



To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 30, 2019
File: RZ 17-766714

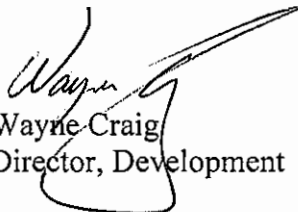
Re: **Application by Fougere Architecture Inc. to Amend Schedule 2.14 of Official Community Bylaw 9000 (Hamilton Area Plan), Create the "Town Housing - Hamilton (ZT86)" Zone, and Rezone the Site at 23400, 23440, 23460 and 23500 Gates Avenue and a Portion of Gates Avenue from "Single Detached (RS1/F)" to "Town Housing (ZT86) - Hamilton" and "School & Institutional Use (SI)"**


Staff Recommendations

1. That Official Community Plan Amendment Bylaw 10011, to amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) to amend the "Circulation Map" and the "Parks, Public Realm and Open Space Map" for the area between Gates Avenue and Gilley Road, be introduced and given First Reading.
2. That Bylaw 10011, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans.

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Bylaw 10011, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9932 to create the "Town Housing (ZT86) - Hamilton" zone, and to rezone 23400, 23440, 23460 and 23500 Gates Avenue and a portion of Gates Avenue from "Single Detached (RS1/F)" to "Town Housing (ZT86) - Hamilton" and "School & Institutional Use (SI)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:mm
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Fougere Architecture Inc. has applied to the City of Richmond to create the new "Town Housing - Hamilton (ZT86)" zone, and to rezone a 8,248 m² (2.04 acre) site including 23400, 23440, 23460 and 23500 and a portion of Gates Avenue from "Single Detached (RS1/F)" to "Town Housing - Hamilton (ZT86)" and "School & Institutional Use (SI)". The proposed rezoning would permit the development of 60 three-storey townhouse units with a floor area of 7,047 m² (75,853 ft²) on a 7,327.6 m² (1.81 acre) development lot and a proposed 920.6 m² (0.23 acre) City park lot.

In addition to Zoning Amendment Bylaw 9932, Official Community Plan (OCP) Amendment Bylaw 10011 proposes to amend the Hamilton Area Plan "Circulation Map" and the "Parks, Public Realm and Open Space Map" in the area between Gates Avenue and Gilley Road to make changes to the "Strollways" and "Shared Streets", and designate the proposed City park lot as a "Conservation Area". Details on the proposed changes to the OCP are provided in the OCP/Hamilton Area Plan subsection of this report.

Findings of Fact

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

Subject Site Existing Housing Profile

The applicant has indicated there are currently three single family dwellings and a non-conforming duplex located on the existing four lots. Four of the five dwelling units are currently rented and one is vacant. The applicant provided information confirming that the tenants are aware of the development plans for the existing properties. None of the buildings contain secondary suites.

Surrounding Development

- To the North: Gates Avenue and single family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Stacked Townhouse 1.0 FAR)" within the Hamilton Area Plan.
- To the South: Single family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Stacked Townhouse 1.0 FAR)" within the Hamilton Area Plan.
- To the East: Ministry of Transportation road allowance that includes a large grassed area with blackberries and several small trees, a pathway, a highway sound barrier and Highway 91A.
- To the West: Single family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Stacked Townhouse 1.0 FAR)" within the Hamilton Area Plan.

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The proposed development is consistent the Official Community Plan (OCP) “NRES – Neighbourhood Residential” land-use designation.

The OCP also designates the southern portion of the site as being subject to an “Environmentally Sensitive Area” (ESA) Development Permit Area (discussed below under the ESA subsection).

The proposed development is consistent with the “Neighbourhood Residential (Stacked Townhouse 1.0 FAR)” designation within the Hamilton Area Plan (Area Plan) which permits construction of stacked townhouses with one level of parking and up to three habitable floors above (Attachment 3).

Hamilton Area Plan Strollways and Shared Street Network

The Hamilton Area Plan include includes of “Strollways” (urban pedestrian pathways) and “Shared Streets” (small-scale pedestrian-oriented streets) that are designed to provide a finer grain network of pedestrian and vehicle routes than provided by the larger public roads in the area. The Strollways and Shared Streets are to be incrementally constructed with developments with public access secured through registration of Statutory Right of Ways (SRWs) at the time of rezoning.

The exact locations of these routes are to be determined during the review of the rezoning application and there are sufficient changes to these routes to warrant an OCP amendment with the current proposal. To facilitate the proposed development and improve the pedestrian connectivity in the block between Gates Avenue and Gilley Road, OCP Amendment Bylaw 10011 would amend the “Circulation Map” and the “Parks, Public Realm and Open Space Map” as shown on Attachment 3. In particularly, Bylaw 10011 would:

- Change the “Shared Street” running along the west side of the development site to a pedestrian “Strollway” and shift it approximately 18 m (60 ft.) it to the west.
- Change the “Shared Street” to the west of the development site to a pedestrian “Strollway” which would continue along the southern side of the development.

The subject development will secure a minimum of a 3.0 m (9.8 ft.) wide SRW for these Strollways with future adjacent developments providing a further 3.0 m (9.8 ft.) wide SRW for total ultimate Strollway SRW width of 6.0 m (19.6 ft.) with total pathway widths of 2.0 m (6.6 ft.) to 2.5 m (8.2 ft.) depending on tree preservation and landscaping being accommodated within Strollway corridors. While Strollways are primarily intended for pedestrians, they will also allow for low-speed cycling and scooter use.

The above amendments support the phased development of the block bounded by Gates Avenue, Smith Crescent and Gilley Road in a logical manner that supports pedestrian connectivity throughout the area.

Hamilton Area Plan Parks, Public Realm and Open Space Network

Bylaw 10011 also proposes to designate the proposed City park lot with the ESA habitat enhancement and compensations areas (described below) as a “Conservation Area” within the “Parks, Public Realm and Open Space Map”.

Environmentally Sensitive Area

The OCP designates 966.2 m² (10,400 ft²) of the south-east corner of the subject site as an ESA Development Permit Area. As part of the Development Permit Area guidelines, the City requires that a developer engage a Qualified Environmental Professional (QEP) to undertake an assessment to ground truth the generalized ESA mapping and classifications in the OCP. In the QEP assessment for the project, the QEP and surveyor have confirmed that there is actually 887 m² (9,543 ft²) of on-site ESA located within the larger mapped ESA area in the southeast corner of the site (Attachment 5). The QEP has assessed the value of the vegetation within the ESA and along with information from the arborist as discussed in the Tree Retention section of the report and summarized below.

Key finding of the QEP include:

- Himalayan blackberry dominates all other vegetation, with native plants essentially being absent in the designated ESA.
- There is little to no natural large woody debris which would provide, if present, important habitat, for small mammals and amphibians.
- Of the 11 trees identified by the project arborist located within the existing mapped ESA, nine trees in poor condition are recommended to be removed. One tree in good condition and one tree in poor condition near the eastern edge of the site are proposed to be preserved as recommended by the project arborist.

On this basis of this work and discussions with City staff, the QEP proposes a re-shaped ESA enhancement and compensation area of 905.7 m² (9,749 ft²) along the eastern side of the site. This ESA area will be included within the proposed 920.6 m² (0.23 acre) City park as shown on Attachment 5.

Key elements of the proposed ESA enhancement landscape plans and QEP reports (collectively called the Stage 1 QEP report) include:

- The proposed ESA compensation and enhancement area will provide improved habitat value compared to the existing mapped ESA and contribute to the City’s Ecological Network.
- Rehabilitation of the area by clearing all plants and shrubs which are dominated by Himalayan blackberry.
- There will be preservation of a total of the 17 existing trees that include 15 Spruce trees, a two Mountain Ash and an Oak. Of these trees, 15 trees in good condition are located outside of the existing mapped ESA and within the proposed new ESA compensation area located to the north in the proposed park. The remaining two trees to be preserved include the above-noted trees within the existing mapped ESA.

- Planting of a further native 17 deciduous trees, 16 coniferous trees and native 797 shrubs / ground covers/ grasses.
- Placement of large woody debris (from removal of the trees within the development site) to create additional habitat.

There will also be the requirement for a three year monitoring and maintenance plan after the habitat enhancement and compensation work is completed as recommended by the QEP.

The proposed ESA compensation and enhancement plan has been accepted on the above basis and given that:

- The area is larger in than the existing surveyed 887m² (9,543 ft²) ESA area.
- It creates a multi-structured, species-rich link that will provide year-round foraging opportunities for a wide variety of bird species, small mammals and amphibians.
- Allows for enhanced long-term stewardship of the area with City ownership as a park.
- There is an opportunity for the extension of this enhanced ESA corridor onto adjacent ESA area on the property to the south at such time that it may be developed for townhouses.

A final ESA landscape plan and a Stage 2 QEP Report and are to be prepared and included within the Servicing Agreement to the satisfaction of the Director, Parks Services and the Director of Development. The Stage 2 QEP Report will include the detailed monitoring and maintenance plan, reference to the final landscape plans, and will be included within the Servicing Agreement submission to the satisfaction of the City prior to Final adoption of Zoning Amendment Bylaw 9932 and issuance of a Development Permit for the project.

Proposed Park

As discussed above, the applicant has agreed to transfer a 920.6 m² (0.23 acre) lot for a City park, and which includes the proposed 905.7 m² (9,749 ft²) ESA enhancement and compensation areas and the East-West Strollway running along the southern edge of the site. While this provision of park land is not a requirement under the Area Plan or OCP, the applicant and City staff agreed that the ESA could be well managed by the City and would augment the semi-natural adjacent area within the Highway 91A road allowance which collectively form part of the City's Ecological Network. There will be no Development Cost Charge (DCC) credits available to the developer for the transfer of the park lot or its improvement.

Contribution for Off-Site Habitat Enhancement

The applicant has also agreed to make a contribution of \$61,000 to the City to undertake a Capital Project for habitat enhancement on City lands forming part of the Ecological Network within the Hamilton Area. Potential sites include the Queen Canal Corridor and Hamilton Highway Park on the east side of Highway 91A.

Closure of a Portion of Gates Avenue

The development also includes the proposed closure of a portion of Gates Avenue to be included within the development site and the City park lot. This is consistent with the Area Plan that

provides for future construction of a Strollway on the middle of the eastern portion of Gates Avenue (Attachment 3).

The applicant is required to enter into a purchase and sale agreement with the City for the purchase of 150.5 m² (1,620 ft²) of the 188 m² (2,032 ft²) Gates Avenue road allowance to be closed, with the remaining 30.3 m² (326 ft²) area of closed road allowance being included within the proposed City park. The primary business terms of the purchase and sales agreement, and road closure bylaw will be brought forward to Council in a separate report from the Senior Manager, Real Estate Services.

At such time that redevelopment of the properties on the north side of Gates Avenue occurs, such development would include closure of the northern portion of Gates Avenue with the remaining centre portion of the Gates Avenue road allowance being converted into a Strollway.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 with a Flood Construction Level (FCL) of 3.5 m applicable to this site. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. Given that the existing grade in the area ranges from 1.0 m to 1.3 m geodetic, the City's 3.5 m geodetic FCL requires that only garages and staircase foyers occupy the ground floor of townhouses, with no other habitable space being permitted below 3.5 m geodetic.

Acoustical Report for Highway Noise

There is a sound barrier and large grassed area located within the Highway 91A road allowance adjacent to the proposed development. Nevertheless, the applicant will be required to register a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential noise from Highway 91A to the proposed dwelling units with acoustical and mechanical reports being provided to the City prior to Development Permit issuance that ensure that the development meets the CMHC guidelines for interior noise levels and the ASHRAE 55-2004 standard for "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the property, staff have received an inquiry from one property owner about the proposed height of the townhouses, his satellite dish reception and City policies regarding future townhouse development in the surrounding area, including his property.

As requested by City staff, the applicant has consulted with residents living on the properties fronting Gates Avenue to determine if there are concerns regarding the proposed vehicle access to the development and road works on Gates Avenue. This consultation included door-to-door visits by the applicant who provided a brief description and several plans of the proposed 60-unit townhouse development. In this regard, residents of homes on each of these lots, including those

on the development site, signed the applicant's consultation form stating they were aware of and supported the proposed development (Attachment 4).

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.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

The table below clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment is not located within or adjacent to the Agricultural Land Reserve.
Richmond School Board	No referral necessary, as the proposed amendment does not change the land-use or density in the OCP and the application includes less than 295 units.
The Board of Metro Vancouver	No referral necessary, as the proposed amendment is consistent with the City-wide OCP previously referred to Metro Vancouver.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as First Nations' interests are not affected by this amendment.
TransLink	No referral necessary; no major transportation changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as port facilities are not affected by the amendment.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment is consistent not affected by YVR's Airport Height Zoning and City's OCP Aircraft Noise Policy.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendment is consistent with the City-wide OCP previously referred to Metro Vancouver.
Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary as the applicant consulted with the residents of neighboring properties on Gates Ave. and the community will be consulted through Public Hearing notices that would be sent property owners and occupiers of lots within 50m of the subject site.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment does not affect other agencies. Note, that the associated Zoning Amendment Bylaw 9932 was referred to the Ministry of Transportation and Infrastructure which provided preliminary approval to the bylaw.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10011, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple family housing units). This application only involves 60 multiple family housing units.

Ministry of Transportation and Infrastructure

The Ministry of Transportation and Infrastructure (MOTI) has provided preliminary approval of Zoning Amendment Bylaw 9932 as the site is located within 800 metres of Highway 99. MOTI final approval of Bylaw 9932 and of the proposed subdivision will be required prior Council consideration of Final adoption of the bylaw.

Analysis

Built Form and Architectural Character

The proposed development includes 60 townhouse units with an overall density of 0.962 FAR with a range of unit types as envisioned under the Hamilton Area Plan (Attachment 6). The proposed development includes a variety of unit types within the six buildings as follows:

- Four buildings include a total of 48 stacked townhouse units with garages occupying the ground floor.
- The 48 stacked units include 16 two-bedroom units located on the second floor of the buildings interspersed with 32 three-bedroom units with living space on the second and third floors of the buildings.
- There are two buildings with a total of 12 three-storey standard townhouse units with their garages occupying most of the ground floor and living space on the second and third floors that face onto the north-south Strollway.

The built form is characterized by:

- Modern-style buildings designed and shaped to provide architectural variation while providing a cohesive overall development character.
- Typical building heights of three (3) storeys for the two buildings with standard units along the west side of the site, with the remaining four stacked-unit buildings having three storeys and roof decks with stairway rooms/penthouses.

- Access is provided from Gates Avenue through the main north-south driveway and two driveways running east from the main driveway.
- Two “The proposed building setback to Gates Avenue is 4.0 m (13.1 ft.) and will be larger to the future Strollway to be constructed on the eastern portion of Gates Avenue when development occurs to the north.
- Strollways” along the south and west sides of the site are provided as set out the proposed amendment to the Hamilton Area Plan with these Strollways providing additional public pedestrian access to future developments to the west and south and the surrounding public streets. The Strollway along the west side of the development site is included within a 3.0 m (9.8 ft.) wide SRW. The Strollway along the south side of the site is included within a 3.5 m (11.5 ft.) wide SRW to allow for additional landscaping being accommodated within the Strollway corridor and for tree preservation on the adjacent lot to the south.
- The proposed project has minimum 4.5 m (14.8 ft.) setbacks to the Strollway SRWs along the west and south sides of the site. When these SRW widths are taken into account, the buildings will have a total 7.5 m (24.6 ft.) setback to the west property line and setbacks from 6.0 m (19.7 ft.) to 8.0 m (26.2 ft.) to the south property line.
- The east side yard setback to the proposed City park will be 2.2 m (7.2 ft.).
- There will be a central mews of 10.5 m (34.5 ft.) in width that includes the common outdoor amenity area with outdoor seating and play equipment located between the two central stacked townhouse buildings.
- The 12 standard three-storey units include side-by-side double garages, 32 stacked units have tandem double garages, eight (8) stacked units have single car garages and four (4) stacked units have a single car garage and an additional outdoor parking space.

Transportation and Site Access

Vehicle and Pedestrian Access

The vehicle and the main pedestrian access for the proposed development is to be provided by the project driveway leading from a new cul-de-sac on Gates as shown on the plans in Attachments 6 and 8. To the east of the cul-de-sac, the current paved road surface will be maintained in the interim to provide access to the existing three residential lots on the north side of Gates Avenue. At such time these lots are redeveloped for stacked townhouses, this eastern section of Gates Avenue will be converted to a Strollway that connects to the existing north-south pathway within the Highway 91A road allowance to the east.

There will also be a north-south Strollway within a 3.0 m (9.8 ft.) wide SRW to be registered on Title of the development site that will provide public pedestrian access along the western side of the site and that ultimately will provide a connection between Gates Avenue and Gilley Road when the properties to the south are developed. There also will be an east-west “Strollway” along the southern edge of the site within a 3.5 m (11.5 ft.) wide SRW to be registered on Title that will ultimately provide a connection between the existing north-south pathway within the Highway 91A road allowance and Smith Crescent. These SRWs provide for public pedestrian

access as part of the Strollway network within the Hamilton Area Plan, will be widened when townhouse developments are constructed to the west and south, and will be maintained by the subject developments.

Parking

There will be a total of 108 resident and 11 visitor parking spaces within the proposed development. The proposed number of parking spaces is consistent with the Zoning Bylaw 8500 requirements subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The applicant will be required to provide TDM measures to widen the existing asphalt walkway within the Highway 91A road allowance to a min. 3.0 m (9.8 ft.) width along the eastern side of the site north to the Highway 91A pedestrian overpass and install pedestrian lighting along this pathway.

The proposed new ZT86 zone includes a site-specific provision to allow two-thirds (67%) of the parking spaces for the 48 units, with two spaces each, to be in a tandem arrangement. Given that the entire ground floor of the units are under the 3.5 m Flood Construction Level and average site elevation of approximately 1.0 m geodetic in the area, the City has permitted in excess of 50% tandem parking spaces within several developments in the Hamilton area.

Furthermore, tandem spaces allow for a more compact footprint for the proposed 1.0 FAR stacked townhouse form without the need for an additional building footprint for wider townhouse units or more surface parking spaces. As a rezoning consideration, there will be registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.

As noted above, the residents on Gates Avenue were consulted and supported the proposed development plans which indicated that two-thirds of the parking spaces are proposed to be in a tandem arrangement.

Based on the size of the development, no on-site designated loading space is required under Zoning Bylaw 8500 with loading being permitted within the on-site driveways.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 43 bylaw-sized trees on the subject property, and 10 trees on neighbouring properties to the south and west. (Attachment 7).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments below:

- 17 trees located within the proposed park / ESA area will be retained due to their good condition and being located within a large contiguous park / ESA area that supports tree preservation.
- The applicant intends to remove 26 on-site trees, of which:

- 19 trees are in poor condition due to their tree structure and leaning angle, and thus are required to be removed.
- Six trees are in good condition and one tree is in moderate condition, but need to be removed due to the nature of the peat soils in the area and required filling of the site. These soil conditions require that the development site be filled to prevent driveways, services and yard areas from settling with the proposed or any other configuration of the townhouse buildings on the site.
- 10 trees located on adjacent neighbouring properties, with six trees located on the property to the south which are to be maintained. Four trees are identified for removal on the property to the west, of which one is dead, two are in poor condition and leaning, one is very old with poor structure. The applicant will be requesting acceptance from the property owner for issuance of a tree removal permit and the planting of eight replacement trees.

Trees Retention on Park

The 17 trees proposed to be retained are located within the proposed City park and will be augmented with additional ESA enhancement planting (discussed within the ESA section below). These trees include 14 Spruce trees, with two Mountain Ash trees and an English Oak. A Tree Survival Security of \$90,000.00 for these 17 trees will be provided and retained by the City for a period of three years after occupancy of the project.

Tree Replacement

In compensation for the 26 trees proposed to be removed, the OCP 2:1 replacement ratio would require a total of 52 replacement trees within the final Development Permit landscape plans. The replacement trees are to be of the sizes required under Tree Protection Bylaw No. 8057. The preliminary landscape plans provided for rezoning include 96 trees.

Accessible Adaptable Units

The applicant will construct 10 of the standard three-storey units as “Convertible Housing” with construction specifications to be provided within the project’s Development Permit plans based on the guidelines within the City’s OCP and the applicant’s plans (see Attachment 6).

Affordable Housing Strategy

The applicant will voluntarily contribute \$659,502.00 to the City’s affordable housing fund as provided in the City’s Affordable Housing Strategy.

Hamilton Area Plan Amenity Contribution

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. Based on the proposed development design, the developer will provide approximately \$508,178.00 to be contributed to the City’s Hamilton Area Plan Amenity Reserve Fund (the final amount to be based on the Development Permit plans).

Leadership in Energy and Environmental Design (LEED) and Townhouse Energy Efficiency

As a Development Permit application (DP 18-829228) for the project was received prior to the City's adoption of the Energy Step Code on July 16, 2018, the subject project is not subject to the BC Energy Step Code. In order to continue to be grandfathered from the BC Energy Step Code Level 3, the applicant must also submit a Building Permit application prior to December 31, 2019.

Therefore, in accordance with the Hamilton Area Plan, the development is required to be confirmed to be LEED Silver equivalent prior to consideration of the Development Permit by the

The applicant will also register a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

Public Art Contribution

As a rezoning consideration, the applicant will be making a voluntarily contribution of approximately \$67,500.00 (final amount to be confirmed with the Development Permit plans) to the City's Public Art Fund.

Amenity Space

The applicant has opted not to construct an indoor amenity space and has voluntarily agreed to make a \$215,797.00 contribution in-lieu of on-site indoor amenity space as provided under the OCP Development Permit Area Guidelines. This cash in-lieu contribution is supported due to the development's close proximity of approximately 200 m to the Hamilton Community Centre and other proposed amenities (e.g. further community recreation space and a library) being funded by the Hamilton Area Plan amenity contributions being provided by this and other developments in the area.

Frontage and Servicing Improvements

The applicant will be required to enter into a Servicing Agreement that includes the design and construction of the following works:

Frontage Improvements

- Along the eastern portion of the Gates Avenue frontage, there will be a 2.0 m (6.6 ft.) wide concrete sidewalk, 1.5 m (4.9 ft.) wide treed and grassed boulevard with street lighting, and pavement widening to provide a min. 6.0 m (19.6 ft.) wide driving surface and tie to the existing northern edge of the roadway.
- At the western end of the site's frontage, construction of a cul-de-sac, with a 2.0 m (6.6 ft.) wide concrete sidewalk, new curb/gutter and a minimum 7.5 m (24.6 ft.) wide driving surface.
- East of the cul-de-sac, construction of a new 2.0 m (6.6 ft.) wide concrete sidewalk and sufficient road widening to maintain two-way traffic to the eastern end of Gates Avenue.

- Repaving and widening of the existing pedestrian pathway to 3.0m (9.8 ft.) within the Highway 91A road allowance adjacent to the site and extending to the Highway 91A pedestrian overpass, and providing lighting will be required as a TDM measure (discussed above). The Ministry of Transportation and Infrastructure has confirmed that it would accept an application from the City to do the work itself under the Servicing Agreement with the developer.

Servicing Works

- Installation of approximately 178 m (584 ft.) of sanitary sewer main from the proposed cul-de-sac on Gates Avenue to the intersection of Willett Avenue and Smith Crescent. Should development proceed prior to the completion of the City Capital Project for the VLA Park sanitary pump station, or should this Capital Project not proceed, the developer will be required to construct the sanitary pump station.
- Installation of approximately 80 m (262 ft.) of 600mm storm sewer along Gates Avenue from the proposed cul-de-sac to Smith Crescent.
- Removal and replacement of approximately 85 m (279 ft.) of the existing 150mm watermain at Gates Avenue with a 300mm diameter main (complete with fire hydrants as per City standards) from the intersection of Gates Avenue and Smith Crescent to the proposed cul-de-sac on Gates Avenue.
- Placement of the existing private utility overhead lines (e.g. BC Hydro, Telus and Shaw) underground from Smith Crescent to the eastern side of the development site.

Development Permit Review

At the forthcoming Development Permit stage, design elements to be further addressed include:

- Adding further small-scale articulation and architectural detailing to the townhouse buildings, particularly those facing onto the public realm.
- Consideration of a broader colour and material palette for the buildings.
- Adding way-finding signage and bollard lighting to the Strollways.
- Providing additional landscaping and outdoor amenity details and specifications.

Financial Impact or Economic Impact

The rezoning application results in an Operational Budget Impact (OBI) of \$5,000 for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights and street trees).

To facilitate the proposed development, the applicant proposes to purchase a portion of the Gates Avenue road allowance for inclusion in the applicants' development site and proposed City park lot. The total approximate area of City lands proposed to be sold and included in the development site is 150.5 m² (1,620 ft²). As identified in the attached Rezoning Considerations (Attachment 8), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council.

Conclusion

The proposed 60-unit townhouse development is the first stacked townhouse rezoning application to be considered under the Hamilton Area Plan, offering a mixture of standard three-bedroom units, and stacked two- and three-bedroom units.

The development will provide the first legs of the public Strollway network within the block bounded by Gates Avenue, Smith Crescent and Gilley Road.

This development will also provide a 920.6 m² (0.23 acre) park to the City comprised of existing enhanced ESA area and ESA compensation, contributing to the City's Ecological Network.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9932 and OCP Bylaw 9000, Amendment Bylaw 10011 be introduced and given first reading.



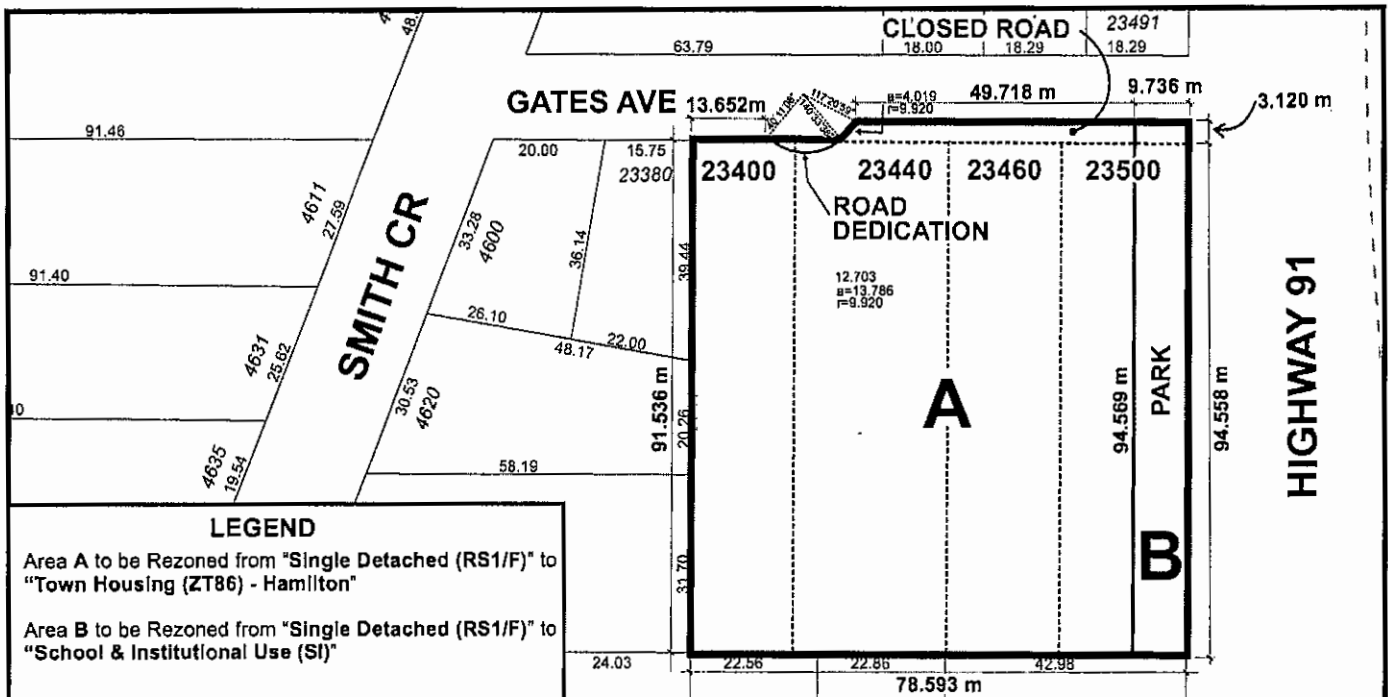
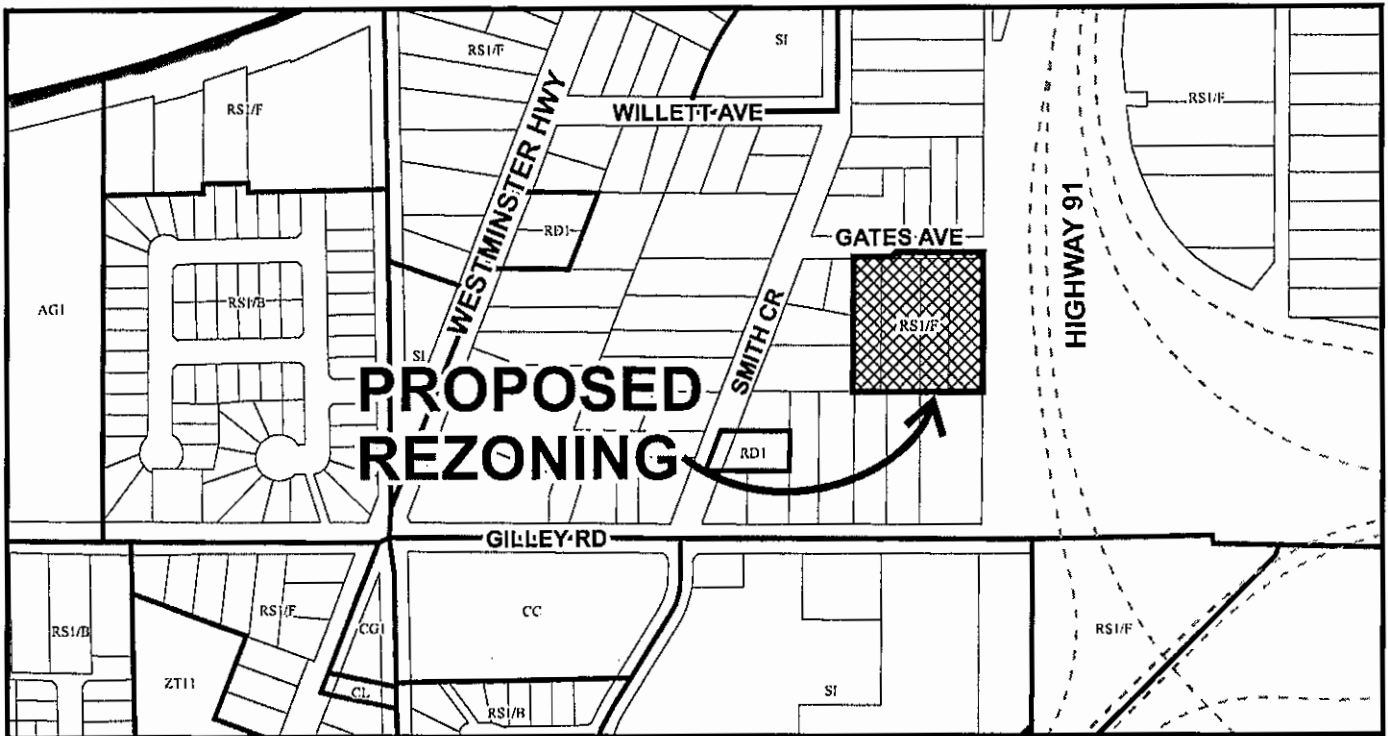
Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Hamilton Area Plan Maps
- Attachment 4: Neighbourhood Consultation Form
- Attachment 5: Excerpts from QEP Report on the Environmentally Sensitive Area
- Attachment 6: Conceptual Development Plans
- Attachment 7: Tree Preservation Plan
- Attachment 8: Rezoning Considerations



City of Richmond



RZ 17-766714

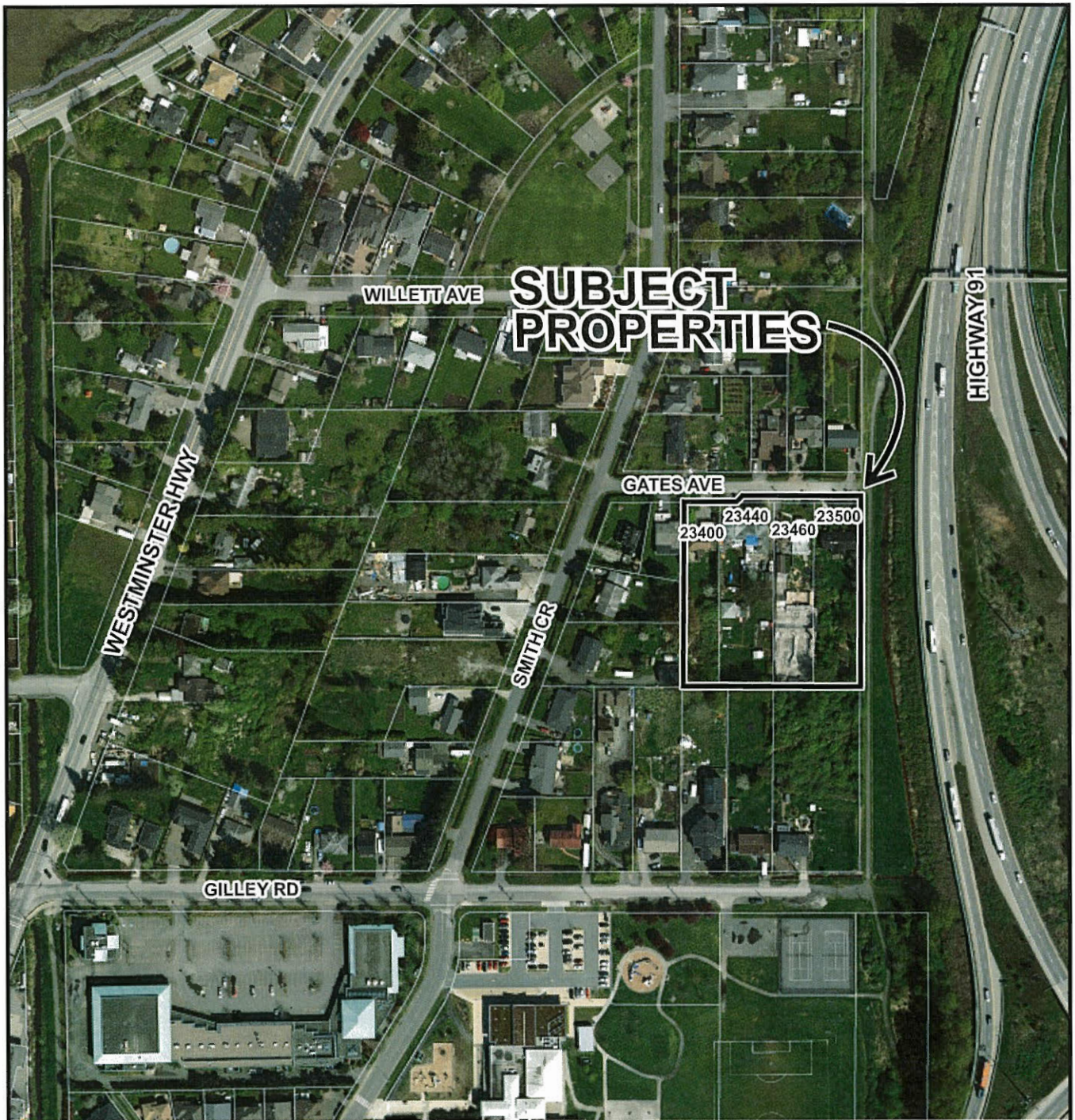
Original Date: 04/06/17

Revision Date: 05/24/19

Note: Dimensions are in METRES



City of
Richmond



RZ 17-766714

Original Date: 04/06/17

Revision Date: 05/24/19

Note: Dimensions are in METRES



RZ 17-766714

Attachment 2

Address: 23400, 23440, 23460 & 23500 Gates Avenue, and a Portion of Gates Avenue

Applicant: Fougere Architecture Inc.

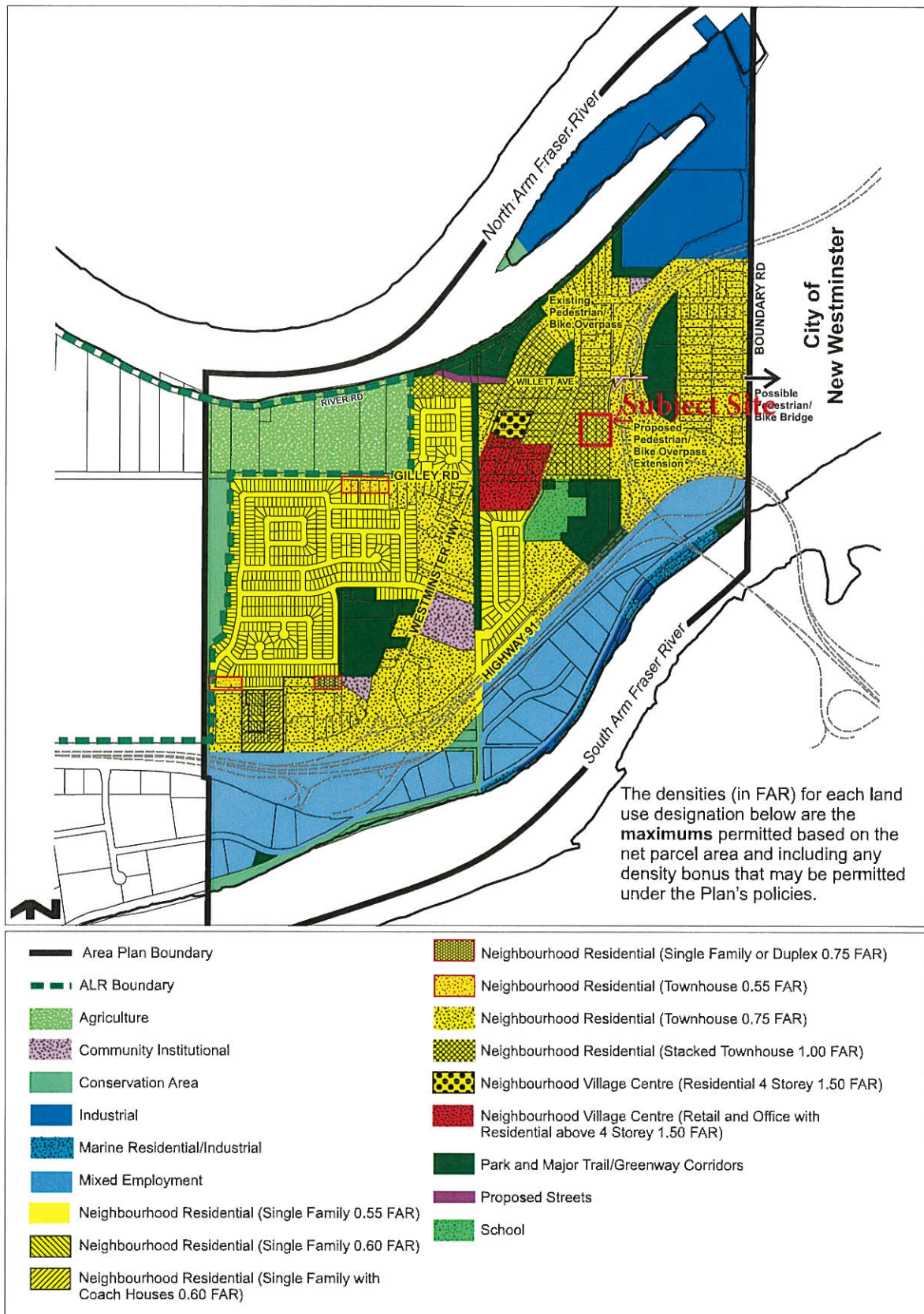
Planning Area(s): Hamilton Area Plan

	Existing	Proposed
Owner:	1116515 BC LTD	1116515 BC LTD
Site Size (m²):	8,248.2 m ²	7,327.6 m ² development lot 920.6 m ² conservation area
Land Uses:	Single Family Dwellings and a Non-Conforming Duplex	Townhouses
OCP Designation:	NRES – Neighbourhood Residential	NRES – Neighbourhood Residential
Area Plan Designation:	Neighbourhood Residential (Stacked Townhouse 1.0 FAR)	Neighbourhood Residential (Stacked Townhouse 1.0 FAR)
Zoning:	"Single Detached (RS1/F)"	"Town Housing (ZT86) – Hamilton" and "School & Institutional Use (SI)"
Number of Units:	5 units	60 units
Other Designations:	ESA	ESA

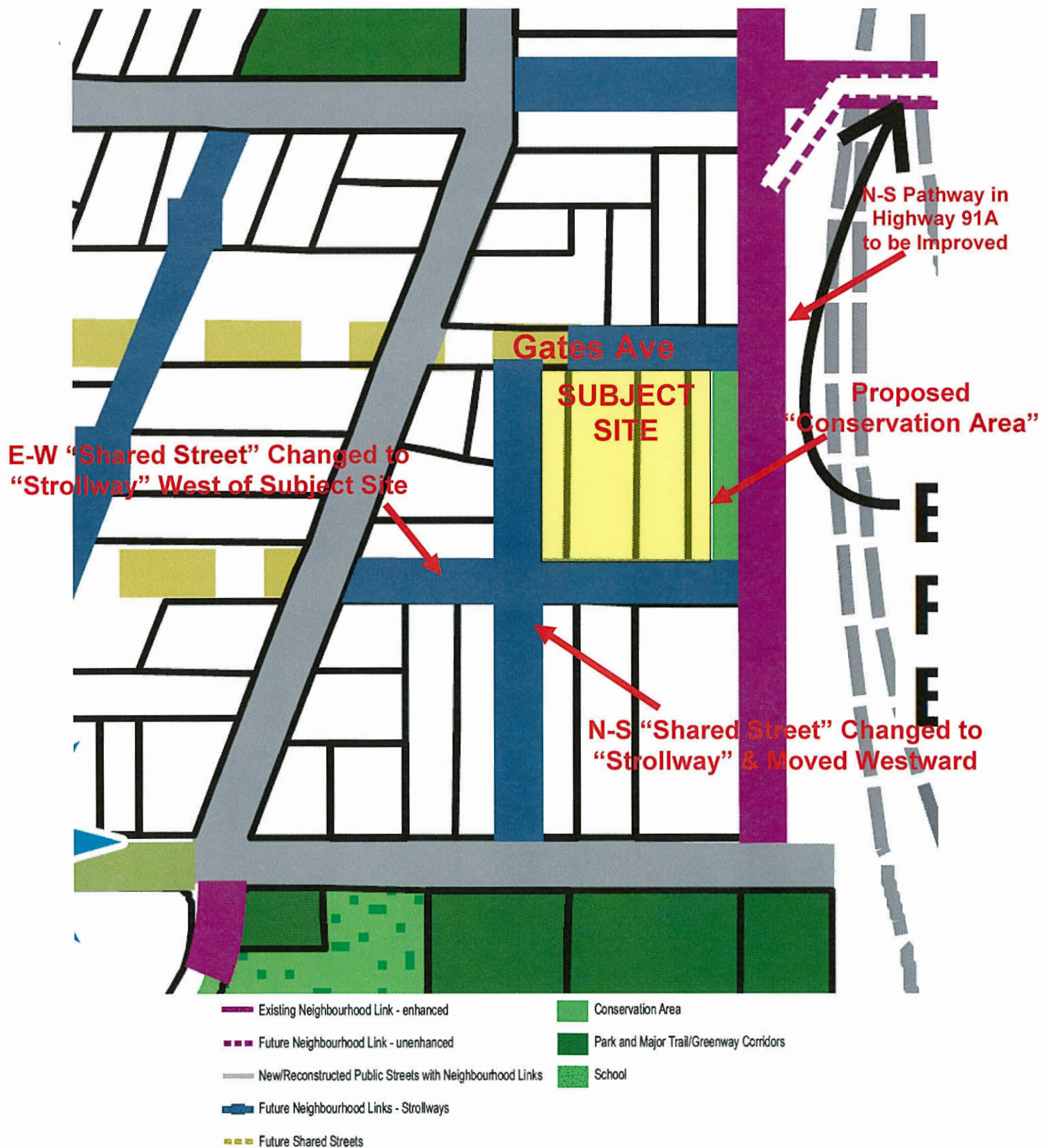
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.962	none permitted
Lot Coverage (% of lot area):	Building: Max. 45%	Building: Max. 44.2%	none
Lot Size:	Min. 7,000 m ²	7,328 m ²	none
Lot Dimensions (m):	Min. Width: 75.0 m Min. Depth: 85.0 m	Width: 78.6 m Depth: 91.5 m	none
Setbacks (m):	Front: Min. 4.0 m Rear: Min. 6.0 m East Side: Min. 2.0 m West Side: Min. 7.5 m	Front: Min. 4.0 m Rear: Min. 6.2 m East Side: Min. 2.2 m West Side: Min. 7.5 m	none
Height (m):	Max. 12 m	10.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	111 (R) and 8 (V)	111 (R) and 8 (V)	none
Tandem Parking Spaces:	67% of spaces as provided in the ZT86 zone	67% of spaces as provided in the ZT86 zone	none
Amenity Space – Indoor:	100 m ² or Cash-In-Lieu	Cash-In-Lieu Contribution	none
Amenity Space – Outdoor:	Min. 360 m ²	542 m ²	none

Hamilton Area Plan

Land Use Map

Bylaw 9260
2017/06/12

Proposed Changes to Hamilton Area Plan
 "Circulation" and "Parks, Public Realm and Open Space" Maps



TOWNHOUSE DEVELOPMENT HAMILTON HOUSE

23400, 23440, 23460 & 23500 GATES AVENUE, RICHMOND

2018 829228 000 00 DP (In Circulation)

FOUGERE ARCHITECTURE INC has applied to the City of Richmond for permission to develop 23400, 23440, 23460 & 23500 Gates Ave in order to construct sixty (60) townhouse units in three and four storey buildings.

2017 766714 000 00 RZ (In Circulation)

FOUGERE ARCHITECTURE INC has applied to the City of Richmond for permission to rezone 23400, 23440, 23460 & 23500 Gates Ave from "Single Family Dwelling (RS1/F)" to a site-specific zone in order to develop a 60-unit townhouse project within three-storey buildings.

We, the undersigned owners and residents of the following properties hereby support the above mentioned development and acknowledge having received the attached development information package dated December 04, 2018.

1) 4500 Smith Crescent:

TIM MUSTART *TM*

2) 4600 Smith Crescent:

ANNA WIDMANN *Anna Widmann*

3) 23380 Gates Avenue:

RICHARD DESAI *Richard Desai*

4) 23400 Gates Avenue:

GAIL BATH *Gail Bath*

5) 23440 Gates Avenue:

WAYNE LOWE *Wayne Lowe*

6) 23460 Gates Avenue:

LIS LETOURNEAU *Lis Letourneau*

7) 23500 Gates Avenue:

MORGAN STEEL *Morgan Steel*

8) 23451 Gates Avenue:

ROCKY FRISEN *Rocky Friesen*

9) 23471 Gates Avenue:

DANA STEEVES *Dana Steeves*

10) 23491 Gates Avenue:

BRITTANY *Brittany*

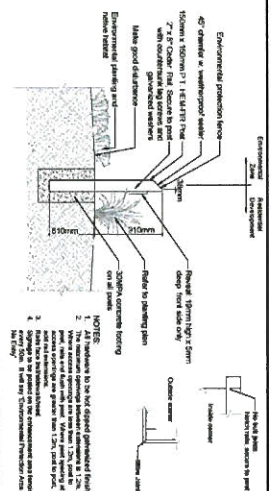
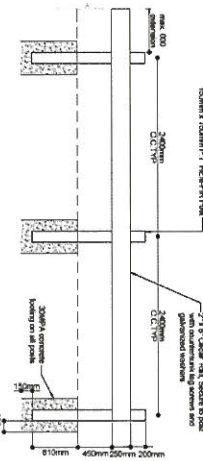
*Received package
Dec 14/2018*



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LOT DIMENSION ACCORDING TO
FIELD SURVEY.

4. ESA SINGLE RAIL FENCE DETAIL

Scale: 1/32"



ESA SUN PLANTING

Species Quantity: 200

Botanical Name / Common Name	Cont	Qty
Banksia integrifolia / Paper Birch	6cm	6
Malus fusca / Oregon Crab Apple	6cm	11
Pseudotsuga menziesii / Douglas Fir	2.5m Height	4
Thuja plicata / Western Red Cedar	2.5m Height	12

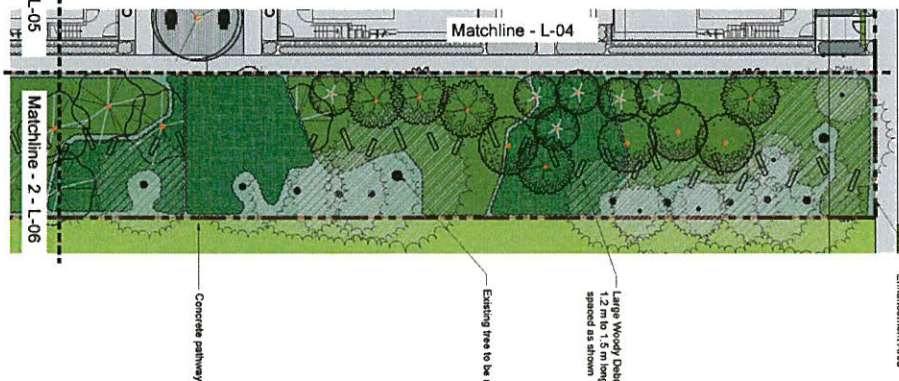
ESA SHADE PLANTING

Species Quantity: 471

Botanical Name / Common Name	Cont	Qty
Asplenium nidus / Maidenhair Fern	6cm	6
Malus fusca / Oregon Crab Apple	6cm	11
Pseudotsuga menziesii / Douglas Fir	2.5m Height	4
Thuja plicata / Western Red Cedar	2.5m Height	12

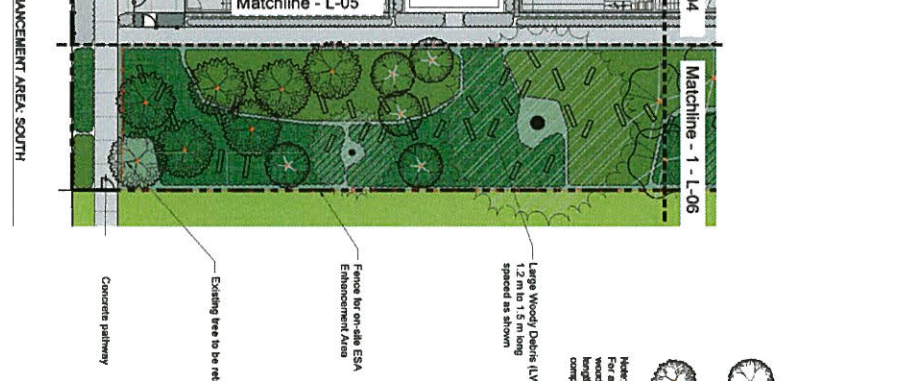
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Scale: 1/32"



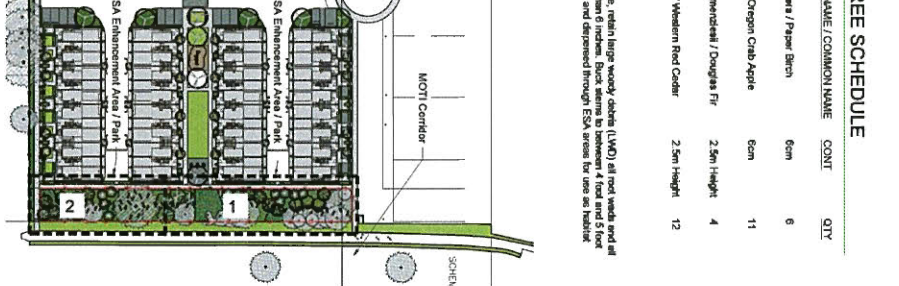
2. ESA ENHANCEMENT AREA SOUTH

Scale: 1/32"



3. K&M MAP

Scale: 1/32"



Project: Gates Avenue Townhouses

Location: 2700-2750 Gates Avenue, Richmond, B.C.

Receiving #: R217-706714

Client: [Redacted]

Design: [Redacted]

Check: [Redacted]

Approved: [Redacted]

Date: 27-06-2017

Scale: 1/32"

Sheet: L-06



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AREA PLAN

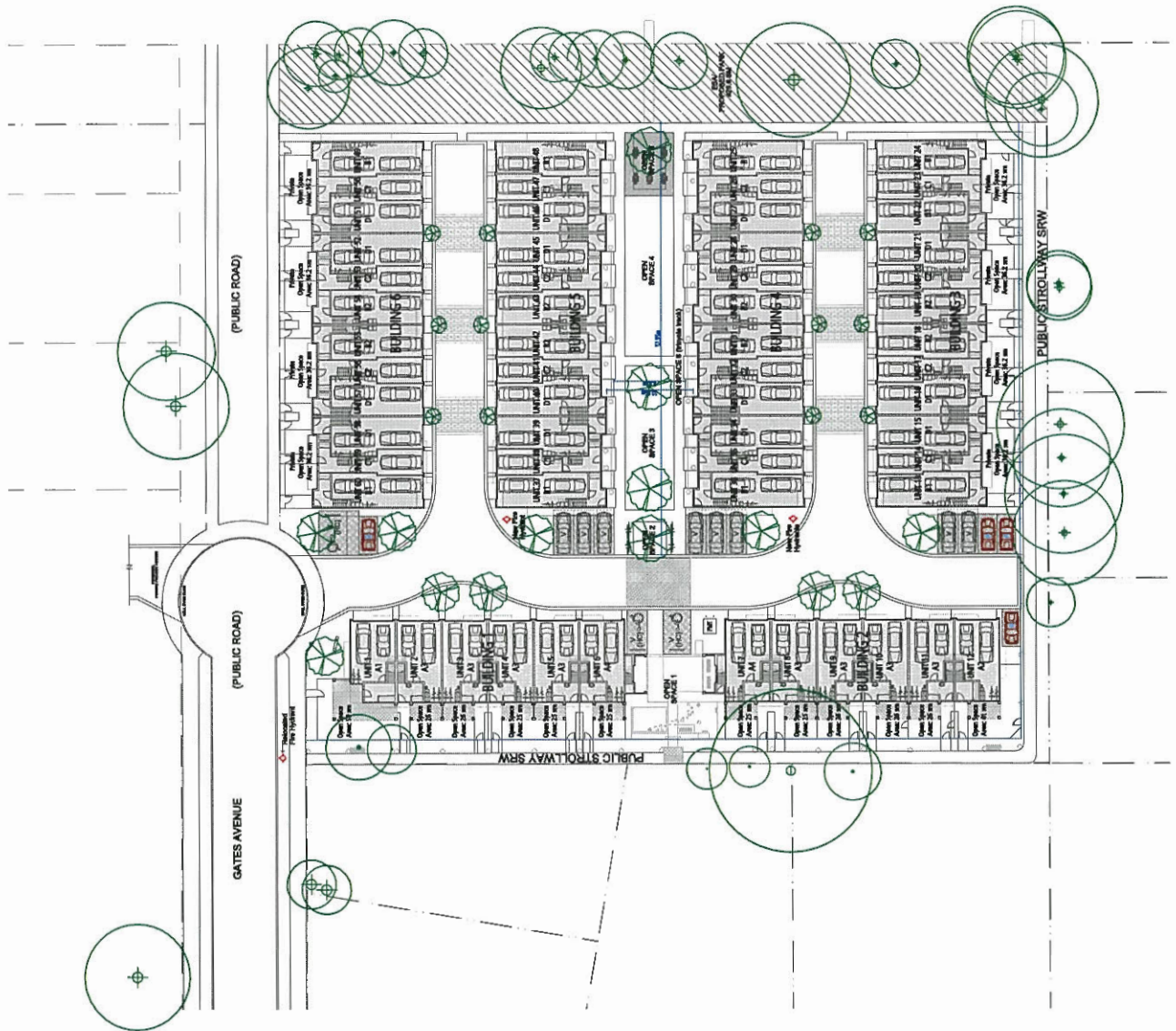
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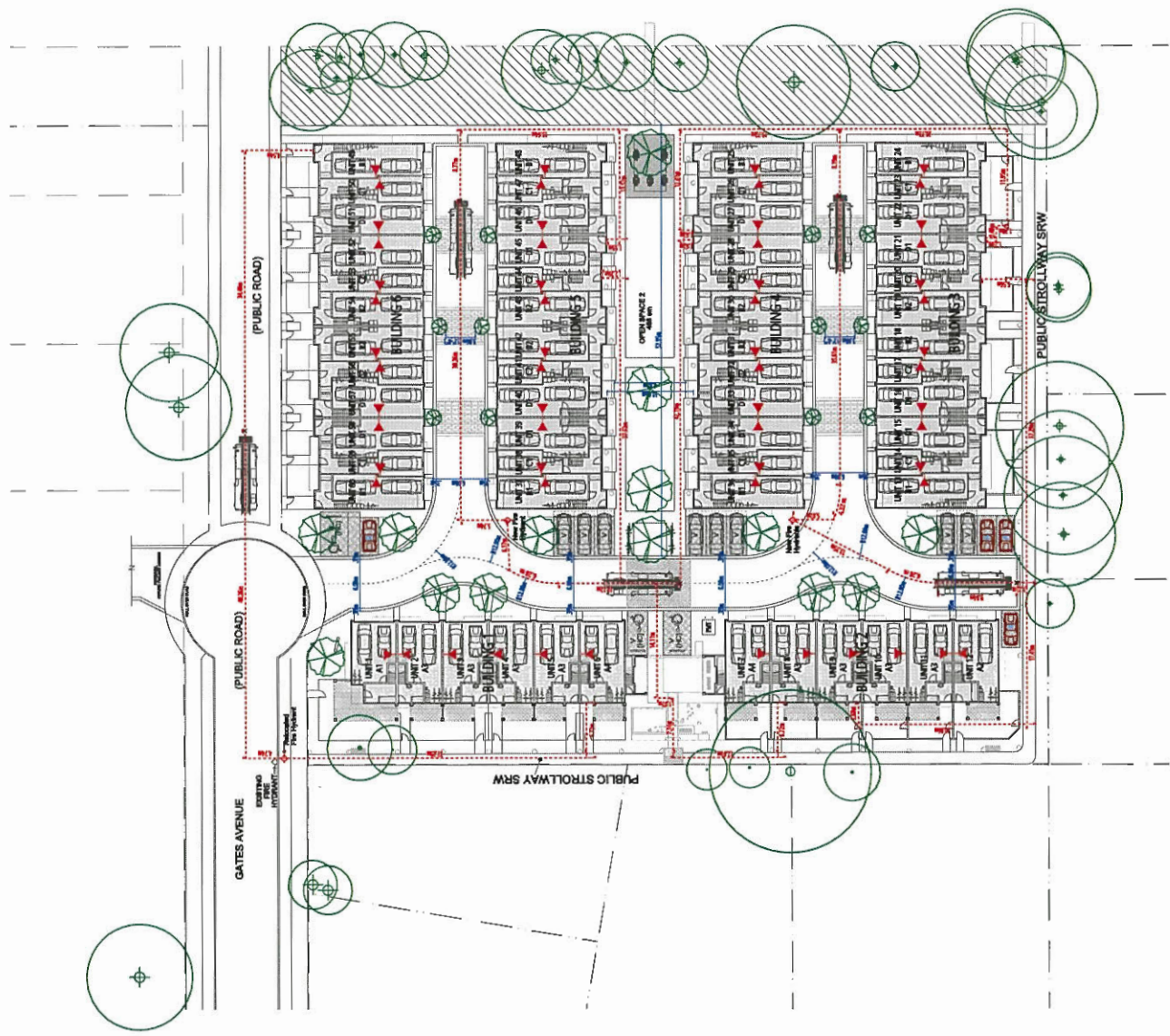


1217-960714
JUNE 3, 2019

FOUGERE
Architecture Inc.
251-1457 Orléans Road
Ottawa, ON K1V 1A8



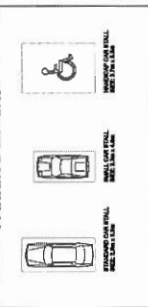




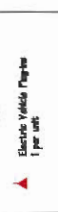
PARKING & BICYCLE DATA

Residential 1.9 cars/unit	100
Visitor 0.10 cars/unit	10
Total Required	110
Required Handicap Stalls	5
2% of the total required parking spaces	59
Permitted Small Parking stall	59
50% of provided parking spaces	
Parking Provided	94
Standard Stall	14
Small Stall	14
Visitor Provided	18
Total Provided	116
On-site Bicycle Parking Requirements	
Class 1 Required: 125 stalls/unit	75
Class 1 Stalls Provided	20
Class 2 Required: 0.2 stalls/unit	12
Class 2 Stalls Provided	12

PARKING LEGEND



LEGEND



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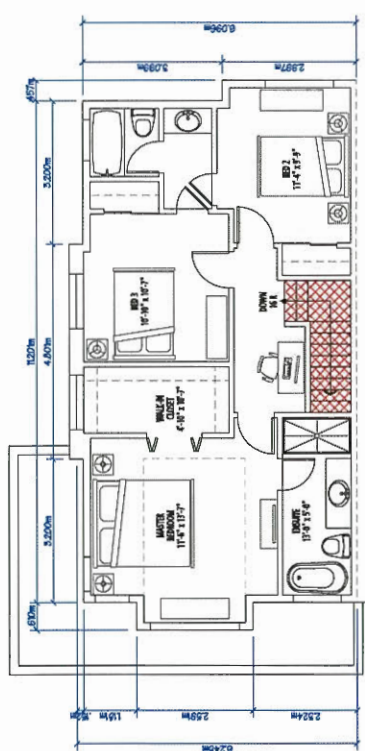
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SCALE: 1:250



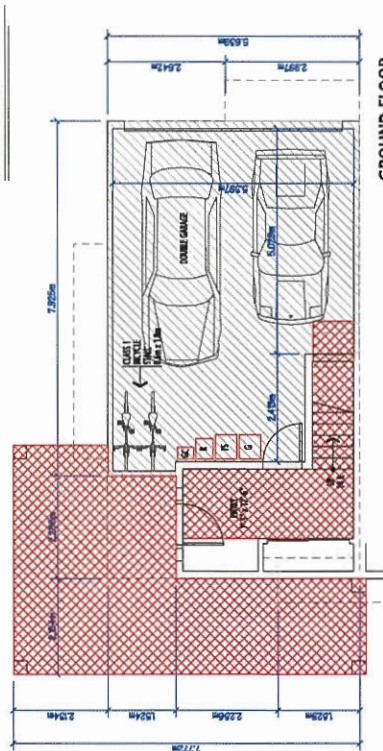
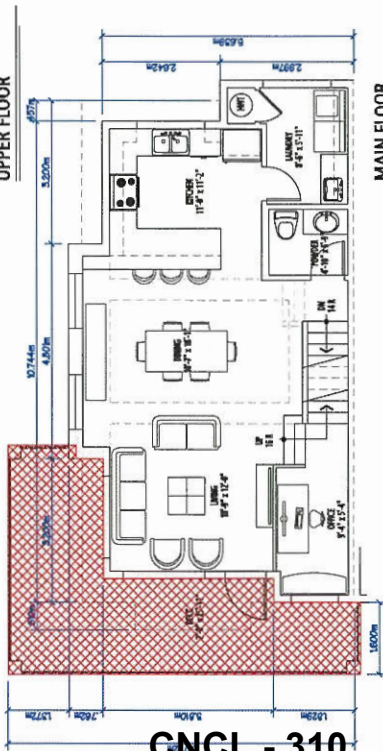
8217-186714
JUNE 3, 2019

FOUGERE
architecture inc.
1000 COMMONWEALTH AVENUE, SUITE 200
ALEXANDRIA, VA 22304
703.727.2997
fougere@fougere.com

FLOOR AREA CALCULATION	
GROUND FLOOR	80.7 sm
SECOND FLOOR	86.2 sm
THIRD FLOOR	72.0 sm
GROSS	238.9 sm
less garage	39.8 sm
less covered area	48.6 sm
SALEABLE	150.5 sm
less ground floor stair	8.0 sm
less main floor stair	2.0 sm
less upper floor stair	3.2 sm
TOTAL NET	137.3 sm

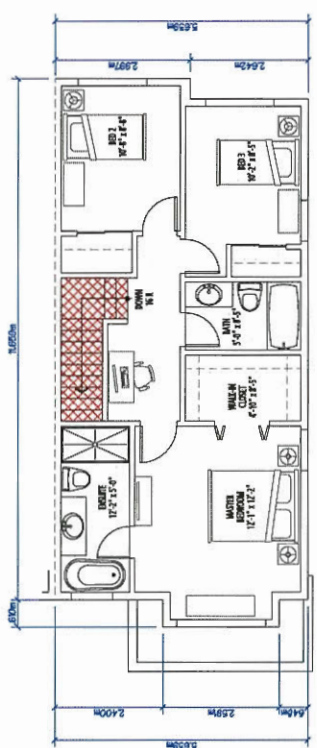


less main floor stair	2.0 sm
less upper floor stair	3.2 sm
TOTAL NET	137.3 sm

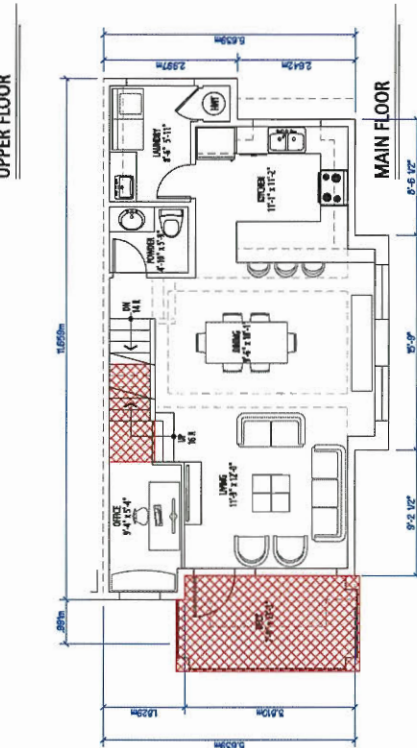


- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10"
- Stacking to bedrooms for installation of grab-bars (swing door open.)
- (bath, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

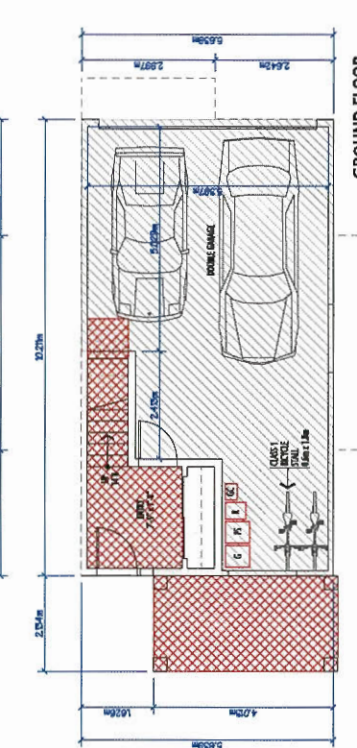
FLOOR AREA CALCULATION	
GROUND FLOOR	66.2 sm
SECOND FLOOR	72.6 sm
THIRD FLOOR	66.2 sm
GROSS	204.9 sm
less garage	45.8 sm
less covered area	17.2 sm
SALEABLE	141.9 sm
less ground floor stair	7.9 sm
less main floor stair	2.1 sm
less upper floor stair	3.4 sm
TOTAL NET	128.5 sm



less main floor stair	2.1 sm
less upper floor stair	3.4 sm
TOTAL NET	128.5 sm



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architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
604. 673. 7807
1-800-242-7807

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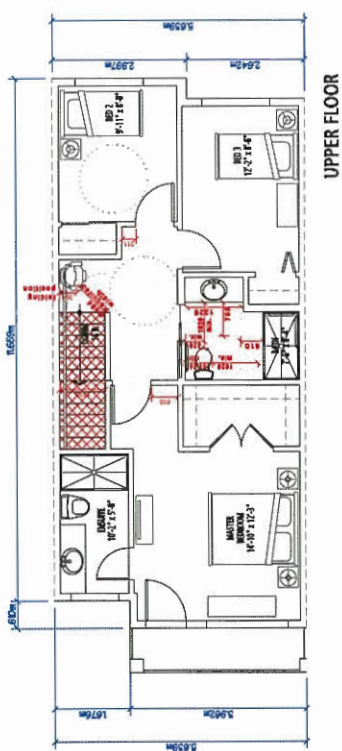
UNIT PLANS
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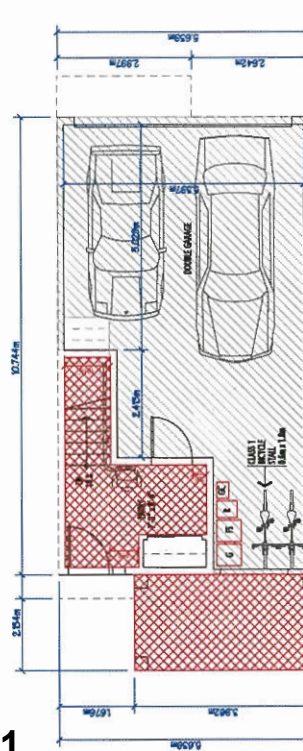
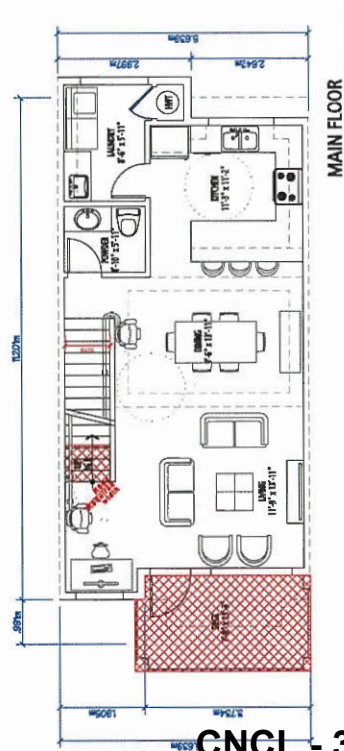
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UNIT A3 (CONVERTIBLE UNIT)

FLOOR AREA CALCULATION

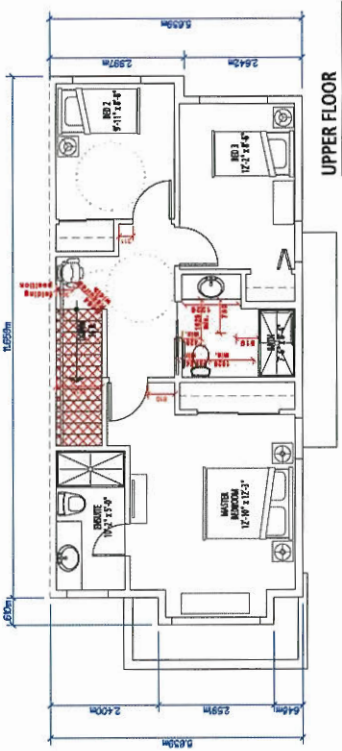
GROUND FLOOR	66.0 sm
SECOND FLOOR	69.7 sm
THIRD FLOOR	66.9 sm
GROSS	202.6 sm
less garage	44.7 sm
less covered area	16.8 sm
SALEABLE	141.1 sm
less ground floor stair	8.5 sm
less main floor stair	1.5 sm
less upper floor stair	3.1 sm
TOTAL NET	128.0 sm



UNIT A3 (3 Bedrooms End Units)

Summary of the Convertible Unit Features

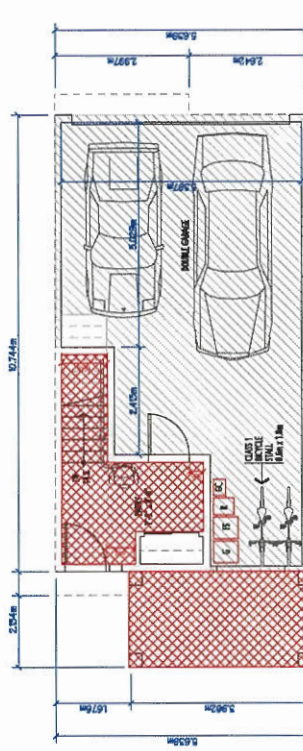
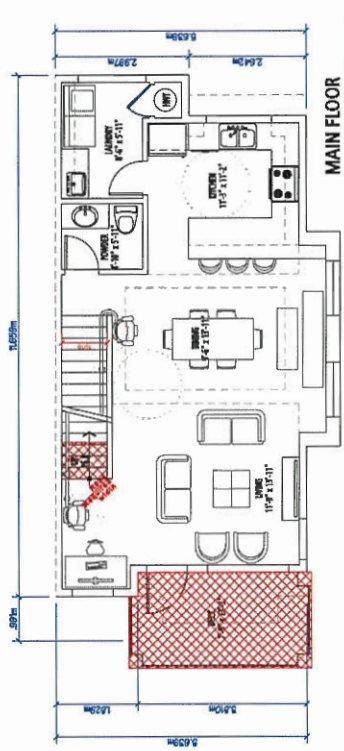
- Entry doors min. 800mm opening, but ideally 914 mm.
- Entry door clear counter floor space min. 1220 mm depth by door width.
- Hallway min. 900 mm width.
- Stair 800 mm or 2100 mm high clear opening.
- Stair 800 mm or 2100 mm high clear opening.
- Hallway min. 900 mm width.
- Door from garage to living area minimum 800 mm clear opening.
- Min. 1 accessible parking space with min. 4 m garage width.
- Min. clear opening 800 mm clear opening to Porches and Balconies.



UNIT A4 (CONVERTIBLE UNIT)

FLOOR AREA CALCULATION

GROUND FLOOR	66.2 sm
SECOND FLOOR	72.6 sm
THIRD FLOOR	66.1 sm
GROSS	204.9 sm
less garage	44.7 sm
less covered area	17.1 sm
SALEABLE	143.1 sm
less ground floor stair	8.5 sm
less main floor stair	1.5 sm
less upper floor stair	3.1 sm
TOTAL NET	130.0 sm



UNIT A4 (3 Bedrooms End Units)

Summary of the Convertible Unit Features

- Toilet clear floor space min. 1020 mm at side and in front.
- Entry doors to each living area, 1 bedroom and 1 bedroom min 800 mm clear opening with flush threshold max. 13 mm height.
- Wall blocking for future installation of gas-burn (boiler, hot water heater).
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (above, sink & min. 610 mm wide counter).
- 1500 mm turning diameter or turning path diagram.
- One window that can be opened with a single hand in the living room.
- One window that can be opened with a single hand in one bedroom.

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JUNE 3, 2019



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PROJECT: GATES AVENUE AND BROADWAY
CITY: NEW YORK, NY 10013
DATE: 06/11/2019

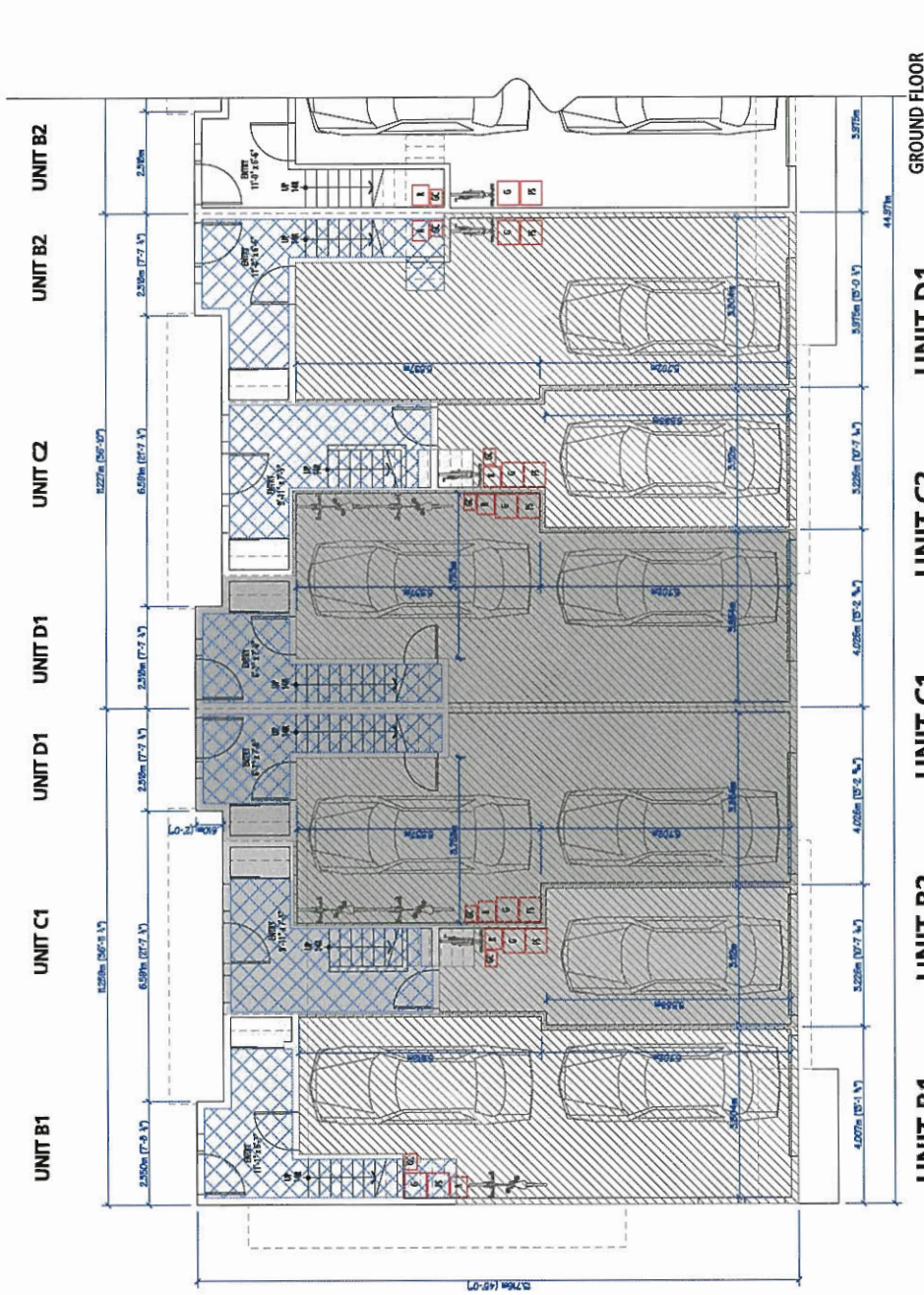


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UNIT PLANS
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0 1M 2M 3M

8217-06714
JUNE 3, 2019

FOUGERE
architecture inc.
245 - 452 Queen Street
West, Toronto, ON M5G 1H8
416-593-8888
info@fougerearchitecture.com



GROUND FLOOR

UNIT D1

FLOOR AREA CALCULATION	
GROUND FLOOR	57.7 sm
SECOND FLOOR	44.0 sm
THIRD FLOOR	82.7 sm
ROOF TOP ACCESS	8.9 sm
GROSS	189.8 sm
less garage	47.3 sm
less covered area	0.0 sm
SALEABLE	142.5 sm
less ground floor stair	7.0 sm
less main floor stair	3.0 sm
less upper floor stair	3.6 sm
TOTAL NET	128.9 sm

UNIT C2

FLOOR AREA CALCULATION	
GROUND FLOOR	36.5 sm
SECOND FLOOR	74.4 sm
THIRD FLOOR	0.0 sm
ROOF TOP ACCESS	0.0 sm
GROSS	110.9 sm
less garage	22.8 sm
less covered area	3.7 sm
SALEABLE	84.4 sm
less ground floor stair	10.0 sm
less main floor stair	0.0 sm
less upper floor stair	0.0 sm
TOTAL NET	74.4 sm

UNIT C1

FLOOR AREA CALCULATION	
GROUND FLOOR	36.5 sm
SECOND FLOOR	73.4 sm
THIRD FLOOR	0.0 sm
ROOF TOP ACCESS	0.0 sm
GROSS	109.9 sm
less garage	22.8 sm
less covered area	0.0 sm
SALEABLE	87.1 sm
less ground floor stair	10.0 sm
less main floor stair	0.0 sm
less upper floor stair	0.0 sm
TOTAL NET	77.1 sm

UNIT B2

FLOOR AREA CALCULATION	
GROUND FLOOR	55.8 sm
SECOND FLOOR	42.6 sm
THIRD FLOOR	82.7 sm
ROOF TOP ACCESS	5.4 sm
GROSS	186.5 sm
less garage	42.7 sm
less covered area	0.0 sm
SALEABLE	143.8 sm
less ground floor stair	9.6 sm
less main floor stair	0.4 sm
less upper floor stair	3.6 sm
TOTAL NET	130.2 sm

UNIT B1

FLOOR AREA CALCULATION	
GROUND FLOOR	56.2 sm
SECOND FLOOR	48.7 sm
THIRD FLOOR	91.5 sm
ROOF TOP ACCESS	9.0 sm
GROSS	205.4 sm
less garage	43.4 sm
less covered area	0.0 sm
SALEABLE	171.6 sm
less ground floor stair	9.2 sm
less main floor stair	0.8 sm
less upper floor stair	4.3 sm
TOTAL NET	147.7 sm

PROVISION OF ACCESSIBILITY FEATURES
ON ALL UNITS:

- Entry doors minimum 800 mm clear opening
- 1200 mm turning space
- Clear floor space in living areas minimum 2.10 m
- Minimum 1.50 m turning space for wheelchairs
- Minimum 1.50 m turning space for wheelchairs
- Clear width that can be opened
- Clear width that can be opened
- Clear width that can be opened

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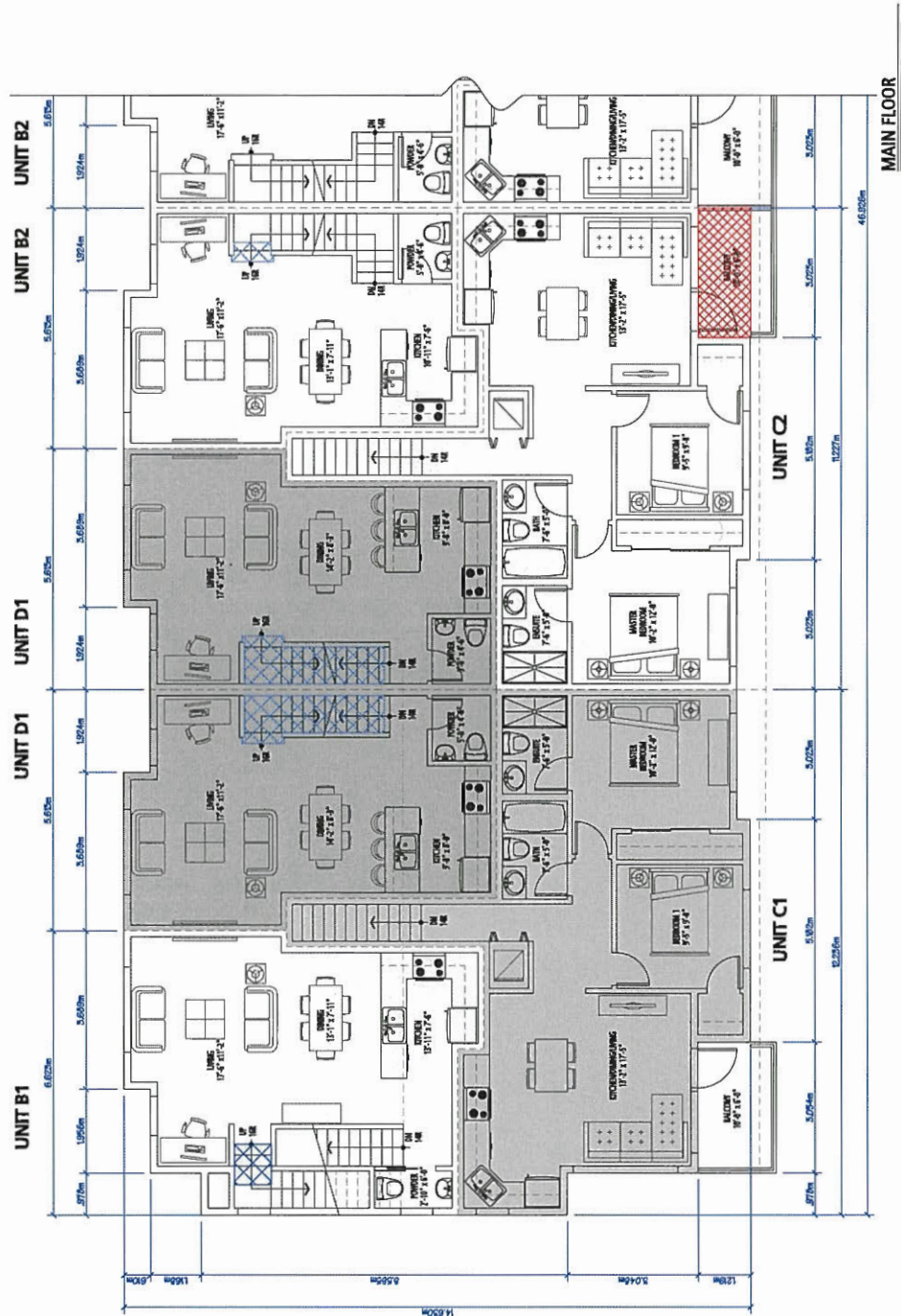


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UNIT PLANS
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8217-706714
JUNE 3, 2019

FOUGERE
architecture inc.
200-440 Quebec Street
Victoria, BC V8T 6E6
8



MAIN FLOOR

**PROVISION OF ACCESSIBILITY FEATURES
"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:**

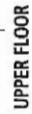
- Entry doors minimum 800 mm clear opening
- 1500 mm minimum clear width
- Hallways minimum 1000 mm width
- Stairways minimum 1000 mm width
- Stairways (one-way)
- Stairways (two-way)
- Stairways (three-way)
- Stairways (four-way)
- Stairways (five-way)
- Stairways (six-way)
- Stairways (seven-way)
- Stairways (eight-way)
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- Stairways (ten-way)
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- Stairways (twelve-way)
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- Stairways (thirty-eight-way)
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- Stairways (ninety-nine-way)
- Stairways (one hundred-way)

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JUNE 3, 2019

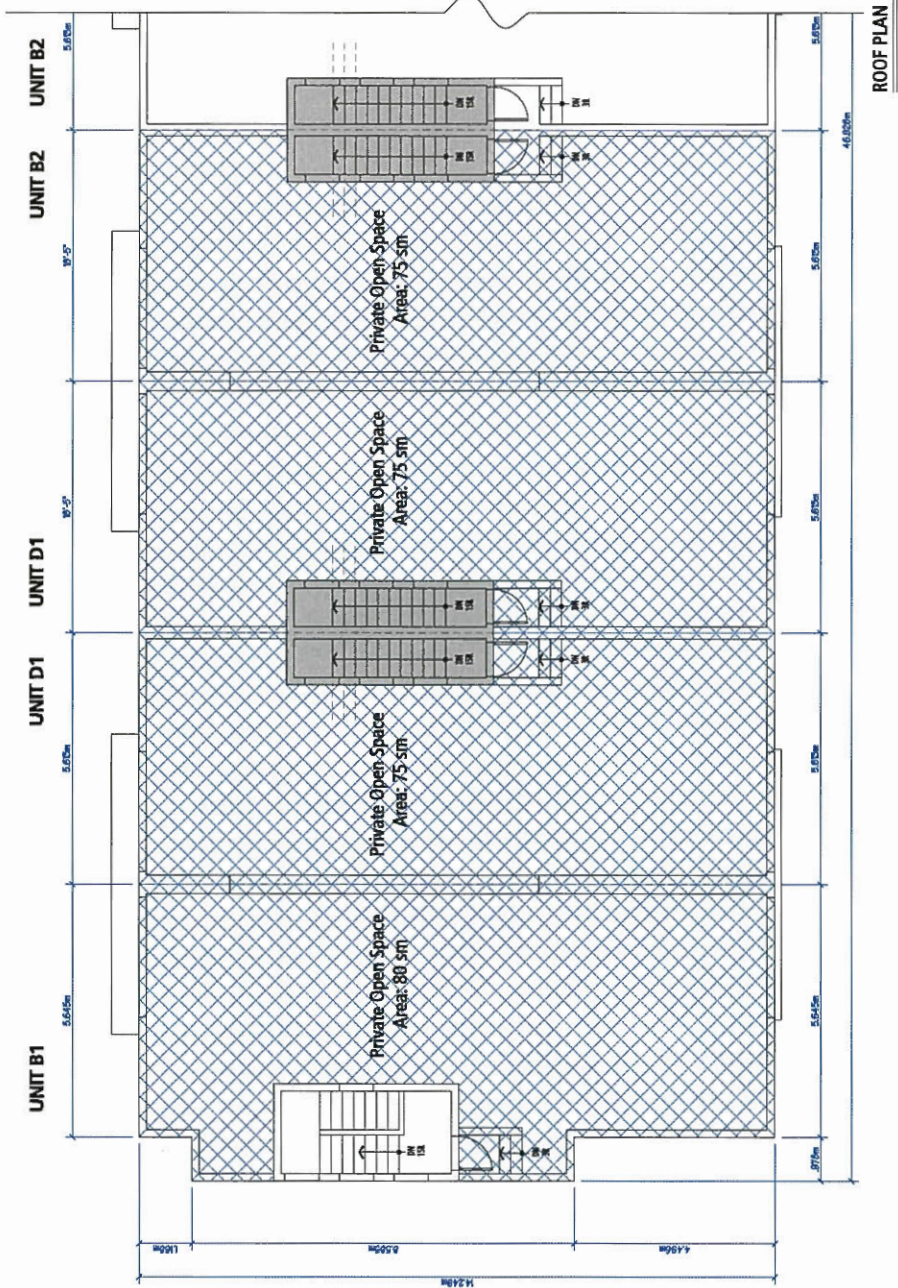
FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
252-2425 Columbia Street
Vancouver, BC V5T 4L8
fougere@bcnet.ca

604.877.2367
super@bca.ca

PROVISION OF ACCESSIBILITY FEATURES

***AGING-IN-PLACE* REQUIREMENTS ON ALL UNITS:**

- Entry door minimum 800 mm clear opening (2'-0" swinging door spec.)
- Hallways minimum 1000 mm width
- Door from garage to living area minimum 2'-10" (swing/directional spec.)
- Living area minimum 12' x 12' (swing/directional spec.)
- For installation of grab-bars (bath, toilet and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



PROVISION OF ACCESSIBILITY FEATURES

*** "AGING-IN-PLACE" REQUIREMENTS**

ON ALL UNITS:

- Entry door minimum 800 mm clear opening (7' 0" walking door spec.)
- Hallways minimum 900 mm width
- Clear floor path to living area minimum 2'-10"
- Living area minimum 120 sq ft
- Stairing to bedrooms for installation of grab-bars (knee, tub and shower)
- Provision of lever door handles
- One window in living room with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

23400 - 23500
GATES
AVENUE

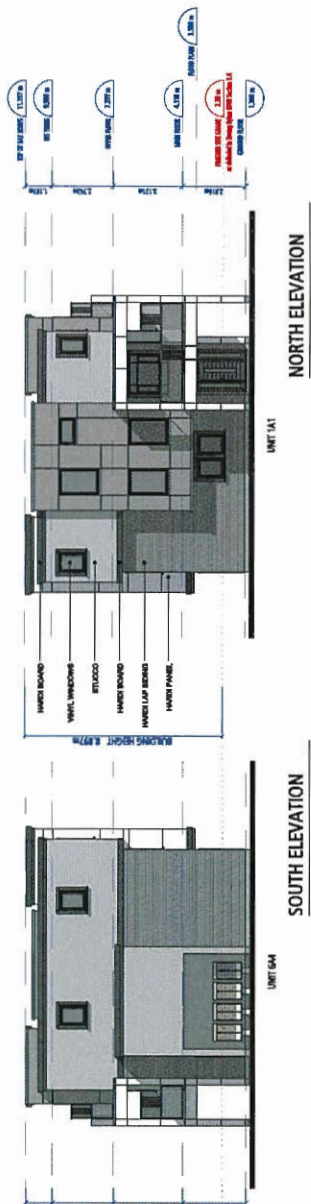
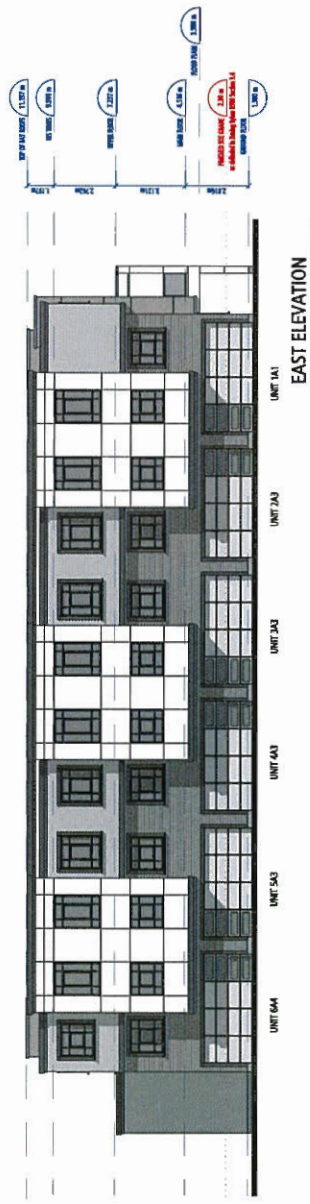
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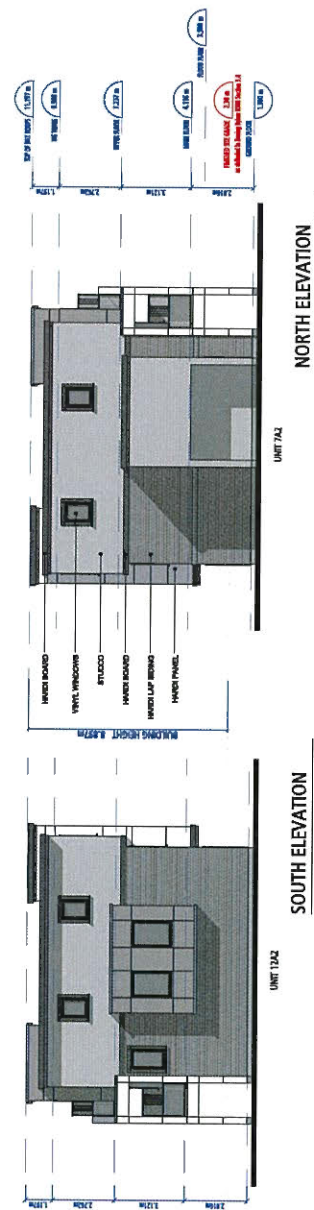
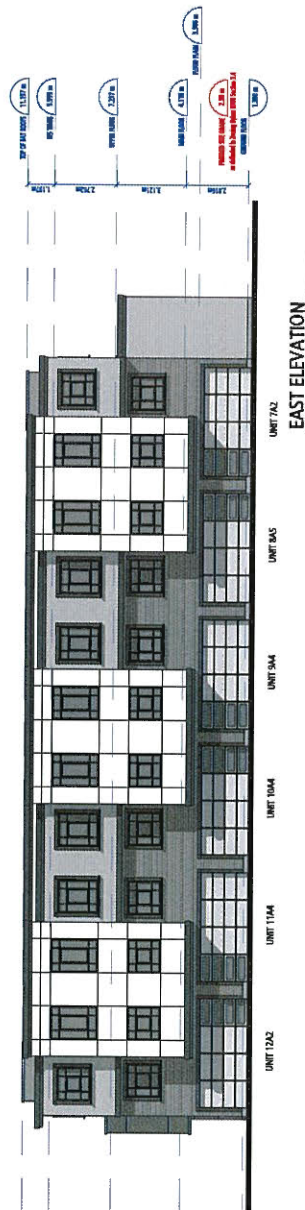
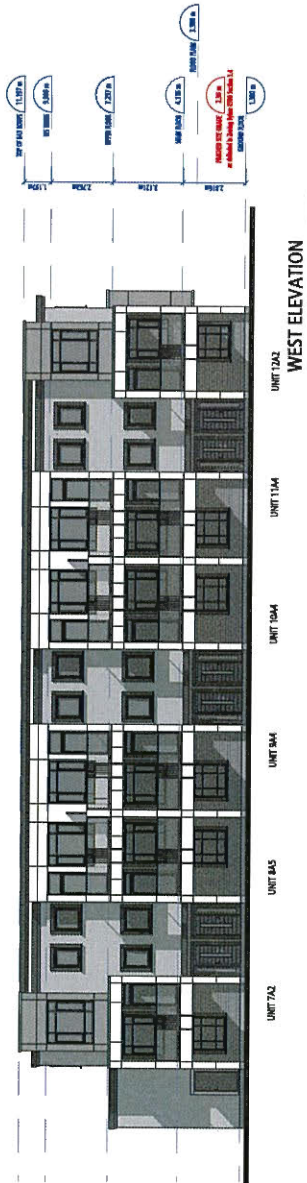


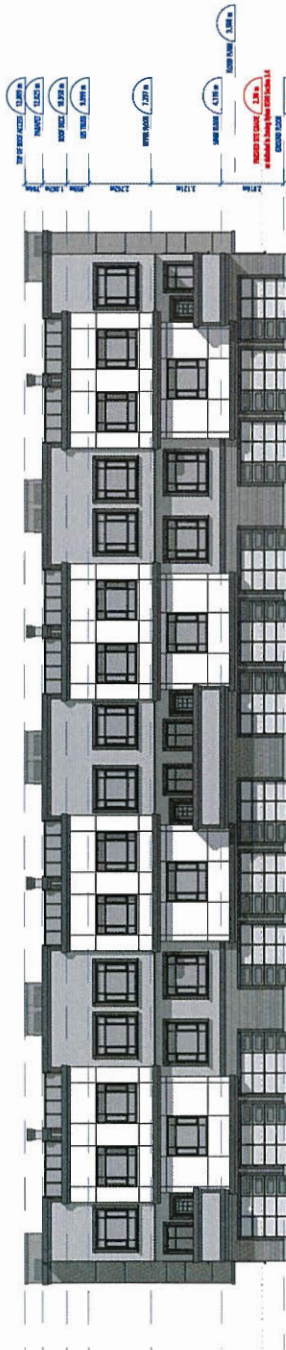
ELEVATIONS
BUILDING 1
SCALE: 1:100



10217-706714
JUNE 3, 2019



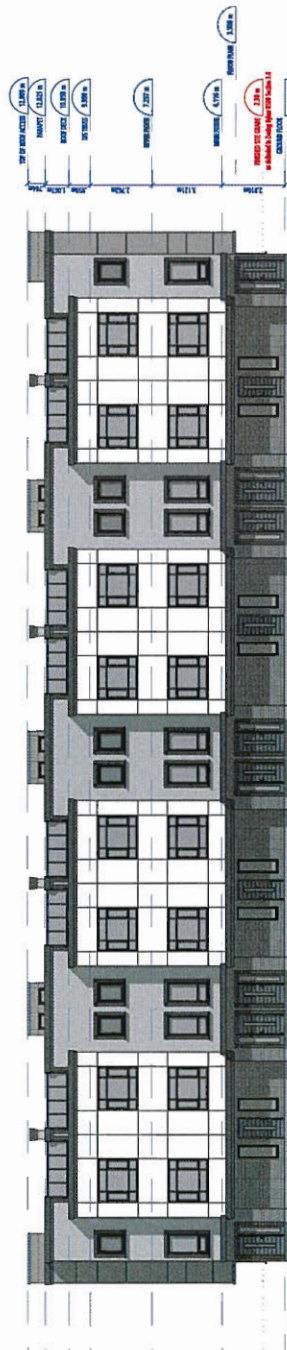




NORTH ELEVATION (BLDG. 3&5)

SOUTH ELEVATION (BLDG. 4&6)



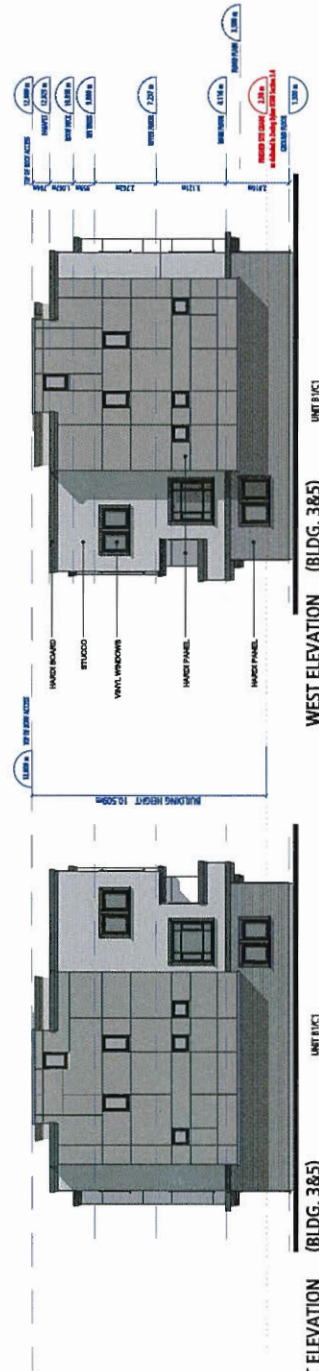


SOUTH ELEVATION (BLDG. 3&5)

NORTH ELEVATION (BLDG 4&6)

SOUTH ELEVATION (BLDG. 3&5)

NORTH ELEVATION (BLDG 4&6)



EAST ELEVATION (BLDG. 3&5)
WEST ELEVATION (BLDG. 4&6)

WEST ELEVATION (BLDG. 3&5)
EAST ELEVATION (BLDG. 4&6)

23400 - 23500

GATES AVENUE

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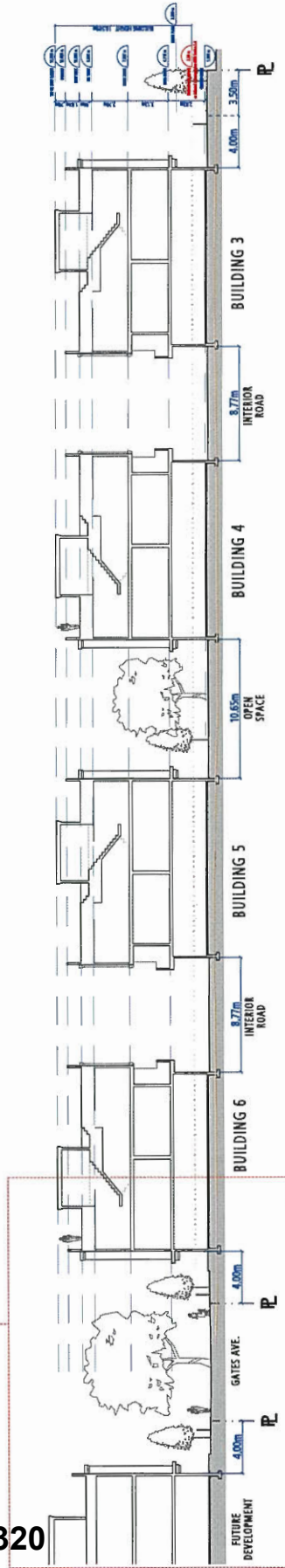
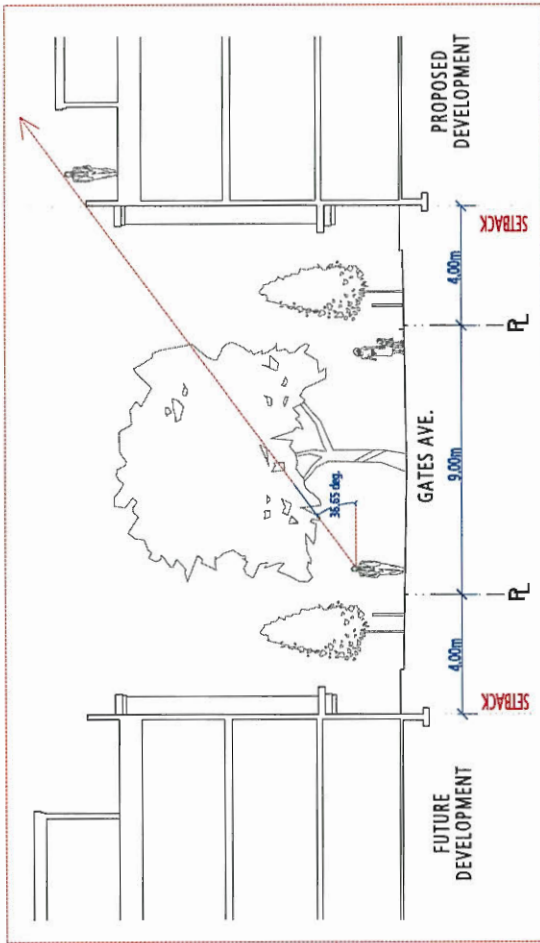
SITE SECTIONS

SCALE: 1:150



R217-156714
 JUNE 3, 2019

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 Architecture Inc.
 1000 COMMONWEALTH AVENUE, SUITE 200
 FALLS CHURCH, VA 22046
 703.271.2800
 www.fougerearchitecture.com



23400 - 23500
GATES
AVENUE

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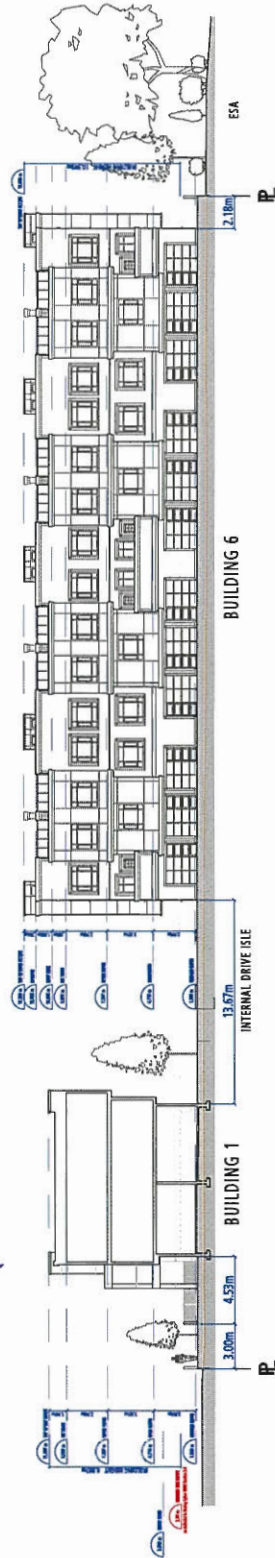


SITE SECTIONS
SCALE: 1:150

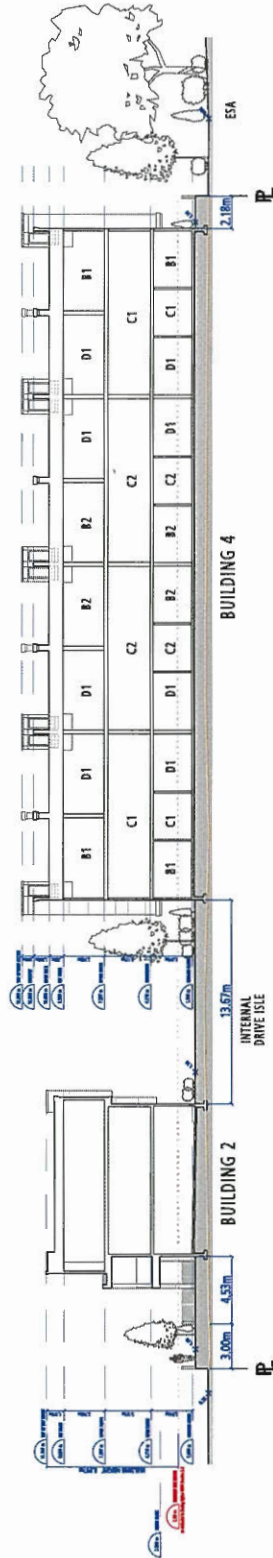


16277-106714
JUNE 3, 2019

FOUGERE
architecture inc.
202 - 2423 Gables Street
Montreal, QC H3T 2E5
16



SITE SECTION 2

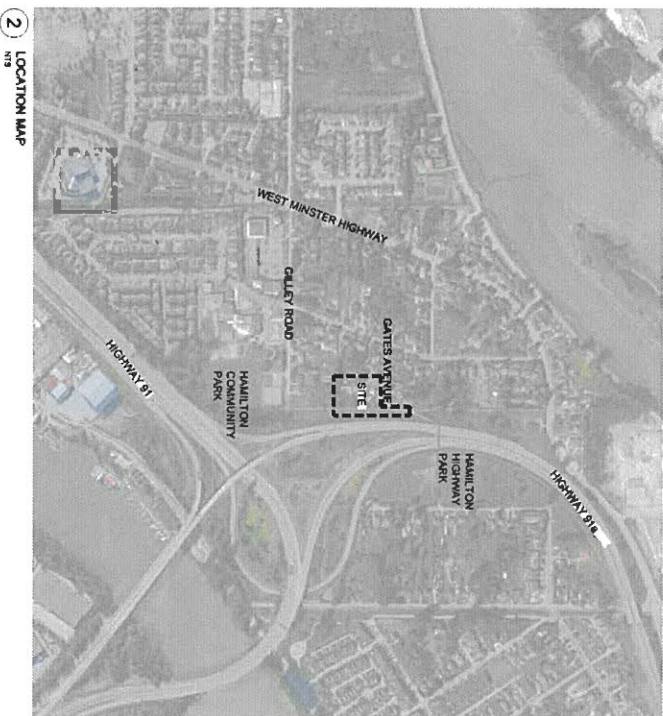


SITE SECTION 3

Issued for Re-Zoning

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	OVERALL SITE PLAN
L-03	AMENITY AREA
L-04	SITE PLAN NORTH
L-05	SITE PLAN SOUTH
L-06	ESA ENHANCEMENT AREA - ON-SITE
L-07	POSSIBLE ESA COMPENSATION AREA - OFF-SITE
L-08	GREEN SPACE RATIO
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS

[illegible]



1 SITE PLAN
Scale: 1:2500

1:2500
0 5 10 15 20 25 30 35 40
Meters

ON-SITE TREE SCHEDULE

ITEM	BOTANICAL NAME (COMMON NAME)	SCIENT	QTY
1	Acer rubrum / American Red Maple	6cm	2
2	Acer rubrum / American Red Maple	6cm	2
3	Acer rubrum / American Red Maple	6cm	2
4	Acer rubrum / American Red Maple	6cm	2
5	Acer rubrum / American Red Maple	6cm	2
6	Acer rubrum / American Red Maple	6cm	2
7	Acer rubrum / American Red Maple	6cm	2
8	Acer rubrum / American Red Maple	6cm	2
9	Acer rubrum / American Red Maple	6cm	2
10	Acer rubrum / American Red Maple	6cm	2
11	Acer rubrum / American Red Maple	6cm	2
12	Acer rubrum / American Red Maple	6cm	2
13	Acer rubrum / American Red Maple	6cm	2
14	Acer rubrum / American Red Maple	6cm	2
15	Acer rubrum / American Red Maple	6cm	2
16	Acer rubrum / American Red Maple	6cm	2
17	Acer rubrum / American Red Maple	6cm	2
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23	Acer rubrum / American Red Maple	6cm	2
24	Acer rubrum / American Red Maple	6cm	2
25	Acer rubrum / American Red Maple	6cm	2
26	Acer rubrum / American Red Maple	6cm	2
27	Acer rubrum / American Red Maple	6cm	2

HANDICAPED MATERIALS

KEY	DESCRIPTION
1	Handicapped Materials
2	Handicapped Materials
3	Handicapped Materials
4	Handicapped Materials
5	Handicapped Materials
6	Handicapped Materials
7	Handicapped Materials
8	Handicapped Materials
9	Handicapped Materials
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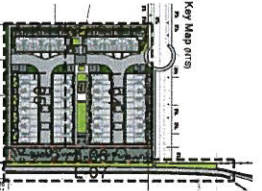
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11	Fencing
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21	Fencing
22	Fencing
23	Fencing
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26	Fencing
27	Fencing

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
1	Softscape Materials
2	Softscape Materials
3	Softscape Materials
4	Softscape Materials
5	Softscape Materials
6	Softscape Materials
7	Softscape Materials
8	Softscape Materials
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27	Softscape Materials

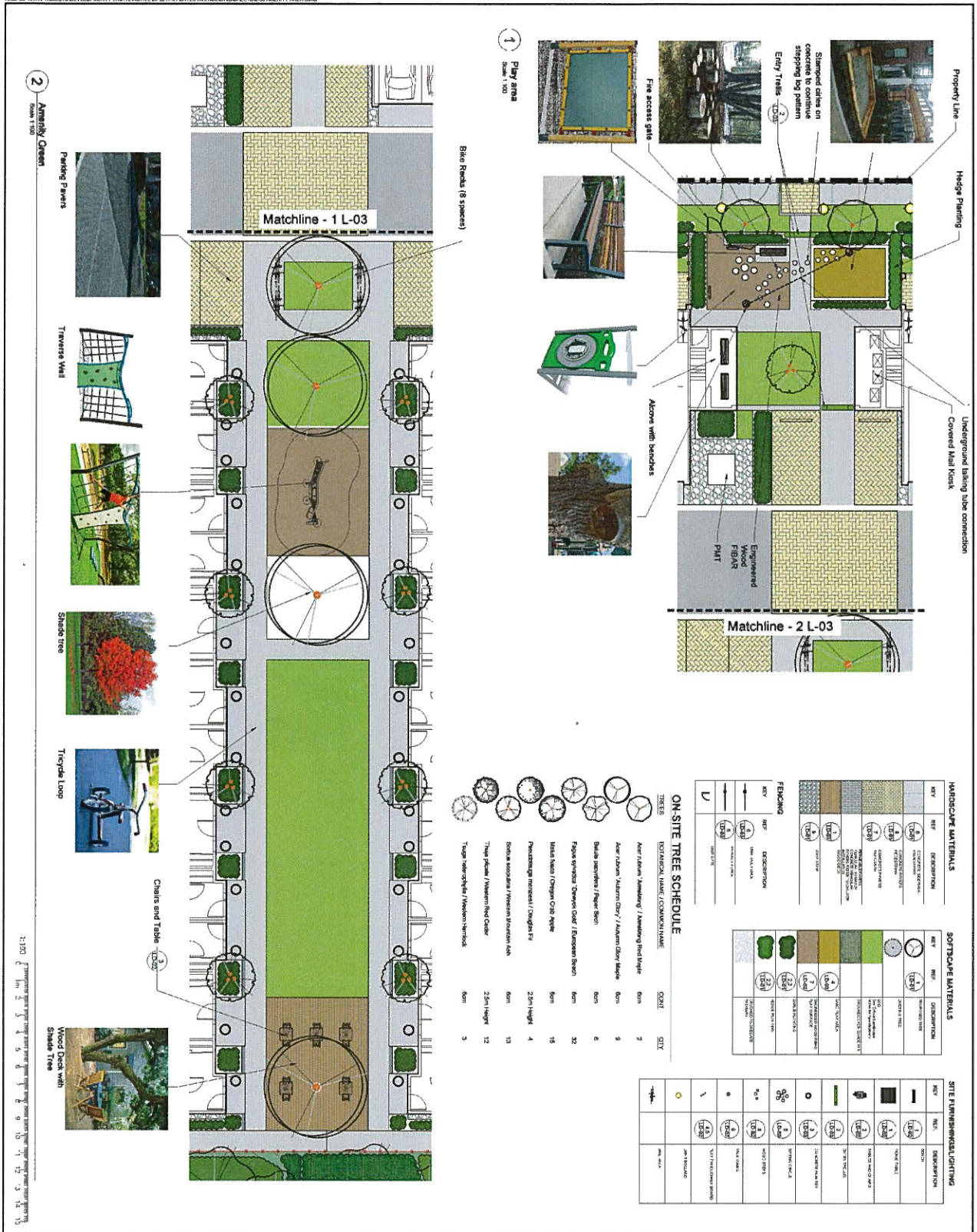
SITE FURNISHINGS SCHEDULE

KEY	DESCRIPTION
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3	Site Furnishings
4	Site Furnishings
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23	Site Furnishings
24	Site Furnishings
25	Site Furnishings
26	Site Furnishings
27	Site Furnishings





VDZ 2017-41
Drawing Title: OVERALL SITE PLAN
Drawing #: L-02
Project: GAMES AVENUE TOWNHOUSES
Location: 3440, 3450, 3460
Games Avenue, Richmond, B.C.
Revised: R217-06714



























VDZ 2017-41
Drawing Title: OVERALL SITE PLAN
Drawing #: L-02
Project: GAMES AVENUE TOWNHOUSES
Location: 3440, 3450, 3460
Games Avenue, Richmond, B.C.
Revised: R217-06714



[illegible]

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—		2011-11-10

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		ITEM 03
		ITEM 04
		ITEM 05
		ITEM 06
		ITEM 07
		ITEM 08
		ITEM 09
		ITEM 10
		ITEM 11
		ITEM 12
		ITEM 13



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 802.462.6034
 802.462.6034

info@wzinc.com

Project:	Gates Avenue Townhomes
Location:	23400, 23440, 23490, 23500 Gates Avenue, Richmond, B.C.
Resurvey #	R217-7067/14
Drawn:	Stamp:
CV	
Checked:	
TN	
Approved:	
MOZC	
Scale:	Original Sheet Size:
1:1500	





ON-SITE TREE SCHEDULE

TRADES	SYMBOL	HEIGHT	QTY
NEW PLANTING / REMOVAL THIS YEAR		8m	2
NEW PLANTING / REMOVAL THIS YEAR		6m	9
NEW PLANTING / REMOVAL THIS YEAR		6m	0
NEW PLANTING / REMOVAL THIS YEAR		6m	32
NEW PLANTING / REMOVAL THIS YEAR		6m	15
NEW PLANTING / REMOVAL THIS YEAR		2.5m height	4
NEW PLANTING / REMOVAL THIS YEAR		6m	13
NEW PLANTING / REMOVAL THIS YEAR		2.5m height	12
NEW PLANTING / REMOVAL THIS YEAR		6m	3

1:50 0 1.5m 3 4.5 7.5 10.5 13.5 16 18.5 21 23.5

HARDSCAPE MATERIALS

KEY	REF	DESCRIPTION
(100)	(100)	CONCRETE
(101)	(101)	ASPHALT
(102)	(102)	GRAVEL
(103)	(103)	CRUSHED AGGREGATE
(104)	(104)	WOOD CHIPS
(105)	(105)	SOFT SAND

FENCING

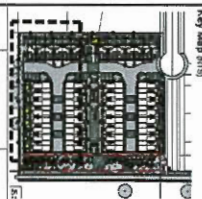
KEY	REF	DESCRIPTION
(106)	(106)	1.5m TALL FENCE
(107)	(107)	2.0m TALL FENCE
(108)	(108)	3.0m TALL FENCE

SOFTSCAPE MATERIALS

KEY	REF	DESCRIPTION
(109)	(109)	GRASS
(110)	(110)	SHRUBS
(111)	(111)	TREES
(112)	(112)	PERENNIALS
(113)	(113)	ANNUALS
(114)	(114)	ROCKS
(115)	(115)	WATER

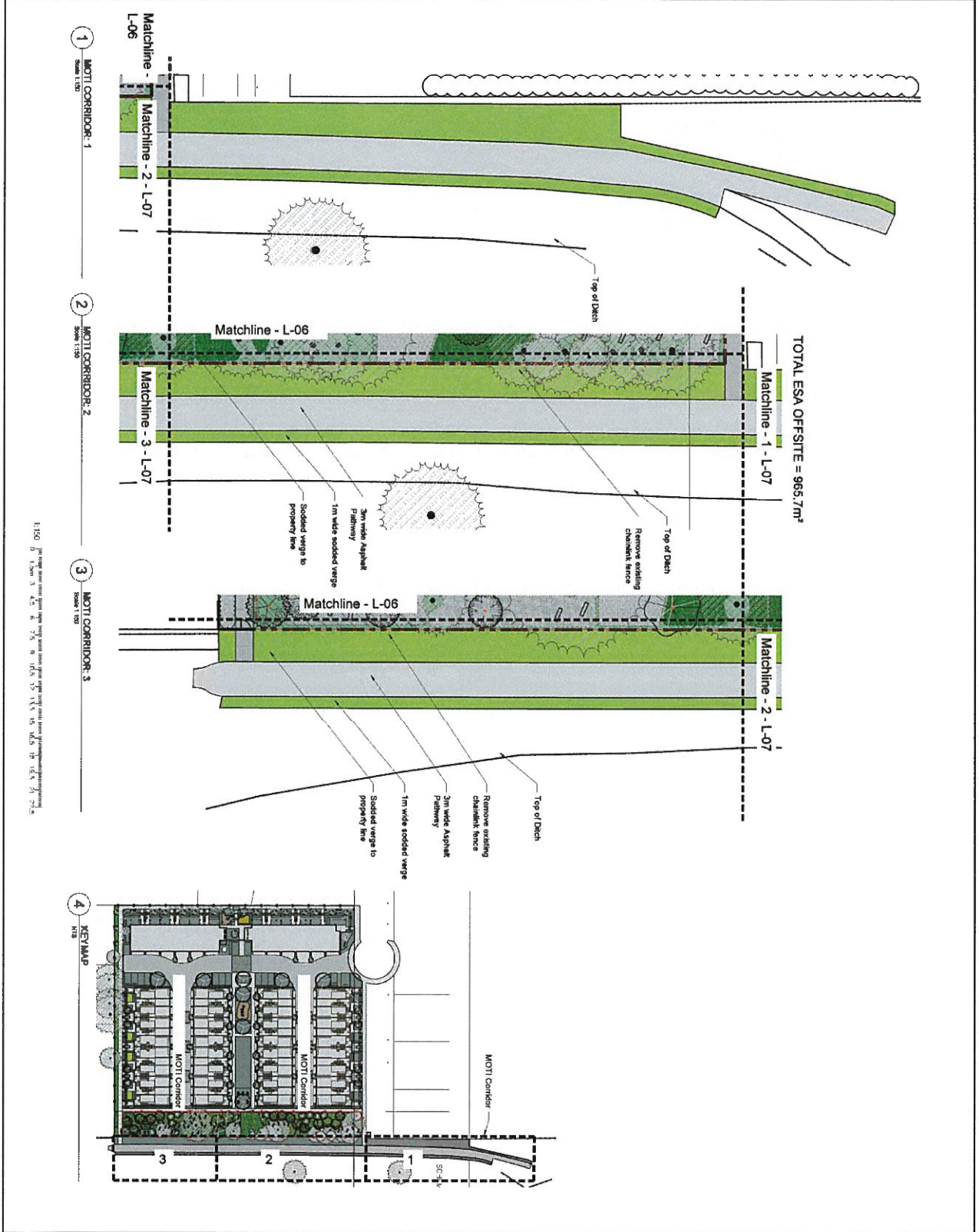
SITE FURNISHINGS SCHEDULE

KEY	REF	DESCRIPTION
(116)	(116)	SEAT
(117)	(117)	TABLE
(118)	(118)	UMBRELLA
(119)	(119)	BENCH
(120)	(120)	WHEELCHAIR
(121)	(121)	STROLLER
(122)	(122)	TOILET
(123)	(123)	WATER FOUNTAIN
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(125)	(125)	WATER TAP
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VDZ PROJECT DEVELOPMENT PERMIT (PAC) 2017-41 GATES AVENUE/EDMONTON/ETHEL & SITE PLAN SOUTH DND

Project: Gates Avenue Townhouses
 Location: 2340, 2340, 2340, 2350
 Gates Avenue, Richmond, B.C.
 Drawing #: 2017-00114
 Date: 11/15/2017

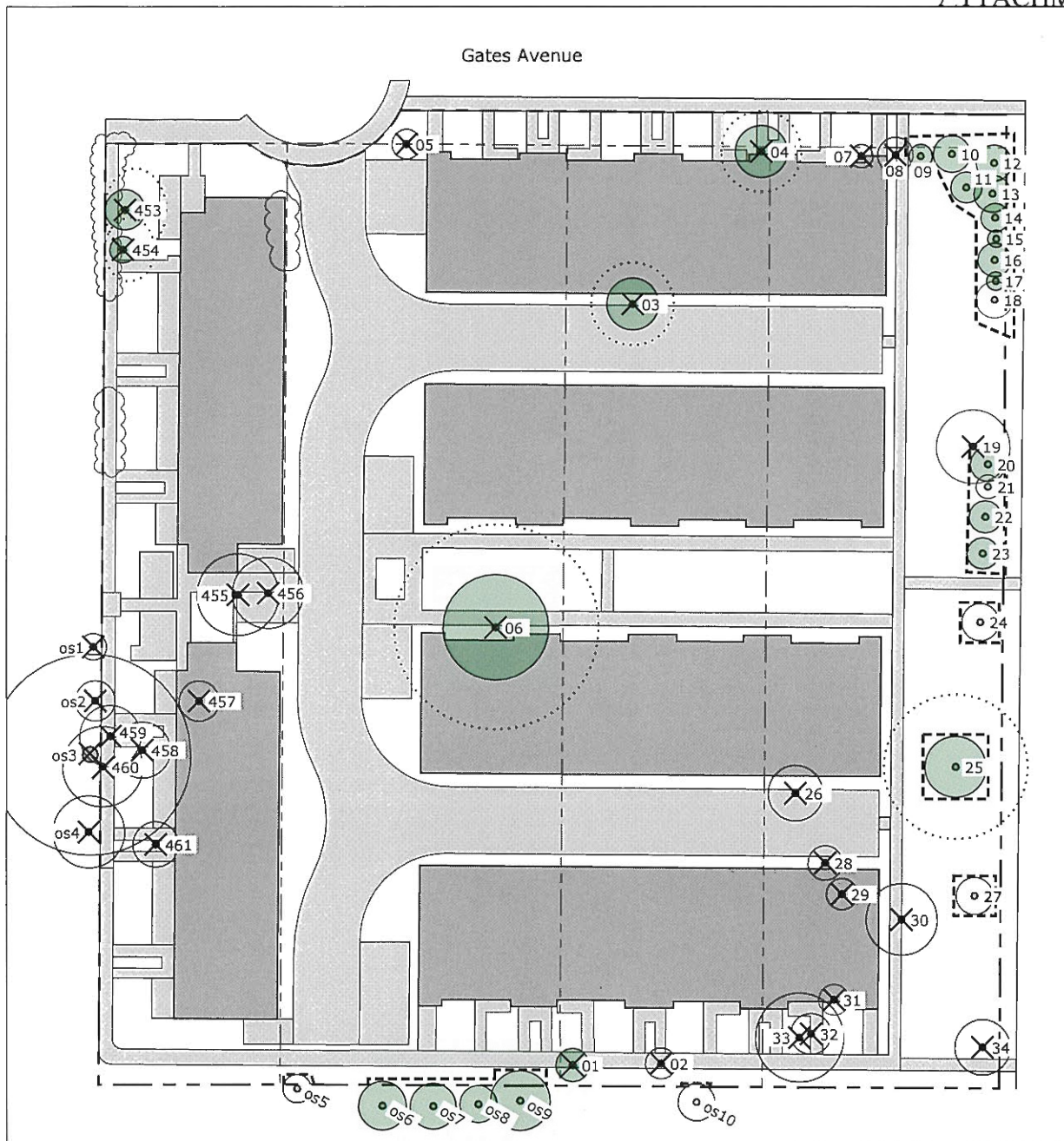


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2	1	Issued for Reviewing	16.07.2019
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NO.	REV.	DESCRIPTION	DATE
1	1	Issued for Reviewing	16.05.2019
2	1	Issued for Reviewing	16.07.2019
3	1	Issued for Reviewing	16.07.2019



Tree Inventory				Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)	Tag	Species	DBH (cm)	TPZ (m)
01	Douglas Fir	27	1.62	28	Mountain Ash	27	1.62
02	Mountain Ash	25	1.50	29	Birch	30	1.80
03	Bay Tree	30	1.80	30	Birch	60	3.60
04	Cypress	42	2.52	31	Birch	28	1.68
05	Apple	24	1.44	32	Birch	26	1.56
06	Oak	85	5.10	33	Birch	25	1.50
07	Spruce	20	1.20	34	Birch	30	1.80
08	Spruce	29	1.74	453	Japanese Maple	30	1.80
09	Spruce	20	1.20	454	Vine Maple	20	1.20
10	Spruce	30	1.80	455	Cherry Tree	61	3.66
11	Spruce	25	1.50	456	Cherry Tree	53	3.18
12	Spruce	29	1.74	457	Weeping Willow	30	1.80
13	Spruce	30	1.80	458	Lombardy Poplar	42	2.52
14	Spruce	23	1.38	459	Lombardy Poplar	46	2.76
15	Spruce	15	0.90	460	Lombardy Poplar	60	3.60
16	Spruce	27	1.62	461	Lombardy Poplar	34	2.04
17	Spruce	16	0.96	os1	Lombardy Poplar	20	1.20
18	Spruce	30	1.80	os2	Lombardy Poplar	30	1.80
19	Cherry	60	3.60	os3	Lombardy Poplar	~150	9.00
20	Spruce	28	1.68	os4	Lombardy Poplar	54	3.24
21	Spruce	20	1.20	os5	Red Alder	23	1.38
22	Spruce	26	1.56	os6	Red Maple	39	2.34
23	Spruce	25	1.50	os7	Red Maple	37	2.22
24	Mountain Ash	30	1.80	os8	Red Maple	30	1.80
25	English Oak	49	2.94	os9	Red Maple	48	2.88
26	Birch	30	1.80	os10	Mountain Ash	30	1.80
27	Mountain Ash	23	1.38				

Notes:

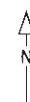
- Trees shaded in green have good retention suitability



Tree Plan for Development at
23400, 23440, 23460 and 23500
Gates Avenue
Richmond, BC

Date: February 14, 2019

Legend



dripline

x = remove tree

tree barrier

1m 1:400 10m



Address: 23400, 23440, 23460 & 23500 Gates Ave. and a Portion of Gates Ave. **File No.:** RZ 17-766714

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9932, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 10011.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Consolidation of all the lots and a 188.8 m² closed portion of Gates Ave. (which will require the demolition of the existing dwellings) and subdivision of this area into Lot A for the development site, road dedication of 20 m², and transfer of a 920.6 m² lot to the City for park and conservation purposes as shown on Appendix 1. There will be no Development Cost Charge (DCC) credits available to the developer for the transfer of the park lot or its improvement.
4. Council approval of Road Closure Bylaw 10045 for the 188.8 m² of the Gates Ave. road allowance as shown in Appendix 1. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the 158.5 m² portion of this land to be included within the development site, which is to be based on the business terms approved by Council (this does not include the 30.3 m² area of closed road to be included within the proposed park). The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
5. Submission of a Tree Survival Security to the City in the amount of \$90,000 to be held for a term of three (3) years for the 17 trees that are to be retained within the proposed park (labelled with tag nos. 9 to 18 and 20 to 25 and 27) in the arborist report from Woodbridge Tree Consulting Arborists Ltd. dated February 14, 2019).
6. Submission of an on-site landscape plan for the subject project site that includes at least 52 replacement trees based on a ratio of at least 2:1 to compensate for the 26 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will be required to provide \$500 to the City's Tree Compensation Fund for each and any number of trees short of the required 52 replacement trees included within the Development Permit landscape plans.
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. 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.
8. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. East-West "Strollway" SRW: The granting of a 3.5 m wide statutory right-of-way on the subject property for a 1.5 m wide public pedestrian pathway, landscaping, way-finding signage identified as "Strollway" on Appendix 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street" in the Servicing Agreement (SA) in accordance with City specifications and standards.
10. North-South "Strollway" SRW: The granting of a 3.0 m wide statutory right-of-way on the subject property for a 2.0 m wide pedestrian pathway, landscaping, way-finding signage identified as "Strollway" on Appendix 2 with the developer and owner being responsible for liability, construction and maintenance, with the design to be included in the Servicing Agreement (SA) in accordance with City specifications and standards.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential noise from Highway 91A to the proposed dwelling units with reports being provided prior to Development Permit issuance. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
12. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
 13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 14. City acceptance of the developer's offer to voluntarily contribute \$0.87 per buildable square foot (e.g. \$67,500.00) to the City's Public Art Fund.
 15. City acceptance of the developer's offer to voluntarily contribute (\$70.50 per square metre) of the total residential floor area (e.g. \$508,178.00) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
 16. Contribution of \$215,797.00 in-lieu of on-site indoor amenity space (2019 Rates: 19 units x \$1,769/unit plus 20 units x \$3,538 plus 21 units x \$5,306/unit in City Bulletin DEVAPPS-12).
 17. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$659,502.00) to the City's Affordable Housing Fund.
 18. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
 19. Repaving and widening the existing asphalt walkway to a min. 3.0m width and install pedestrian lighting with the Highway 91A road allowance as described in Appendices 3 and 5. The Ministry of Transportation and Infrastructure has confirmed that they would accept an application from the City for the work. The work will be performed by the developer under a Servicing Agreement and will be an agent to the City's permit granted by MOTI, or a cash-in-lieu contribution will be provided by the developer to allow the City to complete the work.
 20. Enter into a Servicing Agreement* for the design and construction of the following works included within Appendices 2, 3, 4 and 5. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement.
 21. As a Development Permit application (DP 18-829228) for the project was received prior to the City's adoption of the Energy Step Code on July 16, 2018, the subject project is not subject to the BC Energy Step Code. In order to continue to be grandfathered from the BC Energy Step Code Level 3, the applicant must submit a Building Permit prior to December 31, 2019. Therefore, in accordance with the Hamilton Area Plan, the development is required to be confirmed to be LEED Silver equivalent prior to consideration of the Development Permit by the Development Permit Panel and consideration of approval of Bylaw 9932 by Council.
 22. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating because this Rezoning application and the associated Development Permit (DP 18-829228) application were received prior to July 16, 2018. In order to continue to be grandfathered from the BC Energy Step Code Level 3, the applicant must submit a Building Permit prior to December 31, 2019.
 23. The developer is required to address the vegetation loss within the existing 887m² of on-site ESA with equivalent compensation and enhancement with the proposed 905.7 m² ESA area within the 920.6 m² park being transferred to the City. The planting of trees and shrubs/groundcover plants and other works will, at a minimum, include those provided in the landscape plans within Appendix 5. This ESA compensation and enhancement area has been accepted on the basis of it being larger in than the existing 887m² of on-site ESA included in reports prepared by Barsanti Environmental Services Inc. dated January 24, 2018, March 26, 2019 and May 27, 2019 under Project No. 17.0013 (collectively called the Stage 1 QEP Report). Based on the Stage 1 QEP Report and landscape plans provided at the rezoning stage, a Stage 2 QEP Report and final landscape plans will be completed with final planting specifications and the placement of large woody debris for habitat purposes. The Stage 2 QEP Report will include the detailed monitoring plan and reference to the final landscape plans, and will be included within the Servicing Agreement submission to the satisfaction of the City prior adoption of Zoning Amendment Bylaw 9932 and issuance of a Development Permit for the project.

24. Voluntary contribution of \$61,000 to go towards a City Capital Works project for habitat enhancement work within other environmentally sensitive City lands within the Hamilton Area.
25. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete acoustical and mechanical engineering reports with recommendations prepared by appropriate registered professionals, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
3. Accessible Adaptable Units: The Development Permit plans are to identify 10 of the units as "Convertible Housing" with construction specifications to be provided based on the guidelines within the City's OCP and the applicant's plans prepared by Fougere Architecture Inc. dated February 20, 2019.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

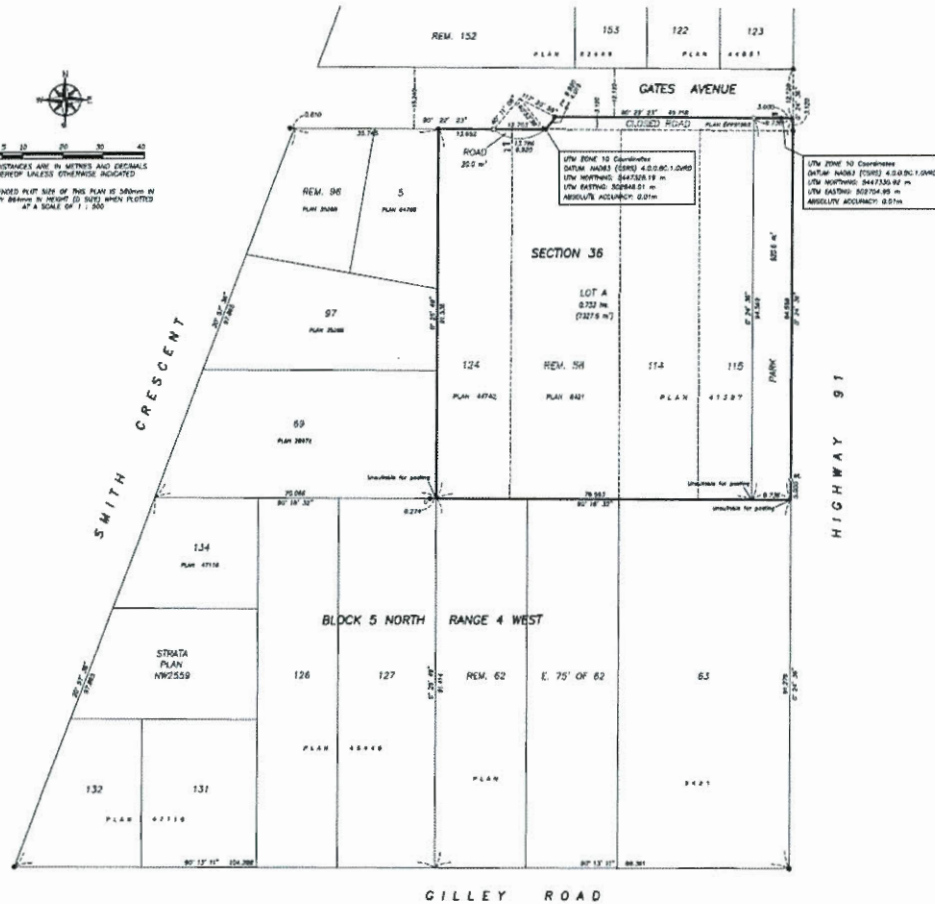
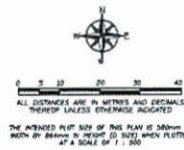
Date

Appendix 1: Subdivision Plan

RZ 17-766714

PLAN EPP91965

SUBDIVISION PLAN OF:
 1) LOT 124 PLAN 44742
 2) LOT 58 PLAN 8421 EXCEPT PART SUBDIVIDED BY PLAN 44742
 3) LOT 114 PLAN 41397
 4) LOT 115 PLAN 41397
 5) CLOSED ROAD IN PLAN EPP91965
 ALL OF SECTION 36 BLOCK 5 NORTH
 RANGE 4 WEST NEW WESTMINSTER DISTRICT
 BCOS 920.016
 PURSUANT TO SECTION 67 OF THE LAND TITLE ACT



J. C. Park and Associates
 Chartered and B.C. Land Surveyors
 110 - 3633, Glenview Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 274-8828
 Fax: 274-8829
 E-mail: office@jcpark.com
 Website: www.jcpark.com
 Job No. 8750
 Drawn By: JAP

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (12° WEST LONGITUDE).

THE UTM COORDINATES AND EXTENDED ANGULARITY ACCURACY ADJUSTED AND DERIVED FROM DUAL FREQUENCY GPS OBSERVATIONS TO AN ACTIVE CONTROL STATION "JALU (BLVD)".

THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.999999. THE AVERAGE CORRECTION FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF -16.3 METRES.

Legend:
 ■ Standard Concrete Flag Found
 ■ Standard Iron Nail Found
 ○ Standard Iron Nail Found
 ● Lead Peg Found
 ○ Lead Peg Found
 ■ Deciphered Substrate
 U Surveyor Unregistered

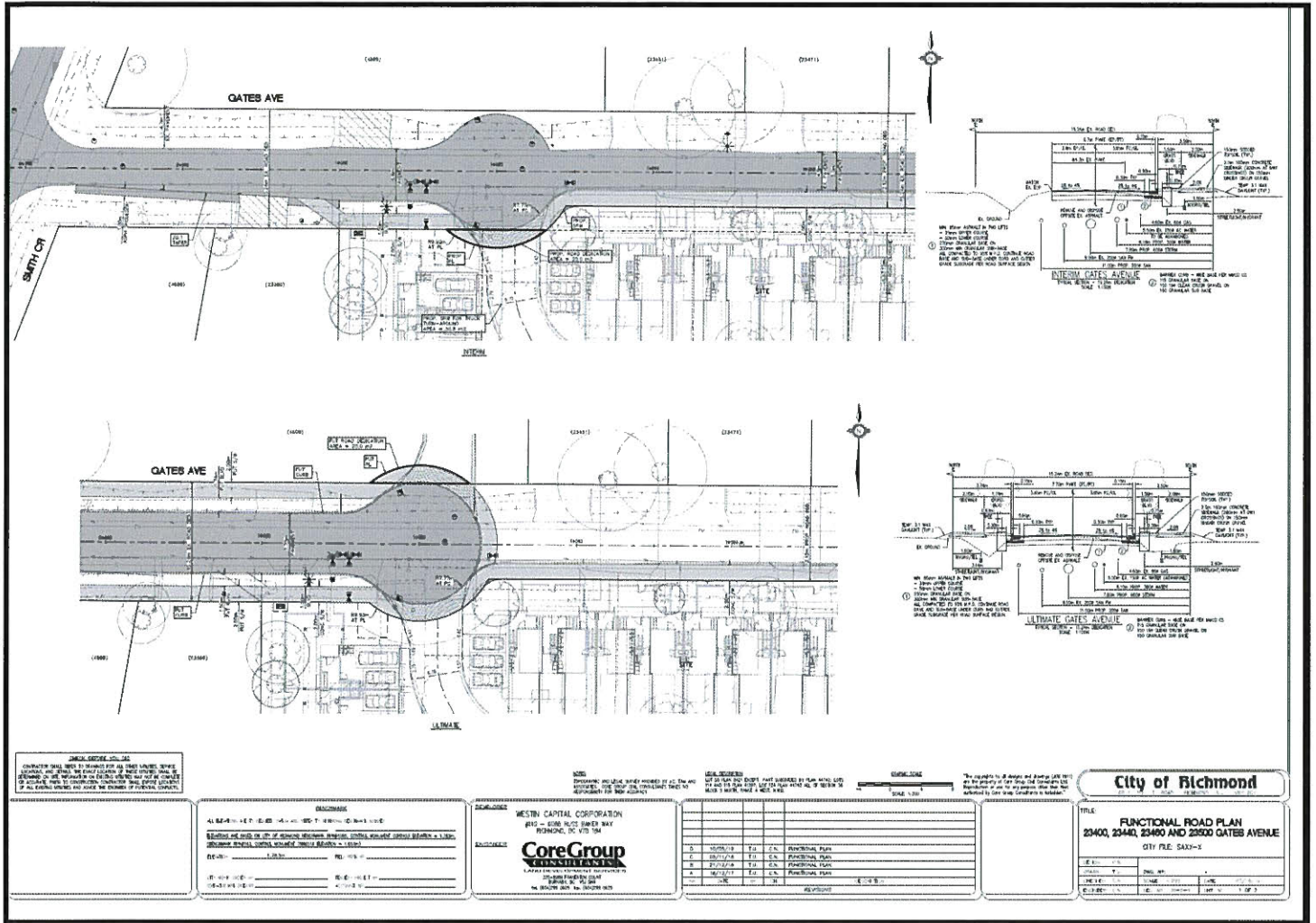
This plan lies within the jurisdiction of the Appraising Officer for City of Richmond.

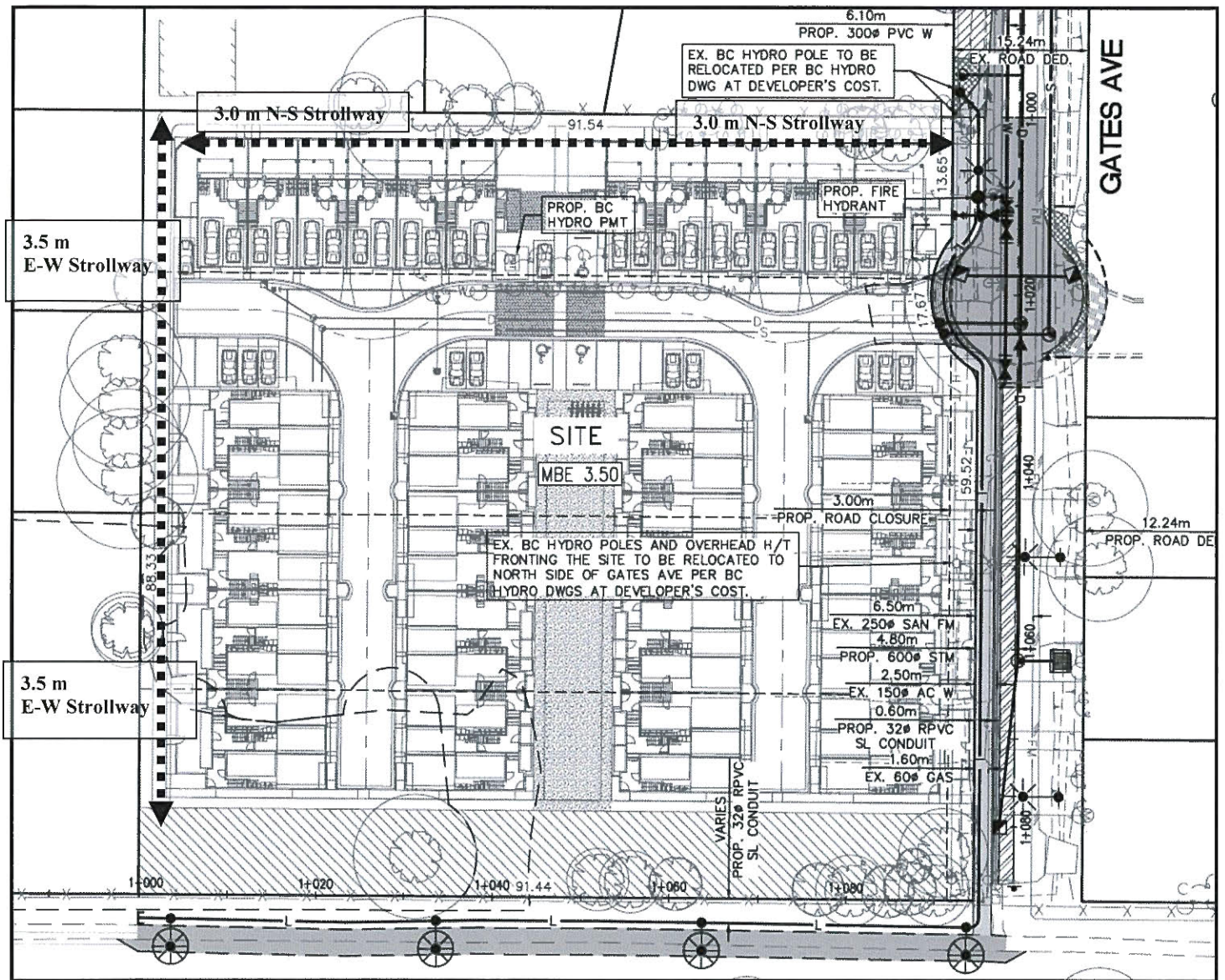
Note:
 The plan shows one or more witness points which are not set on the true corners.

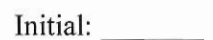
This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 24th day of May, 2018.
 JORDAN C. PARK, BCLS 711

Appendix 2: Functional Road Plan & Key Plan







Appendix 3: Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

The developer is responsible for the design and construction of the servicing works described in Appendix 4.

2. Transportation Works

The developer is responsible for the design and construction of the works shown in Appendix 2 and as follows:

- a. Gates Ave:
 - i. From the west property line to western limit of the proposed cul-de-sac, widen on the southern half of the street to accommodate the following cross-section (from south to north):
 - 2m wide concrete sidewalk
 - 1.5m wide treed/grassed boulevard with street lighting
 - 0.15m wide concrete curb/gutter
 - Pavement widening to provide a min. 6.0m wide driving surface and tie to the existing northern edge of the roadway.
 - ii. Within the cul-de-sac, construct a 2m wide concrete sidewalk, new curb/gutter and road widening to provide a minimum 7.5m wide driving surface.
 - iii. East of the cul-de-sac to the east property line of the site and connect to the north/south pathway, construct a new 2.0m wide concrete sidewalk at the new property line, followed by a new curb/gutter and road widening to maintain two-way traffic.
- b. TDM Measures: Along the entire east property line of the site extending northward to the Highway 91A pedestrian overpass, widen the existing asphalt walkway to min. 3.0m wide with pedestrian lighting.

Note: additional roadwork would be necessary outside the development frontage to the west in order to provide a proper transition of the above-noted cross-section to existing road.

3. Parks Works

The developer is responsible for the design and construction of the following to the satisfaction of the City:

- a. The ESA and parks/conservation area works as described and generally shown in Appendix 5.
- b. The E-W and N-S Strollways as generally shown in Appendix 5 and coordinated with the forthcoming Development Permit and Servicing Agreement landscape plans to satisfaction of the Director, Parks Services.
- c. The park work being subject to a monitoring and maintenance period of 3 years commencing upon substantial completion.

Appendix 4: Engineering Servicing Works

RZ 17-766714 – 23400, 23440, 23460 & 23500 Gates Avenue - Engineering Servicing Requirements:

Scope: FOUGERE ARCHITECTURE INC has applied to the City of Richmond for permission to develop 23400, 23440, 23460 & 23500 Gates Ave in order to construct sixty (60) townhouse units in three and four storey buildings.

Willett Sanitary Pump Station and Forcemain Information:

The City is planning to build a sanitary pump station and sections of associated forcemain and gravity main at the eastern side of the Hamilton VLA Park as part of the City's Capital Project. Should development proceed prior to the completion of this Capital Project, or should the Capital Project not proceed, the Developer will be required to construct the sanitary pump station, the gravity main and the new forcemain from the pump station to the existing forcemain at the intersection of Gates Avenue and Smith Crescent prior to building occupancy being permitted.

Water Works:

Using the OCP Model, there is 106 L/s of water available at a 20 psi residual at the Gates Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

At the developers cost, the Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and submitted for Engineering's review prior to the first servicing agreement submission. Based on initial calculations, there may be additional water main upgrades required both along and beyond the road frontages.
- At building permit stage, submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
- Remove and replace the existing 150mm watermain at Gates Avenue to 300mm diameter (complete with fire hydrants that are spaced as per City standards) with an approximate length of 85 meters from the intersection of Gates Avenue and Smith Crescent to the eastern edge of the proposed cul-de-sac. Tie-in to the east shall be to the existing AC watermain to retain service for the single-family homes north of the development.
- Install a new water service connection at the eastern end of the new watermain, complete with water meter and meter chamber in a right-of-way. The location and size of the right of way shall be finalized through the servicing agreement process.
- Obtain the required fire flow (220L/s) by installing a 300mm watermain, with an approximate length of 217 meters, along Smith Crescent. Tie in shall be to the new 300mm diameter watermain at Gates Avenue and to the existing 300mm diameter watermain at Gilley Road.

- Connect the existing service connections along the east and west sides of Smith Crescent to the proposed 300mm diameter along Smith Crescent.

At the developers cost, the City is to:

- Complete all proposed watermain tie-ins.
- Cut and cap at main all existing water service connections.

Storm Sewer Works:

At the developers cost, the Developer is required to:

- Install a 600mm storm sewer just south of the Gates Ave centerline from the eastern edge of the proposed cul-de-sac to the ultimate drainage alignment on the eastern side of Smith Crescent, approximately 80m. A manhole will be required at the high point at the east end of the new 600mm diameter storm sewer. Tie-in at the western end of the pipe shall be via a manhole connecting to the southern ditches along the east side of Smith Crescent through a headwall.
- Retain the existing ditch along the north side of Gates Avenue fronting 23451, 23471 and 23491 Gates Avenue to maintain existing service. Flows from the existing ditch shall be conveyed to the to the proposed 600mm storm sewer along the south side of Gates Avenue as follows:
 - Convey flows from the ditch via a headwall that is connected to a 600mm storm sewer complete with a manhole at the downstream end which will be generally located at the north side of the proposed cul-de-sac.
 - Connect the downstream manhole to the manhole at the high point of the proposed storm sewer at the south side of Gates Ave via a 600mm diameter storm pipe.
- Coordinate with engineering staff prior to first SA design submission to determine the optimum alignments of proposed underground utilities.

At the Developers cost, the City is to:

- Cut and cap at main all existing storm service connections in the proposed site.
- Remove all existing inspection chambers and storm service leads and dispose offsite.
- Connect the new 600mm storm sewer to any existing service connections at the north and south sides of Gates Avenue.
- Complete all proposed storm sewer tie-ins.

Sanitary Sewer Works:

At the Developers cost, the Developer is required to:

- Install sanitary sewers with an approximate length of 178 meters (complete with manholes that are spaced as per City standards) from the eastern edge of the proposed cul-de-sac to the proposed manhole at the intersection of Willett Avenue and Smith Crescent. If the required sanitary main south of the pump station to the manhole at Willett Avenue is not completed the Developer is required to construct this section of sanitary main to connect the development to the proposed pump station.
- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$17,368.43 cash-in-lieu contribution towards the Hamilton Area Sanitary Pump Station.

At the Developers cost, the City is to:

- Complete the tie-in of the proposed sanitary main to the manhole that will be constructed by the City in conjunction with the sanitary pump station.

Frontage Improvements:

At the Developers cost, the Developer is required to:

- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
- Provide street lighting along Gates Avenue frontage.
- Put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) from the west side of Smith Cr. to the eastern edge of 23500 Gates Avenue, this will require support poles and reverse dip connections to maintain the existing overhead service connections to 23380, 23451, 23471 and 23491 Gate Avenue and to cross Smith Crescent. The developer is required to coordinate with the private utility companies regarding the undergrounding works.
- Coordinate with private utility companies when relocating/modifying any of the existing power poles and/or guy wires.
- To determine if above ground structures are required now or in the future and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- To provide rights-of-ways to accommodate equipment and future under-grounding of the overhead lines.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro Vista - Confirm SRW dimensions with BC Hydro
 - BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
 - BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro
 - Street light kiosk – Approximately 2mW X 1.5m (deep)
 - Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
 - Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
 - Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
 - Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus

- If required, coordinate with property owners and address the impact of the potential road raising and road widening to the existing single family properties along the north side of Gates Avenue. The developer shall coordinate with the owner(s) of the affected properties the extent of works required in private properties. The developer shall get written consent or permission to work in private property from the owner(s) of the affected lots. Coordination works shall be at the developer's cost and may include but not be limited to the following:
- Provide arborist assessment of the existing trees (e.g., City and privately owned) along the north side of Gates Avenue that may be impacted by the potential road raising and road widening.
- Host community meetings and provide written notices to the individual property owners.
- Provide design/drawings showing the required works inside each property affected by the road raising and widening that may include but not limited to the following:
 - Removal and reinstatement of existing driveways that may require construction of a retaining wall on each side of the reinstated driveways on private property.
 - Landscaping repairs and / or replacement.
- Community notices and design drawings shall be reviewed and approved by staff prior to sending to the affected properties.
- Provide to the City copies of design drawings for each lot (affected by the road raising and widening) signed by the lot owner indicating their acceptance to complete the proposed works. Sign off by the owners of the affected properties is required prior to Servicing Agreement design approval.

General Items:

At the developers cost, the Developer is required to:

- Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., AC watermain at Gates Avenue, etc.) fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Appendix 5: Park Works

van der Zalm  + associates inc

Date prepared:	30-May-19	VDZ File Number:	DP2017-41
Attention:	Jeanette Elmore	DP Application Number:	RZ17-766714
Firm Name:	VDZ + A Consulting Inc.	Project Name:	Gates Avenue Townhouses
Address/Fax:	6911 No. 3 Road, Richmond	Prepared by:	Travis Martin
	British Columbia, V6Y 2C1	Checked by:	David Jerke

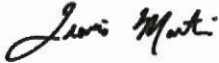
Re: Cost Estimate for Bonding - Off-site Park

Dear Ms. Elmore,

Please find attached a cost estimate for bonding of the Off-site Park (pertaining to the easement ESA area) as part of the rezoning application **RZ17-766714**. Key Components of this estimate include:

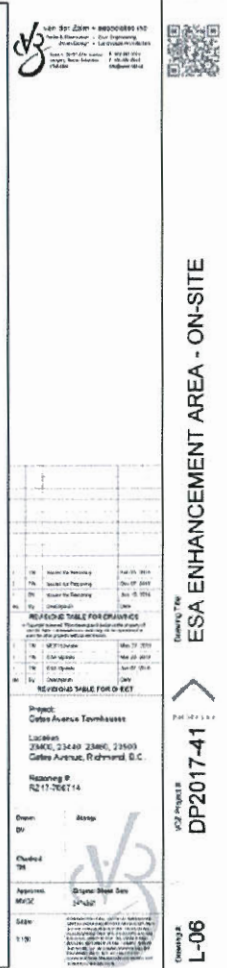
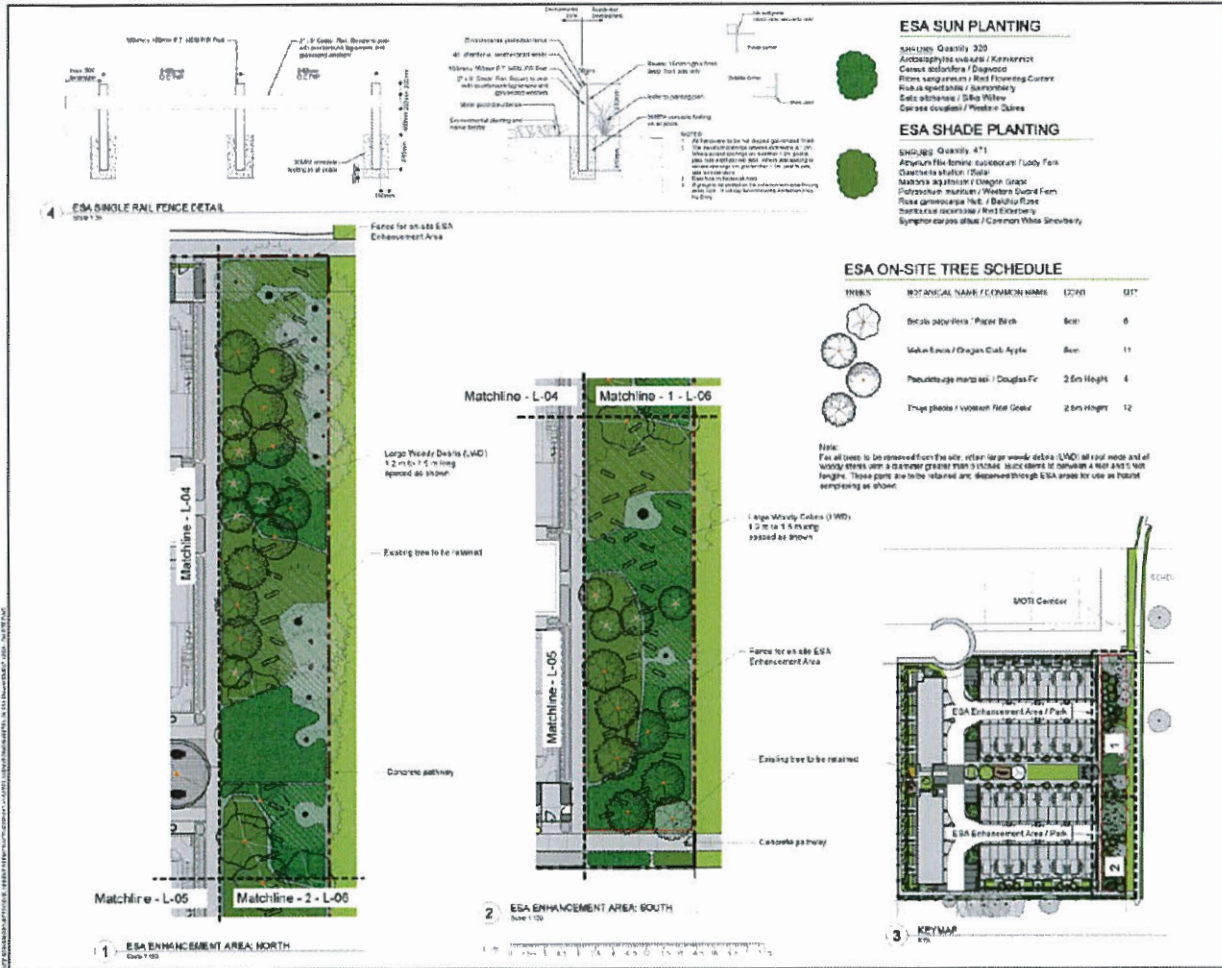
SOFTSCAPE	\$22,434.60
IRRIGATION	\$5,800.00
FENCES	\$13,065.00
OVERALL TOTAL:	\$42,824.60

This estimate is for bonding only. This estimate has been prepared for Landscape works only, and does not include civil works, architectural elements, large-scale earthworks and fill, electrical or mechanical works etc. The cost estimate is not to be used for construction cost budgeting purposes or any other use other than for bonding at the development permit stage.



Signature: _____

Date: 30-May-19





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9932 (RZ 17-766714)
23400, 23440, 23460 and 28600 Gates Ave.
and a Closed Portion of Gates Ave.**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line for ZT70:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT86	\$8.50"

2. Richmond Zoning Bylaw 8500 is further amended by inserting the following into Section 17 - Site Specific Residential (Town Houses) Zones, in numerical order:

"17.86 Town Housing (ZT86) - Hamilton

17.86.1 Purpose

This **zone** provides for a mixed-use **development** consisting of stacked **town housing** and ground-oriented **town housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.0 with a **density bonus** that would be used for rezoning applications in order to help achieve the City's affordable housing and **community amenity space** objectives.

17.86.2 Permitted Uses

- **child care**
- **housing, town**

17.86.3 Secondary Uses

- **boarding and lodging**
- **home business**

17.86.4 Permitted Density

1. The maximum **floor area ratio** is 0.40 with a maximum additional 0.10 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.86.4.1, the reference to "0.40" is increased to a higher **density** of "1.0", if at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT86 **zone**, the **owner**:

- a) pays \$70.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
- b) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.86.5 Maximum Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

17.86.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 4.0 m from the **front lot line**;
 - b) 2.0 m from the **east lot line**;
 - c) 7.5 m from the **west lot line**; and
 - d) 6.0 m from the **rear lot line**.

17.86.7 Maximum Heights

1. The maximum **height** for **principal buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

17.86.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 75.0 m and minimum **lot depth** is 85.0 m.
2. The minimum **lot area** is 7,000 m².

17.86.9 Landscaping And Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.86.10 On-Site Parking And Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 with the exception that up to 67% of the **parking spaces** may be in a **tandem arrangement**.

1.86.11.1 **Other Regulations**

1. A minimum of 75% of the **dwelling units** shall be in a stacked arrangement wherein a portion of one **dwelling unit** is located directly above another **dwelling unit** within a **building**.
 2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
 3. 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 “Town Housing (ZT86) – Hamilton” and “School & Institutional Use (SI)”:
- The area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 9932”
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9932**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

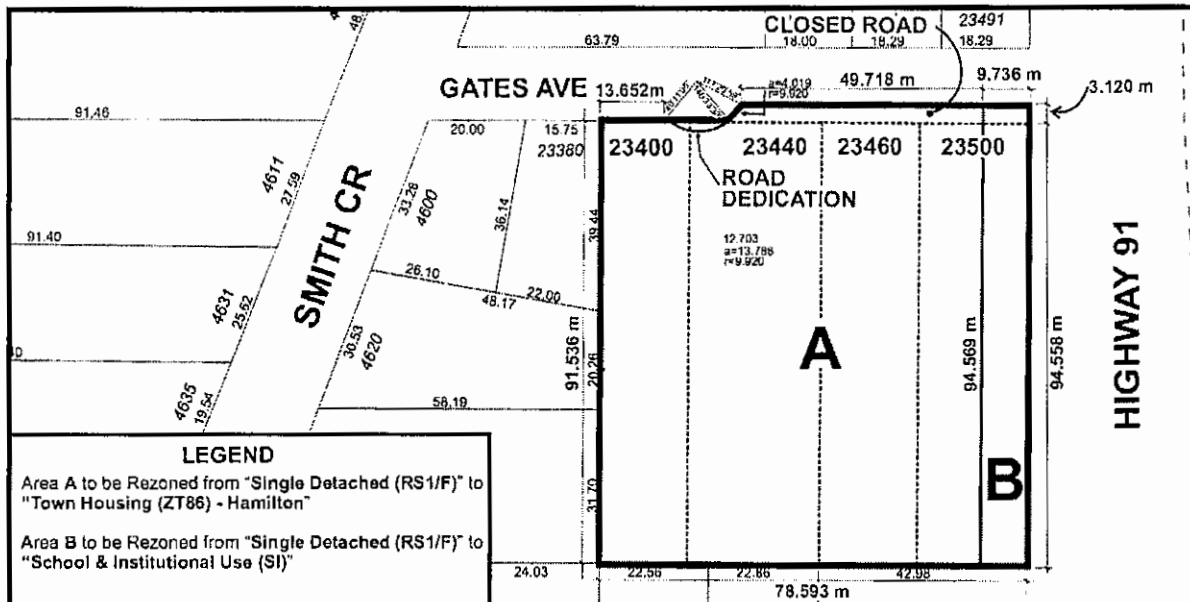
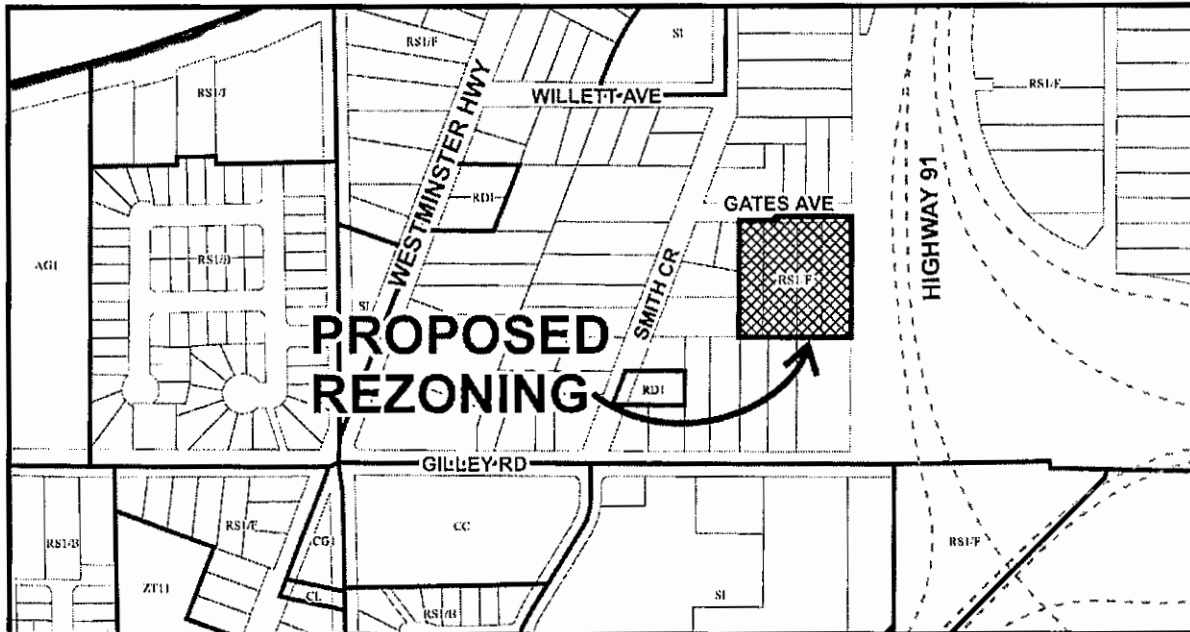
ADOPTED

MAYOR_____
CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9932"



**City of
Richmond**



RZ 17-766714

Original Date: 04/06/17

Revision Date: 06/04/19

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10011 (RZ 17-766714)
23400, 23440, 23460 and 23500 Gates Avenue
and a portion of Gates Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, Schedule 2.14 (Hamilton Area Plan) is amended by:
 - a) deleting the Circulation Map on page 12-5 in its entirety and replacing it with the new map in Schedule A attached to and forming part of this bylaw; and
 - b) deleting the Parks, Public Realm and Open Space Map on page 13-10 in its entirety and replacing it with the new map in Schedule B attached to and forming part of this bylaw.
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10011”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

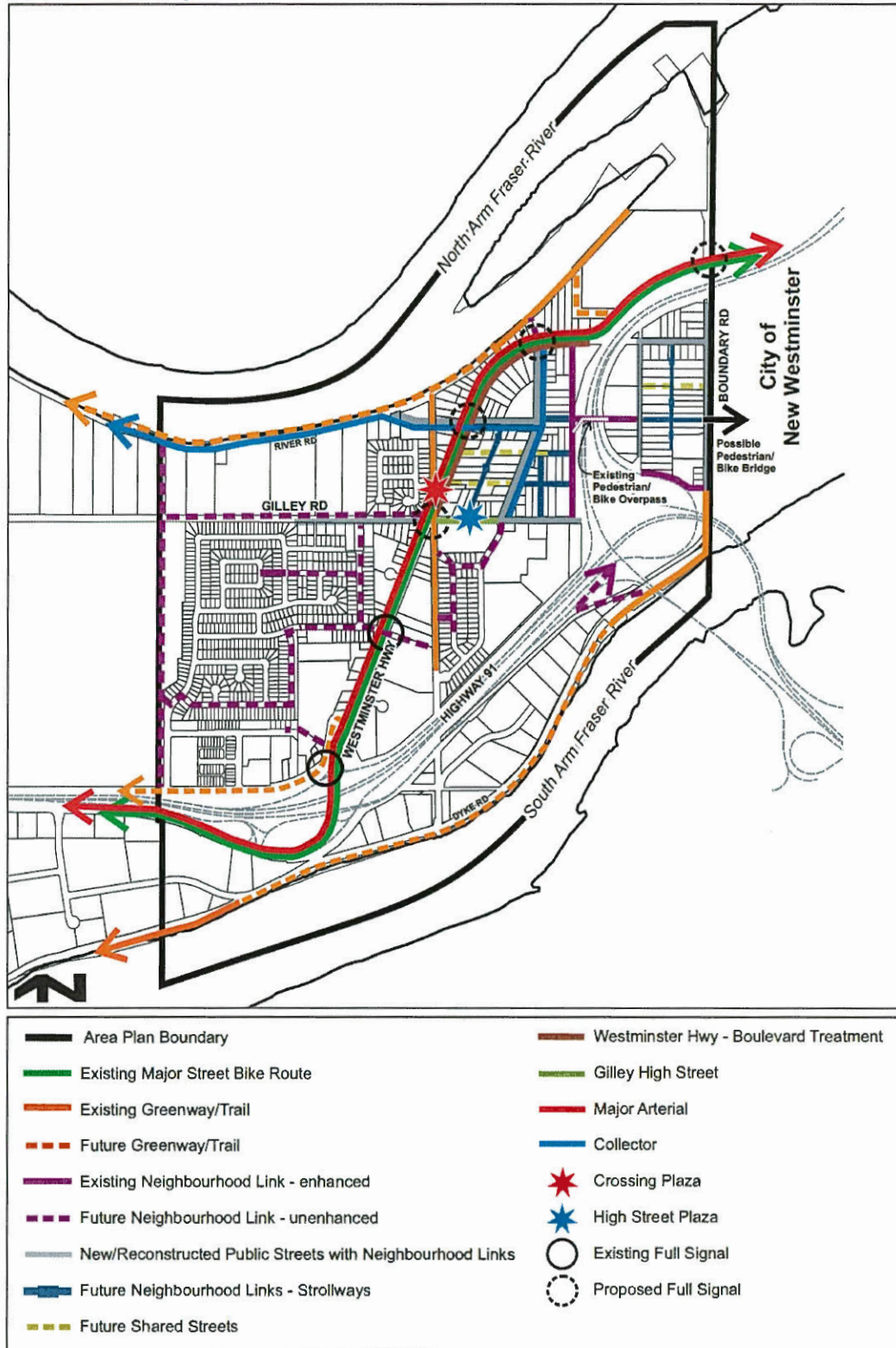


MAYOR

CORPORATE OFFICER

Schedule A

Circulation Map



Schedule B

Parks, Public Realm and Open Space Map

