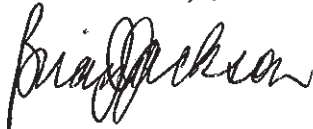




To: Planning Committee **Date:** October 17, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-562929
 Director of Development
Re: **0901551 BC LTD. has applied to the City of Richmond for permission to rezone 7331 Bridge Street and 9571 General Currie Road from Single Detached (RS1/F) to Single Detached (ZS14) in order to create 9 single family lots.**

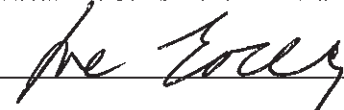
Staff Recommendation

1. That Bylaw 8816 for the text amendment of Permitted Density section of the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given first reading.
2. That Bylaw No. 8805, for the rezoning of 7331 Bridge Street and 9571 General Currie Road "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.



Brian J. Jackson, MCIP
 Director of Development
 (604-276-4138)

Att.

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

Staff Report

Origin

0901551 BC Ltd. has applied to rezone 7331 Bridge Street and 9571 General Currie Road (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a nine (9) lot single-family subdivision fronting onto Bridge Street, General Currie Road and the backstreet known as Armstrong Street (**Attachment 2**).

The development will dedicate lands to facilitate the construction of Armstrong Street, starting from and connecting to General Currie Road. The development will also facilitate the anticipated road and frontage improvements to General Currie Road between Bridge Street and Armstrong Street. Not only will these improvements allow vehicle access to the proposed nine (9) lots but will provide a long awaited connection to the north-south Armstrong Street in accordance with the neighbourhood plan.

The applicant wishes to purchase the western half of 9571 General Currie from the City and incorporate this land as part of the proposed nine (9) lot subdivision. Details of this transaction are provided in a separate report supplied by the Manager of Real Estate Services. A minor text amendment to the density section of the ZS14 zone is included in with this proposal to allow consistency to existing single family zones when larger sized lots are proposed.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: A Single Detached lot at 7291 Bridge Street zoned "Single Detached (RS1/F)".

To the East: Across Bridge Street, Single Detached lots at 7320 Bridge Street, zoned "Single Detached (ZS14) – South McLennan (City Centre)" and two Single Detached Lots at 7360 and 7380 Bridge Street, zoned "Single Detached (ZS15) – South McLennan (City Centre)"; and

The eastern half of 9751 General Currie Road and 7351 Bridge Street with a Single Detached Dwelling on each lot zoned "Single Detached (RS1/F)".

To the South: Across General Currie Road, a Single Detached lot at 7411 Bridge Street zoned "Single Detached (RS1/F)".

To the West: Four Single Detached Lots (7360 – 7420 Ash Street) zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D. The proposal conforms with the relevant policies contained within the OCP.

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, “Historic Single-Family”, two and a half storeys maximum, with a maximum density of 0.55 F.A.R. The proposal conforms to the issues and polices contained within the plan.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. Prior to final adoption of this rezoning application, a Flood Indemnity Covenant is to be registered on title when 7331 Bridge Street and 9751 General Currie Road are consolidated.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is not located within the OCP ANSD policy area and is not subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

Affordable Housing Strategy

In accordance with the City’s Affordable Housing Strategy, the applicant can provide a Single Family house with a secondary suite to at least 50% of the new lots, or provide a voluntary contribution to the Affordable Housing Reserve Fund in the amount of \$1.00 per square foot of maximum allowable density. Details of this is outlined later in this report.

Public Input / Consultation

The rezoning application complies with the public consultation component of the Official Community Plan (OCP). A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled when final comments from the public will be presented.

Staff Comments

Drawings for the proposed subdivision are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for a Servicing Agreement and Subdivision. As this proposal is intended to subdivide two parcels into nine (9) Single Detached lots, no Development Permit is required for Single Family homes.

Analysis

The analysis is set out to clarify the proposed text amendment to Zoning Bylaw 8500 and the rezoning Bylaws.

Proposed text amendment to “Single Detached (ZS14) – South McLennan (City Centre)”
(Section 15.14)

This amendment is intended to provide consistency in the size of single family homes allowed on larger lots zoned ZS14.

The current zone identifies a maximum allowable Floor Area Ratio (FAR) of 0.55 regardless of lot area which permits larger homes than other single detached zone areas. In other cases, single family zones allow for an FAR of 0.55 up to 5,000 ft² (464.5 m²) of lot size. For lots exceeding 5,000 ft² in size, an additional 0.3 FAR is permitted to make up the difference in lot area. The ZS14 zone currently does not reduce the maximum FAR on lots in excess of 5,000 ft² like other

single detached zones. This proposed change will provide greater consistency for the size of single family homes constructed on large lots zoned ZS14.

As the existing structure at 9571 General Currie Road is affected by the sale of the western portion of the property and subsequent decrease in lot size, the total area of the house would not meet the density requirements of this amendment. Therefore a site specific amendment to this address is added to allow the resulting density of this house to comply with Zoning Bylaw 8500. This site specific amendment will not result in this structure being out of character with other existing houses in the area.

Proposed Zoning to “Single Detached (ZS14) – South McLennan (City Centre)”

The proposal to develop single family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). To maintain the “country estate” character of design that is identified in the Plan, the policy permits lot widths of at least 18 meters for properties fronting Bridge Street and at least 11.3 meters wide lots for back streets such as Armstrong. The proposal also meets the minimum lot area requirements as per policy and the proposed zoning regulation. No amendments to the OCP or the Zoning Bylaw are necessary.

Sale of the western portion of 9571 General Currie Road

9571 General Currie Road is a 2,345 m² (25,241 ft²) City owned piece of land located between Ash Street and Bridge Street, and consists of a house on the eastern portion of the lot with the remaining western half sitting vacant. The applicant wishes the purchase of the western half of the property to create this nine (9) lot proposal, with the western half of the site making up most of lot 6 and all of lots 7 and 8 (**Attachment 2**). The proposed Lot 9 is where the existing structure of 9571 General Currie Road sits, and will remain under City ownership.

A separate report by the Manager of Real Estate Services outlining the sale of this portion of land will be considered concurrently with the report.

Transportation and Site Access

To manage the expected population growth in the South McLennan area, the Sub-Area Plan outlines a series of new roads to facilitate the creation of new single family lots to the neighbourhood. The proposed subdivision conforms to the neighbourhood plan with the introduction of Armstrong Street to this part of the neighbourhood. The proposed connection to the existing part of General Currie Road will allow vehicular access to each individual lot being proposed from all street frontages identified within the proposal.

To facilitate the development of Armstrong Street, the subdivision proposal includes a nine (9) meter wide land dedication from the western edge of both properties. This dedication and the construction of this street will result in a half-width road upon completion, with the remaining half completed when the properties to the west are ready for redevelopment and an application for rezoning and/or subdivision is received.

Because this section of Armstrong Street is being introduced on this block, the nine (9) meter dedication does not provide sufficient road area when taking into account of the curb and gutter, grass and treed boulevard and sidewalk for vehicles to manoeuvre for the undetermined length of time this half road will be in existence. To help with this function, a one meter wide Public Access Right-of-Way (ROW) will be registered within the new property line along the western edge of the proposed lots. The purpose of this is to ensure a functional road width is available before the full road is completed when the properties to the west are redeveloped. The

registration of the ROW will allow the sidewalk to be placed within its boundary, with the other frontage improvements leaving enough paved road left over to ensure this desired functionality.

Frontage improvements along General Currie and Bridge Street is not limited to the subject properties, but will include the lot at the corner of Bridge Street and General Currie Road (7351 Bridge Street) as well. This will have a greater benefit to the corner as these improvements include the standard curb and gutter, grass and treed boulevard and sidewalk. Access to the existing structure on 9751 General Currie Road will remain during the construction period.

Trees

An Arborist report and tree survey (**Attachment 5**) have been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for either their removal or retention. It should be noted that trees located within the future road development of Armstrong Street were not assessed as the construction of the road will necessitate their removal.

The report identifies 49 on-site trees that meet the size requirements for protection under the Bylaw. Given the condition of the trees, the location within the footprint and the requirement to meet the ground elevations for flood protection, all 49 trees have been identified for removal. There are three (3) off-site trees located on the site to the south at 7351 Bridge Street that affect the subject site and are intended to be protected during the construction period.

City staff conducted a site visit and concur with the report that of the 49 existing trees on site, none are good candidates for retention due to poor health or that their location is within the development footprint. The three (3) off-site trees located on the neighbour’s property will require retention and protection during the construction period.

Of the 49 trees under consideration, nine (9) are located within the land dedication for the development of Armstrong street. As these trees are located within an area that has been considered for road development in accordance with the neighbourhood plan, they are not candidates for replacement.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	49	-	-	-
Within Right of Ways for New Roads.	9	0	0	Located within excavation and construction zones for road works.
Within private property	40	2:1	80	To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees.
Trees To be Retained	3 (off-site)	-	-	To be protected during construction.

In accordance with City policy, a 2:1 tree replacement ratio is required. Of the 40 trees that are to be removed, 80 will need to be planted in replacement. As this results in an average of approximately ten (10) replacement trees per lot, and given the various lot sizes being proposed with this application, this average number of trees would take up substantial space and limit developable area – especially in the smaller lots. Because of this, staff is recommending the optimum number of trees be planted on the following lots to help ensure the survival of the trees in the younger years. As displayed in the chart below, the optimum number of trees per lot is shown with the total number of trees to be planted is 33. The remaining number of trees can be

provided through a voluntary payment towards the City’s Tree Compensation Fund which the applicant has agreed to provide. As the applicant is to be providing a large amount of street frontage improvements beyond the scope of their properties, a reduction in the potential number of trees that would be planted within the required boulevard is being counted as part of their tree planting schedule. Upon an estimation that eleven (11) trees could potentially be planted on the boulevard fronting 7351 Bridge Street and the eastern half of 9571 General Currie Road, will result in a 36 tree shortfall. Therefore, based on a payment of \$500 per tree, the total contribution to the Tree Compensation Fund is \$18,000.00.

Number of Trees to be Planted per Lot

Proposed Lot Numbers	Proposed Lot Size	Number of trees	
1 & 2	798.3m ² and 781.3m ² (respectively)	6 per lot (12 trees)	33 total trees
3, 4 and 5	526.9m ² , 526.9m ² and 514.4m ² (respectively)	4 per lot (12 trees)	
6, 7 and 8	321.6m ² , 331.5m ² and 334.5m ² (respectively)	3 per lot (9 trees)	
9	1,042.8m ²	Existing structure on City land. No additional trees necessary.	
Summary	<p align="center">80 trees required</p> <p align="center">33 new trees to be planted on the proposed lots</p> <p align="center">47 tree shortfall</p> <p align="center">11 trees to be planted off site due to frontage improvements on property beyond the scope of this application = 36 tree shortfall (to be paid cash-in-lieu)</p>		

The new street trees are to be planted in accordance with the Servicing Agreement, along the boulevards fronting Bridge Street, General Currie Road and Armstrong Street. As the existing street trees fronting the neighbouring property at 7351 Bridge Street are to be retained, the Servicing Agreement trees are to take these trees into consideration in the design.

The existing wood fence and hedge that separate the western 33 meters of 9751 General Currie Road from the eastern half are to remain, and to provide a physical separation and visual screening between the proposed Lots 6, 7 and 8 from the proposed Lot 9 (**Attachment 2**). This is secured through the landscaping security that is to be provided by the applicant prior to the adoption of this rezoning bylaw. The security will be held for at least one year after final inspection is complete to ensure the landscaping is complete and all the road works are done in accordance with the servicing agreement.

As a condition of rezoning, the applicant is to submit a contract with a Certified Arborist for supervision of any on-site works for the protection of the hedge that is to be retained and is shared between the developer (proposed lots 6,7,8) and the City (proposed lot 9). 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.

Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$1 per buildable square foot of density for all new lots in relation to the proposed zone. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$22,963.00, and is payable prior to the adoption of this rezoning application.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that:

- No upgrades are required for water supply;
- No upgrades are required for sanitary services; and
- Upgrade the existing storm system to 600mm on Bridge Street.
- Extension of water and sanitary lines to service the new lots fronting Armstrong Street is required.

Information to this effect will be outlined on the forthcoming Servicing Agreement.

Servicing Agreement and Subdivision

The applicant is required to make a separate application for a Servicing Agreement. This agreement will outline the frontage improvements on Bridge Street and half road construction and frontage improvements to General Currie Road and Armstrong Street that will be undertaken by the developer. Some of the improvements include but are not limited to:

- Frontage improvements to Bridge Street from the north property line of 7331 Bridge Street to General Currie Road. The street trees fronting 7351 Bridge Street are to be retained and the frontage design are to take these trees into consideration of its design.
- Paving of a half road of General Currie Road with frontage improvements from Bridge Street to the western property line of 9571 General Currie Road.
- A 9.0 meter land dedication for the half- road development and frontage improvements for Armstrong Street from General Currie Road to the north property line of 7331 Bridge Street.
- After the 9.0 meter wide land dedication above, the registration of a 1.0 meter wide Public Access Right-Of-Way (ROW) directed east of the new western property line. The ROW is to contain the new sidewalk as part of the frontage improvements listed above
- Frontage improvements to include curb and gutter, boulevard and sidewalk in accordance with City standards along Bridge Street, General Currie Road and Armstrong Street that connect the subject properties.
- Offsite works such as water, storm and sewer to the individual lots, and a watermain and sanitary sewer extension along General Currie Road to Armstrong Street.

It is anticipated that the applicant will be making a separate application for subdivision upon receiving third reading.

Financial Impact

None expected.

Conclusion

The Bylaw amendment to Section 15.14 of Zoning Bylaw 8500 is intended to keep the consistency to the size of single family homes in the City. The current zone would allow a larger home on lots exceeding 5,000 ft² than other lots of similar size but zoned differently.

The developer is proposing to rezone the subject site to a nine (9) lot single family subdivision in the South McLennan area at 7331 Bridge Street and 9571 General Currie Road. The applicant wishes to purchase the western 33 meters of this City owned property at 9751 in order to create this subdivision and is the topic of a separate report from the Manager of Real Estate Services. The proposed subdivision meets the requirements of the lot sizes contained in the OCP (McLennan South Neighbourhood Plan) as well as the zoning requirements set out in the "Single

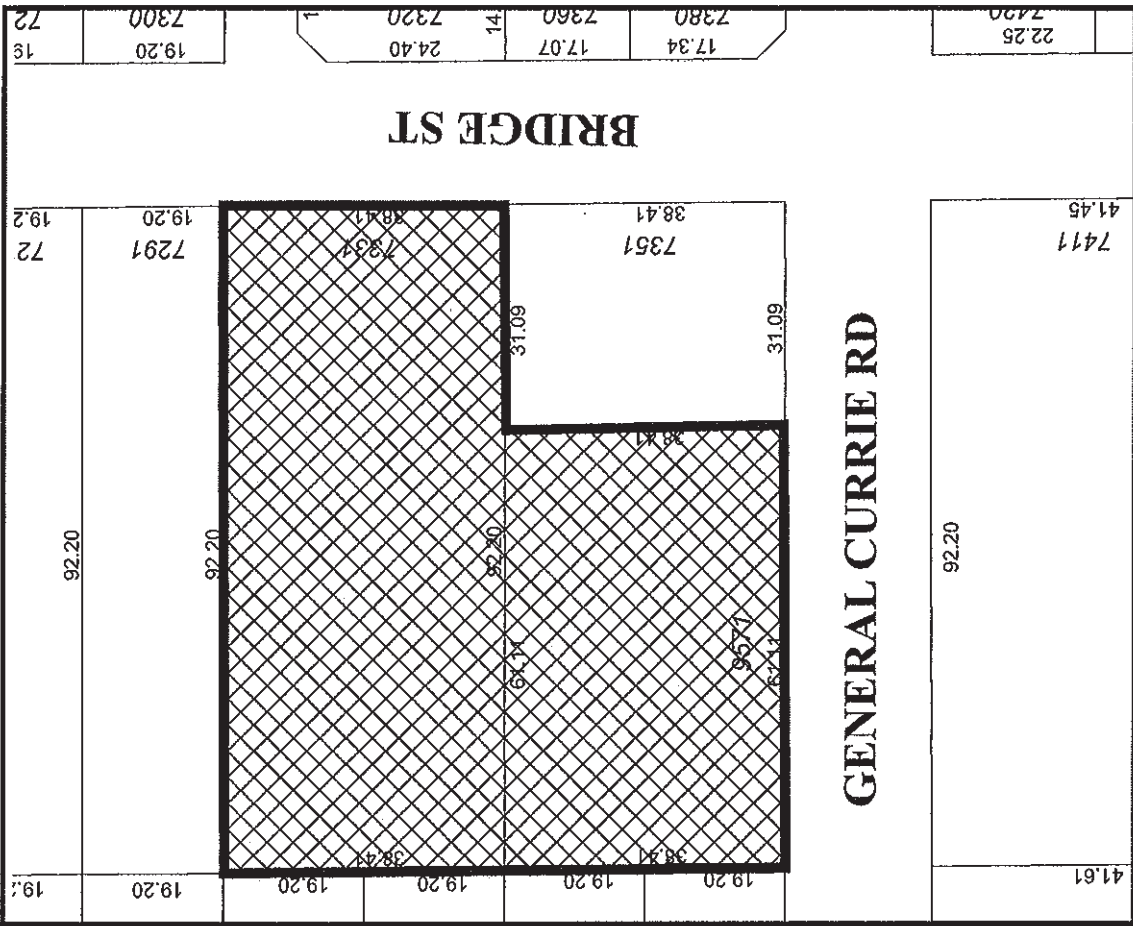
Detached (ZS14) – South McLennan (City Centre)” zone. Staff recommend that rezoning application RZ 11-562929 proceed to first reading.



David Johnson
Planner
(604-276-4193)

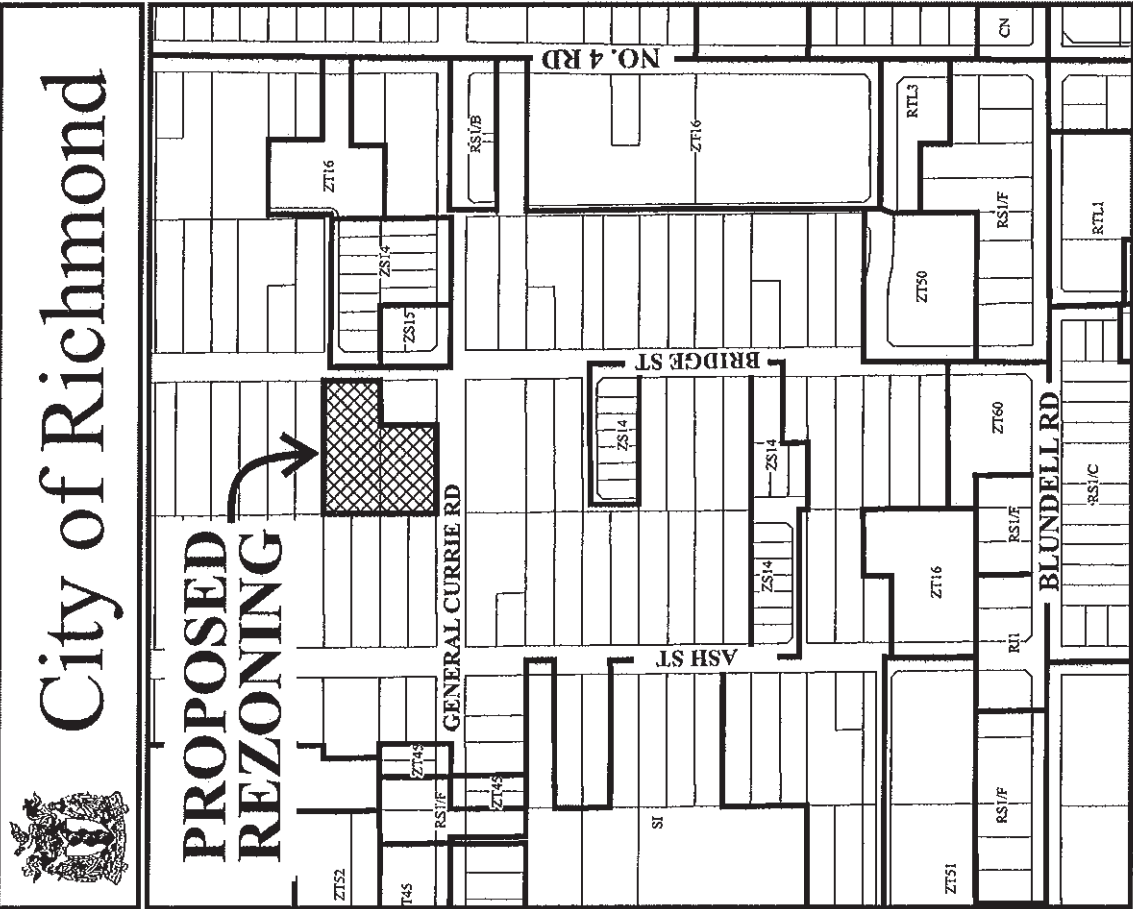
DJ:cas

- Attachment 1: Location Map
- Attachment 2: Survey proposal of the subdivision
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Tree Survey Map
- Attachment 6: Conditional Rezoning Requirements



Original Date: 02/25/11
 Revision Date: 08/30/11
 Note: Dimensions are in METRES

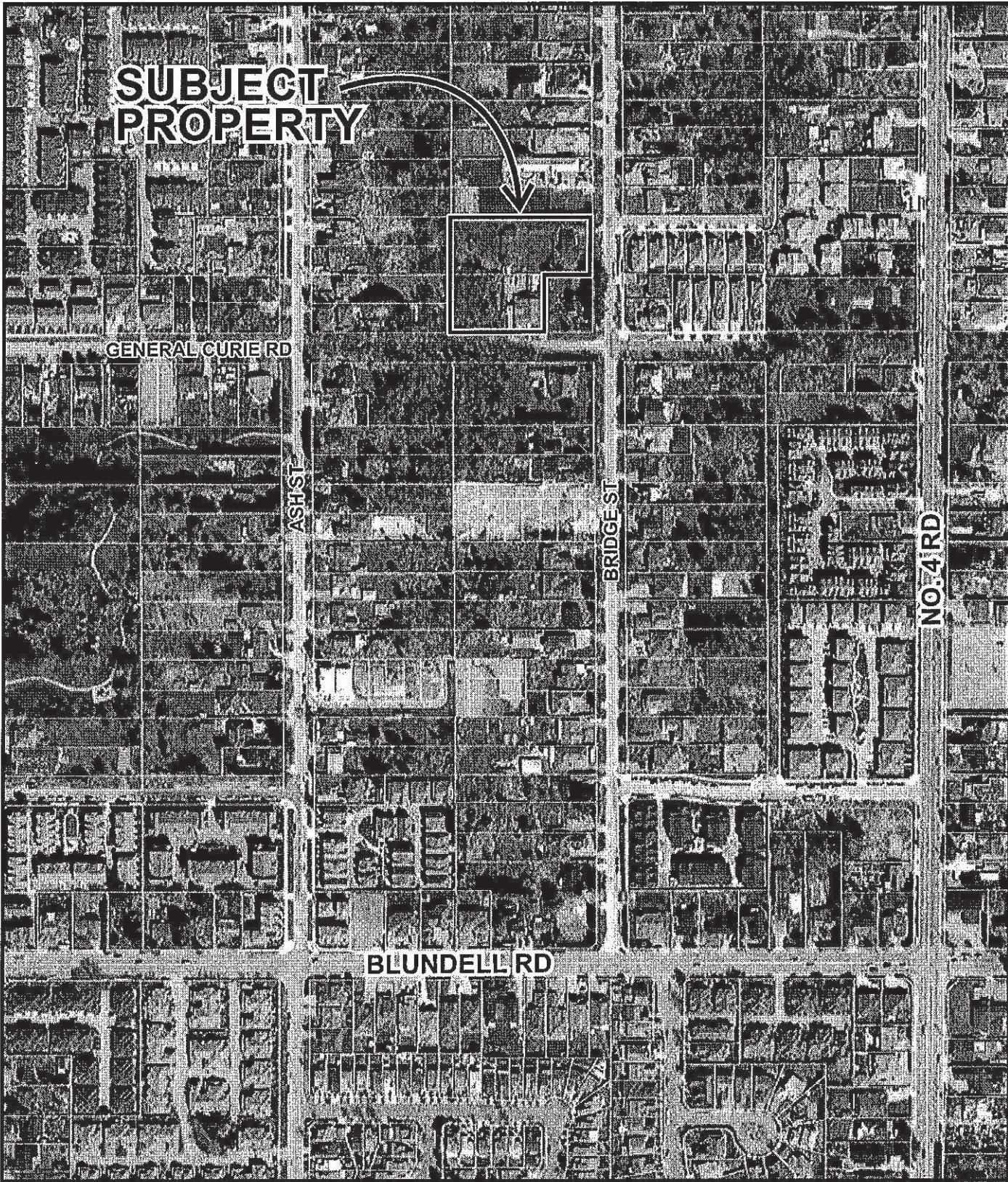
RZ 11-562929



City of Richmond

PROPOSED REZONING





**SUBJECT
PROPERTY**

GENERAL CURIE RD

ASH ST

BRIDGE ST

NO. 4 RD

BLUNDELL RD



RZ 11-562929

Original Date: 02/25/11

Revision Date:

Note: Dimensions are in METRES

**PRELIMINARY SUBDIVISION PLAN OF
 LOT 11 EXCEPT: THE EAST 102 FEET, AND OF LOT 12,
 BOTH OF BLOCK 'C', SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST,
 NEW WESTMINSTER DISTRICT PLAN 1207.**

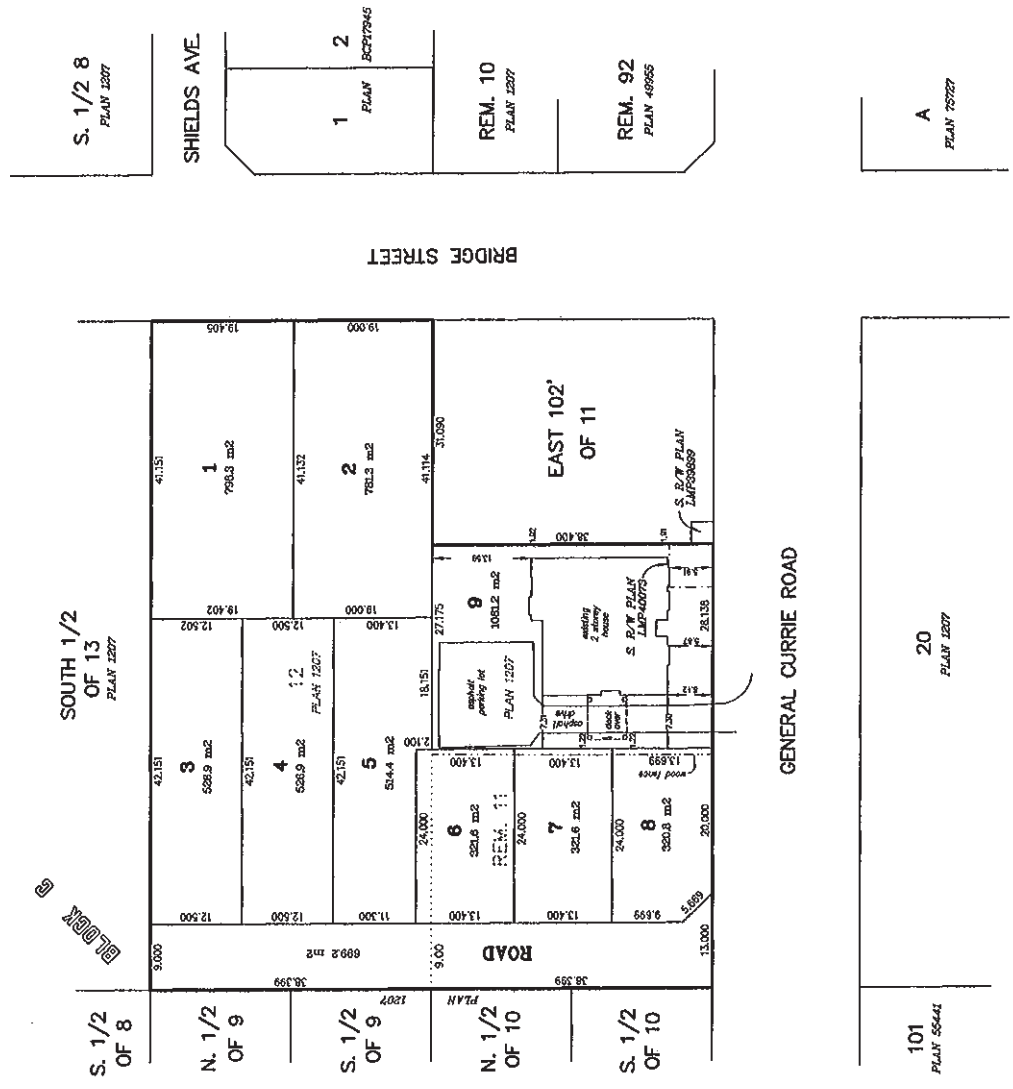
SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
 5571 GEN. CURRIE ROAD
 RICHMOND, B.C.
 P.L.D. 003-589-582

CIVIC ADDRESS
 7331 BRIDGE STREET
 RICHMOND, B.C.
 P.L.D. 013-819-283



Certified correct, completed on
 the 19th day of September, 2011.



B.C.L.S.

Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JF10124P54



City of Richmond

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

Development Application Data Sheet

RZ 10-545529

Address: 7331 Bridge Street and 9571 General Currie Road

Applicant: 0901551 BC LTD.

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	0901551 BC LTD.	Same
Site Size (m²): (by applicant)	5,877.5 m ²	5,187.3 m ² <ul style="list-style-type: none"> The gross site area is reduced by a 9.0 m (29.5 ft.) wide dedicated right-of-way (Armstrong Street) along the subject site's west edge for road and frontage construction, complete with 4 m x 4 m corner cut at General Currie Road.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	1 single-family dwelling per lot	No change, but over 9 lots

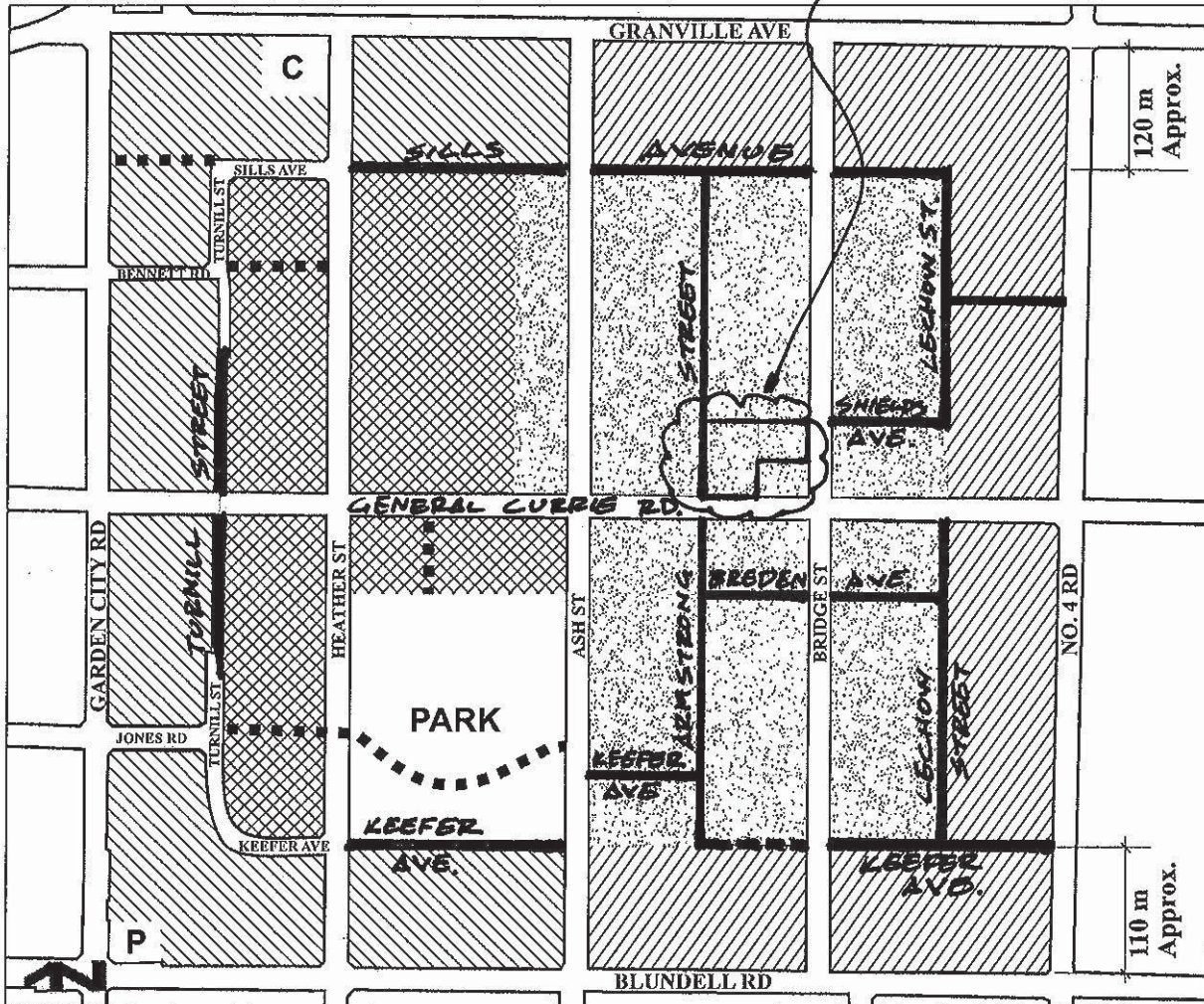
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR, plus additional areas for covered areas, off-street parking, and floor area above garage	0.55 F.A.R.	none permitted
<u>Bridge Street</u> Minimum Lot Area Minimum Lot Width Minimum Lot Depth	550.0 m ² 18.0 m (wide) N/A (depth)	781.3 m ² (Lot 2) 19.0m (wide) 41.1 m (depth)	none
<u>Armstrong Street and General Currie Road</u> Minimum Lot Area Minimum Lot Width Minimum Lot Depth	320 m ² 11.3 m (13.0 m corner lot) (wide) 24.0 m (depth)	320.8 m ² (Lot 8) 11.3 m (13.7 corner lot) (wide) 24.0 m (depth)	none





City of Richmond

Land Use Map

Bylaw 7892
2005/04/18

SUBJECT SITE



<p> Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>	<p> Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>■ ■ ■ ■ Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p>
<p> Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>		
<p> Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>		

Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the "ring road".

TOPOGRAPHIC AND TREE SURVEY PLAN OF LOT 11 EXCEPT: THE EAST 102 FEET, AND OF LOT 12, BOTH OF BLOCK 'C', SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 1207.

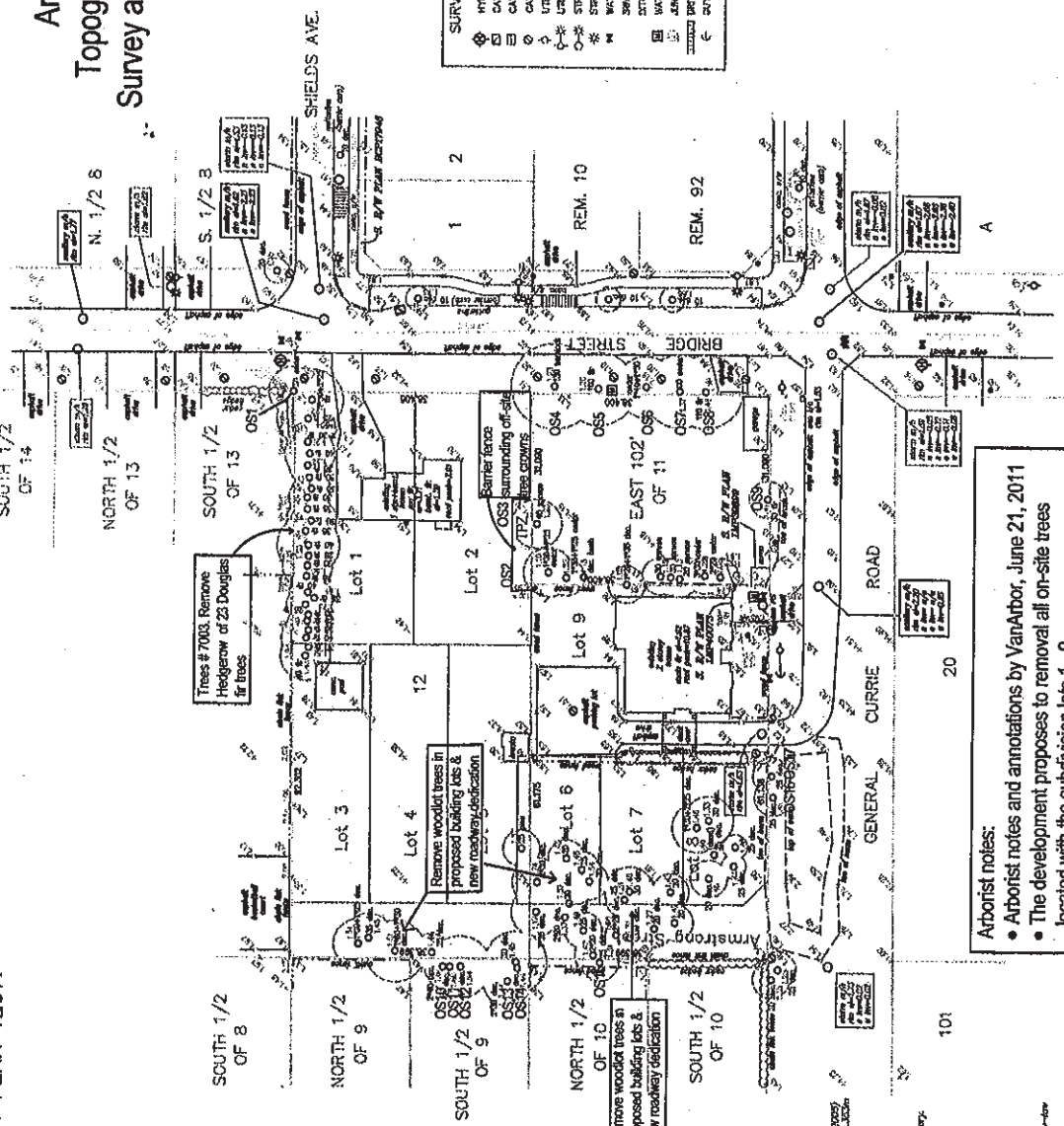
Appendix 1
Arborist
Topograph Tree
Survey and Site Plan

SCALE 1:500
 0 5 10 20 30
 ALL DIMENSIONS ARE IN METERS
 CIVIC ADDRESS
 29571 50th AVENUE ROAD
 WESTMINSTER, B.C.
 REG. NO. 0175-8101-0005



SURVEY LEGEND

HYDRANT	TOP ENTRY
CATCH BASIN - SIDE ENTRY	WATER METER
CATCH BASIN - ROUND	FUNCTION BOX
UTILITY POLE	WATER VALVE
UTILITY POLE WITH LIGHT	WATER VALVE
STREET LIGHT - DAVIT	WATER VALVE
STREET LIGHT - POST TOP	WATER VALVE
WATER VALVE	WATER VALVE
SMALLE	SMALLE
WATER METER	WATER METER
FUNCTION BOX	FUNCTION BOX
WATER VALVE	WATER VALVE
WATER VALVE	WATER VALVE
WATER VALVE	WATER VALVE
WATER VALVE	WATER VALVE



Arborist notes:

- Arborist notes and annotations by VanArbor, June 21, 2011
- The development proposes to remove all on-site trees located with the subdivision lots 1 - 9
- Topograph Tree Survey with Site Plan overlay provided by Core Concepts Consultants Ltd.

NOTES:

- Dimensions are in meters and are rounded. (CROSS-DIMENSIONS)
- Dimensions are derived from OSU surveys (ARBITR) and OSU (ARBITR).
- This plan was prepared for architectural design and site planning purposes, and is for the exclusive use of the client. It is not to be used for any other purpose or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or use of this plan without the written consent of the preparer.
- Prior to any construction, underground services of the property shall be confirmed by Municipal Engineering Dept.
- There is only one copy of this plan. It is not to be reproduced or used for any other purpose without the written consent of the preparer.
- The dimensions are taken at 1.4m above ground and are not to be used for any other purpose without the written consent of the preparer.
- All dimensions are in meters and are rounded to the nearest millimeter.

Orthographic: Eard, Surveying Ltd.
 B.C. Land Survey Act
 A.M. - 6900 200, A Street
 Coquitlam, B.C.
 P.L.S. #P010147_P1

Conditional Rezoning Requirements
7331 Bridge Street and 9571 General Currie Road
RZ 11-562929

Prior to final adoption of Zoning Amendment Bylaw No. 8805, the developer is required to complete the following requirements:

1. The developer shall be required to enter into a purchase and sale agreement with the City for the acquisition of the western thirty-three (33) meters of 9571 General Currie Road (measured from the west property line), with the eastern portion remaining under City ownership. The primary business terms of the PSA shall be approved by Council as outlined in the staff report by the manager of Real Estate Services;
2. After acquisition of the western half of 9751 General Currie Road, consolidation of the two parcels into one development parcel, complete with a land dedication of a 9.0 m wide strip of land for the establishment of Armstrong Street along the entire west edge of the subject site, complete with 4m x 4m corner cut at the intersection of General Currie Road;
3. Registration of a Flood Indemnity Covenant on title of the consolidated lots.
4. Registration of a 1.0m Public Rights of Passage ROW for sidewalk along the west edge of Armstrong Street and inside of the property line;
5. A voluntary contribution of \$22,963.00 is payable towards the City's Affordable Housing reserve fund;
6. A voluntary contribution of \$18,000.00 (five-hundred dollars per replanting shortfall) is payable to the City's Tree Compensation Fund in lieu of planting trees over the nine lots;
7. Submission of a Landscape Security to the City of Richmond in the amount of \$15,000.00 (five-hundred dollars per new tree) for the replacement trees (30 trees) of a minimum size of 6.3 cm DBH to be distributed among eight of the nine new lots (proposed lot 9 excluded) as shown in the table below. The City may retain the security for up to one year after inspection of the completed landscaping to ensure the plant material has survived;

Proposed Lot Numbers	Proposed Lot Size	Number of trees per lot
1 and 2	798.3m ² and 781.3m ² (respectively)	6
3, 4 and 5	526.9m ² , 526.9m ² and 514.4m ² (respectively)	4
6, 7 and 8	321.6m ² , 331.5m ² and 334.5m ² (respectively)	3
9	1,042.8m ²	Existing structure on City Land. No additional trees necessary.

- o The Landscape Security listed above is to also retain the existing fence and hedge line that separates the eastern half of 9751 General Currie Road to the eastern half for the same one year period. This affects the separation of Lots 6, 7 and 8 with Lot 9.

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.

9. Enter into the City's standard Servicing Agreement*. Works include, but may not be limited to, the design and construction of:
 - a) Bridge Street (frontage improvements): from General Currie Road to north property line of 7331 Bridge Street, curb & gutter, pavement widening, creation of a 3.85m wide grass and treed boulevard (9m spacing), including a 2.6m wide utility corridor, "Zed" street lights, and a 1.75m wide concrete sidewalk, at or near the western property line of Bridge Street. Existing street trees fronting 7351 Bridge Street are to remain and be considered as part of this frontage design;
 - b) General Currie Road (half road development with frontage improvements along the entire north property line of General Currie Road): from Bridge Street to western property line of the site. Peat removal (if applicable), curb & gutter, pavement widening, creation of a 3.85m wide grass and treed boulevard (9m spacing), including a 2.6m wide utility corridor, "Zed" street lights, and a 1.75m wide concrete sidewalk, at or near the north property line of General Currie Road. A watermain and sanitary sewer extension are also required;
 - c) Armstrong Street (half road), along entire western property line of the site. Works to include, but not limited to: peat removal (if applicable) and appropriate replacement material, storm sewer, sanitary sewer, curb & gutter, asphalt pavement, a grass and treed boulevard (9m spacing), incorporating a utility corridor with hydro telephone, gas & cable, "Zed" street lights, and a 1.5m concrete sidewalk at or near the new east property line of Armstrong Street. Note: design should include driveway crossings, water, storm and sanitary connections for each lot;

Then, prior to issuance of the Building Permit*:

1. Provision of a construction parking and traffic management plan 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 (<http://www.richmond.ca/services/ttp/special.htm>).
2. The management plan listed above is to include provisions that access to the existing house located at 9571 General Currie Road will be made available at all times during the construction period.

* Note: This requires a separate application.

Signed

Date



Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8805 (RZ 11-562929)
7331 BRIDGE STREET AND 9571 GENERAL CURRIE ROAD

The Council of the City of Richmond enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it Single Detached (ZS14) - South McLennan (City Centre).

P.I.D. 013-819-283

Lot 12 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-599-582

Lot 11 Except: The East 102 Feet; Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw is cited as "Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8805".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 14 2011

Series of horizontal lines for recording readings and requirements.

Approval stamps: CITY OF RICHMOND, APPROVED for content by originating dept., APPROVED for legality by Solicitor.

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8816 (RZ 11-562929)
7331 BRIDGE STREET AND 9571 GENERAL CURRIE ROAD**

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

1. Richmond Zoning and Development Bylaw 8500, is amended by repealing subsection 15.14.4.2 and replacing it with the following:

“2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².”

2. Richmond Zoning and Development Bylaw 8500, is amended by adding the following new subsection 15.14.4.4:

“4. Notwithstanding Section 15.14.4.2, the maximum **floor area ratio** (FAR) is 0.55 for the **lot** located at:

9571 General Currie Rd.”

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8816**”.

FIRST READING

NOV 14 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER