



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee

**Date:** November 3, 2014

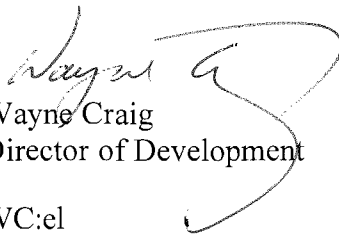
**From:** Wayne Craig  
Director of Development

**File:** RZ 13-649998

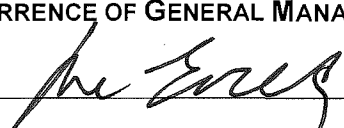
**Re:** Application by Yamamoto Architecture Inc. for Rezoning at 10591, 10611 and 10631 Gilbert Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, for the rezoning of 10591, 10611 and 10631 Gilbert Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:el  
Att.

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

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 10591, 10611 and 10631 Gilbert Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of fourteen (14) townhouse units (Attachment 2).

### Project Description

The three (3) properties, with a total combined frontage of 66.4 m, are proposed to be consolidated into one (1) development parcel containing a total of fourteen (14) townhouse units. The proposed density is 0.6 FAR. The layout of the townhouse units is oriented around a single driveway providing access to the site from Gilbert Road and a north-south internal manoeuvring aisle providing access to the unit garages. The amenity area is situated in a central open courtyard at the rear of the site. A total of six (6) clusters are proposed: two (2) 4-plexes, two (2) duplexes, and two (2) detached units. Two (2) storeys units are proposed along the side yard and rear yard interface with adjacent single-family housing and along the entry driveway. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Surrounding Development

To the North: Single-family homes on large lots zoned “Single Detached (RS1/E)”.

To the South: Single-family homes on legal non-conforming “Single Detached (RS1/E)” lots fronting Gilbert Road; and then a 40 unit two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)”.

To the East: Across Gilbert Road, single-family homes on large lots zoned “Single Detached (RS1/E)”, backing on to Gilbert Road.

To the West: Single-family homes on large lots zoned “Single Detached (RS1/E)”, fronting on to Whistler Place.

### Related Policies & Studies

#### Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Town House Development” on the Arterial Road Development Map and meets most of the Townhouse Development Requirements under the Arterial Road Policy. The subject

site has a lot frontage of 66.4 m which meets the minimum frontage requirement of 50 m for townhouse development on major arterial road (such as Gilbert Road). However, the proposal will leave a residual site between the subject site and the existing townhouse development to the south (at 10771 Gilbert Road) with a frontage of 27.26 m, which would not meet the Townhouse Development Requirements under the Arterial Road Policy.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire adjacent properties along Gilbert Road. The applicant advised staff in writing that they have made attempts to acquire adjacent properties but cannot reach an agreement with the adjacent property owners.

To verify the viable future redevelopment of the residual site to the south, the applicant has provided a development concept plan for the site (on file). Also, a Statutory Right of Way over the internal driveway on the development site will be required to be registered on title prior to final adoption of the rezoning bylaw in order to facilitate access to future developments to the north and south.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

#### Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be predicted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

#### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$43,814.85.

#### Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,868.72.

## Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

## Staff Comments

### Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator have reviewed the Arborist Report and has provided the following comments:

- A total of 57 on-site trees are identified on the survey; however, the vast majority of the trees comprise hedgerows (a "hedgerow" is a row of closely planted trees used to delineate a property line or provide a visual screen).
- For the purpose of determining the number of required replacement trees, staff have determined that small groups of trees that comprise hedgerows can be considered as single trees. Based on this, there are 39 trees on the site.
- Four (4) trees, Sycamore Maple (tag# 22), Hemlock (tag# 50), two Douglas Fir trees (tag# 65 and 66), are in good condition and are to be retained and protected (Attachment 4).
- Seven (7) neighbouring trees, specifically tag# 60, 61, 62, 63, 64, 67 and 68, are to be retained and protected.
- Four (4) remnant Cedar hedges, identified as tag# 1, 7, 52 and 53, have marginal landscape value and should be removed.
- Three (3) trees, a Pine (tag# 55) and two Cedar trees (tag# 56 and 57), are in fair condition but located in the middle of the site (i.e. on the proposed drive aisle or within the building envelope). In order to successfully retain these trees, four (4) units would need to be eliminated from the proposal. Removal and replacement with conifer (minimum 4.5 m high) is recommended. The applicant has agreed to provide conifers (minimum 4.5 m high) as replacement trees and is required to show them on the Development Permit drawings.
- 32 trees located on site have been previously topped or have significant dieback and/or sparse canopies. As a result, these trees are not good candidates for retention and should be replaced.

A Tree Management Plan can be found in Attachment 4.

### *Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 70 replacement trees are required for the removal of 35 trees on site. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 26 new trees

on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$22,000 to the City's Tree Compensation Fund in lieu of planting the remaining 44 replacement trees should they not be accommodated on the site.

#### *Tree Protection*

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$64,000 to ensure the replacement planting will be provided.

#### Site Servicing and Frontage Improvements

Prior to final adoption of Amendment Bylaw 9190, the developer is required to consolidate the three (3) existing properties into one (1) development parcel.

Prior to Building Permit issuance, the developer is required to:

- enter into a standard Servicing Agreement for the design and construction of a new 1.5 m concrete sidewalk and a 1.5 m grass and treed boulevard along the entire frontage on Gilbert Road; as well as the design and construction of Water, Storm and Sanitary service connections (see Attachment 5 for details);
- provide an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire Gilbert Road frontage to accommodate a portion of the proposed new concrete sidewalk (the exact width of the ROW will be determined at the Servicing Agreement stage); and
- pay DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.

#### Vehicle Access/Parking

One (1) driveway from Gilbert Road is proposed. The long-term objective is for the driveway access established on Gilbert Road to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW)

over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

All units will feature a side-by-side double car garage, and the total number of residential and visitor parking stalls provided onsite meet the zoning bylaw requirements.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council Policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### **Analysis**

#### Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 Official Community Plan (OCP) and satisfies the OCP location criteria and development requirements for arterial road townhouse developments. The subject development proposal would leave a residual site with a frontage less than 50 m on a major arterial road, which does not comply with the development Townhouse Development Requirements under the Arterial Road Policy. In support to the application, the applicant has developed a concept plan showing how the two lots to the south (at 10771 Gilbert Road) could be redeveloped (on file).

Staff support the proposed development based on the following:

- The subject site is specifically identified for townhouse development in the Official Community Plan (OCP).
- The subject proposal is not the first townhouse development on the block.
- The subject proposal will not restrict future development of lands to the north or south of the subject site.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) over the driveway and internal manoeuvring aisle of the subject site will be secured to provide vehicle access to future developments to the north and south along Gilbert Road.

#### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied

until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000.
- Building form and architectural character to be reviewed to ensure the proposed design complements the existing surrounding developments. Massing and articulation should be examined further to explore measures to reduce the apparent building height.
- Opportunities to increase the proposed rear yard setback to the second floor of the rear (west) units to enhance privacy of the adjacent single-family homes on Whistler Place.
- Site grading requirements to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

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

None.

#### **Conclusion**

The proposed 14 unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9190 be introduced and given first reading.



*for* Edwin Lee  
Planner 1

EL:cas

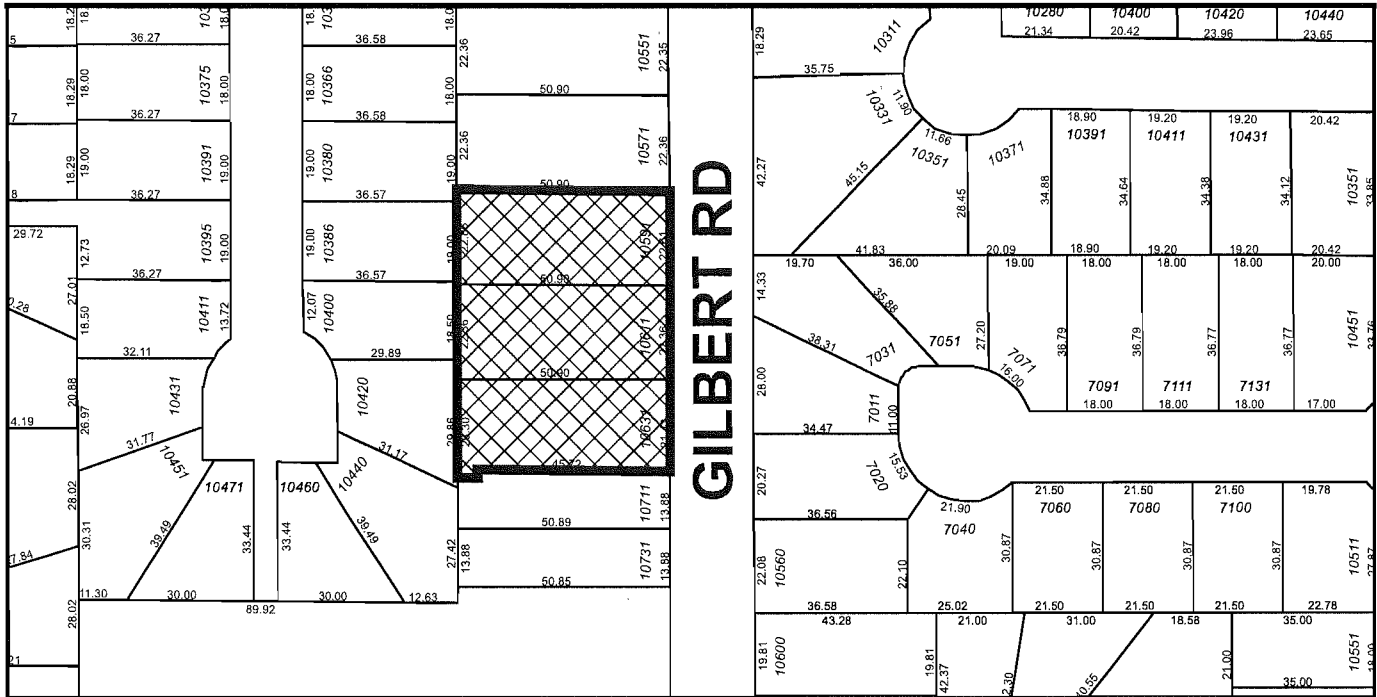
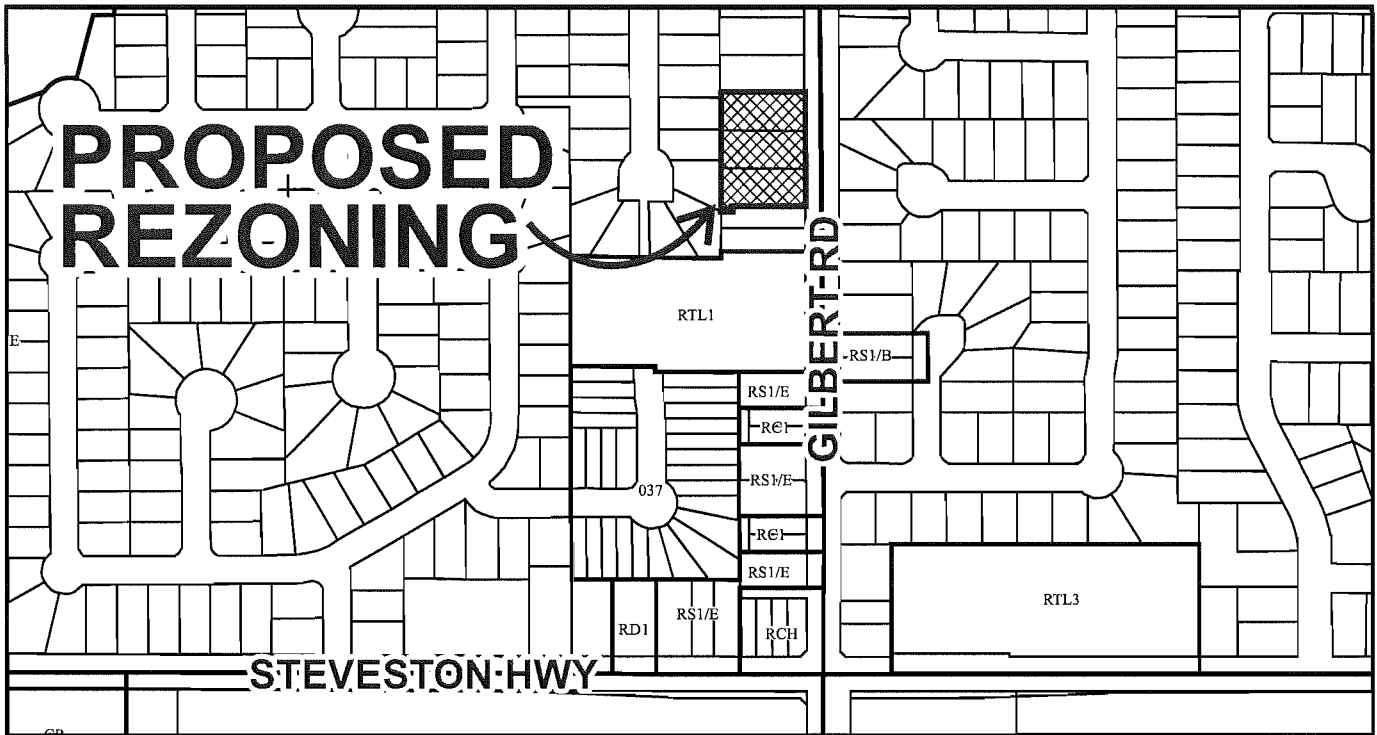
Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans  
Attachment 3: Development Application Data Sheet

Attachment 4: Tree Management Plan  
Attachment 5: Rezoning Considerations





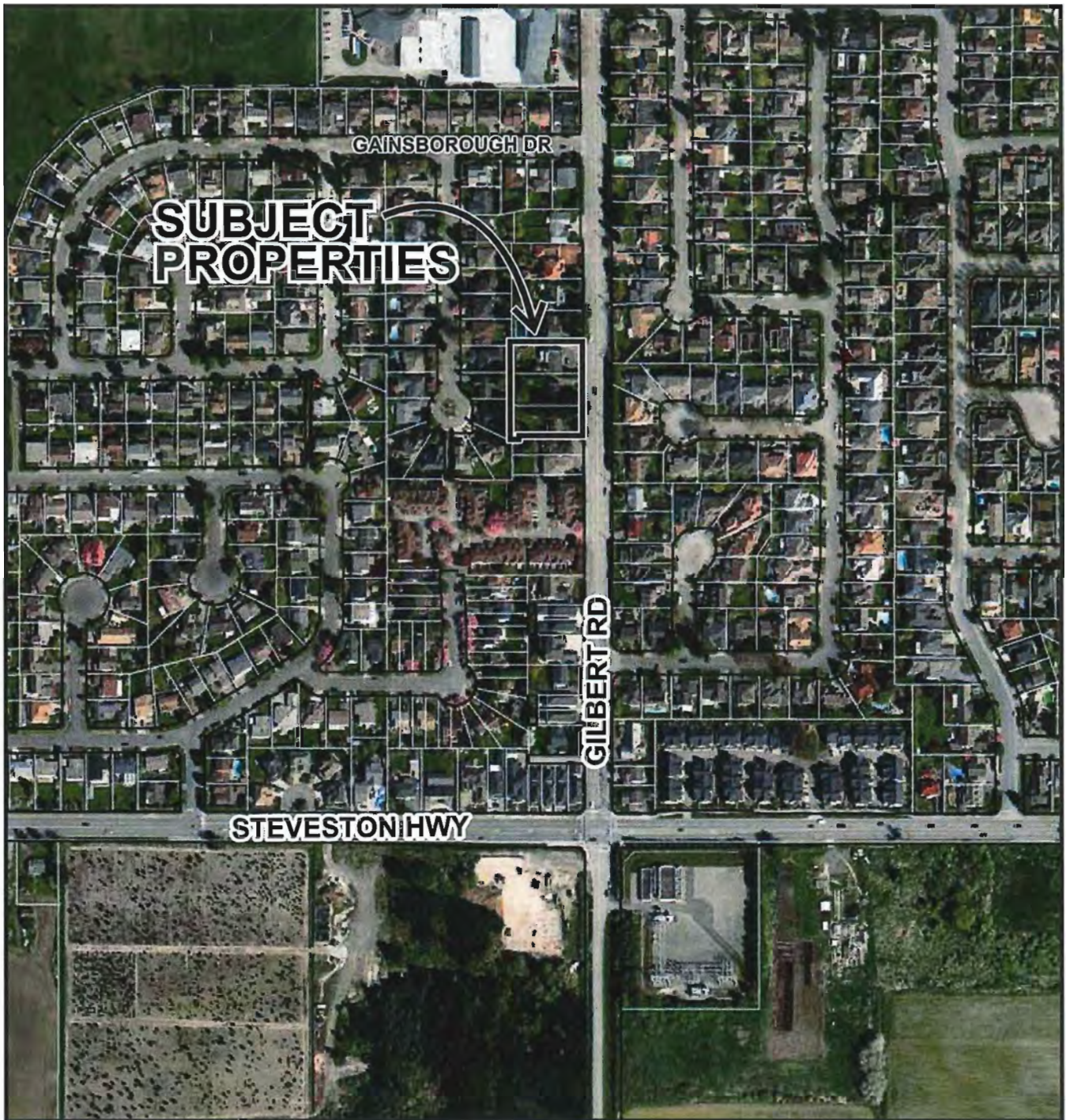
City of  
Richmond



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City of  
Richmond



RZ 13-649998

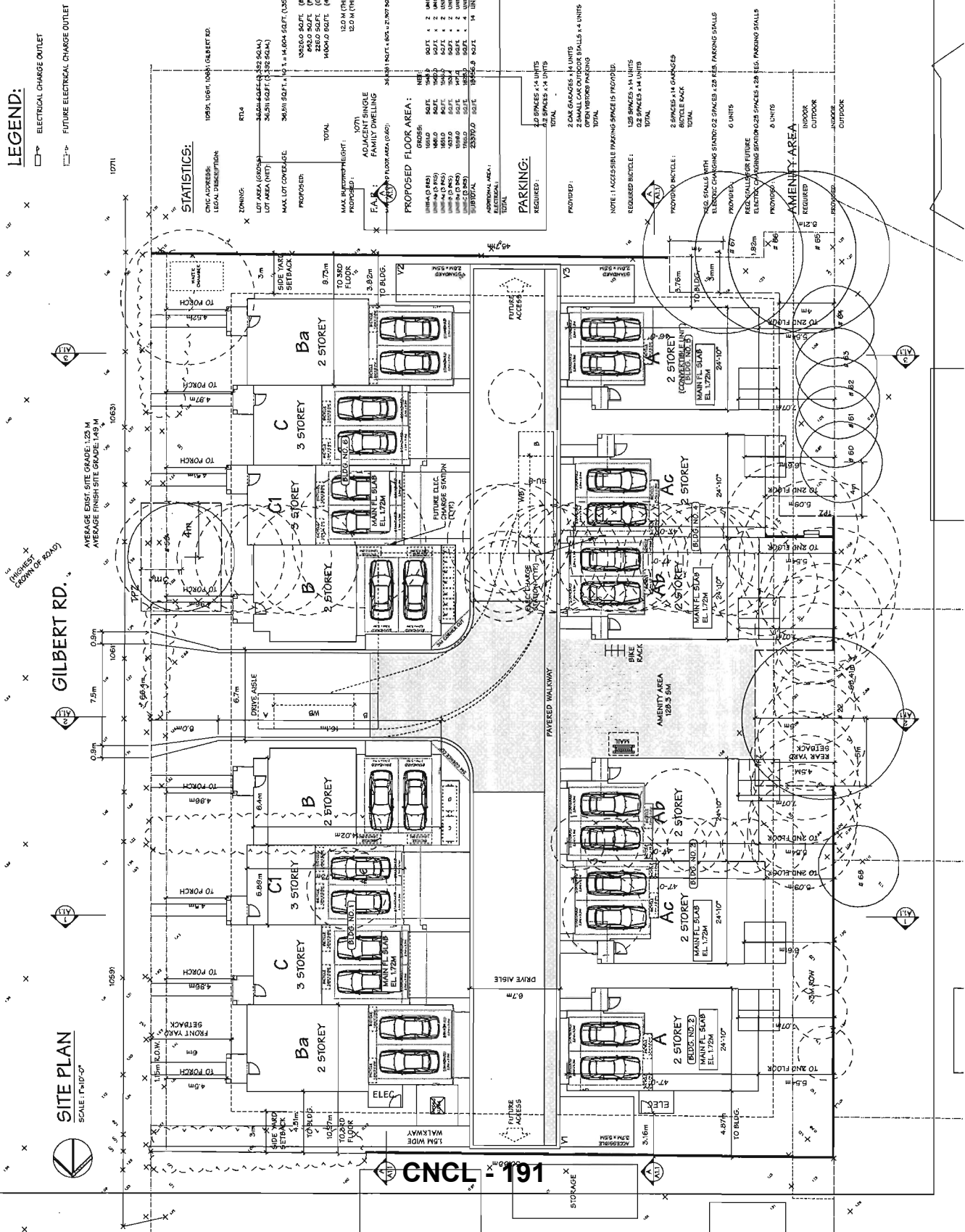
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Revision Date: 11/26/13

Note: Dimensions are in METRES



**CONTEXT PLAN**  
SCALE: N:1.5.



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

CNCL - 191

**LEGEND:**  
 □ ELECTRICAL CHARGE OUTLET  
 □ FUTURE ELECTRICAL CHARGE OUTLET

**STATISTICS:**  
 CITY ADDRESS:  
 LEGAL DESCRIPTION:  
 TOWNSHIP:  
 LOT AREA (SQ. FT.):  
 LOT AREA (SQ. M.):  
 MAX. LOT COVERAGE:  
 PROPOSED:  
 MAX. INCLINATION HEIGHT:  
 PROPOSED:  
 F.A.A. FLOOR AREA (SQ. FT.):  
 F.A.A. FLOOR AREA (SQ. M.):

**PROPOSED FLOOR AREA:**  
 GARAGE AREA:  
 OFFICE:  
 UNIT 1: 2 UNITS  
 UNIT 2: 2 UNITS  
 UNIT 3: 2 UNITS  
 UNIT 4: 2 UNITS  
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**PARKING:**  
 PROVIDED:  
 25 SPACES (RESIDENTS)  
 30.0 SPACES  
 TOTAL

**PROVIDED:**  
 2 CAR GARAGES x 14 UNITS  
 25 OPEN BAY PARKING  
 30.0 TOTAL

**REQUIRED:**  
 25 SPACES (RESIDENTS)  
 30.0 SPACES  
 TOTAL

**PROVIDED:**  
 25 SPACES (RESIDENTS)  
 30.0 SPACES  
 TOTAL

**REQUIRED:**  
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**REQUIRED:**  
 25 SPACES (RESIDENTS)  
 30.0 SPACES  
 TOTAL

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SEAL

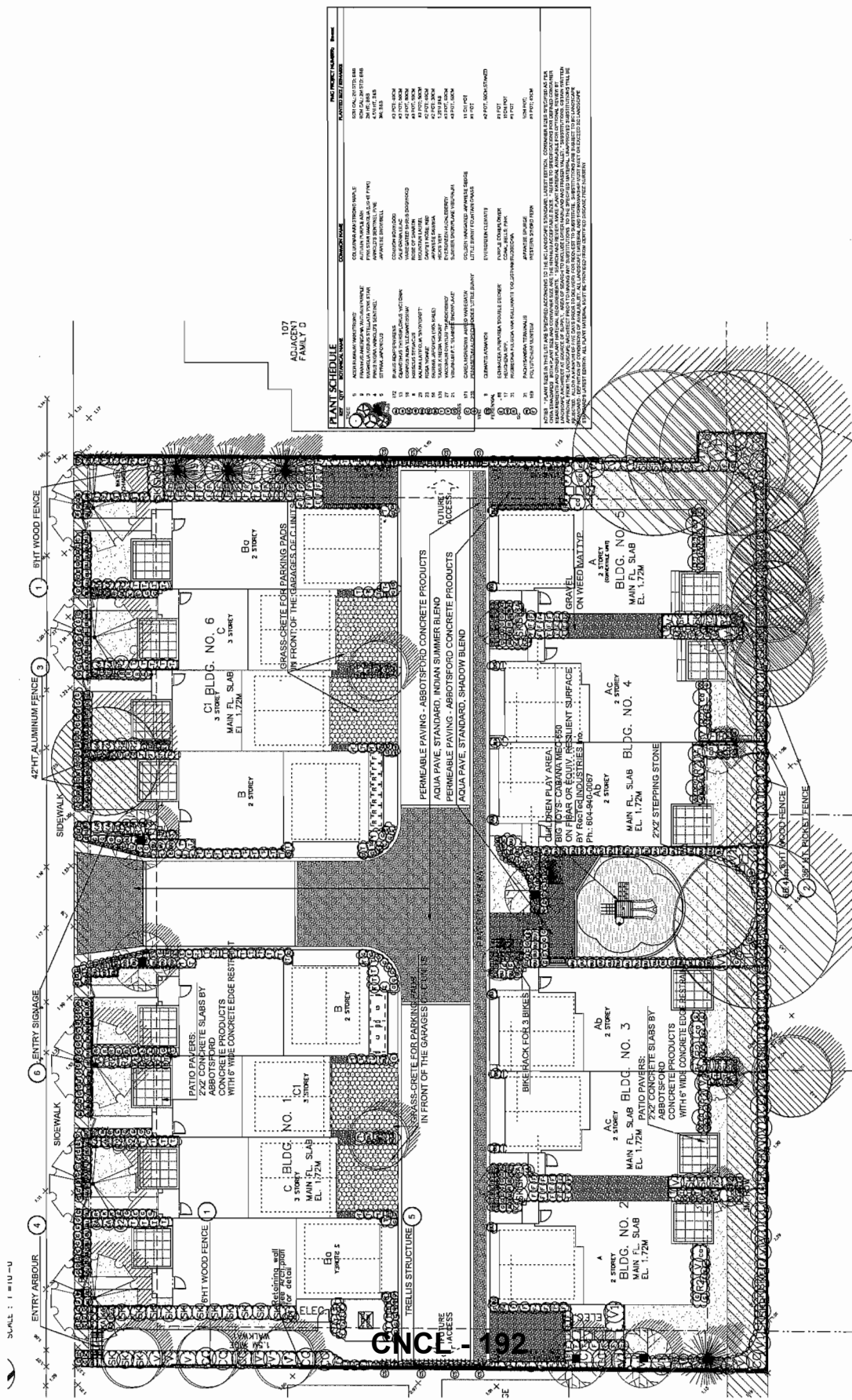


NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:  
**14 UNIT TOWNHOUSE DEVELOPMENT**  
10591-10831 Gilbert Road  
RICHMOND, BC

WITH:  
TAMMOTO ARCHITECTURE INC.  
DRAWING TITLE:  
**LANDSCAPE PLAN**

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DESIGN: BD  
CHECK: PCM  
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OF 4  
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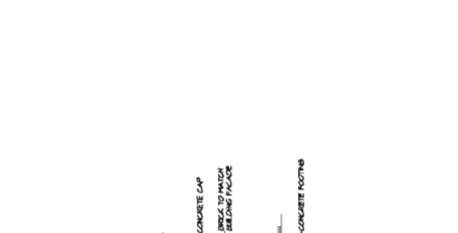
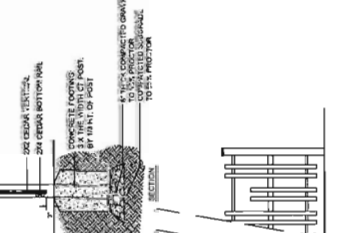
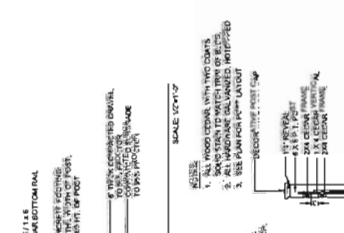
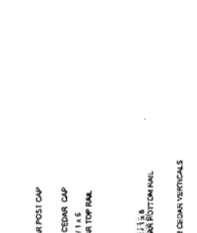
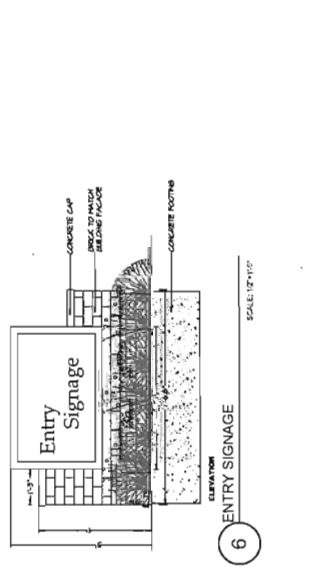
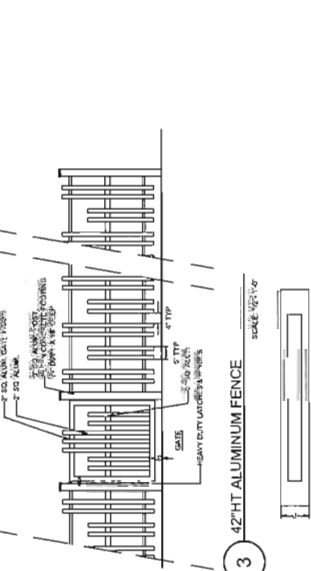
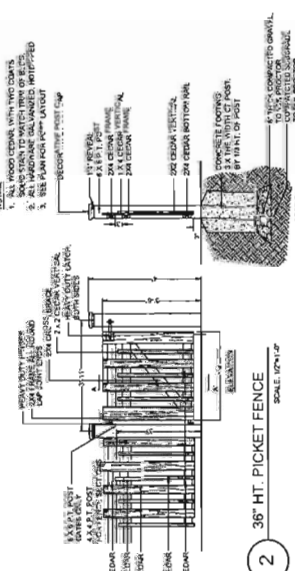
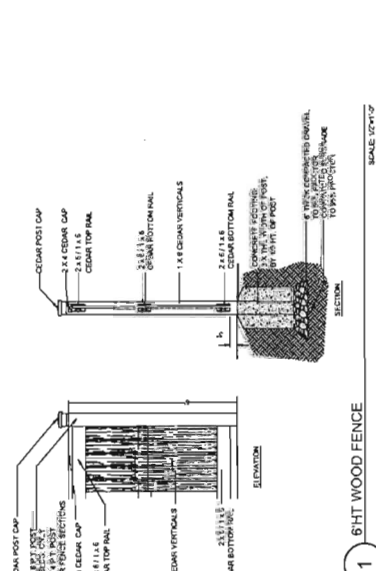
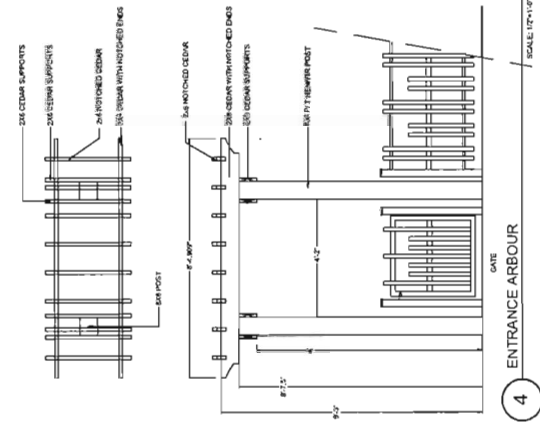


SCALE: 1" = 10'-0"

GNCL - 192



**Whitborne Mountain Classic Park**  
**Bench:**  
**Model: MCB-5**  
**BLACK COLOUR; 14" L x 38" H**  
**UltraPlast™ Recycled Plastic Slats**  
**Walnut colour**  
Ph.: 604 626 0476



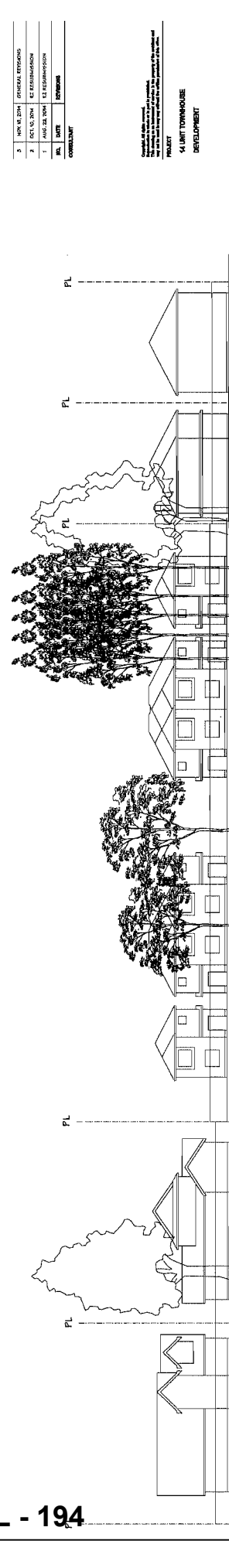
- 1. 6HT WOOD FENCE
- 2. 36HT PICKET FENCE
- 3. 42HT ALUMINUM FENCE
- 4. ENTRANCE ARBOUR
- 5. TRELLIS STRUCTURE
- 6. ENTRY SIGNAGE

NOTE:  
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.  
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.  
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED  
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC. CONFIRM WITH ARCHITECT  
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



SUBJECT SITE

STREETSCAPE 1 - GILBERT RD.



SUBJECT SITE

STREETSCAPE 2 - WEST PROPERTY LINE (REAR UNITS)

5	REV. 02.2014	GENERAL IMPROVING
7	REV. 02.2014	RE EXAMINATION
7	REV. 02.2014	RE EXAMINATION
1	REV. 02.2014	RE EXAMINATION
REV.	DATE	REVISION
CONSULTANT		

Project of this nature shall be subject to the provisions of the applicable zoning ordinance and shall be subject to the review and approval of the Planning Commission. This drawing is not to be used for any other purpose without the written consent of the architect.

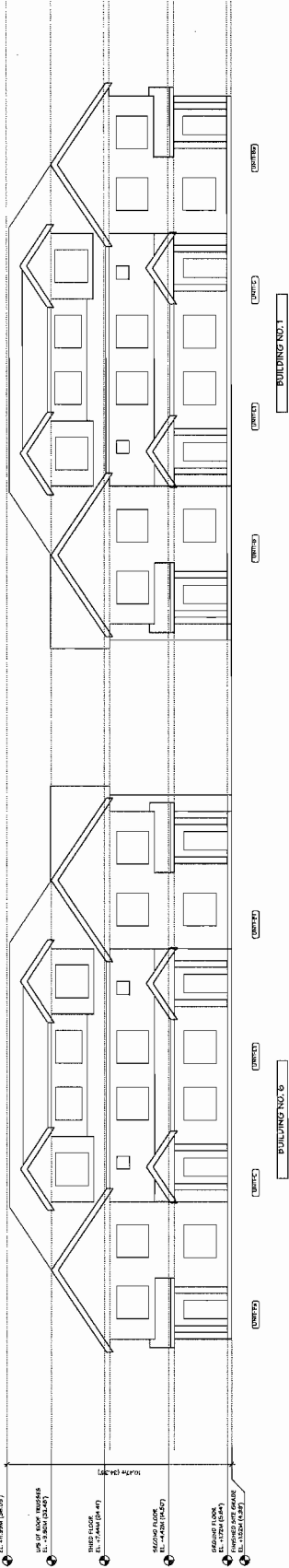
PROJECT  
14 UNIT TOWNHOUSE DEVELOPMENT

YAMAMOTO ARCHITECTS  
GILBERT RD.

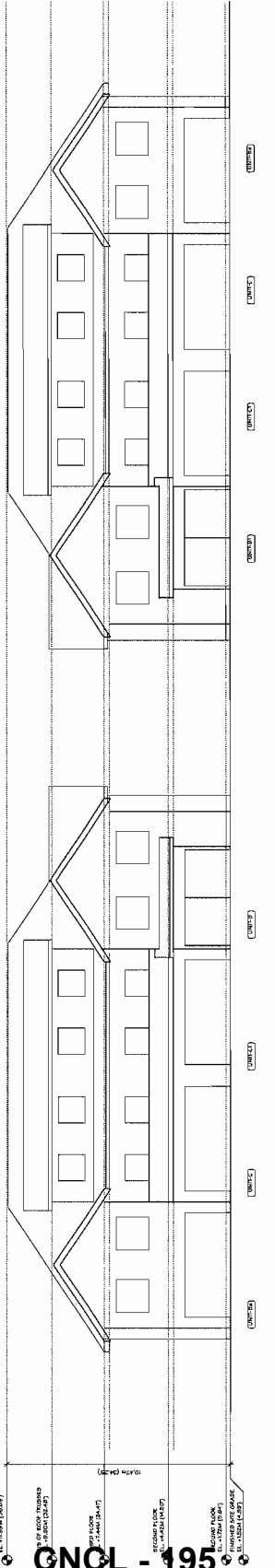
Yamamoto  
Architecture Inc.

1000 W. GILBERT RD., SUITE 100  
GILBERT, AZ 85234  
PH: 480.477.2727 FAX: 480.477.0227  
WWW.YAMAMOTOARCH.COM  
STREETSCAPE

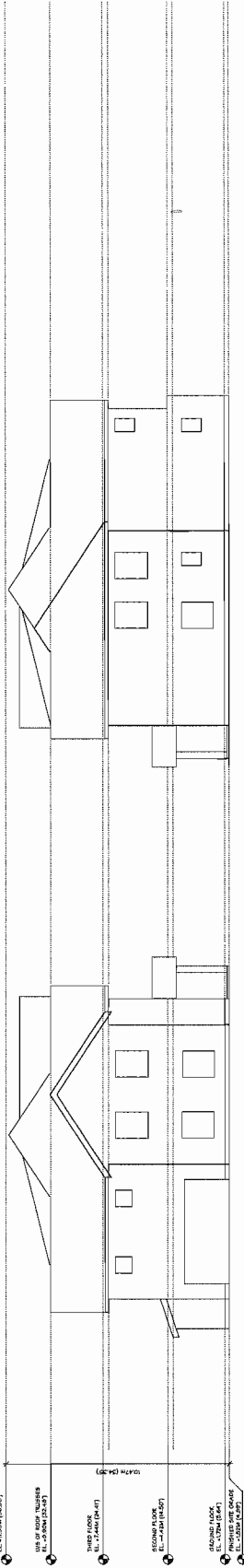
SCALE	1/4" = 1'-0"
DATE	JUNE 8, 2014
DRAWN BY	RZ 13-040008
CHECKED BY	
SHEET NO.	A4.0
TOTAL SHEETS	100



EAST ELEVATION - GILBERT RD.



WEST ELEVATION - INTERNAL DRIVEWAY



[BUILDING NO. 1 & 6] TYP. SIDE ELEVATION

[BUILDING NO. 1 & 6] TYP. SIDE ELEVATION

3	NOV 19, 2014	ORIGINAL APPROVAL
2	OCT 16, 2014	RE SUBMISSION
1	AUG 22, 2014	RE SUBMISSION
NO.	DATE	DESCRIPTION
CONTRACT NO.		

PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT

14 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

DATE: JUNE 1, 2014  
 DRAWN BY: [NAME]  
 CHECKED BY: [NAME]

SCALE	1/4" = 1'-0"
DATE	JUNE 1, 2014
DRAWN BY	[NAME]
CHECKED BY	[NAME]
SHEET NO.	AA.1
PROJECT NO.	RZ 14-00000

GNOL - 195



**RZ 13-649998**

**Attachment 3**

Address: 10591, 10611 and 10631 Gilbert Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Gilbert CWL Investments Inc.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	3,392 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	3	14
<b>Other Designations:</b>	Arterial Road Policy – Townhouse Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	5.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	66.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	31	31	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (28 x Max. 50% = 14)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 14 units = 84 m <sup>2</sup>	128 m <sup>2</sup>	none

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

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**pmg8**  
LANDSCAPE ARCHITECTS  
10592-10631 Gilbert Road  
Richmond, BC  
P. 604.274.0011 F. 604.284.6022

SEAL



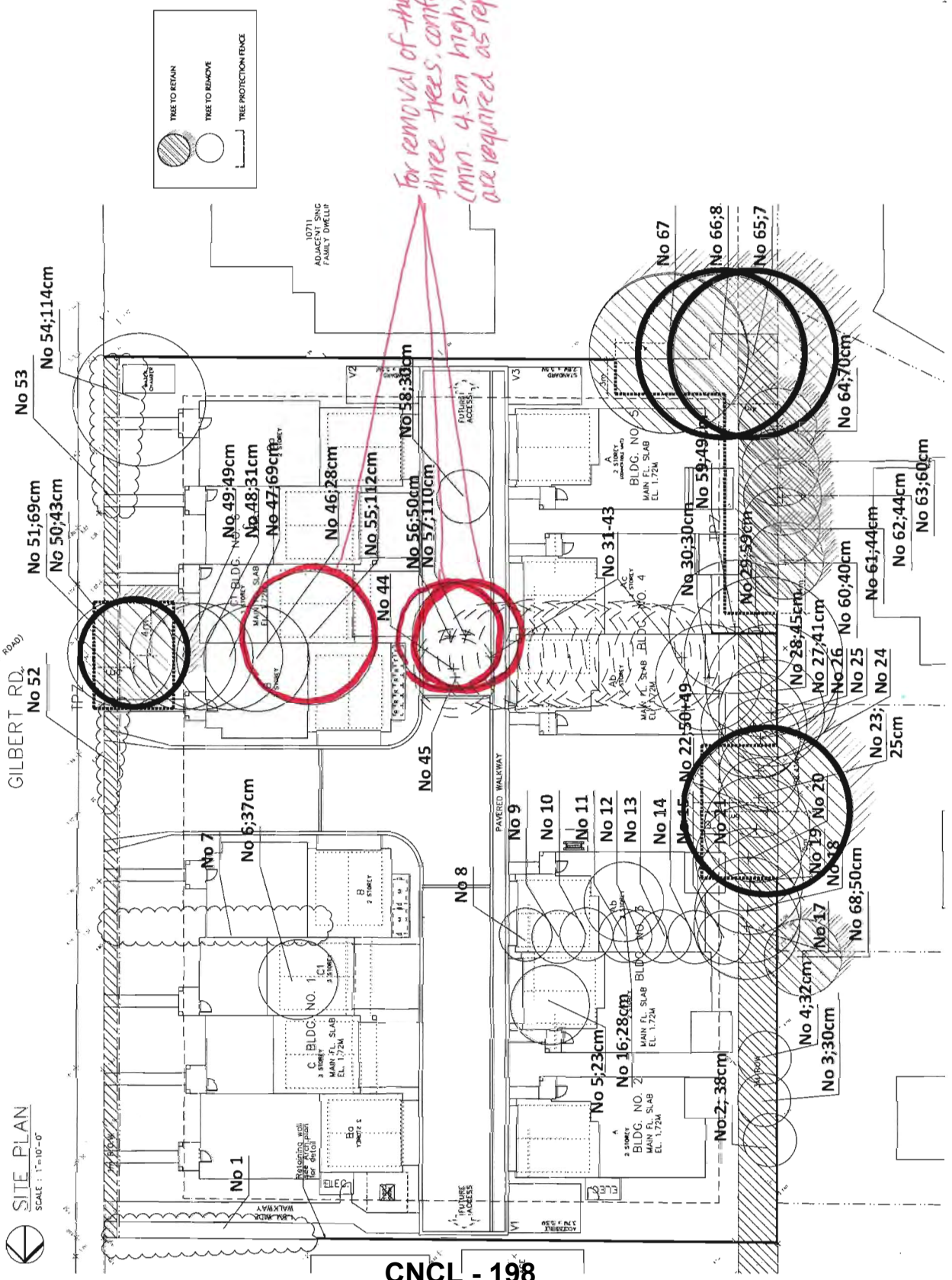
NO.	DATE	REVISION DESCRIPTION	BY
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3	2023.01.10	REVISED TREE SIZES	PMG
4	2023.01.10	REVISED TREE SIZES	PMG
5	2023.01.10	REVISED TREE SIZES	PMG
6	2023.01.10	REVISED TREE SIZES	PMG
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79	2023.01.10	REVISED TREE SIZES	PMG
80	2023.01.10	REVISED TREE SIZES	PMG

CLIENT: JACQUES ENGINEERS INC.

PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT  
10592-10631 Gilbert Road  
RICHMOND, BC

WITH: YAMAMOTO ARCHITECTURE INC.  
DRAWING TITLE: TREE MANAGEMENT PLAN

DATE: 1/10/23  
SCALE: 1/8"=1'-0"  
DRAWN BY: DD  
DESIGN BY: DD  
CHECKED BY: DD  
PROJECT NUMBER: L3  
OF 5  
PAGE PROJECT NUMBER: 14-044



CNCL - 198



## Rezoning Considerations

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

**Address:** 10591, 10611 and 10631 Gilbert Road

**File No.:** RZ 13-649998

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9190, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. City acceptance of the developer's offer to voluntarily contribute \$22,000.00 to the City's Tree Compensation Fund for the planting of 44 replacement trees within the City.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$16,868.72) to the City's public art fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$43,814.85) to the City's affordable housing fund.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development. The Development Permit drawings must show a minimum of three conifers (minimum 4.5 m high) as replacement trees.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**Prior to a Development Permit\* issuance, the developer is required to complete the following:**

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the trees identified for retention onsite will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Enter into a Servicing Agreement\* for the design and construction of the design and construction of frontage improvements along entire frontage on Gilbert Road as well as the design and construction of Water, Storm, and Sanitary service connections. Works include, but may not be limited to:
  - a) Gilbert Road Frontage Improvements:
    - i. Construct a new 1.5 m wide concrete sidewalk next to the property line and a 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.
    - ii. The existing driveways to provide access to 11591/11611/11631 Gilbert Road are to be closed. Remove the existing driveway letdowns and replace with barrier curb/gutter, grass/treed boulevard and concrete sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.
    - iii. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
    - iv. Consult Engineering on lighting and underground utility requirements as part of the frontage works.
    - v. Prepare a functional design plan including cross-section to show the configuration of the frontage improvements and in particular the transition of the new sidewalk to connect to the existing sidewalks north and south of the site.
  - b) Storm sewer works:
    - i. Provide a new storm service connection complete with an inspection chamber in a 1.5m X 1.5m utility Right of Way. Storm service sizing calculations required in the servicing agreement stage.
  - c) Water works:
    - i. Provide a new water service connection from the existing 300mm diameter AC watermain at Gilbert Road frontage.
    - ii. Assessment on the impact of the proposed onsite works (i.e., pre-load, excavation, etc.) and offsite works (i.e., frontage improvements, road widening, private utility works such as hydro, telecom and gas, etc.) to the existing 300mm diameter AC watermain on Gilbert Road is required.
    - iii. Portions of the existing 300mm AC watermain may need to be replaced due to crossing with the required storm service connection and private utility servicing from the east side of Gilbert Road. If required, replacement works shall be done by City crews at developer's cost through a receivable.
    - iv. Based on the proposed rezoning, the proposed site will require a fire hydrant, spaced as per City standard, along Gilbert Road frontage.
  - d) Sanitary sewer works:
    - i. Provide new sanitary service connection complete with an appropriately sized inspection chamber to be located within the existing 3m SRW along the west property line. Tie-in shall be to the existing sanitary manhole (SMH639) located at the northwest corner of the proposed site.
  - e) General Items:
    - i. Approval/coordination with Metro Vancouver is required due to potential impact of the required onsite and offsite works to the existing 1200mm diameter trunk sewer at Gilbert Road. Metro Vancouver may require an assessment on the impact of the required on-site and off-site works to the existing 1200mm diameter trunk sewer. Staff recommends that the developer coordinate early with Metro Vancouver regarding their requirements so that Metro Vancouver's concerns are addressed in line with the development's timeline. City approval of the servicing agreement design shall be subject to Metro Vancouver's approval."
    - ii. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

2. The granting of an approximately 1.2 m wide Public Rights of Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage (east property line) to accommodate a portion of the proposed new concrete sidewalk (exact width of the SRW to be determined at the Servicing Agreement stage).
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. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of \$64,000.00 to ensure the replacement planting will be provided.
4. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. 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.
6. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

---

Signed

---

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9190 (RZ 13-649998)
10591, 10611 and 10631 Gilbert 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 002-813-637

Lot 26 Except Part Subdivided by Plan 58278, Section 31 Block 4 North Range 6 West New Westminster District Plan 29351

P.I.D. 004-065-450

Lot 27 Except: Part Subdivided by Plan 59317, Section 31 Block 4 North Range 6 West New Westminster District Plan 29571

P.I.D. 000-503-363

Lot 28 Except: Part Subdivided by Plan 67835, Section 31 Block 4 North Range 6 West New Westminster District Plan 29571

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9190".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER