



To: Planning Committee

Date: May 30, 2014

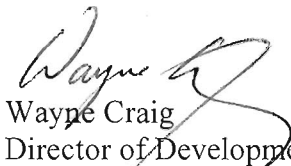
From: Wayne Craig
Director of Development

File: RZ 10-552482

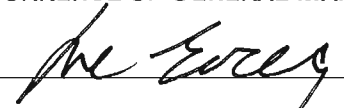
Re: **Application by Tien Sher Land Investment Group Ltd. for Rezoning at 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909 from Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendation

1. That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909, be rescinded; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 8789 be referred to the Monday, July 21, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director of Development

WC:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Tien Sher Land Investment Group Ltd. has applied to the City of Richmond for permission to rezone 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 (Attachment 1) from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into seven (7) single-family residential lots (Attachment 2).

Background

BC Transportation Financing Authority (BCTFA) submitted an application in 2010 to rezone the subject site from “Single Detached (RS1/E)” to “Single Detached (RS2/B)” with an intention to subdivide the site into six (6) single-family residential lots all fronting Patterson Road. Council granted Second and Third Readings to the proposal on September 7, 2011. Tien Sher Land Investment Group Ltd. has recently acquired this site and is proposing to create a seven (7) lot subdivision under the same zoning (RS2/B); four (4) lots fronting on Patterson Road and three (3) lots fronting on Tuttle Avenue.

Due to the proposed changes to the lot configuration, revisions to a number of the rezoning consideration items are required. To provide a clear understanding of the changes, Attachment 3 included in this report will outline the required modifications and how they would affect this application.

Due to the proposed changes in lot orientation and the time since Public Hearing (September 7, 2011), staff recommend Council rescind third reading of Bylaw 8789 and the bylaw be referred to the July 21, 2014 Public Hearing. No changes to the content of the bylaw are required for the revised proposal (i.e., 7 lots instead of 6 lots). The applicant has been consulted on this matter and is aware a new Public Hearing is required.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

The subject site is bounded by Highway 99 to the north, Tuttle Avenue to the south, the No. 4 Road off-ramp to the east, and Patterson Road to the west. The surrounding area is an established residential neighbourhood (west of No. 4 Road) consisting predominantly of single-family dwellings on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Lot Size Policy 5413

The subject site is located within the area covered by Lot Size Policy 5413 (adopted by Council August 28, 1989) (Attachment 5), which permits rezoning and subdivision of lots in accordance with “Single Detached (RS2/B)” (minimum 12 m wide and 360 m² in area). This redevelopment proposal would be consistent with the Lot Size Policy, and the site could be subdivided into seven (7) lots, all of which could meet the RS2/B requirements.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1.00 per square foot of building area for single-family developments (i.e. \$ 18,999.19).

Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on four (4) of the seven (7) future lots at the subject site, the applicant will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City’s Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204, and the Flood Management Strategy. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register an aircraft noise sensitive use covenant on title to address aircraft noise mitigation and public awareness, prior to final adoption of the rezoning bylaw.

Public Input

There were no concerns at the previous Public Hearing.

The applicant has forwarded confirmation that the wording on the development sign installed on site has been revised to reflect the new proposal of a seven (7) lot subdivision. Staff did not receive any written correspondence expressing concerns in association with the revised proposal.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist’s report were submitted in 2011, which identified 26 bylaw-sized trees on site. The City’s Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist’s recommendations to remove all trees identified on the Tree Survey except a Western Red Cedar tree located on the City boulevard along the Patterson Road frontage. A Tree Preservation Plan is included in Attachment 6. Among the 25 trees proposed for removal:

- Six (6) bylaw-sized trees are located on the City boulevard along the Patterson Road frontage. Parks Operations staff agreed to the proposed removal based on the health and condition of the trees, as well as the required frontage improvement works (including pavement widening and new sidewalk at property line) along Patterson Road. A cash compensation for the street tree removal in the amount of \$5,850 will be required.
- 19 bylaw-sized trees are located on the subject site, where:
 - Ten (10) trees have significant structural defects (cavities, trunk decay, previously topped or inclusions) such that they should not be considered for retention.
 - Seven (7) trees are either dead or dying; and
 - Two (2) trees are in good condition but warranted for removal due to their marginal form as a result of scaffold limbs, their close proximity to the proposed dwelling, and the 0.6 m grade change as a result of Flood Plain Bylaw requirements.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 38 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
10	20-30 cm	20	6 cm		3.5 m
1	31-40 cm	2	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m
3	51-60 cm	6	10 cm		5.5 m
4	60 cm +	8	11 cm		6.0 m

tree. Tree protection fencing must be installed to City standards prior to any construction activities occurring on-site, and a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw. As a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the tree has survived.

Landscape Buffer

To provide an aesthetically pleasing edge along the No. 4 Road off-ramp and to enhance traffic noise attenuation, the applicant will install a landscape buffer along the east and north property line of the subject site. A preliminary plan for the landscape buffer is included in Attachment 7. The buffer will be 1.5 m wide and will be composed of a solid 1.8 m high concrete noise attenuation fence and continuous planting of trees and shrubs on the highway side of the fence. The combination of the fencing and landscaping will both screen the view of the highways and arterial roads from the proposed lots and partially mitigate noise generated by nearby traffic. Staff will work with the developer to fine tune the buffer plan to accommodate any grade changes as a result of Flood Plain Bylaw requirements.

Prior to final adoption of the rezoning bylaw, a final landscape plan and associated cost estimates, including installation costs, provided by the Landscape Architect, must be submitted. Registration of a restrictive covenant to identify the entire 1.5 m rear yard space as a buffer area is required to prevent the removal of the buffer landscaping. In order to ensure that this landscape buffer work is undertaken, the applicant has agreed to provide a landscaping security based on 100% of the cost estimate.

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interfaces will be treated, the applicant has submitted proposed building elevations (Attachment 8) for the corner lots (proposed Lot 5 and Lot 7 as shown in Attachment 2). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted preliminary landscape plans for the corner lots (Attachment 9). In order to ensure that this landscaping work is undertaken, the applicant has agreed to provide a landscape security based on 100% of the cost estimates, including installation cost, provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Ministry of Transportation and Infrastructure (MOTI) Approval

MOTI approval is a condition of final approval for this site. No direct access to Highway 99 or the off-ramp is permitted.

Vehicle Access

Vehicular access to No. 4 Road is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222. The applicant is proposing to access the future lots from Patterson Road and Tuttle Avenue.

Site Servicing

An updated, independent review of servicing requirements (sanitary and water) has been conducted by the applicant's Engineering consultant based on the revised 7-lot proposal, which has been reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrades are required to support the proposed development; however, the applicant is required to provide a new sanitary main to service the proposed lots:

- along the Patterson Road frontage, the sanitary main will be located within the roadway (i.e., west of the required curb and gutter).
- along the Tuttle Road frontage, an alignment underneath the required sidewalk can be explored. A 3.0 m wide Statutory Right-of-way (SRW) for utilities, to accommodate the sanitary main may be required. Details of the required utility SRW along Tuttle Avenue will be determined through the Servicing Agreement.

Prior to final adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the sanitary-main. The applicant is also required to discharge the existing SRW (Ref. BH88865) on Lot B and register a new SRW on title to provide a 3.0 m clearance from the existing watermain located in the eastern portion of Lot B.

The applicant is required to dedicate a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road / Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road / Tuttle Avenue intersection. Frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue will be required (as part of the Servicing Agreement, see Attachment 10 for details). All works are to be at developer's sole cost, and no Development Cost Charge credits will be available.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant will also be required to provide underground hydro, telephone, and cable service connections for each lot.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5413 and is located within an established residential neighbourhood that has a strong presence of single-family lots zoned Single Detached (RS1/B):

There were no concerns at the previous Public Hearing and Council has granted Second and Third Readings to Bylaw 8789 (rezoning to RS2/B for a 6-lot subdivision) on September 7,

2011. While the proposal has been revised from a 6-lot subdivision to a 7-lot subdivision, no changes to Bylaw 8789 is required (still rezoning to RS2/B). Staff support the revised lot layout as it meets with the RS2/B requirements. All the relevant technical issues related to the proposed changes to the lot configuration have been addressed.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning to permit subdivision of three (3) existing large lot and a small remnant parcel into seven (7) medium sized lots complies with Lot Size Policy 5413 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is also consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.

Council granted Second and Third Readings to the proposal on September 7, 2011. It is recommended that Third Reading to Zoning Bylaw 8500, Amendment Bylaw 8789 be rescinded and the Bylaw be referred to the July 21, 2014 Public Hearing.



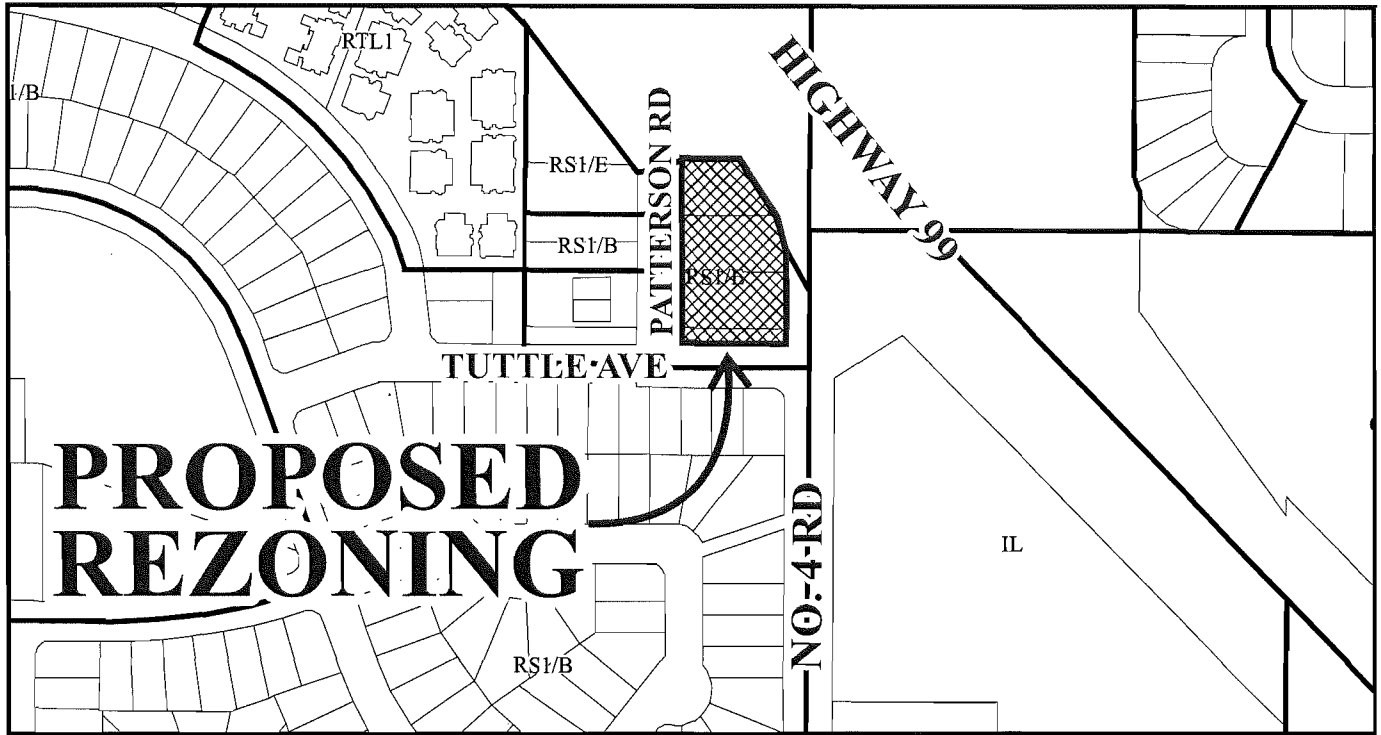
Edwin Lee
Planning Technician-Design

EL:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Applicability of Approved Conditions
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5413
- Attachment 6: Tree Preservation Plan
- Attachment 7: Preliminary Buffer Plan
- Attachment 8: Preliminary Building Elevations (Lot 5 & Lot 7)
- Attachment 9: Preliminary Landscape Plans (Lot 5 & Lot 7)
- Attachment 10: Rezoning Considerations



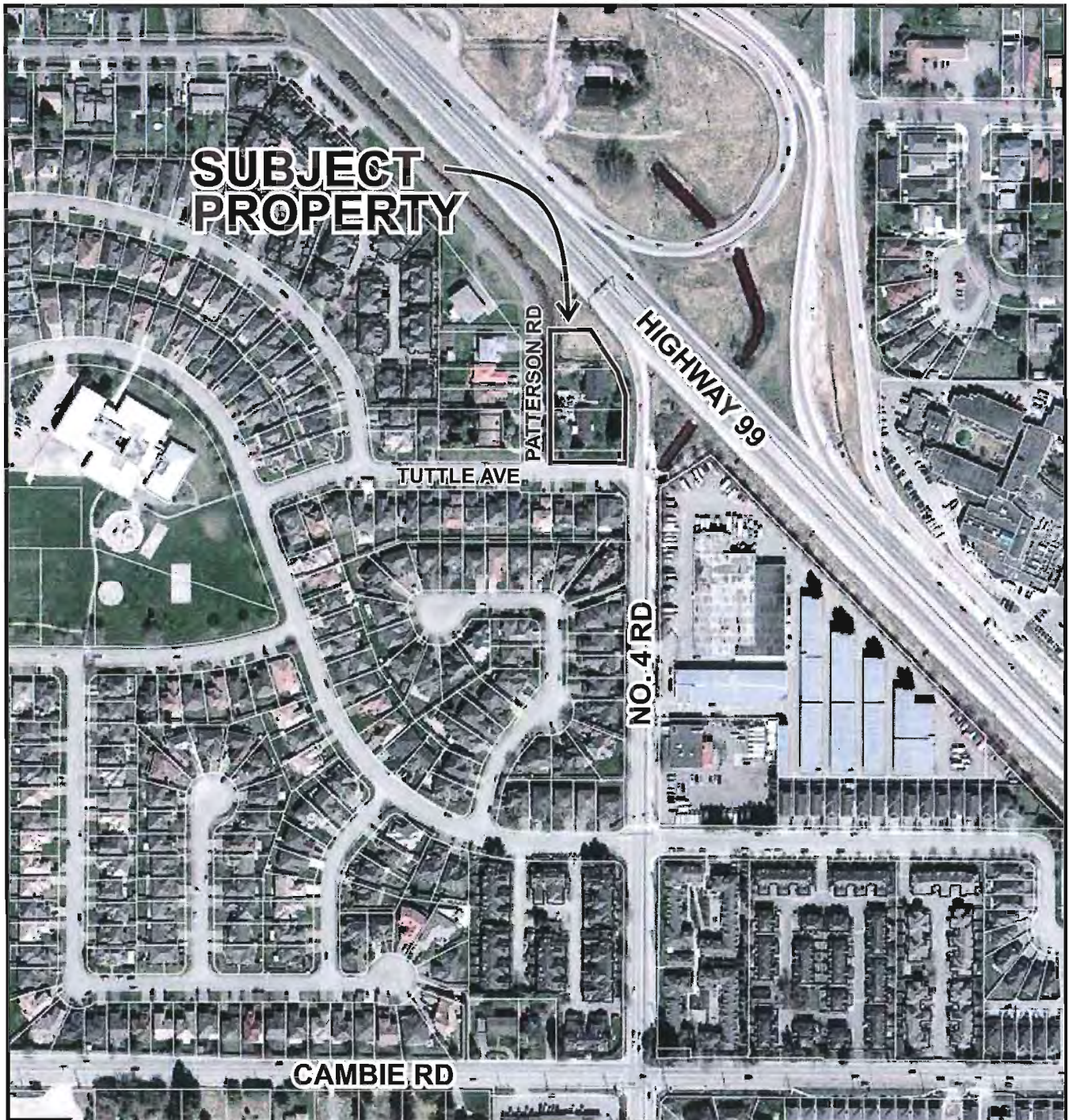
City of
Richmond



	<h1>RZ 10-552482</h1>	<p>Original Date: 05/26/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
--	-----------------------	--



City of
Richmond



RZ 10-552482

Original Date: 05/26/14

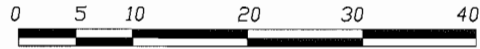
Revision Date:

Note: Dimensions are in METRES

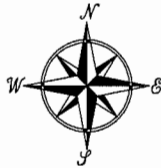
**PROPOSED SUBDIVISION PLAN OF LOTS A AND B PLAN 14909,
AND C AND D PLAN 15919. ALL EXCEPT: PART ON
STATUTORY RIGHT OF WAY PLAN 22045:
SECTION 27 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT**

3391-3451 NO. 4 ROAD
RICHMOND, B.C.
ZONING RS2/B

SCALE: 1:500

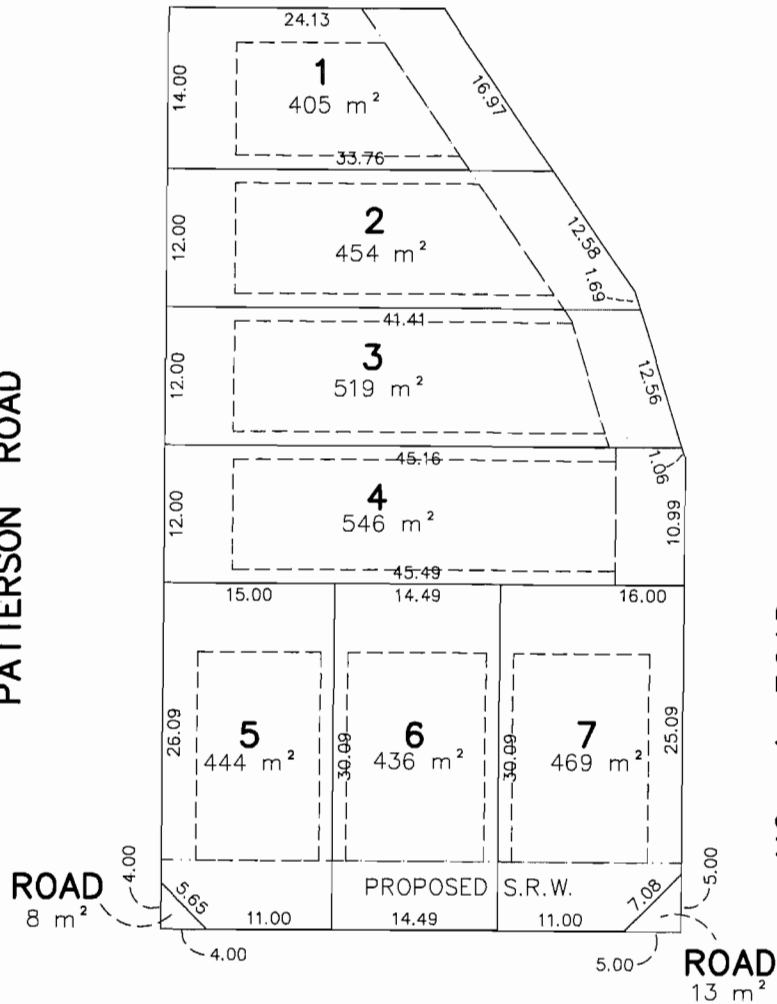


ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



PATTERSON ROAD

NO. 4 ROAD



TUTTLE AVENUE

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5417
Drawn By: MY

DWG No. 5417-PROSUB-02

CNCL - 308

JUNE 3RD, 2014.

Applicability of Approved Conditions for RZ 10-552482

<p>1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.</p>	<p>1. Still applies.</p>
<p>2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,136.60) to the City's Affordable Housing Reserve Fund. Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site.</p>	<p>2. Still applies; but based on the new proposal, the voluntary contribution amount is \$18,999.19. Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on four (4) of the seven (7) future lots at the subject site.</p>
<p>3. Registration of a flood indemnity covenant on Title.</p>	<p>3. Still applies.</p>
<p>4. Registration of an aircraft noise sensitive use covenant on Title.</p>	<p>4. Still applies.</p>
<p>5. Issuance of a separate Tree Cutting Permit for the removal of six (6) street trees along the site frontages. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$5,850 is required.</p>	<p>5. A separate permit is no longer required but the developer/contractor must contact Parks Division four (4) business days prior to the removal to allow proper signage to be posted. Voluntary contribution of \$5,850 to Parks Division's Tree Compensation Fund still applies.</p>
<p>6. City acceptance of the developer's offer to voluntarily contribute \$10,000 to the City's Tree Compensation Fund for the planting of 20 replacement trees within the City.</p>	<p>6. Still applies.</p>
<p>7. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,000 (\$500/tree) for the planting and maintenance of 18 replacement trees.</p>	<p>7. Still applies.</p>
<p>8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on City boulevard.</p>	<p>8. Still applies.</p>

9. Submission of a Tree Survival Security to the City in the amount of \$6000 for the Western Red Cedar tree on the city boulevard along Patterson Road trees.	9. Still applies.
10. Registration of a legal agreement on title to identify the entire 1.5 m north side and rear yard space as a buffer area and to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed.	10. Still applies.
11. Submission of a Landscaping Security to the City of Richmond in the amount of \$35,508 for the buffer works as per the landscape plan prepared by Urban Systems, dated April 20, 2011, and attached to the Report to Committee dated June 24, 2011.	11. Still applies. Final landscape plan and cost estimates to be submitted prior to final adoption. Amount of landscaping security to be determined (based on 100% of the cost estimates including installation costs).
12. Provincial Ministry of Transportation & Infrastructure Approval.	12. Still applies.
13. Discharge a portion of the existing Statutory Right-of-Way (Ref. BH88865) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).	13. Replace the existing SRW (Ref. BH88865) on Lot B with a new SRW to provide a 3.0 m clearance from the existing watermain located in the eastern portion of Lot B. Details of the required SRW to be determined through the Servicing Agreement.
14a. Granting of a 6.0 m wide Sanitary SRW along the rear property line.	14a. No longer applicable. Sanitary servicing will be through a new sanitary main located at the road frontages.
14b. Registration of a 1.5 m side yard setback covenant to address watermain capacity issue.	14b. No longer applicable based on updated FUS calculations.
14c. Enter into a Servicing Agreement for the design and construction of frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue.	14c. Still applies and combined with item 13 in the new Rezoning Considerations letter.



RZ 10-552482

Attachment 4

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909

Applicant: Tien Sher Land Investment Group Ltd.

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Tien Sher Land Investment Group Ltd.	No Change
Site Size (m²):	3,291 m ² (35,425 ft ²)	Seven (7) lots – range from 405 m ² to 546 m ²
Land Uses:	Four (4) vacant lots	Seven (7) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	West Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5413 permits subdivision to "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	0	7
Other Designations:	N/A	N/A

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 Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Width:	Min. 12 m	12 m to 16 m	none
Lot Size:	Min. 360 m ²	405 m ² to 546 m ²	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: August 28, 1989

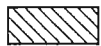
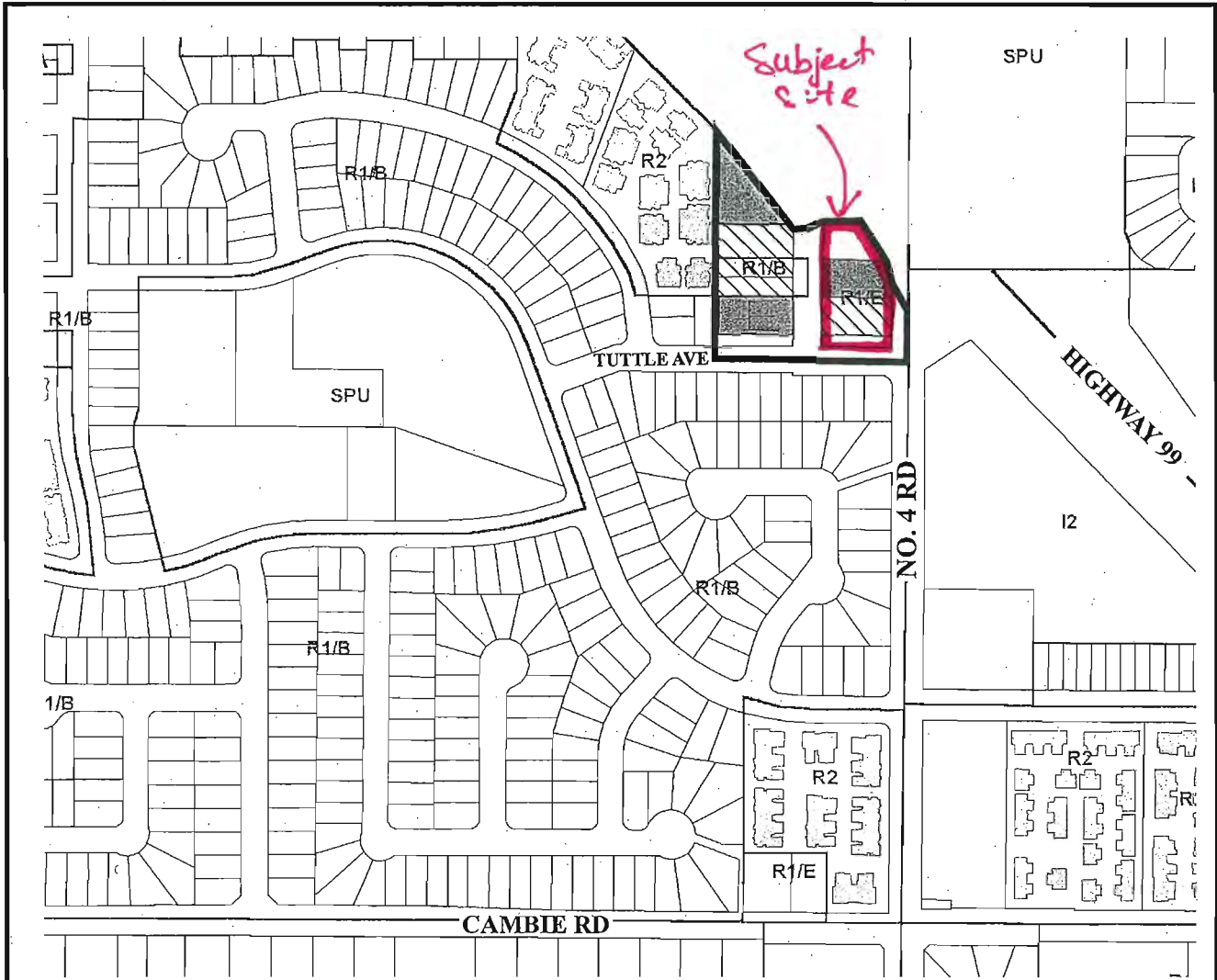
POLICY 5413

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6**POLICY 5413:**

The following policy establishes lot sizes for the area bounded by properties on both sides of the **eastern end of Patterson Drive**, in a portion of Section 27-5-6:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/B), as per Zoning and Development Bylaw 5300.
2. Area boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in Zoning and Development Bylaw 5300.



Subdivision permitted as per (R1/B) providing no direct accesses are created on to arterial roads.



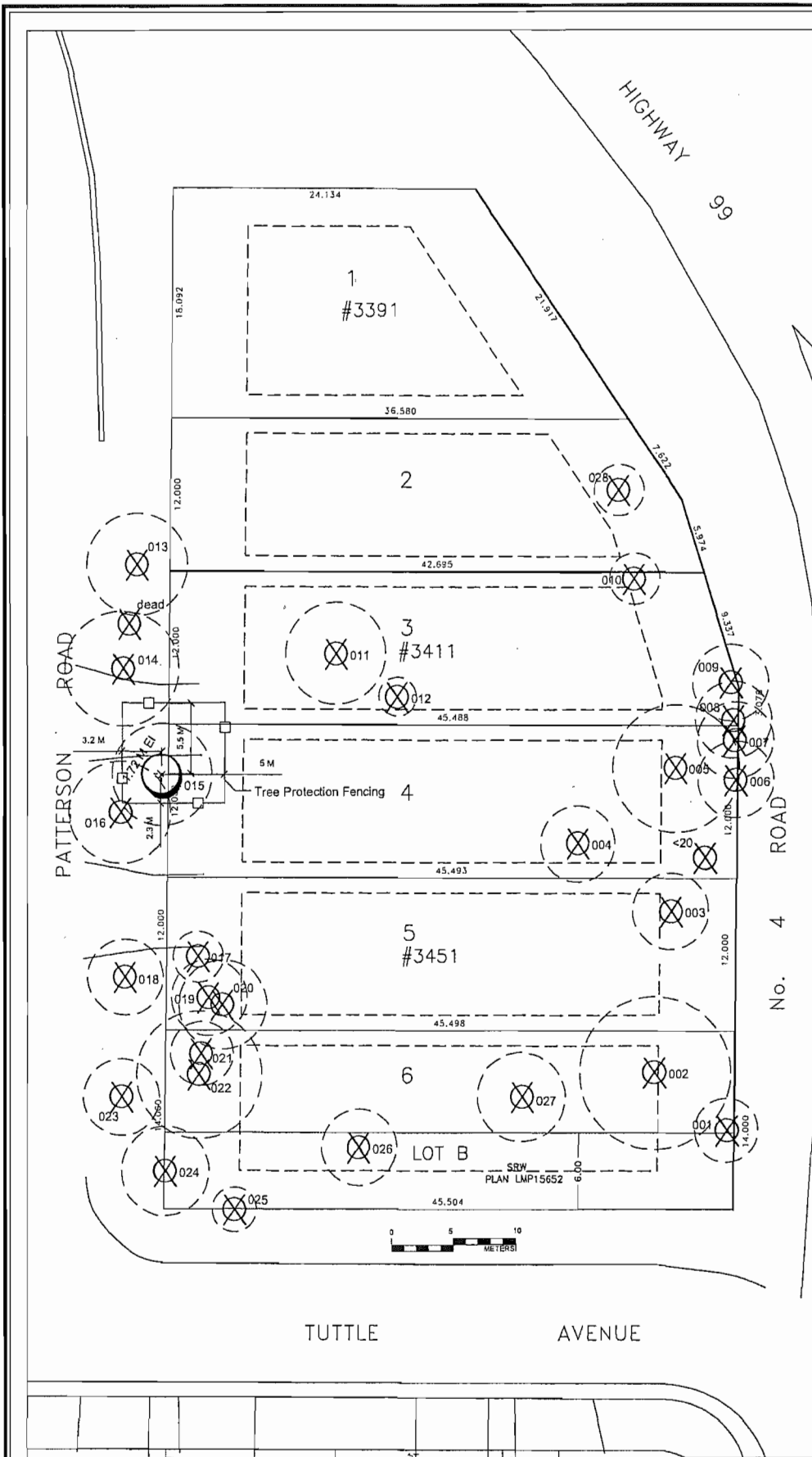
Duplexes eligible to be split into two lots.



POLICY 5413 SECTION 27, 5-6

Adopted Date: 08/28/89

Amended Date:



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 589-2888
Email: mfadum@fadum.ca

CLIENT
MINISTRY OF TRANSPORTATION
LAND MANAGEMENT BRANCH

FILE NO.
R2 10-5524B2

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN
3391/3411/3451 & LOT B.
NWD PLAN 14909
NO. 4 RD.,
URBAN SYSTEMS
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JAN0411	SL	EDITS FROM FIELD WORK
2	JAN2511	SL	CITY COMMENTS
3	June 2011	MF	TREE 15 - RETAIN

NOTES:
REFER TO TREE ASSESSMENT REPORT FOR TREE SPECIES AND DATA
TREE 15 TO BE RETAINED.
LAYOUT AND CIVIL PLANS PROVIDED BY URBAN SYSTEMS LTD.
SURVEY PROVIDED BY UNDERHILL GEOMATICS LTD.

SHEET TITLE
T1 - TREE PRESERVATION AND REMOVAL PLAN

© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

DRAWN
SQL

SCALE
AS SHOWN

DATE
DECEMBER 20, 2010

T-1
SHEET 1 OF 1

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- DRIP LINE OF TREE
- TREE PROTECTION FENCING

CNCL - 314



NO.	BY	DESCRIPTION	DATE
1	JZ	Issue for Review	June 8, 2014
2	MS	Issue for Approval	June 11, 2014

Project:
3451 NO. 4 RD

Location:
3451 NO. 4 RD
RICHMOND, BC

Drawn:

MS

Checked:

MS

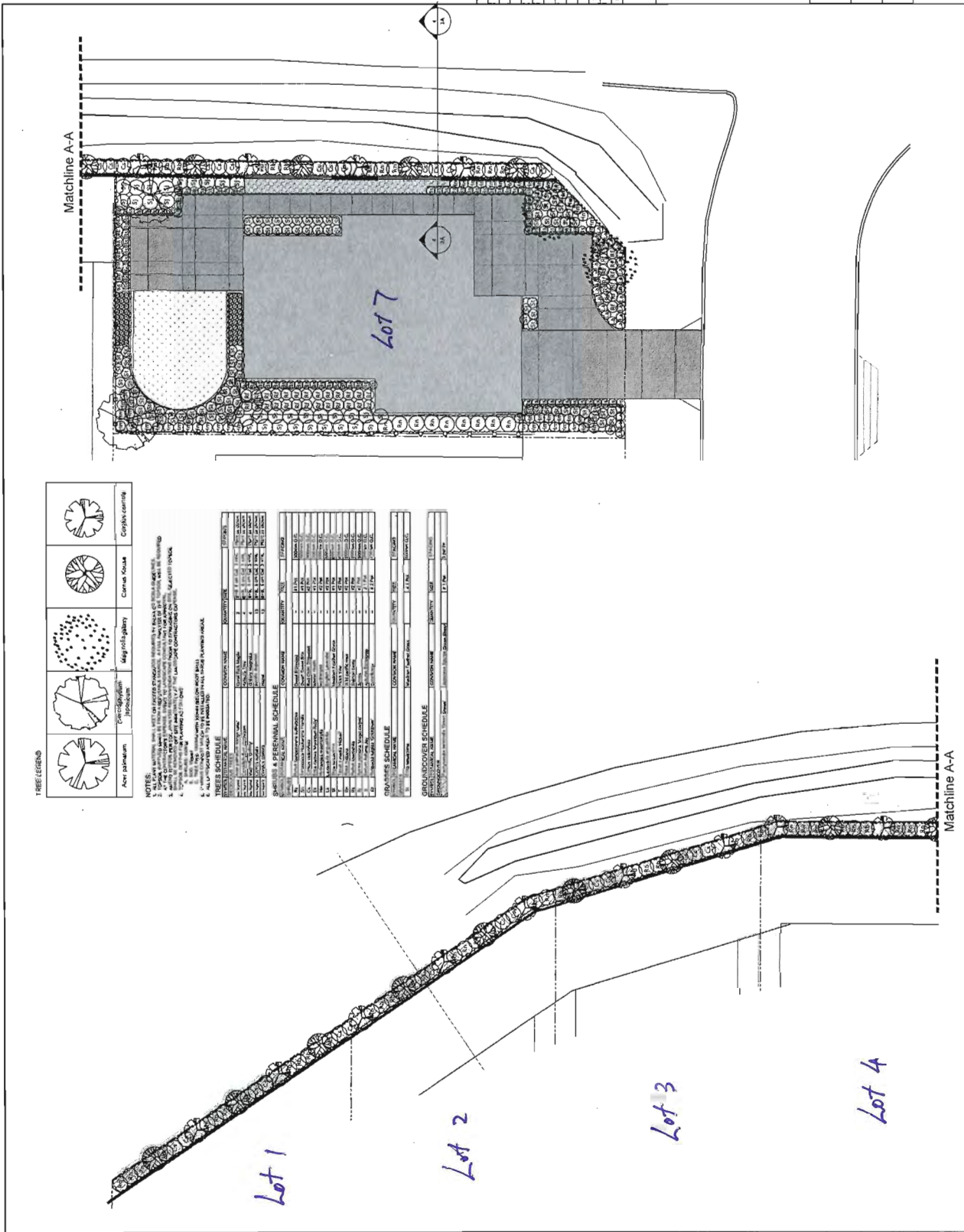
Approved:

MS

Scale:

1:100

Original Start Date:
JUN 05, 2014



TREE LEGEND

Acacia salicina	Cercocarpus	Magnolia	Camellia	Corymbium

NOTES:
1. ALL LANDSCAPE BUFFER PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
2. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
3. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
4. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
5. ALL PLANTINGS SHALL BE INSTALLED WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.

TREES SCHEDULE

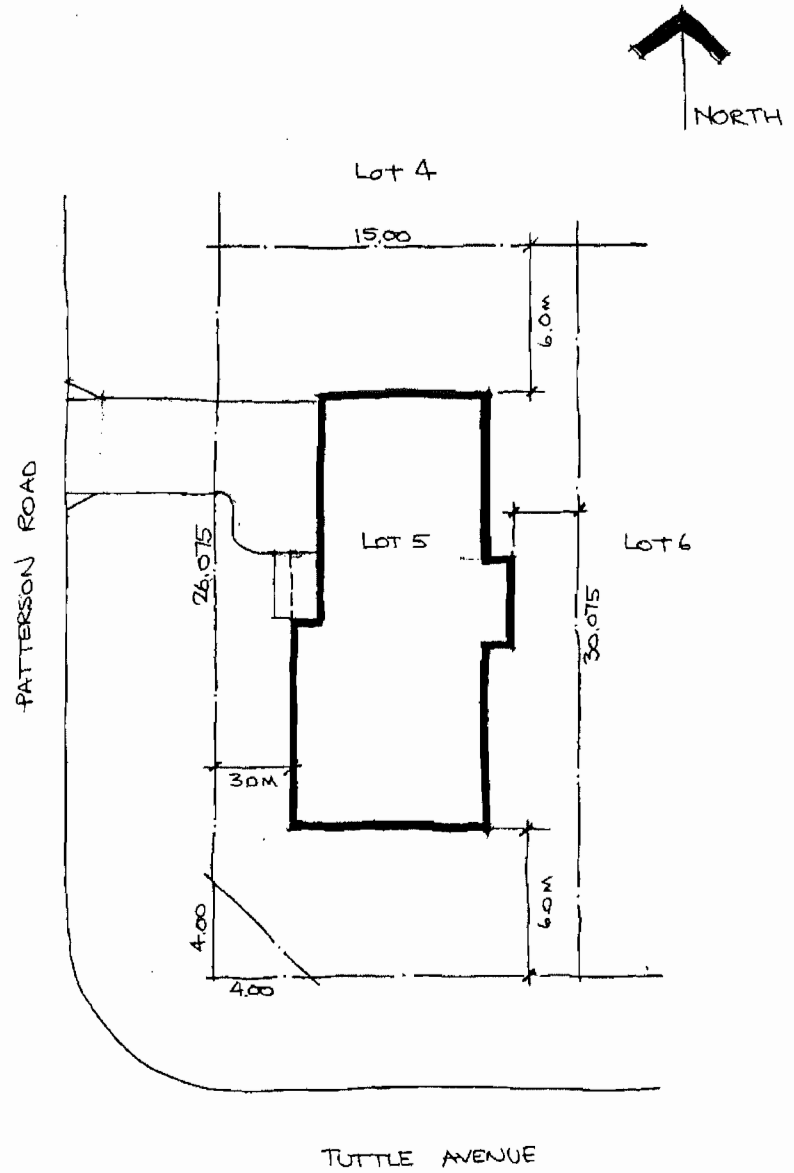
PLANT NAME	QUANTITY	SIZE	NOTES
Acacia salicina	2	1.5m	
Cercocarpus	2	1.5m	
Magnolia	2	1.5m	
Camellia	2	1.5m	
Corymbium	2	1.5m	

SHRUBS & PERENNIAL SCHEDULE

PLANT NAME	QUANTITY	SIZE	NOTES
Acacia salicina	2	1.5m	
Cercocarpus	2	1.5m	
Magnolia	2	1.5m	
Camellia	2	1.5m	
Corymbium	2	1.5m	

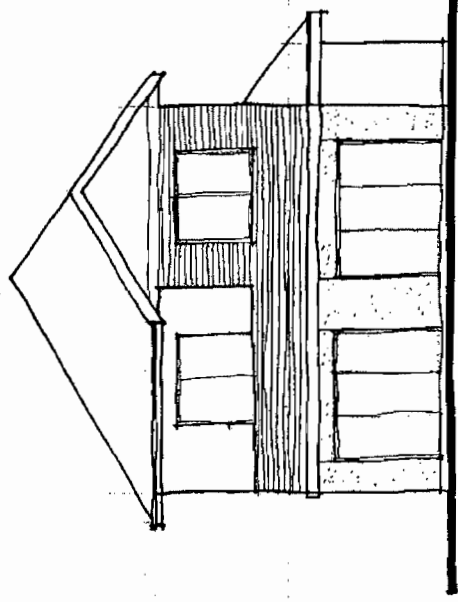
GRASS SCHEDULE

PLANT NAME	QUANTITY	SIZE	NOTES
Acacia salicina	2	1.5m	
Cercocarpus	2	1.5m	
Magnolia	2	1.5m	
Camellia	2	1.5m	
Corymbium	2	1.5m	

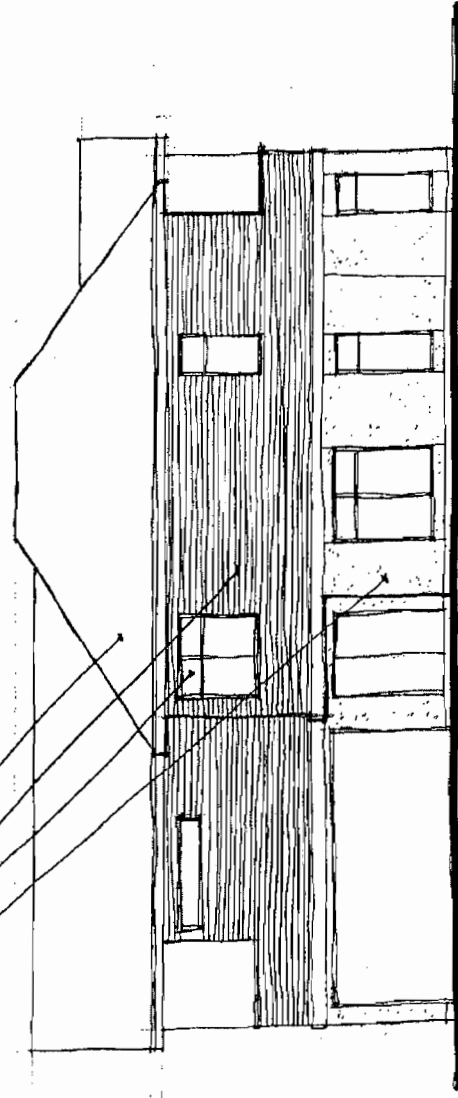


3391- 3451 No.4 ROAD
RICHMOND, BC
LOT 5- SITE PLAN
SCALE 1/6" = 1'-0"
MAY 28, 2014

asphalt roof shingles
cedar lap siding
vinyl double glazed
windows
fiber cement cladding
panels



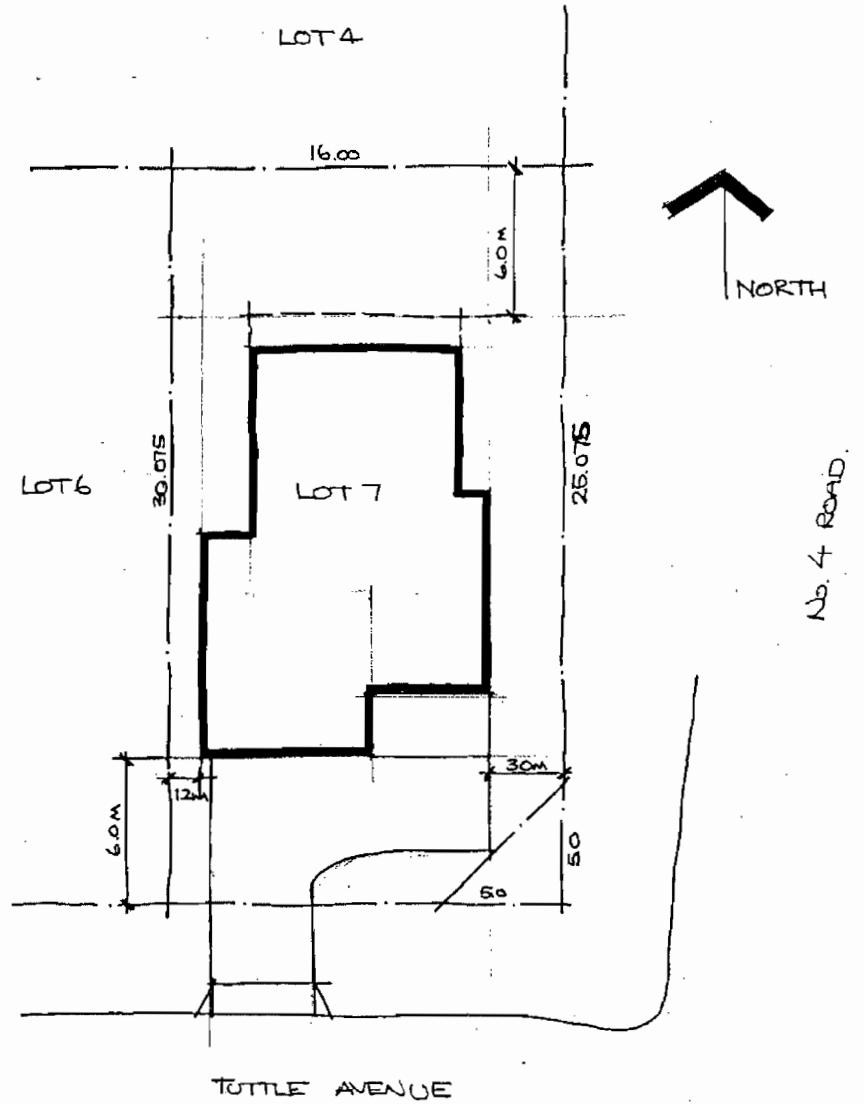
SOUTH ELEVATION



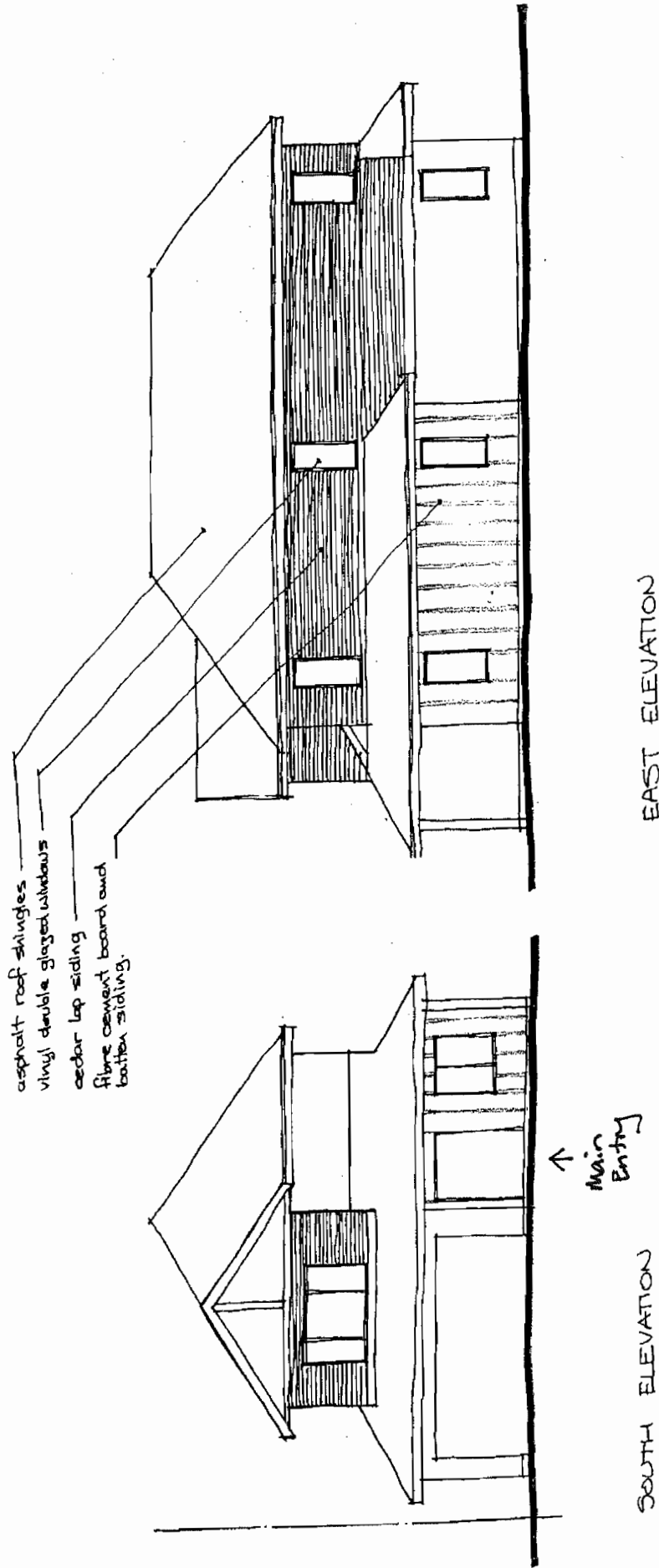
↑
Main
Entry

WEST ELEVATION

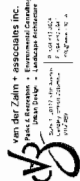
3391 - 3451 No.4 Road
RICHMOND, BC
LOT 5 ELEVATIONS
SCALE 1/8" = 1'-0"
MAY 28, 2014



3391 - 3451 No. 4 ROAD
RICHMOND, B.C.
LOT 7 - SITE PLAN
SCALE 1/16" = 1'-0"
JUNE 02, 2014



3391-3451 NO. 4 ROAD
RICHMOND, B.C.
LOT 7 ELEVATIONS
SCALE 1/8" = 1'-0"
JUNE 02, 2014



Van der Zellen + Associates Inc.
Landscape Architecture
10100 172nd Avenue, Suite 200
Richmond, BC V6V 1P7
Tel: (604) 273-3333
Fax: (604) 273-3334
www.vdz.com



Project: 3451 NO.4 RD

Location: 3451 NO.4 RD RICHMOND, BC

Date: June 11, 2014

Drawn: MW

Checked: MS

Approved: MWJZ

Scale: AS NOTED

Original Start Date: JUN 05, 2014

CONTRACTOR'S COMMENTS: ALL PROPOSED PLANTING MATERIALS TO BE APPROVED BY THE LOCAL AUTHORITY. SEE CONTRACT DOCUMENTS FOR THE LATEST REVISIONS TO THE CONTRACT DOCUMENTS.

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	JZ	Issue for Review	June 11, 2014
2	MS	Issue for Review	June 11, 2014

LEGEND

- PLANTING BED
- SCORED CONCRETE
- WOOD FENCE
- LAWN
- CONCRETE SOUND ATTENUATION FENCE
- PROPOSED TREE
- EXISTING TREE

TREE LEGEND

	<i>Acer palmatum</i>		<i>Liriodendron tulipifera</i>
	<i>Cornus kousa</i>		<i>Magnolia galbana</i>
	<i>Corylus cornuta</i>		

NOTES:

- PLANTING BEDS SHALL BE INSTALLED AND FINISHED WITH A FINISH TO MATCH THE SURFACE TO BE INSTALLED. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY.
- ALL PLANTING MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY.
- ALL PLANTING MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
- ALL PLANTING MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
- ALL PLANTING MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
- ALL PLANTING MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.

TREES SCHEDULE

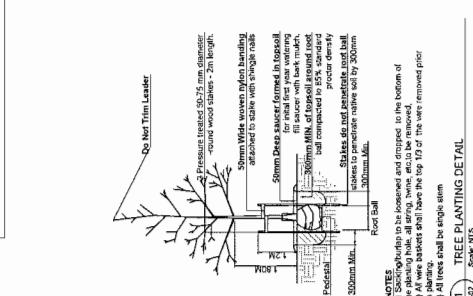
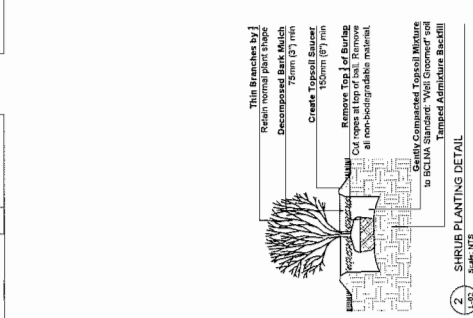
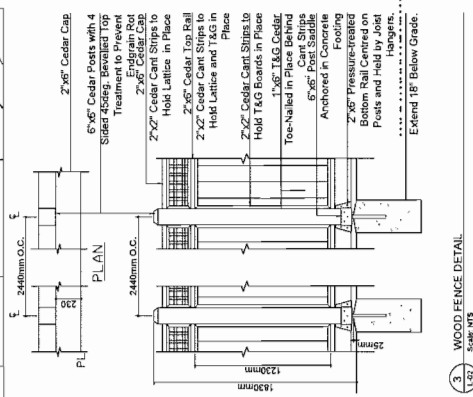
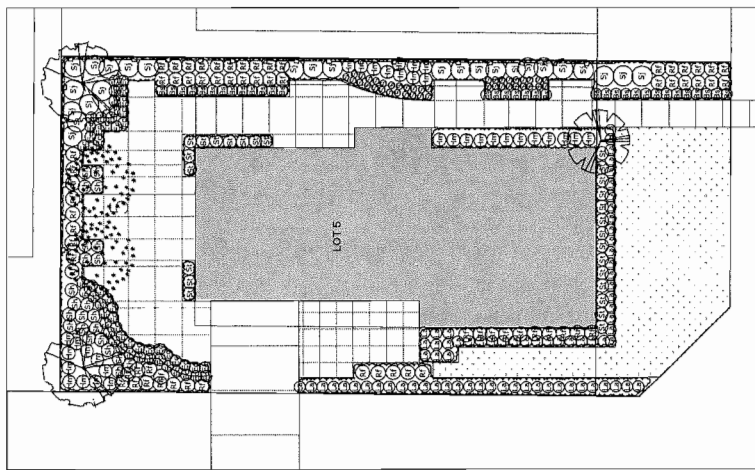
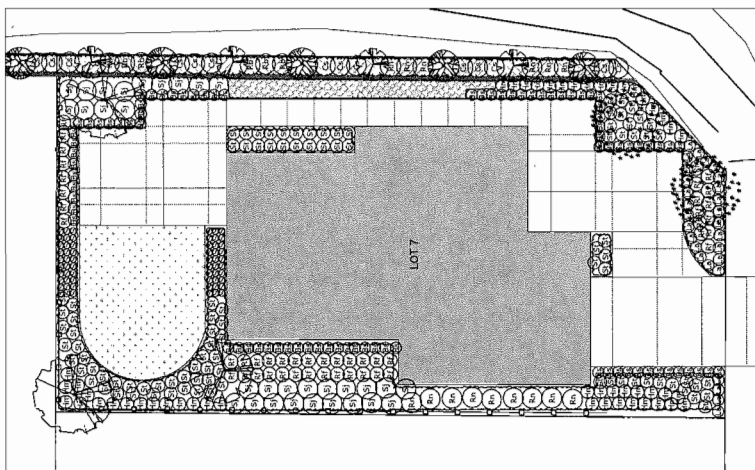
SYMBOL	TAXONOMIC NAME	QUANTITY	SIZE	PLANTING DATE
	<i>Acer palmatum</i>	4	100mm DBH	2014
	<i>Cornus kousa</i>	4	100mm DBH	2014
	<i>Liriodendron tulipifera</i>	4	100mm DBH	2014
	<i>Magnolia galbana</i>	4	100mm DBH	2014
	<i>Corylus cornuta</i>	4	100mm DBH	2014

SHRUBS & PERENNIAL SCHEDULE

SYMBOL	TAXONOMIC NAME	QUANTITY	PLANTING DATE
	<i>Cornus kousa</i>	4	2014
	<i>Liriodendron tulipifera</i>	4	2014
	<i>Magnolia galbana</i>	4	2014
	<i>Corylus cornuta</i>	4	2014

GRASSES SCHEDULE

SYMBOL	TAXONOMIC NAME	PLANTING DATE
	Grass	2014





City of Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909

File No.: RZ 10-552482

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,999.19) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on four (4) of the seven (7) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

3. Registration of a flood indemnity covenant on Title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. City acceptance of the developer's offer to voluntarily contribute \$5,850.00 to Parks Division's Tree Compensation Fund for the removal of six (6) trees located on the City boulevard in front of the site.
Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
7. Submission of a Landscaping Security to the City in the amount of \$9,000.00 for the planting and maintenance of 18 replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4.0 m
2	9 cm		5.0 m
6	10 cm		5.5 m
8	11 cm		6.0 m

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 is required.

8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on the City boulevard. 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.
9. Submission of a Tree Survival Security to the City in the amount of \$6,000.00 for the Western Red Cedar tree on the City boulevard along Patterson Road to be retained. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
10. Registration of a legal agreement on Title to identify the 1.5 m wide strip of land along the entire north and east property line of the site as a buffer area and to ensure that landscaping planted within this buffer is maintained and

will not be abandoned or removed. Final buffer plan prepared by a Registered Landscape Architect will be attached to the legal agreement.

11. Submission of a Landscape Plan for the buffer area along the north and east property line of the site, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs.
12. Provincial Ministry of Transportation & Infrastructure Approval.
13. Enter into a Servicing Agreement* for the design and construction of a new sanitary main and frontage improvements. Works include, but may not be limited to,

Frontage improvements:

- Patterson Road - curb and gutter, pavement widening to local road standards (i.e., 8.5 m ultimate pavement width), 1.5 m wide boulevard, and 1.5m wide sidewalk and road widening along site's frontage. It is noted that the new sidewalk must be designed to meander around the protected tree along Patterson Road.
- Tuttle Avenue - 1.5 m concrete sidewalk and 1.5 m (min.) wide grass boulevard c/w street trees at 9 m spacing.

Sanitary:

- Sanitary servicing will be through a new sanitary main located at the road frontages.
- The new sanitary main at Patterson Road frontage shall be located within the roadway (i.e., west of the required curb and gutter).
- At Tuttle Road frontage, an alignment underneath the required sidewalk can be explored. A 3.0 m utility SRW for the sanitary main on Tuttle Avenue frontage will be required.

Water:

- Using the OCP Model, there is 191 L/s available at 20 psi residual at the hydrant located at 9860 Patterson Road.
- Based on the proposed rezoning, the site requires a minimum fire flow of 220 L/s.
- Per Fire Underwriter Survey (FUS) calculations prepared by Core Concept Consulting dated May 15, 2014, the proposed site requires 183 L/s.
- The FUS calculation shall be included in the Servicing Agreement design.
- No watermain upgrade is required.
- Fire flow calculations signed and sealed by a professional engineer based on the FUS or ISO to confirm that there is adequate available flow must be submitted once the building design is confirmed at the Building Permit stage.
- Discharge the existing SRW (Ref. BH88865) on Lot B.
- Register a new SRW to provide a 3.0 m clearance from the existing watermain located in the eastern portion of Lot B.

Note: Design to include water, storm and sanitary service connections for each lot. All works at developer's sole cost.

14. Registration of a legal agreement on title to ensure that the building designs of Lot 5 and Lot 7, at future development stage, are generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 8 to this report.
15. Submission of a Landscape Plan for proposed Lot 5 and Lot 7 as shown in Attachment 2, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. 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 01530.

2. Incorporation of aircraft noise mitigation measures in Building Permit (BP) plans.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8789 (RZ 10-552482)
3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909

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 SINGLE DETACHED (RS2/B).
P.I.D. 004-229-487
Lot "A" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 014-343-835
Lot "B" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 004-229-550
Lot "C" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
P.I.D. 014-399-831
Lot "D" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8789".

FIRST READING

JUL 25 2011

A PUBLIC HEARING WAS HELD ON

SEP 07 2011

SECOND READING

SEP 07 2011

THIRD READING

SEP 07 2011

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OCT 19 2011

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER