



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 28, 2011

From: Brian J. Jackson, MCIP **File:** RZ 11-577561
Director of Development

Re: Application by Am-Pri Construction Ltd. for Rezoning at 9100, 9120 and
9140 No. 3 Road from Single Detached (RS1/E) to Low Density Townhouses
(RTL4)

Staff Recommendation

That Bylaw No. 8873, for the rezoning of 9100, 9120 and 9140 No. 3 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 9100, 9120 and 9140 No. 3 Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 18 townhouse units. A preliminary site plan and building elevations 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 vacant site zoned Assembly (ASY) and then a vacant site zoned Gas and Service Stations (CG1) at the corner of Francis Road and No. 3 Road;

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Rideau Drive;

To the South: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting No. 3 Road; and

To the West: Across No. 3 Road, existing single-family dwellings on lots zoned Single Detached (RS1/B) and recent developed coach houses on lots zoned Coach House (RCH).

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

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

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$43,492.00.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,309.50.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Adjacent property owners on both Rideau Drive and No. 3 Road expressed concerns related to adjacency and privacy. A list of concerns is provided below, along with the responses in ***bold italics***:

1. The units located along the east property line (i.e. adjacent to the single-family homes on Rideau Drive) should be limited to 9 m in height and set back 6 m from the property line to minimize shadowing and overlooking; no east facing balconies on the second floor should be allowed.

(All the proposed units along the east property line are two- storey and are approximately 7.5 m in height to the midpoint of the roof. In order to reduce the opportunity for overlooking, the proposal has been revised from eight (8) duplex units with a rear yard interface to three (3) end units with a side yard interface, with the adjacent single-family homes to the east. In addition, all east facing windows are removed and no balcony facing the east property line is being proposed.

The east setback is maintained at 4.5 m, which is consistent with the design guidelines under the Arterial Road Redevelopment Policy. The east setback area will be designed as a buffer area instead of developed as private backyards.)

2. A 6 m landscape buffer should be provided along the east property line. If visitor parking is to be located immediately adjacent to the Rideau Drive properties, a sound-proof fence should be constructed along the entire length of the east property line.

(Two (2) visitor parking spaces are proposed adjacent to the east property line and have been shifted to the west as much as possible (minimum 1.19 m away from the east property line). A solid 6 ft. high fence is proposed along the entire east property line.)

3. Existing hedge located at the rear of 9120 No. 3 Road should be retained, or a row of 8 ft. high pyramidal Cedars should be planted along the fence line to provide added privacy.

(A new hedgerow will be installed along the rear fence line to ensure privacy for existing and new neighbours.)

4. Drainage tiles or pipes should be installed at the rear of the property so that the neighbours will not suffer any undue flooding in their back yards.

(A retaining wall and proper drainage designed by a civil engineer will be installed along the rear property line to prevent any overflow onto neighbouring properties.)

5. The proposed development would generate additional traffic and noise, which would adversely impact the adjacent single-family home to the south (at 9160 No. 3 Road).
(The proposed land use and density comply with the Arterial Road Redevelopment Policy in the Official Community Plan (OCP). A landscaped buffer, including a 6 ft. high solid wood fence, will be installed along the south property line to alleviate the potential impact to the adjacent single-family home to the south.)
6. The proposed three-storey units adjacent to the property to the south (at 9160 No. 3 Road) would significantly reduce the privacy of the single-family home.
(The number of units adjacent to 9160 No. 3 Road has been reduced from four (4) three-storey and one (1) two-storey units to three (3) two-storey units only. The minimum setback between the proposed townhouse units and the south property line is 7.6 m from the south property line. The outdoor amenity area has also been relocated to the middle of the southern portion of the site to create more open space at the interface with the single-family home to the south.)
7. The proposed townhouse development would significantly reduce the value of the property to the south (at 9160 No. 3 Road).
(The applicant is proposing a townhouse development of a high quality in terms of detailing, materials, and landscaping. In addition, as part of the development, the frontage of the development site will be improved with a new sidewalk and a grassed and treed boulevard. The proposed development will improve the appearance of the streetscape, and alleviate some of the concerns that have been raised with recent tenants at 9120 and 9140 No. 3 Road. The applicant feels that the value of the properties on this block of No. 3 Road would increase with the introduction of a townhouse development.)

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all bylaw-sized trees on-site since all of the nine (9) trees display visible structural defects such as previous topping, cavities as a result of topping, inclusions, canopy dieback as a result of tree health decline, and insect damage as a result of Winter Shoot moth. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 31 trees on-site.

The applicant has committed to the relocation of two (2) under-sized trees onsite (i.e. a 13 cm caliper Flowering Dogwood (tag# 6968) and a 10 cm caliper Colorado Spruce tree (tag# 6969), see Tree Protection Plan in **Attachment 4**). As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of these trees is required.

The applicant has also committed to the protection of the four (4) trees and two (2) hedgerows located on the adjacent properties to the north and east (see Tree Protection Plan in **Attachment 4**). A proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

Site Servicing

An independent review of servicing requirements (sanitary) has concluded no upgrades are required to support the proposed development.

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel, dedicate 2.0 m along the west property line up to a 100 m south of the No.3 Road/Francis Road intersection for future road widening, and provide a \$7,500 contribution to the Accessible Pedestrian Signals (APS) upgrade at the No. 3 Road/Francis Road intersection.

Vehicle Access

One (1) driveway is proposed at the southern edge of the site. The long-term objective is for the driveway access established on No. 3 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this.

It is envisioned that the Assembly (ASY) zoned property to the north at 9080 No. 3 Road will have its own vehicle access point from No. 3 Road when it developed into assembly uses. However, if 9080 No. 3 Road is to be rezoned and redeveloped into townhouse uses, vehicle access to the future development at 9080 No. 3 Road will be via the PROP on the subject development site.

Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement to provide the required beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the new property line (a 1.5 m concrete sidewalk) and installing a 1.39 m grassed and treed boulevard behind the existing curb. All works at developers sole cost.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

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

Analysis

Official Community Plan (OCP) Compliance

Arterial Road Developments

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the east side of No. 3 Road between Francis Road and Saunders Road is designated for multiple-family development. The proposal is generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front buildings along No. 3 Road have been stepped down from three (3) storeys to two (2) storeys along the side yards and the entry driveway. The back buildings along the rear property line have been limited to two (2) storeys. The two (2) storey massing will be controlled through the Development Permit process.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 16 tandem parking spaces in eight (8) of the three-storey townhouse units is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9100, 9120 and 9140 No. 3 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Detailed review of building form and architectural character;
- Review of the location and design of the convertible unit and other accessibility features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Provision of a buffer area between the proposed townhouse buildings and the adjacent single-family homes;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment

Financial Impact or Economic Impact

None.

Conclusion

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



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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

RZ 11-577561

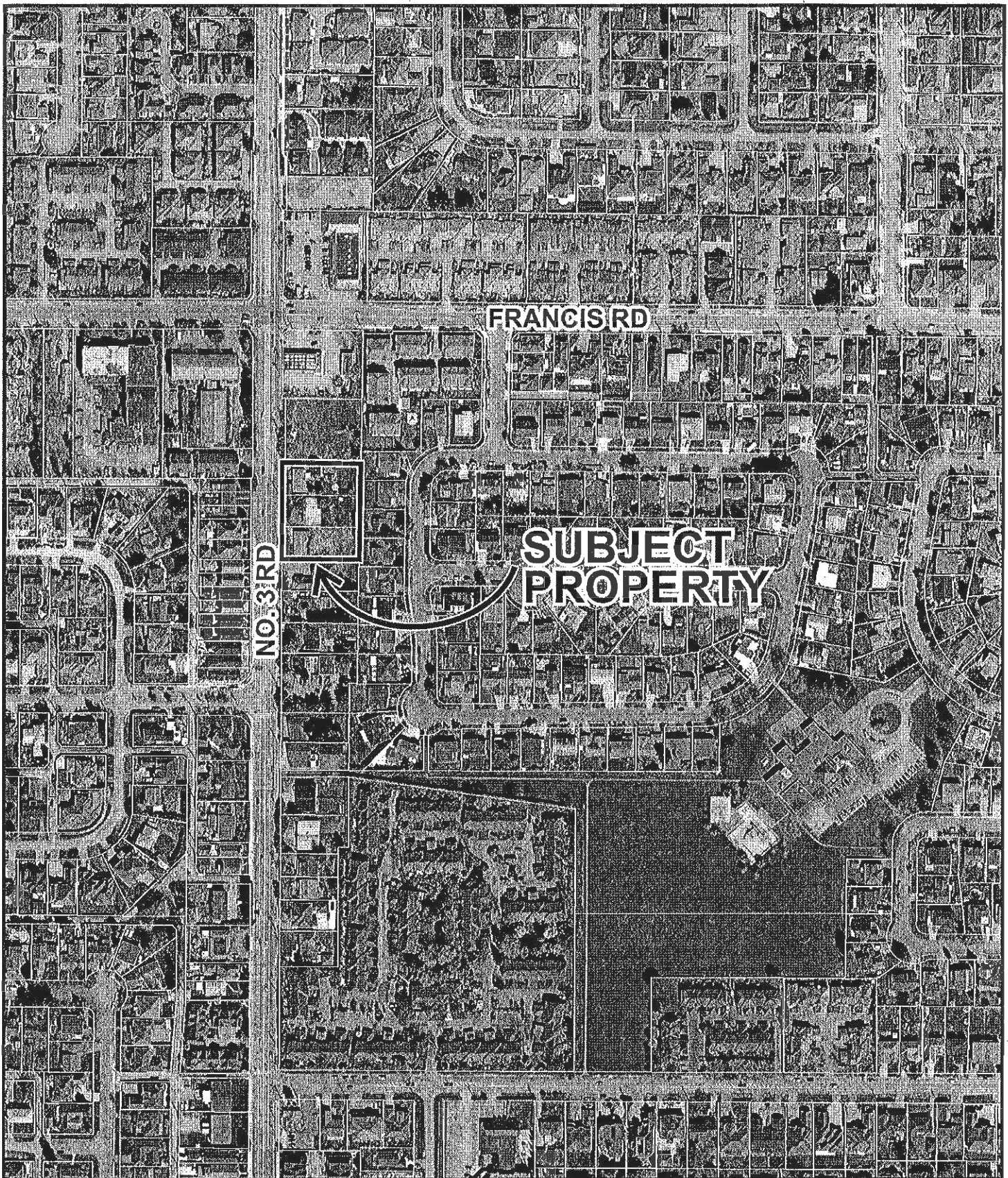


City of Richmond



NO. 3 RD

Section	Width	Height	Area
Left	50.58	91.00	43.3
Middle	52.31	91.20	43.3
Right	51.78	91.40	43.3
Total	154.67	91.60	130.0



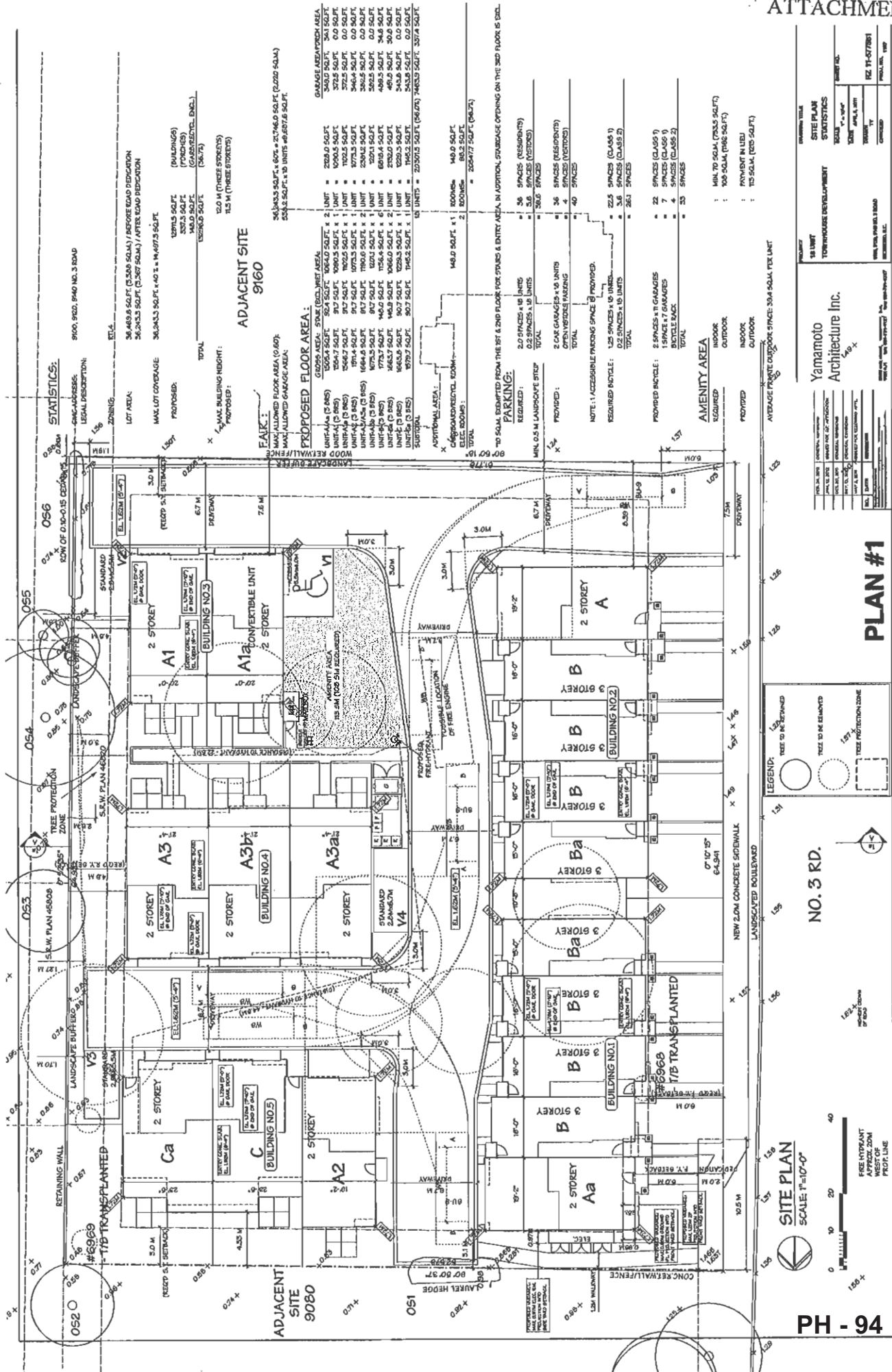
RZ 11-577561

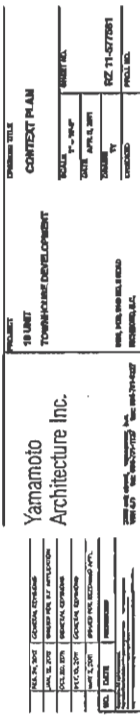
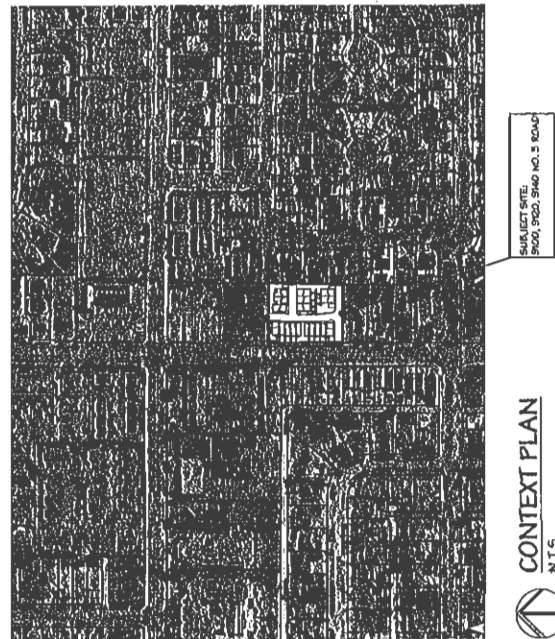
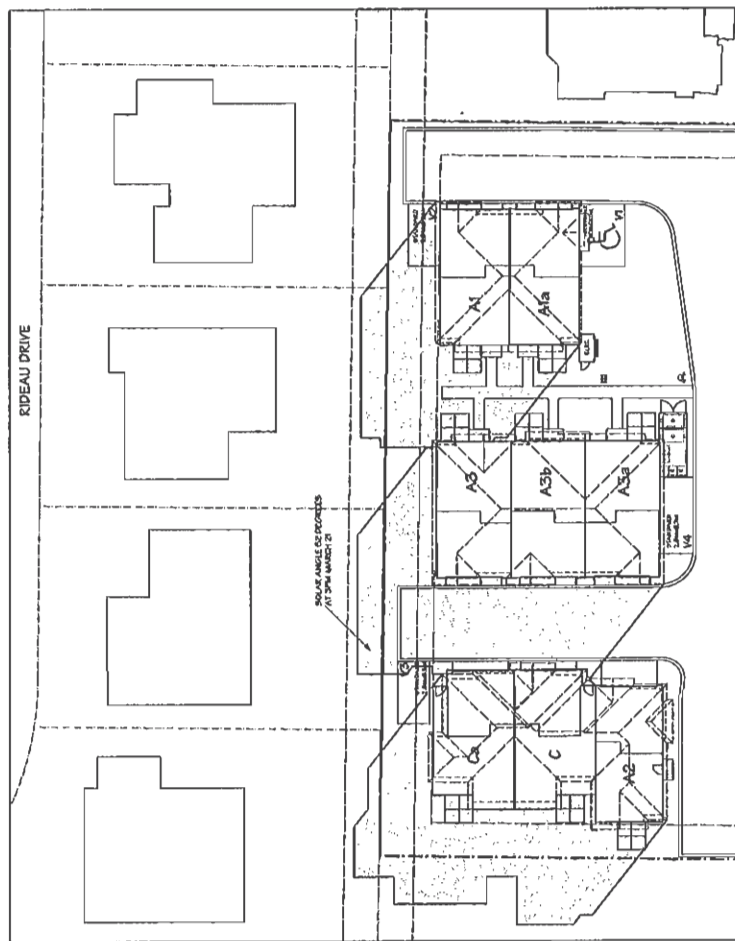
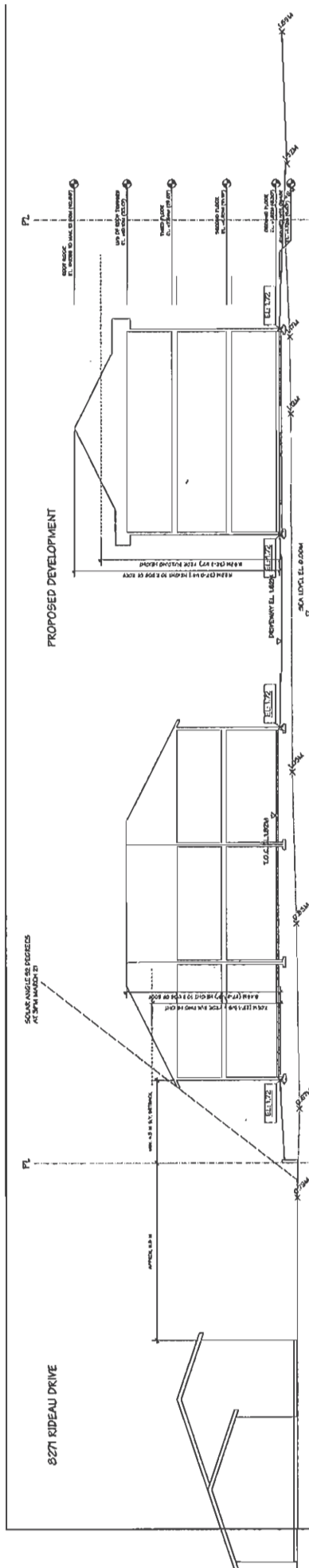
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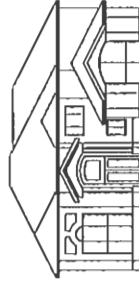
Revision Date:

Note: Dimensions are in METRES

PH - 93



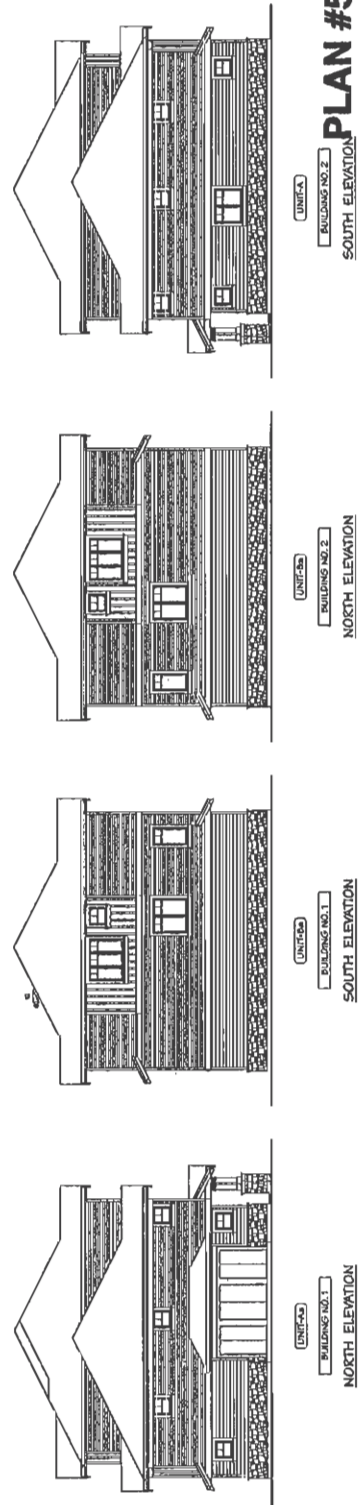
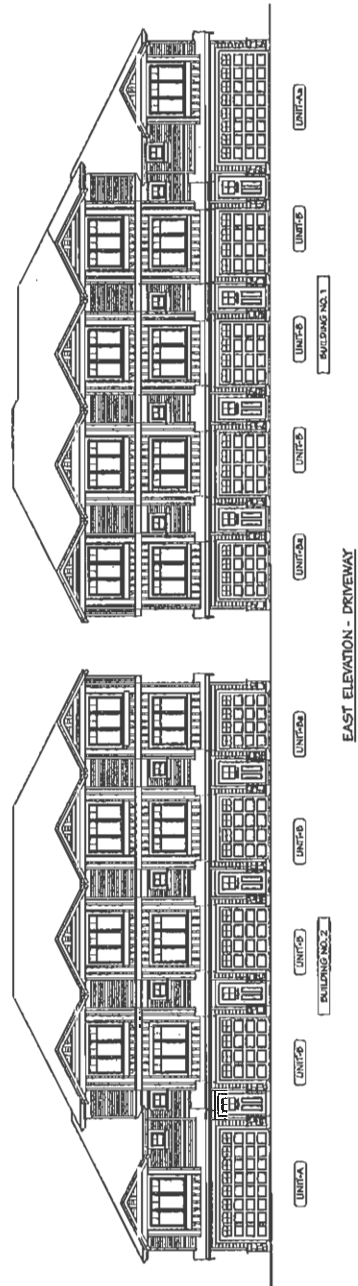
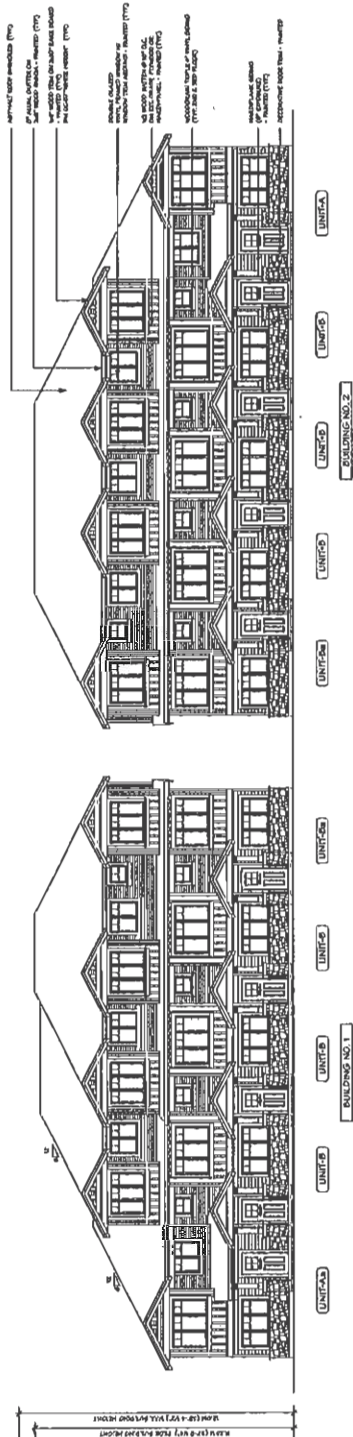




9180 NO.3 ROAD

BOOKS	WEEKLY NO.	PZ 11-57561	PROJ. NO.	PRJ#
ISSUE	DATE		CHECKED	
ISSUE	DATE			

PLAN #4



DATE	DESCRIPTION
JAN 12 2013	PAID FOR 1/2 APPLICATION
JUL 14 1981	PAID FOR 1/2 APPLICATION

[illegible]

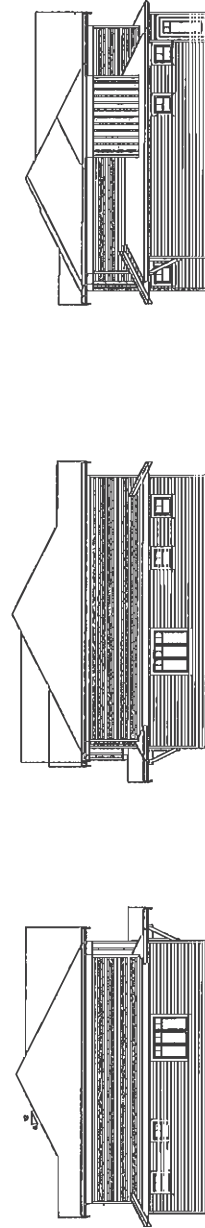
THE UNIVERSITY OF CHICAGO PRESS

**Yamamoto
Architecture Inc.**

STANDARD ELEVATIONS

CHICAGO	PRINCE WILLIAM	12/11/2011
NAME		
DATE		
OFFICE		
TIME		

PL



UNIT-3A

BUILDING NO. 3

UNIT-3B

BUILDING NO. 3

EAST ELEVATION

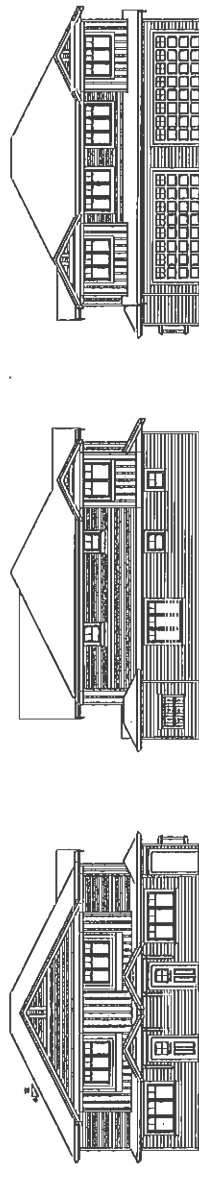
UNIT-3C

BUILDING NO. 3

UNIT-3A

BUILDING NO. 3

WEST ELEVATION



UNIT-3A

BUILDING NO. 3

SOUTH ELEVATION

UNIT-3B

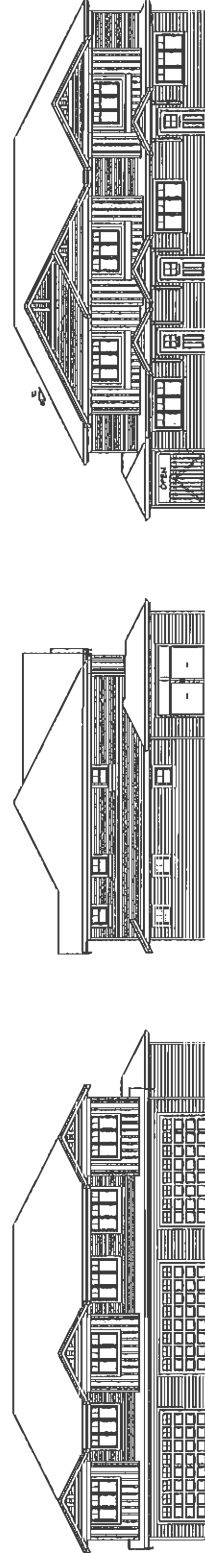
BUILDING NO. 3

WEST ELEVATION

UNIT-3C

BUILDING NO. 3

NORTH ELEVATION



UNIT-4A

BUILDING NO. 4

SOUTH ELEVATION

UNIT-4B

BUILDING NO. 4

WEST ELEVATION

UNIT-4C

BUILDING NO. 4

NORTH ELEVATION

UNIT-4A

BUILDING NO. 4

WEST ELEVATION

UNIT-4B

BUILDING NO. 4

NORTH ELEVATION

UNIT-4C

BUILDING NO. 4

SOUTH ELEVATION

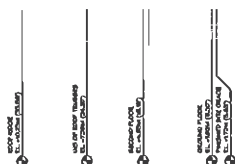
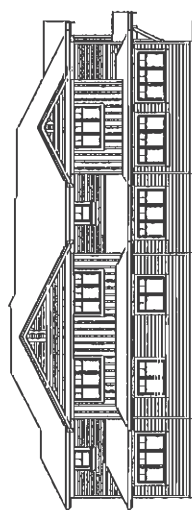
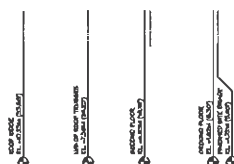
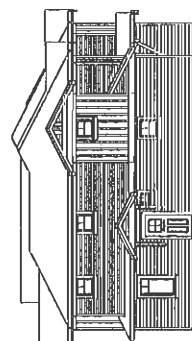
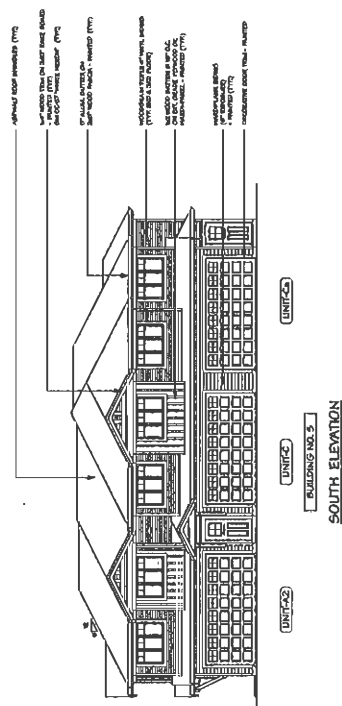
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DATE	10/15/2010	CHECKED BY	YAMAMOTO ARCHITECTURE INC.
DATE	10/15/2010	APPROVED BY	YAMAMOTO ARCHITECTURE INC.
DATE	10/15/2010	REVISIONS	YAMAMOTO ARCHITECTURE INC.

PROJECT	1/4 UNIT TOWNHOUSE DEVELOPMENT
LOCATION	1/4 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	1/4 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.

Yamamoto Architecture Inc.
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Vancouver, BC V6H 1A1
Tel: 604-681-1111
Fax: 604-681-1112
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DATE	10/15/2010	DESIGNED BY	YAMAMOTO ARCHITECTURE INC.
DATE	10/15/2010	CHECKED BY	YAMAMOTO ARCHITECTURE INC.
DATE	10/15/2010	APPROVED BY	YAMAMOTO ARCHITECTURE INC.
DATE	10/15/2010	REVISIONS	YAMAMOTO ARCHITECTURE INC.



FD-2032			GENERAL ELEMENTS	
			FOUNDED FOR D.V. APPLICATION	

DEVELOPMENT
18 CENT VOLUME 187
1975

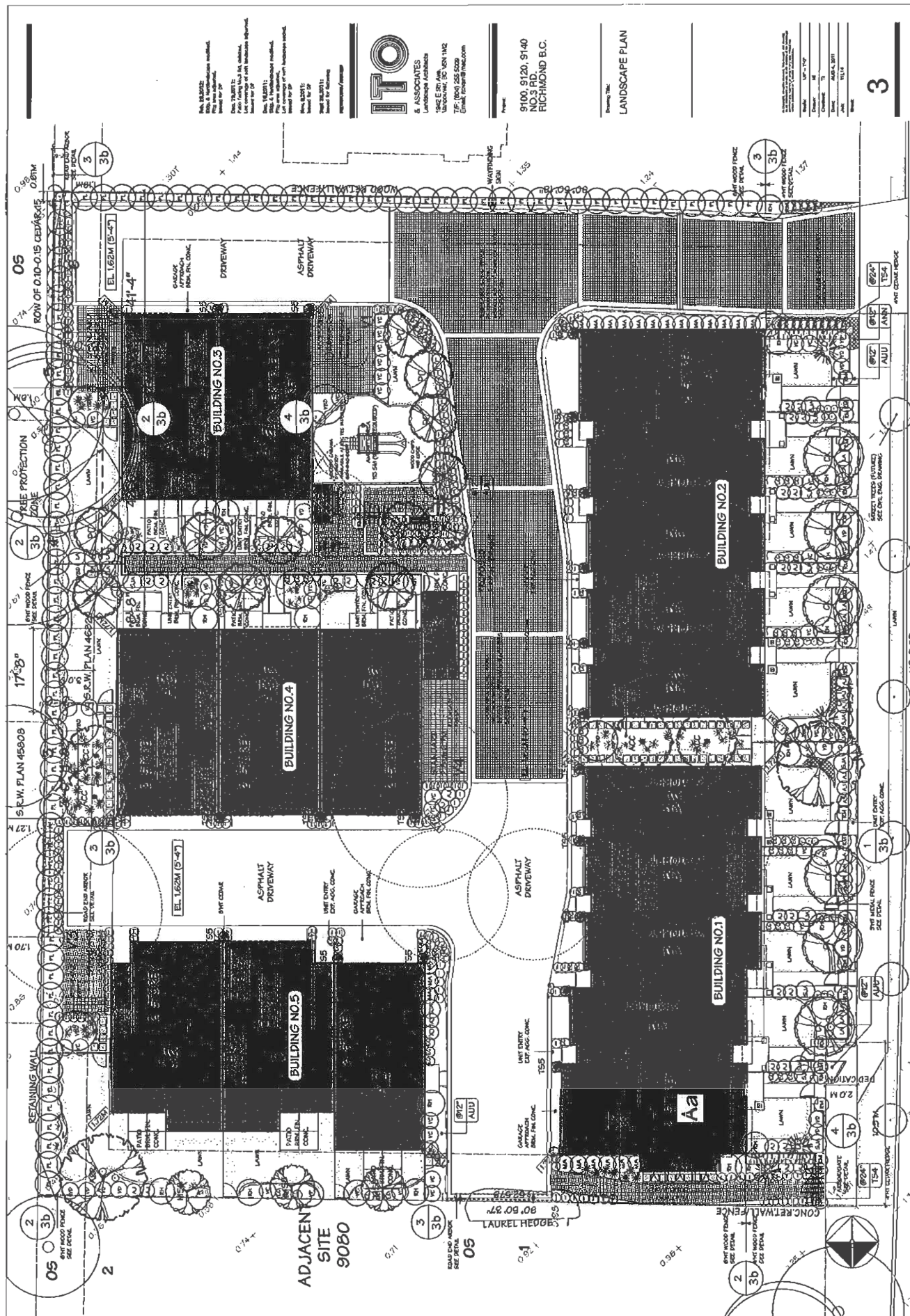
FROM JOHN DEER TRAIL
BIRMINGHAM, ALA.

**Yamamoto
Architecture Inc.**

STYLING
LIZZY GIBSON

REG. NO.	REG. NO.
PLATE NO.	PLATE NO.
DATE OF BIRTH	DATE OF BIRTH
SEX	SEX
ETHNICITY	ETHNICITY
RELIGION	RELIGION
EDUCATION	EDUCATION
EMPLOYMENT	EMPLOYMENT
RESIDENCE	RESIDENCE
CONTACT INFORMATION	CONTACT INFORMATION
ADDITIONAL INFORMATION	ADDITIONAL INFORMATION

PLAN #7



PLANT LIST

PROJECT ADDRESS 9900 RICHMOND RD. S.E. RICHMOND

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NOTES

1. PLANTED SPACES AND VARIETY TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT.

2. ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT EDITIONS OF THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.

3. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE OWN STANDARDS FOR VARIETY STOCK AND THE QUALITY STANDARDS FOR CONTAINER PLANTS.

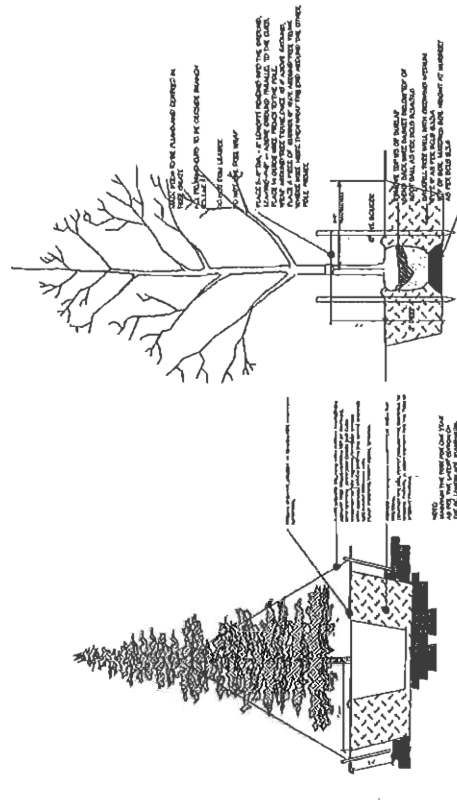
4. ALL PLANT QUANTITIES SPECIFIED ARE FOR PLANTING AND PLANTING SHALL BE DONE BY THE LANDSCAPE ARCHITECT OR HIS SUBSIDIARY.

5. ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT EDITIONS OF THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.

6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS UNTIL THE WORK IS COMPLETED TO THE OWNER'S SATISFACTION.

REPLACEMENT TREE PLAN

SIZE OF REPLACEMENT TREES	QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
1. 10-12" DBH	1	1	1
2. 12-14" DBH	1	1	1
3. 14-16" DBH	1	1	1
4. 16-18" DBH	1	1	1
5. 18-20" DBH	1	1	1
6. 20-22" DBH	1	1	1
7. 22-24" DBH	1	1	1
8. 24-26" DBH	1	1	1
9. 26-28" DBH	1	1	1
10. 28-30" DBH	1	1	1
11. 30-32" DBH	1	1	1
12. 32-34" DBH	1	1	1
13. 34-36" DBH	1	1	1
14. 36-38" DBH	1	1	1
15. 38-40" DBH	1	1	1
16. 40-42" DBH	1	1	1
17. 42-44" DBH	1	1	1
18. 44-46" DBH	1	1	1
19. 46-48" DBH	1	1	1
20. 48-50" DBH	1	1	1
21. 50-52" DBH	1	1	1
22. 52-54" DBH	1	1	1
23. 54-56" DBH	1	1	1
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25. 58-60" DBH	1	1	1
26. 60-62" DBH	1	1	1
27. 62-64" DBH	1	1	1
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30. 68-70" DBH	1	1	1
31. 70-72" DBH	1	1	1
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38. 84-86" DBH	1	1	1
39. 86-88" DBH	1	1	1
40. 88-90" DBH	1	1	1
41. 90-92" DBH	1	1	1
42. 92-94" DBH	1	1	1
43. 94-96" DBH	1	1	1
44. 96-98" DBH	1	1	1
45. 98-100" DBH	1	1	1



1 TREE PLANTING DETAIL

3a

2 SHRUB PLANTING DETAIL

3a



City of Richmond

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

Development Application Data Sheet

RZ 11-577561

Attachment 3

Address: 9100, 9120 and 9140 No. 3 Road

Applicant: Am-Pri Construction Ltd.

Planning Area(s): Broadmoor

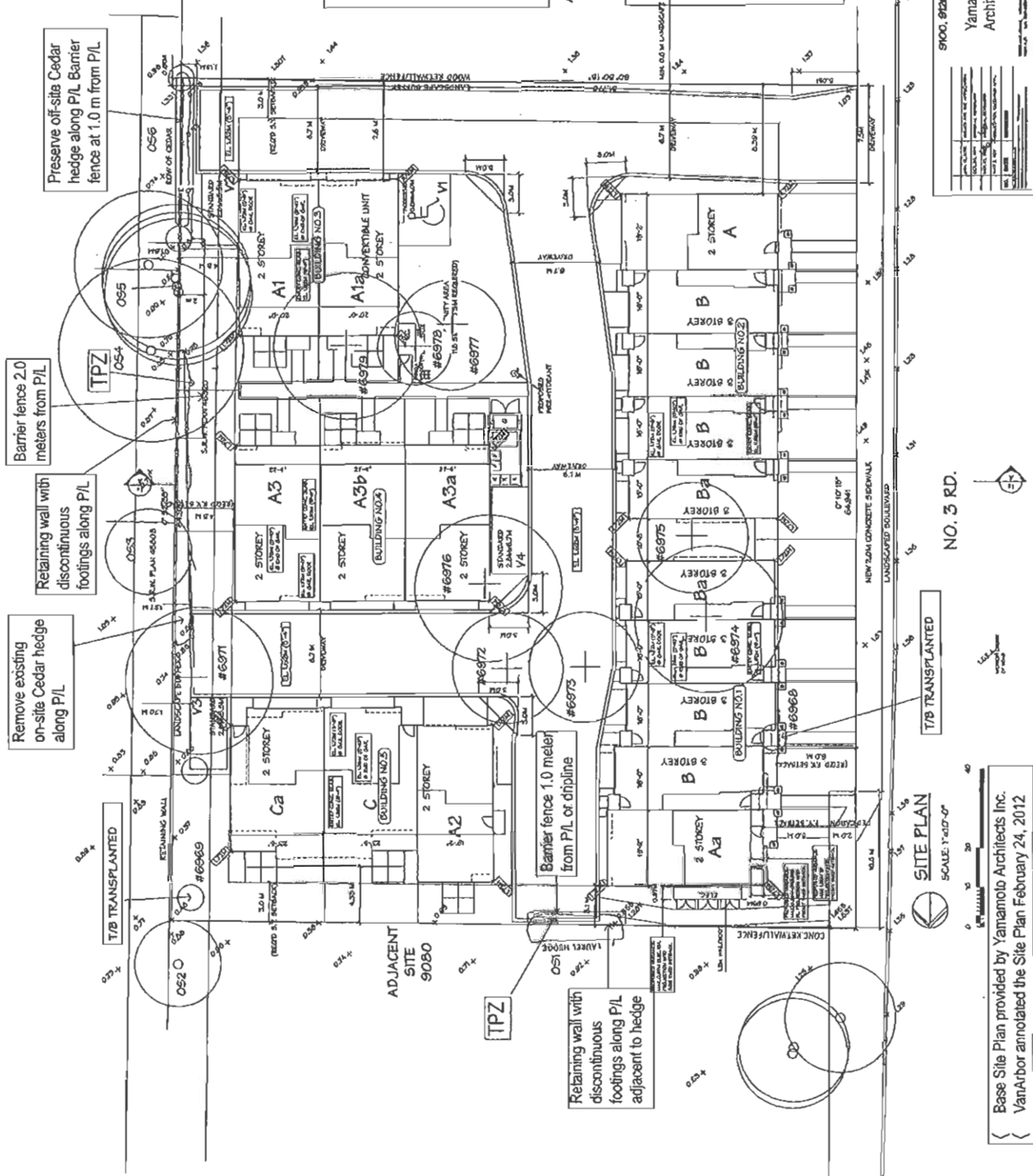
	Existing	Proposed
Owner:	Am-Pri Developments (Broadmoor) Ltd.	No Change
Site Size (m²):	3,388 m ² (36,469.6 ft ²)	3,367 m ² (36,243.3 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
Number of Units:	3	18
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Development	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (South) (m):	Min. 3 m	7.60 m	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Development	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 35 m deep	Approx. 64.94 m wide x 51.78 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	40	40	none
Tandem Parking Spaces:	not permitted	16	variance requested
Small Car Parking Spaces:	max. 50% when 31 or more spaces are provided on site	8 stalls (20%)	none
Handicap Parking Spaces:	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.6 (Class 1) and 0.22 (Class 2) per unit	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-In-lieu	\$18,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 18 units = 108 m ²	108 m ² min.	none

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

Appendix 2 Arborist Site Plan (Revision 2.0)



Rezoning Considerations

9100, 9120 and 9140 No. 3 Road

RZ 11-577561

Prior to final adoption of Zoning Amendment Bylaw 8873, the developer is required to complete the following:

1. Consolidation of 9100, 9120 and 9140 No. 3 Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m road dedication along the west property line up to 100 m from the No. 3 Road/Francis Road intersection (south property line of Francis Road);
3. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) over the internal drive aisle on Title allowing access to/from the future townhouse development sites to the south at 9160 No. 3 Road, and any consolidation thereof, as well as to the north at 9080 No. 3 Road.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. City acceptance of the developer's offer to voluntarily contribute \$7,500 towards the proposed Audible Pedestrian Sign (APS) system upgrade at the No.3 Road/Francis Road intersection.
7. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$43,492.00) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$ 16,309.50) to the City's Public Art fund.
9. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$18,000.
10. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the 13cm caliper Flowering Dogwood (tag# 6968) and the 10cm caliper Colorado Spruce tree (tag# 6969) onsite.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees and hedgerows to be retained on the adjacent properties to the north and east. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Prior to issuance of Demolition Permit:

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

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$9,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. Enter into a Servicing Agreement* for the design and construction of frontage beautification and service connections. Design works include, but are not limited to: removing the existing sidewalk behind the curb and gutter (which remains). As there is only 2.89 m from the property line to the back of curb, pour a new 1.5 m concrete sidewalk at the property line with a 1.39 grass and treed boulevard up to the curb. (Recent example is SA05-315487 at 9600 No 3 Road).
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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8873 (RZ 11-577561)
9100, 9120 AND 9140 NO. 3 ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 009-709-240

Lot 5 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 009-709-282

Lot 6 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 002-389-100

Lot 7 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8873"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



MAYOR

CORPORATE OFFICER