



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** April 28, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-519918
Director of Development
Re: Application by Western St. Albans Venture Ltd. for Rezoning at 7500, 7520,
7540 and 7560 St. Albans Road from Single Detached (RS1/E) to High Density
Townhouse (RTH4)

Staff Recommendation

That Bylaw No. 8759, for the rezoning of 7500, 7520, 7540 and 7560 St. Albans Road from "Single Detached (RS1/E)" to "High Density Townhouse (RTH4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

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

Staff Report

Origin

Western St. Albans Venture Ltd. has applied to the City of Richmond for permission to rezone 7500, 7520, 7540 and 7560 St. Albans Road (**Attachment 1**) from Single Detached (RS1/E) to High Density Townhouse (RTH4) in order to permit the development of 23 three-storey 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: Four-storey condominiums (three-storeys over parking) zoned Medium Density Low Rise Apartments (RAM1).

To the East: Four-storey condominiums (three-storeys over parking), zoned Medium Density Low Rise Apartments (RAM1) and a single-family home, zoned Single Detached (RS1/E), with development potential for a small townhouse complex.

To the South: Across Jones Road, a multiple-family development (3-storey townhouses), zoned Medium Density Low Rise Apartments (RAM1); and

To the West: Across St. Albans Road, a mix of two- and three-storey townhouses on lots zoned Medium Density Low Rise Apartments (RAM1) and Town Housing (ZT45) as well as older single-family dwellings on lots zoned Single Detached (RS1/E).

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial" which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

St. Albans Sub Area Plan

The proposed development is generally consistent with the Multi-Family Low-Rise land use designation in the St. Albans Sub-Area Plan (Schedule 2.10A), which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for 23 three-storey townhouse units fits well within the emerging multi-family development pattern.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

Affordable Housing Strategy

The applicant proposes to make 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 \$66,040.00.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff received two (2) petitions (**Attachment 5**) from the residents of the multiple-family development to the east (8580 General Currie Road). The following concerns were outlined in the petitions. The response to the concern is provided in *italics*.

1. Concern that the coniferous trees which border the proposed development will be removed and the natural buffer between the apartment building and the development site will be lost.

The developer has agreed to preserve all of the trees along the east property line to maintain the natural buffer between the adjacent apartment building and the subject development.

2. Concern that the proximity of the townhouses (and proposed balconies) to the east property line would reduce privacy and sunlight to the existing residential units in the adjacent apartment building to the east.

The developer has agreed to build the proposed townhouses along the east property on existing grade and has confirmed that the proposed balconies on the second floor are at a lower elevation than the neighbours' lowest decks.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 38 bylaw-sized trees onsite and four (4) trees on the adjacent properties were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove 26 bylaw trees onsite since these trees are either suffering from advanced health decline and/or significant structural defects due to previous topping or natural occurring defects due to age. twelve (12) trees would remain.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 52 replacement trees are required. Staff will work with the applicant on the landscaping scheme to ensure that replacement trees are included in the landscape design at the Development Permit stage. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting will be required. 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, install tree protection around trees to be retained, and submit a landscape security (i.e. \$26,000) to ensure the replacement planting will be provided.

The applicant has committed to the retention of twelve (12) bylaw-sized trees on-site and all of the four (4) trees located on the adjacent properties to the north and east. All of the protected trees are along the east property line, except for a Beech tree located at the southwest corner of the site. The City's Tree Preservation Coordinator has recommended a 3.0 m building setback to the Beech tree. However, it is noted that the proposed setback from the covered porch on the ground floor and the decks on the second and third floor of the B-units fronting Jones Road to the Beech tree is only 2.0 m. In order to protect the Beech tree at the existing location, the project arborist recommended that the second floor deck be supported by small spread footings (and sono tube) off each corner of the deck. This will require only a very minor disturbance to the critical root zone. The project arborist has also recommended a custom designed support system that might involve a wood deck or a suspended slab for the ground level patio under the deck to ensure the site grades between the building and the tree be maintained at the existing elevation. The City's Tree Preservation Coordinator has reviewed and concurred with the project arborist's recommendations. Staff will work with the applicant on the building design to ensure tree protection at the Development Permit stage. A proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees and a tree survival security will be required at the Development Permit stage.

Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Management Plan is attached (**Attachment 6**).

Site Servicing & Frontage Improvements

An independent review of servicing requirements (sanitary, storm and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that storm upgrades to the existing system are required. As a condition of rezoning, the applicant is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 7** for details).

Prior to final adoption, the applicant is required to dedicate a 4 m x 4 m corner cut at St. Albans and Jones Roads, as well as to contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements is also required (please see **Attachment 7** for details).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$27,000 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 reviewed as part of the Development Permit application.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$19,812.

Analysis

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex.

Design

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP).

The proposed height, siting and orientation of the buildings respect the massing of the existing multi-family developments. No building is being proposed adjacent to the existing single-family dwelling to the east in order to provide a better single-family interface. Existing trees along the east property line are to be retained on site to provide a natural privacy screen between the adjacent residential units to the east and the proposed development on the subject site.

The proposed three-storey townhouses provide an array of different unit types. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area. Building massing and conditions of adjacency will be further reviewed at the Development Permit stage.

Variance Requested

Based on the review of current site plan for the project, a variance is being requested to reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections. The proposed building setback with proposed streetscape design (including residential-style entries and windows oriented towards the street and a combination of private outdoor space, trees, shrubs, and decorative fences) is consistent with the Development Permit Guidelines in the City Centre Area Plan for street-oriented dwellings. This variance will be

reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10 – City Centre Area Plan (Section 3). 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:

- Detailed review of building form and architectural character;
- Ensure that the proposal, including but not limited to building footprint, projections, and hard surface paving, is not in conflict with the preservation of protected trees on site;
- Ensure there is adequate private outdoor space in each unit;
- Review of the location and design of the convertible unit and other accessibility features;
- Opportunities to distribute the visitor parking spaces throughout the site to better serve the units; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatments.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use, character, and density. 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:rg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: St. Albans Sub-Area Plan

Attachment 5: Petitions from Residents at 8580 General Currie Road

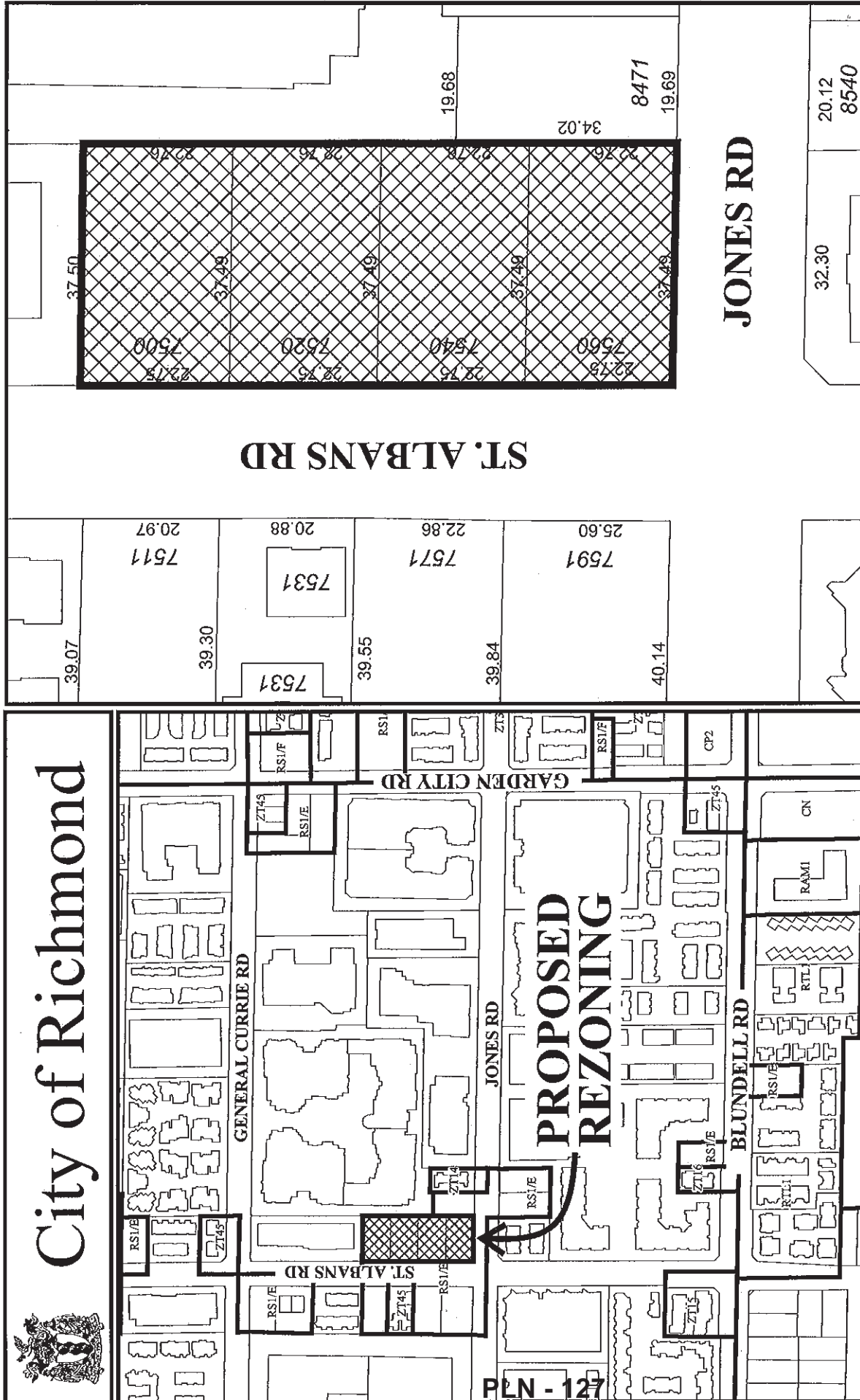
Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations Concurrence

PLN - 126



City of Richmond



Original Date: 03/08/10

Revision Date:

Note: Dimensions are in METRES

RZ 10-519918





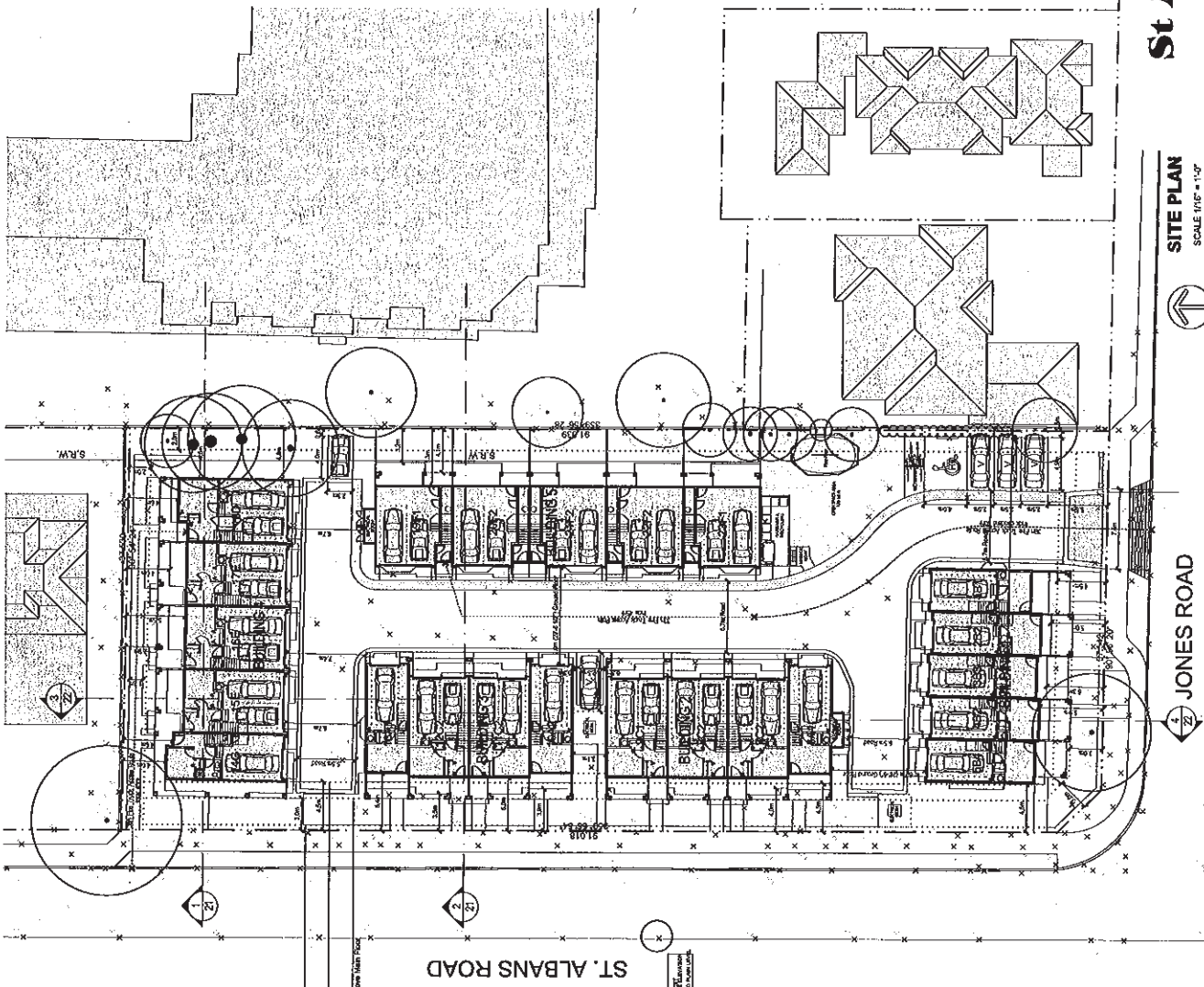
RZ 10-519918

PLN - 128

Original Date: 03/08/10

Amended Date:

Note: Dimensions are in METRES



SITE DATA

Proposed Zoning	RT-14
Site Area	36,686 sf (0.842 Acres)
Unit count	23
Proposed Density	27.3 u/a
Unit Area Calculation	
2 A1	1,181 sf
1 A2	1,181 sf
1 B1	1,149 sf
2 B2	2,316 sf
1 B3	1,158 sf
1 C1	1,447 sf
1 C2	1,435 sf
1 D	1,638 sf
3 E	1,523 sf
2 F1	1,395 sf
1 F2	1,455 sf
1 G	1,602 sf
23 Units	= 31,425 sf
Proposed FAR	0.857
Maximum Permitted FAR	0.900

Coverage Calculation	
2 A1	544 sf
1 A2	544 sf
1 B1	544 sf
2 B2	539 sf
1 B3	545 sf
1 C1	545 sf
1 C2	503 sf
4 C3	766 sf
1 D	760 sf
3 E	750 sf
2 F1	674 sf
1 F2	674 sf
1 G	760 sf
1 Elec. Room	100 sf
	15,806 sf
Proposed Coverage	43.1%
Maximum Permitted Coverage	45%

Off-Street Parking Floor Area Calculation	
2 A1	22.5 sm
1 A2	22.5 sm
1 B1	22.5 sm
2 B2	22.5 sm
1 B3	22.5 sm
1 C1	22.5 sm
1 C2	31.5 sm
4 C3	124.4 sm
1 D	31.7 sm
3 E	31.7 sm
2 F1	84.0 sm
1 F2	84.0 sm
1 G	126.0 sm
	22.3 sm
23 Units	= 686.6 sm
Maximum Off-Street Parking Floor Area	50.0 sm unit
Proposed Off-Street Parking Floor Area	30.4 sm unit
Required Open Space (6 sm/unit)	138 sm
Required Additional Space (10%)	341 sm
Required Open Space	479 sm
Provided Open Space	480 sm

Parking and Bicycle Requirements	
Residential 1.4 cars/unit (City Center Parking)	33
Visitor 0.2 car/unit	5
Total Required	38
Parking Provided	43
On-Street Bicycle Parking Requirements	
Class 1: 1.25 stall/unit	29
Class 2: 0.2 stall/unit	5
Total Class 1 Stalls Required	29
Total Class 1 Stalls Provided	36
Total Class 2 Stalls Required	5
Total Class 2 Stalls Provided	5

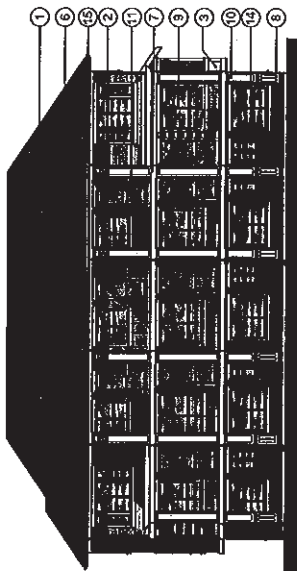
SITE PLAN
SCALE 1/8" = 1'-0"

JONES ROAD

ST. ALBANS ROAD

St Albans and Jones Roads
for
WESTERN INTERNATIONAL CONSTRUCTION LTD

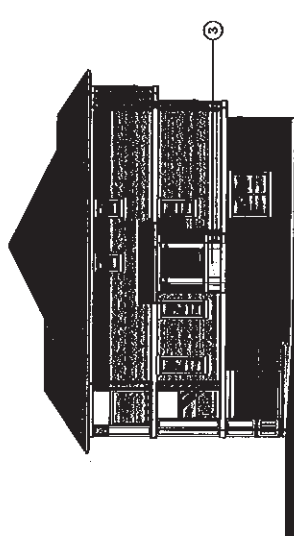
FOUGERE ARCHITECTURE
APRIL 13, 2011



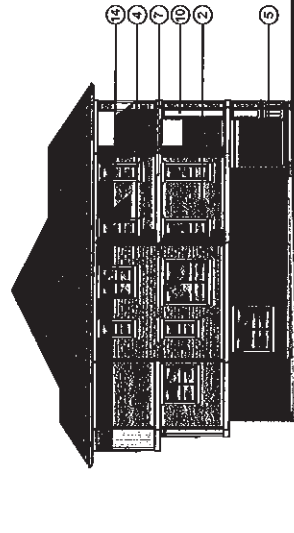
FRONT ELEVATION



BACK ELEVATION



EAST SIDE ELEVATION



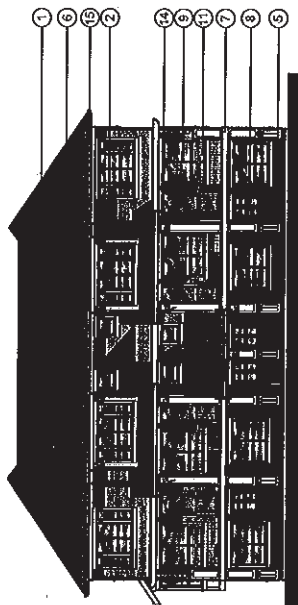
WEST SIDE ELEVATION

EXTERIOR FINISHES SCHEDULE	
1	COOF
2	VINYL SIDING - HORIZONTAL
3	VINYL SIDING - VERTICAL
4	VINYL SHINGLES
5	HARD SIDING
6	HORIZONTAL T&B
7	ENTRY DOOR (Exterior Only)
8	WOOD SHUTTERS
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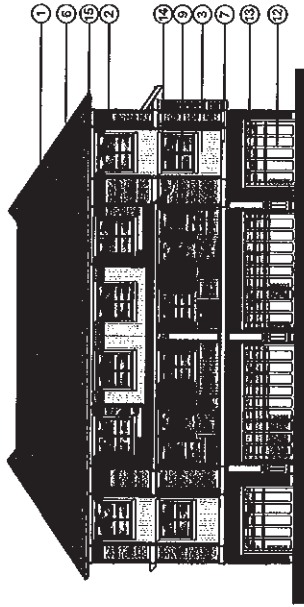
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DATE 1881-1-10

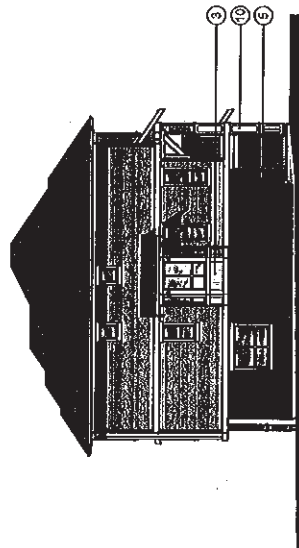
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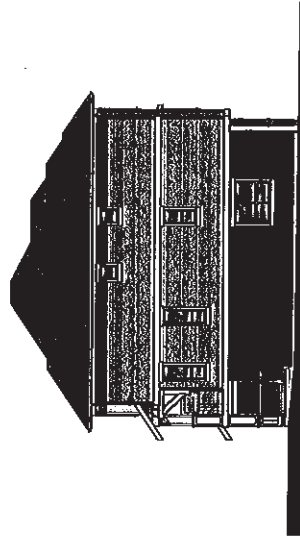
FRONT ELEVATION



BACK ELEVATION



NORTH SIDE ELEVATION



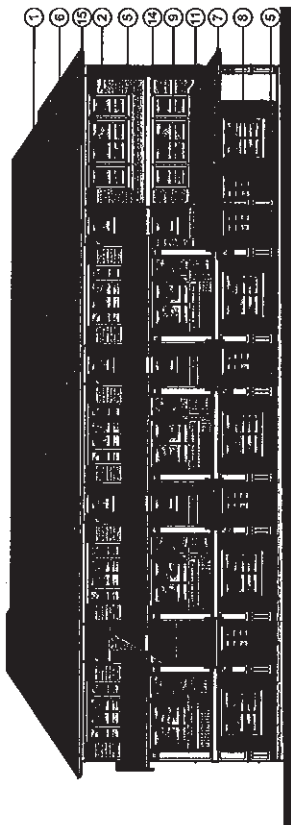
SOUTH SIDE ELEVATION

EXTERIOR FINISHES SCHEDULE	
1	ROOF - Asphalt shingles - Weathered Wood
2	CEILING - Plywood
3	WALLS - Vertical Siding
4	WALLS - Horizontal Siding
5	WALLS - Vertical Siding
6	WALLS - Horizontal Siding
7	WALLS - Vertical Siding
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79	WALLS - Vertical Siding
80	WALLS - Horizontal Siding
81	WALLS - Vertical Siding
82	WALLS - Horizontal Siding
83	WALLS - Vertical Siding
84	WALLS - Horizontal Siding
85	WALLS - Vertical Siding
86	WALLS - Horizontal Siding
87	WALLS - Vertical Siding
88	WALLS - Horizontal Siding
89	WALLS - Vertical Siding
90	WALLS - Horizontal Siding
91	WALLS - Vertical Siding
92	WALLS - Horizontal Siding
93	WALLS - Vertical Siding
94	WALLS - Horizontal Siding
95	WALLS - Vertical Siding
96	WALLS - Horizontal Siding
97	WALLS - Vertical Siding
98	WALLS - Horizontal Siding
99	WALLS - Vertical Siding
100	WALLS - Horizontal Siding

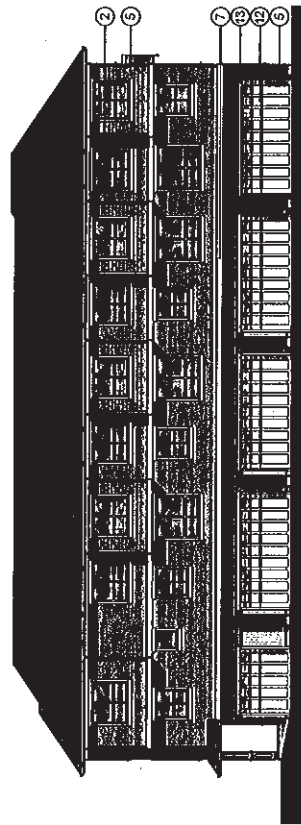
BUILDING 3 ELEVATIONS

St Albans and Jones Roads
for
WESTERN INTERNATIONAL CONSTRUCTION LTD

SCALE 1/8" = 1'-0"

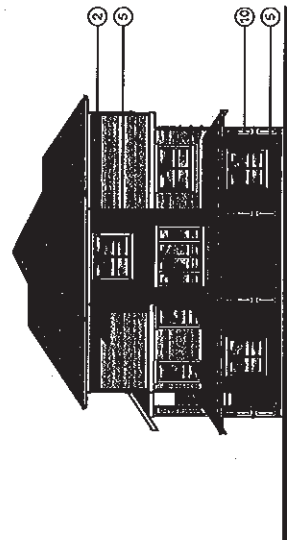


FRONT ELEVATION

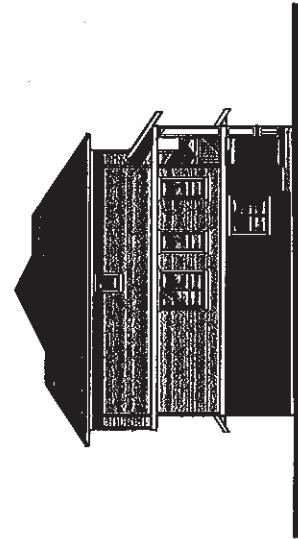


BACK ELEVATION

PLN - 133



WEST SIDE ELEVATION



EAST SIDE ELEVATION

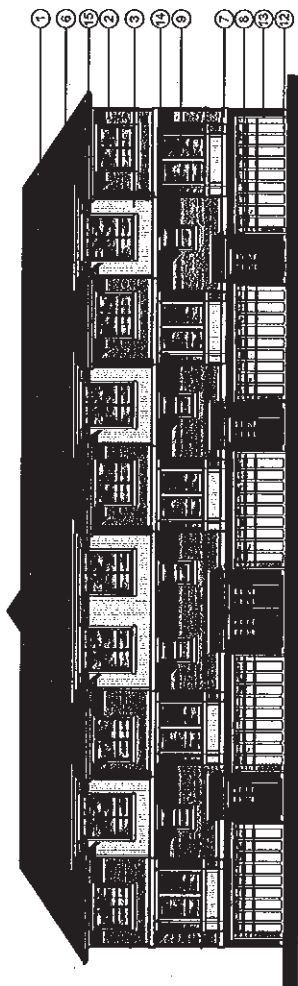
EXTERIOR FINISHES SCHEDULE	
1	ROOF - Asphalt shingles - Weathered Wood
2	CEILING - Plywood
3	WALLS - Plywood
4	WALLS - Plywood
5	WALLS - Plywood
6	WALLS - Plywood
7	WALLS - Plywood
8	WALLS - Plywood
9	WALLS - Plywood
10	WALLS - Plywood
11	WALLS - Plywood
12	WALLS - Plywood
13	WALLS - Plywood
14	WALLS - Plywood
15	WALLS - Plywood
16	WALLS - Plywood
17	WALLS - Plywood
18	WALLS - Plywood
19	WALLS - Plywood

BUILDING 4 ELEVATIONS

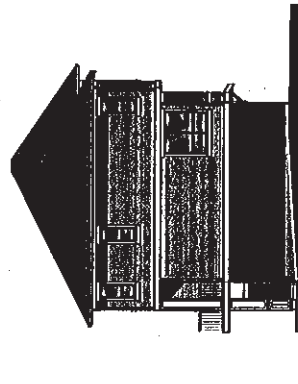
SCALE 1/8" = 1'-0"

St Albans and Jones Roads

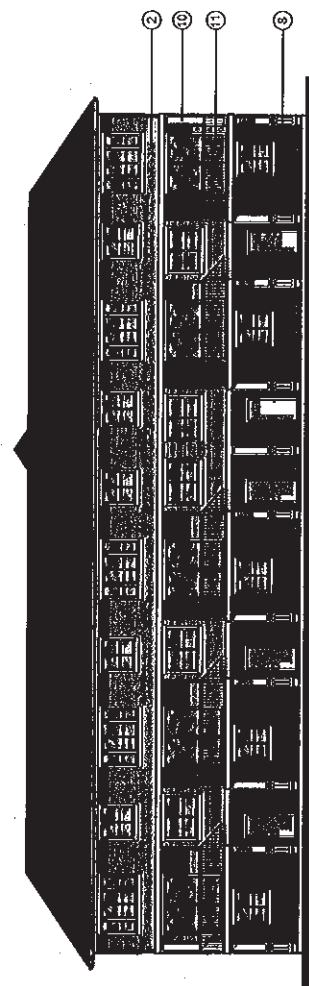
for
WESTERN INTERNATIONAL CONSTRUCTION LTD



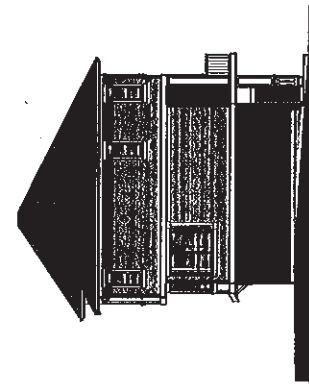
FRONT ELEVATION



NORTH SIDE ELEVATION



BACK ELEVATION

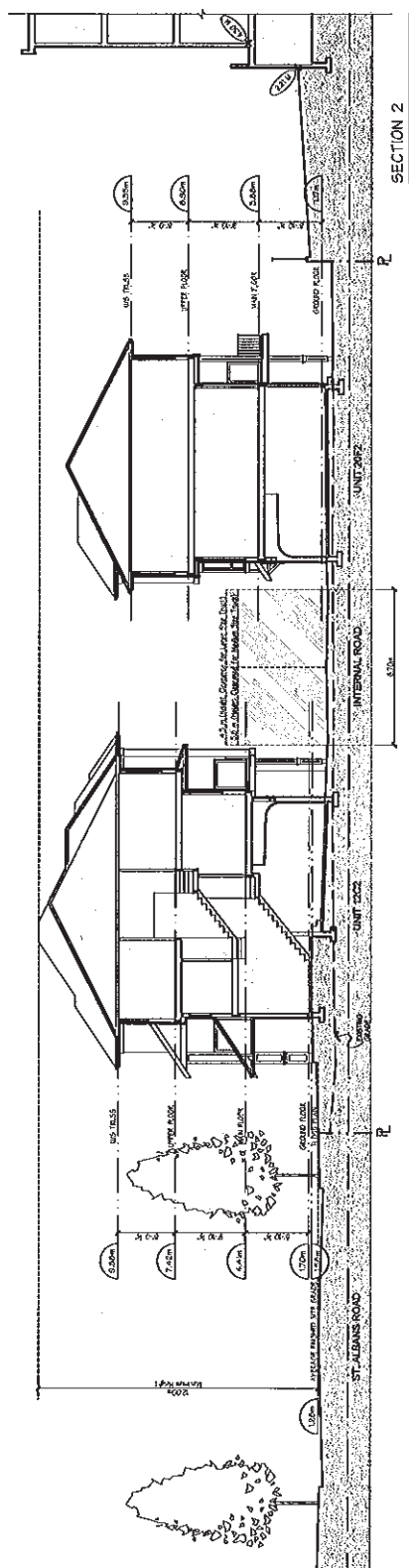


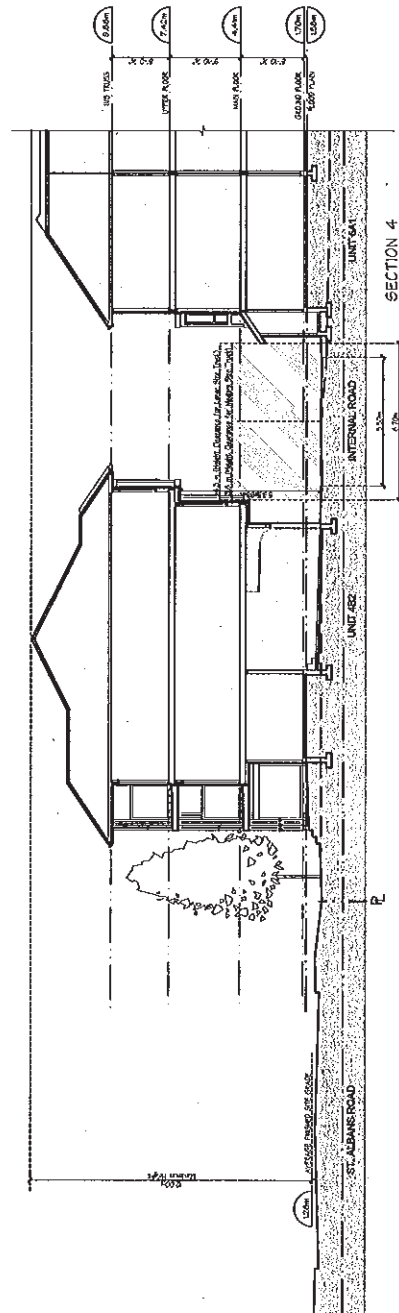
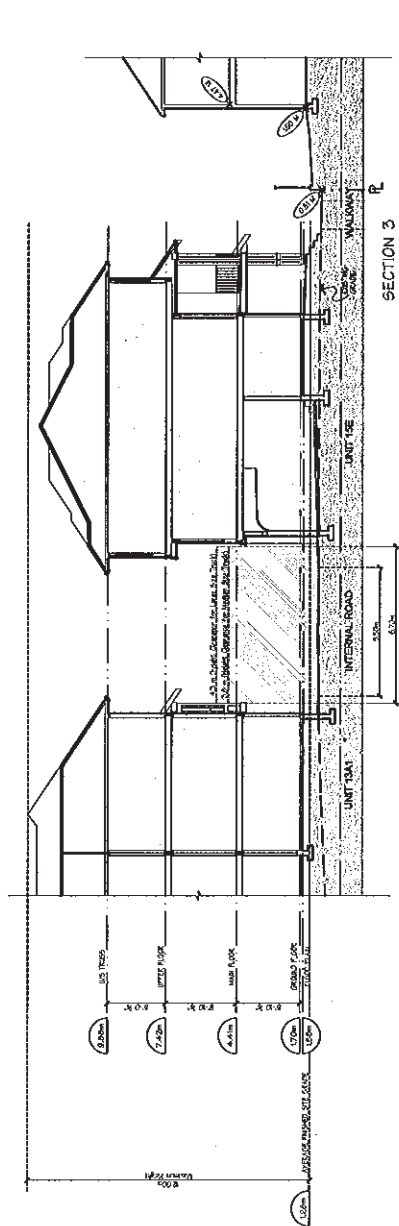
SOUTH SIDE ELEVATION

EXTERIOR FINISHES SCHEDULE

1	ROOF	ASPHALT SHINGLES - Weathered Wood
2	VINYL SIDING - HORIZONTAL	GENIEK - White 025
3	VINYL SIDING - VERTICAL	GENIEK - White 025
4	WOOD SIDING	SHERRIN WILLIAMS - SW 6225 White
5	WOOD SIDING	SHERRIN WILLIAMS - SW 6225 White
6	WOOD SIDING	SHERRIN WILLIAMS - SW 6225 White
7	WOOD SIDING	SHERRIN WILLIAMS - SW 6225 White
8	WOOD SIDING	SHERRIN WILLIAMS - SW 6225 White
9	ENTRY DOOR (Exterior Only)	SHERRIN WILLIAMS - SW 6225 White
10	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
11	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
12	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
13	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
14	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
15	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
16	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
17	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White
18	ENTRY DOOR	SHERRIN WILLIAMS - SW 6225 White

SITE SECTIONS
SCALE 1/8" = 1'-0"





PLN - 136

SITE SECTIONS
SCALE 1/8" = 1'-0"

St Albans and Jones Roads
for
WESTERN INTERNATIONAL CONSTRUCTION LTD



City of Richmond

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

Development Application Data Sheet

RZ 10-519918

Attachment 3

Address: 7500, 7520, 7540 and 7560 St. Albans Road

Applicant: Western St. Albans Venture Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Western St Albans Venture Ltd.	To be determined
Site Size (m²):	3408.4 m ² (36,688 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouse (RTH4)
Number of Units:	4	23
Other Designations:	N/A	No Change

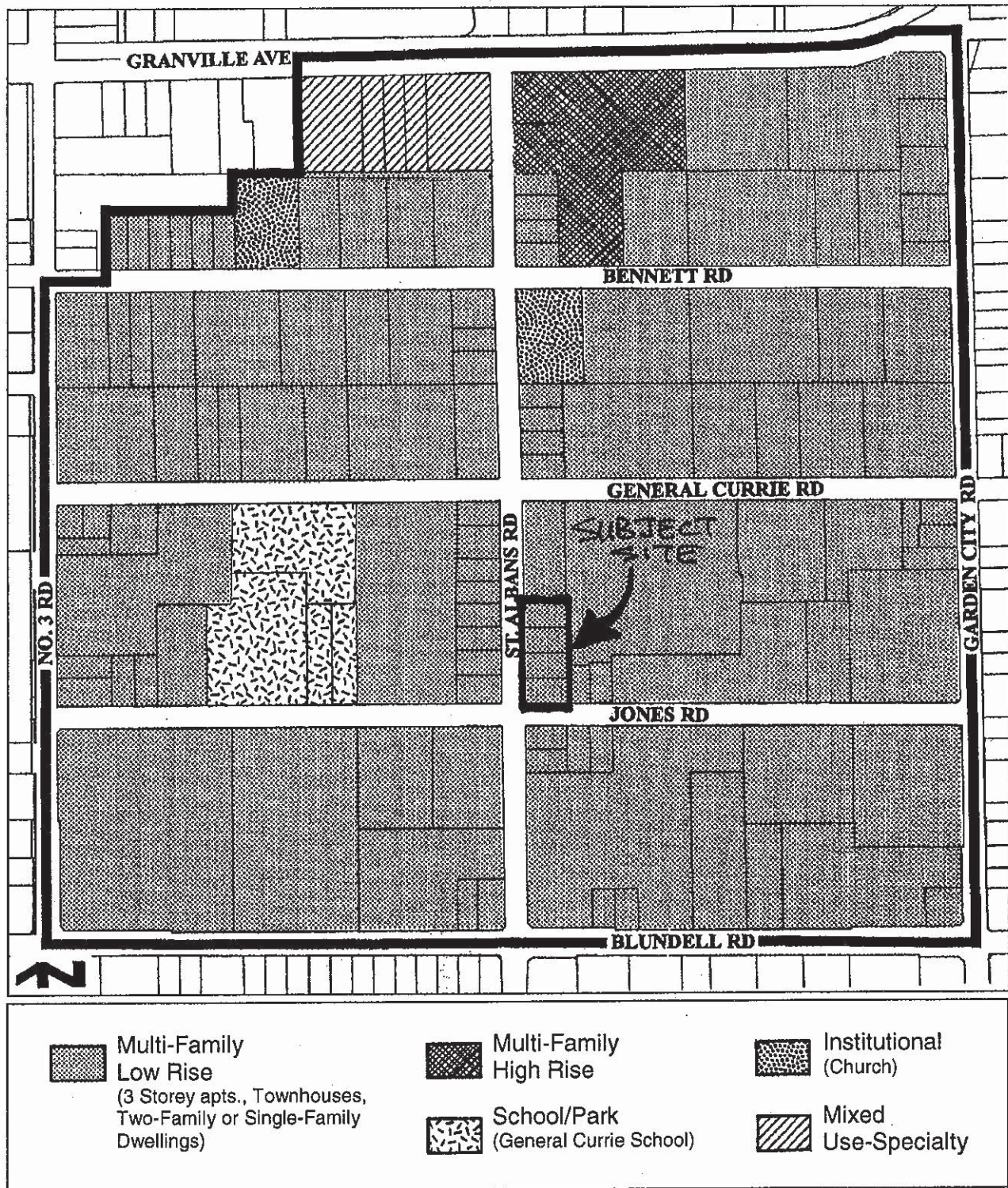
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	27.3 upa	none permitted
Floor Area Ratio:	Max. 0.9	0.86	none permitted
Lot Coverage – Building:	Max. 45%	43.1%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard – Jones Road (m):	Min. 4.5 m	4.5 m min.	variance requested to allow a min. 3.0 m setback to all floors above the main floor, including all projections.
Setback – Flanking Side Yard – St. Albans Road (m):	Min. 4.5 m	4.5 m min.	
Setback – East Side Yard (m):	Min. 2.0 m	3.2 m	none
Setback –Rear Yard - North (m):	Min. 2.0 m	2.9 m	none
Height (m):	12.0 m (3 storeys)	12.0 m max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	1,800 m ² (min. 20 m wide x 30 m deep)	3,408.4 m ² (37.54 m wide x 91.08 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.6 (R) and 0.26 (V) per unit	none
Off-street Parking Spaces – Total:	38	43	none
Tandem Parking Spaces:	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$27,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 23 units = 138 m ²	138 m ²	none

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

City of Richmond

Land Use Map



PLN - 139

City of Richmond
6911 No. 3 Road,
Richmond, B.C.

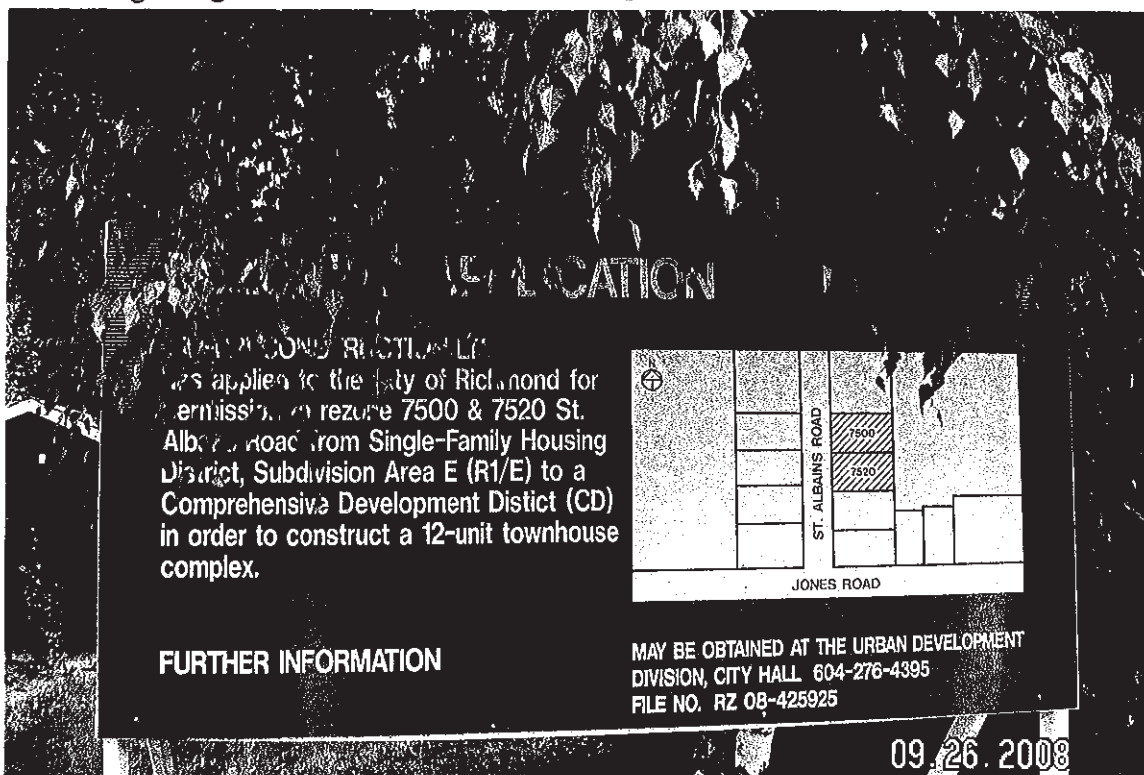
Attention: Edwin Lee,
Urban Development Division\File No. RZ 08-425925

RZ 10-519918

7500-7560 St. Albans Rd.

7500/7520 St. Albans Road

In walking along St. Albans Road a few weeks ago we noticed this sign:



It startled us because:

1. We are residents on the West side of Queens' Gate which is directly behind the two residential lots applying for rezoning.
2. To this date we, as owners living in the condominium complex adjacent to the proposed development, have not received any letter regarding this rezoning.

Being good neighbours and as part of the legal process would this not normally Precede any application to the City?

We oppose this application because:

1. There are beautiful trees, the poplars, which exceed 70' in height, an evergreen, which stands 50' tall plus a beautiful alder about the same height as the evergreen.

2. These trees are home to many beautiful birds, a variety of sparrows, Chickadees, squirrels.

3. These same trees provide shade for the apartment complex as well as absorb CO 2's from the atmosphere and release oxygen.

4. As St. Albans is a fairly busy street, traffic moving constantly, these trees Act as a buffer. As documented in "The Big List of Tree Facts: a treeless street Enhances the perception of a street being wide and free of hazard, thereby Increasing speeds. Increased speed leads to more accidents.

5. Overall the above document repeatedly states that trees are an essential part of a neighbourhood. From shading, noise pollution, strengthening communities, decreased police calls, friendlier neighbourhoods, Absorbing rainfall and reducing runoff of polluted stormwater and flooding.

If this application is approved, we the neighbours, will lose the buffer we now Have – the trees that provide the shade, the trees that protect us from the West wind and the traffic noise, and the variety of birds that make their homes In them.

We will also lose our privacy, as the townhouses, if approved, will be right Next to our property line. They will remove the beauty of the sunset and the Sky above.

Please help us to keep our neighbourhood from further development. We, the Undersigned, oppose the application.

KAY Ogilvie #326-8520 Gen. Currie Rd.

Mary Ellen Buckley 122-8520 General Currie Rd.

6 Bp. Lane. 120 8520 General Currie Rd.

5 King - 8560 Gen. Currie Rd

6000 Childers - 8580 Gen. Currie Rd

Barry Ogilvie 326 8520 Gen Currie

Mary Dumas - 8560 General Currie #302

<u>Demetrius #201-8560</u>	Gen. Currie Rd.		
<u>Hilda Stone #207-8560</u>	Gen Currie Rd		
<u>Mary Bursden #220-8500</u>	Gen. Currie Rd.		
<u>Mary A. Smith 317-8500</u>	General Currie Rd.		
<u>Mr. Butsa 113-8500</u>	Gen Currie Rd.		
<u>Theresa Sampson 203-8500</u>	General Currie Rd.		
<u>Vince J. Lee 305-8560</u>	"	"	"
<u>Green Foley 305-8560</u>	"	"	"
<u>Mildred Edgar</u>			
<u>Jeanne Raffard 226-8520</u>	"	"	
<u>Ken Johnston 229-8520</u>	"	"	
<u>Beryl Smith 125-8520</u>	"	"	
<u>Betsy 125-8520</u>	"	"	
<u>Mary Laughness 127-8520</u>	"	"	
<u>George Rusk 327-8520</u>	"	"	
<u>Edward Law 221-8500</u>	"	"	
<u>Gwen Lavares 270-2140</u>			
<u>Joe Lavares 270-2140</u>			

City of Richmond,
6911 No. 3 Road,
Richmond, BC
V6Y 2C1.

March 4th, 2011

0

Attention: Edwin Lee
Planner.

Dear Sirs,

Re: 7500-7560 St. Albans Road – Rezoning #519918

We attended at City Hall and met with Mr. Edwin Lee who was kind enough to review the plans with regarding the townhouse development on the above property.

We were advised by Mr. Lee that some of the trees, that we had been concerned about in an earlier letter to you, are now being kept and will not be destroyed as was indicated previously and we are grateful for that.

Looking at the Plans with the proximity of the townhouses and extending balconies to the property line, approximately 5', we are wondering if the balconies could be recessed to give us a little more space, more privacy, and more sunlight. In the surrounding buildings the depth to the lot boundary is much more significant than what is planned on this Site.

In the property across the Street, 7531 St. Albans, the "Krystal" townhouse complex, which consists of three story homes at the Street with two story homes in the back, provides some degree of space for the neighbouring property.

Also the ground level of the property, the way it currently sits, is about 3' below street level which, if built at that level, would reduce the height of the building quite substantially again providing more light and feeling of space as was done in the "Palms" at the corner of St. Albans and Granville.

These are some ideas for your consideration to give some feeling of space, of a degree of privacy in our ever increasing busy City and our right to adequate light.

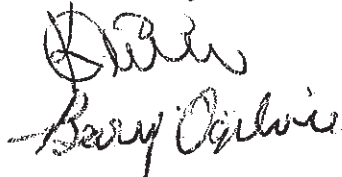
We love our neighbourhood and only hope that the proposed design of the Complex will be an enhancement to the beauty of our area and equally comfortable to all of us as neighbours.

Also would you please inform us as to the approximate timeline for:

1. Clearing the Site;
2. Preloading and
3. Construction.

Thankyou and we hope to hear from you in the near future.

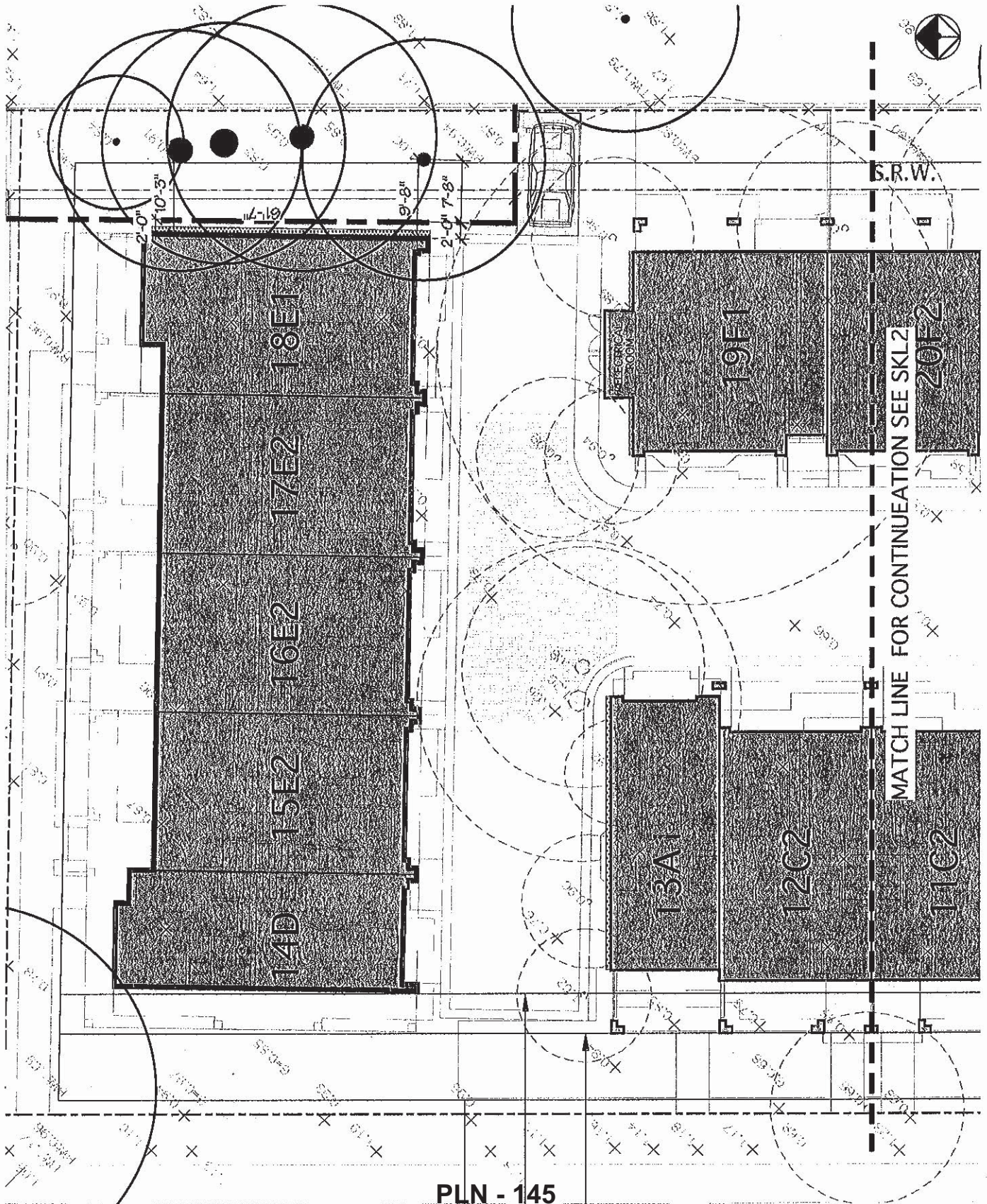
Yours truly,



Kay & Barry Ogilvie
#326-8520 General Currie,
Richmond, BC
V6Y 1M2
(604) 270-7765.

Other Concerned Owners.

Ben gomston	#229-8520	General Currie Rd.
Maie Shaughnessy	#127-8520	General Currie Rd
Jamie Rappert	#226-8520	General Currie Rd
John Scott	#125-8520	General Currie Rd
Donna Taylor	#225-8520	General Currie Rd
Dennis Abbott	#201-8560	General Currie Rd
Nicola Smith	#207-8560	General Currie Rd
Colin Macdonald	#120-8520	General Currie Rd
David Friedman	#301-8580	General Currie Rd
Edward Chan	PRN-14400	General Currie Rd
JOHN REID	213-8500	GENERAL CURRIE RD
MORLEY BILLET	329-8520	GENERAL CURRIE RD



PLN - 145

APR 13/2011: Final revised
 APR 13/2011: Final revised
 APR 13/2011: Final revised
 APR 13/2011: Final revised
 APR 13/2011: Final revised

ITO

& ASSOCIATES
 Landscape Architects
 1942 E 5th Ave.
 Vancouver, BC V5M 1M2
 TEL: (604) 255-6009
 Email: toby@ito.ca

Project:
 PROPOSED 23 UNITS
 TOWN HOUSE
 ST. ALBANS
 JONES RD.
 RICHMOND B.C.

Drawing Title:
 TREE RETENTION
 PLAN

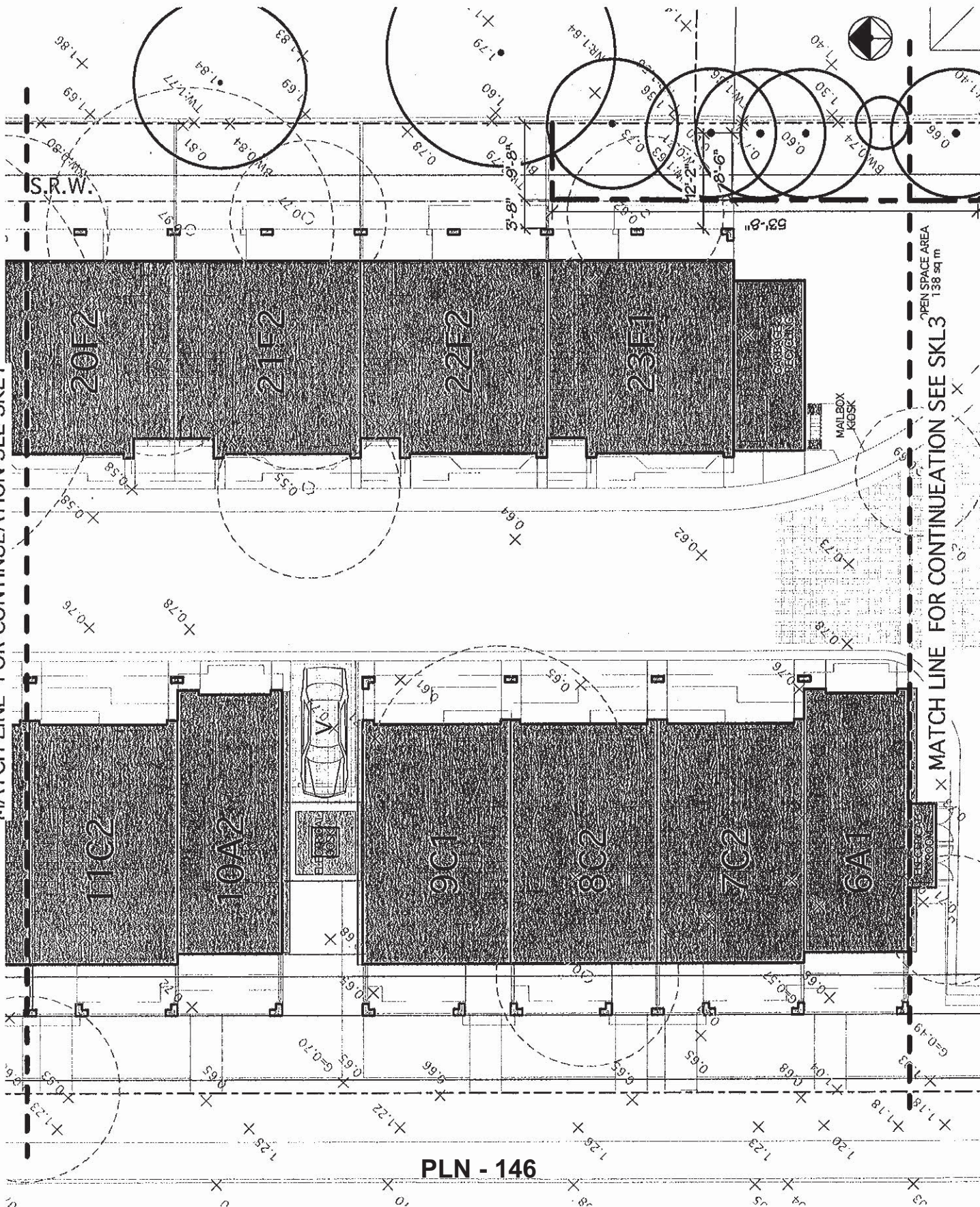
Scale:	1" = 10'
North Arrow:	
Drawn by:	MMJ/SJN
Check by:	MMJ/SJN
Date:	11/24

SKL1

ATTACHMENT 6

MATCH LINE FOR CONTINUATION SEE SKL2

MATCH LINE FOR CONTINUATION SEE SKL1



PLN - 146

APR 18, 2011:
Revised for SKL2/PLN 146
APR 7, 2011:
Revised for SKL2/PLN 146
MAY 3, 2011:
Revised for SKL2/PLN 146
REVISIONS/REVISIONS



ITO & ASSOCIATES
Landscape Architects
1942 E 8th Ave
Vancouver, BC V5M 1M2
TEL: (604) 255-5009
Email: info@itoassoc.com

Project:

PROPOSED 23 UNITS
TOWN HOUSE
ST. ALBANS
JONES RD.
RICHMOND B.C.

Drawn: T.H.

TREE RETENTION
PLAN

Scale:	1" = 10'
Drawn:	TH
Checked:	TH
Date:	MAY 3, 2011
Job:	PLN 146
Sheet:	SKL2

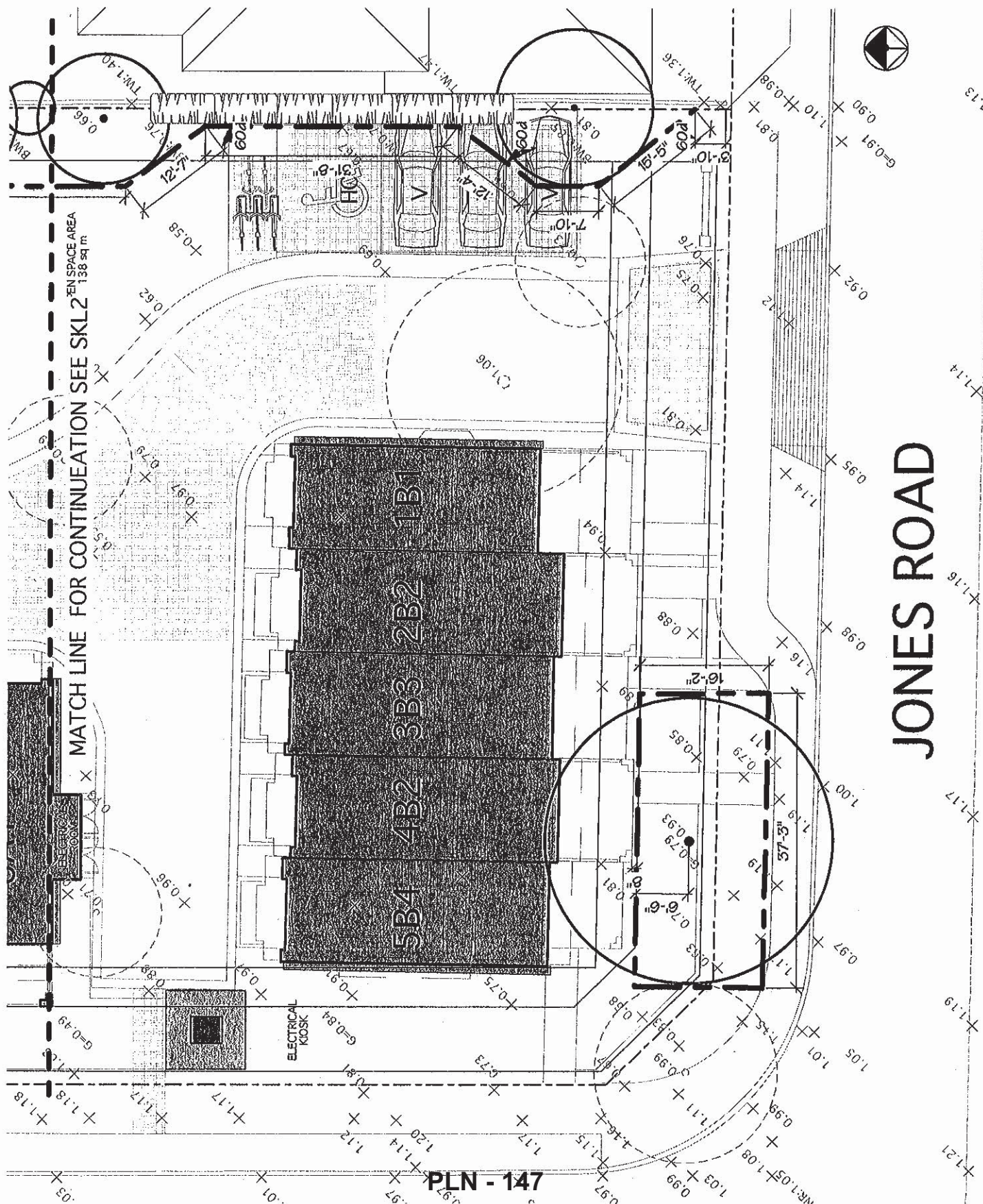
SKL2

JONES ROAD

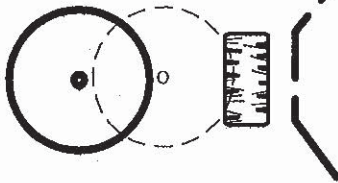
PLN - 147

TREE RETENTION
PLAN

MATCH LINE FOR CONTINUATION SEE SKL 2

ELECTRICAL
KINDS

LEGEND FOR EXISTING TREES



TREES TO BE RETAINED

TREES TO BE REMOVED

HEDGE TO BE RETAINED

PROTECTION BARRIER

6'-8' OC. AND CORNERS

2"X4"

2"X4" POST

2"X4" BRACING,
CORNERS, ENDS
AND EACH 20' IN LENGTH

4' HT PLATIC SNOWFENCE (ORANGE)
SECURELY FASTENED ONTO 2' X 4" WOOD FRAME

PLN - 148

APR 14, 2011
Final Design
Final for RECORDING
APR 17, 2011
Final for RECORDING
MAY 3, 2011
Final for RECORDING
REVISIONS ASSIGNED

ITO

& ASSOCIATES
Landscape Architects
1940 E 5th Ave.
Vancouver, BC V6M 1M2
TEL: (604) 255-5000
Email: Ito@itofirm.com

Project:

PROCESSED 28 UNITS
TOWN HOUSE
ST. ALBANS
JONES RD.
RICHMOND B.C.

Design Title:

TREE RETENTION
PLAN

Scale:	1/2" = 1'-0"
Drawn:	ML
Checked:	SL
Date:	MAY 3, 2011
Job:	11-004
Sheet:	

SKL4

1 PROTECTION BARRIER

SCALE 1/2" = 1'-0"

1

SKL4

Rezoning Considerations

7500, 7520, 7540 and 7560 St. Albans Road

RZ 10-519918

Prior to final adoption of Zoning Amendment Bylaw 8759, the developer is required to complete the following:

1. Consolidation of 7500, 7520, 7540 and 7560 St. Albans Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Road dedication of a 4m x 4m corner cut at the northeast corner of St. Albans and Jones Roads;
3. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
4. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$66,040) to the City's Affordable Housing Reserve Fund.
5. City acceptance of the developer's offer to voluntarily contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads.
6. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$19,812) to the City's Public Art Fund.
7. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$27,000.
8. Enter into a Servicing Agreement* for the design and construction of upgrades proposed for the city utilities and frontage improvements. Works include, but may not be limited to,
 - a) Storm:
 - i. Upgrade of the existing 525mm diameter storm sewer to 675mm diameter from manhole MH4595 to MH4593 (approximately 97 m); and
 - b) Frontage Improvements:
 - i. Removal of all the current sidewalk and replacing it with a new 2m concrete sidewalk at the property line and filling in the area between that and the existing curb with a grass and treed boulevard and converting the existing street lighting, installing a bracket arm with a Lumec Domus 50 series roadway luminaire + poles to be painted Black. The curb return at Jones and St Albans Roads is to have a 9m radius with dual ramp letdowns.

Note: The new sidewalk must be designed to meander around the protected Beech tree along Jones Road. Tree species to be determined. Hydro poles may need to be relocated to accommodate the new sidewalk. All works are at the developers sole cost; i.e. no credits.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The servicing agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- i. that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and;
- ii. that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.

The Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.

9. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Provide a proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees located on site and on adjacent site.
2. Submission of a tree survival security for all protected trees located on site; amount to be determined at the Development Permit stage.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on site and 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. \$26,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided 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.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8759 (10-519918)
7500, 7520, 7540 AND 7560 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSES (RTH4)**.

P.I.D. 011-233-851

North Half of the North Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

P.I.D. 011-233-834

South Half of the North Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

P.I.D. 0033-633-772

North Half of the South Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

P.I.D. 004-909-704

South Half South Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8759**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

PLN - 151

CORPORATE OFFICER