



To: Planning Committee

Date: May 31, 2019

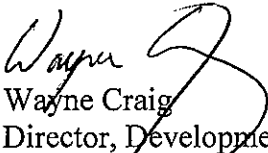
From: Wayne Craig
Director, Development

File: RZ 18-829032

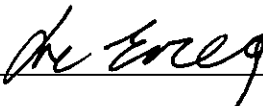
Re: Application by Matthew Cheng Architect Inc. for Rezoning at 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10047, for the rezoning of 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, in order to permit the development of 13 townhouse units with vehicle access from Garden City Road, be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone the properties at 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone in order to permit the development of 13 townhouse units with vehicle access from Garden City Road. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by four single-family dwellings, which are proposed to be demolished.

Project Description

The subject properties have a total combined frontage of approximately 76.2 m (250 ft.) and are required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposal includes eight three-storey and five two-storey townhouse units, in five buildings, with a proposed floor area ratio (FAR) of 0.6. One secondary suite and two convertible units are also included in the proposal. The preliminary site plan, building elevations and landscape plan are provided in Attachment 2.

Findings of Fact

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

Existing Housing Profile

The applicant has advised that the four existing single-family dwellings are currently tenanted with no existing secondary suites.

Surrounding Development

To the North: Across Glenallan Gate, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Garden City Road.

To the South: Duplex and single-family dwellings on lots zoned "Single Detached (RS1/C)" fronting Garden City Road.

To the East: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Glenallan Drive.

To the West: Across Garden City Road, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Greenfield Drive.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The “Neighbourhood Residential” designation comprises of those areas where the principal uses are single-family, two-family and multiple family housing (specifically townhouses). The development proposal is consistent with this designation.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is consistent with the Townhouse Development Requirements in the Arterial Road Land Use Policy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant has advised that notification letters were delivered by the applicant to all adjacent neighbouring properties, which included information on density, height, preliminary site plan, elevations and developer contact information. To date, one neighbour replied with questions in regards to setbacks, which were addressed by the developer. No other correspondence has been received. The applicant has also submitted a map showing the properties notified, which is provided in Attachment 4, along with a copy of the letter.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant is proposing to consolidate the subject properties into one development parcel, with a total frontage of 76.2 m (250 ft.) and a site area of 2,779.1 m² (29,914 ft²), in order to construct 13 townhouse units. The proposed townhouse units are oriented around a single driveway providing access to the site from Garden City Road and a north-south internal maneuvering drive aisle providing access to the garages of the units. The shared outdoor amenity space is proposed to be situated in a central open area at the rear (east) of the site.

The proposal consists of eight three-storey and five two-storey townhouse units, for a total of 13 units, with side-by-side double car garages, and a proposed FAR of 0.6. The three-storey units are proposed along Garden City Road, with a 7.5 m (25 ft.) setback from the south property line to the third floor to minimize potential privacy concerns. Two-storey units and a 6.0 m (20 ft.) setback are proposed along the rear (east) to address the interface with the existing single-family dwellings. The proposed building forms, heights and setbacks are consistent with the design guidelines for arterial road townhouse development.

The proposal includes one secondary suite (studio) with a total area of 26.3 m² (283 ft²), which complies with the minimum floor area for secondary suites in townhouses as per Zoning Bylaw 8500 (25.0 m²). The applicant has also demonstrated that the proposed secondary suite can accommodate a bed, and kitchen and washroom facilities. To ensure the secondary suite is built to the satisfaction of the City, the applicant is required to register a legal agreement on Title prior to final adoption of the rezoning bylaw, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. In addition, prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure the secondary suite will not be stratified.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) (Plan 35224) along the rear (east) property line of the subject properties for sanitary sewer services. The existing SRW will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is proposed via one full movement driveway from Garden City Road. The long-term objective is for the driveway access established on Garden City Road to be utilized by adjacent properties to the south, if the properties redevelop. A Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire area of the proposed driveway and the internal maneuvering drive aisle is required prior to final adoption of the rezoning bylaw, which will facilitate access for future adjacent development.

The proposal complies with the required number of vehicle and bicycle parking spaces as per Zoning Bylaw 8500.

Prior to final adoption of the rezoning bylaw, the applicant is required to provide a 4 m by 4 m corner cut road dedication at the northwest corner of the subject site.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 16 trees located on the subject property, three trees located on neighbouring property and two trees located on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 5), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- 2 trees (tag# 220 & 224) located on-site along the street frontages are identified in good condition. Trees are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
- 2 trees (tag# 434 & 435) located on City property were assessed by Parks Arboriculture Staff, which provided the following comments:
 - One tree (tag# 435) located in the southwest corner has been assessed for retention. A security deposit of \$4,570 will be required prior to final adoption of the rezoning bylaw.
 - One tree (tag# 434) located in the southwest corner is identified in poor condition. The tree has been assessed for removal. Compensation of \$650 will be required prior to final adoption of the rezoning bylaw.
 - One undersized hedge is located on City property along Garden City Road and has been assessed for removal. As per the Arterial Road Guidelines, hedges in the front yard are discouraged. No compensation is required for the removal of the hedge.
- 2 trees (tag# 318 & 396) located on neighbouring property to be retained and protected. The applicant has provided an authorization letter from the neighbouring property owner (9520 Garden City Road) for the removal of 1 tree (tag# 494).
- 14 trees (tag# 216-219, 221-223, 225, & 283-288) located on site are either dying (sparse canopy foliage) or have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

Tree Replacement

The applicant is proposing to remove 14 on-site trees (tag# 216-219, 221-223, 225, & 283-288). The OCP tree replacement ratio of 2:1 would require a total of 28 replacement trees. Based on the submitted Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 31 new trees.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site, the applicant is required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.