



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: December 18, 2018

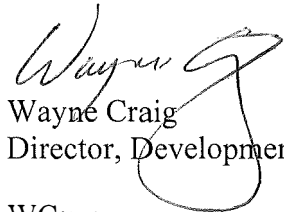
From: Wayne Craig
Director, Development

File: RZ 16-742260

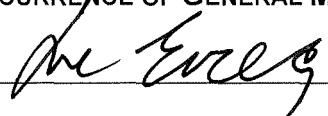
Re: Application by 0855855 B.C. Ltd. for Rezoning at 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9960, for the rezoning of 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone to permit the development of six three-storey townhouse units with vehicle access from 9840 Alberta Road, be introduced and given first reading.


Wayne Craig
Director, Development

WC:mp
Att.

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

Staff Report

Origin

0855855 B.C. Ltd. has applied to the City of Richmond to rezone 9820 Alberta Road from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT60) – North McLennan (City Centre)” zone to develop six three-storey townhouse units on the site with vehicle access from 9840 Alberta Road. A location map and an aerial photo are provided in Attachment 1.

A Development Application Data Sheet providing details about the proposed development is provided in Attachment 2. Preliminary plans are provided in Attachment 3.

Existing Condition and Site Context

Existing Housing Profile

There is an existing single detached dwelling, which will be demolished. The single detached dwelling is currently rented, and does not contain a secondary suite.

Surrounding Development

The subject property is surrounded by the following developments:

- To the North: Across Alberta Road, single detached dwellings zoned “Single Detached (RS1/F)”.
- To the South: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre)” and A.R. MacNeill Secondary School to the southwest.
- To the East: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre)”.
- To the West: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre).”

Related Policies & Studies

Official Community Plan/McLennan North Area Plan

In the Official Community Plan (OCP), the subject property is designated “Neighbourhood Residential”, which allows for single family, two-family and multiple family housing including townhouses.

In the McLennan North Sub-Area Plan under the City Centre Area Plan (City Centre), the subject property is designated as Residential Area 3, which allows a 0.65 base Floor Area Ratio (FAR) and two to three storey townhouses. The proposed 0.65 FAR is consistent with this designation. The McLennan North Sub-Area Plan Land Use Map is included in Attachment 4.

The McLennan North Sub-Area Development Permit Guidelines require that new townhouse developments to be of sufficient site assembly size, including area and frontage, to support high quality development. Along local or collector roads, such as Alberta Road, a minimum frontage width of 40 m and a minimum lot area of 2,000 m² is required. The guidelines, however, allow for deviation from the minimum site assembly sizes where the lot is isolated and is not able to consolidate with adjacent properties. While the width (20 m) and the area (1,012 m²) of the subject property do not meet the minimum requirements, staff support the proposed development as the immediately adjacent properties have already been redeveloped with townhouses and there is no opportunity for lot consolidation in near future.

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.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject property is located within Area 4 of the Aircraft Noise Sensitive Development map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title is required prior to final adoption of the rezoning bylaw. Also, a report for indoor noise mitigation and climate control measures is required at the time of applying for a Development Permit.

Public Consultation

A rezoning sign has been posted on the site. Staff have not received any written correspondence expressing concerns in response to the placement of the rezoning sign on the property.

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 Character

The proposed development consists of six townhouse units arranged in two buildings. Each unit contains two storeys of living space above a tandem garage, individual entrances at grade and private rear yard. The ZT60 zone permits 100% of the proposed residential parking spaces to be provided in a tandem arrangement. The proposed height of the buildings is consistent with the three-storey townhouse buildings on the immediately adjacent properties to the east, west and south. The proposed design, which incorporates gable roofs, is also compatible with the surrounding townhouse developments.

The outdoor amenity area is proposed at the southeast corner of the site and will be combined with the existing outdoor amenity area on the adjacent property to the east. A cross-access

easement was secured as part of the redevelopment of the adjacent property (RZ07-390155) for the shared use of the existing outdoor amenity area. The proposed outdoor amenity area is designed to facilitate children's play with play equipment and a bench to permit observation of children, and also includes a picnic table to create an inviting environment for social activities. Prior to final adoption of the rezoning bylaw, registration of a cross-access agreement on title will be required in favour of the neighbouring property for the shared use of the proposed outdoor amenity space on the subject property between the two properties.

One convertible unit is proposed. The unit includes space designed for the future installation of an elevator, and the tandem garage in this unit is wider to accommodate a larger vehicle.

Further details of the site plan, architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed through the Development Permit application process.

Transportation and Site Access

Access to the site will be provided via the existing 6 m driveway on the adjacent property to the east. The Statutory Right-of-Way (SRW) has been registered on title as part of the rezoning requirements of the adjacent development to the east to allow the existing drive aisle to be shared with the subject property. Prior to adoption of the rezoning bylaw, registration of a SRW over the entire drive aisle proposed on the subject property is required in order to:

- widen the northern portion (approximately 20 m in length) of the north-south drive aisle by 0.7 m; and
- allow the east-west drive aisle proposed on the subject site to be shared for a vehicular turnaround.

The applicant has indicated that he met with the strata council of the neighbouring property on July 29, 2018 to discuss the proposed development (Attachment 5), particularly the shared use of the drive aisle and outdoor amenity space. No significant concerns were expressed at the meeting, and the applicant will continue to work with the neighbouring strata during redevelopment of the subject site.

The existing U-shaped driveway for the existing single detached dwelling is required to be removed as part of the development approval process.

The proposed vehicle and bicycle parking spaces meet Zoning Bylaw 8500 requirements. The required number of residential parking spaces is nine (9), and the application includes 12 residential parking spaces. All residential parking spaces are provided in a tandem arrangement, which is permitted in the "Town Housing (ZT60) – North McLennan (City Centre)" zone. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area of each unit into habitable space is required prior to rezoning approval.

Two visitors parking stalls and garbage/recycling collection area are provided and accessed through the internal drive aisle.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist 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 assesses two (2) bylaw-sized trees on the subject property, one (1) tree located on the neighbouring A.R. MacNeill Secondary School site, and one (1) street tree on City property.

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

- One (1) tree (# 96) located on the subject site is in good condition and is to be retained and protected.
- One (1) tree (#97) located on the subject site is in poor condition and should be removed and replaced.
- One (1) tree located on the neighbouring school site to the southwest is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Also, the City's Parks staff assessed the condition of the existing street tree. The existing street tree is in poor condition, and should be removed and replaced. One replacement tree is required to be planted as part of the required frontage requirements prior to issuance of Building Permit.

Tree Replacement

The applicant wishes to remove one (1) on-site tree (Trees # 97). The 2:1 replacement ratio would require a total of two (2) replacement trees. The preliminary landscape plan shows that 10 trees will be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit process.

Tree Protection

One (1) tree on the subject property and one (1) tree on the neighbouring property to the south are to be retained and protected. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a \$5,000 Tree Survival Security;
- 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; and
- 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.

Requested Variance

The proposed development is generally in compliance with the “Town Housing (ZT60) – North McLennan (City Centre)” zone. The applicant is requesting a variance to the ZT60 zone to reduce the minimum side yard setback along the eastern property line from 3.0 m to 2.25 m. Staff are supportive of this variance request. All three units proposed in the building at the north are oriented towards the internal drive aisle to the east, and the reduction of the east side yard setback is to accommodate a minimum of 30 m² of amenity area (rear yard) located on the west side of the property. The east property line is adjacent to the shared drive aisle and would have minimal impacts on the adjacent townhouse buildings. The requested variance will be assessed through review of a development permit.

Affordable Housing Strategy

The applicant is required to comply with the City’s Affordable Housing Strategy. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$60,180 (\$8.50 per buildable square foot) is required.

BC Energy Step Code

On July 16, 2018, Council adopted Bylaw 9769 that requires new buildings to be constructed to meet the energy efficiency targets set under the BC Energy Step Code. Staff anticipates the proposed development would be designed and built in accordance with Part 9 of the BC Building Code. Therefore, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Amenity Space

Consistent with the OCP, the applicant is proposing to provide cash contribution in the amount of \$1,000 per unit for a total of \$6,000 in lieu of providing indoor amenity space.

The proposed outdoor amenity space area is 67.5 m² in area, which exceeds the minimum requirement of 36 m² (6 m² per unit) from the Official Community Plan. Also, the outdoor amenity space on the subject property is expected to be combined with the existing outdoor amenity space of the townhouse development to the east, which was secured through a cross-access agreement when the neighbouring site was rezoned. The applicant has indicated that they will be working with the neighbouring strata on the design of the outdoor amenity space through the Development Permit application review.

Site Servicing and Frontage Improvements

Frontage improvements will include removal of the existing driveway crossings and replacement of the street tree in front of the site. The required frontage improvements and service

connections will be done through a work order at the developer's cost prior to issuance of a Building Permit.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including but limited to the following:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the City Centre Area Plan;
- Refinement of the character and form of building elevations including materials to create an interesting streetscape along Alberta Road;
- Review of the size and species of replacement trees, and landscape plan to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along the frontage;
- Refinement of the outdoor amenity area design; and
- Review of aging-in-place features and the design of the convertible unit;
- Review of a sustainability strategy for the development including measures to achieve BC Energy Step Code requirements.

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

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

0855855 BC Ltd. has applied to rezone the property at 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone, to develop six townhouse units with vehicle access from Alberta Road.

The rezoning application is consistent with the land use designation and applicable policies contained within the OCP and McLennan North Sub-Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 7; which have been agreed to by the applicant (signed concurrence on file).

Staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9960, be introduced and given first reading.



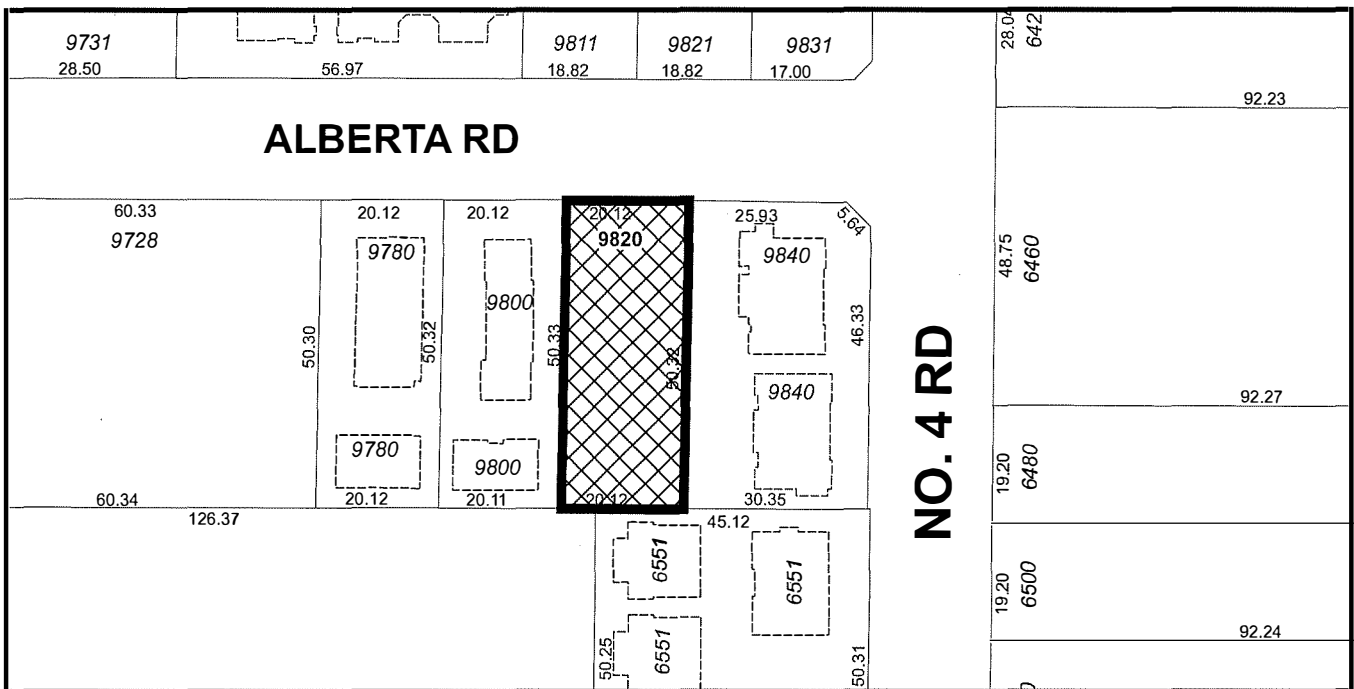
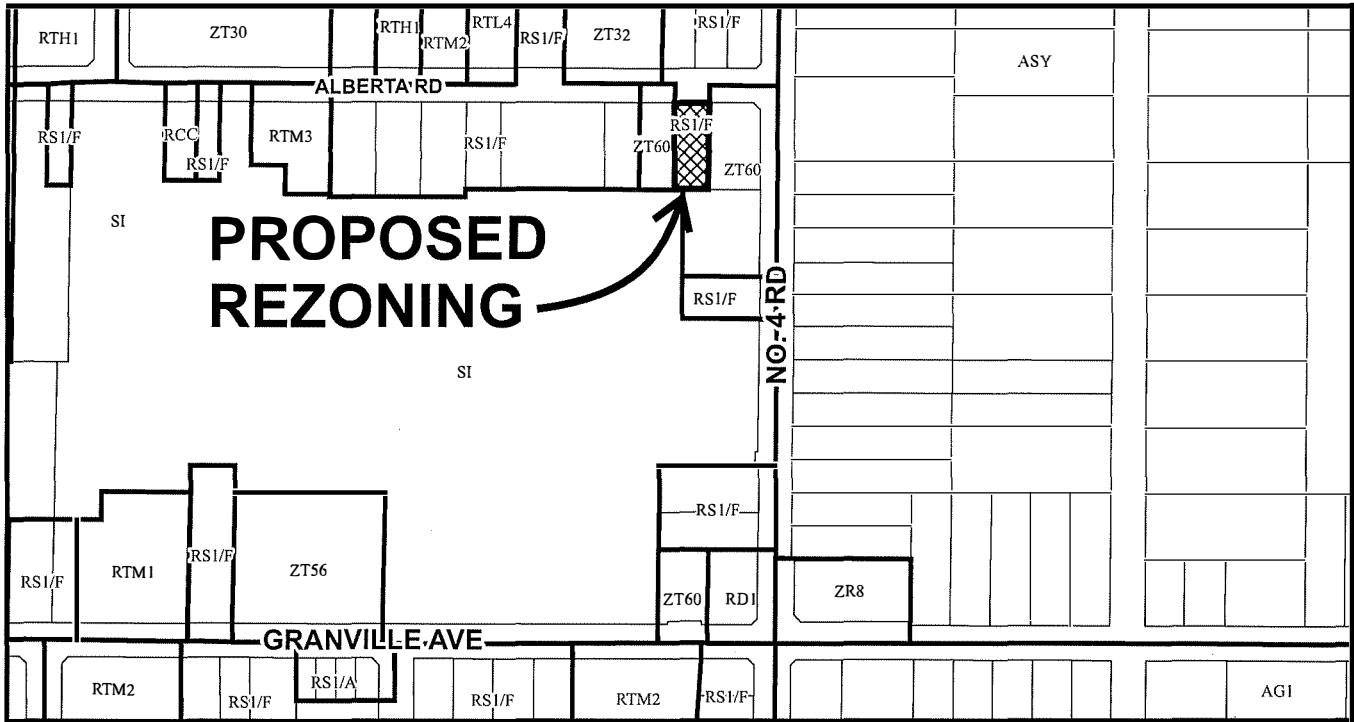
Minhee Park
Planner 2

MP:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Plans
- Attachment 4: McLennan North Sub-Area Plan Land Use Map
- Attachment 5: Letter from Applicant Documenting Meeting Held on July 29, 2018
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



	<h1>RZ 16-742260</h1>	<p>Original Date: 09/22/16</p>
		<p>Revision Date: 12/06/18</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



RZ 16-742260

Original Date: 09/22/16

Revision Date: 12/06/18

Note: Dimensions are in METRES

CNCL - 377



RZ 16-742260

Attachment 2

Address: 9820 Alberta Road

Applicant: 0855855 BC Ltd.

Planning Area(s): North McLennan (City Centre)

	Existing	Proposed
Owner:	0855855 B.C. Ltd.	No change
Land Uses:	Single Detached Dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential Area 3	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60)
Number of Units:	1	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.65	0.65	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	35 %	none
Lot Size:	1,010 m ²	1,012 m ²	none
Lot Dimensions (m):	None	Width: 20.1 m Depth: 50.3 m	none
Setback – Front:	Min. 6.0 m	6.0 m	none
Setback – Side (east):	Min. 3.0 m	2.25 m	Variance required
Setback – Side (west):	Min. 3.0 m	3.2 m	none
Setback – Rear:	Min. 3.0 m	6.5 m	none
Height (m):	12.0 m (Max. 3 storeys)	12.0 m (3 storeys)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) per unit and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	11	14	none
Tandem Parking Spaces:	100% Permitted	100% 6 tandem (12 spaces)	none
Bicycle Parking	Class 1: 1.25 spaces/unit Class 2: 0.2 space/unit	Class 1: 2 spaces/unit Class 2: 0.2 space/unit	none
Amenity Space – Indoor:	Min. 50 m ²	Cash in lieu (\$6000)	none
Amenity Space – Outdoor:	Shared: Min. 36 m ² Private: Min. 3.0 m ² /unit	Shared: 67.5 m ² Private: Min. 3.0 m ² /unit	none

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 9820 ALBERTA ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS: 9820 ALBERTA ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: LOT 7, SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 1712
 (C) LOT AREA: 1,012 SM (10,693 SF)

(D) ZONING USE: CURRENT: RS1/F, (PROPOSED: ZT60)

CURRENT ZONING (UNDER RS1/F ZONING)
 PROPOSED REZONING (ZT60)

(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM
 0.3 TO REST OF SITE AREA
 TOTAL FLOOR AREA: 0.65
 0.65 X 1,012 SM = 657.8 SM (7,080 SF)

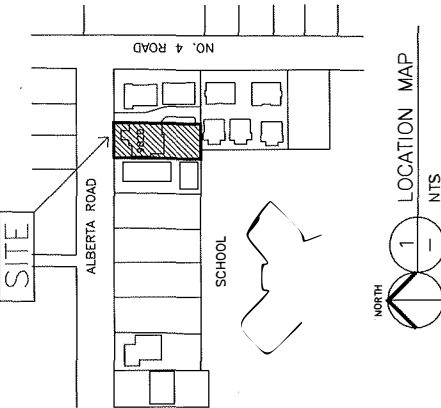
(F) NUMBER OF UNIT: 1 PER LOT
 MAX - 45%

(G) BUILDING COVERAGE: MAX - 45%

(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 12M
 FRONTYARD FACING ALBERTA RD - 6M
 EAST AND WEST SIDEYARD - 3M
 REAR YARD - 3M

(I) SETBACK: FRONTYARD - 6M
 SIDEYARD - 2M
 REAR YARD - 6M

(J) PARKING: 1.4 PER DWELLING UNIT
 0.2 VISITOR PARKING / UNIT X6 = 2
 TOTAL = 11 REQUIRED
 ZT60 ZONING ALLOW TANDEM PARKING



NEW 3 STOREY NEIGHBOUR TOWNHOUSE (Under construction)

ERIC LAW ARCHITECT
 2111 WEST WATKINS WINDWAY BC
 VANCOUVER, BC V6L 4G6
 TEL: (604) 263-2008
 FAX: (604) 994-3977
 WWW.ERICLAWARCHITECT.COM
 1. 2018.01.18 FOR ZONING APPLICATION
 2. 2018.01.18 FOR CITY COUNCIL
 3. 2018.01.18 FOR CITY COUNCIL
 4. 2018.01.18 FOR CITY COUNCIL
 5. 2018.01.18 FOR CITY COUNCIL

DEVELOPMENT SUMMARY

PROJECT NUMBER: E-03
 ISSUED: 10/19/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 18-03_MAP_181018-RZ.DWG

PROPOSED TOWNHOUSE
 9820 ALBERTA ROAD
 RICHMOND BC

A1
 REZONE

ERIC LAW ARCHITECT

1111 WEST PLYMOUTH AVENUE SUITE 100
 VANCOUVER BC V6E 1A5
 TEL: (604) 278-2888
 FAX: (604) 278-2889

CONSOLE REFERENCE: THE PLAN AND SECTION SHOWN ARE PART OF THE ARCHITECTURAL RECORD FOR THE PROPOSED TOWNHOUSE AT 9820 ALBERTA ROAD, RICHMOND BC. THIS RECORD IS THE PROPERTY OF ERIC LAW ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

1. PREPARED FOR PERMANENT APPLICATION
 2. PREPARED FOR CITY COUNCIL
 3. DATE: 11/15/2018
 4. DRAWN BY: J. L. L. FOR CITY COUNCIL
 5. CHECKED BY: J. L. L. FOR CITY COUNCIL

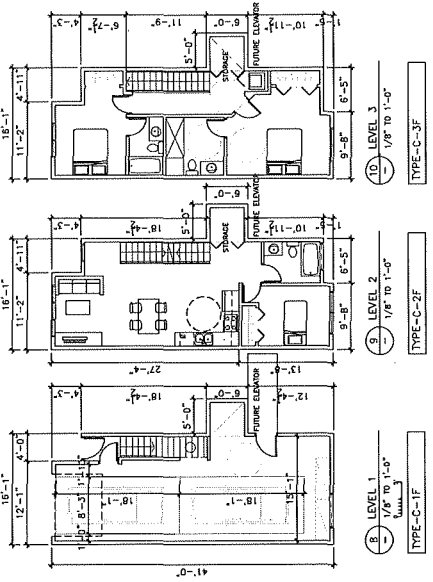
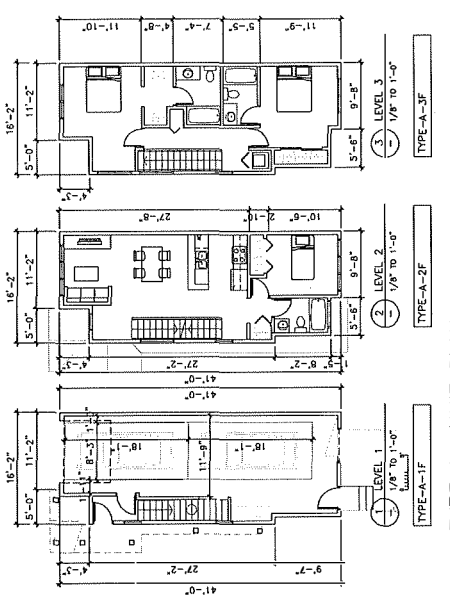
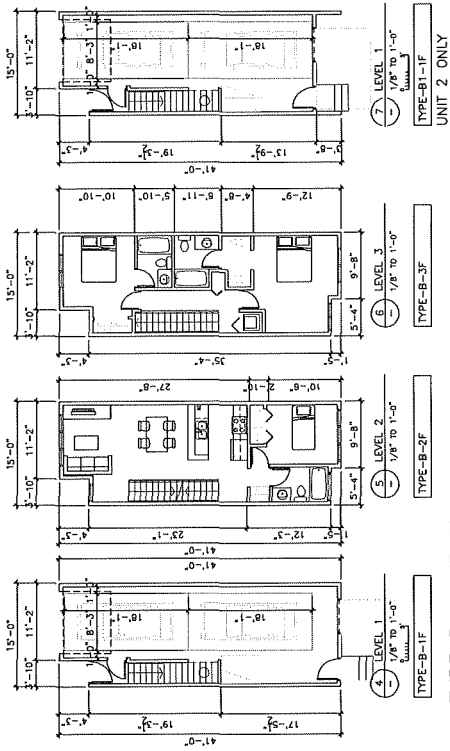
PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC

UNIT PLANS

PROJECT NUMBER: 18-13
 ISSUE: 15/17/2018
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REZONE

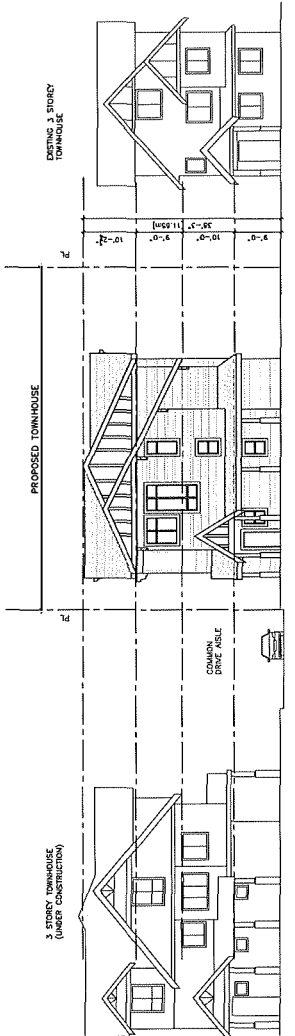


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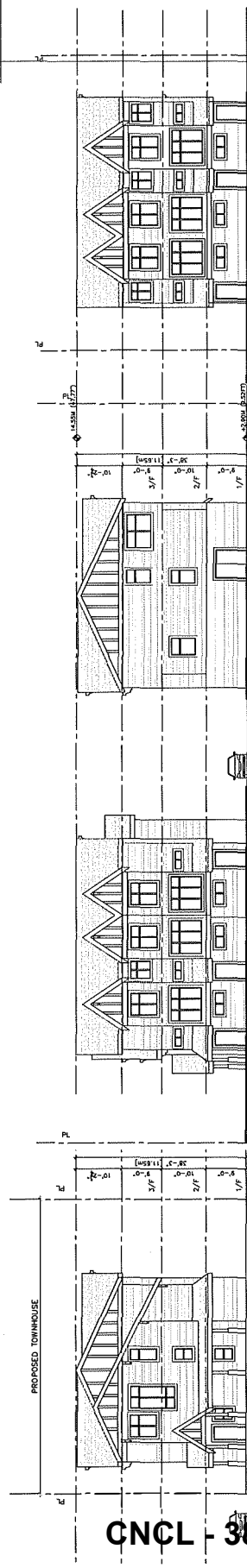
215 VAN WERT AVENUE, SUITE 100
 VANCOUVER, BC V6L 2R9
 TEL: (604) 681-9999
 FAX: (604) 681-9997

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- NOTES**
1. DRAWING IS FOR REFERENCE APPLICATION
 2. DEVELOPER FOR CITY COMMENT
 3. DEVELOPER FOR CITY COMMENT
 4. DEVELOPER FOR CITY COMMENT
 5. DEVELOPER FOR CITY COMMENT
 6. DEVELOPER FOR CITY COMMENT



1 — STREET ELEVATION (ALONG ALBERTA RD)
 3/32" TO 1'-0"



2 — BLDG-A N. ELEV
 1/8" TO 1'-0"

3 — BLDG-A W. ELEV
 1/8" TO 1'-0"

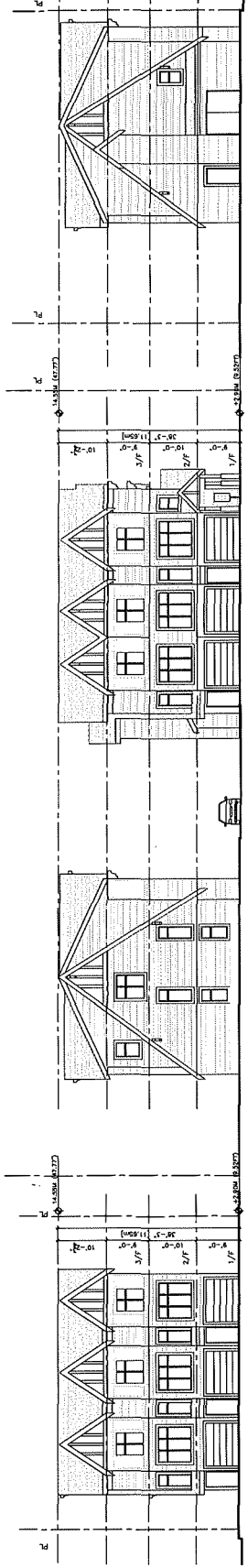
4 — BLDG-B W. ELEV
 1/8" TO 1'-0"

5 — BLDG-B S. ELEV
 1/8" TO 1'-0"

- NOTES**
1. DEVELOPER FOR CITY COMMENT
 2. DEVELOPER FOR CITY COMMENT
 3. DEVELOPER FOR CITY COMMENT
 4. DEVELOPER FOR CITY COMMENT
 5. DEVELOPER FOR CITY COMMENT
 6. DEVELOPER FOR CITY COMMENT

PROPOSED TOWNHOUSE
 9820 ALBERTA ROAD
 RICHMOND BC

ELEVATIONS



6 — BLDG-B N. ELEV
 1/8" TO 1'-0"

7 — BLDG-B E. ELEV
 1/8" TO 1'-0"

8 — BLDG-A E. ELEV
 1/8" TO 1'-0"

9 — BLDG-A S. ELEV
 1/8" TO 1'-0"

PROJECT NUMBER: 18-03
 PROJECT START DATE: 07/19/2018
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 18-03_JAN_18_018-RZ-DWG

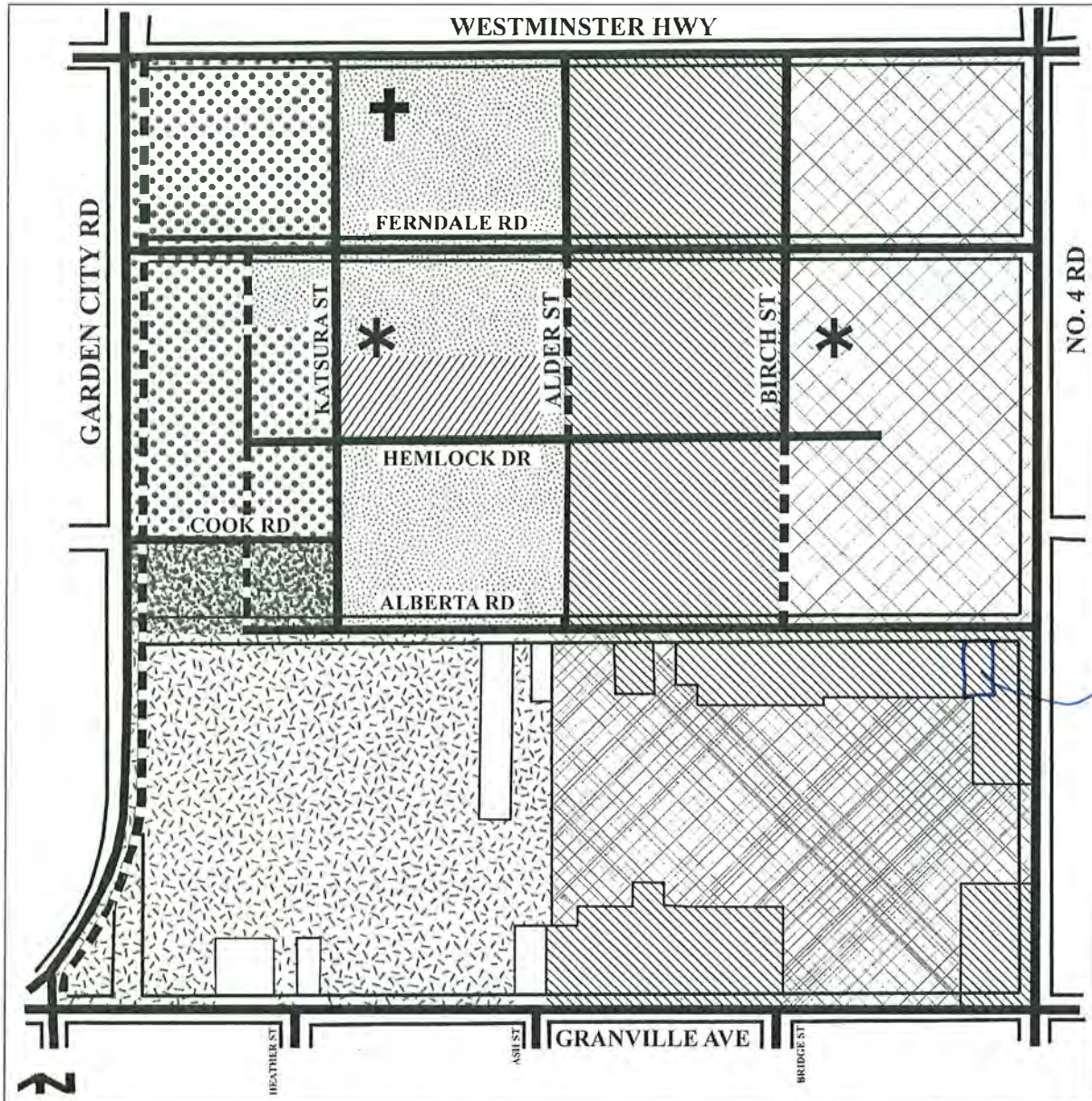
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REZONE

CNCL - 383

City of Richmond

Land Use Map *Bylaw 8630
2010/07/19*



subject property

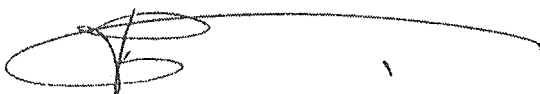
Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses	Trail	Principal Roads
	Church	

December 10, 2018

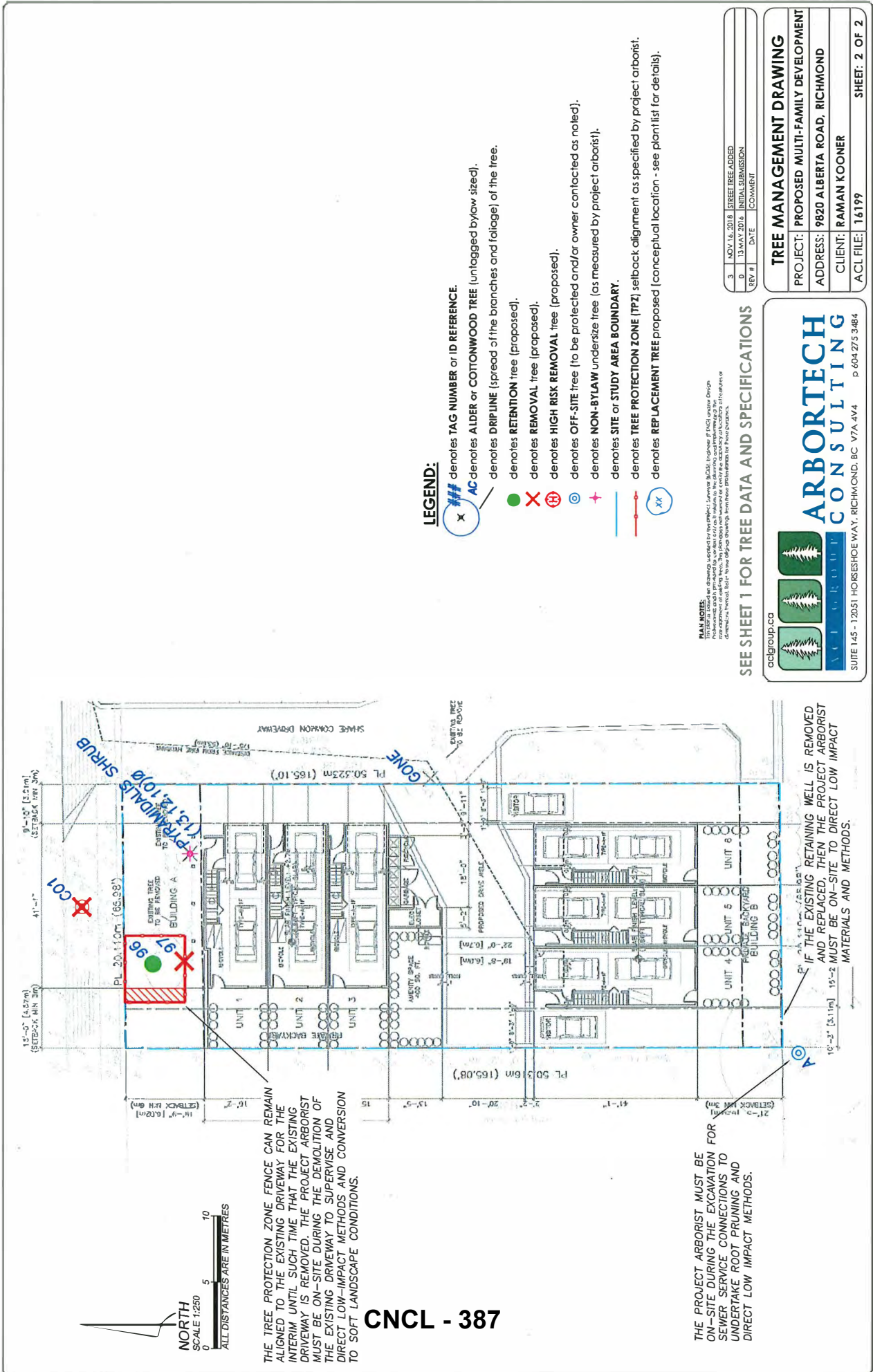
Meeting Summary for onsite meeting held with residents of 9840 Alberta Rd, Richmond BC. The meeting was held on Sunday July 29th, 2018. At least one member of each household including the 3 strata corporation representatives were at the meeting.

There was a few issues discussed, regarding the amenity space and how it lined up with the current amenity space, if the mail boxes would be shared, if the strata fees would be shared, if it could be one strata, and a few other small items that were addressed right there on site. The one main point that was an issue with the owners in regards to the new building coming next door was the driveway the residents thought that the driveway was not going to be wide enough, they wanted me to confirm with the architect that this driveway met the minimum standards. I did speak with the architect about this and he did confirm that this is what the City of Richmond requires for the driveway width for these types of projects. I had mentioned also that in the property disclosure statements and the title of the property they all had received when they purchased their units that there is an easement that allows for shared use of the drive aisle, and the fence between the two properties that is there now will be coming down to create access to the units and to expand the amenity space. I mentioned the two strata's will share the cost of these spaces, however I will be having the same management company taking care of both so they can have the same maintenance people look after the property so this should bring the strata fees down a little. I have talked with Victor from Citybase about looking after the new units next door as well and since he will be looking after both strata's and he and his company look at a more reasonable management fee. The Strata representatives had confirmed in an email that was sent to the city planner in charge of this file that they were satisfied with all explanations of what was to happen in the adjacent development. They had no further concerns. They had asked me to stay in touch with them through the process which I fully plan on doing.

Thank You

A handwritten signature in black ink, appearing to be 'Raman Kooner', with a long horizontal line extending to the right.

Raman Kooner



LEGEND:

- ## denotes TAG NUMBER or ID REFERENCE.
- X AC denotes ALDER or COTTONWOOD TREE (untagged by/low sized).
- denotes DRIFLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- X denotes REMOVAL tree (proposed).
- X denotes HIGH RISK REMOVAL tree (proposed).
- ⊙ denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- + denotes NON-BY-LAW under-size tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- XX denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

PLAN NOTES:
 All drawings are drawings submitted for the project. Licensee B.C.A. Engineer of N.C.I. Limited Design.
 All drawings are prepared by our staff and are subject to the planning and engineering firm.
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SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

REV #	DATE	COMMENT
3	NOV 14, 2018	STREET TREE ADDED
0	13 MAY 2016	INITIAL SUBMISSION

acclgroup.ca

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p.604.275.3484

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT

ADDRESS: 9820 ALBERTA ROAD, RICHMOND

CLIENT: RAMAN KOONER

ACL FILE: 16199

SHEET: 2 OF 2

NORTH
 SCALE 1:250
 0 5 10
 ALL DISTANCES ARE IN METRES

THE TREE PROTECTION ZONE FENCE CAN REMAIN ALIGNED TO THE EXISTING DRIVEWAY FOR THE INTERIM UNTIL SUCH TIME THAT THE EXISTING DRIVEWAY IS REMOVED. THE PROJECT ARBORIST MUST BE ON-SITE DURING THE DEMOLITION OF THE EXISTING DRIVEWAY TO SUPERVISE AND DIRECT LOW-IMPACT METHODS AND CONVERSION TO SOFT LANDSCAPE CONDITIONS.

CNCL - 387

THE PROJECT ARBORIST MUST BE ON-SITE DURING THE EXCAVATION FOR SEWER SERVICE CONNECTIONS TO UNDERTAKE ROOT PRUNING AND DIRECT LOW IMPACT METHODS.

IF THE EXISTING RETAINING WELL IS REMOVED AND REPLACED, THEN THE PROJECT ARBORIST MUST BE ON-SITE TO DIRECT LOW IMPACT MATERIALS AND METHODS.



Address: 9820 Alberta Road

File No.: RZ 16-742260

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9960, the developer is required to complete the following:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Registration of a flood indemnity covenant on title.
3. Registration of an aircraft noise sensitive land use covenant on title.
4. Registration of a statutory right-of-way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire area of the proposed drive aisle in favour of the neighbouring development to the east. The east-west drive aisle is to be shared to allow for a vehicular turnaround and additional 0.7 m wide SRW is to be provided on the subject property along the east property line (approximate length of 20.62 m from the north property line) to widen the existing drive aisle on the neighbouring property to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW.
5. Registration of a cross-access easement and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, for the shared use of the outdoor amenity area on the subject site in favour of the neighbouring development to the east.
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. 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. 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.
8. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) tree to be retained.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (\$60,180.00) to the City's affordable housing fund.
10. Contribution of \$6,000 (\$1,000 per dwelling unit) in-lieu of on-site indoor amenity space.

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

1. Submission of a Landscape Plan, 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. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the two (2) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m

2. 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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

Prior to a Demolition Permit* issuance, the developer is required to complete the following:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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 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.
2. Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. A Servicing Agreement is not required. Removal of the existing driveway crossing and other frontage improvements including replacement of the street tree in front of the site, and service connections will be done through a work order at the developer’s cost. Engineering servicing requirements include:

Water Works:

- Using the OCP Model, there is 503 L/s of water available at a 20 psi residual at the hydrant fronting 9840 Alberta Rd. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- 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 Building designs.
- At the Developers cost, the City is to:
 - Install 1 new water service connection off of the 200mm PVC watermain on Alberta Rd. Meter to be placed onsite in mechanical room.
 - Cut and cap at main, the existing 20mm water service connection.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing 600mm storm sewer on Alberta Rd, complete with new inspection chamber.
 - Cut, cap, and remove all existing service leads and inspection chambers along the north property line of the subject site.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cut and cap at inspection chamber, the existing sanitary service lead at the northeast corner of the subject site.
 - Install a new sanitary service connection off of the existing 200mm PVC sanitary sewer on Alberta Rd.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - 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 should be located onsite.
 - 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 right of ways dimensions 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 SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Driveway modifications widened to City standards.
- Close existing single family driveway and reinstate frontage.
- Replacement of the street tree in front of the site. The tree species is to be determined by City's Park staff.

General Items:

- a. The Developer is required to:
 - 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.
 - Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

5. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9960 (16-742260)
9820 Alberta 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 "TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE)".

P.I.D. 011-390-689
Lot 7 Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9960".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

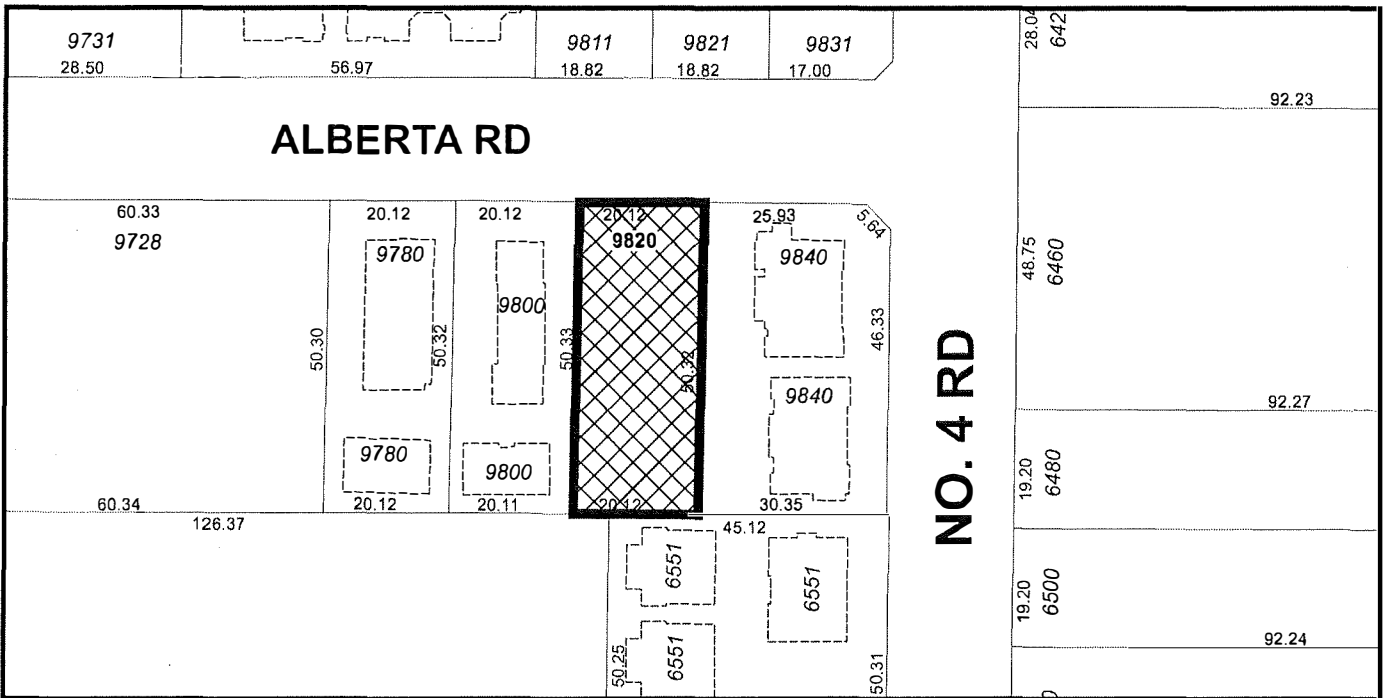
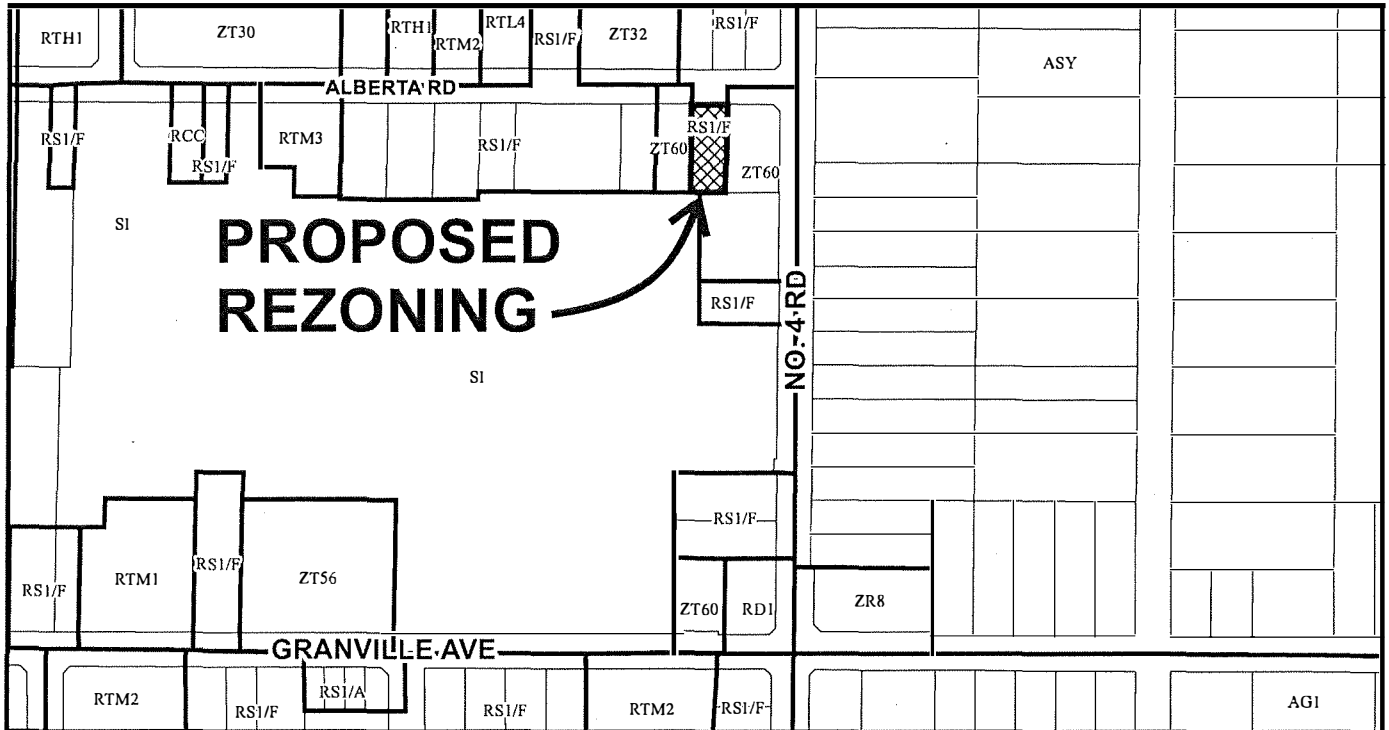
CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of Richmond



RZ 16-742260

Original Date: 09/22/16
 Revision Date: 12/06/18
 Note: Dimensions are in METRES