



To: Planning Committee **Date:** June 24, 2011
From: Brian J. Jackson, MCIP **File:** RZ 09-499249
 Director of Development
Re: Application by Western Dayton Homes Ltd. for Rezoning at 8540 No. 3 Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

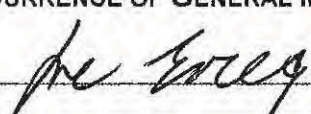
Staff Recommendation

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.



Brian J. Jackson, MCIP
 Director of Development

EL:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Western Dayton Homes Ltd. has applied to the City of Richmond for permission to rezone 8540 No. 3 Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) in order to permit the development of eight (8) 2½-storey townhouse units with vehicle access from Bowcock Road (**Attachment 2**).

Findings of Fact

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

Surrounding Development

- To the North: Across Bowcock Road, a mix of existing single-family dwellings and duplexes on lots zoned Single Detached (RS1/C) and Single Detached (RS1/E);
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Gay Road;
- To the South: An existing townhouse development with 18 two-storey units on a lot zoned Low Density Townhouses (RTL3) at a maximum density of 0.6 FAR; and
- To the West: Across No. 3 Road, existing single-family dwellings on lots zoned Single Detached (RS1/E).

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple family residential development along major arterial roads, especially in locations such as the subject site, which are within walking distance of commercial services and where public transit is available.

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies. The exception is that the site's frontage (approximately 27.5 m) is less than the Policy's requirement of at least a 50 m frontage on a major arterial road. However, the site is an orphan lot, constraining further land assembly exist as it is bounded by Bowcock Road to the north and an existing townhouse complex to the south along No. 3 Road.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

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, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$23,005.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. A resident in the adjacent townhouse complex to the south (8600 No. 3 Road) expressed concerns related to adjacency, privacy, and security. A list of concerns is provided below, along with the responses in *bold italics*:

1. The 3.0 m south side yard setback should be maintained and no projections into the side yard setback should be allowed in order to keep privacy and openness of the adjacent private yards.
(The proposed 0.91 m south side yard setback variance is for a short length to accommodate a single-storey garage. The applicant has agreed to design the garage with a low roof and install tall growing plant material to screen the view of the building from the adjacent townhouses. As the proposed garage is to the north of the neighbouring lot, the small encroachment into the side yard setback will not shadow the neighbouring private yards located to the south. Projection of bay windows into the side yard setbacks is permitted under Zoning Bylaw 8500. The design of the bay windows will be reviewed at Development Permit stage to minimize possible overlook.)
2. The 3.0 m setback area along the south property line should be kept as a passive space without visitor parking stalls, bike racks, mailbox or unit entrances being located within this area. Any structures located within the setback area will become stepping stores for climbing over the privacy fence.
(The bike rack and mailboxes have been relocated out of the south side yard setback area. Final locations for these facilities to be reviewed at Development Permit stage. The applicant has been advised that unit entries should not be located on the side of the buildings due to security/surveillance concerns; unit entry design will be reviewed at Development Permit stage.)
3. Tall trees should be planted within the south side yard setback to provide natural screening in order to minimize noise and possible overlook into the adjacent private back yards from the proposed 2½-storey building.
(The applicant has agreed to incorporate tall landscape elements within the setback area to screen the 2½-storey building from the adjacent development. Staff will work with the applicant on the landscaping scheme to ensure that a natural buffer/screen is included in the landscape design at the Development Permit stage.)

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. Six (6) bylaw-sized trees on-site and four (4) street trees along the site frontages were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve two (2) trees and remove eight (8) bylaw-sized trees (see **Attachment 4** for a Tree Preservation Plan).

Location / Tree Health	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-Site / Good	4	1	3	Removal of a Cherry tree and a Cypress tree due to building conflicts. These two (2) trees are not high value specimen trees and are located such that modifications to the buildings to keep them will result in significant loss in density (approx. 50%). Removal of a Hazelnut tree due to the required frontage improvements and the change in site grade. A minimum 6 m high conifer replacement tree is recommended at the northeast corner of the site to compensate for the loss of the Hazelnut tree. A \$5,000 landscape security is required to ensure a larger calliper tree is provided.
On-Site / Poor	2	0	2	
Total Number of On-Site Trees	6	1	5	
Street Trees / Good	3	1	2	Removal of two (2) trees due to required sanitary and storm upgrades along Bowcock Road frontage. Parks concurred with the proposed removal; 2:1 compensation (i.e. 2,000) is required.
Street Trees / Poor	1	0	1	Parks concurred with the proposed removal; 2:1 compensation (i.e. \$1,000) is required.
Total Number of Street Trees	4	1	3	Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and removal of the hedges will be at the owner's cost.
Total	10	2	8	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 10 replacement trees are required for the removal of five (5) on-site trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 18 trees 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, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$10,000: \$500/replacement tree + \$5,000 for a larger calliper tree) to ensure the replacement planting will be provided.

The applicant has committed to the retention of one (1) bylaw-sized tree on-site and one (1) street tree located at the southwest corner of the site. In order to ensure that these trees will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until the proposed landscaping is planted on-site. The City will retain the remaining 50% of the security for two (2) year after inspection of the completed landscaping to ensure that the protected trees have survived. In addition, a proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

Site Servicing and Frontage Improvements

An independent review of servicing requirements (sanitary and storm) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that both sanitary and storm upgrades to the existing system are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the sanitary and storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Prior to final adoption, the developer is required to dedicate a 4 m x 4 m corner cut at Bowcock Road and No. 3 Road. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements are also required (please see **Attachment 5** for details).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

Official Community Plan (OCP) Compliance

Arterial Road Developments

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the east side of No. 3 Road between Bowcock Road and Francis Road is designated for multiple-family development. The proposal is generally in compliance with the requirements for multiple-family residential developments under the Arterial Road Redevelopment Policy. The townhouses are designed to a maximum of 2½-storey height with a 6 m setback to both the front and rear property line.

Development Permit Guidelines

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the OCP. The exception is that a four-plex interface with the single-family homes to the east is being proposed as opposed to the preferred duplexes interface as a transition between townhouse units and single-family homes. To minimize the impact from the four-plex on the adjacent existing single-family home to the east, the developer have adjusted the roof form as much as possible to simulate a duplex character. The proposed 2½-storey homes are also designed to have no attic windows overlooking the neighbouring property to the east. The proposed massing and window placements will be controlled through the Development Permit process.

Medium Density Townhouses (RTM2)

The proposed zoning Medium Density Townhouses (RTM2) with a maximum density of 0.65 FAR complies with the Low-Density Residential land use designation contained in the OCP for development on the City's arterial roads. Densities above the range of 0.6 FAR are usually considered in conjunction with development sites in close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site on the same block of a neighbourhood commercial development and is within walking distance to the other local and neighbourhood commercial establishments along No. 3 Road. To qualify for the proposed density and to satisfy the requirements of the RTM2 zone, the applicant is:

- Preserving two (2) bylaw-sized trees along the No. 3 Road frontage which will contribute to the development identity and streetscape elevation;
- Proposing a 3.5:1 tree replacement ratio, which is over and above the 2:1 tree replacement ratio goal stated in the OCP;
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing one (1) convertible unit which is designed to accommodate a stair lift.

Requested Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTM2) zone. Based on the review of current site plan for the project, the following variances are being requested:

1. Reduced minimum interior side yard setback from 3.0 m to 2.09 m to allow a portion of a single storey garage to project into the south side yard setback;
2. Reduced minimum exterior side yard setback along Bowcock Road from 6.0 m to 3.0 m to allow the proposed west building to locate approximately 3.0 m from the north property line;
3. Reduced minimum exterior side yard setback along Bowcock Road from 6.0 m to 4.5 m to allow the proposed east building to locate approximately 4.5 m from the north property line;
4. Reduced minimum lot width from 30 m to 27.6 m;
5. Changes to parking standards to allow tandem parking spaces in four (4) of the townhouse units and four (4) small car parking stalls in four (4) of the townhouse units.

The proposed streetscape design on Bowcock Road (including residential-style entries and windows oriented towards the street, as well as a combination of private outdoor space, trees, shrubs, and decorative fences) provide a high level of pedestrian interest along the exterior side yard of the development. The proposed 3.0 m exterior side setback to the west building is consistent with the required exterior side setback for a single-family home. The proposed 4.5 m exterior side setback to the east building provides a transition between the proposed 3.0 m setback for the west building at No. 3 Road and the required 6.0 m front yard setback (from Bowcock Road) for the adjacent single-family home to the east.

All of the variances mentioned above will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 8540 No. 3 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Window orientations and bay window projections to address adjacency corners;
- Elimination of projections into reduced road setbacks;
- Unit entry design with respect to CPTED principles;
- Adequacy of the proposed private outdoor space in each of the units;
- Location and design of the convertible unit and other accessibility features;

- Proposed site grade and tree protection zone configuration to ensure protected tree survival;
- Provision of a minimum 6 m high conifer replacement tree at the northeast corner of the site to compensate for the loss of the Hazelnut tree;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

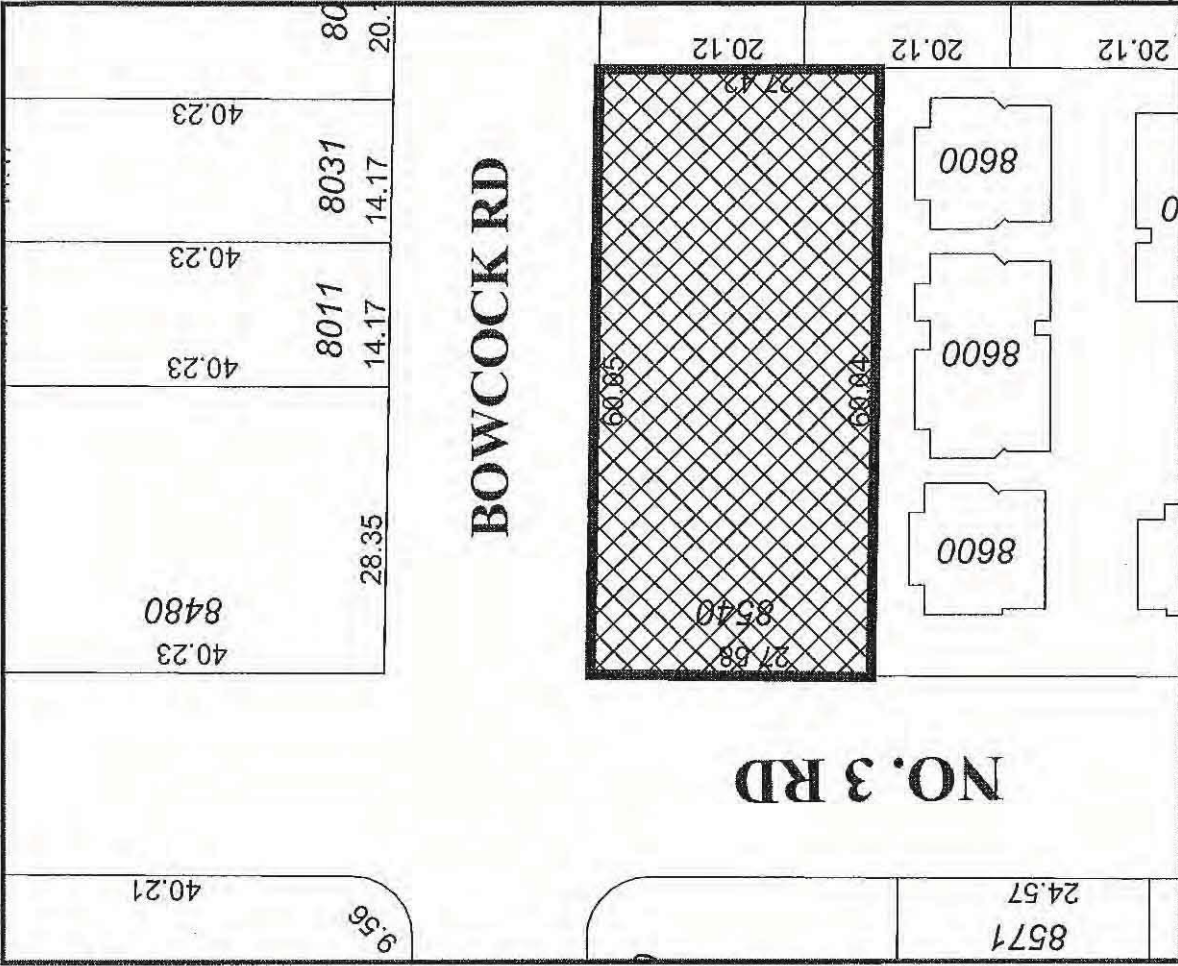
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Preservation Plan
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING



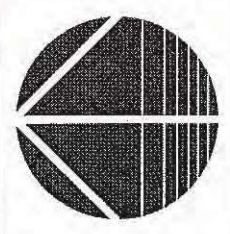
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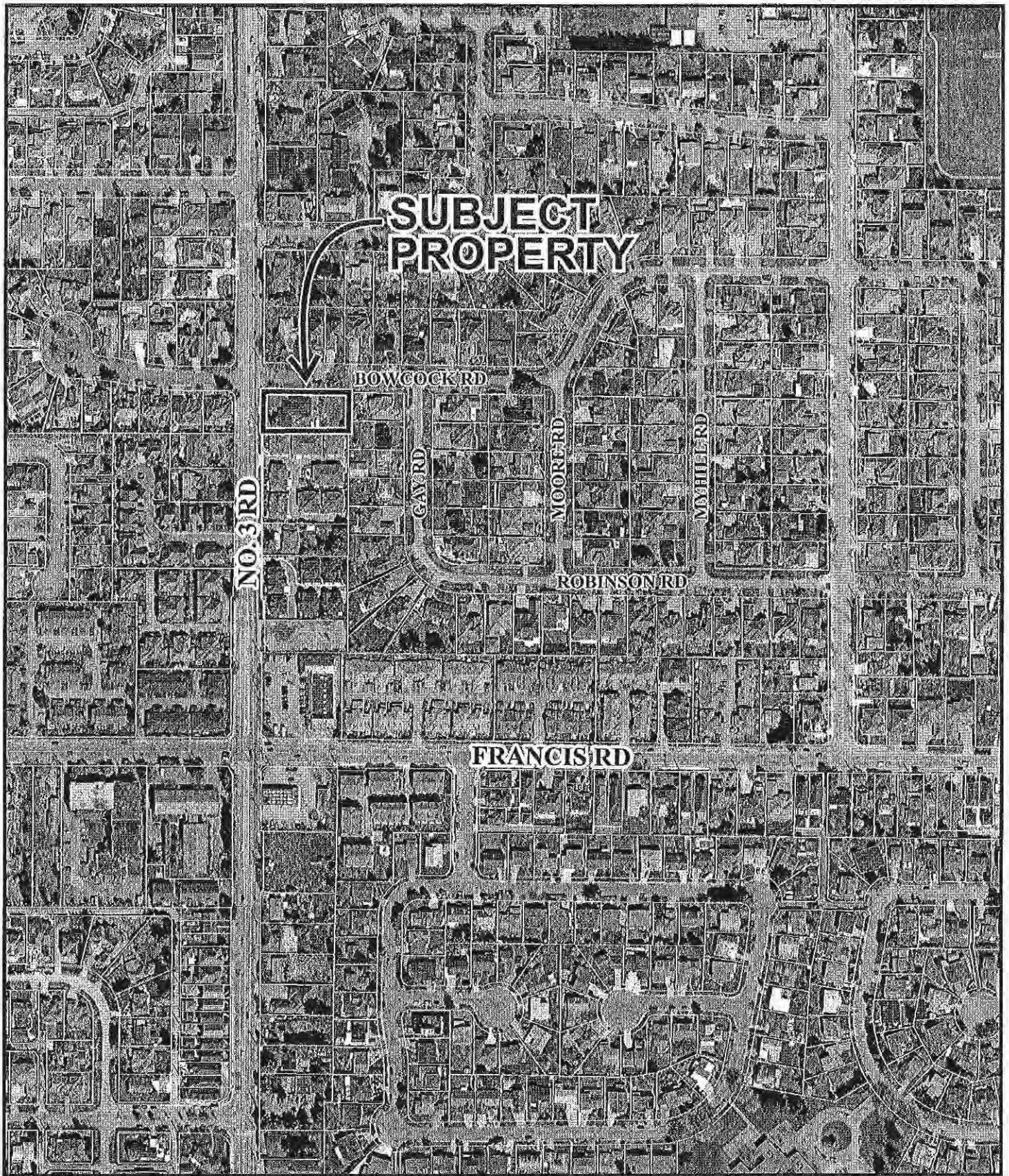
Revision Date: 07/14/11

Note: Dimensions are in METRES

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RZ 09-499249





RZ 09-499249


Original Date: 12/01/09

Amended Date: 06/14/11

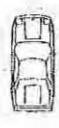
Note: Dimensions are in METRES

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SURFACE PARKING LEGEND



STANDARD CAR STALL
SIZE 2.5m x 3.3m



SMALL CAR STALL
SIZE 2.3m x 4.6m



SITE PLAN
SCALE 1/16" = 1'-0"



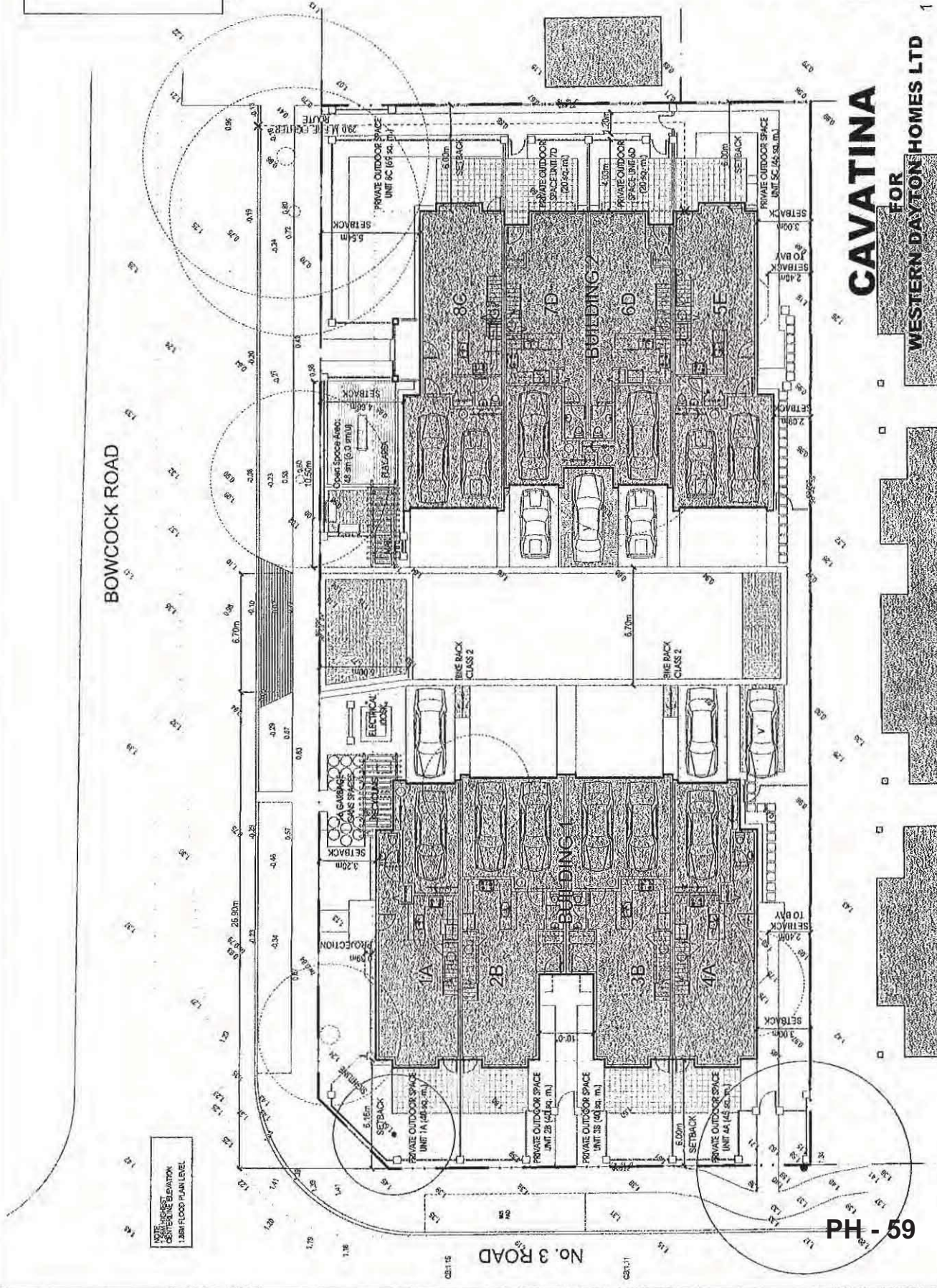
JUNE 24, 2011

FOUGERE ARCHITECTURE
ARCHITECTS

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SUITE 1000
DENVER, CO 80202

CAVATINA
FOR
WESTERN DAYTON HOMES LTD

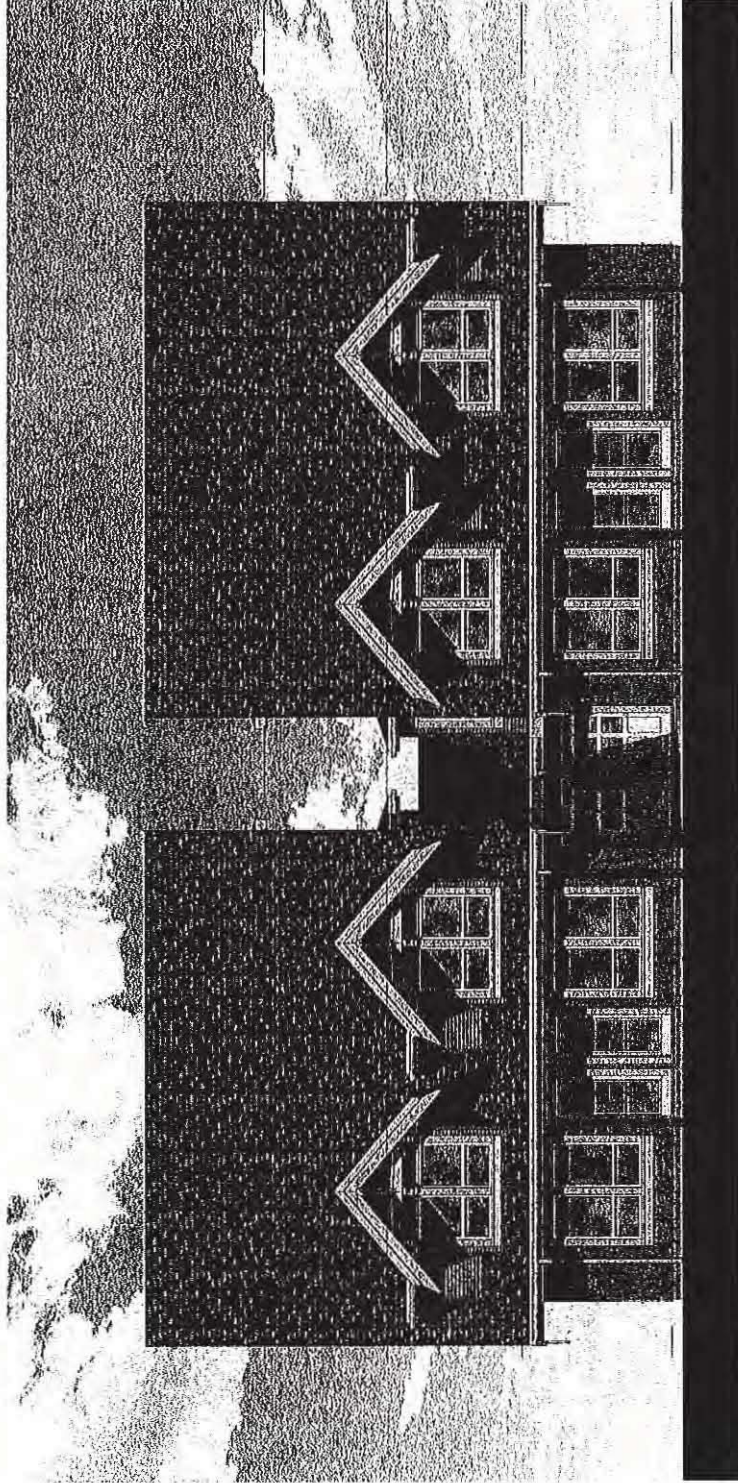
BOWCOCK ROAD



NOTE:
2.5M FLOOR ELEVATION
1.8M FLOOR PLANE LEVEL

No. 3 ROAD

PH - 59



FRONT ELEVATION (No. 3 ROAD) BUILDING 1

SCALE 1/8" = 1'-0"

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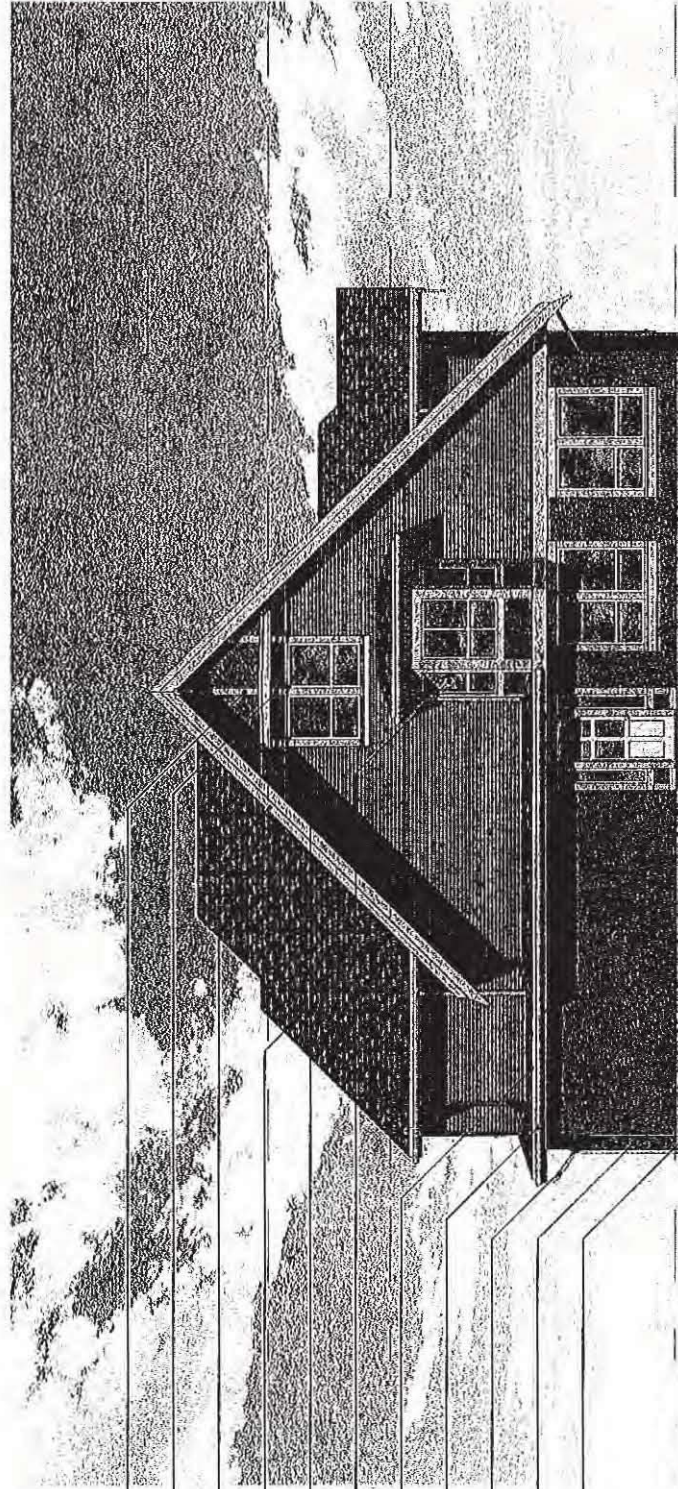
FOR

WESTERN DAYTON HOMES LTD

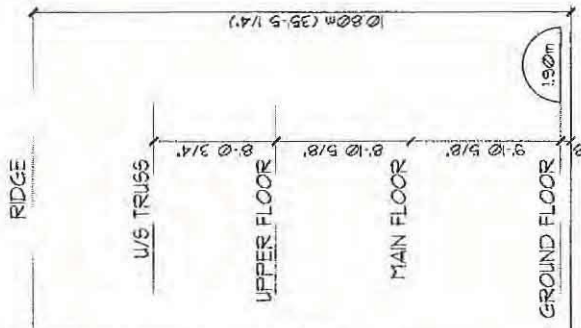
JUNE 24, 2021

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- 11
- 13



- EXTERIOR FINISHES SCHEDULE**
- 1 WOOD TRIMS
 - 2 WOOD BRACKETS
 - 3 WOOD FASCIA
 - 4 ASPHALT SHINGLES
 - 5 VINYL SIDING
 - 6 VINYL WINDOWS
 - 7 WOOD POST
 - 8 METAL FLASHING
 - 9 ALUMINUM GUTTERS
 - 10 ALUMINUM DOOR/WINDOW COULTERS
 - 11 SLOPE DASH STUCCO
 - 12 WOOD RAILS & PICKETS
 - 13 CONCRETE BASE

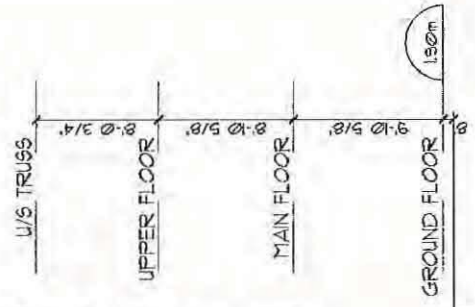
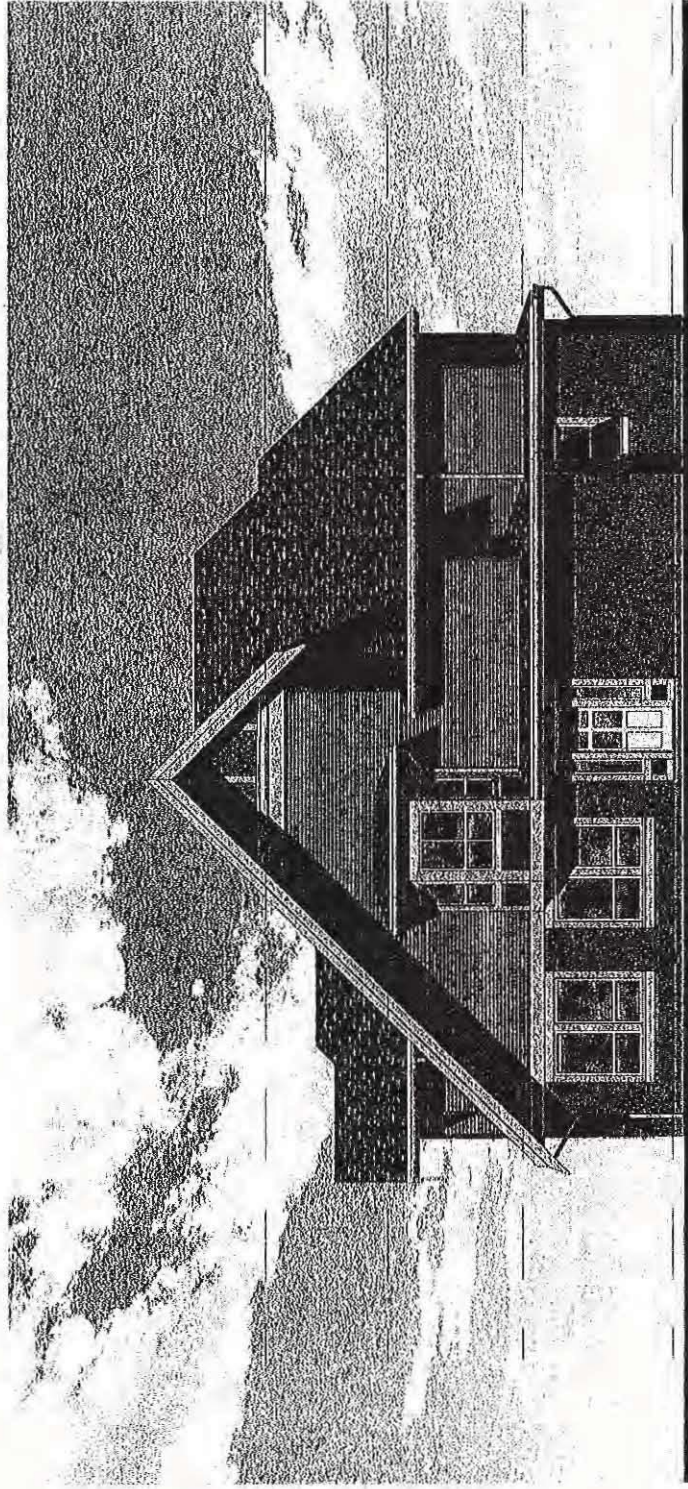
NOTE:
 1.56M HIGHEST ROAD CENTERLINE ELEVATION
 1.86M FLOOD PLAIN LEVEL

JUNE 24, 2011
FOUGERE ARCHITECTURE INC.
PROVIDED BY THE ARCHITECTURAL SOCIETY OF BRITISH COLUMBIA
 1100 COMMERCIAL STREET, VANCOUVER, BC V6C 2K7

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SIDE ELEVATION (BOWCOCK ROAD) BUILDING 1

SCALE 1/8" = 1'-0"

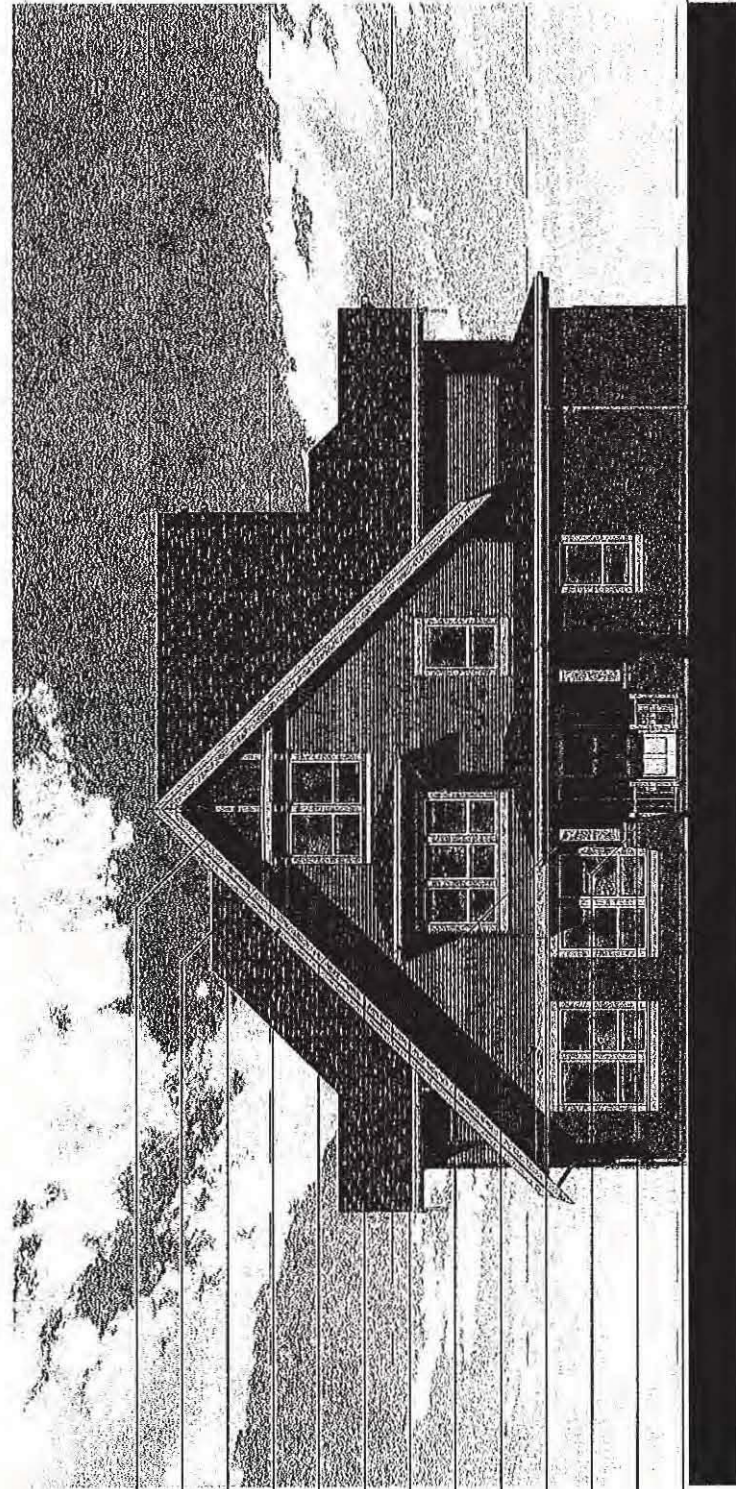


SIDE ELEVATION (SOUTH) BUILDING 1

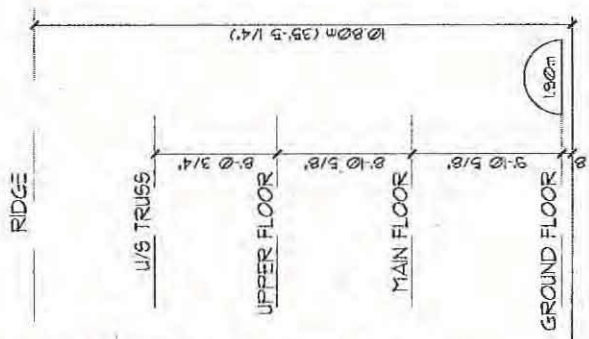
SCALE 1/8" = 1'-0"

JUNE 24, 2011
FOUGERE ARCHITECTURE INC.
MEMBER OF THE ARCHITECTURAL SOCIETY OF BRITISH COLUMBIA
 2101-2201 WEST BROADWAY VANCOUVER, BRITISH COLUMBIA V6J 1S5 (604) 683-2500

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 FOR
WESTERN DAYTON HOMES LTD



1 2 3 4 5 9 6 7 8 10 11 12 13



- EXTERIOR FINISHES SCHEDULE
- 1 WOOD TRIMS
 - 2 WOOD BRACKETS
 - 3 WOOD FASCIA
 - 4 ASPHALT SHINGLES
 - 5 VINYL SIDING
 - 6 VINYL TRIMS
 - 7 WOOD POST
 - 8 METAL FLASHING
 - 9 ALUMINUM GUTTERS
 - 10 ALUMINUM DOWNSPOUTS
 - 11 ALUMINUM FLASHING
 - 12 WOOD RAILS & PICKETS
 - 13 CONCRETE BASE

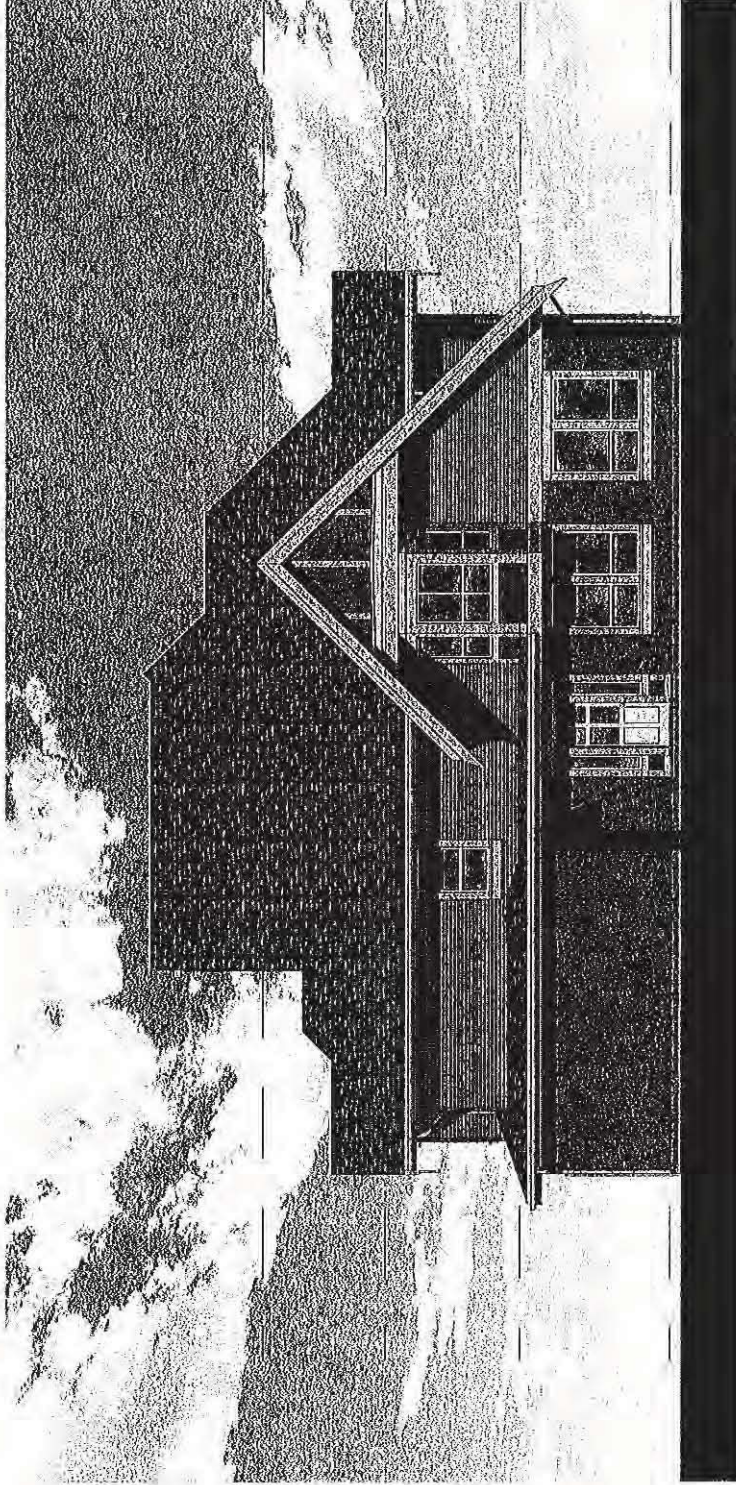
NOTE:
 1.56M HIGHEST ROAD
 CENTERLINE ELEVATION
 1.86M FLOOD PLAIN LEVEL

JUNE 24, 2011
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SIDE ELEVATION (BOWCOCK ROAD) BUILDING 2

SCALE 1/8" = 1'-0"



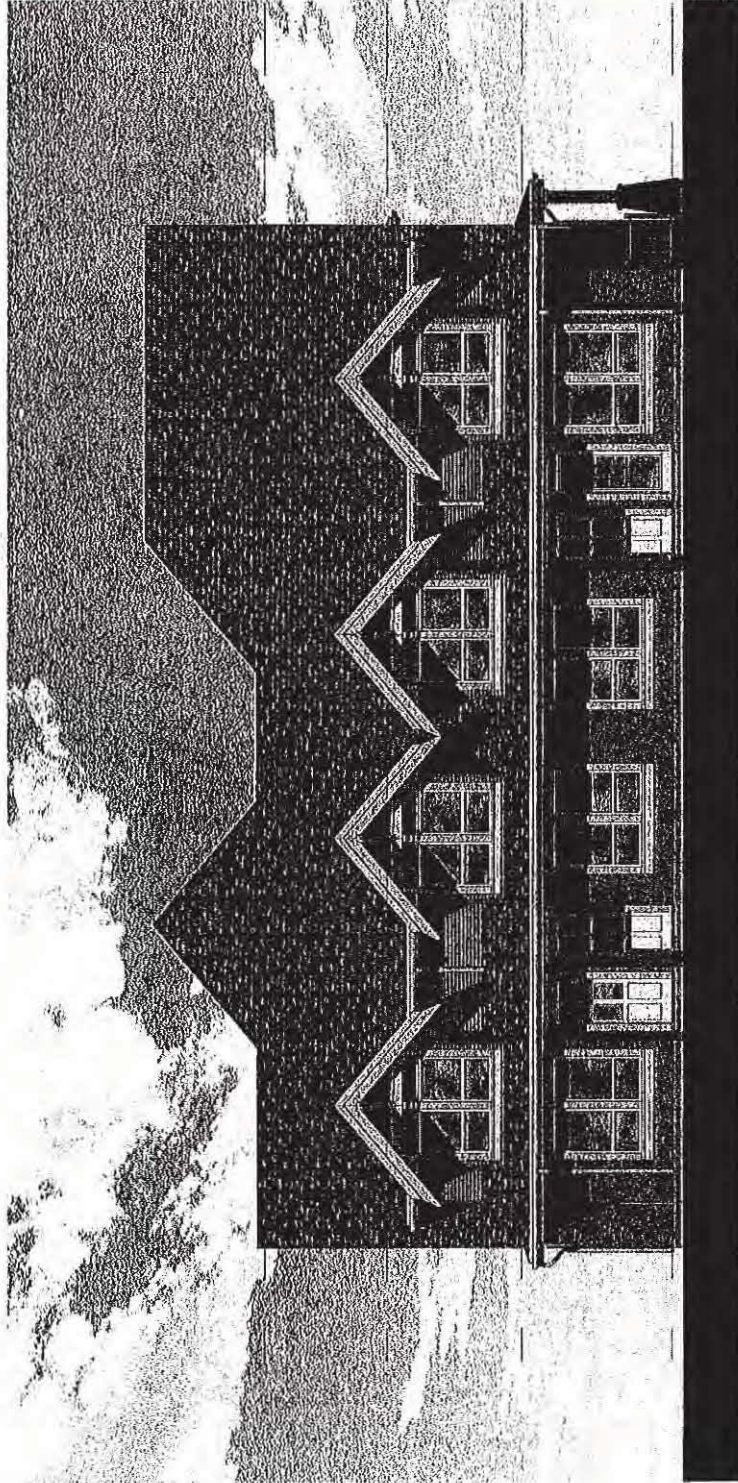
SIDE ELEVATION (SOUTH) BUILDING 2

SCALE 1/8" = 1'-0"

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 FOR
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12

JUNE 24, 2011
FOUGERE
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 INC.
ARCHITECTS & INTERIORS
 2100 LAUREL WOODS ROAD
 WESTON, ONTARIO L9A 4W1
 (905) 872-2222



U/S TRUSS

8'-0" 3/4"

UPPER FLOOR

8'-0" 5/8"

MAIN FLOOR

8'-10" 5/8"

GROUND FLOOR

19.0m

FRONT ELEVATION (EAST) BUILDING 2

SCALE 1/8" = 1'-0"

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FOR

WESTERN DAYTON HOMES LTD

14

JUNE 24, 2011

**FOUGERE
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PH - 65

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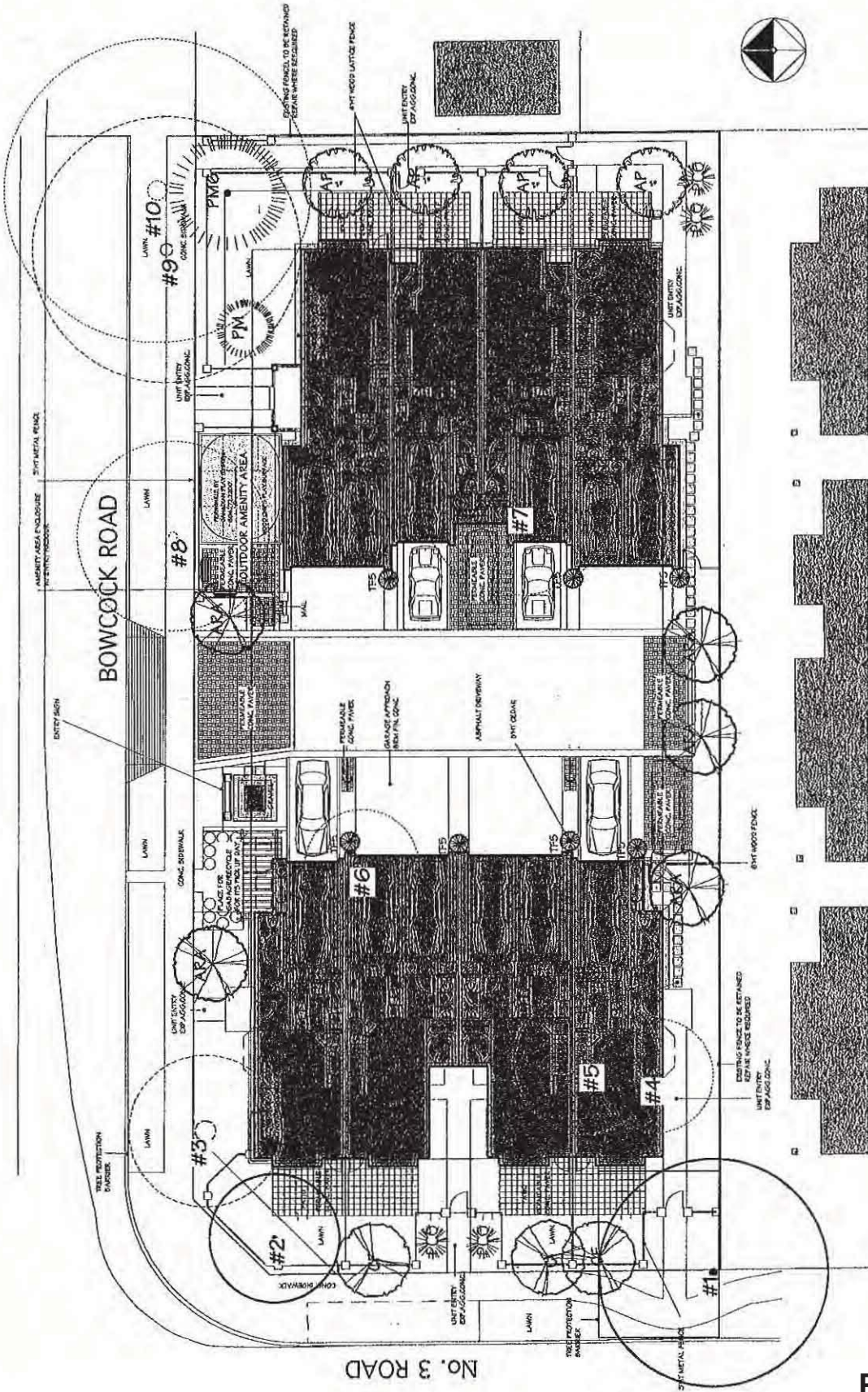
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Cavatina
 RICHMOND B.C.

Drawing Title
**PRELIMINARY
 LANDSCAPE PLAN**

Client	10/1/17
Drawn by	ML
Checked by	ML
Date	JUNE 13, 2017
Job No.	1001
Sheet	

L2 of 3



No. 3 Road

PH - 66

PLANT LIST

PROJECT ADDRESS CAVATINA RICHMOND B.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AP	4	ACER PALMATUM	JAPANESE MAPLE	10.0 cm Cal B&B
ARA	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	11.0cm CAL. B&B 1.8m STD.
CF	3	CORNUS FLORIDA 'RUBRA'	PINK DOGWOOD	9.0cm CAL. B&B
PCO	4	PICEA OMORIKA	SERBIAN SPRUCE	4.0m HT. B&B
PM	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4.0m HT. B&B
PM	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6.0m HT. B&B
TF5	7	THUJA OCCIDENTALIS 'FASTIGATA'	PYRAMIDAL CEDAR	1.50m HT.
TS4	12	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	1.25m HT.

TREES

REPLACEMENT TREE PLAN

CAVATINA RICHMOND B.C.

SIZE OF REMOVED TREES	QTY OF		SIZE OF REPLACEMENT TREES	REQUIRED QTY OF REPLACEMENT TREES		BALANCE
	REMOVED TREES	REPLACEMENT TREES		REPLACEMENT TREES	PROPOSED TREES	
Ø20-30CM	-	-	Ø6CM CAL./3.5m HT.	-	-	-
Ø30-40CM	2	4	Ø8CM CAL./4.0m HT.	4	(C)5	1
Ø40-50CM	1	2	Ø9CM CAL./5.0m HT.	2	3	1
Ø50-60CM	1	2	Ø10CM CAL./5.5m HT.	2	4	2
Ø60-OVER	3	6	Ø11CM CAL./6.0m HT.	6	6/(D)5(C)1	0

JUNE 23, 2021:
 Revised for RECORDING
 AUG 5, 2010:
 Final drawings package modified
 Revised for 2D
 JUNE 11, 2010:
 Revised for 2D
 REVISIONS / REVISED



ITO & ASSOCIATES
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 1845 E. 5th Ave.
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Page:

CAVATINA
 RICHMOND B.C.

Drawn by:

PRELIMINARY
 LANDSCAPE PLAN
 PLANT LIST

DATE	BY	REVISION



City of Richmond

6911 No. 3 Road
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 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 09-499249

Attachment 3

Address: 8540 No. 3 Road

Applicant: Western Dayton Homes Ltd.

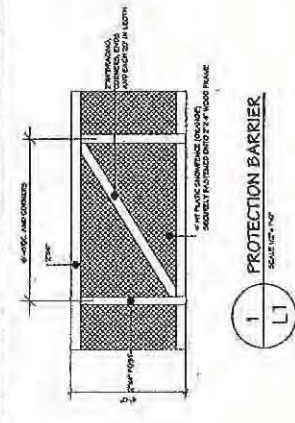
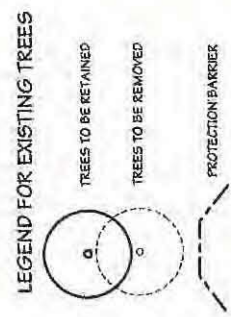
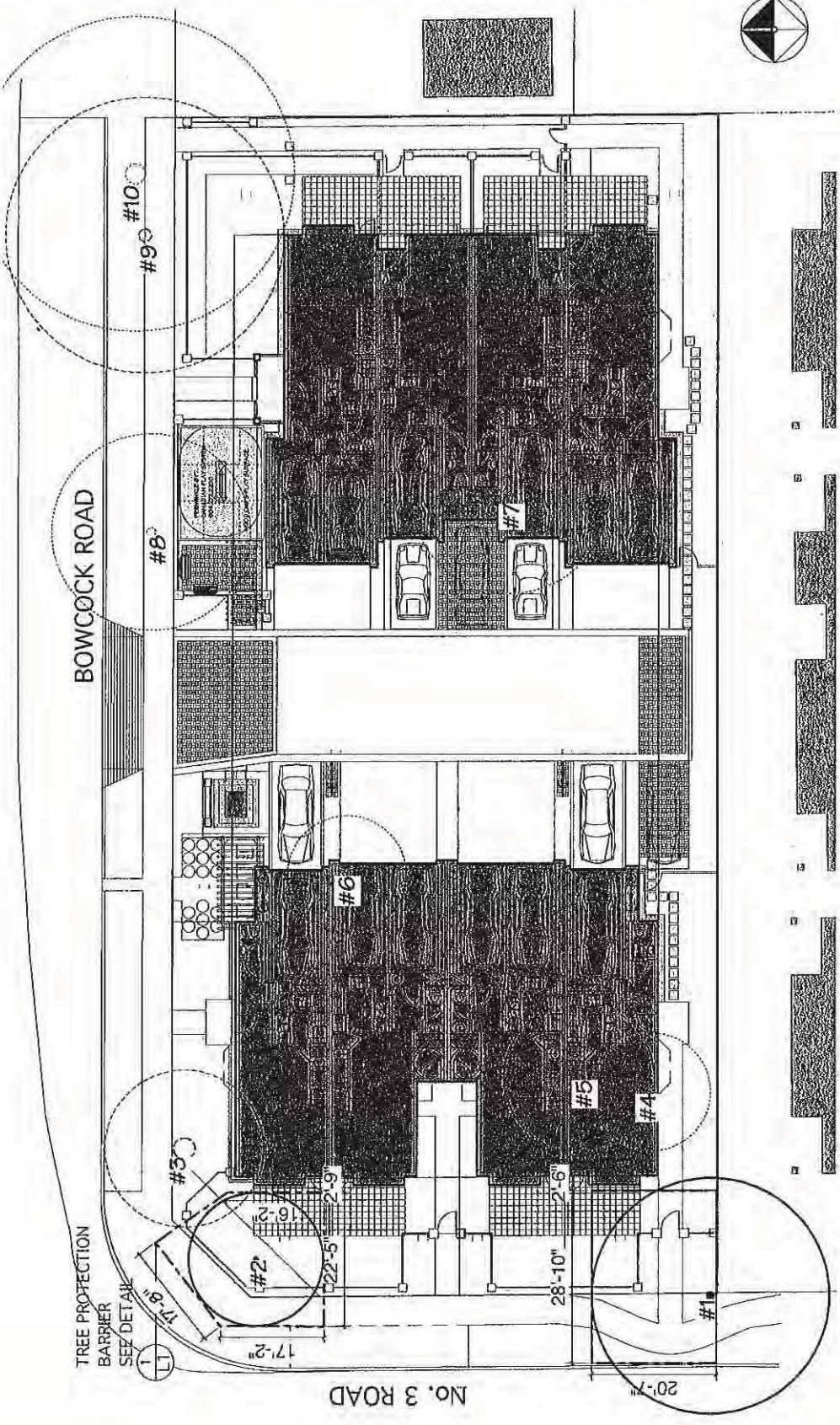
Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Western Dayton Homes Ltd.	No Change
Site Size (m²):	1,652 m ² (17,782 ft ²)	1644 m ² (17,696 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM2)
Number of Units:	2 non-conforming duplex units	8 townhouse units
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 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 (No. 3 Road) (m):	Min. 6 m	6.0 m	none
Setback – Exterior Side Yard (Bowcock Road) (m):	Min. 6 m	3.2 m	variance requested
Setback – Side Yard (South) (m):	Min. 3 m	2.09 m	variance requested
Setback –Rear Yard (m):	Min. 3 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 30 m wide x 35 m deep	Approx. 27.58 m wide x 60.05 m deep	variance requested
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	not permitted	4	variance requested
Small Car Parking Spaces:	not permitted	4	variance requested
Handicap Parking Spaces:	0	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x eight (8) units = 48 m ²	48 m ² min.	none

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



JAN 23, 2011
Issued for PERMITS

AUG 5, 2010
Any alterations/modifications
to this plan must be approved
by ITO & Associates

JAN 14, 2010
Issued for 2D
REVISED RESULTS

ITO
& ASSOCIATES
Landscape Architects
1402 E 5th Ave.
Vancouver, BC V5N 1M2
Tel: (604) 255-5008
Email: info@itofac.com

Project:
CAVATINA
RICHMOND B.C.

Drawing Title:
**EXISTING TREE
PRESERVATION PLAN**

DATE:	18/11/07
DRAWN:	JE
CHECKED:	JE
TITLE:	EXISTING TREE PRESERVATION PLAN
SCALE:	AS SHOWN
DATE:	18/11/07

L1 of 3

Rezoning Considerations

8540 No. 3 Road

RZ 09-499249

Prior to final adoption of Zoning Amendment Bylaw 8785, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at Bowcock Road and No. 3 Road.
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$23,005) to the City's Affordable Housing Reserve Fund.
4. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$8,000.
5. Submission of a Tree Survival Security to the City in the amount of \$6,000 for the protected bylaw-sized trees (one (1) tree on-site and one (1) street tree located at the southwest corner of the site). 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 8540 No. 3 Road). The remaining 50% of the security will be release two (2) year after final inspection of the completed landscaping in order to ensure that the trees have survived.
6. Issuance of a separate Tree Cutting Permit for the removal of three (3) street trees along the Bowcock Road frontage. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$3,000 is required.
7. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. upgrade the existing 600mm diameter storm sewer between manhole STMH 9493 to manhole STMH 6562 to 900mm diameter storm sewer and upgrade the ditch frontage to 900mm diameter storm sewer from a proposed manhole located at the east property line of the development site to existing manhole STMH 9493 complete with removal of manhole STMH 9493.
 - b. upgrade the existing 150mm diameter sanitary system along Bowcock Road frontage (from manhole SMH 2208 to manhole SMH 2207) to a minimum 200 mm diameter per the City of Richmond Engineering Design Specifications.
 - c. upgrade the existing 100 mm diameter watermain along Bowcock Road frontage to a minimum 150 mm diameter per the City of Richmond Engineering Design Specifications.
 - d. frontage improvement works:
 - i. No. 3 Road - The existing road curb to be maintained. 1.5 m wide concrete sidewalk to be provided next to the entire west property line and tied-in

with the existing sidewalk in the south of the development site. The remaining area between the west edge of sidewalk and the existing road curb should be grassed/treed boulevard. A handicapped accessible concrete bus pad (9 m long and 3 m wide) is to be provided on No. 3 Road and located at 6 m from the south of north property line of the development site. Existing street trees near the property line need to be saved.

- ii. Bowcock Road - For the entire north property line of the development site (from south to north): 1.5 m concrete sidewalk, 1.9 m grassed/treed boulevard and 5.6 m road pavement to be provided. Note that streetlights and street trees are required in the new boulevard; Benkelman beam test required.

8. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-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.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on-site and on adjacent properties to the north and east prior to any construction activities, including building demolition, occurring on-site.

Note: 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, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$10,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8785 (RZ 09-499249)
8540 NO. 3 ROAD

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

- 1. 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 MEDIUM DENSITY TOWNHOUSES (RTM2).

P.I.D. 003-510-417

Lot 45 Except the South 66 Feet Section 21 Block 4 North Range 6 West New Westminster District Plan 14746

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8785".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 25 2011

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER

To Public Hearing	
Date:	Sept 7, 2011
Item #	4
Re:	Bylaw 8785

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: August 29, 2011 8:46 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #598)
Categories: 10-6550-02 - Tree Protection/Administration - Complaints

Send a Submission Online (response #598)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/29/2011 8:45:17 AM

Survey Response

Your Name:	shuang yan si
Your Address:	3-8600 no.3 rd Richmond bc
Subject Property Address OR Bylaw Number:	8540 8450 No.3 road
Comments:	The people who used to live there planted a lot of trees, especially one, I think is even before them, it's at least 100 years old. is there any ways to save them?

