

ON TABLE ITEM

Date: June 17, 2019

Meeting: Public Hearing

Item: #1

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 17, 2019.

CityClerk

From: Brownlee,David
Sent: Monday, 17 June 2019 16:02
To: 'Abraham and Janice Chan'; CityClerk
Cc: Smith,Suzanne; Lee,Edwin; CityClerk
Subject: RE: Written Comments for Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 (RZ 17-794287)

Responses to your questions are inserted below in blue text.

Except where otherwise noted, the responses are from the Architects and the project sub-consultants (Arborist, Landscape Architect).

These responses will also be provided to Council at the Public Hearing tonight.

For more details on the project you may wish to review the staff report and conceptual plan set that are available on the City's web site at the following link:

https://www.richmond.ca/agendafiles/Public_Hearing_6-17-2019.pdf

Regards

David Brownlee

Planner 2

604-276-4200

Jun 17 2019

From: Abraham and Janice Chan [mailto:abrahamandjanice@gmail.com]
Sent: Saturday, 15 June 2019 23:16
To: CityClerk
Cc: Brownlee,David
Subject: Written Comments for Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 (RZ 17-794287)

Dear City Clerk,

Please ensure the following questions are incorporated to the Public Hearing meeting agenda for the proposed rezoning for applicant 1132865 BC LTD regarding the Richmond zoning Bylaw 8500, Amendment Bylaw 9983 (RZ 17-794287) affecting the neighbourhood of 7464, 7480, 7500, 7520, 7540, 7560\7580 and 7600 No. 1 Rd on Mon. Jun. 17th at 7pm.

1. What will happen to the mature trees (specifically the ones shared between the Burton Ave and Amundsen Pl properties) that line that perimeter of the proposed rezoning?

There are no onsite trees proposed for retention). The only trees being retained are the neighbouring and shared trees. As long as the trees are protected as recommended during construction the trees should not be critically impacted.

(Additional staff comment: Note that the applicant has agreed to relocate one tree in good condition to another location on site – DB).

2. What type of vegetation will be planting in the landscaping of the proposed rezoning? Will there be native pollinator attracting plants for the resident birds, bees, hummingbirds? Currently, many individual neighbours have gone great lengths to attract pollinators. As a community, the Burton Ave

neighbours recently hosted a block party to start up a Butterflyway garden of more than a dozen native pollinator attracting perennials. We understand that during the construction phase, many of these pollinators will disappear. How will the developer encourage these pollinators to come back?

We typically design for bird habitat and pollinators in our plant list.

For bird habitat, this is achieved by designing in layers of a stepping pattern. Tall layer consisting of a mix of evergreen and deciduous trees for refuge and nesting. Species include maples, magnolias, katura trees, columnar oak, flowering styrax and evergreens including Serbian spruce and Pyramidal Pines. Medium layer consisting of tall shrubs. Lower layer consisting of smaller shrubs, ground cover and ornamental grasses. Shelter shrubs include Buxus, Laurel and Viburnum. Plant food sources for birds include various species of ornamental grasses (Miscanthus, Pennisetum, and Stipa); shrubs with berries and hips such as berberis, viburnum, skimmia, and rosa .

For pollinators, the plants include abelia, berberis, choisya, hydrangea, Pieris, skimmia, and viburnum.

3. There are many raccoons, skunks and rodents in our area. What measures will be taken to ensure garbage, compost and recycling do not attract these wildlife (ie. raccoons, rodents) in our community? There is a central garbage/recycle area at the site entry - separate garbage & recycle rooms that are gated and enclosed. Also, each unit has garage space that can accommodate their own totes/carts storage between pickups, should that be a useful option.

4. What type of fencing (material, height, hedging) will be put up to ensure the safety of pets and young children of the proposed rezoning and neighbouring properties during construction and afterwards? Post construction, the finished fencing used to define yards include 42" tall horizontal rail fencing in the rear yards and a combination of a 42" tall horizontal rail fencing with shrub planting in the front yards.

5. During construction, how will neighbouring residents be compensated for the daily construction noise, poor air quality and construction debris clean up from their properties?

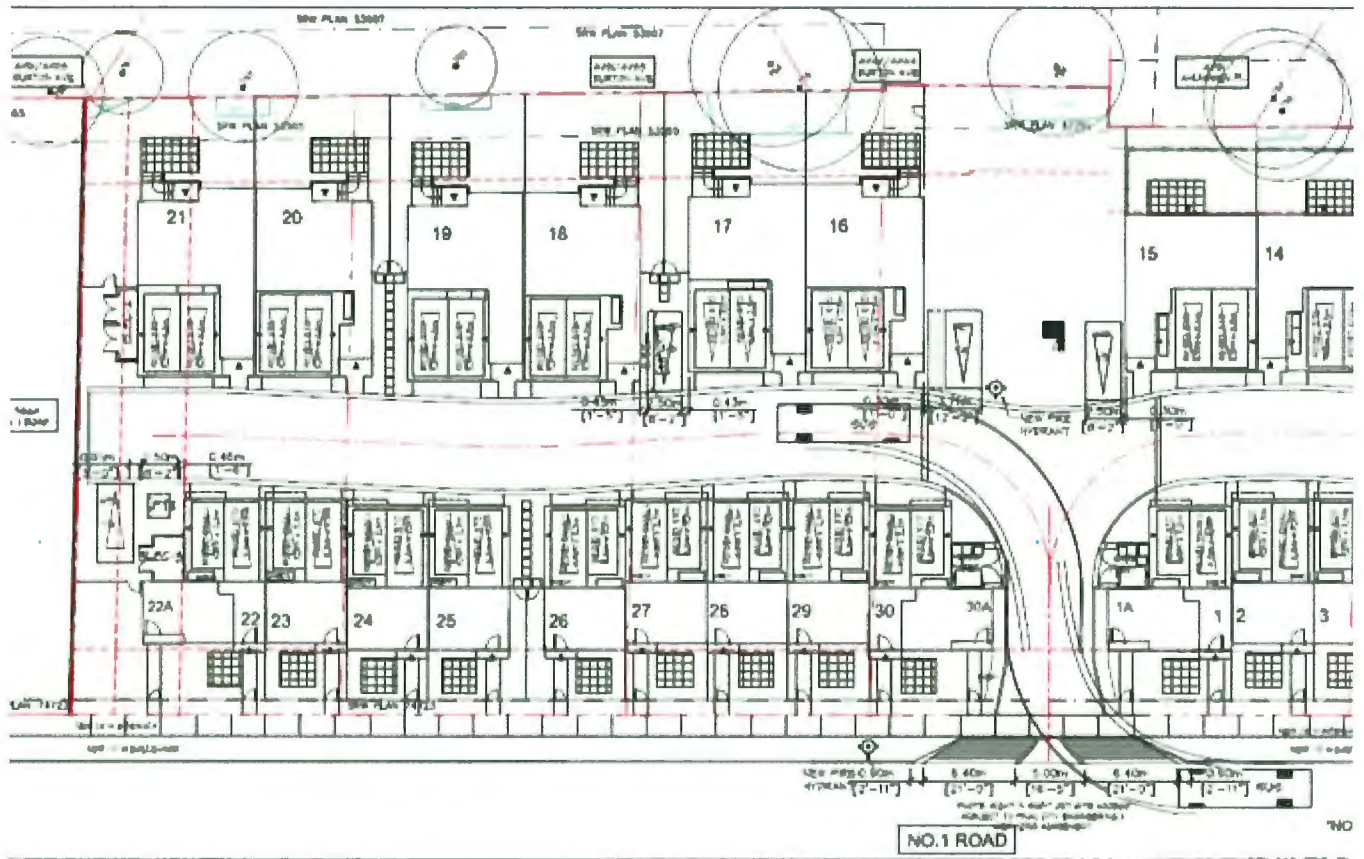
(1) There site rules for construction activities and noise levels.

(2) All work will abide by current city bylaws.

(Additional staff comment: Note that the City does encourage developers to be good neighbours during construction activities. Where necessary, Engineering Inspections staff work with the developer to address construction concerns off-site – DB).

6. What will the layout of the 30 townhouse units and 3 lock-off suites look like on the proposed rezoning? Where will the entrance off No. 1 be located?

Lockoff suites are Units 1A, 22A, 30A; site entry at mid-site.



7. What has the developer proposed for visitor guest parking to ensure the nearby residential streets are not impeded by additional parking traffic? Today, these streets are already filled with many cars and therefore traffic coming from No. 1 Rd is often a shared single lane.

- (1) our project meets the bylaw requirements including 6 visitor spaces,
- (2) pedestrian crossing of No.1 Road is at Blundell Road and Moresby Drive,
- (3) all 30 units have side-by-side 2-car garages (i.e. no tandems),
- (4) no access to east cul-de-sacs.

8. What is the proposed height and proximity of the homes to the property line?

Height: 2-storey duplexes (7.06m ht), 3 storey units (9.9 m).

Setbacks: east (6.0 m min rear yard); west at 3-storey units (4.5 m min front yard); north & south (3.75m interior side yards).

Worth noting that OCP permits 4.5m rear/6.0m front setbacks, but this project has the buildings located forward 1.5m towards No.1 Road, allowing a deeper rear yard buffer.

(Additional staff comment: Note that the three storey structures will be adjacent to No. 1 Road. Only two storey structures will be constructed at the rear of the site (i.e. adjacent to the lots fronting Burton Ave. or Amundsen Place) – DB)

9. What is the proposed timeline for demolition, setting the land and construction?

We expect to apply for Building Permit no later than Dec 2019, with approval in Feb 2020.

Demolition and preloading can occur before this.

Please confirm receipt of email.

Sincerely,
Abraham and Janice Chan
Owners of 4033 Burton Ave