



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 24, 2017

File: RZ 16-754713

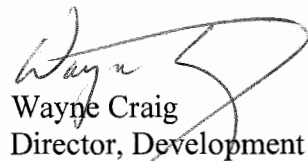
Re: Application by 1082843 BC Ltd. for Rezoning Portions of 22720 and 22740 Westminster Highway from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)"

Staff Recommendations

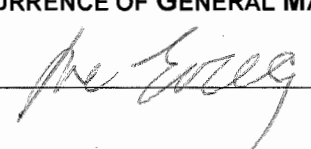
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9714 to:

1. Include the Hamilton Area Plan density bonus and community amenity provisions within the "High Density Townhouses (RTH1)" zone; and
2. Rezone the western portion of 22720 and 22740 Westminister Highway from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.


Wayne Craig
Director, Development

WC:mm
Att.7

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

Staff Report

Origin

1082843 BC Ltd. has applied to rezone the western portion of 22720 and 22740 Westminster Highway with a total site area of 0.3820 ha. (0.95 acre) from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)” (Attachment 1) to allow for the development of 25 townhouse units. There is an additional amendment to Richmond Zoning Bylaw 8500 to include the Hamilton Area Plan’s density bonus and community amenity contribution provisions within the “High Density Townhouses (RTH1)” zone. The proposed 25-unit townhouse development will be constructed within six (6) three-storey buildings (Attachment 2). The adjacent easterly portions of the subject lots will be consolidated into one separate lot that includes an existing single-family dwelling.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: A townhouse development zoned “Town Housing (ZT11) – Hamilton”.
- To the South: A church property zoned “Assembly (ASY)”.
- To the East: The remainder of the subject lots to the east are zoned “Single Detached (RS1/F)” which includes a single family dwelling and the Queen Canal further to the east.
- To the West: A single family property zoned “Single Detached (RS1/F)” and part of a townhouse development zoned “Town Housing (ZT11) – Hamilton”.

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as “Neighbourhood Residential (NRES)” and the Hamilton Area Plan designates the site as “Neighbourhood Residential (Townhouse 0.75 FAR)” which allows for three-storey, ground-oriented townhouses (Attachment 4).

The applicant is also required ensure that the engineering and servicing provisions in the “Construction, Phasing and Interim Design Measures” in Appendix 1 of the Hamilton Area Plan are addressed in the Development Permit and Servicing Agreement. These measures include the applicant’s engineers addressing the mitigation of pre-loading, grade changes and perimeter drainage onto adjacent properties and City roads.

In summary, the development proposal is consistent with the OCP and Hamilton Area Plan.

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 received no inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property.

In Fall 2016, the applicant forwarded a preliminary plan with the proposed 25-unit townhouse project and McLean Avenue cul-de-sac to the Bethany Baptist Church located on the south side of this road. In response, the church provided a letter stating that they were supportive of the general form of the development and the configuration of McLean Avenue (Attachment 5).

Should the Planning Committee endorse this application and Council grant 1st 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*.

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

Analysis

Built Form and Architectural Character

The proposed development includes 25 townhouse units (Attachment 2) with the following elements:

- The project's six (6) buildings are comprised of four (4) different neo-traditional buildings types designed to provide architectural variation and the shape of the site.
- The project continues a similar townhouse streetscape along Westminster Highway as found in the adjacent townhouse complex to the north.
- Units will have an average floor area of approximately of 111 m² (1,191 ft²).
- The typical building height is three (3) storeys with a maximum building height of 10.5 m (34.5 ft.) above finished grade, consistent with the RTH1 zone.
- The driveway leading from McLean Avenue branches into two (2) short, north-south driveways.
- The proposed project will feature a 4.5 m (14.8 ft.) rear yard setback to the proposed single family residential lot to the east (designated for future townhouse development), and 3.0 m (9.8 ft.) side yard setback to the existing townhouse complex to the north of the

development. This complex is separated from the proposed development with an existing 2.0 m (6.6 m) solid wood fence, and a dense Laurel hedge and deciduous trees to be planted adjacent to the fence.

- Setbacks to Westminster Highway will be 6.0 m (19.7 ft.) and setbacks to McLean Avenue will be 4.5 m (14.8 ft.) in most places with small portions of two-units requiring a setback variance to 4.0 m (13.1 ft.).
- There will be 13 units with side-by-side double garages and 12 units with tandem double garages providing for more unit choice and variation in building form. This arrangement with 44% of the parking spaces in a tandem arrangement is consistent with the maximum 50% tandem parking space Richmond Zoning Bylaw 8500 as discussed below.

At Development Permit stage, design elements to be reviewed include:

- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Refining the landscape plans, particularly for the playground, large trellis structure near the driveway entrance, and to provide a robust landscape buffer to the existing townhouse complex to the north.

Existing Legal Encumbrances

There is an existing City covenant (LTO No. BA281939) registered on the Title of 22720 Westminster Highway, registered in 2006 as condition of a demolition permit, that restricts use of the lot to one (1) single family dwelling which will be required to be discharged.

Subdivision

As noted above, there will be a re-subdivision of the two (2) existing lots within the site for the proposed townhouse development site on Parcel A on the western portion of the site and Parcel B for the existing single-family home on the eastern portion of the site. The applicant has also prepared a concept plan for a possible future townhouse development on the proposed Parcel B.

Prior to adoption of Bylaw 9714, registration of a legal agreement on title prohibiting re-subdivision of the proposed Parcel B will be required.

Transportation and Site Access

Vehicle and Pedestrian Access

As noted above, vehicle and pedestrian access to the townhouse project (Parcel A) will be provided by single driveway from the cul-de-sac at the end of McLean Avenue. There will also be an adjacent driveway to the existing single family dwelling that will remain on the proposed Parcel B to the east.

A Statutory-Right-of-Way (SRW) will be registered on Title of both Parcels A and B to secure public access portions over both lot's driveways (Attachment 7) to assist in providing loading truck, fire truck, garbage and recycling vehicle turning in the Mclean Avenue cul-de-sac.

Parking

The subject townhouse development complies with the parking requirements of Zoning Bylaw 8500. There are a total of 50 resident parking spaces in double garages within each of the 25 townhouse units and 5 surface visitor parking spaces. Of the resident spaces, 24 spaces (44%) are in 12 tandem garages and 26 spaces are within 13 side-by-side garages.

LEED / Energy Efficiency and Renewable Energy Development

As required by the Hamilton Area Plan, the developer has agreed to ensure that the project has been designed to achieve a Canadian Green Building Council LEED Silver rating. This will require review by a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent.

The LEED Silver assessment will include a review of the City-wide townhouse energy efficiency requirements. These requirements include registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency, or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard. The agreement will also provide that the requirements of the *BC Solar Hot Water Ready Regulation* are to be incorporated in the building.

The applicant will register an electric vehicle parking covenant on Title requiring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report and tree survey (Attachment 6) 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 13 trees located on the development site to be removed and replaced. This tree removal is required due to the poor condition of some of the existing trees and due to pre-loading and fill required for construction of the development with the existing peat soil conditions.

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

- The 13 on-site trees within the development site.
- A total of at least 26 replacement trees are required at a 2:1 ratio for the 13 trees to be removed.

On-Site Tree Replacement

The preliminary landscape plans include 56 trees on the development site in excess of the minimum 26 replacement trees required. Replacement tree species and sizes are to be confirmed and included within the Development Permit landscape plans.

Off-Site Tree Compensation

City Parks staff reviewed one (1) off-site tree within the Westminster Highway road allowance proposed to be removed to accommodate new road frontage works.

The applicant will make a contribution of \$1,300 to the City Tree Compensation Fund for removal one (1) tree within the Westminster Highway road allowance required for road frontage works.

Riparian Management Area

The existing vegetated area within the Queen Canal Riparian Management Area (RMA) extends 15 m (49 ft.) back from the top of bank of the watercourse into the rear portion of the existing single-family home site on proposed Parcel B. While no change to dwelling or yard on proposed Parcel B is envisioned, the applicant has agreed to register a legal agreement on Parcel B that requires preparation of a report by qualified environment professional with specifications to remove invasive species and plant native species within the existing vegetated area within the RMA. The agreement will require that the applicant provide a security to ensure that this work is completed.

Variance Requested

The proposed development will require a minor variance to exterior side yard setback to McLean Avenue from 4.5m (15.9 ft.) to 4.0 m (13.1 ft.) for small portions of two (2) buildings to be considered through the forthcoming Development Permit application. This variance is supported by staff as it facilitates road dedication for the construction of a cul-de-sac to allow for improved vehicle turning movements on this existing dead-end street.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. The developer will provide \$201,786 to be contributed to the City's Hamilton Area Plan Amenity Reserve Fund.

Affordable Housing Strategy

The City's Affordable Housing Strategy is applicable to this development which requires a contribution of \$4.00 per buildable square foot or \$123,228 to the City's Affordable Housing Fund.

In response to previous discussions and the Council referral from the April 10, 2017 Council meeting, *"That staff develop a policy on market rental suites and secondary suites in multi-family developments and report back."*, staff asked the applicant consider providing secondary suites. The applicant has declined to provide secondary suites within the townhouse units due to site constraints and the high Flood Construction Level (FCL) of 3.5 m in Hamilton that precludes including habitable space on the ground level of this development.

Accessible and Convertible Housing

The applicant has agreed to register a legal agreement on title ensuring that two (2) of the units are designed and built as accessible convertible housing with construction specifications to readily allow the units to be converted into fully accessible units in the future should an owner

elect to do so. These units will include framing to allow for a lift to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measures to allow for ease of conversion.

Public Art Program

The City's Public Art Program is applicable to this application. The applicant has agreed to make a voluntary contribution of \$0.83 per buildable square foot or \$25,570 to the City's Public Art Program.

Amenity Space

The applicant has opted to provide a \$31,000 contribution to the City under *Cash In Lieu of Indoor Amenity Space Policy 5041*.

The project will include 151 m² (1,622 ft²) of common outdoor amenity area located near the centre of the development site. The proposed amenity areas are consistent with the requirements of the OCP.

Main features of the central amenity area include:

- Large play area with play equipment.
- Large open air seating areas.
- Walking pathways built of permeable concrete.

Each unit is also provided with private outdoor space with both balconies and yards meeting the OCP guidelines and each having at least an area of 30 m² (323 ft²).

Site Servicing and Frontage Improvements

The applicant will be undertaking works under a Servicing Agreement for the development as provided in the Rezoning Considerations (Attachment 7), including but not limited to the following elements.

- *Westminster Highway Frontage Improvements*
There will be road dedication along 40 m (131 ft.) of the site' road frontage to allow construction of a 1.5 m (4.9 ft.) wide concrete sidewalk, boulevard with grass and street trees, and installation of street lights.
- *McLean Ave Frontage Improvements*
There will be road dedication taken from the property's frontage to accommodate construction of a cul-de-sac, pavement widening, a concrete sidewalk, boulevard with grass and street trees, and installation of street lights.
- *Water Servicing*
The applicant is required to remove and replace the existing watermain along McLean Avenue and install a fire hydrant.

- *Storm Sewer Works*

The applicant will be required to remove the existing storm drainage lift station within Westminster Highway and re-construct it with an SRW to be registered on Title on the northwest corner of the townhouse development site.

- *Sanitary Sewer Works*

The applicant will install a new sanitary main along McLean Avenue and Westminster Highway.

Financial Impact or Economic Impact

There is no significant operating budget impact anticipated for the ongoing maintenance of City infrastructure associated with this development.

Conclusion

As envisioned by the Hamilton Area Plan, the proposed 25-unit townhouse development provides a transition between existing single-family subdivisions to the west and proposed apartment and senior's housing developments to northeast along the Gilley Road High Street recently considered by Planning Committee.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9714, be introduced and given first reading.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:rg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Hamilton Area Plan Land Use Map

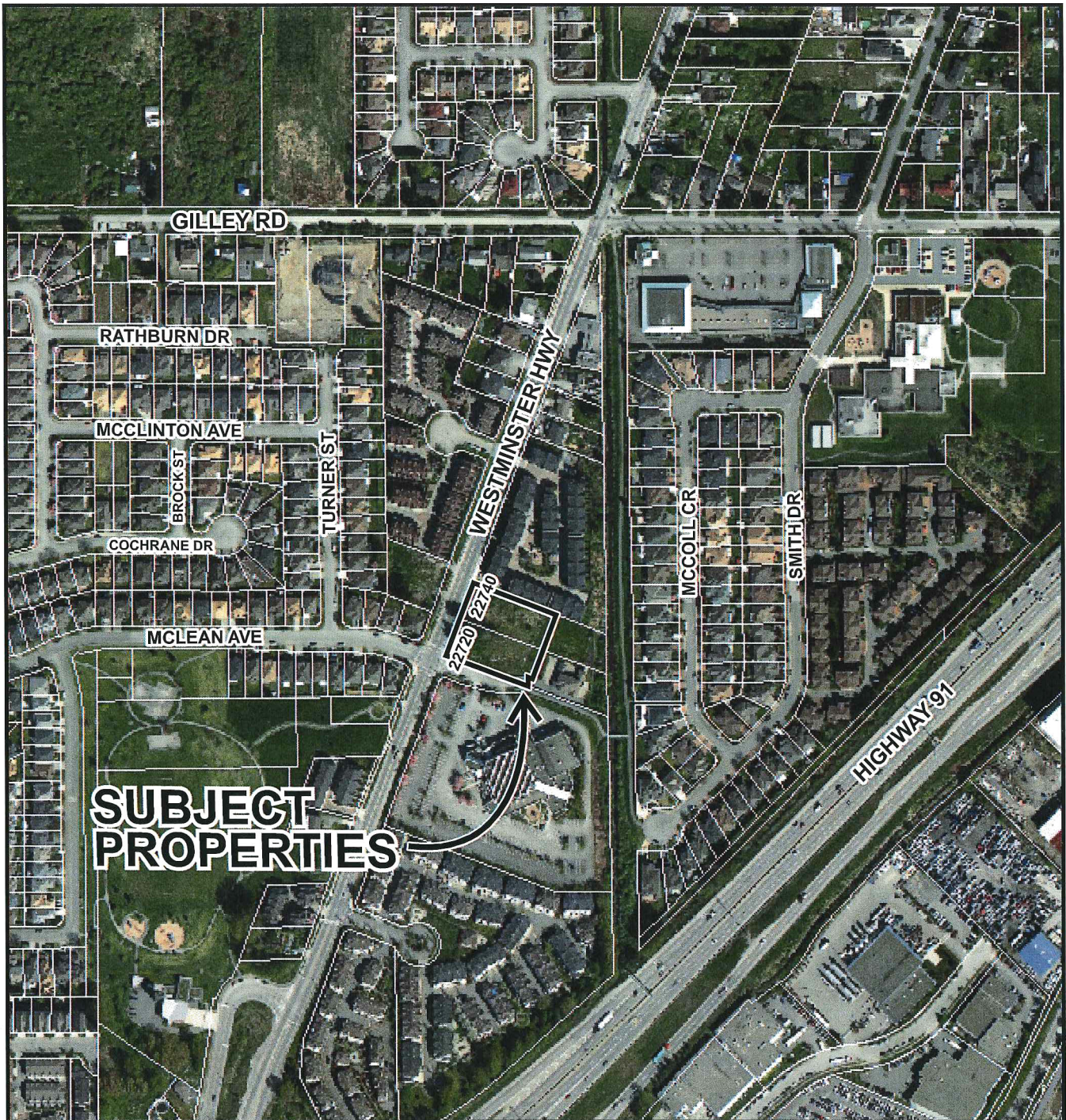
Attachment 5: Letter from Bethany Baptist Church dated September 23, 2016

Attachment 6: Tree Survey

Attachment 7: Rezoning Considerations



City of
Richmond

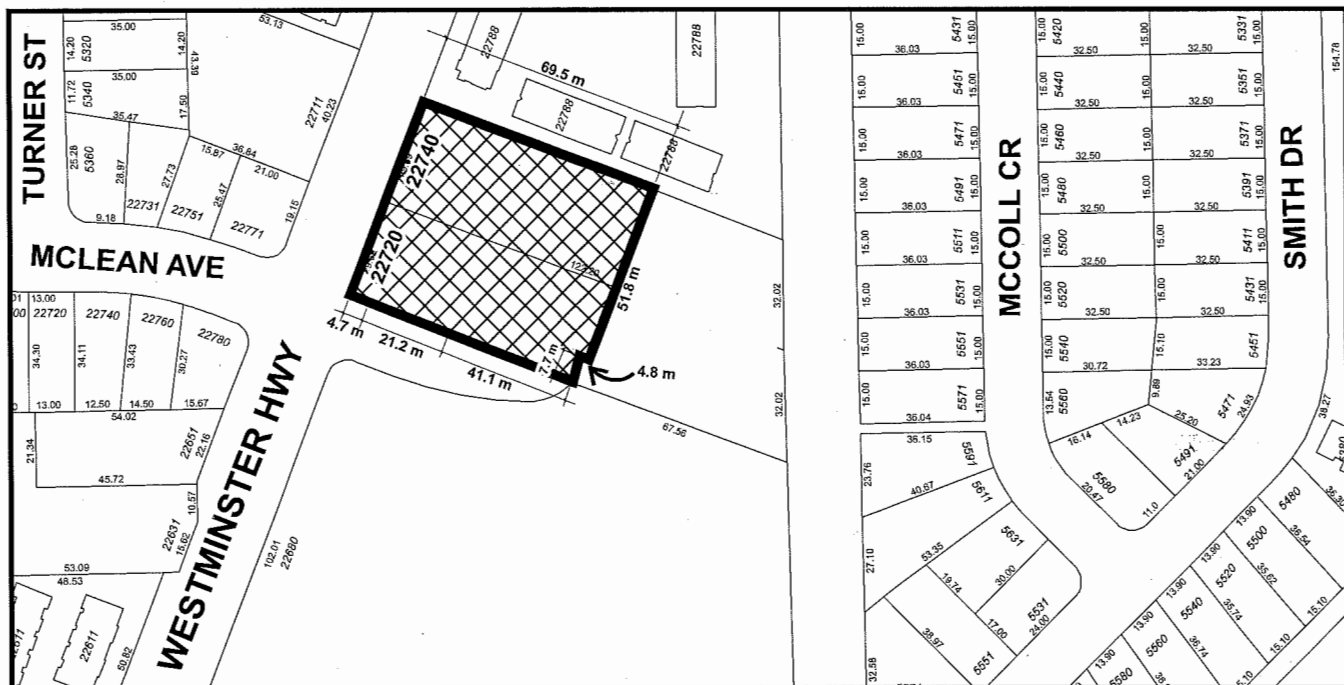
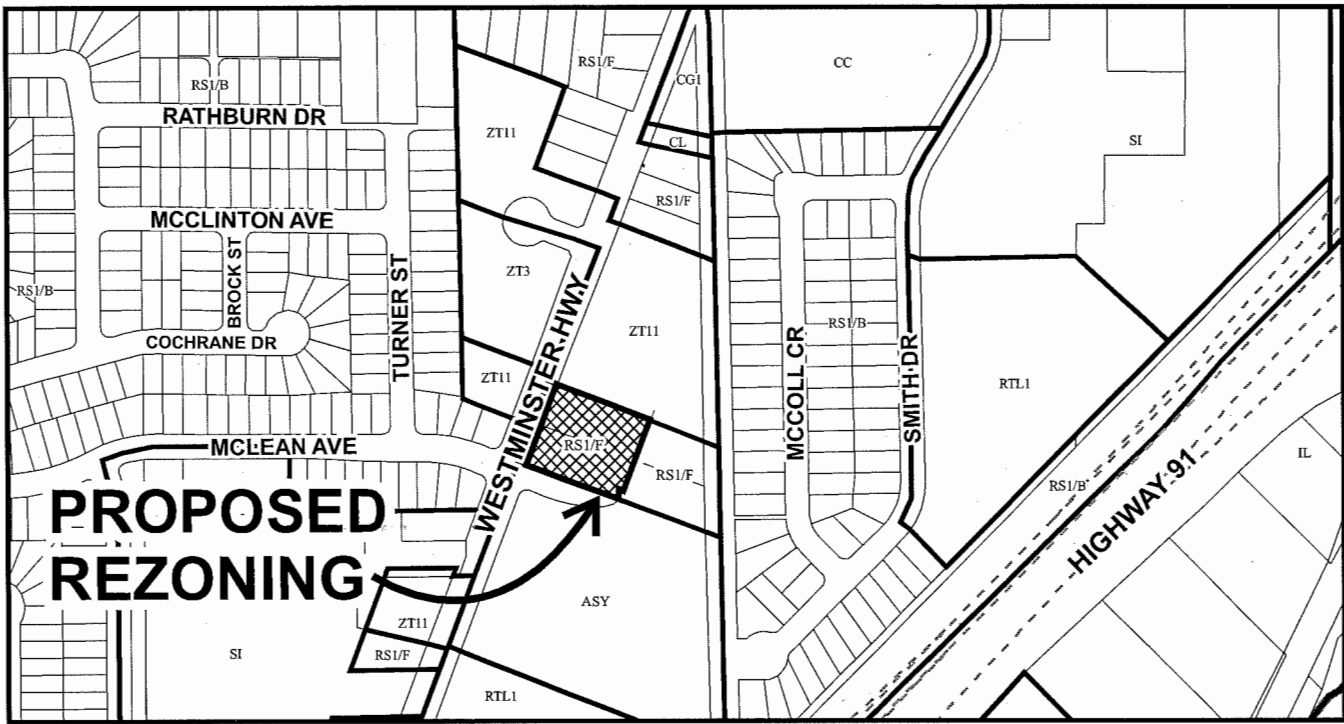


RZ 16-754713

Original Date: 01/11/17

Revision Date: 04/10/17

Note: Dimensions are in METRES



RZ 16-754713

Original Date: 01/11/17

Revision Date: 04/10/17

Note: Dimensions are in METRES

WESTMINSTER AND MCLEAN TOWNHOMES

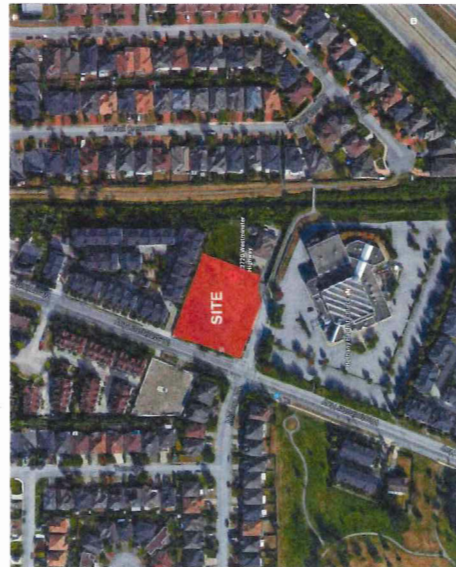
22720 AND 22740 WESTMINSTER HIGHWAY
RICHMOND BC

RE-ISSUED FOR REZONING APRIL 4, 2017

EXISTING LEGAL ADDRESS: LOTS 15 AND 16, BLOCK 4
NORTH, RANGE 4 WEST, N.W.D. PLAN 33645
PID: 003-486-206 AND 004-344-201

EXISTING ZONING: RS1/F
PROPOSED ZONING: RTH-1

OCP DESIGNATION: NEIGHBORHOOD
RESIDENTIAL(TOWNHOUSE 0.75 FAR)
HAMILTON AREA PLAN, LOWER WESTMINSTER
SUB-PLAN



1 CONTEXT MAP
NTS

ARCHITECTURAL DRAWING LIST			
PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
A0-00	COVERSHEET, SITE KEY PLAN	AS NOTED	4/4/2017
A0-01	SURVEY	AS NOTED	4/4/2017
A0-02	SITE CONTEXT PLAN	AS NOTED	4/4/2017
A1-00	SITE PLAN, DEVELOPMENT SUMMARY	1/16" = 1'-0"	4/4/2017
A2-00	BUILDING 1 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-01	BUILDING 2 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-02	BUILDING 3 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-03	BUILDING 4 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-04	BUILDING 5 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-05	BUILDING 6 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A3-00	UNIT A&I PLANS	1/4" = 1'-0"	4/4/2017
A3-01	UNIT B&J PLANS	1/4" = 1'-0"	4/4/2017
A3-02	UNIT B2&3 PLANS	1/4" = 1'-0"	4/4/2017
A3-03	UNIT C PLANS	1/4" = 1'-0"	4/4/2017
A3-04	UNIT C1 PLANS	1/4" = 1'-0"	4/4/2017
A3-05	UNIT C2 PLANS	1/4" = 1'-0"	4/4/2017
A3-06	UNIT D&D1 PLANS	1/4" = 1'-0"	4/4/2017
A3-07	UNIT D2 PLANS	1/4" = 1'-0"	4/4/2017
A4-00	ELEVATION CONCEPT (BUILDING 2)	1/8" = 1'-0"	4/4/2017
A4-01	COLOUR AND MATERIAL CONCEPT	N.T.S.	4/4/2017
LANDSCAPE DRAWING LIST			
PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
L1	LANDSCAPE PLAN	3/32" = 1'-0"	4/4/2017
L2	SHRUB PLAN	3/32" = 1'-0"	4/4/2017
L3	LANDSCAPE DETAILS	AS NOTED	4/4/2017
L4	LANDSCAPE SPECIFICATIONS	NTS	4/4/2017
CIVIL DRAWING LIST			
PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
	FUNCTIONAL ROAD PLAN	1:200	12/22/2016

The drawings and specifications are the property of engage architecture and shall remain their property. No part of these drawings or specifications may 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, without prior written permission from engage architecture. These drawings and specifications are issued as a guide only and are not to be used for construction without the approval of engage architecture. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The drawings and specifications are not to be used for any other purpose without the written consent of engage architecture.

engage
architecture

200 - 211 COLUMBIA STREET
VANCOUVER, BC V6C 3R3
778-772-4034
www.engagearchitecture.ca

PROJECT 16-15

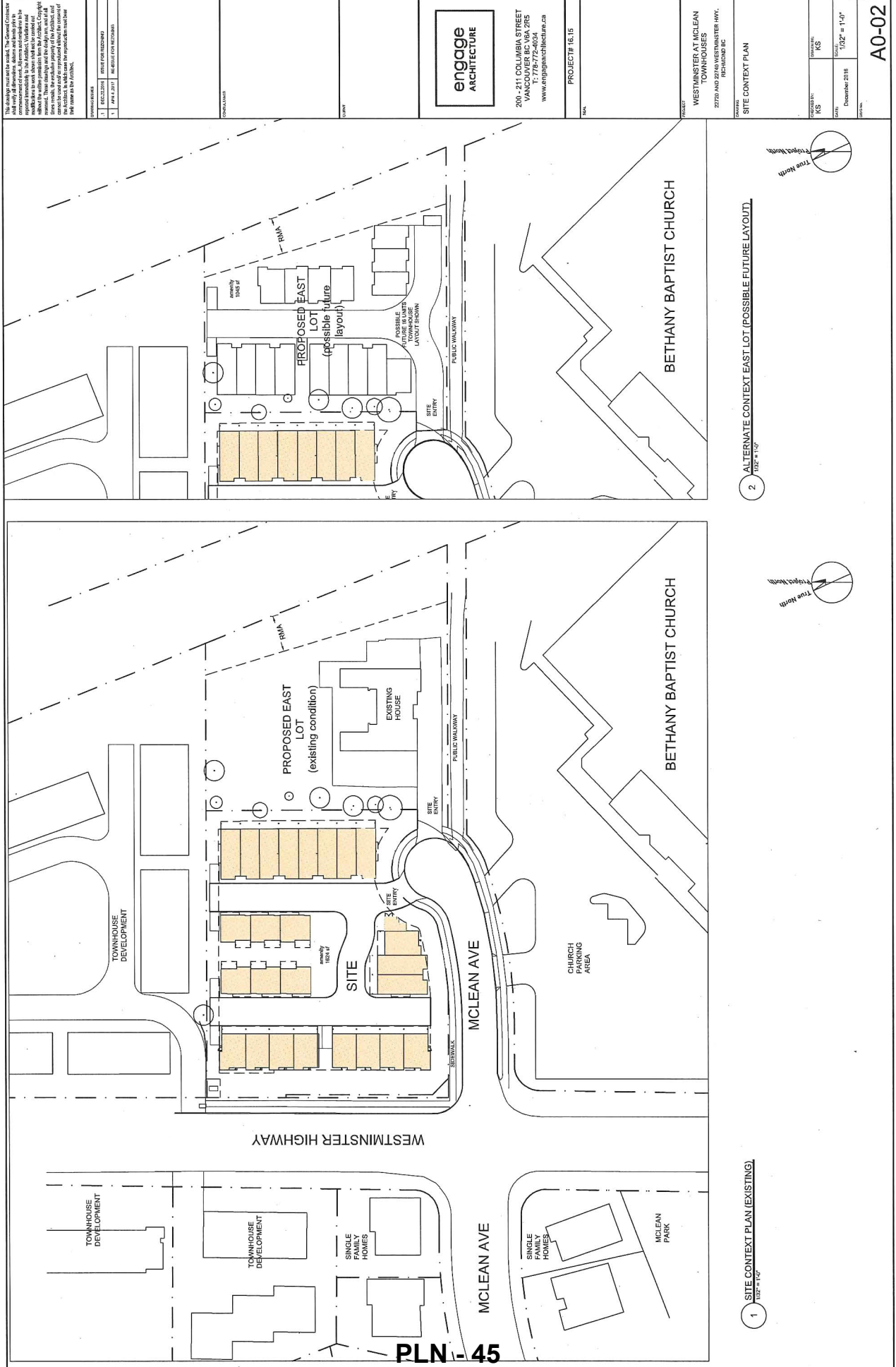
WESTMINSTER AT MCLEAN
TOWNHOUSES
22720 AND 22740 WESTMINSTER HWY
RICHMOND BC

COVERSHEET

KS
KS
December 2016
AS NOTED

A0-00





The drawings are to be used for the project. The Client/Consultant and any other parties involved in the project are responsible for the accuracy and completeness of the information provided to the architect. The architect is not responsible for the accuracy or completeness of the information provided by the Client/Consultant or any other parties involved in the project. The architect is not responsible for the accuracy or completeness of the information provided by the Client/Consultant or any other parties involved in the project.

engage
ARCHITECTURE

200 - 211 COLUMBIA STREET
 VANCOUVER, BC V6C 3K5
 T: 778-722-4034
 www.engagearchitecture.ca

PROJECT # 16.15

DATE:

DRAWN BY: KS
 CHECKED BY: KS
 SCALE: 1/32" = 1'-0"
 DATE: December 2018

A0-02

WESTMINSTER AT MCLEAN
 TOWNHOUSES
 22750 AND 22755 WESTMINSTER HWY.
 RICHMOND BC

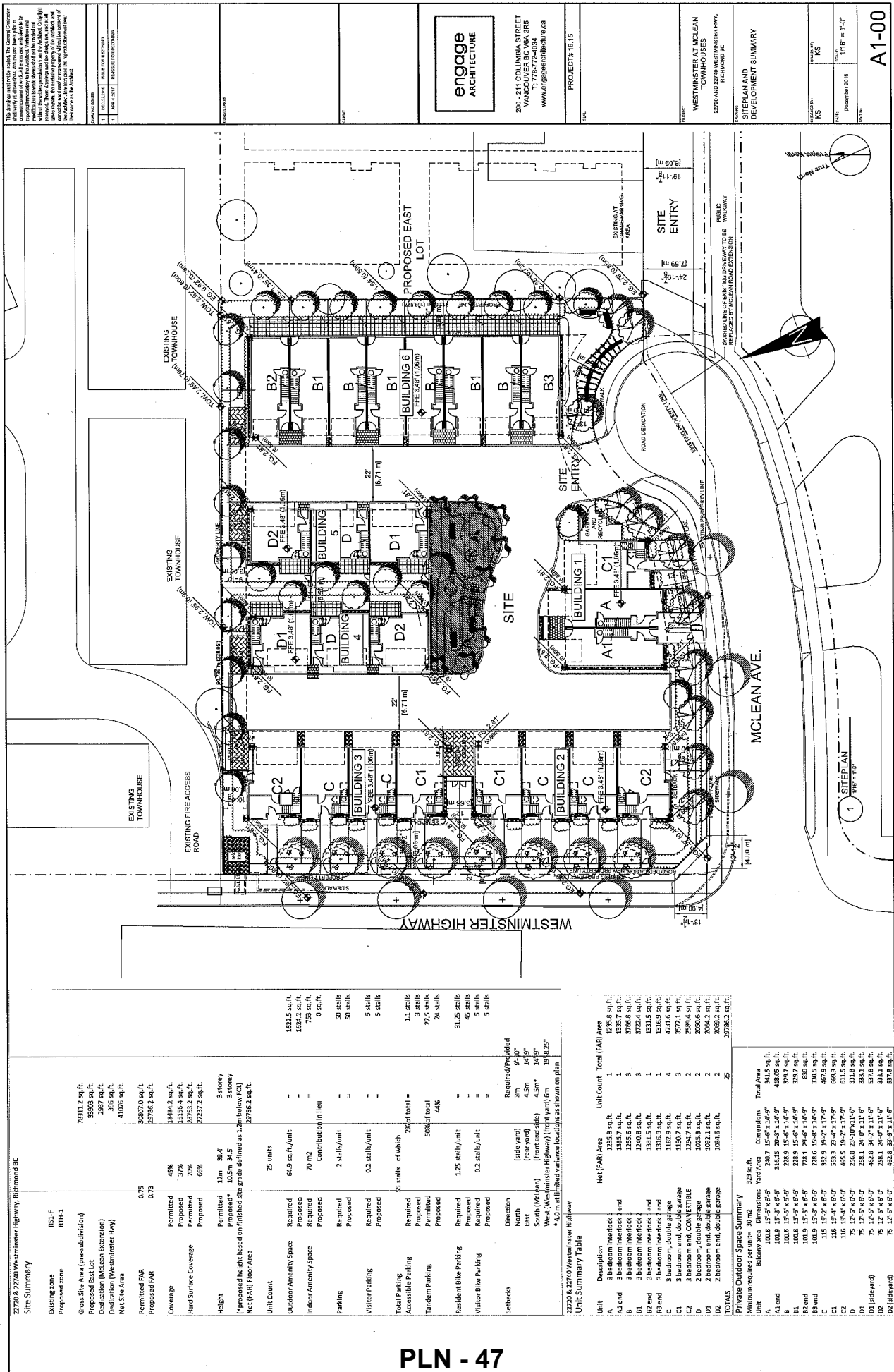
SITE CONTEXT PLAN

1 SITE CONTEXT PLAN (EXISTING)
1/32" = 1'-0"

2 ALTERNATE CONTEXT EAST LOT (POSSIBLE FUTURE LAYOUT)
1/32" = 1'-0"

1 STREETSCAPE ALONG MCLEAN AVENUE (SOUTH)
1/8" = 1'-0"

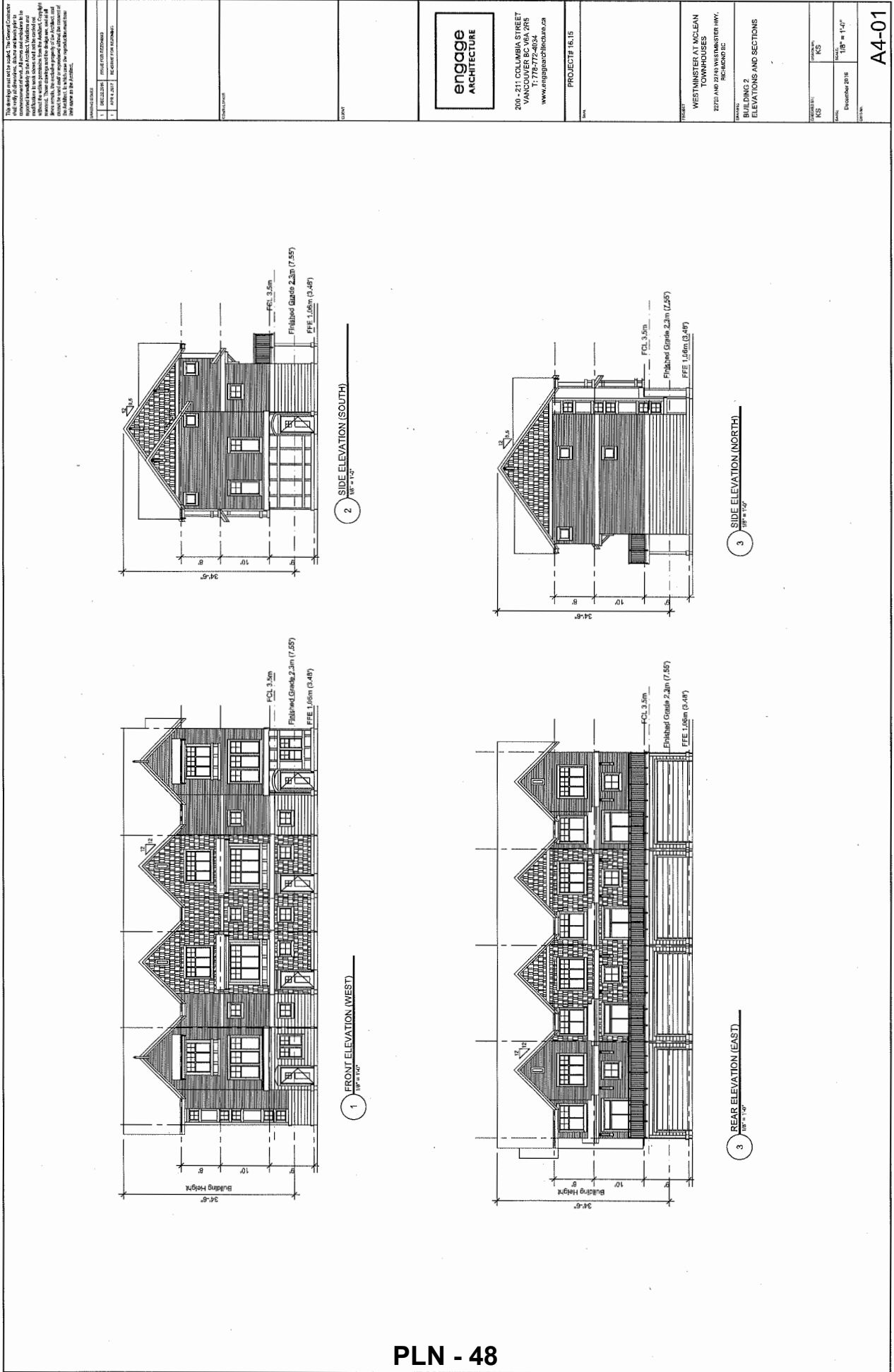
SITE
ENTRY



<p>This drawing has been prepared by the architect. The General Contractor shall verify all dimensions and locations of existing and proposed structures and utilities on the site. All dimensions and locations shall be verified by the General Contractor. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any errors or omissions in this drawing.</p>	
<p>2270 & 22740 Westminister Highway, Richmond BC</p>	<p>200 - 211 COLLINGWOOD STREET VANCOUVER BC V6A 2P5 T: 778-772-8034 www.engagearchitecture.ca</p>
<p>PROJECT # 16-15</p>	<p>WESTMINSTER AT MCLEAN TOWNHOUSES 2270 AND 2274 WESTMINSTER HWY. RICHMOND BC</p>
<p>DATE: 11/15/16</p>	<p>DATE: 11/15/16</p>
<p>SCALE: 1/8" = 1'-0"</p>	<p>SCALE: 1/8" = 1'-0"</p>

22720 & 22740 Westminster Highway, Richmond BC									
Site Summary									
Existing zone	RS1-F								
Proposed zone	RTH-1								
Gross Site Area (pre-subdivision)								78811.2 sq. ft.	
Proposed Subdivision								33903 sq. ft.	
Proposed Subdivision (McLean Extension)								2937 sq. ft.	
Dedication (Westminster Hwy)								386 sq. ft.	
Net Site Area								41076 sq. ft.	
Permitted FAR	0.75							30870.9 sq. ft.	
Proposed FAR	0.73							29786.2 sq. ft.	
Coverage	Permitted							34864.2 sq. ft.	
	Proposed	45%						15155.4 sq. ft.	
Hard Surface Coverage	Permitted	70%						28533.2 sq. ft.	
	Proposed	66%						27337.2 sq. ft.	
Height	Permitted	12m	38.4'					3 storey	
	Proposed	10.5m	34.5'					2 storey	
Net (FAR) Floor Area	*Proposed height based on finished site grade defined as 1.2m below FCL							29786.2 sq. ft.	
Unit Count	25 units								
Outdoor Amenity Space	Required	64.9 sq. ft./unit						=	1622.5 sq. ft.
Proposed								=	2050.2 sq. ft.
Indoor Amenity Space	Required	70 m ²						=	750 sq. ft.
Proposed								=	90 sq. ft.
Parking	Required	2 stalls/unit						=	50 stalls
Proposed								=	50 stalls
Visitor Parking	Required	0.2 stalls/unit						=	5 stalls
Proposed								=	5 stalls
Total Parking	55 stalls, of which								
Accessible Parking	Required	26% of total						=	11 stalls
Proposed								=	3 stalls
Tandem Parking	Permitted	50% of total						=	27.5 stalls
Proposed		44%						=	24 stalls
Resident Bike Parking	Required	1.25 stalls/unit						=	31.25 stalls
Proposed								=	45 stalls
Visitor Bike Parking	Required	0.2 stalls/unit						=	5 stalls
Proposed								=	5 stalls
Setbacks	Direction	(side yard)						Required/Provided	
	North	3m						26m	
	East	4.5m						14.9'	
	South (McLean)	(front and side)						4.5m*	
	West (Westminster Highway)	(front yard) 6m						19' 8.25"	
* 4.0m at limited variance locations as shown on plan									
22720 & 22740 Westminster Highway									
Unit Summary Table									
Unit	Description	Net (FAR) Area	Unit Count	Total (FAR) Area					
A	3 bedroom interlock 1 end	1335.6 sq. ft.	1	1335.6 sq. ft.					
A1 end	3 bedroom interlock 1 end	1335.6 sq. ft.	1	1335.6 sq. ft.					
B1	3 bedroom interlock 2	1240.8 sq. ft.	3	3722.4 sq. ft.					
B2 end	3 bedroom interlock 2 end	1331.5 sq. ft.	1	1331.5 sq. ft.					
B3 end	3 bedroom interlock 2 end	1316.9 sq. ft.	1	1316.9 sq. ft.					
C	3 bedroom, double garage	1382.9 sq. ft.	4	5531.6 sq. ft.					
C1	3 bedroom end, double garage	1382.9 sq. ft.	4	5531.6 sq. ft.					
C2	3 bedroom end, CONVENTIONAL	1025.1 sq. ft.	2	2050.2 sq. ft.					
D1	2 bedroom end, double garage	1032.1 sq. ft.	2	2064.2 sq. ft.					
D2	2 bedroom end, double garage	1034.6 sq. ft.	2	2069.2 sq. ft.					
TOTALS			25	29786.2 sq. ft.					
Private Outdoor Space Summary									
Unit	Dimensions	Yard Area	Dimensions	Total Area					
A1 end	10.5' x 15' 6" x 6' 6"	945.0 sq. ft.	33.3 sq. ft.	945.0 sq. ft.					
B1	10.5' x 15' 6" x 6' 6"	945.0 sq. ft.	33.3 sq. ft.	945.0 sq. ft.					
B2 end	10.5' x 15' 6" x 6' 6"	945.0 sq. ft.	33.3 sq. ft.	945.0 sq. ft.					
B3 end	10.5' x 15' 6" x 6' 6"	945.0 sq. ft.	33.3 sq. ft.	945.0 sq. ft.					
C1	11.5' x 15' 6" x 6' 6"	1102.5 sq. ft.	33.3 sq. ft.	1102.5 sq. ft.					
C2	11.5' x 15' 6" x 6' 6"	1102.5 sq. ft.	33.3 sq. ft.	1102.5 sq. ft.					
D1	7.5' x 12' 6" x 6' 6"	592.5 sq. ft.	33.3 sq. ft.	592.5 sq. ft.					
D2	7.5' x 12' 6" x 6' 6"	592.5 sq. ft.	33.3 sq. ft.	592.5 sq. ft.					
D2 (delayed)	7.5' x 12' 6" x 6' 6"	592.5 sq. ft.	33.3 sq. ft.	592.5 sq. ft.					

PLN - 47



A4-06






NO.		DATE	REVISION DESCRIPTION	DR.
4	1	11/10/2014	DESIGNED FOR REPAIRS	DR.
3	2	11/10/2014	REV. FOR SITE PLAN	DR.
2	3	11/10/2014	ISSUED FOR PERMITS	DR.
1	4	11/10/2014	REV. FOR SITE PLAN	DR.

PROJECT:
**MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**
22720/22740 WESTMINSTER HWY
RICHMOND, B.C.

DRAWING TITLE:

DATE: 16 NOV 22	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<div style="text-align: center;">  </div>
DRAWN: AL	
DESIGN: AL	
CHKD: MH	
PROJECT NUMBER: 16-007 OF 4	

**PLN - 50**

Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and shall not be reproduced or used for other projects without their permission.



#220 - 26 Lorne News
 1000 Westminister, British Columbia
 V6M 3L1
 TEL: 604.553.0044
 FAX: 604.553.0045
 EMAIL: OFFICE@M2LA.COM

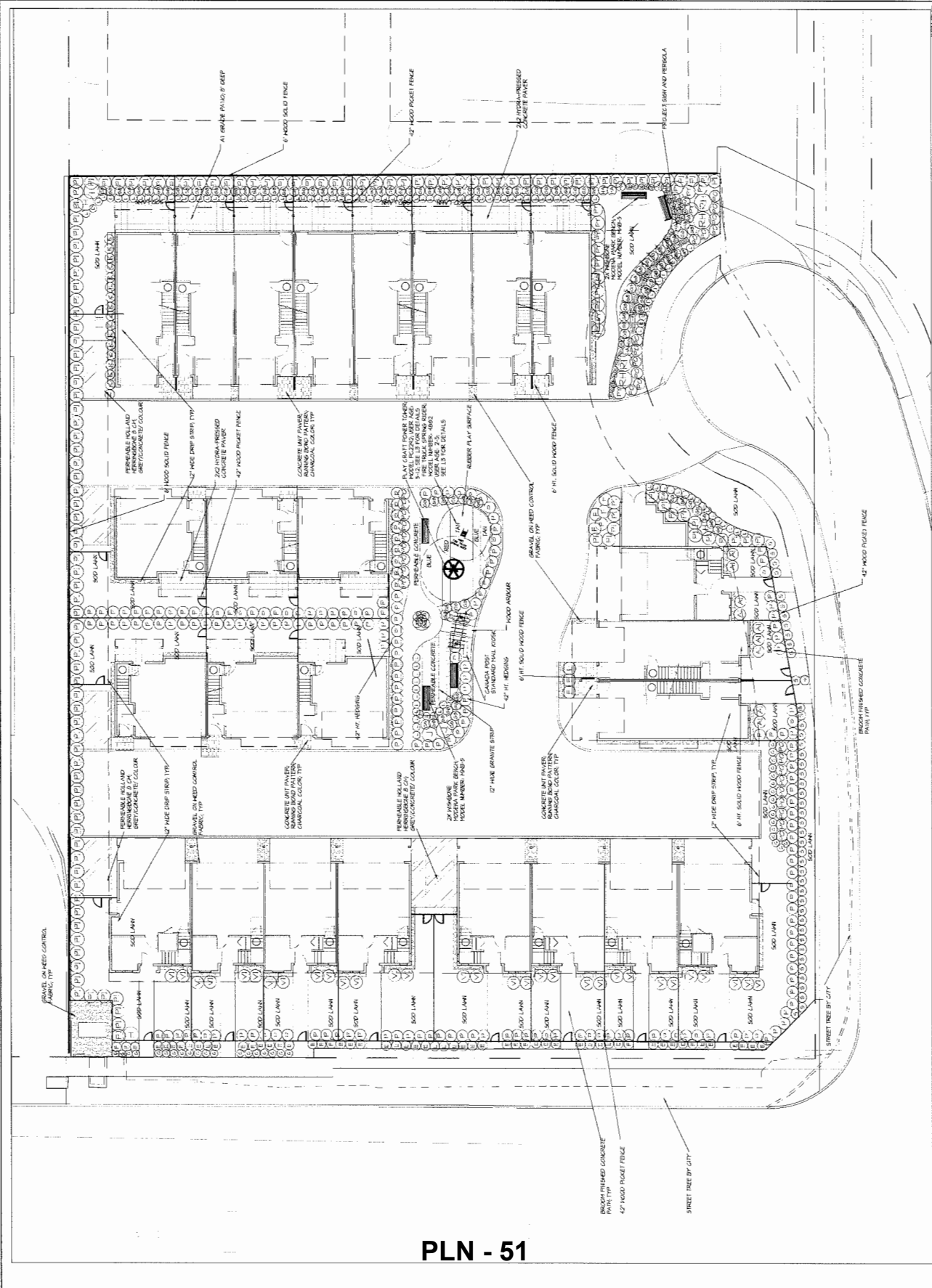


NO.	DATE	REVISION DESCRIPTION	BY
1	JANUARY 2010	REVISION FOR REVISION	DA
2	JANUARY 2010	REV. FOR REVISION	DA
3	JANUARY 2010	REV. FOR REVISION	DA
4	JANUARY 2010	REV. FOR REVISION	DA
5	JANUARY 2010	REV. FOR REVISION	DA
6	JANUARY 2010	REV. FOR REVISION	DA
7	JANUARY 2010	REV. FOR REVISION	DA
8	JANUARY 2010	REV. FOR REVISION	DA
9	JANUARY 2010	REV. FOR REVISION	DA
10	JANUARY 2010	REV. FOR REVISION	DA

PROJECT:
**MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT**
 22720/22740 WESTMINSTER HWY
 RICHMOND, BC

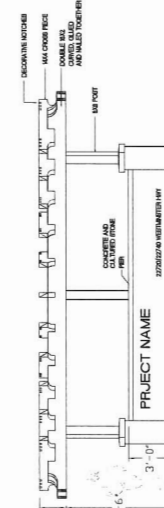
DRAWING TITLE:
**SHRUB
 PLAN**

DATE:	6/20/22	DRAWING NUMBER:	
SCALE:	3/8" = 1'-0"		
DRAWN:	DA		
DESIGNED:	DA		
CHECKED:	DA		
L2		OF 4	
M2LA PROJECT NUMBER:		15-037	



PLN - 51

Journal of Management Inquiry 26(4) 391–407 391



— **PROJECT.**



RZ 16-754713

Attachment 3

Address: 22720 and 22740 Westminster Highway

Applicant: 1082843 BC Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Han Su-Mei Sun & Eva Lu-Ping Sun	1082843 BC Ltd.
Site Size (m²):	7,280 m ² (Two existing single-family lots)	3,820 m ² (After subdivision off of single-family lot & road dedication)
Land Uses:	Single Family Dwelling	Townhouse Development
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	Neighbourhood Residential (Townhouse 0.75 FAR)
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH1)
Number of Units:	1	25
Other Designations:	Riparian Management Area outside of site to be rezoned	Riparian Management Area outside of site to be rezoned

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR with density bonus provided	0.73 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 2,862 m ² (30,807 ft ²)	Max. 2,767m ² (29,786 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 37% Non-porous Surfaces: Max. 29% Total: Max. 66%	none
Lot Size:	1,800 m ²	3,820 m ²	none
Lot Dimensions (m):	Width: 40 m Depth: 30 m	Width: 55.36 m Depth: 69.44 m	none
Setbacks (m):	Front (Westminster Hwy): Min. 4.5 m Rear: Min. 4.5 m Side: Min. 2.0 m Ext Side (McLean Ave): Min. 4.5 m	Front (Westminster Hwy): Min. 6.0 m Rear: Min. 4.5 m Side: Min. 3.0 m Ext Side (McLean Ave): Min. 4.0 m	Variance from 4.5 m to 4.0 m in certain locations
Height (m):	12 m	10.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	50 (R) and 5 (V) per unit	50 (R) and 5 (V) per unit	none

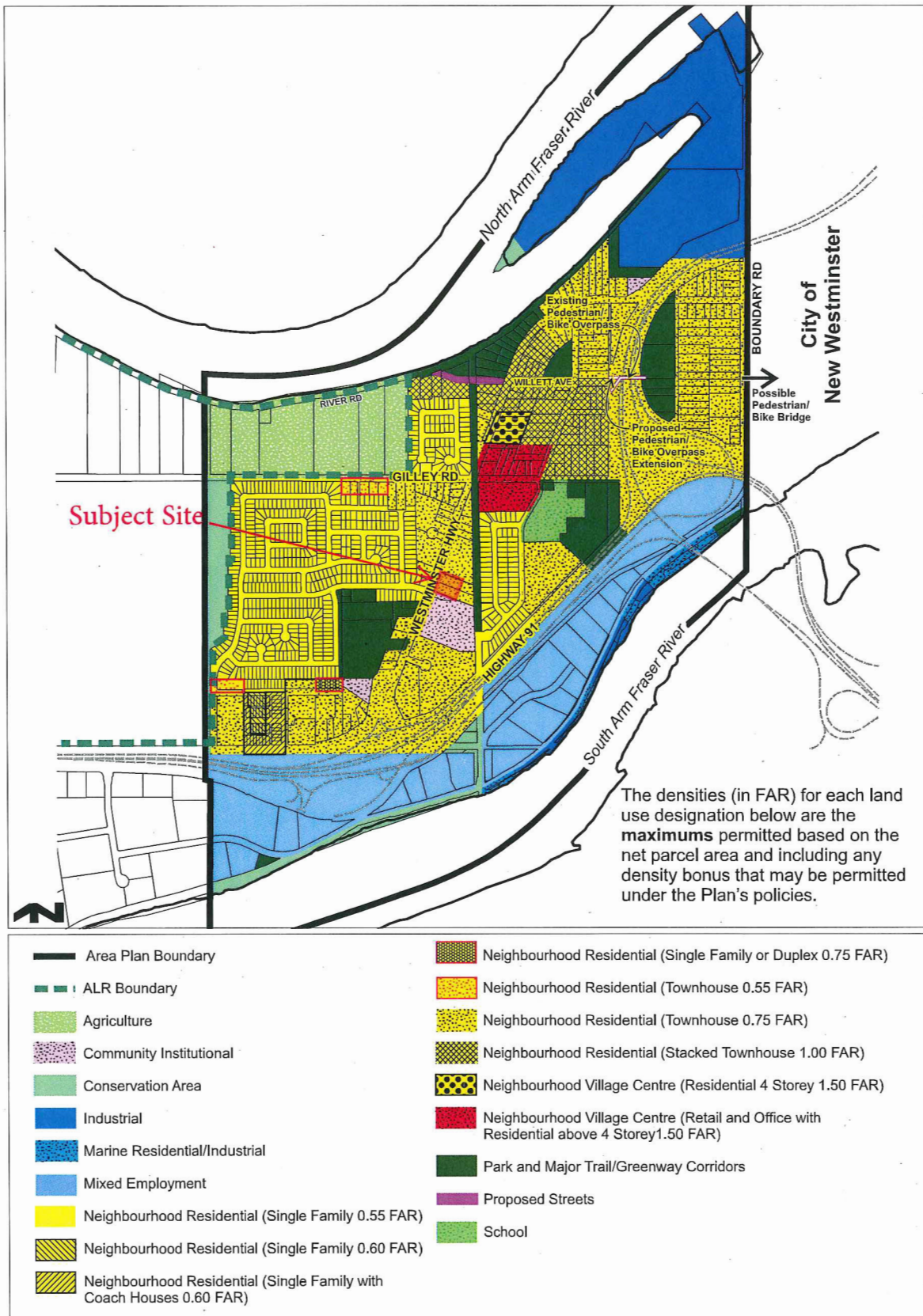
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	55	55	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44%	none
Amenity Space – Indoor:	75 m ²	0 m ² \$31,000 provided as per Cash-Lieu Policy 5041	none
Amenity Space – Outdoor:	151 m ²	151 m ²	none

Other: Replacement trees / compensation required for loss of 13 bylaw-sized on-site trees and 1 off-site tree.

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

Hamilton Area Plan

Land Use Map



Bethany Baptist Church
22680 Westminster Hwy
Richmond, BC
V6V 1B7

September 23, 2016

Mark McMullen
Senior Planner, City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Proposed Redevelopment of 22720 and 22740 Westminster Hwy

Dear Mr. McMullen:

I am writing with regards to the development site that is located on the North side of McClean Avenue to the North of the Bethany Baptist Church property. We have been in discussions with the developer about the redevelopment plans for the site and have reviewed the attached drawings showing the proposed development plans.

We have reviewed the proposed development plans and can confirm that the Church is supportive of the general form of development proposed for this site. We can also confirm that the Church has reviewed the proposed access and road configuration of McClean Avenue east of Westminster Highway, and that the proposed configuration of McClean Avenue would continue to suit the current and long term operational and transportation needs (e.g., access, services, garbage and recycling) of the Church.

Overall the Bethany Baptist Church is in support of this type of housing and feel that this development would be a positive addition to the Hamilton neighborhood.

Warm regards,



The Bethany Baptist Church

Dave Bradshaw



M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

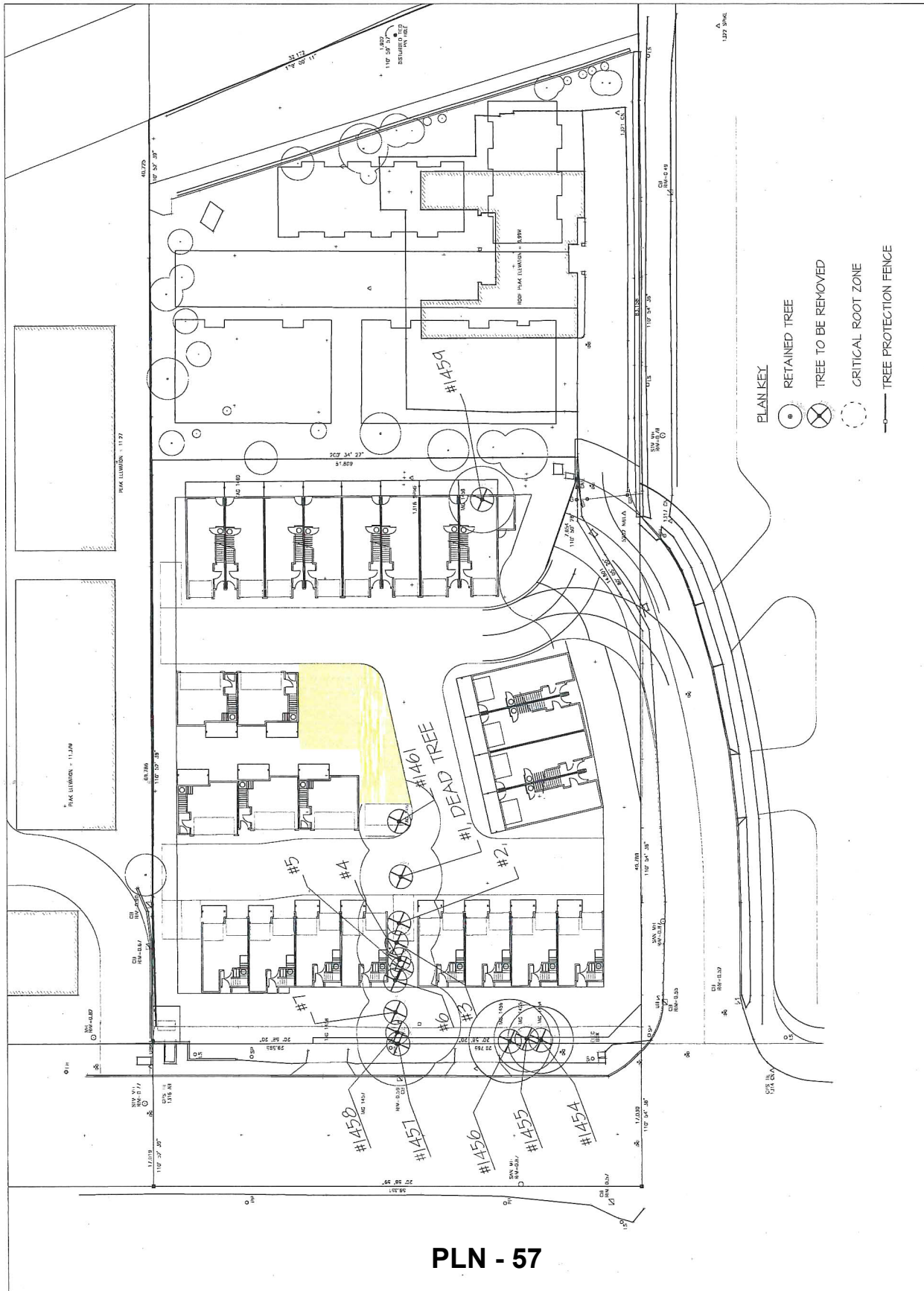
[illegible]

DRIVING TIT: 61

ARBORIST PLAN

DATE: 10/DEC/1	DRAWING NUMBER: L2a
SCALE: 1/200	
DRAWN: AO	
DESIGN: -	
CHECKED: FFI	

MCA PROJECT NUMBER:



PLN - 57



Address: Rezoning at 22720 and 22740 Westminster Highway

File No.: RZ 16-754713

1082843 BC Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9714, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Confirmation to the satisfaction of the City that the conditions in the Ministry of Environment (MOE) Certificate of Compliance dated November 3, 2009 and all other provisions of the *BC Contaminated Sites Regulation* have been satisfied. This approval is required prior to rezoning adoption, subdivision approval or dedication of road to the City.
3. Consolidation and re-subdivision of the existing lots into Parcel A with an approximate area of 0.382 ha. and Parcel B with an approximate area of 0.315 ha.; and road dedication of approximately 36.8 m² for road widening and a corner cut on the Westminster Highway frontage of Lot A, and approximately 272.8 m² of road dedication for road widening and a cul-de-sac on the McLean Avenue frontage of Lot A as shown on Attachment 2.
4. Submission of an on-site landscape plan for the subject project site that includes at least 26 replacement trees based on a ratio of at least 2:1 to compensate for the 13 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.
5. Contribution of \$1,300 to the City Tree Compensation Fund for removal one (1) tree within the Westminster Highway road allowance required for road frontage works.
6. Registration of a legal agreement on Lot B that requires preparation of a report by a qualified environment professional (QEP) with specifications for invasive species removal and native species replanting within the existing vegetated area within the Queen Canal Riparian Management Area (RMA) extending up to 15 m back from the top of bank within City property and Lot B in accordance with guidelines and best practices under the *Riparian Area Regulation*; and provision of a security to the City to ensure the developer's completion of this work; and release of the security when the works are confirmed by the QEP to be in good condition after a maintenance period of up to five years to the satisfaction of the City.
7. Truck Turning Areas: The granting of a 6.0 m wide statutory right-of-way over the driveways adjacent to McLean Avenue on the proposed Parcel A and Parcel B for the turning of SU9 trucks, Fire trucks, and Richmond garbage / recycling trucks as generally shown on Attachments 1 and 2 to provide for public pedestrian and vehicle access with the developer and owner being responsible for liability, construction and maintenance.
8. Storm Lift Station Kiosk: The granting of a 3.5 m by 4.5 m statutory right-of-way (SRW) on the townhouse site (Parcel B) for re-location of a City Storm Lift Station Kiosk as shown on Attachment 2 with the developer being responsible for construction and the City being responsible for on-going liability and maintenance.
9. Registration of a flood plain covenant on Parcel A and Parcel B on title identifying a minimum habitable elevation of 3.5 m GSC.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total buildable residential floor area (e.g. \$201,786) to the City's Hamilton Area Plan Amenity Reserve Fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$123,228) to the City's affordable housing fund.
13. Registration of a legal agreement on the title of Parcel A requiring that two (2) of the townhouse units are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 4; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.

14. City acceptance of the developer's offer to voluntarily contribute \$25,570 to the City's Public Art Program based on the buildable floor area of 30,807 sq. ft. at \$0.83 per buildable square foot.
15. City's acceptance of the developer's \$31,000 contribution to the City under Cash In Lieu of Indoor Amenity Space Policy 5041 in lieu of providing a 75 m² (753 ft²) common indoor amenity building as required under the Official Community Plan.
16. Registration on Title of a covenant prohibiting re-subdivision of the proposed single-family lot (Parcel B).
17. Discharge of City Covenant (LTO No. BA281939) registered on the Title of 22720 Westminster Highway, which restricts use of the lot to one (1) single family dwelling.
18. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
19. Registration of a legal agreement on title of Parcel A ensuring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.
20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency; or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard; and that the requirements of the BC Solar Hot Water Ready Regulation be incorporated in the building design.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 3 – Servicing Works.

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

1. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better); or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard; and that the requirements of the BC Solar Hot Water Ready Regulation are incorporated in the building design.
2. Accessible Adaptable Units: The Development Permit plans are to identify two (2) of the units as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 4.
3. Aging-in-Place: Incorporation "Aging-in-Place" measures for all units.

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

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Incorporation of the "accessible adaptable measures" for two (2) units and "aging-in-place" measures in all units the in Building Permit (BP) plans as determined via the Development Permit process.
3. 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.
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

PLN - 59

Initial: _____

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 developer but also as covenants pursuant to Section 219 of the Land Title Act.

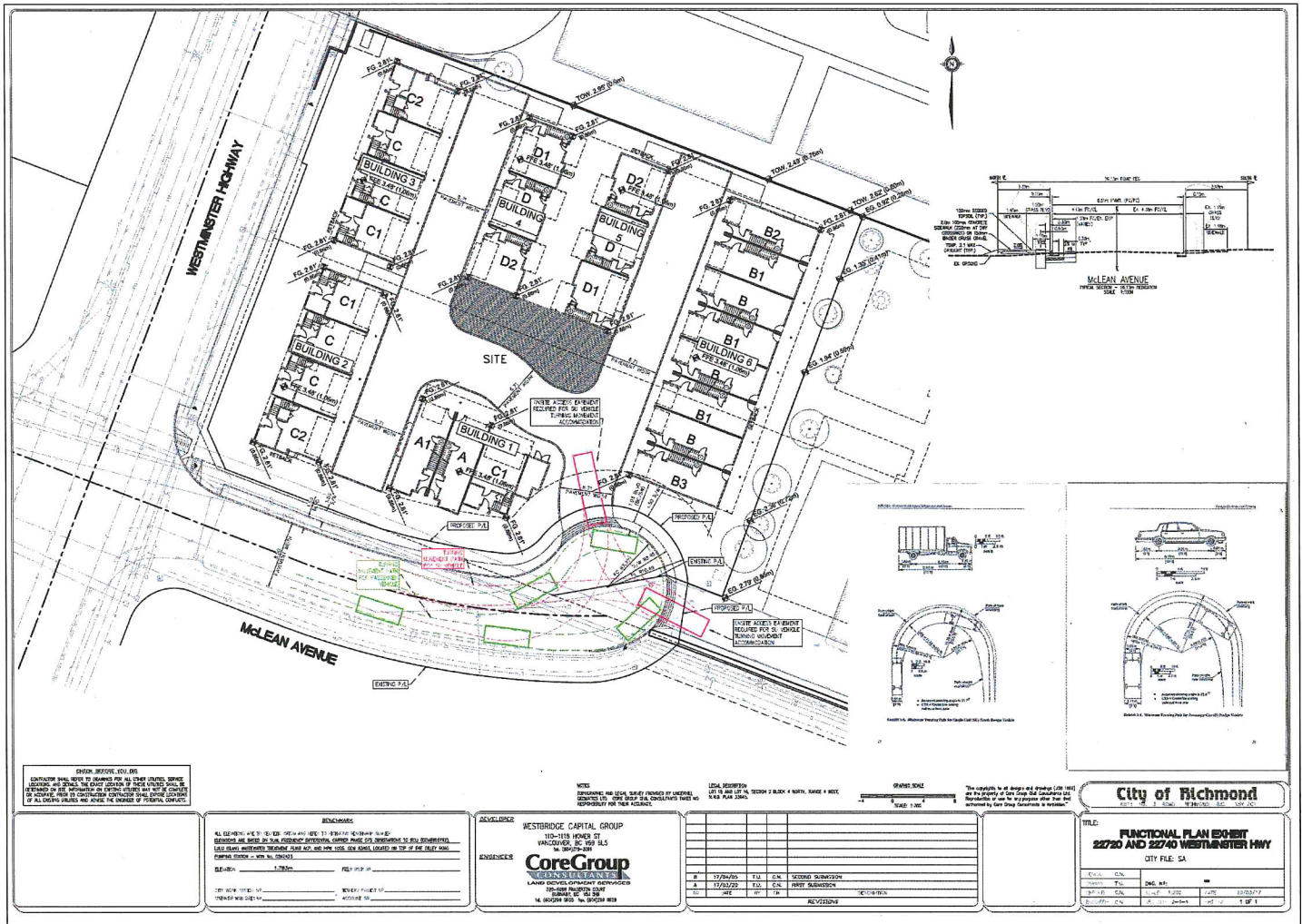
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

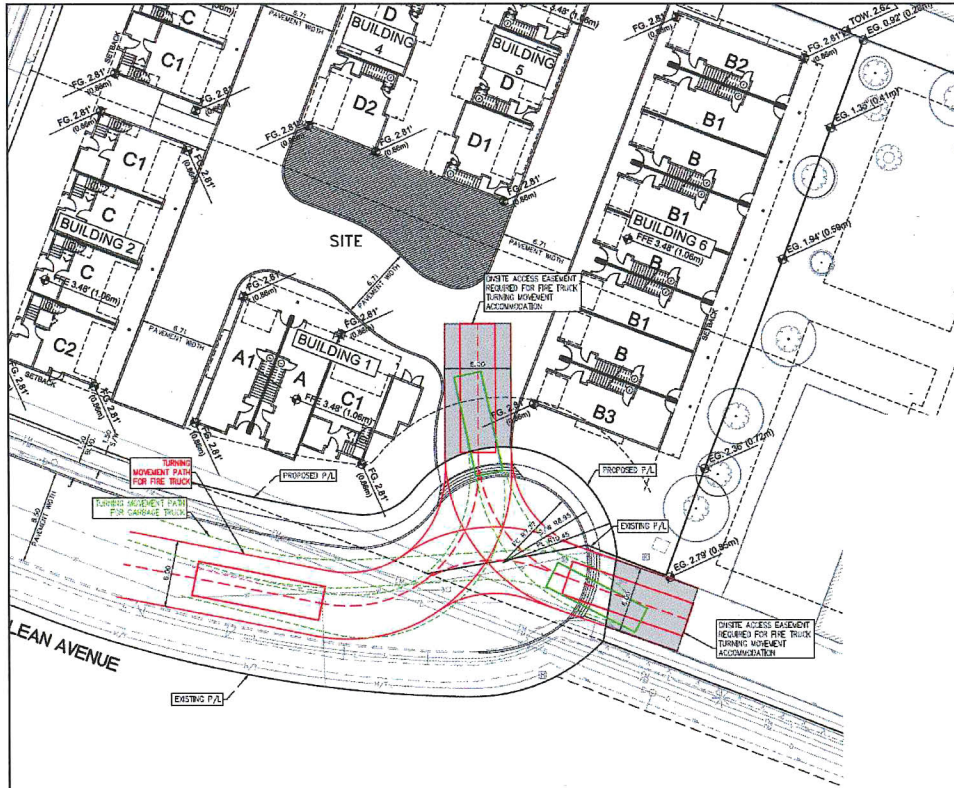
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

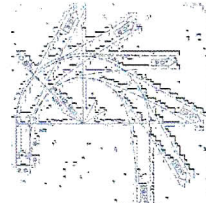
Date _____

Attachment 1 – Functional Road Plans





Waste Management Guidelines for
Multiple-Family Residential and Mixed Use Buildings
Figure 3
Minimum Turning Radius for Garbage and Recycling Collection Trucks



Minimum 12.8 m. Radius (42')

May 31, 2013



Units: 975/976 (1997), 1155 (2001)
Purpose: Creates ladder access to elevated scenes and pumps water.
Designations: Quints 1, 4, 7
Length: 38.2 feet (11.64m)
Wheel Base: 17.7 feet (5.40m)
Width: 10.2 feet (3.11m)
Height: 11.9 feet (3.62m)
GVW: 51,000 lbs (22,950 kgs)

NOTES:
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY UNCEMEL
GEOMATICS LTD. CORE GROUP HAS CONDUCTED VISUAL
RESPONSIBILITY FOR THIS ACCIDENT.

LEGAL DESCRIPTION:
LOT 15 AND LOT 16, SECTION 2 BLOCK 4 NORTH, RANGE 4 WEST,
F.R.S. PLAN 2545.

GRAPHIC SCALE
SCALE: 1:300

"The copyright to all designs and drawings (2013) are the property of Core Group Ltd. Reproduction or use for any purpose other than that authorized by Core Group Consultants is prohibited."

City of Richmond
2013-2014

BENCHMARK
DELIVER: TOTAL AND REFER TO PERSONNEL REQUIRED.
ON THE EXISTING EXTERIOR, OWNER HAS ONE EXISTING TO BE REMOVED.
TO TOWNHALL PLANT AND NEW 100% CDM 30000 LOCATED ON TOP OF THE GILLY ROAD
ON NO. 030013

1.78m
REVIEW: PROJECT NO.
REVIEW: PROJECT NO.
REVIEW: PROJECT NO.

REVIEWER
WESTRIDGE CAPITAL GROUP
110-1118 HOMER ST
VANCOUVER, BC V6B 6L5
46 (604) 678-2009

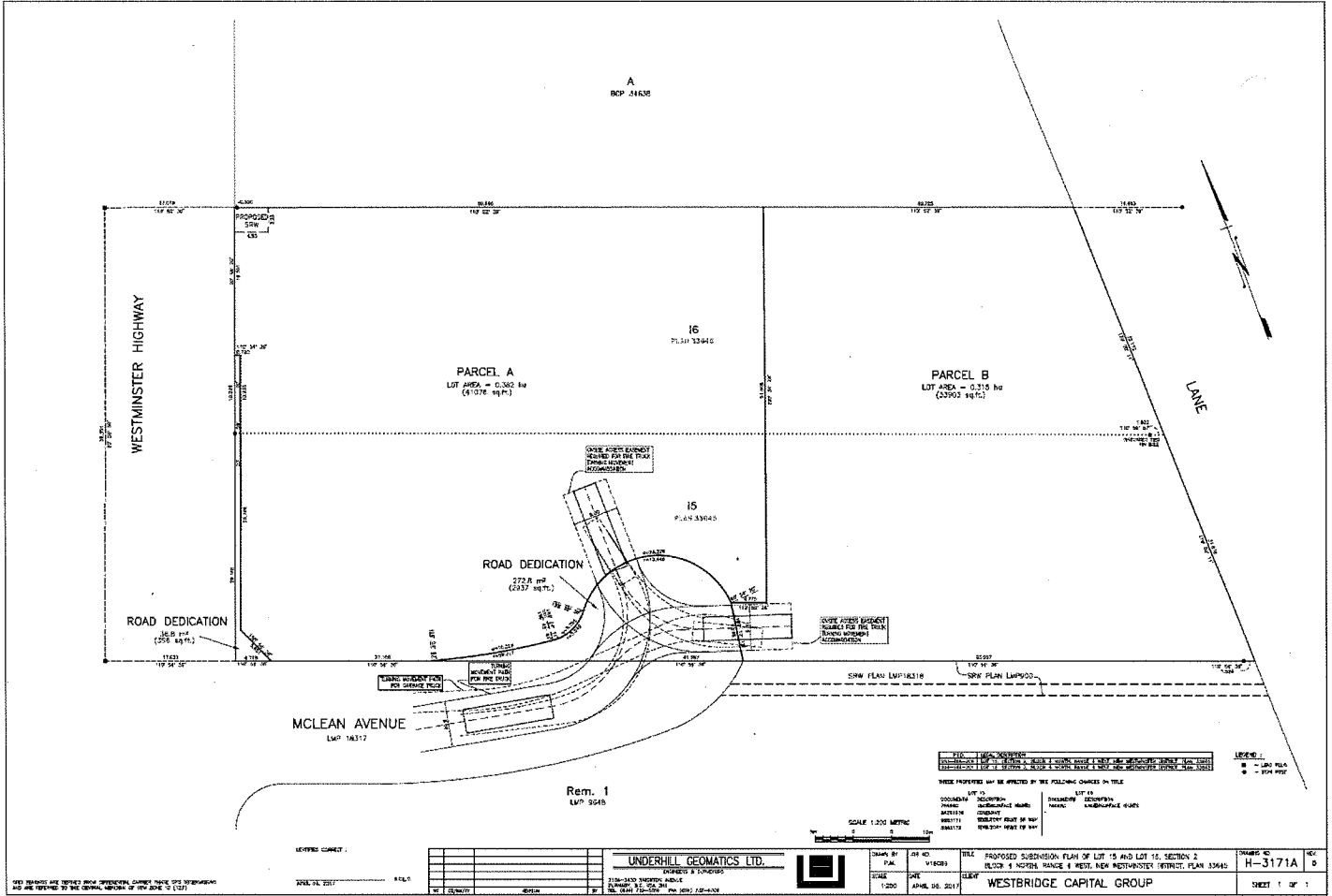
ENGINEER
CoreGroup
CONSULTANTS
LAND DEVELOPMENT SERVICES
200-888 PRESTON COURT
BURNABY, BC V5C 3H5
46 (604) 678-2009 Fax (604) 678-2009

NO.	DATE	BY	CHK	DESCRIPTION
1	17/04/07	G.P.	C.N.	FIRE TRUCK & GARBAGE TURNING CIRCLE
2	17/04/06	G.P.	C.N.	FIRE TRUCK TURNING CIRCLE
3	17/04/05	T.J.	C.N.	SECOND SUBMISSION
4	17/03/09	T.J.	C.N.	FIRST SUBMISSION

TITLE:
FUNCTIONAL PLAN EXHIBIT
22720 AND 22740 WESTMINSTER HWY
CITY FILE: SA

DESIGN: C.N.	DWG. NO.: --
CHECKED: C.N.	SCALE: 1/300
ENGINEER: C.N.	DATE: 20/04/17
REV. NO.: 2-4-4	SHT. NO.: 1 OF 1

Attachment 2 – Draft Subdivision Plan With SRWs



Attachment 3 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

The following servicing works need to be designed and constructed to the satisfaction of the City.

- **Water Works:**

- a. Using the OCP Model, there is 241.0 L/s of water available at a 20 psi residual north of the property at the Westminster Hwy frontage and 242.0 L/s south of the property at Westminster Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the Developer's cost, the Developer is required to:
 - 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.
 - Abandon and fill, as per MMCD specifications, the existing diagonally aligned 150mm water main along McLean Ave and remove blow offs. Note that portions of the water main may need to be removed in order to accommodate proposed sanitary and water utilities.
 - Install approximately 40 m of new 150mm water main east along McLean Ave and northeast into the proposed road dedication to facilitate servicing of the Single Family home to be retained and the townhouse development to be created. Tie-in shall be to the east end of the existing 150mm water main on McLean Ave.
 - Install a new water service connection off of existing 150mm watermain along McLean Ave, complete with meter, to service the proposed townhouse lot to the west. The meter shall be part of the onsite Mechanical design.
 - Install a new Hydrant along McLean Ave Frontage, off of the proposed 150mm watermain extension.
 - Install a new water service connection off of proposed 150mm watermain extension on McLean Ave, complete with meter, to service existing single family lot to the east.
 - Remove all existing water service connections along Westminster Hwy.
 - Wrap, as per City Specs, the watermain joints, located at the McLean Ave and Westminster Hwy intersection, to address impact of the required sanitary crossing over the existing watermain that crosses McLean Ave at the east side of Westminster Hwy.
- c. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

- **Storm Sewer Works:**

- a. At the Developer's cost, the Developer is required to:
 - Cut, cap, and remove all existing storm sewer service connections and inspection chambers located at the frontage along Westminster Hwy.

- Install a new Storm service connection, complete with an Inspection Chamber off of the existing 600mm storm sewer along Westminster Hwy to service the proposed townhouse lot to the west.
 - Install a new Storm service connection, complete with an Inspection Chamber off of the existing 900mm storm sewer south of the property boundary to service the existing single family lot to remain.
 - Relocate the existing Storm Lift Station kiosk currently situated at Westminster Hwy frontage to within the development's site in a 3.25m by 4.5m statutory right-of-way. Ensure the area within the statutory right-of-way is paved and fenced. The new orientation of the kiosk shall be rotated such that the control compartment is facing the west. Note that the extension of underground conduits will be required in this relocation. Please refer to the Kiosk sketches attached to this report.
 - Relocate lift station antenna so that it is situated within the ultimate boulevard.
- b. At Developer's cost, the City is to:
- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.
- **Sanitary Sewer Works:**
 - a. At the Developer's cost, the Developer is required to:
 - Install a new 200mm sanitary main off of existing 200mm sanitary main on Westminster Hwy, to McLean Ave, then along McLean Ave to approximately the adjoining property line of the proposed lots to be created, approximately 150 m.
 - Install a new sanitary service connection, complete with Inspection Chamber, off of the proposed sanitary main along McLean Ave in order to serve the existing single family lot. The service connection may be installed directly off of the last manhole of the proposed sanitary main.
 - Install a new sanitary service connection off of the proposed sanitary main along McLean Ave in order to serve the proposed townhouse development.
 - b. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.
- **Frontage Improvements:**
 - a. At the Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - When relocating the existing drainage lift station kiosk.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.

- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the 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:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Remove existing rail surrounding the drainage lift station at the northwest corner of the property line. Raise grade behind existing rail to meet ultimate elevation.
- Complete other frontage improvements as per Transportation's requirements.

• **General Items:**

a. At the Developer's cost, the Developer is required to:

- Provide street lighting along the McLean Avenue and Westminster Highway frontages, with the design and location to be confirmed through the Servicing Agreement to the satisfaction of the City.
- Provide, prior to the first SA design Submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development sites and provide mitigation recommendations.
- 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.

2. Transportation Works

The required road works outlined below and as shown on Attachment 1 need to be designed and constructed to the satisfaction of the City:

- a. Along the entire Westminster Highway frontage, provide a new 1.5m wide treed/grassed boulevard and a 1.5m wide concrete sidewalk behind the existing curb.
- b. Along the entire McLean Avenue frontage, widen the road to provide (from south to north):
 - Maintain existing curb and gutter along the south side
 - Min. 8.5m wide driving surface
 - New 0.15m wide concrete curb and gutter
 - New 1.5m wide treed/grassed boulevard
 - New 1.5m wide concrete sidewalk

c. At the eastern end of McLean Avenue:

- Provide a vehicle turn-around facility to accommodate:
 - A regular-sized passenger vehicle so that such a vehicle can make the u-turn in one continuous movement. The minimum design radius should be 7.3m.
 - A SU-9 vehicle so that such a vehicle can complete the U-turn via a (no more than) 3-point turn.
- Vehicle turning templates for both regular-sized passenger vehicles and SU-9 vehicles be provided by the applicant to confirm the exact size of the turn-around facility.
- Around the vehicle turn-around facility, a 1.5m wide concrete sidewalk and 1.5m wide treed/grassed boulevard to be provided along the north side of McLean Avenue, tapering around the cul-de-sac at the eastern end of this road to join with the existing boulevard on the south side of McLean Avenue.

d. If necessary, modify/relocate the traffic signal and associated hardware at Westminster Highway/McLean Avenue to accommodate the road widening noted above as well as to upgrade the traffic signal hardware on all four corners of the intersection to include but not limited to: signal poles, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, video cameras, illuminated street name signs, APS (accessible pedestrian signal), and UPS (uninterrupted power supply).

3. Required Road Dedication:

Road dedication is to be provided as shown on Attachment 2 to include:

- Westminster Highway frontage: a 0.72m wide strip of land, measured from the new property line north of the McLean Avenue for a distance of 40m.
- McLean Avenue: dedication to accommodate the road widening to the back of the new 1.5m wide concrete sidewalk and boulevard as noted in items 2.b. and 2.c.
- A 4m x 4m corner cut on the northeast corner of Westminster Highway/McLean Avenue, measured from the new property lines.

Attachment 4 – Convertible Housing Guidelines

Convertible housing is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9714 (RZ 16-754713)
22720 & 22740 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

“Hamilton

means the area included in the
Hamilton Area Plan.

**Hamilton Area Plan
community amenity capital
reserve**

means the statutory Capital Reserve
Fund created by Hamilton Area
Plan Community Amenity Capital
Reserve Fund Establishment Bylaw
No. 9276.”; and

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

“8.8.4 Permitted Density

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
 - a) “0.75” in the RTH1 **zone**;
 - b) “0.80” in the RTH2 **zone**;
 - c) “0.85” in the RTH3 **zone**;
 - d) “0.90” in the RTH4 **zone**;if the following conditions occur:
 - e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays

into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and

- f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **RTH1 zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total **residential floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9714".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9714**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

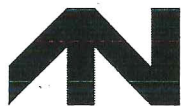
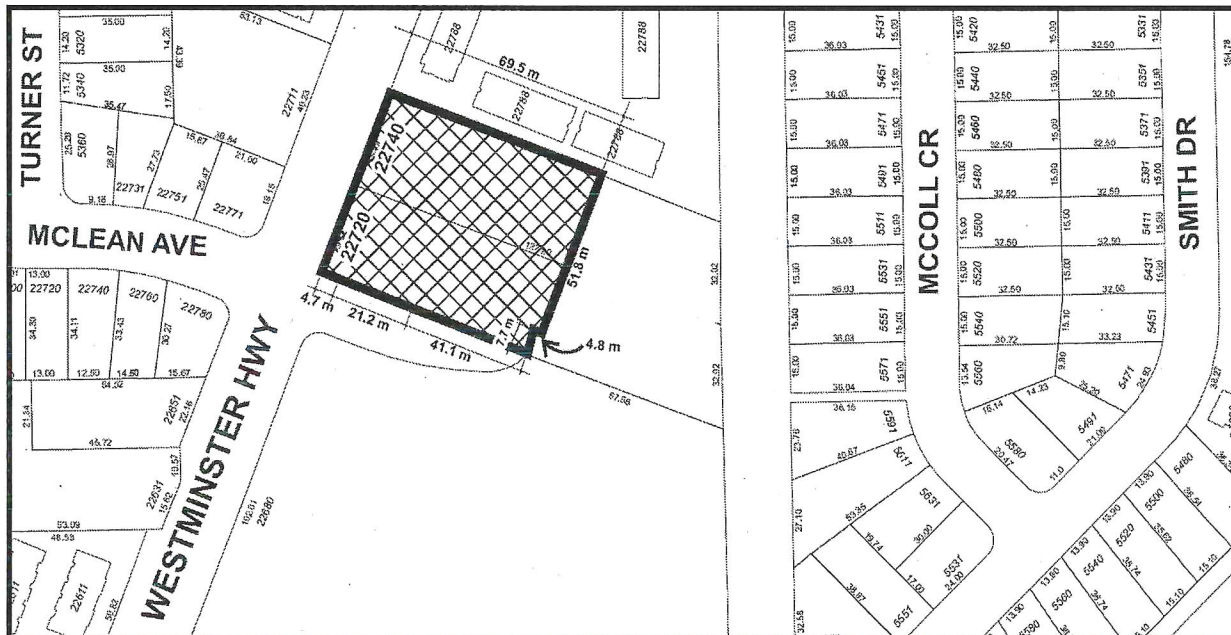
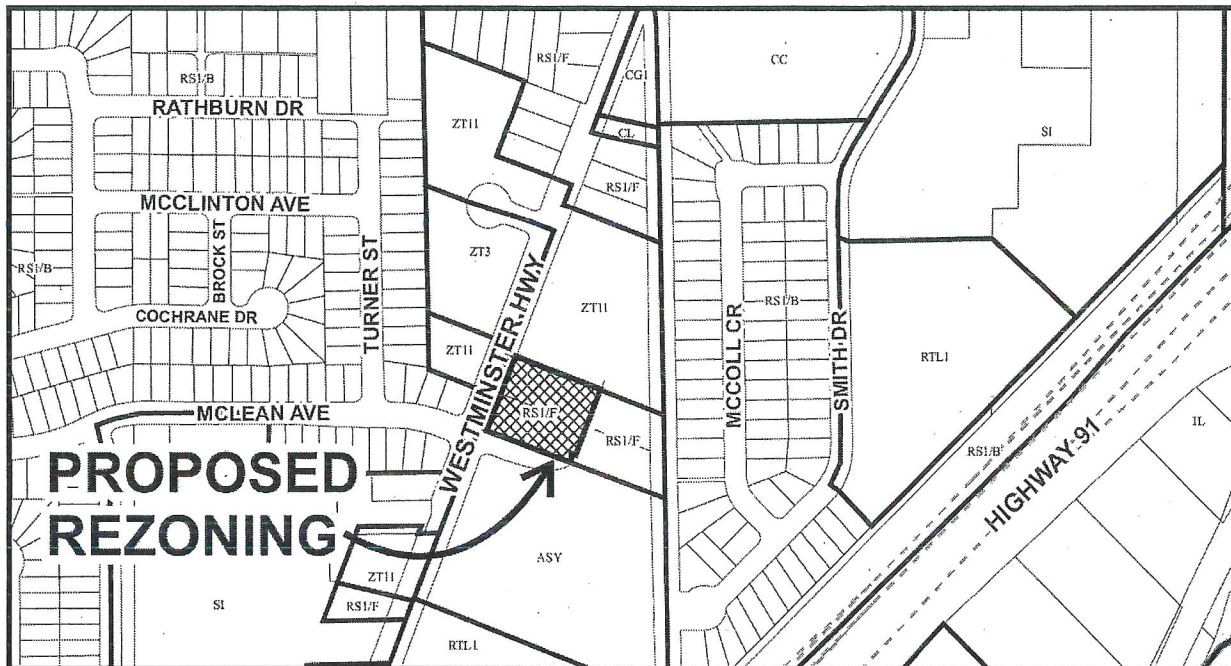
ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor VL

MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9714"



RZ 16-754713

Original Date: 01/11/17

Revision Date: 04/10/17

Note: Dimensions are in METRES