City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	November 21, 2011
From:	Brian J. Jackson, MCIP Director of Development	**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	
ROUTED TO: — CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services ..... Y ☑ N ☐ Affordable Housing ..... Y ☑ N ☐	

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 (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 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 (38.9m²) 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
Civic Address:	9431, 9451 and 9471 Alberta Road	To Be Determined
Owner or Applicant:	Yamamoto Architecture Inc.	No Change
Site Size (m^2):	6,493.0m²	5,314.0m² (after land dedication)
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 2 0.95 base F.A.R. 2, 3-and 4 storey Townhouses, Low-rise apartments	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1) Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	34 – 3 storey Townhouse Units

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area =5,353.0m² (0.75) = 4,014.7.0m² Max.	**3,801.2m² (0.71 FAR)**	none permitted
Lot Coverage – Building:	45% Max.	**37%**	none
Setback: Alberta Road:	4.5m Min.	**5.0m**	none
Setback: Alder Street	4.5m Min.	**4.5m**	none
Setback: Hemlock Drive	4.5m Min.	**4.5m**	none
Setback: East	1.2m Min.	**3.0m**	none
Height:	12.0m and no more than 3 stories maximum	**12.0m and 3 stories**	none
Parking Requirements - Resident	1.4 x 34 = 47.6 **48** stalls	**68 stalls**	none
Visitor Parking:	0.2 x 34 =6.8 **7** visitor stalls	**7 stalls**	none

	Bylaw 8500 Requirements	Proposed	Variance
Tandem Parking Spaces:	No tandem parking within the RTH1 zone	33 units x 2 = **66 spaces**	**33 tandem stalls or 66 spaces**
Amenity Space – Indoor:	70 m^2 or cash-in-lieu payment	Cash-in-lieu payment totalling **$49,000.00**	none
Amenity Space – Outdoor:	6 m^2 minimum per unit x 20 units = 120.0m^2	**210.0m^2**	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^2 (419 ft^2) 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.

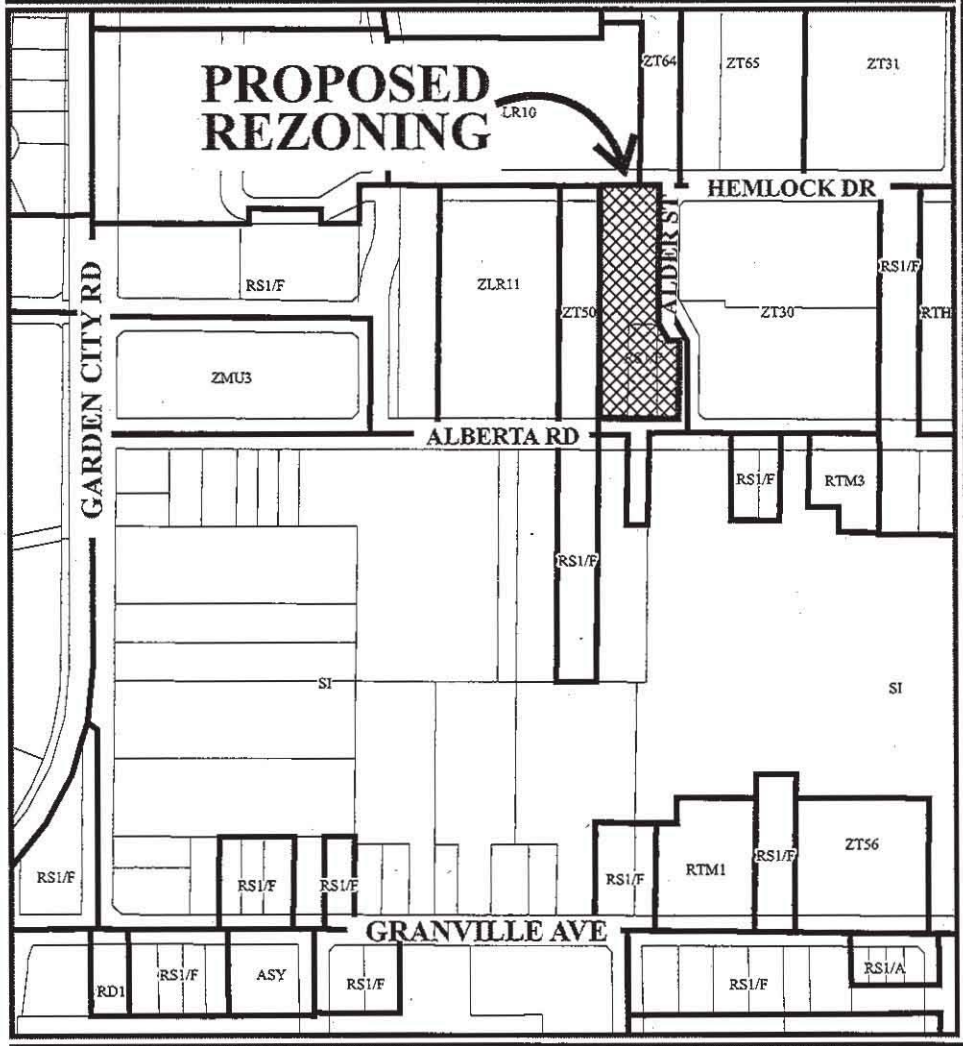
* Note: This requires a separate application

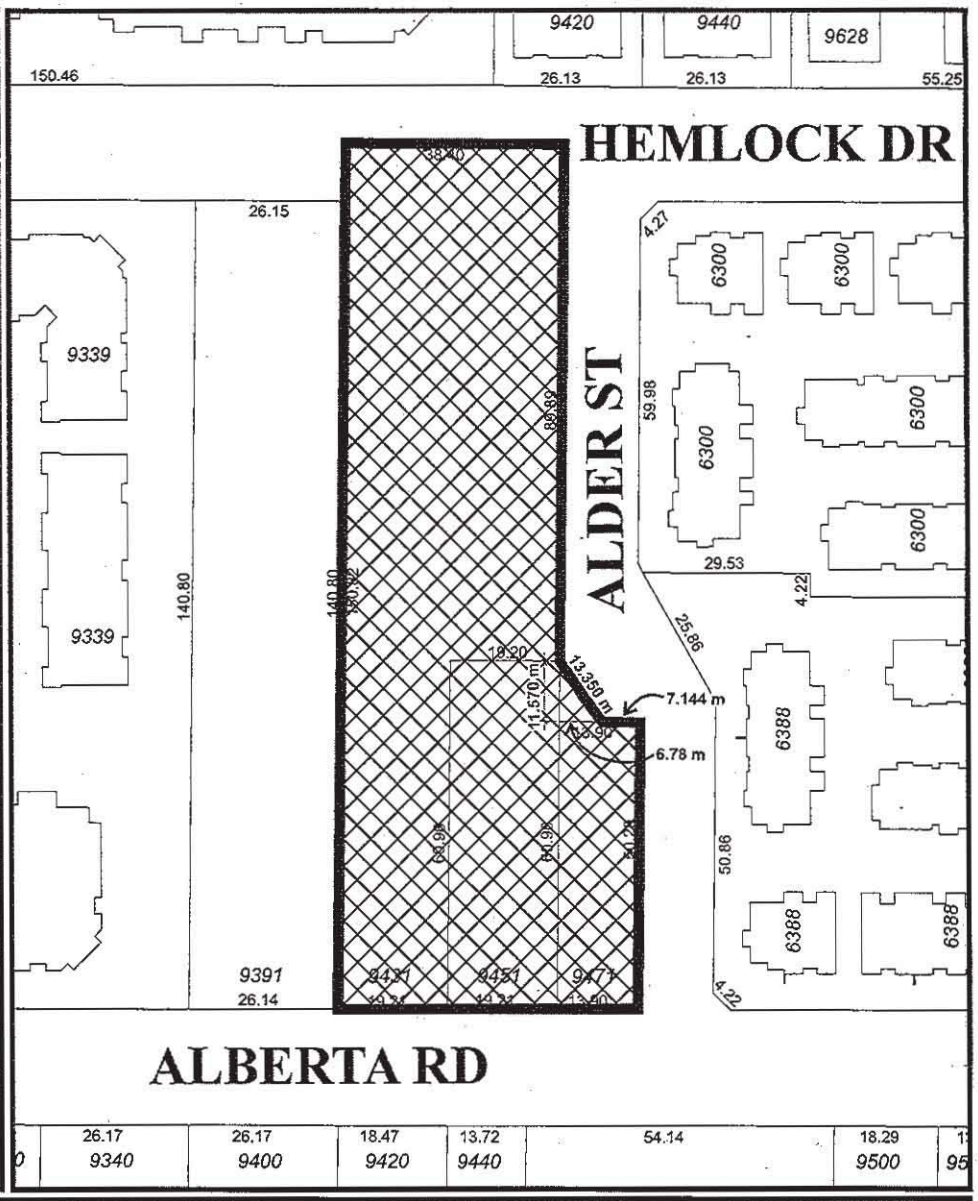
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all 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 _____

City of Richmond





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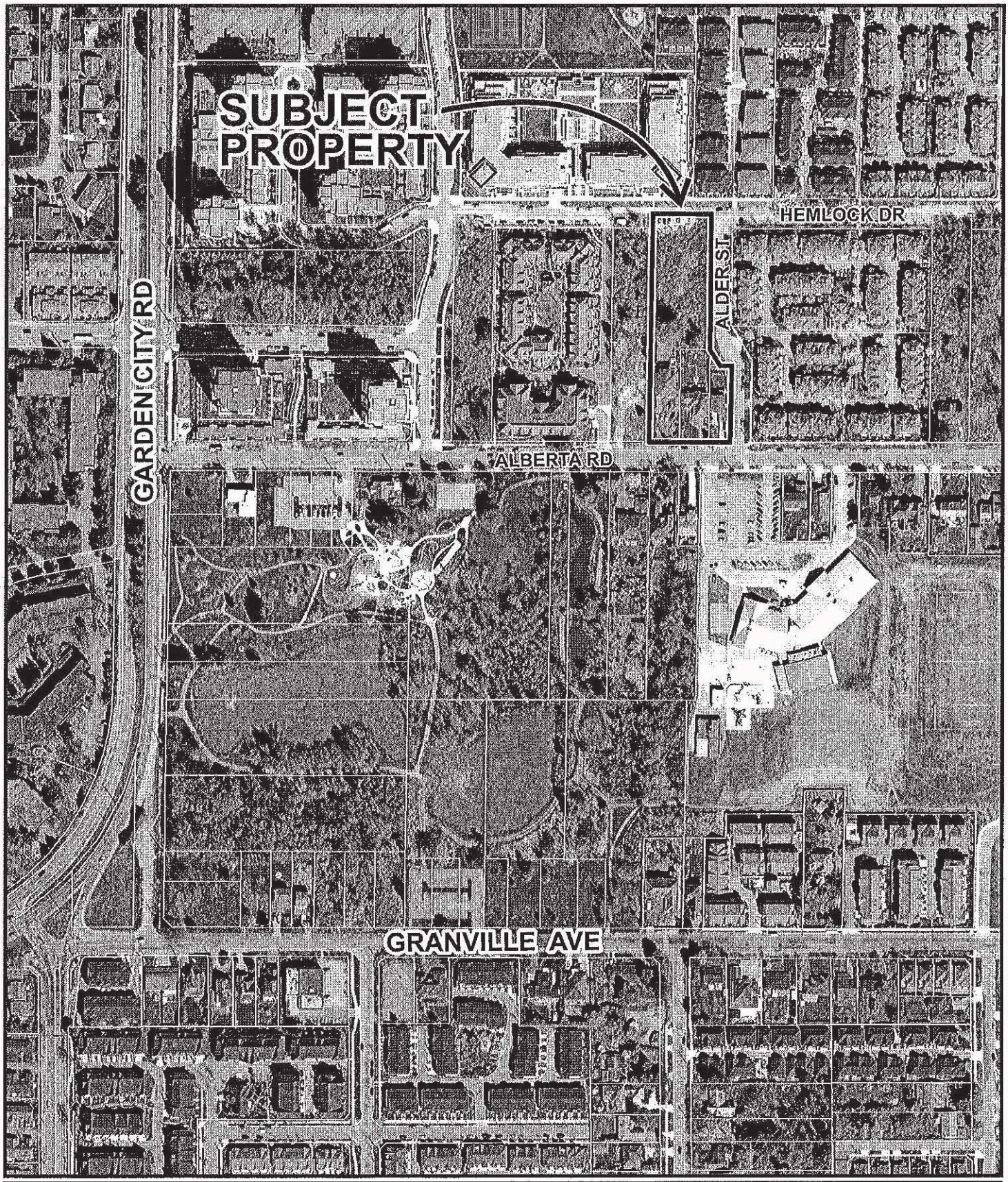
RZ 11-562968

Original Date: 02/17/11

Revision Date: 11/18/11

Note: Dimensions are in METRES

ATTACHMENT 1



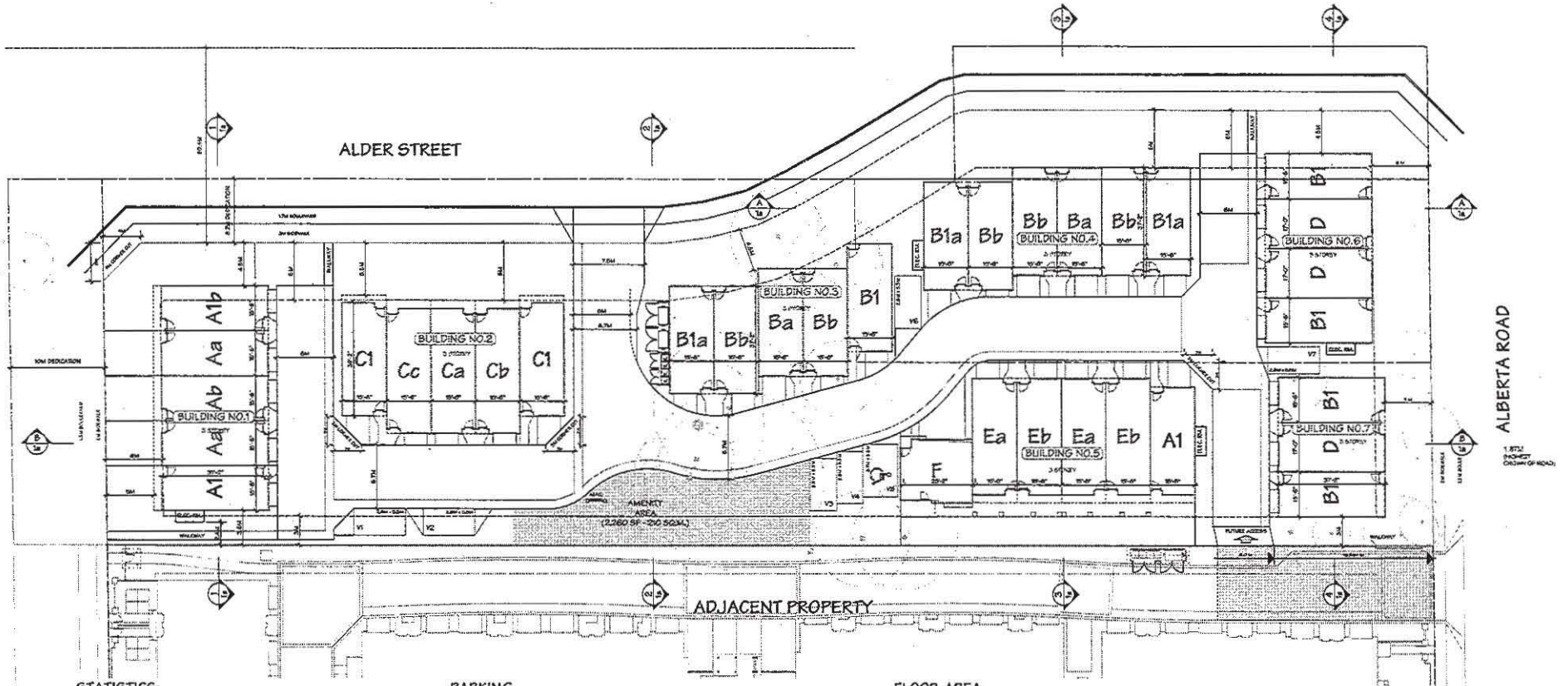
RZ 11-562968

Original Date: 02/25/11

Revision Date: 11/18/11

Note: Dimensions are in METRES

ATTACHMENT 2



STATISTICS:

CIVIC ADDRESS:	9431, 9451, 9471 ALBERTA ROAD
LEGAL DESCRIPTION:	
ZONING:	ZT-50
LOT AREA (BEFORE DEDICATION):	68,596 SQ.FT. (6,485 SQM)
LOT AREA (AFTER DEDICATION):	57,200 SQ.FT. (5,314 SQM)

LOT COVERAGE:

MAX. BUILDINGS ALLOWED:	57,200 SQ.FT x 40%	= 22,880 SQ.FT.
MAX. NON-POROUS ALLOWED:	57,200 SQ.FT x 75%	= 42,900 SQ.FT.
MIN. PLANT LANDSCAPING:	57,200 SQ.FT x 25%	= 14,300 SQ.FT.

PROVIDED:

BUILDINGS:	21,102 SQ.FT. (37.0%)	
NON-POROUS:	57,200 SQ.FT x 75%	= 42,900 SQ.FT.
PLANT LANDSCAPING:	57,200 SQ.FT x 75%	= 42,900 SQ.FT.

PARKING

REQUIRED	2.0 SPACES x 34 UNITS	= 68 SPACES	(RESIDENTS)
	0.2 SPACES x 34 UNITS	= 6.8 SPACES	(VISITORS)
	TOTAL	= 75 SPACES	
PROVIDED	2 CAR TANDEM GARAGE x 33 UNITS	= 66 SPACES	(RESIDENTS)
PROVIDED	2 CAR PARALLEL GARAGE x 1 UNIT	= 2 SPACES	(RESIDENTS)
	OPEN VISITORS PARKING	= 7 SPACES	(VISITORS)
	TOTAL	= 75 SPACES	

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE	1.25 SPACES x 34 UNITS	= 42.5 SPACES	(CLASS 1)
	0.2 SPACES x 34 UNITS	= 6.8 SPACES	(CLASS 2)
	TOTAL	= 50 SPACES	
PROVIDED BICYCLE		= 43 SPACES	(CLASS 1)
		= 7 SPACES	(CLASS 2)
	TOTAL	= 50 SPACES	

AMENITY AREA

OUTDOOR AMENITY SPACE		
REQUIRED	34 UNITS x 6 SQ.M. = 204 SQ.M.	= 2,196 SQ.FT.
PROVIDED		= 2,260 SQ.FT. (210 SQ.M.)

FLOOR AREA:

MAX. ALLOWED: 57,200 SQ.FT. x 0.90 = 51,480 SQ.FT.

PROPOSED:

UNIT-A- (3 BRS + DEN)	1200 SQ.FT.	x	6 UNITS	=	7200 SQ.FT.
UNIT-B- (3 BRS)	1110 SQ.FT.	x	15 UNITS	=	16650 SQ.FT.
UNIT-C- (3 BRS + DEN)	1390 SQ.FT.	x	3 UNITS	=	4170 SQ.FT.
UNIT-C1 (3 BRS + DEN)	1250 SQ.FT.	x	2 UNITS	=	2500 SQ.FT.
UNIT-D (3 BRS)	1220 SQ.FT.	x	3 UNITS	=	3660 SQ.FT.
UNIT-E- (3 BRS + DEN)	1290 SQ.FT.	x	4 UNITS	=	5160 SQ.FT.
UNIT-F (3 BRS)	1070 SQ.FT.	x	1 UNITS	=	1070 SQ.FT.
TOTAL			34 UNITS	=	40410 SQ.FT.
ELEC. ROOMS (INCL.):	40 SQ.FT	x	4 ROOMS	=	160 SQ.FT.
TOTAL				=	160 SQ.FT.
TOTAL FLOOR AREA				=	40570 SQ.FT.
				=	0.71 FAR

SITE PLAN
SCALE: 1/16"=1'0"

NO.	BY	REVISIONS

Yamamoto Architecture Inc.

2386 ONE STREET, VANCOUVER, B.C. V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

PROJECT: TOWNHOUSE DEVELOPMENT
9431, 9451, 9471 ALBERTA ROAD, RICHMOND, B.C.

DRAWING TITLE: OVERLAY SITE PLAN
SCALE: 1/16" = 1'-0"
DATE: SEPT. 28, 2011
DRAWN: TY
CHECKED:
SHEET NO.: PLAN #1
PROJ. NO.: 1014

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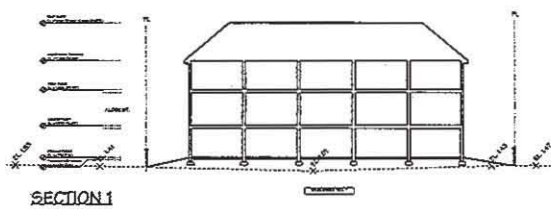

SECTION 1
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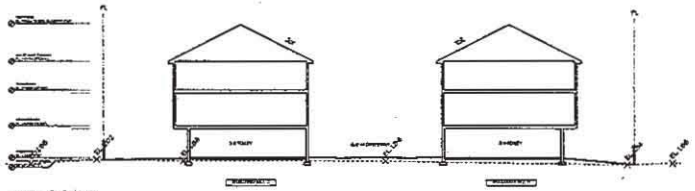

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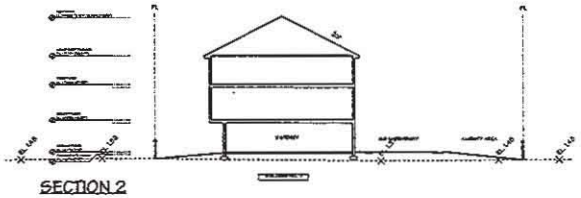

SECTION 2
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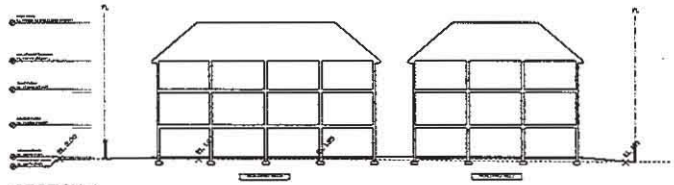
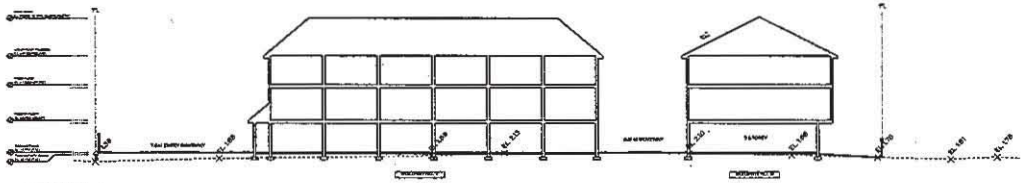


SECTION 4
SCALE: 1/16"=1'0"



SECTION A
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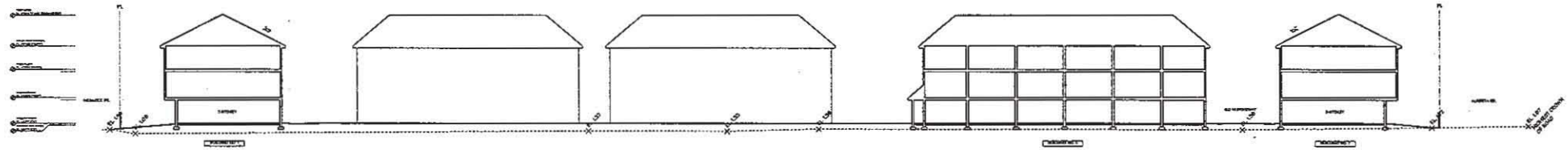

SECTION B
SCALE: 1/16"=1'0"

NO.	DATE	REVISIONS

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Yamamoto Architecture Inc.

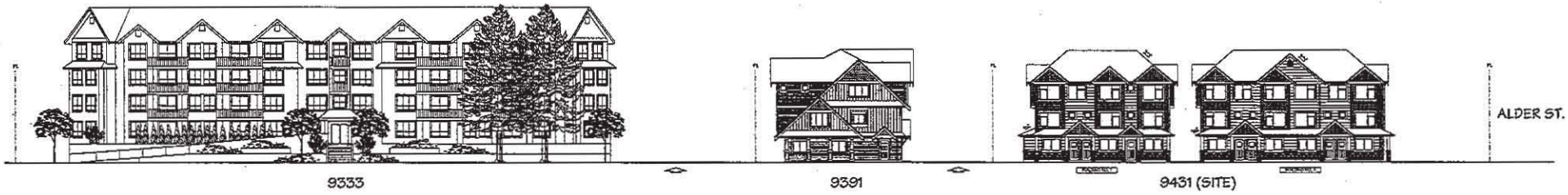
3389 oak street, vancouver, b.c.
V6H 4J1 tel: 604-731-1127 fax: 604-731-1227

PROJECT
TOWNHOUSE DEVELOPMENT

9431, 9451, 9471 ALBERTA ROAD
RICHMOND, B.C.

DRAWING TITLE
OVERLAY SITE PLAN

SCALE	1/16" = 1'-0"
DATE	AUGUST 10, 2011
DRAWN	TY
CHECKED	
SHEET NO.	PLAN #1a
PROJ. NO.	1014

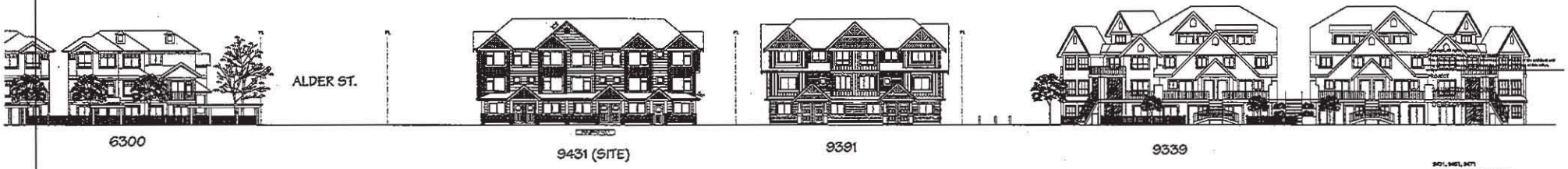


STREETSCAPE (ALBERTA RD.)

SCALE: 1/16" = 1'-0"

STREETSCAPE (ALDER ST.)

SCALE: 1/16" = 1'-0"



STREETSCAPE (HEMLOCK DR.)

SCALE: 1/16" = 1'-0"

NO.	DATE	REVISIONS

CONSULTANT

9431, 9451, 9471
ALBERTA ROAD, RICHMOND

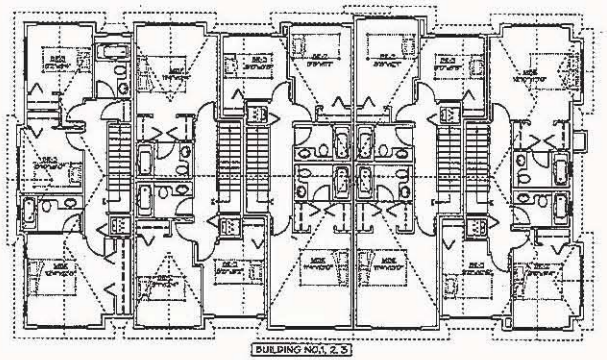
Yamamoto
Architecture Inc.

DRAWING TITLE

ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUGUST 16, 2011	PLAN #4
DRAWN TY	
CHECKED	PROJ. NO. 1011

PH - 46

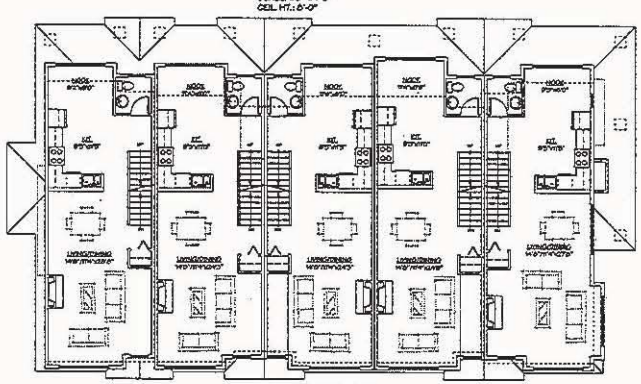


BUILDING NO.1, 2, 3

THIRD FLOOR PLAN

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

CEIL. HT.: 8'-0"

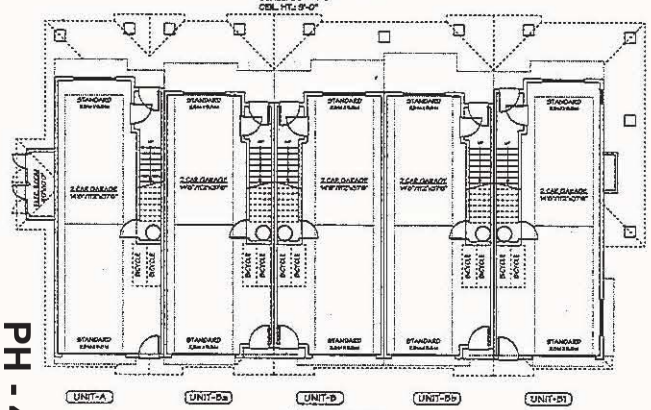


BUILDING NO.1, 2, 3

SECOND FLOOR PLAN

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

CEIL. HT.: 9'-0"

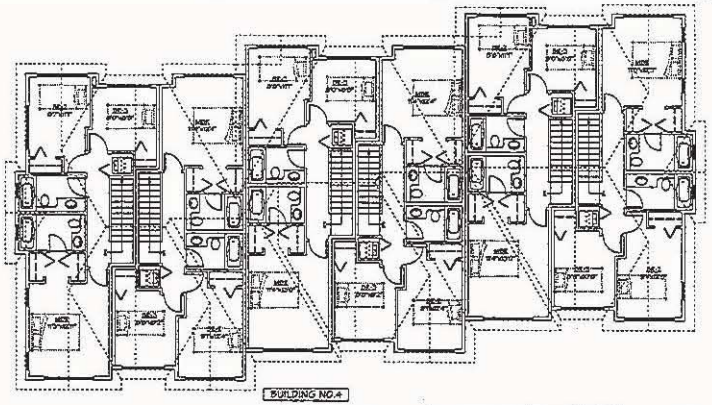


BUILDING NO.1, 2, 3

GROUND FLOOR PLAN

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

CEIL. HT.: 8'-0"

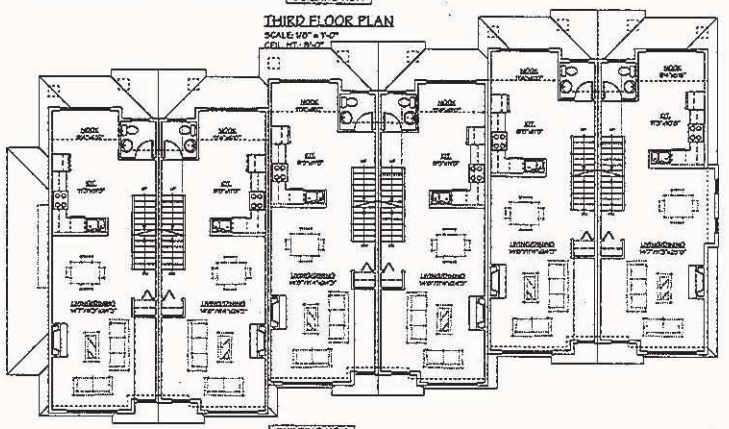


BUILDING NO.4

THIRD FLOOR PLAN

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

CEIL. HT.: 8'-0"

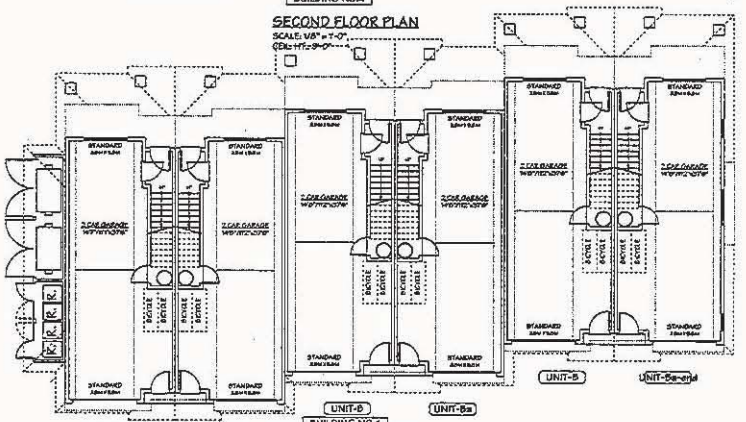


BUILDING NO.4

SECOND FLOOR PLAN

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

CEIL. HT.: 9'-0"



BUILDING NO.4

GROUND FLOOR PLAN

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

CEIL. HT.: 8'-0"

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NO.	DATE	REVISIONS

CONSULTANT

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PROJECT

34 UNIT TOWNHOUSE DEVELOPMENT

9431, 9451, 9471 ALBERTA ROAD, RICHMOND

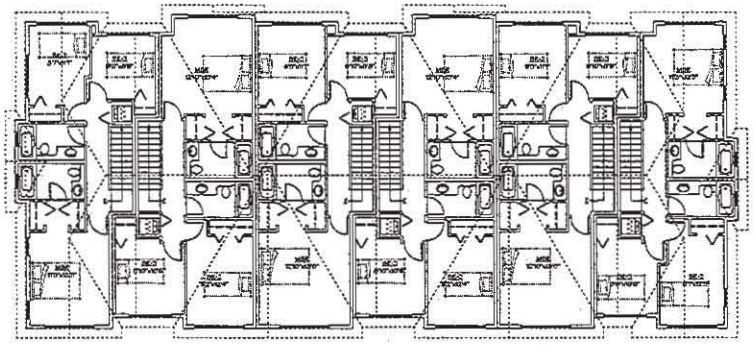
Yamamoto Architecture Inc.

DRAWING TITLE

FLOOR PLANS

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: AUGUST 16, 2011	PLAN #5
DRAWN: YY	
CHECKED:	PROJ. NO. 1016

PH - 47

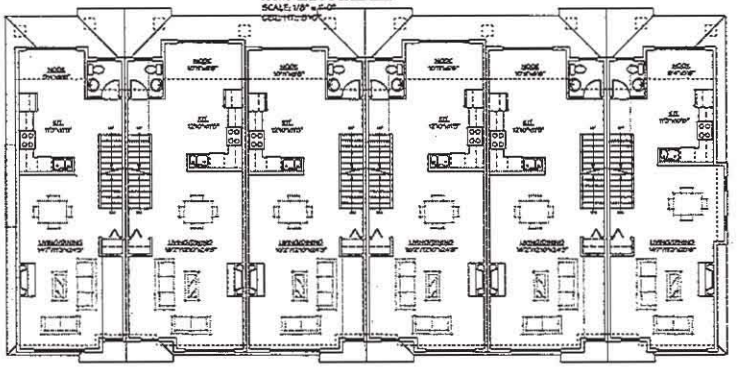


BUILDING NO.5

THIRD FLOOR PLAN

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

CEIL. HT.: 8'-0"

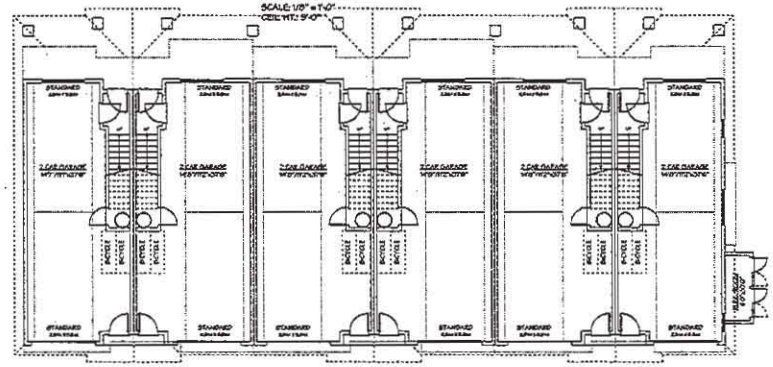


BUILDING NO.5

SECOND FLOOR PLAN

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

CEIL. HT.: 9'-0"

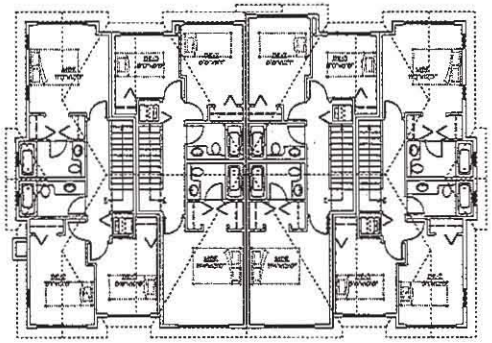


BUILDING NO.5

GROUND FLOOR PLAN

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

CEIL. HT.: 8'-0"

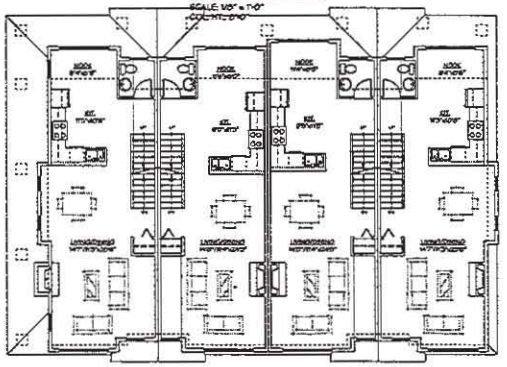


BUILDING NO.6

THIRD FLOOR PLAN

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

CEIL. HT.: 8'-0"

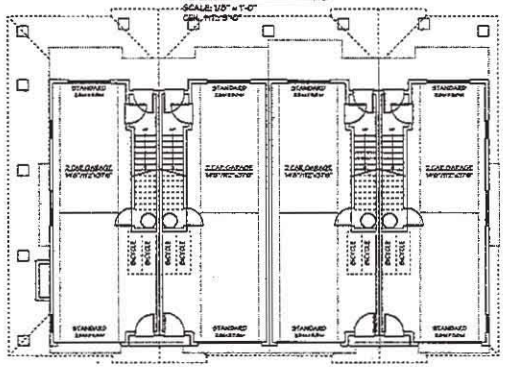


BUILDING NO.6

SECOND FLOOR PLAN

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

CEIL. HT.: 9'-0"



BUILDING NO.6

GROUND FLOOR PLAN

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

CEIL. HT.: 8'-0"

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):

- SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NO.	DATE	REVISIONS

CONSULTANT

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PROJECT

34 UNIT TOWNHOUSE DEVELOPMENT

9431, 9451, 9471 ALBERTA ROAD, RICHMOND

Yamamoto Architecture Inc.

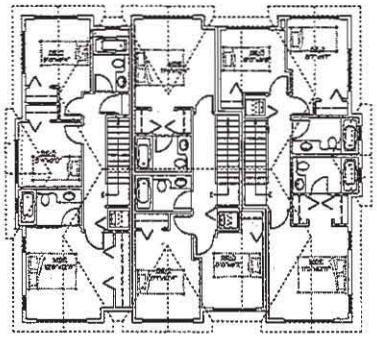
3389 Ash Street, Vancouver, B.C. V5Z 4L7 Tel: 604-731-1157 Fax: 604-731-1327

DRAWING TITLE

FLOOR PLANS

SCALE: 1/8" = 1'-0"	SHEET NO. PLAN #6
DATE: AUGUST 30, 2011	
DRAWN: TY	
CHECKED:	PROJ. NO. 1014

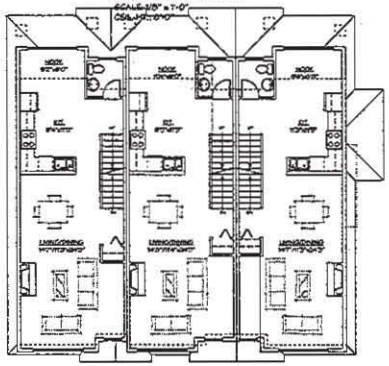
PH - 48



BUILDING NO.7

THIRD FLOOR PLAN

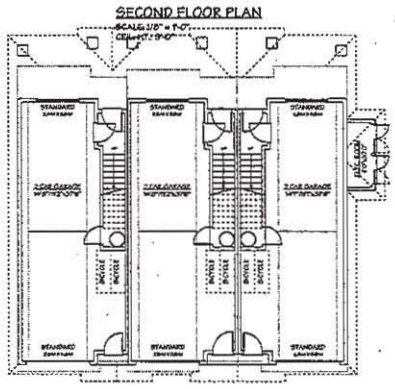
SCALE: 1/8" = 1'-0"
CEIL. HT.: 8'-0"



BUILDING NO.7

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
CEIL. HT.: 8'-0"



UNIT-A1 UNIT-Ba UNIT-B-cm

BUILDING NO.7

GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"
CEIL. HT.: 8'-0"

AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):

- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NO.	DATE	REVISIONS

CONSULTANT

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PROJECT

34 UNIT TOWNHOUSE
DEVELOPMENT

[illegible]
ALBERTA ROAD, RICHMOND

Yamamoto
Architecture Inc.

[illegible]

DRAWING TITLE

FLOOR PLANS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE AUGUST 19, 2011	PLAN #7
DRAWN TY	
CHECKED	PROJ. NO. 1914

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
Civic Address:	9431, 9451 and 9471 Alberta Road	To Be Determined
Owner or Applicant:	Yamamoto Architecture Inc.	No Change
Site Size (m^2):	6,493.0m²	5,314.0m² (after land dedication)
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 2 0.95 base F.A.R. 2, 3-and 4 storey Townhouses, Low-rise apartments	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1) Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	34 – 3 storey Townhouse Units

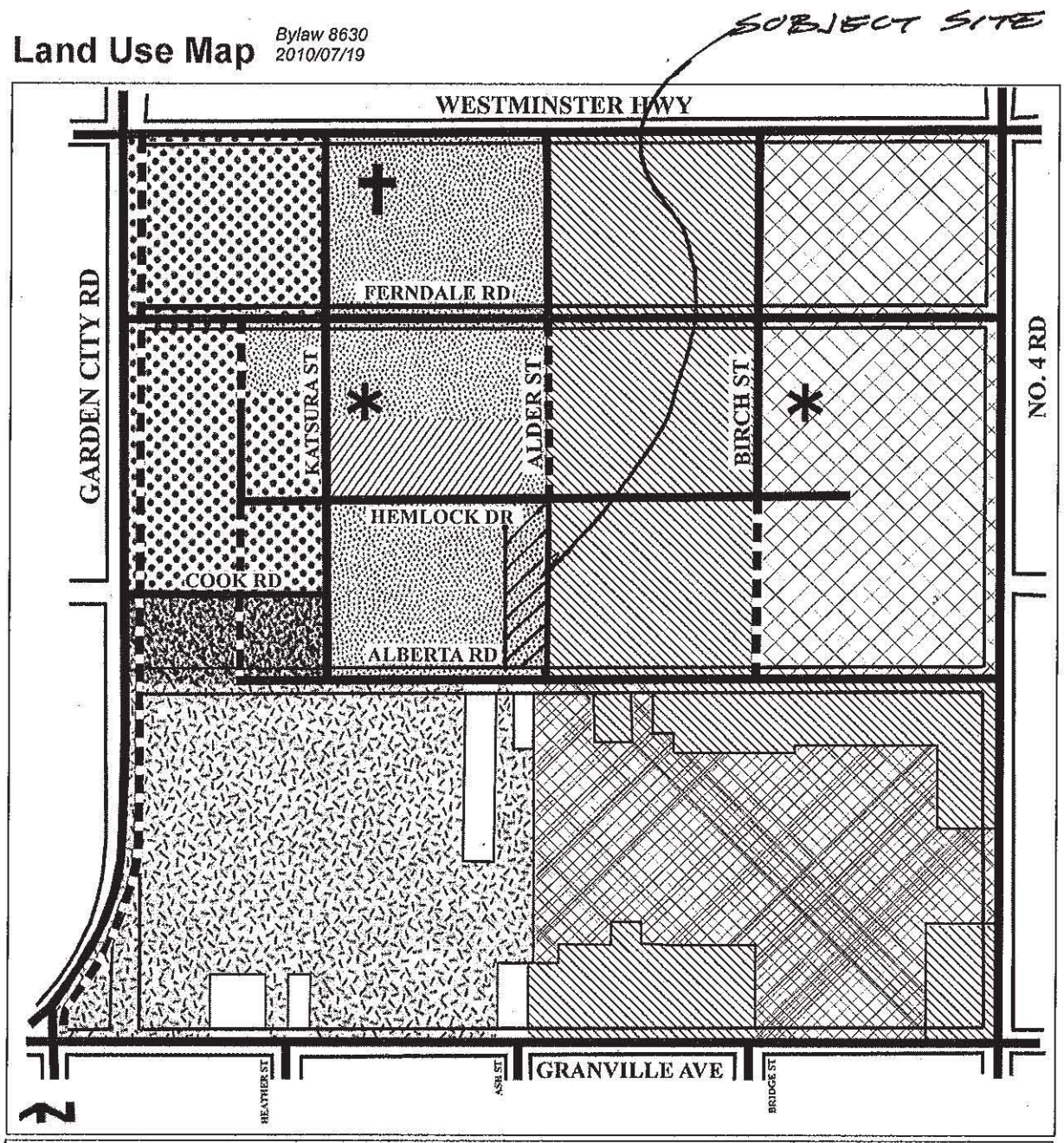
	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area =5,353.0m² (0.75) = 4,014.7.0m² Max.	**3,801.2m² (0.71 FAR)**	none permitted
Lot Coverage – Building:	45% Max.	**37%**	none
Setback: Alberta Road:	4.5m Min.	**5.0m**	none
Setback: Alder Street	4.5m Min.	**4.5m**	none
Setback: Hemlock Drive	4.5m Min.	**4.5m**	none
Setback: East	1.2m Min.	**3.0m**	none
Height:	12.0m and no more than 3 stories maximum	**12.0m and 3 stories**	none
Parking Requirements - Resident	1.4 x 34 = 47.6 **48** stalls	**68 stalls**	none
Visitor Parking:	0.2 x 34 =6.8 **7** visitor stalls	**7 stalls**	none

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

City of Richmond

Land Use Map

Bylaw 8630
2010/07/19



Residential Area 1
1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)

Residential Area 2
0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)

Residential Area 2A
0.95 base F.A.R. 2, 3 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)

Residential Area 3
0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses

Residential Area 4
0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 ½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)

Residential Area 5
0.55 base F.A.R. One-Family Dwelling

Mixed Residential/ Retail/Community Uses

Community Park

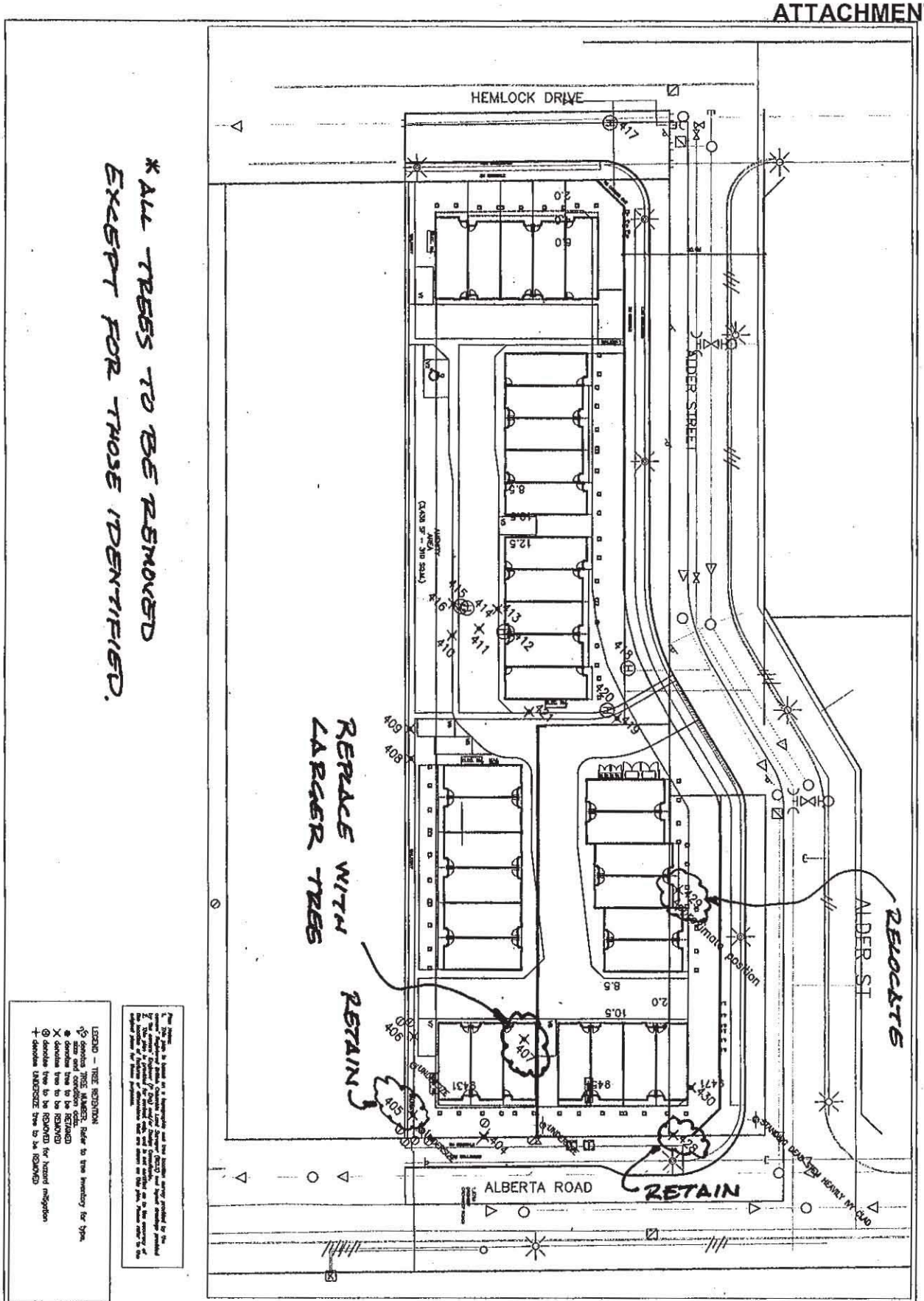
School

Neighbourhood Parks

Trail

Principal Roads

Church



ACL arbortech consulting ltd
Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
email: trees@arbortech.bc.ca

TREE RETETNION PLAN

Client:	MIKE KAYO – TYA
Project:	PROPOSED DEVELOPMENT
Address:	9471, 9451 & 9431 ALBERTA ROAD, RICHMOND
Date:	5 JULY 2011
Our File:	10252
Muni File:	

Scale 1:500

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 m² (419 ft²) 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 _____

City of Richmond

Bylaw 8834

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	DEC 19 2011
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

"SCHEDULE A ATTACHED AND FORMING PART OF BYLAW 8834"

REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BY-LAW No. 8844 OF PART ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP34701 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

BCGS 92G.015

PURSUANT TO SECTION 120 LAND TITLE ACT AND SECTION 40 COMMUNITY CHARTER

PLAN BCP _____

Deposited in the Land Title office at New Westminster, B.C. this ____ day of _____, 2011.

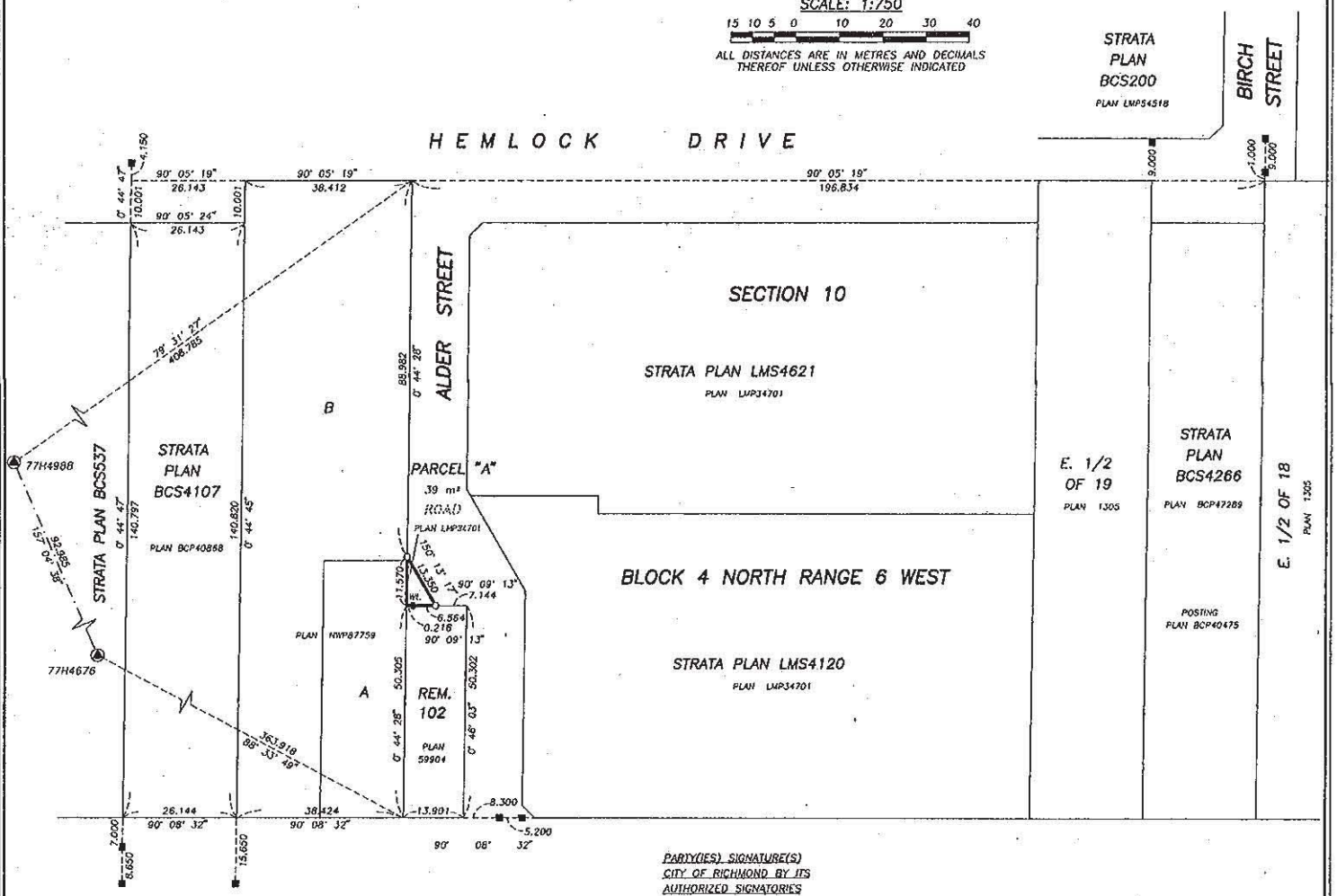
_____
Deputy Registrar

Ref: _____

SCALE: 1:750

15 10 5 0 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



PARTY(IES) SIGNATURE(S)
CITY OF RICHMOND BY ITS AUTHORIZED SIGNATORIES

_____
MAYOR: MALCOLM D. BRODIE
AUTHORIZED SIGNATORY

_____
CLERK:
AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

_____
COMMISSIONER FOR TAKING AFFIDAVITS FOR B.C.
CITY OF RICHMOND
6911 NUMBER 3 ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 276-4000

AS TO THE SIGNATURE OF

THIS ____ DAY OF _____, 201 .

OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT, R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR USE IN BRITISH COLUMBIA AND CERTIFIES THE MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.

Note:
This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

I, Johnson C. Tam, a British Columbia Land Surveyor, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 14th day of November, 2011. The plan was completed and checked, and the checklist filed under #129930, on the 16th day of November, 2011.

JOHNSON C. TAM, B.C.L.S.

LEGEND:
- Control Monument Found
- Standard Iron Post Found
- O Standard Iron Post Placed
- Lead Plug Found

Wt. denotes witness.

BOOK OF REFERENCE	
PARCEL "A"	Area = 39 m²

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com

Job No. 4140
FB-198 P77
Drawn By: KA

DWG No. 4140-REF

Grid bearings are derived from observations between control monuments 77H4676 and 77H4988. Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS) This plan shows horizontal ground-level measured distances except where otherwise noted. To compute grid distances, multiply ground level distances by combined factor of 0.99960385.

This plan lies within the Greater Vancouver Regional District.

City of Richmond

Bylaw 8844

Road Closure and Removal of Road Dedication Bylaw 8844 (Portion of Alder Street adjacent to 9471 Alberta Road)

The Council of the City of Richmond enacts as follows:

1. The lands legally described as a portion of road dedicated by the deposit of plan LMP34701 Section 10 Block 4 North Range 6 West New Westminster District (shown outlined in bold on the Reference Plan prepared by J. C. Tam and Associates attached as Schedule A) shall be stopped up and closed to traffic, cease to be a public road and the road dedication shall be removed.

2. This Bylaw is cited as **"Road Closure And Removal of Road Dedication Bylaw 8844".**

FIRST READING	DEC 19 2011
SECOND READING	DEC 19 2011
THIRD READING	DEC 19 2011
DULY ADVERTISED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 8844 OF A PORTION OF ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP34701 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

BCGS 92G.015

PURSUANT TO SECTION 120 LAND TITLE ACT AND SECTION 40 COMMUNITY CHARTER

PLAN BCP _____

Deposited in the Land Title office at New Westminster, B.C. this ____ day of _____, 2011.

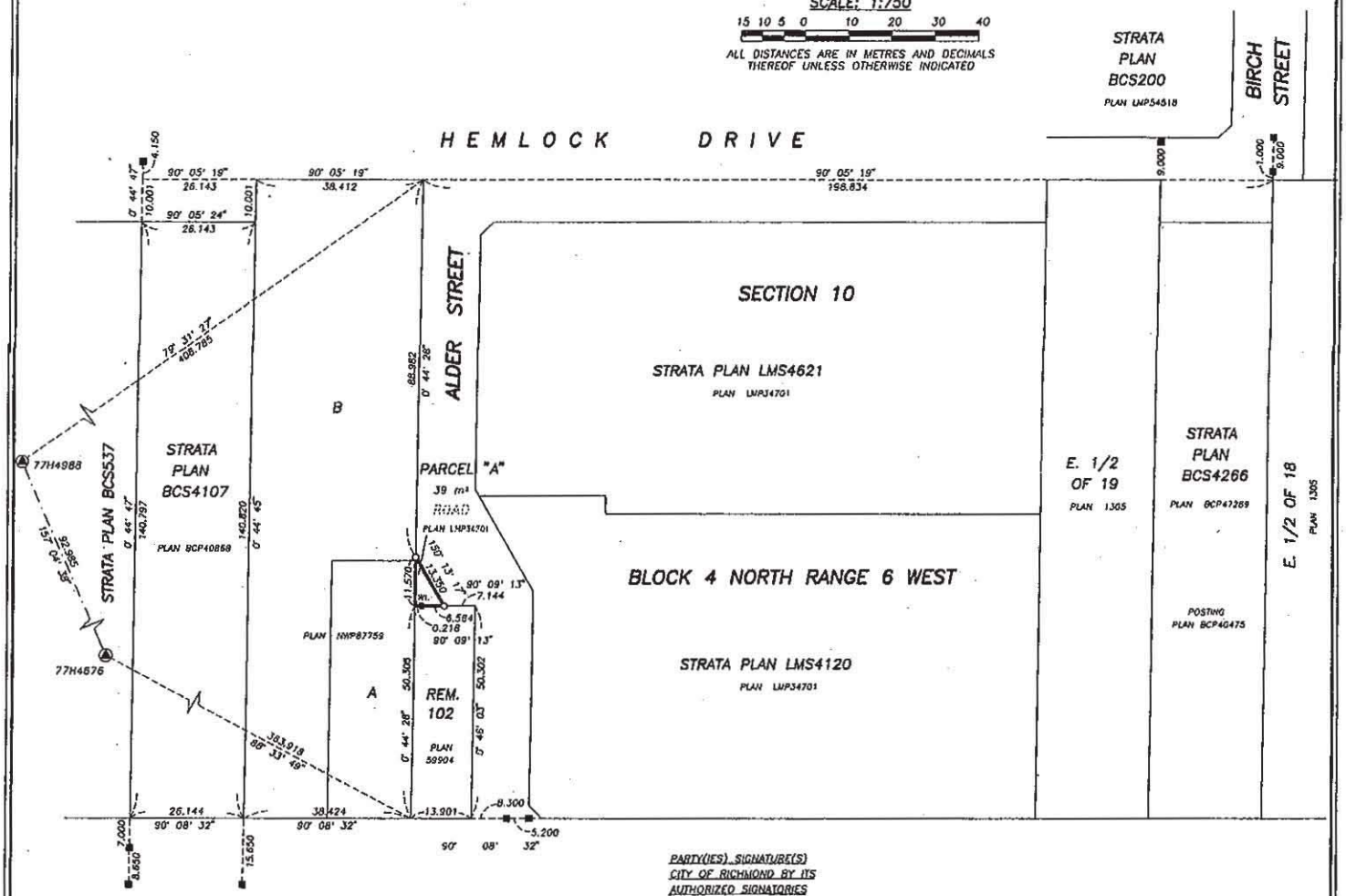
_____ Deputy Registrar

Ref: _____

SCALE: 1:750

15 10 5 0 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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PARTY(IES) SIGNATURE(S) CITY OF RICHMOND BY ITS AUTHORIZED SIGNATORIES

_____
MAYOR: MALCOLM D. BRODIE
AUTHORIZED SIGNATORY

_____
CLERK:
AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

_____
COMMISSIONER FOR TAKING AFFIDAVITS FOR B.C.
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JOHNSON C. TAM, B.C.L.S.