



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** February 3, 2014  
**File:** RZ 13-641596


**Re:** Application by Penta Homes (Princess Lane) Ltd. for Rezoning at  
4160 Garry Street from Single Detached (RS1/E) to Town Housing (ZT35)  
- Garry Street (Steveston)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the "Town Housing (ZT35) - Garry Street (Steveston)" zone and to rezone 4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35) - Garry Street (Steveston)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

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

## Staff Report

### Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to amend the “Town Housing (ZT35) – Garry Street (Steveston)” zone with respect to minimum setbacks and lot area, and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)” to permit the development of five (5) townhouse units (**Attachment 1**).

### Project Description

The proposal is to develop five (5) townhouse units on a residual lot of 1,020 m<sup>2</sup> in area, located on the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. To accommodate the proposed development, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area, introduce a building setback to Yoshida Court, and introduce a site-specific interior side yard setback.

Site planning is constrained by the small site size. The proposed layout of the units consists of two (2) single-detached dwellings fronting Garry Street, north of a proposed east-west drive aisle that bisects the site. To the south of the drive aisle the developer proposes a building containing three (3) attached units.

The two (2) street fronting units consist of 2 ½ storeys along Garry Street. The rear triplex units present consist of 2 ½ storeys along the interface with the single-family lot to the south at 11720 Yoshida Court. To enable two (2) habitable storeys above individual ground floor garages along the internal drive aisle, the lot grade is proposed to transition down from Garry Street and Yoshida Court towards the centre of the site, with drainage provided through the site out to the existing storm sewer system on Garry Street. The proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two (2) to two and one half (2 ½) storey massing of the surrounding neighbourhood.

Pedestrian unit entries for the detached units front Garry Street, while the pedestrian unit entries for the triplex building front south and are accessed from a pathway that runs along the south property line and leads to Yoshida Court.

A single vehicle access point to the site is proposed from Yoshida Court.

A preliminary site plan, landscape plan and architectural elevation plans are contained in **Attachment 2**.

A Development Application Data Sheet providing a comparison of the development proposal with the relevant Zoning Bylaw requirements is included in **Attachment 3**.

## **Surrounding Development**

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned “Town Housing (ZT35) - Garry Street (Steveston)”.
- To the east, are two (2) single-detached dwellings on lots zoned “Single Detached (RS1/A)”, which front Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130.

## **Related Policies & Studies**

### Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” (NRES). The Steveston Area Plan’s Land Use Map designation for the subject site is “Multiple-Family” (**Attachment 4**). The proposed development is consistent with these land use designations.

### Lot Size Policy 5471

The subject property is located within the area covered by Lot Size Policy 5471, adopted by Council in 2002 (**Attachment 5**). The Lot Size Policy permits the property located at 4160 Garry Street to develop for townhouses. The proposed development to create five (5) townhouse units is consistent with Lot Size Policy 5471.

### Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e. \$14,273).

### Indoor Amenity Space

Consistent with the Official Community Plan and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit Application stage in-lieu of providing on-site indoor amenity space.

### Outdoor Amenity Space

The applicant is proposing on-site outdoor amenity space consistent with the guideline for townhouse projects in the OCP (i.e. 6 m<sup>2</sup> per unit, for a total of 30 m<sup>2</sup>). The space is located towards the centre of the two (2) street-fronting units and is a passive space with no play equipment proposed. The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

### Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

### Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed drawings reviewed as part of the rezoning application process comply with the bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

### **Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

### **Staff Comments**

#### Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses a total of 17 trees on-site or in close proximity to the subject site. There are eight (8) bylaw-sized trees on the subject site, one (1) group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court, and seven (7) bylaw-sized trees and one (1) hedge on City-owned property in the Yoshida Court boulevard along the west property line of the subject site. The Arborist's Report identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17).
- Remove all bylaw-sized trees from the subject site. Specifically:

- one (1) Plum tree, located 1.0 m below the existing sidewalk elevation due to significant impacts associated with proposed lot grading and construction on-site (tag # 1);
- four (4) Pine and Fir trees, due to poor condition from previous topping and pruning for power line clearance, and due to their location 0.6 m below the existing sidewalk elevation (tagged # 3, 4, 5, 6); and
- three (3) fruit trees due to poor condition and structure defects such as basal cavities, fungal conks, blight, and canker (tagged# 14, 15, and 16).

The City's Parks Department staff has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the Fir tree on City-owned property in the boulevard on Garry Street due to its good condition and location, which is not in conflict with the proposed development (tag # 2).
- Remove one (1) Cherry tree and the Cedar hedge on City-owned property in the boulevard along Yoshida Court due to conflict with the proposed vehicle entry to the site (tagged # 9, and 13).
- Remove five (5) Cherry trees on City-owned property in the boulevard along Yoshida Court due to their current condition and structure, the potential impact to the trees from the removal of the Cedar hedge and the required pedestrian improvements along Yoshida Court (tagged # 7, 8, 10, 11, 12).

The final tree retention and removal plan is shown in **Attachment 6**.

To ensure protection of the Fir tree on City-owned property in the boulevard on Garry Street (tag # 2) and the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17), the applicant must submit the following items prior to rezoning approval:

- Submit a contract with a Certified Arborist for supervision of all works proposed in close proximity to Tree Protection Zones. The contract must include the scope of work to be done, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$8,200 for the Fir tree (tag # 2), as determined by the City's Parks Department staff. The City will release 90% of the security after construction and landscaping on the future lots is completed, an impact assessment report is submitted by the project arborist, and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to submission of an impact assessment report by the project arborist and subsequent inspection, to ensure the tree has survived.

Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Based on the 2:1 replacement ratio in the Official Community Plan (OCP), 16 replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a variety of ground cover, perennial and shrub species, as well as 10 Maple trees on-site (minimum 6 cm calliper) to compensate for the trees removed from the site. To compensate for the balance of required replacement trees not planted, the City will accept a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning approval for tree planting elsewhere in the City. At the Development Permit stage, the final Landscape Plan for the proposed landscaping and replacement trees on-site must be enhanced to include a variety of tree species, and a Letter of Credit is required prior to Permit issuance, based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscape costs, fencing, and installation).

With respect to the removal of the Cherry trees on City-owned property in the boulevard along Yoshida Court, the City's Parks Department staff has advised that up to six (6) replacement Cherry trees may be accommodated in the improved boulevard along Yoshida Court. The final number, size, and type of replacement Cherry trees to be planted and maintained in the improved boulevard will be determined as part of the Servicing Agreement for the design and construction of required frontage improvements.

#### Access, Circulation & Parking

Vehicle access to the subject site is proposed from Yoshida Court through an east-west drive aisle.

Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrian to access the site and for on-site pedestrian circulation. Pedestrian access to main unit entries for the detached dwellings is proposed at the north-east corner of the site from Garry Street and at the north-west corner of the site from Yoshida Court. Pedestrian access to main entries for the triplex units is proposed along the south of the site from Yoshida Court.

Ten (10) resident vehicle parking spaces are proposed within the garages of each unit (2 spaces per unit). With the exception of two (2) parking spaces proposed in a tandem arrangement within the middle unit of the triplex (20% of required parking spaces), all parking spaces are proposed in a side-by-side arrangement. A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

One (1) visitor parking space is proposed near the centre of the site, and is accessible from the drive aisle.

Ten (10) resident bicycle parking spaces (Class 1) are proposed within the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed near the centre of the site.

The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging

equipment (e.g. pre-ducted for future wiring). Consistent with this requirement, the applicant proposes a receptacle within the garage of each unit; for a total of five (5) receptacles on-site.

#### Site Servicing, & Off-Site Improvements

As part of the review of this rezoning application, staff in the City's Engineering and Transportation Divisions have identified the following service and transportation infrastructure requirements:

- The proposed development is to connect to the existing storm sewer along Garry Street and the existing tie-in point is to be utilized. If connection is required to the existing storm sewer along Yoshida Court, then the existing storm sewer must be upgraded by the developer to 600 mm (minimum) from the existing manhole located approximately 8.0 m south of the south property line of the subject site (STMH3982) to the existing manhole on Garry Street (STMH3983).
- A shared sanitary sewer connection is not permitted for a single-family and multi-family development. Alterations are required to the existing sanitary sewer inspection chamber, connection and lead at 4180 Garry Street. A 600 mm inspection chamber is required for the proposed development. Additional rights-of-way will be required on the subject site to accommodate the alterations and the 600 mm inspection chamber.
- The developer must submit fire flow calculations signed and sealed by a professional engineer at future Building Permit stage to confirm that there is adequate available water flow to service the site; if the site cannot be serviced using the existing infrastructure, upgrades will be required;
- There is an existing asbestos cement watermain along Garry Street and Yoshida Court. If the watermain is damaged and/or impacted during construction of frontage improvements, then repair and/or replacement will be required at the developer's cost.
- Prior to rezoning approval, the applicant will be required to enter into a Servicing Agreement for the design and construction of frontage improvements. This is to include (but is not limited to):
  - The removal of the existing driveway letdown, and replacement with curb, gutter, and grass boulevard. The design is to be consistent with the existing frontage treatment on Garry Street.
  - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
  - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
  - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
  - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

As part of the review of this rezoning application, staff in the City's Environmental Programs division identified that the proposed development will be serviced with on-site door-to-door garbage, food scraps, and blue box recycling collection. The applicant has demonstrated that the proposed development can accommodate the required service. The proposed width of the drive aisle surface on-site is a 7.0 m (minimum), which allows for the width of the garbage/recycling truck (2.6 m), the width of the required three (3) carts per unit (0.6 m), plus an additional 3.2 m for maneuvering. In the event that the residents of the development wish to convert to a communal storage and collection system in the future, the applicant has provided a small space on the proposed site plan to accommodate for this (e.g., a concrete pad to the south of the drive aisle entrance is proposed for this purpose).

### Analysis

The proposed development is generally consistent with the Development Permit guidelines for townhouses contained in the OCP, and has been designed to integrate with the existing surrounding context despite the constraints posed by the small site size and lot grading requirements. Specifically:

- The proposed site plan provides a strong street presence through the placement of detached units with main unit entries fronting Garry Street.
- The proposed site plan and orientation of windows maximizes sunlight to rear yards, exterior side yards, and decks.
- The proposed surface parking is located at the center of the site, away from required yards.
- The proposed passive outdoor amenity space is consistent with the minimum size requirement of 6 m<sup>2</sup> per unit for a total of 30 m<sup>2</sup>.
- The proposed building scale and form is compatible with the surrounding development as the small buildings present themselves as two and a half storeys on all sides.

A more detailed analysis to determine bylaw compliance and consistency with design guidelines in the OCP will be undertaken as part of the Development Permit Application.

### Proposed Amendments to the "Town Housing (ZT35) - Garry Street (Steveston)"

To accommodate the proposed development on a residual corner lot, the applicant has requested amendments to the "Town Housing (ZT35) - Garry Street (Steveston)" zone to revise the minimum lot area, introduce a building setback to Yoshida Court, and introduce a site-specific interior side yard.

Specifically, the following amendments to the zone are proposed:

- The minimum lot area of 1,560 m<sup>2</sup> will be amended to 1,015 m<sup>2</sup>. The minimum lot area currently established in the zone is based on the size of the smallest lot with this zoning. The proposed amendment to reduce the minimum lot area to 1,015 m<sup>2</sup> reflects the size of the subject site.



- A minimum setback to Yoshida Court of 3.0 m will be introduced. The proposed setback is acceptable on the basis that the existing road allowance of 14 m provides a suitable buffer to the adjacent single-detached dwelling on the east side of Yoshida Court.
- A minimum interior side yard setback of 2.0 m will be introduced for the subject site only, in recognition of the subject site being a small and constrained residual corner lot. The subject site is 22.3 m wide and the proposed minimum 2.0 m interior side yard is consistent with the minimum side yard required for a minimum 20 m wide lot under the existing "Single Detached (RS1/E)" zoning. Existing development to the east of the subject site is a single-detached dwelling on a compact lot with a minimum 1.2 m interior side yard setback.

#### Design Review and Future Development Permit Application Considerations

A Development Permit Application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the Steveston Area Plan, and with the existing neighbourhood context. The Rezoning Considerations contained in **Attachment 7** will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, landscape planning, and architectural character will be made as part of the Development Permit Application review process. The following issues will be further examined:

- A detailed review of compliance with Richmond Zoning Bylaw No. 8500, and 2012 Fire and Building Codes.
- Demonstration that the drive aisle and the location of the proposed visitor parking space in the centre of the site allows for adequate vehicle manoeuvring on-site.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials and soft landscaped areas.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation, to address potential adjacency concerns associated with the apparent building height and to break up the appearance of the triplex building.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED);

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

#### **Financial Impact**

None.

## Conclusion

This infill development proposal is for a 5-unit townhouse complex at the south-east corner of Garry Street and Yoshida Court in the Steveston Planning Area. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established at the west end of this block of Garry Street.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further design review will be undertaken as part of the Development Permit application review process to ensure a high quality project that is consistent with the guidelines in the OCP and with the existing neighbourhood context.

The list of Rezoning Considerations is included as **Attachment 7**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 be introduced and given first reading.

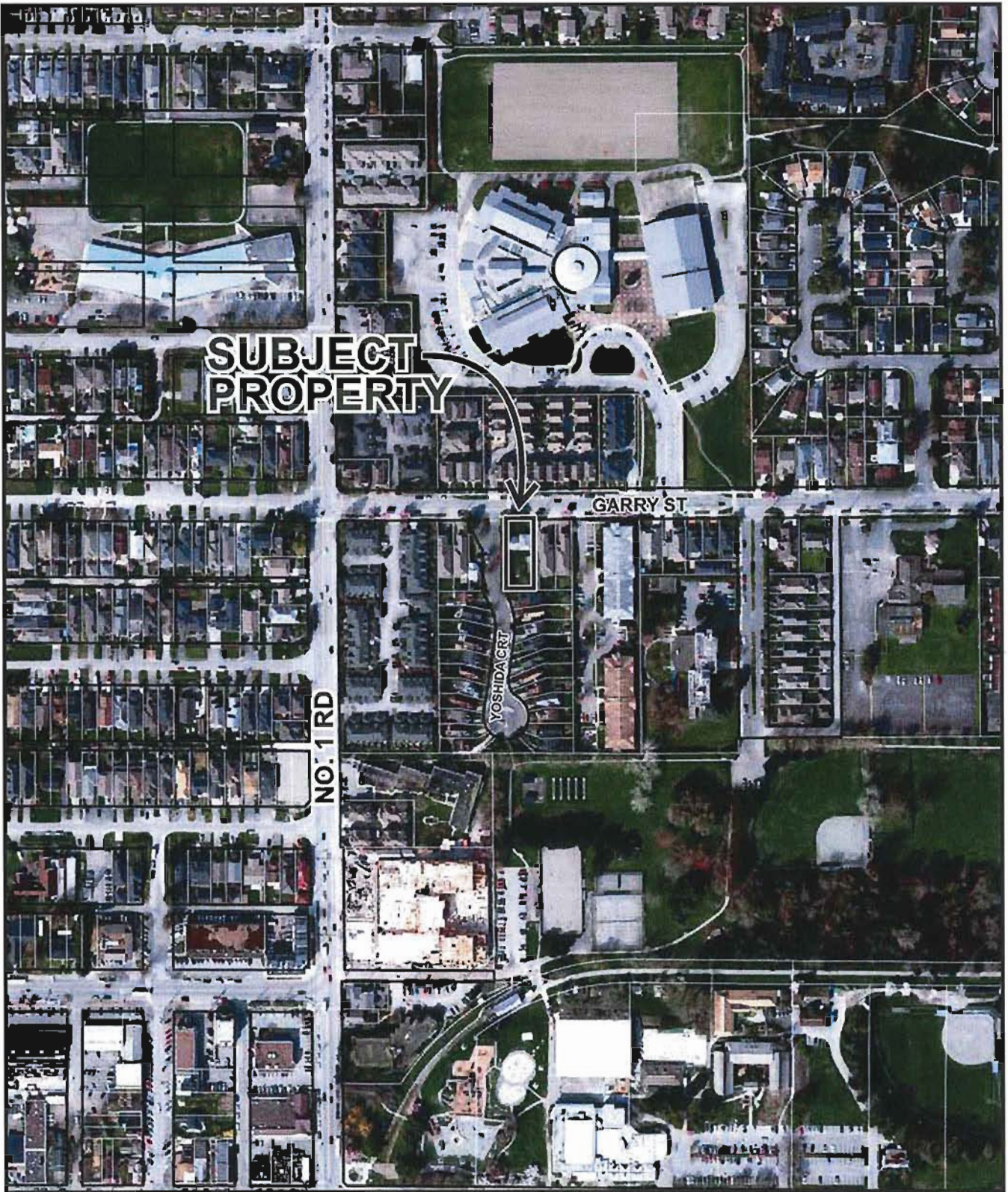


Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development & Landscape Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan Land Use Map
- Attachment 5: Lot Size Policy 5471
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations Concurrence





**SUBJECT  
PROPERTY**

GARRY ST

NO. 1 RD

YOSHIDA CRT



RZ 13-641596

Original Date: 08/15/13

Amended Date:

Note: Dimensions are in METRES



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- EXTERIOR MATERIALS LEGEND**
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  - 2 TO BE COMPLETED
  - 3 BRICK
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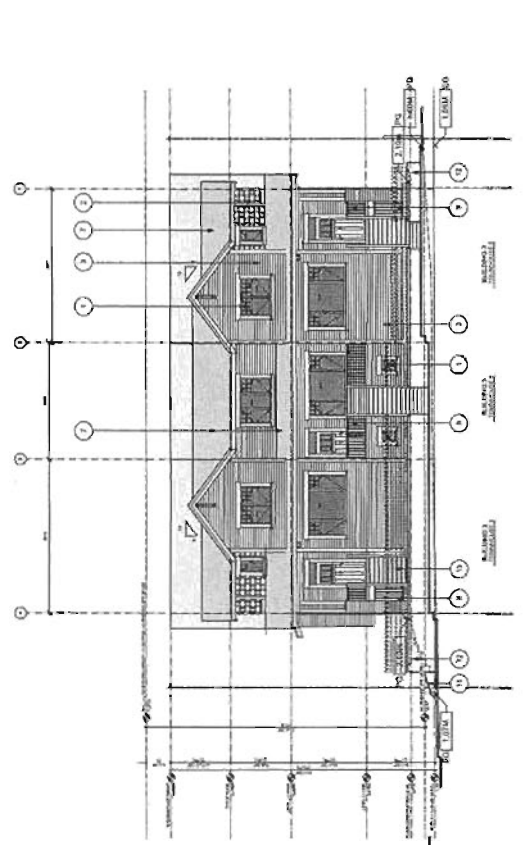
**THE ANDREWS ARCHITECTS INC.**  
 4100 Garry Street  
 Richmond, British Columbia  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 www.andrewsarchitects.com

**Townhouse Development**  
 PRELIMINARY PLAN NO. 13-441594

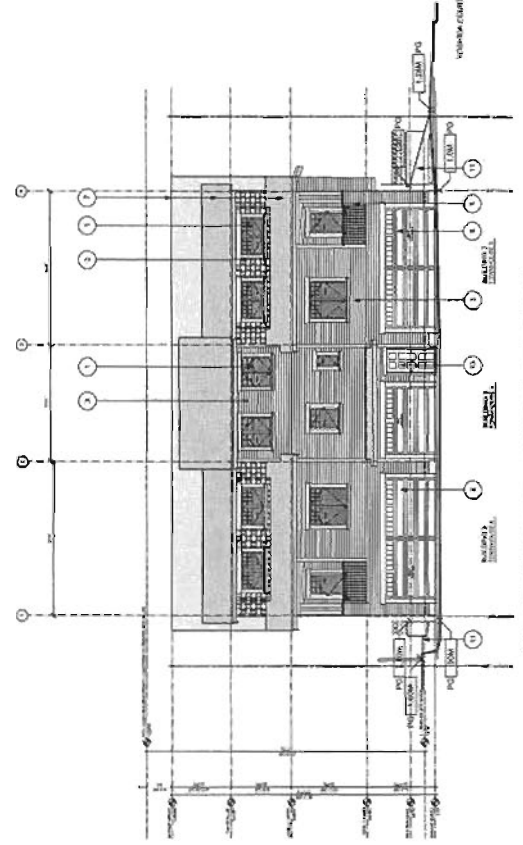
**ELEVATIONS**

DATE	18" x 11"
REV	DEC 19 13
BY	GA
CHK	WA
DATE	1314
SCALE	AS SHOWN

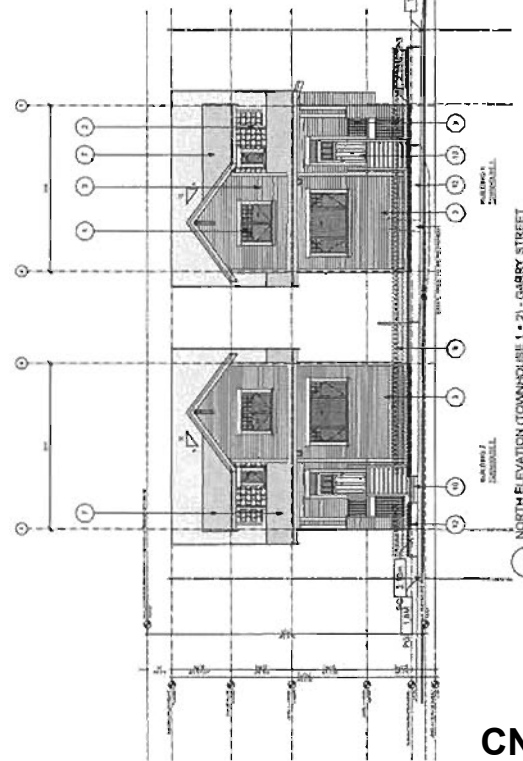
**A 3.01**



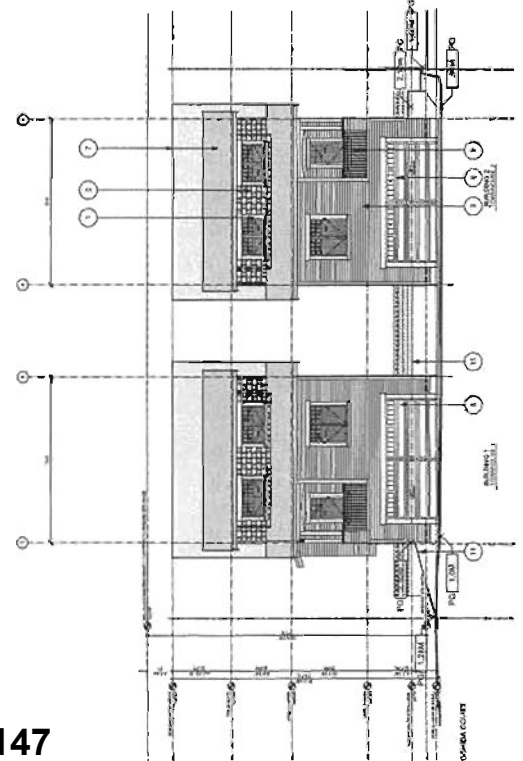
1 NORTH ELEVATION (TOWNHOUSE 1 + 2) - GARRY STREET  
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION (TOWNHOUSES 3+4+5) ALONG DRIVEWAY  
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION (TOWNHOUSE 1 + 2) ALONG DRIVEWAY  
Scale: 1/8" = 1'-0"



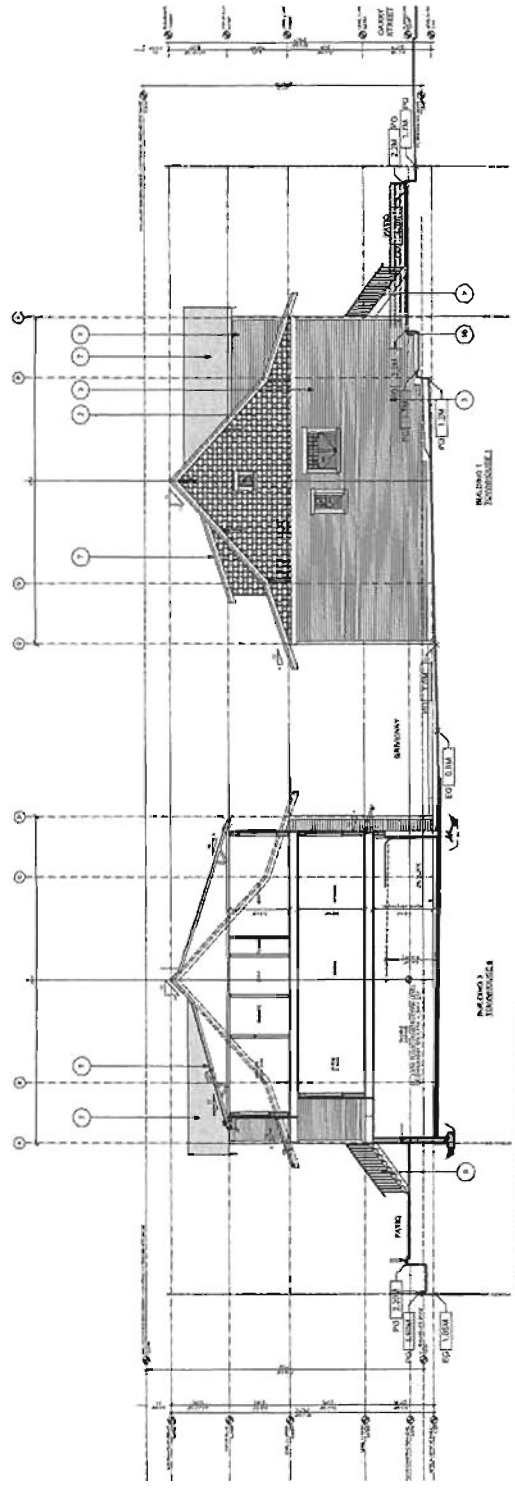
3 SOUTH ELEVATION (TOWNHOUSE 1 + 2) ALONG DRIVEWAY  
Scale: 1/8" = 1'-0"

DATE: 01/27/2014  
 DESIGNER: J. ANDREWS  
 ARCHITECT: J. ANDREWS  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 SHEET: A 3.02

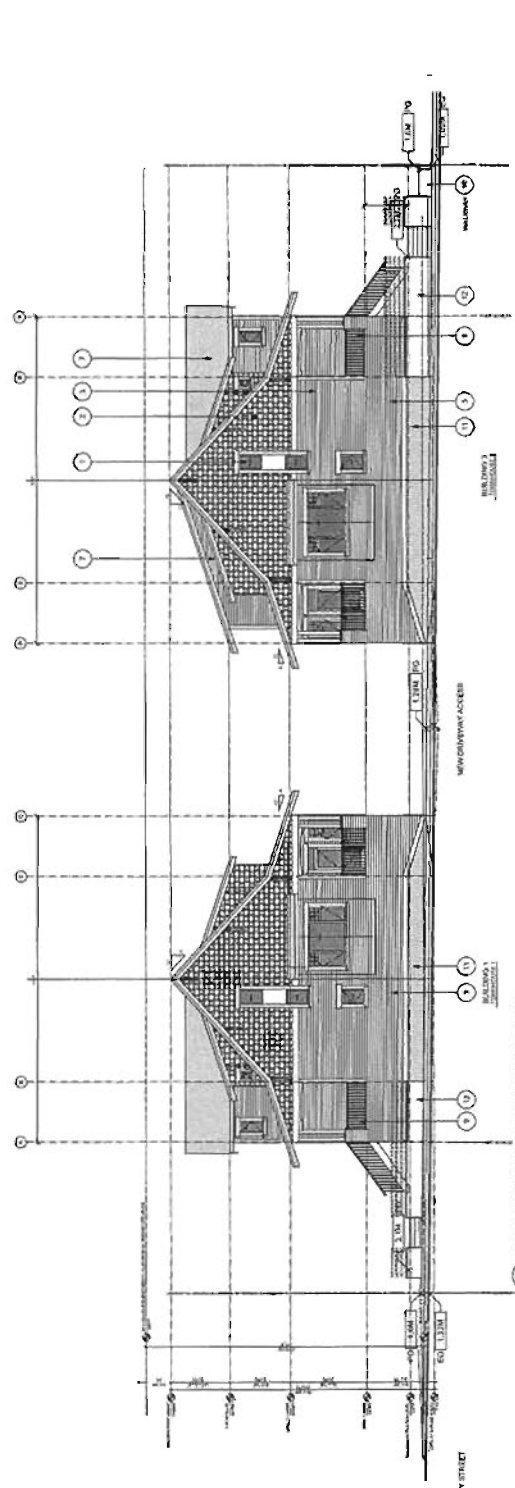
- 01 DOUBLE GLAZED WOOD FRAMING
- 02 2" X 4" STUDS
- 03 2" X 6" STUDS
- 04 2" X 8" STUDS
- 05 2" X 10" STUDS
- 06 2" X 12" STUDS
- 07 2" X 14" STUDS
- 08 2" X 16" STUDS
- 09 2" X 18" STUDS
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- 48 2" X 96" STUDS
- 49 2" X 98" STUDS
- 50 2" X 100" STUDS

**EXTERIOR MATERIALS LEGEND**

- 01 DOUBLE GLAZED WOOD FRAMING
- 02 2" X 4" STUDS
- 03 2" X 6" STUDS
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1 SITE SECTION / ELEVATION - LOOKING WEST  
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - ALONG YOSHIDA COURT  
 SCALE: 1/8" = 1'-0"



**THE ANDREWS ARCHITECTS INC.**  
 4100 Garry Street  
 Richmond, British Columbia

**Townhouse Development**  
 REZONING FILE # RZ 13-441286

**ELEVATIONS**

DATE	11/11/10
BY	DEC 10 13
PROJECT	GA VIA
REVISION	13/14
SCALE	1/8" = 1'-0"

A 3.02

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
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**EXTERIOR MATERIALS LEGEND**

- 1. DOUBLE GLAZED W/VA WINDOWS
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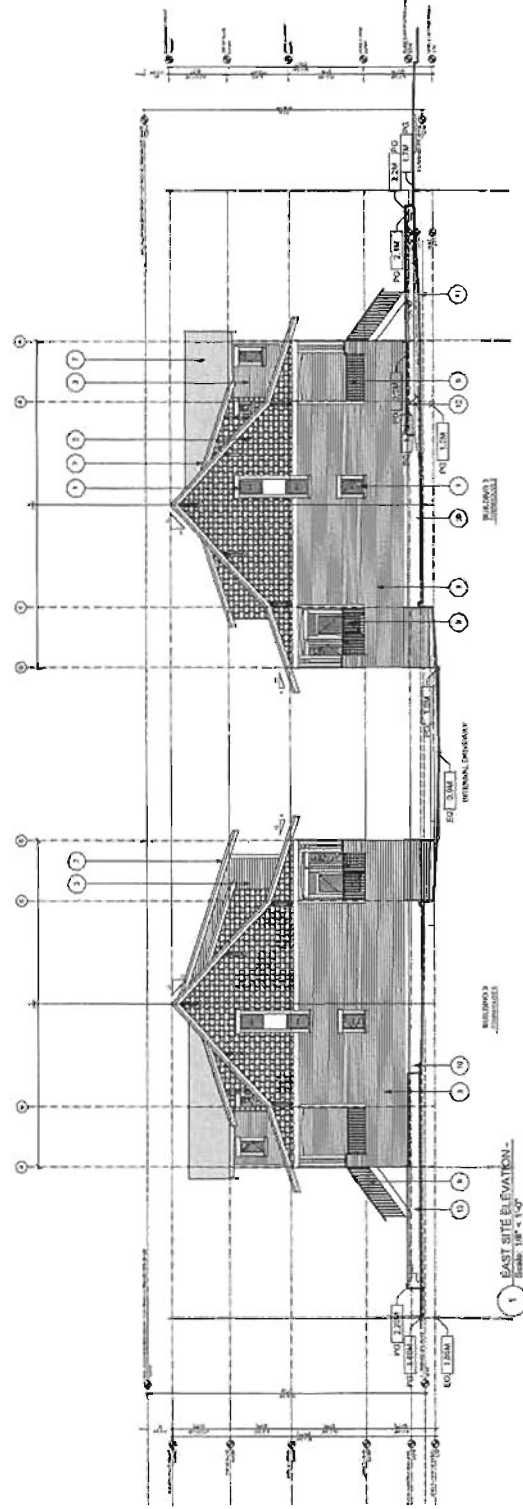
THE ANDREW'S ARCHITECTS INC.  
 4180 Glary Street  
 Richmond, British Columbia

Townhouse Development  
 REZONING FILE # Z 13-041594

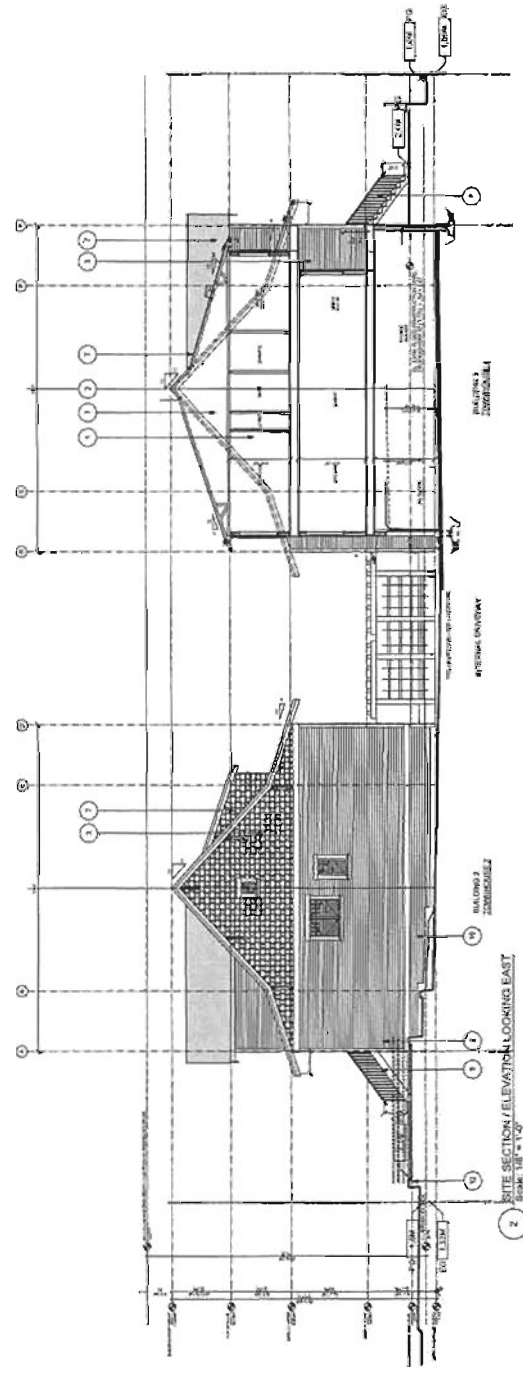
**ELEVATIONS**

DATE	18th 11/17
BY	DEC 10/13
PROJECT	GA WA
REVISION	1314

**A 3.03**



1 EAST SITE ELEVATION  
Scale: 1/8" = 1'-0"



2 SITE SECTION / ELEVATION LOOKING EAST  
Scale: 1/8" = 1'-0"









**RZ 13-641596**

**Attachment 3**

Address: 4160 Garry Street

Applicant: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Wendy Arlene Simmonds	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,020 m <sup>2</sup>	1,020 m <sup>2</sup>
<b>Land Uses:</b>	Single detached dwelling	Five (5) townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Multiple-Family	No change
<b>702 Policy Designation:</b>	The subject site is eligible for townhouse development	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Town Housing (ZT35) - Garry Street (Steveston)
<b>Number of Units:</b>	1	5

<b>On Future Subdivided Lots</b>	<b>OCP Guideline &amp; Proposed Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.65	Max. 0.65	none permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	none
Lot Size (min. dimensions):	1,560 m <sup>2</sup>	1,015 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.1 m	none
Setback – Yoshida Court (m)	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard (m)	Min. 2.0 m	2.0 m	none
Height (m):	Max. 11.3 m	10.3 m	none
On-site Vehicle Parking Spaces:	<ul style="list-style-type: none"> <li>• 10 Resident Spaces</li> <li>• 1 Visitor Space</li> </ul>	<ul style="list-style-type: none"> <li>• 10 Resident Spaces</li> <li>• 1 Visitor Space</li> </ul>	none
Tandem Parking Spaces:	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
On-site Bicycle Parking Spaces – Resident (Class 1)/ Visitor (Class 2)	<ul style="list-style-type: none"> <li>• 6 Resident Bicycle Parking Spaces</li> <li>• 1 Visitor Bicycle Parking Space</li> </ul>	<ul style="list-style-type: none"> <li>• 6 Resident Bicycle Parking Spaces</li> <li>• 1 Visitor Bicycle Parking Space</li> </ul>	none

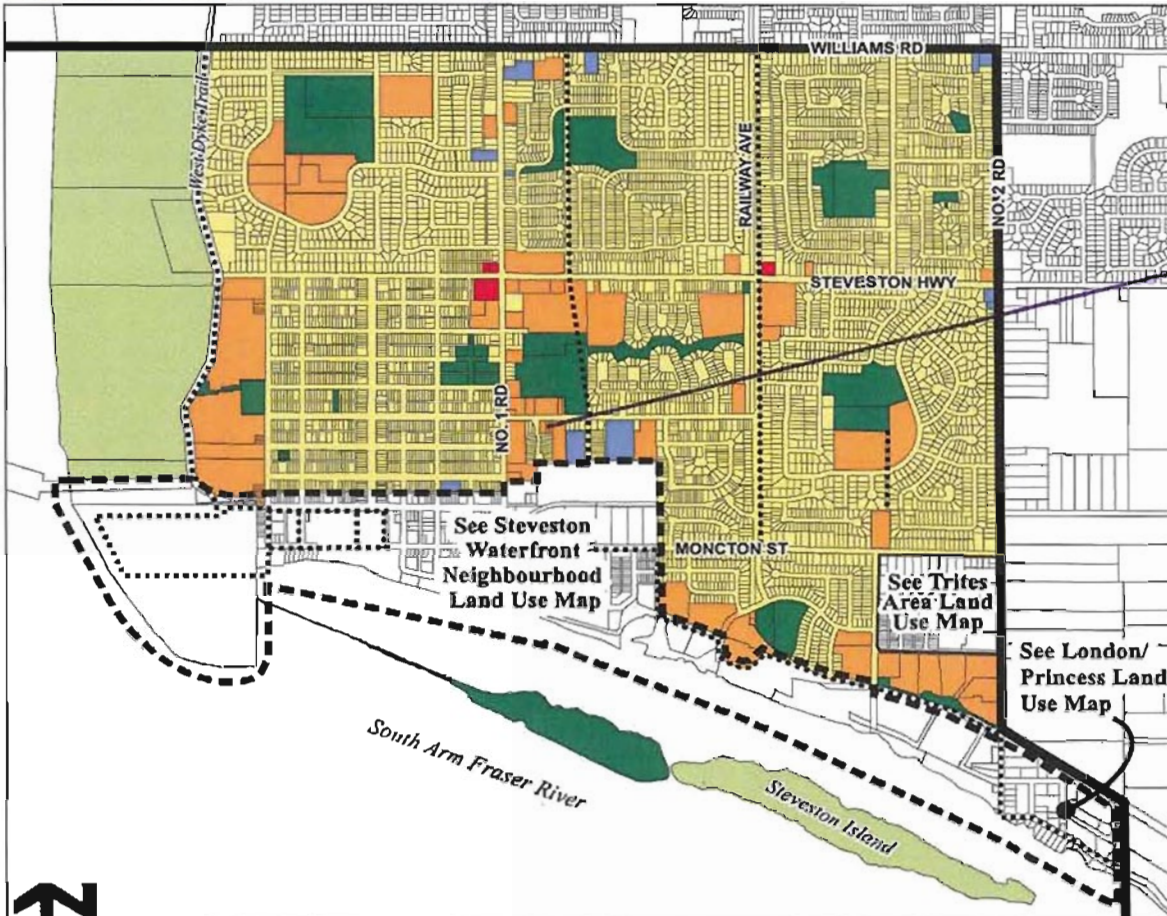
<b>On Future Subdivided Lots</b>	<b>Bylaw/OCP Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu (\$5,000)	none
Amenity Space – Outdoor:	Min. 30 m <sup>2</sup>	30 m <sup>2</sup>	none

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










City of Richmond

**Steveston Area Land Use Map**

Bylaw 7783  
2010/04/12



*SUBJECT SITE*

	Single-Family		Institutional
	Multiple-Family		Conservation Area
	Commercial		Trail
	Public Open Space		Steveston Area Boundary
			Steveston Waterfront Neighbourhood Boundary



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

**POLICY 5471**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

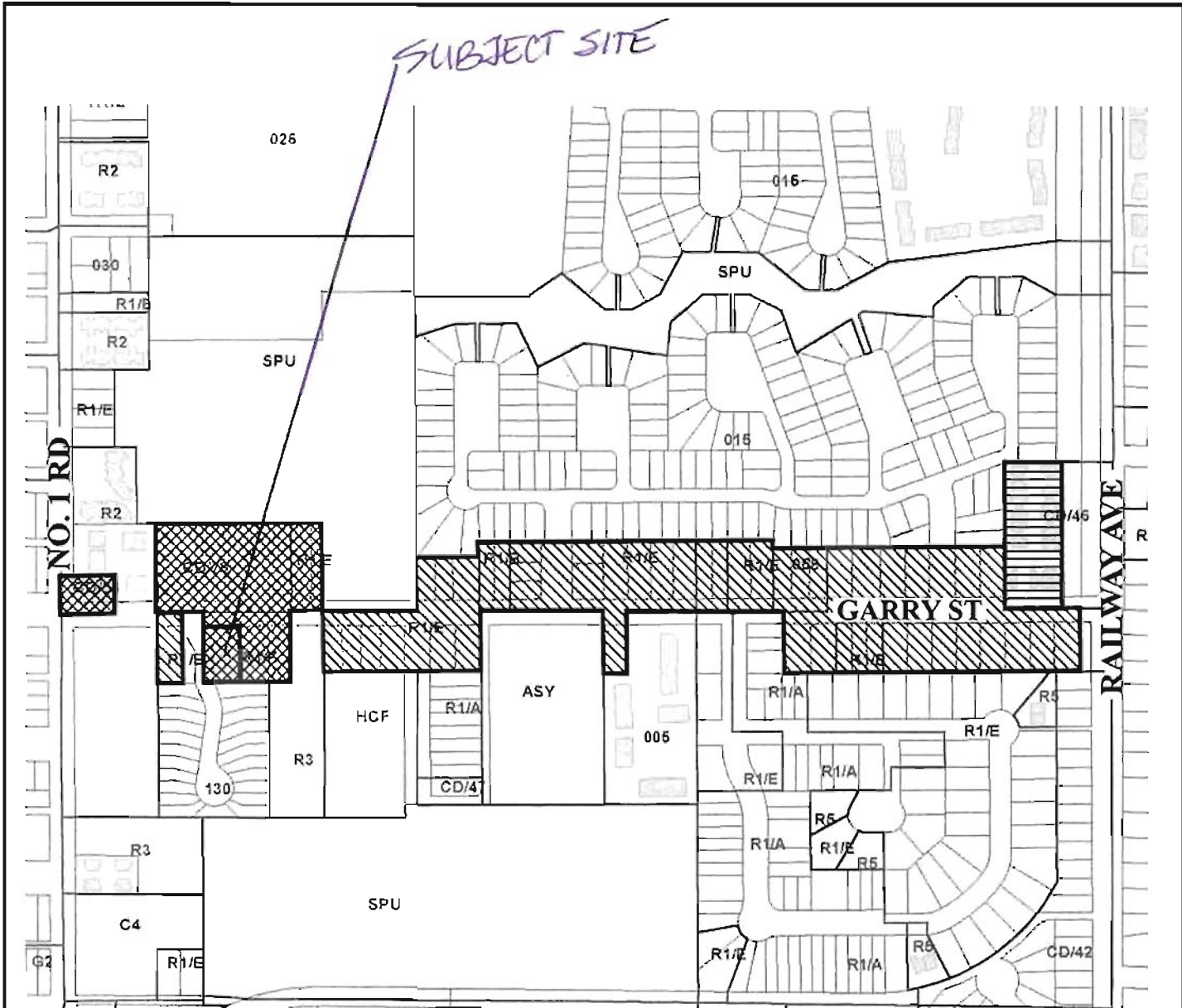
**POLICY 5471:**



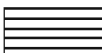
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Rezoning would be permitted to R1/A.  
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



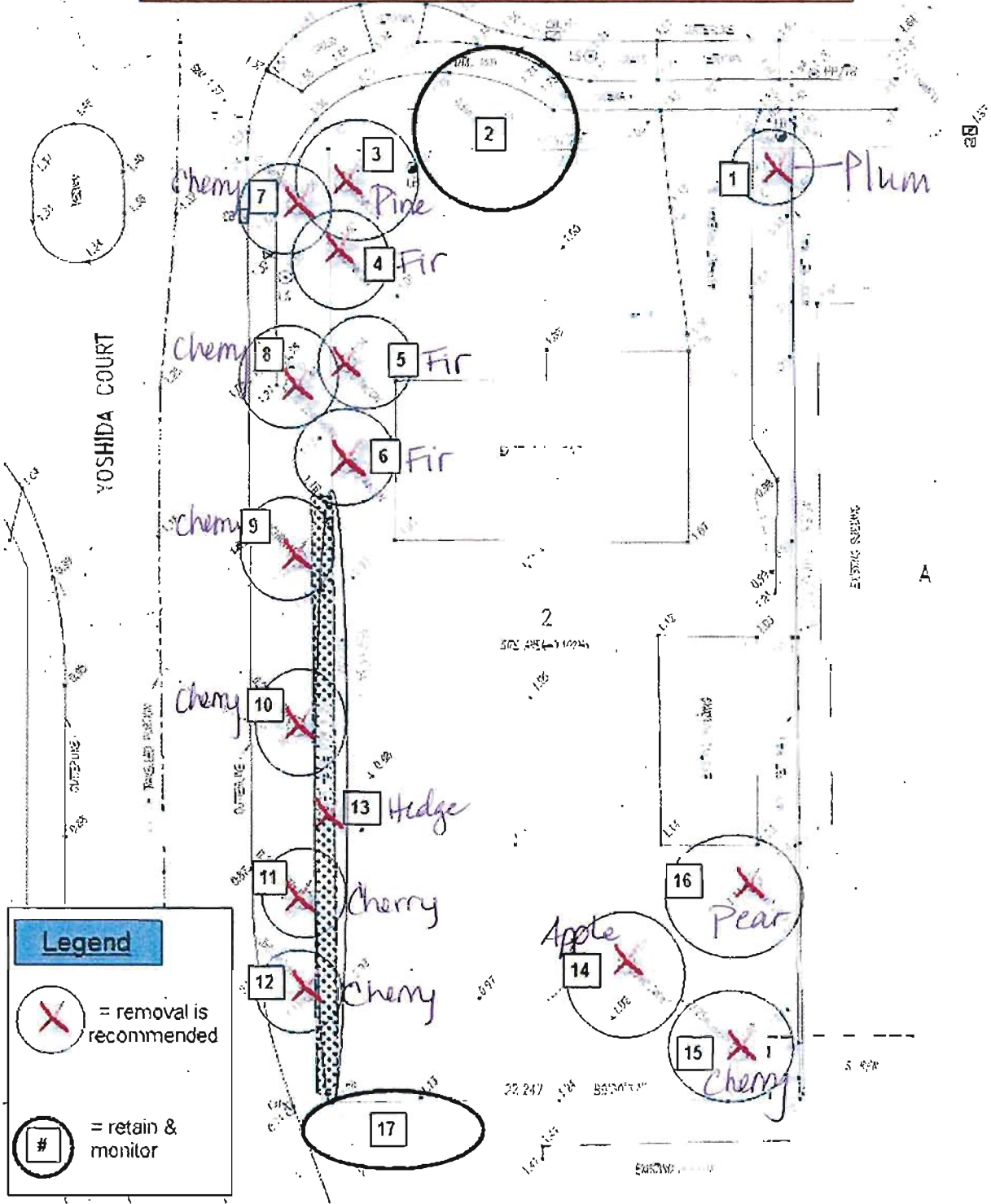
**Policy 5471**  
**Section 02-3-7**  
**CNCL - 156**

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES

Removal & Retention Plan



**Legend**

= removal is recommended

= retain & monitor

Tree #	Species	DBH (cm)	Tree Protection Zones (as per bylaw)
17	Red Tip Photinia ( <i>Photinia x fraseri</i> ); Western Red Cedar ( <i>Thuja plicata</i> )	10 to 20	TPZ to be placed at no less than 1.0 m north of fence line; to span from blvd to extend to end of photinia at east side; to encompass entire group on all sides affected
2	Grand Fir - <i>Abies grandis</i>	52 <b>CNCL - 157</b>	TPZ to be placed along sidewalk edge at north side; placed at no less than 3.0 m from base of tree at all sides; to encompass entire tree on all sides affected





**Address:** 4160 Garry Street

**File No.:** RZ 13-641596

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, the following items must be completed:**

1. City acceptance of the developer's voluntary contribution of \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting six (6) of the required ten (10) replacement trees on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$8,200 for the Fir tree (tag # 2) to be retained. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Contribution of \$1,000 per dwelling unit (e.g. \$5,000) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,273) to the City's Affordable Housing Reserve Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
9. Enter into a Servicing Agreement\* for the design and construction of frontage improvements. This is to include (but is not limited to):
  - The removal of the existing driveway letdown, and replacement with curb, gutter, and grass boulevard. The design is to be consistent with the existing frontage treatment on Garry Street.
  - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
  - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
  - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
  - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

**Note:** The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

**Prior to Demolition Permit\* Issuance, the following items must be completed:**

- Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

**Prior to Building Permit\* Issuance, the following items must be completed:**

- 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.
- 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.

- 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.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9108 (RZ 13-641596)  
4160 Garry Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - i. Inserting the following new subsections directly after Section 17.35.6.3:
    - “ 4. The minimum **setback** to Yoshida Court is 3.0 m.
    5. The minimum **interior side yard** is 2.0 m on the following **site** only:
      - a) 4160 Garry Street  
P.I.D. 009-217-665  
Lot 2 Section 2 Block 3 North Range 7 West New Westminster  
District Plan 23406 ”
  - ii. Replacing Section 17.35.8.2, with the following:
    - “2. The minimum **lot area** is 1,015 m<sup>2</sup>.”
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 (ZT35) – GARRY STREET (STEVESTON)**”.

P.I.D. 009-217-665

Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 23406

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9108".

FIRST READING

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A PUBLIC HEARING WAS HELD ON

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SECOND READING

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THIRD READING

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OTHER REQUIREMENTS SATISFIED

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ADOPTED

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MAYOR

\_\_\_\_\_

CORPORATE OFFICER

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