



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: August 31, 2010

From: Brian J. Jackson
Director of Development

File: RZ 10-516627

Re: Application by Yamamoto Architecture Inc. for Rezoning at 7491, 7531 and 7551 No. 2 Rd from Two-Family Dwellings (RD1) and Single Detached (RS1-E) to Medium Density Townhouses (RTM3)

Staff Recommendation

That Bylaw No. 8649, for the rezoning of 7491 No. 2 Rd. from "Two-Family Dwellings (RD1)" and 7531 and 7551 No. 2 Rd. from "Single Detached (RS1-E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:deb

Att. 4

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

An application has been received for the rezoning of 7491 No. 2 Rd. from “Two-Family Dwellings (RD1)” and 7531 and 7551 No. 2 Rd. from “Single Detached (RS1-E)” to “Medium Density Townhouses (RTM3)” to permit the construction of 14 townhouse dwelling units. RTM3 Zoning allows for up to 0.70 FAR provided that a contribution is made to the City’s Affordable Housing Reserve in accordance with the Affordable Housing Strategy. The development site lies north of Lancing Rd. on the west side of No. 2 Rd.

The proposed site plan arranges 14 townhouses in two rows with six two storey duplex units at the rear and eight two and a half and three storey units in two clusters at the front of the site. Approximately 1,200 sq. feet of outdoor amenity space is provided at the south-west corner of the property which is placed to allow for potential combination with future amenity space on the adjacent property once it redevelops. Future vehicle access is provided for the two neighbouring properties to the south via the internal drive aisle. Accommodation is also provided for future vehicle access for up to two neighbouring properties to the north via agreement on title.

A two metre wide dedication is provided along approximately 35m of the No. 2 Rd. frontage for future road widening and a \$15,000 contribution toward the installation of a crosswalk with indicators at the Lancing Rd. intersection is proposed.

Findings of Fact

A location map is provided in **Attachment 1**.

Conceptual Development Plans are provided in **Attachment 2**.

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

Surrounding Development

To the North: Six detached residential units zoned RS1/E plus a duplex lot zoned RD1 lie immediately to the north of the subject property. North of these toward Udy Rd. are several townhouse developments on lots zoned RTL1 and RTL3.

To the East: On the east side of No. 2 Rd. is a mix of detached single family residential lots zoned RS1/K and RS1/E and a vacant duplex lot zoned RD1. A pedestrian pathway connects Chatsworth Rd. with No. 2 Rd. just north of the Lancing Rd. intersection.

To the South: Two detached residential units zoned RS1/E and the Lancing Rd. intersection with No. 2 Rd. South of Lancing Rd. is a newer medium density townhouse development zoned RTM1. The Blundell Rd. community commercial shopping centre is located nearby at the corner of No. 2 Rd. and Blundell Rd.

To the West: Large single detached residential lots zoned RS1/B, RS1/E and RS1/H.

Related Policies & Studies

The Official Community Plan Policies for Major and Local Arterial Roads in West Richmond apply to this development. Under section 3.2 Housing of the OCP, new multiple-family residential development will only be considered:

- a) Along a major arterial road and those portions of a local arterial road identified in the OCP;
- b) On a land assembly with at least 50m frontage;
- c) Where the application is not the first one in the block to introduce a new form of development;
- d) At least 50% of the lots along that section of the major arterial road have redevelopment potential (i.e. a frontage of over 18m and/or a house over 10 years old);
- e) Public transit is available, and;
- f) The development is within walking distance of commercial services or City community centre.

Each of these criteria have been satisfied at the development site location.

Consultation

A specific public consultation process was not deemed to be required for this development process beyond the normal Council and Public Hearing Process associated with the Rezoning application as it has been noted that there have been similar townhouse developments on the same side of the street in the recent past (e.g. 7231 No. 2 Rd RZ & DP in 2005, 5988 Lancing Rd RZ in 2003 & DP in 2004).

Public Input

To date of this report, no public input has been received on the proposed development. Staff have received confirmation that Rezoning signage has been erected at this development site.

Staff Comments

This development has had extensive technical review by staff related to both on-site and off-site considerations. These reviews have resulted in the recommended road dedications, contributions toward the pedestrian crossing at Lancing Rd., the placement of the outdoor amenity space and the pedestrian linkage between the interior of the development and No. 2 Rd. Staff feel that the proposed development addresses all the significant concerns that were identified through the technical review.

AnalysisOff-site Contributions

- **Contribution For Crosswalk at Lancing Road.**
Transportation staff identified a need for a crosswalk with indicators at the corner of No. 2 Rd. and Lancing Rd. The crosswalk will serve pedestrians making their way to the Blundell Shopping Centre to the south and those using the pedestrian walkway leading to the interior of the quarter-section on the east side of No. 2 Rd. near the Lancing Rd. intersection. This contribution is a condition of final approval of the rezoning.
- **Road Dedications**
Transportation staff also identified a need to widen No. 2 Rd. by 2 metres in the vicinity of Lancing Rd. in order to provide for a future turning lane. Road widening will eventually extend for approximately 70 metres along the west side of No. 2 Rd. from Lancing Rd. The subject development site is responsible for approximately 35m of this dedication. Until the remaining dedications can be acquired, the existing curbing will be retained. Through the subsequent Servicing Agreement the frontage sidewalk will be reviewed for relocation closer to the new property line and possible installation of a grassed and treed boulevard. The actual alignment of the sidewalk will be reviewed in the context of whether two trees located within the 2m dedication area can be retained. Further information on these trees will be provided through the Development Permit process.

A traffic island will be required at the vehicle entrance to the site to control vehicle access to right-in/right-out only.

- **Utilities Analysis**
Based upon submitted information neither a water analysis or a storm utility analysis were required for this project. No upgrades to water or storm utilities are required to accommodate this development. The sanitary capacity analysis indicates that no upgrade to the existing sanitary sewer is required. These conditions will be reviewed again through the Servicing Agreement.

Submission of fire flow calculations are required at the Building Permit stage to ensure that there is adequate available flow.

On-site Planning

- **Two Family Dwelling Covenant on 7491 No. 2 Rd.**
One of the properties (7491 No. 2 Rd.) is currently restricted to two-family dwelling only under covenant No. BF49747 on title. Staff have no technical concerns against the

discharge of this covenant and have included the requirement for discharge as a condition of final rezoning approval.

- **Cross Access Requirements**

There are two existing lots (7557 No. 2 Rd. and 5959 Lancing Rd.) to the south of the subject property. On their own, the two lots would not meet the minimum frontage width requirement of 50m for redevelopment. In addition the proximity to the Lancing Rd. intersection makes access a concern. To accommodate the potential future redevelopment of these two lots provision has been made for vehicle access through the subject development site via a cross access agreement on title.

An additional agreement on title is included as a condition of final adoption allowing for future vehicle access to 7471 and 7475 No. 2 Rd. should they redevelop in the future. As both properties have relatively new housing, it is unlikely that this will occur in the near future.

- **Outdoor Amenity Space/Visitor Parking/Pedestrian Entry**

Staff have worked with the project architect to remove visitor parking from the property side yards and to ensure the inclusion of a separated pedestrian access pathway from No. 2 Rd. into the interior of the project. Owing to the small size of the site and the anticipated redevelopment of the two lots immediately to the south of the subject property, the outdoor amenity space has been located at the south west corner of the project where it could be combined with future outdoor amenity space requirements for those two lots. Approximately 111m² (1,200 ft²) of outdoor amenity space is provided on the subject development site.

- **Tandem Parking**

The eight units fronting onto No. 2 Rd. all contain tandem parking configurations. As a condition of the rezoning approval, a legal agreement will be registered on title to prevent conversion of these units to habitable space.

- **Flood Construction Elevation Requirements**

The subject property is located within Area A as defined by the Flood Plain Designation and Protection Bylaw. Under this Bylaw, the underside of the floor system, or the top of the pad supporting any space or room will need to be constructed to a minimum of 0.3 metres above the highest level of the crown of any road that is adjacent to the parcel. The conceptual site plan indicates the expected finished slab grade will be 2.36m GSC which is 0.3m above the highest crown of road of 2.06m GSC.

- **Indoor Amenity Space**

The developer has elected to provide cash-in-lieu in the amount of \$1,000 per unit for a total of \$14,000 instead of on-site indoor amenity space. This contribution is consistent with the OCP multiple-family guidelines.

- **Affordable Housing Contribution**

In accordance with the City's Affordable Housing Strategy, the contribution for affordable housing arising from this development is estimated at \$38,607.80 (based upon 19,303.9 ft² buildable floorspace). This contribution is a condition of final approval of the Rezoning application.

- **Trees and Landscaping**

Twenty bylaw sized trees were inventoried as existing on the development site. Only four of these trees were deemed suitable for retention with two of these being within areas being dedicated to the City.

Seventeen trees were noted as being in poor condition due to disease, defects or having been topped (five trees) due to a three phase hydro line with reduction and secondary wires in proximity to the trees. These hydro lines will need to be taken into consideration in the replacement and enhancement planting scheme for the site.

Two trees and a hedge are recommended for removal as they are located within the building envelope of the development. Staff note that retaining these trees would result in the potential loss of two to three units from the development.

Two of the four trees earmarked for preservation are within the 2m road widening land dedication area. Further assessment of these two trees will be required to determine whether these trees can be retained and what the implications will be for the relocation of the frontage sidewalk and boulevard. This assessment will need to be undertaken during the Development Permit / Design Review so that a more accurate accounting of the final tree balance can be made and the results carried forward into the Servicing Agreement.

As per OCP guidelines, typical replacement will be sought at 2 for 1 either for replanting on-site or as a contribution to the City's tree planting fund. Under the current plan shown in **Attachment 2** compensation will be required for eight trees. As noted above, this will be reviewed through the Development Permit process.

The preliminary landscaping concept plan suggests that the area covered with live plant material falls short of the bylaw requirement of 30% by approximately 5%. A variance may be required to address this shortfall but the details will be reviewed through the Development Permit/Design process.

- **Form of Development**

Although form of development, design and massing elements will be addressed in more detail through the subsequent Development Permit review, the conceptual design for this site shows building heights being reduced to two storey in a duplex form adjacent to existing single family dwellings immediately west of the site to effect a better transition between these structures. The three storey massing of the front units is also reduced to two and a half storeys at the northern and southern ends.

Full setbacks from all property lines are proposed in the conceptual plans although several projection variances are anticipated to be sought through the Development Permit review (see notes below) although none of these variances encroach into the existing 3m wide utility right-of-way at the rear of the property. Mail structures are placed well away from the front vehicle access to No. 2 Rd. The applicant is anticipating door to door garbage pickup but has also set aside space for a garbage bin to be located on the site in the future.

- **Anticipated Development Variances**

Four Zoning Bylaw variances are anticipated for this development:

- a) To permit a portion of the principal building which is greater than 5.0m in height and is open on those sides that face a road to project into the front yard by 1.1m. The intent is to accommodate a porch projection for unit B-1.
- b) To permit a projection of the second and third floors of the principal building to project into the front yard setback up to a maximum of 0.4m. The intent is to permit the second and third floors of all of the units fronting onto No. 2 Rd. to project into the front yard setback.
- c) To permit a portion of the principal building to project into the interior side yard setback up to 0.35m. The intent is to accommodate the projection of the electrical room into the side yard.
- d) To reduce the lot area restricted to live plant material from 30% to 25%.

These variances will be considered through the Development Permit Review Process.

- **Additional Design Review Elements**

Although this plan is well advanced, staff anticipate working with the applicant to explore opportunities to improved the usability and safety of the amenity space, increasing the area and function of the site's permeable paving, increasing fenestration along garage doors and at the sides of some of the buildings. Exterior material selections, building pallet, landscaping plans and other design elements will also be reviewed through the Development Permit application.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development has had extensive review by staff. Land dedication and monetary contributions toward a crosswalk installation and affordable housing will provide tangible benefits to the Richmond community. The preliminary site design is consistent with similar projects in the area. Further refinement will occur through the subsequent design review.

On the basis of the above review, staff are recommending support for the proposed rezoning of the subject site) to "Medium Density Townhouses (RTM3)" to permit the construction of 14 townhouse dwelling units.



David Brownlee
Planner 2

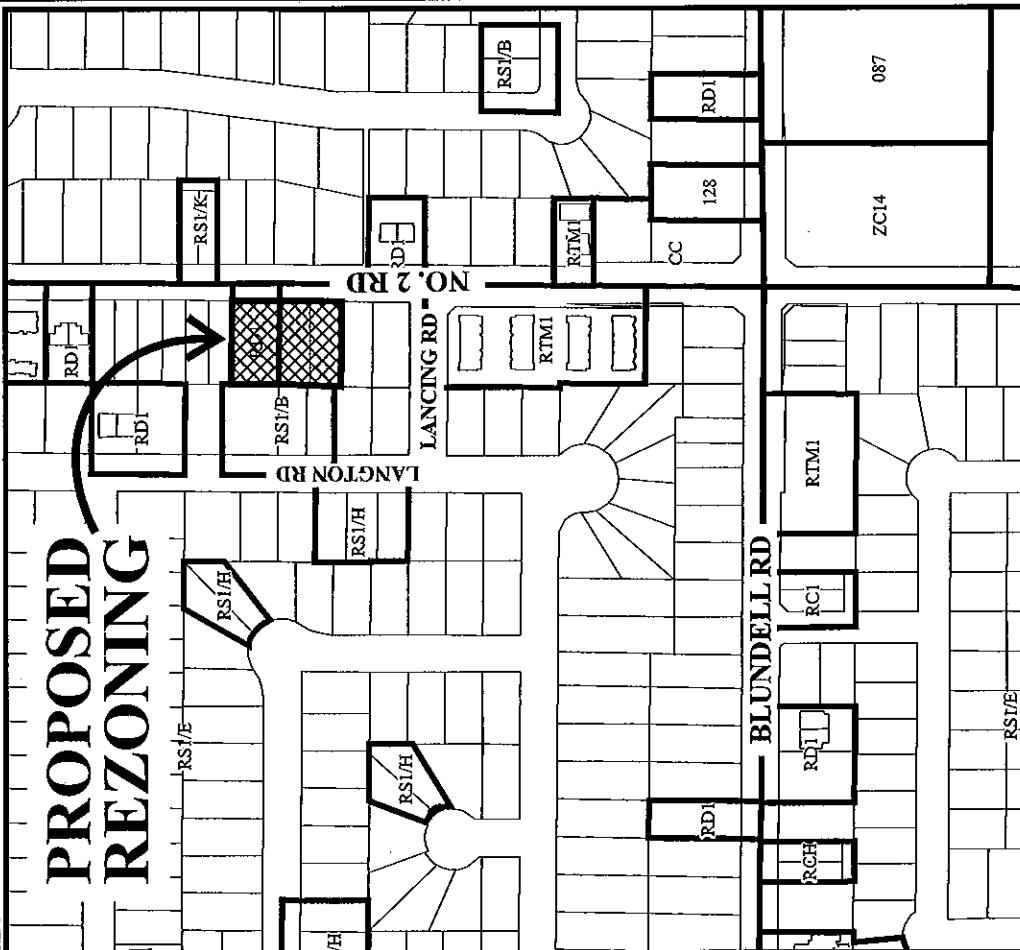
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Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING



20.12	16.47	16.46	7557	46.19	7557	16.99	16.99	7551	16.46	10.46	7531	10.46	7491	24.95	24.95	44.78	12.47	7475	12.47
14.90	17.08	14.89	14.90	45.26	45.26	44.81	44.81	44.78	12.47	29.78	24.95	24.95	15.17	15.17	7490	21.34	26.16	7540	21.34
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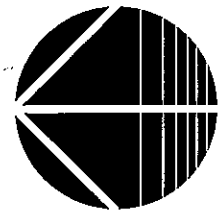
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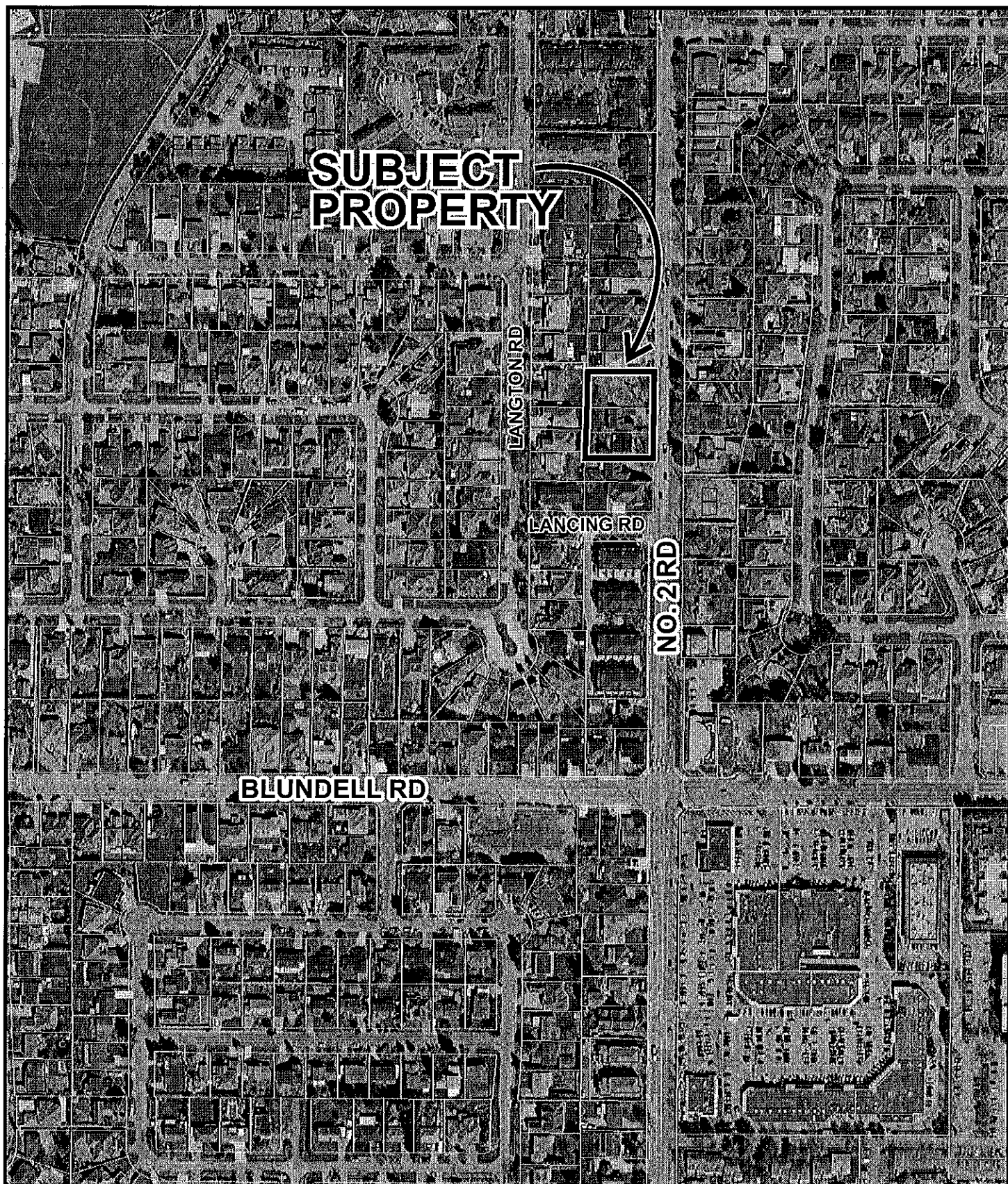
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Revision Date:

Note: Dimensions are in METRES

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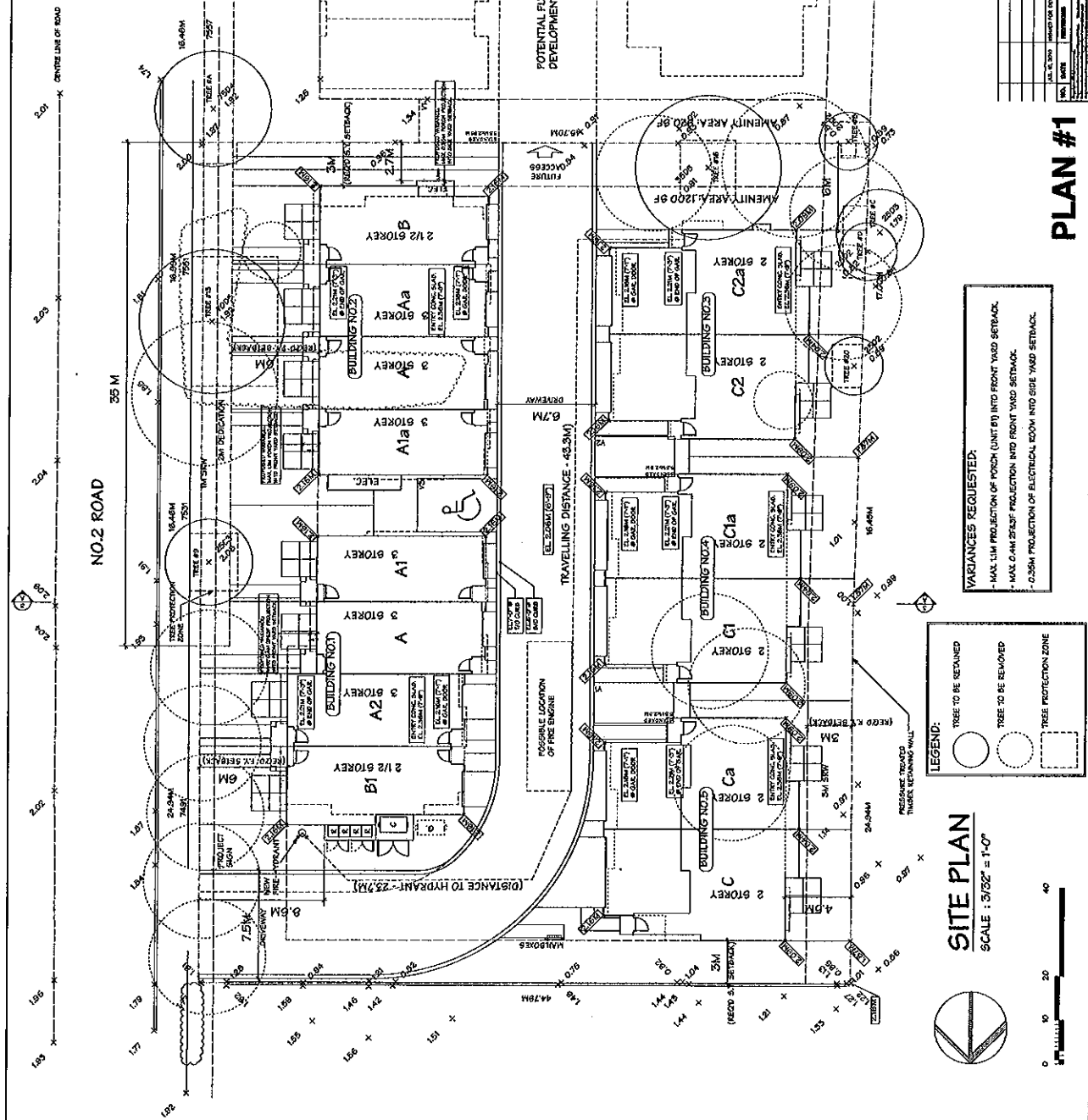


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Original Date: 03/03/10

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Note: Dimensions are in METRES



STATISTICS:

DATE: 2024.05.20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO. 1/1
 PROJECT NO. [Number]

PROPOSED FLOOR AREA:

MAX. ALLOWED FLOOR AREA (SQ. FT.)
 22,877 SQ. FT. (2,100 SQ. M.)

PARKING:

REQUIRED: 15 SPACES (RESIDENTS)
 PROVIDED: 20 SPACES

AMENITY AREA:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

ADDITIONAL AREA:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

STAIRS:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

LOBBY:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

MECHANICAL:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

ELECTRICAL:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

WATER:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
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SEWER:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

LANDSCAPE:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

OTHER:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

TOTAL:

REQUIRED: 150 SQ. FT. (13.9 SQ. M.)
 PROVIDED: 150 SQ. FT. (13.9 SQ. M.)

NOTES:

1. ALL DIMENSIONS ARE IN METERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.

REVISIONS:

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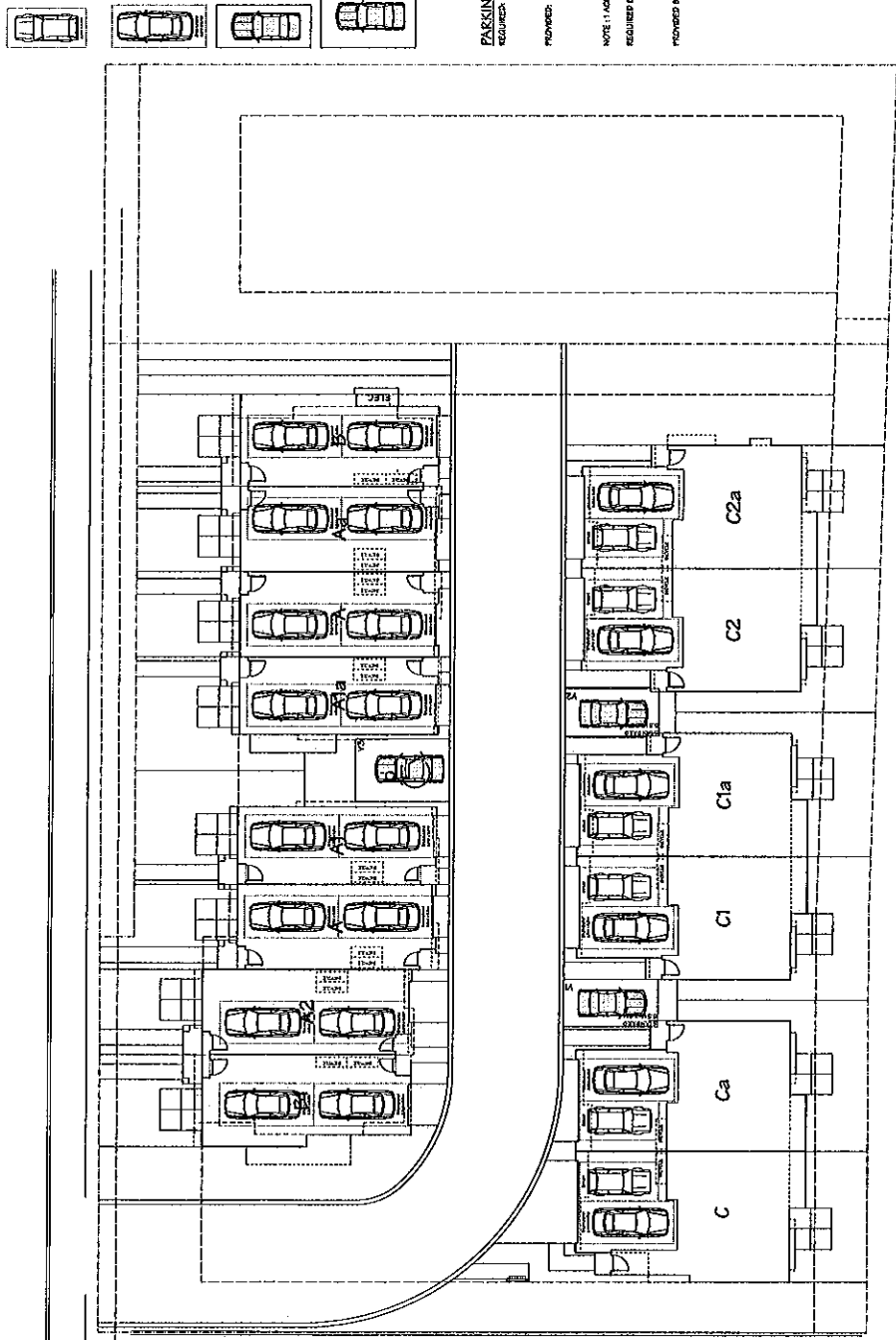
APPENDIX:

1. SITE PLAN
 2. FLOOR PLAN
 3. SECTION
 4. ELEVATION
 5. DETAIL

INDEX:

1. SITE PLAN
 2. FLOOR PLAN
 3. SECTION
 4. ELEVATION
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NO.2 ROAD



SMALL PARKING SPACE (GARAGE)
2.5M x 4.5M

VERTICAL BICYCLE SPACE (GARAGE)
0.6M x 1.0M

STANDARD PARKING SPACE (GARAGE)
2.5M x 5.5M

HORIZONTAL BICYCLE SPACE (GARAGE)
0.6M x 1.2M

VISITOR PARKING
STANDARD
2.5M x 5.5M

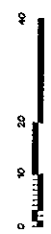
ACCESSIBLE
2.5M x 5.5M

PARKING:

13 SPACES x 14 UNITS TOTAL	25 SPACES (REQUIREMENTS) TOTAL
2 CAR GARAGES x 6 UNITS 2 CAR GARAGES x 4 UNITS OPEN VISITOR PARKING TOTAL	18 SPACES (REQUIREMENTS) 18 SPACES (REQUIREMENTS) 3 SPACES (VISITORS) TOTAL
NOTE: 1) ACCESSIBLE PARKING SPACE IS PROVIDED.	
128 SPACES x 14 UNITS TOTAL	112 SPACES (CLASS 1) TOTAL
2 SPACES x 6 GARAGES 4 SPACES x 6 UNITS BICYCLE SPACE TOTAL	18 SPACES (CLASS 1) 4 SPACES (CLASS 2) 4 SPACES (CLASS 2) TOTAL



PARKING PLAN
SCALE : 3/32" = 1'-0"

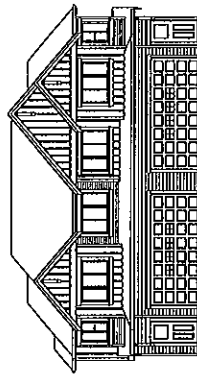


PLAN #2

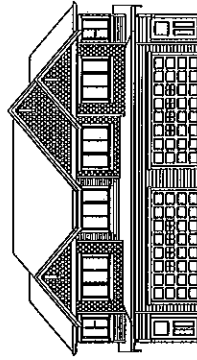
Yamamoto
Architecture Inc.

PROJECT 14 UNIT TOWNHOUSE DEVELOPMENT		REVISION TITLE PARKING PLAN	
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PROJECT NO. PH-122, 123, 124, 125, 126, 127, 128		CHECKED [Signature]	

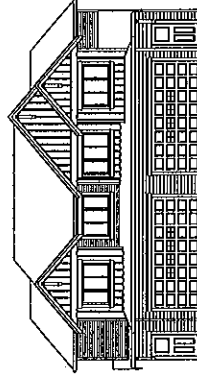
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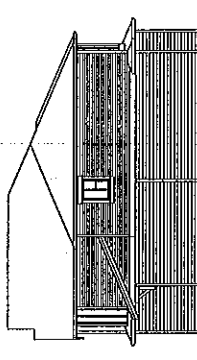
BUILDING NO. 3
EAST ELEVATION



BUILDING NO. 4
EAST ELEVATION

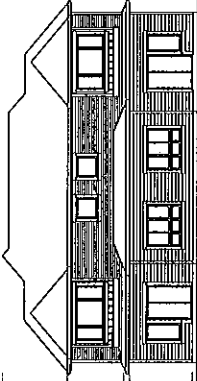


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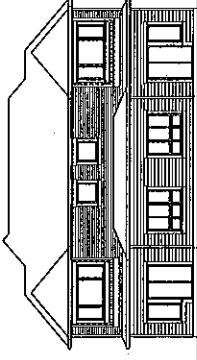


BUILDING NO. 6
NORTH ELEVATION

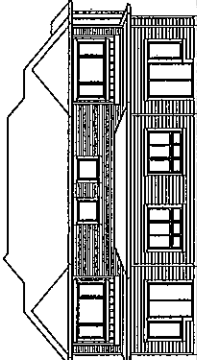
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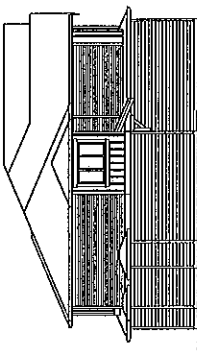
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WEST ELEVATION



BUILDING NO. 4
WEST ELEVATION



BUILDING NO. 5
WEST ELEVATION



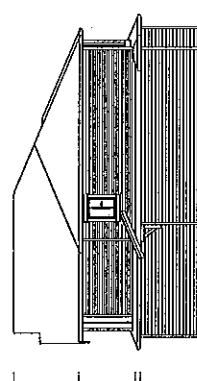
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SOUTH ELEVATION

NO.	DATE	REVISION
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2	10/1/10	REVISION

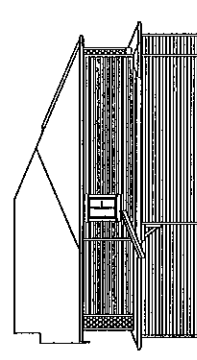
14 UNIT TOWNHOUSE
DEVELOPMENT

Yamamoto
Architecture Inc.

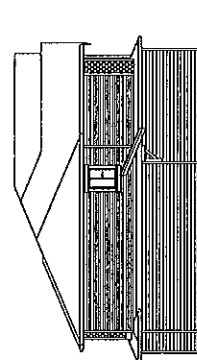
14 UNIT TOWNHOUSE
DEVELOPMENT



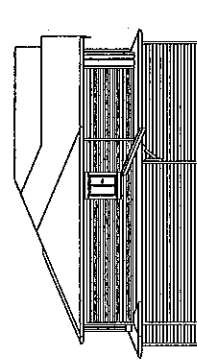
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NORTH ELEVATION



BUILDING NO. 4
NORTH ELEVATION



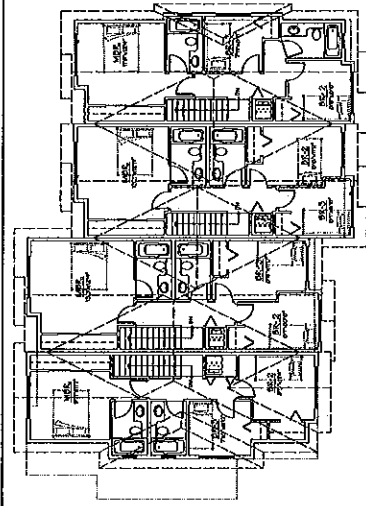
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SOUTH ELEVATION



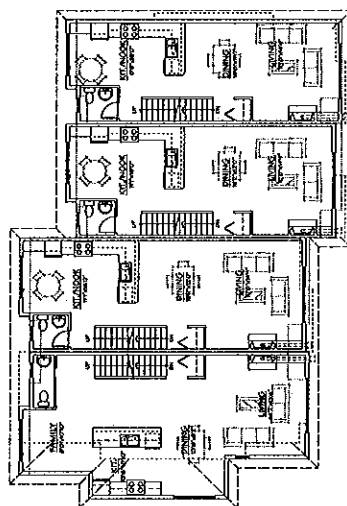
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SOUTH ELEVATION

NO.	DATE	REVISION
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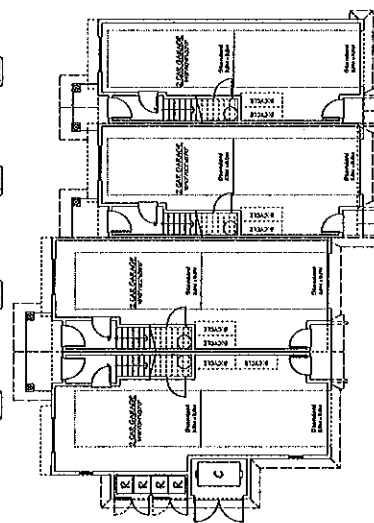
PLAN #5



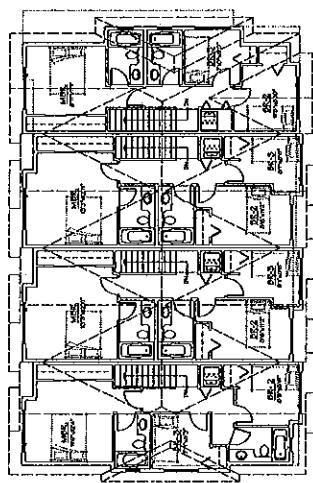
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/1/87



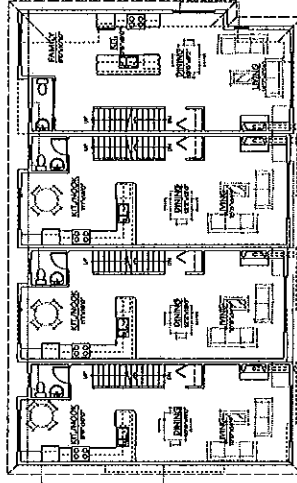
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/1/87



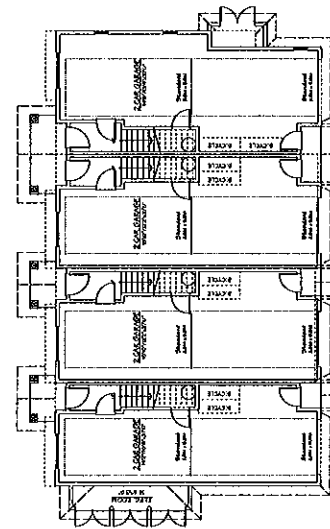
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/1/87



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/1/87



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/1/87



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/1/87

PLAN #6



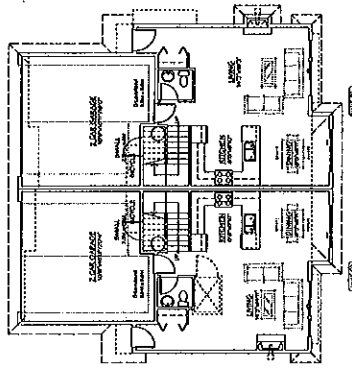
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14 UNIT TOWNHOUSE DEVELOPMENT

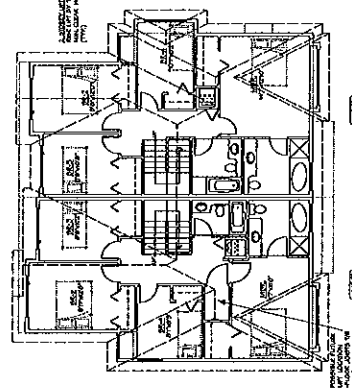
Yamamoto Architecture Inc.

FLOOR PLANS

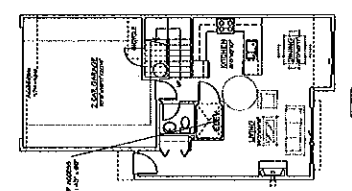
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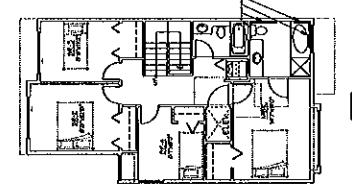
BUILDING NO. 3
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 3
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 4
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 4
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 5
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 5
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
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BUILDING NO. 6
GROUND FLOOR PLAN
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CEL. FTL. 9'-0"



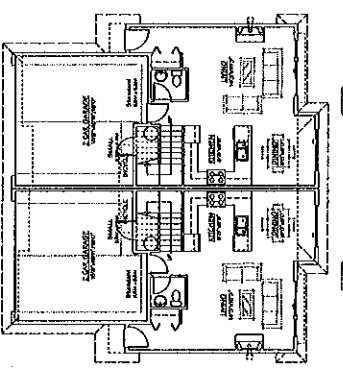
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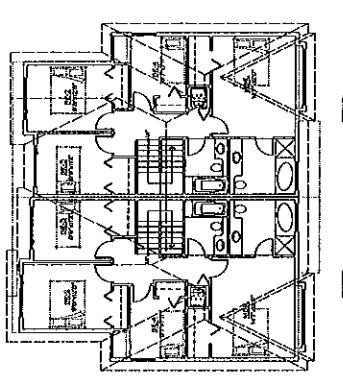
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GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



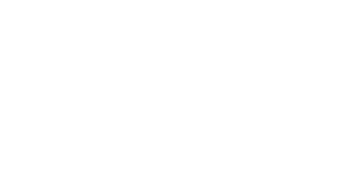
BUILDING NO. 7
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 8
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 8
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 9
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 9
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



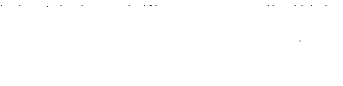
BUILDING NO. 10
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 10
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 11
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



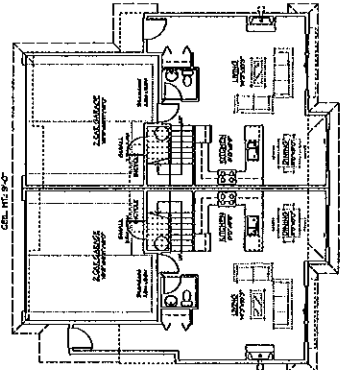
BUILDING NO. 11
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



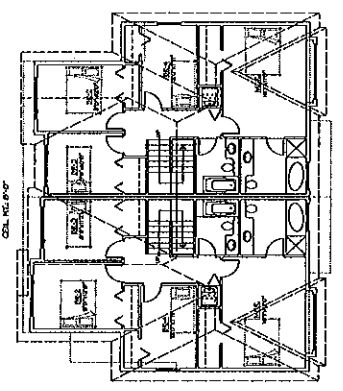
BUILDING NO. 12
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 12
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 13
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 13
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 14
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 14
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 15
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



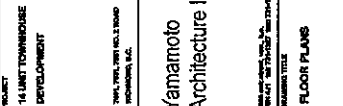
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CEL. FTL. 9'-0"



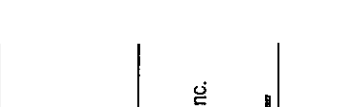
BUILDING NO. 16
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 16
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 17
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"



BUILDING NO. 17
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. FTL. 9'-0"

PLAN #7

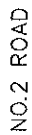
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DESIGNED BY	YAMAMOTO	PROJECT NO.	14 UNIT TOWNHOUSE DEVELOPMENT
DRAWN BY	YAMAMOTO	CLIENT	YAMAMOTO ARCHITECTURE INC.

DATE	10/1/88	DESIGNED FOR	YAMAMOTO ARCHITECTURE INC.
BY	YAMAMOTO	DATE	10/1/88
PROJECT	14 UNIT TOWNHOUSE DEVELOPMENT	COMMENTS	

YAMAMOTO ARCHITECTURE INC.
14 UNIT TOWNHOUSE DEVELOPMENT
14 UNIT TOWNHOUSE DEVELOPMENT
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YAMAMOTO ARCHITECTURE INC.
14 UNIT TOWNHOUSE DEVELOPMENT
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14 UNIT TOWNHOUSE DEVELOPMENT



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DMG
landscape architects

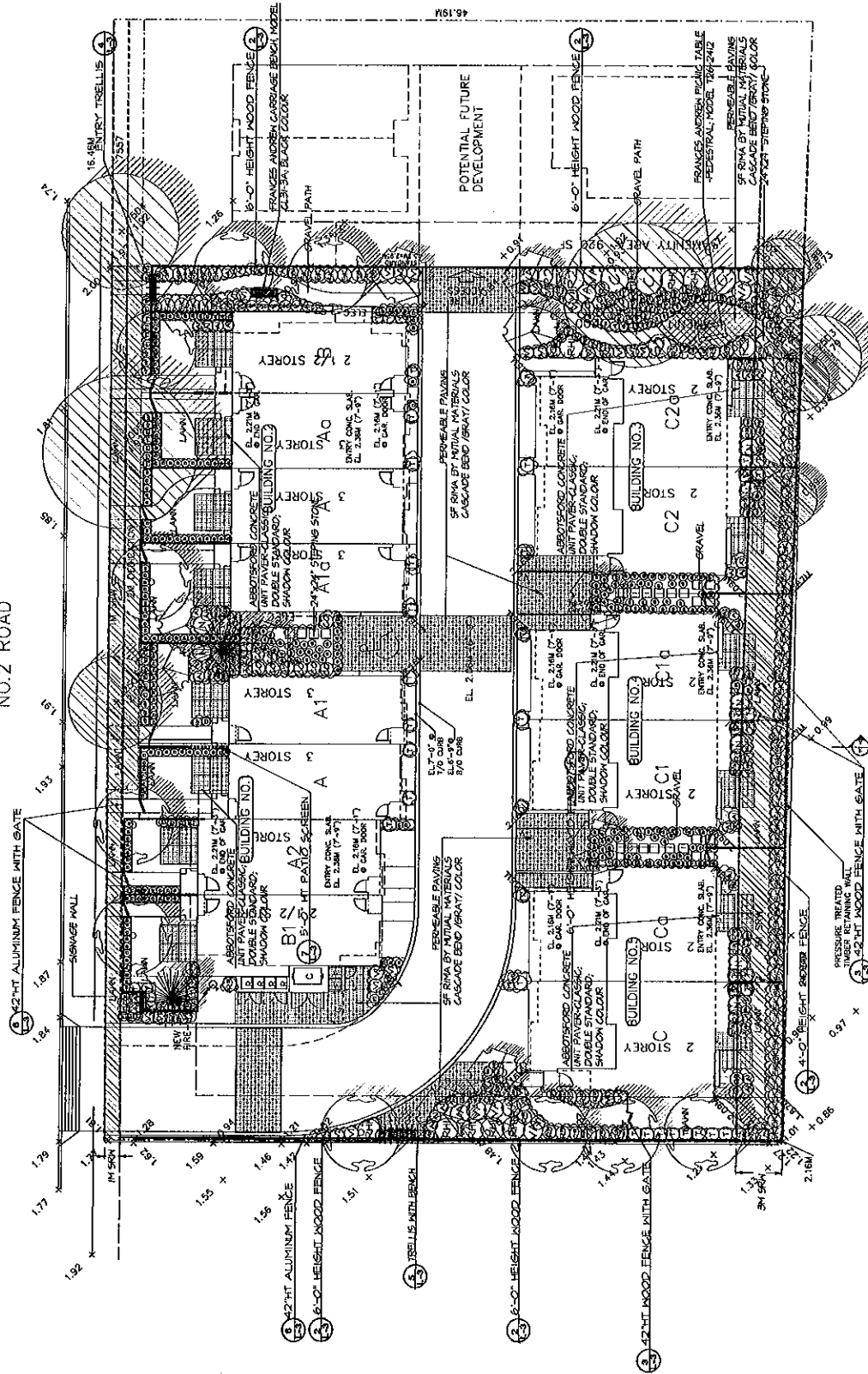
A Partnership
J.D. Mitchell & Associates, Ltd.
10000 Corporate Center Blvd., Suite 100
New York, NY 10001-2000
Tel: 212-692-1000

Shirley C. Mitchell & Associates, Ltd.
10000 Corporate Center Blvd., Suite 100
New York, NY 10001-2000
Tel: 212-692-1000

**14 TOWNHOUSE
DEVELOPMENT**
7491, 7531, 7551 No2 Road
RICHMOND, BC

LANDSCAPE PLAN

DATE: 24-JAN-2015	INVOICE NUMBER
SOLE	L1
CRANK ID	OF 5
COMB ID	10-101
CHCK PC	DRG PROJECT NUMBER



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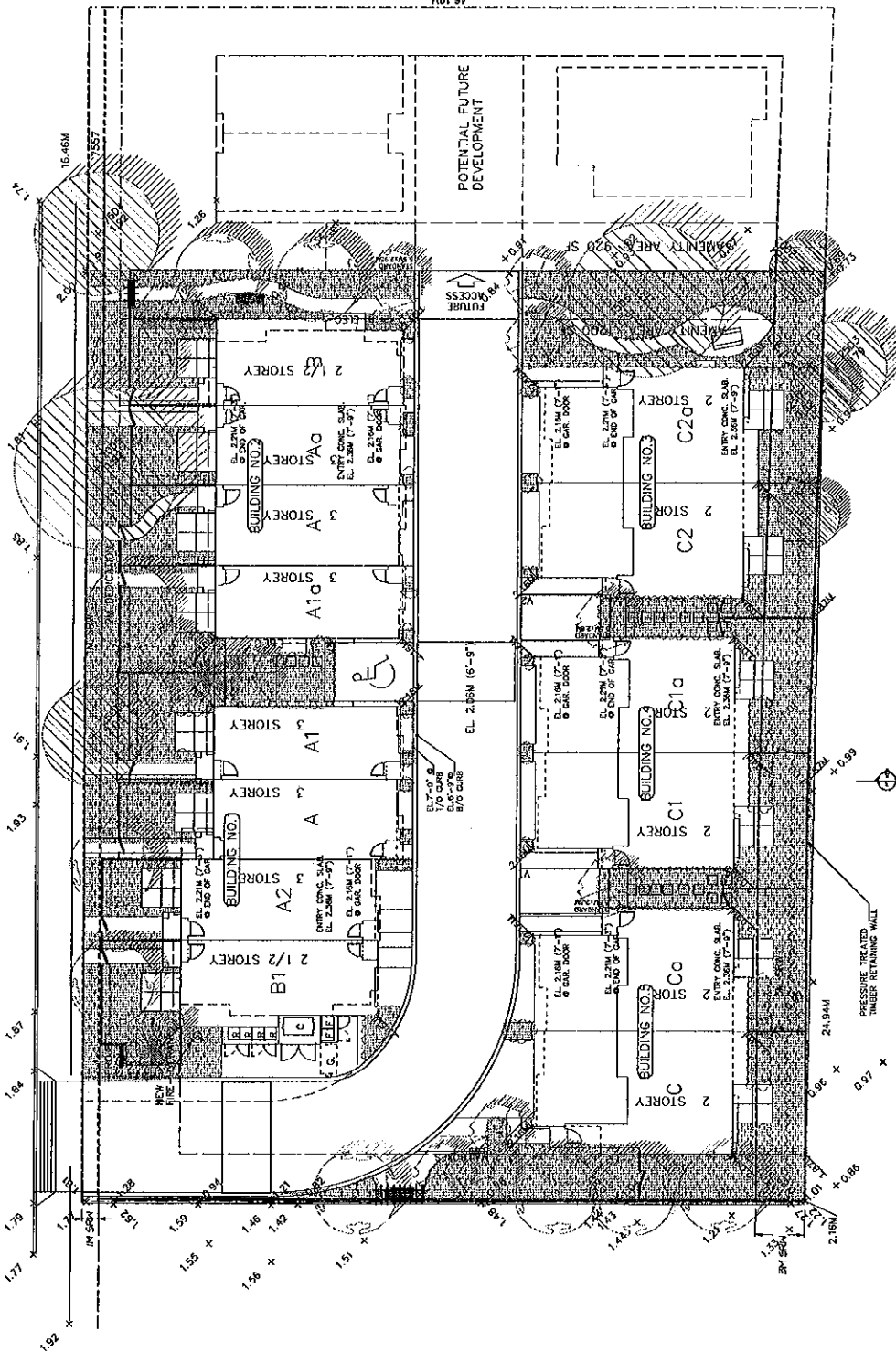
DMG
 Landscape Architecture Inc.
 1000 Highway 101, Suite 100
 Richmond, BC V6X 1A1
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: info@dmg.ca
 Website: www.dmg.ca

PROJECT:
 14 TOWNHOUSE DEVELOPMENT
 7491, 7531, 7551 No.2 Road
 RICHMOND, BC

DATE: 10/10/2018
BY: DMG
SCALE: 1" = 10'-0"

LOT COVERAGE PLAN
L2
OF 5

NO.2 ROAD



COVERAGE WITH LIVE PLANT MATERIALS
 7800 Sq.ft.



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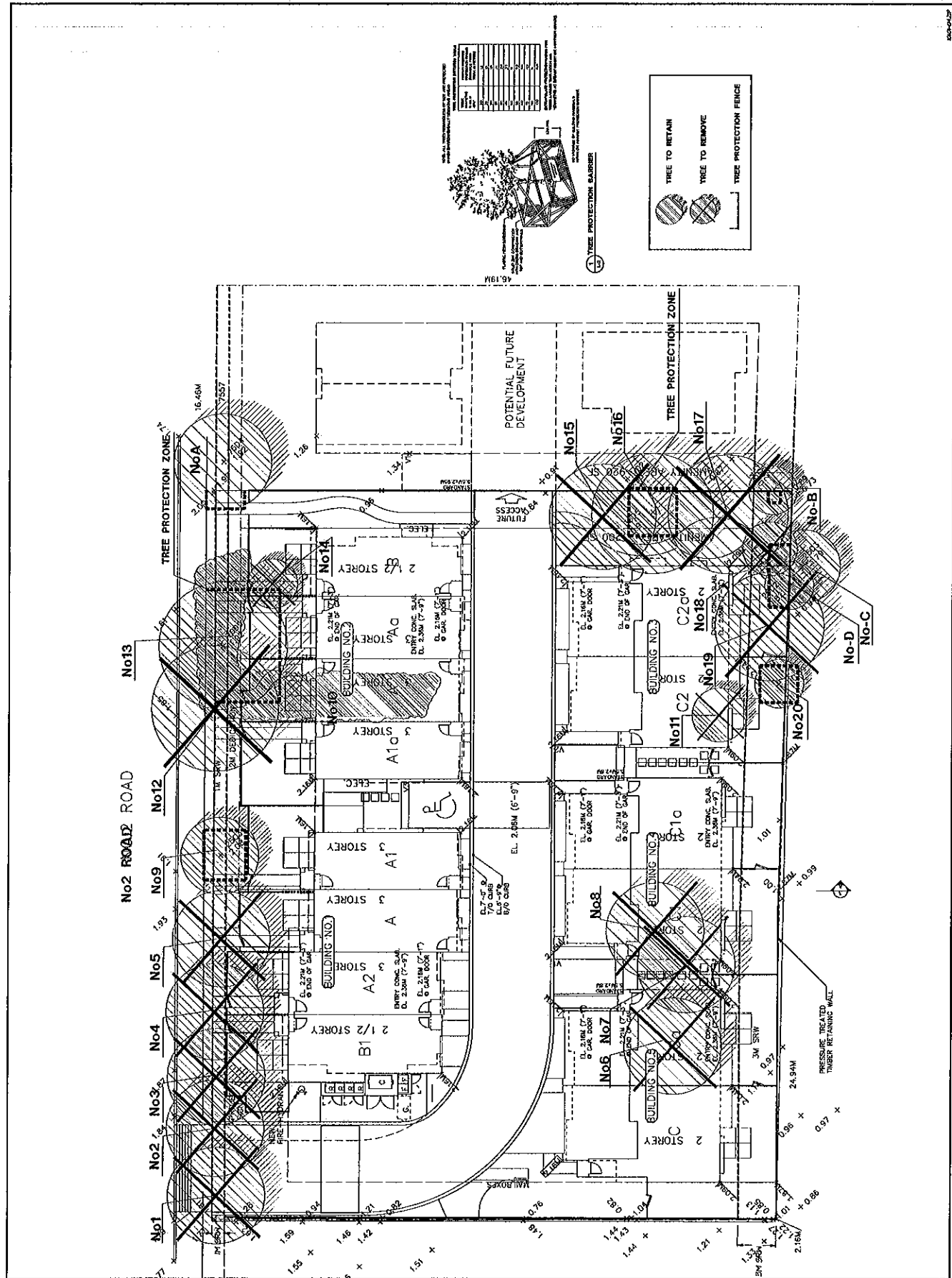


PROJECT
14 TOWNHOUSE
DEVELOPMENT
7491 7531, 7551 No2 Road
RICHMOND, BC

DATE: 10/10/10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

DATE: 10/10/10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT NUMBER: 10-371





City of Richmond

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

Development Application Data Sheet

RZ 10-516627
Attachment 3

Address: 7491, 7531 and 7551 No. 2 Rd

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Blundell Sec 13-4-7

	Existing	Proposed
Owner:	Slan Group Investments Inc	Same
Site Size (m²):	Gross: 2,631 m ² (28,324 ft ²)	Net after dedications: 2,562 m ² (27,577 ft ²)
Land Uses:	Residential – Detached Single	Residential – Multi-family
OCP Designation:	Neighbourhood Residential	Same
Area Plan Designation:	OCP Applies	Same
702 Policy Designation:	Policy 5463 but does not apply for multiple family & arterial road frontage situation	Same
Zoning:	7491 No. 2 Rd.: RD1 7531 and 7551 No. 2 Rd.: RS1-E	Medium Density Townhouses (RTM3)
Number of Units:	3	14
Other Designations: FCL	2.9m GSC or 0.3m above crown of road (2.06m GSC)	2.36m GSC

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	22.11 upa	none permitted
Floor Area Ratio:	Max. 0.7 with affordable housing contributions	0.7 FAR	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions):	Min. 50m wide x 35m deep	Approx. 58.39m wide x 44.25m deep	none
Setback – Front Yard (m):	Min. 6.0 m	Min 6.0 m	none
Setback – Side Yards (m):	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear Yards (m):	Zoning Min. 3.0 m OCP Min. 4.5 m	Min. 4.5 m	none
Height (m):	12.0 m (3 storeys)	3 storeys max	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	28 (R) and 3 (V)	28 (R) and 3 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	31	31	none
Tandem Parking Spaces:	permitted	16 spaces in the eight front units	none
Bicycle Stalls:	Class 1: 1.25/dwelling (18 req.) Class 2: 0.2/unit (3 req.) Total Req: 21 stalls	2 bike stalls for each of the tandem parking units (16 spaces) and 1 for each of the double car units (6 spaces). Plus a 4 stall bike rack for visitors. Total Provided: 26 stalls	none
Amenity Space – Indoor:	84 m ² (904 ft ²)	cash in lieu (\$14,000)	none
Amenity Space – Outdoor:	84 m ² (904 ft ²)	111m ² (1,200 ft ²)	none
Affordable Housing Contribution	\$2.00/ft ²	\$38,607.80 (based upon 19,303.9 ft ² buildable)	none

Other: Tree replacement compensation required for loss of significant trees.

Rezoning Considerations

7491, 7531 and 7551 No. 2 Rd

RZ 10-516627

Prior to final adoption of Zoning Amendment Bylaw 8649, the developer is required to complete the following:

1. A two metre wide road dedication along approximately the southern 35m of No. 2 Rd. frontage of the development site.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Discharge of covenant # BF49747 from the title of 7491 No. 2 Rd. (PID 000-557-901).
6. Registration of a flood indemnity covenant on title.
7. Registration of a cross access agreement over the internal drive-aisle in favour of the two properties to the south or any consolidation thereof 7557 No. 2 Rd., 5959 Lancing Rd., 7471 and the two properties to the north or any consolidation thereof 7475 No. 2 Rd. allowing access to/from the development site.
8. Contribution of \$1,000 per dwelling unit (e.g. \$14,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$38,607.80 based on 19,303.9 sq. ft.) to the City's affordable housing fund.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Voluntary contribution of \$15,000 to go towards development of a crosswalk with indicators at the corner of No. 2 Rd. and Lancing Road.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Enter into a standard Servicing Agreement for the upgrading/beautification of the entire frontage of the site. Upgrades to include the removal of the existing concrete sidewalk/lighting strip, installation of a right-in/right-out traffic island at the driveway entrance and may include the constructing of a new 1.5m concrete sidewalk closer to the western property line of No 2 Road, and installing a grass & treed boulevard. The exact alignment of the proposed sidewalk will depend upon the potential preservation of two trees within the 2m dedication area. Additional assessment of these trees may be required. All trees are to be at 9m spacing.

2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8649 (RZ 10-516627)
7491, 7531 AND 7551 NO. 2 RD**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it **MEDIUM DENSITY TOWNHOUSES (RTM3)**.

P.I.D. 000-557-901

Lot 90 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

P.I.D. 003-784-118

Lot 293 Section 13 Block 4 North Range 7 West New Westminster District Plan
47763

P.I.D. 004-889-525

Lot 294 Section 13 Block 4 North Range 7 West New Westminster District Plan
47763

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8649**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 28 2010



MAYOR

CORPORATE OFFICER