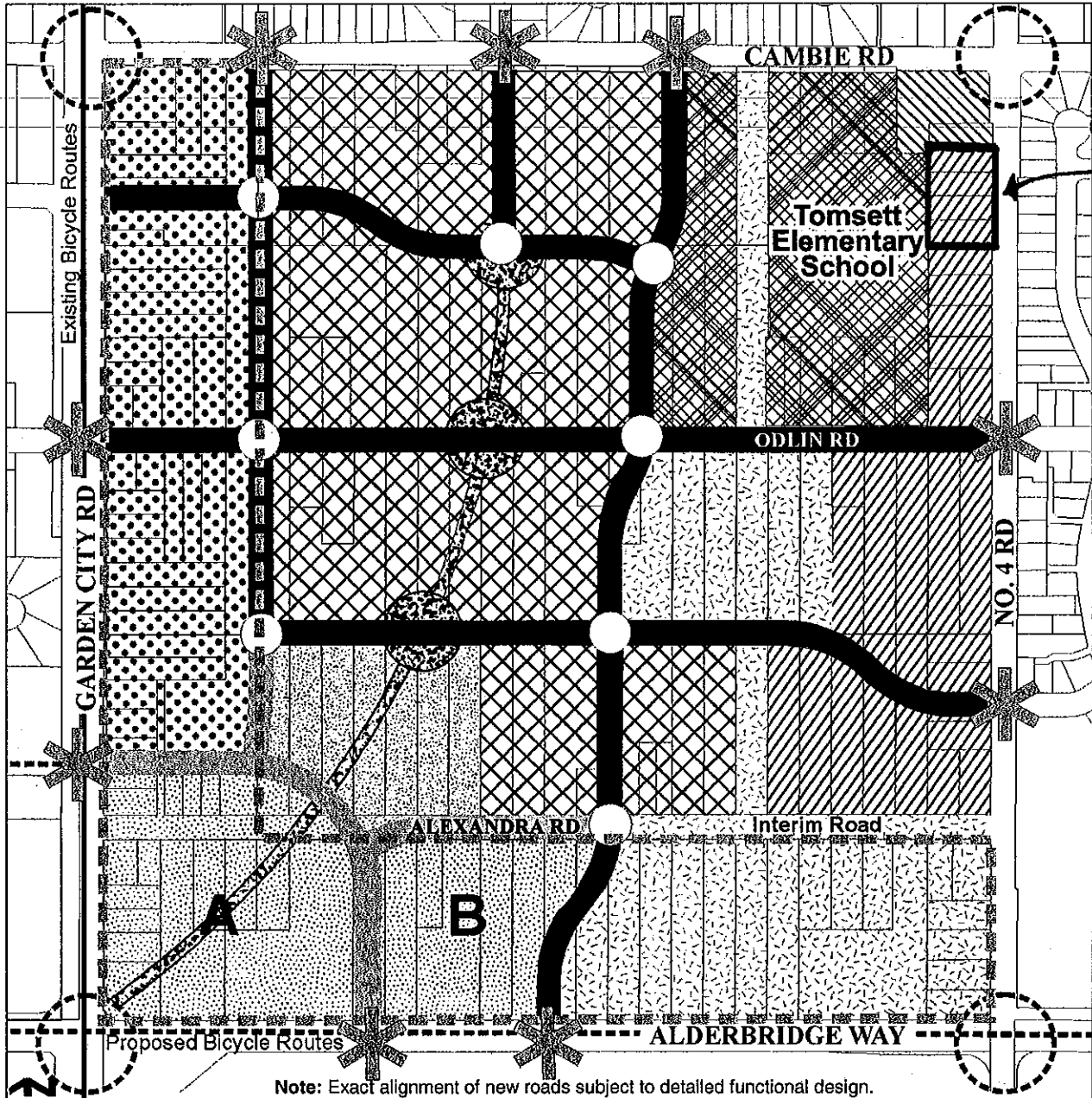
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	28 upa	n/a
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Lot Size (min. dimensions):	5,000 m ²	4,058 m ²	Variance required and supported
Setback – Front Yard (m):	Min. 5.0 m	6.0 m Min.	none
Setback – North Side (m):	Min. 3.0 m	Min. 3.6 m	none
Setback – South Side (m):	Min. 3.0 m	Min. 1.0 m	2.0 m for a free standing garbage and recycling enclosure

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback –Rear Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	12.0 m	12.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	48	62	none
Tandem Parking Spaces:	permitted	56	none
Amenity Space – Indoor:	Min 70 m ²	\$37,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² /unit = 168 m ²	169 m ²	None

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

City of Richmond

Alexandra Neighbourhood Land Use Map



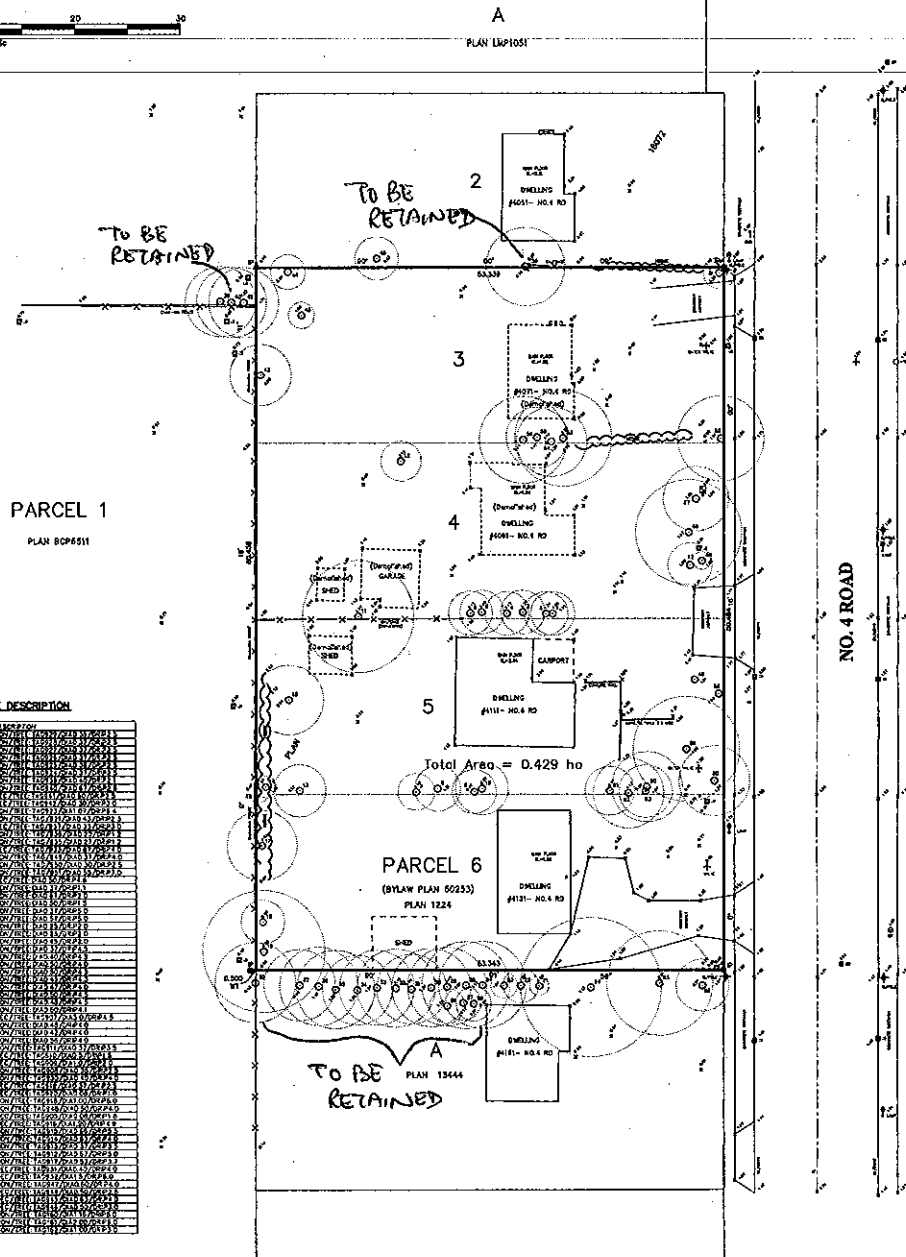
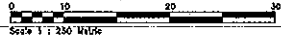
Note: Exact alignment of new roads subject to detailed functional design.

Area of No Housing Affected by Aircraft Noise	Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 1.25 FAR up to 2.0. Area B: Large and small floor plate up to 1.0 FAR.	Proposed Roadways
Business/Office – office over retail FAR up 1.25	Mixed Use: Housing over small floor-plate retail. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	High Street
Convenience Commercial	Community Institutional	New Traffic Signals
Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, Low-rise Apts. (4-storey typical)	Park: North Park Way, Central Park, Natural Park, South Parkway	Feature Intersections – details to be developed
Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses	Alexandra Way (Public Rights of Passage Right-of-way)	Feature Landmarks in combination with Traffic Calming Measures

TOPOGRAPHIC PLAN OF
 LOTS 3, 4 AND 5 SECTION 34, PLAN 18072, AND
 PARCEL "6" (PLAN WITH BYLAW FILED 50253)
 LOT 14 BLOCK "A" OF SECTION 34, PLAN 1224,
 ALL OF BLOCK 5 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF CITY PERMIT APPLICATION

REG. 004-132-459
 004-150-050
 004-177-343
 003-970-213



PARCEL 1
 PLAN 8095511

TREE DESCRIPTION


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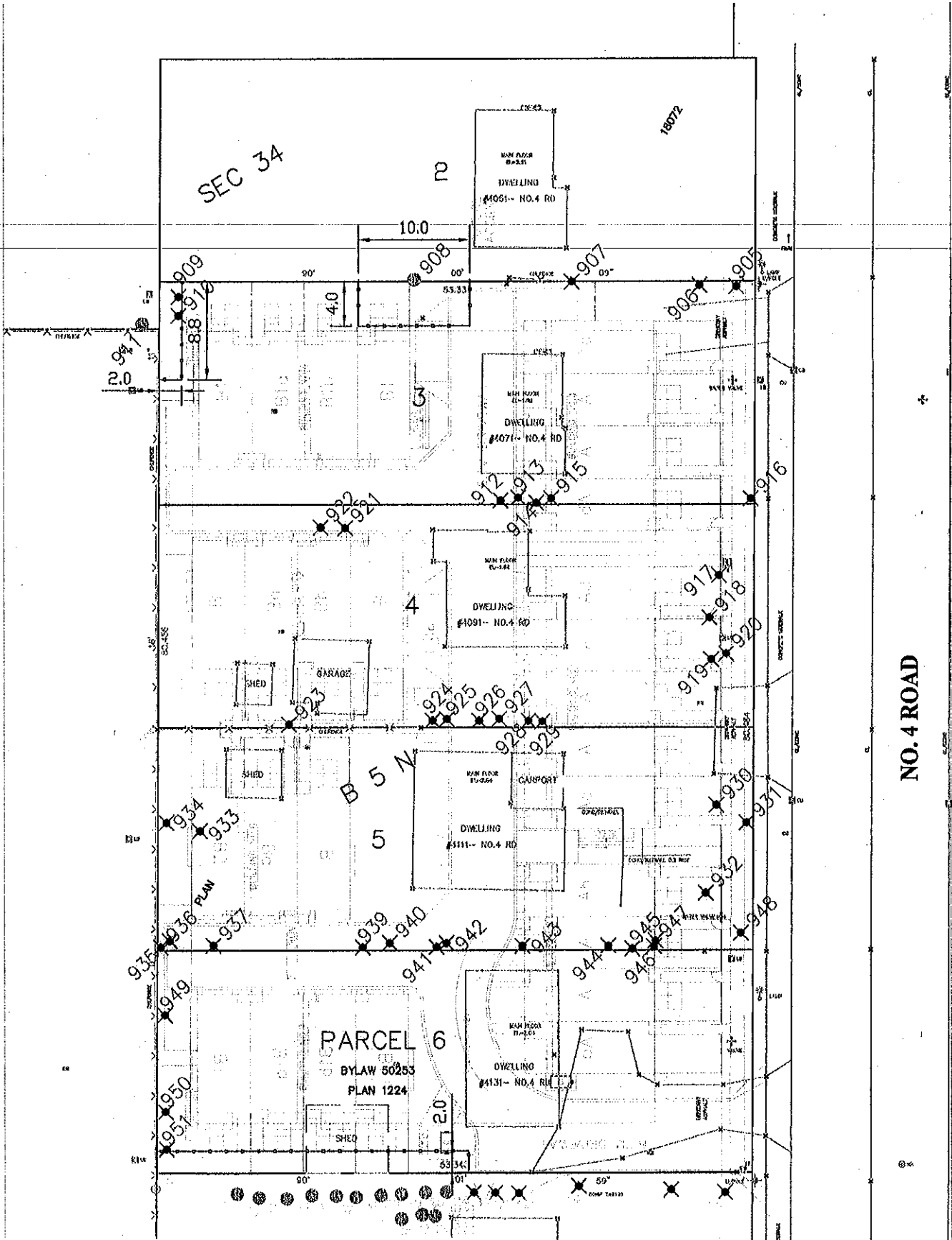
Total Area = 0.429 ha

PARCEL 6
 (BYLAW PLAN 50253)
 PLAN 1224

TO BE RETAINED
 PLAN 13444

- Legend
- Standard Iron Post Found
 - Tree
 - Utility Pole
 - ⊕ Utility Pole with Lamp
 - ⊙ Utility Box
 - ⊗ Pump
 - ⊠ Water Valve
 - ⊡ Water Valve
 - ⊢ Gas Valve
 - ⊣ Gas Valve
 - ⊤ Sept Division
 - Kiosk
 - ⊠ Electric Box/Service Box
 - ⊡ Low Bank
 - ⊠ Catch Basin
 - ⊢ Sign
 - ⊗ Storm Manhole
 - ⊠ Sewer Manhole
 - ⊡ Manhole
 - ⊠ Inspection Chamber
 - ⊢ Lamp
 - ⊣ Dry Well

CLIENT (NAME/ADDRESS) #101 - NO. 4 ROAD (LOT 3), ROSMARE, B.C. #4091 - NO. 4 ROAD (LOT 4), ROSMARE, B.C. #1111 - NO. 4 ROAD (LOT 5), ROSMARE, B.C. #1151 - NO. 4 ROAD (PARCEL 6), ROSMARE, B.C.	DEVELOPER/OPERATOR Developers are to Geomatics Return and are derived from Rossmore 1974 Background File (7704932) Located on the Intersection of Green Road and Brentwood Road Division = 1793m	THE PLAN DRAFTER WITH CITY OF ROSMARE SURVEY PLAN RECORDS 700, HURON ST. - 42 DATE: 2008-06-25	DATE OF SURVEY 22nd DAY OF DECEMBER, 2009  E.C. LAND SURVEYOR (000000 07 #006)	H.Y. Associates Land Surveying Ltd. British Columbia & Canada Land Surveyors 8750, #108 - 132nd Street Surrey, B.C. V0N 1R1 Tel: 604-591-1111 Fax: 604-591-1787 ENE 07500000 Day: 0770004_T020100
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LEGEND

- ⊙ denotes TREE TAG NUMBER. Refer to tree inventory for type, size and condition data.
- ⊙ denotes TREE NUMBER. Refer to tree inventory for type.
- ⊙ denotes tree to be RETAINED
- ⊙ denotes tree to be REMOVED
- ⊙ denotes tree to be REMOVED for hazard mitigation

TREE RETENTION PLAN
 Client: MCAL - FORTUNA DEVELOPMENT INC
 Project: TOWNHOUSE DEVELOPMENT PROPOSAL

ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Clifton Street
 Richmond BC V6X 1K5
 TEL: 604 273 4882 FAX: 604 273 0882

Rezoning Considerations
4071, 4091, 4111 and 4131 No. 4 Road
RZ 07-381074

Prior to final adoption of Zoning Amendment Bylaw 8497, the developer is required to complete the following:

1. Registration of a Flood Indemnity Covenant on title referencing the minimum habitable elevation for the area, which is 2.6 m (Geodetic);
2. Registration of an Aircraft Noise Sensitive Land Use Covenant on title;
3. Issuance of a separate Tree Cutting Permit, including the submission of applications and associated compensations, for the removal of six (6) trees along the north property line of 4051 No. 4 Road;
4. Consolidate 4071, 4091, 4111 and 4131 No. 4 Road into one (1) development parcel;
5. Road Dedication of 2.83 m across the entire frontage;
6. Registration of a Public Rights-of-Passage (PROP) right-of-way (ROW) for the internal drive aisle that is to provide access to future townhouse/multiple-family developments. The PROP is to be for access for vehicles and pedestrians only; it is to be designed to Building Code standard and any utilities crossing or running in it are private and to be constructed via Plumbing Code specifications;
7. Registration of a 3.0 m Utility ROW along the entire new No 4 Road frontage for a future sanitary sewer corridor (no sanitary construction is required via this application);
8. Registration of a minimum 6.0 m Utility ROW, required for providing a corridor for the sanitary sewer to service this development site, across the entire east edge of Tomsett School (actual width to be determined via the Servicing Agreement (SA) process);
9. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. Sanitary Sewer. Currently the only gravity sanitary sewer line in West Cambie runs along most of Odlin Road, plus what has been constructed of Dubbert Street. First, prior to this rezoning Staff Report being forwarded to Planning Committee for consideration, written confirmation from the affected property owners able to provide a servicing corridor stating they are working with this applicant and will support granting a ROW on their property -- must be forwarded to the City. Then as identified via (8), prior to final adoption of this rezoning bylaw, the necessary ROW's must Registered at the Land Titles Office. Without the ROW secured to extend the sanitary sewer to service this site, this rezoning application cannot be granted final adoption. The actual sanitary design must extend across the entire development frontage;

- b. No 4 Road. One (1) access off No. 4 Road can be supported, which is intended to serve all parcels fronting No. 4 Road, between Cambie and Odlin Roads that are identified for residential use in the Area Plan. The location of the access should be located approximately 160 m south of the Cambie Intersection (i.e., at the south property line of 4151 No. 4 Road). As such, the applicant is encouraged to pursue 4151 No. 4 Road or demonstrate that reasonable efforts have been made to acquire such a lot. The ultimate cross section across No 4 Road from east to west is to be as follows:
- Existing curb, gutter to remain on the east side of No. 4 Road
 - 3.5 m lane - northbound
 - 3.2 m lane - northbound
 - 3.3 m left turn lane
 - 3.2 m lane - southbound
 - 3.5 m lane - southbound
 - 0.15 m curb and gutter
 - 1.5 m boulevard
 - 2.0 m sidewalk
- c. The applicant is responsible for the design and construction of the above-noted improvements. The exact dedication required to be confirmed once the applicant completes the functional design and submits it to the City for review and approval. *The existing pole line is to be undergrounded.* The standard 7.62 m streetlights across this frontage are to be realigned tighter and the luminaries heads replaced with 150 watt H.P.S., as was done for Polygon's Hennessy Green No 4 Road off-site works at 9800 Odlin Road constructed via SA 07-365375.
- d. Service Connections. Service connections for the development site are to be included in the SA design drawings set.
- e. Water, Storm and Sanitary Sewer Upgrades. Any upgrades that may be determined via the capacity analysis process are to be included in this SA. As a minimum, the results of the analyses must also be presented with the SA design set.

Note: DCC credits do *not* apply to the works being constructed;

10. The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$37,000 as per the Official Community Plan (OCP) and Council policy;
11. City acceptance of a voluntary contribution of \$5.10 per buildable ft² (e.g., \$145,121) towards the City's Affordable Housing Reserve Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
12. City acceptance of a voluntary contribution of \$0.07 per buildable ft² (e.g., \$1,992) towards the City's Community and Engineering Planning Reserve Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
13. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$17,073) towards the City's Child Care Reserve Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;

14. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$17,073) towards the City's Alexandra Public Realm Beautification Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development; and

16. Ministry of Transportation approval.

Prior to issuance of Development Permit:

1. Submission of a contract with a certified arborist to oversee site preparation activities on-site, oversee and inspect tree protection fencing, and supervise any tree removals and tree well constructions.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on site around all bylaw-sized trees to be retained on the adjacent properties (9780 Cambie Road and 4151 No. 4 Road) prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. Submission of the Supplementary Local Area DCC for the Alexandra Neighbourhood;
2. Payment of \$3,307.47/unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement; and
3. 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.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8497 (RZ 07-381074)
4071, 4091, 4111 AND 4131 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/185)**.

P.I.D. 004-132-459

Lot 3 Section 34 Block 5 North Range 6 West New Westminster District Plan 18072

P.I.D. 004-150-970

Lot 4 Section 34 Block 5 North Range 6 West New Westminster District Plan 18072

P.I.D. 004-177-363

Lot 5 Section 34 Block 5 North Range 6 West New Westminster District Plan 18072

P.I.D. 003-970-213

Parcel "6" (plan with bylaw filed 50253) Lot 14 Block "A" of Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

- 2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8497**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER