



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 29, 2016
File: RZ 15-692812

Re: Application by Westmark Developments (Camosun) Ltd. for Rezoning at 9240, 9248, 9260 Cambie Road from Single Detached (RS1/F) to Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

Wayne Craig
Director, Development

DCB:blg

Att.

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

Staff Report

Origin

Westmark Developments (Camosun) Ltd. has applied to the City of Richmond for permission to rezone 9240, 9248, 9260 Cambie Road (Attachment 1) from Single Detached (RS1/F) to a site specific zone in order to develop a 59-unit townhouse project. The site is located in the Alexandra neighbourhood (Attachment 2).

Conceptual Development Plans are provided in Attachment 3 and a Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 4.

Findings of Fact

The development site will involve the consolidation of the three lots into a single property with a gross site area of 12,063 m² (2.98 ac.) before road dedications. The development site is currently vacant and all structures on the properties have been removed.

The proposal is for 59 three-storey townhouses distributed within 14 “neo-Victorian” row-house-shingle style buildings. The site will be bisected to accommodate the east-west extension of McKim Way; with the northern section of the site accommodating 45 townhouses and the southern section accommodating 14 townhouses. Both parts of the project will have their own outdoor amenity space for use by the residents.

The proposed development will involve significant road dedications along Cambie Road, Dubbert Street and McKim Way to contribute to the road alignments identified in the West Cambie Area Plan. The project will also be required to connect to the City’s District Energy Utility. A Servicing Agreement will be required for this development. The Servicing Agreement requirement is included in the Rezoning Considerations (Attachment 6).

Surrounding Development

The subject site is located on the south side of Cambie Road approximately centred between Garden City Road to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 3,222 m² (34,682 ft²), the net site will be approximately 8,840.9 m² (95,163 ft²) in area.

Surrounding Development is as follows:

- To the North: Cambie Road with a row of 13.5 m wide lots zoned “Single Detached (RS1/B)” that back onto Cambie Road.

- To the South, East and West: Deep lots; typically 0.19 ha to 0.83 ha (.47 ac to 2.0 ac) in area and zoned “Detached Single (RS1/F)”. Ten (10) properties to the west and the south (4100 - 4220 Garden City Road and 9131 – 9191 Odlin Road) are the subject of a rezoning application (RZ 14-654114) by GBL Architects Inc. that proposes to construct a mixed-use building with 320 residential units and 6,668 m² of office/commercial uses. This application is currently under staff review and will be presented at a later date.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan – Alexandra Neighbourhood

The Official Community Plan (OCP) Land Use map designates the property for “Apartment Residential”. This designation accommodates multiple family housing in the form of townhouses and apartments. The current townhouse proposal conforms to the OCP land use designation.

The subject site is also located in the north-western corner of the Alexandra Neighbourhood of the West Cambie Area Plan (Attachment 2). The Area Plan’s Land Use designation for the site (refer to the diagram below) is Residential Area 1; which permits townhouses and low-rise apartments with a maximum FAR of 1.7 with contributions towards Affordable Housing. The Area Plan’s designation takes precedence over the generalized OCP Land Use designation.

The current townhouse proposal for three-storey townhouses at a density of approximately 0.8 FAR after land dedications conforms to the Alexandra Neighbourhood Land Use Map in terms of form of development and density. It also conforms to the proposed road alignments in the Area Plan. It is noted that 0.9 FAR of the maximum 1.7 FAR permitted in the Area Plan is not proposed to be used by this development.

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.

Aircraft Noise Sensitive Areas Policy

The subject site is located within a “high aircraft noise area” as defined under the Official Community Plan (OCP). Registration on title of a restrictive covenant, plus the submission of an acoustic report as prepared by a qualified professional and the incorporation of noise mitigation measures into the construction. The development will need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living.

Public Consultation

A rezoning sign has been installed on the subject property. To time of writing, staff had not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first 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

Built Form and Architectural Character

On the portion of the site north of McKim Way, the developer proposes to build a total of forty-five (45) units in ten (10) residential buildings around a centrally located 273 m² (2,938 ft²) outdoor amenity area, with a 34.19 m² (368 ft²) amenity building. Each of the residential buildings will contain between three (3) and six (6) three-storey townhouse units; with twenty-three (23) of the units to be built with tandem parking garages and twenty-two (22) of the units to be built with side-by-side parking garages.

On the portion of the site south of McKim Way, the developer proposes to build a total of fourteen (14) units in four (4) residential buildings with a centralized 85 m² (912 ft²) outdoor amenity area. Each of these residential buildings will contain between two (2) and six (6) three-storey townhouse units. Four (4) of the units will contain tandem parking garages and ten (10) of the units will contain side-by-side parking garages. Overall, 46 % of the total units will contain tandem parking garages (Bylaw maximum is 50%).

The proposed character of the buildings will be “neo-Victorian” row-house-shingle style buildings. As shown on the accompanying plans (see Attachment 3), the buildings will have a pitched roof design with chimneys and strong gable structures, casement windows interspersed with boxed or angled bay windows and decorative oval or diamond windows, small roof coverings over doorways. Cladding will be a mix of hardie plank shingles and hardie plank cedarmill siding and painted trims with asphalt roofing.

The units will range in size from approximately 113.9 m² to 125.5 m² (1,226 ft² to 1,351 ft²) net area and all of the units will be designed with three (3) bedrooms, to accommodate families.

Three (3) convertible units are planned for this development that will be detailed and designed for the Development Permit application.

Conceptual landscaping planning is provided in the plan submission. More detailed landscape plans will be developed for the Development Permit application.

Transportation and Site Access

Site access to the northern half of the development will be from both Dubbert Street and McKim Way while site access to the southern half of the development will be from the McKim Way extension only.

Along the entire west property line of 9240 Cambie Road, a 10 m wide road dedication is required to accommodate the extension of Dubbert Street from just south of McKim Way through to Cambie Road.

A 20 m wide dedication is required to accommodate the east-west extension of McKim Way.

The submitted development plans fully address the Zoning Bylaw's requirements for 2.2 vehicle parking stalls and 1.25 Class 1 and 0.2 Class 2 bike spaces per dwelling unit. In total, the development will provide 118 regular parking spaces, 12 visitor parking spaces and 98 bicycle spaces. Less than forty-six percent of the required residential vehicle parking spaces will be in a tandem configuration. The Rezoning Considerations include a requirement for registration of a legal agreement to ensure that tandem spaces are not converted to habitable floor space.

The City has received preliminary approval for the rezoning by the Ministry of Transportation and Infrastructure (MOTI) for this project. The Rezoning Considerations include a requirement of final approval by MOTI prior to adoption of the Rezoning Bylaw.

Tree Retention and Replacement

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 seven (7) bylaw-sized trees on the subject property, one (1) tree is located on the shared property line with the neighbour to the west, and nine (9) trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- 7 trees (tag# 264, 265, 266, 267, 268, 269 and 270) located on-site are all in very poor condition, either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 1 tree (tag# 272) located on the shared property line with the neighbour to the West is in marginal condition - a volunteer species with low landscape value. Prior to removal, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared (and obtain a valid tree removal permit). If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- 9 trees (tag# A, B, C, D, E, F, G, H and I) located on neighbouring property to be protected as per the Arborist report recommendations and as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees (Trees # 8). The 2:1 replacement ratio would require a total of sixteen (16) replacement trees. The applicant has agreed to plant 16 trees on the site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	6 cm	3.5 m
2	8 cm	4 m
6	9 cm	5 m
4	11 cm	6 m

The landscaping plan submitted as part of the required Development Permit will be reviewed to ensure that it includes the number of required replacement trees as identified in the above table.

Tree Protection

Nine trees (9) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is 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 tree protection zones. The contract must include the scope of work required, the number of proposed 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 impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. 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 remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The proposed development is subject to Council's Policy 5044 West Cambie – Alexandra Interim Amenity Guidelines. Where developers choose not to build affordable housing under this Policy, the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing. The developer has elected to make this contribution which, based on the plan submission, will result in a contribution of \$387,110.40.

West Cambie Amenity Contributions (Policy 5044)

Under Policy 5044, the application is also subject to voluntary contributions for Planning Costs (estimated at \$5,313.28), Child Care contributions (\$45,542.40) and City Beautification (\$45,542.40).

District Energy

The subject site is required to connect to the City's Alexandra District Energy Utility (DEU). Connection to the DEU will be via the distribution piping system; which is currently located at McKim Road adjacent to the southeastern corner of 9300 Cambie Road. The Rezoning Considerations include a requirement for the registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering. The details of the DEU connection will be resolved prior to Rezoning approval and Development Permit issuance/approval. Connection to the DEU will help achieve the City's energy efficiency and renewable energy requirements for this townhouse project.

Amenity Space

The Development Permit Guidelines under the Official Community Plan (OCP) requires the provision of 355.0 m² (3,810 ft²) of outdoor amenity space and minimum of 100 m² (1,076 ft²) of indoor amenity space for a multiple-family development of the size proposed. In addition, the outdoor amenity space must accommodate a children's play area of 177 m² (1,905.2 ft²). The proposed development will provide 357.7 m² (3,850 ft²) of outdoor amenity space and 34.19 m² (368 ft²) of indoor amenity space which is less than the minimum space required. The developer will provide a cash-in-lieu contribution of \$78,313.90 to the City to address the shortfall of the indoor amenity space on-site in accordance with Council Policy 5041 (Cash in Lieu of Indoor Amenity Space).

Site Servicing and Frontage Improvements

A Servicing Agreement will be required to service the proposed development. Key elements that will be addressed in the Servicing Agreement include:

- Establishment of water, sanitary and district energy (DEU) utility corridor.
- New watermains and fire hydrants along the McKim Way and Dubbert Street frontages.
- Relocation of an existing hydrant at Cambie Road.
- Upgrading of the existing storm sewer along the Cambie Road frontage.

- Installation of a new storm sewer along the Dubbert Street and McKim Way frontages.
- Installation of a new sanitary sewer along the Dubbert Street and McKim Way frontages; with extension through a new statutory right-of-way (SRW) along the south side of 9300 Cambie Road to tie-in to the existing sanitary main on McKim Way.

Frontage improvements identified through the Servicing Agreement will include:

- The relocation of an existing BC Hydro pole on Cambie Road, providing for future hydro, telephone and cable utilities, provide locations and SRWs for all above ground utility cabinets, street lighting on all three (3) road frontages.
- Design and construction of road improvements along Cambie Road inclusive of a new sidewalk and a treed/grassed landscaped boulevard.
- Traffic signal pre-ducting at Cambie Road and Dubbert Street.
- Full road construction of McKim Way through the site including sidewalks, boulevards and curb/gutter on both sides of the street.
- Interim road construction of Dubbert Street along the site's frontage inclusive of a sidewalk, an interim boulevard, curb and gutter installations.

Public Art

Contribution to the City's Public Art program in the amount of \$59,964.16 (based on 7,051.7 m² [75,904 ft²] net buildable floor space) is required.

Garbage and Recycling

Garbage and Recycling will be provided through door to door pick up. Internal 3 m x 3 m corner cuts will be provided to ensure proper turning capability for the service vehicles as shown on the submitted plans (Attachment 3).

Development Permit Issues to be Addressed

The following are some of the issues that will need to be further refined through the Development Permit review for this development proposal:

- Overall building design.
- Preparation of alternative layouts for accessible units.
- The extent of permeability on the site.
- Verification of projections into side yard spaces.
- Play space location, size and furnishings.
- Mail box location and design.
- Site lighting and locations.
- Detailed landscaping plans and landscape security requirements.
- Building color scheme and verification of materials.
- Location of any internal/private fire hydrants.
- Perimeter fencing.
- Verification of internal corner cuts to accommodate SU-9 vehicles.
- Grade interface with adjacent development sites.
- Verification of overall site grading and FCL.

Conceptual Site Plans for Adjacent Properties

At staff's request, the developer has undertaken an analysis of the adjacent properties to the east (9300 and 9320 Cambie Road) and to the south (9211 to 9291 Odlin Road) to show that the development potential of those properties, as outlined in the Alexandra Neighbourhood Land Use Map, is achievable and that the interface with the subject property will be appropriately addressed. The concept plans have been placed into the application file for future reference.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets \$5,000.00. This will be considered as part of the 2017 Operating Budget.

Conclusion

This development proposes 59 energy efficient three-storey townhouses in a neo-Victorian character on a site layout with multiple street frontages. Outdoor amenity space is provided for both portions of the site and access will be provided via central drive aisles.

The proposal conforms to both the Official Community Plan and the Alexandra Neighbourhood Land Use Map. Staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.



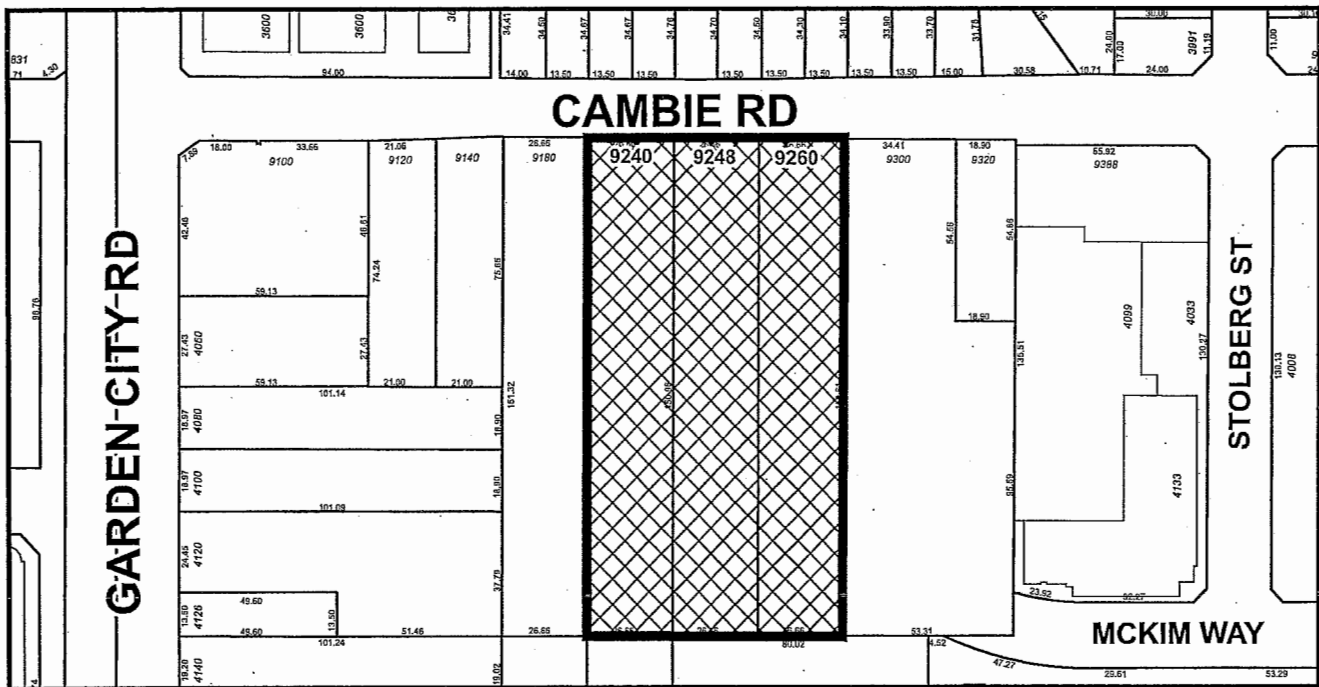
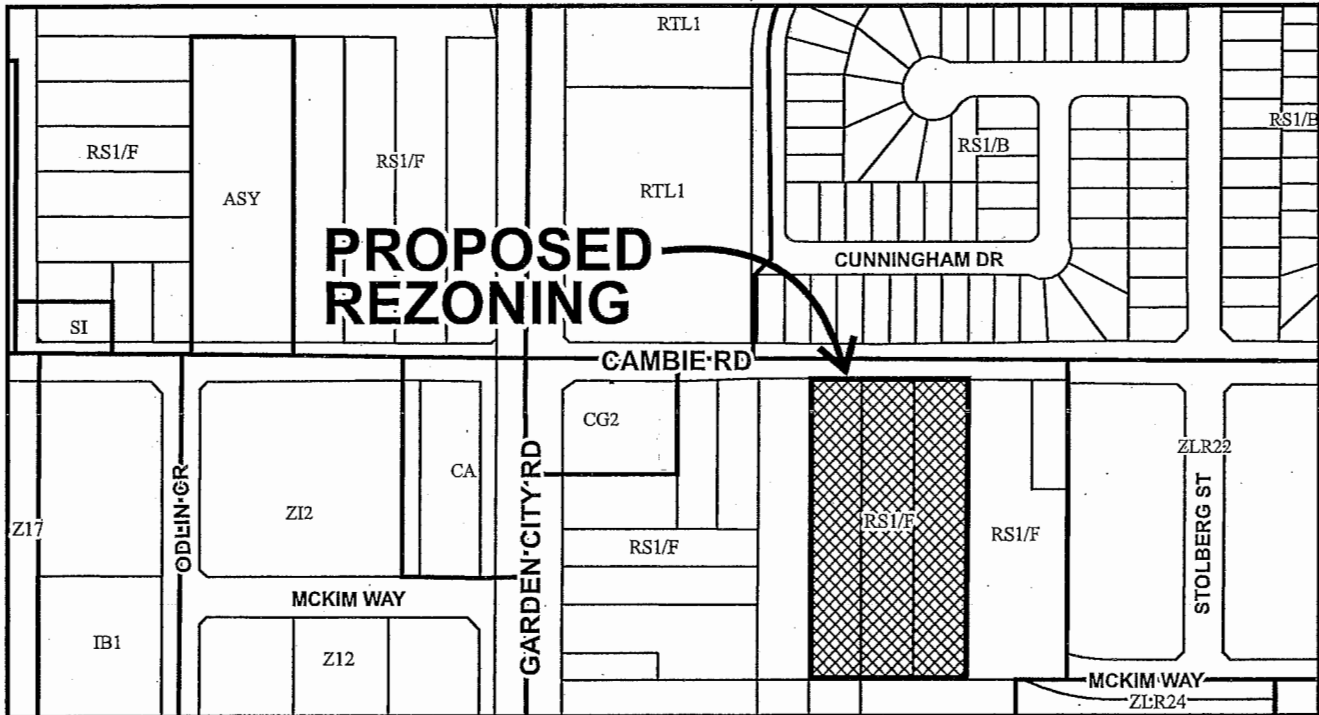
David Brownlee
Planner 2
(604-276-4200)

DCB:blg

- Attachment 1: Location Map
- Attachment 2: Alexandra Neighbourhood Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 15-692812

Original Date: 02/24/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-692812

Original Date: 02/24/15

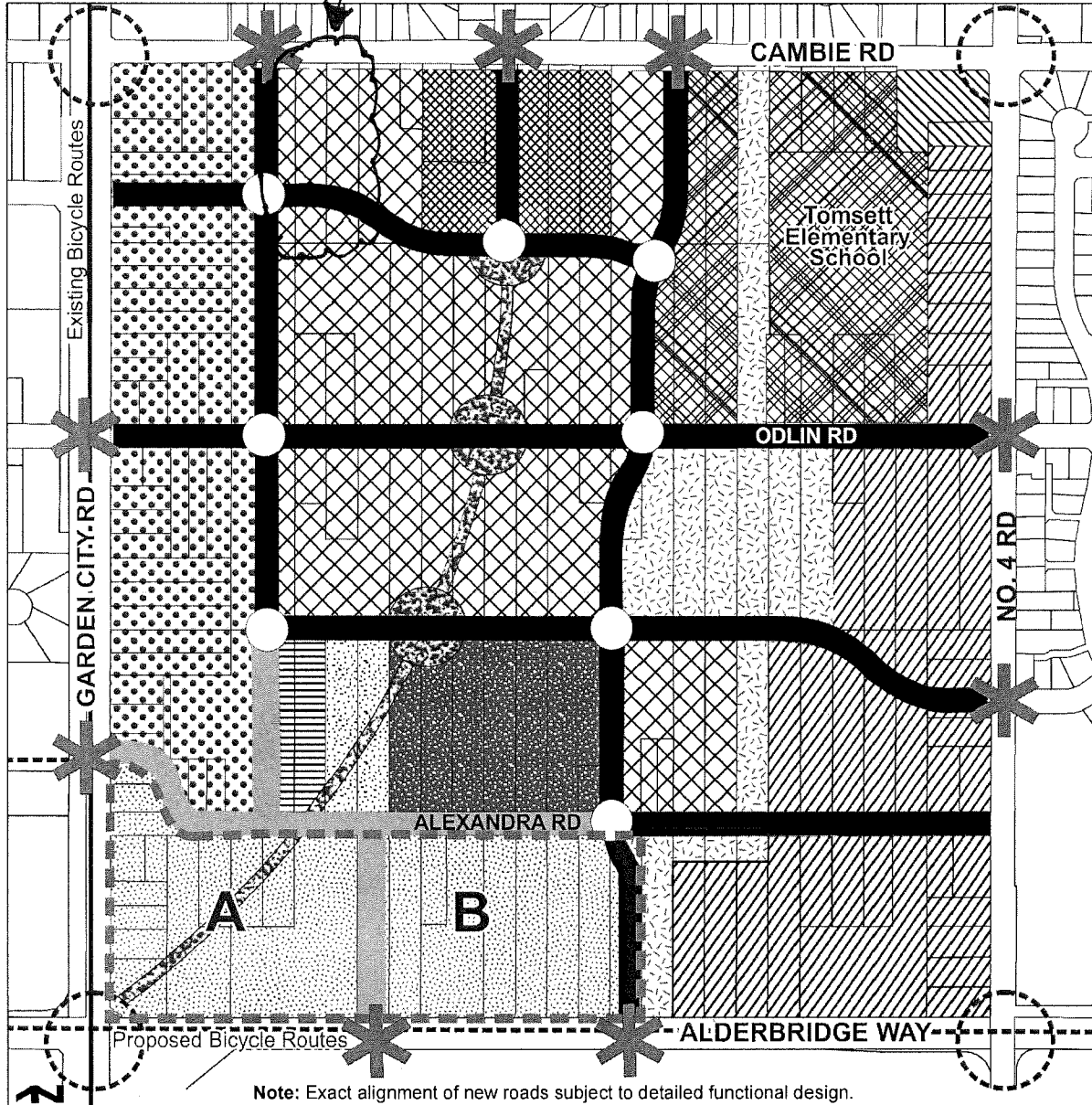
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121
2015/06/15



Note: Exact alignment of new roads subject to detailed functional design.

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.	Mixed Use: • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing)
Mixed Use Employment – Residential (Minimum 0.52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8.2.1.)	Residential Mixed Use • a mix of low to medium density residential with low to medium density residential over retail or live/work uses. Max. 1.25 FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	New Traffic Signals
Convenience Commercial	Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR	Feature Intersections - details to be developed
Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)	Community Institutional	Feature Landmarks in Combination with Traffic Calming Measures
Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).	Park: North Park Way, Central Park, South Park Way	
Residential Area 1B 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).	Alexandra Way (Public Rights of Passage Right-of-way)	
	Proposed Roadways	
	High Street	

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.



RZ 15-692812

Attachment 4

Address: 9240, 9248, 9260 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd.

Planning Area(s): West Cambie (Alexandra Neighbourhood)

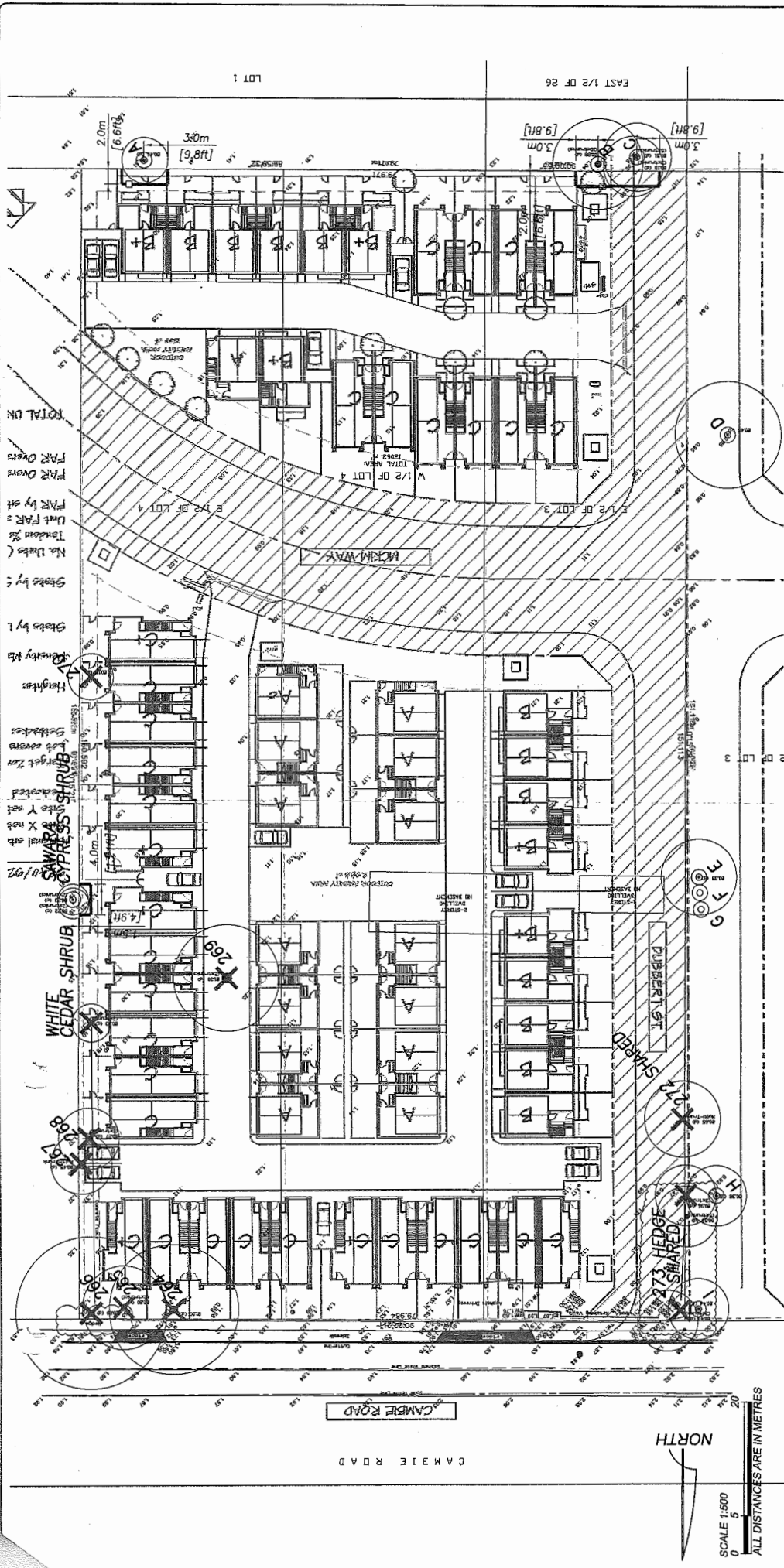
	Existing	Proposed
Owner:	Westmark Developments (Camosun Ltd.)	Same
Site Size (m²):	12,063 m ² (129,852 ft ²) gross	8,840.9 m ² (95,163 ft ²) net of dedications
Land Uses:	Single Detached	Multi-Family (townhome)
OCP Designation:	"Apartment Residential"	Same
Area Plan Designation:	Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise apartments (4-storey typical)."	Same
Zoning:	Single Detached RS1/F	"Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)"
Number of Units:	3 SFD	59 units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5 FAR Max.	0.80	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 13,261.4 m ² (142,744.5 ft ²)	Lot A: Max. 7,051.71 m ² (75,904 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 65% Non-porous Surfaces: Max. 25%	Building: Max. 65% Non-porous Surfaces: Max. 29%	none
Lot Size:	n8,500 m ²	8,840.9 m ²	none
Lot Dimensions (m):	Width: 69.97 m Depth: 121 m	Width: 69.97 m Depth: 130.98 m	none
Setback – Front Yard (m):	4.0 m Roads	4.13 m (Cambie Rd.) 4.0 m (Dubbert St.) 4.0 m (McKim Way)	None
Setback – Side / Rear Yards (m) North of McKim Way:	4.5 m	4.5 m	None
Setback – Side / Rear Yards (m) South of McKim Way:	4.2 m / 3.0 m	4.2 m / 3.0 m	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Ratios: 2.0 R / 0.2 V Site N: 90R / 9V Site S: 28R / 3V	Site N: 90R / 9V Site S: 28R / 3V	none
Off-street Parking Spaces – Total:	Total: 118R / 12V	Total: 118R / 12V	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	54 tandem spaces total (45.8 %)	none
Amenity Space – Indoor:	For 40 or more units: Min 100 m ² (1,076 ft ²) or pay-in-lieu	34.18 m ² (368 ft ²) building plus prorated cash-in-lieu: \$78,313.90	none
Amenity Space – Outdoor:	Site N: 6 m ² /unit= 270 m ² Site S: 6 m ² /unit= 84 m ² Total Required: 354 m ²	Site N: 249 m ² (2,938 ft ²) Site S: 107.4 m ² (912 ft ²) Total: 357.7 m ² (3,850 ft ²)	none

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



REV #	DATE	INITIAL SUBMISSION	COMMENTS
0	FEB 3, 2015		

TREE MANAGEMENT DRAWING
PROJECT: PROPOSED REDEVELOPMENT
ADDRESS: 9240, 9248 & 9260 CAMBIE RD, RICHMOND
CLIENT: WESTMARK DEV. (CAMCOSUN) LTD
ACL FILE: 15112 **SHEET: 2 OF 2**

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

acclgroup.ca

ARBORTECH CONSULTING
 a division of **ACCL GROUP**
 HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA
 SUITE 200 - 5740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z5 P. 604.275.3484
 SUITE 109 - 1558 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 P. 604.755.7132

LEGEND:

- ⊗ **HW** denotes: TAG NUMBER OR ID REFERENCE.
- denotes: DRIPLINE (spread of the branches and foliage) of the tree.
- denotes: RETENTION tree (proposed).
- ⊗ denotes: REMOVAL tree (proposed).
- ⊕ denotes: HIGH RISK REMOVAL tree (proposed).
- ⊙ denotes: OFF-SITE tree (to be protected and/or owner contacted as noted).
- + denotes: NON-BYLAW understorey tree (as measured by project arborist).
- denotes: SITE OR STUDY AREA BOUNDARY.
- denotes: TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.

IN NOTE: All drawings supplied by the project owner (P.O.) are the property of the project owner. The project owner is responsible for the accuracy of the information provided. The project owner is responsible for the accuracy of the information provided. The project owner is responsible for the accuracy of the information provided.



Address: 9240, 9248, 9260 Cambie Road

File No.: RZ 15-692812

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9597, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. A 3.4 m (approximately) wide road dedication along the entire Cambie Road frontage to accommodate the road design described under the Servicing Agreement section below.
3. A 10 m wide road dedication to accommodate the development of a new north/south road (Dubbert Street) along the west property line of 9240 Cambie Road as described under the Servicing Agreement section below.
4. A 20 m wide road dedication to accommodate the development of a new east-west road (McKim Way) through the site as described under the Servicing Agreement section below.
5. Standard 4 m by 4 m corner cut road dedications are required at the southeast corner of Cambie Road and Dubbert Street and at the northeastern and southeastern corners of McKim Way and Dubbert Street as described under the Servicing Agreement section below.
6. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
7. 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 the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
10. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.6 m GSC as per the West Cambie Area Plan.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$59,964.16 based on 7,051.7 m² [75,904 ft²] net buildable floor space) to the Public Art fund.
13. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (\$5,313.28) to the City for Planning Costs as per the West Cambie – Alexandra Interim guidelines Policy 5044.
14. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (\$45,542.40) to the City for Child Care as per the West Cambie – Alexandra Interim guidelines Policy 5044.

Initial: _____

15. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (\$45,542.40) to the City for City Beautification as per the West Cambie – Alexandra Interim guidelines Policy 5044.
16. City acceptance of the developer's offer to voluntarily contribute \$5.10 per buildable square foot (\$387,110.40) to the City's affordable housing fund.
17. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
18. Voluntary contribution of \$78,313.90 cash-in-lieu contribution to address the shortfall of on-site indoor amenity space.
19. Registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.
20. Enter into a Servicing Agreement* for the design and construction of works along Cambie Road, Dubbert Street and McKim Way in the vicinity of the subject site. Works include, but may not be limited to the following requirements:

A Servicing Agreement is required

• **District Energy and Sanitary Utilities:**

The City will require an acceptably dimensioned SRW or another substantive agreement or mechanism to ensure that sanitary and district energy utility (DEU) corridors are established through 9300 Cambie Road, through future road dedication alignments, to service the proposed site. A letter agreement between the landowners is not acceptable.

• **Water Works:**

- a. Using the OCP Model, there is 374 L/s of water available at a 20 psi residual at the Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Install new watermains and fire hydrants along future McKim Way and Dubbert Street frontages, and tie-in to the watermain on Cambie Rd.
 - Install service connection and fire hydrant at the dead-end on the east end of the future McKim Way frontage.
 - Relocate an existing hydrant at the Cambie Road frontage that will conflict with the alignment of future Dubbert Road.

• **Storm Sewer Works:**

- a. The Developer is required to:
 - Upgrade the existing 450 mm storm sewer to the City's minimum or OCP size along the proposed site's Cambie Road frontage complete with manhole at each end.
 - Install a new storm sewer, sized as per the City's minimum standard or that derived from a capacity analysis, along the proposed site's entire Dubbert Street and McKim Way frontages and tie-in to the storm sewer in Cambie Road. Manhole placement shall be as per City's Engineering specifications.

• **Sanitary Sewer Works:**

The Developer is required to:

- Install a new sanitary sewer, sized as per the City's minimum standard or that derived from a capacity analysis, along the proposed site's entire Dubbert Street and McKim Way frontages and extend through a new SRW along the south side of 9300 Cambie Road to tie-in to the existing sanitary main on McKim Way.

• **Frontage Improvements:**

- a. The Developer is required to:
 - Relocate an existing BC Hydro pole at the west property line of 9240 Cambie Road due to its conflict with the Dubbert Street alignment. Alterations and relocation of any private utilities will be at the developer's cost.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff

Initial: _____

report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

1. BC Hydro PMT – 4mW X 5m (deep)
2. BC Hydro LPT – 3.5mW X 3.5m (deep)
3. Street light kiosk – 1.5mW X 1.5m (deep)
4. Traffic signal kiosk – 1mW X 1m (deep)
5. Traffic signal UPS – 2mW X 1.5m (deep)
6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. Should interim road improvements by neighboring developments on Dubbert Street and McKim Way proceed prior to the proposed development's road dedications being made then the subject site's developer will be required to upgrade those interim works to the ultimate condition at his own cost, DCC credits may be applicable.
- Provide street lighting along the Cambie Road, Dubbert Road and McKim Way frontages of the proposed site.

• **General Items:**

- The Developer is required to:
 - Provide an acceptably dimensioned SRW or another substantive agreement or mechanism to ensure that sanitary and district energy utility (DEU) corridors are established through 9300 Cambie Road, through future road dedication alignments, to service the proposed site. A letter agreement between the landowners is not acceptable.
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwelling at 9300 Cambie Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.

• **Transportation Related Items:**

- a) Developer responsible for the design and construction of the frontage improvements, and the associated land dedication, as noted below:

Cambie Road:

- i. Land dedication to accommodate the following road cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
- 3.5 m wide westbound through lane.
 - 3.2 m wide westbound through lane.
 - 3.3 m wide left-turn lane.
 - 3.2 m wide eastbound through lane.
 - 3.5 m wide eastbound through lane.

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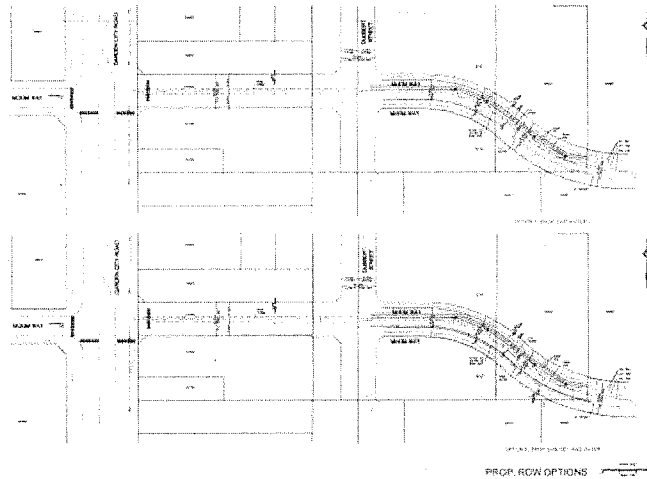
- 0.15 m wide curb/gutter.
 - 1.5 m wide boulevard.
 - 2 m wide sidewalk.
 - (subject to the functional design and detailed survey to be prepared by the developer, it is estimated that the above would require approximately 3.4 m of dedication along the entire Cambie Road frontage).
- ii. Design and construct road improvements along the Cambie Road frontage to an interim road standard which includes a new 2 m wide sidewalk at the new property line, a treed/grassed landscaped boulevard between the new sidewalk and the existing curb/gutter.

New north/south road (Dubbert Street) along the west property line of 9240 Cambie Road:

- Require 10 m wide land dedication.
- Design and construct the interim roadway to include: minimum 6 m wide driving surface, 1 m paved shoulder along west road edge, and along the east road edge, a 0.15 m wide interim curb/gutter, 2 m wide sidewalk, and the remaining to be interim boulevard.

New east/west road (McKim Way) through the site:

- Require 20 m wide land dedication (general road alignment shown schematically in diagram below)
- Full road construction to a collector road standard, including a 11.2 m wide pavement, and on both sides of the street, 2 m wide sidewalk, 1.5 m wide boulevard and 0.15 m wide curb/gutter.



4 m x 4 m corner cuts (as dedication):

- Cambie Road/Dubbert Street: on the southeast corner of the intersection.
- McKim Way/Dubbert Street: on northeast and southeast corners of the intersection.

Cambie Road & Dubbert Street Intersection:

- Traffic signal pre-ducting required.

- b) No access off Cambie Road.
- c) All drive aisle width shall be no less than 6.7 m.
- d) On-site vehicle parking:
- Provided 2.2 spaces for each dwelling unit (2.0 spaces for residents PLUS 0.2 spaces for visitors) meets the bylaw requirements.
 - Size of parking stalls: confirm the size of stalls meets the bylaw requirements by showing on the plan the typical stall size for both resident and visitor parking stalls. Note the additional clearance requirement for tandem parking spaces (see zoning bylaw section 7.5.6a).
 - Minimum 2% of the total number of parking spaces be handicapped stalls.

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- Small-sized stalls: no more than 50% of the total parking spaces.
- Tandem Parking: 54.7% proposed- suggest reducing it to 50% to meet the bylaw requirements.
- e) On-site vehicle loading:
 - No designated (SU-9) loading space required as per bylaw requirements.
 - Provide SU-9 vehicle turning templates to ensure all truck movements can be accommodated on-site. Based on the turning templates provided, vehicles cannot turn around within the site and would require back in/back out of loading vehicles over a long distance which is a concern. Applicant may wish to consider introducing an additional access off Dubbert Street for the northern portion of the development at approximately where the two (2) visitor parking stalls are proposed. For the southern portion of the development, a second access off McKim Way as far east as possible.
- f) On-site bicycle Parking:
 - Confirm on-site bicycle parking has been provided to meet the following bylaw requirements: 1.25 Class 1 spaces per dwelling unit PLUS 0.2 Class 2 spaces per dwelling unit.
 - Confirm the size of bicycle parking stalls meets the bylaw requirement by showing on the plan the typical size for each Class 1 and Class 2 parking stalls.
- g) Prior to the issuance of Building Permit (BP), a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <http://www.Richmond.ca/services/ttp/special.htm>>)

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of the Alexandra Neighbourhood sanitary and storm sewer works and services late comer charge plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement dated June 25, 2007.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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

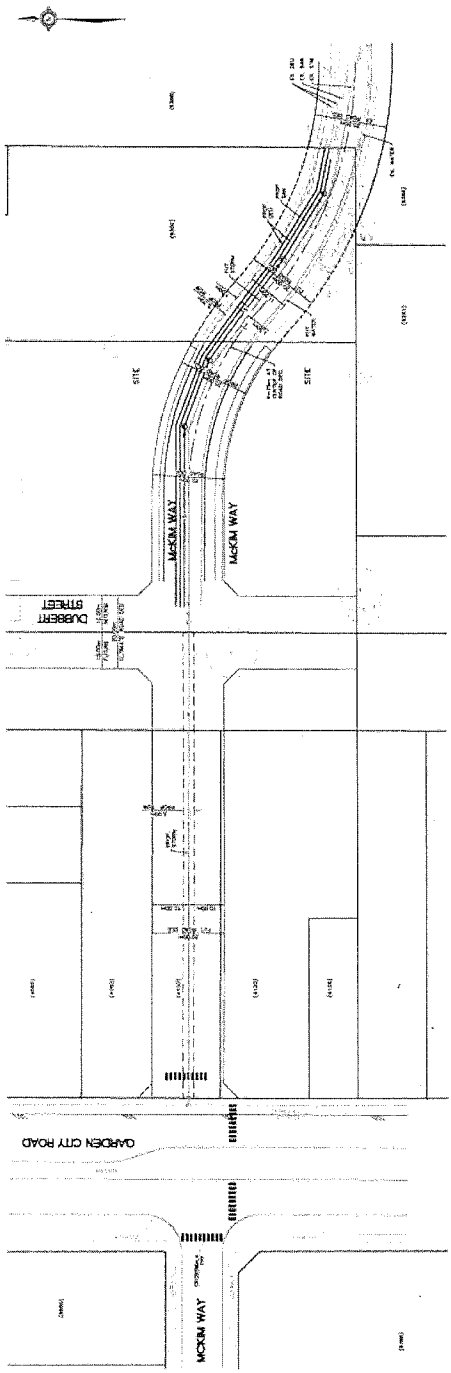
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of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

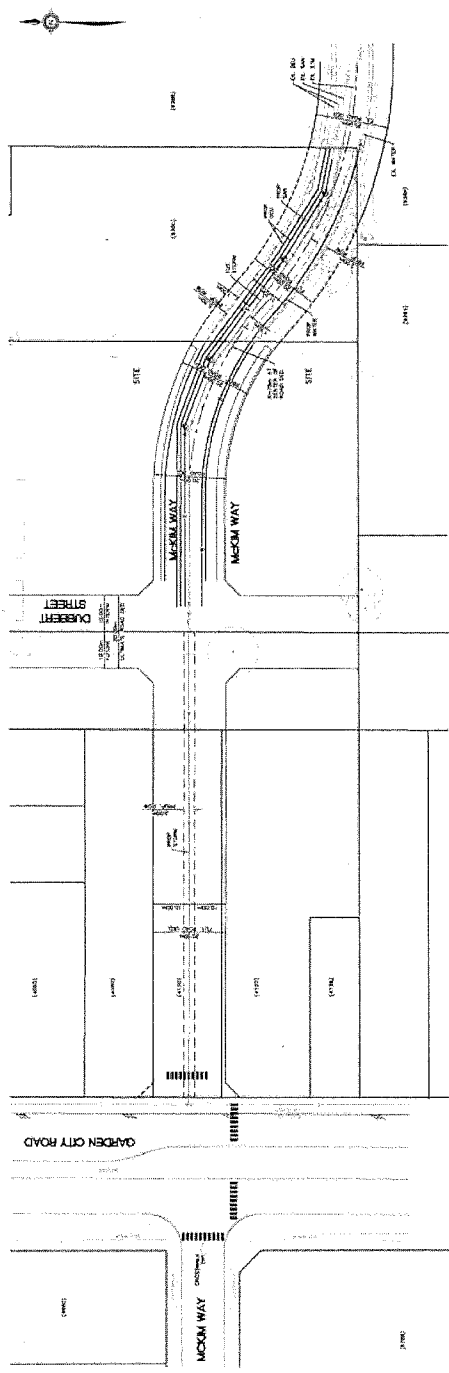
Signed _____

Date _____

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OPTION 1 - PROP. SAN AND WTR



OPTION 2 - PROP. SAN, DEG AND WATER

PROP. ROW OPTIONS





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9597 (RZ 15-692812)
9240, 9248, 9260 Cambie Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.79 thereof the following:

“17.79 Town Housing (ZT79) – Alexandra Neighbourhood (West Cambie)

17.79.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for a contribution to the City’s capital Affordable Housing Reserve Fund.

17.79.2 Permitted Uses

- **child care**
- **housing, town**

17.79.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.79.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
 - i. covered areas of the **principal building** which are open on one or more sides; or
 - ii. enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.79.4.1.b. i.
2. Notwithstanding Section 17.79.4.1, the reference to “0.60” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.82” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$5.10 per square foot of net buildable area to the **City**’s capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

17.79.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.
2. No more than 70% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.

17.79.6 Yards & Setbacks

1. The minimum **setback** from public roads is 4.0 m.
2. The minimum **side yard** south of McKim Way is 3.0 m.
3. The minimum **rear yard** north of McKim Way is 4.5 m.
4. The minimum **rear yard** south of McKim Way is 4.2 m.
5. **Bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **front yard** for a distance of not more than 1.0 m and into the **side** and **rear yards** for a distance of not more than 0.6 m.
6. **Balconies** may not project into the **front yards**.
7. Electrical or DEU/Mechanical rooms may project into the **side** and **rear yards** for a distance of not more than 0.6 m.

17.79.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.79.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,500 m².

17.79.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.79.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

17.79.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it **“TOWN HOUSING (ZT79) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**.

P.I.D. 004-261-089
 West Half Lot 4 Block “A” Section 34 Block 5 North Range 6 West New Westminster
 District Plan 1224

P.I.D. 004-260-911
 East Half Lot 3 Block “A” Section 34 Block 5 North Range 6 West New Westminster
 District Plan 1224

P.I.D. 012-030-589
 East Half Lot 4 Block “A” Section 34 Block 5 North Range 6 West New Westminster
 District Plan 1224”

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9597”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE SATISFIED

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>