



To: Planning Committee **Date:** June 23, 2011
From: Brian J. Jackson
Director of Development **File:** RZ 10-545531
Re: **Application by Westmark Developments Ltd. for Rezoning at 4151, 4171 and 4191 No. 4 Road from Single Detached (RS1/F) to Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)**

Staff Recommendation

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:el
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

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 4151, 4171 and 4191 No. 4 Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie), in order to permit the development of 25 three-storey townhouse units. A preliminary site plan, building elevations, and landscape scheme are contained in **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: A recently approved multiple-family development (3-storey townhouses, under construction), zoned Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie);

To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood, zoned Single Detached (RS1/B);

To the South: Existing single-family homes fronting No. 4 Road in an area designated for Townhouses; and

To the West: Tomsett Elementary School.

Related Policies & Studies

West Cambie Area Plan – Alexandra Neighbourhood

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The site is within “Character Area 5 – Low Density Housing” of the Alexandra Neighbourhood and is designated as Residential Area 2 for Townhouse use (**Attachment 4**). This area is designated for development of two-storey and three-storey townhouses at a base density of 0.65 floor area ratio (FAR) to a maximum 0.75 FAR with density bonusing for affordable housing. The intention of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 1/3 of the bonus density provided) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing. The density being proposed for this development is at 0.65 FAR; no affordable housing unit is being proposed, the applicant will be making an affordable housing contribution in keeping with the West Cambie Amenity Policy.

The preliminary design of the proposal complies with the Sub-Area Plan in terms of land use, density, and overall neighbourhood character. However, the subject development site does not meet the Development Permit Guidelines related to minimum lot area. This issue will be discussed under “Analysis”. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

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. The minimum flood construction level for this site is 2.9 m.

Aircraft Noise Sensitive Land Use Policy

Developers of all new residential buildings in the Alexandra Neighbourhood are required to:

- Sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
- Retain a registered professional qualified in acoustics to prepare a report on recommended acoustic sound insulation measures, before obtaining the Development Permit;
- Agree to incorporate central air conditioning, or an acceptable alternative as determined by a registered professional, in the construction of the building; and
- Retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 54 trees were identified on the Tree Survey and reviewed by the Arborist:

- 41 bylaw-sized trees are located on the subject development site;
- Eleven (11) trees are located within the required road dedication area along No. 4 Road; and
- two (2) trees that are located on the adjacent properties at 4211 No. 4 Road and 9671 Odlin Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees located onsite and within the required road dedication area (see Tree Inventory List below).

Tree Inventory List

Tree Condition	No. of Trees	No. of Trees to be Retained	No. of Trees to be Removed	Comments
Viable	6	0	6	<ul style="list-style-type: none"> ▪ 4 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. ▪ 1 Douglas Fir tree is located 1 m below the proposed sidewalk elevation and will result in a potential root loss/damage of approximately 50% (with the best protection option explored). This loss will result in instability and a significant decline in tree health. ▪ 1 Western Red Cedar tree located in the middle of the proposed building #3; retention would require the elimination of 2 street fronting units.
Marginal	16	0	16	<ul style="list-style-type: none"> ▪ 2 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. ▪ 14 trees comprising a hedge row along the north property line; removal of 4 trees is required to accommodate the driveway connection to adjacent development; 10 trees are in conflict with the proposed raise in site grading.
Non-Viable	26	0	26	<ul style="list-style-type: none"> ▪ 5 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. ▪ 21 trees are in poor condition due to structural defects/disease infections, and are in conflict with the proposed building footprint.
High Risk	4	0	4	<ul style="list-style-type: none"> ▪ 2 trees located along the north property line were identified for retention as part of the Development Permit for the adjacent development to the north. The storm pipe and driveway installation on the adjacent development caused root loss within 1.5 m from the base of the trees and destabilized them. These trees are now high risk to topple in windy conditions. A fine to the developer of the adjacent site have been issued. ▪ no replacement tree is required for the removal of hazardous trees.
Total	52	0	52	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 96 replacement trees are required for the removal of 48 bylaw-sized trees onsite (no replacement tree is required for the removal of hazardous trees). According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 45 replacement trees on-site. The applicant is proposing to provide cash-in-lieu (\$500/tree) for off-site planting of the balance of the required replacement trees (i.e. \$25,500 cash contribution for 51 replacement trees).

To compensate for the loss of eight (8) large conifers along the street frontage, the City's Tree Preservation Coordinator recommends that four (4) new larger calliper conifer replacement trees be provided along the No. 4 Road frontage. These "specimen" replacement trees should be specified at a minimum of 8 m high. Staff will work with the landscape architect to explore additional tree planting opportunity and ensure the provision of the larger specimen trees on-site at the Development Permit stage. 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. \$48,000) to ensure the replacement planting will be provided.

The applicant has committed to the retention of one (1) tree located on the adjacent property to the south at 4211 No. 4 Road and one (1) tree located on the adjacent property to the west at 9671 Odlin Road. Tree protection fencing on site around the driplines of all trees to be retained on the neighbouring properties will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Preservation Plan is attached (**Attachment 5**).

Site Servicing & Frontage Improvements

An independent review of servicing requirements (sanitary) has concluded no upgrades are required to support the proposed development. However, the proposed development will be responsible for any latecomer payments associated with eligible latecomer works built via other development. For this development, this includes sanitary sewer works along the rear of the site and sanitary sewer works along Odlin Road.

As a condition to rezoning, registration of a 3.0 m Utility ROW along the entire new No. 4 Road frontage for future gravity sanitary sewer is required. This 3.0 m SRW is an extension to the similar SRW required from the recent development to the north of this site (4099 No 4 Road). The purpose of the SRW is to have the ability to relocate the rear yard sanitary to No. 4 Road in the future.

Prior to final adoption, the developer is required to consolidate 4151, 4171 and 4191 No. 4 Road into one (1) development parcel and provide land dedication (approximately 2.83 m wide) for road widening along the entire No. 4 Road frontage. The exact dedication requirement will be determined via the Engineering consultants design of the frontage improvement works.

Prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct offsite works including but not limited to road widening and frontage improvements along the entire No. 4 Road frontage. The applicant has agreed to all development requirements associated with the application (**Attachment 6**).

Vehicle Access

Sole vehicular access to this new townhouse project is to be from No. 4 Road through the existing Public Rights of Passage (PROP) right-of-way (ROW) (BCP 45651) on the adjacent property (4099 No. 4 Road) only. No direct vehicular access is permitted to No. 4 Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 4099 No. 4 Road were approved by Council. Registration of a legal agreement on title ensuring vehicle access is from the PROP on 4099 No. 4 Road will be required prior to final adoption of the rezoning bylaw.

As a condition to Rezoning, a Public Rights-of-Passage (PROP) ROW on the main north-south internal drive aisle is required to provide cross access to the existing townhouse development to the north and the future townhouse developments to the south.

Ministry of Transportation & Infrastructure (MOTI) Approval

MOTI approval is a condition of final approval for this site. Preliminary Approval has been granted by MOTI for one (1) year.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$31,000 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.

Local Area Development Cost Charge (Alexandra DCC)

In addition to City-wide Development Cost Charges (DCCs), the applicant is required to pay a Supplementary Local Area DCC for the Alexandra Neighbourhood, to fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard, and the acquisition and development of lands for the Alexandra Neighbourhood Park.

Alexandra Neighbourhood Development Agreement

Council, on June 25, 2007 authorized the execution of the "Alexandra Neighbourhood Development Agreement" for the provision of required off-site sanitary and storm sewer utility works. The subject development is required to provide their proportionate share of the costs associated with the execution of the "Alexandra Neighbourhood Development Agreement" prior to connecting the utility works covered by this agreement. The required payment will be calculated and collected prior to issuance of a building permit for the subject development and will include current interest charges as defined by the agreement.

Affordable Housing

The West Cambie Area Plan includes specific provisions that establish a density bonus opportunity in exchange for the provision of on-site affordable housing. Developers may increase the permitted density by 0.1 Floor Area Ratio (FAR) in "Residential Area 2", which in this case would result in an increase from 0.65 to 0.75 FAR by allocating 1/3 of the density bonus area as affordable housing, the remaining 2/3 is intended to finance the provision of affordable housing. Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund (\$5.10 per sq.ft.) will be accepted (and no bonus density will be granted). The applicant has elected to provide a cash contribution (e.g., approximately \$136,882) to the West Cambie Affordable Housing Reserve Fund.

Community and Engineering Planning Costs

The applicant has volunteered a cash contribution to the West Cambie Community and Engineering Planning Reserve Fund of \$0.07 per buildable ft² (e.g., \$1,879).

Child Care

Childcare facilities have not been included with this proposed development. The applicant has volunteered a cash contribution to the West Cambie Child Care Reserve Fund of \$0.60 per buildable ft² (e.g., \$16,104).

City Beautification

The proposed site is not adjacent to the special public realm beautification areas in Alexandra Neighbourhood (High Street, Alexandra Way), and, as such, will not be constructing these works with the development. The applicant has volunteered a cash contribution to the Public Realm Beautification Reserve Fund of \$0.60 per buildable ft² (e.g., \$16,104).

Additionally, the development will be providing frontage improvements to No. 4 Road, including sidewalks and grass and treed boulevards, through a Service Agreement.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,104.

Analysis

Minimum Lot Area

The West Cambie Area Plan contains a set of Development Permit Guidelines specific to parcel size for Character Area 5 within the Alexandra Neighbourhood. For the townhouse area north of Odlin Road, the minimum lot area shall be 0.5 hectares (1.24 acres) with no creation of orphan properties of 0.5 hectares (1.24 acres) or less in order to facilitate development as anticipated in the Area Plan. The applicant has been advised of the development guidelines and has been requested to acquire the properties to the south (4211 No. 4 Road and 9791 & 9811 Odlin Road)

to create a larger land assembly that meets the guidelines related to minimum parcel size and orphan properties. The applicant has made attempts to acquire the rest of the block to the south but was unable to come to an agreement with the current owners. In order to proceed with the subject development proposal, a development concept plan for 4211 No. 4 Road and 9791 & 9811 Odlin Road has been prepared and is on file.

Although the proposed parcel size does not meet the minimum requirement as prescribed in the Development Permit Guidelines for Character Area 5 of the Alexandra Neighbourhood, the applicant has demonstrated that this block could be developed in a unified approach. The proposed development can be considered as an extension of the adjacent townhouse development to the north since the site layouts and building designs of the two (2) projects are very similar. The proposed development will not restrict development of lands to the south as a similar development pattern could be extended to the end of the block with a separate vehicle access from Odlin Road.

Variance Requested

Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.45 ha. (1.11 ac.) to allow development of 25 townhouses on the subject site.
2. Reduce the minimum north side yard-setback from 3.0 m to 1.29 m to for a single-storey garbage and recycling enclosure attached to a street fronting building located adjacent to the entry driveway of the development to the north.

These variances 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. Staff will work with the architect to explore relocation opportunities for the garbage and recycling enclosure.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.11A - West Cambie Area Plan (Section 8.2.5). 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:

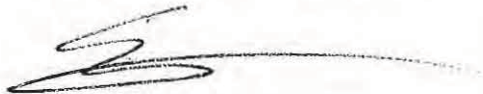
- Detailed review of building form and architectural character including opportunities to vary the building designs;
- Provision of a walkway with gate to the adjacent school site;
- Provision of larger conifer trees (at a minimum of 8 m high) along the No. 4 Road frontage;
- Landscaping design, including the interface with Tomsett Elementary School; and
- Ensure that provision is made to prohibit conversion of tandem parking area into habitable area.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan in terms of land use, character, density, road network, and provision of amenities. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved



Edwin Lee
Planning Technician - Design

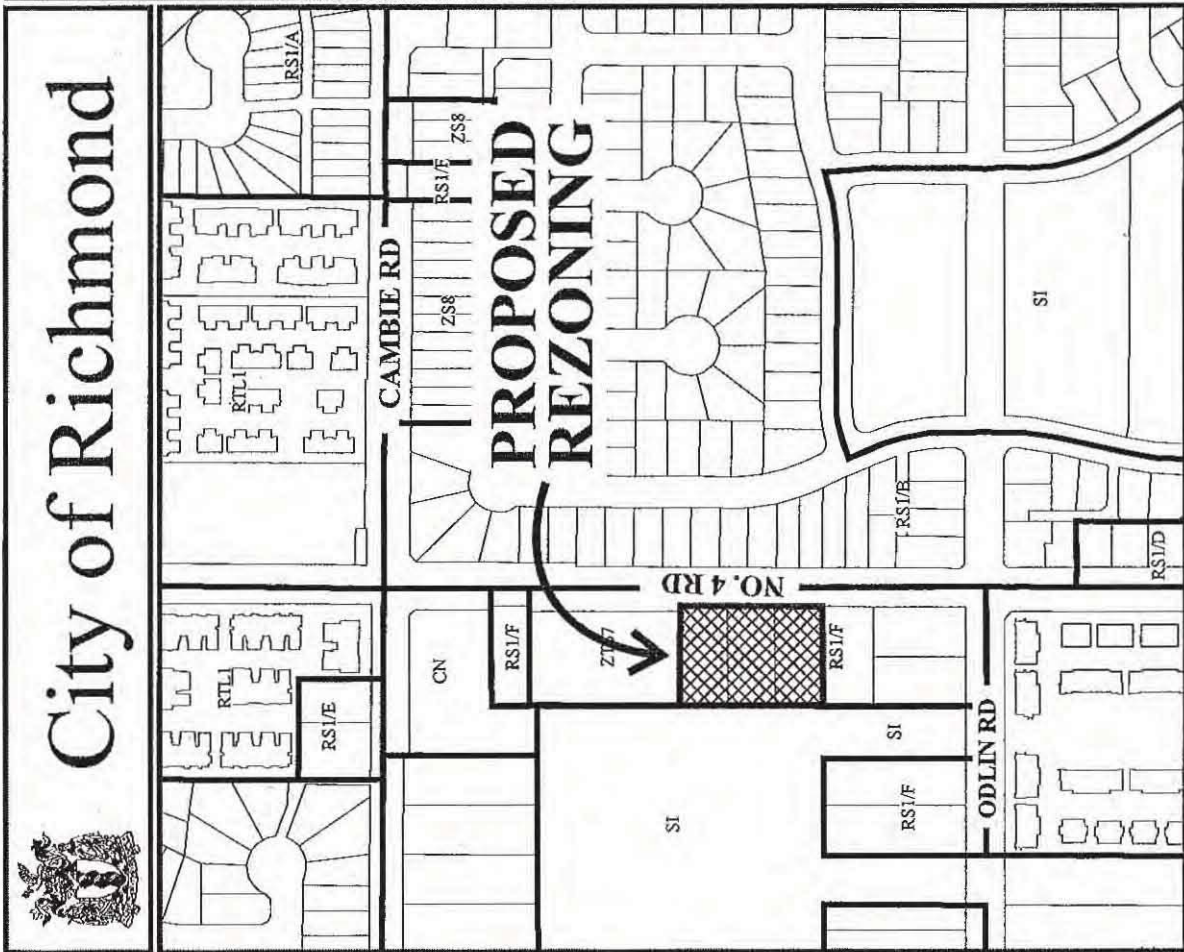
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Land Use Map
- Attachment 5: Tree Preservation Plan
- Attachment 6: Rezoning Considerations Concurrence

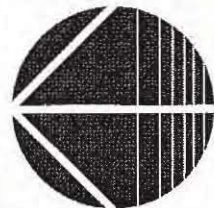
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15.24	32.16			12.24	4280	12.24	28.47
15.24	34.52			12.24		12.24	
12.24	38.06			12.24		12.24	
12.24	43.19			12.24		12.24	
12.24	48.86			12.24		12.24	
12.24	54			12.24		12.24	
12.24	26.83			26.82		26.82	
26.84	26.84			26.49		26.49	

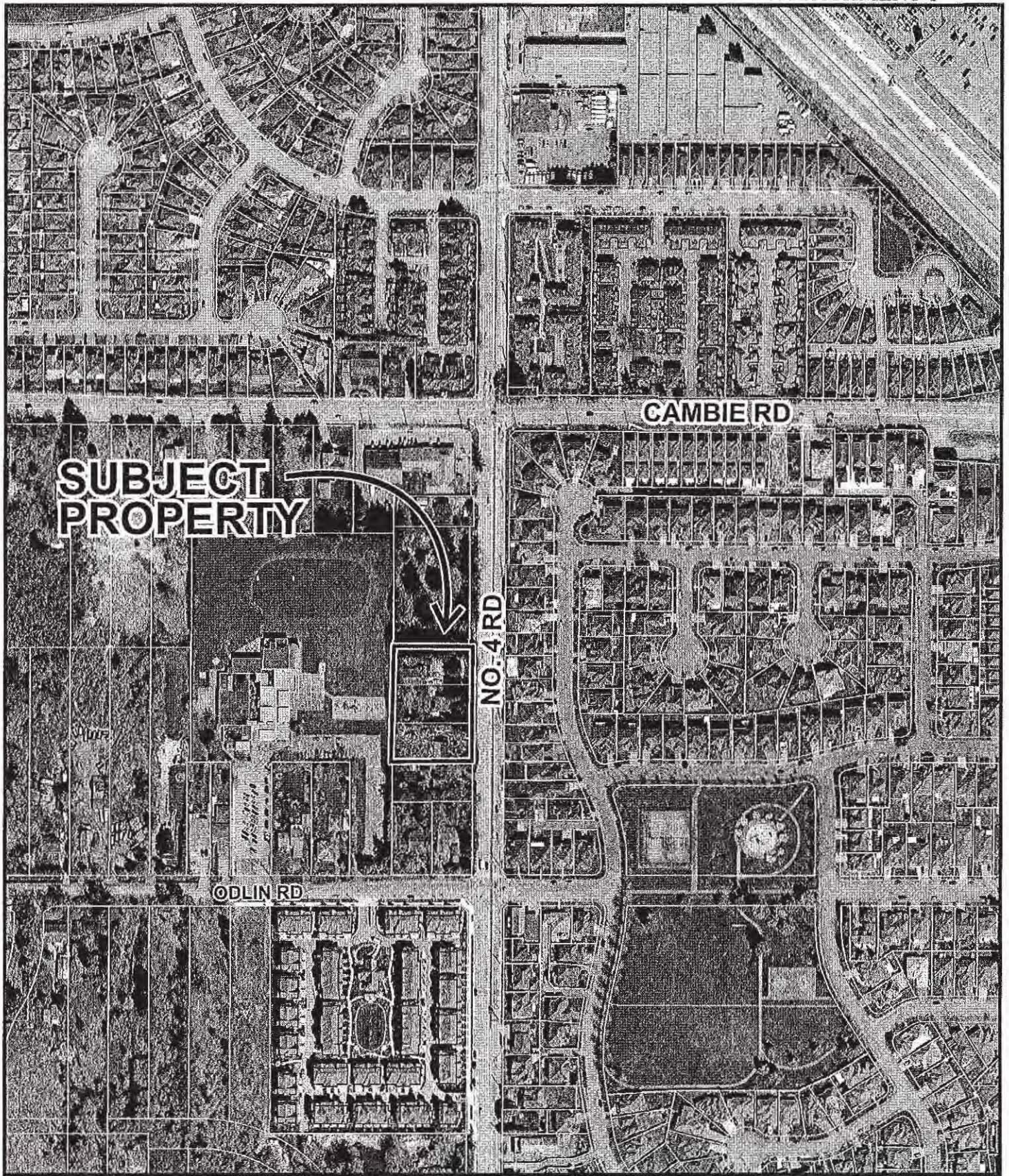
Original Date: 09/23/10
 Revision Date:
 Note: Dimensions are in METRES

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RZ 10-545531





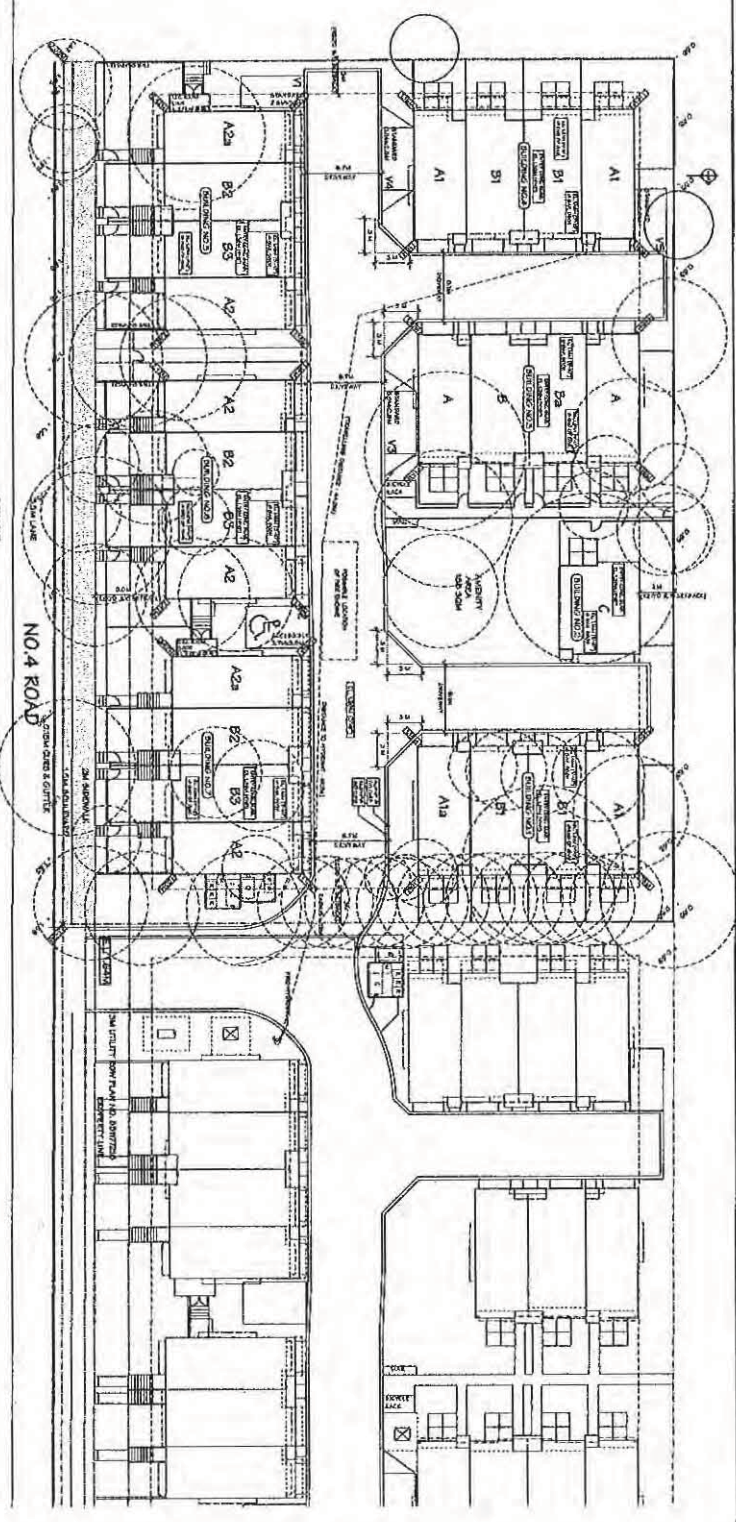
RZ 10-545531

Original Date: 09/23/10

Amended Date:

Note: Dimensions are in METRES

PH - 121



SITE PLAN
SCALE: 1/8" = 1'-0"

STATISTICS:

ONE ADDRESS	4200 S. 100th Ave. S. Unit 100
LOCAL DESCRIPTION	25 UNIT TOWNHOUSE DEVELOPMENT
PROPOSED ZONING	RS-10
EXISTING ZONING	RS-10
PROPOSED USE	25 UNIT TOWNHOUSE DEVELOPMENT
EXISTING USE	RESIDENTIAL
PROPOSED LOT AREA	10,000 SQ. FT.
EXISTING LOT AREA	10,000 SQ. FT.
PROPOSED GROUND COVER	25% (MINIMUM)
EXISTING GROUND COVER	25% (MINIMUM)
PROPOSED IMPERVIOUS SURFACE	10,000 SQ. FT.
EXISTING IMPERVIOUS SURFACE	10,000 SQ. FT.

FAIR:

FAIR	4200 S. 100th Ave. S. Unit 100
LOCAL DESCRIPTION	25 UNIT TOWNHOUSE DEVELOPMENT
PROPOSED ZONING	RS-10
EXISTING ZONING	RS-10
PROPOSED USE	25 UNIT TOWNHOUSE DEVELOPMENT
EXISTING USE	RESIDENTIAL
PROPOSED LOT AREA	10,000 SQ. FT.
EXISTING LOT AREA	10,000 SQ. FT.
PROPOSED GROUND COVER	25% (MINIMUM)
EXISTING GROUND COVER	25% (MINIMUM)
PROPOSED IMPERVIOUS SURFACE	10,000 SQ. FT.
EXISTING IMPERVIOUS SURFACE	10,000 SQ. FT.

PROPOSED FLOOR AREA:

PROPOSED FLOOR AREA	10,000 SQ. FT.
EXISTING FLOOR AREA	10,000 SQ. FT.
PROPOSED GROUND COVER	25% (MINIMUM)
EXISTING GROUND COVER	25% (MINIMUM)
PROPOSED IMPERVIOUS SURFACE	10,000 SQ. FT.
EXISTING IMPERVIOUS SURFACE	10,000 SQ. FT.

PARKING:

PROPOSED PARKING	25 SPACES
EXISTING PARKING	0 SPACES
PROPOSED GROUND COVER	25% (MINIMUM)
EXISTING GROUND COVER	25% (MINIMUM)
PROPOSED IMPERVIOUS SURFACE	10,000 SQ. FT.
EXISTING IMPERVIOUS SURFACE	10,000 SQ. FT.

ADDITIONAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PLAN #1

DATE	10/1/2023
SCALE	1/8" = 1'-0"
PROJECT	25 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
DESIGNER	YAMAMOTO ARCHITECTURE INC.
REVISION	

Yamamoto
Architecture Inc.

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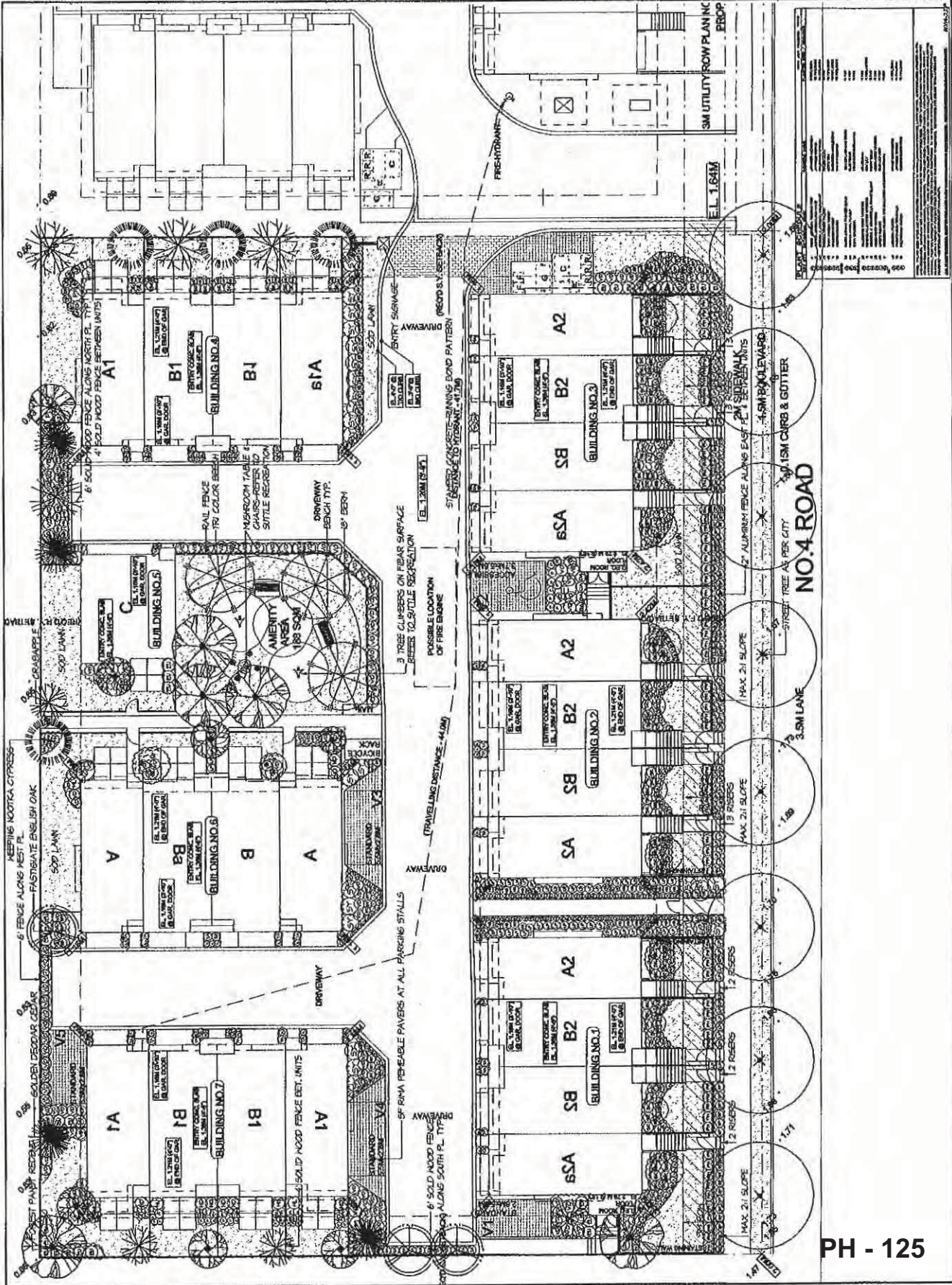
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2	11/15/11	REVISED	DMG
3	12/15/11	REVISED	DMG
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5	02/15/12	REVISED	DMG
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PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
4151, 4171, 4191 NO. 4 ROAD
RICHMOND, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE	VERSION	DRAWING NUMBER
10/15/11	1	L2
11/15/11	2	
12/15/11	3	
01/15/12	4	
02/15/12	5	
03/15/12	6	
04/15/12	7	
05/15/12	8	
06/15/12	9	
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02/15/13	17	
03/15/13	18	
04/15/13	19	
05/15/13	20	
06/15/13	21	
07/15/13	22	



PH - 125



City of Richmond

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

**Development Application
 Data Sheet**

RZ 10-545531 **Attachment 3**

Address: 4151, 4171 and 4191 No. 4 Road

Applicant: Westmark Developments Ltd.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A)

	Existing	Proposed
Owner:	Westmark Developments (West Cambie) Ltd.	No change
Site Size (m²):	4,051.2 m ² (43,606.7 ft ²)	3,836.1 m ² (41,29.8 ft ²)
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Area Plan Designation:	Residential Area 2 - 0.65 base FAR (maximum 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses	No change
702 Policy Designation:	n/a	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)
Number of Units:	3 single-family dwellings	25 townhouse units
Other Designations:	n/a	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	26.4 upa	n/a
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35%	none
Lot Size:	5,000 m ²	3,836 m ²	<i>Variance Requested</i>
Setback – Front Yard (m):	Min. 5.0 m	5.0 m Min.	none
Setback – North Side (m):	Min. 3.0 m	1.29 m	<i>Variance Requested</i>
Setback – South Side (m):	Min. 3.0 m	3.0 m Min.	none
Setback –Rear Yard (m):	Min. 3.0 m	3.0 m Min.	none

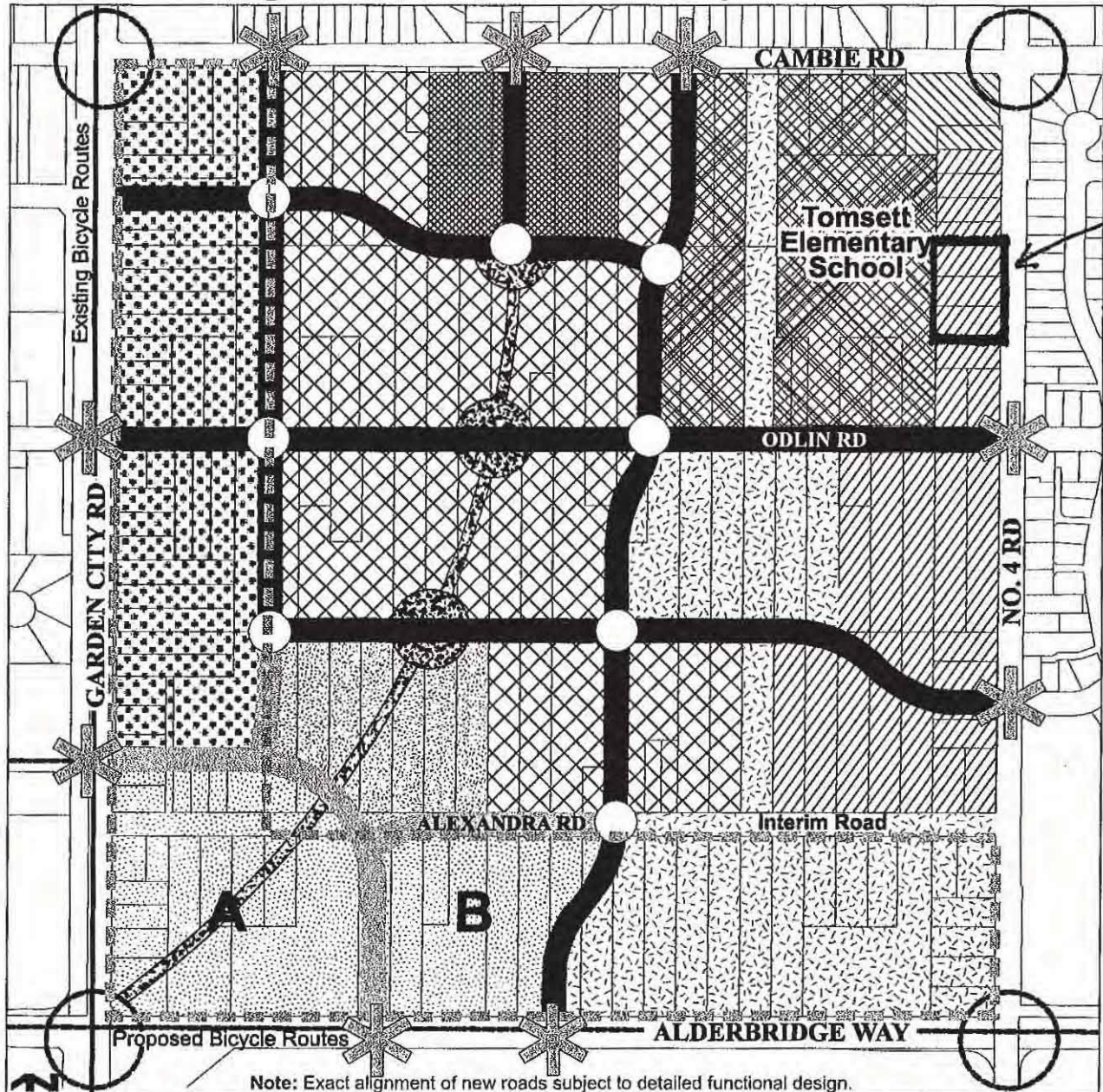
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 12.0 m (3 storeys)	12.0 m Max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	43	55	none
Tandem Parking Spaces:	permitted	48	none
Bicycle Parking Space - Class-1	1.25 spaces x 25 units = 32 spaces	32 spaces	none
Bicycle Parking Space – Class-2	0.2 spaces x 25 units = 5 spaces	5 spaces	none
Amenity Space – Indoor:	Min 70 m ²	\$31,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² /unit = 150 m ²	188 m ²	None

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

City of Richmond

Alexandra Neighbourhood Land Use Map

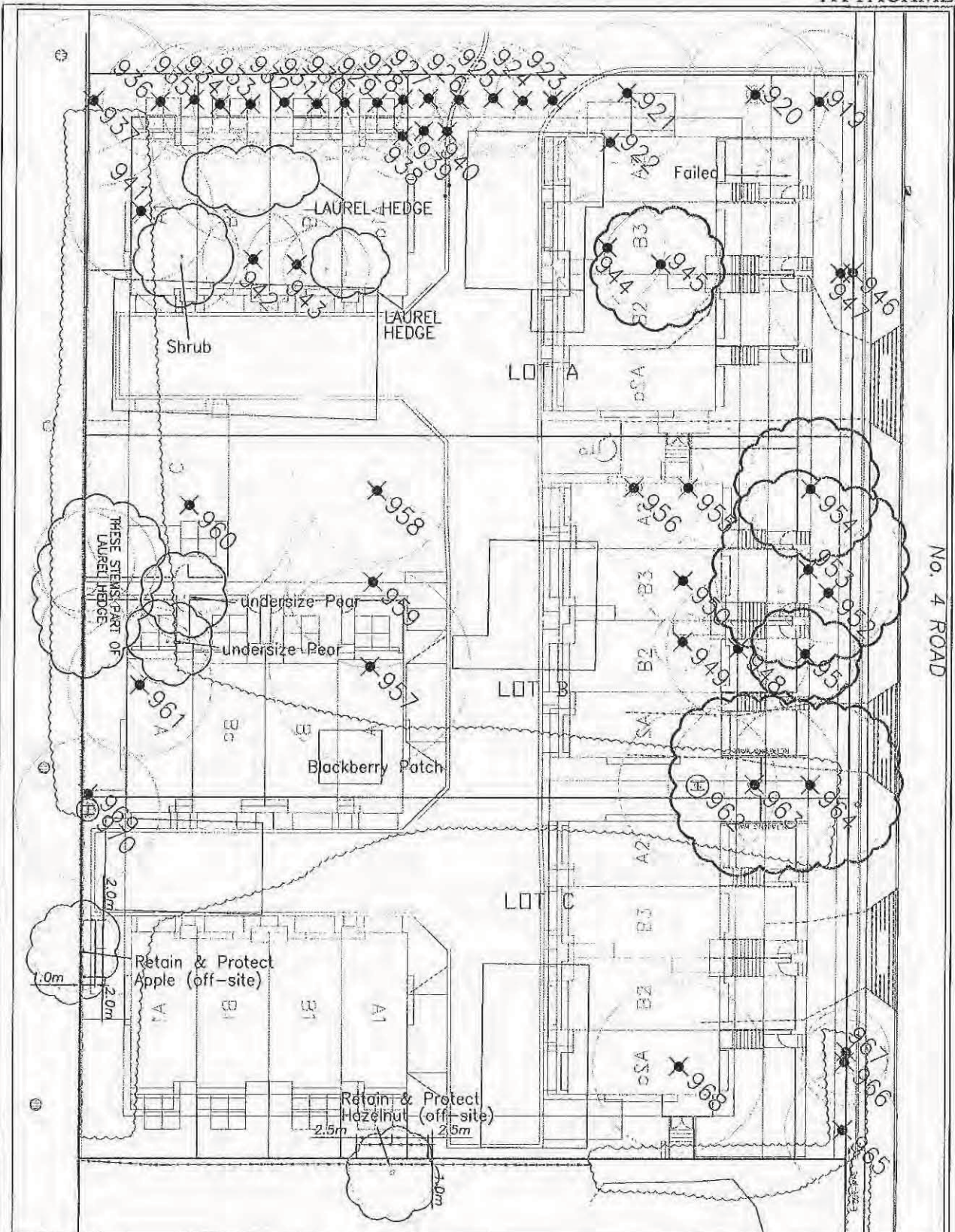
Bylaw 8715
2011/03/21



Note: Exact alignment of new roads subject to detailed functional design.

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, Natural Park, South Parkway
Business/Office – office over retail FAR up 1.25	Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 1.25 FAR up to 2.0. Area B: Large and small floor plate up to 1.0 FAR.	Alexandra Way (Public Rights of Passage Right-of-way)
Convenience Commercial	Mixed Use: • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.	Proposed Roadways
Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical).	1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	High Street
Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).	Community Institutional	New Traffic Signals
		Feature Intersections – details to be developed
		Feature Landmarks in combination with Traffic Calming Measures

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies **PH-128**



Plan Notes:
 1. This plan is based on a topographic and tree location survey provided by the owner's Registered British Columbia Land Surveyor (RLS) and layout drawings provided by the owner's Engineer (P.Eng) and/or Design Consultants.
 2. This plan is provided for your information and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original plans for those purposes.

LEGEND - TREE RETENTION
 (1) denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
 (2) denotes tree to be RETAINED
 (3) denotes tree to be REMOVED
 (4) denotes ALDER/COTTONWOOD tree to be REMOVED
 (5) denotes tree to be REMOVED for hazard mitigation
 (6) denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

ACL
 arbortech consulting ltd
 Suite 200 - 3740 Chatham Street
 Richmond, BC Canada V7E 2Z3
 P 604 275 3464 F 604 275 9554
 email: trees@arbortech.bc.ca

TREE RETENTION PLAN	
Client:	WESTMARK HOMES
Project:	PROPOSED TOWNHOUSE DEVELOPMENT
Address:	4151, 4171, 4191 NUMBER FOUR ROAD, RICHMOND
Date:	30 JUNE 2011
Our File:	10212

Muni File: XXX

PH 129
 Scale 1:250

Rezoning Considerations

4151, 4171 and 4191 No. 4 Road

RZ 10-545531

Prior to final adoption of Zoning Amendment Bylaw 8788, the developer is required to complete the following:

1. Consolidation of all the lots (4151, 4171 and 4191 No. 4 Road) into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Approximately 2.83 m road dedication along the entire No. 4 Road frontage; the exact dedication requirement will be determined via the Engineering consultants design of the frontage improvement works.
3. The granting of a 3.0 m wide statutory right-of-way along the entire new front (east) property line for a future sanitary sewer corridor.
4. Registration of a legal agreement on title ensuring that the only means of vehicle access is from the existing Public Rights of Passage (PROP) right-of-way (ROW) (BCP 45651) on 4099 No. 4 Road and that there be no direct access to No. 4 Road.
5. Registration of a Public Rights-of-Passage (PROP) right-of-way (ROW) on the main north-south internal drive aisle to provide access to the existing townhouse development to the north at 4099 No. 4 Road and future townhouse/multiple-family developments to the south at 4211 No. 4 Road and 9791 & 9811 Odlin Road. The PROP is to be for access for vehicles and pedestrians only; it is to be designed to Building Code standard and any utilities crossing or running in it are private and to be constructed via Plumbing Code specifications;
6. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
7. Registration of an aircraft noise sensitive use covenant on title.
8. Provincial Ministry of Transportation & Infrastructure Approval.
9. City acceptance of the developer's offer to voluntarily contribute \$25,500 to the City's Tree Compensation Fund for the planting of 51 replacement trees within the City.
10. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$31,000.
11. City acceptance of a voluntary contribution of \$5.10 per buildable ft² (e.g., \$136,882) towards the West Cambie Affordable Housing Reserve Fund.
12. City acceptance of a voluntary contribution of \$0.07 per buildable ft² (e.g., \$1,879) towards the West Cambie Community and Engineering Planning Reserve Fund.
13. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the West Cambie Child Care Reserve Fund.
14. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the City's Alexandra Public Realm Beautification Fund.

15. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the City's Public Art Fund.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties 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. \$48,000) to ensure the replacement planting will be provided.

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

1. 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.

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

1. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of \$3,307.47/unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement; and
5. Payment of latecomer agreement charges for the sanitary sewer infrastructure provided along the rear of the site and along Odlin Road by the developer of 4099 No 4 Road.
6. 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.

7. Enter into the City's standard Servicing Agreement to design and construct frontage improvements. This includes but not limited to the following ultimate cross section across No. 4 Road, from east to west, determined by Transportation Department:

- existing curb, gutter to remain on the east side of No. 4 Road
- 3.5 m lane - northbound
- 3.2 m lane - northbound
- 3.3 m left turn lane
- 3.2 m lane - southbound
- 3.5 m lane - southbound
- 0.15 m curb and gutter
- 1.5 m boulevard
- 2.0 m sidewalk

Note:

- DCC credits do not apply to the works being constructed.
- Service connections for the development site are to be included in the SA design drawings set.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8788 (RZ 10-545531)
4151, 4171 AND 4191 NO. 4 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 TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE).

P.I.D. 003-605-680

Lot "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

P.I.D. 004-342-925

Lot "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

P.I.D. 003-874-044

Lot "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8788".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

JUL 25 2011



MAYOR

CORPORATE OFFICER