



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** October 20, 2010
From: Brian J. Jackson, MCIP **File:** ZT 10-517847
Director of Development
Re: **Application by The Church In Richmond for a Zoning Text Amendment at 4460 Brown Road to the Religious and Education (ZIS4) – Aberdeen Village (City Centre) to change the minimum Front, Rear and Sideyard Setbacks to Allow the Construction of a Two (2) Storey Church Building**

Staff Recommendation

That Bylaw No. 8662, for a zoning text amendment to “Religious and Education (ZIS4) – Aberdeen Village (City Centre)” to change the minimum Front, Rear and Sideyard Setbacks, be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

TB:cas
Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

“The Church In Richmond” (with Interface Architecture Inc.) has applied to the City of Richmond for a zoning text amendment to “Religious and Education (ZIS4) – Aberdeen Village (City Centre)” at 4460 Brown Road (**Attachment 1**) to amend the minimum Front, Rear and Sideyard Setbacks to allow the development of a 1,875 m² two (2) storey church with 62 parking stalls (**Attachment 2**).

Findings of Fact

The subject site, 4460 Brown Road, is situated in the City Centre’s Aberdeen District, adjacent to the former Richmond International High School and College. The Church In Richmond rezoned the property from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/131)” in 2002 for the purpose of developing it with a place of worship, as a permanent site for their congregation. At that time, development was not anticipated for two (2) to five (5) years.

The church now proposes to develop a two-storey place of worship with classrooms, assembly hall, resident custodian’s suite and support functions (e.g., kitchen). A single vehicular access will be provided to Brown Road with an internal statutory right-of-way (mid-site) for pedestrian access to the east. Parking requirements have been fulfilled with 62 spaces.

The development proposal will contribute toward the area’s transition in accordance with the City Centre Area Plan (CCAP) by introducing a two (2) storey place of worship with classrooms, assembly hall and resident custodian’s suite.

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

Surrounding Development

This parcel was rezoned to Religious and Education (ZIS4) – Aberdeen Village (City Centre), formerly Comprehensive Development District (CD/131) in 2002. The former single-family dwelling has been demolished. The adjacent parcel to the north at 4420 Brown Road is also owned by The Church and is presently vacant. The immediate context surrounding the development site is as follows:

- To the North: A vacant parcel zoned Single Detached (RS1/E);
- To the East: An unused private school site zoned Assembly (ASY);
- To the South: Single-family dwellings zoned Single Detached (RS1/E); and
- To the West: Retail stores and offices zoned Auto-Oriented Commercial (CA) flanked by single-family dwellings zoned Single Detached (RS1/E) to the north and south across Brown road from the subject site.

Background

- In 2002, 4460 Brown Road was rezoned to ZIS4 (formerly CD/131). Subsequently:
 - In 2004, an application was submitted to rezone the adjacent parcel to the north, consolidate the two (2) parcels (4420 and 4460 Brown Road), and develop a more substantial Church building.
 - In 2009, the updated CCAP was adopted.
 - In 2010, the previous 2004 rezoning application was withdrawn and an application was received for a zoning text amendment to amend the yards and setbacks section of the site specific zone (ZIS4) at 4460- Brown Road.
- To bring ZIS4 into conformity with the revised CCAP, the following amendments are proposed:
 - Road (West) Setback to be amended from 6m to 3m;
 - South Setback to be amended from 7.5m to 3m;
 - Rear (East) Setback to be amended from 7.5m to 3m; and
 - North Setback amended to be from 7.5m to 3m.
 - Note: See Analysis below for detailed rationale for the changes to the minimum setback requirements.
- Landscaped areas to the North and East Property Lines: Minimum of 1-1.5 m to provide sufficient planting area for a fence, hedge and trees; and
- Landscaped areas to the West Property Line (Brown Road): Minimum 3 m separation between parking and asphalt path/sidewalk to be achieved to plant trees, shrubs and grass.

Related Policies & Studies

Official Community Plan (OCP) - City Centre Area Plan (CCAP):

- The subject site is designated “Business and Industry” in the *Official Community Plan (OCP)*.
- The *City Center Area Plan (CCAP)* designates the subject site “General Urban T4 (15 m)” in the Aberdeen Village Specific Land Use Map (**Attachment 4**). The designation permits density up to a maximum of 1.2 Floor Area Ratio (FAR) for Non- Residential Uses including “Institution” with The Church In Richmond’s location and use indicated on the Specific Land Use Map.
- The proposed development complies with the land use designation as “Institution” (from the rezoning in 2002) in the Specific Land Use Map.
- The applicant proposes a density of 0.46 FAR and complies with CCAP density (less than 1.2 FAR) and CCAP design guidelines.
- The proposal complies with the intention of the CCAP with respect to building form, land uses and terms outlined in the Sub-Area Guidelines (Sub-Area A.2: Industrial Reserve – Limited Commercial) applicable to this area. Specific guidelines addressed include:
 - Statutory right-of-way to maintain pedestrian linkage through the site along the north “Main Entry” façade;
 - Coordinated urban image presented through the planar massing, fenestration and detail of (particularly) the Brown Road (West) Elevation and the Entry (North) Elevation;
 - Effective landscaping of the site including disposition of large-growing street trees (deciduous) and onsite landscaping designed to provide both security and an attractive pedestrian and cyclist-friendly image;

- Solid fence 1.8 m in height adjacent to the neighbouring residential use at the south property line with fully landscaped setback; and
- Large areas of permeable paving in the parking lot so that storm water run-off and other environmental issues commonly associated with such areas are mitigated.

Aircraft Noise Sensitive Development (ANSND) Policy:

- As the site is affected by OCP Airport Noise Contours, the applicant is required to register an *Aircraft Noise Indemnity Covenant* prior to final adoption of the Zoning Text Amendment Bylaw.

Floodplain Management Bylaw:

- A Flood Indemnity Covenant is required.
- The minimum Flood Control Level must be a minimum of 0.3 m above the crown of the Brown road as per the Flood Control Bylaw.
- The application fulfills this requirement.

Public Input

- The site sign has been posted on-site.
- Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Advisory Design Panel

- The Advisory Design Panel (ADP) reviewed the proposal informally at their meeting of May 5, 2010.
- The panel supported the application with comments including:
 - Design development to enhance quality of elevation's composition and fenestration.
 - Design development to increase landscaping and trees in parking areas.
 - Design development to increase permeability and porosity for surface run-off.
- The applicant has worked collaboratively with Staff to address these comments and achieve support for this proposal.

Staff Comments

Form of Development:

- The Church proposes to develop a two-storey place of worship with an assembly hall, classrooms, resident custodian's suite and support functions (e.g., kitchen).
- Design development has been incorporated to achieve urban design goals suggested by ADP such as:
 - Simplification of colour and texture in cladding materials.
 - Coordination of fenestration types to maintain consistency (e.g., square proportions) and effect (e.g., punched openings to the wall plane).
- Sustainability measures are to be incorporated at Building Permit stage as per the Zoning Text Considerations to address CCAP objectives for environmentally conscious building design by passive environmental strategies (e.g., interior daylighting, energy efficiency, stormwater management, fenestration, plantings, mass to offset thermal loss or gain).
- Design development has been incorporated to ensure that the complex fully enables enhanced accessibility including (e.g., adequate corridor widths, a wheelchair-accessible bathrooms and full range of barrier-free measures).

- A sample board has been provided to illustrate the simplicity of the exterior colour palette. This palette was chosen to provide a contrasting background with the stained glass details of the Entry Foyer.

Site Planning

- Parking (vehicle and bicycle) complies with the Zoning Bylaw.
- One (1) access on Brown Road is provided and located in close proximity to the north property line of 4460 Brown Road. This is to provide adequate queuing area for pick-up/drop-off activities.
- A minimum of 4.5 m land dedication along the west property line of 4460 Brown Road is required prior to adoption of the zoning text amendment.
- Requirements for garbage and recycling have been accommodated.
- Garbage and recycling have been indicated on the site plan as follows:
 - to be located at the north-east corner of the property.
 - provides sufficient capacity.
 - accommodates garbage/recycling trucks manoeuvring.
- Views from Brown Road have been maintained across the parking lot to the school field (i.e., avoiding solid fencing or high hedging along the common property line with the school field).

Tree Preservation:

- The Arborist Report's recommendations are supported.
- The majority of trees on site have been previously topped and have been identified as in "very poor condition".
- Seven (7) bylaw-sized coniferous trees identified by the Arborist's Report as "very poor condition" at the north property line will be removed;
- One (1) bylaw sized deciduous tree will be relocated on-site from within the proposed building footprint;
- The feasibility of relocating this tree (#227) has been confirmed in writing by a Tree Moving Company (i.e. Maple leaf Tree Movers) prior;
- Two (2) neighbouring coniferous specimen trees will be protected during pre-load and construction. The applicant proposes to remove these trees due to very poor to fair condition, and potential construction impacts. The applicant will seek the neighbouring owner's permission to remove the trees.
- The tree replacement ratio is almost 10:1 and exceeds the required minimum 2:1 tree replacement ratio.
- Existing hedges are recommended for removal as their condition ("fair") and substantial size would limit site redevelopment.

Site Servicing

- Capacity analyses have been completed to review existing site servicing and utilities by the applicant's Engineering consultant.
- The analyses have been reviewed by the City's Engineering Department and approved. Required upgrades have been described in the *Rezoning Considerations, 8 (c-e) Servicing Agreement*.
- Frontage improvements (also detailed in the Servicing Agreement for this project) include:
 - *Brown Road:* Provision of 4.5 m land dedication along the west property line with a 2.0 m sidewalk up to the new property line, and a 1.5 m grass and treed boulevard behind the curb altering the street lighting necessary.

- *Registration of a 3.0 m Statutory Right-of-Way:* Completion of a 3.0m east-west SRW landscaped pedestrian walkway running from Brown Road to the neighboring former school site. Note: The SRW is relocated to the north façade of the proposed Church building from the south property line.

Existing Statutory Right of Way's (SRW) & Covenants:

Two (2) Statutory Right-of-Ways and two (2) Covenants (required by the previous rezoning in 2002) are currently filed on title and must be discharged:

- A 6 m utilities SRW (BT330977, BCP01046) to the east (rear) property line running north is to be discharged as all City utilities will now be located in Brown Road;
- A 3 m pedestrian SRW (BT330975, BCP01045) to the south property line is to be discharged as access across the subject site to the former school playing field is now provided by shifting this SRW to mid-site along the north façade of the proposed building. A new SRW will be secured prior to adoption of the Zoning Text Amendment.
- A "No Build" Covenant (BCT330979) is to be discharged as a Servicing Agreement for these works is a condition of this application.
- A "Restricted Vehicular Access Point" Covenant (BCT 330978) that maintained the existing site access (as of 2002) is to be discharged.

Sustainability:

Sustainability features (listed below) will be referenced in the Zoning Text Amendment Considerations for inclusion during the Building Permit stages:

- Landscaping and permeable paving that will assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect.
- Reduction of fresh water use by specifying low-flow fixtures and water efficient appliances, dual-flush toilets, low-flow faucets and showerheads.
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, with increased occupant control (heating zones within functional areas) to decrease energy consumption.
- Low-e glazing to reduce heat gain; demolition/construction waste management to be implemented to divert waste from landfills; products made out of recycled material or with recycled content to be used where applicable and concrete with fly ash content to be specified where possible; locally/regionally harvested and manufactured products to be preferred throughout the project.
- Low emitting materials sealants, adhesives, paints, carpets and composite wood to be used where applicable.
- Operable windows specified to contribute to the quality of the indoor environment.

Analysis

Amendments To the Minimum Yards & Setbacks:

- To bring ZIS4 into conformity with the updated CCAP, the following amendments are proposed:
 - Front (West) Setback to be amended from 6.0 m to 3.0 m (amended to enable frontage improvements to Brown Road with a 4.5 m land dedication, and bring the Church building closer to Brown Road to create a more pedestrian friendly development);

- Sideyard (South) Setback to be amended from 7.5 m to 3.0 m (amended to discharge and relocate a pedestrian SRW from the prior rezoning in 2002, improve CPTED issues along a formerly isolated pedestrian SRW, and allow for increased planting to the sideyard adjacent to the single-family dwelling);
- Sideyard (North) Setback to be amended from 7.5 m to 3.0 m (amended to allow for increased planting to the parking area perimeter);
- Rear (East) Setback to be amended from 7.5 m to 3.0 m to discharge a 6 m utilities SRW, locate utilities into Brown Road, and allow for enhanced landscaping to the yard).
- The amendments to the yards and setbacks allow the building to be repositioned to the south-east corner of the property. Greater efficiencies may be achieved in the disposition of parking, access, and landscaping.

Form of Development:

- The Advisory Design Panel supported the form of development with comments described above.
- The applicant has worked collaboratively with Staff to address these comments and achieve support for this proposal.

Landscaping:

- Design development has been incorporated to include:
 - Provision of significantly enhanced plantings to the Parking Lot and perimeter.
 - Provision of permeable “green” paving (e.g., grasscrete) to the north, one third of the Parking Lot.
 - Provision of a much more densely planted South Sideyard with relocation of the pedestrian access ROW to the north side of the Church building. This relocation minimizes CPTED issues in the isolated in south side yard.
- The tree replacement rationale is almost 10:1 and exceeds the required minimum 2:1 tree replacement ratio.
- A small grove of site-appropriate coniferous specimen trees has been proposed for the north-east corner, and supplementary broad-leaved evergreen shrubs have been provided to front, side and rear yards to ensure “all season” greening of the site.

Adjacent Parcel (4420 Brown Road):

- The Church owns the adjacent parcel to the north at 4420 Brown Road.
- This parcel will remain as a Single Detached (RS1/E).
- No trees will be removed from this parcel.
- No buildings will be constructed on the parcel under this application.
- Members of the Church will landscape and maintain the plantings.

Servicing Agreement:

- A strong pedestrian connection has been maintained from Brown Road to the former School field. The required pedestrian Statutory Right of Way (along south Property Line of 4460 Brown Road) is to be discharged and relocated to mid-site along the north façade of the current application proposal for 4460 Brown Road.
- The design, construction and maintenance of the Statutory Right of Way/Pedestrian Walkway will be secured under the Servicing Agreement. Key details include:
 - approximately 3.0m SRW is to include 1.2m planters and 1.8m walkway.

- paving of walkway and adjacent surfaces is to be precast "Old Country" stone.
 - precast concrete bollards are to be provided to the main entrance of Assembly Hall.
 - approximately fifteen (15) columnar beech trees are to be provided to landscaped planters along the walkway.
 - design and installation are to City of Richmond specifications at the sole cost of the developer.
 - ongoing maintenance of the walkway and plantings with associated infrastructure is to be the responsibility and cost of the owner.
 - ongoing liability coverage acceptable to the City of Richmond is to be maintained by the owner.
- Site servicing and frontage works are as detailed in **Attachment 5**.

Crime Prevention Through Environmental Design (CPTED):

- The pedestrian SRW has been relocated to the north side of the Church building to minimize CPTED issues arising from the isolated south side yard.
- The disposition of fenestration provides good unobtrusive surveillance and overview to the streets, outdoor amenity spaces and parking areas;
- As part of the Building Permit Submission, a lighting plan for pedestrian entrances, access walkways (including pedestrian SRW) and parking access aisles will be required via the Zoning Text Amendment Considerations to ensure uniform levels of coverage and security. All lighting fixtures are to be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single family dwellings.

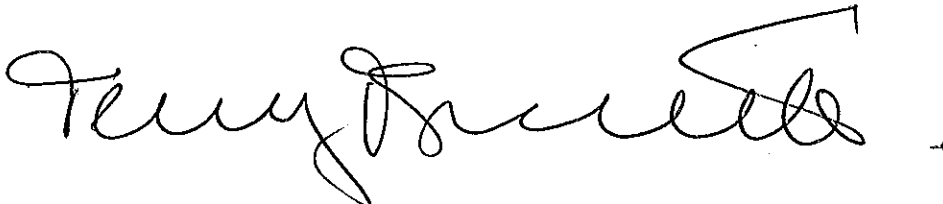
Financial Impact or Economic Impact

None

Conclusion

Technical requirements associated with the proposed Zoning Text Amendment application have been satisfactorily addressed. The proposed use is consistent with the current OCP – City Centre Aberdeen Village Specific Land Use Map, and the form of development responds to policies and guidelines regarding height, mass, character and vehicle access of the Industrial Reserve-Limited Commercial Sub-Area a-2. The proposed development conforms to the Floodplain Management Strategy and the Tree Protection Bylaw.

For these reasons, staff recommends support for this rezoning application.



Terry Brunette
Planner 2

TCB:cas

Attachments

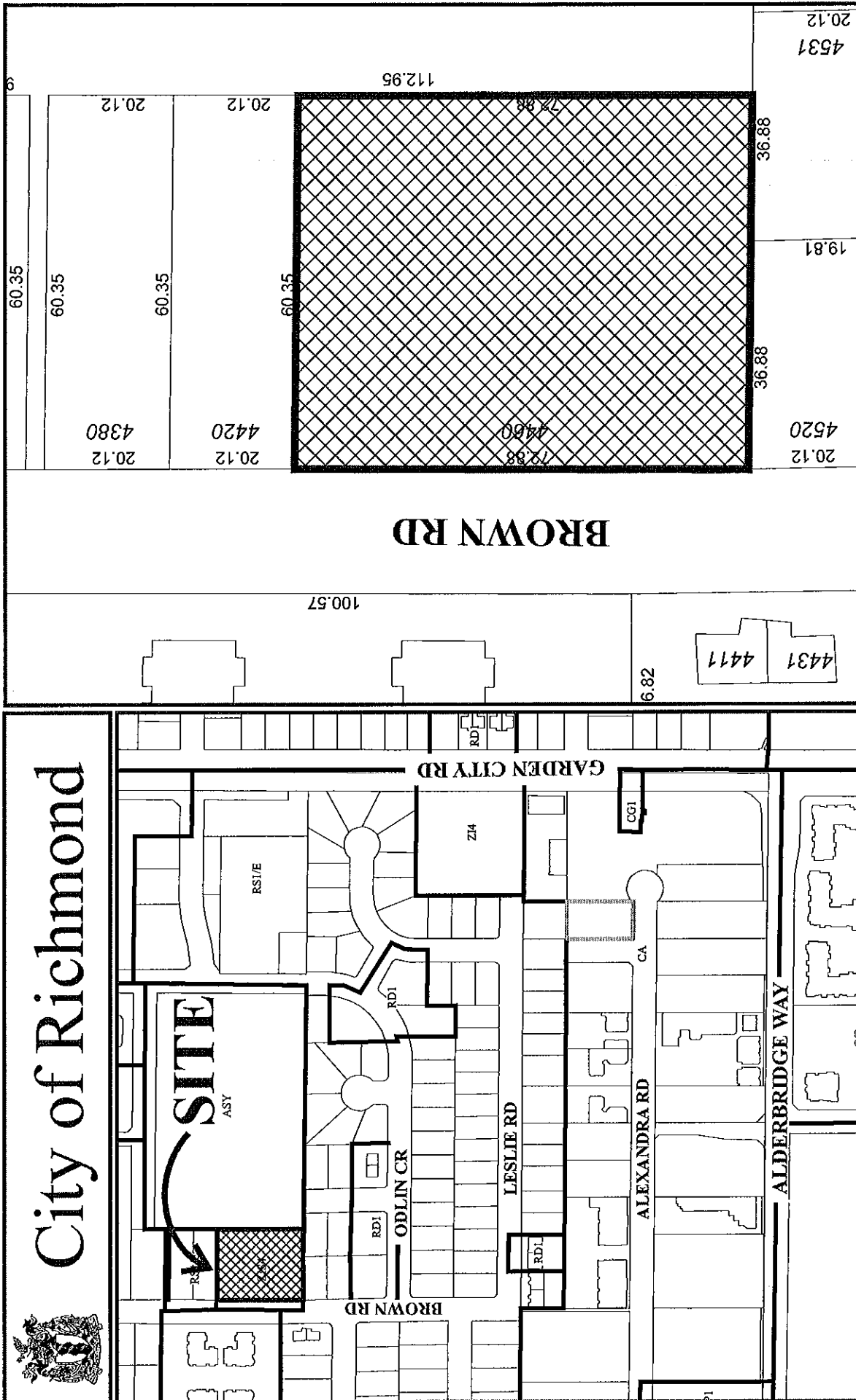
Attachment 1: Location Maps

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Aberdeen Village Specific Land Use Map - CCAP

Attachment 5: Zoning Text Amendment Considerations



Original Date: 03/03/10
 Revision Date: 10/20/10
 Note: Dimensions are in METRES

ZT 10-517847



ZT 10-517847

Original Date: 03/03/10

Amended Date:

Note: Dimensions are in METRES

**INTERFACE
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INC.**

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REV	DESCRIPTION	DATE
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100	Revised	10/15/10

PROJECT	THE CHURCH IN RICHMOND
ARCHITECT	INTERFACE ARCHITECTURE INC.
DATE	10/15/10
SCALE	1/8" = 1'-0"
DESCRIPTION	FRONT & PARKING LOT ELEVATIONS
REVISIONS	
1	Initial Project
2	Revised
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PROJECT
**THE CHURCH
IN RICHMOND**

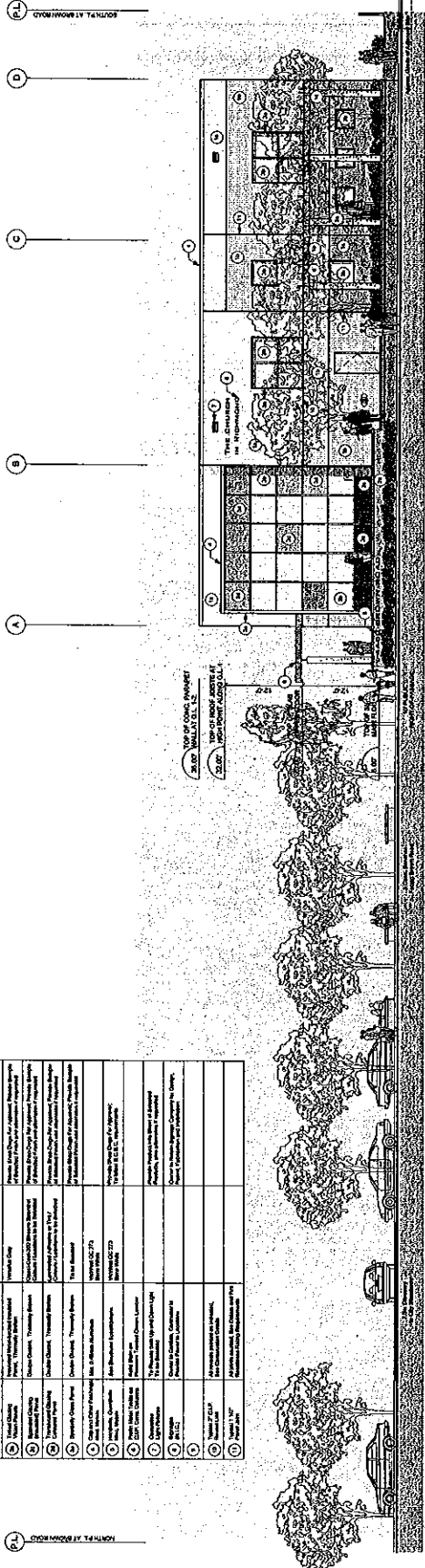
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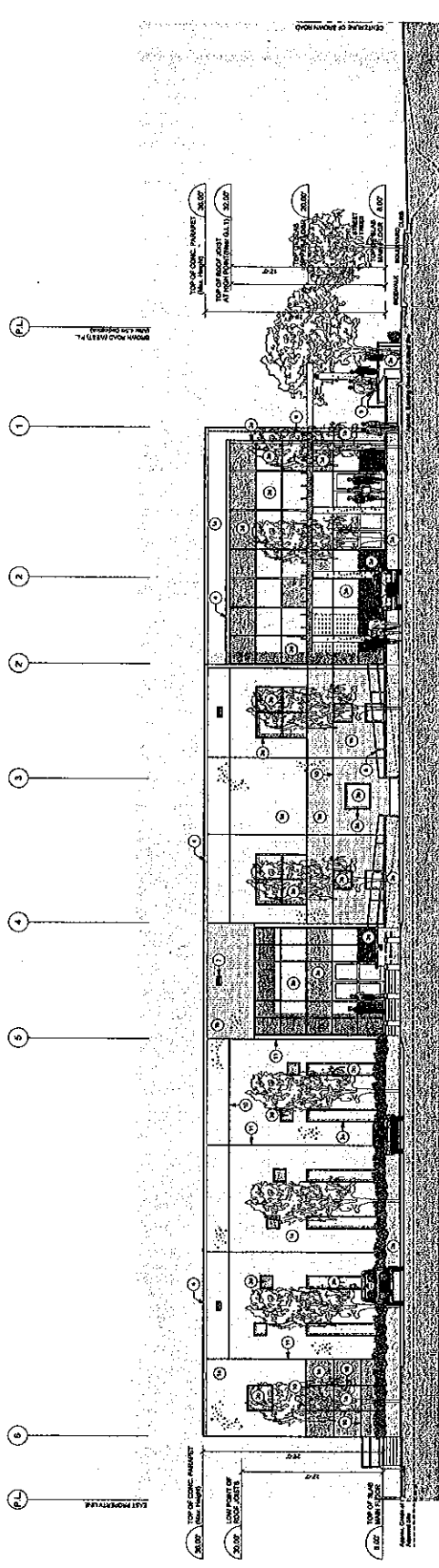
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DESCRIPTION
FRONT & PARKING LOT
ELEVATIONS

REVISIONS
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FRONT (WEST - BROWN RD.) ELEVATION
SECTION B-B THRU FRONTAGE CURB

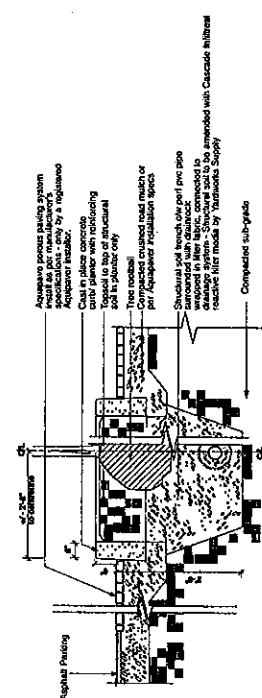
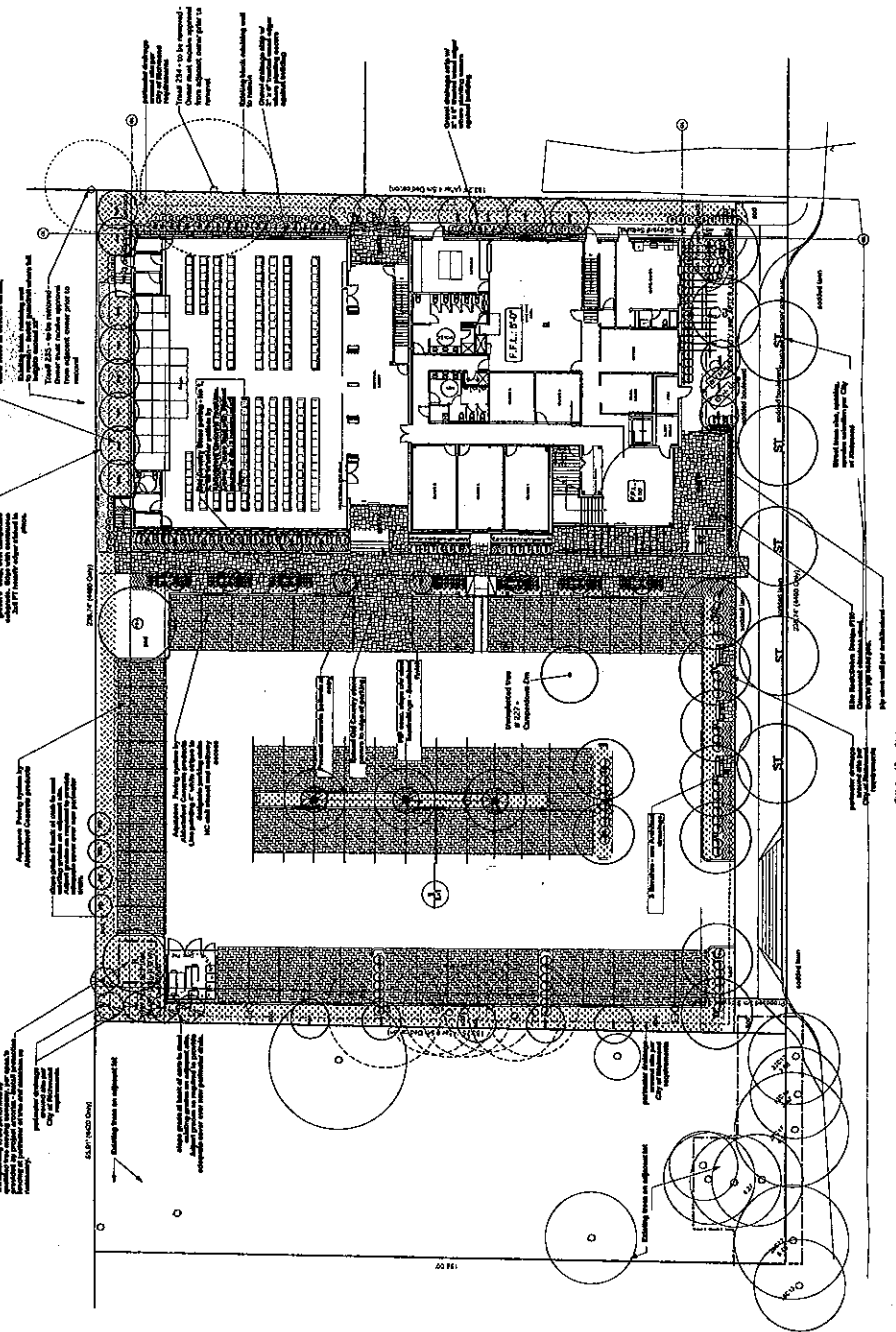


PARKING LOT (NORTH) ELEVATION
SECTION A-A THRU DRIVEWAY

GENERAL NOTES		MATERIALS KEY	
1	Existing trees to be retained	2	Proposed trees to be retained
3	Existing trees to be removed	4	Proposed trees to be removed
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79	Proposed trees to be retained	80	Proposed trees to be removed
81	Proposed trees to be retained	82	Proposed trees to be removed
83	Proposed trees to be retained	84	Proposed trees to be removed
85	Proposed trees to be retained	86	Proposed trees to be removed
87	Proposed trees to be retained	88	Proposed trees to be removed
89	Proposed trees to be retained	90	Proposed trees to be removed
91	Proposed trees to be retained	92	Proposed trees to be removed
93	Proposed trees to be retained	94	Proposed trees to be removed
95	Proposed trees to be retained	96	Proposed trees to be removed
97	Proposed trees to be retained	98	Proposed trees to be removed
99	Proposed trees to be retained	100	Proposed trees to be removed

NAME	CODE	SYMBOLICAL NAME	COMMON NAME	ROOT
1	10	10	10	10
2	20	20	20	20
3	30	30	30	30
4	40	40	40	40
5	50	50	50	50
6	60	60	60	60
7	70	70	70	70
8	80	80	80	80
9	90	90	90	90
10	100	100	100	100
11	110	110	110	110
12	120	120	120	120
13	130	130	130	130
14	140	140	140	140
15	150	150	150	150
16	160	160	160	160
17	170	170	170	170
18	180	180	180	180
19	190	190	190	190
20	200	200	200	200
21	210	210	210	210
22	220	220	220	220
23	230	230	230	230
24	240	240	240	240
25	250	250	250	250
26	260	260	260	260
27	270	270	270	270
28	280	280	280	280
29	290	290	290	290
30	300	300	300	300
31	310	310	310	310
32	320	320	320	320
33	330	330	330	330
34	340	340	340	340
35	350	350	350	350
36	360	360	360	360
37	370	370	370	370
38	380	380	380	380
39	390	390	390	390
40	400	400	400	400
41	410	410	410	410
42	420	420	420	420
43	430	430	430	430
44	440	440	440	440
45	450	450	450	450
46	460	460	460	460
47	470	470	470	470
48	480	480	480	480
49	490	490	490	490
50	500	500	500	500
51	510	510	510	510
52	520	520	520	520
53	530	530	530	530
54	540	540	540	540
55	550	550	550	550
56	560	560	560	560
57	570	570	570	570
58	580	580	580	580
59	590	590	590	590
60	600	600	600	600
61	610	610	610	610
62	620	620	620	620
63	630	630	630	630
64	640	640	640	640
65	650	650	650	650
66	660	660	660	660
67	670	670	670	670
68	680	680	680	680
69	690	690	690	690
70	700	700	700	700
71	710	710	710	710
72	720	720	720	720
73	730	730	730	730
74	740	740	740	740
75	750	750	750	750
76	760	760	760	760
77	770	770	770	770
78	780	780	780	780
79	790	790	790	790
80	800	800	800	800
81	810	810	810	810
82	820	820	820	820
83	830	830	830	830
84	840	840	840	840
85	850	850	850	850
86	860	860	860	860
87	870	870	870	870
88	880	880	880	880
89	890	890	890	890
90	900	900	900	900
91	910	910	910	910
92	920	920	920	920
93	930	930	930	930
94	940	940	940	940
95	950	950	950	950
96	960	960	960	960
97	970	970	970	970
98	980	980	980	980
99	990	990	990	990
100	1000	1000	1000	1000

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimum acceptable standard. Plant material to be installed in the landscape shall be installed in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil and mulch for the project shall be tested for pesticide (Pb), and heavy metals, and recommendations provided and implemented. Plant material, trees, or shrubs, or any other plant material, shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
5. Provide positive grades away from buildings and toward lawn drains and away from buildings and toward lawn drains. The landscape shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
6. Provide positive grades away from buildings and toward lawn drains and away from buildings and toward lawn drains. The landscape shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
7. Provide positive grades away from buildings and toward lawn drains and away from buildings and toward lawn drains. The landscape shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
8. Provide positive grades away from buildings and toward lawn drains and away from buildings and toward lawn drains. The landscape shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
9. Provide positive grades away from buildings and toward lawn drains and away from buildings and toward lawn drains. The landscape shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.
10. Provide positive grades away from buildings and toward lawn drains and away from buildings and toward lawn drains. The landscape shall be installed in the landscape in accordance with the British Columbia Landscape Standards for nursery, California, and B.C.





City of Richmond

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

Development Application Data Sheet

ZT 10-517847
Attachment 3

Address: 4460 Brown Road

Applicant: The Church In Richmond

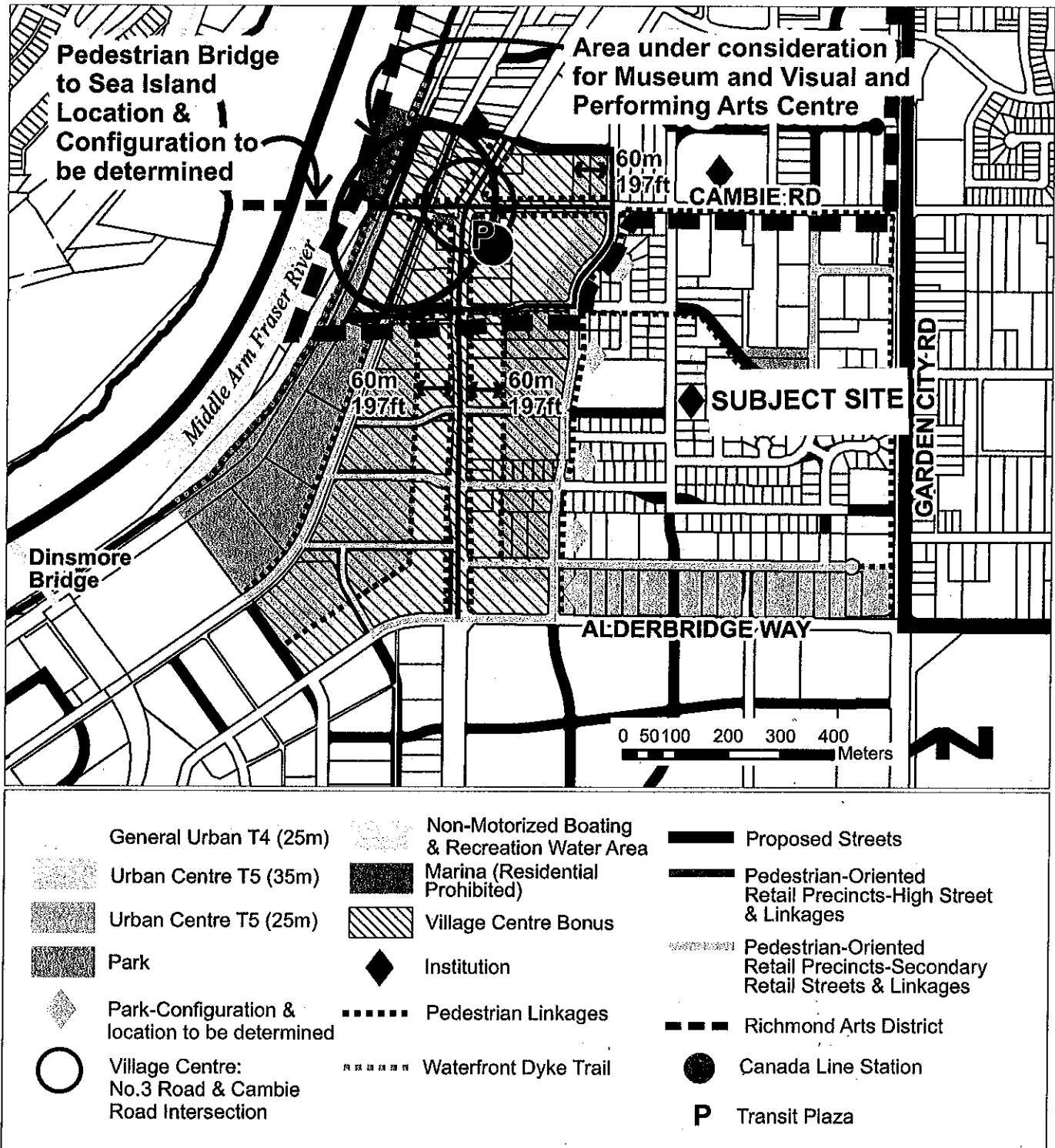
Planning Area(s): City Centre – Aberdeen Village

	Existing	Proposed
Owner:	The Church In Richmond	The Church In Richmond
Site Size (m²):	4,391.7 m ²	4,064.2 m ²
Land Uses:	Religious Assembly & Educational	Religious Assembly & Educational
OCP Designation:	General Urban T-4	General Urban T-4
Area Plan Designation:	Aberdeen Village -Institution	Aberdeen Village -Institution
702 Policy Designation:	N/A	N/A
Zoning:	Religious & Education (ZIS4) – Aberdeen Village (City Centre)	Religious & Education (ZIS4) – Aberdeen Village (City Centre)
Number of Units:	N/A	N/A
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	None
Floor Area Ratio:	0.50	0.496	None
Lot Coverage – Building:	35%	25%	None
Lot Size (min. dimensions):	0.405 ha	0.56 ha	None
Setback – Front Yard (m):	6.0 m	3.0 m	Required
Setback – Side & Rear Yards (m):	Side – 7.5 m Rear – 7.5 m	Side – 3.0 m Rear 3.0 m	Required
Height (m):	12.0 m	11.9 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	62	62	None
Off-street Parking Spaces – Total:	62	62	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted	N/A	None
Amenity Space – Indoor:	N/A	N/A	None
Amenity Space – Outdoor:	N/A	N/A	None

Other: _____

Specific Land Use Map: Aberdeen Village (2031)

Zoning Text Amendment Considerations

4460 Brown Road

ZT 10-517847

Prior to final adoption of Zoning Text Amendment Bylaw 8662, the developer is required to complete the following:

1. 4.5m road dedication along the entire 4460 Brown Road frontage.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security Letter of Credit based on 100% of the cost estimate provided by the Landscape Architect, including installation costs (approximately \$102,700.76). The Landscape Plan should:
 - include a mix of coniferous and deciduous trees, and broad-leaved ever green shrubs;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 69 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
69	6 cm		2m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of 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.
4. 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.
5. Registration of an aircraft noise indemnity covenant on title.
6. Registration of a flood indemnity covenant on title.
7. Discharge of two (2) Statutory Right of Ways and two (2) Covenants (required by the previous rezoning in 2002) currently filed on title:
 - 6m utilities SRW (BT330977, BCP01046 to the east (rear) property line running north. Note: all site servicing is now to be located in Brown Road;
 - 3m pedestrian SRW (BT330975, BCP01045) to the south property line. Note: access across the subject site to the former school playing field is now provided by shifting this SRW to mid-site along the north façade of the proposed building.
 - “No Build” Covenant (BCT330979) to be discharged;
 - “Restricted Vehicular Access Point” Covenant (BCT 330978) to be discharged.
8. Enter into a Servicing Agreement* for the design and construction of the following. All works are to be at the developer’s sole cost with no credits. Works include, but may not be limited to:
 - a) *Pedestrian Statutory Right of Way*: The design, construction and maintenance of the Statutory Right of Way/Pedestrian Walkway is to be secured under the Servicing Agreement. Key details include:
 - approximately 3.0m SRW is to include 1.2m planters and 1.8m walkway;
 - paving of walkway and adjacent surfaces is to be precast “Old Country” stone;
 - precast concrete bollards are to be provided to the main entrance of Assembly Hall;
 - approximately fifteen (15) columnar beech trees are to be provided to landscaped planters along the walkway;
 - design and installation are to City of Richmond specifications at the sole cost of the developer;
 - ongoing maintenance of the walkway and plantings with associated infrastructure is to be the responsibility and cost of the owner; and
 - ongoing liability coverage acceptable to the City of Richmond is to be maintained by the owner.
 - b) *Improvements to Brown Road*: Widening on the eastern half of Brown Road to accommodate the following ultimate cross-section (from east to west):
 - 2.0m wide concrete sidewalk
 - 2.0m wide boulevard
 - 0.15m wide concrete curb/gutter
 - 1.8m wide bike lane
 - 3.25m wide curb lane

- 3.25m wide centre lane
 - 4.0m wide turning lane / landscaped median
 - Note that the above would be mirrored on the western half of Brown Road (except for the turning lane). Also note that proper tie-in's are to be provided as part of this project to existing Brown Road north and south the site.
- c) *Sanitary Sewer Upgrades:*
- This project will be required to construct a new 200mm diameter sanitary sewer from the existing manhole EXS06 (SMH4892) to the north property line of 4460 Brown Road (approximate 105m north of SMH 4892).
 - The capacity analysis of the existing sanitary sewer system from EXS06 (SMH 4892) to the Leslie Pump Station has adequate capacity under the "Existing + In-Stream + Proposed" and "OCP" scenario.
 - No upgrades to the existing sanitary sewer are required.
 - The City requires that this design and related calculations are included in the Servicing Agreement design drawings.
- d) *Storm Sewer Upgrades:*
- The existing downstream storm sewer section from STMH 5550 (EXF1 in the analysis) located at the northeast corner of Brown Road and Odlin Crescent to STMH 5543 (EXD7 in the analysis) located at the northwest corner of Brown Road and Odlin Crescent on Brown Road does not have capacity to provide service to the development under the 'Existing + In Stream + Proposed Development'. There is no theoretical downstream property and roadway flooding.
 - The developer is required to provide the installation of a 600 mm diameter storm sewer along the Brown Road frontage from north property line of 4460 Brown Road to existing manhole STMH 5550, EXD7 in the analysis, located at the northeast corner of Brown Road and Odlin Crescent.
 - The developer is required to provide the upgrade of the storm sewer to 900mm diameter along Brown Road from existing manhole STMH 5550 to existing manhole STMH 5543 (refer to item 1 for manhole locations).
 - The City requires that the storm sewer capacity analysis be included on the Servicing Agreement Design Drawings.
- e) *Water Analysis:*
- The site's frontage pipe is 150mm diameter.
 - Using the OCP 2021 Maximum Day Model, there is 161 L/s available at 20 psi residual located at 4360 Brown Road. Based on zoning, the City's minimum fire flow requirement for the proposed development is 250 L/s. Based on the capacity analysis your site has a maximum day demand of 0.37 L/s and a fire flow demand of 117.0 L/s for a total site water demand of 117.4 L/s.
 - The City accepts this conclusion that the proposed development has adequate water flow available to meet the FUS fire flow requirements combined with the maximum day demand and that no upgrades are required.
 - The City requires these calculations to be included on the Servicing Agreement design drawings. At the Building Permit stage, ensure that all fire flow calculations, signed and sealed by an engineer, based on the Fire Underwrite Survey to confirm that there is adequate available flow, are included with the Building Permit submission.

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

1. As part of the Building Permit Submission, Sustainability features (listed below) are to be detailed and included in the drawings during the Building Permit stage:
 - Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
 - Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, low-flow faucets and shower heads;
 - Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, with increased occupant control (heating zones within functional areas) to decrease energy consumption;
 - Low-e glazing to reduce heat gain; demolition/construction waste management to be implemented to divert waste from landfills; products made out of recycled material or with recycled content to be used where applicable and concrete with fly ash content to be specified where possible; locally/regionally harvested and manufactured products to be preferred throughout the project;
 - Low emitting materials sealants, adhesives, paints, carpets and composite wood to be used where applicable; and

- Operable windows specified to contribute to the quality of the indoor environment.
- 2. As part of the Building Permit Submission, a lighting plan for pedestrian entrances, access walkways (including pedestrian SRW) and parking access aisles will be required to ensure uniform levels of coverage and security. All lighting fixtures are to be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single family dwellings.
- 3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Zoning Text Amendment process.
- 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 Division at 604-276-4285.

Note:

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8662 (ZT 10-517847)
4460 BROWN ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing "Section 24.4.6 Yards & Setbacks" in "Religious and Education (ZIS4) Aberdeen Village (City Centre)" and replacing it with the following text:

"24.4.6 Yards & Setbacks

1. The minimum **front** and **rear yard** is 3.0 m.
 2. The minimum **interior side yard** is 3.0 m."
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8662"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 