



City of Richmond

Report to Committee


To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 12, 2018
File: RZ 17-765557

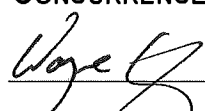
Re: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing - Steveston Highway (Steveston) (ZT85)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to create the "Town Housing - Steveston Highway (Steveston) (ZT85)" zone, and to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing - Steveston Highway (Steveston) (ZT85)", be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 8

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

Staff Report

Origin

Anthem Properties Ltd. has applied to the City of Richmond for permission to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway (Attachment 1) from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to a new “Town Housing - Steveston Highway (Steveston) (ZT85)” zone in order to permit the development of 43 townhouse units.

Project Description

The 10 properties under this application have a total combined frontage of approximately 200 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.66 FAR. The site layout includes 19 two-storey units and 24 three-storey units in 13 townhouse clusters. Four secondary suites and five convertible units are included in this proposal. Vehicle access is provided by a single driveway access to Steveston Highway. The indoor and outdoor amenity spaces are proposed opposite to the vehicle access to the site.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The applicant has advised that there are no secondary suites in the existing houses/duplexes. Six of the dwelling units were owner occupied, three units were tenanted, and two units were vacant at the time the developer acquired the properties.

Surrounding Development

To the North: Existing single family dwellings on lots zoned “Single Detached (RS1/B)”.

To the South: Across Steveston Highway, existing single family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/D)”.

To the East: Existing single family dwellings on lots zoned “Single Detached (RS1/B)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

To the West: A seven-unit two-storey townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.

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”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 43 townhouses is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

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 conducted a Public Open House for the rezoning application on April 12, 2017. The Open House was held at James McKinney Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 140 properties in the immediate area (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. Approximately 45 people attended the event and 34 of them added their names to the sign-in sheet, in which 17 attendees identified themselves with addresses from 11 households located within the notification area. Comment sheets were provided to all the attendees, and nine completed comment sheets were received (Attachment 5) at the end of the meeting. Two comments sheets were completed by residents within the notification area. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in *bold italics*:

1. Change of site grade of the development site and potential flooding on neighbouring properties.

Existing site grade along the rear (north) property line will be maintained. Retaining walls in the rear yard will be set back 1.5 m from the rear (north) property line. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding sites.

2. Potential damage to the neighboring properties and nuisances during construction.

The applicant advised that they will make an effort to keep the earthwork compaction activities to a minimum by employing the least impactful compaction measures (i.e., a ride-on roller vs. a 500lb. plate tamper) where possible.

Dust from construction activities will be mitigated through a variety of measures, including the use of water spray during groundwork in summer months, regular on-site and off-site street sweeping, vacuum attachments for cementitious siding cutting tools, etc..

Noise from construction activities will be strictly regulated to fall within the hours allowed by the City's Noise Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 pm and after 8:00 pm on Monday through Friday, prior to 10:00 am and after 8:00 pm on Saturday (provided it is not a Statutory Holiday), and prior to 10:00 am and after 6:00 pm on Sundays and Statutory Holidays.

3. Potential loss of privacy and overlook.

Two-storey units are proposed along the side and rear property lines, and the height of these units will be limited to a maximum of 7.5 m to roof peak; measured to the average finished site grade. Proposed rear yard setbacks will range from approximately 6.2 m to 7.7 m, which exceeds the 6.0 m minimum rear yard setback along the rear yard interface with single-family housing, under the Arterial Road Guidelines for Townhouses. A 6 ft. high wood fence along with canopy trees will be installed along the rear (north) property line to address overlook concerns and provide natural screening between the townhouse development and the existing single family homes to the north.

4. Affordable housing component.

The applicant will provide cash contribution to the City's Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. In addition, four secondary suites are included in this proposal.

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

The applicant proposes to consolidate the 10 properties into one development parcel, with a total area of 8,970.4 m². The proposal consists of 43 townhouses, in a mix of two-storey and three-storey townhouse units in 13 clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site and the indoor amenity building will be located adjacent to the outdoor amenity area.

All three-storey units are proposed along Steveston Highway, while two-storey units are proposed along the side and rear lot lines to serve as a transition to the single-family homes to the east and north, as well as the existing two-storey townhouse complex to the west. The townhouse clusters along Steveston Highway contain four to six units per cluster and this is in compliance with the design guidelines for townhouse development. Townhouse clusters along the rear yard interface with single family housing should be limited to two units per cluster (i.e., duplex buildings); however, due to the tree preservation scheme and the separations required between buildings, one three-unit cluster (i.e., a triplex building) is being considered for the development.

Four ground level secondary suites are proposed to be included in the development. These suites will be contained in four of the three-storey units (unit type B2) proposed on site (see Attachment 2). The size of each secondary suite is approximately 30 m² (333 ft²) and the total net floor area of each of these B2 units is approximately 152 m² (1,638 ft²). Each secondary suite contains a living/dining area, a bedroom, a kitchenette and a bathroom. A surface parking stall will be assigned to each of the secondary units.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title, or other measures restricting stratification, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title, or other measures restricting use of the parking space, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the site plan to ensure all the aboveground utility infrastructure improvements for this development proposal will be located at the appropriate location; to confirm that the proposed locations of the public art pieces and interpretive heritage signage will not be in conflict with the placement of the new traffic signal at the intersection of Swallow Drive and the site vehicle access; and to explore the opportunity to provide an emergency exit to Steveston Highway beyond the maximum access route distance permitted by the BC Building Code.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along Steveston Highway and along the internal drive aisles, to reduce visual massing of the three-storey units along Steveston Highway, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on Steveston Highway, and to the adjacent existing developments.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Existing Legal Encumbrances

There is an existing 1.5 m wide utility right-of-way (ROW) along the north property line of all ten subject properties for an existing sanitary sewer line. The developer is aware that no construction is permitted in this area.

In addition, there is currently a restrictive covenant on Title of 5291 Steveston Highway; restricting the use of the site to a two-family dwelling only (registration number BF56882). Prior to final adoption of the rezoning bylaw, the applicant must discharge these covenants from titles of the properties.

There are also two existing restrictive covenants on Titles of 5331 and 5351 Steveston Highway (registration numbers AC25351 and AC25352) that requires: a) any dwelling on the land to be designed to enable vehicles to enter and leave the property without having to reverse onto the

street; and b) that the land not be subdivided to create lots having a frontage of less than 13.5 m and that the front yard setback not be less than 9 m. These covenants are also required to be discharged from the Titles of the properties prior to rezoning.

An easement agreement in favor of 5191 Steveston Highway is registered on Title of the adjacent townhouse development to the west at 5171 Steveston Highway. The main purpose of this easement is to provide access to the future multiple-family development at 5191 Steveston Highway through 5171 Steveston Highway. Since the easement is only in favor of 5191 Steveston Highway, and 5191 Steveston Highway will be consolidated with the rest of the properties included in this proposal for a townhouse development with access to Steveston Highway opposite to Swallow Drive, the access easement on 5171 Steveston Highway will no longer be warranted. This easement agreement may be discharged by the strata at 5171 Steveston Highway at their sole cost after final adoption of the Rezoning Bylaw and issuance of the Development Permit for the subject development.

Transportation and Site Access

One vehicular access from Steveston Highway, aligning with Swallow Drive, is proposed, which will be utilized by adjacent properties to the east if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle will be secured as a condition of rezoning.

It is noted that the access route for Fire Department to the east end of the internal east-west drive aisle exceeds 90 m; therefore, a turnaround facility at the dead end, or an emergency exit to Steveston Highway, is required to meet the BC Building Code. The applicant proposed to provide sprinklers in those units located beyond the 90 m access route distance as an alternative solution. While this alternative is acceptable, Fire Department still encourages the developer to provide an emergency exit to Steveston Highway. As a condition of rezoning, a Restrictive Covenant is required to ensure that a residential fire sprinkler system is to be provided to all units located beyond the 90 m access route distance, unless an emergency exit is secured at the Development Permit stage.

There are considerable transportation improvements required as part of this application. Prior to final adoption of the rezoning bylaw, the developer required to:

- Contribute \$150,000 towards the design and construction of a new traffic signal at the intersection of Swallow Drive and the site vehicle access. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, Uninterruptable Power Supply (UPS) system, controller cabinet/controller, illuminated street name signs and Accessible Pedestrian Signals (APS). SRW may be required for the placement of traffic signal equipment. The exact SRW requirements will be determined as part of the Servicing Agreement detailed design works. This traffic signal must be fully functional prior to the issuance of Occupancy Permit.
- Design and construction of frontage improvements including, but not limited to a new 1.5 m wide concrete sidewalk at the development Steveston Highway property line and a minimum 1.5 m wide grass boulevard with street trees.

- Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/Lassam Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards.
- Provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter; which will be placed at the westbound bus stop on the Steveston Highway far-side Lassam Road, or at an alternative bus stop in the vicinity.

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 48 bylaw-sized trees on the subject property, six trees on neighbouring properties, and one street tree on City property on Steveston Highway.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One 60 cm cal Douglas Fir tree (tag# 942) located on the proposed development site is in good condition and should be retained and protected.
- One 20 cm cal Red Oak tree (tag# 977) located on the proposed development site is in good condition and should be retained and protected.
- Three 22 cm cal Norway Spruce trees located on the proposed development site (tag# 944, 945, 946) are all in good condition and should be retained and protected.
- One 40 cm cal Pear tree (tag# 979) located on shared property line with the neighbouring property to the north (10801 Hollymount Drive) and five trees (OS002, OS003, OS004, OS005 and OS006) located on neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 42 trees located on site are either dead, dying (sparse canopy foliage), are infected with Fungal Blight, 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. Replacement trees should be specified at 2:1 ratio as per the OCP.
- Parks Operations staff has authorized the removal of one 34cm cal Western Red Cedar tree and a number of hedge rows located along the Steveston Highway frontage due to their poor condition and conflicts with proposed frontage improvements. Compensation of \$1,300 is required for the removal of the Western Red Cedar tree.

Tree Replacement

The applicant wishes to remove 42 on-site trees. The 2:1 replacement ratio would require a total of 84 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 119 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection and Relocation

The applicant has committed to relocate the 20 cm cal Red Oak tree (tag# 977) on site to the proposed outdoor amenity area. As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree and a Tree Survival Security to the City in the amount of \$5,000 will be required. Following construction and all required Building Permit Inspections, an acceptable post-construction impact assessment report must be submitted to confirm the tree has survived. The City will then release 50% of the security; and the remaining 50% of the security will be released one year later, subject to inspection and survival of the tree.

Four other trees on-site and one tree located on shared property line with 10801 Hollymount Drive, as well as all trees and hedgerows located 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 7). 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.

Heritage Feature – the Italianate House

The Italianate House, which is not on the City's Heritage Inventory List, is located on the subject site at 5191 Steveston Highway. The City's heritage planner and staff from Arts, Culture and Heritage Services reviewed the condition of the Italianate House as part of the rezoning application review process. Staff understand that the Italianate House has undergone a number of renovations and determined that it has limited heritage value. Staff worked with the developer to explore the opportunity to retain or relocate the Italianate House but the associated cost is

quite high compared to its value. As a result, staff undertook the documentation (written report and photographs) of the Italianate House and salvaged elements of the house (i.e., doors, brass and metal pieces, light sconce, glass door knobs and ceramic house numbers, etc.) to add to the City's collection of artifacts.

In addition, the applicant opts to participate in the City's Public Art Program. The City's Public Art Planner has advised the Public Art Consultant to ask the selection panel to consider artists that may have the abilities to interpret heritage and ask the artist to consider interpretation of the Italianate House, the former cluster of Italianate Houses on the block, and the long history of Italian-Canadians in Richmond.

The developer has also agreed to install an interpretive heritage signage on-site, which will include photographs of the house and simple wording indicating that the house is related to the long history of Italian-Canadians in Richmond. The design and location of the signage will be reviewed in detail through Richmond Heritage Commission and overall landscape design at Development Permit stage.

Proposed Site Specific "Town Housing - Steveston Highway (Steveston) (ZT85)" Zone

A site specific zone is being proposed for the subject site in order to allow a density at 0.66 FAR and to incorporate the specific front and rear yard setbacks proposed. The proposed "Town Housing - Steveston Highway (Steveston) (ZT85)" zone is drafted based on the current "Medium Density Townhouses (RTM2)" zone; which allows for a maximum density at 0.65 FAR, to ensure compatibility to other arterial road townhouse developments. The three changes to the standard zones are as follow:

- A maximum density of 0.66 FAR (with affordable housing contribution). This proposed density is within the range of density allowed for townhouse developments along arterial roads.
- A minimum front yard setback of 4.5 m. The 4.5 m front yard setback is supported by the Arterial Road Guidelines for Townhouses in the OCP, provided that a minimum of 6.0 m rear yard setback to both the ground and second floors of the rear units is proposed.
- A minimum rear yard setback of 6.0 m. This is to ensure a 6.0 m rear yard setback along the rear yard interface with existing adjacent single family developments to the north will be provided.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, and the rezoning application was submitted prior to the Affordable Housing cash contribution rates were updated, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$254,917.71.

Public Art

The applicant will be participating in the City's Public Art Program and will be making a voluntary contribution at a rate of \$0.83 per buildable square foot (2017 rate); for a total contribution in the amount of \$52,895.42. The applicant has been working with Public Art staff to identify an artist and suitable art installation for this development site. This voluntary contribution will be secured as a rezoning consideration.

Townhouse Energy Efficiency and Renewable Energy

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

Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

The OCP requires that a minimum of 100 m² (1,076 ft²) of indoor amenity space be provided for multiple family development projects of 40 units or more. The applicant is proposing to provide a portion of the required indoor amenity space on-site with a 65 m² (700 ft²) building, to be located adjacent to the proposed outdoor amenity space, and a cash contribution, in the amount of \$24,850.00, in-lieu of providing the balance of the required indoor amenity space (i.e., 35 m² or 376 ft²). The OCP requires a total cash contribution of \$71,000.00 for this 43-unit townhouse development, 35% of this total required cash-in-lieu is \$24,850.00.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and upgrades of the storm sewer (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

The 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

The purpose of this rezoning application is to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from “Single Detached (RS1/E) and Two-Unit Dwellings (RD1) ” to a new site specific “Town Housing - Steveston Highway (Steveston) (ZT85)” zone, in order to permit the development of 43-townhouse unit at a density of 0.66 FAR.

The proposed development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. The proposed new “Town Housing - Steveston Highway (Steveston) (ZT85)” zoning district has been developed to accommodate a density of 0.66 FAR and specific front and rear yard setbacks. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9841, be introduced and given first reading.



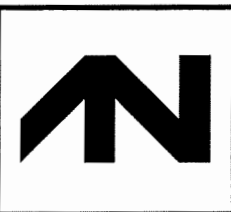
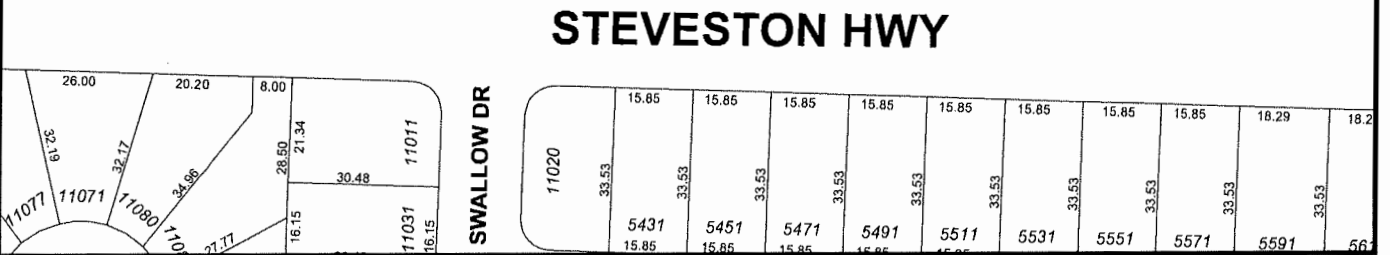
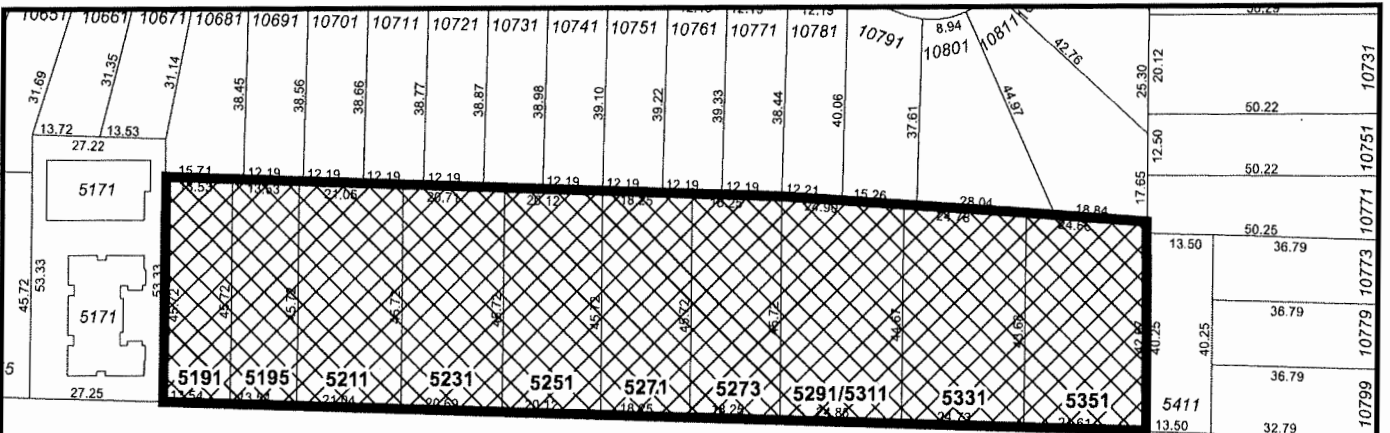
Edwin Lee
Planner 1
(602-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Open House Notification Area
- Attachment 5: Completed Comment Sheets Received at the Open House
- Attachment 6: Open House Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond

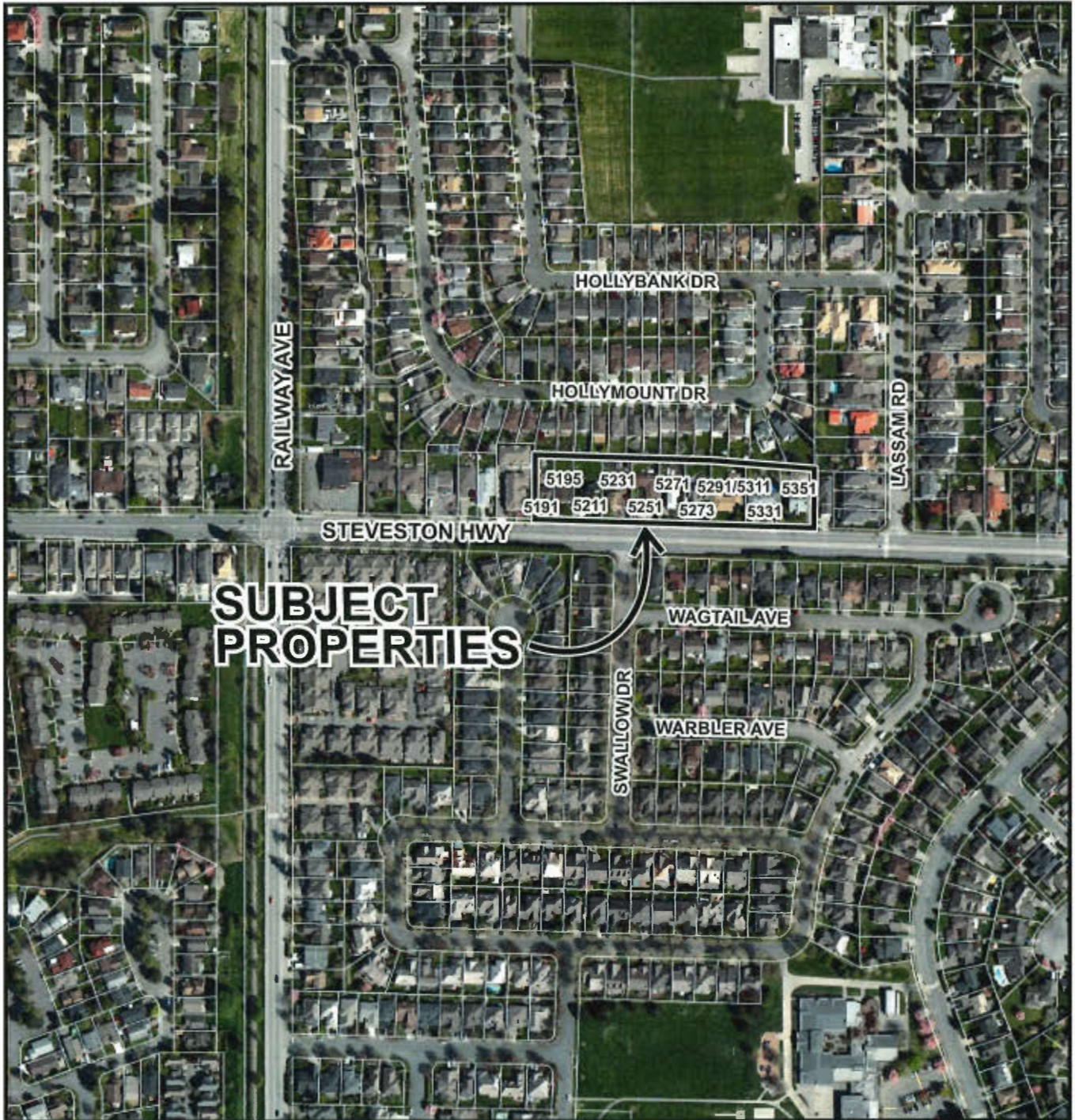


RZ 17-765557

Original Date: 04/12/17
 Revision Date: 03/01/18
 Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**



RZ 17-765557

Original Date: 04/12/17

Revision Date: 03/01/18

Note: Dimensions are in METRES



Integr
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ATTACHMENT 2

DATE: 02/21/18

AMNEM PROPERTIES

TOWNHOUSE DEVELOPMENT
SIPWASSI'S REGENTON HWY
ROUNDTOWN, MI

SITE PLAN

1/2" = 1'-0"
Feb 21, 2018
5 - Resubmitting Response

A-1.00



Building	Location	Grades (ft)			Average Finished Grade
		Finished Grade	Top of Foundation	Top of First Floor	
Building 01	Unit 101	1.75	1.75	1.75	1.75
Building 02	Unit 201	1.75	1.75	1.75	1.75
Building 03	Unit 301	1.75	1.75	1.75	1.75
Building 04	Unit 401	1.75	1.75	1.75	1.75
Building 05	Unit 501	1.75	1.75	1.75	1.75
Building 06	Unit 601	1.75	1.75	1.75	1.75
Building 07	Unit 701	1.75	1.75	1.75	1.75
Building 08	Unit 801	1.75	1.75	1.75	1.75
Building 09	Unit 901	1.75	1.75	1.75	1.75
Building 10	Unit 1001	1.75	1.75	1.75	1.75
Building 11	Unit 1101	1.75	1.75	1.75	1.75
Building 12	Unit 1201	1.75	1.75	1.75	1.75
Building 13	Unit 1301	1.75	1.75	1.75	1.75
Site Average					1.75

SITE GRADING CALCULATIONS



Integrative
ARCHITECTURE IN

40 2941 Gennepo, Ste
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Telephone: (604) 998-47

DATE: 10-11-2018
PROJECT: 18-001-1000



18-001-1000

ANTHEM PROPERTIES

TOWNHOUSE
DEVELOPMENT
18-001-1000
RICHMOND, BC

PARTIAL SITE
PLAN

18-001-1000	18-001-1000
1/16" = 1'-0"	1/8" = 1'-0"
Feb 23, 2018	
5 - Recording Response	

A-1.00





Integr
ARCHITECTURE IN

2330 703 Gwendolyn St
Vancouver, BC, V6C 1
www.integrarch.com
Telephone: (604) 683-41



PROJECT 1

EXHIBIT 1

ANTHEM PROPERTIES

TOWNHOUSE
DEVELOPMENT
11700-11750 240th Street NW
RICHMOND, BC

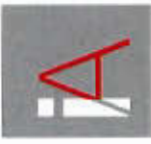
PARTIAL SITE
PLAN

10352
1/10/17 = 1'-0"
Feb 23, 2018
9 - Rezoning Response

A-1.00



525 526 527 528 529 530 531 532 533

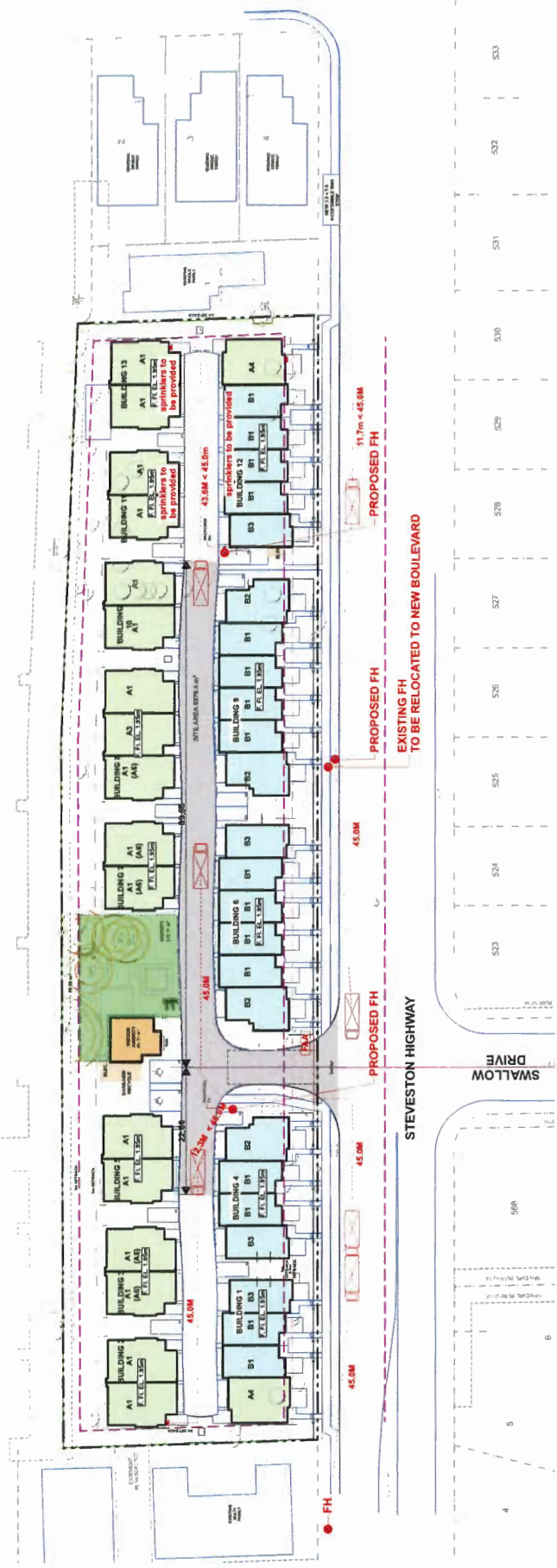


Integr
ARCHITECTURE IN

10, 783, Grenville St
Vancouver, BC V6C 1W6
Phone: 604 681 4121
Tel: 604 681 4121
www.integrarch.com



PROJECT 17



STEVESTON HIGHWAY

SWALLOW DRIVE

523	524	525	526	527	528	529	530	531	532	533
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

ANTHEM PROPERTIES

TOWNHOUSE DEVELOPMENT
219-252 Steveston Hwy
Richmond, BC

FIRE DEPT
ACCESS PLAN

16352
1" = 30'
Feb 22, 2018
5 - Response Response

A-1.00



Integr
ARCHITECTURE IN

311 High Street, Ste 200
Westborough, MA 01581
Tel: 508.865.1111
www.integrarch.com



STEEVESTON HWY STREETSCAPE ELEVATION - EAST



STEEVESTON HWY STREETSCAPE ELEVATION - WEST

ARCHITECTURE
1111

TOWNHOUSE DEVELOPMENT
STEEVESTON HWY
WESTBOROUGH, MA

STREETSCAPE ELEVATIONS

1/23/22
SHEET NO. 14
2/23/22
Feb 23, 2022
5 - Recording Preparation

A-0.31

1/16



BUILDING 2 - WEST ELEVATION



BUILDING 2 - EAST ELEVATION



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Colour to match Reference No.	Elements
A	Benjamin Moore Cascades Smooth finish, F exposure	Tobacco Bark	Hardie lap siding - F exposure
B	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
C	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
D	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
E	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
F	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
G	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
H	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
I	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations
J	Benjamin Moore Cascades Smooth finish, F exposure	Benjamin Moore 2134 Gray	Exterior walls, selected locations

Material	Manufacturer	Material Name	Notes
1	PPDF	PPDF Stone Block	Per finished elev drawings and documents
2	Woodwork	Floor cabinet paint with	Woodwork
3	Benjamin Moore	Benjamin Moore	Roof overhangs & balconies soffits
4	Benjamin Moore	Benjamin Moore	Exterior walls
5	Benjamin Moore	Benjamin Moore	Exterior walls
6	Benjamin Moore	Benjamin Moore	Exterior walls
7	Benjamin Moore	Benjamin Moore	Exterior walls
8	Benjamin Moore	Benjamin Moore	Exterior walls
9	Benjamin Moore	Benjamin Moore	Exterior walls
10	Benjamin Moore	Benjamin Moore	Exterior walls
11	Benjamin Moore	Benjamin Moore	Exterior walls
12	Benjamin Moore	Benjamin Moore	Exterior walls
13	Benjamin Moore	Benjamin Moore	Exterior walls
14	Benjamin Moore	Benjamin Moore	Exterior walls
15	Benjamin Moore	Benjamin Moore	Exterior walls
16	Benjamin Moore	Benjamin Moore	Exterior walls
17	Benjamin Moore	Benjamin Moore	Exterior walls
18	Benjamin Moore	Benjamin Moore	Exterior walls
19	Benjamin Moore	Benjamin Moore	Exterior walls
20	Benjamin Moore	Benjamin Moore	Exterior walls



BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - WEST ELEVATION



BUILDING 4 - NORTH ELEVATION



BUILDING 4 - EAST ELEVATION

MATERIAL & COLOUR LEGEND

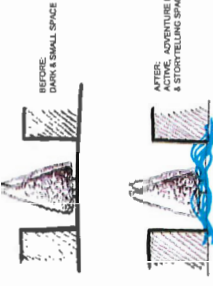
Colour	Manufacturer	Reference No.	Element
A	Blanco	White	Handicapped Stairing
B	Charmol	Black	Handicapped Stairing
C	Silver	Black	Handicapped Stairing
D	Cedar	Black	Handicapped Stairing
E	Silver	Black	Handicapped Stairing
F	Black	Black	Handicapped Stairing

Colour	Manufacturer	Reference No.	Element
A	Blanco	White	Handicapped Stairing
B	Charmol	Black	Handicapped Stairing
C	Silver	Black	Handicapped Stairing
D	Cedar	Black	Handicapped Stairing
E	Silver	Black	Handicapped Stairing
F	Black	Black	Handicapped Stairing

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4195 5th Street Drive
Burnaby, British Columbia, V5C 6G9
P: (604) 294-0811 | F: (604) 294-0822

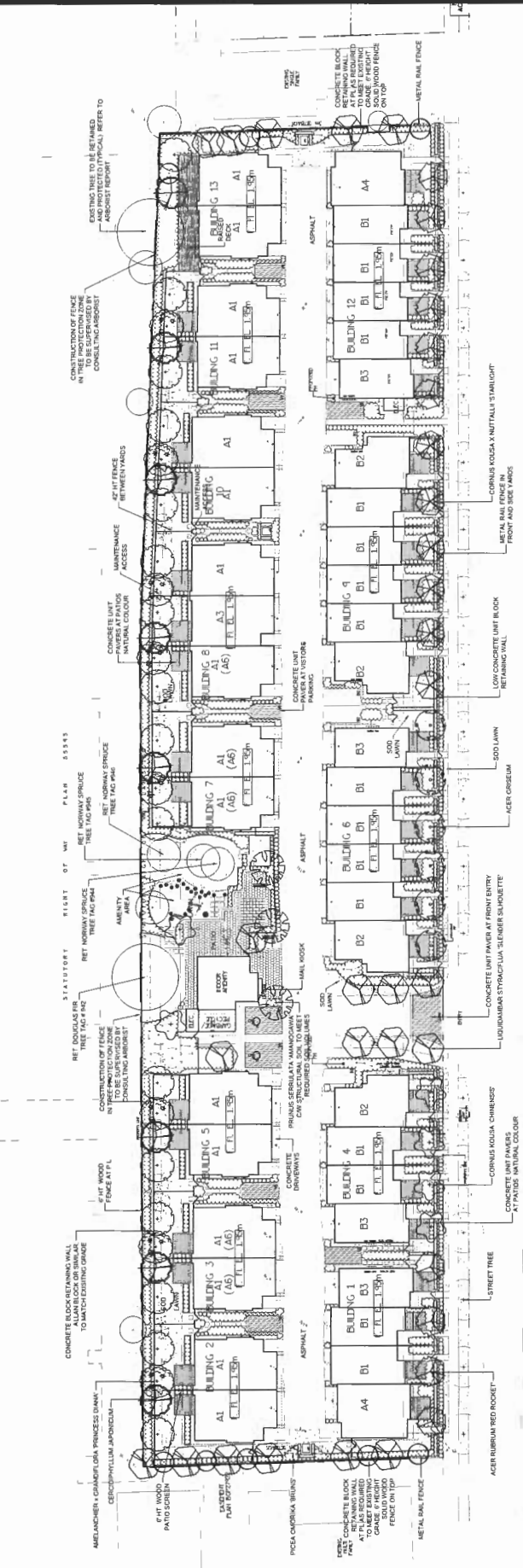
SEAL:



1 DESIGN CONCEPTS

PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS	P.M.G. PROJECT NUMBER: 16-199
1	ACER GREENUM	100 CAL. 1.8M STD. BAR	
2	ACER RUBRUM 'RED ROCKET'	100 CAL. 2M STD. BAR	
3	ACER RUBRUM 'PRINCESS DIAM'	100 CAL. 2M STD. BAR	
4	CORNUS BETULUS 'FRASE FONTANE'	100 CAL. 1.8M STD. BAR	
5	CERCIDIPHYLLUM JAPONICUM	100 CAL. 1.8M STD. BAR	
6	MAHONIA TREE	100 CAL. 1.8M STD. BAR	
7	STAYLEIGHT HYBRID DOGWOOD	100 CAL. 1.8M STD. BAR	
8	LIQUIDAMBAR STYRACIS 'SLENDER SILVERBERRY SWEETGUM'	100 CAL. 1.8M STD. BAR	
9	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
10	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
11	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
12	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
13	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
14	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
15	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
16	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
17	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
18	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
19	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
20	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
21	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
22	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
23	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
24	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
25	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
26	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
27	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
28	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
29	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	
30	PIZZA OAKMIRA 'SUNSHINE'	100 CAL. 1.8M STD. BAR	

NOTES: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED CONTAIN MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. - SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL OBTAIN WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE AT THE CLIENT'S RISK. - PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY TO CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



STEVESTON HIGHWAY

TOWN HOUSE DEV.
5211-5261 STEVESTON HWY
RICHMOND, B.C.

LANDSCAPE PLAN

DATE: 16 SEP 14
SCALE: 1"=25'
DRAWN: MR
DESIGN: MR
CHECK: MZ
P.M.G. PROJECT NUMBER: 16-199



16-199-22P



RZ 17-765557

Attachment 3

Address: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 &
5351 Steveston Highway

Applicant: Anthem Properties Ltd.

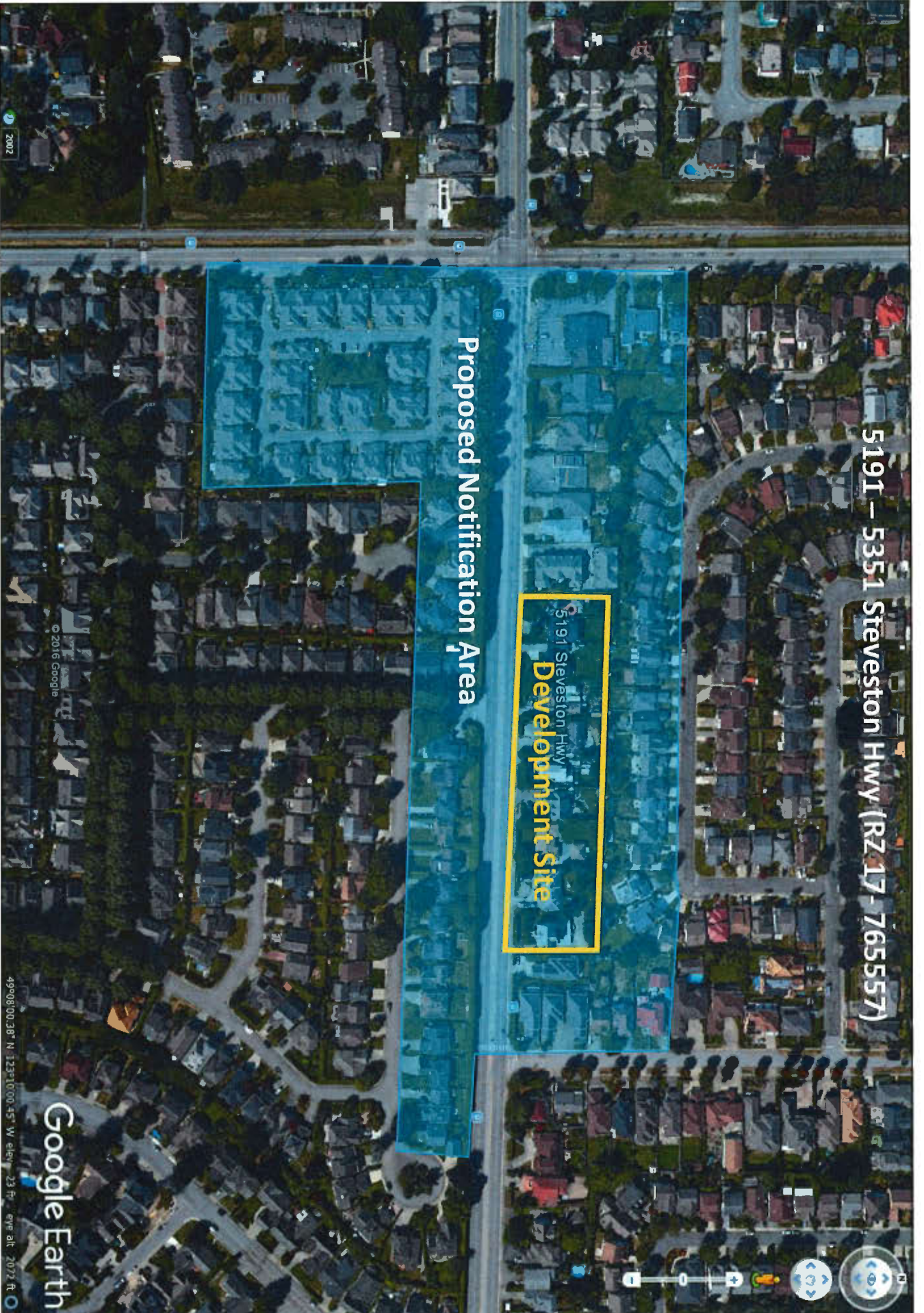
Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	Anthem Steveston Developments Ltd.	No Change
Site Size (m²):	8,970.4 m ²	No Change
Land Uses:	Single-Family Residential/Two-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5420	No Change
Zoning:	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Town Housing - Steveston Highway (Steveston) (ZT85)
Number of Units:	11	43 townhouse units + 4 secondary suites
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.66	0.66 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 6.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along Steveston Highway 7.5 m (2 storeys) Max. along north property line 	none
Lot Width:	Min. 50.0 m	200.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 35.0 m	45.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit +1 (R) per secondary suite	2 (R) and 0.21 (V) per unit +1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	90 (R) and 9 (V)	90 (R) and 9 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (86 x Max. 50% = 43)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (99 x Max. 50% = 49)	48	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (99 x 2% = 2 spaces)	2 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.49 (Class 1) and 0.23 (Class 2) per unit	none
Off-street Parking Spaces – Total:	54 (Class 1) and 9 (Class 2)	64 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m ² or Cash-in-lieu	65 m ² + Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 43 units = 258 m ²	316 m ²	none

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



5191 – 5351 Steveston Highway Public Open House

Wednesday, April 12, 2017, 5:30pm-7:30pm
James McKinney Elementary Gymnasium, 10451 Lassam Rd.

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1. Do you support the proposed townhome project?

YES

2. What do you like most about the proposed townhome project?

CONTEMPORARY DESIGN

INCORPORATION OF 2 & 3 STOREYS

3. Do you have any concerns about the proposed townhome project?

No

4. What would you suggested to improve or enhance the proposed townhome project?

5. Additional comments:

SECONDARY SUITES VERY COOL !!

Name: CARMEN MCCRAKEN Address: _____
Phone: 604 809 9626 Email: Carmen@teamdash.ca

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group:
Emily Howard
ehoward@anthemproperties.com
604-689-3040

City of Richmond:
Edwin Lee
ELee@richmond.ca
604-276-4121

Please return your completed feedback form to the registration desk. Comments may also be submitted to Emily Howard via email (ehoward@anthemproperties.com) or mail (Anthem Properties Group, 300 – 550 Burrard St., Vancouver, BC, V6C 2B5) by Wednesday, April 19.

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1. Do you support the proposed townhome project?

Yes, I think it will revitalize that area.

2. What do you like most about the proposed townhome project?

The style. It's nice to see a development that looks different than most of the townhouses being built. I also like the fact there's two storey as well as the typical three storey

3. Do you have any concerns about the proposed townhome project?

No.

4. What would you suggested to improve or enhance the proposed townhome project?

Nothing

5. Additional comments:

Name: Jennifer Quart Address: 8100 Covless Place
Phone: 604 787-1776 Email: jquart@remax.net.

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group:
Emily Howard
ehoward@anthemproperties.com
604-689-3040

City of Richmond:
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ELee@richmond.ca
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1. Do you support the proposed townhome project?

yes - excited to see Richmond grow.

2. What do you like most about the proposed townhome project?

the West Coast design. Add the B & floor plans.

3. Do you have any concerns about the proposed townhome project?

NO.

4. What would you suggested to improve or enhance the proposed townhome project?

5. Additional comments:

Name: Courtney Haines Address: 115-13020 No. 2 Rd
Phone: 778-788-0596 Email: Courtney@gobiggargohome.com

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group:
Emily Howard
ehoward@anthemproperties.com
604-689-3040

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1. Do you support the proposed townhome project?

Yes

2. What do you like most about the proposed townhome project?

Modern design

3. Do you have any concerns about the proposed townhome project?

No

4. What would you suggested to improve or enhance the proposed townhome project?

5. Additional comments:

Name: *Kenny Ho* Address: *#4-4791 Steveston Hwy*
Phone: *778-883-9149* Email: _____

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group:
Emily Howard
ehoward@anthemproperties.com
604-689-3040

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1. Do you support the proposed townhome project?

Partially.

2. What do you like most about the proposed townhome project?

The look of it, the design is modern yet natural.

3. Do you have any concerns about the proposed townhome project?

I want to see affordable housing built into every housing complex.

4. What would you suggested to improve or enhance the proposed townhome project?

Affordable housing component.

5. Additional comments:

Name: Michelle Li Address: 10350 Hollybank Dr.
Phone: 604-295-0395 Email: michelleli.vana@gmail.com

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

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Emily Howard
ehoward@anthemproperties.com
604-689-3040

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ELee@richmond.ca
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1. Do you support the proposed townhome project?

Yes

2. What do you like most about the proposed townhome project?

DESIGN & THOUGHT PUT INTO THE PROJECT &
PLEASING TO NEIGHBOURS

3. Do you have any concerns about the proposed townhome project?

No

4. What would you suggested to improve or enhance the proposed townhome project?

5. Additional comments:

Name: LYNN SAKAI BODEN Address: _____
Phone: _____ Email: lynn@stevestonrealestate.com

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

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Emily Howard
ehoward@anthemproperties.com
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5191-5351 Steveston Highway

PUBLIC OPEN HOUSE

1. Do you support the proposed townhouse project? --Only if the project proceeds as outlined and as promised at the James McKinney school open house. Proposing a lower profiled two storey townhomes and adequate distance from our existing property.

2. What do you like most about the proposed townhome project? --If we were to look at a positive, it is desirable (as proposed) that the units backing on our property will be 2-storey townhomes rather than the higher units facing Steveston Highway, providing they have the maximum allowable distance from our property line and maintain the present easement allowance.

3. Do you have any concerns about the proposed townhouse project? -- Raising the elevation to meet current street level regulations is a concern possibly allowing run off and future flooding on to our property. How will the project affect our property taxes? Vibration throughout construction stage may cause damage to existing surrounding properties. Extended time of construction noise and dusty conditions.

4. What would you suggest to improve or enhance the proposed townhouse project. --Ensure adequate drainage, high quality good neighbour fencing with extensive foliage buffer enhancement between the properties to achieve maximum privacy for all concerned. Ensure the lowest acceptable liveable height of the two storey townhomes.

5. Additional Comments: --It is unlikely that we can stop the project given that the city allows these projects to proceed. But like a number of our neighbours we have lived on Hollymount Drive for over 30 years, therefore we would expect full respect from Anthem to ensure our concerns are addressed prior to and during the construction stage. As you can appreciate the inconvenience will no doubt be horrendous for the extended period it will take to complete.

Name: BRIAN + JOAN TALMARSON Address: 10761 HOLLYMOUNT DR.
Phone: 604-271-4491 Email: B.TALMARSON @ SHAW.CA

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group:
Emily Howard
ehoward@anthemproperties.com
604-689-3040

City of Richmond:
Edwin Lee
ELee@richmond.ca
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1. Do you support the proposed townhome project?

YES

2. What do you like most about the proposed townhome project?

THE ARCHITECTURE. IT IS BETTER THAN MOST OTHER DEVELOPMENTS IN RICHMOND, AND SPECIFICALLY ALONG ARTERIAL ROADS

3. Do you have any concerns about the proposed townhome project?

NO. IT APPEARS TO FOLLOW ALL GUIDELINES FROM THE CITY

4. What would you suggested to improve or enhance the proposed townhome project?

N/A

5. Additional comments:

N/A

Name: P. SETHI Address: 12075 #2 ROAD
Phone: _____ Email: ROCKYSETHI18@GMAIL.COM

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

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ehoward@anthemproperties.com
604-689-3040

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1. Do you support the proposed townhome project?

YES

2. What do you like most about the proposed townhome project?

FLAT ROOF CONCEPT

3. Do you have any concerns about the proposed townhome project?

YES
① DRAINAGE ISSUES WITH MY PROPERTY
② DAMAGE CAUSED TO MY HOUSE BY
HEAVY MACHINES & VIBRATION

4. What would you suggested to improve or enhance the proposed townhome project?

RE-ESTABLISH FENCE LINE AND REPLACE
HEDGES

5. Additional comments:

PLEASE ENSURE PROPER DRAINAGE IS DONE!

Name: Norm DeGrolamo Address: 10791 Hollymount Dr
Phone: 604-274-0319 Email: ncde@telus.net

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group:
Emily Howard
ehoward@anthemproperties.com
604-689-3040

City of Richmond:
Edwin Lee
ELee@richmond.ca
604-276-4121

Please return your completed feedback form to the registration desk. Comments may also be submitted to Emily Howard via email (ehoward@anthemproperties.com) or mail (Anthem Properties Group, 300 – 550 Burrard St., Vancouver, BC, V6C 2B5) by Wednesday, April 19.

All comments received will be shared with the City of Richmond for consideration and will become public information.

Thank you! Your feedback is important to us.





April 24, 2017

Edwin Lee
 Planning Department
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Mr. Lee,

RE: Summary of 5191-5351 Steveston Highway Public Open House

Anthem Properties Group is pleased to provide a summary of the Public Open House for 5191-5351 Steveston Highway. Scanned copies of the submitted comment sheets and sign-in sheets are attached herein.

Summary of Public Open House

Date: Wednesday, April 12, 2017

Time: 5:30pm-7:30pm

Location: James McKinney Elementary Gymnasium, 10451 Lassam Rd., Richmond

Format: Drop-in open house with display boards

Notification: 140 Public Open House notices were delivered via Canada Post addressed mail to neighbouring properties. In addition, the James McKinney Elementary Parent Advisory Council (PAC) was notified via email.

Attendance: Approximately 45 members of the public attended the open house, including two representatives of the PAC. This total accounts for the 34 attendees who added their names to the sign-in sheet, plus additional attendees who chose not to sign in.

Comment Sheets: In total, 9 comment sheets were completed and submitted. This total includes 6 that were submitted at the open house, and 3 that were submitted via email/mail during the additional one-week period for comments provided by Anthem following the open house.

Summary of feedback: The written comments submitted were predominantly supportive of the proposed townhome project. A summary of the responses received for each of the 5 questions is provided below:

- 1) Do you support the proposed townhome project?
 - Yes = 7 respondents
 - No = 0 respondents
 - Other = 2 respondents

- 2) What do you like most about the proposed townhome project?
 - Design and architecture = 7 respondents

- Height of homes adjacent to neighbours to the north kept to 2 storeys = 1 respondent
- Flat roofs = 1 respondent

3) Do you have any concerns about the proposed townhome project?

- No = 6 respondents
- Yes = 3 respondents

Concerns include: desire to see affordable housing in all new developments and impact on neighbouring properties (runoff/drainage, property taxes, construction).

4) What would you suggest to improve or enhance the proposed townhome project?

- Nothing / no answer = 6 respondents
- Additional suggestions = 3 respondents

Suggestions include: affordable housing component, various suggestions for how to minimize impact on neighbours (drainage, fencing/landscaping as a buffer between properties).

5) Additional comments

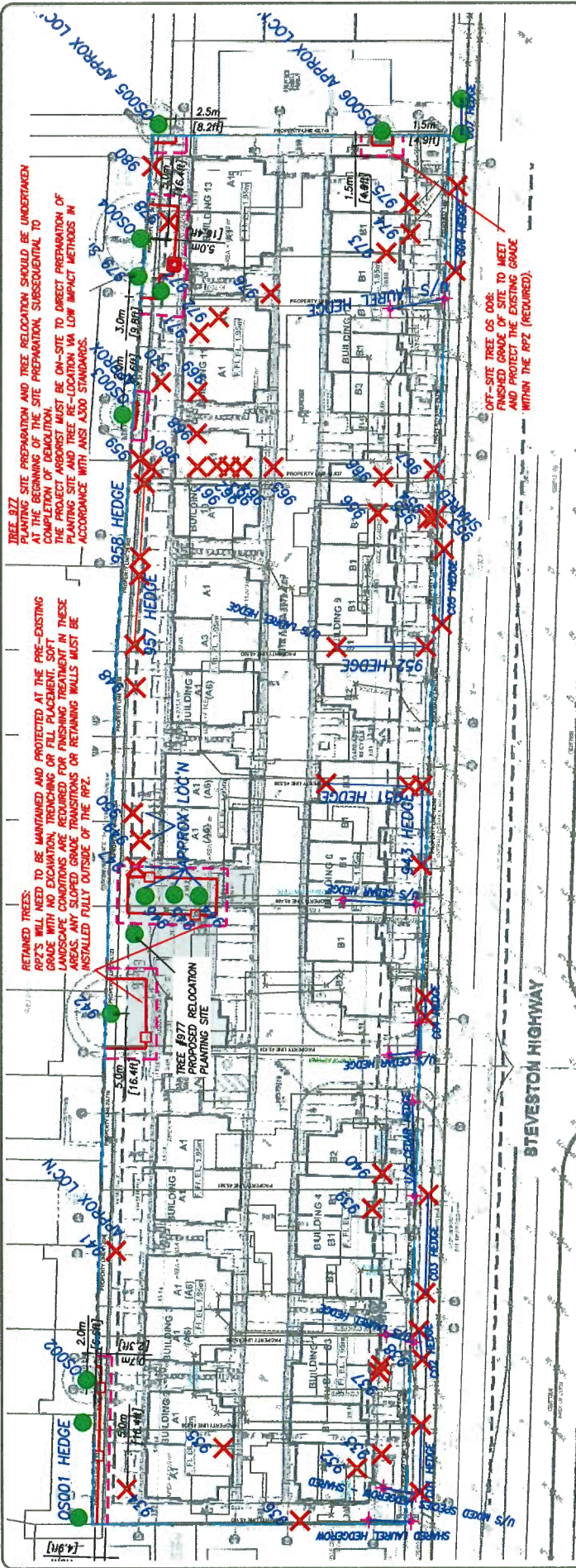
- Nothing / no answer: 6 respondents
- Additional comments = 3 respondents

Additional comments include: support for the secondary suites, importance of proper drainage, and desire for Anthem to continue to dialogue with neighbours leading up to and during construction.

Sincerely,



Emily Howard
Community Relations Manager
Anthem Properties Group



TREE MANAGEMENT IN PROJECT:

- denotes RETENTION tree (protection measures required).
- ✗ denotes REMOVAL tree (permit may be required).
- ⊕ denotes HIGH RISK REMOVAL tree (permit may be required).
- ⊙ denotes OFF-SITE tree (see report for treatment).
- + denotes NON-BY-LAW undersize tree (as measured by arborist).

TREE PROTECTION SPECIFICATIONS:

- ⌒ denotes CROWN PROTECTION ZONE - CPZ (atriplane extents)
- denotes TREE ROOT PROTECTION ZONE - RPZ alignment for BARRIERS. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to dripline extents.
- - - denotes WORKING SPACE SETBACK (WSS) 1.5m offset from RPZ or as specified by project arborist for MANAGED WORK ACTIVITIES with Project Arborist coordination and supervision.

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
Current arboricultural best management practices and BCSLA/BCLNA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA		6cm C	Acer campestre	Field maple
AG		6cm C	Acer griseum	Paperbark maple
ARB		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARR		6cm C	Acer rubrum 'Red Sunset'	Red Sunset maple
DI		6cm C	Davidia involucreta	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawycyk'	Dawycyk beech
FSP		6cm C	Fagus sylvatica 'Pendula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		6cm C	Stewartia pseudocamellia	Japanese stewartia
AP		6cm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		6cm C	Magnolia stellata	Star magnolia
PSAR		6cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		6cm C	Prunus x yedoensis	Yoshino cherry
SJ		6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

TREE RETENTION AND REPLACEMENT DETAIL - PROJECT DESIGN BASE

ACL FILE: 16263

DATE: DEC 14, 2017



TREE INVENTORY - CONDENSED

Tag #	Ht	Dbh	Tree Type	Cond	Loc	Action
932		62	Weeping willow	U	ON	Remove
933	20	41	Deodar cedar	U	ON	Remove
934		72	Flowering cherry	M	ON	Remove
935		57	Flowering cherry	U	ON	Remove
936		22 26 24	Walnut	U	ON	Remove
937	20	50	Sawara cypress	M	ON	Remove
938	20	Est. 65	Sawara cypress	M	ON	Remove
939	20	52	Blue spruce	U	ON	Remove
940	20	72	Deodar cedar	U	ON	Remove
941	5	32	Flowering cherry	U	ON	Remove
942	16	60	Douglas-fir	M	ON	RETAIN
943	6	20-32	Western redcedar	M	ON	Remove
944	8	25	Norway spruce	M	ON	RETAIN
945	8	20	Norway spruce	M	ON	RETAIN
946	8	22 (Est.)	Norway spruce	M	ON	RETAIN
947	10	35	Paper birch	U	ON	Remove
948		34	Flowering cherry	U	ON	Remove
949	20	22 (Est.)	Paper birch	U	ON	Remove
950	20	22 (Est.)	Paper birch	U	ON	Remove
951	5	20-22	Western redcedar	M	ON	Remove
952	8	20-31	Western redcedar	U	ON	Remove
953	4	34	Western redcedar	U	ON	REMOVE
954	4	25	Western redcedar	U	ON	Remove
955	4	40	Western redcedar	U	ON	Remove
956	9	19 22	Western redcedar	M	ON	Remove
957	8	22-45	Western redcedar	U	ON	Remove
958	4	20-30	Western redcedar	U	ON	Remove
959		9+9+11+12	Plum	U	ON	Remove
960		8+10+11	Plum	U	ON	Remove
961		30	Lawson cypress	U	ON	Remove
962		29+39	Lawson cypress	U	ON	Remove
963		40	Lawson cypress	U	ON	Remove
964		40	Lawson cypress	U	ON	Remove
965		50	Lawson cypress	U	ON	Remove
966	15	40	Sitka spruce	U	ON	Remove
967	4	36 28	Western redcedar	U	ON	Remove
968		20	Pear	U	ON	Remove
969		49	Flowering cherry	U	ON	Remove
970		22	Pear	U	ON	Remove
971		41	Flowering cherry	U	ON	Remove
972		22	Flowering cherry	M	ON	Remove
973		21+21+25	Sawara cypress	U	ON	Remove
974		11+19+22	Sawara cypress	U	ON	Remove
975		17+18+20	Sawara cypress	U	ON	Remove
976		43	Lawson cypress	U	ON	Remove
977		20	Red oak	M	ON	RETAIN
978		28	Apple	U	ON	Remove
979		40 (est.)	Pear	U	SHARED	RETAIN
980		10 12 16	Cherry	U	ON	Remove
OS 001		20-25	Western redcedar	U	OFF	PROTECT
OS 002		25	Japanese maple	S	OFF	PROTECT
OS 003		12+20+20	Plum	S	OFF	PROTECT
OS 004		60 (est)	Austrian pine	M	OFF	PROTECT
OS 005		30 (est.)	Japanese maple	S	OFF	PROTECT
OS 006		12 15	Plum	U	OFF	PROTECT
C01	2.5	<20	White cedar	M	CITY	REMOVE
C02	1.2	<20	Photinia	U	CITY	REMOVE
C03	2	<20	White cedar	S	CITY	REMOVE
C04		<20	White cedar	S	CITY	REMOVE
C05	4	<20	White cedar	S	CITY	REMOVE
C06	4	<20	White cedar	S	CITY	REMOVE
C07	4	<20	White cedar	S	CITY	PROTECT

ACL FILE: 16263
DATE: DEC 14, 2017





Address: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway
File No.: RZ 17-765557

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9841, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) no final Building Permit inspection is granted until four secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw;
 - b) one surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit; and
 - c) the secondary suites cannot be stratified or otherwise held under separate title.
4. Discharge of restrictive covenants:
 - a) BF56882 from Title of 5291 Steveston Highway.
 - b) AC25351 from Title of 5331 Steveston Highway.
 - c) AC25352 from Title of 5351 Steveston Highway.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle, in favour of future residential development to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that a residential fire sprinkler system is to be provided to all units located beyond the 90 m access route distance, unless an emergency exit is secured at the Development Permit (DP) stage.
7. 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.
8. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the 20 cm cal Red Oak tree onsite with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the 20 cm cal Red Oak tree to be transplanted on site. The City will release 50% of the security after construction and landscaping on the proposed development are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 50% of the security would be released one (1) year later subject to inspection.
10. 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 on site and on adjacent properties. 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.
11. City acceptance of the developer's offer to voluntarily contribute \$150,000 towards the design and construction of a new traffic signal at the intersection of Swallow Drive and the site vehicle access. No DCC credit.

Initial: _____

12. City acceptance of the developer's offer to voluntarily contribute \$25,000 towards the purchase and installation of a City standard bus shelter. This bus shelter will be placed at the westbound bus stop on Steveston Highway far-side Lassam Road or at an alternative bus stop in the vicinity.
13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$254,917.71) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$52,895.42) to the City's Public Art fund.
15. Contribution of \$24,850.00 in-lieu of a portion (35%) of required on-site indoor amenity space.
16. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to Parks Division's Tree Compensation Fund for the removal of one 34cm cal Western Red tree located on the City's boulevard in front of the site.
Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
17. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
18. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 522 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.
- The Developer 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - Install two additional fire hydrants as required to meet the standard hydrant spacing for multi-family developments.
 - Relocate the existing fire hydrants as required by the proposed frontage works (i.e. sidewalk, boulevard, and driveway).
 - Coordinate with Richmond Fire Rescue for approval of all fire hydrant installations and relocations.
- At Developer's cost, the City is to:
 - Install a new water service connection to serve the proposed development. Meter to be located on-site.
 - Cut and cap, at main, all existing water service connections and remove meters.
 - Perform all tie-ins to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 90 m of 600 mm storm sewer to 750 mm, from approximately the center of 5331 Steveston Highway to Lassam Road (existing manhole STMH767 to STMH768), complete with catch basins and new manholes at both tie-in points.
 - Cut and cap, at main, all existing storm service connections serving the development site and remove inspection chambers.
 - Install a new storm service connection off of the proposed 750 mm storm sewer, complete with inspection chamber.
 - Provide a sediment and erosion control plan.
- At Developer's cost, the City is to perform all tie-ins to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:

Initial: _____

- Cut and cap, at main, all existing service connections serving the development site and remove inspection chambers.
- Install a new sanitary service connection off of the existing manhole SMH3687 near the northwest corner of 5231 Steveston Highway, complete with inspection chamber.
- Not start on-site excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
- Ensure no encroachments of onsite works (proposed trees, buildings, etc.) into existing sanitary right-of-way along north property line of subject site.
- At Developer's cost, the City is to perform all tie-ins to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Design and construction of frontage improvements including, but not limited to the following:
 - Construct a new 1.5 m wide concrete sidewalk at the development Steveston Highway property line. The new sidewalk is to connect to the existing sidewalk east and west of the subject site.
 - Remove the existing sidewalk and backfill the remaining area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.
 - All existing driveways along the Steveston Highway development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described above.
 - Construct a single new vehicle access to these design standards (curb return with 9.0 m turn radius and minimum 7.2 m pavement width at the end of the corner radius curves). The width of this drive aisle can be tapered at a 5:1 transition to a minimum width of 6.0 m (driving surface excluding curb/gutter). The center line of the new site vehicle access is to line up with the center line of Swallow Drive opposite the subject site on the south side of Steveston Highway.
 - Provide SRWs for the placement of traffic signal equipment. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, Uninterruptable Power Supply (UPS) system, controller cabinet/controller, illuminated street name signs and Accessible Pedestrian Signals (APS). Details of the SRWs may include, but not limited to the following items:
 - (a) Traffic cabinet/UPS – 4.0 m x 2.0 m SRW located behind the new sidewalk and no more than 11.0 m away from the northwest corner of the intersection (behind the curb along the east side of the access driveway/drive aisle).
 - (b) Detector loops – Minimum 20.0 m long SRW measured from the north curb face of Steveston Highway over the full width of pavement of the site access road.
 - (c) Traffic poles, junction boxes and conduit – SRWs behind the new sidewalk at the northeast and northwest corners of the intersection are required.
 - The exact SRW requirements will be determined as part of the detailed traffic signal design process. Some of the front yard features at the two corner units next to the driveway may be placed within the required SRWs but must be beyond the footprints of all traffic signal equipment and any required clearances.
 - Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/Lassam Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards.
 - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - Consult Engineering on lighting and other utility requirements as part of the frontage works.
- Coordinate with BC Hydro, Telus and other private communication service providers:

- To relocate/underground the existing overhead poles and lines as required to prevent conflict with the proposed frontage works (i.e. sidewalk and boulevard).
- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To underground overhead service lines.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
- o 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 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 right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an above-ground 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 Servicing Agreement (SA) design approval:
 - BC Hydro PMT – 4 mW x 5 m (deep)
 - BC Hydro LPT – 3.5 mW x 3.5 m (deep)
 - Street light kiosk – 1.5 mW x 1.5 m (deep)
 - Traffic signal kiosk – 1 mW x 1 m (deep)
 - Traffic signal UPS – 2m W x 1.5 m (deep)
 - Shaw cable kiosk – 1 mW x 1 m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1 mW x 1 m (deep) – show possible location in functional plan
- o Relocate/upgrade the existing streetlights along Steveston Highway as required by the proposed sidewalk/driveway and to meet lighting requirements.
- o Complete other frontage improvements as per Transportation's requirements.

General Items:

- The Developer is required to:
 - o Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (i.e. AC water main and storm sewer on Steveston Highway, and rear-yard sanitary main) and provide mitigation recommendations.
 - o 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.

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

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

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction

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assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$48,000 in total) to ensure the replacement planting will be provided.
2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit 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.
5. 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.
6. The Developer is to coordinate with City Traffic Signals staff with the aim of achieving a fully signalized intersection of Swallow Drive and the site vehicle access prior to the issuance of Occupancy Permit. In the event that the completion of this traffic signal is delayed because of technical or other reasons, occupancy permit can still be issued on the condition that access to the subject site will be restricted to right-in / right-out. All directional traffic movements will commence when the site access intersection is fully signalized.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9841 (RZ 17-765557)
5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351
Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT85	\$4.00"

- b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

"17.85 Town Housing - Steveston Highway (Steveston) (ZT85)

17.85.1 Purpose

The **zone** provides for **town housing**, plus other compatible **uses**.

17.85.2 Permitted Uses

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

17.85.3 Secondary Uses

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

17.85.4 Permitted Density

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 17.85.4.1, the reference to "0.4" shall be increased to a higher **density** of "0.66" if the **owner**, at the time

Council adopts a zoning amendment bylaw to include the **owner's lot** in the **ZT85 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.85.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for all **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.85.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. The minimum **interior side yard** is 3.0 m
3. The minimum **rear yard** is 6.0 m.

17.85.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.85.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.85.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0

17.85.10 On-Site Parking and Loading

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

17.85.11 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. 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 “**TOWN HOUSING - STEVESTON HIGHWAY (STEVESTON) (ZT85)**”.

P.I.D. 002-746-565

Lot 992 Section 36 Block 4 North Range 7 West New Westminster District Plan 61320

P.I.D. 002-746-573

Lot 993 Section 36 Block 4 North Range 7 West New Westminster District Plan 61320

P.I.D. 003-644-146

Lot 3 Except: Part Subdivided by Plan 53481, Section 36 Block 4 North Range 7 West New Westminister District Plan 6967

P.I.D. 003-581-420

Lot 456 Section 36 Block 4 North Range 7 West New Westminister District Plan 52683

P.I.D. 003-768-775

Lot 466 Section 36 Block 4 North Range 7 West New Westminister District Plan 53481

P.I.D. 002-178-427

Lot 457 Section 26 Block 4 North Range 7 West New Westminister District Plan 52683

P.I.D. 003-768-864

Lot 467 Section 36 Block 4 North Range 7 West New Westminister District Plan 53481

P.I.D. 003-672-310

Lot 480 Section 36 Block 4 North Range 7 West New Westminister District Plan 54587

P.I.D. 003-745-562

Lot 479 Section 36 Block 4 North Range 7 West New Westminister District Plan 54587

P.I.D. 003-672-301

Lot 478 Section 36 Block 4 North Range 7 West New Westminister District Plan 54587

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9841".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 26 2018

CITY OF RICHMOND
APPROVED by
<i>E.L.</i>
APPROVED by Director or Solicitor
<i>RK</i>

MAYOR

CORPORATE OFFICER