



# City of Richmond

## Report to Committee


**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

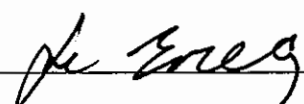
**Date:** May 28, 2019  
**File:** RZ 17-790958

**Re:** Application by 1116559 B.C. LTD. for Rezoning at 9340 General Currie Road from Single Detached (RS1/F) to Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048, for the rezoning of 9340 General Currie Road from "Single Detached (RS1/F)" to "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)", to allow the development of five (5) townhouse units, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:mp  
Att. 13

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

## Staff Report

### Origin

1116559 B.C. LTD. has applied to the City of Richmond for permission to rezone the property at 9340 General Currie Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)" zone to allow the development of five (5) townhouse units with vehicle access from General Currie Road. A location map and an aerial photo are provided in Attachment 1.

### Findings of Fact

The Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Preliminary development plans are provided in Attachment 3.

The subject site is 954 m<sup>2</sup> (10,269 ft<sup>2</sup>) in size and is located on the south side of General Currie Road, between Heather Street and Ash Street.

### Subject Site Existing Housing Profile

The applicant has submitted a housing profile for the subject property. The submission indicates that the existing single-family dwelling is currently rented, and does not contain a secondary suite. The building will be removed at a future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Two two-storey, detached dwelling units on each of two subdivided lots zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"
- To the South: The Paulik Neighbourhood Park
- To the East: A single detached house on a property zoned "Single Detached (RS1/F)"
- To the West: Two two-storey, detached dwelling units on each of two subdivided lots zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

### Related Policies & Studies

### Official Community Plan/McLennan South Sub-Area Plan

In the Official Community Plan (OCP), the subject property is designated "Neighbourhood Residential (NRES)", which allows for single family, two-family and multiple family housing including townhouses.

In the McLennan South Sub-Area Plan under the City Centre Area Plan, the subject property is designated as "Residential, 2 ½ storeys", which allows a 0.6 base Floor Area Ratio and a typical (3 storeys maximum) townhouse, triplex, duplex and single family housing. The McLennan South Sub-Area Plan Land Use Map is included in Attachment 4. The proposed townhouse development is consistent with the land use designation in the McLennan South Sub-Area Plan.

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

A rezoning sign has been installed on the subject property. In response to the rezoning sign, an email inquiry was received from a property owner asking about ways to object to the rezoning application (Attachment 5). Subsequently, the inquirer, who identified himself as a property owner in the immediate neighbourhood, contacted staff by phone but did not elaborate his concerns nor was any further correspondence received from the inquirer to date.

The applicant also delivered a letter (Attachment 6) to 15 properties in the immediate area (Attachment 7) to seek comments on the proposed development, and to invite them to a public information meeting. The public information meeting was held on December 19, 2018, Wednesday, at 9100 Blundell Road, Unit 550, which is within walking distance of the subject property. The meeting was an open house format and participants could drop in anytime between 6:00 pm and 8:00 pm.

A summary of the information meeting prepared by the applicant and a copy of the sign-in sheet are included in Attachment 8. The summary notes that three (3) groups of people (a total of four people) attended the meeting. None of the attendees raised significant concerns regarding the proposed development, but wanted to learn more about the project timeframe, and obtain more information about the proposed landscaping details.

Two emails were received from the owners of 9337 General Currie Road and 7411 Ash Street in response to the letter delivered by the applicant (Attachment 9). The main concerns noted in the emails are summarized below with responses to each of the concerns identified in bold italics:

#### **1. Concern regarding the Height of the Proposed Building**

*The McLennan South Sub-Area Plan envisions a mix of 2, 2 1/2 and 3 storey townhouses in the inner portion of the western half of the neighbourhood, as shown on the McLennan South Sub-Area Plan Land Use Map included in Attachment 4. The proposed building height is consistent with the height permitted in the McLennan South Sub-Area Plan (2 ½ to 3 storey maximum) for the subject site.*

*In order to provide a smoother transition to the immediately neighbouring properties, wider side yard setbacks are proposed on both sides:*

- *On the west side, 1.8 m is proposed to the first and second storeys, and 4 m is proposed to the top storey except for the space reserved for a future elevator in the proposed convertible unit.*
- *On the east side, a driveway access and outdoor amenity area are provided. For the building on the north side, 7.5 m is proposed to the first and second storeys, and 9.5 m is proposed to the top storey. For the building on the south side, 2.55 m is proposed to the first and second storeys and 4.8 m is proposed to the top storey.*

*Also, the top storey is mostly enclosed under pitched roof with dormers to reduce the apparent building massing and height, and mitigate potential impact to neighbours.*

2. Concern regarding the Proposed Density/Number of Units and Parking

*The subject site is designated "Residential, 2 ½ storeys", which allows a 0.6 base Floor Area Ratio (FAR) and a typical (3 storeys maximum) townhouse, triplex, duplex and single family housing. The applicant proposes five units with a FAR 0.7, which is appropriate considering the existing townhouse developments with similar density in the immediate neighbourhood, which are also zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"*

*To achieve 0.7 FAR, the applicant has agreed to provide the following:*

- *A contribution in the amount of \$61,225.5 (\$8.50 per buildable square foot) to the City's affordable housing fund;*
- *Provision of a convertible housing unit; and*
- *A voluntary contribution in the amount of \$8,500 towards the upgrade of the pedestrian signals to install Audible Pedestrian Signal (APS) at the intersection of Ash Street and Blundell Road, and the intersection of General Currie Road and Garden City Road.*

*All the proposed units are provided with two-car garages except for one smaller unit in the building on the south side, and the number of parking spaces provided (9 spaces) exceeds the minimum required number of parking spaces (7 spaces) under the Zoning Bylaw.*

3. Landscaping and Accessibility

*The comments have been shared with the applicant, and they will be further considered when more detailed landscape plans are developed as part of the Development Permit application review process.*

4. Project Timeline and Construction Management

*The comments have been shared with the applicant, and any concerns from neighbours during the construction process will be managed as part of a building permit application process. The applicant has indicated that they are aware of the City's Good Neighbour Program and intend to proceed with construction as soon as the Development Permit and building permit permits are issued.*

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

## Analysis

### Official Community Plan and McLennan South Sub-Area Plan Compliance

The McLennan South Sub-Area Plan encourages new townhouse and multi-family developments of sufficient site assembly size, including area and frontage, to support high quality development. Along the local or collector roads such as General Currie Road, the required minimum frontage width is 40 m and the required minimum lot area is 2,000 m<sup>2</sup> (0.5 ac). The Plan also notes that new development may deviate from the minimum site assembly sizes where an existing lot is isolated (orphaned) and is not able to consolidate with adjacent properties (e.g., surrounding lots recently developed in accordance with Area Plan designation), and it can be demonstrated that high quality development can be achieved in full compliance with Area Plan Policies, Objectives, and Development Permit Guidelines.

The subject site is 954 m<sup>2</sup> (10,268.8 ft<sup>2</sup>) in size and the frontage of the subject site are 23 m. The area and frontage of the subject site do not meet the minimum requirements.

However, staff support the proposed development based on the following:

- The applicant has advised that efforts were made to acquire the two neighbouring properties to the east in order to achieve sufficient site assemble size and frontage, but has not been successful. The adjacent property owner who owns both the neighbouring single family properties to the east is not interested in redeveloping the properties at this time. A confirmation email from the applicant is included in Attachment 10. The proposed development will not restrict redevelopment of the adjacent properties to the east as the adjacent properties will have sufficient size and frontage if combined.
- The inner portion of the western half of the McLennan South Sub-Area allows for a mix of 2, 2 ½ and 3 storey townhouses. The proposed development is consistent with the McLennan South Sub-Area land use designation.
- The proposed townhouse development is consistent with the use and housing form permitted under the existing ZT45 zone in the neighbourhood. There are a few existing townhouse developments zoned ZT45 in the neighbourhood.
- The proposed density 0.7 meets the maximum density permitted in the existing ZT45 zone and is compatible with the existing developments with similar density in the neighbourhood. The properties immediately to the west and to the north are zoned ZT45 with 0.7 FAR, and the existing three-storey townhouse development at the northeast corner of General Currie Road and Heather Street is also zoned ZT45 with 0.67 FAR. To achieve 0.7 FAR, the applicant has agreed to provide the following:
  - A contribution in the amount of \$61,225.5 (\$8.50 per buildable square foot) to the City's affordable housing fund;
  - Provision of a convertible housing unit; and

- A voluntary contribution in the amount of \$8,500 towards the upgrade of the pedestrian signals to install Audible Pedestrian Signal (APS) at the intersection of Ash Street and Blundell Road, and the intersection of General Currie Road and Garden City Road.
- The proposed housing forms creates an interesting rhythm and a varied streetscape, and provides opportunities for a variety of housing types in the neighbourhood as envisioned in the McLennan South Sub-Area Plan.
- A Statutory Right-of-Way on the subject site will be secured to provide vehicle access to potential future development to the east to limit the number of driveways on General Curries Road and help achieve a more pedestrian-friendly environment.

#### Built Form and Architectural Character

The proposed development consists of five (5) townhouse units arranged in two buildings. Two units in the north building will front General Currie Road and the three units in the south building are oriented towards an east-west internal drive aisle.

The proposed buildings are all three storeys with the habitable space of the top storey being smaller than the other two floors (approximately 52% of the habitable space of the second storey). The proposed building form and character respects the existing single family scale and character of the neighbourhood by incorporating a varied, sloped roof form, and the building massing of the townhouse units are reduced by enclosing most of the top storey under a pitched roof.

In order to achieve a better transition and mitigate potential impacts on the two-storey buildings to the west, a wider side yard setback is proposed: 1.8 m to the first and second storeys, and 4 m to the top storey except for the space reserved for a future elevator in the proposed convertible unit in the north building.

The outdoor amenity area is proposed at the southeast corner of the site and will be directly connected to the adjacent park to the south by a pedestrian pathway. The proposed outdoor amenity area is proposed to facilitate children's play and a bench to permit observation of children and social activities. Registration of a cross-access easement on title will be required to allow shared use and access to/from the future development to the east over the outdoor amenity area, so the proposed outdoor amenity space can be expanded in the future should the adjacent properties to the east be redeveloped.

One convertible unit is proposed in the north building. The unit includes space designed for the future installation of an elevator and a side-by-side, two-car garage, which is wide enough to accommodate an accessible parking space.

Further details of the site plan, architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed through the Development Permit application process.

### Transportation and Site Access

Access to the site is provided from General Currie Road. As described above, a Statutory Right-of-Way will be required to be registered on title as part of the rezoning requirements to allow the drive aisle to be shared with the future residential development on the adjacent property to the east.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is seven (7), and the proposed development includes nine (9) residential parking spaces. All units, save for one with a one-car garage, will have side-by-side, two car garages.

One visitor parking space and garbage/recycling collection area are provided and accessed through the internal drive aisle.

The applicant has also agreed to provide a voluntary cash contribution to upgrade the pedestrian signals to install Audible Pedestrian Signal (APS) in the neighbourhood as follows:

- \$5,000 for the upgrade of signalized crosswalk infrastructure at the intersection of Ash Street and Blundell Road (Account: 3550-10-556-55134-0000); and
- \$3,500 for the upgrade of special crosswalk infrastructure at the intersection of General Currie Road and Garden City Road (Account 3550-10-556-55131-0000).

### 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 three (3) bylaw-sized trees on the subject property, and one (1) street tree on City property. The Tree Survey plan is included in Attachment 11.

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

- Three (3) trees (tag # 776, #777 and one tree with no tag) are located on the development site.
- One (1) walnut tree (tag# 777) is in marginal condition and in conflict with the development. Remove and replace.
- Two (2) trees (one (1) cherry tree (tag #776) and one (1) tree with no tag) are in very poor condition. The cherry tree is a failure in progress and is currently guyed to assist in preventing a full collapse of the tree. The tree with no tag has historically failed, and is in contact with the ground and cannot be remediated via arboricultural treatments. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Also, the City's Parks staff assessed the condition of the existing western redcedar located on the City property (tag# 775). The tree is in good condition and should be protected.

*Tree Replacement*

The applicant wishes to remove three (3) on-site trees (Trees tag # 776, #777 and one tree with no tag). The 2:1 replacement ratio would require a total of six (6) replacement trees. The preliminary landscape plan shows that eight (8) trees will be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

*Tree Protection*

One tree (1) on City property is to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 12). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a \$2,600 Tree Survival Security;
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The applicant has requested to vary Section 7.5.13 to allow four small car parking spaces (one small car parking stall in each of the side-by-side garages in four units). Section 7.5.13 requires that all spaces provided be standard spaces for on-site parking in developments which contain fewer than 31 spaces. As the proposed development contains fewer than 31 spaces, no small car space is permitted. Staff are supportive of the proposed variance to permit four (4) small car parking spaces as it enables two extra parking spaces be provided within the garages in a side-by-side arrangement.

The total required number of residential parking spaces is seven (7) and the total proposed number of residential parking spaces to be provided is nine (9), which exceeds the minimum requirement.

The variance will be addressed through the associated Development Permit application and will be further reviewed at the Development Permit application review stage.



### Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$61,225.5 (\$8.50 per buildable square foot) is required.

### BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. Therefore, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction.

### Amenity Space

Consistent with the Official Community Plan, the applicant is proposing to provide cash contribution in the amount of \$1,600 per unit for a total of \$8,000 in lieu of providing indoor amenity space.

The proposed outdoor amenity space area is 44.3 m<sup>2</sup> (477 ft<sup>2</sup>) in area, which exceeds the required minimum area of 30 m<sup>2</sup> (323 ft<sup>2</sup>), and the outdoor amenity space provides a direct link to the adjacent park.

### Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage improvements, as described in the attached Rezoning Consideration (Attachment 11). Frontage improvements include, but may not be limited to, the following:

- Provide 8.5 m wide pavement along the development frontage to meet local road design standards. The centre line of the 8.5 m wide pavement is to be consistent with the centre line of the 20.12 m wide road right-of-way.
- Removal of the existing driveway and construction of a new 2.0m wide sidewalk, 3.85 m wide boulevard with street trees, 0.15 wide curb. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site.
- Undergrounding of the overhead service lines.

### Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with the Development Permit Guidelines for multi-family developments and McLennan South Sub-Area Plan Development Permit Guidelines;
- Refinement of the character and form of building elevations including materials to create an interesting streetscape along General Currie Road;
- Review of the size and species of replacement trees, and landscape plan to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along the frontage;
- Refinement of the outdoor amenity area design;
- Review of aging-in-place features and the design of the convertible unit; and
- Review of a sustainability strategy for the development including measures to achieve BC Energy Step Code requirements.

Additional issues may be identified as part of the Development Permit application review process.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this application is to rezone the property at 9340 General Currie Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)" zone, to develop five townhouse units with vehicle access from General Currie Road.

The rezoning application is consistent with the land use designation and applicable policies contained in the City Centre McLennan South Sub-Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 13; which have been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10048 be introduced and given first reading.



Minhee Park  
Planner 2

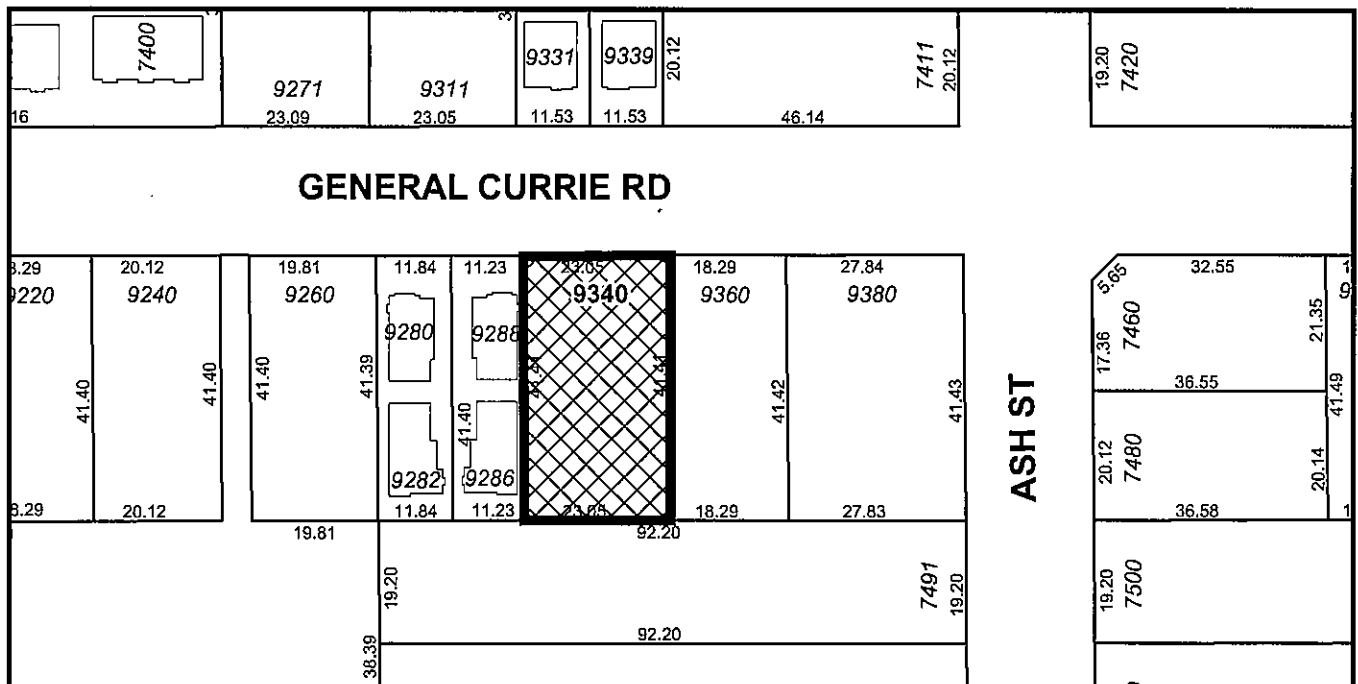
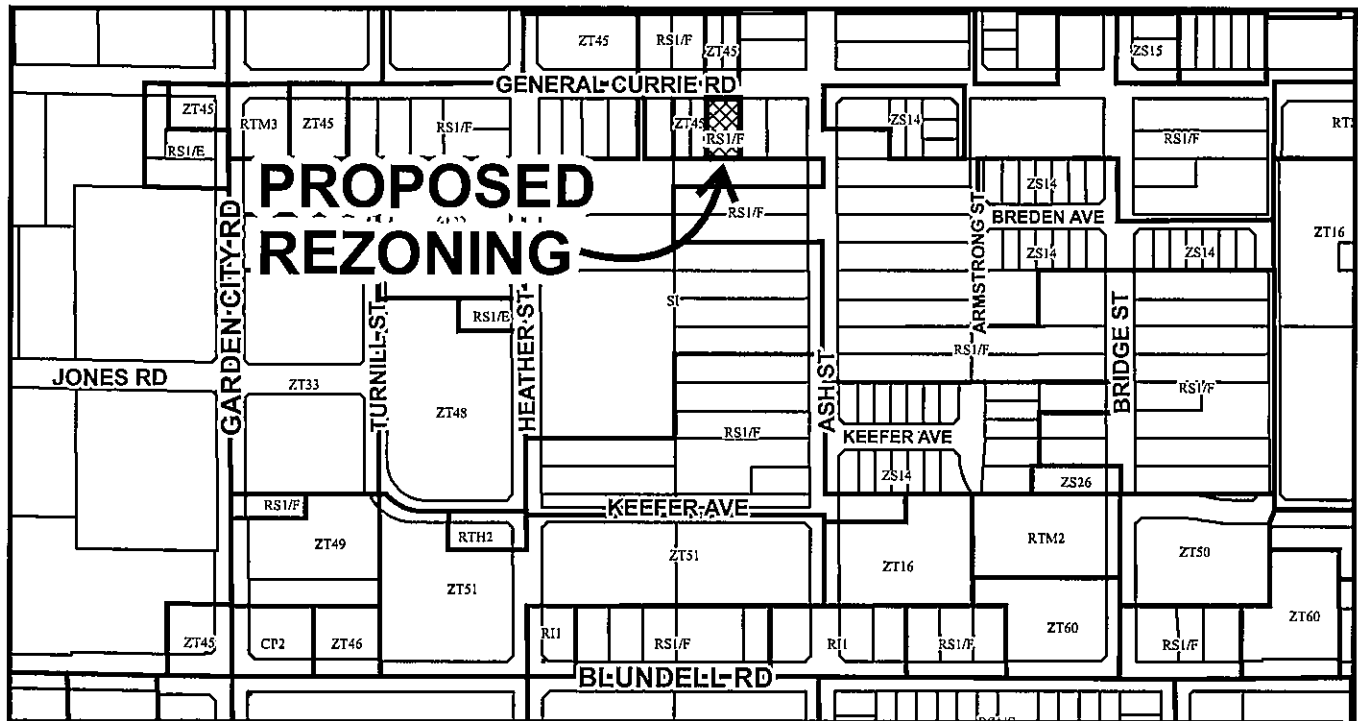
MP:cas

Attachment 1: Location Map and Aerial Photo  
Attachment 2: Development Application Data Sheet

Attachment 3: Preliminary Plans  
Attachment 4: McLennan South Sub-Area Plan Land Use Map  
Attachment 5: Correspondence from Neighbour to City Clerk's Office  
Attachment 6: Letter to Neighbours from the Applicant  
Attachment 7: Notification Area Map  
Attachment 8: Public Information Meeting Summary  
Attachment 9: Written Comments from Neighbours  
Attachment 10: Confirmation Email from Applicant  
Attachment 11: Tree Survey Plan  
Attachment 12: Tree Management Plan  
Attachment 13: Rezoning Considerations



City of  
Richmond



RZ 17-790958

Original Date: 11/16/17

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 17-790958

Original Date: 11/16/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 489





**RZ 17-790958**

**Attachment 2**

Address: 9340 General Currie Road

Applicant: 1116559 B.C.LTD.

Planning Area(s): McLennan South Sub-Area

	Existing	Proposed
<b>Owner:</b>	1116559 B.C. LTD.	No Change
<b>Site Size:</b>	954 m <sup>2</sup> (10,268.8 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single Detached Dwelling	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/F)	Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)
<b>Number of Units:</b>	1	5

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	669.2 m <sup>2</sup>	668.7m <sup>2</sup>	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: Max. 38.3% Non-porous Surfaces: Max. 64.34% Landscaping: Min. 25%	none
Lot Size:	360 m <sup>2</sup>	954 m <sup>2</sup>	none
Lot Dimensions (m):	N/A	Width: 23 m Depth: 41.4 m	none
Setbacks (m):	General Currie: Min. 6 m Rear: Min. 1.2 m Interior Side: Min. 1.2 m	General Currie: 6 m Rear: 4.7 m Interior Side (West): 1.2 m Interior Side (East): 2.5 m	none
Height (m):	12 m	10.3 m	none
Off-street Parking Spaces – Total:	7 (R) and 1 (V)	9 (R) and 1 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Spaces	None permitted for parking area which contains fewer than 31 spaces	4	Variance
Bicycle Parking Spaces – Class 1	7	7	none
Bicycle Parking Spaces – Class 2	1	1	none
Amenity Space – Indoor:	Min. 50m <sup>2</sup> or \$1,600/unit cash-in-lieu	\$8,000 (\$1,600/unit) cash-in-lieu	none
Amenity Space – Outdoor:	30 m <sup>2</sup>	44.3 m <sup>2</sup>	none

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.





DATE	REMARKS
2017/11/01	THE RECEIVED APPLICATION
2018/06/15	FOR CITY COUNCIL
2018/06/15	FOR CITY COUNCIL
2018/11/15	FOR CITY COUNCIL
2018/11/15	FOR CITY COUNCIL
2018/11/15	FOR CITY COUNCIL

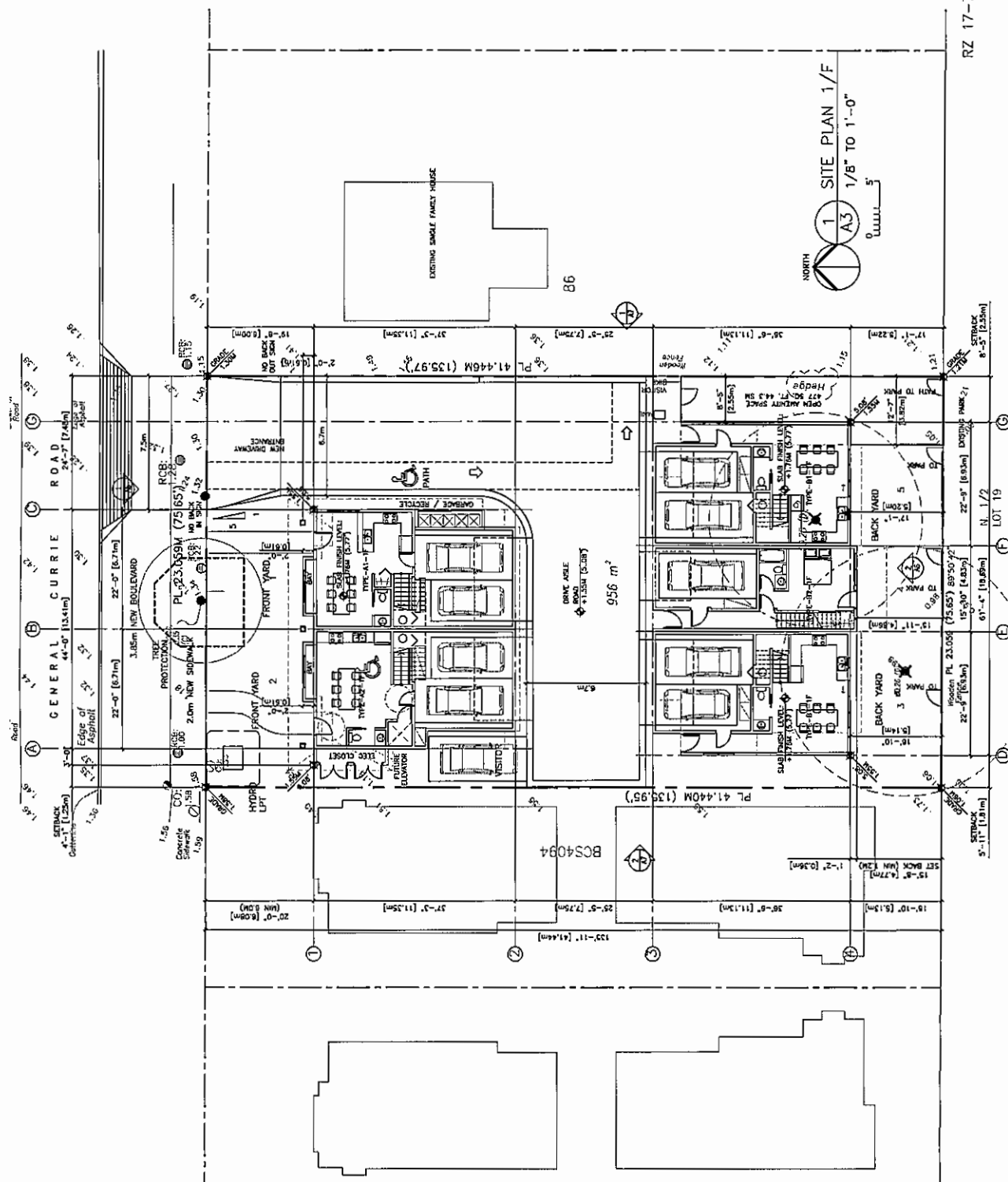
PROPERTY	DATE
2018.06.28	0.25
2018.11.17	0.25
2018.12.20	0.25

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
SITE PLAN (1/F)**

PROJECT NUMBER: 17-11
ISSUED: 3/6/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-11_NEC_180306-12.PWG

## A2

REZONE



RZ 17-790958

ISSUED	DESCRIPTION
1	2017.11.03 FOR MEDICAL APPLICATION
2	2018.06.13 FOR CITY COMMISSION
3	2018.09.28 FOR CITY COMMISSION
4	2018.11.13 FOR CITY COMMISSION
5	2018.03.26 FOR CITY COMMISSION

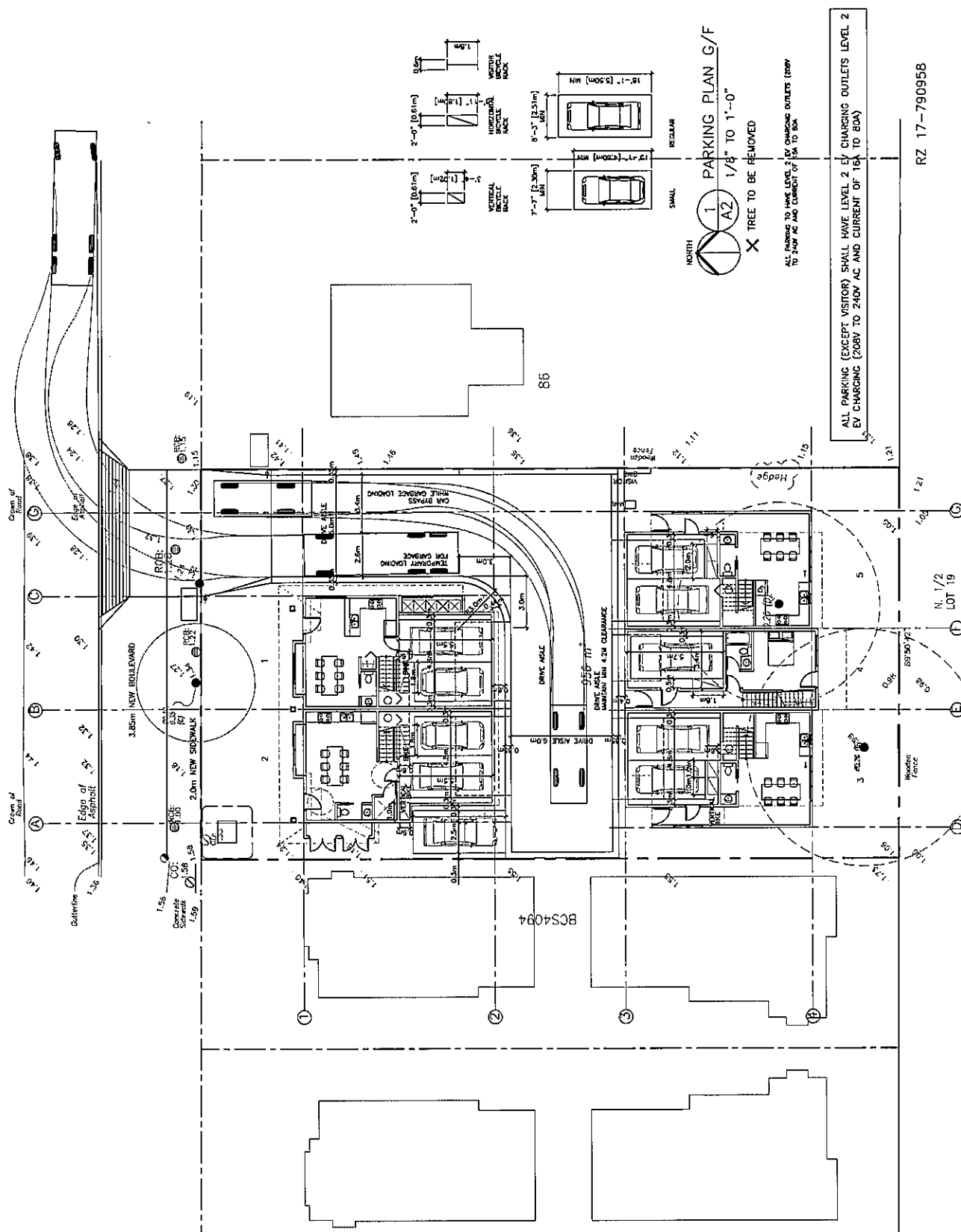
Year	Response to City Council Letter
2018.03.17	8/20 MAILBOX
2018.06.28	8/20 MAILBOX

**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
PARKING PLAN**

PROJECT NUMBER: 17-11  
ISSUED: 3/6/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_NOC\_190306-02.DWG

**A2A**

## REZONE



www.audible.com  
 1-888-252-2529 WITH ACTUAL BALANCE BC  
 09/11/18  
 TEL: (800) 208-2529  
 FAX: (800) 808-2529

INDEX	
1	001/1103 FOR CITY COMPOST
2	001/1103 FOR CITY COMPOST
3	001/1103 FOR CITY COMPOST
4	001/1103 FOR CITY COMPOST
5	001/1103 FOR CITY COMPOST

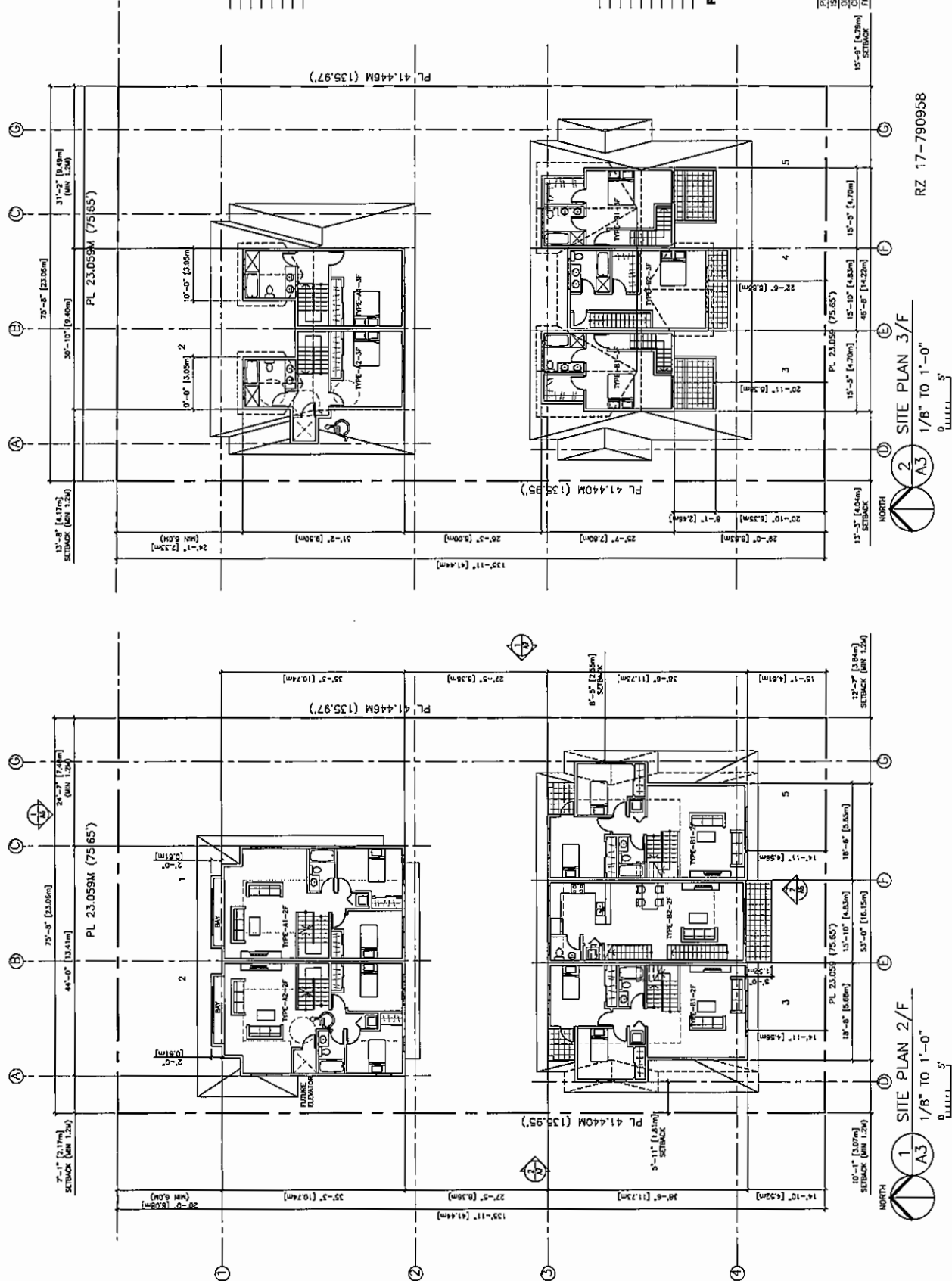
	PERIOD	PERCENTAGE
1	6/27-8/1/07	65.3%
2	8/13-10/1/07	65.0%
3	10/13-11/1/07	65.0%

PROPOSED TOWNHOUSE  
AT 8340  
GENERAL CURRIE RD  
RICHMOND BC  
SITE PLAN (2/F -3/F)

PROJECT NUMBER: 17-11  
ISSUED: 3/6/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_MG2\_190306-RT.DWG

**A3**

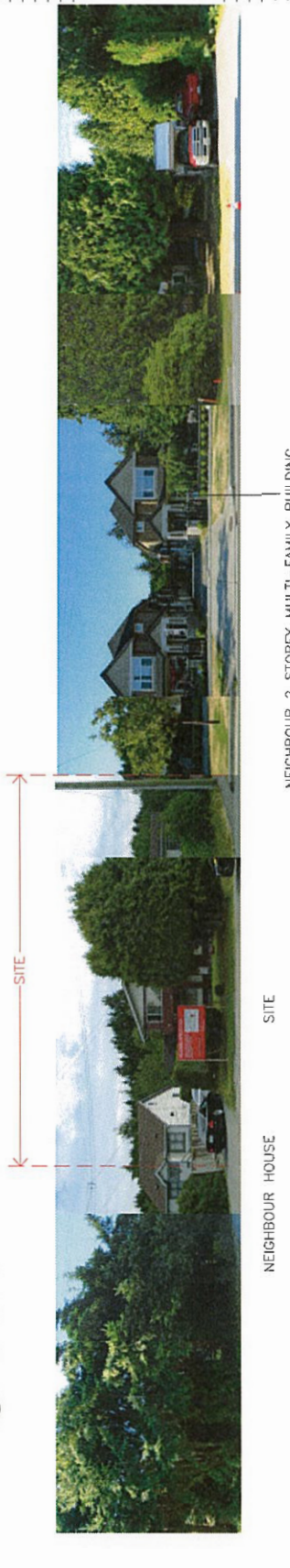
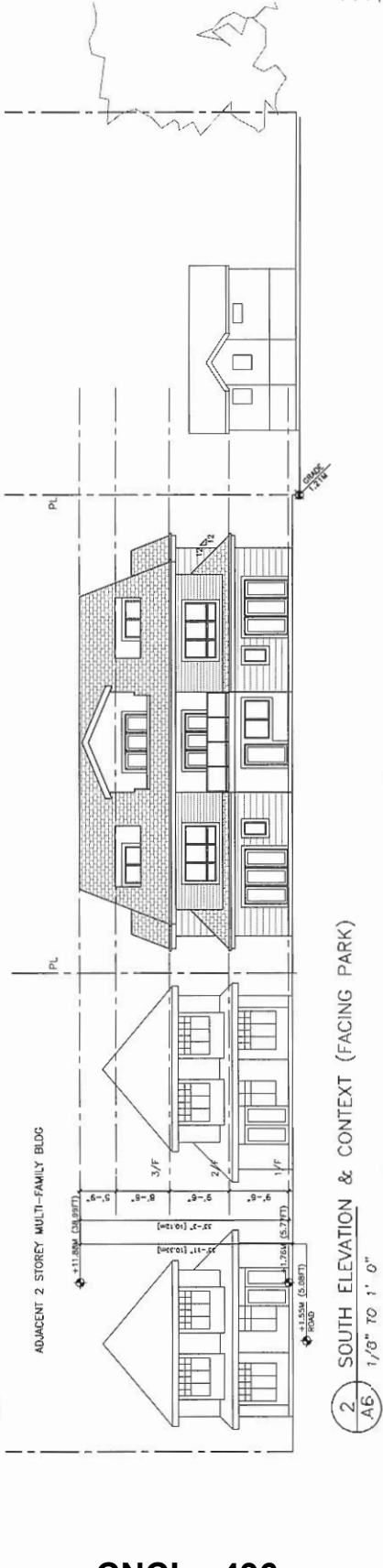
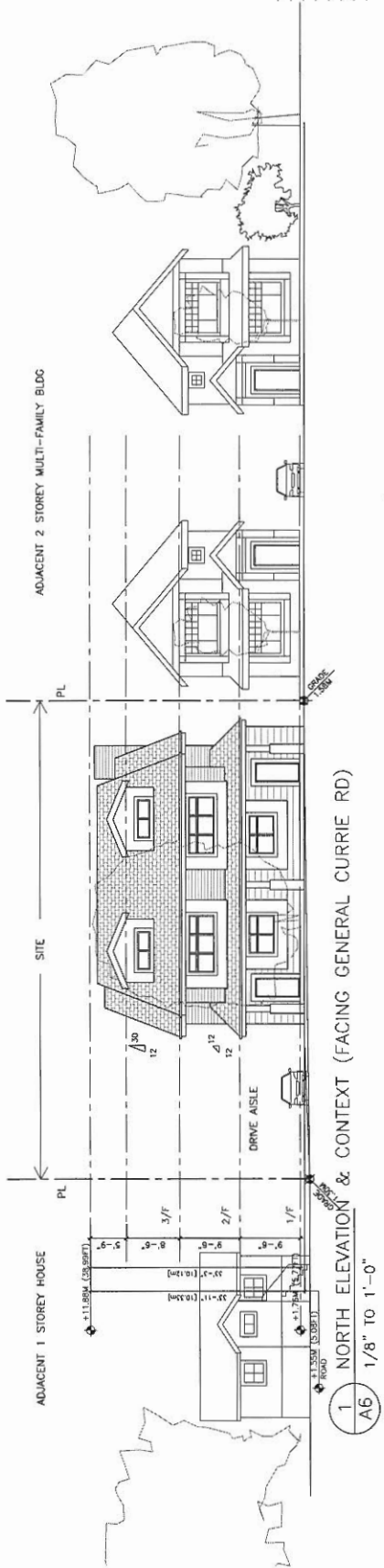
## REZONE



ERIC LAW ARCHITECT

ERIC LAW ARCHITECT  
 2111 24th Street NW  
 Suite 100  
 Calgary, Alberta T2G 2L4  
 Tel: (403) 241-2889  
 Fax: (403) 241-2897  
 eric@ericlawarchitect.com  
 www.ericlawarchitect.com

PROJECT NUMBER: 17-11  
 DATE: 08/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 17-11-MCC-100306-RZ.DWG



ERIC LAW ARCHITECT

ERIC LAW ARCHITECT  
 2111 24th Street NW  
 Suite 100  
 Calgary, Alberta T2G 2L4  
 Tel: (403) 241-2889  
 Fax: (403) 241-2897  
 eric@ericlawarchitect.com  
 www.ericlawarchitect.com

PROJECT NUMBER: 17-11  
 DATE: 08/2019  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 17-11-MCC-100306-RZ.DWG

RZ 17-790958

NEIGHBOUR HOUSE

SITE

CONTEXT PHOTO VIEW FROM GENERAL CURRIE ROAD

NEIGHBOUR 2 STOREY MULTI-FAMILY BUILDING

A6

REZONE

[illegible]

SERVICE	
1 UTILITIES FOR RETIRED APPLICATION	
2 UTILITIES FOR CITY COUNCIL	
3 UTILITIES FOR CITY COUNCIL	
4 UTILITIES FOR CITY COUNCIL	
5 UTILITIES FOR CITY COUNCIL	

	PERIOD	IN RESPONSE TO CITY COUNCIL LETTER
2	2018.03.13	IN RESPONSE TO CITY COUNCIL LETTER
3	2018.11.17	IN RESPONSE TO CITY COUNCIL LETTER
4	2018.06.26	IN RESPONSE TO CITY COUNCIL LETTER

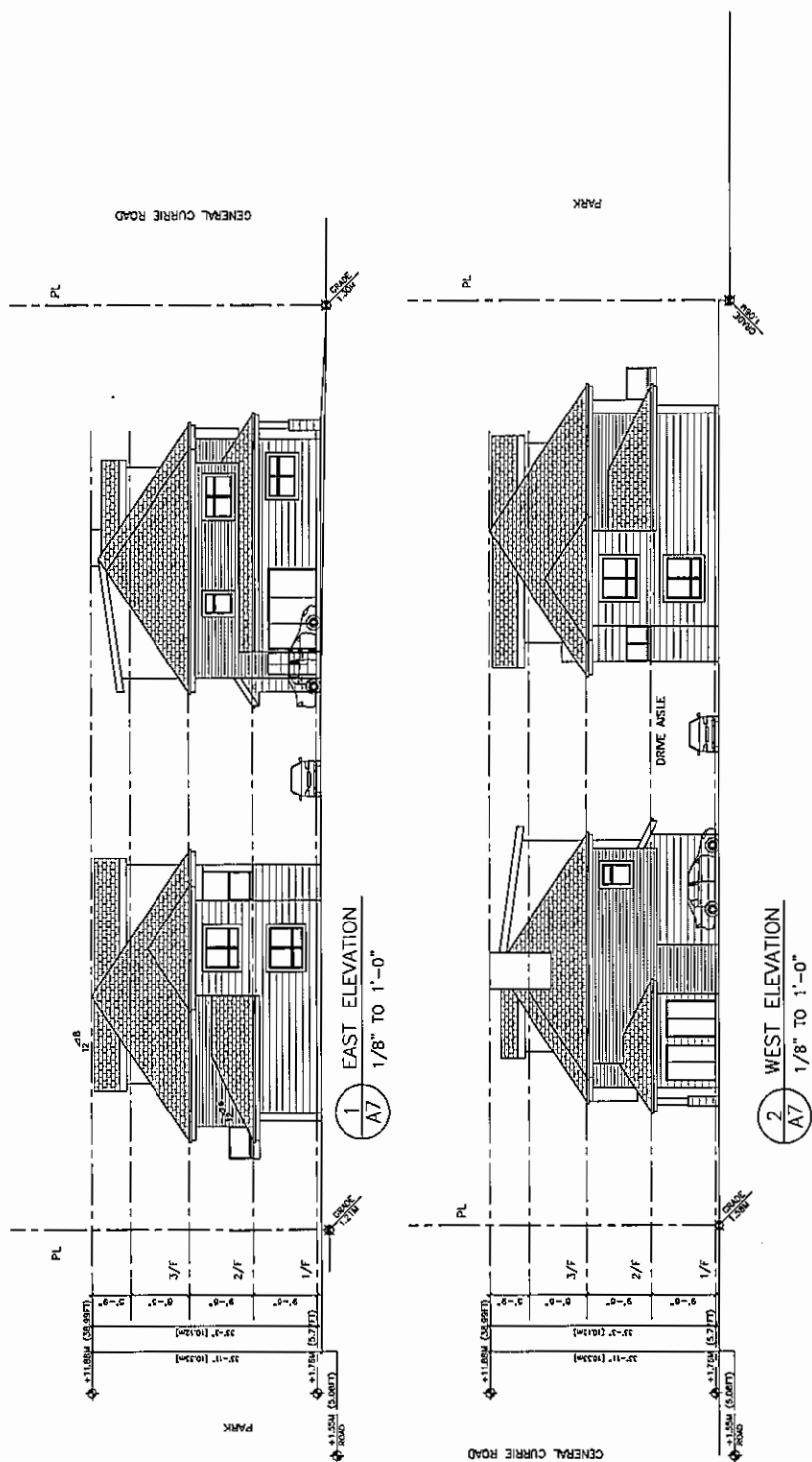
**PROPOSED TOWNHOUSE  
AT 9340  
GENERAL CURRIE RD  
RICHMOND BC  
ELEVATIONS**

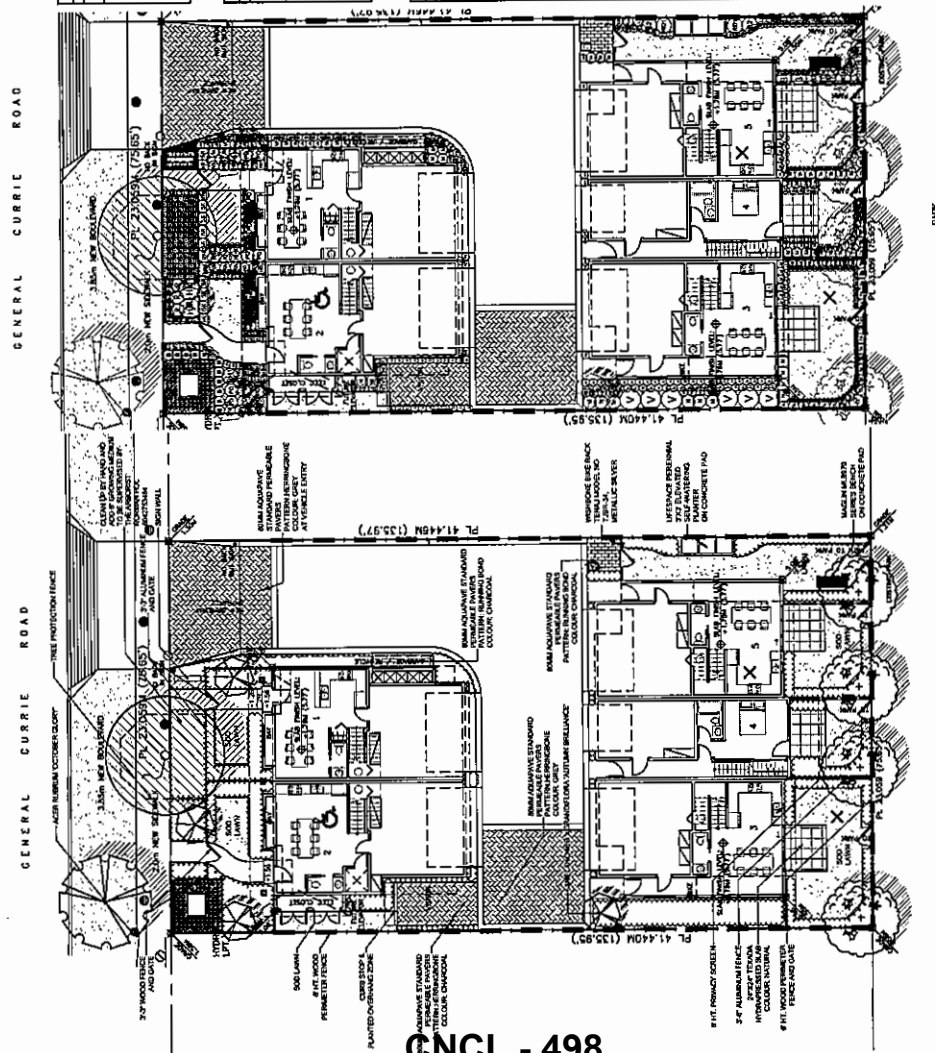
PROJECT NUMBER: 17-11  
ISSUED: 3/6/2019  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 17-11\_MCS\_190306-R2.DWG

A7

REZONE

RZ 17-790958





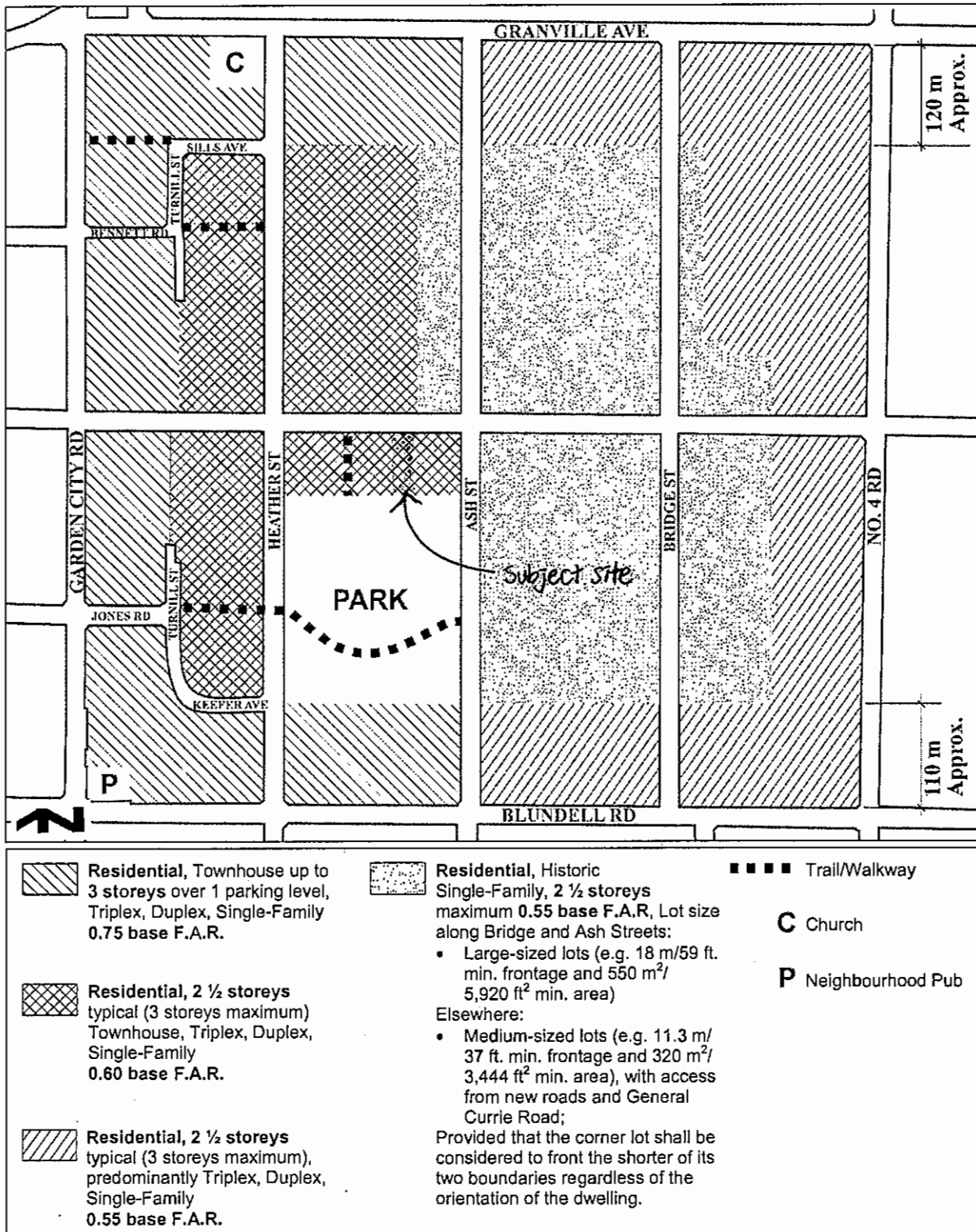
# CNCL - 498

PLANT SCHEDULE - OFFSITE	COMMON NAME	PLANTED NEXT YEAR	PLANT PROJECT NUMBER
1	ACTIN RHYNDACIS QUARTZ		18-006
2	ACTIN RHYNDACIS QUARTZ		
3	ACTIN RHYNDACIS QUARTZ		
4	ACTIN RHYNDACIS QUARTZ		
5	ACTIN RHYNDACIS QUARTZ		
6	ACTIN RHYNDACIS QUARTZ		
7	ACTIN RHYNDACIS QUARTZ		
8	ACTIN RHYNDACIS QUARTZ		
9	ACTIN RHYNDACIS QUARTZ		
10	ACTIN RHYNDACIS QUARTZ		
11	ACTIN RHYNDACIS QUARTZ		
12	ACTIN RHYNDACIS QUARTZ		
13	ACTIN RHYNDACIS QUARTZ		
14	ACTIN RHYNDACIS QUARTZ		
15	ACTIN RHYNDACIS QUARTZ		
16	ACTIN RHYNDACIS QUARTZ		
17	ACTIN RHYNDACIS QUARTZ		
18	ACTIN RHYNDACIS QUARTZ		
19	ACTIN RHYNDACIS QUARTZ		
20	ACTIN RHYNDACIS QUARTZ		
21	ACTIN RHYNDACIS QUARTZ		
22	ACTIN RHYNDACIS QUARTZ		
23	ACTIN RHYNDACIS QUARTZ		
24	ACTIN RHYNDACIS QUARTZ		
25	ACTIN RHYNDACIS QUARTZ		
26	ACTIN RHYNDACIS QUARTZ		
27	ACTIN RHYNDACIS QUARTZ		
28	ACTIN RHYNDACIS QUARTZ		
29	ACTIN RHYNDACIS QUARTZ		
30	ACTIN RHYNDACIS QUARTZ		
31	ACTIN RHYNDACIS QUARTZ		
32	ACTIN RHYNDACIS QUARTZ		
33	ACTIN RHYNDACIS QUARTZ		
34	ACTIN RHYNDACIS QUARTZ		
35	ACTIN RHYNDACIS QUARTZ		
36	ACTIN RHYNDACIS QUARTZ		
37	ACTIN RHYNDACIS QUARTZ		
38	ACTIN RHYNDACIS QUARTZ		
39	ACTIN RHYNDACIS QUARTZ		
40	ACTIN RHYNDACIS QUARTZ		
41	ACTIN RHYNDACIS QUARTZ		
42	ACTIN RHYNDACIS QUARTZ		
43	ACTIN RHYNDACIS QUARTZ		
44	ACTIN RHYNDACIS QUARTZ		
45	ACTIN RHYNDACIS QUARTZ		
46	ACTIN RHYNDACIS QUARTZ		
47	ACTIN RHYNDACIS QUARTZ		
48	ACTIN RHYNDACIS QUARTZ		
49	ACTIN RHYNDACIS QUARTZ		
50	ACTIN RHYNDACIS QUARTZ		
51	ACTIN RHYNDACIS QUARTZ		
52	ACTIN RHYNDACIS QUARTZ		
53	ACTIN RHYNDACIS QUARTZ		
54	ACTIN RHYNDACIS QUARTZ		
55	ACTIN RHYNDACIS QUARTZ		
56	ACTIN RHYNDACIS QUARTZ		
57	ACTIN RHYNDACIS QUARTZ		
58	ACTIN RHYNDACIS QUARTZ		
59	ACTIN RHYNDACIS QUARTZ		
60	ACTIN RHYNDACIS QUARTZ		
61	ACTIN RHYNDACIS QUARTZ		
62	ACTIN RHYNDACIS QUARTZ		
63	ACTIN RHYNDACIS QUARTZ		
64	ACTIN RHYNDACIS QUARTZ		
65	ACTIN RHYNDACIS QUARTZ		
66	ACTIN RHYNDACIS QUARTZ		
67	ACTIN RHYNDACIS QUARTZ		
68	ACTIN RHYNDACIS QUARTZ		
69	ACTIN RHYNDACIS QUARTZ		
70	ACTIN RHYNDACIS QUARTZ		
71	ACTIN RHYNDACIS QUARTZ		
72	ACTIN RHYNDACIS QUARTZ		
73	ACTIN RHYNDACIS QUARTZ		
74	ACTIN RHYNDACIS QUARTZ		
75	ACTIN RHYNDACIS QUARTZ		
76	ACTIN RHYNDACIS QUARTZ		
77	ACTIN RHYNDACIS QUARTZ		
78	ACTIN RHYNDACIS QUARTZ		
79	ACTIN RHYNDACIS QUARTZ		
80	ACTIN RHYNDACIS QUARTZ		
81	ACTIN RHYNDACIS QUARTZ		
82	ACTIN RHYNDACIS QUARTZ		
83	ACTIN RHYNDACIS QUARTZ		
84	ACTIN RHYNDACIS QUARTZ		
85	ACTIN RHYNDACIS QUARTZ		
86	ACTIN RHYNDACIS QUARTZ		
87	ACTIN RHYNDACIS QUARTZ		
88	ACTIN RHYNDACIS QUARTZ		
89	ACTIN RHYNDACIS QUARTZ		
90	ACTIN RHYNDACIS QUARTZ		
91	ACTIN RHYNDACIS QUARTZ		
92	ACTIN RHYNDACIS QUARTZ		
93	ACTIN RHYNDACIS QUARTZ		
94	ACTIN RHYNDACIS QUARTZ		
95	ACTIN RHYNDACIS QUARTZ		
96	ACTIN RHYNDACIS QUARTZ		
97	ACTIN RHYNDACIS QUARTZ		
98	ACTIN RHYNDACIS QUARTZ		
99	ACTIN RHYNDACIS QUARTZ		
100	ACTIN RHYNDACIS QUARTZ		

[illegible][illegible]

City of Richmond

# Land Use Map

 Bylaw 9106  
2015/09/14


**Note:** Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



**Park, Minhee**

---

**From:** CityClerk  
**Sent:** Thursday, 3 May 2018 16:00  
**To:** 'willie huang'  
**Subject:** RE: Inquiry for objection against rezoning application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

This application is currently with staff in the Planning and Development Division. Minhee Park, Planner 1, may be reached at 604-276-4188.

You may correspond with her regarding your objection.

If you have any other questions, please feel free to contact me.

Thank you,  
 Hanieh

Hanieh Berg | Legislative Services  
 City Clerk's Office | City of Richmond  
 6911 No. 3 Road, Richmond, BC V6Y 2C1  
 Direct (604) 276-4163 • Fax (604) 278-5139

**From:** willie huang [<mailto:huang.h.willie@gmail.com>]  
**Sent:** Tuesday, 1 May 2018 22:24  
**To:** CityClerk  
**Subject:** Re: Inquiry for objection against rezoning application

Dear Clerks Staff:

Here is the associated information for the rezoning application which we are objecting to. If you need more information, feel free to contact me. Sincerely

10	15	4	5	17	790926-000-00-012	Staff Review	Rezoning	1116558 BC Ltd	Eric Law Archival Inc. 204005-2090
									Eric Law
1116558 BC Ltd has applied to the City of Richmond to rezone 1140 Central Curve Road from Single Family (R1) to a new use (Zone R2) to provide housing for the middle class and to provide for the future of the area.									1140 Central Curve Rd

On Tue, May 1, 2018 at 10:37 AM, CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)> wrote:

Hello,

This is to acknowledge and thank you for your email.



Can you please provide a bylaw number or rezoning number associated with the project?

Thank you,

Hanieh

Hanieh Berg | Acting Manager, Legislative Services

City Clerk's Office | City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

---

**From:** Lum,Robert  
**Sent:** Tuesday, 1 May 2018 08:56  
**To:** CityClerk  
**Subject:** FW: Inquiry for objection against rezoning application

Hi Clerks staff:

Could you please provide response to Mr. Huang regarding the process for objecting a rezoning as stated below?

Thanks,

Robert

**From:** willie huang [<mailto:huang.h.willie@gmail.com>]  
**Sent:** Tuesday, 1 May 2018 00:04  
**To:** Lum,Robert  
**Subject:** Inquiry for objection against rezoning application

To Whom it may concern,

I am writing to inquire about the process or method to object against a rezoning application in my neighbourhood. I am wondering who to write the letter to and if there is any specific formats to follow (we have multiple neighbours willing to sign to object against a rezoning application)

/sincerely

**NOTICE: PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD**

December 11, 2018

Dear Neighbour,

We would like to invite you to an open house to share information about our proposed townhouse development at **9340 General Currie Road** and obtain your feedback. We would like to identify any comments or questions you may have in order to address them early in the process.

We have submitted a rezoning application for 5 townhouses to the City of Richmond for **9340 General Currie Road**.

This development will be built according to the city's regulations under a specific ZT45 zoning. There will be total of 5 townhouse units with total of 9 parking spots and 1 visitor parking. There will be two buildings with 2 units at front and 3 units at back building, and each townhouse unit will have 3 bedrooms with 2 and a half bathrooms.

**OPEN HOUSE MEETING to be held at:**

**#550 – 9100 Blundell Road, Richmond BC V6Y 2N9**

**Time: 6 pm to 8 pm**

**Date: December 19, 2018**

Included in the envelope is a preliminary plan of this project and a 3D rendering so you can see what the townhouses will look like.

If you cannot make it in person, you can send your comments directly to [9340generalcurrieroad@gmail.com](mailto:9340generalcurrieroad@gmail.com) or Mail your comments to our address below.

**Ajit Thaliwal**  
**#2240-4871 Shell Rd. Richmond BC V6X 3Z6**

Your thoughts, comments, questions and time are greatly appreciated. We do need your comments by January 11, 2019.

**City Contact**  
**Minhee Park, Planner 2**  
**Policy Planning Department**  
**City of Richmond**  
**Tel. (604) 276-4188**  
[mpark@richmond.ca](mailto:mpark@richmond.ca)

Sincerely,



**Ajit Thaliwal**  
**1116559 BC LTD**  
**#2240-4871 Shell Rd**  
**Richmond BC V6X 3Z6**  
**t: 604-727-5166**  
**f: 604-304-0428**  
[9340generalcurrieroad@gmail.com](mailto:9340generalcurrieroad@gmail.com)

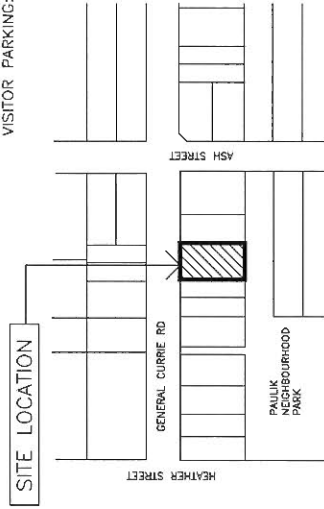
## 9340 General Currie Road - 3D Rendering of The 5 Units Townhouse Development



# PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD, RICHMOND, BC

## PROPOSED

- |                       |   |
|-----------------------|---|
| (1) FLOOR AREA RATIO: | 0.7<br>7198 SF GROSS FLOOR AREA   |
| (2) NUMBER OF UNIT:   | 5 UNITS   |
| (3) SITE COVERAGE:    | 38.3%   |
| (4) BUILDING HEIGHT   | BUILDING HEIGHT - 10.33M  |
| (5) SETBACK           | FRONTYARD FACING GENERAL CURRIE - 6.0M (19'8")<br>EAST SIDEYARD - 2.57M (8'5")<br>WEST SIDEYARD - 1.25M (4'1")<br>REAR YARD - 4.77M (15'8") |
| (6) PARKING           | RESIDENTIAL PARKING:<br>5 REGULAR PARKING<br>4 SMALL PARKING<br>TOTAL = 9<br><br>VISITOR PARKING: 1 REGULAR                                 |

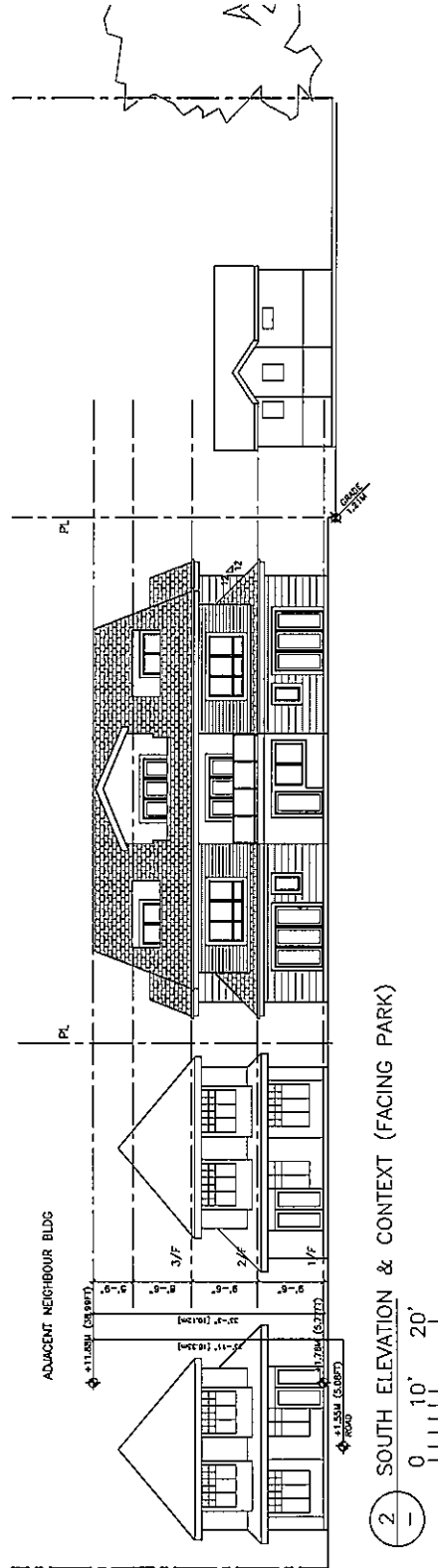
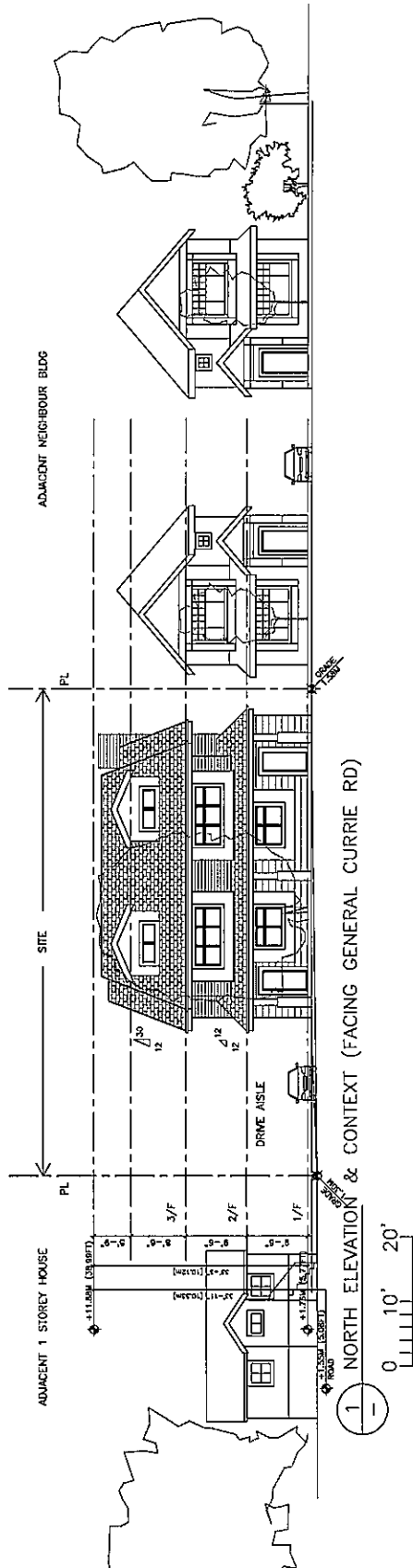


11/27/2018







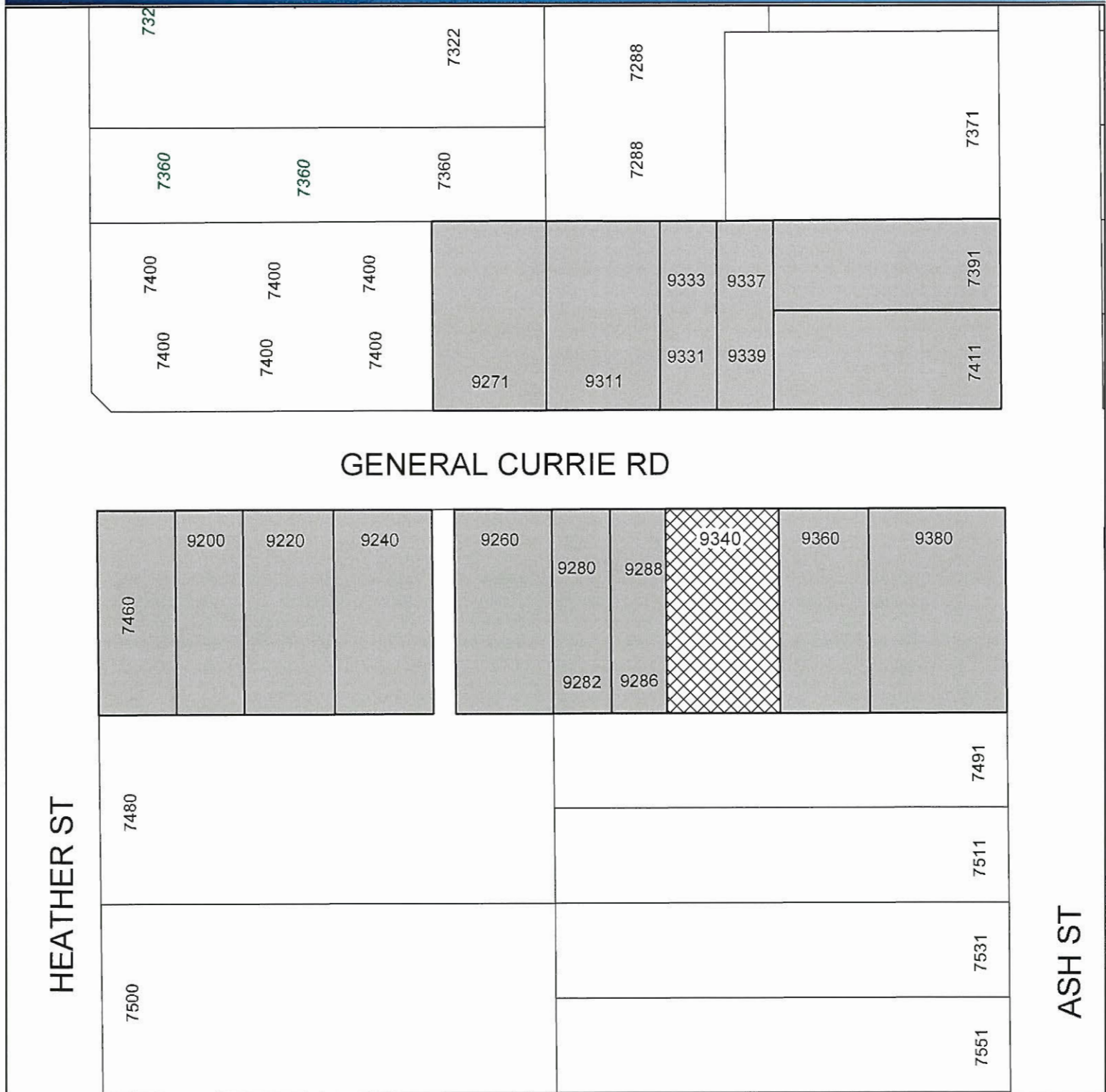


11/27/2018





11/27/2018

**Legend**

-  Subject Property
-  Notified Properties
-  Parcels

**Note:**

The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.

Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.

This IS NOT a legal document, and is published for information and convenience purposes only.

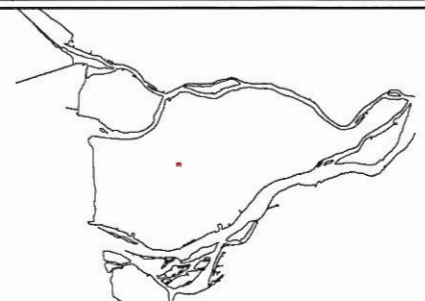
© City of Richmond, 2019. All rights reserved. Not to be reproduced or distributed without permission.



1:1,098

City of  
Richmond

CNCL 510



Park,Minhee

---

**From:** Ajit Thaliwal <ajitt@sutton.com>  
**Sent:** Thursday, 20 December 2018 16:56  
**To:** Park,Minhee  
**Cc:** Raman Kooner  
**Subject:** FW: 9340 General Currie Rd - Open House Meeting Dec 17. 2018  
**Attachments:** 20181219\_180157.jpg; 20181219\_180202.jpg; 20181219\_180011.jpg; 20181219\_180017.jpg; 20181219\_181403.jpg; 20181219\_181007.jpg; 9340 General Currie Rd - Open House Meeting Sign Up Sheet.pdf

Hello Minhee

In respect to the open house meeting we had last night.

We had total of 3 groups attend

1. Neighbour to the east attended with his wife, they were very comfortable with the project, just wanted to make sure we put a fence up for their privacy. We agreed
2. Cindy – lives few doors to the west she did not have any issues with our site/project and wanted know if her site would get the same zoning also.
3. Sharon from 7411 Ash Street – she did not have any issues with the development in general asked about timeframe and was more concerned about the landscaping and tree planting on the site. We advised that we would consult her on this aspect once the landscape architect has given us a drawing and she was happy to hear this.

Please find attached some pics of last nights open house and sign in sheet for your records.

Thanks  
Ajit

9340 General Currie Road - Open House Sign Up Sheet				
	Home Owner Name	Address	Phone	Email
1	Michael Schroeder	9360 Gen. Currie	604-244-5855	
2	Sharon MacGowan	7411 Ash street	604.618-8866	
3	Cindy Miller	9260 General Currie	604 278-1644	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

**Park,Minhee**

---

**From:** Mark Thompson <mr.lark@gmail.com>  
**Sent:** Saturday, 29 December 2018 22:56  
**To:** Park,Minhee  
**Cc:** 9340generalcurrieroad@gmail.com  
**Subject:** Re: 9340 General Currie Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,  
 thanks for your reply about the rezoning of this property and the opportunity to further discuss the application.

I now have had the chance to review the drawings of the proposed complex and have a couple of comment/questions. First, the height of the new building seems considerably higher than the neighbours' homes (and mine). That does seem to be out of character for this small area of the neighbourhood.

Second, there are five homes proposed. Again, this seems to be out of character for this area. The neighbouring complex to the west has only four residences. Where I live at 9331-9339 General Currie, we have only four homes. To effectively "cram" five residences where the surrounding homes have only four creates crowding issues, parking problems, and smaller things like a lot of extra garbage/recycling boxes weekly. Even now, with the existing house which is rented-likely 4-6 tenants, parking problems have been created despite that the driveway has room for three or four cars. I can imagine much bigger problems if five homes are permitted with 2-3 cars per residence.

Thank you for listening to my concerns,

Mark Thompson

On Wed, 19 Dec 2018 at 08:44, Park,Minhee <[MPark@richmond.ca](mailto:MPark@richmond.ca)> wrote:

Hi Mr. Thompson,

Thanks for your email.

The rezoning application is still under staff review, and the applicant is trying to obtain input from neighbours early in the application process.

If you need more information about the application or have any questions, I would be more than happy to meet with you early in the new year. Also, I encourage you to send me your comments by email if you have any comments.

Please feel free to contact me to set up a meeting or obtain further information regarding the proposed development. Thank you.

Minhee Park, Planner 2  
 Policy Planning Department

City of Richmond  
Tel. (604) 276-4188  
Fax. (604) 276-4052

-----Original Message-----

From: Mark [mailto:[mr.lark@gmail.com](mailto:mr.lark@gmail.com)]  
Sent: Tuesday, 18 December 2018 18:58  
To: [9340generalcurrieroad@gmail.com](mailto:9340generalcurrieroad@gmail.com)  
Cc: Park, Minhee  
Subject: 9340 General Currie Road

Gentlemen,

I reside at 9337 General Currie Road, Richmond, B.C. V6Y 1M7. I just received notice of this meeting yesterday together with various diagrams relating to the proposed project.

As much as I would like to attend the open house, I will be unable to because of the short notice and other commitments for that evening.

Thank you,

Mark Thompson

## **Park,Minhee**

---

**From:** Sharon MacGougan <sharonmacg@telus.net>  
**Sent:** Friday, 11 January 2019 16:57  
**To:** Park,Minhee  
**Subject:** 9340 General Currie Road

### **PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD    January 11, 2018**

Submitted by:  
Sharon MacGougan  
President, Garden City Conservation Society and resident of 7411 Ash Street  
C. 604.618-8866

#### **Process:**

Having the opportunity to meet with the developer early on in the process is a wonderful one! I'm hoping that this becomes a standard requirement because it fosters respect and better understanding on both sides. Well done!

These are some of the comments I made to developers at the Open House they facilitated on December 19, 2018.

#### **RESPECT FOR THE NEIGHBOURHOOD**

##### **Bird Habitat:**

I advised the developer that the city boulevard (close to and across from their site) is designated bird habitat. There is a City of Richmond Adopt-a-Bird Habitat "for the love of birds" sign at the corner of Ash and General Currie Roads. Half of my property and the city's boulevard next to my property are trees and lower growth.

I have asked the developer to respect this area and please ensure that their various work crews do not dump garbage here.

I suggested providing a garbage can for employee use and ensure that ALL workers use it.

##### **Ecology:**

I suggested that the developer plant native to BC species of trees and plants on their site. Please no palm trees, banana trees, palm plants or other non-native species. We have lost a lot of native ecology through development in our area and it is almost universally not being replaced.

##### **Accessibility:**

It is neighbourly for the developer to be easily accessible in case of problem AND respond/rectify in a reasonable amount of time.

##### **Time-lines:**

I suggest that development completes in a reasonable amount of time.

Is the developer running simultaneous developments? What this means for a neighbourhood is that the disruption is dragged out for years (in multiple neighbourhoods).

##### **Fencing:**

The faux brick concrete pillar fencing style is unfriendly and leaves less space for planted material. I am happy to supply photos of "friendlier" fencing with hedge examples from my neighbourhood, when appropriate.

**Park,Minhee**

---

**From:** Raman Kooner <ramankooner@gmail.com>  
**Sent:** Monday, 3 June 2019 08:39  
**To:** Park,Minhee  
**Subject:** 9340 General Currie Road

Hi Minhee

Just wanted to follow up your phone call with an email.

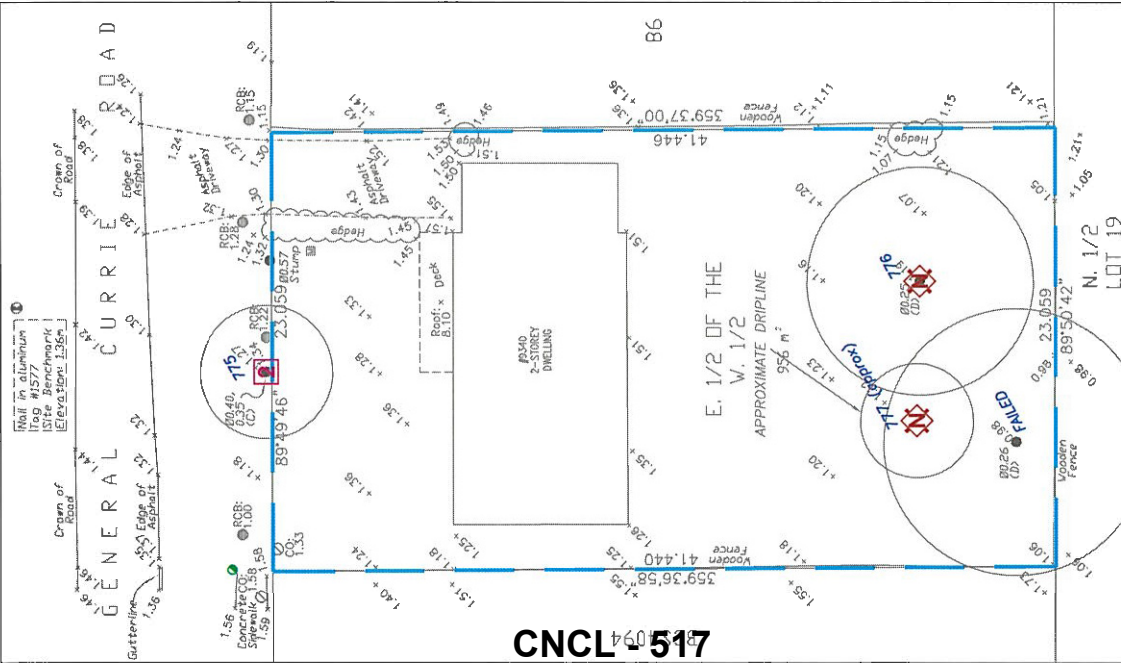
We had tried to approach the neighbors to purchase their property some time ago through a realtor Steve Baker, he had gone to their residence on at least 2 maybe 3 different occasions. I believe you already have the contracts and some voice notes from Mr.Baker. Ajit had also talked to them on a different occasion and brought up them potentially selling the property to us. The neighbors at 9360 (right next door) are the relatives of the owner of both adjacent properties who lives at 9380 General Currie, I believe it is her son that lives next door. They did actually expressed interest but the mother, whom is the owner of both properties did not want to sell at the current time, they were very nice and complimentary of the development. They had some requests of us to help them out with their fencing and potential driveway location, and we have addressed their concerns.

If you need anything further please let us know.

Thank You

Raman Kooner  
#2240-4871 Shell Rd  
Richmond BC, V6X 3Z6  
o: 604.273.3155  
c: 604.825.4433  
f: 604.304.0426  
e: [ramankooner@gmail.com](mailto:ramankooner@gmail.com)





**Tree Inventory Legend:**

Tag/ID denotes the serial numbered aluminum tag affixed to the tree or a reference ID as referenced in report and on drawing.  
Loc denotes the ownership of trees based on the survey and project plans provided;  
On denotes On-Site Tree, Off denotes private Neighbour Tree, Shared denotes Joint Ownership Tree (details in comments section) City denotes Street Tree or tree within proposed Park or ESA

Survey denotes tree is surveyed or not (Y/N)  
Dbb denotes the diameter of the trunk measured in cm, at 1.4 m above grade or to arboricultural standards (i.e. below scaffold union). If multiple stems attach at or below the root crown, only the largest stem is shown.

Ht denotes the height of the tree in metres as measured or estimated by the assessor.  
Spr denotes the spread RADIUS of the branches and foliage (dripline) in metres as measured or estimated by the assessor.

Suitability is the suitability for retention considering the condition, tolerance and other factors based on the general land use proposed; U denotes Unsuitable, M denotes Marginal, S denotes Suitable

Value is the assessor's opinion of the location, contribution and functional landscape amenity that the tree provides to the proposed land use; L denotes Low, M denotes Medium, H denotes High

Priority denotes a numerical rating assigned for tree retention planning consideration only, considering suitability and value. See tree assessment drawing and report for further context. Comments are restricted to only a brief summary describing over defects or noteworthy growing condition observations.

Action denotes proposed treatment in context to the current project design; RETAIN, REMOVE or PROTECT. Shared and Off-Site trees proposed as REMOVE require owner consent. CPZ and RPZ are assigned setbacks for Crown and Road protection. Together, these form the tree protection zone. A working space setback (WSS) applies to the tree protection zone.

Tag/ID	Loc	Survey	Common name (Botanical)	Dbb	Ht	Spr	Suitability	Value	Priority	Comments	Action	Rationale	CPZ	RPZ
775	CITY	Y	Western redcedar (Thuja plicata)	36	6	3	M	N/A	M	Twin stems joining at the root crown. • Topiary created through regular topping and shear pruning to a hedge like form.	PROTECT	City tree.	4	
776	ON	Y	Cherry (Prunus sp.)	20	7	3	U	M	NIL	Leans south due to a partial root mat failure in progress.	REMOVE	Condition		
777	ON	Y	Black walnut (Juglans nigra)	20	10	3	U	M	NIL	• Topped at 6 m above grade with small replacement leaders and excessive epicormic growth as a response, indicative of health stress. • The tree has limited remaining life, is not well suited to long term retention and is proposed to be removed.	REMOVE	Condition		
FAILED TREE	ON	Y	Apple (Malus sp.)	26			U	L	NIL	Historically failed and in contact with the ground.	REMOVE	Condition		

**LEGEND-TREE ASSESSMENT AND VIABILITY:**

- 1 denotes TAG NUMBER or ID REFERENCE
- 2 denotes PRIORITY 1 tree SUITABLE for preservation (retainable & design can accommodate it)
- 3 denotes PRIORITY 2 tree MARGINAL for preservation (possible candidate subject to design and other conditions)
- 4 denotes PRIORITY 3 tree UNSUITABLE CONDITION (not viable for retention)
- 5 denotes OFF-SITE tree (based on municipal bylaw)
- 6 denotes OFF-SITE tree (requires protection or approval from city/owner before removing)
- 7 denotes OPTIMAL TREE PROTECTION SETBACK (for planning and design consideration)
- 8 denotes 4 TIMES DBH SETBACK (for reference only - not a specification)

**APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1**

acigroup.ca

**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 1V4 604 275 3181

PROJECT: TOWNHOUSE DEVELOPMENT  
ADDRESS: 9340 GENERAL CURRIE RD RICHMOND BC  
CLIENT: AJIT THALIWAL  
CITY REF: 17268  
PLOT SIZE: 11'X17' REV #: 1 DATE: MAY 29, 2019

**TREE ASSESSMENT DETAIL**

**DRAWING USE AND COORDINATION:**

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professional) for accurate locations and dimensions of the features indicated on this drawing. The client or their consultants are responsible for the accuracy of the information and drawings provided. The client or their consultants are responsible for the accuracy of the information and drawings provided.
- Arbortech Consulting Ltd. is not responsible for the accuracy of the information and drawings provided by the client or their consultants. It is the responsibility of each design professional to understand and review the final protection measures and determine any conflict. If a conflict is identified, the design professional and/or the client should bring these to the attention of the project architect from the office to review and resolve.
- Protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes to the municipality requests should be brought to the attention of the project architect from the office.
- Some existing trees may not be shown on this drawing (i.e. understorey or below exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to delineate the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Any trees shown to be removed or protected are to remain on site, unless otherwise directed by the owner.
- Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
- Certain tree removals in proximity of related trees or power lines may require assistance from a suitably qualified professional, such as, but not limited to:
  - SA Certified Arborist (tree removal, logging, pruning and other tree service work) working to ANSI A300 and ANSI Z133
  - Standard and Best Management Practices.
  - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

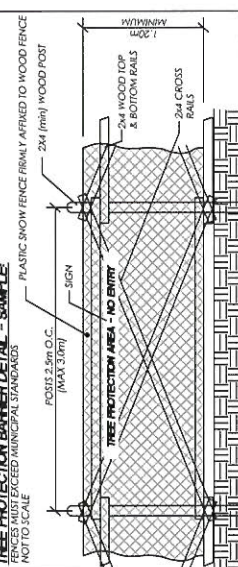
**LEGEND-TREE MANAGEMENT FOR PROJECT:**

See arborist report for further details.

- denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures required)
- denotes REMOVAL tree (permit or approvals required)
- denotes REMOVAL tree for HIGH RISK MITIGATION (permit or approvals required)
- denotes OFF-SITE tree (requires protection or approval from city/owner before removing)

**LEGEND-TREE PROTECTION:**

- denotes WHIPPING EQUIPMENT relative to the Environmental Sensitive Area adjacent tree to free (center of trunk). See below for root protection zone.
- denotes CROWN PROTECTION ZONE - CPZ
- denotes EXCLUSION ZONE - no other encroachment of buildings to within 1.0m min)
- denotes ROOT PROTECTION TONE - RPZ
- This is the minimum clearance for TREE PROTECTION BARRIERS
- denotes WORKING SPACE STAKE (WSS) to 1.5m offset from RPZ and on-site supervision by the Project Arborist
- denotes INTERNAL BARRIER ALIGNMENT to be installed until certain specified works are completed (subject to arborist supervision and as noted and detailed herein and in arborist report)

**TREE PROTECTION BARRIER DETAIL - SAMPLE:****TREE PROTECTION ZONE RESTRICTIONS:**

- Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the Project Arborist.
- No soil disturbance of any scope or to any depth for cut or fill, including but not limited to: trenching, shipping, or off-site disposal, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.
- No damage or operation of machinery, trucks, vehicles or equipment (including placement of over-burden, etc.) within the RPZ (CPZ, RPZ and/or WSS).
- No removal or use of any tree or branch within the RPZ (CPZ, RPZ and/or WSS) without the written approval of the Project Arborist.
- No use of soil, rock, or other material within the RPZ (CPZ, RPZ and/or WSS) without the written approval of the Project Arborist.
- No use of concrete, stucco, drywall, paint, or other potentially harmful materials.
- No placement of temporary structures or services.
- No affixing of lights, signs, cables or any other device to retained trees.
- No use of any equipment or machinery within the RPZ (CPZ, RPZ and/or WSS) without the written approval of the Project Arborist.
- Tree service firm employing SA Certified Arborist and working to ANSI A300 and ANSI Z133 Standards.

**APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2**

ocdgroup.ca

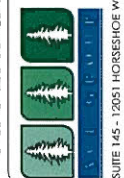
PROJECT: TOWNHOUSE DEVELOPMENT

ADDRESS: 9340 GENERAL CURRIE RD RICHMOND BC

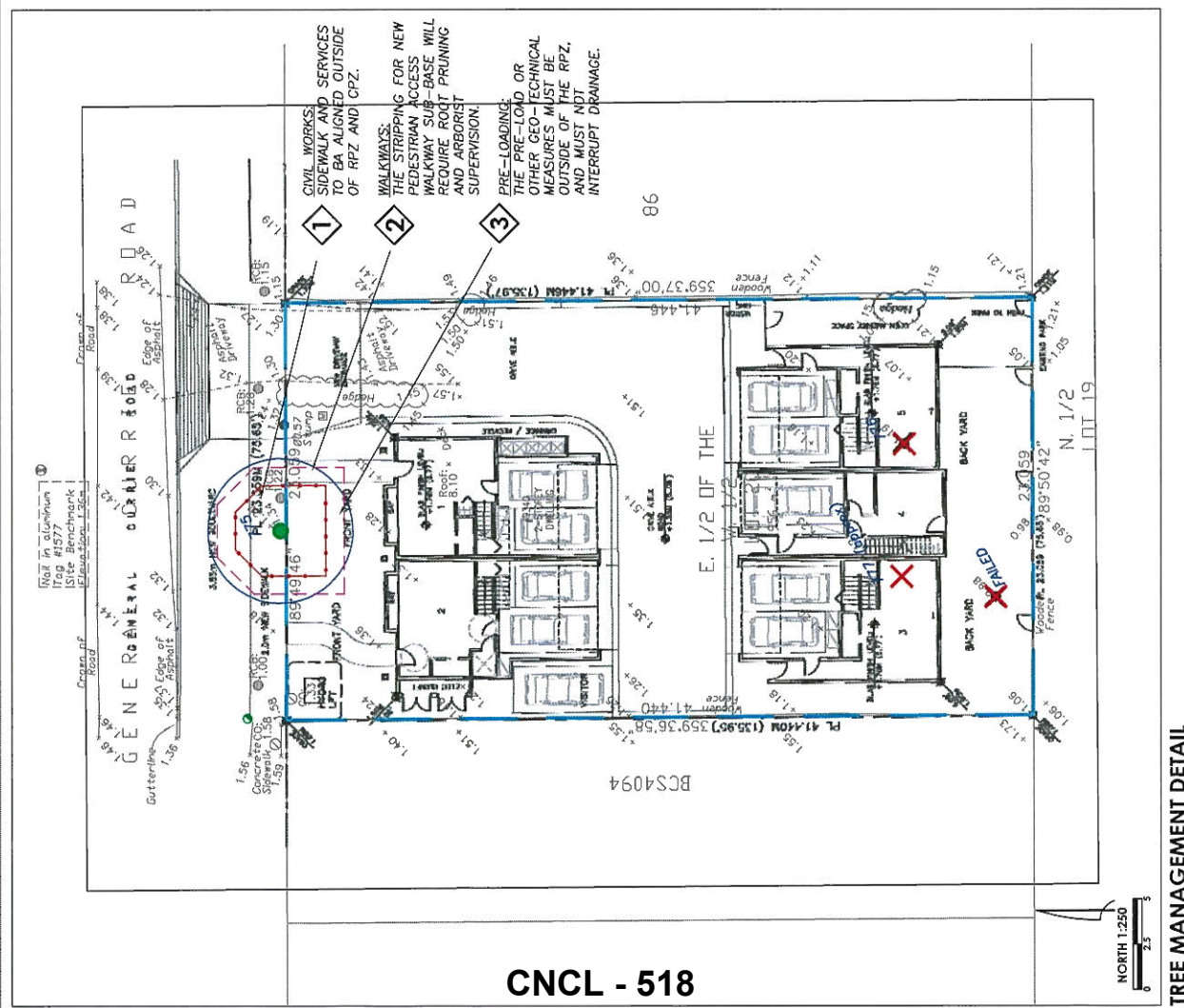
CLIENT: AJIT THALIWAL

CITY REF: 17268

PLOT SIZE: 11'x17' REV # 2 DATE: MAY 29, 2019



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 9484







**Address:** 9340 General Currie Road

**File No.:** RZ 17-790958

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10048, the developer is required to complete the following:**

1. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
2. Registration of a flood indemnity covenant on title.
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$2,600 for one tree located on the City property to be retained. The security is release upon a satisfactory report by a Certified Arborist after the completion of the construction.
5. Registration of a cross-access easement, Statutory Right-of-Way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of the future development to the east. Language should be included in the SRW document that the City will be not responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a cross-access easement, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, to allow sharing of the outdoor amenity space on the subject site in favour of the neighbouring future development to the east.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$61,225.5) to the City's affordable housing fund.
8. Contribution of \$8,000 (\$1,600 per dwelling unit) in lieu of on-site indoor amenity space.
9. City's acceptance of the developer's offer to voluntarily contribute a total of \$8,500 towards the upgrade of the pedestrian signals to install Audible Pedestrian Signal (APS) in the neighbourhood as follows:
  - a) \$5,000 for the upgrade of signalized crosswalk infrastructure at the intersection of Ash Street and Blundell Road (Account: 3550-10-556-55134-0000); and
  - b) \$3,500 for the upgrade of special crosswalk infrastructure at the intersection of General Currie Road and Garden City Road (Account: 3550-10-556-55131-0000).

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the six (6) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m

**Prior to Development Permit\* Issuance, the developer must complete the following requirements:**

1. Submission of a landscape security based on 100% of the cost estimate provided by the landscape architect.

**Prior to Demolition Permit\* Issuance, the developer must complete the following requirements:**

1. 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. Tree protection function must be installed to City standard in accordance with the City's Tree Protection information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

**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. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure and frontage improvements. 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. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there is 308.0 L/s of water available at a 20 psi residual at the General Currie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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 Stage building designs.
  - ii) Provide a right-of-way for the water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City is to:
  - i) Cut, cap and remove the existing water service connection and meter.
  - ii) Install a new water service connection, complete with metre and metre box. The metre is to be located on-site in a right of way.

Storm Sewer Works

- a) At Developer's cost, the City is to:
  - i) Cut, cap, and remove the three existing storm connections and inspection chambers to the development site. The storm inspection chamber located within the tree protection zone may be considered for abandonment instead of removal, subject to suitability.
  - ii) Install a new storm connection, complete with inspection chamber, to serve the proposed development.

Sanitary Sewer Works

- a) At Developer's cost, the City is to:
  - i) Cut, cap, and remove the existing sanitary connection and inspection chamber to the development site. The cap shall be made at the wye into the adjacent lot's service connection, to ensure that the lot directly west of 9340 General Currie Road remains in service.
  - ii) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements

- a) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.

- (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (3) To underground overhead service lines.
  - (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) 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 statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings (if applicable), and registered prior to SA design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
- ii) Review street lighting levels along the General Currie Road frontage, and upgrade as required.
  - iii) Provide other frontage improvements as per Transportation's requirements including:
    - (1) Curb-to-Curb Road works
      - Provide 8.5 m wide pavement along the development frontage to meet local road design standards. The centre line of the 8.5 m wide pavement is to be consistent with the centre line of the 20.12 m wide road right-of-way.
      - As necessary, the widened pavement is to include taper sections (20:1) to meet the existing edges of pavement to the east and west of the subject site. Behind each tapered section, a 1.0 m wide gravel shoulder is required.
    - (2) Behind the curb frontage improvements
      - The cross section elements are to include:
        - a. South property line of the General Currie Road right-of-way.
        - b. 2.0 m wide sidewalk. (The sidewalk may be designed to "meander" around any existing trees that have been identified for protection. As much as possible, the full width of the sidewalk is to be maintained.).
        - c. 3.85 m wide boulevard with street trees.
        - d. 0.15 m wide curb.
        - e. As necessary, the new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site.
    - (3) All existing driveways along the General Currie Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Items (1) and (2) above.
    - (4) The exact dimensions of road works and frontage improvements described under Items 1/2/3 are to be confirmed through the Servicing Agreement detailed design process and legal surveys. Road dedications would be required if the existing road right-of-way is not adequate to support the required works.
    - (5) All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW's are to be secured for the placement of this equipment.

General Items:

- a) At Developer's cost, the Developer is required to:

- i) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - ii) 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.
4. 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





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10048 (RZ17-790958)  
9340 General Currie Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"**.

P.I.D. 003-995-011

East Half of the West Half Lot 20 Block "G" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10048"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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

