



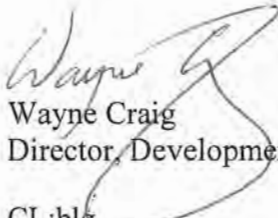
To: Planning Committee
From: Wayne Craig
Director, Development


Date: March 30, 2017
File: RZ 16-734445

Re: Application by Oris (TLP) Developments Corp. for Rezoning at
5071 Steveston Highway from "Single Detached (RS1/E)" Zone to "Low Density
Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att. 8

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

Staff Report

Origin

Oris (TLP) Developments Corp. has applied to the City of Richmond for permission to rezone 5071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of nine townhouses, with vehicle access from Steveston Highway (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across the rear lane, is a single-family dwelling on a lot zoned "Single Detached (RS1/B)", which fronts Hollymount Drive.
- To the South, immediately across Steveston Highway, is a townhouse complex on a lot zoned "Low Density Townhouses (RTL1).
- To the East, are single-family dwellings on lots zoned "Single Detached (RS1/E)" and "Single Detached (RS1/B)", which front Steveston Highway and Hollymount Drive.
- To the West, is a neighbourhood pub and liquor store on a lot zoned "Pub & Sales (CP2)" at the intersection of Railway Avenue and Steveston Highway.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential", which allows single-family dwellings, duplexes, and townhouses.

The Steveston Area Plan Land Use Map designation for the subject site is "Multiple-Family" (Attachment 4).

The proposed development is consistent with these land use designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy designates the subject site for "Arterial Road Townhouse" subject to the development criteria in the Policy. The proposed development at the subject site is consistent with this designation.

The proposed development at the subject site is less than the minimum 50 m frontage identified in the townhouse development criteria in the Policy. Due to the subject site's unique lot geometry relative to the rest of the properties in the block (i.e., lot depth of 90 m, with street and lane frontages), the applicant has demonstrated through the rezoning application review process that a functional site plan that meets the design objectives in the OCP is achievable, and can potentially provide future shared vehicle access to the adjacent properties to the northwest and to the east.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant has advised that they communicated with five neighbouring property owners at 5091 Steveston Highway, 10591, 10611 Hollymount Drive, and 10700, 10720 Railway Avenue about their development proposal at the subject site. The applicant has indicated that of the five neighbours consulted, one supports the proposal, three do not oppose the proposal, and one does not wish to see changes to the neighbourhood. The applicant states that letters were also delivered to three other neighbouring property owners at 10601, 10621 Hollymount Drive, and 10680 Railway Avenue, none of which have responded to the applicant to-date. The applicant has submitted a map showing the properties of the owners consulted, which is included in Attachment 5. The applicant has advised that they plan to meet again with the neighbouring property owners to provide an update on the proposal.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning, Access, and Parking

This proposal is to develop nine townhouses units on a development site that would be approximately 2,175 m² (23,420 ft²) in area after the required road dedication for Steveston Highway. Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- One three-storey triplex building along Steveston Highway.
- One two-storey building containing four units mid-way through the site along the north-south internal drive-aisle.
- A two-storey duplex building at the north end of the internal drive-aisle.

Vehicle access to seven of the nine units proposed would be from Steveston Highway (the south and middle buildings). Vehicle access for the remaining two units in the duplex building at the north end of the site is proposed from the existing City rear lane that connects to Hollymount Drive. With the exception of the garages for the duplex building off the rear lane, the garages for the remaining units are arranged along the north-south internal drive-aisle. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the area of the drive-aisle to potentially enable future shared access to the adjacent properties to the northwest and to the east.

Pedestrian access to the site is proposed from Steveston Highway and from the existing rear lane in the form of a defined pathway treatment over a portion of the drive-aisle. The pathway will enable a public pedestrian linkage between the residential neighbourhood to the north and Steveston Highway. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the pedestrian linkage through the site.

The main pedestrian unit entries for the triplex building at the south are proposed to front onto Steveston Highway. The main pedestrian unit entries for the middle and duplex buildings are proposed to front the internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 18 resident vehicle parking spaces are proposed, six of which are provided in a tandem arrangement within the three-storey building along Steveston Highway. A total of two visitor parking spaces are also proposed on-site. A total of 18 resident bicycle parking spaces (Class 1) are proposed within the garages of the units, in excess of the Zoning Bylaw requirements, while a bike rack for two visitor bicycles parking spaces (Class 2) is also proposed on-site.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to prohibit conversion of the tandem parking spaces to habitable space.

Site-Specific Amendment to the RTL4 Zone

To respond to the unique site geometry, a site-specific amendment to the RTL4 zone is proposed as part of this rezoning application to enable the two-storey duplex building to be located at 1.2 m from the rear property line at the subject site only, abutting the existing rear lane.

The siting of the duplex building along the lane enables more efficient use of the land and requires less hard surface on-site, while limiting vehicle traffic to the two northern most units

only. The existing rear lane also provides an additional 6 m of separation between the duplex building and the adjacent single-family property to the north.

Common Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$9,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site in a central location that is visible from the main entry point to the site, and is consistent with the minimum size specified in the OCP guidelines.

Private outdoor space for the units is proposed primarily in the form of yards at grade, and the three-storey triplex building along Steveston Highway will also feature private balconies.

Variance Requested

The conceptual development plans illustrated in Attachment 6 comply with Richmond Zoning Bylaw 8500, with the exception of the following variance requests:

- To allow 50% of the required resident vehicle parking spaces to be small-sized.
(Staff is supportive of this variance request, as it enables the majority of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).
- To reduce the minimum lot width from 50 m to 24 m.
(Staff is supportive of this variance request for the following reasons:
 - *The lot geometry at the subject site is unique relative to the rest of the properties in this block (i.e., lot depth is approximately 90 m and has both street and lane frontage), and the applicant has demonstrated that a functional site plan that meets the design objectives in the OCP is achievable.*
 - *The opportunity exists for the remaining residential lots to the east to form a larger land assembly between the subject site and the existing mid-block townhouse site, with shared vehicle access secured through a statutory right-of-way registered on title at the subject site. The applicant has provided a concept plan for future redevelopment of the adjacent properties to the east in Attachment 6).*

Tree Retention, Replacement, and Landscaping

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees and one Rhododendron shrub on the subject property, one bylaw-sized tree on the neighbouring property at 5091 Steveston Highway, and a Cedar hedge and bylaw-sized tree on City-owned property.

The City's Tree Preservation Coordinator and the City's Parks Department staff have reviewed the Arborist's Report and concur with the recommendations to:

- Retain the bylaw-sized tree on the neighbouring property at 5091 Steveston Highway (Tree # 6).
- Remove six bylaw-sized trees and a Rhododendron shrub (Trees # 2, 3, 4, 5, 7, 8, 9) from the subject site due to poor condition (either dead, dying, sparse canopy foliage, topped, and exhibiting structural defects). Note: The applicant is required to obtain written confirmation from the neighbouring property owner at 5091 Steveston Highway prior to rezoning that they have no concerns with the proposed removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the tree must be protected and the applicant will be required to submit a contract with a Certified Arborist and a security to ensure that the tree survives.
- Remove the Cedar hedge and bylaw-sized tree on City-owned property along Steveston Highway (Tree # 1), as it has been topped and is heavily weighted on the south side over the sidewalk.

The proposed tree retention plan is shown in Attachment 7.

Tree Protection

To ensure that Tree # 6 on the neighbouring property is retained and protected, the applicant is also required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree's protection zone.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree. Tree protection fencing must be installed to City standard.

Tree Replacement

In accordance with the 2:1 tree replacement ratio in the OCP, a total of 12 replacement trees are required to be planted and maintained on-site. The applicant's preliminary Landscape Plan illustrates that 19 trees of a variety of species and sizes are proposed. Refinements to the Landscape Plan will be made as part of the Development Permit application to ensure that tree planting is proposed in locations that do not conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by a Registered Landscape Architect (including installation and a 10% contingency) as part of the Development Permit application.

For the removal of Tree # 1 from City-owned property along Steveston Highway, the applicant is required to submit a contribution in the amount of \$650.00 prior to final adoption of the rezoning bylaw to the City's Tree Compensation Fund for the planting of trees in the City.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$56,210).

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are needed to achieve the rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Existing Legal Encumbrances

There is an existing statutory right-of-way for sanitary sewer registered on Title of the subject site, which runs along a portion of the west property line. Encroachment into the right-of-way is not permitted. As part of the Development Permit Application review process, refinements will be made to the proposed Landscape Plan to ensure that trees are not planted within the right-of-way.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 2.0 m wide road dedication along the entire Steveston Highway frontage for future road improvements.
- Enter into a Servicing Agreement for the design and construction of off-site improvements, including (but not limited to):
 - upgrades along Steveston Highway to install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site; and,
 - upgrades to the entire east-west section of rear lane to current City standards (including installation of storm sewer and lighting) from the west property line of the subject site to Hollymount Drive, as well as for the required water, storm, and sanitary service connections.

Further details on the scope of off-site improvements are included in Attachment 8.

Rezoning Considerations

The list of Rezoning Considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit Application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit Application review process, including (but not limited to):

- Increasing the amount of live plant material proposed and enhancing on-site permeability by incorporating additional non-porous surface materials.
- Improving the delineation and surface treatment of visitor parking spaces and public pedestrian pathway on-site.
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line.
- Review of the proposed colour palette and exterior building material samples.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining an understanding of the proposed sustainability features to be incorporated into the project.
- Providing a concept for the off-site boulevard improvements along Steveston Highway.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This redevelopment proposal is to rezone 5071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of nine townhouses on the subject site. A site-specific amendment to the RTL4 zone is also proposed with this rezoning to enable a rear yard setback that reflects functional site planning on this narrow and deep lot.

This proposal is consistent with the land use designation contained within the OCP and the Steveston Area Plan, as well as with the designation for townhouses under the Arterial Road Land Use Policy.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit Application review process.

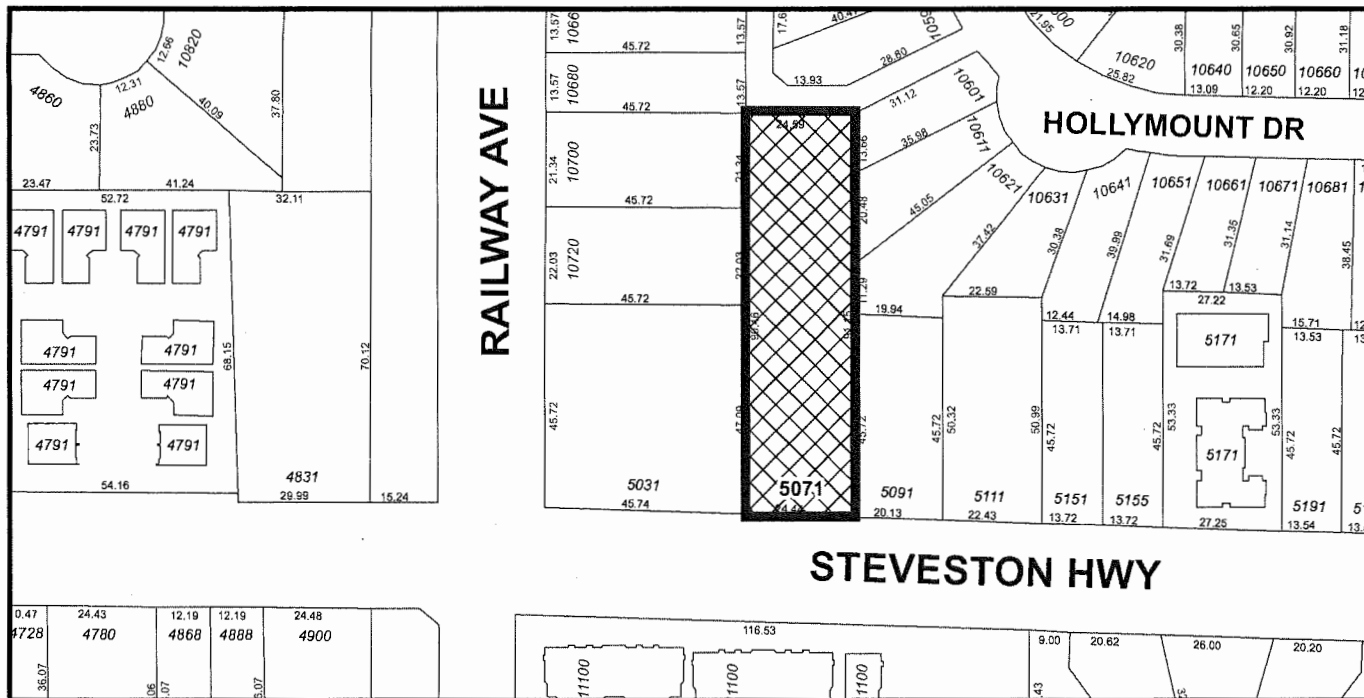
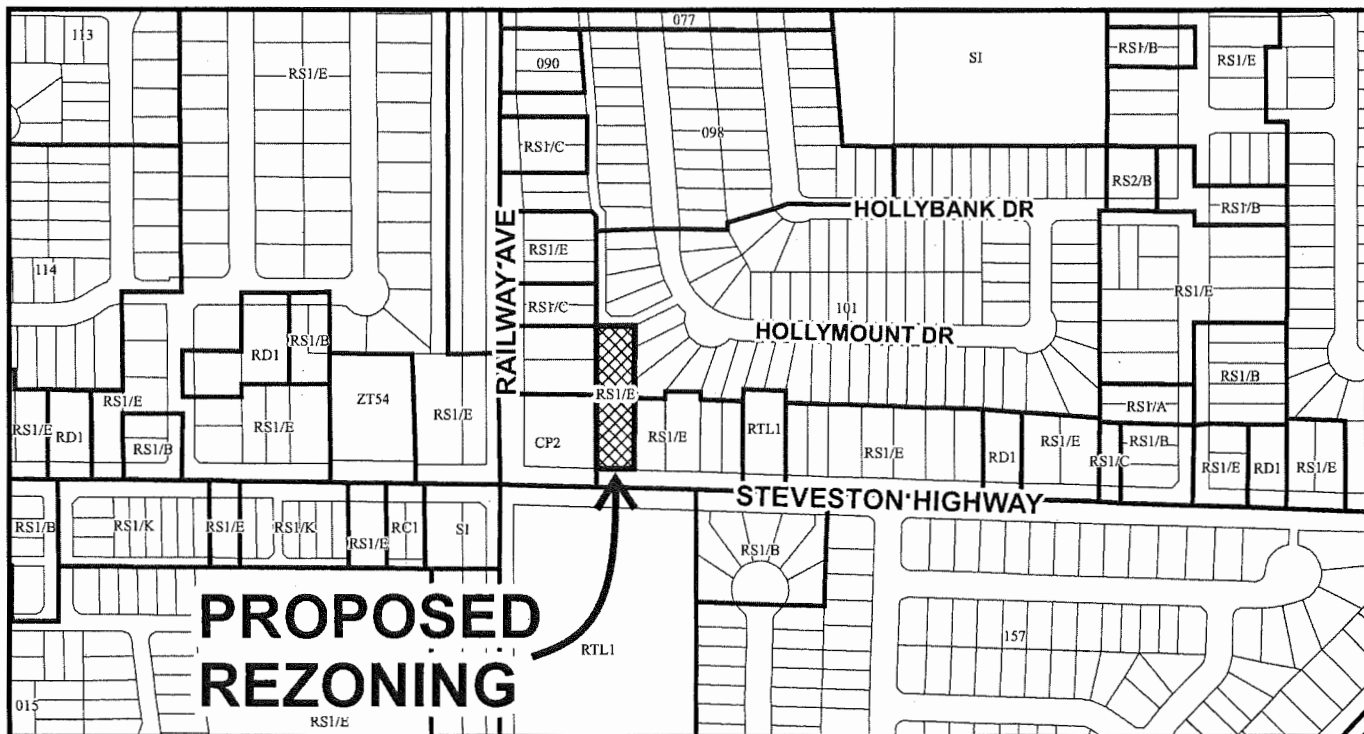
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9705 be introduced and given first reading.



Cynthia Lussier
Planner 1
(604-276-4108)

CL: blg

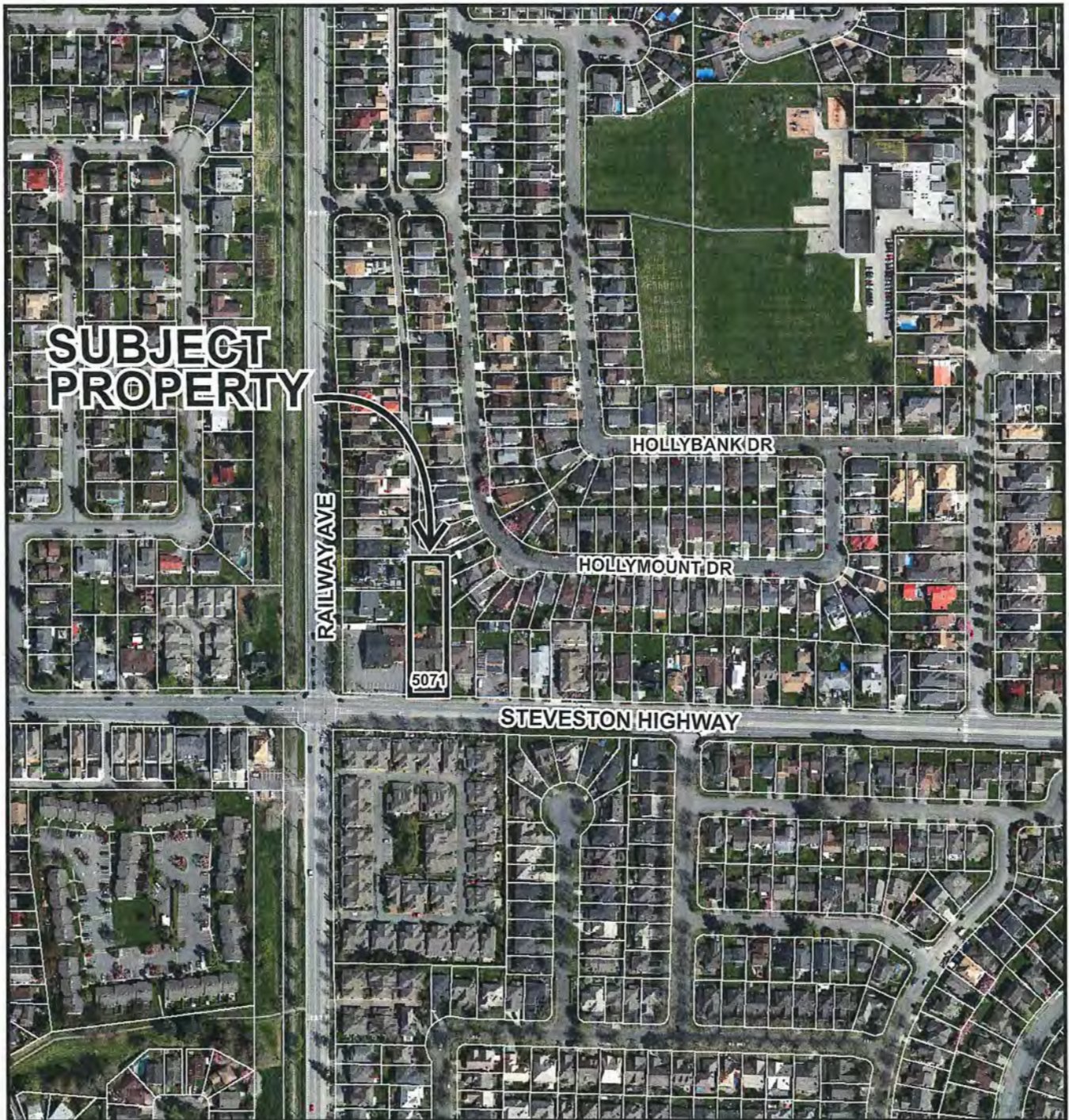
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan
- Attachment 5: Map showing neighbouring property owners contacted by applicant
- Attachment 6: Conceptual Development Plans
- Attachment 7: Proposed Tree Retention Plan
- Attachment 8: Rezoning Considerations



	<h1>RZ 16-734445</h1>	<p>Original Date: 07/05/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 16-734445

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 74 EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 37390;
SECONDLY; PART SUBDIVIDED BY PLAN 53481;



The intended print size of this plan is 422mm x 594mm
Scaled to British C (2011)
When plotted at a scale of 1:200



NOTE - ELEVATIONS ON THIS PLAN ARE DERIVED FROM CITY OF RICHMOND BENCHMARK # 205 (77H4827) LOCATED AT C/A WALWAY AVE & GARRY STREET, ELEVATION = 1.044m

NOTE - TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER; THEY INDICATE LOCATION ONLY.

NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

- LEGEND**
- WV - WATER VALVE
 - CB - CATCH BASIN
 - WM - WATER METER
 - STM MH - STORM MANHOLE
 - SM MH - SANITARY MANHOLE
 - LS - LAMP STANDARD
 - FH - FIRE HYDRANT
 - PP/L - POWER POLE/LAMP STANDARD
 - GV - NATURAL GAS VALVE
 - LB - LAWN BASIN
 - GW - GUYWIRE
 - UB - UTILITY BOX
 - EB - ELECTRICAL BOX
 - CO - CLEAN OUT
 - SV - SEWER VALVE
 - CS - CONCRETE SUMP
 - INV - INVERT
 - RCP - REINFORCED CONCRETE PIPE



STEVESTON HIGHWAY

CERTIFIED CORRECT
W.C.L.S.
Dated this _____ day of _____, 2015
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



RZ 16-734445

Attachment 3

Address: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Oris (TLP) Developments Corp.	To be determined
Site Size (m²):	2,224.7 m ² (23,947 ft ²)	2,175.84 m ² (23,420 ft ²) after road dedication
Land Uses:	Single-family dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	9

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	None permitted
Buildable Floor Area (m ²):*	1,305 m ² (14,052 ft ²)	Max. 1,305 m ² (14,052 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	None
Minimum Lot Size:	N/A	N/A	None
Minimum Lot Dimensions (m):	Width: 50 m Depth: 35 m	Width: 24.426 m Depth: 90 m	Variance request to reduce the minimum lot width to 24 m
Setbacks (m):	Front: Min. 6.0 m	6.0 m	None
	Rear: Site-specific amendment to the RTL4 zone to allow a 1.2 m rear yard for the proposed duplex building backing onto the existing rear lane.	Rear: 1.2 m	None

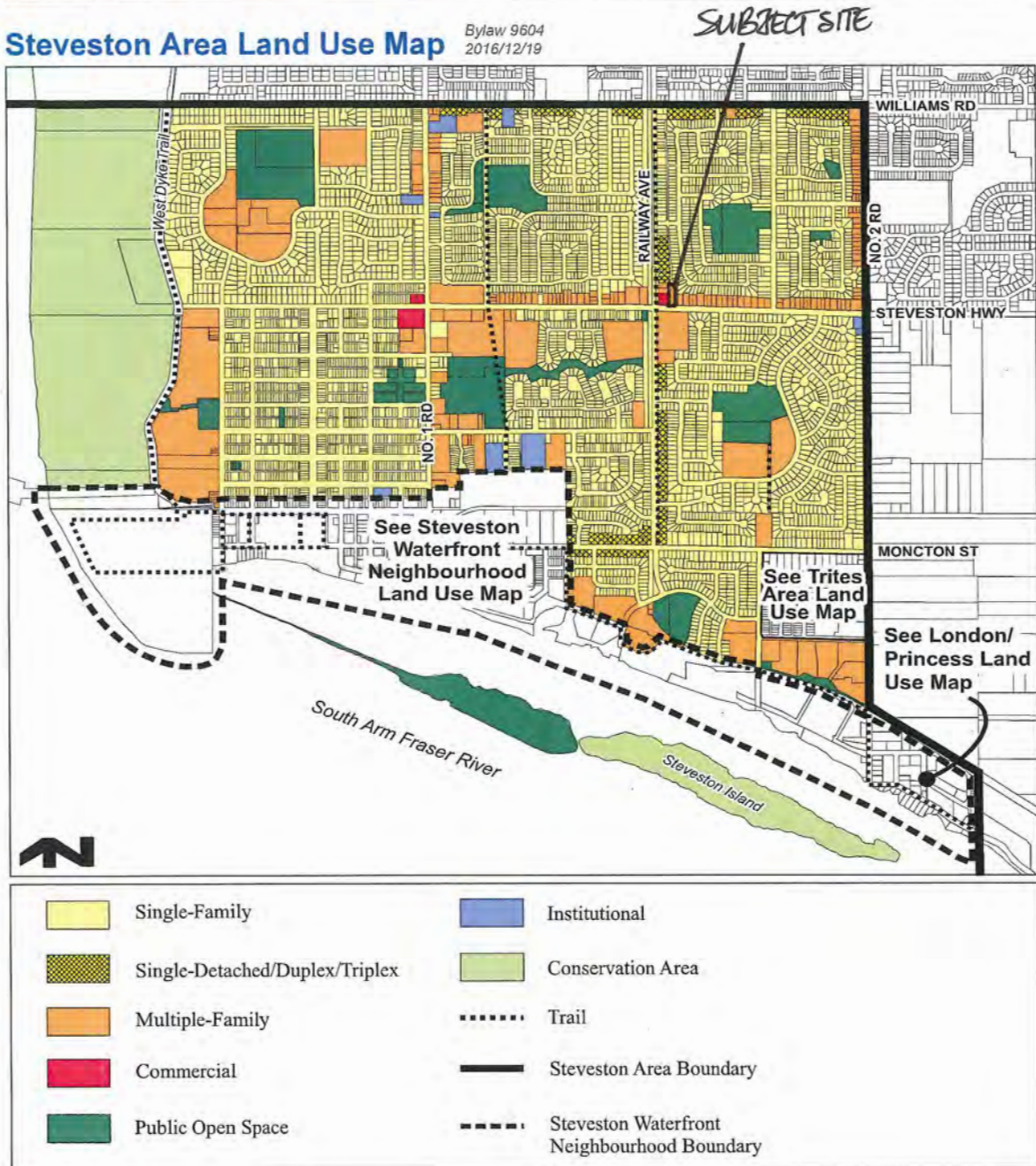
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
	East Side: Min. 3.0 m	Building A: 7.5 m; Building B: 6.0 m (projections to 4.5 m for portions of ground floor; Building C: 3.0 m	None
	West Side: Min. 3.0 m	Building A: 3.0 m Building B: 7.4 m Building C: 3.9 m	None
Height (m):	Max. 12 m (3 storeys)	Max. 12 m (3 storeys)	None
On-Site Vehicle Parking Spaces – Regular (R) / Visitor (V):	2 (R) & 0.2 (V) per unit	18 (R) and 2 (V)	None
	Total: 18 (R) and 2 (V)		
On-Site Bicycle Parking Spaces:	1.25 (R) & 0.2 (V) per unit	12 (R) and 2 (V)	None
	Total: 12 (R) and 2 (V)		
Tandem Parking Spaces:	Permitted – Max. 50% Total: 9	3	None
Small Car Parking Spaces:	Only permitted for sites requiring more than 30 parking spaces	9	Variance requested to allow 50% small car parking spaces
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu of \$9,000	None
Amenity Space – Outdoor:	54 m ²	54 m ²	None

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

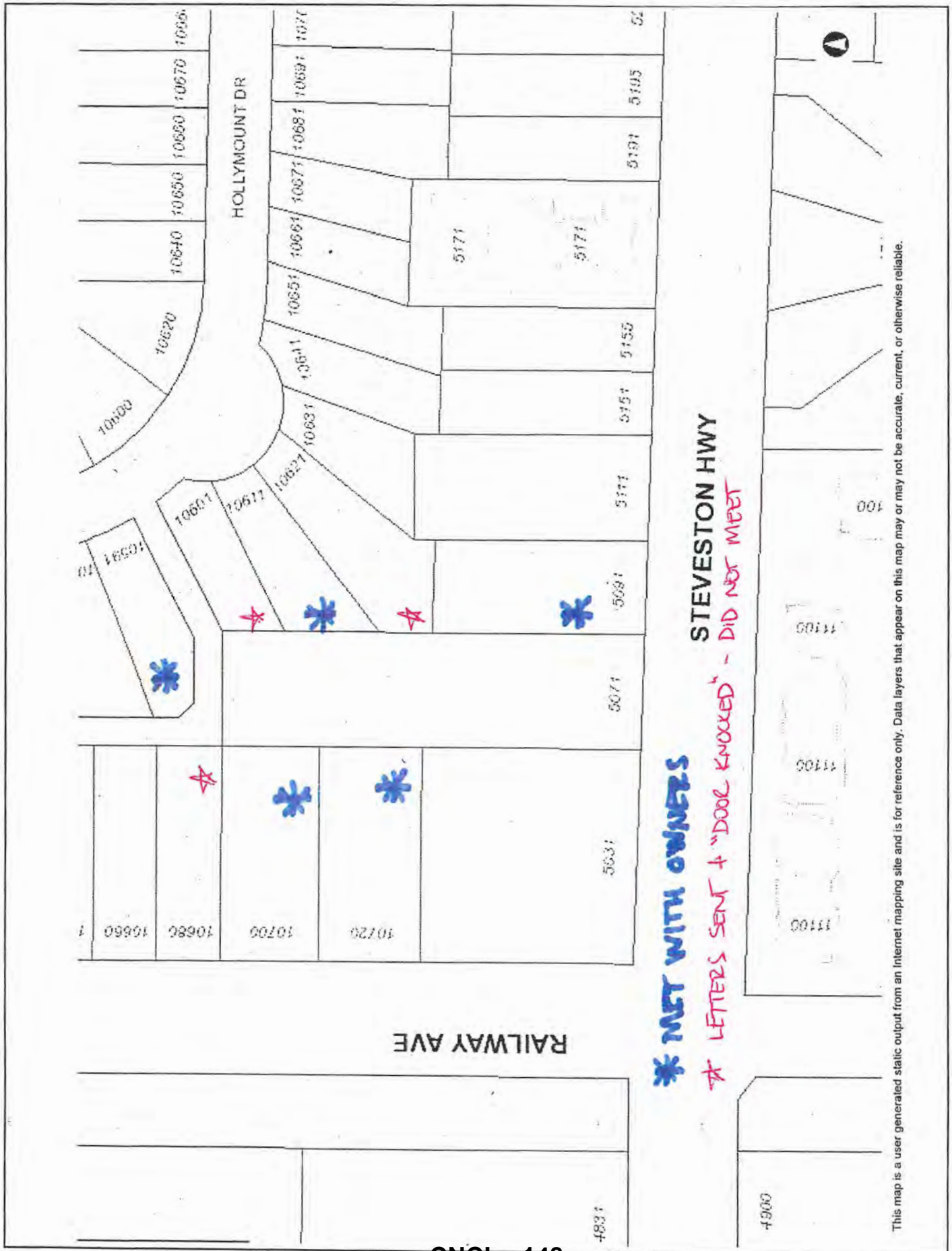
* Preliminary estimate; not inclusive of garage.

City of Richmond

Steveston Area Land Use Map Bylaw 9604
2016/12/19



Applicant's map showing consultation with neighbours



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

5071 STEVESTON HIGHWAY PROPOSED 9 UNIT TOWNHOUSE DEVELOPMENT

PROJECT SUMMARY	
CLIENT ADDRESS	5071 STEVESTON HIGHWAY, RICHMOND, B.C.
LEGAL DESCRIPTION	14.622 38.818 28.818 28.817 28.817 Except Plan 23289 & 2441
FILE	2017-01-11
ZONING	RS18 CONSERV. EXIST PROPOSED
LOT AREA	2,542 sq. ft. (234.47 sq. m) (see survey, 2016)
ULTIMATE LOT AREA	2,725 sq. ft. (252.87 sq. m) (see CD, 2016)

PROPOSED ZONING: RTM-2
PERMITTED F.A.R.: .65
PROPOSED F.A.R.: .60
PERMITTED LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 40%

REQUIRED AND PROPOSED SETBACKS:
 NORTH (LANE): 1.2 M
 EAST: 3.0 M
 WEST: 3.0 M
 SOUTH: 6.0 M

OUTDOOR AMENITY: 9 UNITS @ 6m² = 54 m² required
 54 m² provided

RESIDENT PARKING: 9 UNITS @ 2 = 18 REQUIRED, 18 PROVIDED
 Includes 3 UNITS w/ TANDEM PARKING

VISITOR PARKING: 9 UNITS @ .2 = 1.8 REQUIRED, 2 PROVIDED, regular stalls

ON SITE BICYCLE PARKING REQUIREMENTS:
 CLASS 1 = 1.25 @ 9 UNITS = 11.25 REQUIRED,
 @ 9 UNITS = 18 PROVIDED
 CLASS 2 @ 1 UNITS = 1.0 REQUIRED,
 PROVIDED = 2 STALLS

MAX. BUILDING HT: 12 m

AREAS: **Min. Lot Width: 50m - VARIANCE REQUEST**

BUILDING AREAS: (\$)	DEDUCTIONS	GARAGE ENTRY/STAIRS	GARBAGE NET F.A.R. AREA
BUILDING A	GROSS TOTAL		
UNIT 1	1,747.95	475.18	1,167.13
UNIT 2	1,465.98	462.78	1,465.98
UNIT 2b	2,057.38		
BUILDING B			
UNIT 1	2,109.34	415.12	1,598.59
UNIT 2	1,677.87	427.87	1,677.87
UNIT 3	2,206.80	427.87	1,677.87
UNIT 4	2,205.47	427.43	1,677.40
BUILDING C			
UNIT 1a	2,068.75	403.11	1,568.01
UNIT 1b	2,068.75	403.11	1,568.01
TOTALS	18,770.61 s.f.		13,798.43 s.f.
	(189 s.f.)		13,798.43 / 23,421.38 = .59 F.A.R.

NOTE:
 ONE CONVERTIBLE UNIT OPTIONAL LAYOUT PROVIDED - UNIT 1, BUILDING A
 AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS):
 - SCUD BLOODING IN WASHINGTON WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION.
 - SHOWER AND TOILET FLOORING AND DOOR VARIANCE.
 - SHOWER AND TOILET FLOORING AND DOOR VARIANCE.
 - DOUBLE GLAZED, VINYL FRAMED WINDOW, WITH LOW E GLASS, TYP.
 - WATER EFFICIENT TOILETS
 MINIMUM ENERGY RATING AND PRE-HEATING FOR SOLAR HOT WATER TO BE PROVIDED.

**RE-ISSUED FOR REZONING APPLICATION
 2017 - FEB - 20**

CONSULTANTS:
ARCHITECTURAL:
 THE ANDREWS ARCHITECTS INC.
 410 - 7071 STEVESTON HIGHWAY,
 RICHMOND, B.C. V6V 2G9
 PHONE: (604) 273-7889
 CONTACT: GREG ANDREWS

LANDSCAPE:
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 PHONE: (604) 273-7889
 CONTACT: MICHELLE MEYER

VARIANCE REQUEST

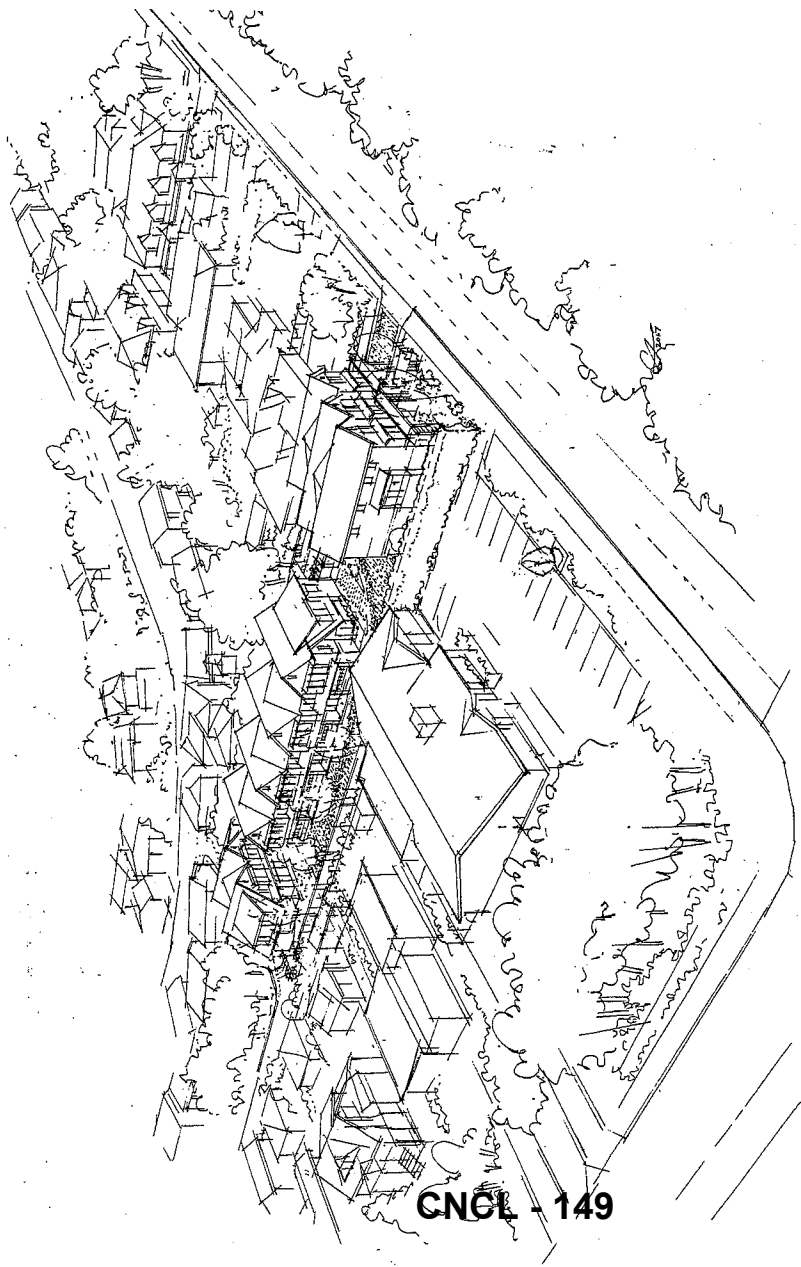
VARIANCE REQUEST



9-UNIT TOWNHOUSE DEVELOPMENT
 5071 STEVESTON HIGHWAY
 RICHMOND, BC
 ORIGIN: DEVELOPER/CLIENT CORP.

SITE PLAN & PROJECT DATA

A 1.01



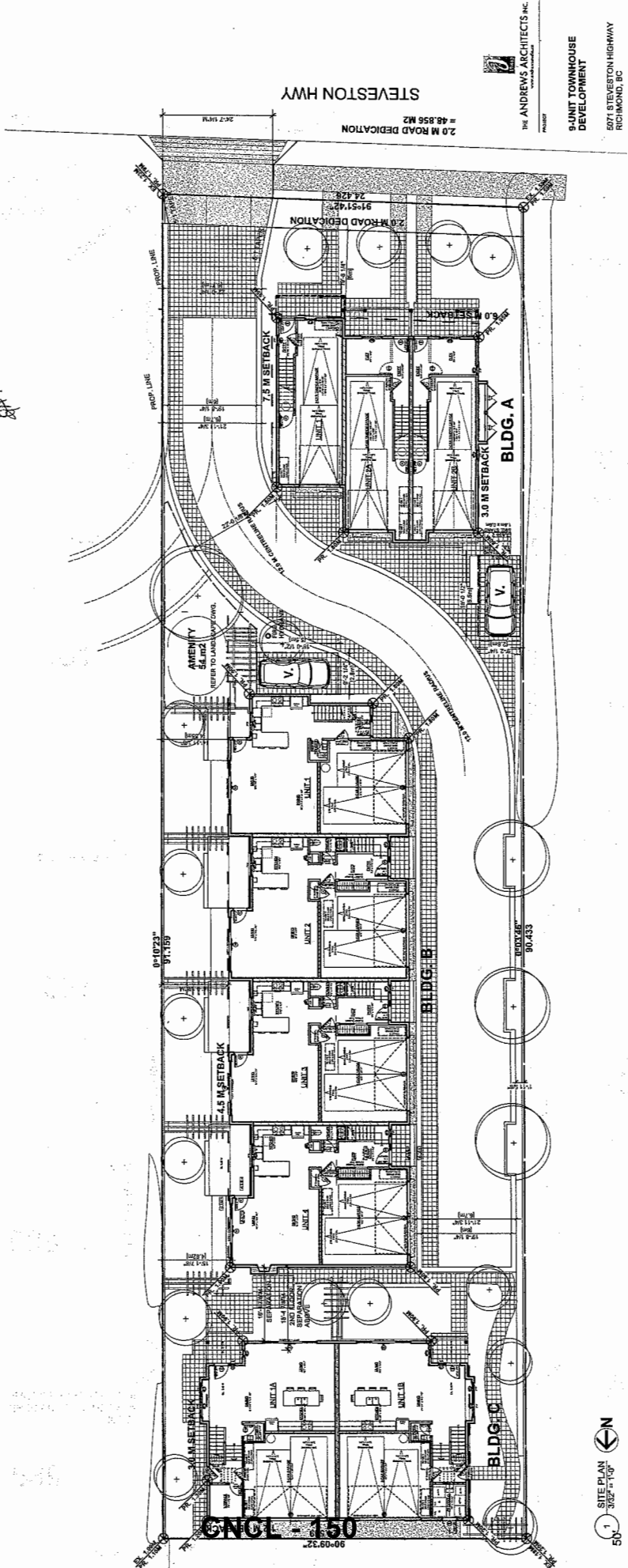
CNCL - 149

AREAL VIEW SKETCH FROM RAILWAY AVE. AT STEVESTON HIGHWAY, LOOKING NORTH-EAST

REVISIONS
 NO. DATE DESCRIPTION
 1 2017-01-11 SUBMITTED FOR REZONING
 2 2017-02-20 REVISIONS FOR REZONING

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BA



1 SITE PLAN
 1:322 = 1/8"



THE ANDREWS ARCHITECTS INC.
 ARCHITECTS

SUMMIT TOWNHOUSE DEVELOPMENT
 5071 STEVESTON HIGHWAY
 RICHMOND, SC

ONE CITY DEVELOPMENT CORP.
 SITE PLAN

5071 STEVESTON HIGHWAY

PROPOSED 9 UNIT TOWNHOUSE DEVELOPMENT

RE-ISSUED FOR AZ/DP APPLICATION
 2017 - FEB - 20

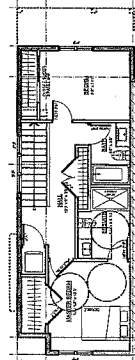
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DATE	FEB 6, 2017
CHECKED	GA
DATE	WB
PROJECT NO.	1611
ISSUE NO.	00000000

A-1.05

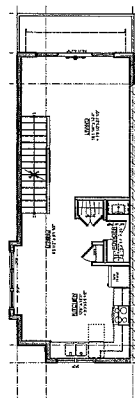
BUILDING A

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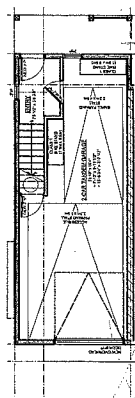
DATE: 2016-08-07
 DATE: 2017-04-20
 REVISION: ISSUED FOR REZONING
 REVISION: RESUBMITTED FOR APPROVAL



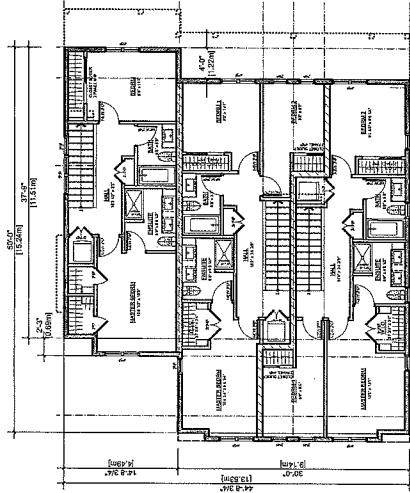
1 PROPOSED CONVERTIBLE UNIT - GROUND/GARAGE
1/8" = 1'-0"



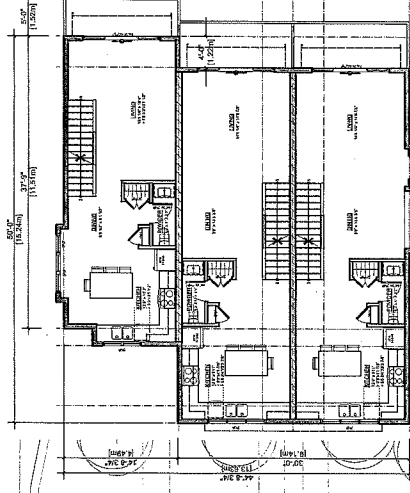
2 PROPOSED CONVERTIBLE UNIT - MAIN FLOOR
1/8" = 1'-0"



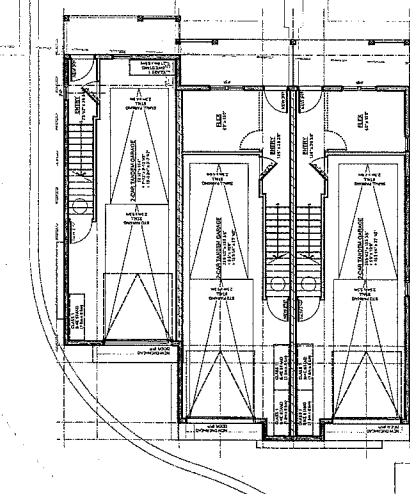
3 PROPOSED CONVERTIBLE UNIT - UPPER LEVEL
1/8" = 1'-0"



4 LEVEL 1 PLAN: GROUND/GARAGE
1/8" = 1'-0"



5 LEVEL 2 PLAN: MAIN FLOOR
1/8" = 1'-0"



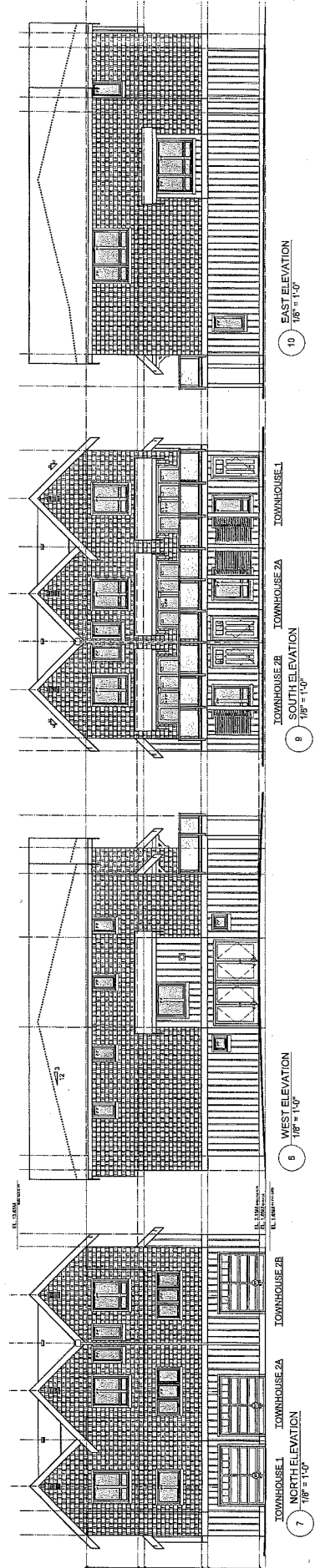
6 LEVEL 3 PLAN: UPPER FLOOR
1/8" = 1'-0"

- PROPOSED EXTERIOR MATERIALS**
- 1 BRICK
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 - 4 BRICK
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THE ANDREWS ARCHITECTS INC.
 5071 STEVESTON HIGHWAY
 RICHMOND, BC
 V6X 3R7
 TEL: 604-273-1111
 WWW.ANDREWSARCHITECTS.COM

PROJECT
9-UNIT TOWNHOUSE DEVELOPMENT
 5071 STEVESTON HIGHWAY
 RICHMOND, BC
 CLIENT: TUDIP DEVELOPMENTS CORP.
 DATE
**BUILDING A:
 PLANS & ELEVATIONS**

SCALE AS NOTED
 DATE JANUARY 31, 2017
 DRAWN WA GP
 CHECKED WA GP
 PROJECT NO. 1511
 DRAWING NO.



CNCL - 151

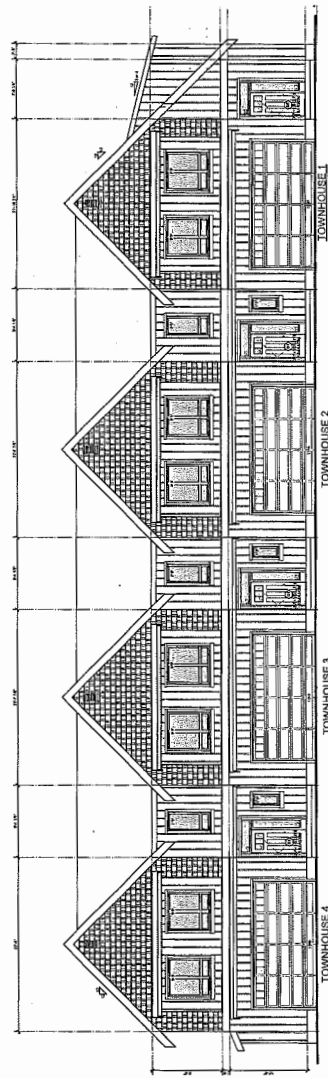
RE-ISSUED FOR REZONING/DP APPLICATION
 2017 - FEB - 20

A 2.01

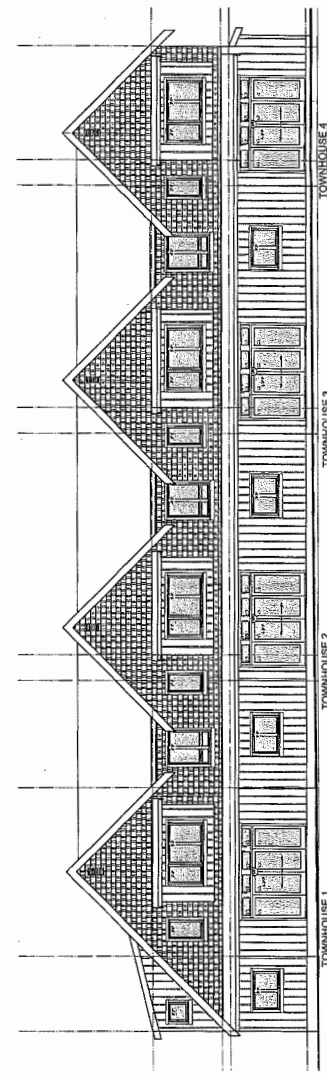
BUILDING B

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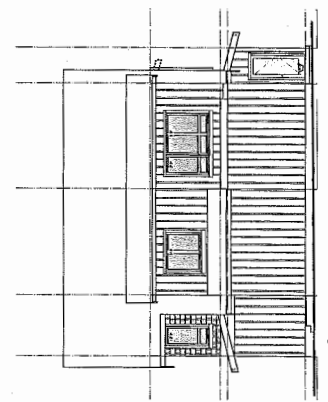
DATE: 01/31/2017
 DRAWN BY: J. ANDREWS
 CHECKED BY: J. ANDREWS
 PROJECT: 9-UNIT TOWNHOUSE DEVELOPMENT
 5571 AUSTIN HIGHWAY
 RICHMOND, BC



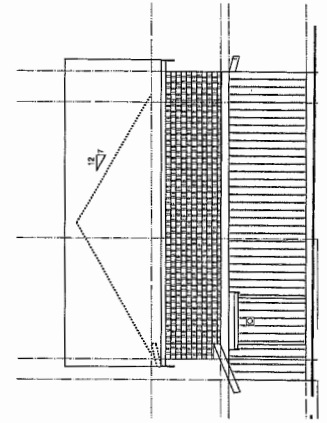
1 WEST ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"



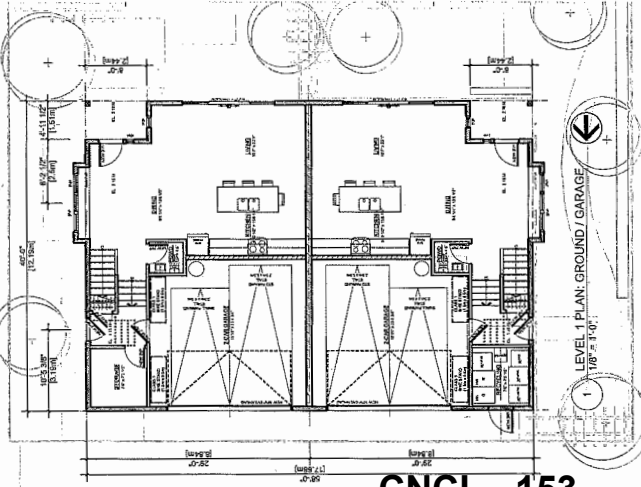
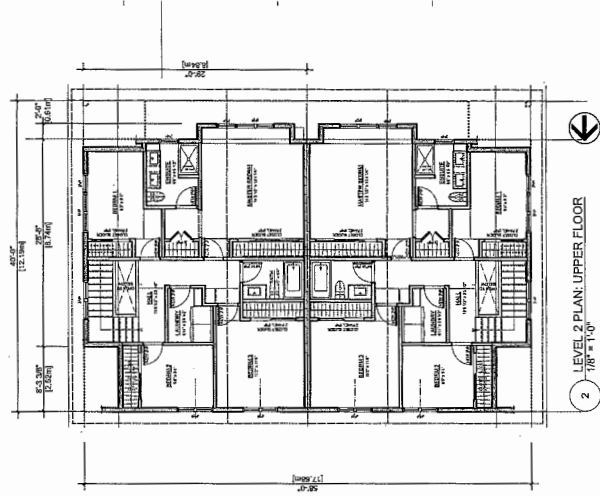
4 NORTH ELEVATION
 1/8" = 1'-0"

- 1. FINISHES: EXTERIOR MATERIALS
- 2. FINISHES: INTERIOR MATERIALS
- 3. FINISHES: FLOORING
- 4. FINISHES: WALLS
- 5. FINISHES: CEILING
- 6. FINISHES: DOORS
- 7. FINISHES: WINDOWS
- 8. FINISHES: STAIRS
- 9. FINISHES: BATHS
- 10. FINISHES: KITCHENS
- 11. FINISHES: LAUNDRIES
- 12. FINISHES: GARAGES
- 13. FINISHES: PORCHES
- 14. FINISHES: PATIOS
- 15. FINISHES: BALCONIES
- 16. FINISHES: TERRACES
- 17. FINISHES: ROOFS
- 18. FINISHES: SLOPES
- 19. FINISHES: CURBS
- 20. FINISHES: DRIVEWAYS
- 21. FINISHES: SIDEWALKS
- 22. FINISHES: STAIRS
- 23. FINISHES: RAILS
- 24. FINISHES: HANDRAILS
- 25. FINISHES: FENCES
- 26. FINISHES: GATES
- 27. FINISHES: SIGNAGE
- 28. FINISHES: LIGHTING
- 29. FINISHES: MECHANICALS
- 30. FINISHES: ELECTRICALS
- 31. FINISHES: PLUMBING
- 32. FINISHES: HVAC
- 33. FINISHES: INSULATION
- 34. FINISHES: VENTILATION
- 35. FINISHES: EXHAUST
- 36. FINISHES: CONDENSATION
- 37. FINISHES: SOUND
- 38. FINISHES: VIBRATION
- 39. FINISHES: WEATHER
- 40. FINISHES: CLIMATE
- 41. FINISHES: AIR QUALITY
- 42. FINISHES: NOISE
- 43. FINISHES: LIGHT
- 44. FINISHES: SHADOWS
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- 47. FINISHES: SNOW
- 48. FINISHES: ICE
- 49. FINISHES: HAIL
- 50. FINISHES: DEW
- 51. FINISHES: FOG
- 52. FINISHES: MIST
- 53. FINISHES: CLOUDS
- 54. FINISHES: SUN
- 55. FINISHES: MOON
- 56. FINISHES: STARS
- 57. FINISHES: PLANETS
- 58. FINISHES: GALAXIES
- 59. FINISHES: UNIVERSE
- 60. FINISHES: GOD

THE ANDREWS ARCHITECTS INC.
 ARCHITECTS
 PROJECT: 9-UNIT TOWNHOUSE DEVELOPMENT
 5571 AUSTIN HIGHWAY
 RICHMOND, BC
 CLIENT: OHS (P) DEVELOPMENTS CORP.
 DATE: JAN 31, 2017
 DRAWN BY: J. ANDREWS
 CHECKED BY: J. ANDREWS
 PROJECT NO.: 1511
 SHEET NO.: 1511-01

BUILDING C

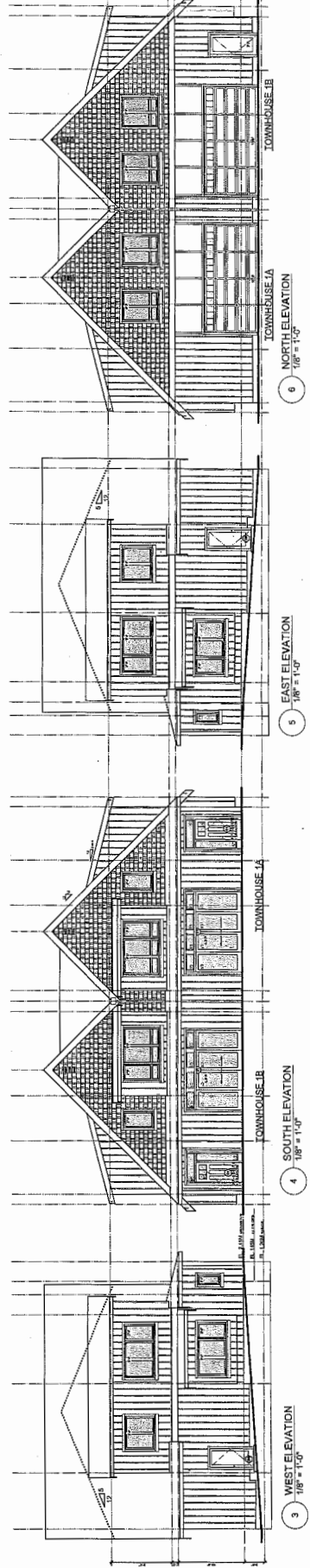
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CNCL - 153

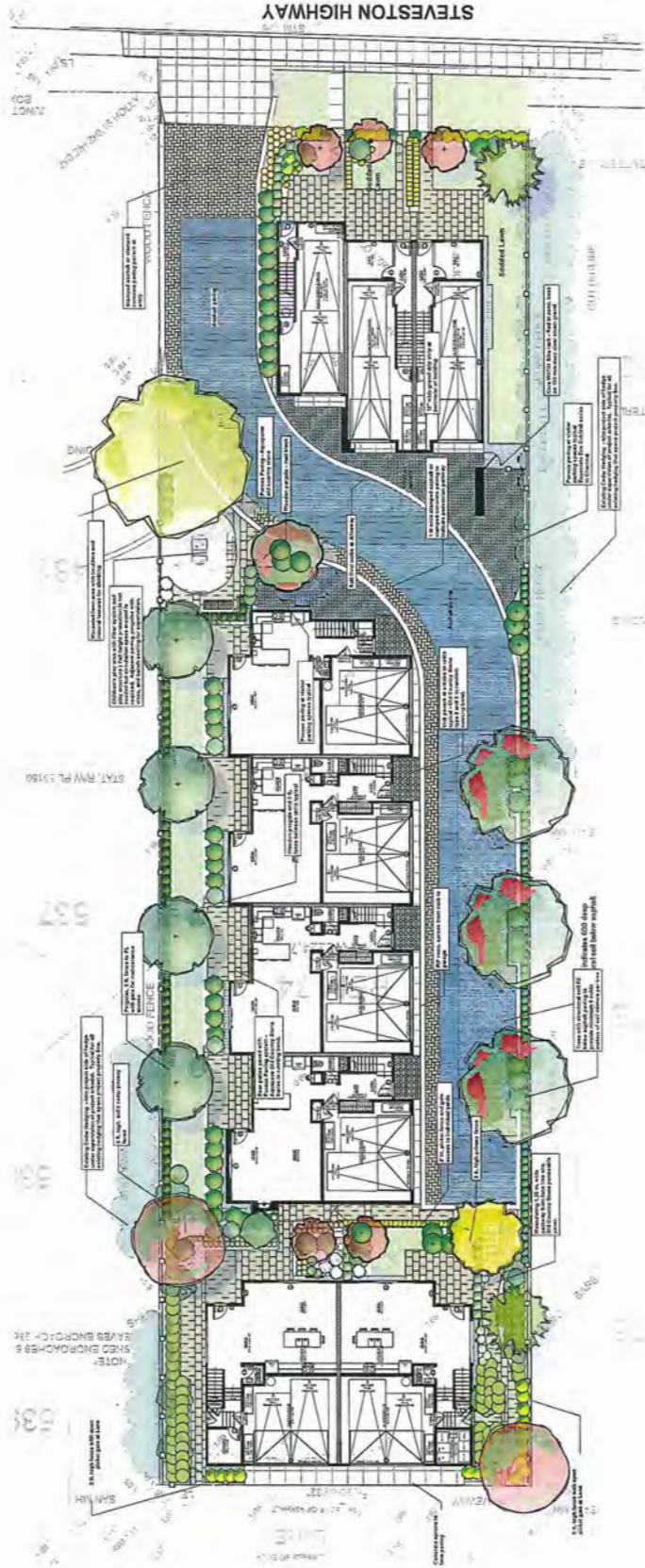
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THE ANDREWS ARCHITECTS INC
PROJECT
8 UNIT TOWNHOUSE DEVELOPMENT
3571 ABERDEEN HIGHWAY
RICHMOND, VA
ONE (UP) DEVELOPMENT COMP.
TYPE
BUILDING C:
PLANS & ELEVATIONS
DATE
AS NOTED
JAN 31, 2017
WA
DR
1511



RE-ISSUED FOR REZONING/DP APPLICATION
2017 - FFR - 20

A 2.04



American Fence Co. Landscape Architecture	
Project: Revere Development Revere, MA	Date: 10/15/15
Drawn by: [Name]	Scale: 1" = 10'
Title: Landscape Plan	Sheet: L-1

SITE FURNITURE

- 
 KOMPAN Play Equipment Model # MSC54
- 
 MAGLIN Bench Model # MLB-720
- 
 MAGLIN Litter Container Model # MLWR-1050
- 
 CORA Bicycle Rack Model # W3606

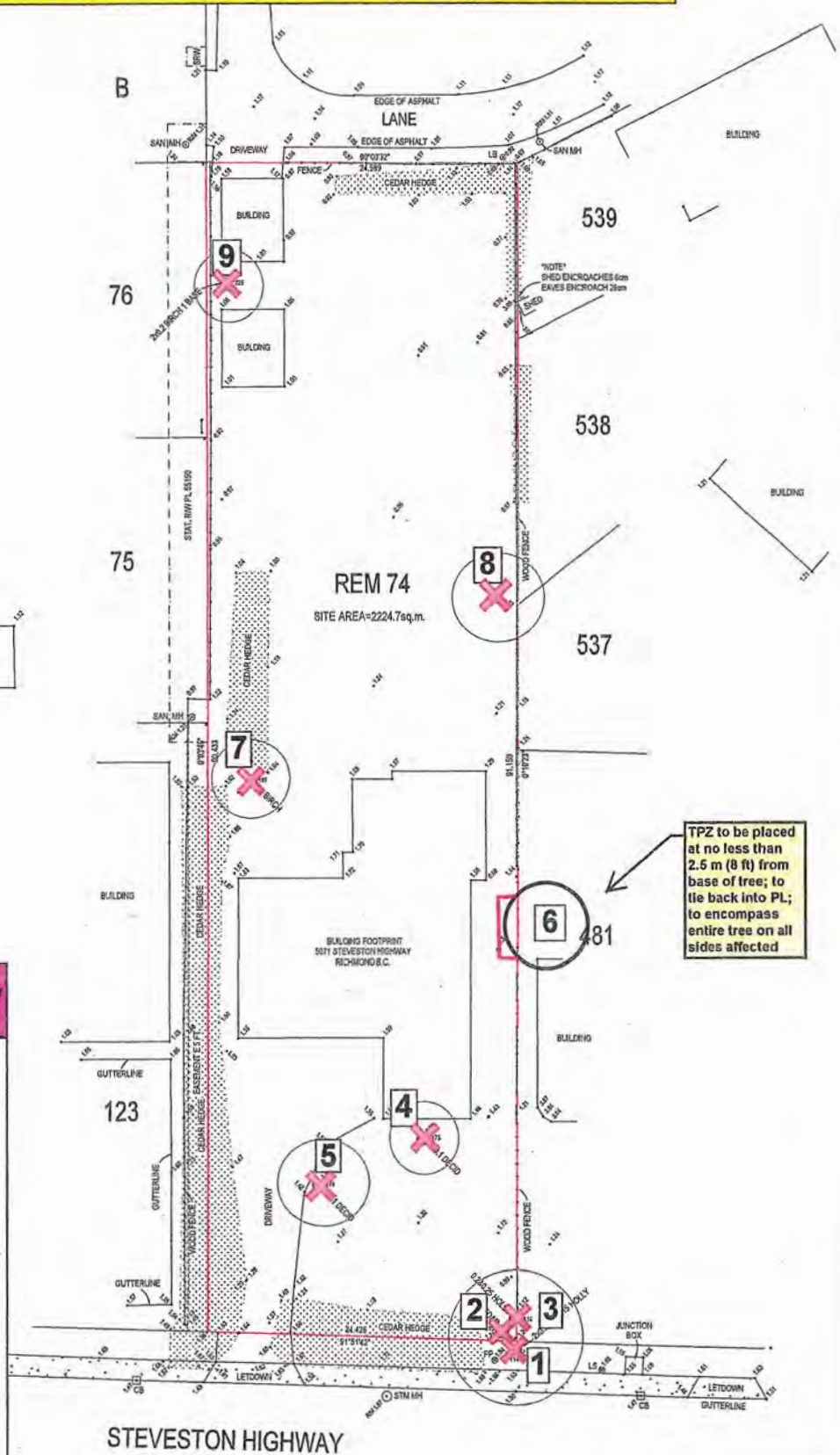


REMOVAL, RETENTION & PROTECTION PLAN
5071 Steveston Highway, Richmond

Please refer to Recommendations section of report for further info on protection parameters for site trees



The intended plot size of this plan is 432mm in width
295mm in height (at 50mm)
when plotted at a scale of 1:250



NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (77H4827)
LOCATED AT C/L RIALWAY AVE & GARRY STREET,
ELEVATION = 1.044m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR

A qualified Certified Arborist must be on-site when excavation or construction activities are occurring within the protection zones prescribed for the site trees.

LEGEND

- = retain & monitor; tree protection req'd
- = removal is recommended
- = tree protection barriers

TPZ to be placed at no less than 2.5 m (8 ft) from base of tree; to lie back into PL; to encompass entire tree on all sides affected

CERTIFIED CORRECT B.C.L.S.
Dated this _____ day of _____, 2015
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



Address: 5071 Steveston Highway

File No.: RZ 16-734445

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, the applicant is required to complete the following:

1. 2.0 m wide road dedication along the entire Steveston Highway frontage.
2. City acceptance of the applicant's offer to contribute \$650 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of Tree # 6 on the neighbouring property to the east at 5091 Steveston Highway, which is to be retained. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of written confirmation from the property owner at 5091 Steveston Highway for the removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the applicant will be required to:
 - a) submit a Contract with a Certified Arborist to supervise all works conducted within the tree's protection zone. The Contract must include the scope of work to be undertaken including the proposed number of monitoring inspections at specified stages of construction, all special measures required to ensure tree protection (e.g. permeable drive-aisle surface etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and,
 - b) submit a security in the amount of \$10,000 to ensure that the tree survives. The survival security will be held until all construction and landscaping on-site is completed and inspected, and until the Arborist submits a post-construction impact assessment report confirming that the tree has survived. The City may retain a portion of the security for a one-year maintenance period to ensure that the tree survives."
5. City acceptance of the applicant's offer to contribute \$1,000 per dwelling unit (e.g. \$9,000) in-lieu of the provision of on-site indoor amenity space.
6. City acceptance of the applicant's offer to contribute \$4.00 per buildable square foot (e.g. \$56,210) to the City's Affordable Housing Reserve Fund.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
9. 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.
10. Granting of a statutory right-of-way for the purposes public-right-of-passage over portions of the property, to:
 - a) enable a public pedestrian connection from the existing neighbourhood to the north through the site and out to Steveston Highway; and b) to enable shared vehicle access through the subject site to adjacent properties to the east and west should they redevelop in the future. The works are to be built and maintained by the property owner.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

12. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Steveston Highway and the rear lane, as well as for water, storm, and sanitary service connections. The scope of the works is to include, but may not be limited to:

Frontage Improvements:

- Rear Lane: upgrade the entire east-west section of rear lane to current City Engineering design standards (DWG. R-6-DS) including the installation of lane drainage and lighting (from the west property line of the subject site to Hollymount Drive). The scope of lane drainage is discussed further under the section entitled “Storm Sewer Works” below.
- Steveston Highway: from back of existing curb, install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site. The final dimensions of the frontage works are to be determined through the SA review process. Notes: Boulevard tree species are to be confirmed by the City’s Parks Department through the SA review process, with careful consideration to ensure a species that can withstand relocation as part of any future intersection improvements at Steveston Highway and Railway Avenue. Trees are to be located as far north in the new boulevard as possible.
- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - Provide pre-ducting for future Hydro/Tel/Cable utilities, if required.
 - To relocate/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if aboveground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

Water Works:

- Using the OCP Model, there is 774 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Applicant’s cost, the City is to:
 - Install one new water service connection off of the existing 400 mm AC watermain on Steveston Highway. If meter is located in a meter chamber, a Statutory Right-of-Way (SRW) is required.
 - Cut and cap at main, the existing 20 mm water service connection at the Steveston Highway frontage.

Storm Sewer Works:

- At the Applicant’s cost, the City is to:
 - Install approximately 63 m of lane drainage from Hollymount Drive to the west property line of the subject site, including appropriate catch basins and manholes as per City specifications. The City will fund construction of the portion of lane drainage that is not along the frontage of 5071 Steveston Highway (approximately 38 m), subject to funding approval. The applicant shall be responsible for the cost of design of the entire length of lane drainage, and for the cost of construction of the remaining 25 m of lane drainage along the lane frontage of 5071 Steveston Highway.
 - Check the existing storm service connection at the southeast corner to confirm the material, capacity, and condition of the inspection chamber and pipes by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed at the south property line off of the existing 600mm concrete storm main along Steveston Hwy, and the existing lead capped at the inspection chamber at the applicant’s cost.

Sanitary Sewer Works:

- At the Applicant's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH7439 at the northwest corner of the subject site. The manhole will serve as the inspection chamber.
 - Cut and cap the existing sanitary lead at the west property line of the subject site

General Items:

- The Applicant is required to enter into, if required, 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, 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.
- The Applicant is required to provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- Any permanent structures such as trees and fences are not to encroach into any City Statutory Right-of-Way (SRW)s.

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

- 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 removal of "Tree # 1" and the hedge in the boulevard along Steveston Highway on City-owned property, the applicant must complete the following requirements:

- Contact the City's Parks Division (604-244-1208 x 1317) 4 business days prior to removal to allow proper signage to be posted.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing on-site around the dripline of retained trees shared with or located on the adjacent property to the east at 5091 Steveston Highway. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Incorporation of all Convertible Unit features and aging-in-place features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of all energy efficiency requirements in Building Permit (BP) plans necessary to meet or exceed the EnerGuide 82 or better rating as described in the report prepared by the Certified Energy Advisor as part of the Rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department 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 original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9705 (RZ 16-734445)
5071 Steveston Highway

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

- 1. Richmond Zoning Bylaw 8500, Section 8.6 entitled "Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)", is amended by inserting the following subsection 8.6.11.3 after subsection 8.6.11.2:
" 3. Section 8.6.6.4 shall not apply to the lot identified in Section 8.6.11.3. a), which shall have a minimum rear yard setback of 1.2 m:
a) 5071 Steveston Highway
P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017 "
4. 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. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017
5. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9705".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER