



To: Planning Committee

Date: June 18, 2018

From: Wayne Craig
Director, Development

File: RZ 16-754158


Re: Application by 1082009 BC Ltd. for Rezoning at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9834, for the rezoning of 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 7

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

Staff Report

Origin

1082009 BC Ltd. has applied to the City of Richmond for permission to rezone 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road (Attachment 1) from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM3)” zone in order to permit the development of 19 two-storey and three-storey townhouse units with vehicle access from Shell Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains five single-family homes; which will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The developers have advised that:

- 10760 and 10780 Bridgeport Road, as well as 3033 Shell Road are tenanted; notices to end tenancy were issued to the tenants on June 1, 2018, which would require them to leave by September 30, 2018. This is in keeping with the requirements of the Residential Tenancy Act as of June 1, 2018.
- The dwelling at 3033 Shell Road has an illegal suite but the suite is not tenanted.
- The dwelling at 3091 Shell Road is currently vacant, and is proposed to be demolished in July, 2018.

Existing Shelter

The Richmond House Emergency Shelter is currently located at 3111 Shell Road on the southernmost lot of the development site. BC Housing and Salvation Army are working towards relocating the emergency shelter to another location in the City; tenant improvements for the new shelter location are anticipated to be completed in the second quarter of 2019.

The developers have agreed to work with the City, BC Housing and Salvation Army, and phase the construction to allow the existing emergency shelter to be retained on 3111 Shell Road until June 30, 2019 and achieve a seamless transition. As a condition to rezoning, the developers are required to register a Restrictive Covenant on Title of the consolidated site to ensure:

- i. the existing emergency shelter located at 3111 Shell Road will be permitted to stay until June 30, 2019, or an earlier date mutually agreed among the property owners, the City, BC Housing and Salvation Army ;
- ii. no vehicle access to the construction area (i.e., 10760 & 10780 Bridgeport Road and 3033 & 3091 Shell Road) via 3111 Shell Road will be permitted until the emergency shelter at 3111 Shell Road has been relocated;

- iii. the premise at 3111 Shell Road will be kept in habitable condition throughout the terms of tenancy; and
- iv. the septic tank at 3111 Shell Road will be kept in working condition throughout the terms of tenancy.

At the Building Permit stage, the developers are required to provide a fire and safety plan to identify separate accesses to the construction area and to the emergency shelter during construction, and hoarding between the construction area and existing boundary of 3111 Shell Road as long as the emergency shelter is still in operation.

The developers have also agreed to provide a bond in the amount of \$10,000.00 to address all outstanding and ongoing maintenance issues throughout the term of tenancy, including but not limited to a septic tank clean out every three months.

Surrounding Development

To the North: Across Bridgeport Road, single-family homes on lots zoned Single Detached (RS1/D). A rezoning application to develop 24 townhouse units at 10671, 10691 and 10751 Bridgeport Road (RZ 17-771592) has been received. This application is under staff review and will be brought forward for consideration in a separate report to Committee.

To the South and West: An 84-unit two-storey townhouse complex on a lot zoned "Town Housing (ZT17) – Bridgeport Road (Bridgeport Area)" with vehicle accesses from Airey Drive and Shell Road.

To the East: Across Shell Road, a railway corridor, and further east, large industrial lots zoned "Industrial Retail (IR1)".

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

The subject property is located within the Bridgeport Area Plan (Schedule 2.12 of OCP Bylaw 7100) (Attachment 4). The site is designated for "Residential (Townhouse)" use. The proposal of a three-storey townhouse development is consistent with the Area Plan.

Aircraft Noise Sensitive Development Policy

The subject site is located within a “high aircraft noise area” as defined under the Official Community Plan (OCP). While all new aircraft noise sensitive land uses (except new single-family) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At Development Permit stage, the submission of an acoustic report prepared by a qualified professional is required to confirm how noise mitigation measures will be incorporated into the construction. The development will also need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City’s Public Art Reserve fund; for a total contribution in the amount of \$20,867.31.

Public Consultation

A rezoning sign has been installed on the subject property. Staff received a number of calls from the tenants of the dwellings on the subject site regarding the timing of the development. A petition (Attachment 5) signed by the tenants was submitted in February, 2018, requesting the City to assist them with the conflicts between the tenants and the property owners related to premature eviction. The developers have subsequently agreed to extend the lease from the end of March, 2018 to end of September, 2018.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the five properties into one development parcel; with a total net site area of 3,419 m² (after road dedication), and construct 19 townhouse units. The proposal consists of a mix of two-storey and three-storey townhouse units in four clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from Shell Road and a north-south internal manoeuvring aisle providing access to the unit garages.

Two blocks of three-storey clusters containing six units each are proposed along Shell Road with main unit entrances fronting onto Shell Road. One block of a three-storey cluster containing four units is proposed at the northwest corner of the site; where the units will front onto an internal walkway along the west property line. A two-storey cluster containing three units is proposed along the south property line with main unit entrances fronting onto the internal drive aisle.

Two ground level secondary suites are proposed to be included in this development proposal. These suites will be contained in two of the three-storey units proposed along Bridgeport Road (see Attachment 2). The total floor area of each of these units is approximately 153 m² (1,645 ft²) and the size of each secondary suite is approximately 24 m² (256 ft²). A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suite is built, registration of a legal agreement on Title, stating that no Building Permit inspection granting occupancy will be completed 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, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the proposed building form to incorporate special architectural features at the corner unit to establish a landmark at the intersection of Bridgeport Road and Shell Road, to achieve sufficient variety in design to create a desirable and interesting streetscape along Bridgeport Road and Shell Road, to reduce visual massing of the three-storey units along the street frontages, and to address potential adjacency issues with adjacent residential uses.

- Refinement of the proposed site grading to ensure survival of all protected trees on adjacent property; and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the configuration of the outdoor amenity space and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize permeable surface areas, and to better articulate hard surface treatments on-site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Transportation and Site Access

One driveway from Shell Road is proposed. Transportation staff support the proposed direct access for this development as the proposed driveway will be designed to meet all current City standards. There are adequate separations between the proposed driveway and the Bridgeport/Shell Road intersection, as well as between the proposed driveway and the next driveway to the south along Shell Road. Registration of a legal agreement on Title, ensuring vehicle access is limited to Shell Road only (with no vehicle access to or from Bridgeport Road), will be required prior to final adoption of the rezoning bylaw.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral.

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on January 30, 2018 for a period of one year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tandem Parking

The proposal will feature nine units; with a total of 18 spaces in a tandem arrangement (47% of total residential parking spaces provided in enclosed garages), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assessed 14 bylaw-sized trees on the subject property, 11 trees on the neighbouring property to the west, a hedgerow comprised of 30 trees on the neighbouring property to the south, and one hedgerow on that City's property along Bridgeport Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two trees located on the development site (tag# 19 and 20) have poor structural conditions and critical root zones of these trees will be impacted by proposed driveway along with significant grade change. These trees are not expected to survive construction impacts; they will be removed and replaced.
- 12 trees (tag# 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26) located on the development site are either dead, dying (sparse canopy foliage), are infected with Fungal Blight, or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.
- All trees and hedgerows located on adjacent neighbouring properties are identified to be retained and protected. Tree protection will be provided as per City of Richmond Tree Protection Information Bulletin Tree-03.

One cedar hedge on City's boulevard along the Bridgeport Road will be in conflict with the required road widening. Parks Operations staff agreed to the removal, based on the health and condition of the trees, as well as the required frontage improvement works along Bridgeport Road. No compensation is required.

Tree Replacement

The applicant wishes to remove 14 on-site trees. The 2:1 replacement ratio would require a total of 28 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developers are proposing to plant 34 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit process and overall landscape design.

Tree Protection

All trees and hedgerows located on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan (Attachment 6) showing the trees to be retained and the measures to be taken to protect them during development stage. The applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to

tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduction of the minimum lot width on major arterial road (i.e., Bridgeport Road) from 50.0 m to 43.38 m.
2. Reduction of the minimum front yard (north) setback (along Bridgeport Road) from 6.0 m to 3.0 m.
3. Reduction of the minimum exterior side yard (east) setback (along Shell Road) from 6.0 m to 4.5 m.

Staff support these requested variances recognizing that significant road dedication is required along the both of the Bridgeport Road and Shell Road frontages (i.e., 3.34 m and 2.70 m respectively). These variances 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.

Affordable Housing Strategy

In addition to the provision of two secondary suites on-site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, and the rezoning application was submitted prior to the Affordable Housing cash contribution rates were updated, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy; for a contribution of \$103,048.43.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. Registration of a legal agreement on Title to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developers will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site, as per the Official Community Plan (OCP). As the rezoning application was submitted prior to the Amenity Contribution rates were updated, the applicant will make a cash contribution of \$1,000 per unit, for a contribution of \$19,000.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the OCP requirements of 6 m² per unit. Private outdoor space will also be provided for each unit. Based on the preliminary design, the sizes of the proposed private outdoor spaces comply with the OCP requirements of 30 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity space and private outdoor spaces meet the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developers are required to dedicate a 3.34 m wide road across the entire Bridgeport Road frontage and 2.70 m wide road across the entire Shell Road frontage; with a 4 m x 4 m corner cut to accommodate the required road widening and frontage improvements including a new sidewalk and grass and treed boulevard. The developers are also required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage, traffic signal enhancements at the Bridgeport Road/ Shell Road intersection, and watermain, storm sewer and sanitary sewer upgrades, as well as service connections (see Attachment 7 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Kinder Morgan Canada Inc. (KMC) - Jet Fuel Line – Not Affected

The Jet Fuel Line to YVR is located in close proximity to the proposed development site. The developers must obtain a permit from Kinder Morgan if there is any ground disturbance or excavation within 100 m, 30 m, or 7.5 m of Jet Fuel Line. The City will not be involved, as no works are requested by the City within 7.5 m of the Jet Fuel Line. It is the developers' responsibility to obtain all the necessary permits from Kinder Morgan and to provide verification of all required approvals prior to Servicing Agreement drawing approval and Building Permit issuance.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The proposed 19-unit townhouse development is consistent with the Official Community Plan (OCP) and the Bridgeport Area Plan. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 7; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9834 be introduced and given First Reading.



Edwin Lee
Planner 1
(604-276-4121)

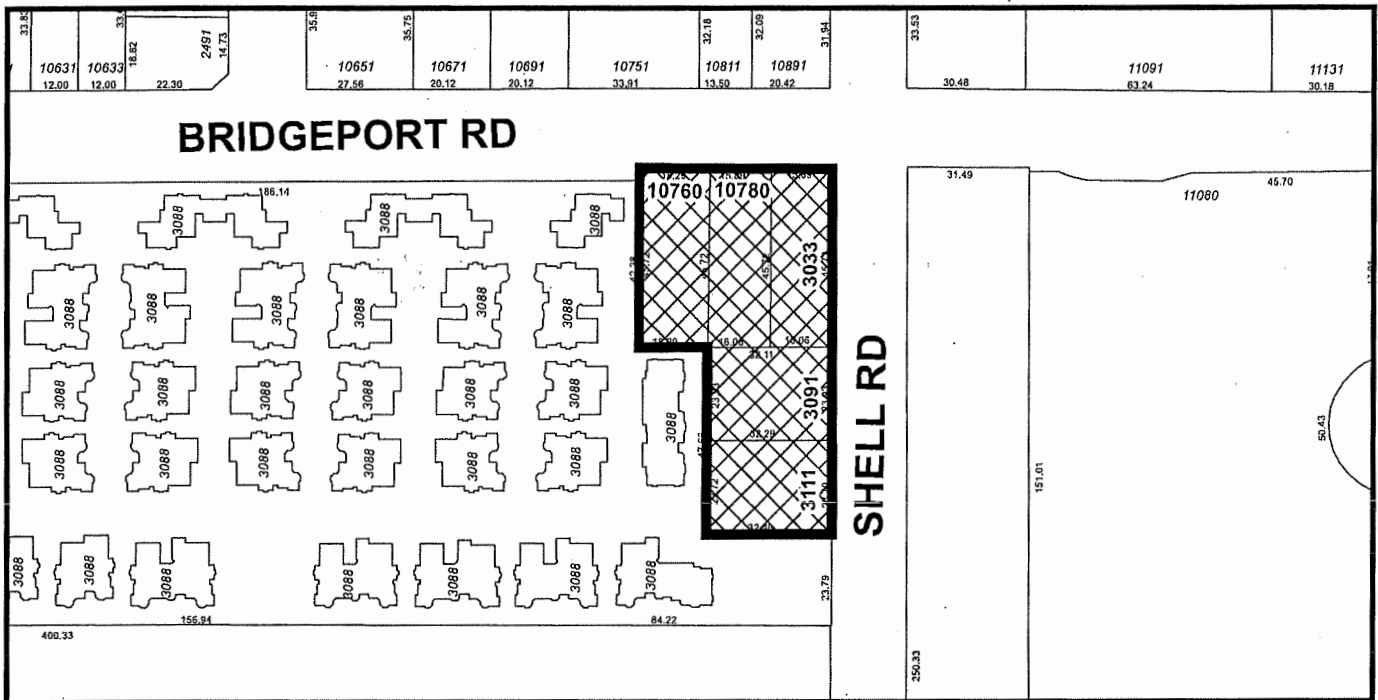
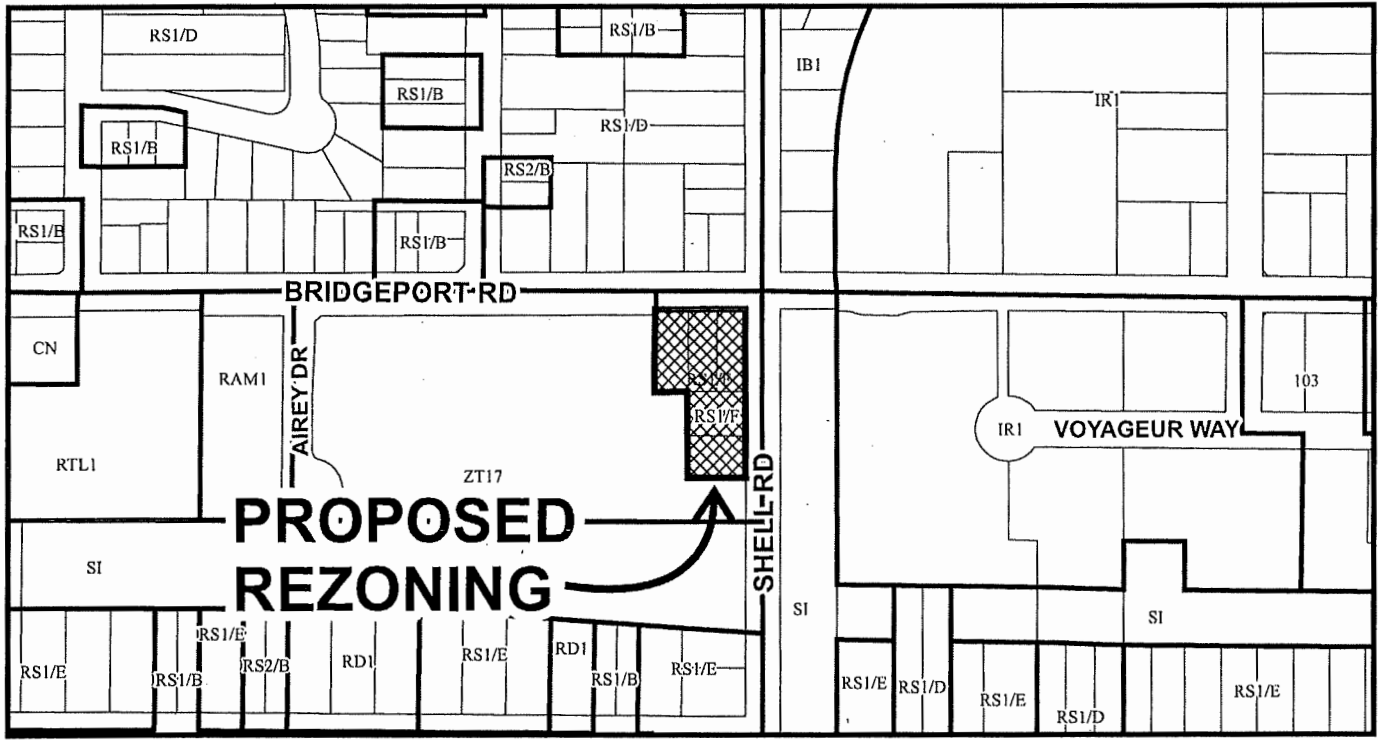
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Land Use Map – Bridgeport Area Plan
- Attachment 5: Petition Letter
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 16-754158

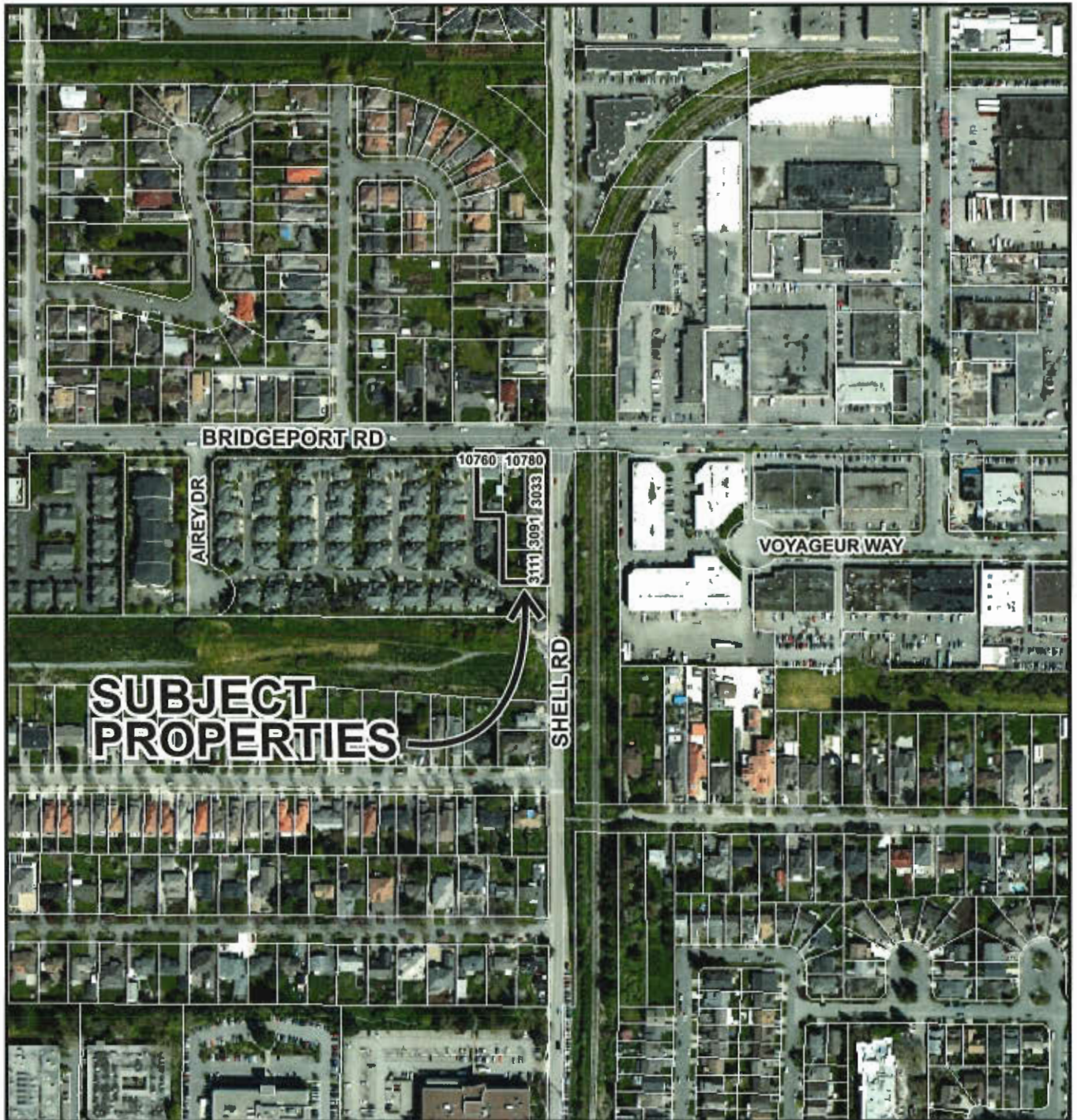
Original Date: 01/04/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-754158

Original Date: 01/04/17

Revision Date:

Note: Dimensions are in METRES

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 10760, 10780 BRIDGEPORT RD AND 3033, 3091 & 3111 SHELL RD, RICHMOND, BC



4100 Kingsway, Richmond, BC
 TEL: (604) 263-2898
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 604.263.2898 FOR MORE INFORMATION.
 5 10760, 10780 BRIDGEPORT RD FOR REZONING
 6 3033, 3091 & 3111 SHELL RD FOR REZONING
 7 10760, 10780 BRIDGEPORT RD FOR REZONING
 8 3033, 3091 & 3111 SHELL RD FOR REZONING
 9 10760, 10780 BRIDGEPORT RD FOR REZONING
 10 3033, 3091 & 3111 SHELL RD FOR REZONING

DEVELOPMENT DATA
 (A) CIVIC ADDRESS: 10760, 10780 BRIDGEPORT RD AND 3033, 3091 AND 3111 SHELL ROAD
 (B) LEGAL DESCRIPTION: LOT 102 PLAN 34293 AND LOT 104 TO 106 AND PARCEL "B" (692835E) PLAN 36053
 ALL OF SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
 BEFORE ROAD DEDICATION 3938 SM (41311 SF)
 (C) LOT AREA: AFTER ROAD DEDICATION ALONG BRIDGEPORT AND SHELL RD 34195M (36,801 SF)
 (D) ZONING USE: CURRENT: RS1/F, PROPOSED: RS1/F

PROPOSED DEVELOPMENT
 PROPOSED REZONING: RTM3
 CURRENT ZONING: (UNDER RS1/F ZONING)

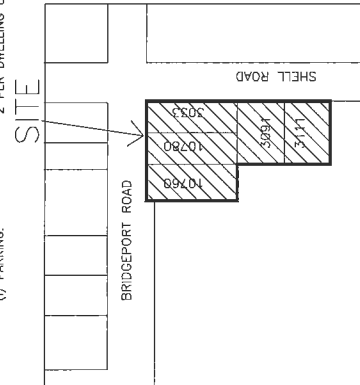
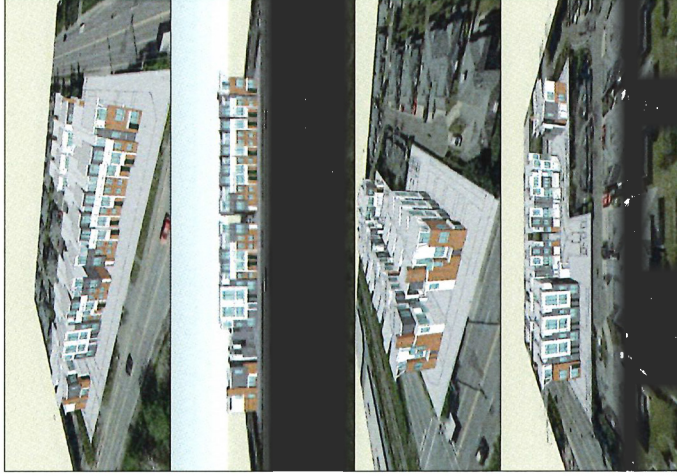
(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM, 0.3 TO REST OF SITE AREA
 TOTAL GROSS FLOOR AREA: 0.7, 2392.6 SM (25754 SF) FLOOR AREA
 (25767 SF)
 (F) NUMBER OF UNITS: 19 UNITS
 (G) BUILDING COVERAGE: MAX - 40% (1367 SM 14720 SQ FT), SITE COVERAGE: 13924 SQ. FT. / 36801 SQ. FT. = 37.8%
 NON-POROUS AREA - 65% MAX, TOTAL NON POROUS AREA: 22941 SQ. FT. / 36601 SQ. FT. = 62.3%
 LIVE PLANT AREA - 25 MIN, LIVE PLANT AREA: 9522 SQ. FT. / 36801 SQ. FT. = 25.8%

(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 12M, BUILDING HEIGHT - 10.28M
 FRONTYARD - 6M, FRONTYARD FACING BRIDGEPORT - 6.0M
 SIDEYARD - 2M, FRONTYARD FACING SHELL - 6.0M
 REARYARD - 6M, SIDE YARD - 3.0M
 REAR YARD - 3.0M, SOUTH REAR YARD - 4.5M (14'10")

(I) PARKING: 2 PER DWELLING UNIT, RESIDENTIAL PARKING: 10 REGULAR, 12 SMALL, 18 REGULAR IN TANDEM ARRANGEMENT
 1 PER KNOCK OFF UNIT X2 = 2, VISITOR PARKING: 1 DISABLED, 2 REGULAR, 1 SMALL
 TOTAL = 44 REQUIRED, VISITOR PARKING PROVIDED: 44
 (50% PARKING CAN BE SMALL PARKING)

MIN 20% WITH 120V POWER FOR EV CHARGER, 10 STALL (22%) WITH 120 POWER EV
 MIN 25% WITH 120V PRE-DUCTED, 11 STALL (26%) WITH EV PRE-DUCT

VISITOR BICYCLE, RESIDENTIAL BICYCLE SPACE 31
 0.2 PER DWELLING UNIT X19 = 4, RESIDENTIAL BICYCLE SPACE
 1.25 PER DWELLING UNIT X19 = 24, RESIDENTIAL BICYCLE SPACE 31
 OUTDOOR AMENITY AND CHILDREN PLAYGROUND: 124.0 SM (1335 SQ. FT.)
 OPEN AMENITY SPACE = 6 SM PER UNIT, X19 = 114 SM (1227 SF)



PROPOSED TOWNHOUSE
 10760 BRIDGEPORT RD
 RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER: 16-25
 ISSUED: 1/25/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-25_016_10125-25.DWG

A1

REZONING

RZ 16-754158

ERIC LAW ARCHITECT

200 WEST MAIN STREET, SUITE 200
 VANCOUVER, BC V6A 1K1
 TEL: (604) 251-2222
 FAX: (604) 251-2222

PROJECT NO. 16-754-158
 SHEET NO. 16-754-158-01

- 1. PREPARED FOR REZONING APPLICATION
- 2. PREPARED FOR REZONING COMMENTS
- 3. PREPARED FOR REZONING REVISIONS
- 4. PREPARED FOR REZONING REVISIONS
- 5. PREPARED FOR REZONING REVISIONS

NO.	DATE	DESCRIPTION
1	1/25/2018	ISSUED FOR PERMITS
2	1/25/2018	ISSUED FOR PERMITS
3	1/25/2018	ISSUED FOR PERMITS
4	1/25/2018	ISSUED FOR PERMITS
5	1/25/2018	ISSUED FOR PERMITS
6	1/25/2018	ISSUED FOR PERMITS
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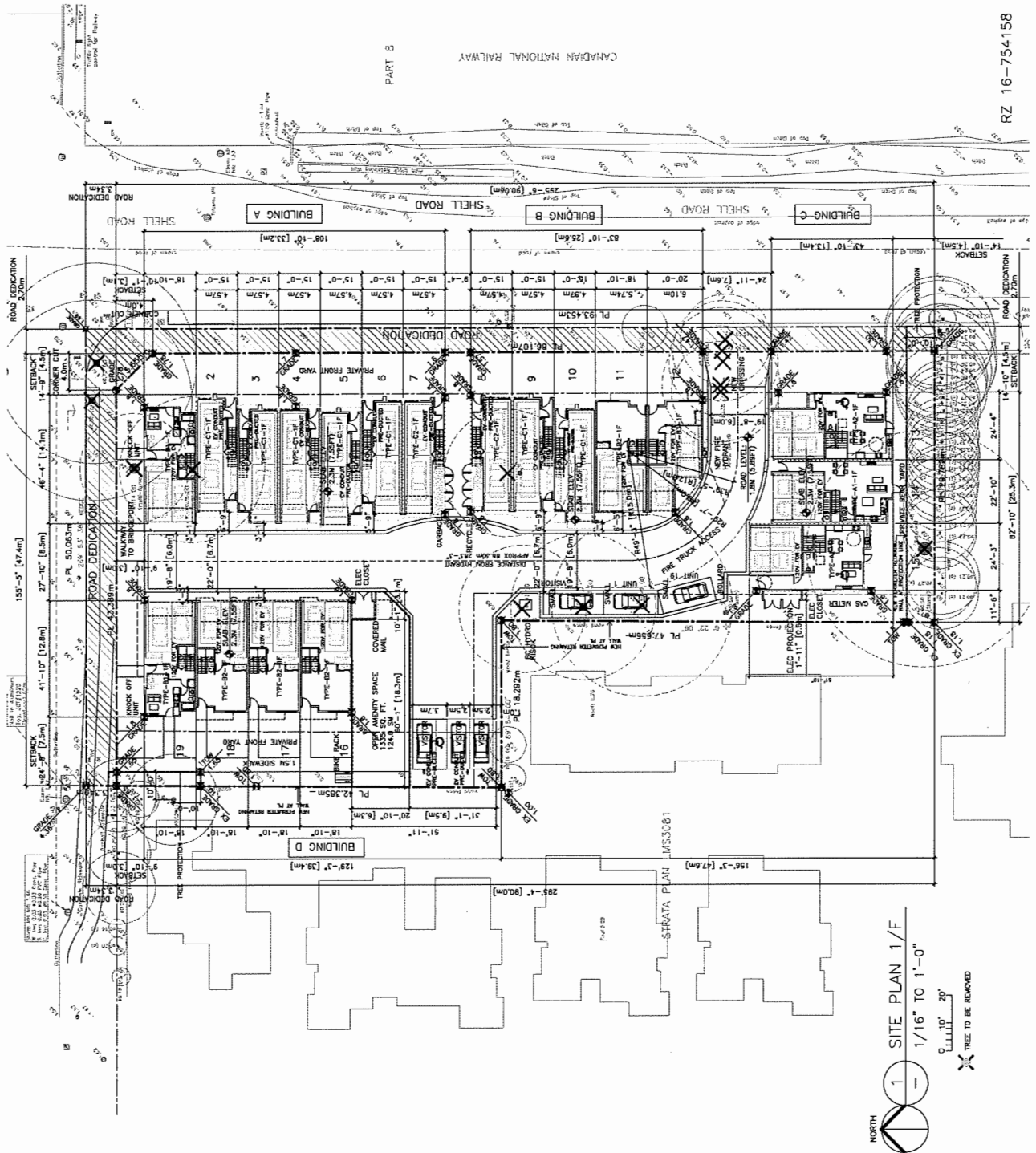
PROPOSED TOWNHOUSE
10760 BRIDGEPORT RD
RICHMOND BC

SITE PLAN GF

PROJECT NUMBER: 16-754-158
 ISSUED: 1/25/2018
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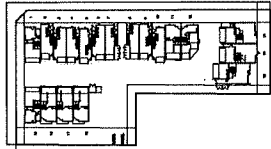
REZONING



RZ 16-754-158

10760 BRIDGEPORT RD
RICHMOND BC
TEL: (604) 273-1220
FAX: (604) 273-1221
www.ericlawarchitect.com

- 1. PREPARED FOR PERMIT APPLICATION
- 2. PREPARED FOR THE CITY OF RICHMOND
- 3. PREPARED FOR THE RICHMOND DISTRICT
- 4. PREPARED FOR THE RICHMOND DISTRICT
- 5. PREPARED FOR THE RICHMOND DISTRICT
- 6. PREPARED FOR THE RICHMOND DISTRICT



**PROPOSED TOWNHOUSE
10760 BRIDGEPORT RD
RICHMOND BC**

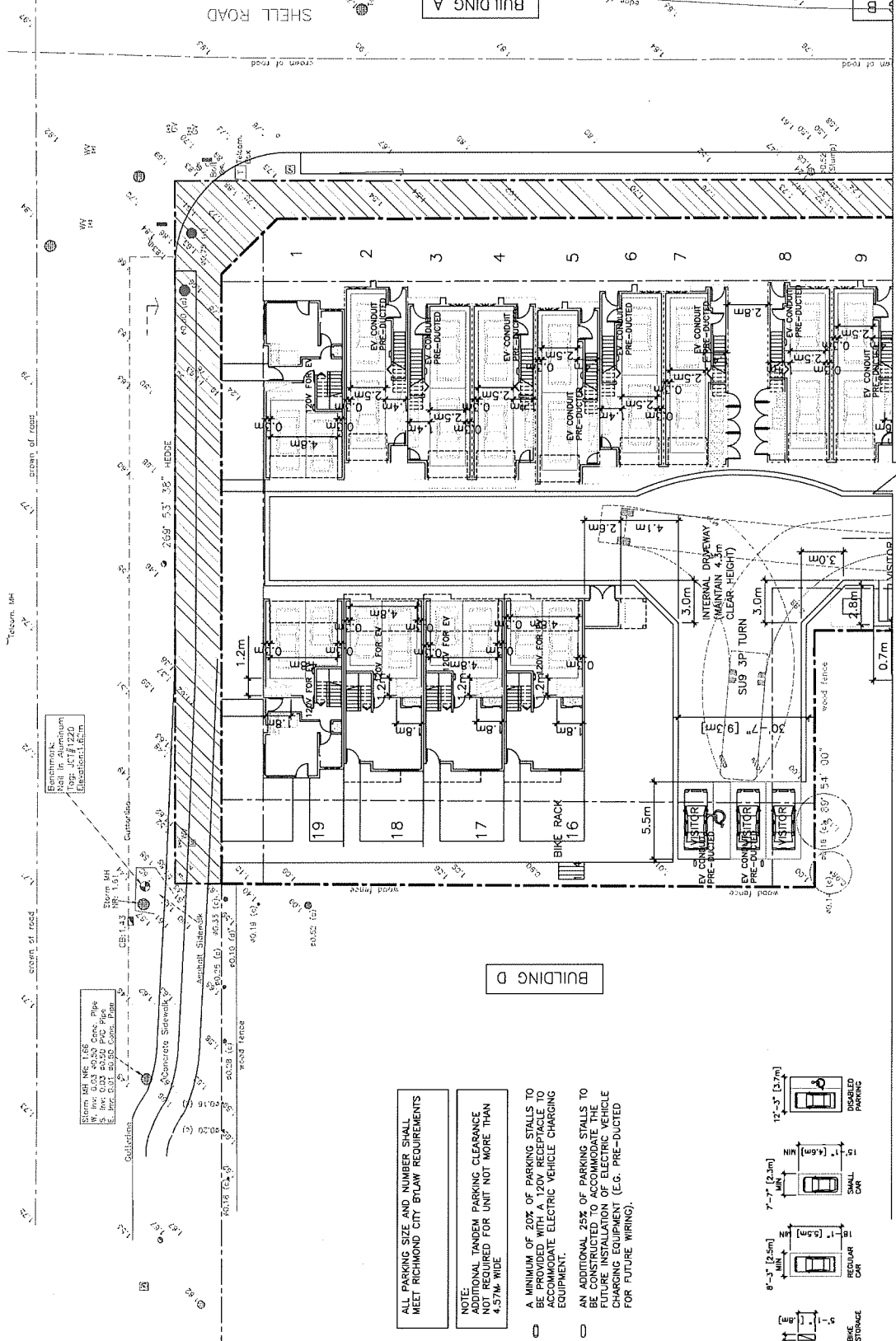
PARKING PLAN

PROJECT NUMBER: 16-25
ISSUED: 1/25/2018
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REZONING

RZ 16-754158



Storm MR NR 1.86
Inlet: 0.23 x 0.20
E. Pipe: 0.18 x 0.15
E. Pipe: 0.18 x 0.15
E. Pipe: 0.18 x 0.15

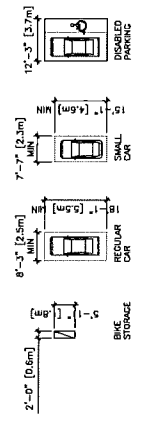
Storm MR NR 1.86
Inlet: 0.23 x 0.20
E. Pipe: 0.18 x 0.15
E. Pipe: 0.18 x 0.15
E. Pipe: 0.18 x 0.15

ALL PARKING SIZE AND NUMBER SHALL MEET RICHMOND CITY BYLAW REQUIREMENTS

NOTE: ADDITIONAL TANDER PARKING CLEARANCE REQUIRED FOR UNIT NOT MORE THAN 4.57M WIDE.

A MINIMUM OF 20% OF PARKING STALLS TO BE PROVIDED TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.

AN ADDITIONAL 25% OF PARKING STALLS TO BE PROVIDED TO ACCOMMODATE THE PRE-INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).

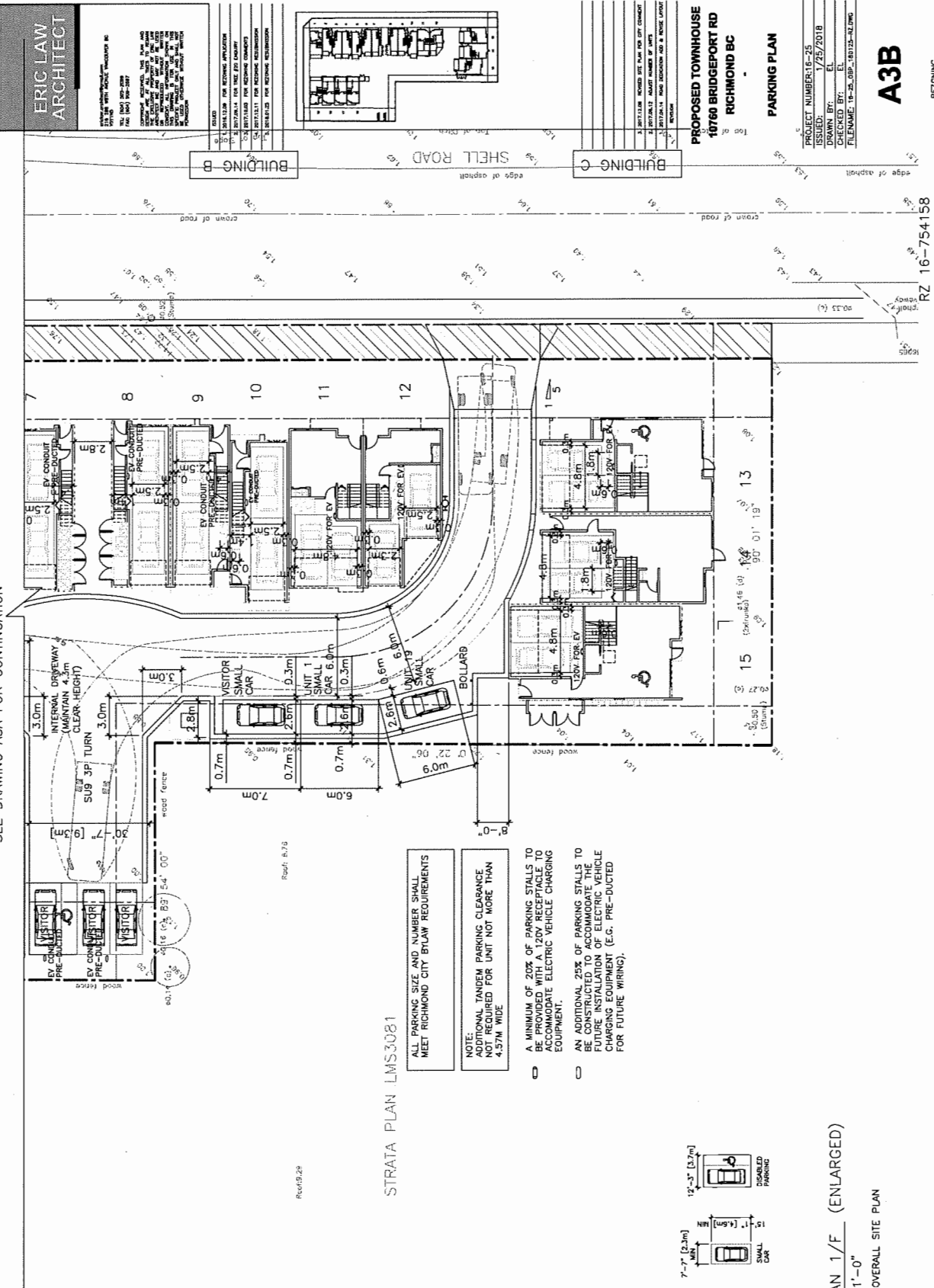


1 SITE PLAN 1/4" (ENLARGED)
3/32" TO 1'-0"

SEE A2 FOR OVERALL SITE PLAN

SEE DRAWING A3B FOR CONTINUATION

SEE DRAWING A3A FOR CONTINUATION



ERIC LAW ARCHITECT
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 1T5
 TEL: (604) 278-2288
 FAX: (604) 278-2287
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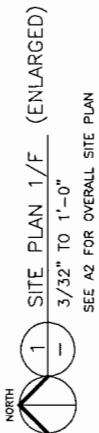
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2	ISSUED FOR PERMITS COMMENTS	1/25/2018
3	ISSUED FOR PERMITS REVISIONS	1/25/2018
4	ISSUED FOR PERMITS REVISIONS	1/25/2018
5	ISSUED FOR PERMITS REVISIONS	1/25/2018
6	ISSUED FOR PERMITS REVISIONS	1/25/2018
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13	ISSUED FOR PERMITS REVISIONS	1/25/2018
14	ISSUED FOR PERMITS REVISIONS	1/25/2018
15	ISSUED FOR PERMITS REVISIONS	1/25/2018

PROPOSED TOWNHOUSE
10760 BRIDGEPORT RD
RICHMOND BC

PARKING PLAN
 PROJECT NUMBER: E-25
 ISSUED: 1/25/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-25_00P_101125-02.DWG

A3B
 REZONING

RZ 16-754158



ERIC LAW ARCHITECT

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2.	2017.03.09	FOR REZONING APPLICATION
3.	2017.03.09	FOR REZONING APPLICATION
4.	2017.03.11	FOR REZONING APPLICATION
5.	2018.01.23	FOR REZONING APPLICATION
6.	2018.01.18	FOR REZONING APPLICATION

1.	2018.03.19	REVISED CONSTRUCTION PHASES
2.	2017.07.08	REVISED SHELL ROAD FOR CITY COMMENT
3.	2017.07.08	REVISED SHELL ROAD FOR CITY COMMENT
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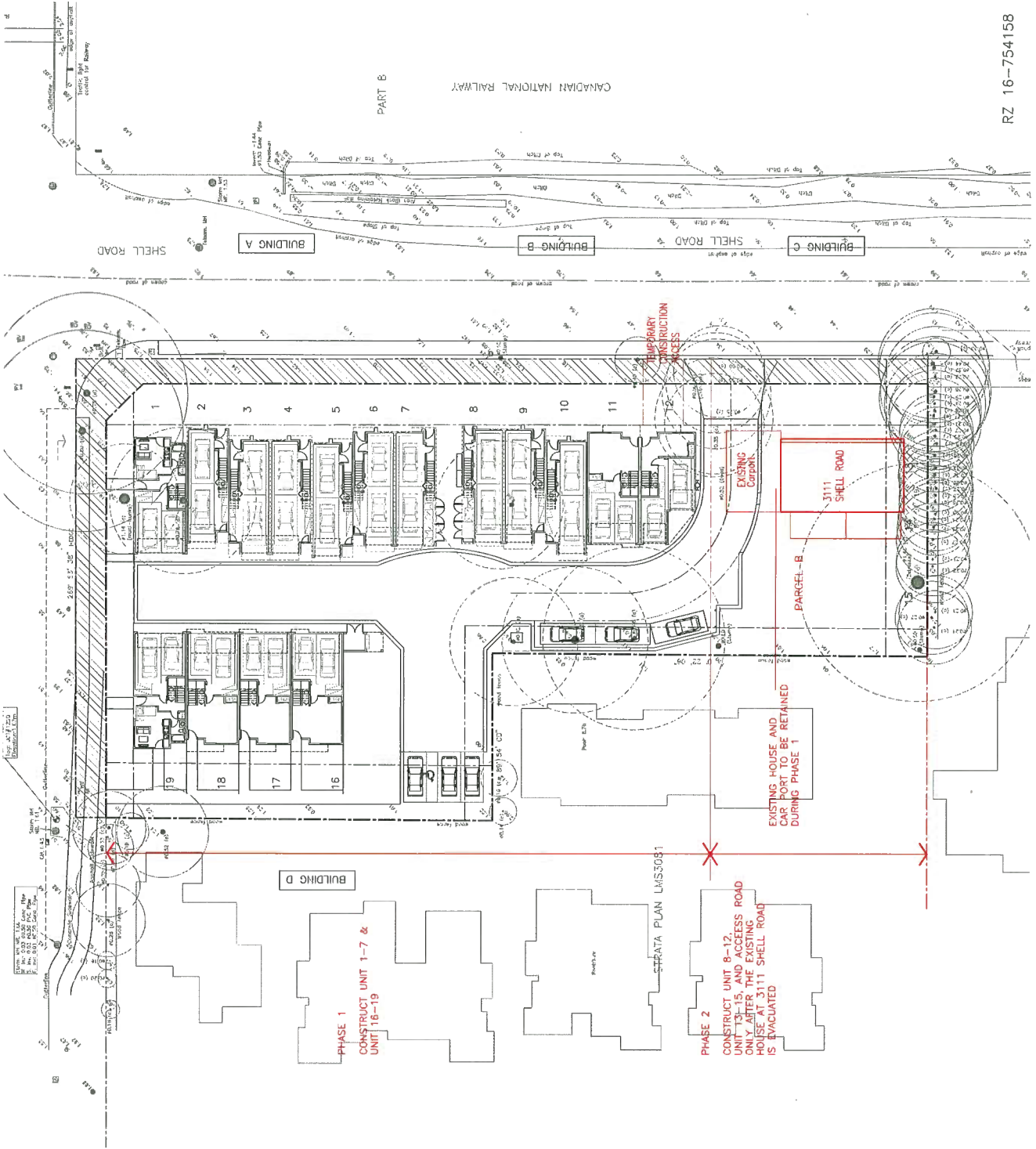
PROPOSED TOWNHOUSE
10760 BRIDGEPORT RD
RICHMOND BC

PHASING PLAN

PROJECT NUMBER:	16-25
ISSUED:	3/16/2018
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	16-25_OPP_100116-RZ.DWG

A10

REZONING



RZ 16-754158

10760 BRIDGEPORT RD
RICHMOND BC
V6X 1A1
TEL: (604) 273-2288
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1	PREPARED FOR REZONING APPLICATION
2	PREPARED FOR TREE EJC CHECK
3	PREPARED FOR REZONING COMMENTS
4	PREPARED FOR REZONING REVISIONS
5	PREPARED FOR REZONING SUBMISSION

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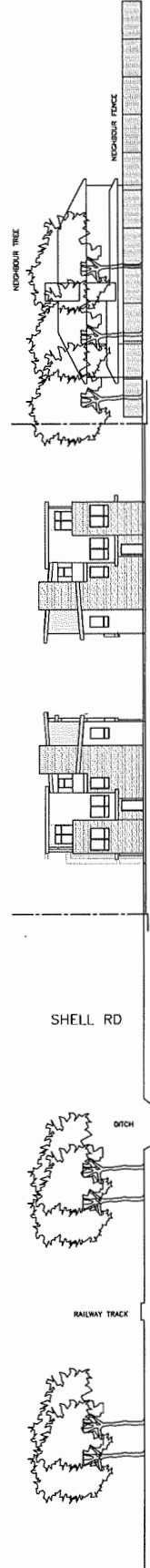
PROPOSED TOWNHOUSE
10760 BRIDGEPORT RD
RICHMOND BC

ELEVATIONS

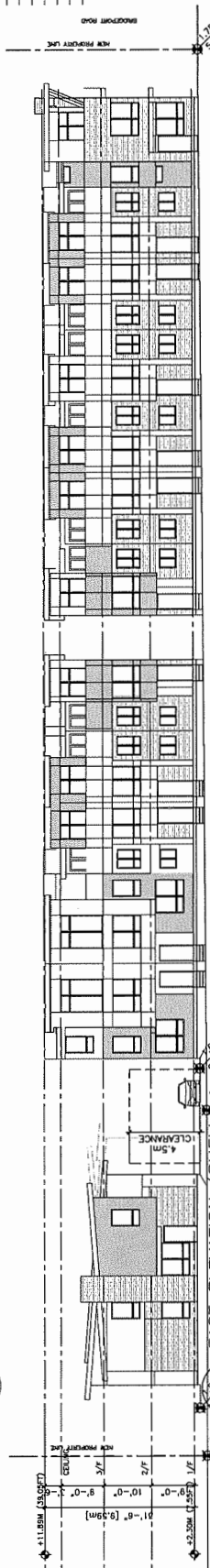
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DRAWN BY:	EL
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A7

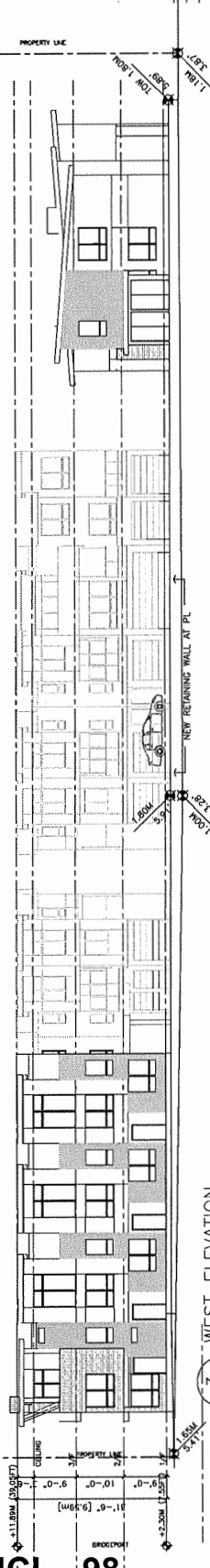
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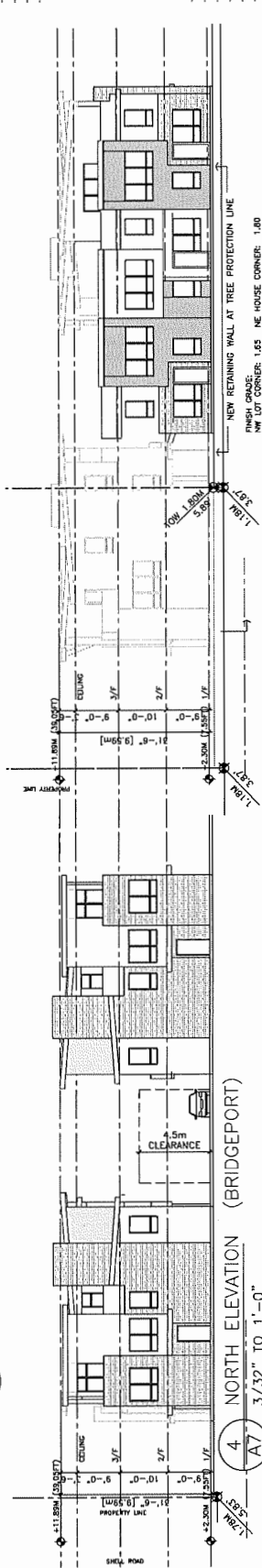
1 CONTEXT ELEVATION (BRIDGEPORT)
1/8" TO 1'-0"
A7



2 EAST ELEVATION (SHELL)
3/32" TO 1'-0"
A7



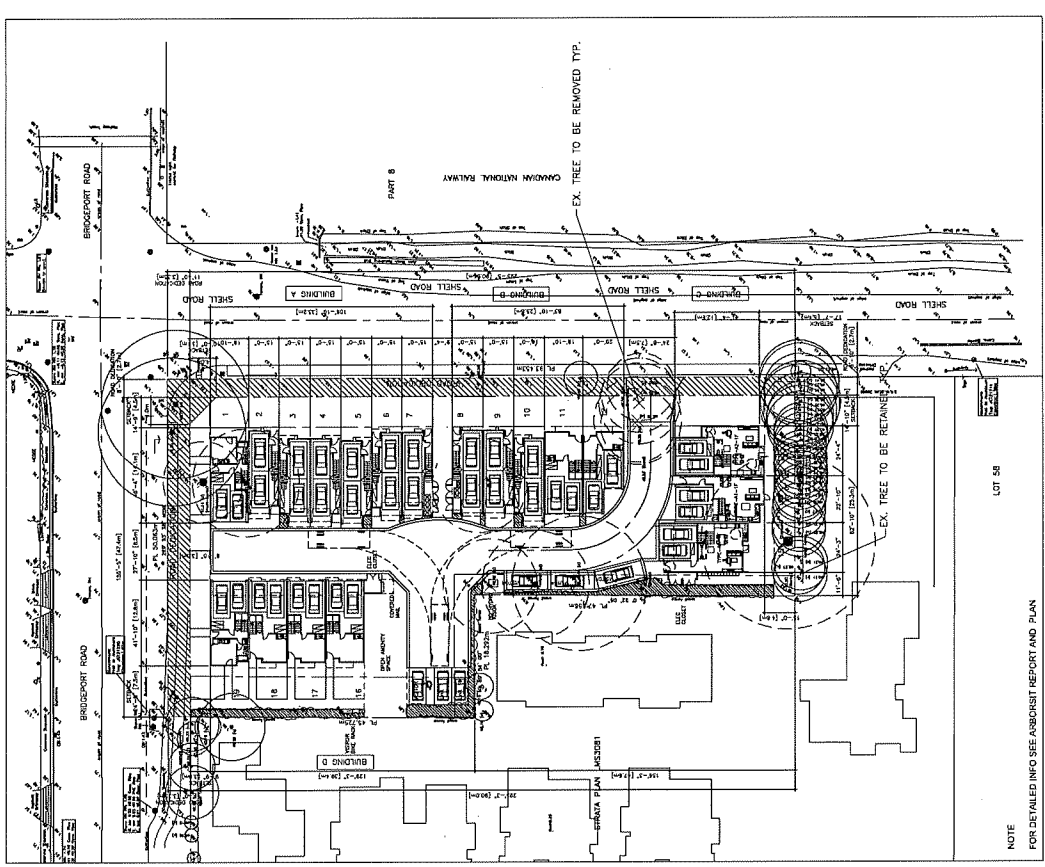
3 WEST ELEVATION
3/32" TO 1'-0"
A7



4 NORTH ELEVATION (BRIDGEPORT)
3/32" TO 1'-0"
A7

5 SOUTH ELEVATION
3/32" TO 1'-0"
A7

NEW RETAINING WALL AT TREE PROTECTION LINE
 NEW RETAINING WALL AT PL
 NEW RETAINING WALL AT TREE PROTECTION LINE
 NEW RETAINING WALL AT PL
 NEW RETAINING WALL AT TREE PROTECTION LINE
 NEW RETAINING WALL AT PL



NOTE
FOR DETAILED INFO SEE ARCHITECT REPORT AND PLAN

- NOTES:**
- Maintain min. 2% slope away from building.
 - All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
 - All proposed trees to be tested by BSAI (604-473-6288) and amended accordingly if necessary, and to be tested again at Sabatinski Compliance.
 - Minimum planting medium depths:
groundcover & shrubs: 87x450mm
trees: 477x900mm, all around the rootball
For detailed info see specifications.
 - All plant material shall meet minimum size requirements as indicated in plant list.
 - Trees planted in lawn areas to have 1 m dia. mulched ring.
 - Make sure twice around rootballs to be cut and removed to prevent girdling.
 - All proposed trees should be planted min. 3 m away from building foundation or face of building or retaining walls.
 - Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "3.5mm screened composted bark mulch".
 - Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum Virus (Sudden Oak Death).
 - Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.
 - All on-site landscape to be irrigated with an automatic irrigation system.

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PLANT LIST	Common Name	Size	Spacing
Trees			
A	Red Flowering Dogwood	16cm cal BAB	85 2'x8m
B	Prunus americana 'Amalgamata'	Born cal BAB	85 2'x8m
C	Cornus Cherry Dogwood	Born cal BAB	85 2'x8m
D	Japanese Strawberry Tree	Born cal BAB	85 2'x8m
E	Japanese Quince	Born cal BAB	85 2'x8m
F	Amelanchier canadensis	Born cal BAB	85 2'x8m
G	SHRUBS	Born cal BAB	85 2'x8m
H	Autumn Blaze Hydrangea	3m high, BAB	85 2'x8m
Shrubs			
1	Evergreen Azalea	#2 20L	85 2'x8m
2	Japanese Spindle Tree	#2 20L	85 2'x8m
3	Asarum canadense	#2 20L	85 2'x8m
4	Asarum canadense	#2 20L	85 2'x8m
5	Asarum canadense	#2 20L	85 2'x8m
6	Asarum canadense	#2 20L	85 2'x8m
7	Asarum canadense	#2 20L	85 2'x8m
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99	Asarum canadense	#2 20L	85 2'x8m
100	Asarum canadense	#2 20L	85 2'x8m

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Email: jhl@jhlgroup.com

PROJECT TITLE
MULTI FAMILY RESIDENTIAL DEVELOPMENT
10760-10780 BRIDGEPORT ROAD
RICHMOND, BC

SCALE
DATE: Jun., 2018
DRAWN:
JOB NO.:

PLANT LIST NOTES/ INFO ON TREE RETENTION AND REMOVAL

DATE
REVISIONS
Sep., 2017 Rezoning Submission
Jun., 2018 Rezoning Submission

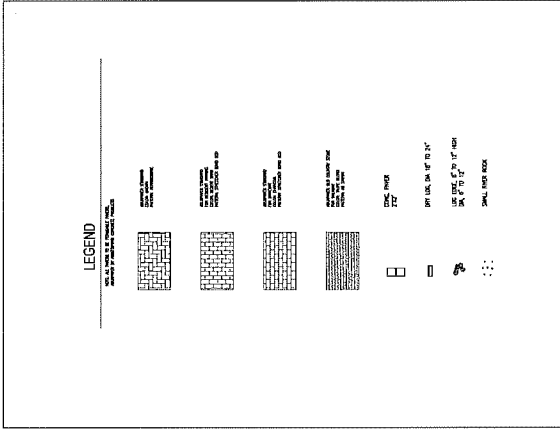
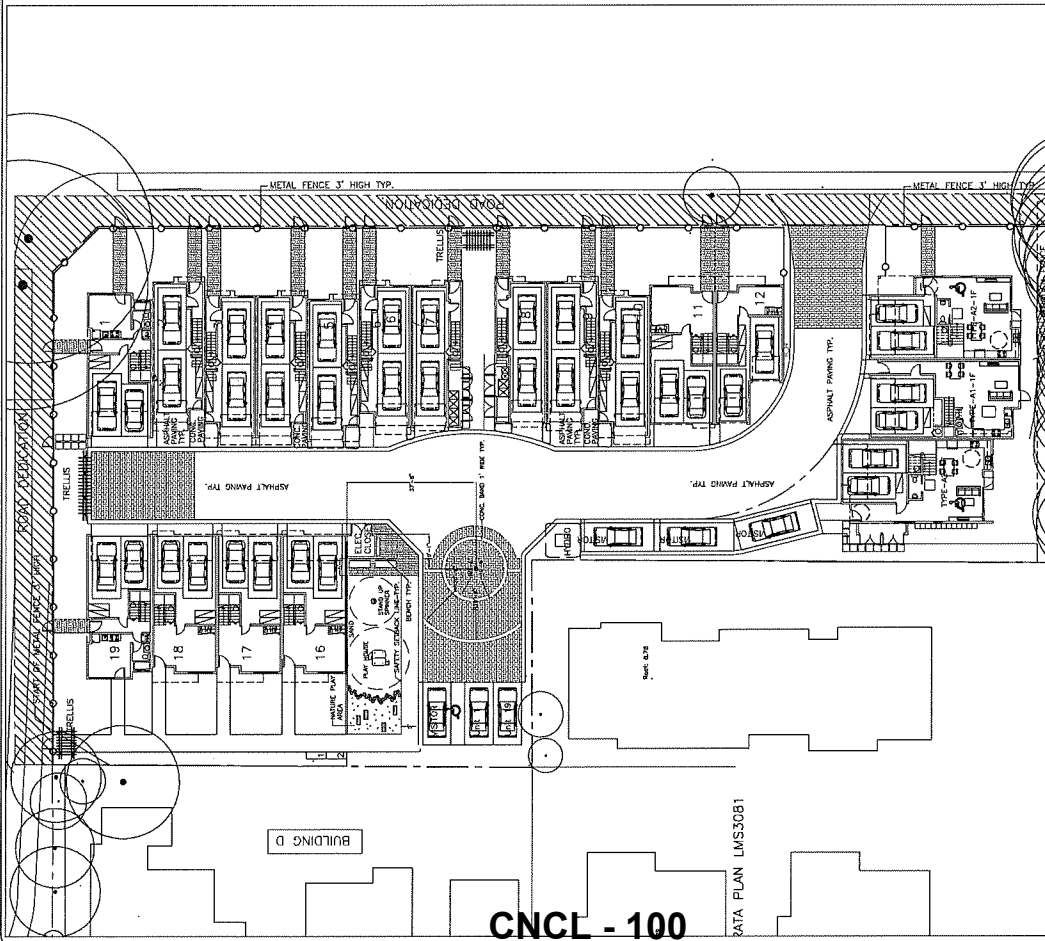
DATE
REVISIONS
Sep., 2017 Rezoning Submission
Jun., 2018 Rezoning Submission

DATE
REVISIONS
Sep., 2017 Rezoning Submission
Jun., 2018 Rezoning Submission



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RATA PLAN LMS3081

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DATE	REVISIONS
Sep., 2017	Rezoning Submission
Jan., 2018	Rezoning Submission

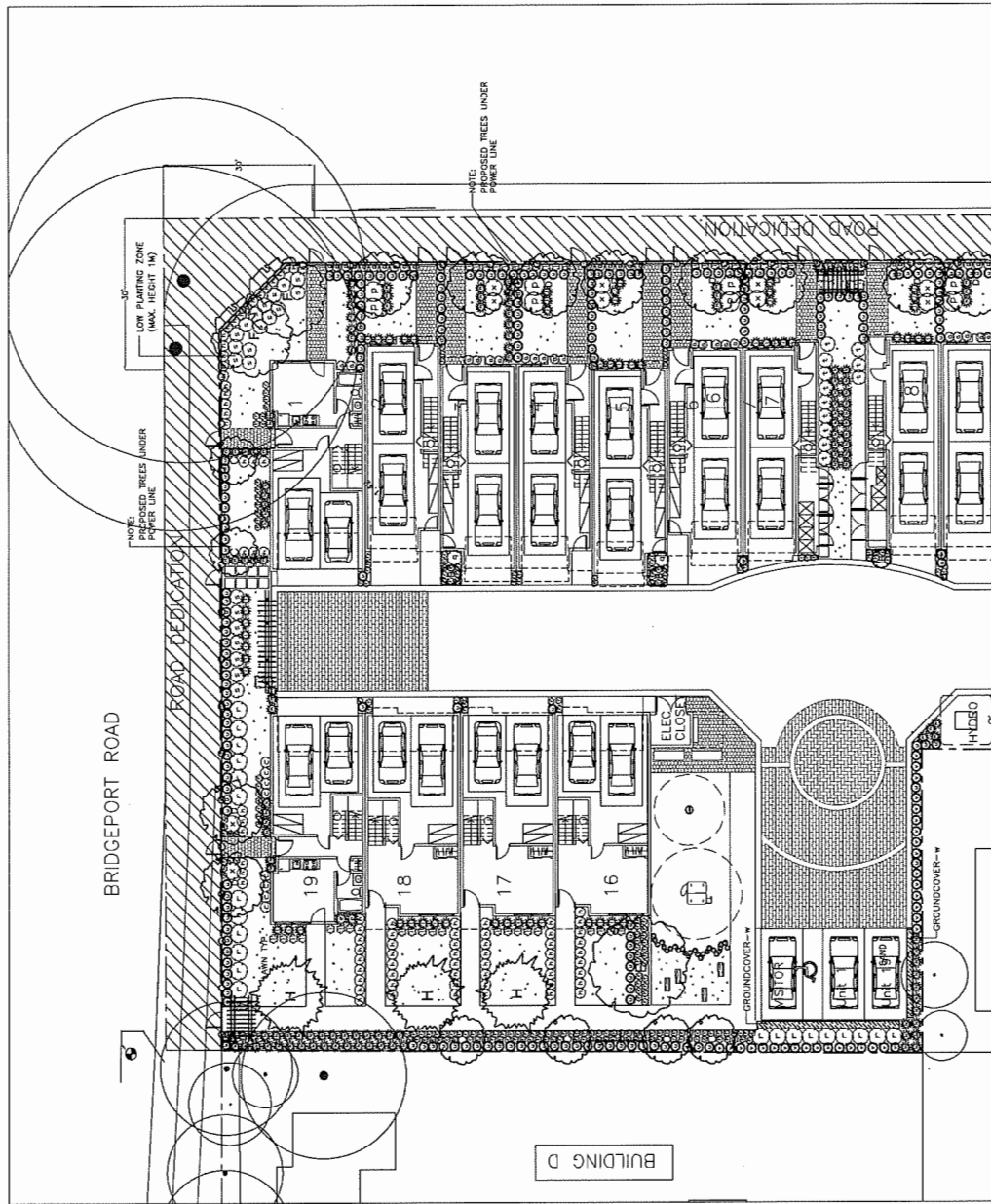
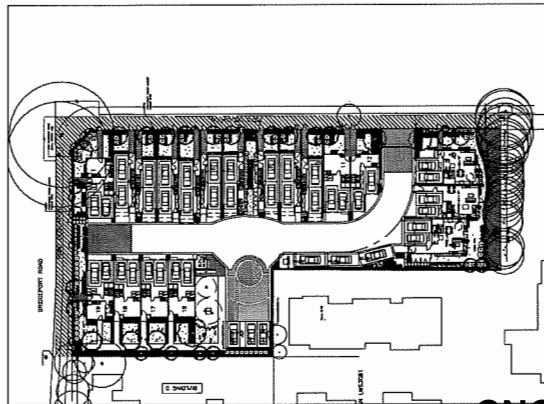


JHL Design Group Inc.
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 Fax: 604-277-2854
 Email: jhl@jhlinc.com

SCALE	DATE	JOB NO.
	Jan., 2018	

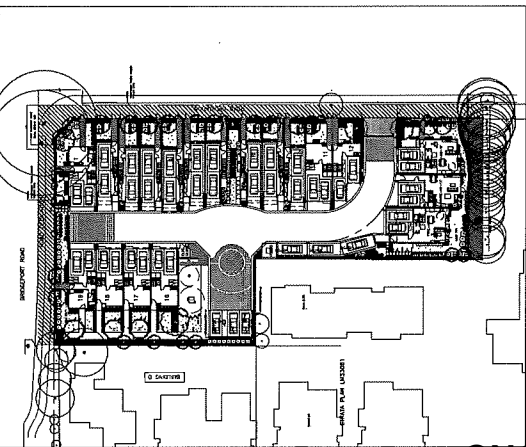
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MULTI FAMILY RESIDENTIAL DEVELOPMENT 10760-10780 BRIDGEPORT ROAD RICHMOND, BC	INFO ON PROPOSED FENCE AND HARD LANDSCAPE

DRAWING NO.
L-2

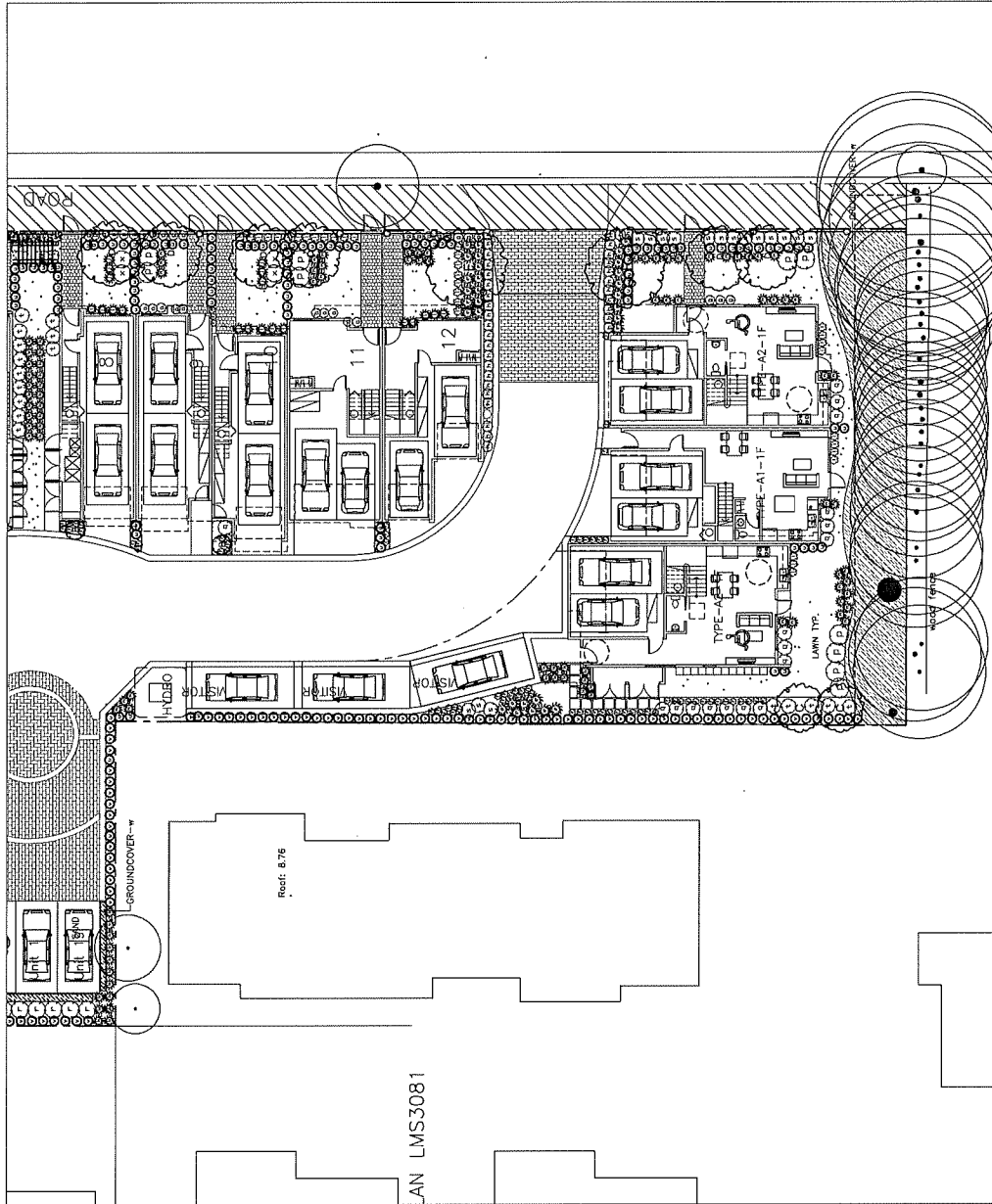


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<p>DATE: Jan., 2018 REVISIONS: Reasoning Submission</p>		<p>SCALE: 3/8" = 1'-0" DATE: Jan., 2018</p>		<p>PROJECT FILE: MULTI FAMILY RESIDENTIAL DEVELOPMENT 10766-10780 BRIDGEPORT ROAD RICHMOND, BC</p>		<p>DRAWING NO. L-3</p>		<p>DRAWING TITLE: PLANTING PLAN OVERALL REFERENCE PLAN</p>	
<p>JHL Design Group Inc. Landscape Architecture + Urban Design 4374, West Street, Vancouver, BC Tel: 1-604-277-8554 Email: jhl@jhl-design.com</p>		<p>DATE: Jan., 2018 REVISIONS: Reasoning Submission</p>		<p>SCALE: 3/8" = 1'-0" DATE: Jan., 2018</p>		<p>PROJECT FILE: MULTI FAMILY RESIDENTIAL DEVELOPMENT 10766-10780 BRIDGEPORT ROAD RICHMOND, BC</p>		<p>DRAWING NO. L-3</p>	



OVERALL REFERENCE PLAN



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RZ 16-754158

Attachment 3

Address: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

Applicant: 1082009 BC Ltd.

Planning Area(s): Bridgeport Road Corridor

	Existing	Proposed
Owner:	1082009 BC Ltd.	No Change
Site Size (m²):	3,838 m ²	3,419 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Bridgeport Area Plan (Schedule 2.12 of OCP Bylaw 7100)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Low Density Townhouses (RTM3)
Number of Units:	5	19 townhouse units + 2 secondary suites
Other Designations:	N/A	No Change

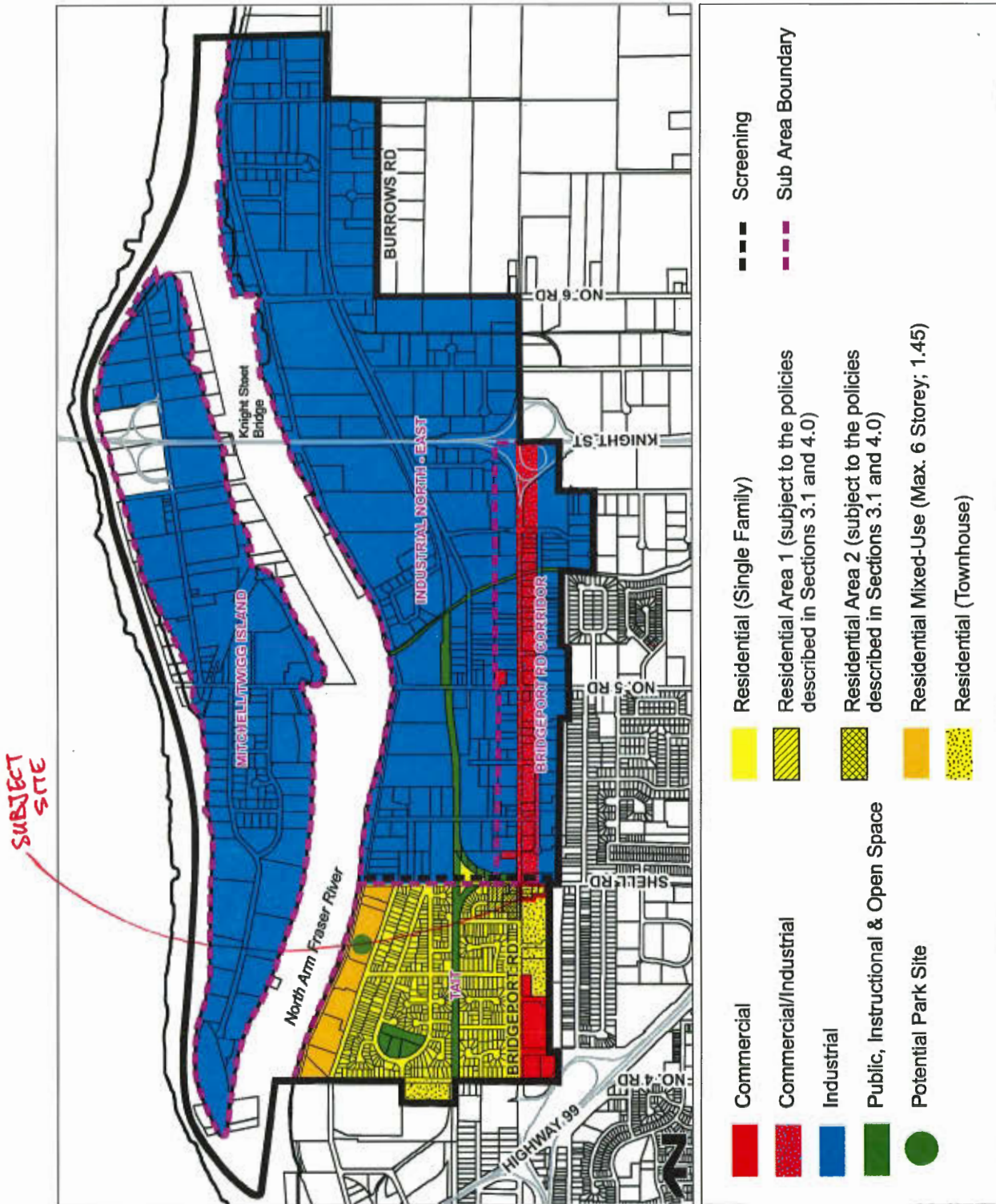
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (north) – Bridgeport Road (m):	Min. 6.0 m	3.0 m Min.	variance required
Setback – Exterior Side Yard (east) – Shell Road (m):	Min. 6.0 m	4.5 m Min.	variance required
Setback – Side Yard (west) (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (South) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	43.38 m	variance required
Lot Depth:	Min. 30.0 m	86.1 m	none
Site Area:	Min. 1,800 m ²	3,419 m ²	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	40 (R) and 4 (V)	40 (R) and 4 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (38 x Max. 50% = 19)	18	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (44 x Max. 50% = 22)	12	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (44 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.63 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	24 (Class 1) and 4 (Class 2)	31 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 19 units = 114 m ²	124 m ²	none

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

City of Richmond

Land Use Map – Bridgeport Bylaw 9024
2013/11/18



To: Richmond City Hall

Re: Rezoning application file #16 754158

This letter is on behalf of tenants undersigned below who occupy properties on the site in question.

We would like to draw City of Richmond staffs' attention to the fact that the rezoning application for this site is still at a very early stage in the process. Despite of that a demolition permit application has already been submitted for City's consideration.

When considering the issuance of the demolition permit, we would like to ask the City to please take into account that there are ten tenants currently occupying the properties (not counting the Salvation Army shelter). Four of the tenants are high school / university students still dependent on their parents. One tenant is a single mom on long term disability.

With the extreme shortage and high cost of rental housing, we would like the city to help us avoid being evicted prematurely, possibly many months before the developer can start construction. Thank you for your attention to this matter.

Signed on Feb 20, 2018 at Richmond, BC

GAGIK AGASIAN
Name Signature

ELENA AROUTIUNOVA
Name Signature

MARINA AGASIAN
Name Signature

DIANA AGASIAN
Name Signature

EVA AGASIAN
Name Signature

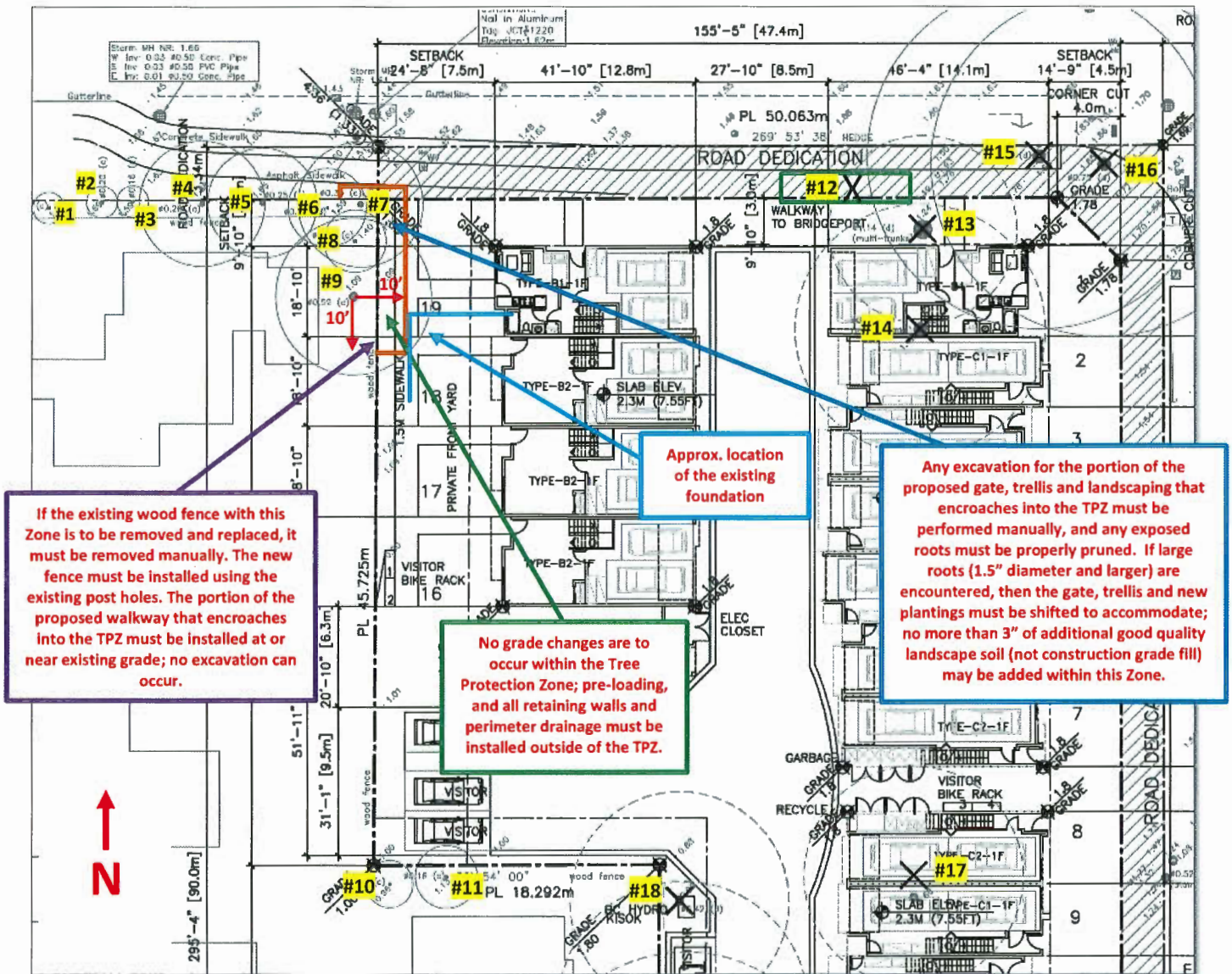
Guzal Issa
Name Signature

Fatima Issa
Name Signature

Michael Beddes
Name Signature

Cecile Jimenez
Name Signature

Rosemore Walters
Name Signature



North Property Tree Retention & Removal Plan, Scale 1/32" = 1'

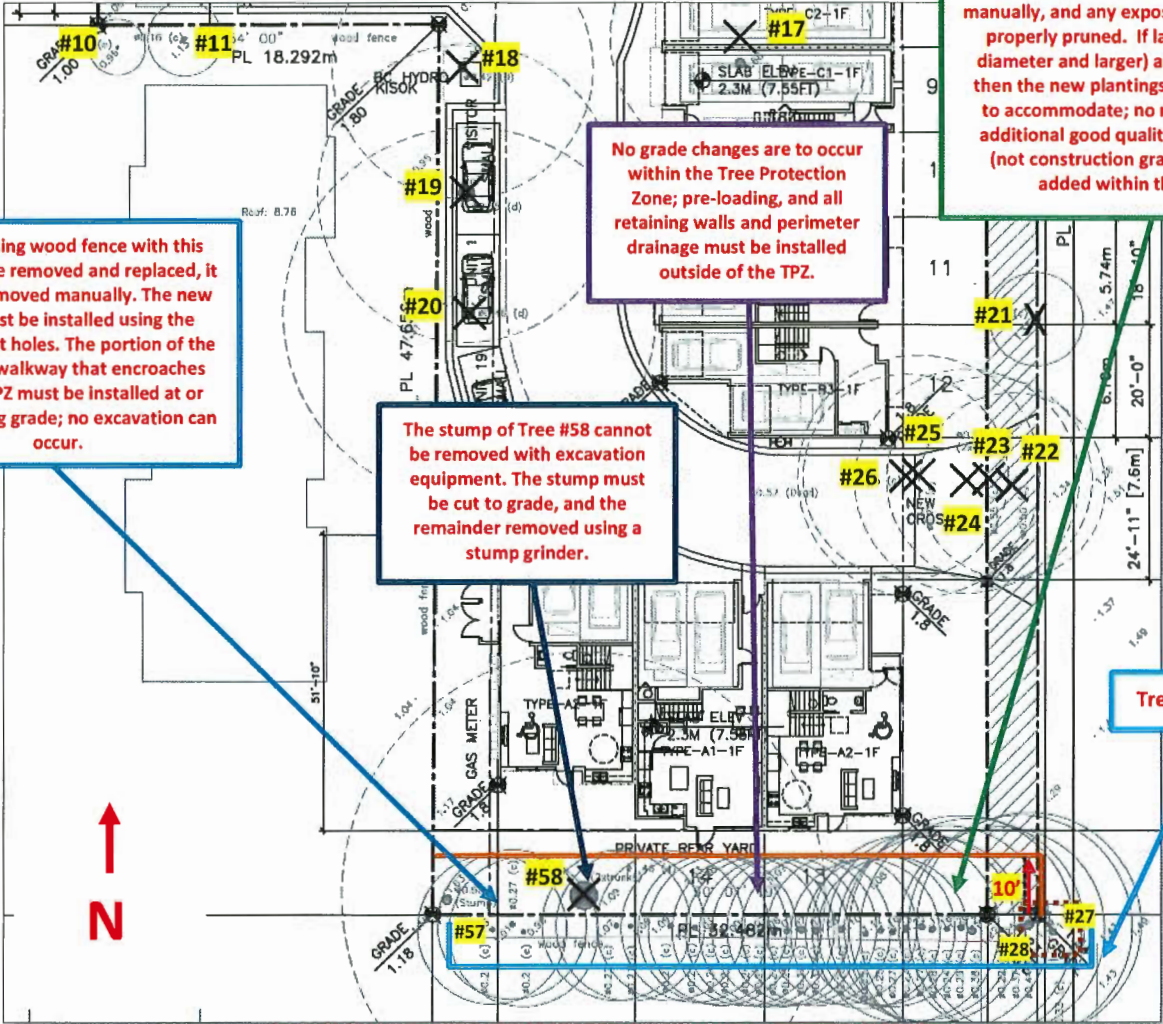
Any excavation for the portion of the proposed groundcover that encroaches into the TPZ must be performed manually, and any exposed roots must be properly pruned. If large roots (1.5" diameter and larger) are encountered, then the new plantings must be shifted to accommodate; no more than 3" of additional good quality landscape soil (not construction grade fill) may be added within this Zone.

No grade changes are to occur within the Tree Protection Zone; pre-loading, and all retaining walls and perimeter drainage must be installed outside of the TPZ.

If the existing wood fence with this Zone is to be removed and replaced, it must be removed manually. The new fence must be installed using the existing post holes. The portion of the proposed walkway that encroaches into the TPZ must be installed at or near existing grade; no excavation can occur.

The stump of Tree #58 cannot be removed with excavation equipment. The stump must be cut to grade, and the remainder removed using a stump grinder.

Trees #58 - #27



South Property Tree Retention & Removal Plan, Scale 1/32" = 1'



Address: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road **File No.:** RZ 16-754158

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9834, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of at least four of the existing dwellings).
2. 3.34 m wide road dedication along the entire Bridgeport Road frontage and 2.70 m wide road dedication along the entire Shell Road frontage with a 4 m x 4 m corner cut to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) the existing emergency shelter located at 3111 Shell Road will be permitted to stay until June 30, 2019, or an earlier date mutually agreed among the property owners, the City, BC Housing and Salvation Army ;
 - b) no vehicle access to the construction area (i.e., 10760 & 10780 Bridgeport Road and 3033 & 3091 Shell Road) via 3111 Shell Road will be permitted until the emergency shelter at 3111 Shell Road has been relocated;
 - c) the premise at 3111 Shell Road will be kept in habitable condition throughout the terms of tenancy; and
 - d) the septic tank at 3111 Shell Road will be kept in working condition throughout the terms of tenancy.
4. Registration of a legal agreement on Title ensuring that the only means of vehicle access is to and from Shell Road and that there be no vehicle access to or from Bridgeport Road.
5. Registration of a legal agreement on Title to ensure that Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) One surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit.
 - c) The secondary suites cannot be stratified or otherwise held under separate title.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of an aircraft noise sensitive use covenant on Title.
8. Registration of a flood indemnity covenant on Title.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
10. Provincial Ministry of Transportation & Infrastructure Approval.
11. 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 adjacent properties. 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.
12. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$20,867.31) to the City's Public Art fund.
13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$103,048.43) to the City's affordable housing fund.

14. Contribution of \$19,000.00 in-lieu of on-site indoor amenity space.
15. Provide a bond in the amount of \$10,000.00 for maintenance works required at the Richmond House Emergency Shelter located at 3111 Shell Road. The bond will be released upon completion of all maintenance works deemed necessary by BC Housing and Salvation Army, prior to the termination of the tenant agreement.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Enter into a Servicing Agreement* for the design and construction of frontage beautification along the site frontage, traffic signal enhancements at the Bridgeport Road/ Shell Road intersection, and watermain, storm sewer and sanitary sewer upgrades, as well as service connections. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 448.0 L/s of water available at 20 psi residual north of the property at the Bridgeport Road Frontage and 292.0 L/s east of the property at the Shell Road Frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
 - Remove the ex. 150 mm AC watermain along Shell Road, from its tie-in point on Bridgeport Road to approximately 54 m south. When removing the existing AC watermain, be cautious of the existing AC sanitary force main parallel to it. Note that if any damage is done to the existing sanitary forcemain, the Developer is required to replace the affected section.
 - The remaining section of the 150 mm AC watermain along Shell Road (approximately 72 m from the mid-frontage of 3091 Shell Road toward the existing Jet fuel line) shall be abandoned and filled, as per MMCD specifications.
 - Install a new 200mm PVC watermain along Shell Rd frontage; approximately 54 m long off of existing 300 mm steel watermain at the intersection of Bridgeport Road and Shell Road. The end of the proposed watermain must tie into the existing 550 mm Steel watermain located parallel to it along Shell Road. When installing the proposed watermain, be cautious of the existing AC sanitary force main in close proximity. Alignment of the proposed watermain shall be determined via the Servicing Agreement design review.
 - Install a new hydrant along Shell Road Frontage off of proposed 200 mm PVC watermain.
 - Install a new water service connection off of proposed 200 mm PVC watermain along Shell Road, complete with a meter. The meter shall be part of the mechanical design.
 - Cut, cap and remove existing five water service connections along Bridgeport Road and Shell Road Frontages.
- c. At Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Storm Sewer Works:

- a. The Developer is required to:
 - Cut, cap and remove existing five storm service connections along Bridgeport Road and Shell Road Frontages.
 - Remove existing 450 mm storm sewer along Bridgeport Road from STMH3235 to STMH3189, approximately 82 m. Replace with a new 600 mm storm sewer.

Initial: _____

- Install a new storm service connection, complete with Inspection Chamber, off of the proposed 600 mm storm main along Bridgeport Road to service the proposed development.
- b. At Developers cost, the City is to:
- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Sanitary Sewer Works:

The Developer required to:

- Install a new 200 mm sanitary sewer complete with manholes along McKessock Avenue and Bridgeport Road, spaced as per City standard, to service the proposed development. The proposed sanitary sewer along McKessock Avenue, approximately 40 m, shall tie into existing manhole (SMH6147) on McKessock Avenue and a proposed sanitary manhole located between the existing 600 mm Storm sewer and Hydro Duct Bank on Bridgeport Road. The proposed sanitary sewer along Bridgeport Road, approximately 100 m, shall tie into the proposed sanitary manhole between the existing 600 mm Storm sewer and Hydro Duct Bank and ultimately tie into another proposed manhole fronting the northwest corner of the proposed site. Install a sanitary service connection off of the proposed sanitary manhole located at the northwest corner of the proposed site.
 - A capacity analysis is required to confirm whether downstream upgrades are required from SMH6147 to the McLennan pump station. Refer to attached sketch. If there are downstream capacity issues, the developer will be required to provide upgrades.
- a. At Developers cost, the City is to:
- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Frontage Improvements:

- a. The Developer is required to:
- Finalize the functional design to the satisfaction of the Director of Transportation. Roadworks along Bridgeport Road will include road widening and new south curb alignment across the entire frontage of minimum 2.0 m with appropriate tapers to tie into existing south curb on Bridgeport Road and designed to the City's Engineering Design Specifications and TAC standards for an arterial road. The extra wide eastbound curb lane in the interim condition will require additional pavement markings, raised pavement markings and signage. Adjustments to the intersection geometry, including crosswalk alignment, etc. are to be shown on the functional plan. A minimum of three hydro/telus poles will be impacted and need to be relocated at the developer's cost on Bridgeport Road.
 - Dedicate all land required for new roads, boulevards and sidewalks.
 - Replace curb and gutter along Bridgeport Road that will be impacted by the proposed Storm sewer installation.
 - Relocate to within the development site BC Hydro transformers, electrical boxes and other above ground kiosks located along Bridgeport Road and Shell Road that will be affected by frontage works.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located onsite, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such

infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

1. BC Hydro PMT – 4 mW X 5 m (deep)
2. BC Hydro LPT – 3.5 mW X 3.5 m (deep)
3. Street light kiosk – 1.5 mW X 1.5 m (deep)
4. Traffic signal kiosk – 2 mW X 1.5 m (deep)
5. Traffic signal UPS – 1 mW X 1 m (deep)
6. Shaw cable kiosk – 1 mW X 1 m (deep) – show possible location in functional plan
7. Telus FDH cabinet - 1.1 mW X 1m (deep) – show possible location in functional plan

Bridgeport Road Frontage Improvements

- Pavement widening with taper in advance of the Bridgeport Road intersection, with 0.15 m curb. This will require hydro pole relocations. Applicant to contact Hydro as early as possible to determine locations based on required roadworks as noted. At least three poles will be impacted due to roadworks.
- Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line (road dedication approximately 3.34 m). Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the new south curb of Bridgeport Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the west of the subject site at a 30:1 ratio.
- All existing driveways along the Bridgeport Road frontage are to be closed permanently.
- Roadworks for new geometry at southwest corner of intersection with new 9.0 m corner radius connecting new curb locations on Bridgeport Road and Shell Road, curb ramps, signage and pavement markings. Details to be determined through review of functional road plan. As well, there will traffic signal pole and equipment impacts due to roadworks and road widening.

Shell Road Frontage Improvements

- Pavement widening, new curb and gutter along site's entire eastern frontage.
- Remove the existing extruded curb and construct a new 3.0 m wide concrete sidewalk next to the new property line (after minimum 2.7 m wide road dedication). Construct a new 1.5 m grass/tree boulevard over the remaining width between the new sidewalk and the west curb of Shell Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the south of the subject site.
- All existing driveways along the Shell Road frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree Boulevard and concrete sidewalk per standards described above.
- Construct a minimum 2.0 m wide concrete walkway to connect the site to the extruded curb to the south with appropriate 30:1 tapers.
- Hydro pole impacts are to be reviewed by the applicant and are noted as requiring potential relocation or undergrounding.

Bridgeport Road/Shell Road Traffic Signal Enhancements

- Replace existing traffic poles/bases in the southwest corner of the intersection.
- Replace and relocate existing controller cabinet.

- Install new conduit and junction boxes as required.
- Re-cable intersection as required.
- Replace/add new vehicle detection as required.
- Install APS (all crosswalks).
- Install new illuminated street name signs.
- Install new UPS cabinet/base.
- Install video detection camera.
- Reconstruction of the southwest corner of the intersection to accommodate road widening. Details to be determined through functional intersection plan review.

General Items:

- a. The Developer is required to:
- Obtain a Permit from Kinder Morgan Canada before starting any works due to proximity to the existing Jet Fuel Line. Please refer to link: http://www.kindermorgan.com/content/docs/Proximity_Permit_Brochure.pdf
 - Review street lighting levels along all the frontages of the development site for any additional street light requirements or upgrades.
 - Provide, prior to soil densification and preloading, a geotechnical assessment to identify and mitigate the impact to the existing 150 mm AC sanitary forcemain along Shell Road and existing 200 mm AC watermain at the development’s Bridgeport frontage.
 - Enter into, if required, 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, 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.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City’s Official Community Plan.

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

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on adjacent properties 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 and issuance of a Development Permit, the applicant will be required to obtain

CNCL-113

Initial: _____

a Tree Permit and submit landscaping security (i.e. \$14,000 in total) to ensure the replacement planting will be provided.

2. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal of the Cedar hedge along the Bridgeport Road frontage, in order to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
3. Submission of a fire and safety plan to identify separate accesses to the construction area and to the emergency shelter during construction.
4. Provide hoarding between the construction area and existing boundary of 3111 Shell Road as long as the shelter is still in operation.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. 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 Department 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 copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9834 (RZ 16-754158)
10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell 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 "MEDIUM DENSITY TOWNHOUSES (RTM3)".

P.I.D. 003-514-820

Lot 102 Section 26 Block 5 North Range 6 West New Westminster District Plan 34293

P.I.D. 003-666-921

Lot 105 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

P.I.D. 004-504-046

Lot 104 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

P.I.D. 000-495-956

Lot 106 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

P.I.D. 007-257-694

Parcel "B" (682835E) Lot 107 Section 26 Block 5 North Range 6 West New Westminster District Plan 36053

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9834".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

Horizontal lines for signatures and dates corresponding to the reading stages.

Official stamp: CITY OF RICHMOND APPROVED by E.L. APPROVED by Director or Solicitor

ADOPTED

MAYOR

CORPORATE OFFICER