



# City of Richmond

## Report to Committee

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**To:** Planning Committee **Date:** June 25, 2012  
**From:** Brian J. Jackson, MCIP **File:** RZ 11-590114  
Director of Development  
**Re:** Cotter Architects Inc. has applied to the City of Richmond for permission to rezone 9691 Alberta Road from "Single Detached (RS1/F)" to "Low Density Townhouses (RTL4)" in order to create 24 Townhouse units.

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### Staff Recommendation

That Bylaw 8925, for the rezoning of 9691 Alberta Road from "Single Detached (RS1/F)" to "Low Density Townhouses (RTL4)", 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 ACTING GENERAL MANAGER</b>
AFFORDABLE Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Cotter Architects Inc. has applied to rezone 9691 Alberta Road (**Attachment 1**) from "Single Detached (RS1/F)" to "Low Density Townhouses (RTL4)" in order to permit a 24 unit townhouse complex (**Attachment 2**).

This application proposes a 17 unit, three storey townhouse project, which includes an additional seven (7) one-bedroom units contained within seven (7) of the 17 townhouses on the ground level. These smaller units of approximately 476 square feet are to be sold on the market that is intended to provide more affordable residential accommodation to this area. The price of these units is projected to exceed the affordability provisions contained within the City's Affordable Housing Strategy. As a result, these units will not count as making a contribution to the City's Affordable Housing Reserve Fund or Affordable Housing stock. The applicant is however willing to make a separate contribution to the Affordable Housing Reserve Fund which does allow for density bonusing.

### 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: At 6300 Birch Street, a 98 unit, two (2) storey townhouse complex zoned "Town Housing (ZT32) – North McLennan (City Centre)".

To the East: A Single Family lot at 9731 Alberta Road zoned "Single Detached (RS1/F)"; and At 6300 Birch Street, a 98 unit, two (2) storey townhouse complex zoned "Town Housing (ZT32) – North McLennan (City Centre)".

To the South: Across Alberta Road, Single Family homes on lots zoned "Single Detached (RS1/F)".

To the West: A Single Family lot at 9671 Alberta Road zoned "Single Detached (RS1/F)".

### Related Policies & Studies

#### Official Community Plan

Official Community Plan (OCP) designation: McLennan North Sub-Area Plan, Schedule 2.10C.

#### McLennan North Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential Area 4, 0.55 base F.A.R. One and Two Family Dwelling and Townhouses (2 ½ storeys typical, 3 storeys maximum where a maximum of 30% lot coverage is achieved).

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 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of the rezoning Bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) 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 is to be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation and climate control measures at the time of applying for their Development Permit.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing Reserve Fund. Details are provided later in this report.

**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. Should this application receive first reading, a public hearing will be held.

**Staff Comments**Transportation and Site Access

- Vehicular access to and from the site is from Alberta Road.
- The internal drive-aisle guides vehicles within the site and to the individual units. To avoid having an elongated drive-aisle with a tunnel view, the applicant is proposing to provide a slight curvilinear drive-aisle and incorporate landscaping along the sides to provide a visual buffer down the drive-aisle.
- Off-street parking for the proposal is provided in each unit by two-car garages at grade, with 10 of the 17 units in a tandem configuration, with the remaining seven (7) in a side-by-side configuration. Outdoor parking for the seven (7) attached units is provided adjacent to the main drive aisle, centrally located within the site. Visitor parking is supplied by five (5) visitor stalls scattered around the site. The number of stalls meet the requirements of Zoning Bylaw 8500, but a variance will be required at the Development Permit stage to permit a tandem parking configuration for a townhouse development. A restrictive covenant to prevent the conversion of these tandem parking garages to habitable space will be secured at the Development Permit stage.
- To help secure development opportunities to the adjacent sites, a cross-access easement be registered in favour of 9671 Alberta Road and 9731 Alberta Road will allow a future drive aisle to connect with this proposal in order for these properties to achieve their redevelopment potential. A concept plan has been provided to show these connections to the adjacent properties and unit footprints shown to reflect redevelopment potential.

- The applicant has proposed wide corners along the internal drive-aisle to help ensure manoeuvrability of larger vehicles. The applicant is to provide a revised site plan indicating turning radii of an SU9 vehicle to ensure these larger vehicles can move within the site at the Development Permit stage.

### Trees

An Arborist Report and site survey (**Attachment 5**) were submitted to assess the existing trees on the site for possible retention. The submitted report identified of the ten (10) trees on the site, two (2) trees are good candidates for retention or relocation. The remaining eight (8) are in either poor condition or are located within the development footprint area and are labelled for removal.

One of the two trees identified for retention is currently located in the southwest corner of the site where the proposed driveway is located. This tree is identified to be relocated within the subject site and be incorporated with the final landscaping plan.

Of the trees that are to be removed, a 2:1 planting ratio of new trees will need to be achieved as per policy. A review of the new tree plantings will be conducted at the Development Permit stage where a detailed review will be conducted as to the number, type and arrangement of new trees that are to be planted.

**Tree Summary Table**

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total on site Trees	10	-	-	-
Trees to be Retained	1	-	-	To be protected during construction.
Trees to be retained and relocated on site	1	-	-	To be protected during construction.
Overall poor condition or located within development footprint.	8	2:1	16	To be removed, due to conflicts with proposed building locations, poor health, or structure of the trees.

### **Analysis**

#### Proposed Zoning to High Density Townhouses (RTL4)

The proposed rezoning from RS1/F to RTL4 represents an increase in density by allowing more primary residential units on the site. The submitted information is in conformance with the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings. The proposal meets the McLennan North Sub-Area Plan policies as well as the designation of the Land Use Map (Residential Area 4, 0.55 base F.A.R. One and Two Family Dwelling and Townhouses (2 ½ storeys typical, 3 storeys maximum where a maximum of 30% lot coverage is achieved) (**Attachment 4**).



The proposal is asking for an increase in density from the base of 0.55 FAR as outlined in the Neighbourhood Plan to the proposed 0.60 FAR. This is supported as the applicant is providing the following:

- Relocating an existing and healthy tree from the front yard where the proposed driveway access point would be; and
- A voluntary contribution to the Affordable Housing reserve fund in accordance to the City's Affordable Housing Strategy.
- A voluntary contribution to the City's Public Art Fund, or the provision of Public Art to the City.

An increase in base density to the project is common when these elements are taken into consideration. Similar developments in the area have benefited from making similar contributions.

#### Site Assembly

Staff had requested that the single lot to the west (9671 Alberta Road) and to the east (9731 Alberta Road) be purchased and incorporated into the design, and the City has received documentation that the current owners of these properties are not interested in receiving offers. The OCP does have minimum lot assembly requirements, and this application does meet that requirement. Exceptions are allowed if the applicant has made efforts to purchase the property, provides a conceptual site design to show that the site can be developed to a similar density and can provide a community benefit. The applicant has also shown a conceptual design of both these properties to show that they can be redeveloped to the same density as what is being proposed on this property. Access to these adjacent parcels in this conceptual plan will be the same one proposed for the subject site.

#### Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$2 per buildable square foot of allowable density for the proposed zone as it applies to the subject site. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$55,696.78.

#### Amenity Space

The outdoor amenity space is located in a central area of the site, at the bend in the internal drive-aisle. The plan currently shows the outdoor amenity which will require modification to ensure the required size (144m<sup>2</sup> min.) for the 24 unit proposal. The space is currently intended for a community garden 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. No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$29,000.00 will be made prior to final adoption of this application.

#### Design

The three-storey proposal meets the intent and requirements of the neighbourhood plan. The proposed design consists of conventional 3 storey design with a combination of horizontal siding and brick finish. The Development Permit application will provide more information and detail regarding the form and character of the proposal.

### Public Art

The applicant is considering providing a piece of public art and will be in touch with the City 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 of the allowable density for the proposed zone. The amount of the contribution would be \$20,886.30.

### Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that:

- Upgrades to the existing storm system along Alberta Road is not required;
- A water analysis is not required. Fire flow calculations are to be submitted at the Building Permit stage; and
- Sanitary analysis and upgrades are not required.

Detailed information will be outlined as part of a separate Servicing Agreement with the City.

### Servicing Agreement

Prior to the issuance of the Building Permit, the owner is to enter into a Standard Servicing Agreement. Works include, but are not limited to:

- Frontage improvements to Alberta Road to include infrastructure improvements as required; and
- Road development to match with existing, curb/gutter, boulevard and sidewalk in accordance with City standards.

### Development Permit

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

1. The outdoor amenity area needs to be at least 144m<sup>2</sup>.
2. Information to the treatment of the edges of the site that will remain exposed to the adjacent sites due to the grade increase to meet the requirements of the Flood Protection Bylaw.
3. Justification for any variance to Zoning Bylaw 8500 requested in the design.
4. 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.
5. A landscaping plan from a registered professional Landscape Architect to provide an appropriate plan that will need to take into account:
  - The design of the central amenity area, including a child's play area.
  - Edge treatment of the eastern and western sides of the site due to any increase in grading to the subject site.
6. A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.
7. To identify and design for units that can be easily converted to universal access.

The submitted plans currently show two variances to the RTL4 zone within the Zoning Bylaw 8500. The type and extent of the variance are indicated in the Development Application Data Sheet (**Attachment 3**):

1. A variance to the lot width is supported as these three lots are surrounded by road and a recently developed townhouse site. To meet the lot width requirement would require additional lots which are not available.
2. A variance to the front yard setback is supported should the design of the building be improved because of the variance request.

Further details will be provided and reviewed at the Development Permit stage.

### **Financial Impact**

None expected.

### **Conclusion**

The proposed 24 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTL4) zone for the McLennan North neighbourhood plan. Staff feel that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff therefore recommend that rezoning application RZ 11-590114 proceed to first reading.



David Johnson  
Planner 2  
(604-276-4193)

DJ:cas

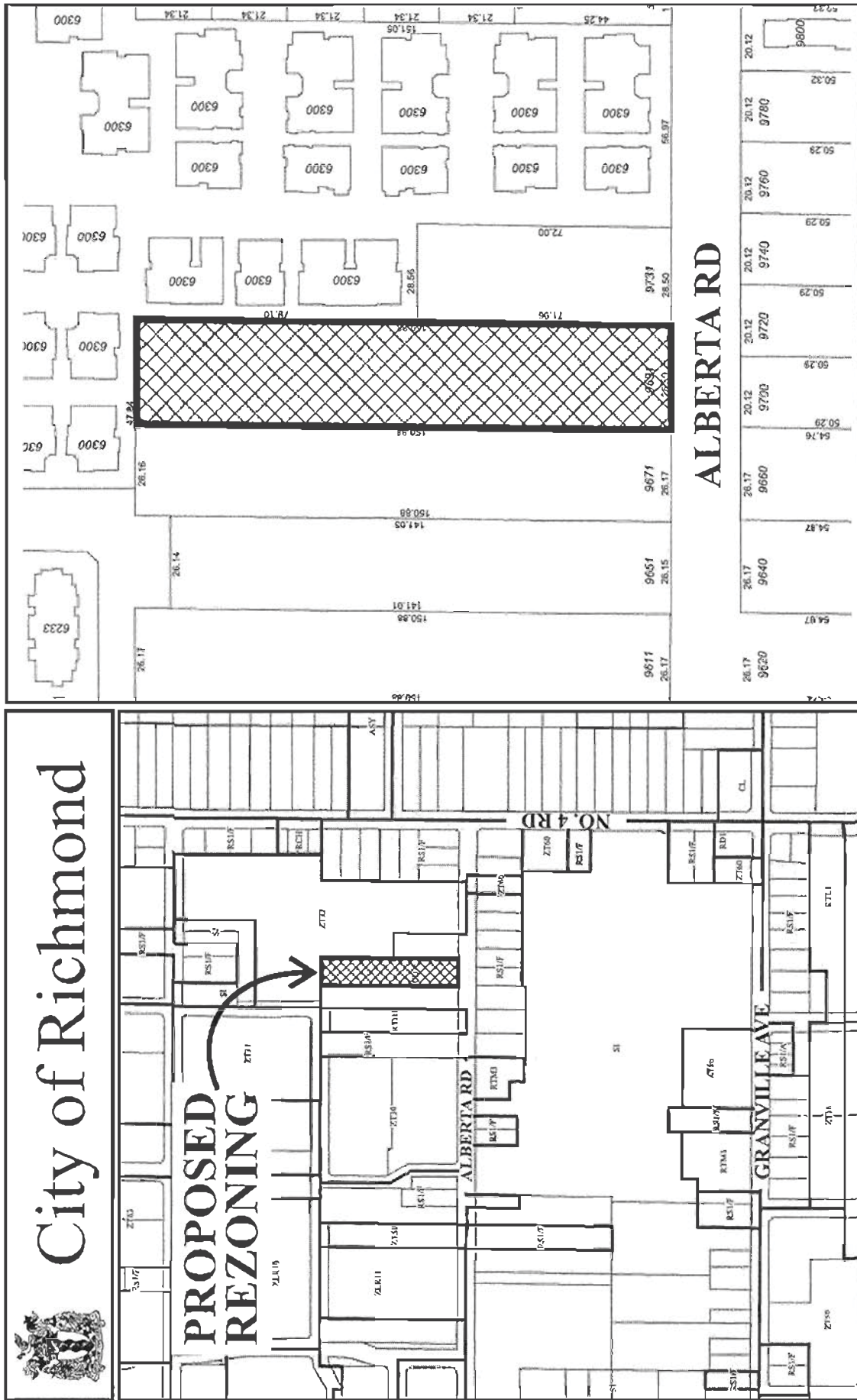
- Attachment 1: Location Map
- Attachment 2: Submitted drawings of the proposed development
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan North Sub-Area Land Use Map
- Attachment 5: Tree Survey Map
- Attachment 6: Conditional Rezoning Requirements



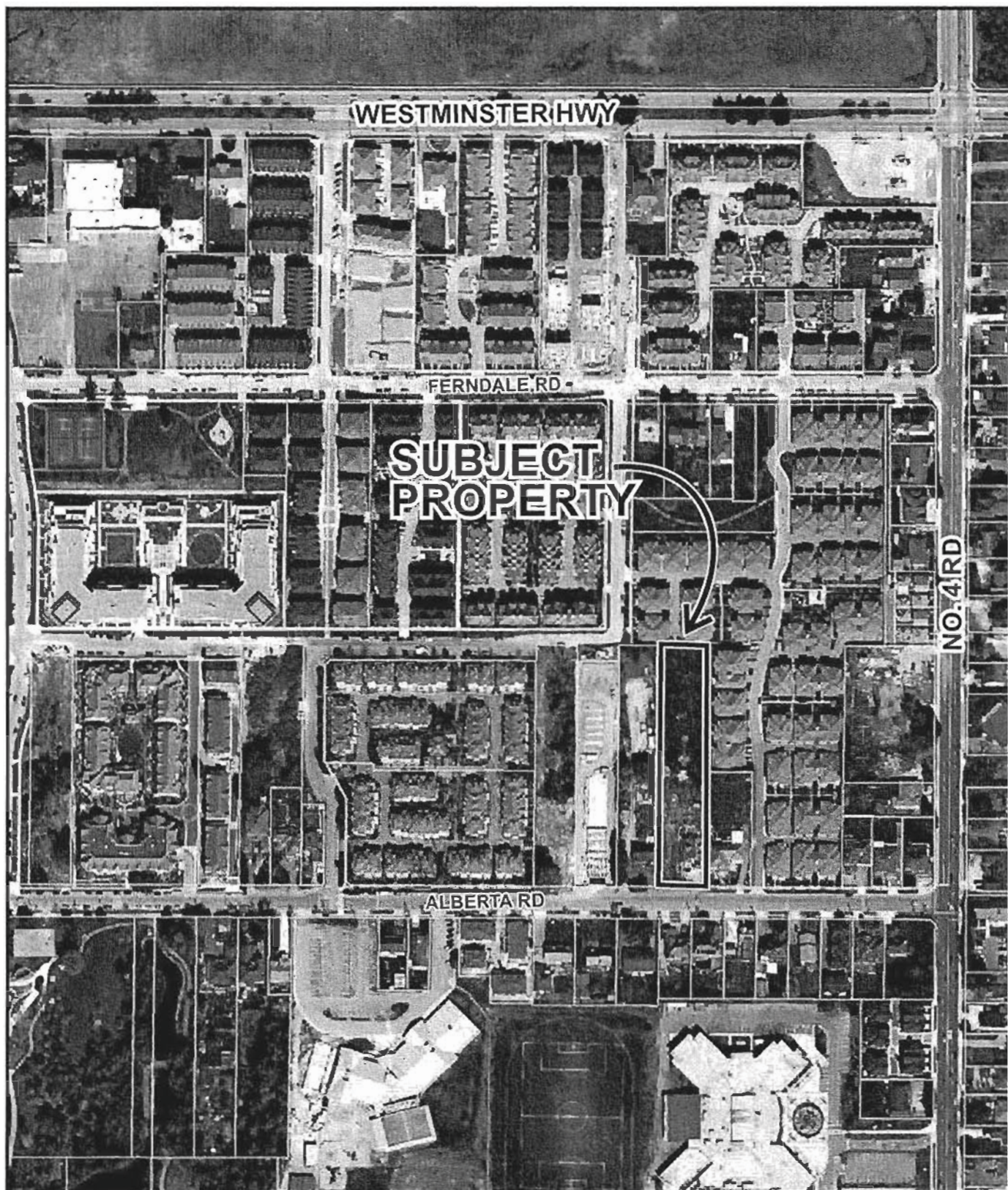
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RZ 11-590114

# PLN - 120







RZ 11-590114

Original Date: 06/25/12

Amended Date:

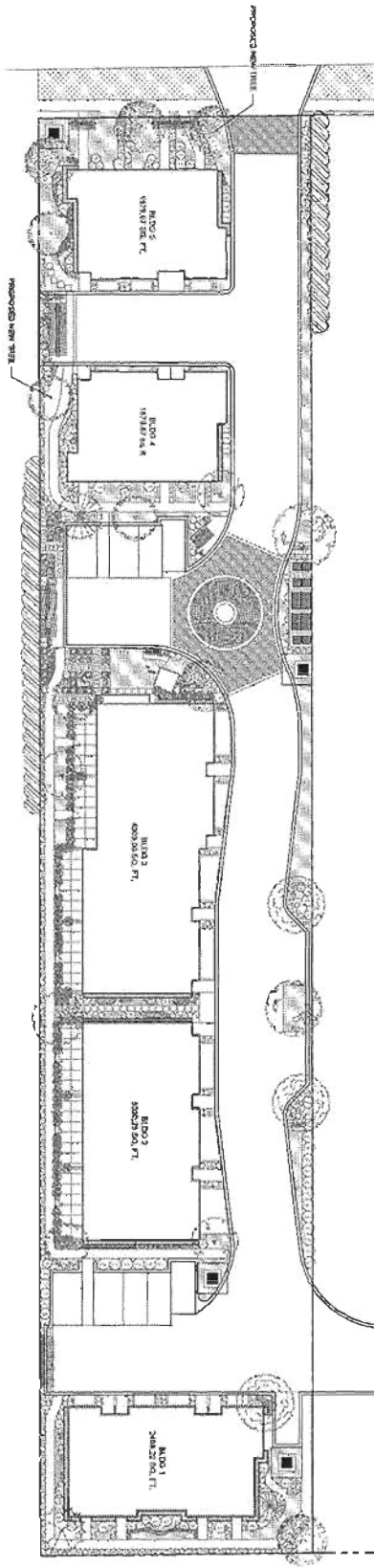
Note: Dimensions are in METRES





SITE COVERAGE:	
BUILDING 1:	2406.22 SQ. FT.
BUILDING 2:	3020.28 SQ. FT.
BUILDING 3:	4009.00 SQ. FT.
BUILDING 4:	1646.83 SQ. FT.
BUILDING 5:	1846.53 SQ. FT.
TOTAL:	13311.13 SQ. FT.
SITE AREA	46413.98 SQ. FT.
SITE COVERAGE:	28.29 %

1 BUILDING FOOTPRINTS  
11/27/13



NOT FOR  
CONSTRUCTION  
PLN - 123

**cotter**  
ARCHITECTS

4511 - 13TH AVE. S. SUITE 100, SEATTLE, WA 98148  
206.461.1234  
www.cotterarchitects.com

Prepared Residential  
Site Plan  
11/27/13

DATE	BY	FOR
11/27/13	WJ	11/27/13
11/27/13	WJ	11/27/13
11/27/13	WJ	11/27/13
11/27/13	WJ	11/27/13

BUILDING FOOTPRINTS

Figure 1 is a detailed floor plan of a three-story building. The plan is oriented horizontally, with the entrance on the left. The building is 17' 0" wide and 43' 0" deep. The total area is 729 sq. ft. The plan is labeled "FLOOR PLAN" and "3 STORIES". The plan shows three identical floors, each with a central corridor, two restrooms, and two parking spaces. The building is divided into three sections, each 17' 0" wide and 14' 3" deep. The sections are labeled "FLOOR PLAN" and "3 STORIES". The plan shows the layout of the building, including the entrance, corridors, restrooms, and parking spaces. The plan is a technical drawing showing the layout of the building, including the entrance, corridors, restrooms, and parking spaces.

[illegible]

NOT FOR CONSTRUCTION

PLN - 124

**Author's address:** Department of Psychology,  
University of Illinois at Chicago, 606 S. Morgan St.,  
Chicago, IL 60607-7189, USA.  
**E-mail:** jay@uic.edu

THEY SAY THE GROUP OF  
OCCUPANTS

**FLOOR PLANS**  
**BUILDINGS 1 & 2**



This architectural floor plan shows a five-story building with a total width of 6.12 and a total depth of 5.14. The plan is divided into five vertical sections, each 1.22 wide. Each section contains a staircase, a central room, and several smaller rooms. The rooms are labeled with numbers 1 through 10. The plan also shows various structural elements like walls, doors, and windows. The dimensions are given in meters (m).

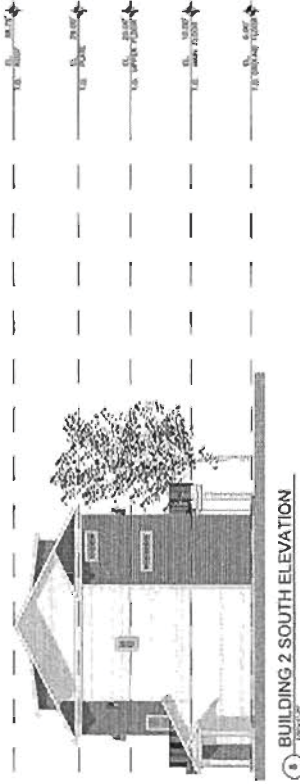
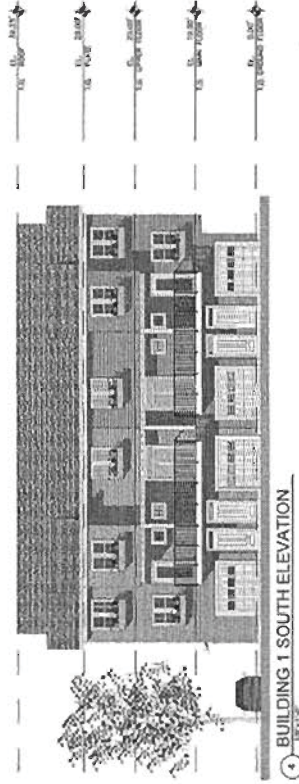
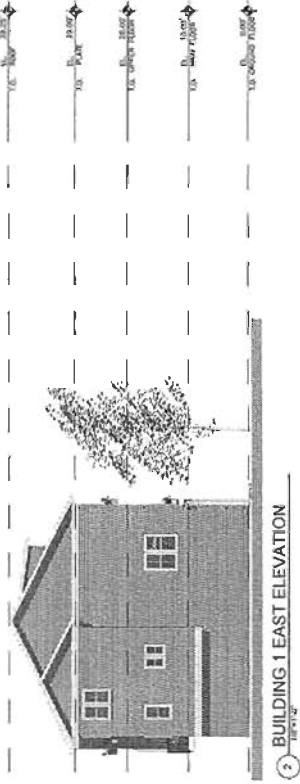
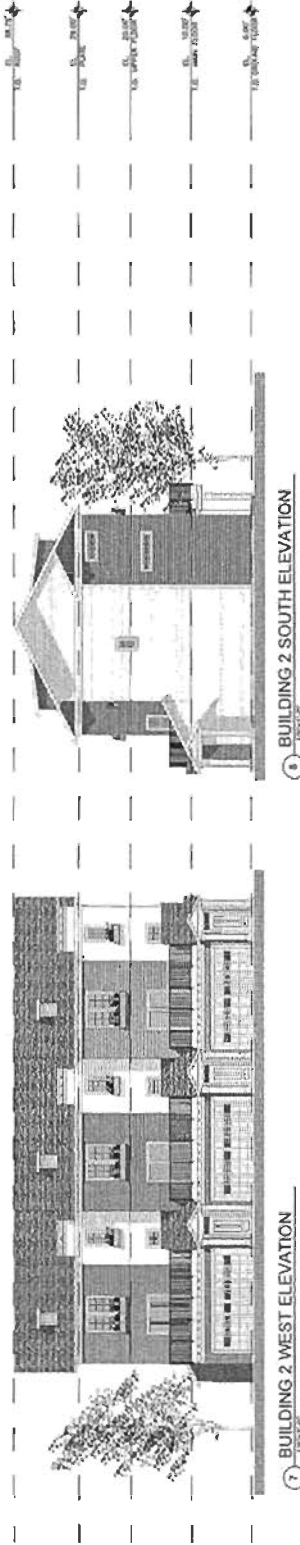
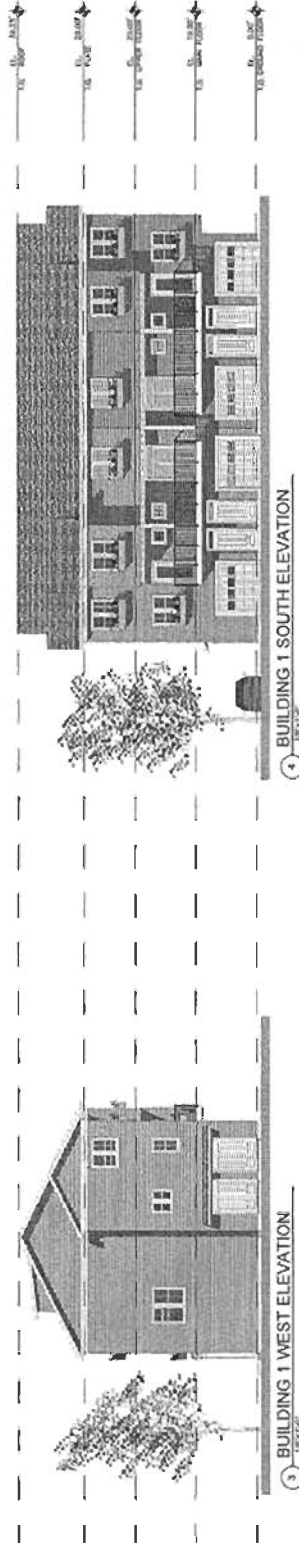
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PLN - 125

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Project	10	1000
Location	10	1000
Design	10	1000
Construction	10	1000
Operation	10	1000
Maintenance	10	1000
Disposal	10	1000
Other	10	1000



PLN - 126

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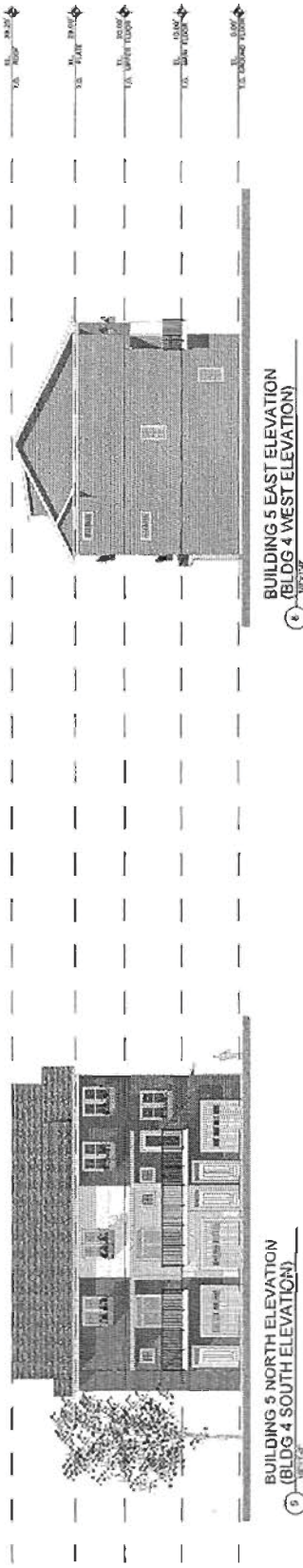
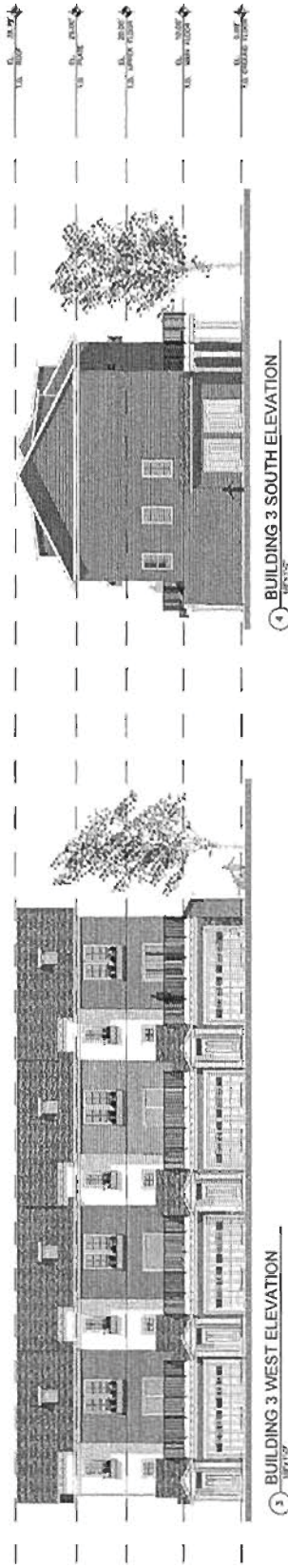
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307.335.1111  
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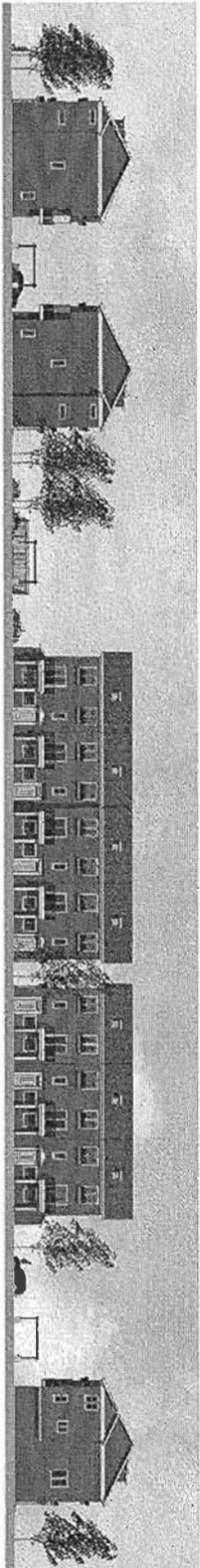
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ARCHITECTS  
1011 10th St NW  
Washington, DC 20004  
202.462.1000  
www.cotterarchitects.com

Proposed Residential  
Development  
1011 10th St NW  
Washington, DC 20004

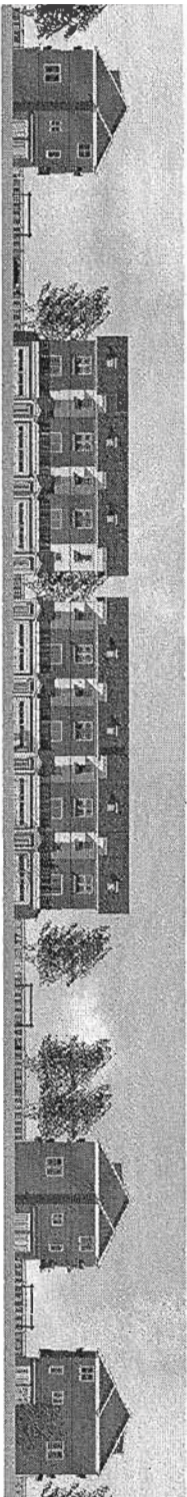
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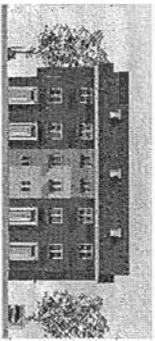
ELEVATIONS



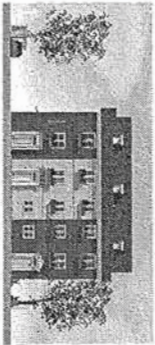
1 EAST SITE ELEVATION



2 WEST SITE ELEVATION



3 NORTH SITE ELEVATION



1 SOUTH SITE ELEVATION

NOT FOR  
CONSTRUCTION

PLN - 128

cotter

ARCHITECTS  
1001-1005 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1000  
WWW.COTTERARCHITECTS.COM

Proposed Residential  
Development  
Phase 1

TEN-STEP GROUP OF  
COMPANIES

DATE	10/1/2010
BY	J. COOPER
PROJECT	1001-1005 10TH AVENUE, SUITE 100
SHEET	1001-1005 10TH AVENUE, SUITE 100
SCALE	1/8" = 1'-0"
DATE	10/1/2010
BY	J. COOPER
PROJECT	1001-1005 10TH AVENUE, SUITE 100
SHEET	1001-1005 10TH AVENUE, SUITE 100
SCALE	1/8" = 1'-0"

SITE ELEVATIONS





## City of Richmond

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

## Development Application Data Sheet

**RZ 11-590114**

Address: 9691 Alberta Road

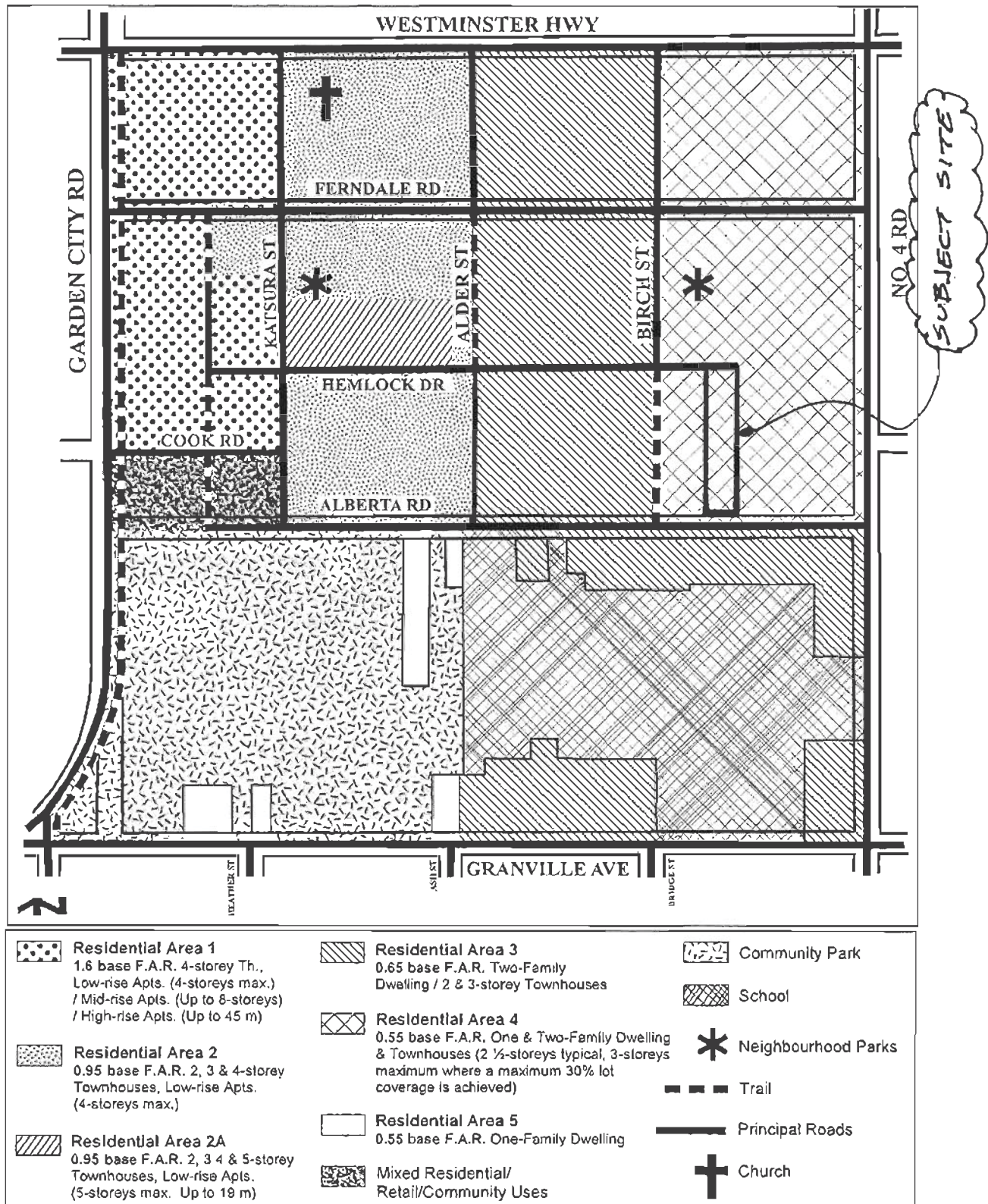
Applicant: Cotter Architect Inc.

Planning Area(s): City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)

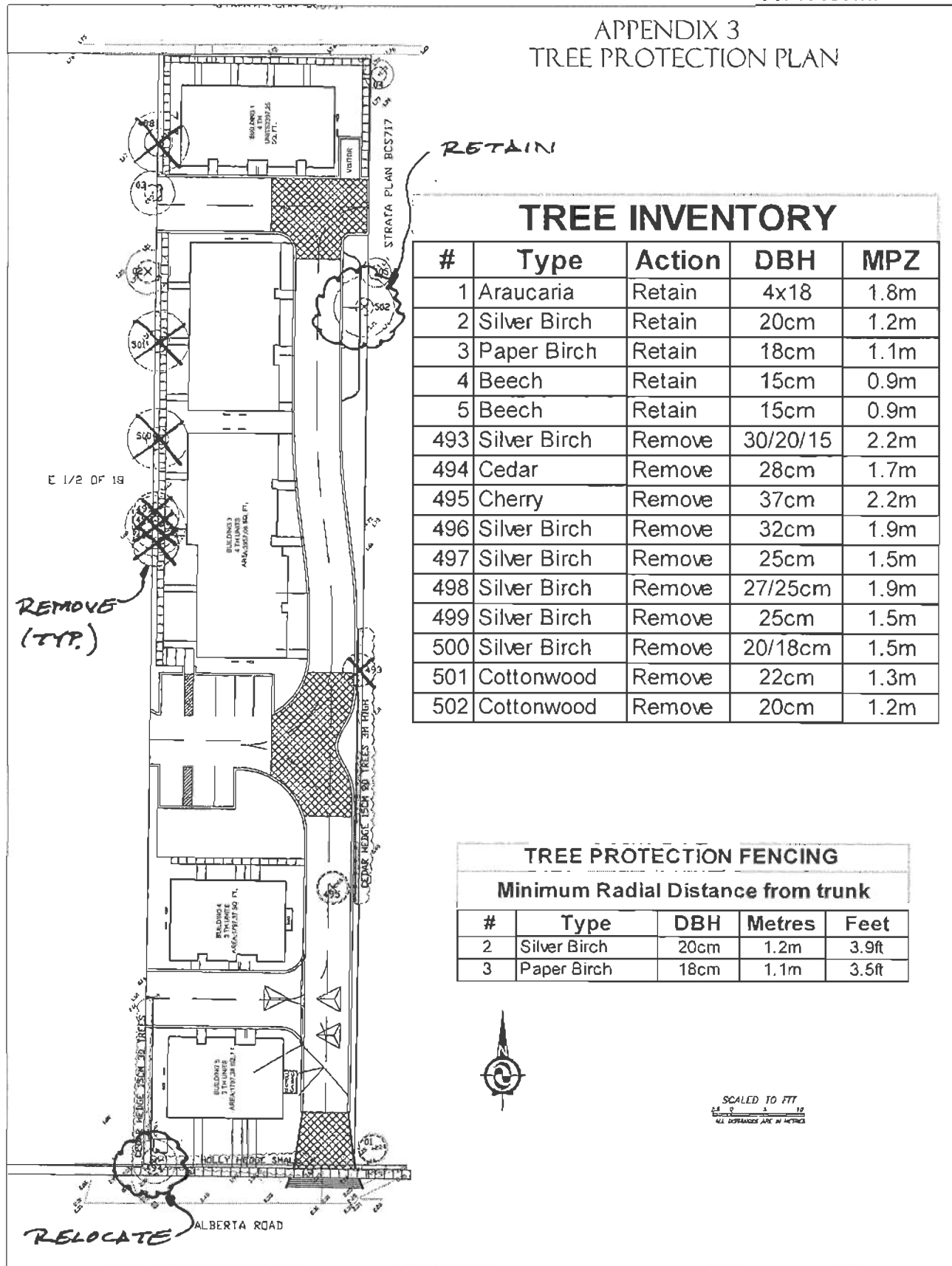
	Existing	Proposed	
Owner:	Tien Sher Alberta Road Properties Inc.	Tien Sher Alberta Road Properties Inc.	
Site Size (m <sup>2</sup> ):	4,312.0m <sup>2</sup>	4,312.0m <sup>2</sup>	
Land Uses:	Single-family residential	Townhouses	
OCP Designation:	Residential	No change	
Area Plan Designation:	Residential Area 4, 0.55 base F.A.R. One and Two Family Dwelling and Townhouses (2 ½ storeys typical, 3 storeys maximum where a maximum of 30% lot coverage is achieved)	No change	
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Low Density Townhouses (RTL4)	
Number of Units:	1 single-family dwelling	24 unit townhouses	
On Future Subdivided Lots	Bylaw Requirement (RTL4)	Proposed	Variance
Density (FAR):	Max. 0.60 with a contribution to the Affordable Housing Reserve Fund. = 2,587.2m <sup>2</sup>	0.55 FAR as no proposed lots exceed 464.5m <sup>2</sup>	none permitted
Lot Coverage – Building:	Max. 40%	28.3%	none
Setbacks (front) Alberta Road:	Min. 6.0m	5.4m	0.6m
Setback (east):	Min. 3.0m	3.0m	none
Setback (west)	Min. 3.0m	5.1m	none
Setback (rear):	Min. 3.0m	4.0m	none
Maximum Height:	Max. 12.0m	11.8m	none
Lot Size (width):	Min. 40.0m	28.6m	11.4m
Lot Size (depth)	Min. 35.0m	150.9m	none

City of Richmond

## Land Use Map

Bylaw 8630  
2010/07/19

# APPENDIX 3 TREE PROTECTION PLAN





## Conditional Rezoning Requirements

9691 Alberta Road

RZ 11-590114

**Prior to final adoption of Zoning Amendment Bylaw 8925, the developer is required to complete the following:**

1. Registration of an aircraft noise sensitive use covenant on title.
2. Registration of a flood indemnity covenant on title.
3. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9671 Alberta Road and 9731 Alberta Road. Legal plans are to locate access points in accordance with the conceptual development plan provided within the submitted drawings attached to the Staff Report as **Attachment 2**.
4. Contribution of \$29,000.00 in-lieu of providing on-site indoor amenity space at 9691 Alberta Road.
5. City acceptance of the developer's offer to voluntarily contribute \$2.00 per allowable buildable square foot (e.g. \$55,697.00) to the City's affordable housing fund.
6. City acceptance of the developer's offer to voluntarily contribute \$0.75 per allowable buildable square foot (e.g. \$20,886.30) to the City's public art fund.
7. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

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

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

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

1. Enter into a Servicing Agreement\* for the design and construction of 9691 Alberta Road. Works include, but may not be limited to, frontage improvements along Alberta Road and required service connections to the site.
2. 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.



3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. 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.

[Original signature on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8925  
9691 ALBERTA ROAD  
(RZ 11-590114)**

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 and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **LOW DENSITY TOWNHOUSES (RTL4)**

P.I.D. 003-432-726

WEST HALF LOT "A" SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 3499

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8925**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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