



## City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** November 21, 2011  
**File:** RZ 11-562968  
**Re:** **YAMAMOTO ARCHITECTURE INC. has applied to the City of Richmond for permission to rezone 9431, 9451 AND 9471 Alberta Road and surplus portion of Alder Street road allowance from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)" in order to develop a 34 unit three-storey townhouse complex.**

### Staff Recommendation

That Bylaw No. 8834 for the rezoning of 9431, 9451, and 9471 Alberta Road and surplus portion of Alder Street road allowance from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH1)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development  
(604-276-4138)

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Real Estate Services .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Affordable Housing .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

YAMAMOTO ARCHITECTURE INC. has applied to the City of Richmond for permission to rezone 9431, 9451 and 9471 Alberta Road and surplus portion of Alder Street road allowance (**Attachment 1**) from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)” in order to develop a 34 unit, 3-storey townhouse development. (**Attachment 2**).

### Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

To the North: Across Hemlock Drive, a 232 unit, 5 storey apartment complex at 9373 Hemlock Drive, zoned “Low Rise Apartment (ZLR10) – North McLennan (City Centre)”. Also across Hemlock Drive, a 24 unit, 3 storey townhouse complex at 9420 Ferndale Road, zoned “Town Housing (ZT64) – North McLennan (City Centre)”.

To the East: Across Alder Street, a 97 unit, 3 storey townhouse complex at 6300 and 6388 Alder Street, zoned “Town Housing (ZT30) – North McLennan (City Centre)”.

To the South: Across Alberta Road, a combination of park space and Anderson Elementary School, zoned, “School and Institutional (SI)” as well as single detached homes, zoned “Single Detached (RS1/F)”.

To the West: A 23 unit, 3 storey townhouse complex at 9391 Alberta Road, zoned “Town Housing (ZT50) – South McLennan (City Centre)”.

### Related Policies and Studies

#### Official Community Plan

OCP designation: City Centre Area, McLennan North Sub-Area Plan, Schedule 2.10C.

#### McLennan North Sub-Area Plan (Schedule 2.10C)

- Residential Area 2, which allows 2, 3 and 4 storey Townhouses and Low-rise apartments (4 storey maximum). 0.95 base FAR (**Attachment 4**).

#### Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. To ensure conformity, a Flood Indemnity Covenant for this site is to be registered on title prior to final adoption.

### Affordable Housing Strategy

The applicant has volunteered to make a contribution to the Affordable Housing Strategy reserve fund. Details are provided later in this report.

### OCP Aircraft Noise Sensitive Development (ANSND) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, at the time of making their application for a Development Permit, the applicant is to submit a report from an Acoustic Engineer to identify the measures that will be taken to mitigate impact of aircraft noise.

### **Public Input**

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date.

### **Staff Comments**

Preliminary Architectural Drawings (site plan, and elevations) are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

### **Analysis**

#### Proposed Zoning to “High Density Townhouses (RTH1)”

The proposed rezoning from RS1/F to RTH1 reflects the anticipated changes to the community as set out in the McLennan North Sub-Area Plan to transition the once predominantly single family area to apartment buildings and townhouse complexes. The application for this subject site is in conformance with the Sub-Area Plan as well as the designation of the Land Use Map (Residential Area 2, allowing 2, 3 and 4 storey Townhouses and Low-rise apartments (4 storey maximum) as shown in **Attachment 4**).

The applicant is proposing a 3-storey townhouse complex with a FAR of 0.71, below the base density of 0.95 FAR in accordance to the land use map.

#### Sale of City land for the purpose of this development

The proposed site plan will need to include approximately 419 square feet (38.9m<sup>2</sup>) of surplus road allowance, located directly north of 9471 and west of 9451 Alberta Road. It was included as part of the road dedication to allow the rezoning of the current townhouse developments at 6300 and 6388 Alder Street. This triangular piece of property will allow the application to be in conformance of the Zoning Bylaw setbacks of the RTH1 zone. The applicant is working with the City to establish fair market value for the land and a separate report by the Manager of Real Estate Services outlines the sale of this portion of land.

The applicant is aware that the land will need to be purchased prior to the adoption of this rezoning application.



### Transportation and Site Access

This development will provide considerable new road development to not only provide access to the subject site, but will complete the full road width of Alder Street that connects Alberta Road and Hemlock Drive. The development will also continue the full width development of Hemlock Drive in accordance with the road network plan shown in the Land Use Map of the Sub-Area Plan (**Attachment 4**).

Vehicular access to and from the site is from the newly constructed part of Alder Street and along the internal drive aisle heading toward the outdoor amenity area before branching off to access the attached garages to each of the townhouse units. In addition to the land dedication requirements needed to construct the developer's portion of Alder Street and Hemlock Drive, the City requires a four meter by four meter (4m x 4m) corner cut at the corners of Alder Street and Ferndale Road to the north as well as Alder Street and Alberta Road to the south. Frontage improvements such as sidewalks, grass and treed boulevard and curb and gutter will be constructed by the developer as outlined in the upcoming Servicing Agreement (**Attachment 6**).

On-site parking is provided through two car garages, with one unit providing a side-by-side configuration with the remaining units in a tandem configuration. Seven (7) visitor parking stalls are supplied and scattered throughout the site to provide easy access to all the units. Included in the visitor parking count is one stall to accommodate wheelchair accessibility. The tandem parking configuration will require a variance at the Development Permit stage and a restrictive covenant will need to be registered to prevent the conversion of the garage space to habitable floor space.

The number of parking stalls (including visitor parking) meets the requirements of the parking requirements of Zoning Bylaw 8500.

Pedestrian access to the site is achieved by various points from the street, including three from Alder Street and one each off of Alberta Road and Hemlock Drive. This is in addition to the vehicular access point and the direct access to each of the units that front the street (**Attachment 2**).

Internal movement for pedestrians is well identified by a walkway to allow the pedestrians a sense of territory when walking within the site. The type of path will be determined at the Development Permit stage, however the path does connect to all the internal units of Building 5 as well as the outdoor amenity area.

The applicant is proposing 3x3 meter corner cuts along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

### Trees

An Arborist Report and site survey (**Attachment 5**) was submitted with the application to assess the existing location and condition of the existing on-site trees for the purpose of possible retention. The submitted report recommended that all 21 on-site trees are to be removed.

Upon a visual site review by City staff, two (2) of the 21 trees on the property are recommended for retention and one (1) tree is a good candidate for relocation within the site by incorporating it into the landscaping plan. One tree of significance would require the removal of two townhouse units if this was to be retained. Staff is recommending that compensation of either a minimum 5 meter high coniferous or a 12 cm calliper deciduous tree be planted in lieu of retention.

All of these trees are to be incorporated within the upcoming landscaping plan as part of the Development Permit. The remaining 17 trees on the site are to be removed.

**Tree Summary Table**

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	21	-	-	-
To be removed due to poor health	17	2:1	34	To be removed, due to conflicts with proposed building locations, flood bylaw requirements, poor health or structure of the trees.
Tree of significance to be removed	1	2:1	2	One tree of significance is located within the building footprint and would require the removal of two townhouse units should it be retained. Compensation of one of the two trees is to meet minimum requirements of a 5 meter high coniferous or a 12 cm calliper deciduous tree.
Trees for retention	2	-	-	Applicant to incorporate them into the landscape plan as part of the DP.
Trees for relocation within the site	1	-	-	To be relocated and incorporated with the landscape plan as part of the DP

Of the 18 total trees that are to be removed, they would need to be replaced in accordance with the City's 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it will be determined if the number of trees proposed on the submitted landscape drawings meet the replacement requirements. If not, a cash-in-lieu of the shortfall can be applied to allow the City to plant trees where needed.

#### Amenity Space

The outdoor amenity space is located in a central location of the subject site, along the western property line, and will be easily identified as it is located at the end of the internal drive-aisle as one enters the site (**Attachment 2**). The space is intended for a children's play area and benches for sitting. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. A voluntary cash-in-lieu contribution of \$49,000.00 will be made in lieu of the provision of indoor amenity space prior to final adoption of this application.

#### Design

The proposed three storey townhouses provide an array of different unit types that result in an elevation plan that will compliment the existing townhouse developments in the area (**Attachment 2**). The three bedroom units proposed provide good articulation to the building massing and are further accented by the use of the façade materials and tones. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.



Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments, the applicant has agreed to a voluntary contribution of \$2.00 per allowable square foot based on the FAR of the zone (\$86,428.50). This is payable prior to the adoption of this rezoning application.

Public Art

The applicant is considering providing a piece of public art and will contact the City's Public Art Coordinator to begin the process should they decide to head in that direction. Should the applicant decide not to go ahead, the applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development. The amount of the contribution would be \$32,410.70.

Garbage and Recycling Servicing

The applicant is supplying an on-site garbage and recycling enclosure, directly to the left upon entry to the site. Staff have reviewed the proposal and are satisfied with the number of bins and access to and from the enclosure for proper pick-up.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. Issues to be worked out on the Servicing Agreement is the water main on Hemlock Drive will need to connect to Alder Street and the sewer line will need to be connected and properly sized.

Servicing Agreement

Prior to the adoption of the rezoning application, the developer shall enter into the City's standard Servicing Agreement to design and construct:

1. Hemlock Drive - complete Hemlock Street to a 11.2m road surface. Continue the 1.5m sidewalk and 1.2m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing. Complete the water main and storm sewer connecting the systems on Hemlock to the systems on Alder.
2. Alder Street - complete Alder to an 11.2m road surface for the entire length. Establish a 2m sidewalk along the new PL which should leave room for a 1.7m grass & treed blvd. Trees and lighting to match existing.
3. Alberta Road - complete Alberta to an 11.2m road surface. Continue the 2m sidewalk and 2.45m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing.

Development Permit

A separate Development Permit application would be required with a specific landscaping plan to include the following:

- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan North Sub-Area Plan.
- b) Design of the outdoor amenity area, including the design of a children's play area.

- c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
- d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.
- e) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.
- f) Identify and design for units that can be easily converted to universal access.
- g) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to the following criteria using the ASHRAE 55-2004 standard and any subsequent updates as they occur.

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

### Financial Impact

None expected.

### Conclusion

The proposed 34 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the "High Density Townhouses (RTH1)" zone for the McLennan North neighbourhood plan. Staff believe that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 11-562968 proceed to first reading.



David Johnson  
Planner  
(604-276-4193)

DJ:cas

### List of Attachments

- |              |   |
|--------------|---|
| Attachment 1 | Location Map, Zoning Site Map, Site Context and Aerial View of the Site |
| Attachment 2 | Site Plan and Preliminary Architectural Drawings                        |
| Attachment 3 | Development Application Data Sheet                                      |
| Attachment 4 | McLennan North Sub-Area Land Use Map                                    |
| Attachment 5 | Arborist Report - Tree Survey Plan                                      |
| Attachment 6 | Conditional Rezoning Requirements                                       |



## City of Richmond

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

## Development Application Data Sheet

**RZ 11-562968**

Address: 9431, 9451 and 9471 Alberta Road

Applicant: Yamamoto Architecture Inc..

Planning

Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

	Existing	Proposed
<b>Civic Address:</b>	9431, 9451 and 9471 Alberta Road	To Be Determined
<b>Owner or Applicant:</b>	Yamamoto Architecture Inc.	No Change
<b>Site Size (m<sup>2</sup>):</b>	6,493.0m <sup>2</sup>	5,314.0m <sup>2</sup> (after land dedication)
<b>Land Uses:</b>	Single-Family	Townhouse Residential
<b>OCP Area Plan Designation:</b>	Residential Area 2 0.95 base F.A.R. 2, 3-and 4 storey Townhouses, Low-rise apartments	No Change
<b>Zoning:</b>	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1)  Permits Townhouses at 0.75 F.A.R.
<b>Number of Units:</b>	1 Single-Family Dwelling per lot	34 – 3 storey Townhouse Units

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 5,353.0m <sup>2</sup> (0.75) = 4,014.7.0m <sup>2</sup> Max.	<b>3,801.2m<sup>2</sup></b> <b>(0.71 FAR)</b>	none permitted
Lot Coverage – Building:	45% Max.	<b>37%</b>	none
Setback: Alberta Road:	4.5m Min.	<b>5.0m</b>	none
Setback: Alder Street	4.5m Min.	<b>4.5m</b>	none
Setback: Hemlock Drive	4.5m Min.	<b>4.5m</b>	none
Setback: East	1.2m Min.	<b>3.0m</b>	none
Height:	12.0m and no more than 3 stories maximum	<b>12.0m</b> <b>and 3 stories</b>	none
Parking Requirements - Resident	1.4 x 34 = 47.6 <b>48 stalls</b>	<b>68 stalls</b>	none
Visitor Parking:	0.2 x 34 = 6.8 <b>7 visitor stalls</b>	<b>7 stalls</b>	none



	<b>Bylaw 8500 Requirements</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	No tandem parking within the RTH1 zone	33 units x 2 = <b>66 spaces</b>	<b>33 tandem stalls or 66 spaces</b>
Amenity Space – Indoor:	70 m <sup>2</sup> or cash-in-lieu payment	Cash-in-lieu payment totalling <b>\$49,000.00</b>	none
Amenity Space – Outdoor:	6 m <sup>2</sup> minimum per unit x 20 units = 120.0m <sup>2</sup>	<b>210.0m<sup>2</sup></b>	none

**Conditional Rezoning Requirements  
9431, 9451 and 9471 Alberta Road  
RZ 11-562968**

Prior to adoption of Zoning Amendment Bylaw 8834, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. The developer shall be required to enter into a purchase and sale agreement with the City for the acquisition of the 38.9 m<sup>2</sup> (419 ft<sup>2</sup>) of surplus road, identified in “Schedule A attached to and forming of Bylaw 8834”, which is currently City owned property. The primary business terms of the PSA shall be approved by Council as outlined in the staff report by Real Estate Services;
2. Consolidation of the three lots and the surplus road in this development proposal into one legal lot.
3. Dedication of 10 meter wide strip along the northern edge of 9431 Alberta Road for road, boulevard and sidewalk improvements to complete the development of Hemlock Drive.
4. Dedicate lands across the entire east edge of the development site to complete the Alder Street corridor. The road width is to be a consistent 20.4m from Hemlock to Alberta with 4m x 4m corner cuts at both intersections;
5. The applicant shall be required to enter into a standard Servicing Agreement\* that will include the design, with the intent to construct works on all three frontages that include, but not limited to:
  - a) Hemlock Drive - complete Hemlock Street to a 11.2m road surface. Continue the 1.5m sidewalk and 1.2m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing. Complete the water main and storm sewer connecting the systems on Hemlock to the systems on Alder.
  - b) Alder Street - complete Alder to an 11.2m road surface for the entire length. Establish a 2m sidewalk along the new PL which should leave room for a 1.7m grass & treed blvd. Trees and lighting to match existing.
  - c) Alberta Road - complete Alberta to an 11.2m road surface. Continue the 2m sidewalk and 2.45m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing.
  - d) The design is also to provide service connections and show capacity analysis results.
6. Registration of a Flood Indemnity Restrictive Covenant on Title.
7. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on Title.
8. Registration of a legal agreement prohibiting the conversion of the Tandem Parking area into habitable space.
9. Voluntary contribution of \$49,000 cash-in-lieu of on-site indoor amenity space.
10. Secure a location and commit to a piece of Public Art in accordance with City Policy or make a voluntary contribution to the Public Art reserve fund in the amount of \$32,410.70.
11. Voluntary contribution of \$86,428.50 towards the City’s Affordable Housing Reserve Fund.



12. The submission and processing of a Development Permit\* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan North Sub-Area Plan.
  - b) Design of the outdoor amenity area, including the design of a children's play area.
  - c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
  - d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.
  - e) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.
  - f) Identify and design for units that can be easily converted to universal access.
  - g) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to the following criteria using the ASHRAE 55-2004 standard and any subsequent updates as they occur.

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

\* Note: This requires a separate application

Prior to issuance of Building Permit\*, submission of a Construction Parking and Management Plan.

\* 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.

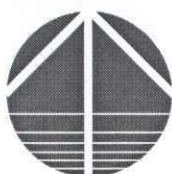
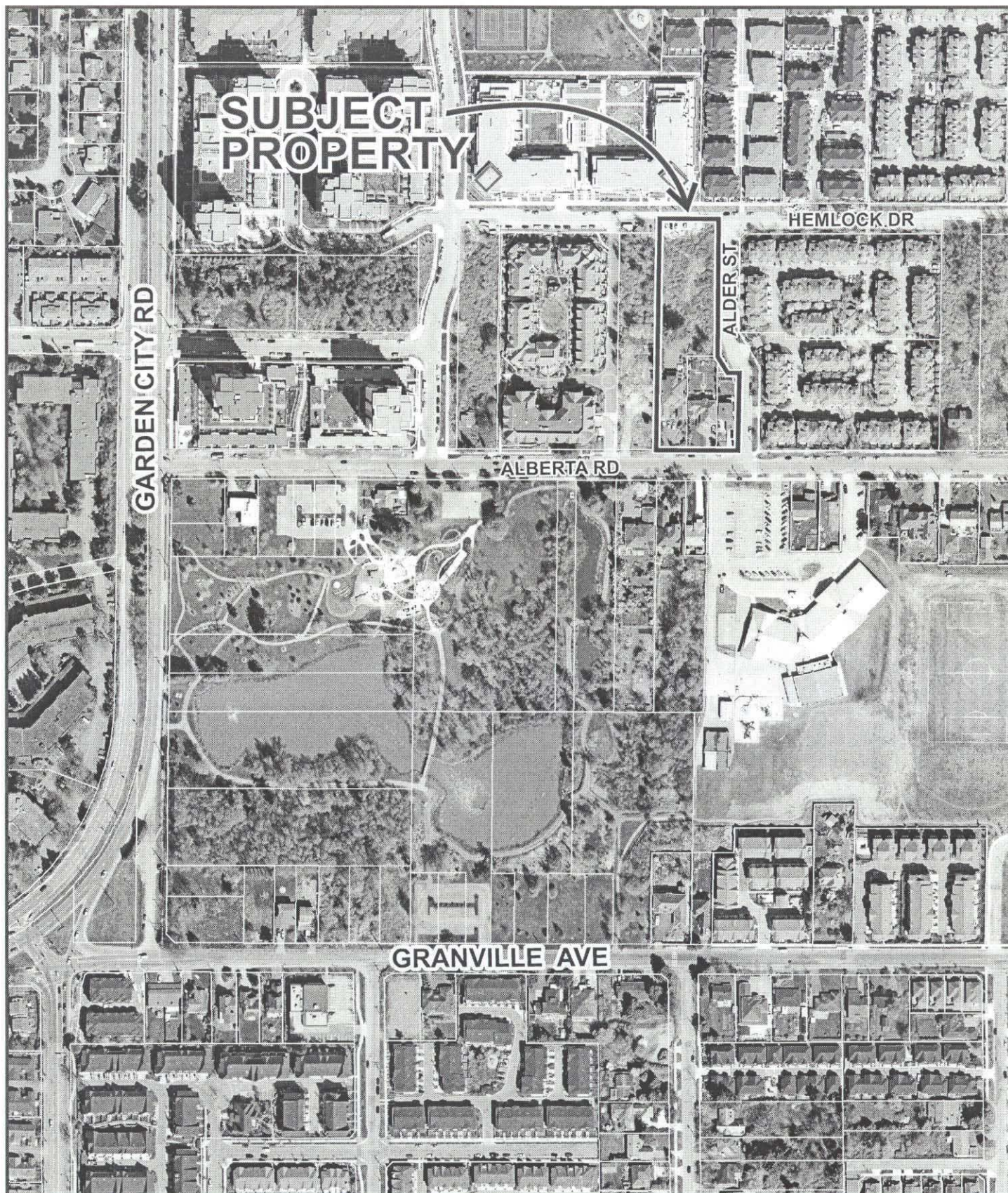
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

Signed \_\_\_\_\_

Date \_\_\_\_\_







RZ 11-562968

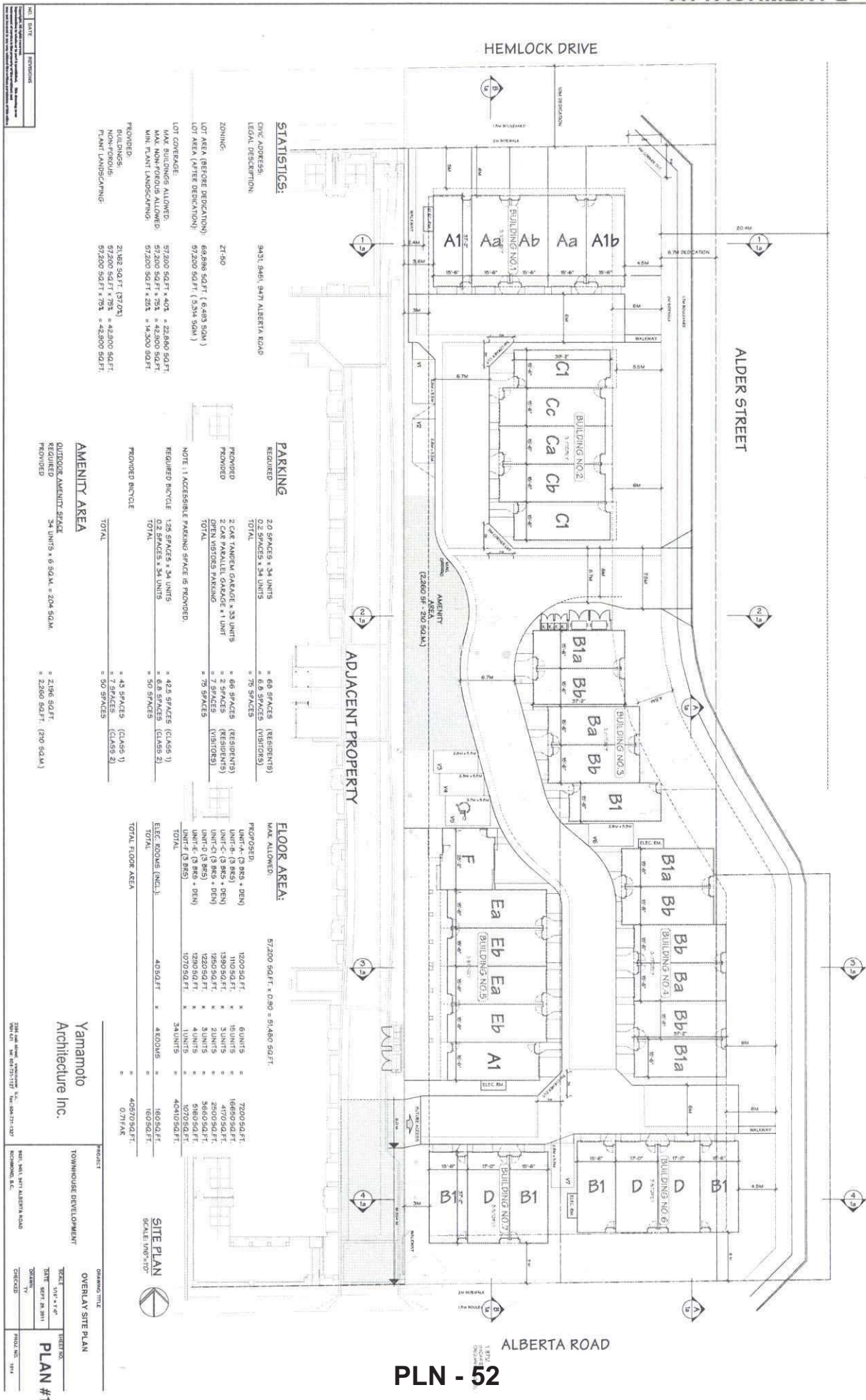
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Original Date: 02/25/11

Revision Date: 11/18/11

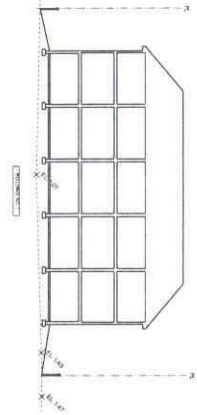
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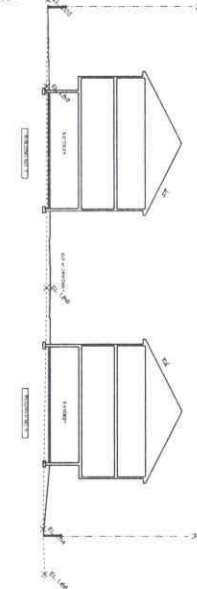




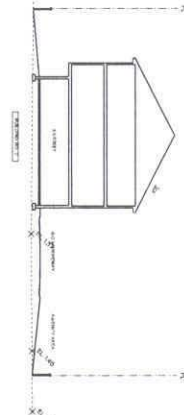
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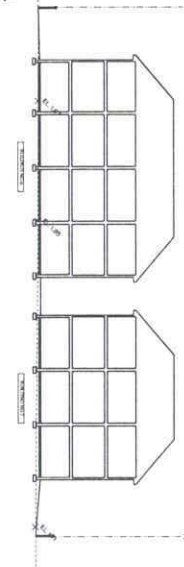
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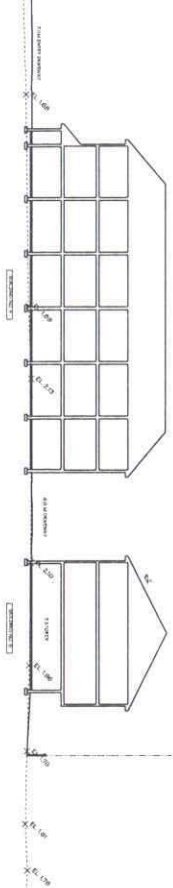
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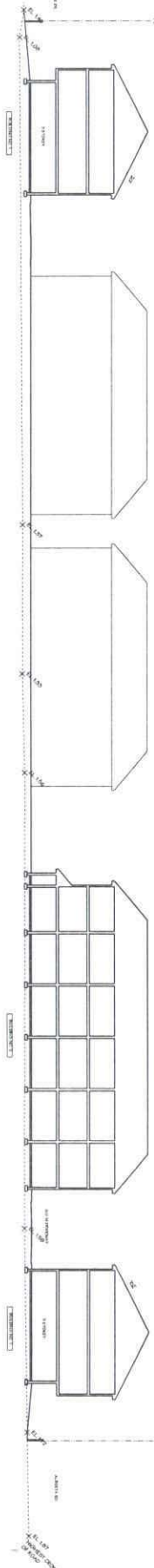
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SECTION A  
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SECTION B  
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NO.	DATE	REVISIONS
1	10/1/10	1. Initial Design
2	10/1/10	2. Final Design

**Yamamoto**  
Architect Inc.

2208 40th Street, Vancouver, B.C. V6K 4J7 Tel: 604.271.1127 Fax: 604.271.1127

**TOWNHOUSE DEVELOPMENT**

**OVERLAY SITE PLAN**

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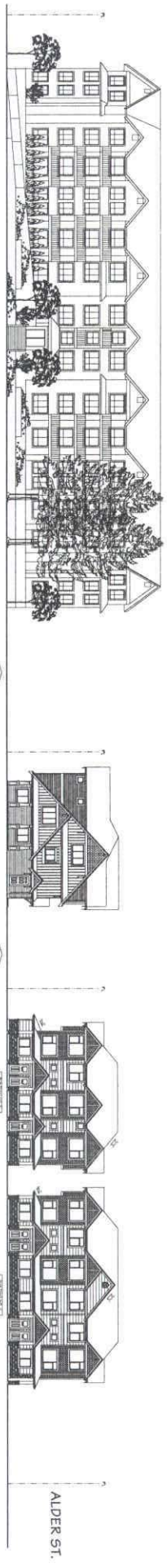
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DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT NO.: 1234

**PLAN #1e**



STREETSCAPE (ALBERTA RD.)

SCALE: 1/8" = 1'-0"



STREETSCAPE (ALDER ST.)

SCALE: 1/8" = 1'-0"



STREETSCAPE (HEMLOCK DR.)

SCALE: 1/8" = 1'-0"

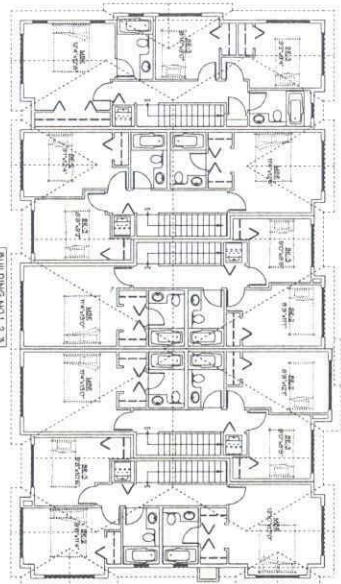
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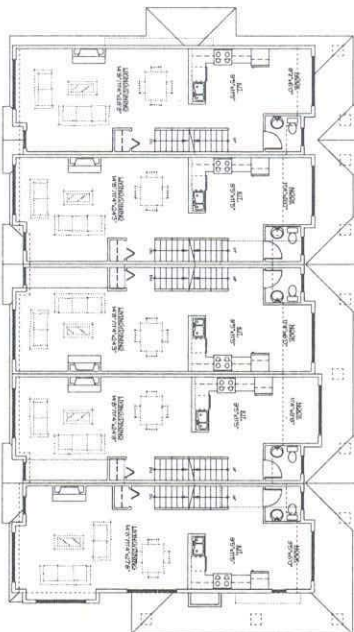
Yamamoto  
Architecture Inc.

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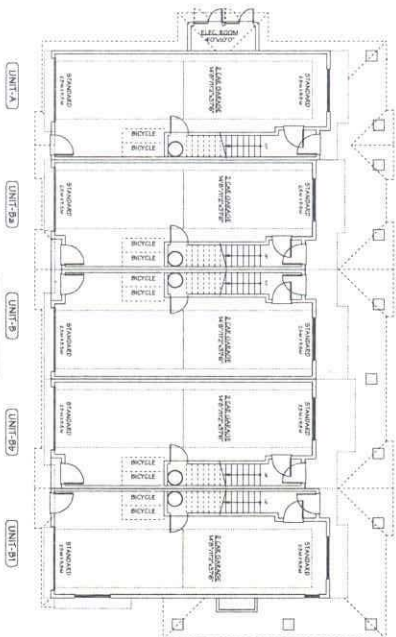




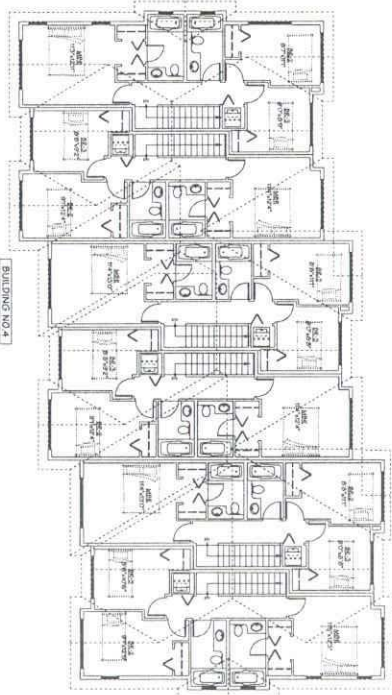
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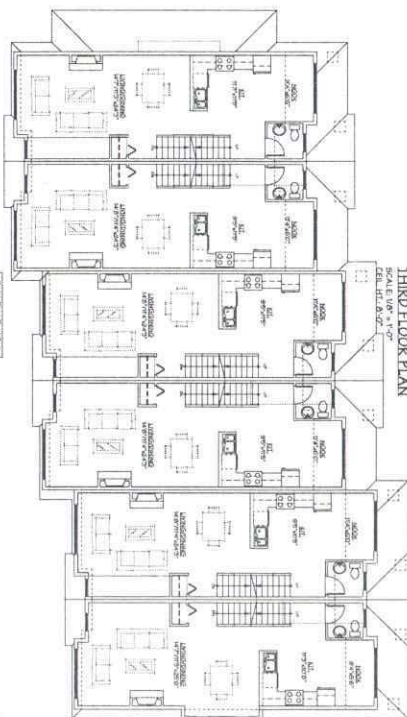
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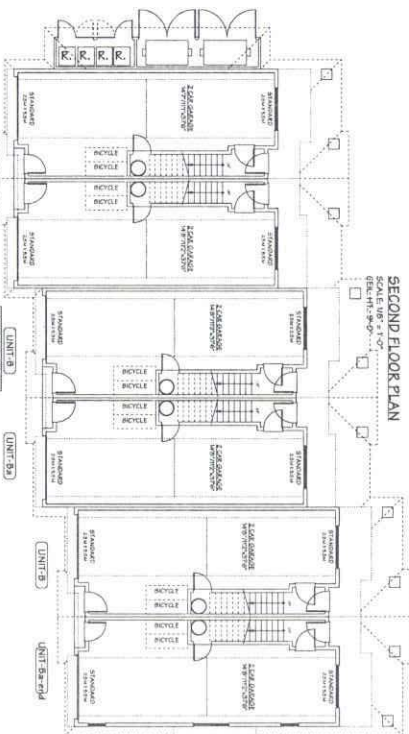
GROUND FLOOR PLAN  
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THIRD FLOOR PLAN  
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SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEL. HT. 8'-0"



GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"  
CEL. HT. 8'-0"

AGING IN PLACE FEATURES  
DO NOT PROVIDE IN ALL UNITS.  
DO NOT BLOCK OR OBSTRUCT WALLS TO FURNITURE, FIXTURES  
AND/OR OTHER FEATURES OF FURNISHING AND DECOR MATERIALS

PLN - 55

NO.	DATE	REVISIONS
01	01/15	ISSUED
02	01/15	REVISIONS
03	01/15	REVISIONS
04	01/15	REVISIONS

THIS PLAN IS THE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM YAMAMOTO ARCHITECTURE INC.

34 UNIT TOWNHOUSE  
DEVELOPMENT  
34 UNIT TOWNHOUSE  
DEVELOPMENT  
Yamamoto  
Architecture Inc.

FLOOR PLANS  
34 UNIT TOWNHOUSE  
DEVELOPMENT  
Yamamoto  
Architecture Inc.

SCALE	SHEET NO.
1/8" = 1'-0"	PLAN #5
DATE: AUGUST 19, 2017	
DRAWN BY: TY	
CHECKED BY: [Signature]	

[illegible]

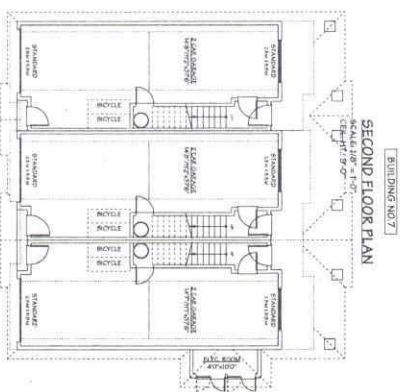
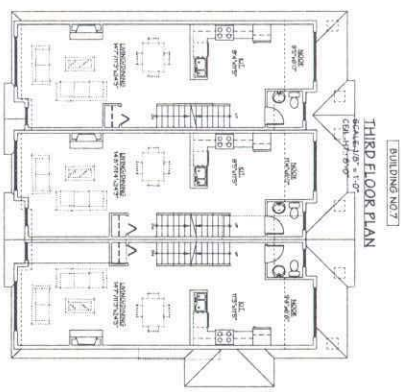
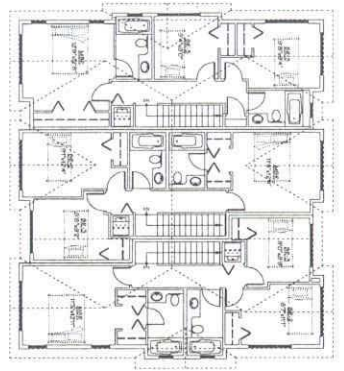
4437, 4451, 4471  
ALBERTA ROAD, MICHIGAN

**FLOOR PLANS**

SCALE	1/8" = 1'-0"
DATE	AUGUST 16, 2011
SHEET NO.	
PLAN #6	

[illegible]





AGING IN PLACE FEATURES  
 TO BE PROVIDED IN ALL UNITS:  
 - 200% ADA COMPLIANT BATHROOMS  
 - 200% ADA COMPLIANT KITCHENS  
 - 200% ADA COMPLIANT LIVING AREAS  
 - 200% ADA COMPLIANT STAIRS

PLN - 57

SCALE	1/4" = 1'-0"	SHEET NO.	PLAN #7
DATE	NOVEMBER 19, 2011	30000	71
PROJECT	34 UNIT TOWNHOUSE DEVELOPMENT		
OWNER	YANAMOTO ARCHITECTURE INC.		

Yanamoto  
 Architecture Inc.

34 UNIT TOWNHOUSE  
 DEVELOPMENT

NO.	DATE	REVISION



## City of Richmond

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

## Development Application Data Sheet

**RZ 11-562968**

Address: 9431, 9451 and 9471 Alberta Road

Applicant: Yamamoto Architecture Inc..

Planning

Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

	Existing	Proposed
<b>Civic Address:</b>	9431, 9451 and 9471 Alberta Road	To Be Determined
<b>Owner or Applicant:</b>	Yamamoto Architecture Inc.	No Change
<b>Site Size (m<sup>2</sup>):</b>	6,493.0m <sup>2</sup>	5,314.0m <sup>2</sup> (after land dedication)
<b>Land Uses:</b>	Single-Family	Townhouse Residential
<b>OCP Area Plan Designation:</b>	Residential Area 2 0.95 base F.A.R. 2, 3-and 4 storey Townhouses, Low-rise apartments	No Change
<b>Zoning:</b>	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1)  Permits Townhouses at 0.75 F.A.R.
<b>Number of Units:</b>	1 Single-Family Dwelling per lot	34 – 3 storey Townhouse Units

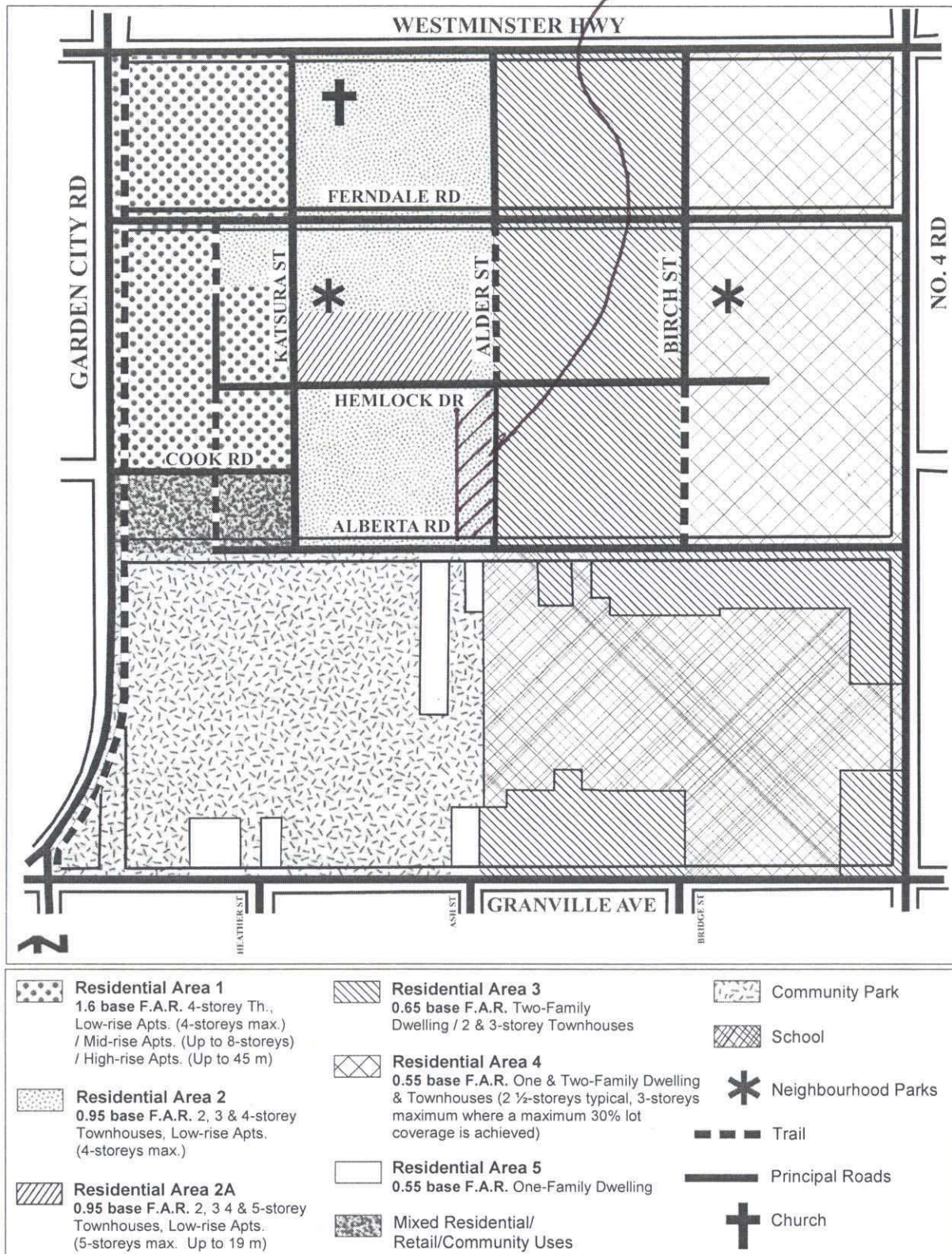
	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 5,353.0m <sup>2</sup> (0.75) = 4,014.7.0m <sup>2</sup> Max.	<b>3,801.2m<sup>2</sup></b> <b>(0.71 FAR)</b>	none permitted
Lot Coverage – Building:	45% Max.	<b>37%</b>	none
Setback: Alberta Road:	4.5m Min.	<b>5.0m</b>	none
Setback: Alder Street	4.5m Min.	<b>4.5m</b>	none
Setback: Hemlock Drive	4.5m Min.	<b>4.5m</b>	none
Setback: East	1.2m Min.	<b>3.0m</b>	none
Height:	12.0m and no more than 3 stories maximum	<b>12.0m</b> <b>and 3 stories</b>	none
Parking Requirements - Resident	1.4 x 34 = 47.6 <b>48 stalls</b>	<b>68 stalls</b>	none
Visitor Parking:	0.2 x 34 = 6.8 <b>7 visitor stalls</b>	<b>7 stalls</b>	none



	<b>Bylaw 8500 Requirements</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	No tandem parking within the RTH1 zone	33 units x 2 = <b>66 spaces</b>	<b>33 tandem stalls or 66 spaces</b>
Amenity Space – Indoor:	70 m <sup>2</sup> or cash-in-lieu payment	Cash-in-lieu payment totalling <b>\$49,000.00</b>	none
Amenity Space – Outdoor:	6 m <sup>2</sup> minimum per unit x 20 units = 120.0m <sup>2</sup>	<b>210.0m<sup>2</sup></b>	none

City of Richmond

## Land Use Map

Bylaw 8630  
2010/07/19





**Plan:** This plan is based on a biographic and true location survey provided by the owners' registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P. Eng) and Design Consultants.

**1.** This plan is provided for certified only, and is not certified as to the accuracy of the location of buildings or structures that are shown on this plan. Please refer to the original plans for these purposes.

## Muni File:

**PLN - 61**

**Conditional Rezoning Requirements  
9431, 9451 and 9471 Alberta Road  
RZ 11-562968**

Prior to adoption of Zoning Amendment Bylaw 8834, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. The developer shall be required to enter into a purchase and sale agreement with the City for the acquisition of the 38.9 m<sup>2</sup> (419 ft<sup>2</sup>) of surplus road, identified in "Schedule A attached to and forming of Bylaw 8834", which is currently City owned property. The primary business terms of the PSA shall be approved by Council as outlined in the staff report by Real Estate Services;
2. Consolidation of the three lots and the surplus road in this development proposal into one legal lot.
3. Dedication of 10 meter wide strip along the northern edge of 9431 Alberta Road for road, boulevard and sidewalk improvements to complete the development of Hemlock Drive.
4. Dedicate lands across the entire east edge of the development site to complete the Alder Street corridor. The road width is to be a consistent 20.4m from Hemlock to Alberta with 4m x 4m corner cuts at both intersections;
5. The applicant shall be required to enter into a standard Servicing Agreement\* that will include the design, with the intent to construct works on all three frontages that include, but not limited to:
  - a) Hemlock Drive - complete Hemlock Street to a 11.2m road surface. Continue the 1.5m sidewalk and 1.2m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing. Complete the water main and storm sewer connecting the systems on Hemlock to the systems on Alder.
  - b) Alder Street - complete Alder to an 11.2m road surface for the entire length. Establish a 2m sidewalk along the new PL which should leave room for a 1.7m grass & treed blvd. Trees and lighting to match existing.
  - c) Alberta Road - complete Alberta to an 11.2m road surface. Continue the 2m sidewalk and 2.45m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing.
  - d) The design is also to provide service connections and show capacity analysis results.
6. Registration of a Flood Indemnity Restrictive Covenant on Title.
7. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on Title.
8. Registration of a legal agreement prohibiting the conversion of the Tandem Parking area into habitable space.
9. Voluntary contribution of \$49,000 cash-in-lieu of on-site indoor amenity space.
10. Secure a location and commit to a piece of Public Art in accordance with City Policy or make a voluntary contribution to the Public Art reserve fund in the amount of \$32,410.70.
11. Voluntary contribution of \$86,428.50 towards the City's Affordable Housing Reserve Fund.



12. The submission and processing of a Development Permit\* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:

- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan North Sub-Area Plan.
- b) Design of the outdoor amenity area, including the design of a children's play area.
- c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
- d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.
- e) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.
- f) Identify and design for units that can be easily converted to universal access.
- g) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to the following criteria using the ASHRAE 55-2004 standard and any subsequent updates as they occur.

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

\* Note: This requires a separate application

Prior to issuance of Building Permit\*, submission of a Construction Parking and Management Plan.

\* 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.

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8834 (RZ 11-562968)  
9431, 9451 AND 9471 ALBERTA ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"HIGH DENSITY TOWNHOUSES (RTH1)"**

P.I.D. 016-956-729

Lot B Section 10 Block 4 North Range 6 West New Westminster District Plan NWP87759

P.I.D. 016-956-711

Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan NWP87759

P.I.D. 004-265-181

Lot 102 Except: Part Subdivided By Plan LMP11710, Section 10 Block 4 North Range 6 West New Westminster District Plan 59904

The area shown in heavy outline on "Schedule A attached to and forming part of Bylaw 8834"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8834"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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





