



To: Planning Committee

Date: October 10, 2017

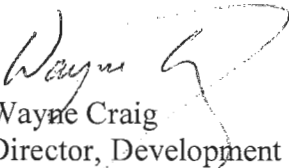
From: Wayne Craig
Director, Development

File: RZ 13-638387

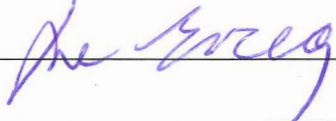
Re: **Application by Konic Development Ltd. for Rezoning at 7151 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9762, for the rezoning of 7151 No. 2 Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 5

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

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 7151 No. 2 Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of four three-storey townhouse units with vehicle access from No. 2 Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single family home, which will be demolished.

Findings of Fact

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

Surrounding Development

To the North: Presbyterian Church on a site zoned “Assembly (ASY)”.

To the South: A 26-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” with vehicle access from No. 2 Road.

To the East: Across No. 2 Road, to the north of Comstock Road, single family homes on lots zoned “Compact Single Detached (RC1)”; to the south of Comstock Road, duplexes on lots zoned “Two-Unit Dwellings (RD1)”.

To the West: Single family homes on lots zoned “Single Detached (RS1/E)” fronting Langton Road.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m wide site assembly requirement. The subject site is an orphaned lot located between the Presbyterian Church to the north and an existing townhouse development to the south. There is no opportunity for the developer to acquire additional property along No. 2 Road to meet the minimum lot wide requirement.

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 received letters from the owners and residents of the adjacent townhouse development at 7231 No. 2 Road raising concerns with regards to vehicle access to the subject site. An analysis on site access is provided in the Transportation and Site Access section in this report.

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*.

Analysis

Transportation and Site Access

A Cross-Access Easement is registered on Title of 7231 No. 2 Road to provide vehicle access to the subject site. This access arrangement was envisioned and secured when the adjacent townhouse development at 7231 No. 2 Road developed in 2006. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement.

Typically, use of a cross access easement is pursued to restrict the number of access points on arterial roadways; however, staff support the proposed direct access for this development based on the following:

- the proposed driveway will be designed to meet all current city standards, and there is adequate separation to the Granville Avenue/No. 2 Road intersection;
- in the longer term, as traffic volume continues to increase on No. 2 Road, there is merit in providing a signalized intersection at No. 2 Road and Comstock Road. The proposed driveway will be located directly across from Comstock Road on the east side of No. 2 Road and provides opportunity for full movement at a signalized intersection at No. 2 Road and Comstock Road in the future; and
- the proposed driveway could potentially be used in the future to enhance vehicle access to/from the neighbouring site to the south via the intersection at No. 2 Road and Comstock Road. Prior to final adoption of the rezoning bylaw, registration of a Statutory Rights of Way over the entire internal drive aisle of the subject site is required to provide legal means of public/vehicular access to the existing and future developments to the south. This SRW will be pursued at City's discretion upon signalization at the No. 2 Road / Comstock Road intersection.

Alternatively, the City could require use of the cross access easement registered on Title of the neighbouring townhouse development at 7231 No. 2 Road to provide vehicle access to the subject site. However, given the potential future signalization of No. 2 Road at Comstock Road in the long term, the location of the proposed driveway, and the new SRW to be provided on the subject site, staff believe that a direct access from No. 2 Road to the subject site would enhance the traffic pattern at the No. 2 Road/Comstock Road in the future. Staff will continue to require use of cross access easements for future developments where technically feasible.

While direct access will be provided for the subject development, discharge of the Cross-Access Easement registered on Title of 7231 No. 2 Road is not warranted. Upon signalization of the No. 2 Road / Comstock Road intersection, strata council of 7231 No. 2 Road may decide to use the SRW on the subject site for vehicle access. The cross access easement registered on Title of 7231 No. 2 Road would provide an alternate route for the future residents at the subject site to travel south should there be queued vehicles at the future signalized driveway at No. 2 Road and Comstock Road.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.6 m across the entire No. 2 Road frontage to accommodate frontage improvements, including, but not limited to a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

Built Form and Architectural Character

The applicant proposes to construct four townhouse units in one building cluster. All units are three-storey, and contain a side-by-side double car garages. One unit will front onto No. 2 Road and the other units will front onto the internal drive aisle. The outdoor amenity area will be situated at the west end of the site to provide a buffer between the proposed townhouse building and the adjacent single family homes to the west. No secondary suite is being proposed as part of this townhouse development as limited ground floor habitable space is available in this orphan lot development.

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

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form.
- Refinement of the proposed site grading to ensure survival of all protected trees on adjacent property; and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the choice of play equipment and design of the outdoor amenity space, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.

- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the entire south property line of the site for an existing sanitary sewer. The developer is aware that no construction can take place within the right-of-way area.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which assesses tree structure and condition, and provides recommendations on tree retention and removal. The report assesses two bylaw-sized trees on the subject property, a cedar hedge along the east property line of the site, and two trees on neighbouring properties to the southwest. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 4) with the following comments:

- One Western Red Cedar tree (tag# 2) and one Plum tree (tag# 3) located on the development site are infected with Fungal Blight and have been previously topped. As a result, these trees are not good candidates for retention and should be removed and replaced.
- One Birch tree (tag #4) and one Douglas Fir tree (tag #5) located on the adjacent property to the west are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.
- One cedar hedge on city's boulevard along the east property line of the site will be in conflicts with proposed vehicle access. Parks Operations staff agreed to the proposed removal based on the health and condition of the trees, as well as the required frontage improvement works along No. 2 Road. No compensation is required.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 2 & 3). The 2:1 replacement ratio would require a total of four replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant nine new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Two trees (tag # 4 & 5) on the neighbouring property at to the west are to be retained and protected. 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 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.

Variances Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m.
Staff support the proposed variance since the subject site is an orphaned lot located between the church to the north and an existing townhouse development to the south. There is no opportunity for the developer to acquire additional property along No. 2 Road to meet the minimum lot wide requirement.
2. Reduce the minimum front yard (east) setback from 6.0 m to 4.50 m.
Staff support the requested variance based on the following:
 - *The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties; and*
 - *The proposed rear yard setback is 9.96 m, which substantially exceeds the 6.0 m minimum rear yard setback under the Arterial Road Guidelines for Townhouses and the 3.0 m minimum rear yard setback back under the "Low Density Townhouses (RTL4)" zone.*

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$23,448.70.

Townhouse Energy Efficiency and Renewable Energy

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

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit be provided in lieu of indoor amenity space. The total cash contribution required for this four unit townhouse development is \$4,000.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.6 m wide road across the entire No. 2 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard.

Prior to issuance of a Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage and service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

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

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9762 be introduced and given first reading.



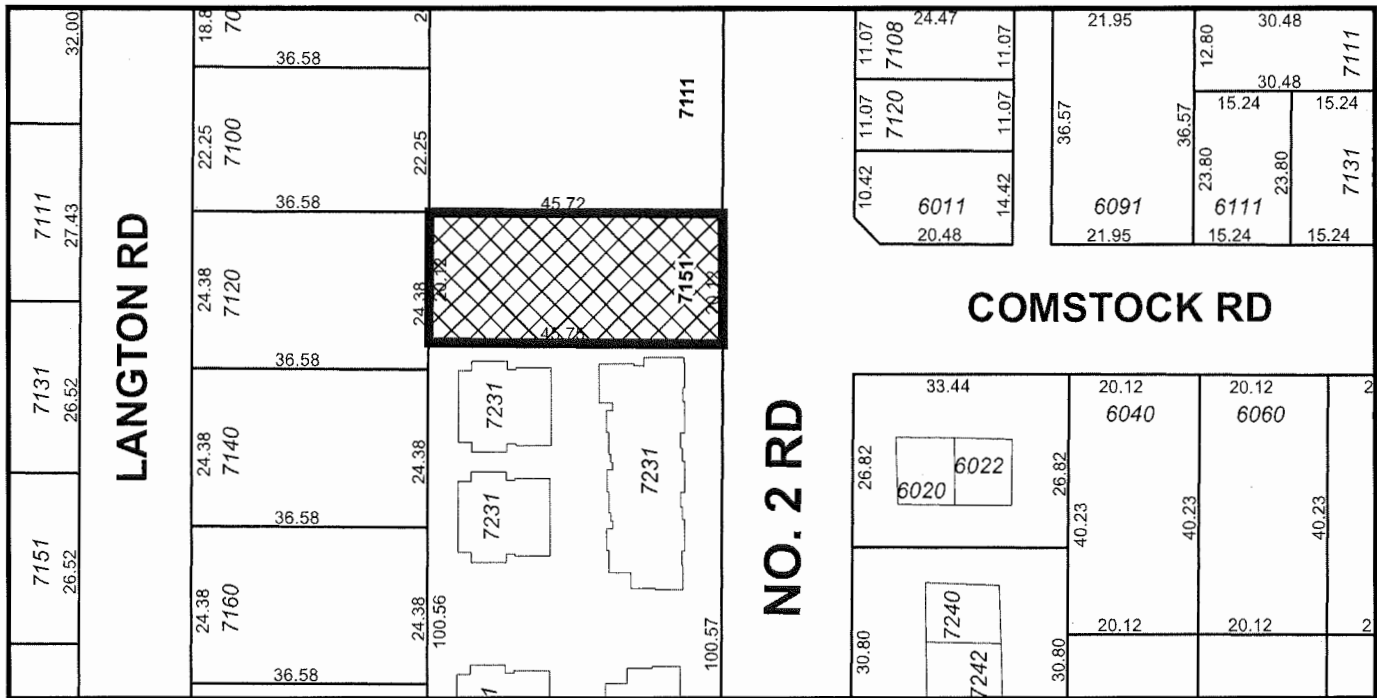
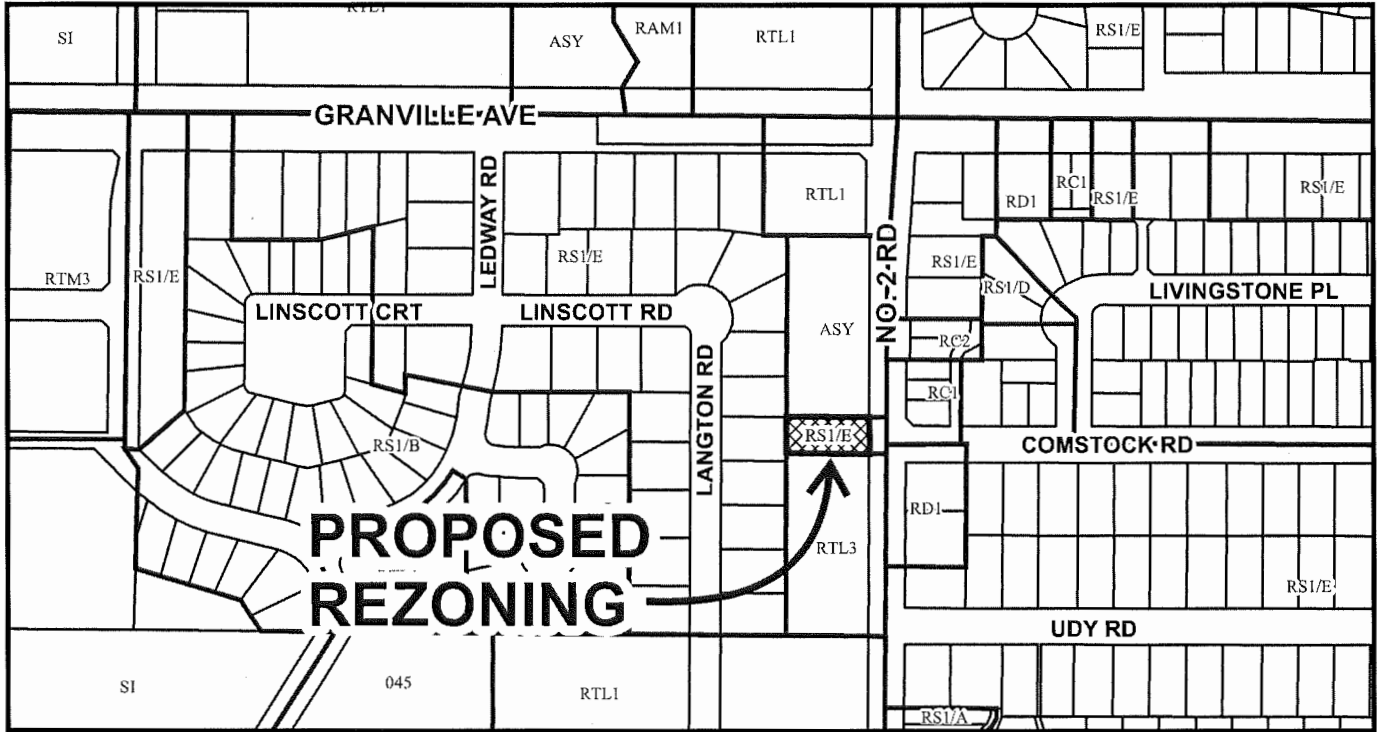
Edwin Lee
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations



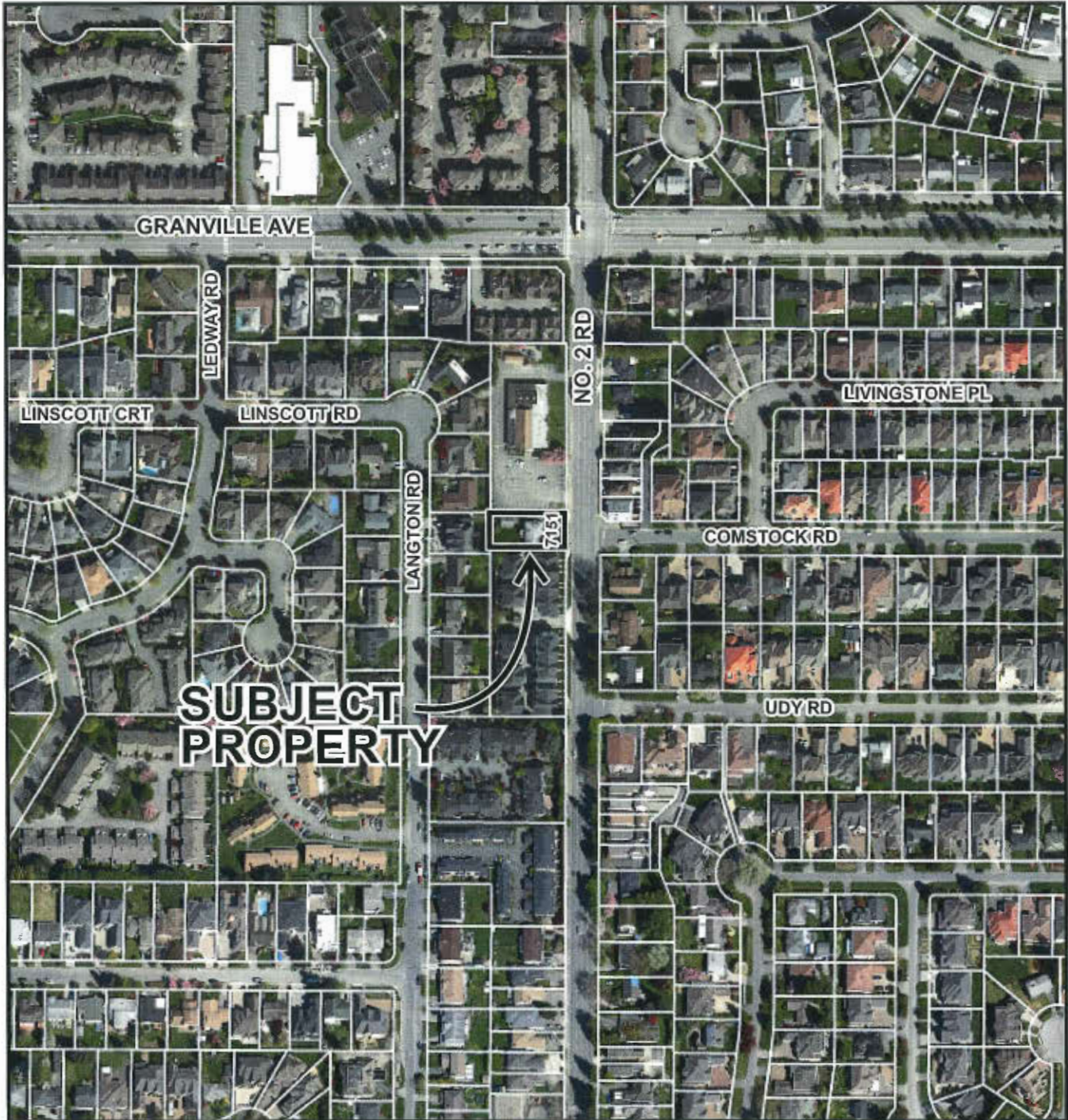
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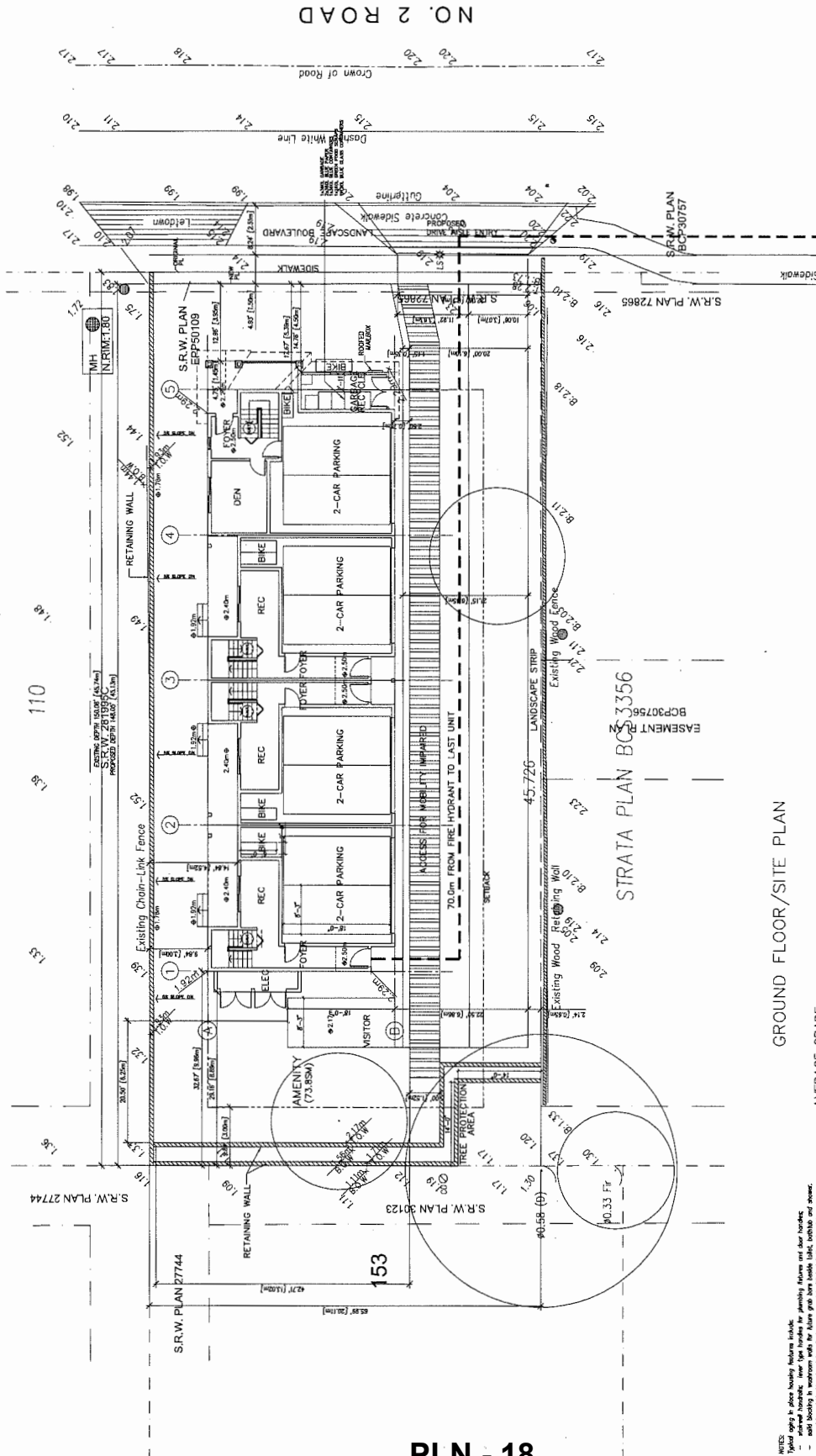


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Original Date: 09/06/17

Revision Date:


Note: Dimensions are in METRES

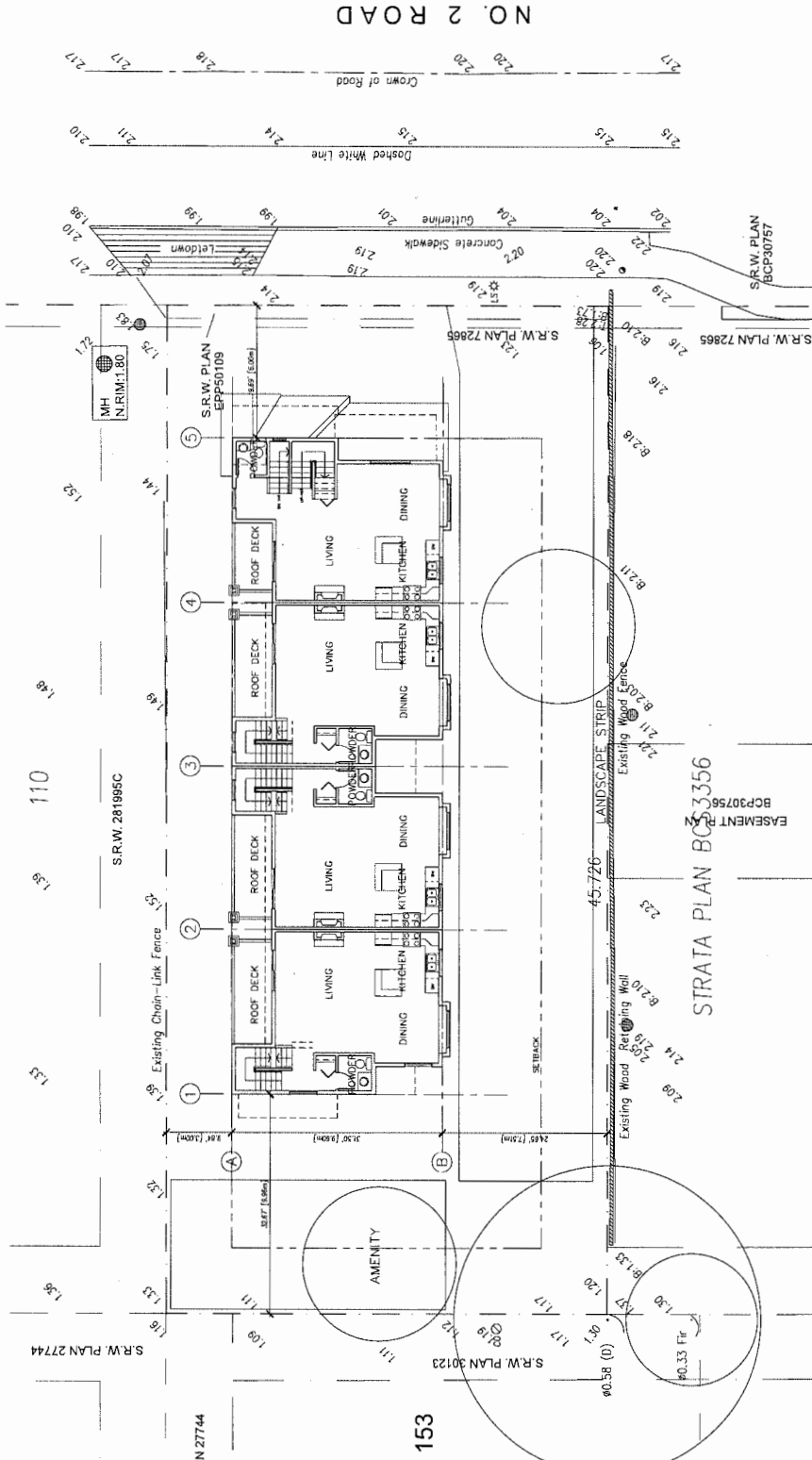


PLN - 18

GROUND FLOOR/SITE PLAN
AVERAGE GRADE


NOTES:
 1. Typical signs in place housing features include:
 - shared frontage, rear sign boards for primary signage and door handles
 - shared frontage, rear sign boards for secondary signage and door handles
 - provision of stacking to each unit to accommodate all installation of a future suite
 2. Any in-place housing features are to be installed in all units.

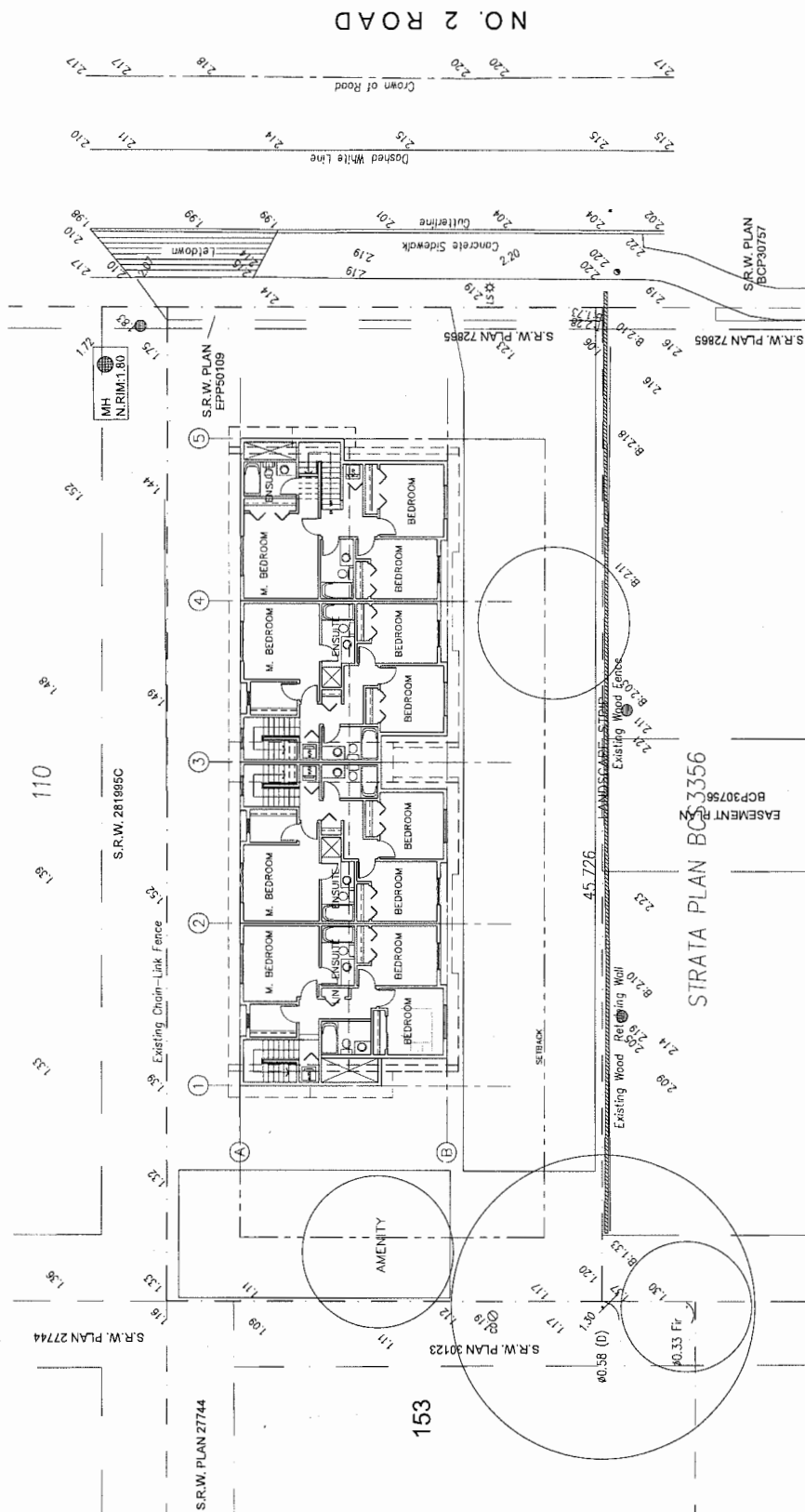
 <p>MATTHEW CHENG ARCHITECT INC. 100-10140 JENNIFER AVENUE VANCOUVER, BC V2E 1C1 TEL: (604) 273-8887 FAX: (604) 273-8888 WWW.MATTHEWCHENGARCHITECT.COM</p>	No. Date: Revision No. Date: Revision No. Date: Revision	Consultants: BCP30756 EASEMENT STRATA PLAN BC 3356 BCP30756	Project Title: 4-UNIT TOWNHOUSE DEVELOPMENT 7151 NO.2 ROAD RICHMOND, B.C.	Sheet Title: SITE PLAN	Drawn: HC/27 Checked: MC Scale: 1/8" = 1'-0" Project Number: D01	Register Date: 2017/03/29 PWT/DC/1 Draw No.: D01
	Register Date: 2017/03/29 PWT/DC/1 Draw No.: D01					



SECOND FLOOR PLAN

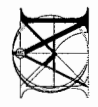
- NOTES:**
- 1. Check with the contractor for any existing conditions.
 - 2. All work shall be in accordance with the approved plans and specifications.
 - 3. All work shall be in accordance with the approved plans and specifications.
 - 4. All work shall be in accordance with the approved plans and specifications.
 - 5. All work shall be in accordance with the approved plans and specifications.

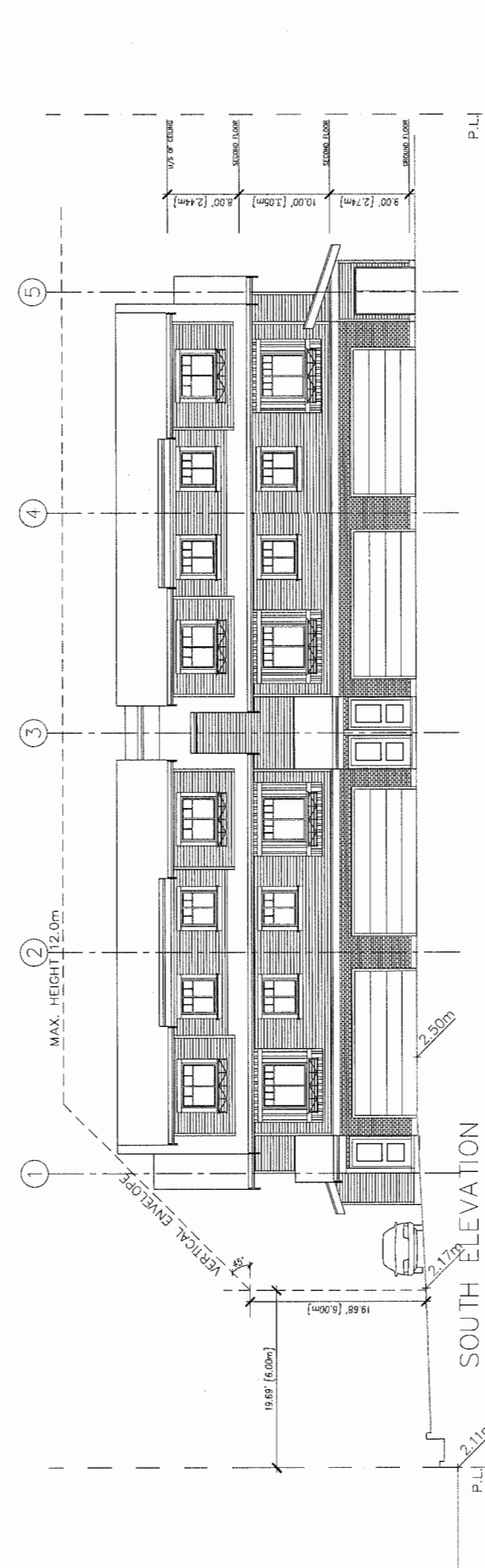
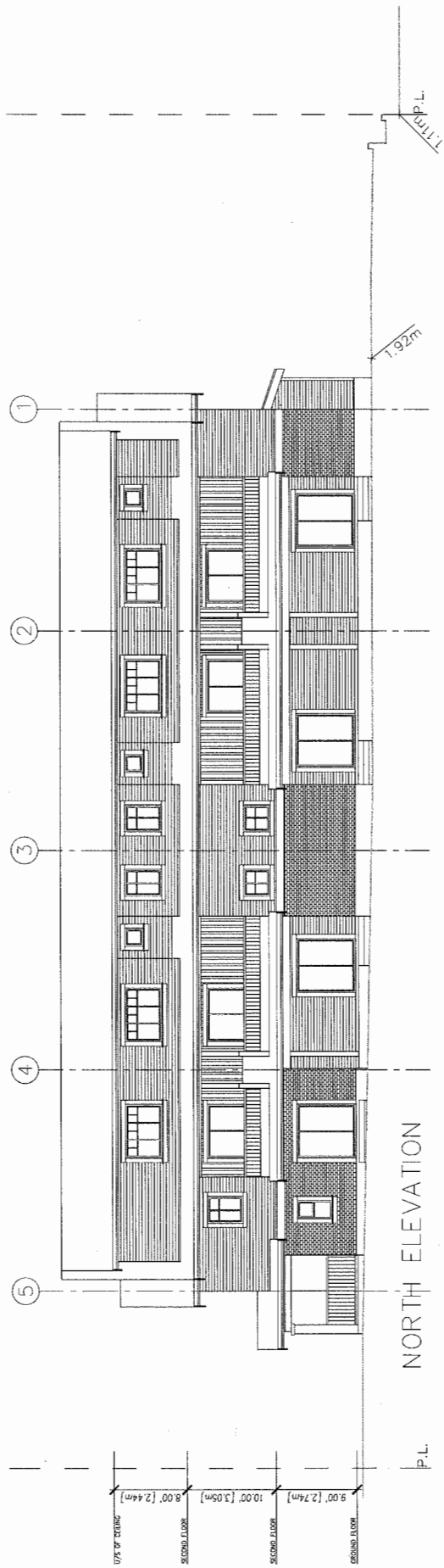
 <p>MATTHEW CHENG ARCHITECT INC. 1100 WESTERN AVENUE VANCOUVER, B.C. V6E 2V6 TEL: (604) 681-1111 FAX: (604) 681-1112</p>	<p>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING CONDITIONS.</p>		<p>No. Date Revision</p>		<p>No. Date Revision</p>		<p>Comments</p>		<p>Project Title 4-UNIT TOWNHOUSE DEVELOPMENT 7151 NO.2 ROAD RICHMOND, B.C.</p>		<p>Sheet Title SITE PLAN SECOND FLOOR PLAN</p>		<p>Drawn: mjc/ST Date: 11/11/17</p>		<p>Revision Date: 2017/09/25</p>	
	<p>Scale: 1/8" = 1'-0"</p>		<p>Project Number: D02</p>		<p>Drawn By: mjc</p>		<p>Project Number: D02</p>		<p>Project Number: D02</p>		<p>Project Number: D02</p>		<p>Project Number: D02</p>			



THIRD FLOOR PLAN

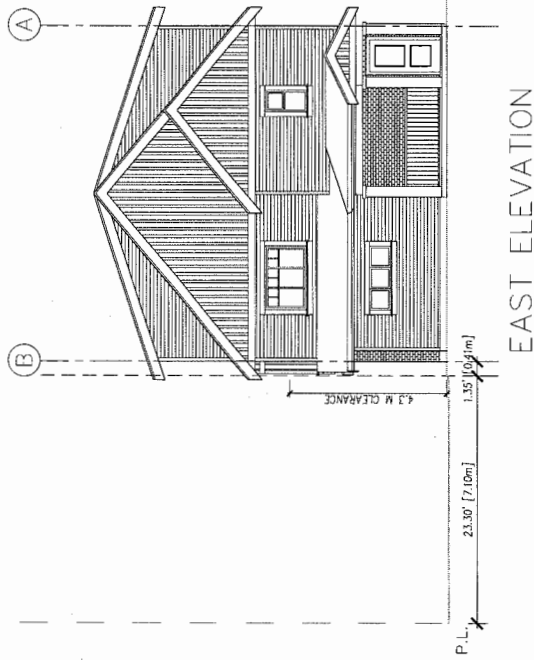
- NOTES:
- 1. Refer to site plan for location of building.
 - 2. Refer to site plan for location of building.
 - 3. Refer to site plan for location of building.
 - 4. Refer to site plan for location of building.
 - 5. Refer to site plan for location of building.
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 - 8. Refer to site plan for location of building.
 - 9. Refer to site plan for location of building.
 - 10. Refer to site plan for location of building.

 <p>MATTHEW CHENG ARCHITECT INC. 1000 WEST 10TH AVENUE, SUITE 200 VANCOUVER, BC V6H 3T8 TEL: (604) 681-1111 FAX: (604) 681-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS PLAN AND ANY PARTS THEREOF, THE ARCHITECT'S CONTRACT SHALL NOT BE VALID UNLESS THE ARCHITECT'S SIGNATURE AND SEAL ARE AFFIXED TO ALL DIMENSIONS AND ALL OTHER INFORMATION SHALL BE PROVIDED. ALL DIMENSIONS AND ALL OTHER INFORMATION SHALL BE PROVIDED. ALL DIMENSIONS AND ALL OTHER INFORMATION SHALL BE PROVIDED. ALL DIMENSIONS AND ALL OTHER INFORMATION SHALL BE PROVIDED.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Comments</p>	<p>Project Name UNIT TOWNHOUSE DEVELOPMENT 7151 NO.2 ROAD RICHMOND, B.C.</p>	<p>Drawn By Checked By Mapped By Scale Project Number</p>	<p>Revision Date 1/27/2023</p>	<p>Print Date</p>	<p>Draw No. D03</p>
							<p>Site Plan Third Floor Plan</p>		

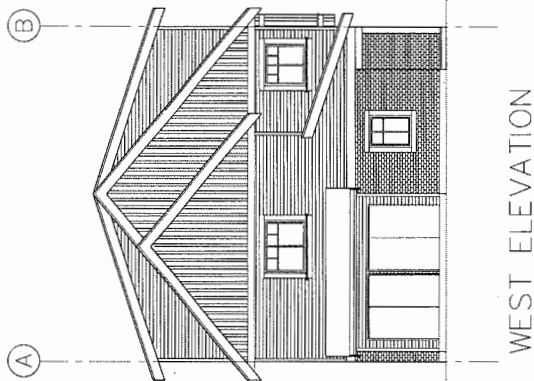


PLN - 21

 <p>MATTHEW CHENG ARCHITECT INC. 1100 WEST 10TH AVENUE, SUITE 200, VANCOUVER, B.C. V6H 3G3 TEL: (604) 271-3311 FAX: (604) 271-1039 WWW: WWW.MATTHEWCHENGARCHITECT.COM</p>	No. _____ Date _____ Revision _____	CONSULTANT	PROJECT TITLE 4-UNIT TOWNHOUSE 7151 NO. 2 RD. RICHMOND, B.C.	SHEET TITLE ELEVATIONS	DRAWN HC/M/PT	SCALE 3/8" = 1'-0" PROJECT NUMBER:
	THESE DRAWINGS ARE TO BE USED BY THE CONTRACTOR ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND ALL SERVICES SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AT ALL TIMES.	CHECKED: MC	DATE: 2017/06/29	DRAWING NO.: D04		




WEST ELEVATION



EAST ELEVATION

PLN - 22

	<p>MATTHEW CHENG ARCHITECT INC. 424-09 PINE AVE. VANCOUVER, B.C. V6A 3V9 TEL: (604) 271-8812 FAX: (604) 271-8898 C.O.B. (2004) 10440 (1) 10440 10440 10440</p>	<p>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.</p>	<p>DATE: 2017/09/29</p>	<p>PROJECT TITLE: 4-LINE TOWNHOUSE 7151 NO. 2 RD. RICHMOND, B.C.</p>	<p>SHEET TITLE: ELEVATIONS</p>	<p>SCALE: 3/4" = 1'-0"</p>	<p>PROJECT NUMBER: 2017/09/29</p>	<p>DATE: 2017/09/29</p>	<p>PROJECT: 4-LINE TOWNHOUSE</p>	<p>DATE: 2017/09/29</p>	<p>D04</p>
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RZ 13-638387

Attachment 3

Address: 7151 No. 2 Road

Applicant: Konic Development Ltd.

Planning Area(s): Blundell

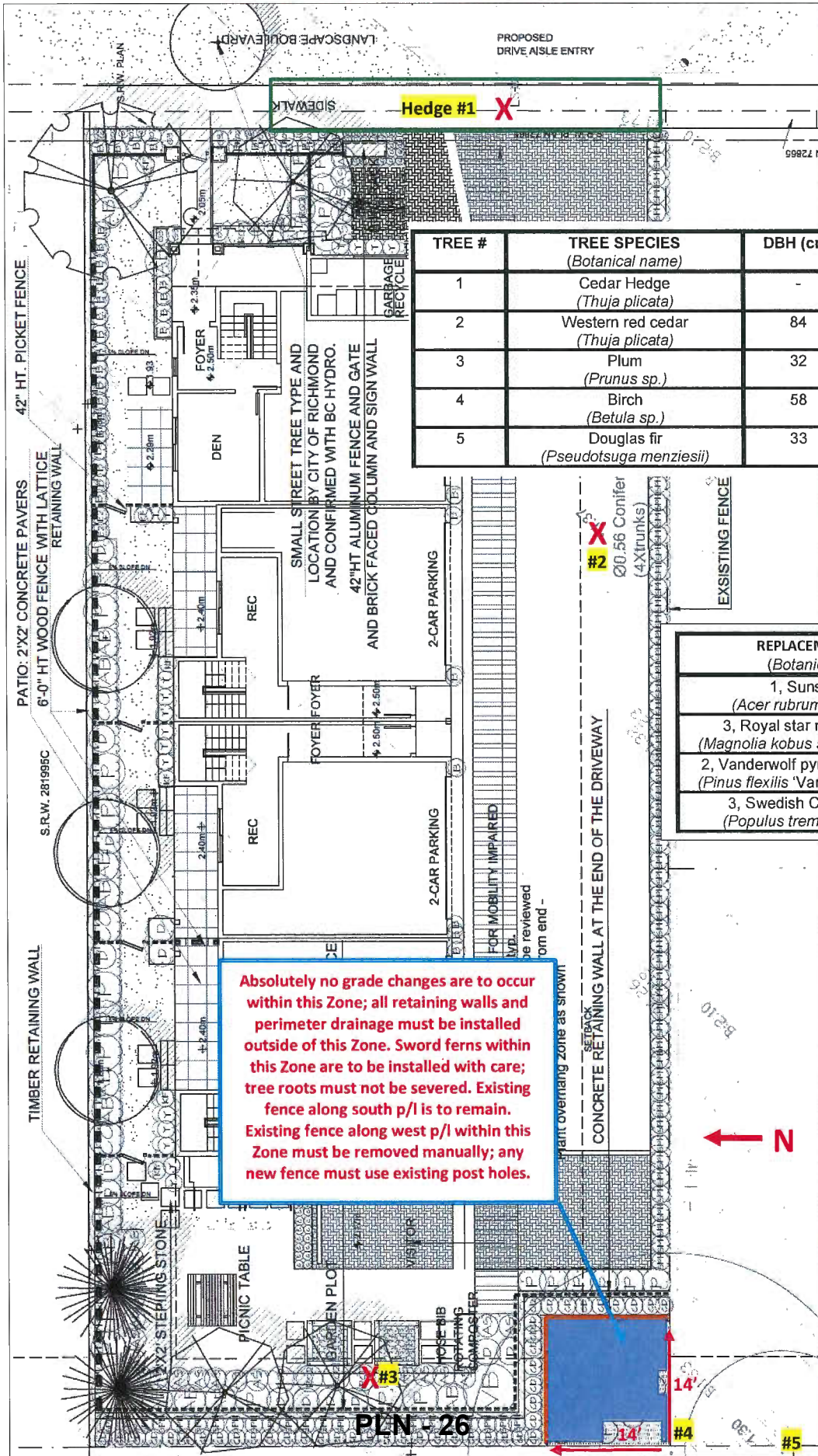
	Existing	Proposed
Owner:	1009231 BC Ltd.	No Change
Site Size (m²):	920 m ²	907.66 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Policy 5439 – No Applicable	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.39 m to Building 4.50 m to Garbage Room	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	7.5 m	none
Setback – Rear Yard (m):	Min. 3.0 m	9.95 m to Building 8.89 m to Electrical Room	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	20.12 m	Variance Requested
Lot Depth:	Min. 35.0 m	45.75 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	8 (R) and 1 (V)	8 (R) and 1 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (8 x Max. 50% = 4)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	6 (Class 1) and 1 (Class 2)	6 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	73.8 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

Tree Retention & Removal Plan, Scale 1/16" = 1'



TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
1	Cedar Hedge (<i>Thuja plicata</i>)	-	-
2	Western red cedar (<i>Thuja plicata</i>)	84	11'
3	Plum (<i>Prunus sp.</i>)	32	11'
4	Birch (<i>Betula sp.</i>)	58	23'
5	Douglas fir (<i>Pseudotsuga menziesii</i>)	33	10'

REPLACEMENT TREES (Botanical name)
1, Sunset Maple (<i>Acer rubrum</i> 'Red Sunset')
3, Royal star magnolia (white) (<i>Magnolia kobus stellate</i> 'Royal Star')
2, Vanderwolf pyramidal Limber Pine (<i>Pinus flexilis</i> 'Vanderwolf's Pyramid')
3, Swedish Columnar Aspen (<i>Populus tremuloides</i> 'Erecta')

Absolutely no grade changes are to occur within this Zone; all retaining walls and perimeter drainage must be installed outside of this Zone. Sword ferns within this Zone are to be installed with care; tree roots must not be severed. Existing fence along south p/l is to remain. Existing fence along west p/l within this Zone must be removed manually; any new fence must use existing post holes.

PLN - 26



Address: 7151 No. 2 Road

File No.: RZ 13-638387

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9762, the developer is required to complete the following:

1. Approximately 0.6 m wide road dedication along the entire No. 2 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk (to match the current alignment and frontage improvements to the south of the development site); exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of a flood indemnity covenant on Title.
3. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the east-west internal drive aisle on site in favour of the existing and future residential development to the south. This SRW can potential be used to enhance vehicle access to/from the neighbouring site to the south in the future via the intersection at No. 2 Road/Comstock Road, and be pursued at City's discretion. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW.
4. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$23,448.70) to the City's affordable housing fund.
7. Contribution of \$4,000.00 in-lieu of on-site indoor amenity space.
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

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

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

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

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$2,000 in total) to ensure the replacement planting will be provided.

2. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal of the cedar hedge along the No. 2 Road frontage, in order to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
3. Submission of a 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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 283 L/s of water available at a 20 psi. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Coordinate with the City's Fire Department to confirm whether the distance between nearest hydrant at No. 2 Road and the proposed farthest unit is within the Fire Department's standard.
- c. At the Developers cost, the City is to:
 - Install one new water service connection off of the existing 200mm AC watermain on No. 2 Road. Meter to be placed onsite (i.e. mechanical room).
 - Renew a portion of the existing 200mm AC watermain at No. 2 Road that will be impacted by the proposed site's new storm service connection.
 - Cut and cap at main, the existing water service connection along the No. 2 Road frontage.

Storm Sewer Works:

- a. At the Developers cost, the City is to:
 - Install a new storm service lead off of the existing box culvert along No. 2 Road complete with inspection chamber.
 - Cut and cap at inspection chamber the existing storm service lead at the northeast corner of the subject site.

Sanitary Sewer Works:

- a. The Developer is required to:
 - Not start onsite building construction prior to completion of rear yard sanitary works.
 - Provide a 3m wide utility SRW along the west property line of the proposed site.
- b. At the Developers cost, the City is to:
 - Install a sanitary lead directly into the existing manhole at the northwest corner of the site. The manhole will serve as the inspection chamber.
 - Cut, cap and remove the existing sanitary leads and inspection chambers along the north property line of the development site.

Frontage Improvements:

- a. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies to confirm the rights-of-way dimensions and the locations for the above-ground structures. If a private utility company does not require an above-ground 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)
 - 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
- Review streetlight spacing along the No. 2 Road frontage and revise as required. The existing streetlight fronting the subject site may conflict with the proposed driveway and need to be relocated.
- Complete other frontage improvements as per Transportation's requirements

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9762 (RZ 13-638387)
7151 No. 2 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-745-147

Lot 100 Section 13 Block 4 North Range 7 West New Westminster District Plan 21188

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9762".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND
APPROVED by
E.L.
APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER