



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee **Date:** August 24, 2009  
**From:** Brian J. Jackson, MCIP **File:** RZ 06-348080  
Director of Development  
**Re:** **Application by Charan Sethi for Rezoning at 8200 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5)**

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**Staff Recommendation**

That Bylaw No. 8436, for the rezoning of 8200 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Two-Family Housing District (R5)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

CL:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Charan Sethi has applied to the City of Richmond for permission to rezone 8200 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E) to Two-Family Housing District (R5) in order to permit the construction of a duplex on the subject property (**Attachment 1**).

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

The subject property is located on the east side of St. Albans Road, between Blundell Road and Francis Road, in an established residential neighbourhood consisting of a mix of old and newer single-family dwellings, duplexes, as well as public and private schools.

- To the north and east, are the Palmer and Garden City School Parks, zoned "School & Public Use District (SPU)". The St. Albans Road vehicle access to the school/park, parking lot and baseball field is immediately adjacent to the subject property;
- To the south, is a newer strata-titled duplex, zoned "Two-Family Housing District (R5)" (RZ 02-203607); and
- To the west, across St. Albans Road, is St. Paul's Church and School, zoned "Assembly District (ASY)," as well as Central Montessori Child Care zoned "Comprehensive Development District (CD/151)".

### Related Policies & Studies

#### Official Community Plan (OCP) Designation

The OCP's Generalized Land Use Map designation for this property is *Neighbourhood Residential*, and the Specific Land Use Map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

#### Lot Size Policy 5423

The subject property is located within the area covered by Single-Family Lot Size Policy 5423 (adopted by Council in 1989, and amended in 2003 and 2004) (**Attachment 3**). This Policy establishes sizes for new lots created through subdivision. This development proposal is consistent with this Policy as it does not result in the subdivision of the lot. There is no policy to address the introduction of duplexes into specific neighbourhoods in the City. In the absence of such a policy, this rezoning application has been reviewed on its own merit and in the context of the surrounding neighbourhood.

This rezoning will secure legal agreements on Title to a) prohibit future subdivision of the lot in the future, and b) limit the property to a two-family dwelling on the site, with no secondary suite.

## Staff Comments

### Background

Initially submitted in 2006, this rezoning application involved a proposal to permit a two-storey duplex, with two (2) detached single-level “granny flats” in the rear yard of the site. Concerns identified by staff related to the proposed building design were never resolved and the neighbourhood expressed opposition to the development proposal in the form of a petition to staff advocating to keep the existing zoning or to consider a zoning that permits a duplex instead (**Attachment 4**).

In the Fall of 2007, the proposal was revised to seek permission to rezone to Two-Family Housing District (R5) to permit the construction of a duplex on the subject property. The application review process was then delayed by unresolved issues related to tree retention on and off-site, combined with the slow-down caused by the change in housing market conditions over the last year.

### Conceptual Development Plans

A site plan and conceptual design of the development proposal is included in **Attachment 5**. The site plan demonstrates that the development proposal complies with the proposed zoning in terms of setbacks. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations.

### Tree Preservation & Landscaping

A Tree Survey submitted by the Applicant (on file) indicates the location of six (6) bylaw-sized trees:

- two (2) of which are located in the rear yard on the subject property; and
- four (4) of which are located on the adjacent school/park property to the east.

A Certified Arborist’s Report has also been submitted by the applicant and is on file. In addition to the six (6) bylaw-sized trees shown on the Tree Survey, a seventh (7<sup>th</sup>) bylaw-sized Hazelnut tree was identified by the Arborist in the rear yard and has been included in the Arborist’s Report. The Arborist’s Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and/or removal relative to the proposed development. The Report recommends that the existing grade of the rear yard be maintained to enable the retention of the three (3) bylaw-sized trees on-site and the four (4) bylaw-sized trees on the adjacent site. The City’s Tree Preservation Coordinator concurs with the Arborist’s recommendations.

A Landscape Plan submitted by the applicant illustrates (**Attachment 6**):

- the location of existing trees to be protected;
- how the lot will be enhanced with new trees and other vegetation;
- specifies the location and minimum dimensions for the new shared driveway and for tree protection fencing; and
- provides details on proposed retaining walls designed to address grade changes.

Tree protection fencing must be installed, to City standards, prior to obtaining a Demolition Permit to remove the existing dwelling and must remain in place until construction of the proposed duplex is complete.

To ensure that the proposed Landscape Plan is adhered to, the applicant will be required to submit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect prior to final adoption of the rezoning bylaw.

To ensure the survival of the on-site and off-site trees to be retained, the applicant must submit the following items prior to final adoption of the rezoning bylaw:

- a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone of on-site and off-site trees. The contract must include provisions for the Arborist to submit a post-construction impact assessment report to the City for review; and
- a Survival Security to the City in the amount of \$1,500 (\$500/on-site tree).

#### Affordable Housing

The City's Affordable Housing Strategy applies to in-stream development applications received after July 1, 2007. This rezoning application was received prior to July 1, 2007, and is therefore exempt from the Affordable Housing Strategy.

#### Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning. The existing frontage was upgraded in the 1990's to include a grassed boulevard complete with street trees, so no off-site works are required.

At future Building Permit stage, the developer is required to pay Servicing costs, School Site Acquisition Charge, Address Assignment Fee and GVS& DD Development Cost Charges.

As a condition of rezoning, a Restrictive Covenant must be registered on Title, ensuring that vehicular access to the site at future development stage is to be via a single shared driveway crossing.

At future Building Permit stage, the developer is required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division. In addition, the removal of the existing driveway letdown and re-installation of the new driveway letdown (shared on centre) is to be done via Work Order.

#### Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

**Analysis**

In the absence of a policy to guide the introduction of duplexes into existing neighbourhoods, this rezoning application has been reviewed on its own merit and in the context of the surrounding area.

When the adjacent property to the south rezoned to "Two-Family Housing District (R5)" in 2002, the following issues were considered:

- the appropriateness of introducing a new two-family dwelling in the neighbourhood;
- the implications for further similar development in the neighbourhood; and
- the impact of such development in the existing neighbourhood.

It was determined that the area was suited to accommodate new duplexes with limited potential impacts to the neighbourhood (i.e. increased traffic, activity and larger building form). Since then, there have not been any additional applications to create new duplexes in the surrounding neighbourhood.

The same merits of the neighbouring development proposal apply now to the subject property:

- St. Albans Road is a local road with a very urban feel due to the presence of the schools and church, and it carries a substantial amount of traffic leading into the City Centre. Approximately 200 m further north, past Blundell Road, St. Alban's Road becomes a Minor City Centre Arterial road. A two-family dwelling is supportable on this type of road;
- The location of the subject property between the School Park and the road, and having a shared property line with another duplex-zoned lot to the south creates a favourable situation in terms of adjacency issues; and,
- potential impacts on the neighbourhood would be limited.

At the time of report preparation, no public concerns or objections have been received by staff since the posting of the rezoning sign on the property.

To address concerns about the potential for the proposed duplex to be converted to include illegal suites, the registration of a Restrictive Covenant on Title limiting the property to a maximum of two (2) dwelling units will be required as a condition of rezoning.

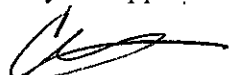
To address the fact that Lot Size Policy 5423 allows properties with duplexes to subdivide into Two (2) single-family lots, the registration of a legal agreement on Title, prohibiting further rezoning and subdivision will be required as a condition of rezoning.

**Financial Impact**

None.

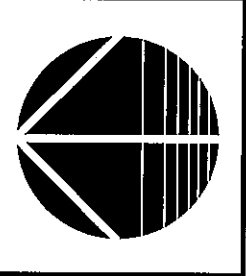
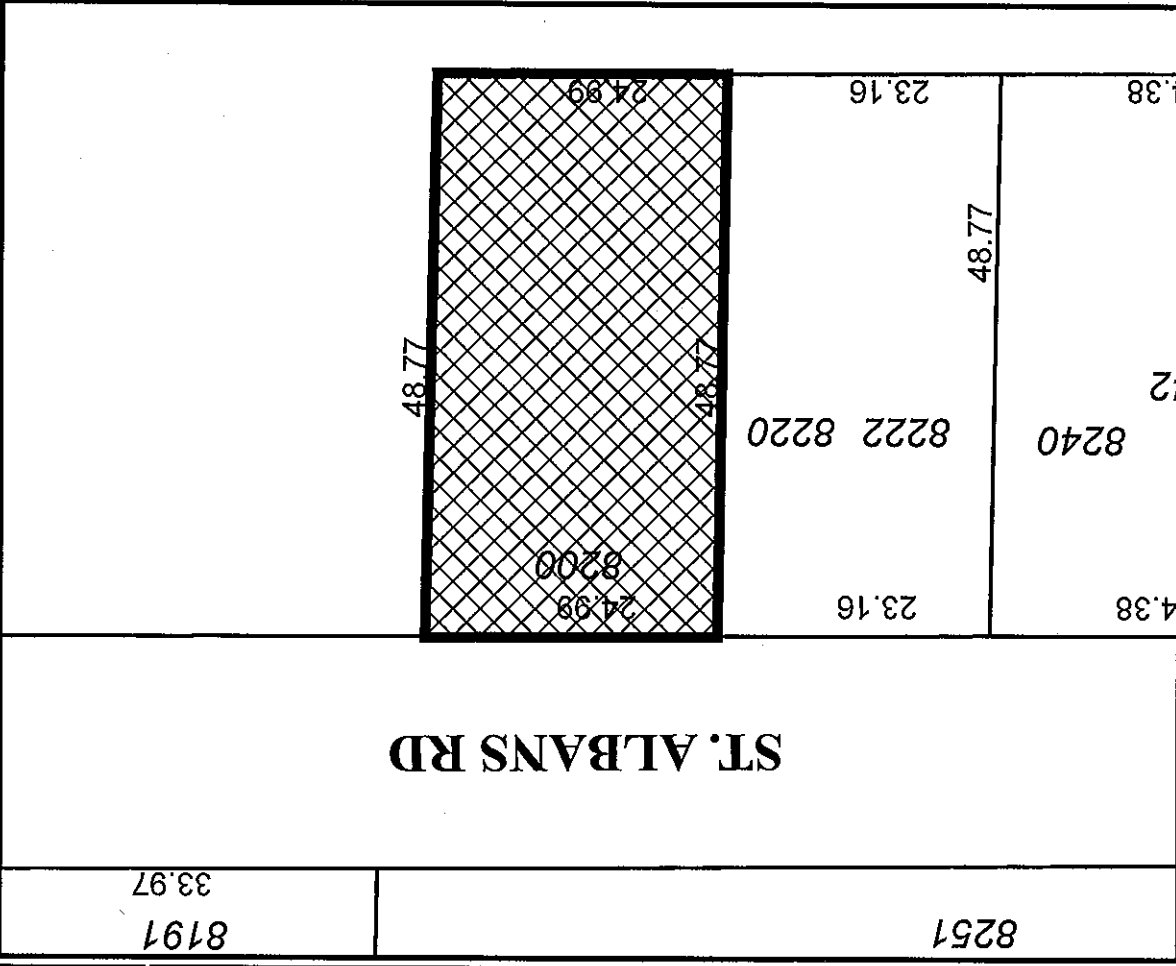
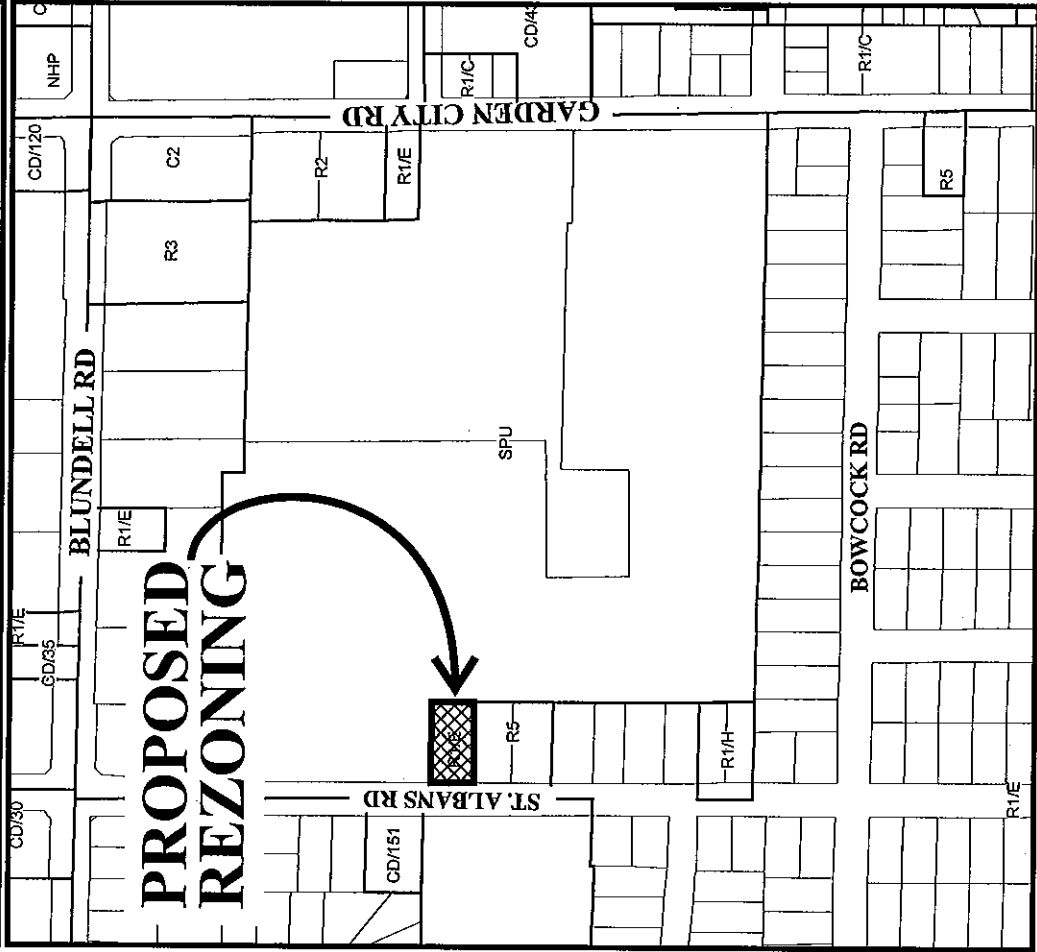
**Conclusion**

This rezoning application to permit the development of a duplex on St. Albans Road complies with all applicable policies and land use designations contained within the Official Community Plan (OCP). The list of rezoning conditions is included as **Attachment 7**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.

  
Cynthia Lussier  
Planning Assistant  
(604-276-4108)

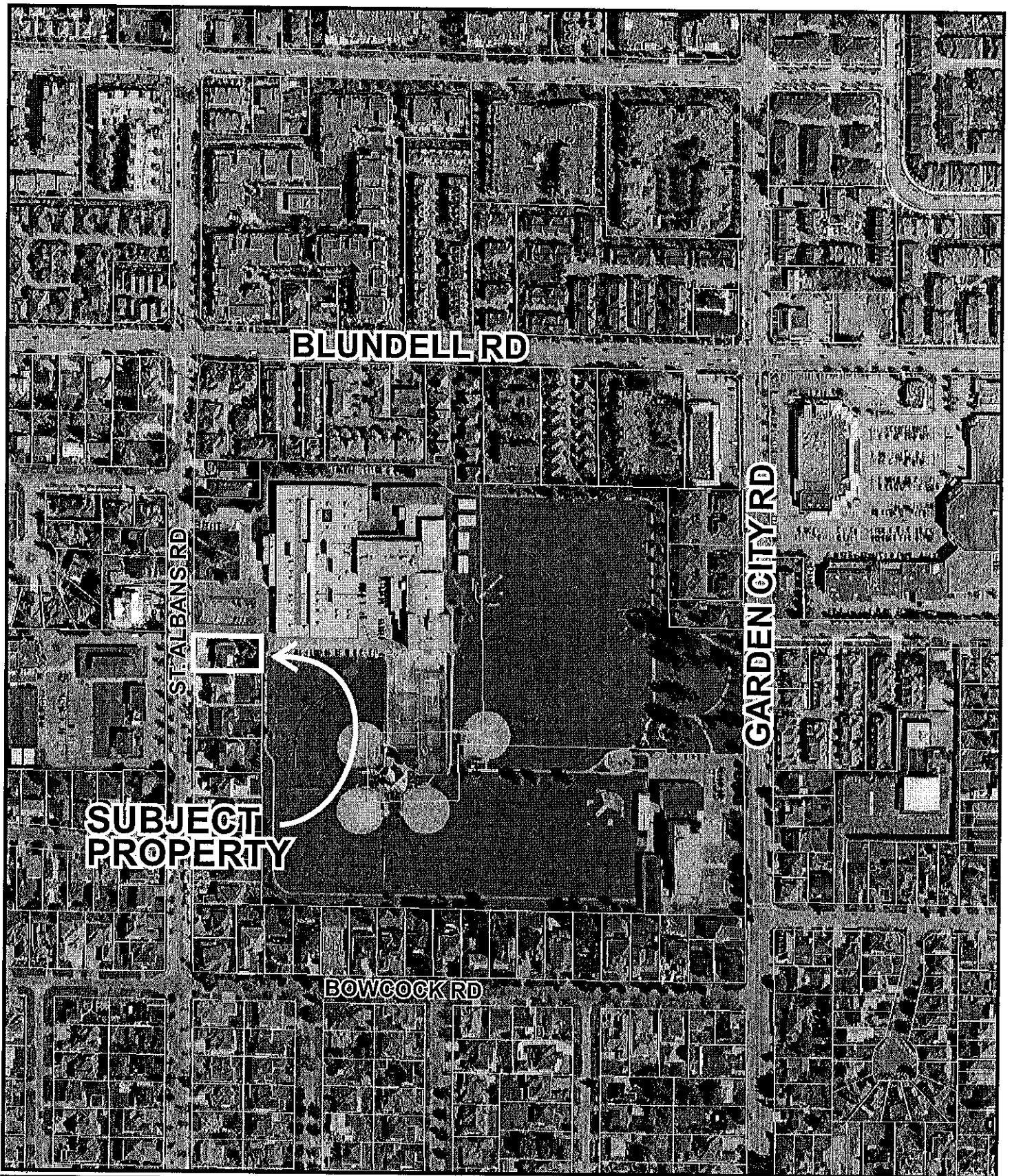
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5423
- Attachment 4: Petition
- Attachment 5: Conceptual Development Plans
- Attachment 6: Landscape Plan
- Attachment 7: Rezoning Considerations



RZ 06-348080

Original Date: 10/13/06  
 Revision Date: 09/02/09  
 Note: Dimensions are in METRES



RZ 06-348080

Original Date: 10/13/06

Amended Date: 09/02/09

Note: Dimensions are in METRES





**City of Richmond**

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

**Development Application  
 Data Sheet**

**RZ 06-348080**

**Attachment 2**

Address: 8200 St. Albans Road

Applicant: Charan Sethi

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	CK Development Ltd	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1, 220 m <sup>2</sup> (13, 135 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	One (1) single-family dwelling	One (1) two-family dwelling
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map Designation – <i>Neighbourhood Residential</i></li> <li>Specific Land Use Map Designation – <i>Low-Density Residential</i></li> </ul>	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	Policy 5423 permits subdivision of duplexes into Single-Family Housing District, Subdivision Area B (R1/B) or Subdivision Area C (R1/C), and subdivision of select properties into Single-Family Housing District, Subdivision Area H (R1/H)	This development proposal is consistent with the Lot Size Policy as it does not result in the subdivision of the lot.
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Two-Family Housing District (R5)
<b>Number of Units:</b>	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	864 m <sup>2</sup> (9, 300.02 ft <sup>2</sup> )	1, 220 m <sup>2</sup> (13, 135 ft <sup>2</sup> )	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Off-street Parking Spaces	2	2	none



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989  
 Amended by Council: November 17<sup>th</sup>, 2003  
 Amended by Council: March 15<sup>th</sup>, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

## POLICY 5423:

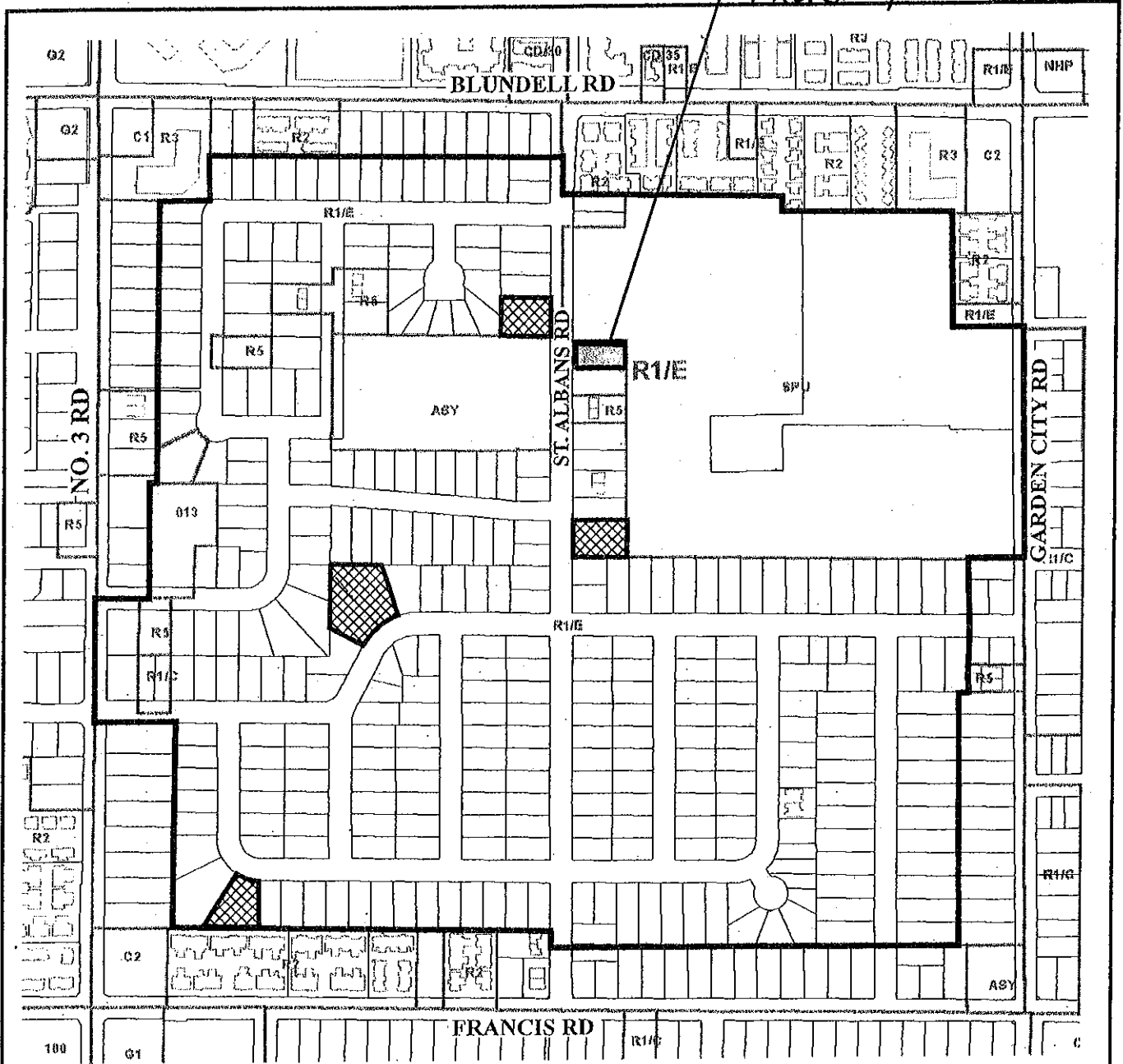
The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw..

SUBJECT PROPERTY



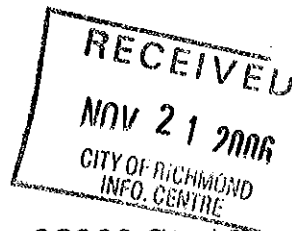
□ Lots which can be subdivided under R1/E  
(Existing Policy)

▣ Lots which can subdivide under R1/H



Policy 5423  
Section 21, 4-6

Adopted Date: 11/20/89  
Amended Date: 03/15/04



November 5, 2006

**Petition of the Zoning of 8200 St. Albans Road**

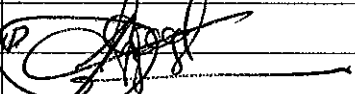
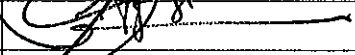
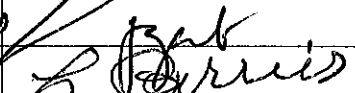
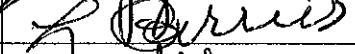
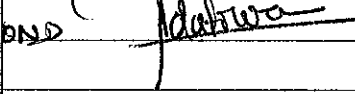
The following petition is sign by we, the residents along St. Albans Road, its surrounding neighbourhood and the People of Richmond. We oppose and are against the rezoning of 8200 St. Albans Road from a Single-Family Housing District subdivision area E (R1/E) to a Comprehensive Development District (CD) in order to develop 2 two-storey duplexes and 2 single level granny flats at the rear. We hope that City Hall will understand the strong opposition of the surrounding neighbours along St. Albans Road and the People of Richmond for the rezoning of this property. We suggest 1 single house or 1 duplex with car parking at the front of the house.

Name of Signee	Address	Signature
A Purnell	8220 ST. ALBANS	A Purnell
[Signature]	8222 St. Albans Rd.	[Signature]
mel educey bon	8280 ST. ALBANS RD.	[Signature]
Frank TSOI	8260 ST. ALBANS RD	[Signature]
J. TRIMBLE	8242 ST. ALBANS.	J. Trimble
Elio Gonzalez	8671 DEMOREST DR	Elio Gonzalez
CHARLES SZE	805-7080 ST. ALBANS RD	[Signature]
RUEL ROARIO	10600 HUNTER CREEK	[Signature]
S.T. LEONG	11771 SEALORD RD	[Signature]
A. KASPEROS	6220 PEARVES DR.	[Signature]
K. NG	10780 SPENDER CR	[Signature]
DESS. LAU	9711 BAKERVIEW DR	[Signature]
PAT. ROONEY	6100 NADINE CREES	[Signature]
OME SAHONTE	4411 TRIMARCO DR.	[Signature]
ONI MOLINA	8211 NO. 4 RD. RMD BC	[Signature]
Sabine Ingo	3751 Maresby Drive	[Signature]
K Green	8328 LUCERNE RD.	K Green
J. Chua, Karu	8327 Lucerne Rd	J. Chua
LARRY + GRAE CHAU	8100 ST. ALBANS RD	[Signature]
CORA/ADELA PINLAO	7480 GILBERT RD	[Signature]
ANTONIO DE LAS ALAS	7673 THOMAS DR.	[Signature]

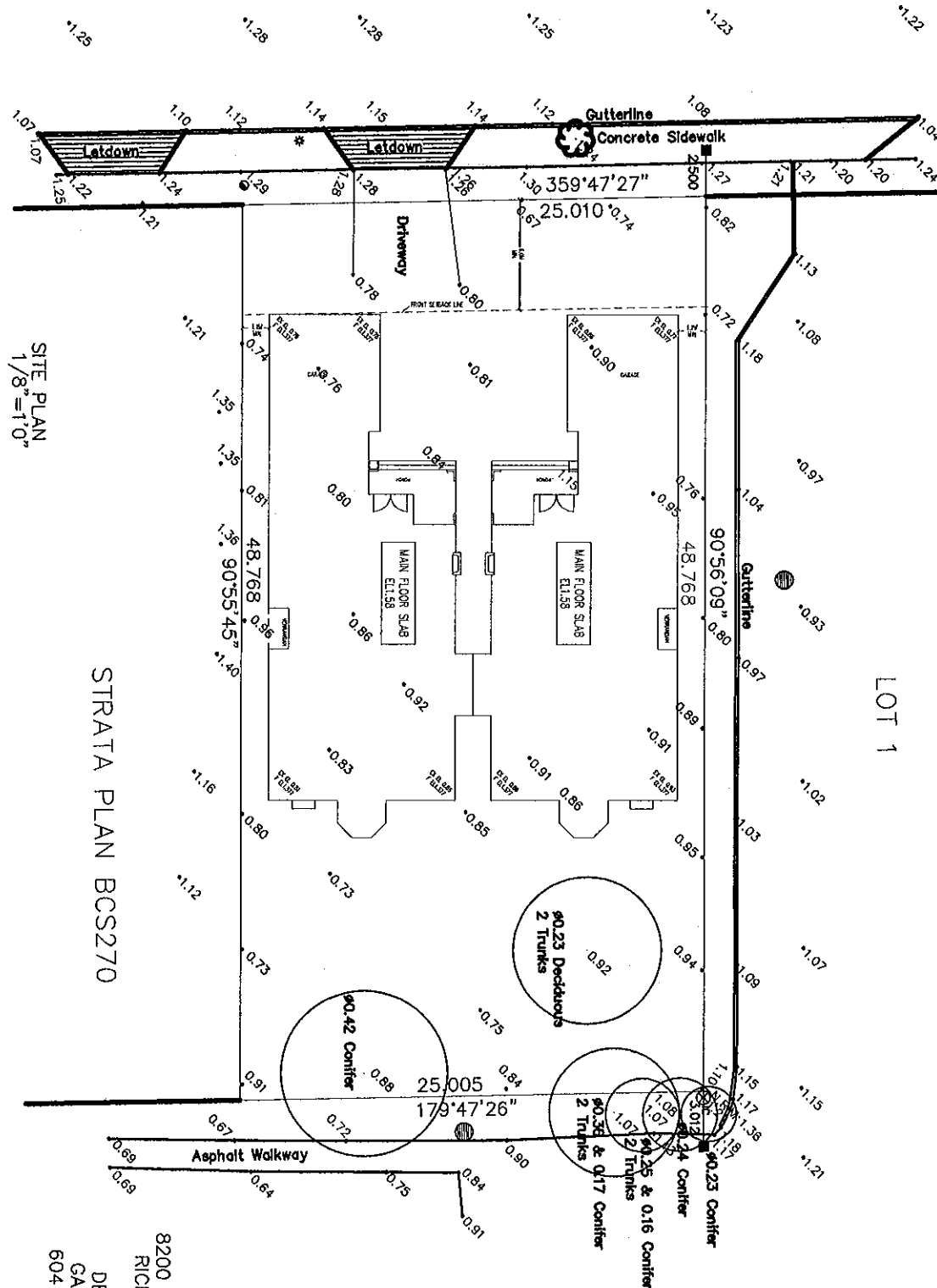
November 5, 2006

Name of Signee	Address	Signature
Fernando de las Alas	9673 Thomas Dr.	Fernando de las Alas
Fidela Suarez	#807-8460 Granville Ave.	Fidela Suarez
DIVINA HERNANDEZ	6513 Pimlico Mtg RMD	Divina Hernandez
Paz Beringuel	8400 Lonsdale Ave Rd. Suite 104 RMD. (PEB)	Paz Beringuel
Lourdes Q. de la Cruz	9-8700 Plundell Rd RMD. P.O.	Lourdes Q. de la Cruz
Jesus & Cora La Cruz	#319-7800 St Albans Rd	Jesus & Cora La Cruz
Deming S. Castillo	205-8000 Presnell	Deming S. Castillo
Adrian	7800 St. Albans Rd	Adrian
Posie GONZALEZ	23-6071 Ann Rd	Posie Gonzalez
Louie Custodio	19-8551 Gen. Currier Rd	Louie Custodio
LEO GARCIA	8-4933 PATER RD	Leo Garcia
EDGAR URSCA	11516	Edgar Urcsa
PRISCILLA URSCA	SEATON ST ROAD	Priscilla Urcsa
GREGORIO P. VINZON	9260 PATTERSON RD, RMD	Gregorio P. Vinzon
J. LANGE	931. Missett Rd	J. Lange
Paul LAU	4520 DALCY RD	Paul Lau
PERCY CHEUNG	10 5820 DORCHESTER	Percy Cheung
ANIL Monteiro	12160 Plundell Rd	Anil Monteiro
Manuel Gomes	6833 Hamden ST.	Manuel Gomes
MARIA VICTORIA C. MESA	7995 Westminster Hwy	Maria Victoria C. Mesa
JOSE ISON	10371 CAMBIE RD.	Jose Ison
MARIA SUSAN MARUANO	2860 PATTERSON RD	Maria Susan Maruano
Judith Do	8820 Rosemead	Judith Do
Manion	10180 Leonard Rd.	Manion
EDWIN SJ. MENDOLA	8561 CITATION DR. RICHMOND BL.	Edwin S.J. Mendola
ROBERT GONZALEZ	8511 GEN. CURRIER RD.	Robert Gonzalez
CAROLINE SORIANO	10951 ANGLESEA DRIVE	Caroline Soriano
Teresita Provido	210-7151 Moffatt Rd	Teresita Provido
AMERICO SILVA	7371 HSH ST RD.	Americo Silva
TONY POMEREL	8531 GLENFIELD	Tony Pomerel
Patricia M. Deaneau	#7-2690 Sturgesway	Patricia M. Deaneau
JACK M. CAFFREY	4331 CORLETT RD	Jack M. Caffrey
John Koop.	2151 Ash st.	John Koop.

November 5, 2006

Name of Signee	Address	Signature
A. Quilmy	24-8311 Steveston Hwy Park	
K. PAVAN	302 - MORTFELDS	
J. GALO	103-7751 MINORU BLVD	
K. Carlier	Rt- 9531 FRANEIG	
S. DA SILVA	10460 ROCHESTER DR. RICHMOND	

ST ALBANS ROAD

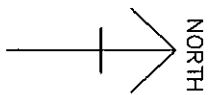


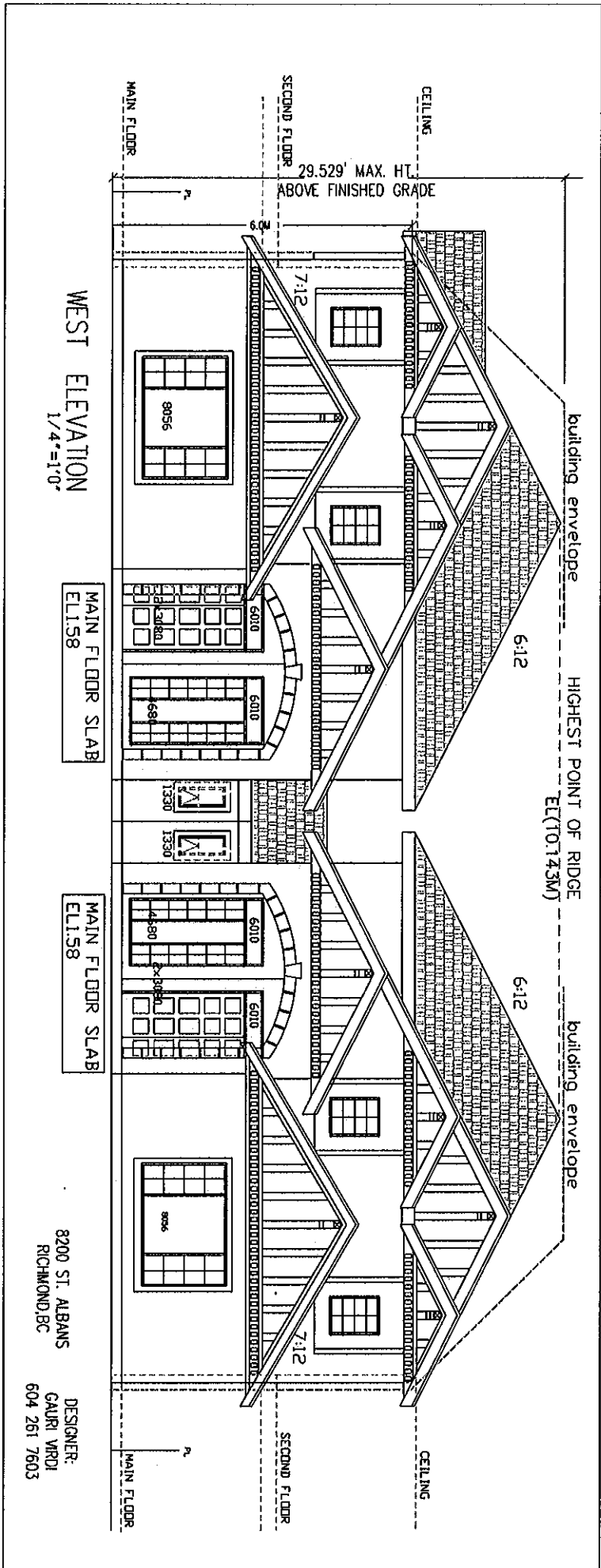
SITE PLAN  
1/8"=1'0"

STRATA PLAN BCS270

LOT 1

8200 ST. ALBANS  
RICHMOND, BC  
DESIGNER:  
GAURI VIRDI  
604 261 7603

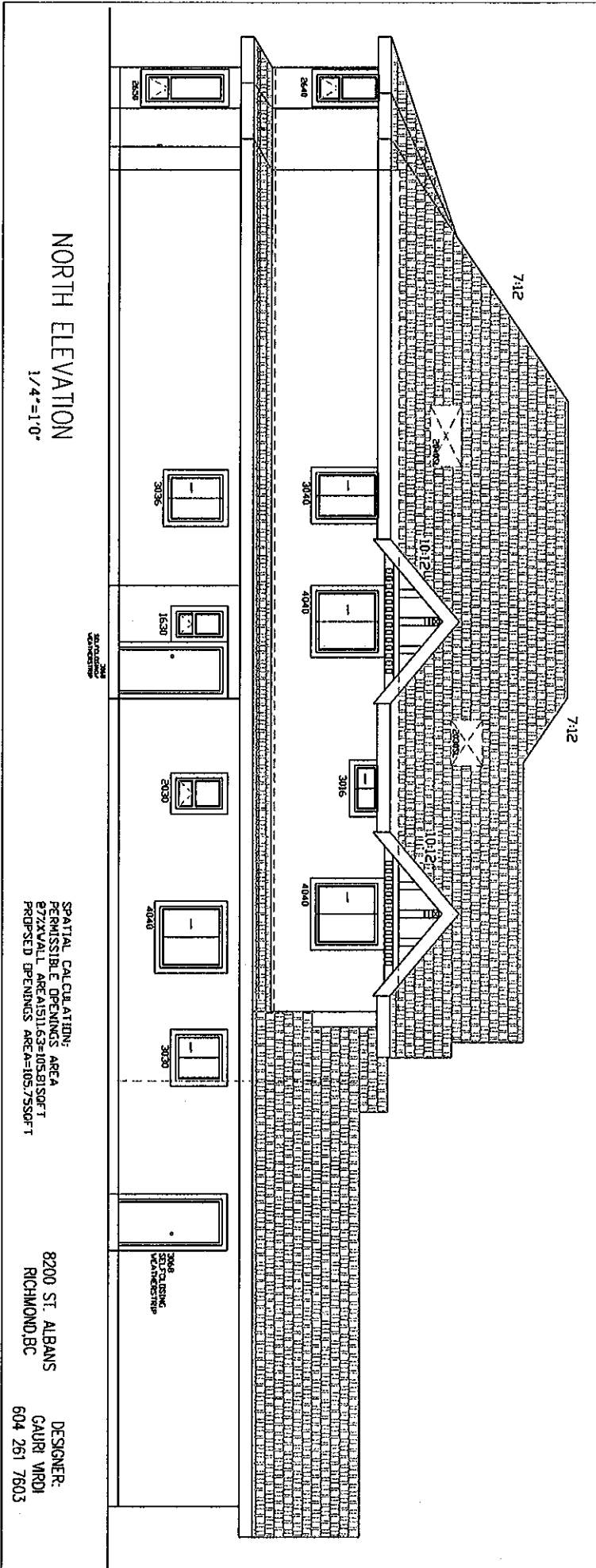




8200 ST. ALBANS  
RICHMOND, BC

DESIGNER:  
GAURI VRDI  
604 261 7603



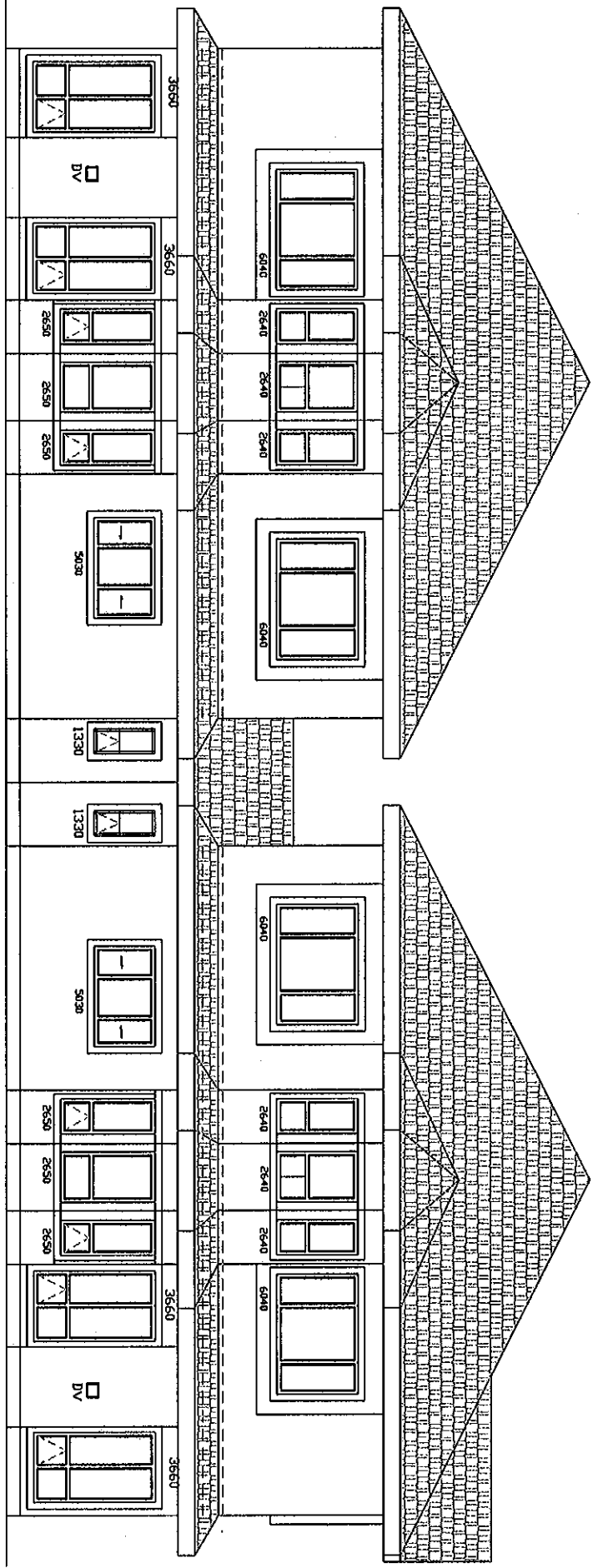


NORTH ELEVATION  
1/4"=1'-0"

SPATIAL CALCULATION:  
PERMISSIBLE OPENINGS AREA  
872XVAL AREAS151.63=105.81 SQFT  
PROPOSED OPENINGS AREA=105.75 SQFT

8200 ST. ALBANS  
RICHMOND, BC

DESIGNER:  
CAURI WRDI  
604 261 7603

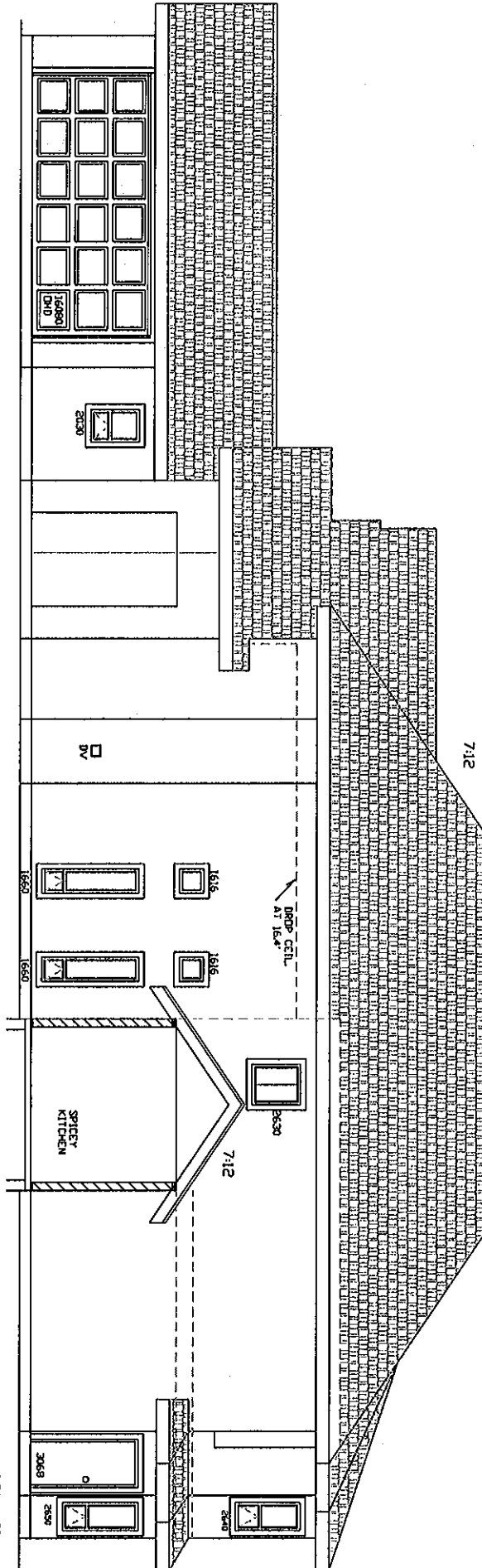


EAST ELEVATION  
 1/4" = 1'-0"

8200 ST. ALBANS  
 RICHMOND, BC  
 DESIGNER:  
 GAURI VRDI  
 604 261 7603

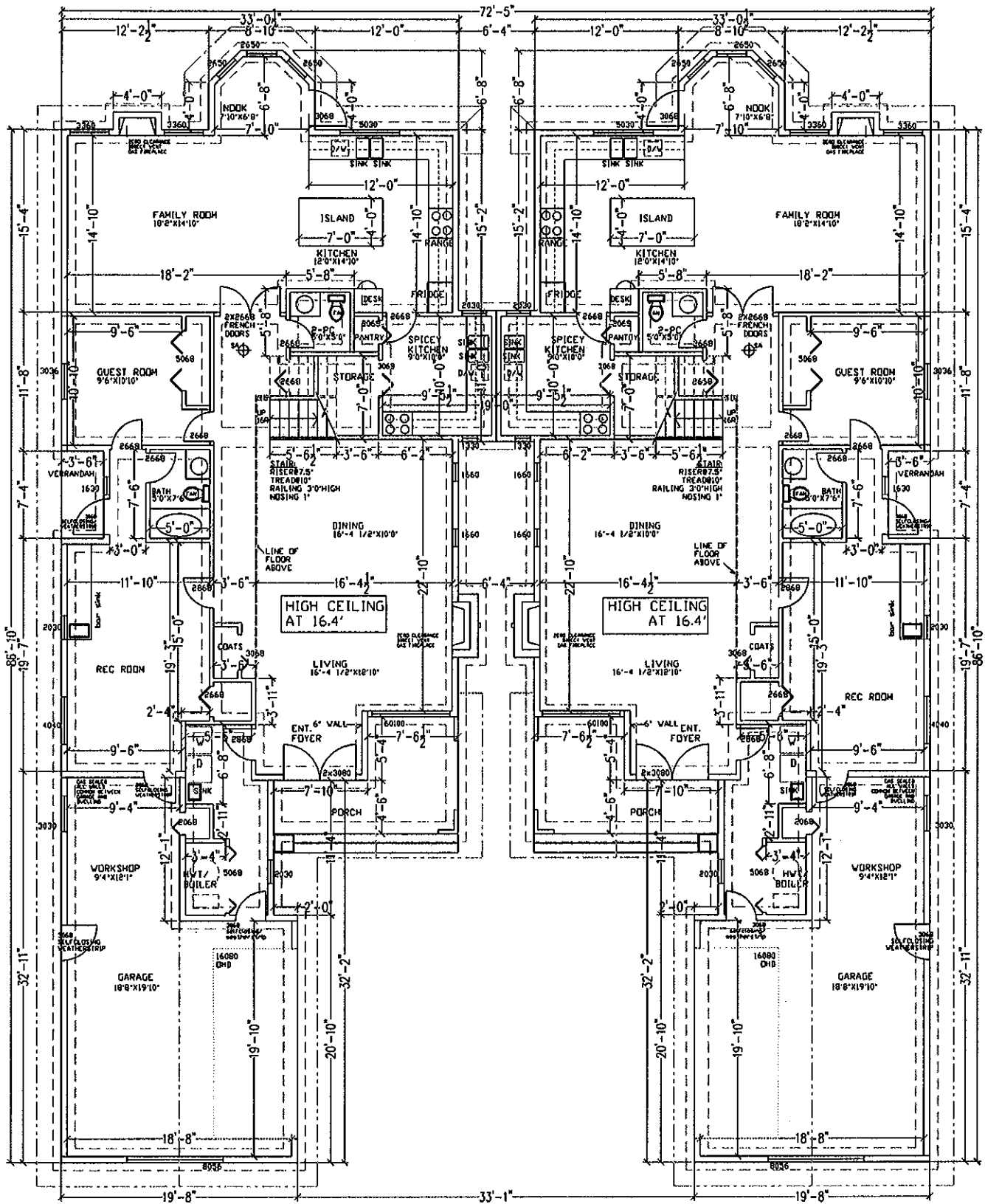
SOUTH ELEVATION  
 (FROM BETWEEN THE UNITS)

1/4" = 1'-0"



8200 ST. ALBANS  
 RICHMOND, BC

DESIGNER:  
 GAURI VRDI  
 604 261 7603

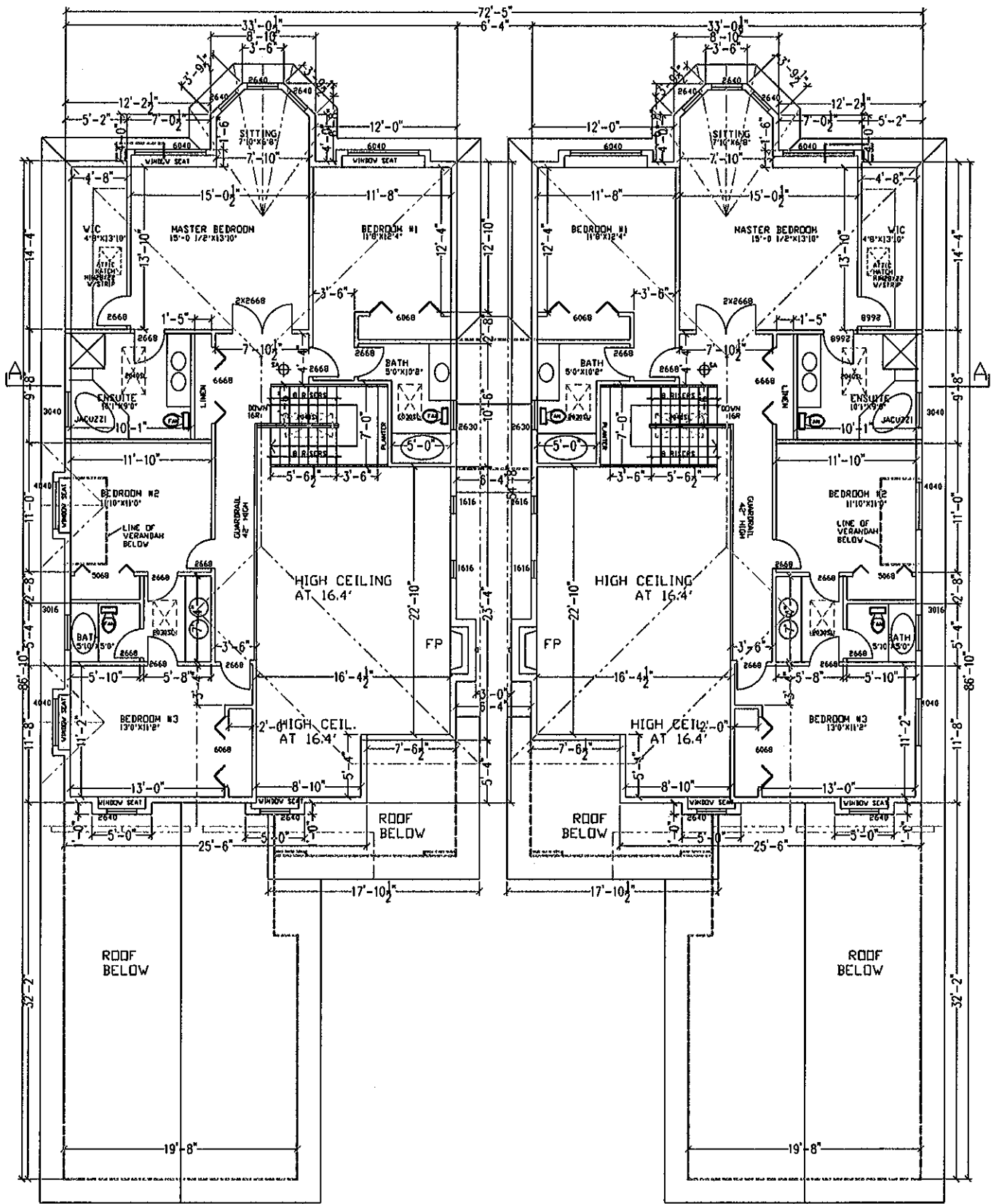


GROUND FLOOR PLAN  
1/4"=1'0"

GROSS AREA=2434.28SQFT  
LESS GARAGE AREA =538SQFT  
NET AREA=1896.26SQFT

8200 ST. ALBANS  
RICHMOND, BC

DESIGNER:  
GAURI VIRDI  
604 261 7603



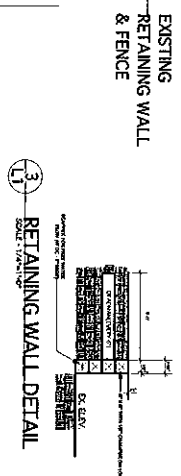
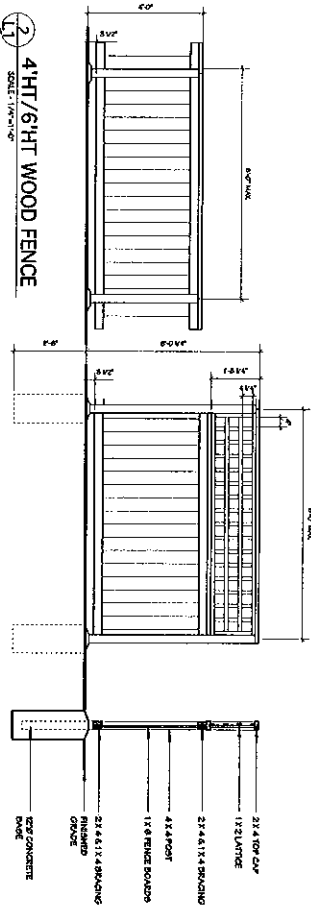
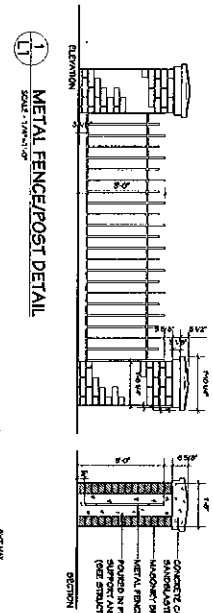
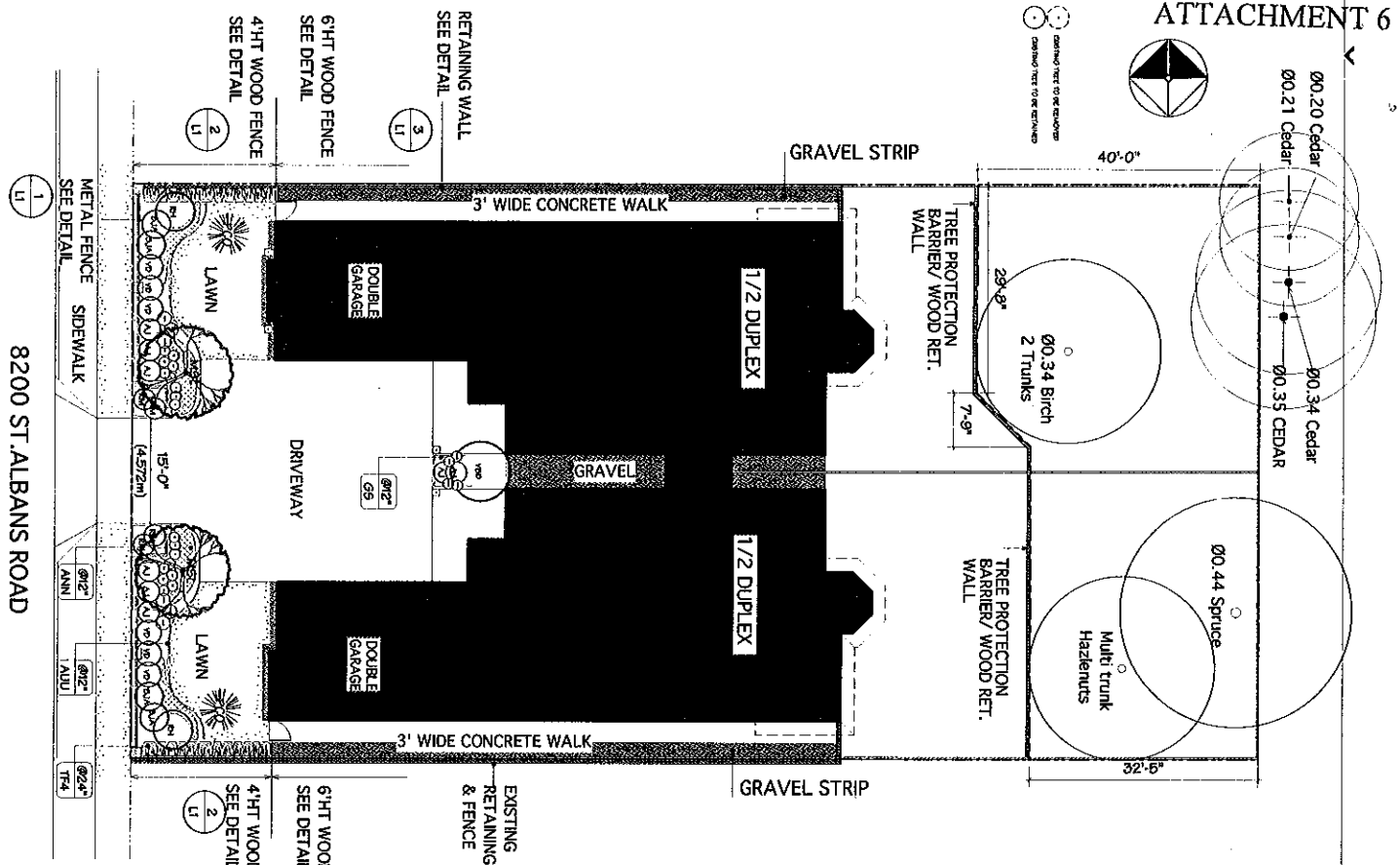
**SECOND FLOOR PLAN**  
1/4"=1'-0"

GROSS AREA=1816.46SQFT  
 STAIR EXEMPTION=70.29sqft  
 LESS HIGH CEILING(16.4')=424SQFT  
 NET AREA=1322.17SQFT

8200 ST. ALBANS  
 RICHMOND, BC  
 DESIGNER:  
 GAURI VIRDI  
 604 261 7603



EXISTING TREE TO BE RETAINED  
 (SEE PLAN) TREE TO BE REMOVED



NOTE:  
 ALL WOOD USED FOR DETAILS IN THIS PLAN SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST INSECT DAMAGE AND DECAY. ALL WOOD SHALL BE TREATED WITH A SOLID SOLID PRESERVATIVE TO BE APPLIED AT THE TIME OF INSTALLATION.  
 ALL METALS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

**RECEIVED**  
 AUG 06 2009

BY: .....

DATE	DESCRIPTION
08/06/09	FINAL PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN
08/06/09	REVISED PLAN

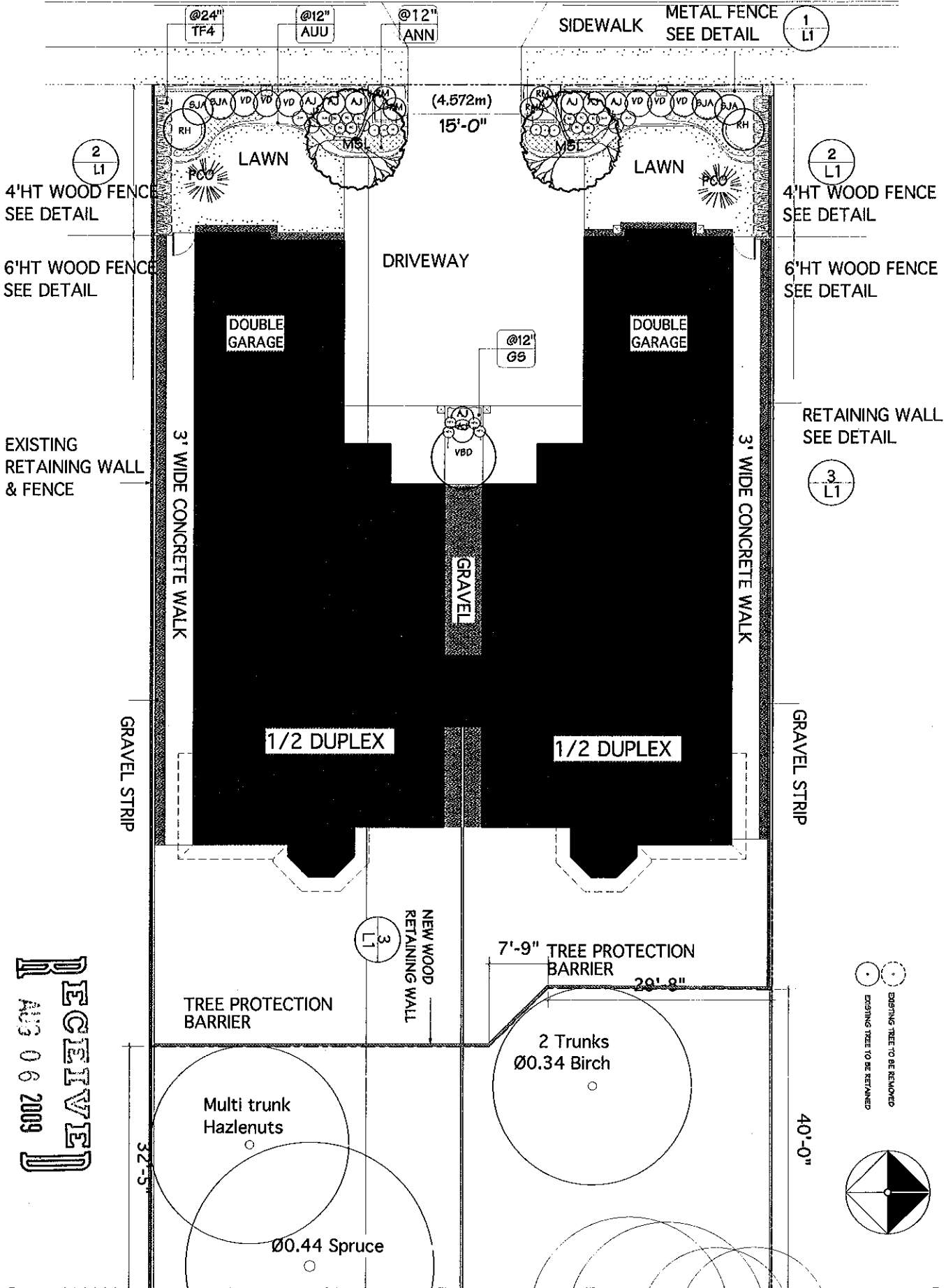
**LANDSCAPE PLAN**

Project: 8200 ST. ALBANS RT RICHMOND, B.C.  
 SD 07-372784

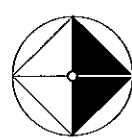
**JTO & ASSOCIATES**  
 Landscape Architects  
 3160 Hazel Street  
 Richmond, BC V7E 1T2  
 Voice: (604) 275-2812  
 Fax: (604) 275-2813  
 Email: jto@jto.ca

Scale: 1/8" = 1'-0"

8200 ST. ALBANS ROAD



EXISTING TREE TO BE REMOVED  
 EXISTING TREE TO BE RETAINED



**RECEIVED**  
 AUG 06 2009

BY: .....

DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY

LANDSCAPE PLAN  
 8200 ST. ALBANS RD  
 RICHMOND, B.C.  
 SD 07-372784

**ITO**  
 A. ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3180 Hunt Street  
 Richmond, BC V6V 2A4  
 Phone: (604) 273-3312  
 Fax: (604) 273-3313  
 Email: info@ito.ca  
 Website: www.ito.ca

DATE: 07/27/09  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 SCALE: AS SHOWN  
 PROJECT: 8200 ST. ALBANS RD  
 SHEET: L2 OF 3

L2  
 of 3

**PLANT LIST**  
**PROJECT ADDRESS 8200 ST. ALBANS**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
MSL	2	MAGNOLIA SOULANGANA	RUBRA PURPLE SAUCER MAGN	5.0cm Cal. B&B
PCO	2	PICEA OMORICA	SERBIAN SPRUCE	2.0m HT. B&B
TF4	18	THUJA OCCIDENTALIS	FASTIGIATA PYRAMIDAL CEDAR	1.25m HT.
<b>SHRUBS</b>				
AJ	8	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RM	4	ROSA MEDILAND	MEDILAND ROSE	#1 POT
SJA	4	SPIRAEA JAPONICA	'ANTHONY' ANTHONY WATERER	S#2 POT
VD	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
VBD	1	VIBURNUM X BODNANTENSE	DAWN VIBURNUM	#5 POT
<b>GROUND COVERS</b>				
AJU	25	ARCTOSTAPHYLOS UVA URSI	KINKININICK	#SP3 POT
GS	5	GAULTHERIA SHALLON	SALAL	#SP3 POT
<b>VINES</b>				
<b>PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS</b>				
BC	10	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CMA	6	CAREX MORROWII 'AUREO-VAICAREX		#1 POT
H	8	HEMEROCALLIS 'STELLA D'OR	GOLD DAY LILY	#1 POT
HFA	4	HOSTA FORTUNEI 'AUREO	PLANTAIN LILY	#1 POT
ANN	60	ANNUALS **		#SP3 POT

**NOTES**

\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT  
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.  
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNTA STANDARDS FOR NURSERY STOCK AND THE BC/LNA STANDARDS FOR CONTAINER GROWN PLANTS  
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING.  
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.  
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

**RECEIVED**  
 APR 06 2009

BY:-----

PROJECT: 8200 ST. ALBANS  
 DRAWING: PLANT LIST  
 DATE: APR 06 2009  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

**ITC & ASSOCIATES**  
 Landscape Architects  
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 Canada  
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 Email: info@itc.ca

PROJECT: 8200 ST. ALBANS  
 RICHMOND, B.C.  
 SD 07-372784



## Rezoning Considerations

8200 St. Albans Road  
RZ 06-348080

Prior to final adoption of Zoning Amendment Bylaw 8436, the developer is required to complete the following:

1. Submission of a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zones of on-site and off-site trees, the scope of which is to include the proposed number of site monitoring inspections as well as the preparation and submission of a post-construction impact assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$1,500 (\$500/on-site tree).
3. Deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect to ensure adherence to the Landscape Plan attached to this Report.
4. Registration of a Restrictive Covenant on Title ensuring that vehicular access to the site is to be via a single shared driveway crossing.
5. Registration of a Restrictive Covenant on Title limiting the property to a maximum of two (2) dwelling units, with no secondary suites permitted.
6. Registration of a Flood Indemnity Covenant on Title.
7. Registration of a legal agreement on Title prohibiting further rezoning and subdivision into lots less than 1220 m<sup>2</sup> (13,135 ft<sup>2</sup>).

At future Building Permit stage, the developer is required to submit a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>). In addition, the removal of the existing driveway letdown and re-installation of the new driveway letdown (shared on centre) is to be done via Work Order.

[Signed original on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8436 (RZ 06-348080)  
8200 ST. ALBANS 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **“TWO-FAMILY HOUSING DISTRICT (R5)”**.

P.I.D. 004-036-506

Lot “A” Except:

Firstly: the North 68 Feet

Secondly: Part on Reference Plan 16727,

Section 21 Block 4 North Range 6 West New Westminster District Plan 7344

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8436”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER