



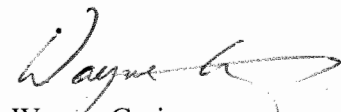
To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 7, 2014
File: RZ 13-641596


Re: **Application by Penta Homes (Princess Lane) Ltd. for Rezoning at
4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35)
- Garry Street (Steveston)"**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section 1 (i) with the following:
 - “1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following new subsection directly after Section 17.35.6.3:
 4. The minimum setback to Yoshida Court is 2.0 m.”
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to amend the existing “Town Housing (ZT35) – Garry Street (Steveston)” zone with respect to minimum setbacks and lot area, and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)” to permit the development of five (5) townhouse units (Attachment 1).

The initial proposal and Richmond Zoning Bylaw, Amendment Bylaw 9108 was considered and given first reading at the City Council meeting held February 24, 2014, and the Amendment Bylaw was forwarded to the March 17, 2014 Public Hearing.

In response to the Notice of Public Hearing that appeared in the local newspaper and which was mailed out to residents and property owners within 50 m of the subject site, City staff received a large amount of correspondence from neighbourhood residents, raising concerns with the proposal (Attachment 2). As a result, the applicant requested that consideration of Amendment Bylaw 9108 at a Public Hearing be deferred so that he could consult with residents to better understand their concerns and to explore options for addressing those concerns. The application was not considered at the March 17, 2014 Public Hearing.

The concerns expressed in the correspondence from the neighbourhood residents with respect to the development proposal were:

- The number of dwelling units and density proposed as compared to what is permitted under single-family zoning.
- Vehicle access to and from Yoshida Court.
- Increased traffic volume and speed on Yoshida Court and Garry Street.
- Pedestrian safety.
- The amount of on-site visitor parking proposed.
- Perceived negative impacts to property values and the character of Yoshida Court.

This Staff Report is intended to:

- Provide a summary of two (2) Public Information Meetings held by the applicant on April 2, 2014 and May 6, 2014;
- Provide staff comments on the applicant’s revised proposal in response to the concerns raised by neighbourhood residents.
- To introduce revisions to Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 for consideration.

Project Description

The proposal is to develop five (5) townhouse units on a residual lot of 1,020 m² in area, located on the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. To accommodate the proposed development, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area and to introduce a building setback to Yoshida Court.

Site planning is constrained by the small site size. The site plan has been revised in response to residents’ concern about vehicle access to the site from Yoshida Court. The revised site plan consists of one (1) two-unit building fronting Garry Street, and a building containing three (3) units on the south portion of the site. The buildings are arranged to the north and south of an L-shaped internal drive-aisle with access to and from Garry Street.

As result of the revisions to the site plan, the original building setback of 3.0 m to Yoshida Court and site-specific interior side yard setback of 2.0 m proposed with Zoning Amendment Bylaw 9108 has been revised. The revised building setback to Yoshida Court is 2.0 m with no projections permitted into the setback except bay windows. There is no longer a need for a site-specific interior side yard setback because the revised east yard is proposed to be 3.2 m, consistent with the zone.

The two (2) street-fronting units consist of 2 ½ storeys along Garry Street. The rear triplex units consist of 2 ½ storeys along the interface, with the single-family lot to the south at 11720 Yoshida Court. To enable two (2) habitable storeys above individual ground floor garages along the internal drive aisle, the lot grade is proposed to transition down from Garry Street and Yoshida Court towards the centre of the site, with drainage provided through the site out to the existing storm sewer system on Garry Street. The proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two (2) to 2 ½ storey height of buildings in the surrounding neighbourhood.

Pedestrian entries for the two-unit building are oriented towards Garry Street, while the pedestrian entries for the triplex building are oriented to the south and are accessed from a pathway that runs along the south property line to Yoshida Court.

Vehicle access and the drive-aisle configuration has been revised from the initial site plan, which proposed a single vehicle access point to and from Yoshida Court. The revised site plan provides for access to and from Garry Street along the east property line of the subject site.

The revised site plan, landscape plan and architectural plans are contained in Attachment 3.

A Development Application Data Sheet providing a comparison of the revised development proposal with the relevant Zoning Bylaw requirements is included in Attachment 4.

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned “Town Housing (ZT35) - Garry Street (Steveston)”.

- To the east, are two (2) single-detached dwellings on lots zoned “Single Detached (RS1/A)”, which front Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130.

Related Policies & Studies

Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” (NRES). The Steveston Area Plan’s Land Use Map designation for the subject site is “Multiple-Family” (Attachment 5). The proposed townhouse development is consistent with these land use designations.

Lot Size Policy 5471

The subject property is located within the area covered by Lot Size Policy 5471, adopted by Council in 2002 (Attachment 6). The Lot Size Policy permits the property located at 4160 Garry Street to develop for townhouses. The proposed development to create five (5) townhouse units is consistent with Lot Size Policy 5471.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e. \$14,273).

Indoor Amenity Space

Consistent with the Official Community Plan (OCP) and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit Application stage in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

The applicant is proposing outdoor amenity space as follows:

- A private on-site amenity space that is designed for passive use is proposed in the southeast corner of the subject site.
- A public amenity space is proposed to be provided in a prominent location at the front of the subject site along Garry Street around a large conifer tree that is to be retained as part of the development proposal. Note: a right-of-way for public-right-of passage over the area of the public amenity space along Garry Street is required to be registered on title prior to rezoning.

When combined, the area of the two (2) outdoor amenity spaces exceeds the minimum area guideline for townhouse projects in the OCP. Opportunities to enhance the design of the public

amenity space along Garry Street for public access will be explored as part of the Development Permit Application review process.

The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed preliminary drawings reviewed as part of the rezoning application process comply with the bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

Public Input

Background

Staff received no public correspondence about the development in response to the placement of the rezoning sign on the property.

Following the mail-out of the Notice for the March 17, 2014 Public Hearing, staff received a large amount of correspondence from neighbourhood residents about the proposal i.e., 7 letters expressing concerns with the proposal, a petition in opposition to the proposal signed by 70 people, and 2 letters expressing support for the proposal (Attachment 2). As a result, the applicant requested that consideration of the development proposal at a Public Hearing be deferred so that he could consult with residents to better understand their concerns and to explore options for addressing those concerns. The application was not considered at the March 17, 2014 Public Hearing.

Public Information Meetings

The applicant held a public information meeting on April 2, 2014, at the Steveston Community Centre. Approximately 30 neighbourhood residents attended the meeting. The two main concerns raised meeting were: the proposed vehicle access on Yoshida Court, and the potential increase in on-street parking generated by the townhouse proposal. A summary report of the meeting has been prepared by the applicant and is included in Attachment 7, along with copies of the sign-in sheets.

In response to the concerns raised by neighbourhood residents, the applicant worked with staff to produce a revised proposal that relocates the proposed vehicle access from Yoshida Court to

Garry Street (Attachment 3). The City's Transportation Division staff have reviewed the applicant's revised proposal and support it on the basis that the potential increased in traffic from this small development proposal is considered to be minimal and the proposed on-site parking complies with the parking regulations in Richmond Zoning Bylaw 8500.

Due to potential adjacency concerns anticipated by relocating the vehicle access from Yoshida Court to Garry Street, the applicant discussed the revised proposal with the resident of the neighbouring property to the east at 4180 Garry Street. The resident at 4180 Garry Street has submitted a letter in support of the applicant's proposal (Attachment 8).

The applicant held a second public information meeting on May 6, 2014, at the Steveston Community Centre. Approximately 15 neighbourhood residents attended the meeting, many of whom were at the first public information meeting on April 2, 2014. Some of the residents were pleased with the revised proposal, while some of the residents remained concerned about the proposed change in land use, the number of units, tree removal, and potential impacts to on-street parking in the neighbourhood. A summary report of the meeting has been prepared by the applicant and is included in Attachment 9, along with copies of the sign-in sheets.

Since the public information meeting held by the applicant on May 6th, staff received correspondence from the residents at 11777 Yoshida Court, expressing support for the revised proposal (Attachment 10).

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses a total of 17 trees on-site or in close proximity to the subject site. There are eight (8) bylaw-sized trees on the subject site, one (1) group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court, and seven (7) bylaw-sized trees and one (1) hedge on City-owned property in the Yoshida Court boulevard along the west property line of the subject site. The Arborist's Report identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17).
- Remove all bylaw-sized trees from the subject site. Specifically:
 - One (1) Plum tree, located 1.0 m below the existing sidewalk elevation due to significant impacts associated with proposed lot grading and construction on-site (tag # 1).
 - Four (4) Pine and Fir trees, due to poor condition from previous topping and pruning for power line clearance, and due to their location 0.6 m below the existing sidewalk elevation (tagged # 3, 4, 5, 6).
 - Three (3) fruit trees due to poor condition and structure defects such as basal cavities, fungal conks, blight, and canker (tagged# 14, 15, and 16).

The City's Parks Department staff has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the Fir tree on City-owned property in the boulevard on Garry Street due to its good condition and location, which is not in conflict with the proposed development (tag # 2).
- Remove six (6) Cherry trees and the Cedar hedge on City-owned property in the boulevard along Yoshida Court due to their current condition and structure, the potential impact to the trees from the removal of the Cedar hedge and the required pedestrian improvements along Yoshida Court (tagged # 7, 8, 9, 10, 11, 12, 13).

The final tree retention and removal plan is shown in Attachment 11.

As part of the proposal to locate a public amenity space along Garry Street next to the Tree Protection Zone of the Fir tree on City-owned property (tag # 2), a right-of-way for public-right-of passage over the area on-site is required to be registered on title prior to rezoning. Proposed frontage works along Garry Street are to be designed and constructed to ensure protection of the Fir tree (tag # 2).

To ensure protection of the Fir tree on City-owned property in the boulevard on Garry Street (tag # 2) and the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17), the applicant must submit the following items prior to rezoning approval:

- Submit a contract with a Certified Arborist for supervision of all works proposed in close proximity to Tree Protection Zones. The contract must include the scope of work to be done, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$8,200 for the Fir tree (tag # 2), as determined by the City's Parks Department staff. The City will release 90% of the security after construction and landscaping on the future lots is completed, an impact assessment report is submitted by the project arborist, and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to submission of an impact assessment report by the project arborist and subsequent inspection, to ensure the tree has survived.

Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Based on the 2:1 replacement ratio in the Official Community Plan (OCP), 16 replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a variety of ground cover, perennial and shrub species, as well as 10 Maple trees on-site (minimum 6 cm calliper) to compensate for the trees removed from the site. To compensate for the balance of required replacement trees not planted, the City will accept a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning approval for tree

planting elsewhere in the City. At the Development Permit stage, the final Landscape Plan for the proposed landscaping and replacement trees on-site must be enhanced to include a variety of tree species, and a Letter of Credit is required prior to Permit issuance, based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscape costs, fencing, and installation).

With respect to the removal of the Cherry trees on City-owned property in the boulevard along Yoshida Court, the City's Parks Department staff has advised that up to six (6) replacement Cherry trees may be accommodated in the improved boulevard along Yoshida Court. The final number, size, and type of replacement Cherry trees to be planted and maintained in the improved boulevard will be determined as part of the Servicing Agreement for the design and construction of required frontage improvements.

Sustainability Features

The applicant has committed to achieving an EnerGuide rating of 82 for the proposed townhouse development and to pre-ducting all units for solar hot water heating. The details of construction requirements needed to meet these commitments will be resolved as part of the Development Permit Application review process.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Garry Street accessing a drive-aisle along the east property line of the subject site. The drive-aisle then turns west to permit access to the garages to the proposed units to the north and south of the drive-aisle (Attachment 3).

Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrians to access the site and for on-site pedestrian circulation. Pedestrian access to main unit entries for the two-unit building fronting Garry Street is proposed at the north-east corner of the site from Garry Street and at the north-west corner of the site from Yoshida Court. Pedestrian access to the main entries for the triplex units is proposed along the south of the site from a pathway off Yoshida Court.

Consistent with the Zoning Bylaw, 10 resident vehicle parking spaces are proposed within the garages of each unit (2 spaces per unit). Eight (8) resident vehicle parking spaces are proposed in a side-by-side arrangement, and two (2) resident vehicle parking spaces are proposed in a tandem arrangement within the middle unit of the triplex building (20% of required parking spaces). The ratio of tandem parking spaces proposed is well below the maximum amount permitted in Richmond Zoning Bylaw 8500 (i.e., 50% of required parking spaces). A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

Consistent with the Zoning Bylaw, one (1) visitor parking space is proposed in the east side yard of the site, south of the internal drive-aisle.

Consistent with the Zoning Bylaw, 10 resident bicycle parking spaces (Class 1) are proposed, with space for two (2) bicycles in the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed along the east side of the two-unit building, near the vehicle access point at Garry Street.

The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring). The applicant proposes a 120V receptacle for electric vehicle charging equipment within the garage of each unit; for a total of five (5) receptacles on-site (50% of on-site resident parking spaces), exceeding the minimum guidelines in the OCP.

Garbage/Recycling Service & Variance Request

As part of the initial review of this rezoning application, staff in the City's Environmental Programs Division identified that the proposed development would be serviced with on-site door-to-door garbage and recycling collection.

With the revised site plan, garbage and recycling collection will no longer be door-to-door, and staff have identified that a common enclosure on-site to store two (2) garbage carts, four (4) recycling carts, and one (1) organics cart is required.

The applicant requests a variance to Richmond Zoning Bylaw 8500 to permit an enclosure to be located at the west end of the internal drive-aisle, within the setback to Yoshida Court, to enable garbage and recycling collection on-street on Yoshida Court. Staff is supportive of the applicant's variance request on the following basis:

- the revised site plan that has been developed in response to one of the neighbourhood residents' main concerns about the initial vehicle access off Yoshida Court triggers a change to how garbage and recycling will be collected on-site and triggers the requirement for a common garbage and recycling enclosure on-site.
- the enclosure is proposed to be screened with a trellis and canopy structure. Opportunities to enhance the Landscape Plan to further screen the structure with plant material will be explored as part of the Development Permit Application review process.
- similar requests have been supported on other sites on a case-by-case basis.

Site Servicing, & Off-Site Improvements

As part of the review of this rezoning application, staff in the City's Engineering and Transportation Divisions have identified the following service and transportation infrastructure requirements:

- The proposed development is to connect to the existing storm sewer along Garry Street and the existing tie-in point is to be utilized. If, however, the applicant proposes to connect to the existing storm sewer along Yoshida Court, then the existing storm sewer must be upgraded by the developer to 600 mm (minimum) from the existing manhole located approximately 8.0 m south of the south property line of the subject site (STMH3982) to the existing manhole on Garry Street (STMH3983).
- A shared sanitary sewer connection is not permitted for a single-family and multi-family development. Alterations are required to the existing sanitary sewer inspection chamber,

connection and lead at 4180 Garry Street. A 600 mm inspection chamber is required for the proposed development. Additional rights-of-way will be required on the subject site to accommodate the alterations and the 600 mm inspection chamber.

- The developer must submit fire flow calculations signed and sealed by a professional engineer at future Building Permit stage to confirm that there is adequate available water flow to service the site; if the site cannot be serviced using the existing infrastructure, upgrades will be required;
- There is an existing asbestos cement watermain along Garry Street and Yoshida Court. If the watermain is damaged and/or impacted during construction of frontage improvements, then repair and/or replacement will be required at the developer's cost.
- Prior to rezoning approval, the applicant will be required to enter into a Servicing Agreement for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway crossing and letdown on Garry Street and construction of a new wider driveway crossing and letdown to current City standard.
 - Design and construction of the frontage works within and next to the area of the right-of-way for public-right-of-passage along Garry Street to include seating, landscaping, and to ensure protection of the Fir tree (tag # 2) on City-owned property.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the Servicing Agreement design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Analysis

As mentioned previously, this development proposal is consistent with the land use designation and policies contained within the Steveston Area Plan. The preliminary design of the buildings is consistent with the Development Permit guidelines for townhouses contained in the OCP, and provides consideration of and integration with the existing surrounding context despite the constraints posed by the small site size and lot grading requirements. Specifically:

- The proposed land use provides for a mix of housing types within the neighbourhood.

- The development provides for boulevard and sidewalk improvements along Yoshida Court, which enables a more pleasant and safe pedestrian experience to and from nearby schools and parks through this neighbourhood.
- The small building clusters and preliminary building design relates to the existing single-family residential character in Steveston.
- The proposal provides a strong street presence by orienting the duplex building towards Garry Street, and the preliminary building design reinforces a human scale through individual ground-oriented unit entries with covered porches on Garry Street.
- The proposed site plan and orientation of windows maximizes sunlight to rear yards, exterior side yards, and decks.
- The proposed surface parking space is located away from exposed yards and to the rear of the site.
- The proposed building scale and form is compatible with the surrounding development as the small buildings present themselves as 2 ½ storeys on exposed sides.

A more detailed review and analysis to determine bylaw compliance and consistency with design guidelines in the OCP will be undertaken as part of the Development Permit application.

Proposed Amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” Zone

To accommodate the proposed development on a residual corner lot, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area and to introduce a building setback to Yoshida Court.

Specifically, the following amendments to the zone are proposed:

- The minimum lot area of 1,560 m² will be amended to 1,015 m² to reflect the size of the subject site.
- A minimum setback to Yoshida Court of 2.0 m will be introduced. The proposed setback is acceptable on the basis that:
 - The existing road allowance of 14 m provides a suitable buffer to the adjacent single-detached dwelling on the west side of Yoshida Court.
 - The revised site plan requires a smaller setback to Yoshida Court to accommodate the vehicle access to and from Garry Street, in response to neighbourhood residents’ concerns with the previously proposed vehicle access to and from Yoshida Court.

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the Steveston Area Plan, and with the existing neighbourhood context. The Rezoning Considerations contained in Attachment 10 will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, landscape planning, and architectural character will be made as part of the Development Permit Application review process. The following issues will be further examined:

- A detailed review of compliance with zoning, building, and fire regulations.

- Opportunities to enhance the design of the public amenity space along Garry Street for public access.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials.
- Opportunities to minimize differences in grade elevations between the public sidewalk and the main living area.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation.
- Construction requirements needed to meet the commitment to achieving an EnerGuide rating of 82 and pre-ducting for solar hot water heating.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

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

Financial Impact

None.

Conclusion

This infill development proposal is for a five (5) unit townhouse complex at the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established at the west end of this block of Garry Street.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further design review will be undertaken as part of the Development Permit application review process to ensure a high quality project that is consistent with the guidelines in the OCP and with the existing neighbourhood context.

The list of Rezoning Considerations is included as Attachment 12, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended, and that it be referred to the Monday, June 16, 2014 Public Hearing.



Cynthia Lussier
Planning Technician
(604-276-4108)

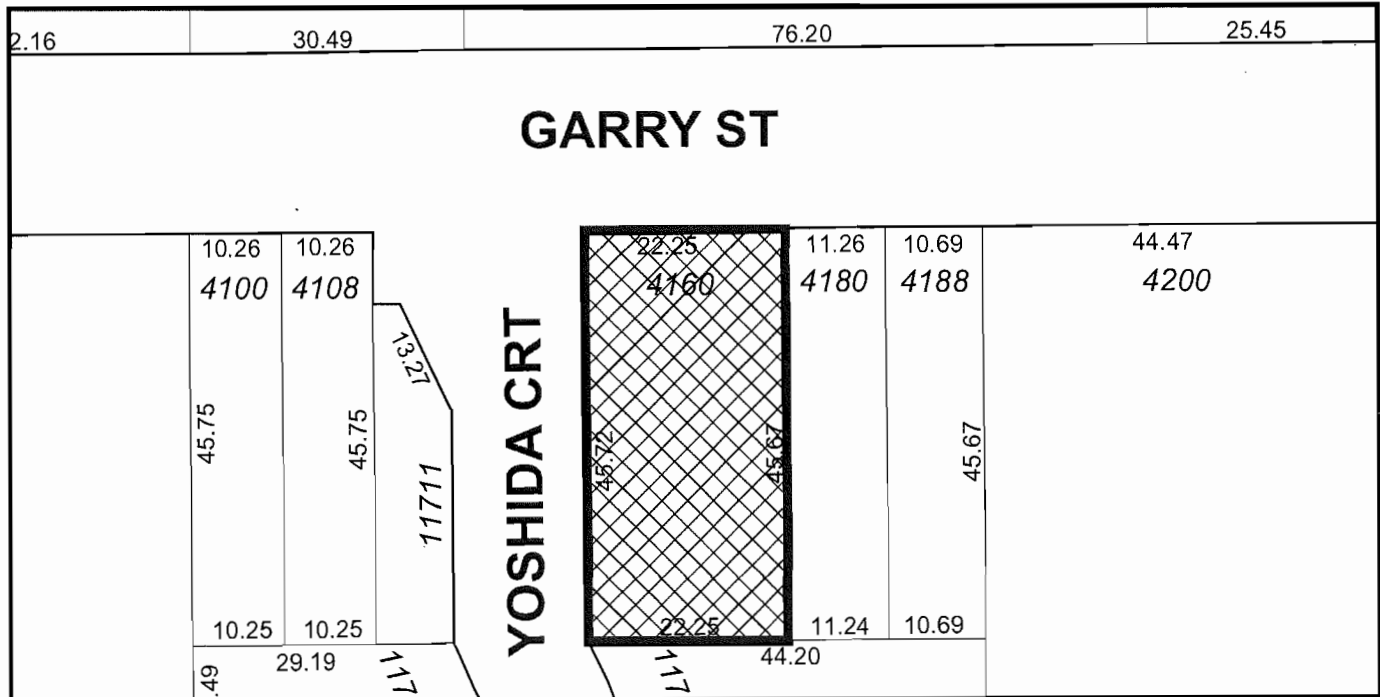
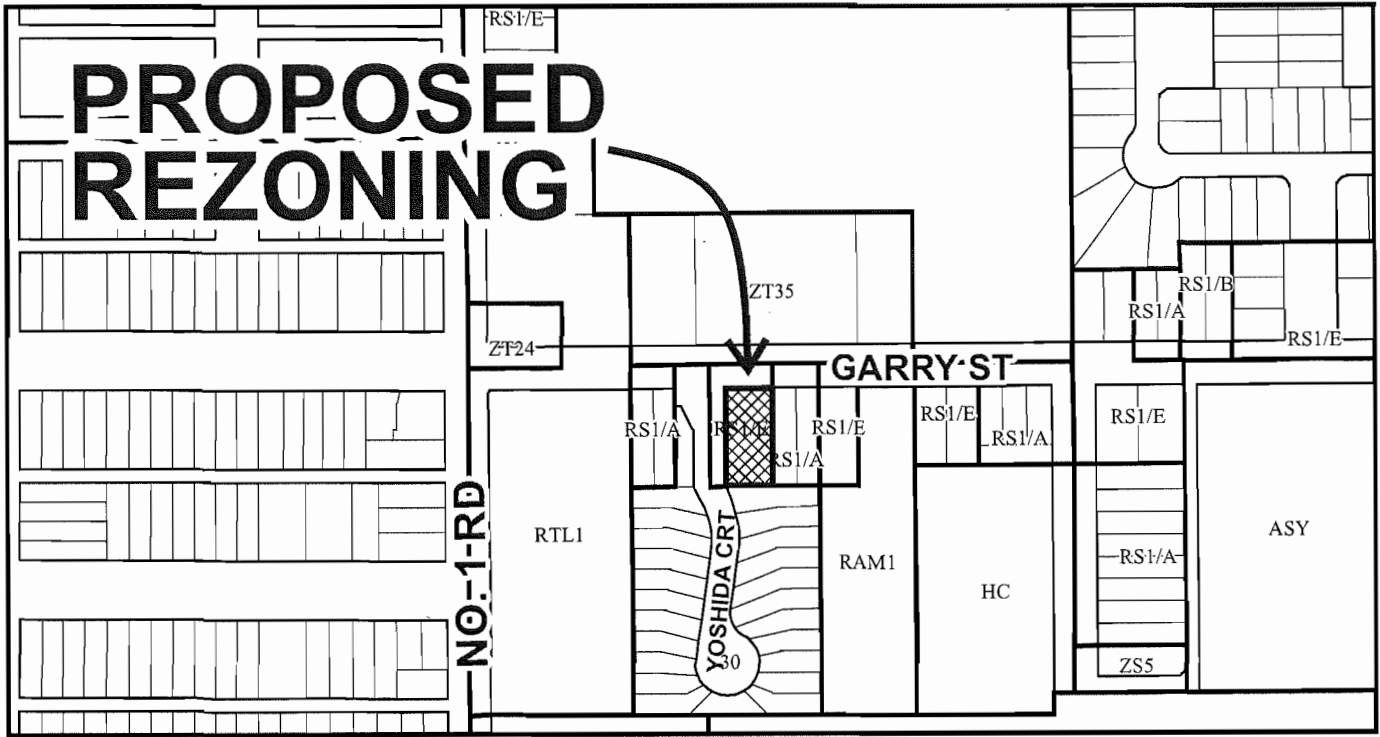
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Correspondence Received from the Public
- Attachment 3 : Conceptual Development & Landscape Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Plan Land Use Map
- Attachment 6: Lot Size Policy 5471
- Attachment 7: Applicant's Summary Report – Public Information Meeting, April 2, 2014
- Attachment 8: Correspondence from resident at 4180 Garry Street
- Attachment 9: Applicant's Summary Report – Public Information Meeting, May 6, 2014
- Attachment 10: Correspondence from residents at 11777 Yoshida Court
- Attachment 11: Tree Retention Plan
- Attachment 12: Rezoning Considerations Concurrence



City of
Richmond

PROPOSED REZONING

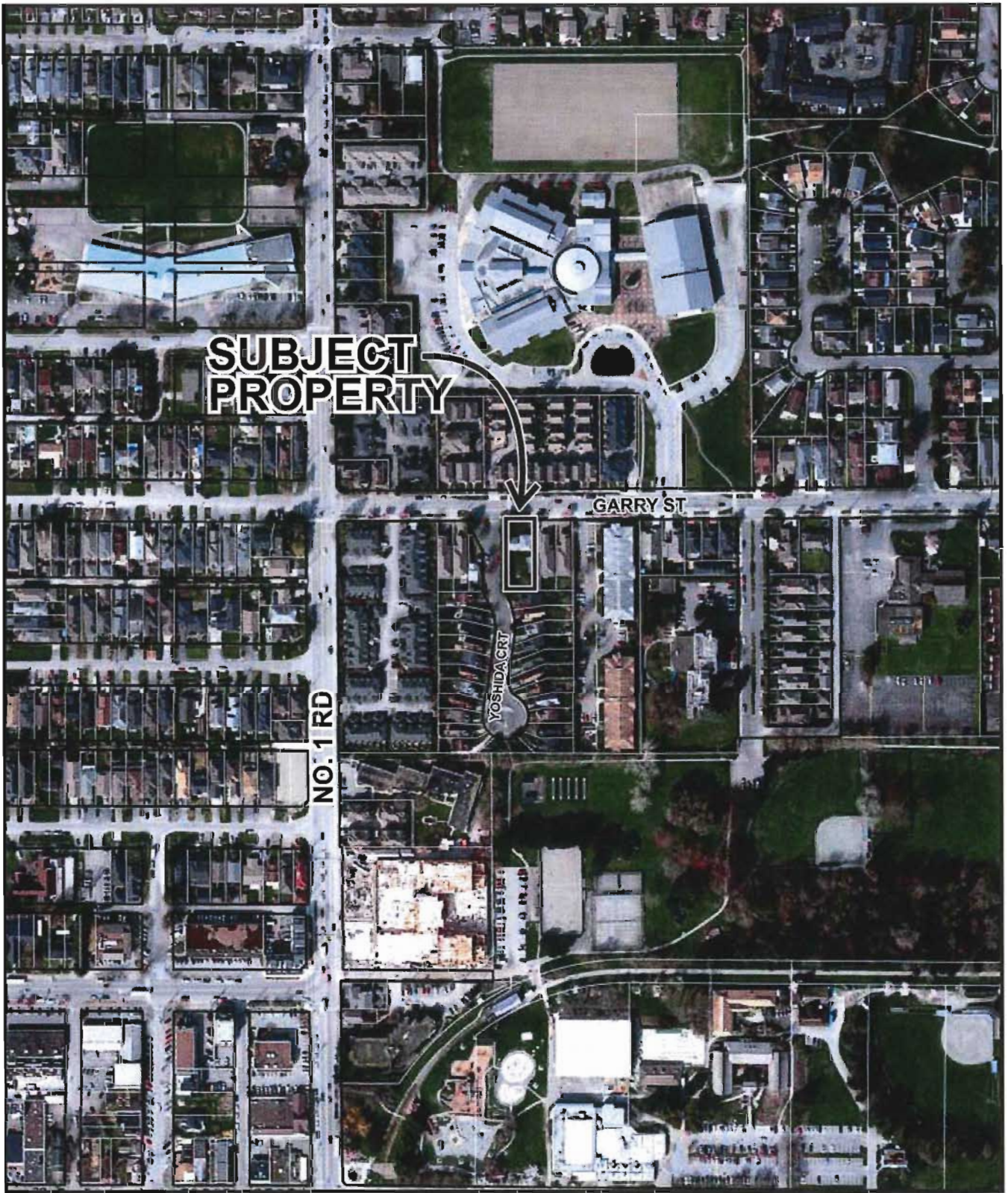


RZ 13-641596

Original Date: 03/13/14

Revision Date:

Note: Dimensions are in METRES



RZ 13-641596

Original Date: 08/15/13

Amended Date:

Note: Dimensions are in METRES

To Public Hearing
Date: <u>MARCH 17 2014</u>
Item # <u>3</u>
Re. <u>Bylaw 9108</u>

MayorandCouncillors

From: Webgraphics
 Sent: Wednesday, 05 March 2014 17:22
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #778)

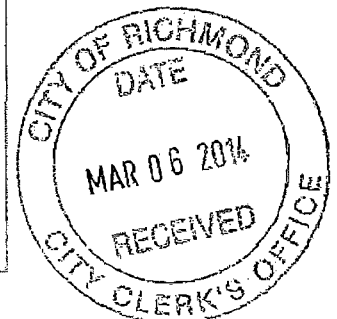
Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

Send a Submission Online (response #778)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/5/2014 5:21:41 PM

Survey Response

Your Name	Wing Kan Leung
Your Address	#12-4051 garry street
Subject Property Address OR Bylaw Number	4160 Garry street , Bylaw 9108 (RZ 13-641596)
Comments	<p>Dear Sir/Madam, I writing regard of the Bylaw 9108(RZ13-641596).We are living on Garry street about 20 years see so much changes of Garry street, from most single lots family houses into multi-houses... .We have the Mcmath Secondary School, Seinor housing units, The Japanese Temple on Garry street, which younger and old neighbours getting in and out of Garry street. And we also have a couples big Townhouses complex which make Garry street traffics very heavy. I am personal very concern the rezoning might affect people who not only living on Garry Street but also other people diving in and out of the road. Parking on Garry street now also a major cercern for me. I wonder the developer have to built a 5 units townhouse complex on the corner of Garry & Yoshida, might causing people incovenience of their daily lives. All ast , I personally think Garry street development is pretty saturated, and don't need any more major development activities. Best</p>



Regards,

MayorandCouncillors

To Public Hearing
Date: MARCH 17 2014
Item # 3
Re: Bylaw 910B

From: Webgraphics
Sent: Tuesday, 11 March 2014 10:25
To: MayorandCouncillors
Subject: Send a Submission Online (response #780)

Send a Submission Online (response #780)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/11/2014 10:24:31 AM

Survey Response

Your Name	Linda Gray
Your Address	28-4080 Garry St.
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	when does the rezoning stop!! I live on Garry St. and during the school months the traffic and garbage from the kids is ridiculous. Now you want more people crammed into a small area? There is not enough room for more housing in this area.



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596 RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

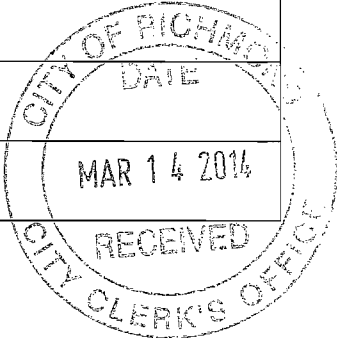
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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
STEVE OLENICK	<i>Steve Olenick</i>	4880 GARRY ST



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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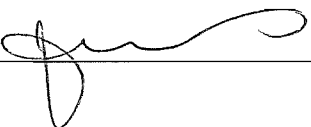
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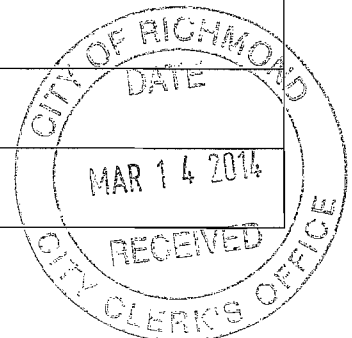
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Name	Signature	Address
JUNE STEVENS		11784 YOSHIDA CT.



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
596) RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Name	Signature	Address
April Kendall	April Kendall	#1,4771 Garry St, Rmd, BC



To Public Hearing
 Date: March 17, 2014
 Item # 3
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RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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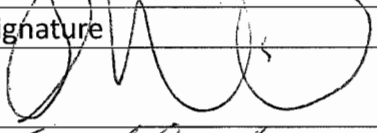

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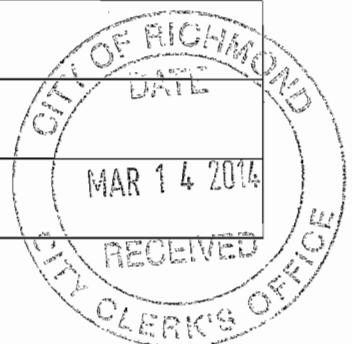
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SYROZE EVANS		#8-4111 GARRY ST RICHMOND
TIM EVANS		- " -



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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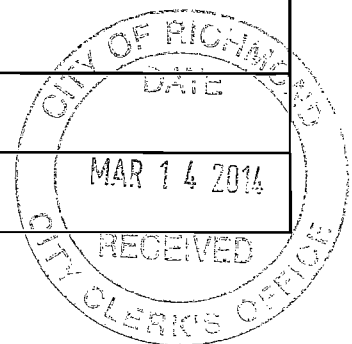
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Thank you for your consideration.

Name	Signature	Address
CHRIS WILLIAMS	<i>C.A. Williams</i>	11777 Yoshida Ct.
DEREK WILLIAMS	<i>D. Williams</i>	11777 YOSHIDA CRT



To Public Hearing
 Date: March 17, 2014
 Item # 3
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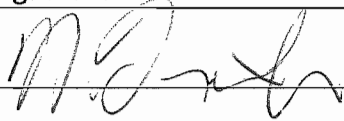
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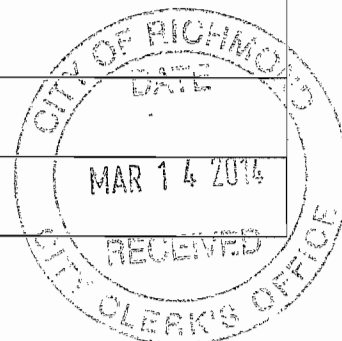
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B N. FREITZ		11753 Yoshida Ct



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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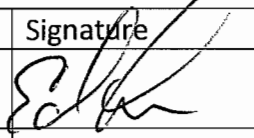
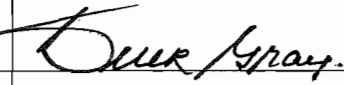
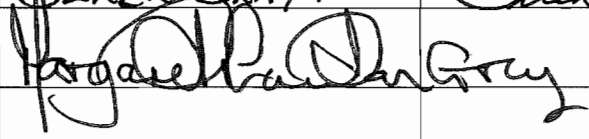
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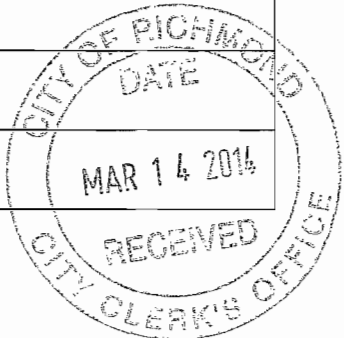
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Thank you for your consideration.

Name	Signature	Address
Ed Lee		11780 Fernman Place
DEREK GRAY		11744 Yoshida Court
		11744 YOSHIDA CT



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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ELIZABETH NEWCOMB	<i>Elizabeth L. Newcomb</i>	11746 Yoshida Ct.



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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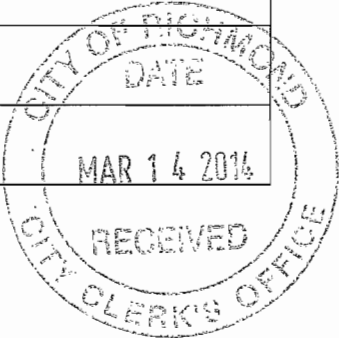
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Name	Signature	Address
<i>William McEwen</i>	<i>William McEwen</i>	<i>11751 Yoshida</i>
<i>Ann McCormick</i>		
<i>Ann McCormick</i>	<i>Ann McCormick</i>	<i>11751 Yoshida Court</i>



To Public Hearing
 Date: MARCH 17 2014
 Item # 3
 Re: BYLAW 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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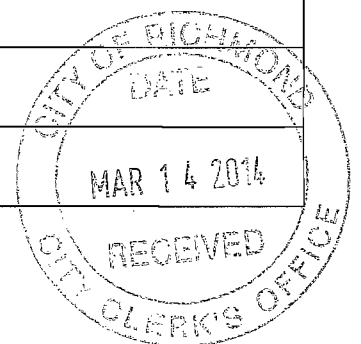
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Thank you for your consideration.

Name	Signature	Address
BONNIE SMITH	<i>Bonnie Smith</i>	11717 YOSHIDA CRT
ROY KOYAMA	<i>Roy Koyama</i>	11717 YOSHIDA CRT



To Public Hearing
 Date: MAR. 17 2014
 Item # 3
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RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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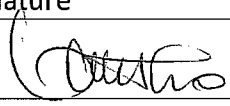
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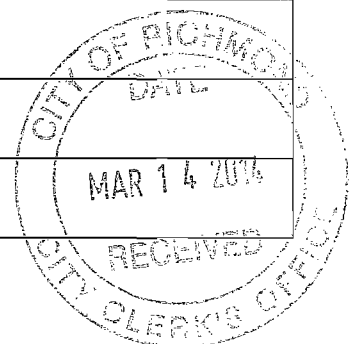
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Thank you for your consideration.

Name	Signature	Address
KEN HO		4291 GARRY ST., RICHMOND BC V7G2T9



To Public Hearing
Date: <u>MAR 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596 RZ B-841596</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ B-841596

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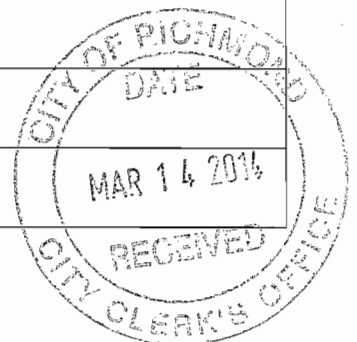
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Name	Signature	Address
Helen Guo		11757 Yoshida Crt.
Jeffrey Qian		11757 Yoshida Crt



To Public Hearing
 Date: WED 17 2014
 Item # 3
BAW 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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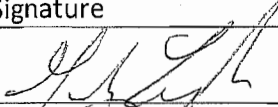
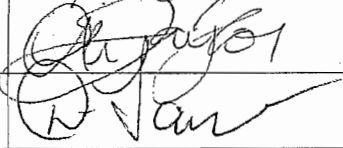
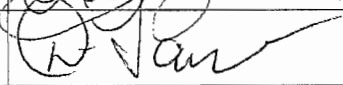
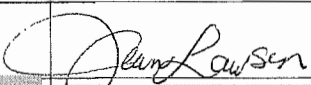
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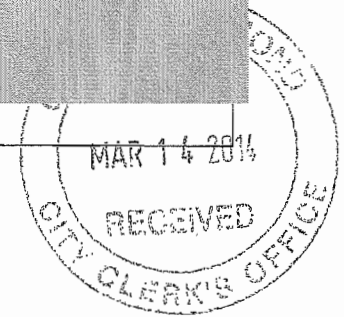
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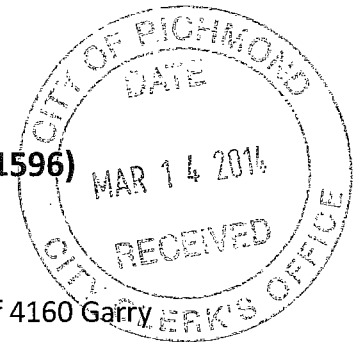
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GORDON TAYLOR		11773 YOSHIDA CRT.
ALI TAYLOR		11773 YOSHIDA COURT
DONNA TAYLOR		11773 YOSHIDA COURT
SEAN LAWSON		11771 YOSHIDA COURT
[Name]	[Signature]	[Address]



To Public Hearing
 Date: Mar. 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Name	Signature	Address
JENNIFER ISOBE	<i>J Isobe</i>	11160 CARAVEL COURT
Lisa Banks	<i>Lisa Banks</i>	3520 Solway Dr.
Angela Bouman	<i>Angela Bouman</i>	31-3031 Williams Rd Richmond.
Carlie Welters	<i>Carlie Welters</i>	4371 Windhammer Dr. Richmond
Jasmine Bhathena	<i>Jasmine Bhathena</i>	11680 Plover Dr Richmond B.C.
Ampellia Schuss	<i>Ampellia Schuss</i>	#5-4111 Garry St.

To Public Hearing
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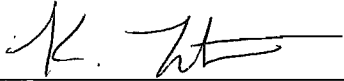
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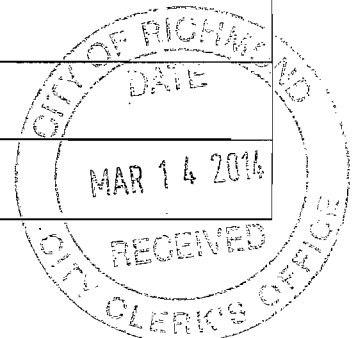
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3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
KAREN ZUTRAUEN		11760 Yoshida Court



To Public Hearing
 Date: MON 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

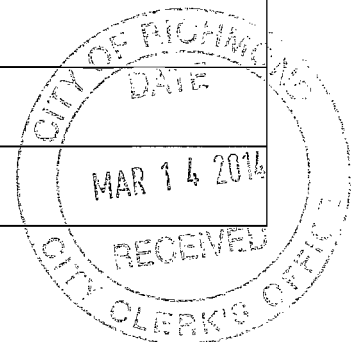
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
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3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
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Thank you for your consideration.

Name	Signature	Address
HELINA CLEMENT	<i>Helina Clement</i>	11733 YOSHIDA CRT
Stephanie Freiter	<i>Stephanie Freiter</i>	11753 Yoshida Court



To Public Hearing
 Date: MON 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Our children play in the cul de sac and the additional traffic will be very unsafe.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Barb Bunting		11726 Yoshida Ct.
Eileen Robinson		280 First Street Sherwood Park, AB
PHIL BUNTING		11726 YOSHIDA COURT
RAYMOND DULBY		4439 GARRY STREET
Dave Adams		8591 Demorest Dr

TSA
281

To Public Hearing
 Date: MW 17 2014
 Item # 3
 Re: Bylaw 9108

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-044591b

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

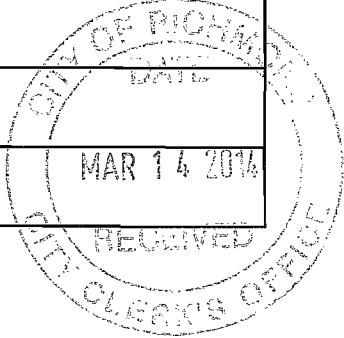
1. ✓ Increase density, congestion, traffic volume, speed, noise levels;
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3. ✓ Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. ✓ Negatively impact the charm and unique character of Yoshida Court.

We love Yoshida Court. It is one of the prettiest neighbour hoods in Richmond!

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Sue Roberts	<i>Sue Roberts</i>	4226 Garry St



To Public Hearing
Date: <u>Mar. 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-641596

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

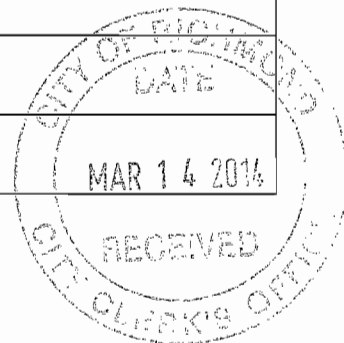
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Kathy Blackford	<i>KB Blackford</i>	11740 Yoshida
D BLACKFORD	<i>D Blackford</i>	11
Britt Blackford	<i>B Blackford</i>	11740 Yoshida Ct



To Public Hearing
 Date: Nov. 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596 RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

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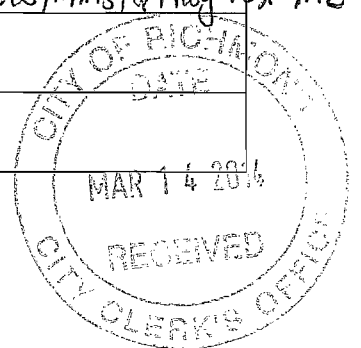
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Thank you for your consideration.

Name	Signature	Address
JEAN LAWSON	<i>Jean Lawson</i>	11771 YOSHIDA CT RICHMOND B.C. V7E 5C5
Medwin Villorica	<i>Medwin Villorica</i>	7878 Westminster Hwy V6X 4A2



To Public Hearing	
Date:	MAR 17 2014
Item #	3
Re:	Bylaw 9108
	E2 13-641596

Dear council and planning committee,

It was brought to the attention of the home owners of Yoshida Court that the city is planning a crushing zoning change without the consent of the people who call this street their home.

Yoshida court is a residential street, a small Cul-De-Sac of single dwelling family homes that each have a small driveway to accommodate one car. Since some families have two cars often a second vehicle is parked on the street in front of their home. Additionally, there are four guest spots at the end of the street that are frequently used during the day and evening by visitors to the adjacent park and hockey rink.

Following the development of town houses on Garry street, which, incidentally, also have only one parking spot per unit, there are even more people seeking parking on our street. These extra cars, coupled with the increase in pedestrian traffic from the nearby high school and town homes has already filled Yoshida Court above capacity.

Rezoning the property on Garry street and allowing an exit on to Yoshida court, is not only poor planning, it is hazardous to the young children who play on this road on a daily basis. You have to agree that it is very dangerous to allow even more cars into this very confined space.

The city and planning department seem to forget that they do not own these streets, but manage them on our behalf. We pay hundreds and thousands of dollars in property taxes for this management.

We, the residents of Yoshida court, are hereby telling the city of Richmond that under no circumstances do we want the homes that we have lived in for years, ruined by the cities lack of planning in our community.

Regards,


Jean Lawson

11771 Yoshida court

Richmond B.C. V7E 5C5



MayorandCouncillors

From: Webgraphics
Sent: Sunday, 16 March 2014 3:17 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #781)
Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

To Public Hearing
Date: March 17, 2014
Item # 3
Re: Bylaw 9108
4160 Garry Street

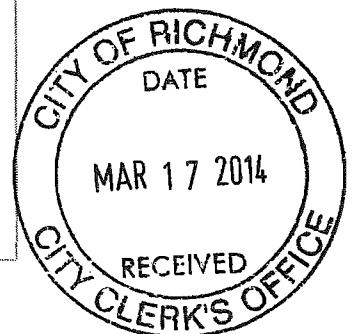
Send a Submission Online (response #781)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/16/2014 3:16:40 PM

Survey Response

Your Name	Richard Hunter & Iris Paradela-Hunter
Your Address	11720 Yoshida Court, Richmond, BC
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	As our house is immediately to the south of 4160 Garry St., we want to give our thoughts on the proposed development. In spite of the necessary disruption during the construction, we welcome the redevelopment of this lot. The property has been getting more and more rundown over the past several years and has become an eyesore. We will also be happy to see the hedge along the west side removed, as it's very overgrown and is being used as a garbage dump. Because increased density means less suburban sprawl, we are in favour of townhouses being built on the site. These should also be a little more affordable, helping to create a community of broader socioeconomic background. (We've been a little concerned about the gentrification of Steveston.) Our preference would have been for the driveway to exit onto Garry St., but this is not a major issue for us. The parking to be provided on site appears to be adequate; we don't foresee a problem here either. If we were to



	<p>live there, we'd like some fruit trees rather than just ornamental trees, but that doesn't really concern us. In short, we support the project.</p>
--	--

MayorandCouncillors

From: Webgraphics
Sent: Monday, 17 March 2014 11:54 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #782)

Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

To Public Hearing
Date: <u>March 17/14</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>4160 Garry Street</u>

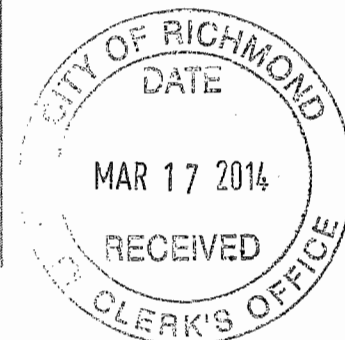
Send a Submission Online (response #782)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/17/2014 11:53:48 AM

Survey Response

Your Name	Doug Shearer
Your Address	2-4111 Garry Street V7E 2T9 (dshearer4111@gmail.com)
Subject Property Address OR Bylaw Number	4160 Garry Street (RZ 13-641596)
Comments	I want to speak in favour of this development as currently proposed. I support it for the following reasons: 1. Density: I think that increased density that conforms to existing neighbourhood form and character is a good thing for Garry Street, Yoshida Crescent and Steveston generally. Higher density means more efficient use of utilities and resources, better services, and generally more neighbourhood vitality. 2. Housing variety: These units are comparatively smaller than the typical single family houses along Garry Street. Hence they will be more affordable to young families/empty nesters than larger, single family developer houses. To preserve the diverse, all-age-friendly character of the street, I believe we need this kind of housing diversity. 3. Street character: The townhouse form, scale and character proposed in this development is, in my view, pedestrian friendly, privileges pedestrians over cars, and builds on the existing



form already in place across the street (in 4109, 4111 and 4211 Garry Street townhouse developments). The proposed townhouse units are of a similar scale to the homes on Yoshida Court. The alternatives-- a large, single family house or a split lot with two narrower single family houses, are less desirable. The split lot form is in my view especially poor, and creates a street front with a car-in, car-out "garage-houses", with no pedestrian street presence. My on-street interaction with the residents of the two narrow houses to the east of 4160 Garry has been virtually nil, and I attribute that in part to this garage-house typology. This is in contrast to the good street character of the north side of Garry and, for that matter, Yoshida Court. I would also add that I think that the proposed development's elevation facing west onto Yoshida is reasonable and a decent fit for the street. 4. Parking/traffic issues: I recognize residents of Yoshida Crescent have legitimate concerns about increased traffic and parking on Yoshida, which is already low on street parking due to the lack of curb space between single lot driveways. All I can say is that the strata council and many residents at 4111 Garry had the same concerns about the recent development to our east, 4211 Garry Street. That development has 8 units with 16 stalls, no visitor parking stall, and is accessed through our strata property. To our relief, the added traffic and parking demands have not been noticeable to us. Thank you.

Attention: City Clerk

To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>4160 Garry Street</u>

This is in regard to the Public Hearing tonight, Monday March 17 2014.
It is my comments regarding the proposed development at 4160 Garry Street:

I have read the Staff Report as well as the City of Richmond's "Steveston Area Plan".

The "Analysis" section of the Staff Report notes that the proposed development "has been designed to integrate with the existing surrounding context" and "provides a strong street presence through the placement of detached units with main unit entries fronting Garry Street". [p 8 PH-47]

However, the proposed development does not integrate with Yoshida Court, a quiet residential cul-de-sac of detached single-family homes that is noted for its charm and character:

- The proposed vehicle access point on Yoshida Court would significantly detract from and disrupt the street's character and its viability, both visually and with the sharp increase in traffic.
- The removal of the hedge that separates Yoshida Court from 4160 Garry Street would also have a negative visual impact: the proposed complex would become part of the Yoshida Court streetscape, with a mainly unobstructed view of the sides of the townhouses and the entrance road.

To align with the Steveston Area Plan for Neighbourhoods and Housing, and in particular Objectives 1 and 2 in section 3.1, it's important that the design of the new development integrates with its all aspects of its surrounding neighbourhood, including both Garry Street and Yoshida Court.

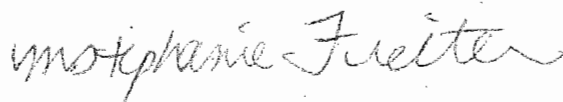
It should also be noted that although the land use designation for this part of Garry Street is 'Multiple-Family', this lot will not have adjacent multi-family developments any time soon:

- Immediately east of 4160 Garry are two detached single-family homes, built on a subdivided lot that was only slightly smaller than 4160's lot.
- Across Yoshida to the west are a Yoshida Court single-family home, and then two more detached single-family homes that were built on a subdivided lot.
- Then, west of these three houses, immediately adjacent to Number 1 Road, there is a townhouse complex

The proposed development plan is attempting to squeeze five homes onto what the "Project Description" section of the Staff Report calls a "small site size".

It would be more reasonable, and much better for the surrounding neighbourhood, to build the new homes with vehicle access from Garry Street: either a townhouse development with fewer homes or else two single-family homes like its neighbours.

Thank you.



Stephanie Freiter
11753 Yoshida Court, Richmond V7E 5C5



Barb & Phil Bunting
11726 Yoshida Court
Richmond, BC
V7E 5C6

March 17, 2014

Attention: Director, City Clerk's Office

6911 No. 3 Road

Richmond, BC

V6Y 2C1

Re: Richmond Zoning Bylaw 850, Amendment Bylaw 9108 (RZ 13-641596)

We have been residents of Yoshida Court for seven years and have enjoyed raising our two young boys in this close knit neighbourhood community.

The rezoning and proposed development on the entrance to our lovely cul de sac will have an extremely negative impact on our home and community.

We recommend that the council does not approve the project on the basis that it does not meet all the requirements. We do not believe the City has contemplated the impact on our neighbourhood and the residents. They have not addressed the density, congestion, traffic, parking issues or the impact, if any on the property values. This project, in conjunction with all the development in Steveston in recent years, is going to affect the charm of the village in general and Yoshida Court in particular.

Yours sincerely,


Barb & Phil Bunting



March 16, 2014

Dear Council Members,

My name is Kim Aspden and I reside at 11711 Yoshida Court with my husband, Geoff Bell, and two sons, Jack and Henry ages 3 and 6. I believe that we will be greatly affected by the higher density zoning that is proposed for 4160 Garry St. I am concerned not only with the higher density zoning but also with the vehicle access being moved to Yoshida from the existing Garry Street driveway. With five homes slated to be built, the increase in traffic and parking on our street will be negatively felt not only by us (being right across the street) but by all residents of Yoshida. I also feel there is a safety risk with the increase in cars that will affect two distinct groups of people who use our quiet street; first and foremost, the several young children who live and play on this street and, secondly, the hundreds of pedestrians who use our quiet street as a safer alternative to Number 1 Road to get to the village. This includes young families with children, teens from the high school and elderly folks.

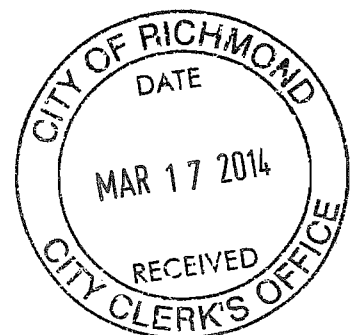
On a more personal note, traffic entering Yoshida Court is already an issue, with many people using it as a place to U turn. Our house is positioned as such that we receive all of the noise and lights into our windows constantly. Having additional traffic and the new driveway across the street will undoubtedly continue to diminish the desire of this property and may decrease our property value.

We are asking council to consider placing the driveway for this new development on Garry Street which is already a busy street and where the effects will be fewer.

We thank you for your time and consideration regarding this matter.

Sincerely,

Kim Aspden and Geoff Bell





[Name]

Richmond BC

Dear Council members,

Re: Rezoning of 4160 Garry Street, Steveston.

My husband and I live at [Address] with our two little boys, and we are not in support of the proposal to rezone the property at 4160 Garry Street from single detached housing to town housing. Specifically, we are opposed to the number of homes and the access being off [Address] rather than Garry Street.

The report by the City highlights that this project: meets minimum requirements; and is consistent with various policies and by-laws. However, the City report provides no discussion regarding the impact on the existing community or of alternate development options.

[Address] is a quiet cul-de-sac of tremendous charm. All the homes are small and quaint, as there is a Land Use Agreement in place which restricts building. While a lot of development has occurred around [Address] the character and look of this street has not changed in the past 30 years. Our community is a close one - we hold a block barbeque and a "weed-the-boulevard party" every summer. There are many young kids who live here and who play and ride their bikes on the street throughout the year. Our street also serves as a thoroughfare for pedestrians and cyclists for access to the park and Village.

We believe that the charm and intimacy of our street will be greatly impacted by the proposed rezoning. In particular, the proposed access which would necessitate the removal of many of the mature trees on the west side of the street. The addition of five homes, with ten cars, would undoubtedly lead to more traffic and congestion. As well, given that there is only one guest parking space proposed for these five homes, there would be increased parking on the street. Street parking is already an issue for us as many non-residents park along here.

In light of these concerns, we would like to propose two alternative options for your consideration.

Option 1 – subdivide the property into two lots for the development of two single detached homes with driveways off Garry Street. This option would be consistent with the recent development of other properties of similar size on Garry Street. This approach would have the least impact on the surrounding neighbourhood.

Option 2 – rezone for multi-family housing with access off Garry Street. While not completely addressing the traffic, congestion or parking issues, this option would lessen the impact on

[Address]

It may also allow for the retention of the trees on the west side of [Address] which are currently slated for removal.

We appreciate that this proposal is in line with a larger plan for the City and that accordingly, it meets the minimum requirements for approval. However, we respectfully suggest that the meeting the minimum is insufficient, where it will detract from a vibrancy of our neighbourhood. As such, we ask you to kindly consider our concerns in your decision.

We thank you for your consideration.

Kind Regards,

[Name]

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

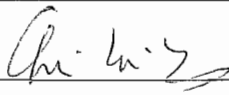
We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Fanny Chui		11831 Dunavon Pl. Richmond



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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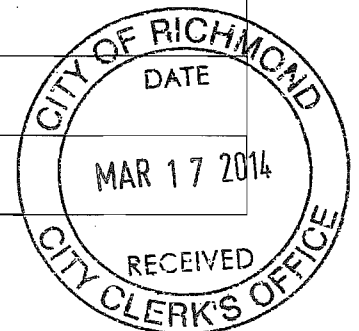
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Thank you for your consideration.

Name	Signature	Address
Cynthia Vallance	<i>C Vallance</i>	4437 Garry St. Richmond
Scott Vallance	<i>S Vallance</i>	4437 Garry St Richmond



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
L NELSON.	<i>L Nelson</i>	14700 DONFORD RD.
		RICHMOND, BC.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
Naeline Seifert	<i>N Seifert</i>	4780 Duncliff Rd
David Anderson	<i>D Anderson</i>	4780 Duncliff Rd.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

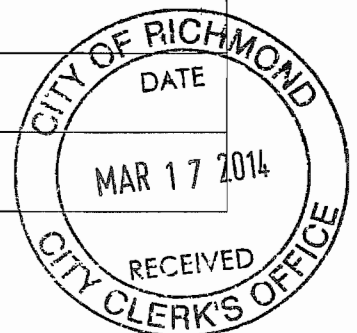
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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Christine Sim	Christine Sim	11766, Yoshida Court



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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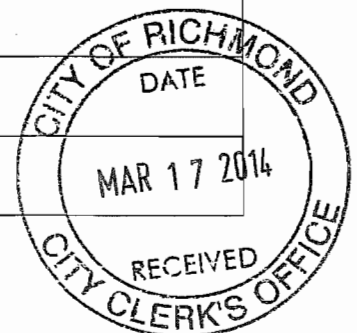
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5. Negatively impact the charm and unique character of Yoshida Court.
6. Pose increased danger to children in the neighbourhood from increase in traffic, as many walk & bike & roller board to school.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Ed Chan	<i>E. Chan</i>	4671 Garry St.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
Kenny Jin	Kenny Jin	4290 Duncliff Road Richmond, BC



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

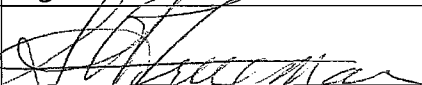
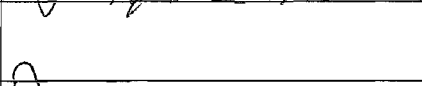
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Thank you for your consideration.

Name	Signature	Address
SANDRA W. TRUEMAN		5360 BUNTING AVE RICHMOND
DAVID L. TRUEMAN		5360 BUNTING AVE RICHMOND V7E5W1



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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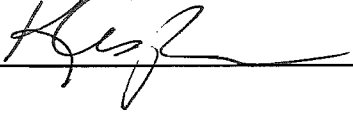
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Geoffrey Bell		11711 Yoshida Court
Kim Aspden		11711 Yoshida Court



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

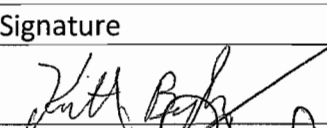
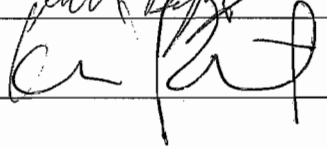
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Name	Signature	Address
Keith Boughton		#7-4111 Garry St.
Kerr Ruthe		4708 Steveston Hwy.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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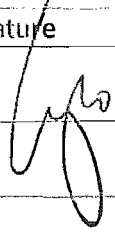
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Name	Signature	Address
SORNA fo		4833 Dupont Road Richmond, BC



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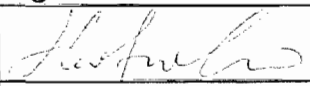
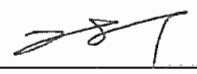
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Thank you for your consideration.

Name	Signature	Address
Tony H.T. Guo		4240 Garry Street
Linda B.L. Chen		4240 Garry Street



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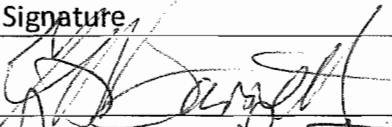
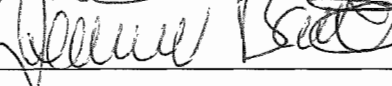
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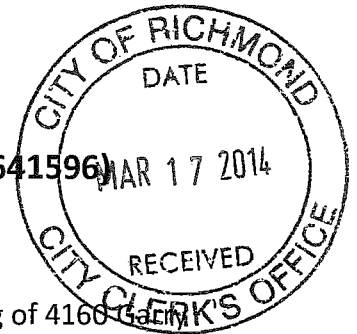
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Name	Signature	Address
TREVOR BARRET		5180 BUNTING AVE RMD. VIESWI
JANNINE BARRET		— " —





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Name	Signature	Address
MAY CHU		4800 GARRY ST
KENNY WU		4800 GARRY ST
BRYANT WU		4800 GARRY ST
BYRON WU		4800 GARRY ST
CHRIS CHENG		4800 GARRY ST
Cathy Duley		4439 Garry St.

NTS

NO.	DATE	DESCRIPTION
A	OCT 26 2013	ISSUED FOR RECORDING (PLANNED-HOUSES INC.)
B	JAN 24 2014	REVISION FOR RECORDING
C	FEB 11 2014	REVISION FOR RECORDING
D	MAY 12 2014	ISSUED FOR PLANNING REVIEW

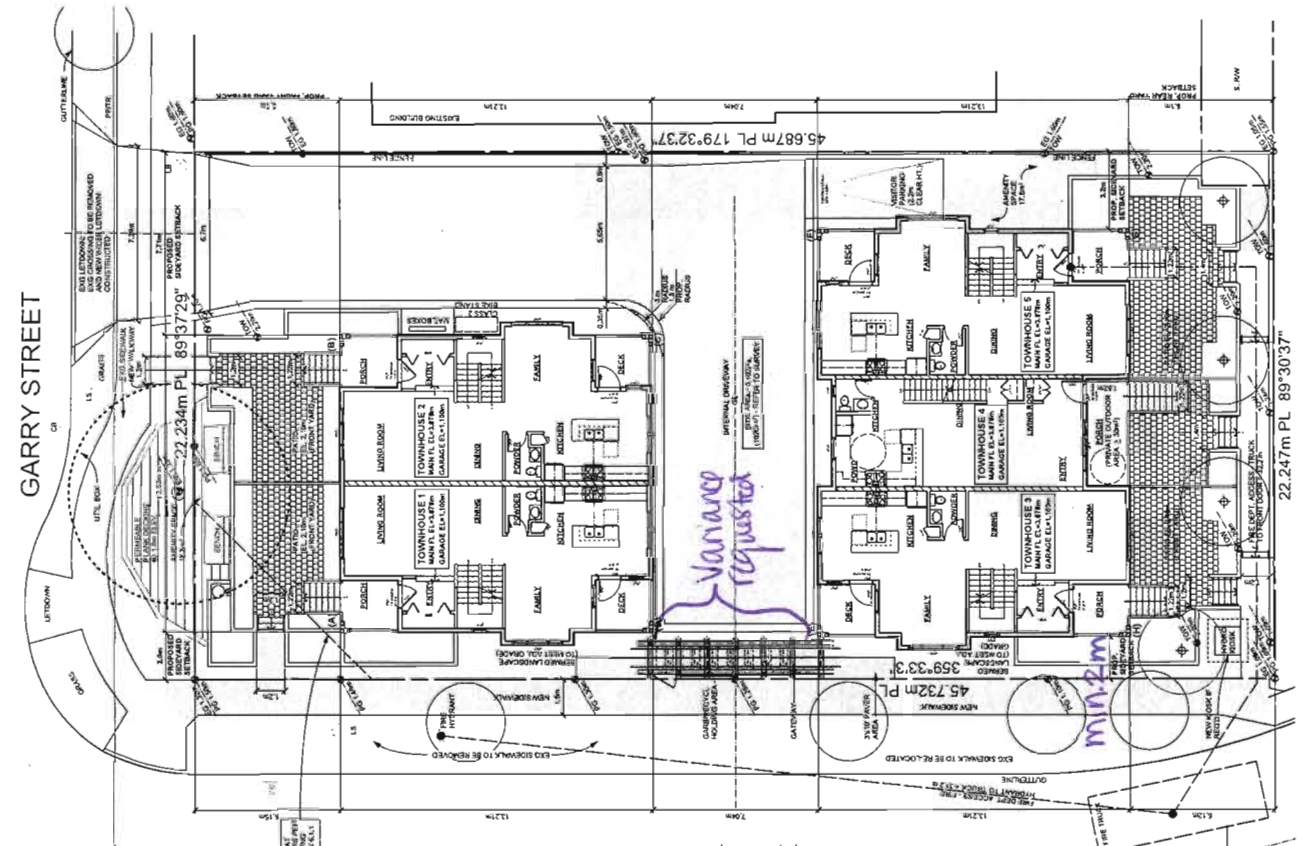
THE ANDREWS ARCHITECTS INC.
 Garry Street Townhouses
 160 Garry Street
 Richmond, British Columbia

REZONING FILES
RZ 13-641596

SITE PLAN

SCALE	1:100
DATE	DEC 10 13
BY	VMA GA
PROJECT NO.	1314

A 1.01



DRAWING INDEX

DRAWING NUMBER	SHEET NAME	DATE
A-1	GENERAL NOTES	JAN 13 2014
A-2	FOUNDATION	JAN 13 2014
A-3	FOUNDATION	JAN 13 2014
A-4	FOUNDATION	JAN 13 2014
A-5	FOUNDATION	JAN 13 2014
A-6	FOUNDATION	JAN 13 2014
A-7	FOUNDATION	JAN 13 2014
A-8	FOUNDATION	JAN 13 2014
A-9	FOUNDATION	JAN 13 2014
A-10	FOUNDATION	JAN 13 2014

LANDSCAPING

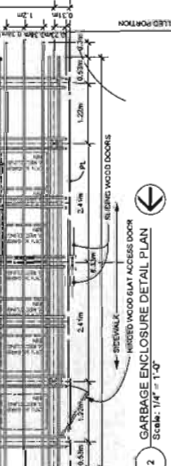
1.1	LANDSCAPE PLAN	JAN 13 2014
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CIVIL

1.1	STORM SEWER, CATCHMENT PANS & MANHOLE	JAN 13 2014
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CONSULTANT LIST

LANDSCAPING
 CIVIL CONTRACTOR
 CONSULTANT CONTRACTOR



AUTOMOBILE PARKING REQUIREMENTS

USE	PARKING CALCULATION	REQUIRED	PROPOSED
TOWNHOUSING	7 PER UNIT	15	15
MAXIMUM			15

BICYCLE PARKING REQUIREMENTS

USE	PARKING CALCULATION	REQUIRED	PROPOSED
TOWNHOUSE CLASS 0	1.25 PER UNIT	4	4
MAXIMUM			4

PROJECT DEVELOPMENT SUMMARY

CRUCIAL ADDRESS	415 GARRY STREET, RICHMOND B.C.
LEGAL DESCRIPTION	LOT 4, SECTION 2, BLOCK 3, NORTH RANGE 7, PLAN 12444
CURRENT ZONING	R-10A
PROPOSED ZONING	R-10A
PROPOSED DEVELOPMENT	2711 CC GARRY STREET, STEVENSON
SITE AREA	1,000 SQ M (24,600 SQ FT)

ZONING REQUIREMENTS

REQUIREMENT	ALLOWED	PROPOSED
SETBACKS	1.5M	1.5M
FLOOR AREA (MAX)	5,000 SQ M	5,000 SQ M
FLOOR AREA (MIN)	500 SQ M	500 SQ M
MAXIMUM BUILDING HEIGHT (MAX)	12.5M	12.5M

BUILDING SETBACKS

FRONT YARD (GARRY STREET)	PROPOSED
FRONT YARD SETBACK	1.5M MIN
FRONT YARD SETBACK (PROPOSED)	1.5M MIN
FRONT YARD SETBACK (PROPOSED)	1.5M MIN
FRONT YARD SETBACK (PROPOSED)	1.5M MIN
FRONT YARD SETBACK (PROPOSED)	1.5M MIN

F.A.R. INFO TO OPS 2.2 FOR THE OPTICAL CALCULATION

TOWNHOUSE UNIT	NET AREA (SQ M)	TOTAL AREA (SQ M)
TOWNHOUSE UNIT 1	520	520
TOWNHOUSE UNIT 2	520	520
TOWNHOUSE UNIT 3	520	520
TOWNHOUSE UNIT 4	520	520
TOWNHOUSE UNIT 5	520	520
TOTAL	2,600	2,600

FINISHED GRADE FOR PROPOSED BLDGS.

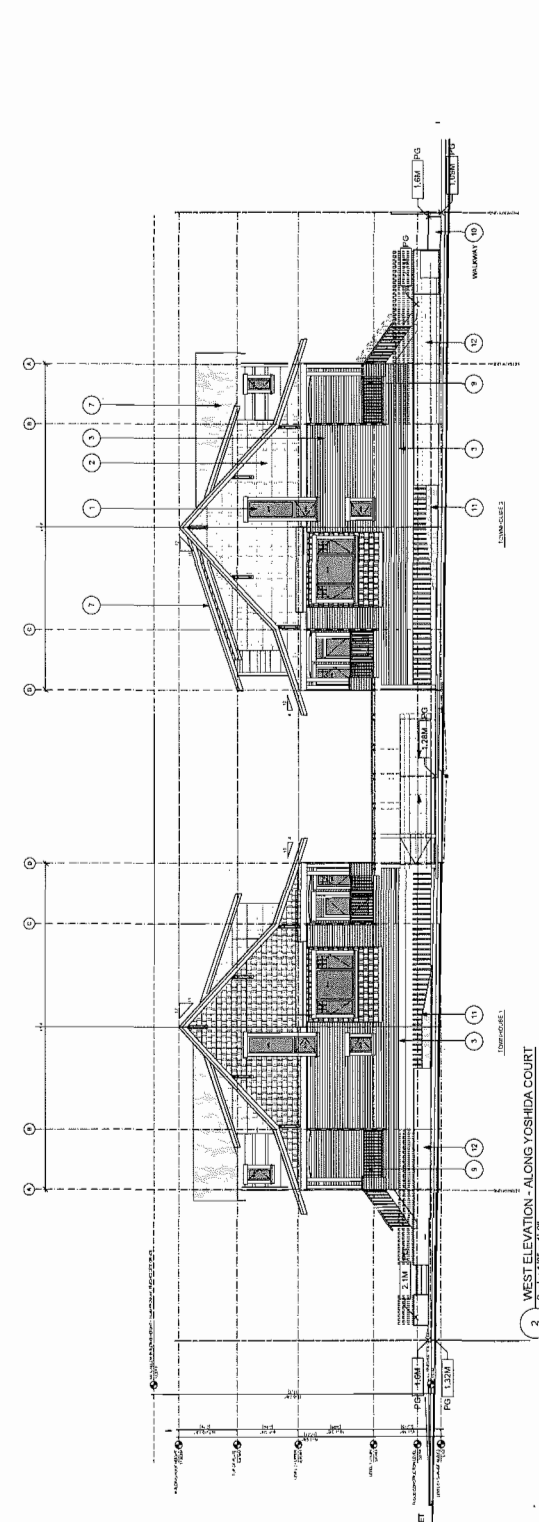
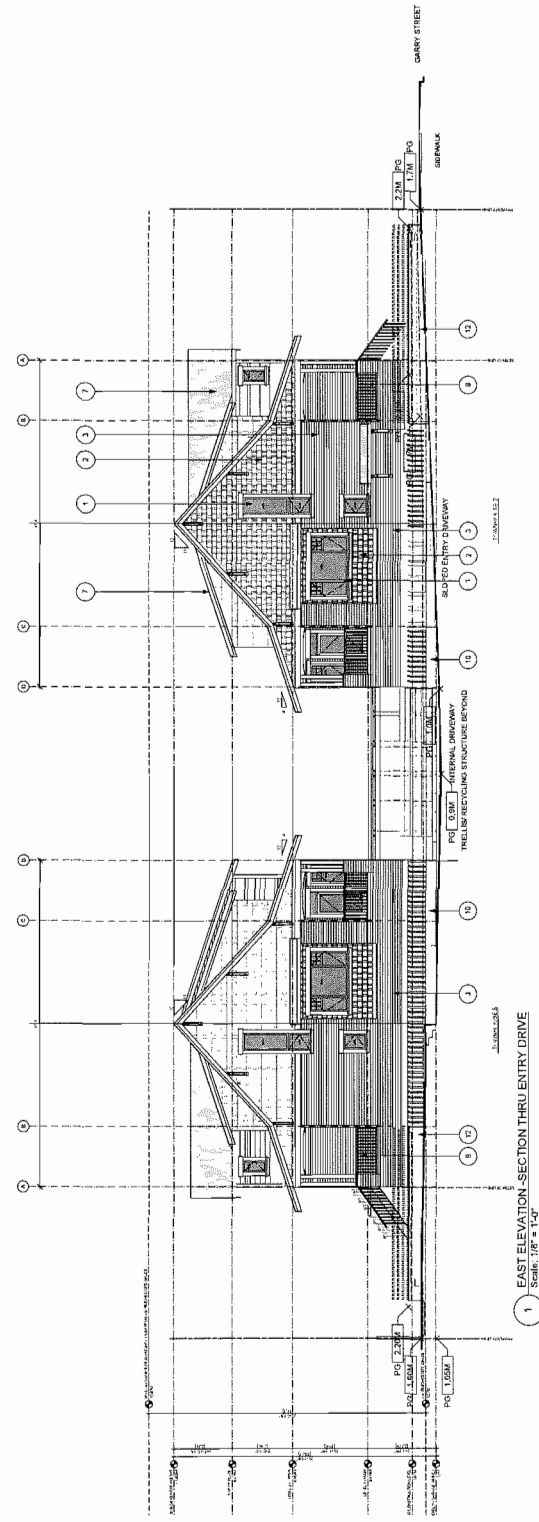
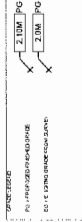
LOCATION	PROPOSED FINISHED GRADE
A - BUILDING NORTHWEST CORNER	131.0
B - BUILDING NORTHWEST CORNER	131.0
C - BUILDING NORTHWEST CORNER	131.0
D - BUILDING NORTHWEST CORNER	131.0
E - BUILDING NORTHWEST CORNER	131.0
F - BUILDING NORTHWEST CORNER	131.0
G - BUILDING NORTHWEST CORNER	131.0
H - BUILDING NORTHWEST CORNER	131.0
I - BUILDING NORTHWEST CORNER	131.0
J - BUILDING NORTHWEST CORNER	131.0
K - BUILDING NORTHWEST CORNER	131.0
L - BUILDING NORTHWEST CORNER	131.0
M - BUILDING NORTHWEST CORNER	131.0
N - BUILDING NORTHWEST CORNER	131.0
O - BUILDING NORTHWEST CORNER	131.0
P - BUILDING NORTHWEST CORNER	131.0
Q - BUILDING NORTHWEST CORNER	131.0
R - BUILDING NORTHWEST CORNER	131.0
S - BUILDING NORTHWEST CORNER	131.0
T - BUILDING NORTHWEST CORNER	131.0
U - BUILDING NORTHWEST CORNER	131.0
V - BUILDING NORTHWEST CORNER	131.0
W - BUILDING NORTHWEST CORNER	131.0
X - BUILDING NORTHWEST CORNER	131.0
Y - BUILDING NORTHWEST CORNER	131.0
Z - BUILDING NORTHWEST CORNER	131.0

THE ARCHITECTS AT ANDREWS ARCHITECTS INC. 4160 GARRY STREET, RICHMOND, BRITISH COLUMBIA V6X 4A7
 PHONE: (604) 273-1111 FAX: (604) 273-1112
 WWW.ANDREWSARCHITECTS.COM

DATE: 02/20/2014

A OCT 29 2013 ISSUED FOR REZONING (A/R ARCHITECTURE INC.)
 B JAN 21 2014 REVISION FOR REZONING
 C MAR 11 2014 REVISION FOR REZONING
 D MAY 13 2014 ISSUED FOR PLANNING REVIEW

- EXTERIOR MATERIALS LEGEND**
- ① DOUBLE GLAZED VINYL WINDOWS
 - ② POLYMER CLAD BRICK/SINGLE-COLOR
 - ③ POLYMER CLAD BRICK/MULTI-COLOR
 - ④ VINYL CLADDING - COLOR INC
 - ⑤ BRICK, 4" EXPOSURE
 - ⑥ CONCRETE FINISH - PTD, 1
 - ⑦ CONCRETE FINISH - PTD, 2
 - ⑧ CONCRETE FINISH - PTD, 3
 - ⑨ ALUMINUM FINISH - PTD
 - ⑩ ALUMINUM FINISH - PTD, 1
 - ⑪ ALUMINUM FINISH - PTD, 2
 - ⑫ ALUMINUM FINISH - PTD, 3
 - ⑬ ALUMINUM FINISH - PTD, 4
 - ⑭ ALUMINUM FINISH - PTD, 5
 - ⑮ ALUMINUM FINISH - PTD, 6
 - ⑯ ALUMINUM FINISH - PTD, 7
 - ⑰ ALUMINUM FINISH - PTD, 8
 - ⑱ ALUMINUM FINISH - PTD, 9
 - ⑲ ALUMINUM FINISH - PTD, 10
 - ⑳ ALUMINUM FINISH - PTD, 11
 - ㉑ ALUMINUM FINISH - PTD, 12
 - ㉒ ALUMINUM FINISH - PTD, 13
 - ㉓ ALUMINUM FINISH - PTD, 14
 - ㉔ ALUMINUM FINISH - PTD, 15
 - ㉕ ALUMINUM FINISH - PTD, 16
 - ㉖ ALUMINUM FINISH - PTD, 17
 - ㉗ ALUMINUM FINISH - PTD, 18
 - ㉘ ALUMINUM FINISH - PTD, 19
 - ㉙ ALUMINUM FINISH - PTD, 20
 - ㉚ ALUMINUM FINISH - PTD, 21
 - ㉛ ALUMINUM FINISH - PTD, 22
 - ㉜ ALUMINUM FINISH - PTD, 23
 - ㉝ ALUMINUM FINISH - PTD, 24
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 - ㊱ ALUMINUM FINISH - PTD, 27
 - ㊲ ALUMINUM FINISH - PTD, 28
 - ㊳ ALUMINUM FINISH - PTD, 29
 - ㊴ ALUMINUM FINISH - PTD, 30
 - ㊵ ALUMINUM FINISH - PTD, 31
 - ㊶ ALUMINUM FINISH - PTD, 32
 - ㊷ ALUMINUM FINISH - PTD, 33
 - ㊸ ALUMINUM FINISH - PTD, 34
 - ㊹ ALUMINUM FINISH - PTD, 35
 - ㊺ ALUMINUM FINISH - PTD, 36
 - ㊻ ALUMINUM FINISH - PTD, 37
 - ㊼ ALUMINUM FINISH - PTD, 38
 - ㊽ ALUMINUM FINISH - PTD, 39
 - ㊾ ALUMINUM FINISH - PTD, 40
 - ㊿ ALUMINUM FINISH - PTD, 41



THE ANDREWS ARCHITECTS INC.
 www.andrewsarchitects.com

Garry Street Townhouses
 4160 Garry Street
 Richmond, British Columbia

Townhouse Development
 REZONING FILE # RZ 13-641596

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	DEC 10 '13
DRAWN	GA
CHECKED	WA
PROJECT NO.	3314
DATE PLOTTED	02/20/2014

A 3.02

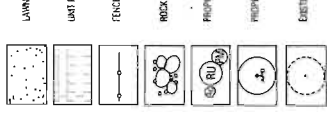
NFS

REVISIONS
 NTS
 1. DATE: 2018.09.10
 2. BY: NTS
 3. DESCRIPTION: REVISIONS
 4. DATE: 2018.09.10
 5. BY: NTS
 6. DESCRIPTION: REVISIONS

PROJECT: GARRY STREET TOWNHOUSE
 ARCHITECT: A.M. ARCHITECTURE INC.
 GARRY STREET, RICHMOND, B.C.
 DATE: 2018.09.10
 DESIGN: NTS
 DRAWN: NTS
 CHECKED: NTS
 SCALE: 1/8" = 1'-0"
 JOB NO.: 18-001

SHEET TITLE: LANDSCAPE PLAN
 SHEET NO.: L-1

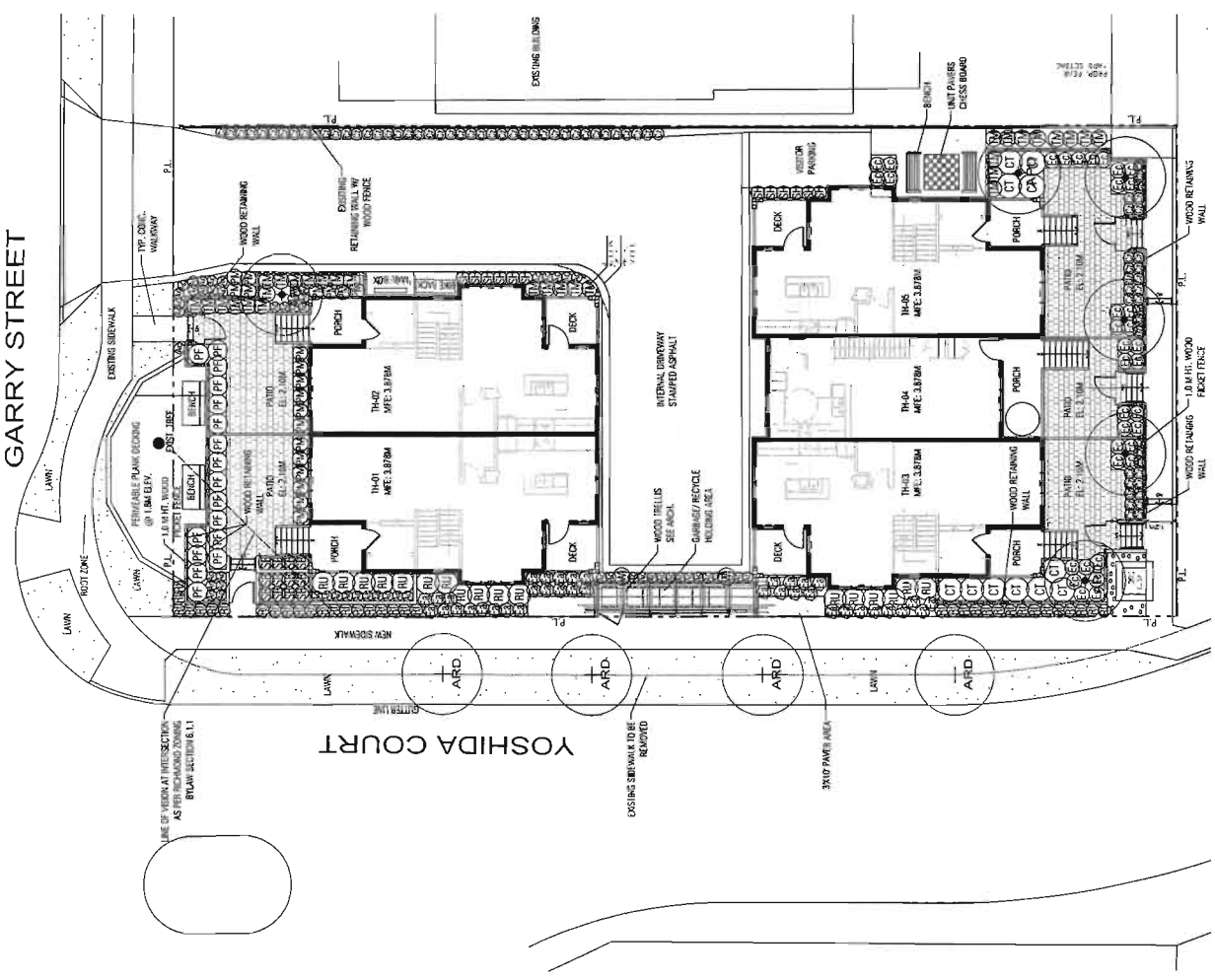
LEGEND:



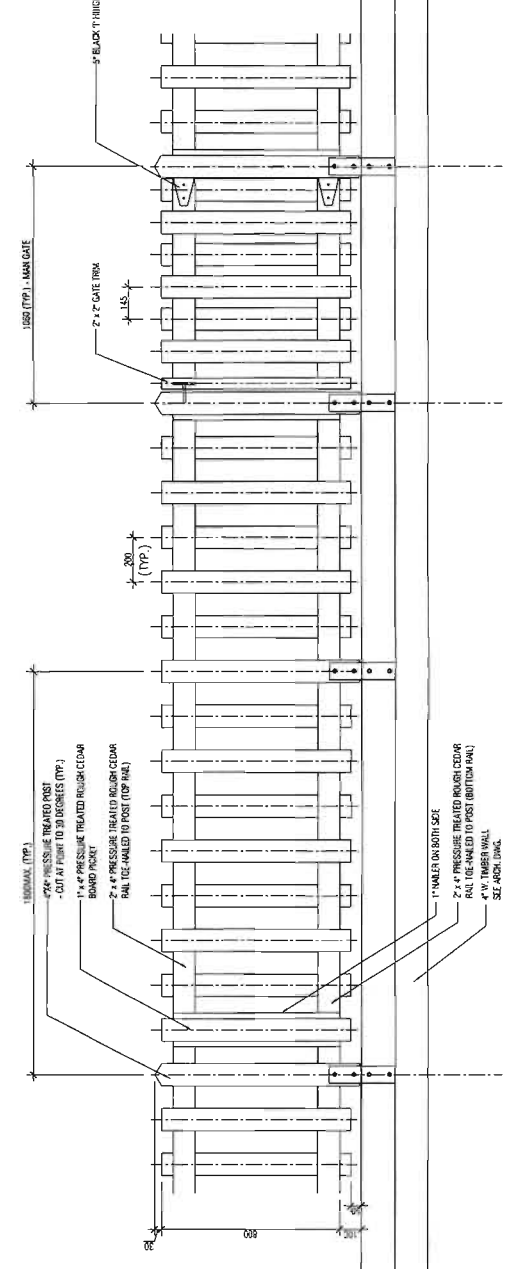
GENERAL LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE INSTALLED WITHIN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERMIT TERM.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL PLANTING SHALL BE INSTALLED WITHIN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERMIT TERM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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7. ALL PLANTING SHALL BE INSTALLED WITHIN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERMIT TERM.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
9. ALL PLANTING SHALL BE INSTALLED WITHIN THE PERMITS AND SHALL BE MAINTAINED THROUGHOUT THE PERMIT TERM.

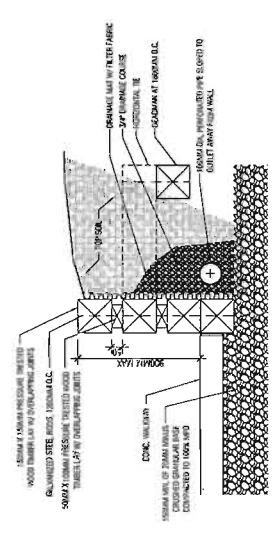
REF	QTY	SYMBOL	COMMON NAME	SIZE	MODEL
TR	6	TR	TREES		
TR1	1	TR1	ACER PALMUTUM		
TR2	1	TR2	Japanese Maple		
TR3	1	TR3	SHRUBS		
TR4	1	TR4	Japanese Maple		
TR5	1	TR5	SHRUBS		
TR6	1	TR6	Japanese Maple		
TR7	1	TR7	SHRUBS		
TR8	1	TR8	Japanese Maple		
TR9	1	TR9	SHRUBS		
TR10	1	TR10	Japanese Maple		
TR11	1	TR11	SHRUBS		
TR12	1	TR12	Japanese Maple		
TR13	1	TR13	SHRUBS		
TR14	1	TR14	Japanese Maple		
TR15	1	TR15	SHRUBS		
TR16	1	TR16	Japanese Maple		
TR17	1	TR17	SHRUBS		
TR18	1	TR18	Japanese Maple		
TR19	1	TR19	SHRUBS		
TR20	1	TR20	Japanese Maple		
TR21	1	TR21	SHRUBS		
TR22	1	TR22	Japanese Maple		
TR23	1	TR23	SHRUBS		
TR24	1	TR24	Japanese Maple		
TR25	1	TR25	SHRUBS		
TR26	1	TR26	Japanese Maple		
TR27	1	TR27	SHRUBS		
TR28	1	TR28	Japanese Maple		
TR29	1	TR29	SHRUBS		
TR30	1	TR30	Japanese Maple		
TR31	1	TR31	SHRUBS		
TR32	1	TR32	Japanese Maple		
TR33	1	TR33	SHRUBS		
TR34	1	TR34	Japanese Maple		
TR35	1	TR35	SHRUBS		
TR36	1	TR36	Japanese Maple		
TR37	1	TR37	SHRUBS		
TR38	1	TR38	Japanese Maple		
TR39	1	TR39	SHRUBS		
TR40	1	TR40	Japanese Maple		
TR41	1	TR41	SHRUBS		
TR42	1	TR42	Japanese Maple		
TR43	1	TR43	SHRUBS		
TR44	1	TR44	Japanese Maple		
TR45	1	TR45	SHRUBS		
TR46	1	TR46	Japanese Maple		
TR47	1	TR47	SHRUBS		
TR48	1	TR48	Japanese Maple		
TR49	1	TR49	SHRUBS		
TR50	1	TR50	Japanese Maple		



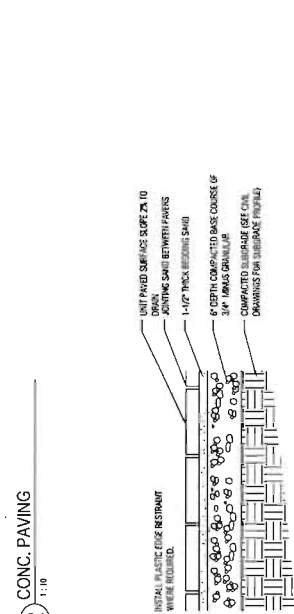
SITE PLAN: LANDSCAPE
 SCALE: 1/8" = 1'-0"



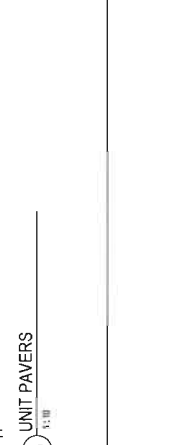
1 3' HT. WOOD PICKET FENCE
1:10



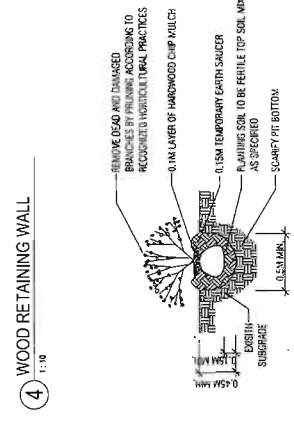
4 WOOD RETAINING WALL
1:10



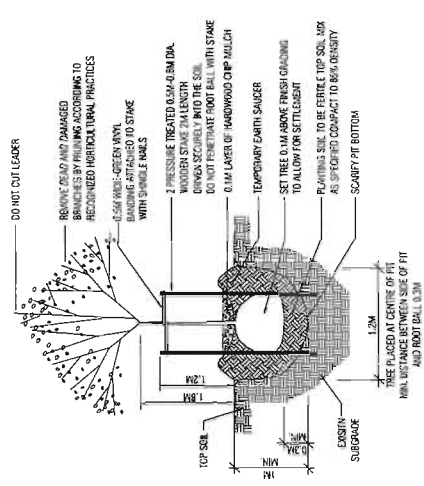
2 CONC. PAVING
1:10



3 UNIT PAVERS
1:10



5 SHRUB PLANTING DETAIL
RFS



6 DECIDUOUS TREE PLANTING DETAIL
RFS

REVISIONS:
1. Rev. 12/15/10 - Initial Design
2. Rev. 12/15/10 - Initial Design
3. Rev. 12/15/10 - Initial Design
4. Rev. 12/15/10 - Initial Design
5. Rev. 12/15/10 - Initial Design

PROJECT
GARY STREET TOWNHOUSE
GARRY STREET, RICHMOND, B.C.
ARCHITECT: A/H ARCHITECTURE INC.

DATE
DESIGN
DRAWING
CHECKED
SCALE
JOB NO.

SHEET TITLE
LANDSCAPE DETAILS
L-2



RZ 13-641596

Attachment 4

Address: 4160 Garry Street

Applicant: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Penta Homes (Princess Lane) Ltd.	To be determined
Site Size (m²):	1,020 m ²	1,020 m ²
Land Uses:	Single detached dwelling	Five (5) townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
702 Policy Designation:	The subject site is eligible for townhouse development	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT35) - Garry Street (Steveston), as amended
Number of Units:	1	5

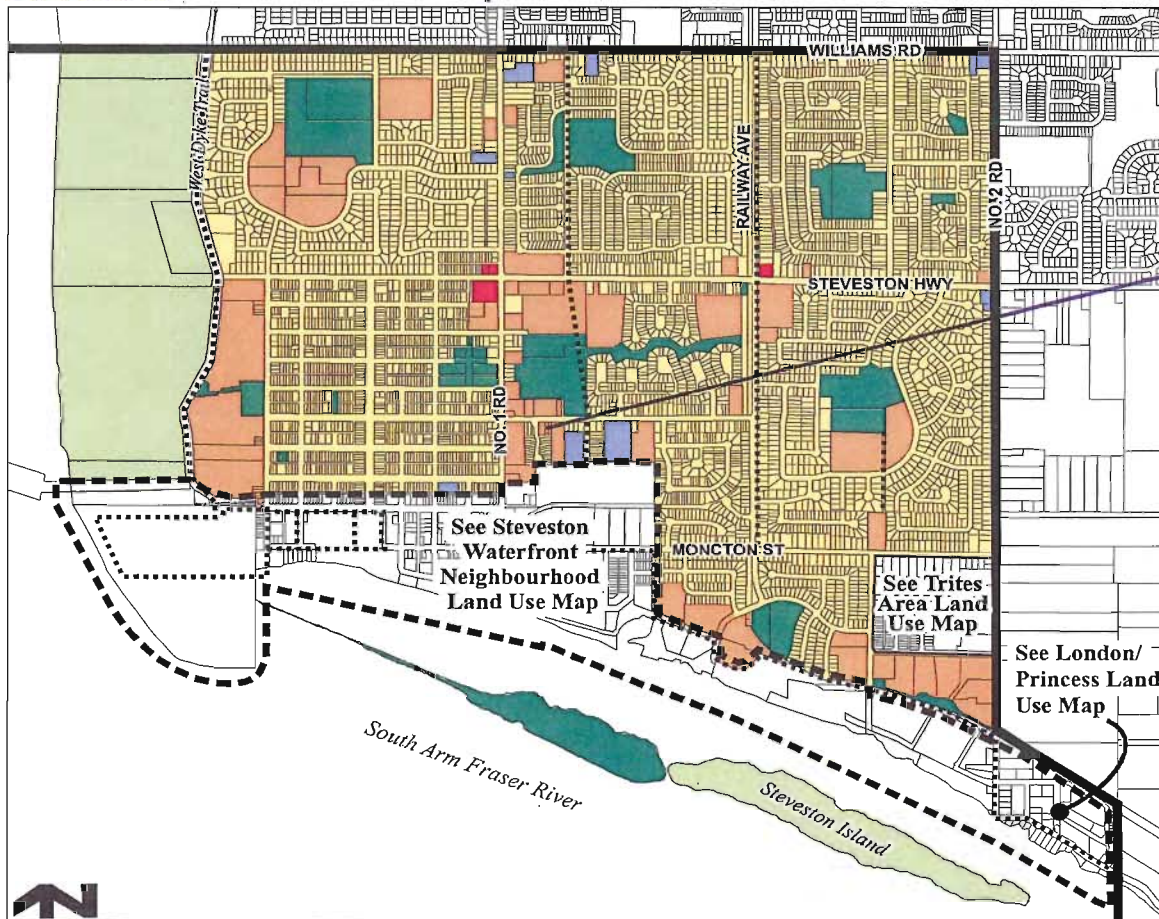
On Future Subdivided Lots	OCP Guideline/ Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.64	None permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	none
Lot Size (min. dimensions):	1,560 m ²	1,015 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.1 m	none
Setback – Yoshida Court (m)	N/A	2.0 m	none
Setback – Interior Side Yard (m)	Min. 3.0 m	3.2 m	none
Setback – Accessory Structures (garbage/recycling enclosure)	None permitted	Within setback to Yoshida Court	variance requested
Height (m):	Max. 11.3 m	10.5 m	none
On-site Vehicle Parking Spaces:	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	none
Tandem Parking Spaces:	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
On-site Bicycle Parking Spaces – Resident (Class 1)/ Visitor (Class 2)	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	none

On Future Subdivided Lots	Bylaw/OCP Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu (\$5,000)	none
Amenity Space – Outdoor:	6 m ² /unit = Min. 30 m ²	30 m ²	none










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

City of Richmond

Steveston Area Land Use Map Bylaw 7783
2010/04/12



SUBJECT SITE

	Single-Family		Institutional
	Multiple-Family		Conservation Area
	Commercial		Trail
	Public Open Space		Steveston Area Boundary
			Steveston Waterfront Neighbourhood Boundary



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

POLICY 5471:

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):



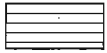
That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471 Section 02-3-7

Original Date: 07/29/02
 Revision Date:
 Note: Dimensions are in METRES

Garry Street Neighborhood Information Meeting

April 2, 2014

Present: Dana Westermarck, Nathan Curran, Jennifer O'Bray, Wendy and Greg Andrews, Cynthia Lussier, Neighbors from Garry Street, Garry Lane and Yoshida Court.

Dana Westermarck was the presenter and he gave some background information regarding his involvement in the community as a builder. He framed several of the houses on Yoshida Court and built the townhouse development at No. 1 Rd. and Garry Street as well as 4111 Garry Street (Garry Lane). He stated that at the time Yoshida Court was developed, it was seen as a contentious development due to the zero lot line and the lot sizes were different than usual. It is regulated by the Land Use Contract which specifies land use but not volume. Yoshida Court is now seen as an example of a nice development.

When Oris purchased the property at 4160 Garry Street, they looked at what would be the best use for this lot. The OCP states that townhouses are an option. Dana showed slides of the potential development to show how it would fit in with Yoshida Court. He spoke about the street treatment which is dictated by the Civil Engineering Department at the City. Regardless of which type of development is approved, the grade will be raised by 3.5 feet. This will affect the trees on site and, except for the spruce, they will all, including the cherry trees and the hedge, be removed. He explained that with MFD there will be one driveway and with the SFD there will be two driveways as another one will be added. There is not enough space for two driveways off Garry St. so there will be one off Yoshida and one off Garry St.

There was a query as to whether multifamily was allowed on Garry and Yoshida and Dana and Cynthia stated that it is in the Official Community Plan. Another audience member stated that no one cared about the type of development and that the only concern was the driveway and traffic. Dana stated that he would address those issues later in the presentation.

There was some discussion regarding the hedge and Dana stated that it would be removed regardless of the type of development. He said that a sidewalk and a grass boulevard with trees would be put in.

Dana showed a slide of the single family home next to Yoshida Court and explained that it is an example of a flanking condition which is a blank wall with few windows. It is a large and long mass. He then showed a slide of the townhouse development which has a

lower roof line and allows for more light. He said he felt it was more in keeping with the neighborhood. It is more monolithic with SFD than MFD.

Dana spoke about density. He said that Affordable Housing Policy requires that a suite be built into at least one of the two houses but most builders are putting suites in both houses so, generally, the SFD would include two single family houses and at least two suites so it is likely that four families would live in the two houses. The MFD would be five units with the units likely to be owner-occupied. At Garry Lane, the units are well cared for and that would be expected with the new development as the purchasers will experience pride of ownership.

Dana explained parking requirements. With the SFD, the requirement is two spots per unit with no requirement for the rental suites. At Yoshida, there are two parking spots per unit with no extra visitor parking. With the MFD, there would be two parking spots per unit plus one visitor parking spot.

There was a request from some of the Yoshida residents that the crosswalk and the traffic calming curb bulge at the intersection be moved. This is an issue that would have to be dealt with by the City.

Overall, the prime concerns for the residents of Yoshida Court were traffic and parking. Dana reiterated the requirements for parking. The City has done traffic and parking studies in regards to tandem parking and they found that the requirements are sufficient. Some of the residents felt that there was a tendency for people to use garages for storage and park on the street. Dana assured them that there was adequate storage in the units of the MFD so that people could use their garages for parking.

A Garry Lane resident stated that he likes the diversity of housing. He is not in favour of the "garage" houses because there is no street presence. He does like the form of development at Garry Lane and the proposed MFD because people become part of the community and it is also affordable for young families. He had been concerned about the development next to McMath Secondary School because the residences would be driving through the complex but it has not been an issue. Dana spoke about how Garry Lane was designed so that neighbours would know and interact with each other.

Dana explained that the MFD would give more form and character to the area. The design is intended to blend in with Yoshida Court and Garry Lane. The residents would have the opportunity to integrate into the community.

The Land Use Contract at Yoshida Court provides setbacks but no height limit. Cynthia stated that Yoshida can be redeveloped under LUC. It is unlikely that townhouses would be approved because that would require an OCP amendment. She stated that the issue of access was looked at as part of the application and the Transportation Department has made comments.

Yoshida Court has a pre-existing problem of insufficient parking. Residents are concerned that it will get worse with the new development if residents don't park in their garages. A resident suggested that the City get involved and look at ways to get people to park in their garages instead of on the street. Another Yoshida Court resident liked the proposed MFD and his major point regarding traffic was that the City should reduce the amount of parking provided on site and restrict parking on public streets.

Despite the fact that there was general consensus on the MFD, some residents did not want any development to proceed because of traffic and parking concerns.

The meeting adjourned at 8:30.

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
DEREK GRAY	11744 YOSHIDA CT.	604 277 1905	DEREK.BCCM@GMAIL.COM
Keith Boughton	#7-4111 Garry St.	778-887-1187	KB_579@hotmail.com
Stephanie Freiter	11753 Yoshida Ct		msfreiter@yahoo.com
Chris Williams	11777 Yoshida		chris.williams@shaw.ca
Neil Freiter	11753 Yoshida		neilfreiter@yahoo.com
Bob Hopko	4051 GARRY ST		BORDT30@GMAIL.COM



www.orisconsulting.ca

Oris Consulting Ltd.

12235 - No. 1 Road

Richmond, BC

V7E 1T6

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
K Blackford	11740 Yoshida	2747470	dkblack@telus.net
D Williams	11777 Yoshida	6042773605	bopkidesek@gmail.com
K Barrows	3182 FRANCES	604-7750081	
[Name and Address]			
Ray Dattin	Jen Booth	4220 GARRY ST	6043776645
IAN CHENG	26072	Food No. 3 Rd Richmond, BC	iancad@astinet.com

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
Bill + Ann	11751 Yoshida	604-271-7423	prannymcc@gmail.ca
Diana Wang	4180 Garry Str	604-785-2689	dianadji.wang@gmail.com
Donna Taylor	11773 Yoshida CRT	604-275-3083	
DONNA SHEARER	4111 GARRY ST.	604 272 2927	dshearer4111@gmail.com
IRIS Hunter	11720 Yoshida CRT	604-448-0418	iphunter14@gmail.com
Richard Hunter	11720 Yoshida CRT.	604-448-0418	hunterrc95@gmail.com
Helina Clement	11733 YOSHIDA CRT	604 274 2564	HCLEMENT@SHAW.CA
DAVE McKenna	11769 Fernmount Pl.	604-502-3599	wdmck@shaw.ca

Lussier, Cynthia

From: Diana Wang [diana.dj.wang@gmail.com]
Sent: Monday, 28 April 2014 12:06 PM
To: Lussier, Cynthia
Subject: regards new development on 4160 Garry Street (RZ-13-641596)

Hi Cynthia,

This is Diana Wang, I am living on 4180 Garry Street. I met with Dana and Shawn about two weeks ago. They explained in details about development plan on 4160 Garry Street. I really like the plan with 5 townhouses, it looks very nice! In the meeting Dana also mentioned that because there are a lot of comments on opening a driveway on Yoshida, they will come up with a new plan with a driveway to Garry Street. The plan is still for 5 townhouses but the driveway will be right beside my house on the west side, similar to the driveway the old house used to have. They showed me the picture and explained the pros and cons. Although it is not ideal compare to the original plan, I am still OK with it. Just want to let you know that I really hope to see the project to start. I don't want to see the bare land beside my house for another several months or even a year. :-)

If there is anything I can help, please feel free to let me know.

Best regards,
Diana Wang
604 785-2689

Garry Street/Yoshida Court

Public Information Meeting

May 6, 2014

The meeting was called to order at 7:10 pm.

In attendance: Dana Westermark, Oris Consulting; Jennifer O'Bray, Oris Consulting, Cynthia Lussier, City of Richmond Planning Department; Residents of Garry Street and Yoshida Court.

The meeting was chaired by Dana Westermark, Oris Consulting.

Dana stated that after the previous public information meeting, they took note of the principle concerns so they went back to the City to see if they would allow the change of the driveway being off Garry Street instead of Yoshida Court and the City Transportation Department said that they would. With this change, the two front units will now be a duplex instead of two detached units but the back units will be the same. This new arrangement does not put any extra traffic onto Yoshida Court. All of the units have two car garages. Oris Consulting has consulted with the neighbours to the east and to the west and they are both in agreement with the new arrangement. Dana has had some conversations with BC Hydro. He discovered that the existing kiosk is at 150% capacity so Oris is looking at putting in a 100 KVA kiosk which would provide more than enough capacity. Oris has moved the buildings a little bit towards Yoshida Court - 2 meters

Dana showed slides showing the original and the revised plans. There is a structure for garbage so people will take their garbage there. A resident brought forward a concern that townhouses would have an impact on parking. Dana stated that a study done by the City of Richmond tandem parking does not create more parking problems. The sidewalk will have a boulevard so it will be more inviting for pedestrians. The issue of saving the existing trees was brought up. Dana stated that the existing site must be brought up to 30 cm above the crown of the existing road. It has to be built up to meet the flood plain elevation and this will severely impact on the survivability of the trees. All but one tree will be removed but new trees will be planted. Residents wondered how tall the units would be and Dana stated that they are 2.5 stories. The front of the house is lower than 29 ft. They will have the same elevation as single family house. Yoshida Court is flood plain compliant. The former house was lower than the flood plain – about 3 feet below the crown of the road. Dana explained the elevation issues. Residents were concerned about the congestion of 5 units versus 2 single family houses. Dana explained the Affordable Housing Bylaw. Builders are often choosing to put suites in the houses because they are perceived as a marketable feature. Rooflines are brought down which brings the scale of the house down so it blends in with the neighbourhood. The new units will have natural gas. A resident asked if Yoshida could have natural gas. Fortis does have a program of putting the line in if there is adequate demand. Dana has offered to talk to Fortis about Yoshida Court getting natural gas. The gas main is on Garry Street and Oris would be connecting there. Services are under the sidewalk so

the sidewalk would have to be dug up. There was a question as to whether the trucks would be well managed and Dana stated that they would be. Residents wanted to know when construction would start and finish. Dana said construction would start in July and it would take about eight months to complete. Oris hopes to go Planning Committee in May and Public Hearing in June.

Dana reiterated that Oris had looked at residents' concerns from the first meeting and looked at ways of addressing them – specifically to change the driveway from Yoshida Court to Garry Street.

The meeting was adjourned at 8 pm.

Lussier, Cynthia

From: Derek Williams [bopakderek@gmail.com]
Sent: Saturday, 10 May 2014 11:04 AM
To: dana@orisconsulting.ca
Cc: Lussier, Cynthia
Subject: 4160 Garry St

Hi Dana

First I wish to thank you for taking the time to present and listen to local residents concerns for the new development at 4160 Garry st Richmond BC. Some of the questions asked were quite pathetic and showed a great deal of selfishness on there part, I think you had a lot of patience and restraint.

The fact that you went back to the drawing board to come up with a solution to access on yoshida showed that Oris really cares about the impact development has on our community, we are lucky to have businesses such as yours in our area, thank you.

So for the record both myself.....Derek Williams... and my wifeChris Williams...of 11777 Yoshida crt Richmond BC

Absolutely APPROVE of the new plan you presented to us on May 6th at Steveston community centre.

I also would like to thank Cynthia for being there and answering our questions.

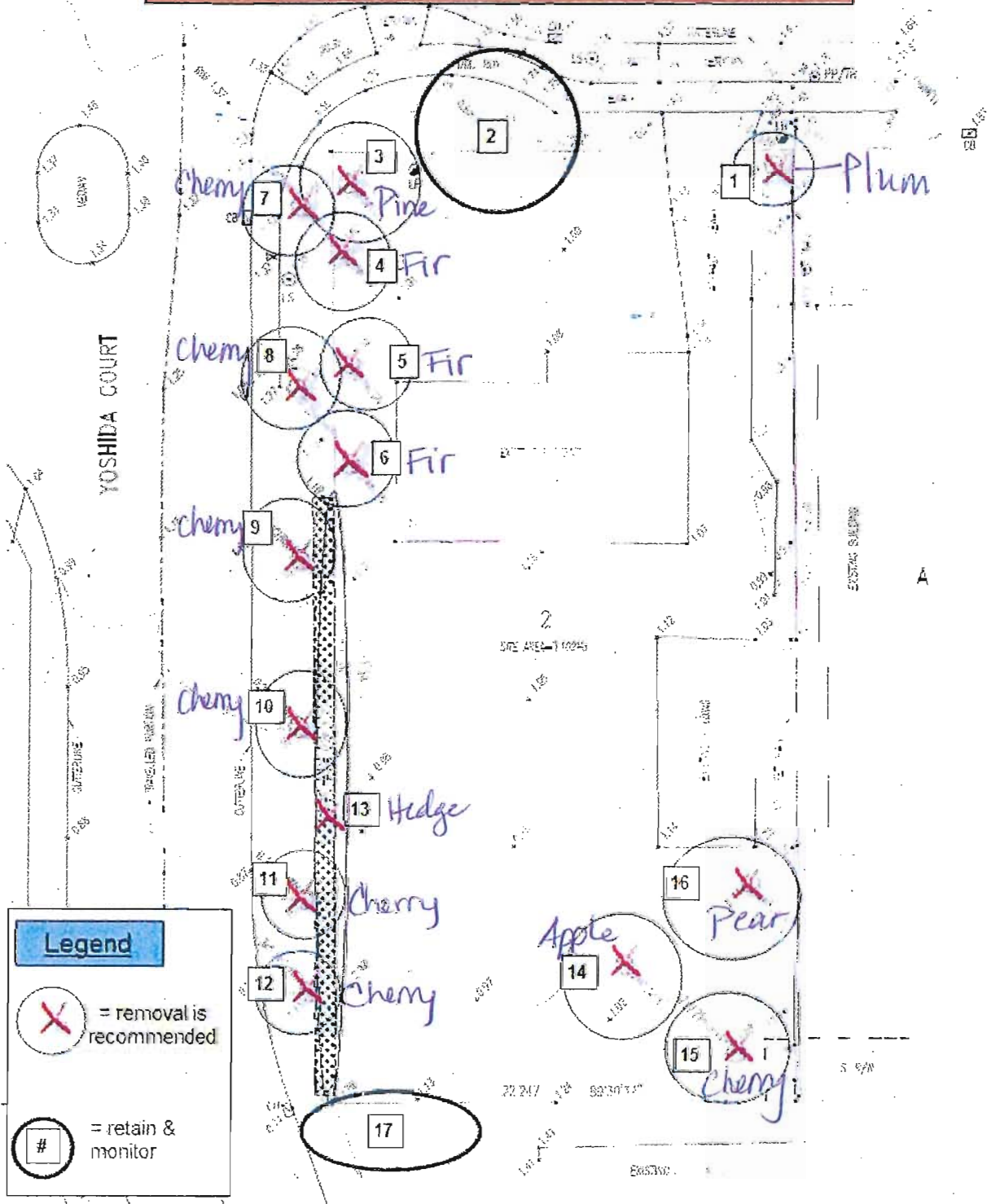
I am glad to see that you are following through with the vision set out in the OCP, densification is the only way forward, we must save our farmland and eliminate sprawl.

Walking, Cycling, and transit with less cars must happen, and companies which promote this and cities which approve and uphold that vision are to be congratulated.

Thank you very much
Derek

604 961 4273

Removal & Retention Plan



Tree #	Species	DBH (cm)	Tree Protection Zones (as per bylaw)
17	Red Tip Photinia (<i>Photinia x fraseri</i>); Western Red Cedar (<i>Thuja plicata</i>)	10 to 20	TPZ to be placed at no less than 1.0 m north of fence line; to span from blvd to extend to end of photinia at east side; to encompass entire group on all sides affected
2	Grand Fir - <i>Abies grandis</i>	52	TPZ to be placed along sidewalk edge at north side; placed at no less than 3.0 m from base of tree at all sides; to encompass entire tree on all sides affected



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 4160 Garry Street

File No.: RZ 13-641596

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, the following items must be completed:

1. City acceptance of the developer's voluntary contribution of \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting six (6) of the required 10 replacement trees on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$8,200 for the Fir tree (tag # 2) to be retained. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the tree has survived.
4. Registration of a flood indemnity covenant on Title.
5. Contribution of \$1,000 per dwelling unit (e.g. \$5,000) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,273) to the City's Affordable Housing Reserve Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a statutory right-of-way for public-right-of-passage over the area of the public amenity space on the subject site along Garry Street. All maintenance and liability associated with the statutory right-of-way is the responsibility of the property owner.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of frontage improvements, including (but is not limited to):
 - The removal of the existing driveway crossing and letdown on Garry Street and construction of a new wider driveway crossing and letdown to current City standard.
 - Design and construction of the frontage works and the area of the right-of-way for public-right-of-passage along Garry Street to include seating, landscaping, and to ensure protection of the Fir tree (tag # 2) on City-owned property.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Initial: _____

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Prior to Demolition Permit* Issuance, the following items must be completed:

- Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* Issuance, the following items must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- 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 Division 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 9108 (RZ 13-641596)
4160 Garry Street

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
i. Inserting the following new subsections directly after Section 17.35.6.3:
" 4. The minimum setback to Yoshida Court is 2.0 m."
ii. Replacing Section 17.35.8.2, with the following:
"2. The minimum lot area is 1,015 m^2."
2. 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 (ZT35) – GARRY STREET (STEVESTON)".
P.I.D. 009-217-665
Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 23406
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9108".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND
APPROVED by
BK
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER