



To: Planning Committee

Date: September 18, 2023

From: Wayne Craig
Director, Development

File: RZ 21-943417

Re: **Application by Matthew Cheng for Rezoning at 7300 St. Albans Road from
“Single Detached (RS1/E)” Zone to “High Density Townhouses (RTH1)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10494, for the rezoning of 7300 St. Albans Road from “Single Detached (RS1/E)” zone to “High Density Townhouses (RTH1)” zone, be introduced and given first reading.

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

WC:ak
Att. 6

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

Staff Report

Origin

Matthew Cheng, on behalf of 1124053 B.C. LTD (Director: Pavendeep Kooner), has applied to the City of Richmond for permission to rezone 7300 St. Albans Road from the “Single Detached (RS1/E)” zone to the “High Density Townhouses (RTH1)” zone to permit the development of four townhouse units with one secondary suite (Attachment 1).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

The subject site contains an unoccupied single-family dwelling.

Surrounding Development

The subject site fronts St. Albans Road. Existing development immediately surrounding the subject site is as follows:

To the North: The St. Albans’ Anglican Church zoned “Assembly (ASY)”.

To the South: A seven-unit townhouse complex zoned “Medium Density Low Rise Apartments (RAM1)”.

To the East: A 36-unit townhouse complex zoned “Medium Density Low Rise Apartments (RAM1)”.

To the West: Across St. Albans Road, a three-storey apartment (over a single-storey parking structure) zoned “Medium Density Low Rise Apartments (RAM1)”.

Existing Legal Encumbrances

There is a City Statutory Right-of-Way (SRW) registered on Title of the subject property for the sanitary sewer located along the east property line. The applicant has been advised that encroachment into the SRW is not permitted.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). The subject property is also located within the City Centre Area, Schedule 2.10 of the OCP and is designated “Sub-Area B.1: Mixed Used – Low Rise Residential & Limited Commercial” which is intended for grade-oriented housing in the form of townhouses with a common parking structure of conventional and stacked townhouses.

The proposed development provides for a similar form to the adjacent development to the south and the preliminary design complies with the Sub-Area B.1 guidelines in terms of land use, density and overall neighbourhood character. At the Development Permit (DP) stage, the townhouses' design, form and character will be further reviewed.

As set out in the City Centre Area Plan, the applicant is required to provide a contribution at a rate of \$0.34 per buildable square foot for future City Community Planning studies.

Registration of a legal agreement on Title is required, ensuring that future owners are aware that the development is subject to potential impacts due to other developments that may be approved within the City Centre.

St. Albans Sub-Area Plan

The proposed development is consistent with the Multi-Family Low Rise land use designation in the St. Albans Sub-Area Plan, which envisions three-storey apartments, townhouses, two-family or single-family dwellings (Attachment 3). The proposal for four three-storey townhouse units and one secondary suite is also generally consistent with the surrounding developments.

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 Consultation

A rezoning sign has been installed on the subject property. Staff have not yet received any comments from the public about the rezoning application in response to the rezoning sign on site.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the public will have an opportunity to further comment on all of the proposed amendments at a Public Hearing.

Public notification of the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The applicant proposes to construct a total of four townhouse units and one secondary suite with access from St. Albans Road. The layout of the townhouse units is oriented around a single driveway providing access to the site from St. Albans Road and a north-south internal maneuvering aisle providing access to the unit garages. A total of two three-storey duplex clusters are proposed.

Transportation and Site Access

Vehicle access to the subject site is proposed off St. Albans Road. This driveway will be the sole access to the proposed development and no access will be provided between the adjacent townhouse development to the south at 7320 St. Albans Road and the subject site.

On-site parking proposed is consistent with the requirements in the Zoning Bylaw 8500. Resident parking is to be provided within each unit's garage in either a side-by-side arrangement or single-car garages. One surface parking space is proposed for visitors, consistent with the Zoning Bylaw 8500. Resident bike parking is proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common outdoor amenity space.

The applicant has submitted a traffic and parking assessment reviewing on-site parking and generated traffic. The City's Transportation Department has reviewed the proposal and supports the proposed arrangement.

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 assesses:

- Four bylaw-sized trees on the subject property (Tree #545, 546, 547 & 548).
- Seven trees on neighbouring properties to the east and south of the subject property (Tree # OS1-OS7).

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 site, one (Tree# 547) at the southeast corner and one (Tree#548) at the northeast corner, are both larger conifers in good condition. Retain and protect.
- One tree (Tree #546) has been identified as dead and is to be removed.
- One tree (Tree # 545) is in moderate condition and in conflict with the drive aisle. This tree is not suitable for relocation.
- Replacement trees to be provided at a 2:1 ratio as per the OCP.
- One conifer tree located in the front yard of the property was removed without authorization. Two fines (\$1000.00 each) have been issued to the property owners, which have been subsequently paid. The applicant has agreed to a replacement ratio of 4:1 for the unauthorized removal of the conifer.
- Seven trees (Tree # OS 1- OS7) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove two by-law-sized trees on-site (Tree # 545 and 546). The 2:1 replacement ratio would require a total of four replacement trees.

The applicant has agreed to provide an additional four replacement trees in compensation for the unauthorized removal of a coniferous tree on site, resulting in a total of eight replacement trees required.

According to the preliminary landscape plans (Attachment 4), the applicant has agreed to plant five trees on site. The remaining three replacement trees were unable to be accommodated on site due to conflict with the City’s sanitary infrastructure in the rear yard of the property. The species and location of the replacement trees will be further reviewed as part of the DP process. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP and the voluntary contribution of 4 additional trees in consideration of the unauthorized removal of the coniferous tree, the applicant will contribute \$2,250.00 to the City’s Tree Compensation Fund in lieu of the remaining three trees that cannot be accommodated on the subject property after redevelopment. Opportunities for additional on-site planting will be reviewed and confirmed through the review of the future Development Permit application.

Tree Protection

Two trees (Tree # 547 and 548) are to be retained and protected on site. Seven trees (Tree # OS1-OS7) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). 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 Tree Survival Security to the City in the amount of \$20,000.00 for the two trees (Tree # 547 &548) to be retained.
- 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.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites inside of the City Centre Area Plan) for a total contribution of \$118,152.00 prior to final adoption of the rezoning bylaw.

The applicant also proposes to construct a one-bedroom secondary suite, of approximately 25 m² (270 ft²), consistent with the City's Zoning Bylaw 8500, as part of the four-unit townhouse development. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with Low Carbon Energy Systems. Prior to the future Development Permit being presented to the Development Permit Panel, the applicant must demonstrate the proposed building will comply with the applicable Energy Step Code and Zero Carbon Step Code in effect at the time.

Amenity Space

The outdoor amenity space is proposed to be situated at the northeast corner of the site and its preliminary size meets the minimum guidelines in the OCP. The DP application will further examine the configuration and programming of the common outdoor amenity space on site.

Consistent with the OCP, the applicant is proposing a contribution to the City in-lieu of on-site indoor amenity space. The current rate for this four-unit townhouse proposal is \$2,066.00 per unit for a total contribution of \$8,264.00 to the City's Leisure Facilities Reserve Fund.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant is proposing to provide aging-in-place features in all of the units (e.g. stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant is proposing the provision of one convertible unit (Unit 3). Further review of the convertible unit design will be conducted as part of the DP application review process.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of required frontage beautification works and services connections (Attachment 6).

The applicant is required to enter into a Servicing Agreement (SA) for the design and construction of servicing works and frontage improvements along St. Albans Road. The scope of improvements include, but are not limited to:

- Upgrading the existing water main from 150 mm to 200 mm
- New landscaped/treed boulevard (minimum 1.5 m wide).
- Concrete sidewalk (minimum 2.0 m wide).

The frontage design will be further refined through the SA design review process.

Development Permit Application

A Development Permit processed to a satisfactory level is required prior to rezoning adoption. Through the Development Permit, the following items are to be further examined:

- Compliance with the Development Permit Guidelines for multi-family projects in the 2041 Official Community Plan and the St. Albans Sub-Area Plan.
- Detailed review of landscape plans provided by a Registered Landscape Architect.
- Address potential adjacency issues through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Opportunities to maximize planting along the internal drive aisle.

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

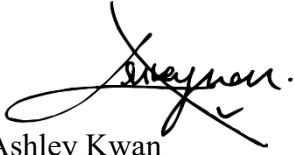
Financial Impact or Economic Impact

This 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

This application is to rezone 7300 St. Albans Road from the “Single Detached (RS1/E)” zone to the “High Density Townhouses (RTH1)” zone to permit the development of four townhouse units and one secondary suite with vehicle access from St. Albans Road. The proposed rezoning is consistent with the Official Community Plan (OCP) regarding developments within the St. Albans Sub-Area Plan, as well as other applicable policies contained within the OCP. The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10494 be introduced and given first reading.

A handwritten signature in black ink, appearing to read "Ashley Kwan", with a stylized flourish extending from the end.

Ashley Kwan
Planner 1
(604-276-4173)

AK:js

- Att. 1: Location Map
2: Development Application Data Sheet
3: St. Albans Sub-Area Plan
4: Conceptual Development Plans
5: Tree Management Plan
6: Rezoning Considerations



City of Richmond



**SUBJECT
PROPERTY**

ST. ALBANS RD

7300

GRANVILLE AVE

BENNETT RD

GENERAL CURRIE RD

GARDEN CITY RD



RZ 21-943417

PH - 14

Original Date: 11/15/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-943417

Attachment 2

Address: 7300 St. Albans Road

Applicant: Matthew Cheng

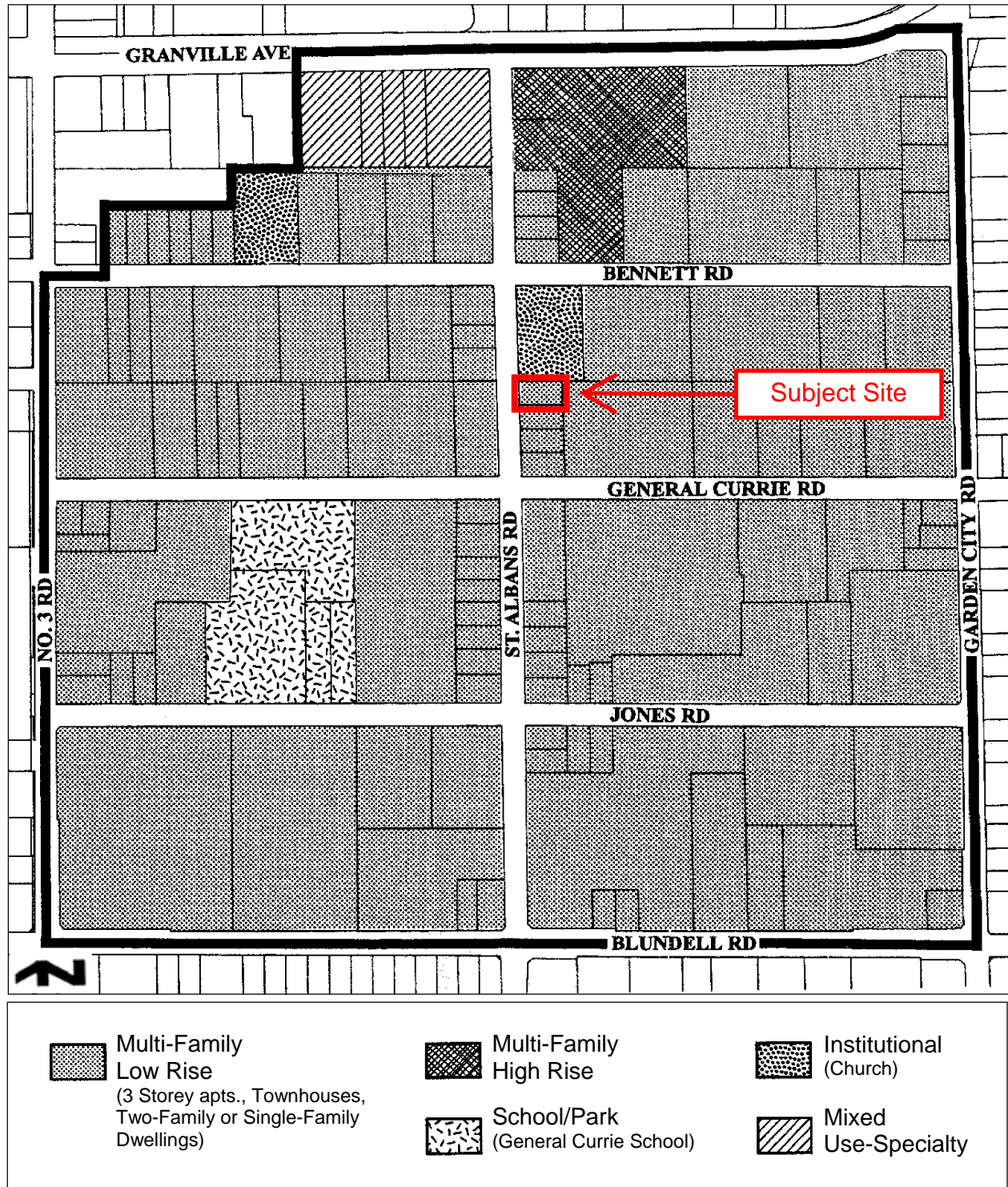
Planning Area(s): St. Albans Sub-Area Plan

	Existing	Proposed
Owner:	1124053 B.C. Ltd	No Change
Site Size (m²):	813.9 m ²	No Change
Land Uses:	Single Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low Rise	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH1)
Number of Units:	1	4

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Buildable Floor Area (m ²):*	Max. 610.43 m ² (6571 ft ²)	610.36 m ² (6563 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 33.6% Non-porous Surfaces: 64.0% Landscaping: 25.7%	none
Lot Size:	Min. 600 m ²	813.9 m ²	none
Lot Dimensions (m):	Width: 20 m Depth: 30 m	Width: 21.3 m Depth: 38.14 m	none
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 2.0 m Side: Min. 2.0 m	Front: 4.5 m Rear: 4.5 m Side: 2.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.3 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.4 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	6 (R) and 1 (V)	6 (R) and 1 (V)	none
Amenity Space – Indoor:	Min. 50 m ²	Cash in-lieu	none
Amenity Space – Outdoor:	Min. 24 m ²	25.85 m ²	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map





**MATTHEW
CHENG
ARCHITECT INC.**

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Revision:

REV	DATE	DESCRIPTION	BY	CHK
1				

Project Title
**4 UNIT
TOWNHOUSE
DEVELOPMENT**

7300 ST. ALBANS ROAD
RICHMOND, BC

Sheet
**RENDERING
AND
INFORMATION**

Drawn By	BK
Checked By	MC
Scale	
Project Number	
Revision Date	

Project Name
A000



THE PROJECT COMPLIANCE WITH FLOOD PLAIN DESIGNATION AND PROTECTION BYLAW.
NO AREA BELOW THE FCL WILL BE USED FOR THE INSTALLATION OF FURNACES OR OTHER FIXED EQUIPMENT
SUSCEPTIBLE TO DAMAGE BY FLOOD WATER.

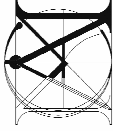
THIS PROJECT WILL BE BUILT BASED ON ENERGY STEP CODE STEP 3 WITH LCES

- 1) ABOVE GRADE WALLS : 2X6@16- R-24 INSULATION
- 2) FLAT ROOF : R-40 INSULATION
- 3) FLOOR OVER UNHEATED SPACE : R-28 INSULATION
- 4) SLAB ON GRADE : R-12 BELOW THE SLAB
- 5) ACH : 2.5 OR LESS @ 50 PA
- 6) WINDOWS : U VALUE 1.20 OR LOWER AND SHGC 0.30 OR HIGHER
- 7) HEATING SYSTEM : AIR SOURCE HEATPUMP
- 8) DOMESTIC HOT WATER - ELECTRIC



PROJECT DATA	EXISTING		PROPOSED	
	METRIC (M/S/M)	IMPERIAL (F/S/F)	METRIC (M/S/M)	IMPERIAL (F/S/F)
ADDRESS	7300 ST. ALBANS ROAD, RICHMOND, BC			
LEGAL DESCRIPTION	LOT 4 SEC 16 BLOCK 4 NORTH RANGE 8W NEW WESTMINSTER DISTRICT PLAN 11330			
PID #	8139	8752	813.9	8752
SITE AREA	SINGLE FAMILY DWELLING			
LAND USE	RESIDENTIAL			
OCPP SIGNATION	R81E			
ZONING	RTH1			
NO. OF DWELLINGS	1		4	
	REQUIRED / ALLOWED		PROPOSED	
	METRIC (M/S/M)	IMPERIAL (F/S/F)	METRIC (M/S/M)	IMPERIAL (F/S/F)
FLOOR AREA RATIO (FAR)	610.44	6.571	610.36	6.563
FLOOR AREA TOTAL	273.79	3,956	273.79	3,944
LOT COVERAGE (MAX)	593.74	6,126	521.17	5,904
LOT FLOOR SURFACE (70% MAX)				64.0%
LIVE PLANT (20% MIN)	162.78	1,750	208.79	2,245
SETBACK-FRONT YARD	4.5M	14'-06"	4.5M	14'-06"
SETBACK-SIDE YARD (NORTH)	2M	6'-06"	2.3M	7'-06"
SETBACK-SIDE YARD (SOUTH)	3M	9'-10"	4.5M	14'-06"
SETBACK-REAR YARD	12M	3 STOREY	11.3M	3 STOREY
HEIGHT (FLAT ROOF)	813.9	8,752	813.9	8,752
OFF-STREET PARKING TOTAL	7	7	7	7
OFF-STREET ACCESSIBLE	0	0	0	0
TANDEN PARKING SPACES	0	0	0	0
SIDE BY SIDE PARKING SPACES	0	0	0	0
OFF-STREET PARKING VISITOR	1	1	1	1
CLASS 1 BICYCLE SPACE	1	1	1	1
CLASS 2 BICYCLE SPACE	2X4+8	8	2	2
AMENITY SPACE - OUTDOOR	MIN. 6 SM/UNIT=24SM	256	25.85	278.00
AMENITY SPACE - INDOOR	MIN. 70 SM OR CASH IN LIU OF \$1000.00/UNIT			
ADDITIONAL LANDSCAPE OUTDOOR:				
(10% OF NET SITE AREA)	87.5		101.4	1,090.00
GENERAL NOTES:	1) ALL IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THE PROJECT. ONE CONVERTIBLE UNIT IS PROPOSED. ALL UNITS IN THIS PROJECT MUST MEET THE REQUIREMENTS OF THE SOLAR HOT WATER READY REGULATION. PROJECT WILL ACHIEVE ENERGY RATING 82.			

CURRENT CONDITION OF BUILDING ON SITE: VACANT HOUSE



**MATTHEW
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Revised:

REV	DATE	DESCRIPTION	DRAWN	CHK
1	11-14-11	CONCEPT	MC	CK

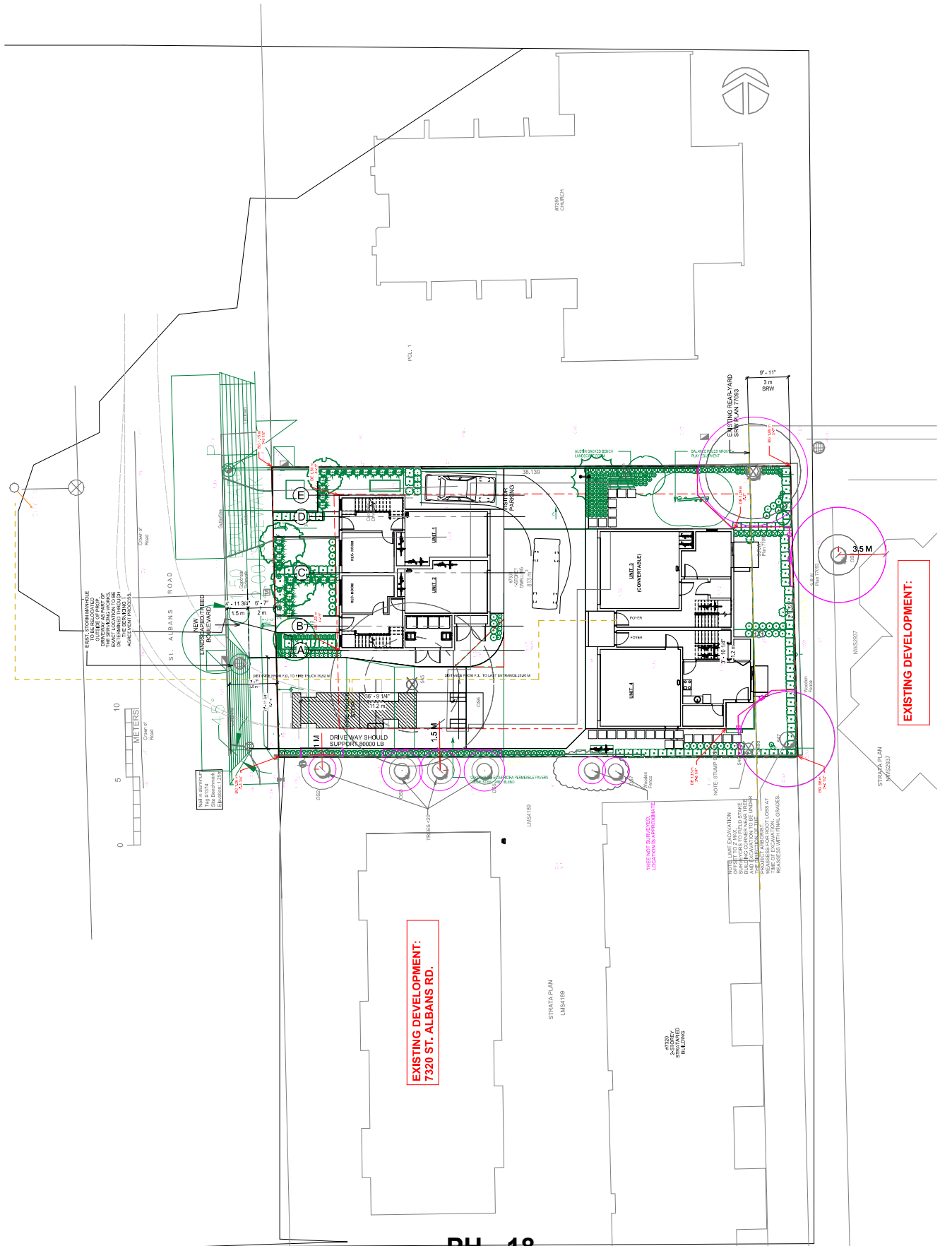
Project Title:
**4 UNIT
TOWNHOUSE
DEVELOPMENT**

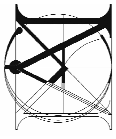
7300 ST. ALBANS ROAD
RICHMOND, BC

Sheet Title:
CONTEXT PLAN

Drawn By:	BK
Checked By:	MC
Scale:	1" = 10'-0"
Project Number:	
Revision Number:	
Revision Date:	

Drawn Date:
01/25/2013 1:01:43 PM
A001





**MATTHEW
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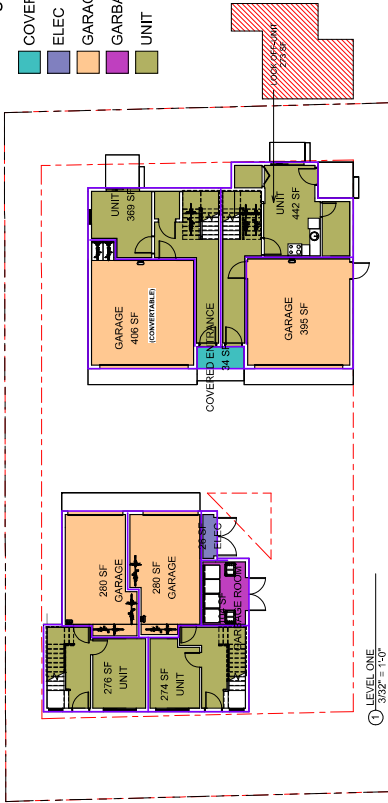
Revision:

REV	DATE	DESCRIPTION	BY	CHK
1				

Area Schedule (Gross Building)				
Level	Name	UNIT NUMBER	Area	INCLUDED/NOT INCLUDED
LEVEL ONE	COVERED ENTRANCE	34 SF		
LEVEL ONE	ELEC	26 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	GARAGE	280 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	GARAGE	280 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	GARAGE	408 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	GARAGE	280 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	GARAGE ROOM	103 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	UNIT	276 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	UNIT	274 SF		NOT INCLUDED IN NET AREA
LEVEL ONE	UNIT	3	369 SF	
LEVEL ONE	UNIT	4	442 SF	
LEVEL TWO	OPEN COVERED PATIO	54 SF		NOT INCLUDED IN NET AREA
LEVEL TWO	OPEN COVERED PATIO	1	55 SF	
LEVEL TWO	UNIT	2	814 SF	
LEVEL TWO	UNIT	3	806 SF	
LEVEL TWO	UNIT	4	789 SF	
LEVEL THREE	OPEN PATIO	1	70 SF	NOT INCLUDED IN NET AREA
LEVEL THREE	OPEN PATIO	1	82 SF	NOT INCLUDED IN NET AREA
LEVEL THREE	STAIRS	2	43 SF	NOT INCLUDED IN NET AREA
LEVEL THREE	STAIRS	3	81 SF	NOT INCLUDED IN NET AREA
LEVEL THREE	STAIRS	4	81 SF	NOT INCLUDED IN NET AREA
LEVEL THREE	UNIT	1	596 SF	
LEVEL THREE	UNIT	2	597 SF	
LEVEL THREE	UNIT	3	763 SF	
LEVEL THREE	UNIT	4	757 SF	

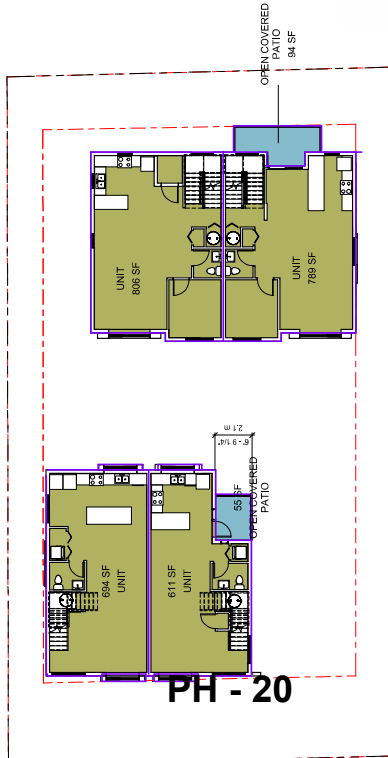
Building Area Legend

- COVERED ENTRANCE
- ELEC
- GARAGE
- GARAGE ROOM
- UNIT

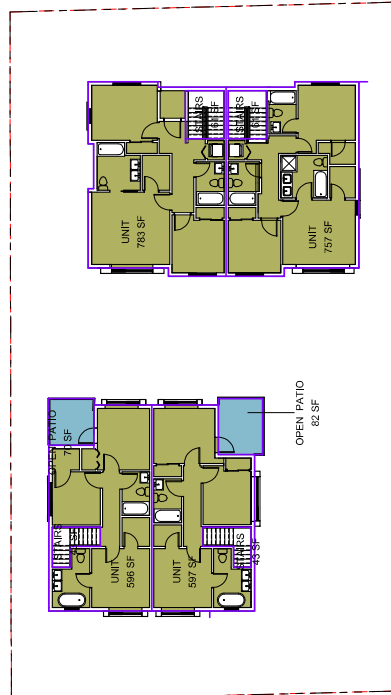


Building Area Legend

- OPEN COVERED PATIO
- UNIT



PH - 20



TOWNHOUSE	Ground Floor	GROSS FLOOR AREA [SF]				Total Floor Area	Total Floor Area
		GROUND FLOOR EXCEPT 10 M	SECOND	THIRD	GARAGE		
TOWNHOUSE BLDG 1	SF					SF	S/M
	1361				6563.44		610.40
UNIT 101	276	168.36	694	596	280	1458.36	135.63
UNIT 102	274	166.36	611	557	280	1374.36	127.82
UNIT 103	369	261.36	806	783	406	1850.36	172.08
UNIT 104	442	334.36	789	757	495	1880.36	174.87
TOTAL GFA					6563.44		610.40
FSR					0.75		

SITE AREA
Total FLOOR AREA AFTER EXCLUSION

Area	BK	8751.82	813.82
Area	MC	6563.44	610.40

Project Number	3/32" = 1'-0"
Revision Date	133
Project Number	12.37

A003

Project No: 1910203
Date: 1/19/17 PM

Project Title
**4 UNIT
TOWNHOUSE
DEVELOPMENT**

7300 ST. ALBANS ROAD
RICHMOND, BC

Sheet Title
**FSR
CALCULATION**

Drawn By: BK

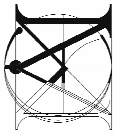
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Scale: 3/32" = 1'-0"

Project Number: 133

Revision Date: 12.37

Project No: 1910203
Date: 1/19/17 PM



MATTHEW CHENG ARCHITECT INC.

155-302-730 (VANS AVENUE)
VANCOUVER, BC V6A 3E9
Tel: (604) 731-3017 Fax: (604) 731-3908
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Revised:

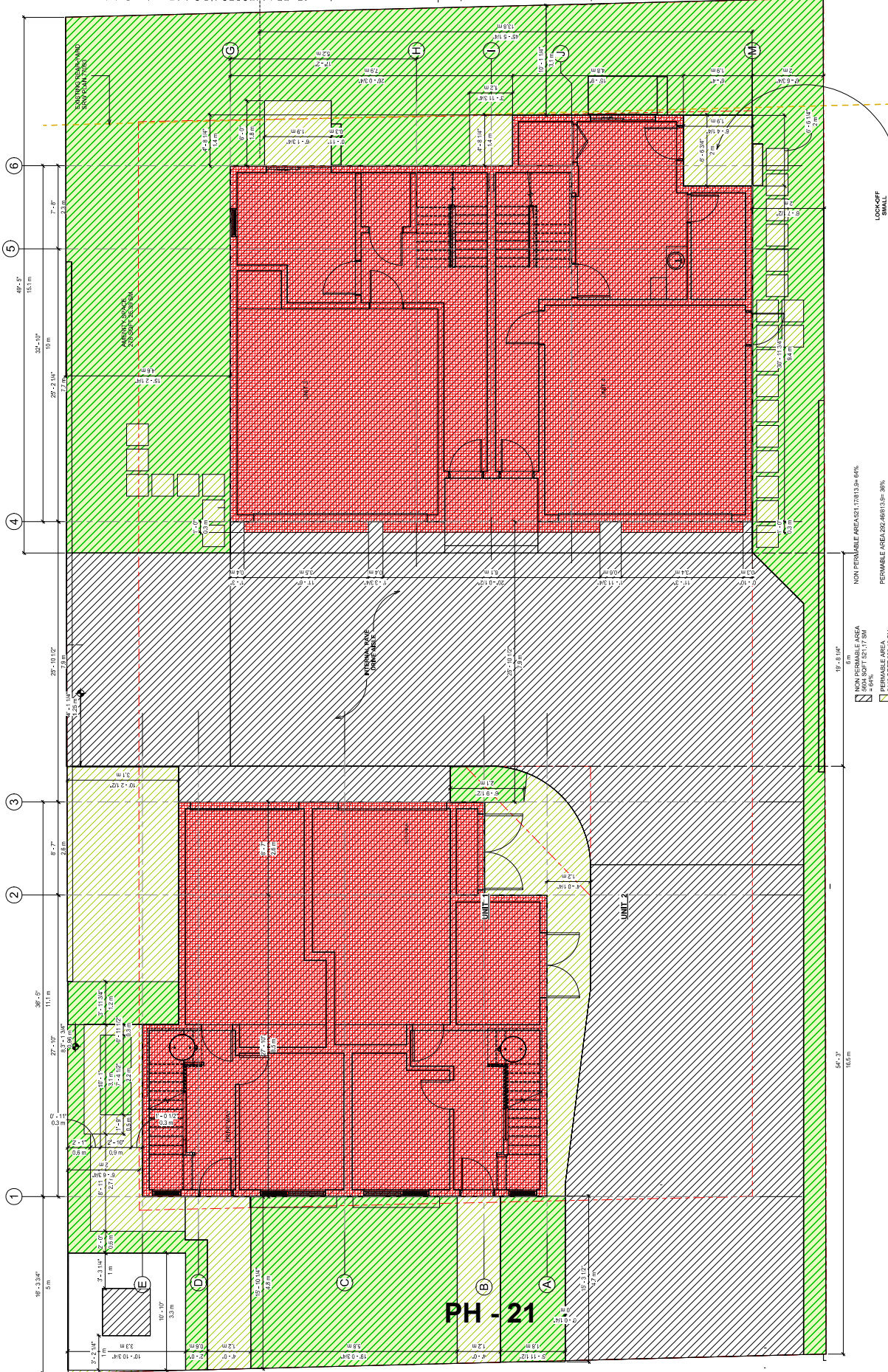
REV	DATE	DESCRIPTION	BY	CHK
1	11-04-18	ISSUED FOR PERMITS	MC	MC

Project Title
4 UNIT TOWNHOUSE DEVELOPMENT

7300 ST. ALBANS ROAD
RICHMOND, BC

Sheet
BUILDING COVERAGE PLAN

Drawn By:	Author
Checked By:	Checker
Scale:	1/4" = 1'-0"
Project Number:	
Revision Number:	
Revision Date:	
Drawn By:	
Checked By:	
Project Number:	
Revision Date:	
Sheet No.:	A009



LOCKOFF AREA
SITTING AREA

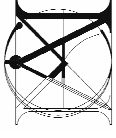
NON PERMEABLE AREA	1,718.13 sqm 4%
PERMEABLE AREA	4,521.17 sqm 16%
BUILDING COVERAGE	2,743.78 sqm 10%
LIVE LANDSCAPING	208.75 sqm 0.8%

NON PERMEABLE AREA	1,718.13 sqm 4%
PERMEABLE AREA	4,521.17 sqm 16%
BUILDING COVERAGE	2,743.78 sqm 10%
LIVE LANDSCAPING	208.75 sqm 0.8%

PH - 21

1 BUILDING COVERAGE PLAN
1/4" = 1'-0"

11/22/2018 1:02:11 PM



**MATTHEW
CHENG
ARCHITECT INC.**

155-202-730 BURNS AVENUE
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WRITTEN CONSENT.

Revised:

REV	DATE	DESCRIPTION	BY	CHK
1	11-04-17	CONSTRUCTION	MC	MC

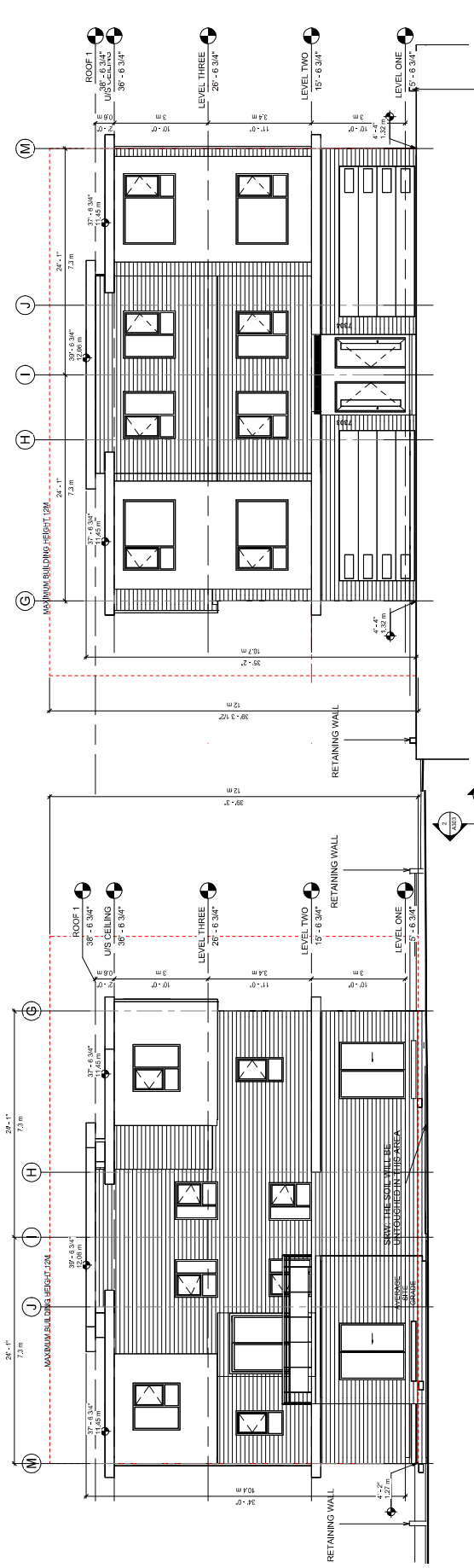
Project Title:
**4 UNIT
TOWNHOUSE
DEVELOPMENT**

7300 ST. ALBANS ROAD
RICHMOND, BC

Client:
**East Building
Elevations &
North Elevation**

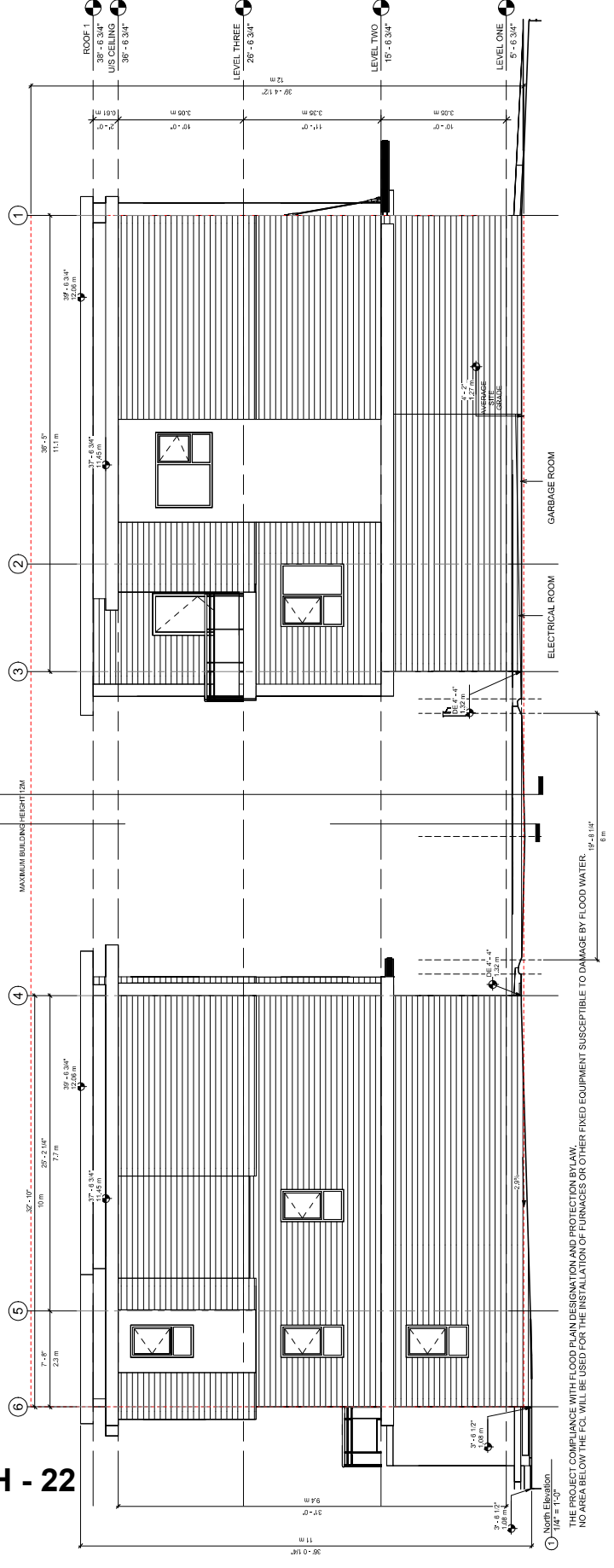
Drawn By:	BK
Checked By:	MC
Scale:	As indicated
Project Number:	
Revision Date:	

Sheet No.:
A301



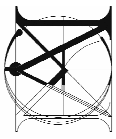
② East Building-West Elevation
3/16" = 1'-0"

PH - 22



③ East Building-East Elevation
3/16" = 1'-0"

THE PROJECT COMPLIES WITH FLOOD PLAIN DESIGNATION AND PROTECTION BY LAW.
NO AREA BELOW THE FCL WILL BE USED FOR THE INSTALLATION OF FURNACES OR OTHER FIXED EQUIPMENT SUSCEPTIBLE TO DAMAGE BY FLOOD WATER.



**MATTHEW
CHENG
ARCHITECT INC.**

155-202-770 BURNAS AVENUE
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Revision:

RE	DATE	DESCRIPTION	BY	CHK
1	11-04-18	Issue for Permit	MC	MC

Scale: 1/4" = 1'-0"

**4 UNIT
TOWNHOUSE
DEVELOPMENT**

7330 ST. ALBANS ROAD
RICHMOND, BC

**West Building
Elevations &
South Elevation**

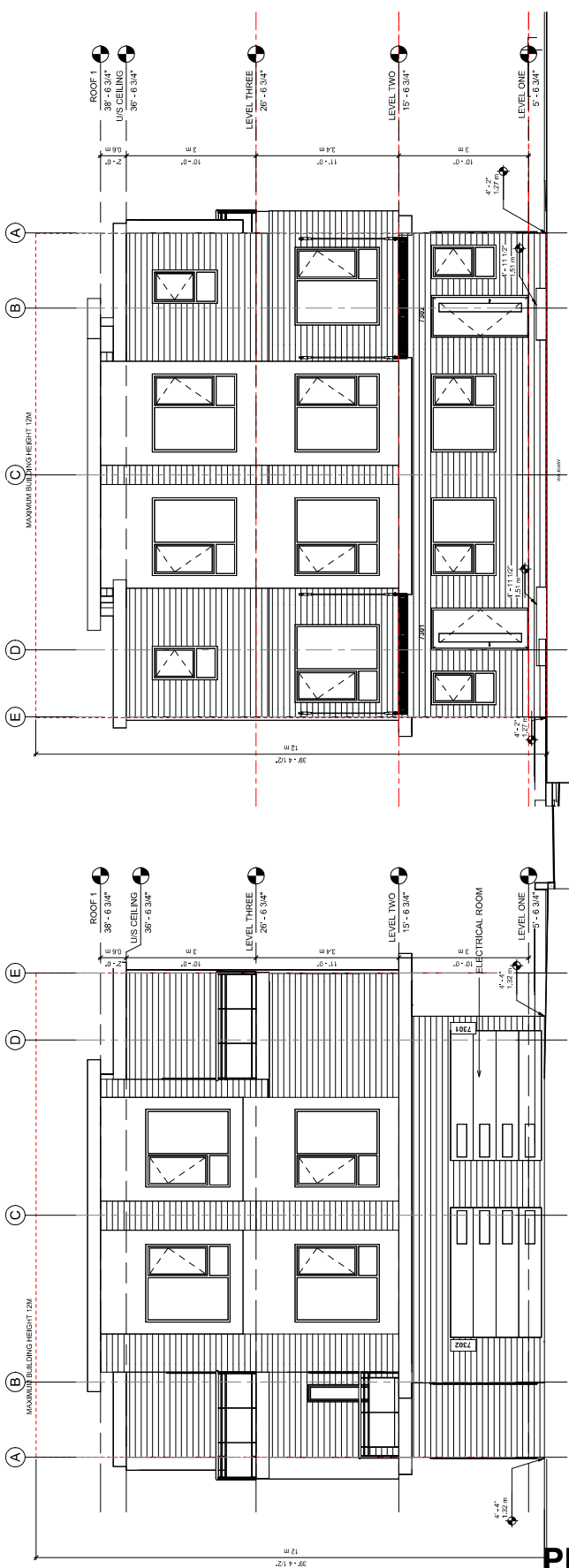
Drawn: BK
Checked: MC

Scale: 1/4" = 1'-0"

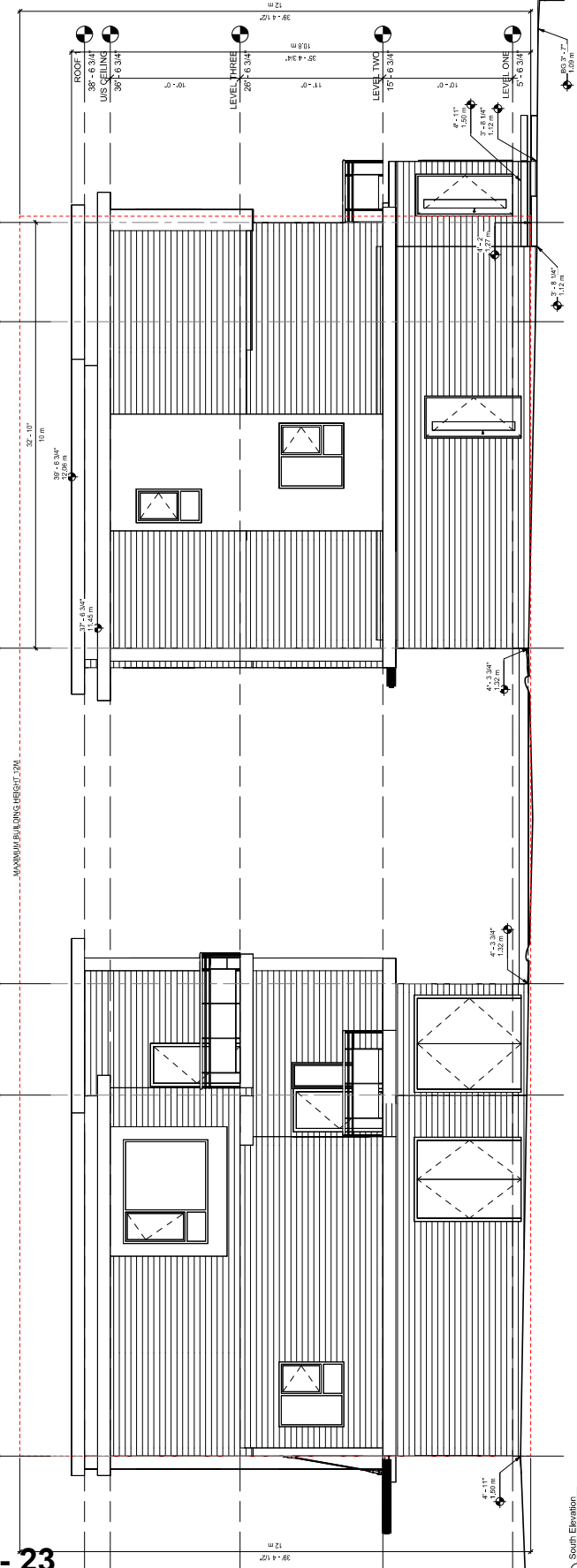
Project Number: PH-23

Revision Date: 8/15/2018 1:02:19 PM

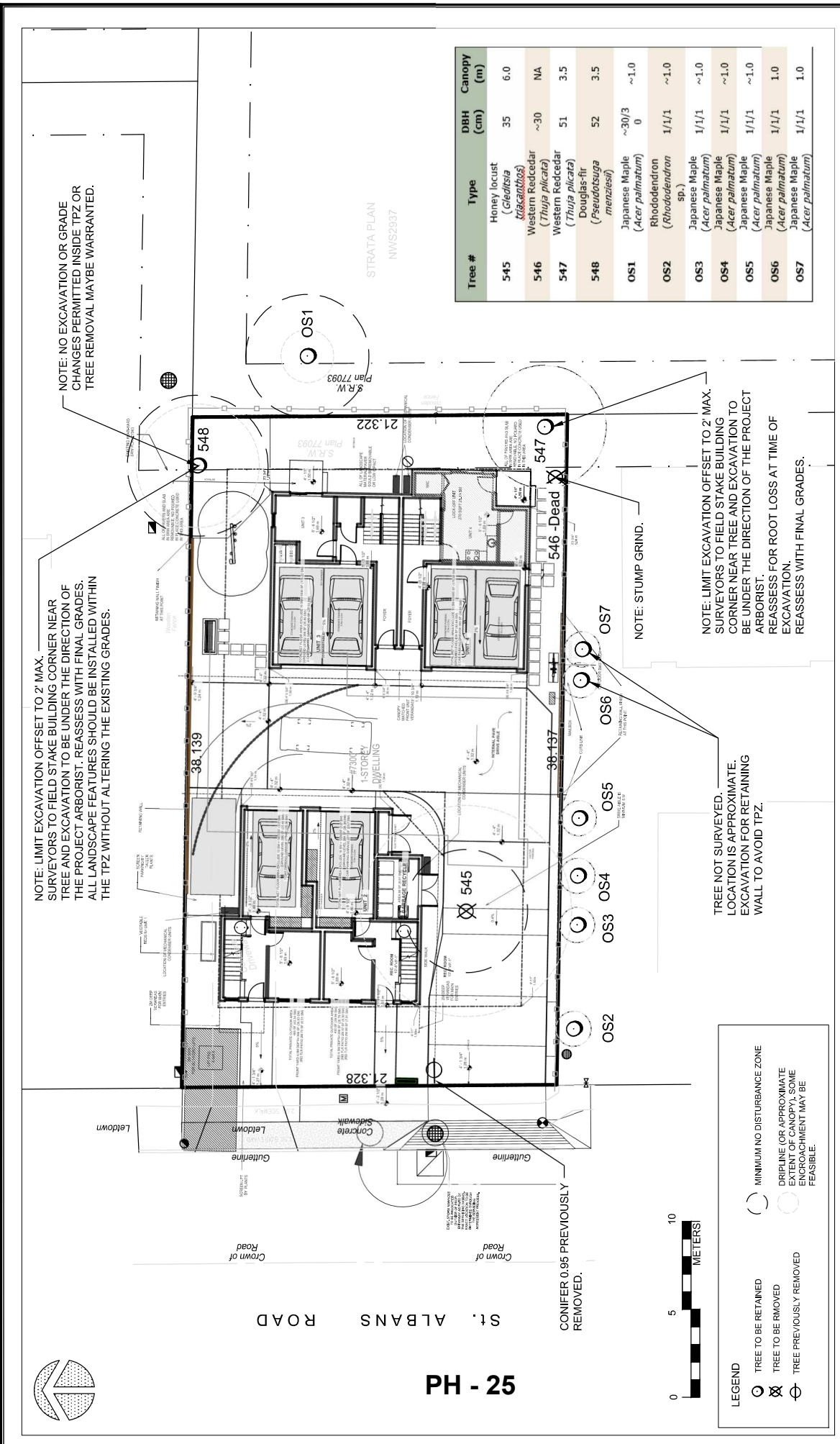
A302



PH - 23



① South Elevation - 1/4" = 1'-0"
THE PROJECT COMPLIANCE WITH FLOOD PLAIN DESIGNATION AND PROTECTION BY-LAW. NO AREA BELOW THE FCL WILL BE USED FOR THE INSTALLATION OF FURNACES OR OTHER FIXED EQUIPMENT SUSCEPTIBLE TO DAMAGE BY FLOOD WATER.



Tree #	Type	DBH (cm)	Canopy (m)
545	Honey locust (<i>Gleditsia triacanthos</i>)	35	6.0
546	Western Redcedar (<i>Thuja plicata</i>)	~30	NA
547	Western Redcedar (<i>Thuja plicata</i>)	51	3.5
548	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	3.5
OS1	Japanese Maple (<i>Acer palmatum</i>)	~30/3	~1.0
OS2	Rhododendron (<i>Rhododendron</i> sp.)	1/1/1	~1.0
OS3	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	~1.0
OS4	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	~1.0
OS5	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	~1.0
OS6	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	1.0
OS7	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	1.0

NO.		DATE	BY	REVISION
1	AUG23/22	MK	SEPT18/22	MK
2	OCT26/22	MK		REVISIONS
3	JAN29/23	MK		REVISIONS
4	MAY10/23	MK		REVISIONS
5	JUN25/23	MK		REVISIONS

PROJECT TITLE	7300 ST. ALBANS ROAD
CLIENT	RICHMOND, B.C.

SHEET TITLE	T1 - TREE REMOVAL AND PRESERVATION PLAN
DRAWN	SCL
SCALE	AS SHOWN
DATE	AUGUST 21, 2019

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 Email: mfadum@fadum.ca

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS



PH - 26

St. ALBANS ROAD

Crown of Road

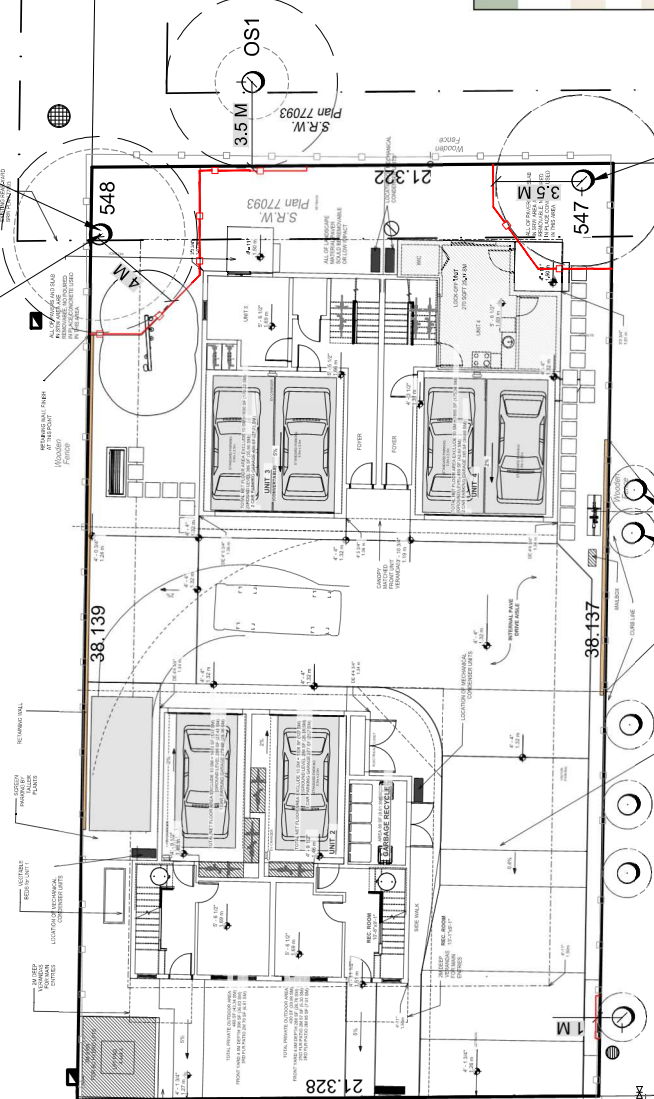


LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- DRIPLINE (OR APPROXIMATE EXTENT OF CANOPY) SOME ENCROACHMENT MAY BE FEASIBLE.

NOTE: LIMIT EXCAVATION OFFSET TO 2' MAX. SURVEYORS TO FIELD STAKE BUILDING CORNER NEAR TREE AND EXCAVATION TO BE UNDER THE DIRECTION OF THE PROJECT ARBORIST. REASSESS WITH FINAL GRADES. ALL LANDSCAPE FEATURES SHOULD BE INSTALLED WITHIN THE TPZ WITHOUT ALTERING THE EXISTING GRADES.

NOTE: NO EXCAVATION OR GRADE CHANGES PERMITTED INSIDE TPZ OR TREE REMOVAL MAYBE WARRANTED.



NOTE: LIMIT EXCAVATION OFFSET TO 2' MAX. SURVEYORS TO FIELD STAKE BUILDING CORNER NEAR TREE AND EXCAVATION TO BE UNDER THE DIRECTION OF THE PROJECT ARBORIST. REASSESS FOR ROOT LOSS AT TIME OF EXCAVATION. REASSESS WITH FINAL GRADES.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE. EXCAVATION FOR RETAINING WALL TO AVOID TPZ.

GENERAL NOTES

- ALL NEW LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREE ROOT GROUNDING PLANS.
- REASSESS TREE PROTECTION FENCING ON FINAL LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

Tree #	Type	DBH (cm)	Canopy (m)
545	Honey locust (<i>Gleditsia triacanthos</i>)	35	6.0
546	Western Redcedar (<i>Thuja plicata</i>)	~30	NA
547	Western Redcedar (<i>Thuja plicata</i>)	51	3.5
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OS6	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	1.0
OS7	Japanese Maple (<i>Acer palmatum</i>)	1/1/1	1.0

STRATA PLAN
NWS2937

NO.	DATE	BY	REVISION
1	AUG2322	MK	SITE PLAN
2	OCT2622	MK	SITE PLAN & REVISIONS
3	JAN2623	MK	REVISIONS
4	MAY1023	MK	SITE PLAN
5	JUN2623	MK	SITE PLAN

05-8277 129 St. Surrey, British Columbia V3W 0A6
Ph: (778) 580-0800
Email: info@fadum.ca

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

PROJECT TITLE
7300 ST. ALBANS ROAD
RICHMOND, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT
DATE
AUGUST 21, 2019

T-2
SHEET 2 OF 2



Address: 7300 St Albans Road

File No.: RZ 21-943417

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10494, 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. 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 five (5) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	8 cm		4 m

3. City acceptance of the developer's offer to voluntarily contribute \$2,250.00 to the City's Tree Compensation Fund for the planting of the remaining three (3) replacement trees within the City. The contribution may be subject to change if additional replacement planting is accommodated at Development Permit stage.
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two (2) trees (Tree #547 & 548) to be retained.
6. 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.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until one secondary suite of a minimum one-bedroom and being of a minimum size of 25 m² (270 ft²) is constructed as part of the townhouse development, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
10. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
11. City acceptance of the developer's voluntary contribution in the amount of \$2,975.68 (i.e. \$0.34/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
12. Contribution of \$2,066.00 per dwelling unit (e.g. \$8,264.00) in-lieu of on-site indoor amenity space.

13. City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$118,152.00) to the City's affordable housing fund.
14. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) Water Works
 - (1) Using the OCP model, there is 197.0 L/s of water available at a 20 psi residual at the St Albans Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220.0 L/s.
 - (2) At the Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - (b) Upgrade the existing 150mm water main to 200mm on St Albans Road. The exact length of the upgrade will be determined during the Servicing Agreement design process.
 - (c) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (d) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides.
 - (e) Cut, cap and remove the existing water service connection fronting St Albans Rd.
 - (f) Install a new water connection complete with a water meter assembly to service the lot.
 - (3) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - b) Storm Sewer Works
 - (1) At Developer's cost, the Developer is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - (b) Upgrade the existing storm sewer on the St Albans Rd frontage.
 - (c) Inspect the existing storm service connections at the common property lines. If they meet current City standards, are in good condition and have capacity, one of the service connections can be reused. Else, cut and cap both of the existing storm sewer service connections on the St Albans Rd frontage and install a new storm service connection complete with inspection chamber to service the lot. Retain the existing inspection chambers to service 7260 and 7320 St Albans Road.
 - (2) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - c) Sanitary Sewer Works
 - (1) At Developer's cost, the Developer is required to:
 - (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (b) Inspect the existing sanitary service connection near the east property line of the site. If it meets current City standards, is in good condition and has capacity, the service connection can be reused. Else, replace the sanitary service connection via the Servicing Agreement.
 - (2) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - d) Street Lighting
 - (1) At the Developer's cost, the Developer is required to review street lighting levels along the St. Albans Road frontage, and upgrade as required

e) Frontage Improvements

(1) At the Developer's cost, the development is required to:

- (a) From west to east behind the existing curb and gutter, provide new landscaped/treed boulevard (minimum 1.5 m wide) and a concrete sidewalk (minimum 2 m wide).

f) General Items

(1) At Developer's cost, the Developer is required to:

(a) Coordinate with BC Hydro, Telus and other private communication service providers:

- (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
(ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
(iii) To underground overhead service lines.

(b) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way 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 statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

(c) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

(d) Enter into, if required, additional legal agreements, as determined through 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.

15. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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 BC Energy Step Code and/or Zero Carbon Code, in compliance with the City’s Official Community Plan and Building Regulation Bylaw No. 7230.

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 accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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 10494 (RZ 21-943417)
7300 St. Albans Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“HIGH DENSITY TOWNHOUSES (RTH1)”**.

P.I.D. 012-059-137

North Half North Half Lot 20 Block “C” Section 16 Block North Range 6 West New Westminster District Plan 1262

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10494”**.

FIRST READING

OCT 10 2023

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER