



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
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To Public Hearing
Date: <u>July 20, 2009</u>
Item # <u>2</u>
Re: <u>Bylaw 8439</u>

July 16, 2009
File: RZ 07-397063

Planning and Development Department
Fax: 604-276-4052

Ms. Angela Gauld
6521 Pimlico Way
Richmond, BC V6Y 2Y1

Dear Ms. Gauld:

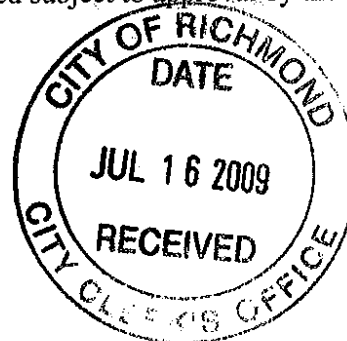
Re: Proposed rezoning of 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place and the Surplus Portion of the Park Place Road Allowance (RZ 07-397063)

The following is in response to your online submission to the City dated July 10, 2009, in which you express concerns associated with the building density, height, and setbacks, and anticipated increased traffic within the neighbourhood associated with a development proposed by Ledingham McAllister Communities Limited (RZ 07-397063).

The subject application proposes development of approximately 296 dwelling units in four-storey apartment buildings over a parking level. The building density and form proposed complies with the site's "Urban Centre T5" designation within the City Centre Area Plan (CCAP), which included an extensive public consultation process.

The "Urban Centre T5" designation permits a maximum building density of 2.0 Floor Area Ratio (FAR), which includes bonus density in exchange for the provision of on-site affordable housing units. The total density proposed on-site is 1.88 FAR, which complies with the site's designation. The permitted building height within the area is a maximum 25 m (82 ft.); the maximum height permitted on-site is limited to 20 m (65 ft.). The side yard setback (east property line) is 5 m (16 ft.) with permitted encroachment of unenclosed balconies and a 2 m (6.5 ft.) permitted encroachment for the parking structure, provided it is suitably landscaped or screened by a combination of trees, shrubs and/or ornamental plants, which will be further developed in association with the Development Permit.

In addition to complying with the terms of the CCAP, the applicant is required to maximize opportunities to retain the existing row of hedges along both the east and south property edges, which separate the subject development from the townhouse development at 8549 Citation Drive. The condition of the hedges will be monitored throughout the development process and, in instances where trees cannot be retained; suitable replacement trees will be planted subject to approval by the City Tree Preservation Coordinator.



In association with the Development Permit review process, the applicant will articulate an implementation strategy to secure transit passes for a percentage of units within each phase of the proposed development as a component of a comprehensive Transportation Demand Management (TDM) strategy designed to reduce vehicle traffic and parking requirements associated with the development. In addition, the applicant is required to design and contribute towards the construction of a bike lane within the neighbourhood to further encourage use of alternative modes of transportation. Finally, the applicant is required to contribute toward the continuation of Park Road between Cooney Road and Eckersley Road, which is intended to improve traffic flow within the neighbourhood.

Based on the proposal's compliance with the CCAP, staff have written a report recommending that Council support the proposed use and density and will continue to work with the applicant through the Development Permit review process to ensure the form and character of the building is both context appropriate and responsive to the design guidelines articulated in the CCAP.

To discuss details associated with the subject application, please contact Diana Nikolic, the Planner assigned to review the development proposal, at 604-276-4040.

Yours truly,



Brian J. Jackson, MCIP
Director of Development

DN:blg