



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 10, 2010
From: Brian J. Jackson, MCIP **File:** RZ 10-518827
Director of Development
Re: **CENTRO PARKSIDE DEVELOPMENT LTD. has applied to the City of Richmond for permission to rezone 9651 Alberta Road from Single Detached (RS1/F) to High Density Townhouses (RTH1) in order to develop a 22 unit 3 storey townhouse development.**

Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8630 proposing to amend the Land Use Map of Schedule 2.10C (McLennan North Sub-Area Plan) by redesignating the section of Birch Street between Hemlock Drive and Alberta Road from Principal Road to Trail, be introduced and given First Reading;
2. That Bylaw No. 8630, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Bylaw No. 8630 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;
4. That Bylaw No. 8631 for the rezoning of 9651 Alberta Road from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH1)", be introduced and given first reading.

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

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing Y ☒ N ☐
Parks Planning, Design and Construction Y ☒ N ☐
Policy Planning Y ☒ N ☐

Staff Report

Origin

CENTRO PARKSIDE DEVELOPMENT LTD. has applied to the City of Richmond for permission to rezone 9651 Alberta Road (**Attachment 1**) from Single Detached (RS1/F) to Townhouses (RTH1) in order to develop a 22 unit 3 storey townhouse development. (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: Across Hemlock Drive, a 72 unit Townhouse complex by Ah Ten Holdings at 6233 Birch Street zoned "Town Housing (ZT31) – North McLennan (City Centre)".

To the South: Across Alberta Road, Single Detached Dwellings zoned "Single Detached (RS1/F)" and open field associated with Anderson Elementary and MacNeill Secondary Schools beyond.

To the East: Single Detached Dwelling at 9671 Alberta Road zoned "Single Detached (RS1/F)".

To the West: Single Detached Dwelling at 9611 Alberta Road zoned "Single Detached (RS1/F)".

Related Policies and Studies

Official Community Plan

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

McLennan North Sub-Area Plan

- Residential Area 3. Two Family Dwelling / 2 & 3-storey Townhouses. 0.65 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.73 FAR, which is above the base density of 0.65 FAR as indicated in the OCP. To qualify for the additional density and to satisfy the requirements of the RTH1 zone, the applicant is dedicating 10 meters off of the northern edge of the site to accommodate the widening of Hemlock Drive, providing a voluntary contribution to the Affordable Housing Strategy reserve fund and the City is securing a 3.0 meter wide public right-of-passage (PROP) for the preservation of a pedestrian trail that will connect Alberta Road to Hemlock Drive.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures at the time of applying for a Building Permit.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing reserve Fund in the amount of \$58,086.00, based on a \$2.00 per square foot of density.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

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

Analysis

The analysis will be conducted in two parts to clarify the two Bylaws being considered.

PART 1 – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT TO THE MCLENNAN NORTH SUB-AREA PLAN (SCHEDULE 2.10C) LAND USE MAP (BYLAW 8630)Background

The current McLennan North Land Use Map identifies the eastern property line of the subject site and the western edge of the property at 9671 Alberta Road as an extension of Birch Street between Hemlock Drive to the north and Alberta Road to the south (**Attachment 7**). The proposal is to change the designation of the road on the Land Use Map to Trail to support a six (6) meter wide pedestrian and non-motorized path over these two sites. To date, no road or any other substantial type of development has occurred along this property line. The City's Transportation Department has no objections to this amendment.

Impact

Once considered to be a future local road that would physically connect Hemlock Drive to Alberta Road, this section of Birch Street could provide a vehicular link to the adjacent sites when they come to be developed. However, recent developments in the area have shown that vehicles can use the existing streets without having to access an additional local road. When the opportunity presents itself, the three remaining single detached lots to the east of the subject site have the opportunity to develop townhouses in accordance with policy and still have vehicular access from either Hemlock Drive or Alberta Road.

The change to remove the designation of this section of the plan for the use of a trail presents opportunities to facilitate alternative means of transportation away from vehicles towards

pedestrians, cycling and other non-vehicular means of movement through the neighbourhood and still provide that physical link as originally intended. It also replaces hard surfacing normally required with road improvements to provide increased opportunities for landscaping along a pathway that would benefit and add value to the neighbourhood.

Intent

The final design of the trail is for a six (6.0) meter wide Public Right-Of-Passage (PROP) statutory right-of-way to be shared between the subject site and 9671 Alberta Road. Once completed, a hard surfaced pathway will wind down the site to easily identifiable access points at each end to encourage its use. The PROP statutory right-of-way will widen at these points to add flexibility to the design to help with this identification.

To add to the accessibility to the path, the grade will gently crest to meet the required grade of the site to accommodate wheelchair access. A rest area roughly halfway along the path will also be incorporated. While the land that the trail will be situated is private, a PROP statutory right-of-way is to be registered with Land Titles to allow public access for pedestrians, cycling, scooters, wheelchair (motorized and non-motorized) and similar types of non-vehicle related means of transport to use the trail. A temporary design is to be submitted and reviewed at the Servicing Agreement stage to ensure functionality and easy integration with the future path along the western edge of 9671 Alberta Road when that site is ready for redevelopment. The temporary plan is to outline the hard surfacing material for the path that will be maintained by the City. The maintenance of the surrounding landscaping and access to the individual units fronting the path will be the responsibility of the future strata corporation or land manager. Notification to the public that they can use this path will be resolved by the posting of signage at each end of the path. The sign is to be approved by the Director of Transportation and installed prior to final issuance of landscaping security.

PART 2 – PROPOSED REZONING AT 9651 ALBERTA ROAD (BYLAW 8631)

Proposed Zoning to High Density Townhouses (RTH1)

The proposed rezoning from RS1/F to RTH1 represents an increase to density by allowing more primary residential units to the site. The submitted information is in conformance with the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings. The proposal meets the McLennan North Sub-Area Plan policies as well as the designation of the Land Use Map ('Residential Area, 3 0.65 base FAR, Two-Family Dwelling / 2 & 3-storey Townhouses) (**Attachment 4**).

The proposal is asking for an increase in density from the base of 0.65 FAR as outlined in the Neighbourhood Plan to the proposed 0.73 FAR. This is supported as the applicant is providing the following:

- A 10 meter wide land dedication and frontage improvements for the continued development of Hemlock Drive;
- A 3 meter wide PROP statutory right-of-way to be registered along the eastern edge of the property and the development of a temporary trail within this right-of-way; and
- A voluntary contribution to the Affordable Housing reserve fund in accordance to the City's Affordable Housing Strategy.

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

Site Assembly

Staff had requested that the lot to the west (9611 Alberta Road) be purchased and incorporated into the design, but the current owner was not interested in receiving offers. The OCP does have minimum lot assembly requirements, and this application falls short of that requirement. Exceptions are allowed if the applicant has made efforts to purchase the property, provides a conceptual site design to show that the site can be developed to a similar density and can provide a community benefit. The applicant has provided documentation that attempts have been made to acquire 9611 Alberta Road, and will register a PROP to secure a public trail along the eastern edge of the property that will be shared with the site to the east when that property will be developed. The applicant has also shown a conceptual design to the property to the west (9611 Alberta Road), to show that it can be developed to the same density as what is being proposed on this property. The proposal plans to use the same vehicular access to Alberta Road however, further analysis will need to be conducted to ensure proper access and egress to the site when this property becomes available for redevelopment.

Transportation and Site Access

- Vehicular access to and from the site is off Alberta Road.
- An internal drive-aisle to guide vehicles within the site to the individual units. To avoid having an elongated drive-aisle, the applicant is proposing to shift aisle from the west side to the east and has arranged the units accordingly. Off-street parking for the proposal is provided in each unit by two-car garages at grade and in a tandem configuration. Visitor parking is supplied by five (5) visitor stalls scattered around the site. The number of stalls meet the requirements of Zoning Bylaw 8500, but a variance will be required at the Development Permit stage to permit a tandem parking configuration for a townhouse development. A restrictive covenant to prevent conversion of tandem parking garages will be secured at the Development Permit stage.
- To help secure development opportunities to the adjacent site to the west, a cross-access easement be registered in favour of 9611 Alberta Road to allow a future drive aisle to connect with this proposal.
- Pedestrians have access to the site by either the drive-aisle, the public ROW along the eastern side as indicated in Buildings 1 and 2, or off Alberta Road and Hemlock Drive in the case of the units that front these streets.
- The applicant has proposed 3x3 meter corner cuts along the internal drive-aisle to help ensure manoeuvrability of larger vehicles. The applicant is to provide a revised site plan indicating turning radii of an SU9 vehicle to ensure these larger vehicles can move within the site at the Development Permit stage.

Trees

An Arborist Report and site survey (**Attachment 5**) were submitted to assess the existing trees on the site for possible retention. The submitted report identified of the twenty-seven (27) trees on the site, twenty-six (26) trees are to be removed with the proposal. Of these 26, 24 are in poor condition with the remaining two trees in good condition but are located with the development footprint and are labelled for removal. One tree is listed for retention and is located on the eastern edge of the property. This tree and all off site trees that are affected by the development

are to be retained and the applicant is to provide information as to the method of how these trees will be protected due to the increase of grade this site will have to achieve to meet the flood plain requirements.

For the one healthy oak tree that is labelled for removal, staff are recommending the replacement with a 6 meter high specimen tree to be planted along the Alberta Road frontage. To ensure the planting of this specimen tree, staff are recommending securing a \$2,000 tree replacement security in addition to the standard Development Permit landscape security amount.

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

Amenity Space

The outdoor amenity space is located in a central area of the site, at the bend in the internal drive-aisle. The plan currently shows the outdoor amenity space split into two areas which will require modification to a single site of appropriate size (132m² min.) for the 22 unit proposal. The space is intended for a children's play area and benches for sitting. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$25,000.00 will be made prior to final adoption of this application.

Design

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

Affordable Housing

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

With respect to townhouse developments containing less than eighty (80) units, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot will be welcomed to the affordable housing reserve fund. The total payable contribution in this 22 unit proposal would come to \$58,086.00.

Public Art

The applicant is considering providing a piece of public art and will be in touch with the City to begin the process should they decide to head in that direction. Should the applicant decide not to go ahead, the applicant has agreed to provide a voluntary contribution in the amount of 0.5% of the developable cost of the development. The amount of the contribution would be \$15,000.00.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. Upgrades to the existing storm system along Hemlock Drive will be required in accordance with City policy.

Servicing Agreement

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

- a. Frontage improvements to Hemlock Drive to include infrastructure improvements as required, road development to match with existing, curb/gutter, boulevard and sidewalk in accordance with City standards.
- b. Frontage improvements to Alberta Road to include infrastructure improvements as required and to match previous improvements completed through SA 99-167127.
- c. Design and construct an interim walkway (including landscaping plan) along the eastern edge of the property to serve the purpose of the development, and provide a design of the permanent walkway that will include the full six (6.0) meter width of the walkway in conjunction with 9671 Alberta Road when that site is ready to be developed.

Development Permit

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

1. The outdoor amenity area needs to achieve in a single location, an area of at least 132m².
2. Information to the treatment of the edges of the site that will remain exposed to the adjacent sites due to the grade increase to meet the requirements of the Flood Protection Bylaw.
3. Provide a plan for the temporary design of the path along the eastern edge of the site. The design is to take into account of the final design (see point 4) to include entry features at each end of the site as well as a rest area at the midpoint.
4. Provide a conceptual plan for the final design of the path along the eastern edge of the site. The design is to include acceptable information to allow any future developer enough information to proceed with a design that would be compatible with both sites.
5. Justification to any variance to Zoning Bylaw 8500 requested in the design.
6. Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
7. A landscaping plan from a registered professional Landscape Architect to provide an appropriate plan that will need to take into account:
 - The design of the central amenity area, including a child's play area.
 - Edge treatment of the eastern and western sides of the site due to any increase in grading to the subject site.
8. A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.
9. To provide a sense of territory for pedestrian use within the site.
10. To identify and design for units that can be easily converted to universal access.

In addition to the standard Development Permit review.

Financial Impact

None expected.

Conclusion

The proposed 22 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTH1) zone for the McLennan North neighbourhood plan. Staff feel that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 10-518827 proceed to first reading.



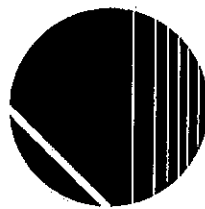
David Johnson
Planner
(604-276-4193)

DJ:cas

List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan North Sub-Area Land Use Map
Attachment 5	Arborist Report - Tree Survey Plan
Attachment 6	Conditional Rezoning Requirements
Attachment 7	Land Use Map identifying location of Birch Street amendment to Trail

City of Richmond

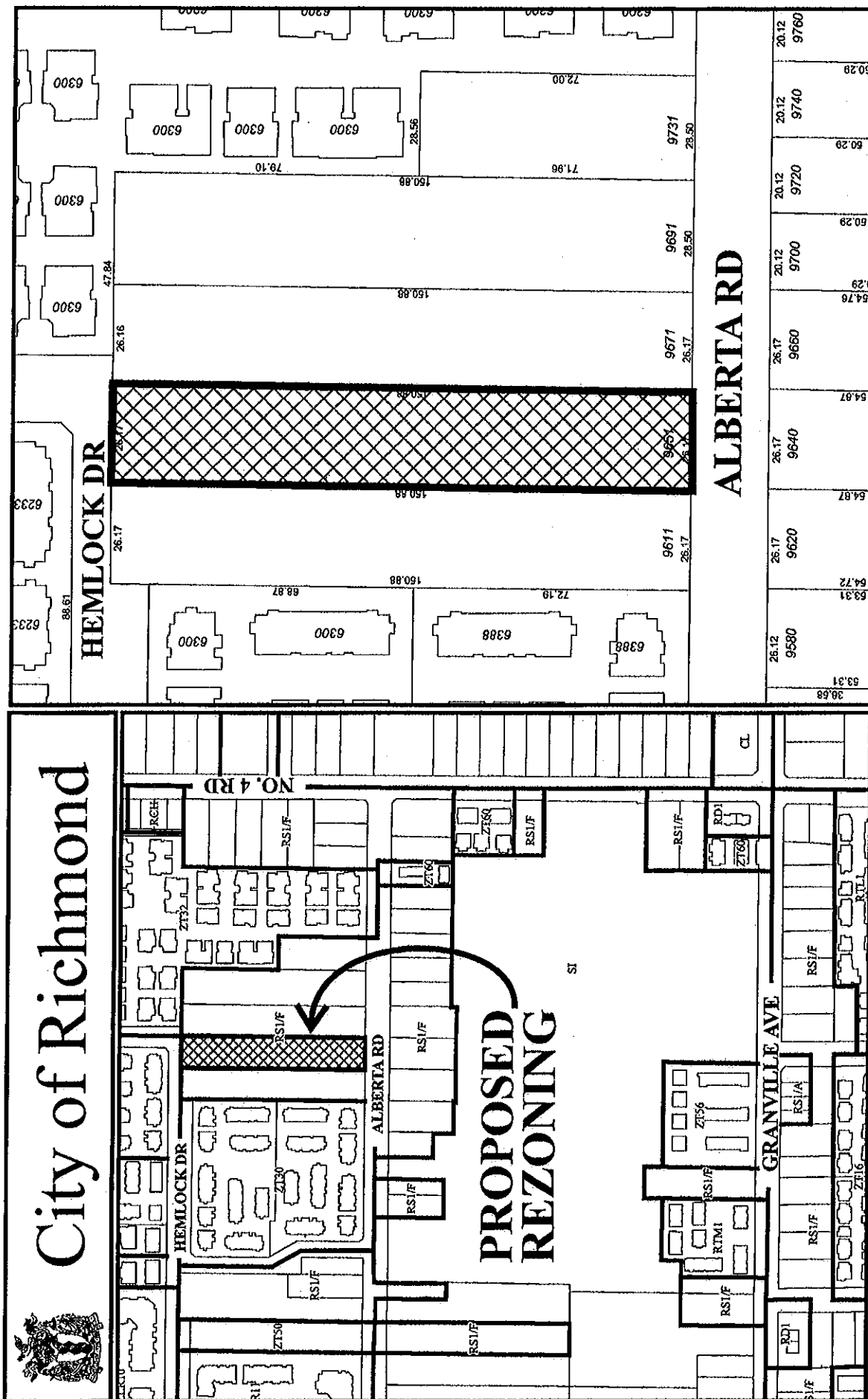


RZ 10-518827

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Revision Date:

Note: Dimensions are in METRES





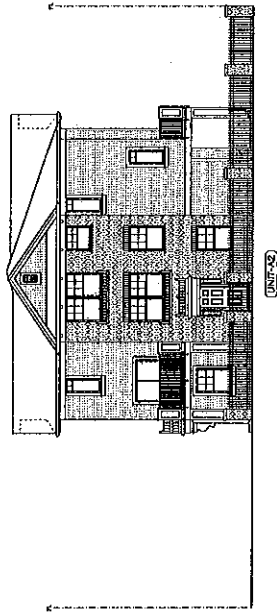
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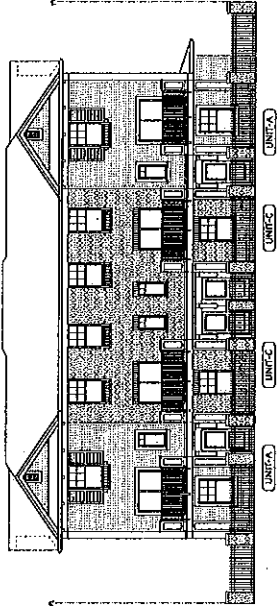
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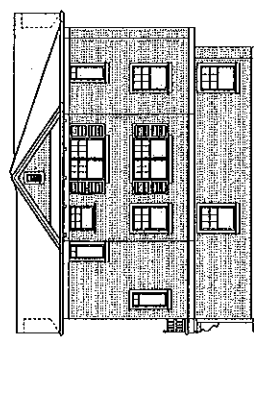




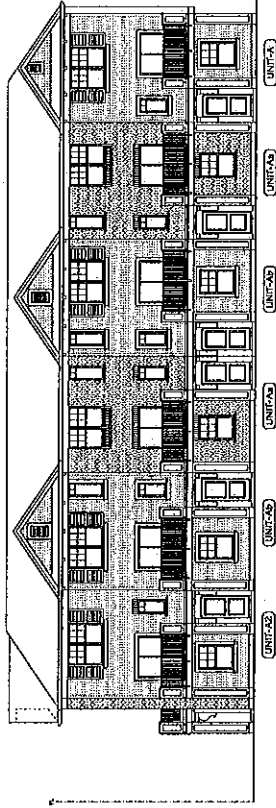
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SCALE 1/8" = 1'-0"



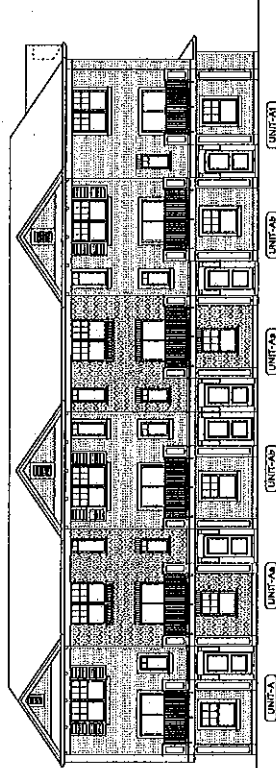
NORTH ELEVATION BLDG. 4 - HEMLOCK DRIVE



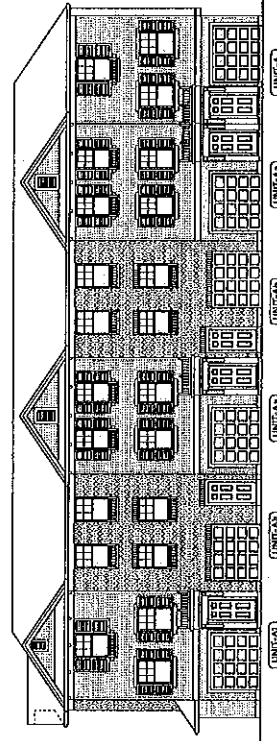
NORTH ELEVATION BLDG. 3
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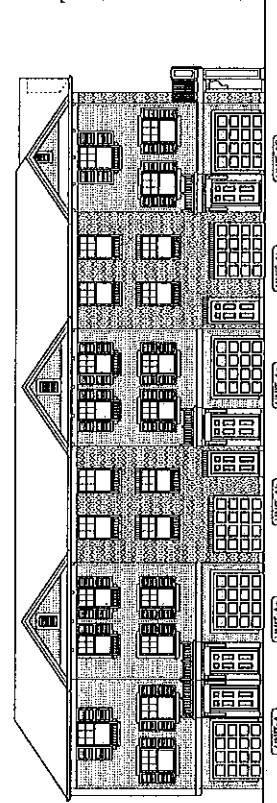
EAST ELEVATION BLDG. 1- WALKWAY
SCALE: 1/8" = 1'-0"



EAST ELEVATION BLDG. 2 - WALKWAY



WEST ELEVATION BLDG. 2 - DRIVEWAY



WEST ELEVATION BLDG. 1 - DRIVEWAY

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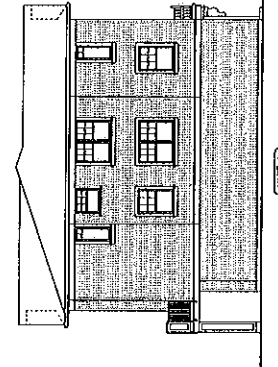
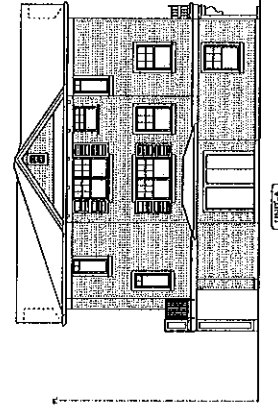
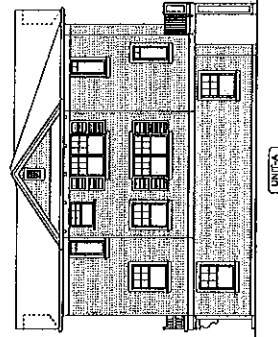
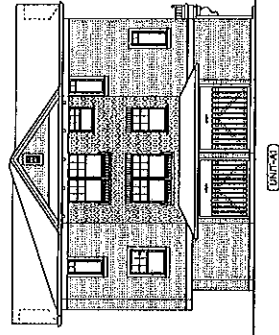
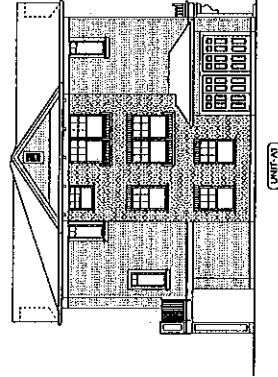
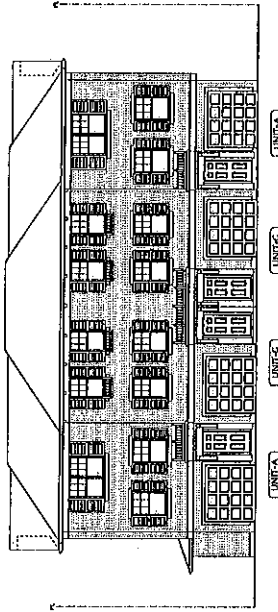
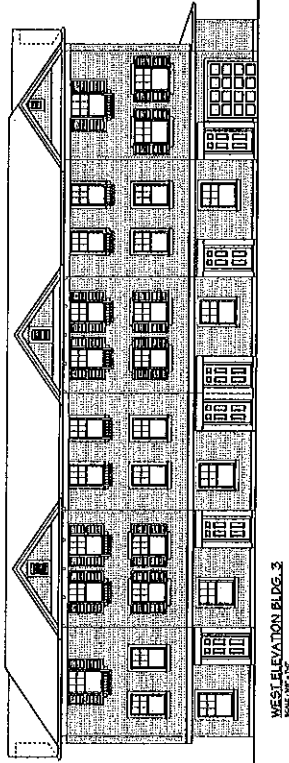
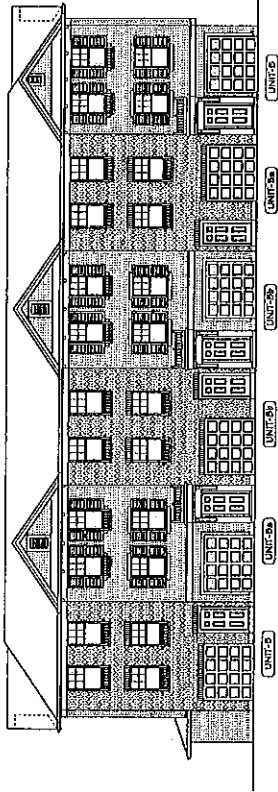
PROJECT: PARKSIDE TOWNHOUSE DEVELOPMENT

365 ALBERTA ROAD
RICHMOND, B.C.

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WEST ALBERTA ROAD
HUGHSONVILLE, N.C.

Yamamoto
Architecture Inc.

2346 and 2347, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

SCALE	1" = 1'-0"	PROJECT NO.	03	SHEET NO.	254
DATE	FEB. 25, 1940				
DRAWN BY	ENR				
CHECKED					



City of Richmond

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

Development Application Data Sheet

RZ 10-518827

Address: 9651 Alberta Road

Applicant: Centro Parkside Development Ltd.

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

	Existing	Proposed
Civic Address:	9651 Alberta Road	To Be Determined
Owner or Applicant:	Centro Parkside Development Ltd.	No Change
Site Size (m²):	3,947.5m ²	3,686.1m ² (after land dedication)
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1) Permits Townhouses at 0.75 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	22 – 3 storey Townhouse Units.

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,686.1m ² (0.75) = 2,764.6m ² Max.	2,698.2m ² (0.73 FAR)	none permitted
Lot Coverage – Building:	45% Max.	33%	none
Lot Coverage – non-porous surface	75% Max.	74.9%	none
Landscaping area:	25% Min.	25.1%	none
Lot Width:	40.0m	26.7m	13.3m
Lot Depth:	30.0m	140.9m	none
Lot Size:	1,800m ²	3,686.1m ²	none
Setback: Alberta Road:	4.5m Min.	4.0m	0.5m

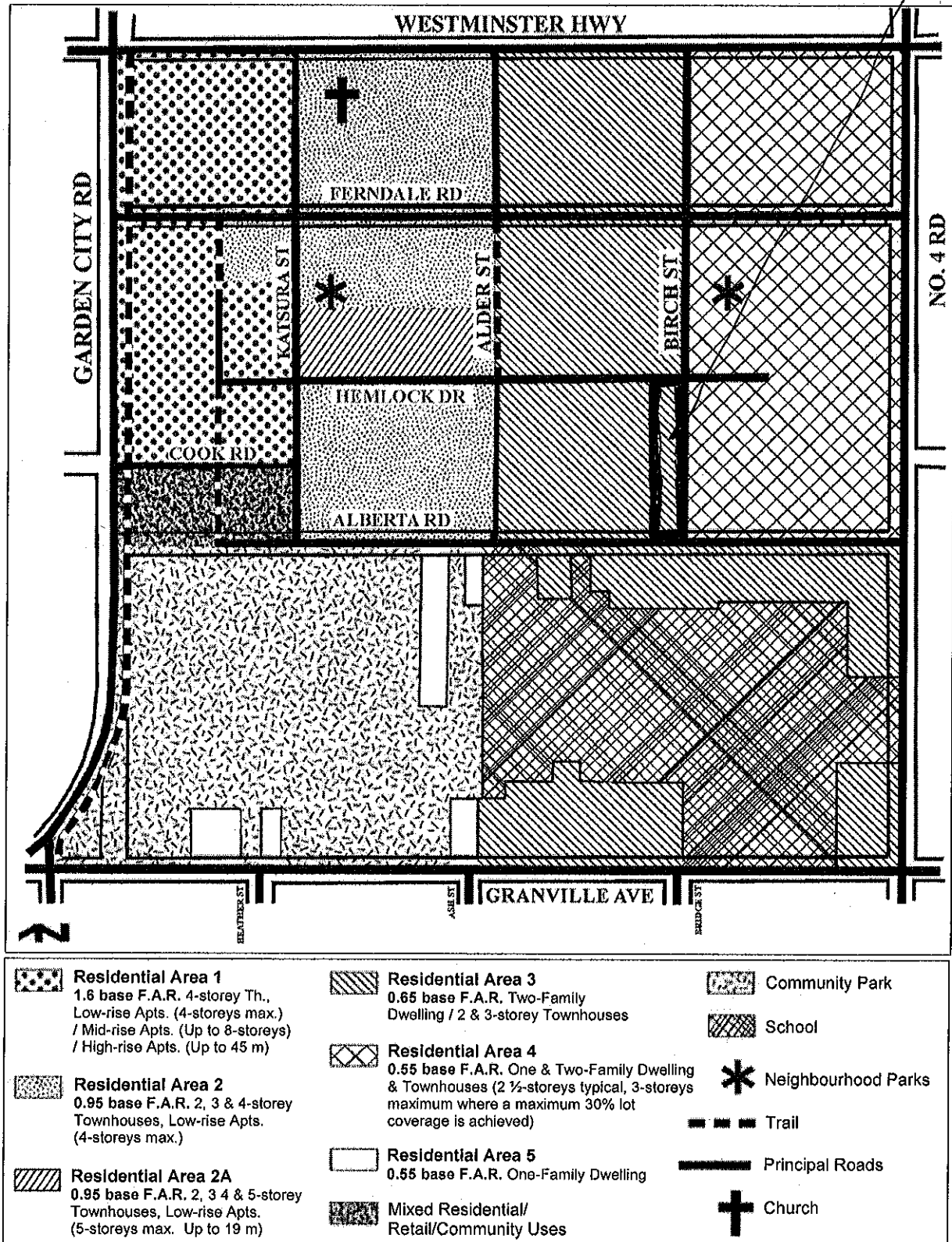
	Bylaw 8500 Requirements	Proposed	Variance
Setback – Side:	3.0m Min.	3.0m	none
Setback – Hemlock Drive	4.5 Min.	4.5m	none
Height:	12.0m and no more than 3 stories maximum	11.0m and 3 stories	none
Parking Requirements - Resident	1.4 x 22 = 30.8 31 stalls	2 x 22 units = 44 stalls	none
Visitor Parking:	0.2 x 22 = 4.4 5 visitor stalls	5 stalls	none
Tandem Parking Spaces:	No tandem parking for townhouses	22 units x 2 = 44 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$58,086.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 22 units = 132.0m ²	160.0m ²	none

SUBJECT SITE
RZ 10-518827

City of Richmond

Land Use Map

Bylaw 7966
2006/01/09



APPENDIX 3

TREE PROTECTION DRAWING

TREE INVENTORY

ON-SITE TREES

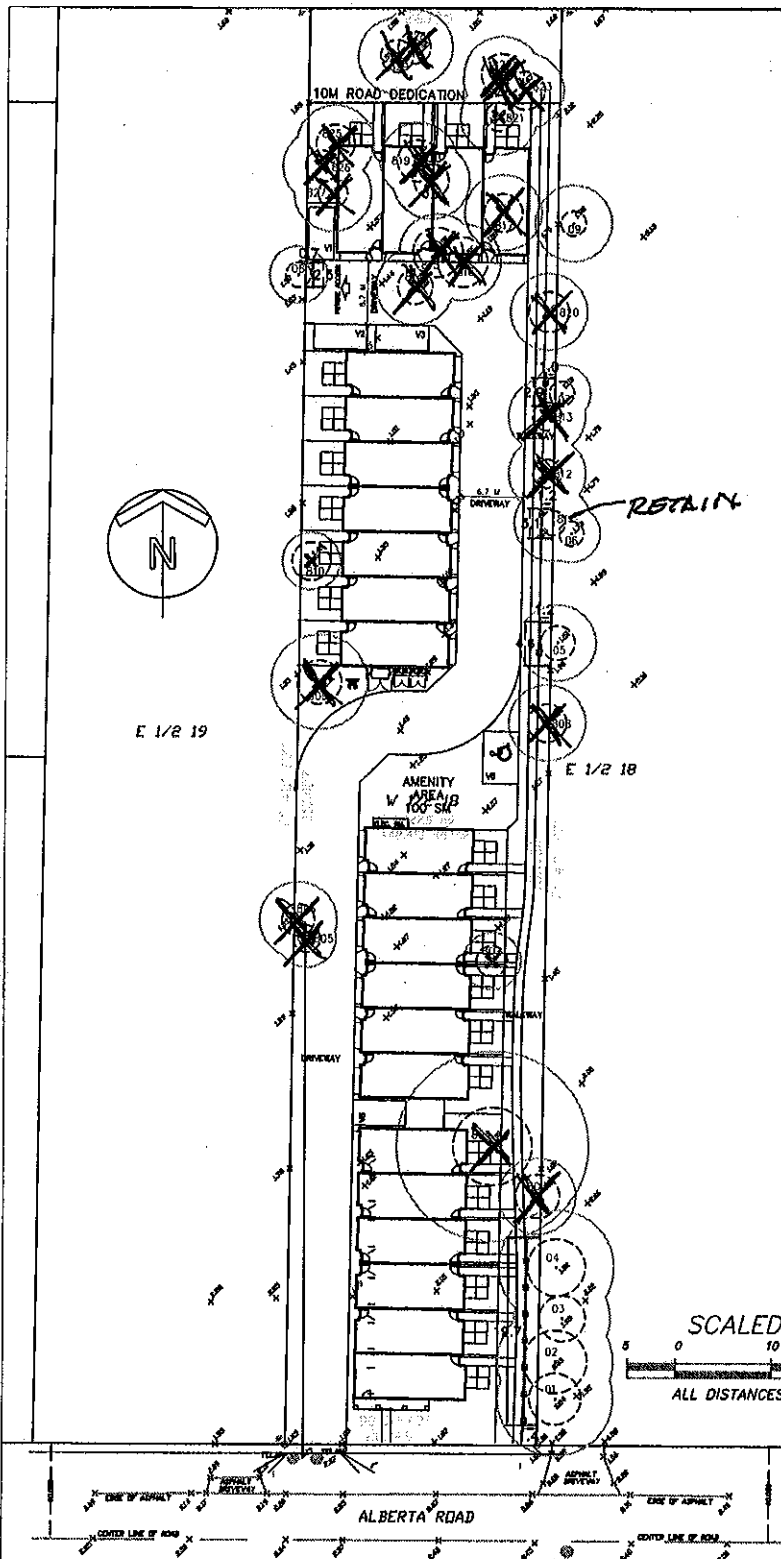
#	Type	Action	dbh	MPZ
803	Grand Fir	Remove	38 cm	2.3m
804	English Oak	Remove	69 cm	4.1m
805	European Birch	Remove	24 cm	1.4m
806	European Birch	Remove	28 cm	1.7m
807	Western Red Cedar	Remove	27 cm	1.6m
808	European Birch	Remove	31 cm	1.9m
809	European Birch	Remove	32/23/19 cm	2.3m
810	European Birch	Remove	32 cm	1.9m
811	Paper Birch	Retain	21 cm	1.3m
812	Paper Birch	Remove	23/22 cm	1.5m
813	Paper Birch	Remove	25 cm	1.5m
814	European Birch	Remove	26/22 cm	1.8m
815	European Birch	Remove	38/27 cm	2.6m
816	European Birch	Remove	37/32 cm	2.6m
817	European Birch	Remove	35 cm	2.1m
818	European Birch	Remove	24/24 cm	1.7m
819	European Birch	Remove	37 cm	2.2m
820	European Birch	Remove	35 cm	2.1m
821	European Birch	Remove	25 cm	1.5m
822	European Birch	Remove	21 cm	1.3m
823	European Birch	Remove	33 cm	2.0m
824	European Birch	Remove	31/23 cm	2.2m
825	European Birch	Remove	28/22 cm	1.9m
826	European Birch	Remove	28 cm	1.7m
827	European Birch	Remove	22 cm	1.3m
828	European Birch	Remove	28 cm	1.7m
829	European Birch	Remove	27 cm	1.6m

OFF-SITE TREES

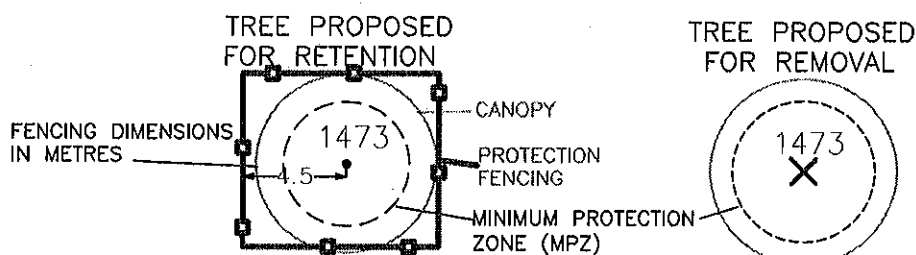
1	Norway Spruce	Retain	40/35/35 cm	2.7m
2	Norway Spruce	Retain	55 cm	3.3m
3	Norway Spruce	Retain	34/29 cm	2.4m
4	Norway Spruce	Retain	45/35 cm	3.0m
5	European Birch	Retain	30 cm	1.8m
6	Paper Birch	Retain	21 cm	1.3m
7	Paper Birch	Retain	21 cm	1.3m
8	European Birch	Retain	21 cm	1.3m
9	Black Cottonwood	Retain	22 cm	1.3m

NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER J.C.TAM AND ASSOCIATES PROFESSIONAL LAND SURVEYORS
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
4. ALL MEASUREMENTS ARE METRIC



LEGEND



Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

5651 ALBERTA ROAD, RICHMOND BC

TREE PROTECTION DRAWING

THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, MPZs PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT

DRAWN BY: GJM

FEBRUARY 2, 2009

**Conditional Zoning Requirements
9651 Alberta Road
RZ 10-518827**

Prior to adoption of Zoning Amendment Bylaw 8631, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Dedication of 10 meters to the northern part of the property for the continued development of Hemlock Drive.
2. Registration of a cross-access easement over the internal drive-aisle in favour of 9611 Alberta Road to allow future access to this site from the subject property.
3. Registration of a Flood Indemnity Restrictive Covenant on Title.
4. Registration of a 3.0 meter wide Public Right-of-Passage (PROP) statutory right-of-way along the entire eastern edge of the property (after land dedication outlined in condition 1). In addition, the PROP is to be wider at the intersection of Alberta Road and Hemlock Drive by 2 meters to allow for greater flexibility in design and identification. The 5 meter entry will narrow as it enters the site at a 45 degree angle eastward until it connects with the 3.0 meter width.
5. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title.
6. Payment of \$25,000 cash-in-lieu of on-site indoor amenity space.
7. Voluntary contribution of \$58,086.00 towards the City's Affordable Housing Reserve Fund.
8. Secure a location and commit to a piece of Public Art in accordance with City Policy or make a voluntary contribution to the Public Art reserve fund in the amount of \$15,000.00.
9. Enter into the City's standard Servicing Agreement* for design & construction of the works. Works include, but are not limited to:
 - a. Hemlock Drive: Construct a 2m sidewalk at the new PL and 1.5m boulevard and curb and gutter and pavement width to match the existing section of Hemlock. This includes alterations etc to watermains, storm & sanitary sewer systems, street lighting and trees;
 - b. Alberta Road: Match what was done via SA99-167127 (City drawing # Oc-804) with a 1.5m sidewalk and a 2.41m grass & treed bvd and road widening as required. This includes alterations etc to watermains, storm & sanitary sewer systems, street lighting and trees;
 - c. Walkway: The ultimate walkway is to be 6m with the remaining 3m coming from the future development of 9671 Alberta. There are to be two designs provided by this applicant. The first, which is to be part of the Hemlock/Alberta SA, is to be the interim standard c/w 2m asphalt and drainage (if deemed necessary) and walkway lighting. A 2nd SA file is required to design to ultimate 6m walkway. Design only-ultimate works when 9671 develops

11. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
 - a. The outdoor amenity area needs to achieve in a single location, an area of at least 132m².
 - b. Information to the treatment of the edges of the site that will remain exposed to the adjacent sites due to the grade increase to meet the requirements of the Flood Protection Bylaw.
 - c. Provide a plan for the temporary design of the path along the eastern edge of the site. The design is to take into account of the final design (see point 4) to include entry features at each end of the site as well as a rest area at the midpoint.
 - d. Provide a conceptual plan for the final design of the path along the eastern edge of the site. The design is to include acceptable information to allow any future developer enough information to proceed with a design that would be compatible with both sites.
 - e. Replacement of a significant oak tree that is scheduled for removal due to its location within the development footprint.
 - f. Justification to any variance requested in the design.
 - g. Submit a site plan to show the manoeuvrability of larger vehicles (SU-9) within the site to the satisfaction of the Director of Transportation.
 - h. A landscaping plan from a registered professional Landscape Architect to provide an appropriate plan that will need to take into account:
 - a. The design of the central amenity area, including a child's play area.
 - b. Edge treatment of the eastern and western sides of the site.
 - i. A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.
 - j. To provide a sense of territory for pedestrian use within the site.
 - k. To identify and design for units that can be easily converted to universal access.

* Note: This requires a separate application

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

* Note: This requires a separate application

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

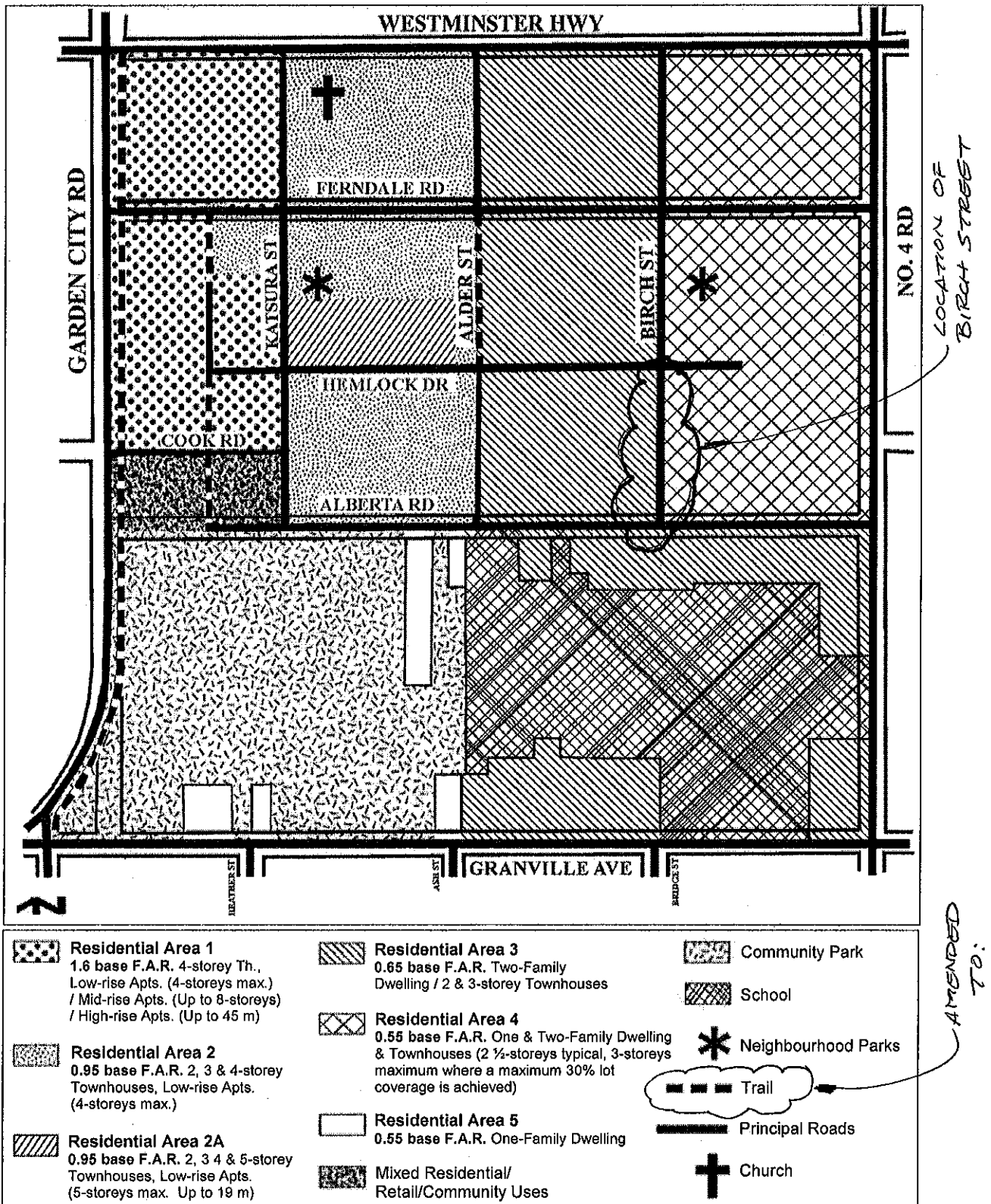
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

Signed

Date

City of Richmond

Land Use Map

 Bylaw 7966
 2006/01/09




City of Richmond

Bylaw 8631

**Richmond Zoning Bylaw 8500
Amendment Bylaw 8631
9651 ALBERTA ROAD
(RZ 10-518827)**

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

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

P.I.D. 012-107-051

WEST HALF LOT 18 BLOCK "B" SECTION 10 BLOCK 4 NORTH RANGE 6
WEST NEW WESTMINSTER DISTRICT PLAN 1305

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8631**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 8630

**Richmond Official Community Plan Bylaw 7100
McLennan North Sub Area Plan (2.10C)
Amendment Bylaw 8630**

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

1. The Land Use Map within Schedule 2.10C (McLennan North Sub-Area Plan) of the Official Community Plan Bylaw 7100, be amended by redesignating the section of Birch Street between Hemlock Drive and Alberta Road from Principal Road to Trail.
2. This Bylaw may be cited as **“Official Community Plan Bylaw 7100 (Schedule 2.10C – McLennan North Sub-Area Plan), Amendment Bylaw 8630”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER