



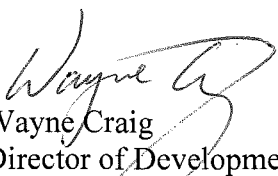
**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** February 4, 2014  
**File:** RZ 13-643346

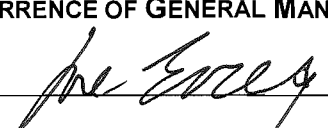
**Re:** **Application by Zhao XD Architect Ltd. for Rezoning at 8400 General Currie Road and 7411/7431 St. Albans Road from Single Detached (RS1/E) to High Density Townhouses (RTH2)**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9111, for the rezoning of 8400 General Currie Road and 7411/7431 St. Albans Road from “Single Detached (RS1/E)” to “High Density Townhouses (RTH2)”, be introduced and given first reading.

  
Wayne Craig  
Director of Development

EL:blg  
Att.

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

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8400 General Currie Road and 7411/7431 St. Albans Road (**Attachment 1**) from “Single Detached (RS1/E)” zone to “High Density Townhouses (RTH2)” zone in order to permit the development of 12 three-storey townhouse units. A preliminary site plan, building elevations, and landscape plan are provided in **Attachment 2**.

### Findings of Fact

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

### Surrounding Development

To the North: Across General Currie Road, a four-storey apartment building on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

To the South: A 7-unit townhouse development on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

To the East: Across St. Albans Road, a four-storey condominium (three-storeys over parking) on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

To the West: A four-storey condominium on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

### Related Policies & Studies

#### City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100. The site is within “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial” which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal featuring conventional townhouses, generally complies with the Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

### St. Albans Sub Area Plan

The proposed development is generally consistent with the “Multi-Family Low-Rise” land use designation in the St. Albans Sub-Area Plan (Schedule 2.10A of the OCP Bylaw 7100), which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for 12 three-storey townhouse units fits well within the mixed urban context and varied building styles on adjacent properties.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m Geodetic Survey of Canada (GSC) datum, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel, is required prior to rezoning bylaw adoption.

### 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 \$2.00 per buildable square foot as per the Strategy, for a contribution of \$33,701.61.

### Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City’s Public Art fund. The amount of the contribution would be \$12,975.12.

### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

### **Staff Comments**

#### Trees Retention and Replacement

A Tree Survey and a Certified Arborist’s Report were submitted in support of the application. The City’s Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the arborist’s recommendations to remove all three (3) bylaw-sized trees on-site and two (2) trees on city boulevard, since they are either dying (sparse canopy foliage), infected with Canker, Thorax Borer, Bronze Birch Borer, or exhibit structural defects such as cavities at the main branch union and root rot. A total of five (5) trees will be removed through the development process; a Tree Management Plan can be found in **Attachment 5**.

A \$2,600 cash compensation to the Tree Replacement Fund has been specified by Parks Operations staff for the removal of a birch tree and a plum tree located on the city boulevard in front of the site. Six (6) replacement trees are required for the removal of three (3) bylaw-sized trees onsite, according to the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP). The developer is proposing to plant 26 new trees on-site (see Preliminary Landscape Plan in **Attachment 2**); the size and species of replacement trees and an overall site landscape design will be reviewed in detail at the Development Permit stage.

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 a landscape security in the amount of \$3,000.00 to ensure the replacement planting will be provided.

#### Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel and dedicate a 4 m x 4 m corner cut at St. Albans Road and General Currie Road. The developer is also required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works and storm upgrades (see **Attachment 6** for details).

#### Vehicle Access

No access from St. Albans Road will be permitted; vehicle access will be provided via General Currie Road.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 (\$1,000 per proposed dwelling unit) as per the Official Community Plan (OCP) and Council Policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Staff will work with the applicant at the Development Permit stage to ensure the size, configuration, and design of the outdoor amenity space meets the Development Permit Guidelines in the Official Community Plan (OCP). The minimum outdoor amenity space required for this development is 72 m<sup>2</sup>.

#### Legal Considerations

There is currently a covenant registered on the Title of the 7411/7431 St. Albans Road restricting the use of this lot to a two-family dwelling only (charge #RD105938). This covenant must be discharged by the applicant as a condition of rezoning.

The property at 7411/7431 St. Albans Road is currently strata-titled. Winding up and cancellation of Strata Plan NW1401 is a consideration of the rezoning.

## **Analysis**

### OCP and CCAP Compliance

The proposal to develop townhouses on the site is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The area plan permits high density townhouses with common parking structures or stack townhouses, with a maximum density up to 0.90 FAR on this site; however, the developer prefers to develop lower density conventional townhouses with individual garages on this site, which are also permitted in the CCAP.

The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

### Requested Variances

The proposed scheme attached to this report is generally in compliance with the “High Density Townhouses (RTH2)” zone except for the proposed tandem parking arrangement in eight (8) of the 12 units. Based on the City Centre location, 17 residential parking spaces are required for this 12-unit development, where 8 of these required parking spaces could be in tandem arrangement. By permitting an extra two (2) of these required residential parking spaces in tandem parking arrangement, the applicant is able to provide seven (7) extra residential parking spaces on-site.

Tandem parking arrangement is generally supported as it can reduce pavement area on-site and facilitate a more flexible site layout. With the extra residential parking spaces provided on site and on-street parking available on both sides of both General Currie Road and St. Albans Road, staff do not envision any noticeable impact to parking in the immediate neighbourhood due to the proposed tandem parking variance.

A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

### Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 9000 (Section 14.0 Development Permit Guidelines), and in Schedule 2.10 of Bylaw 7100 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with the relevant Development Permit Guidelines for multiple-family projects contained in OCP Bylaw 7100 and 9000.
- Building form and architectural character.

- Location and design of the convertible unit and other accessibility features.
- Adequate private outdoor space in each unit and the relationship between the first habitable level and the private outdoor space.
- Landscaping design and enhancement of the outdoor amenity area to maximize use.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

The proposed 12-unit townhouse development is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. Overall, the proposed site plan and building massing will complement the surrounding neighbourhood. 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 6**, 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 9111 be introduced and given first reading.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

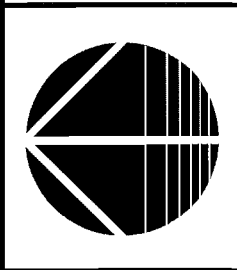
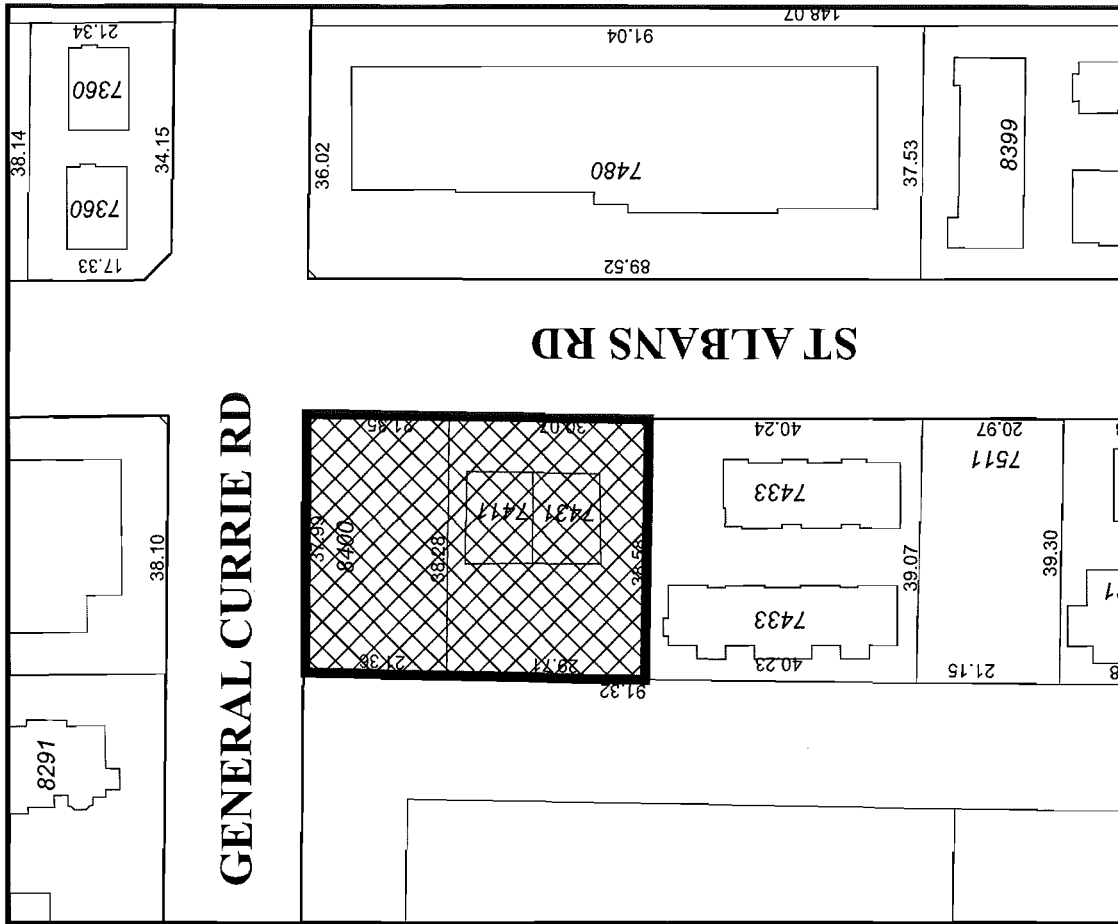
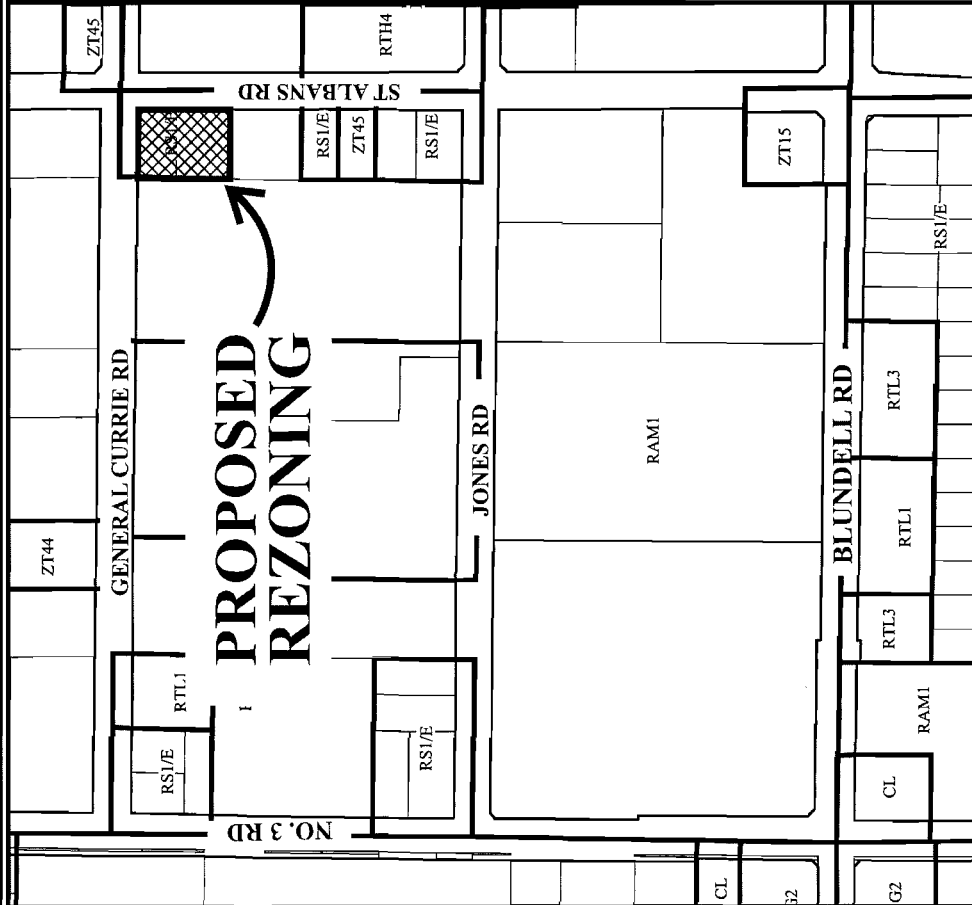
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### **Attachments:**

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



# City of Richmond

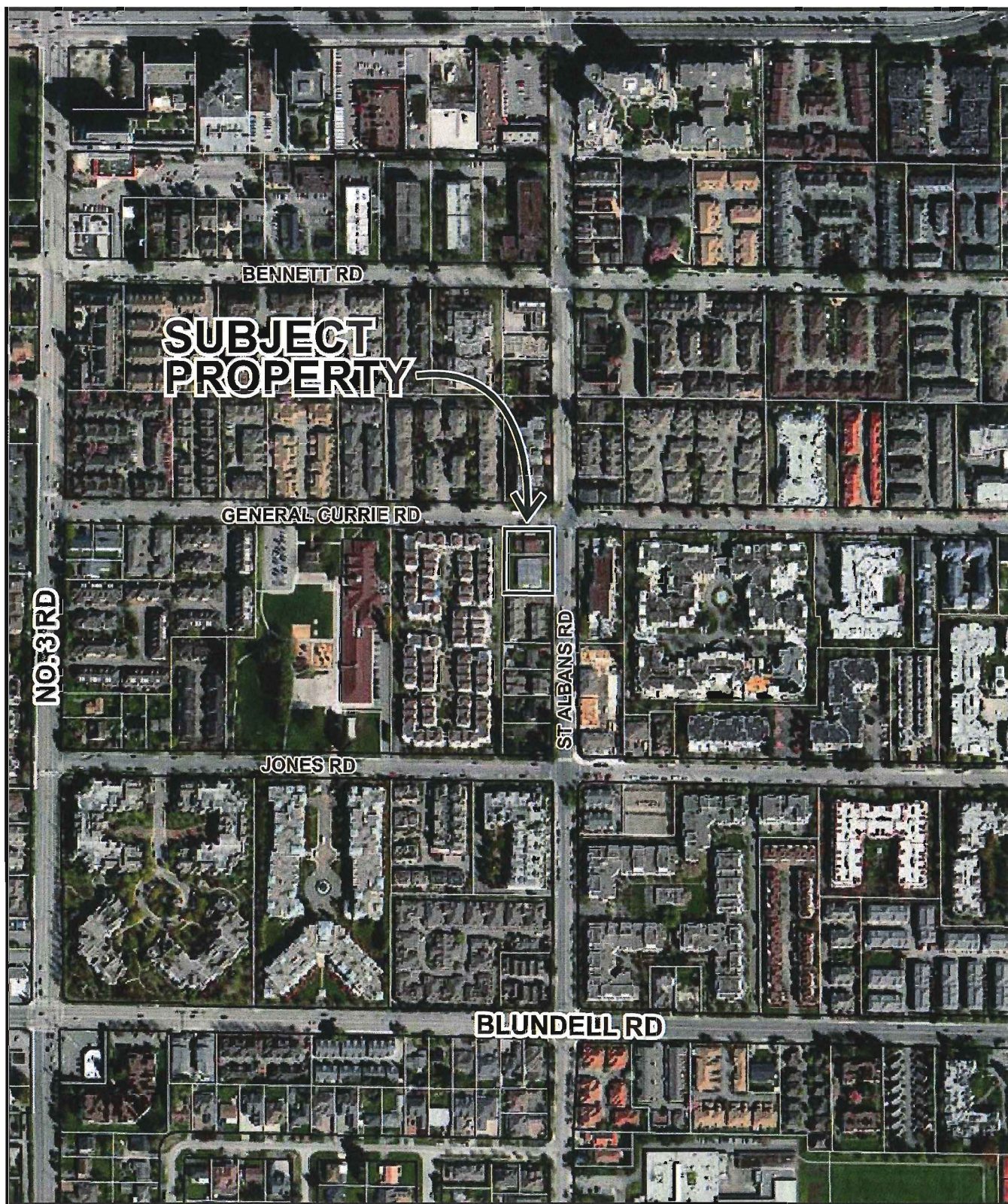


## RZ 13-643346

Original Date: 09/03/13

Revision Date: 02/05/14

Note: Dimensions are in METRES



RZ 13-643346

Original Date: 09/03/13

Amended Date: 02/05/14

Note: Dimensions are in METRES







PLN - 32

GENERAL CURRIE ROAD



PLN - 33

ST ALBANS ROAD



**ZHAO XD  
ARCHITECT  
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B	LOCATION SHEET	
C	DETAIL SHEET	

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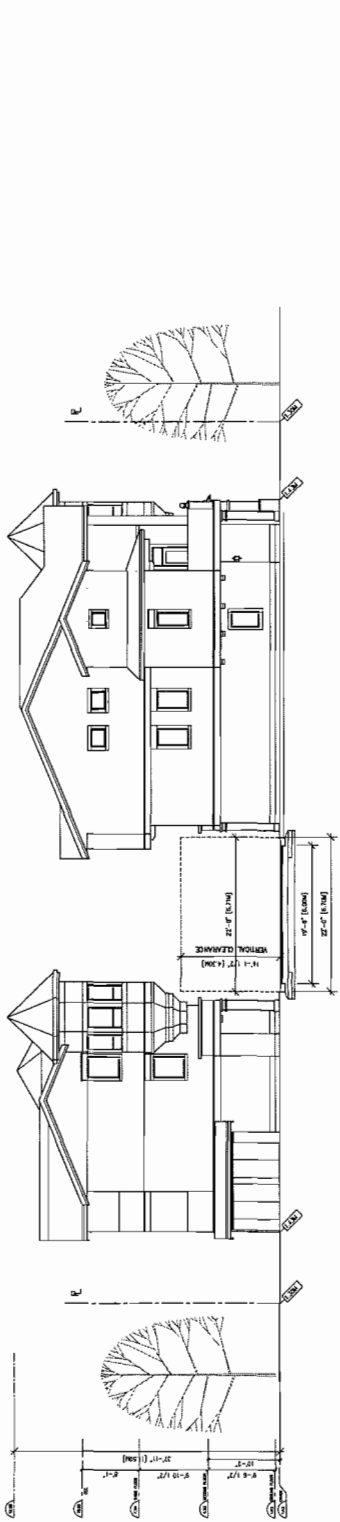
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**12 UNITS  
TOWNHOUSE  
DEVELOPMENT**

Date:  
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RICHMOND, BC

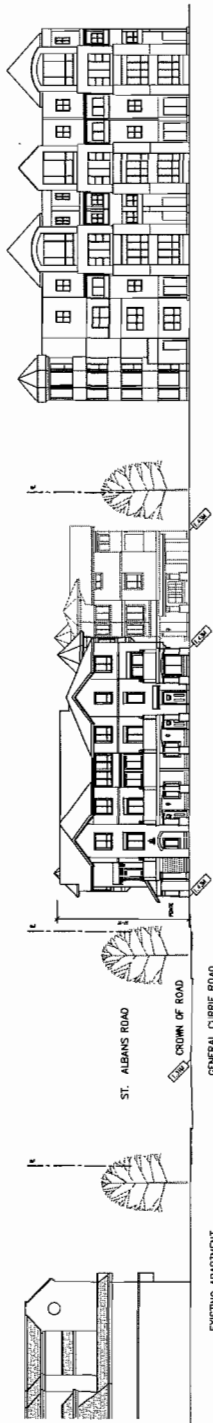
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SITE ELEVATIONS**

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Drawn By:  
Checked By:  
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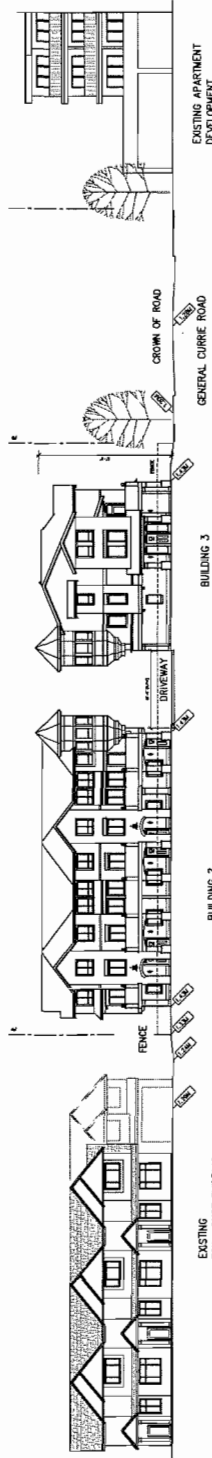
A-10



**INTERNAL DRIVE AISLE SECTION/ELEVATION**  
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**NORTH SITE ELEVATION - (GENERAL CURRIE ROAD)**  
SCALE: 1/16"=1'-0"



**EAST SITE ELEVATION**  
SCALE: 1/16"=1'-0"

THIS SET OF DRAWINGS IS TO BE USED FOR THE PROJECT ONLY.

DATE:	12/11/14
BY:	BP
REVISION:	
DESCRIPTION:	
SCALE:	
PROJECT:	

**PROJECT:**  
 12 UNITS TOWNHOUSE DEVELOPMENT

**CLIENT:**  
 BASS GENERAL CORP. INC.  
 2415, 7431 ST ALBANS RD.  
 RICHMOND, BC

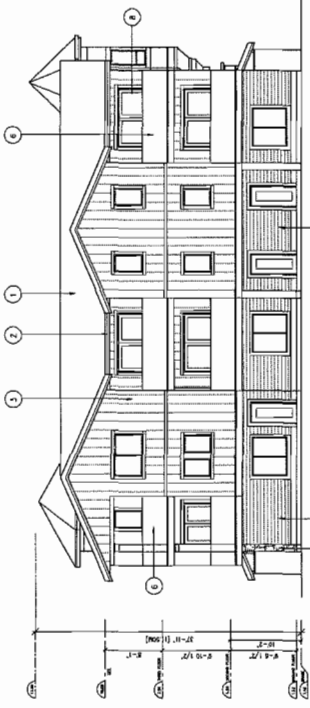
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 ZHAO XD ARCHITECT LTD.

**DATE:**  
 12/11/14

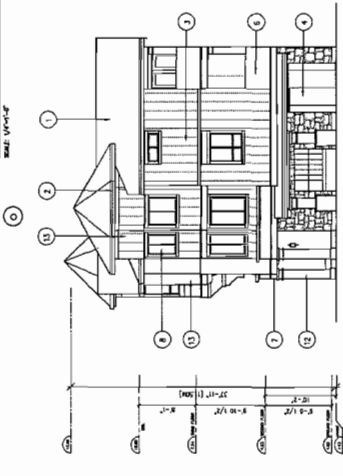
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**PROJECT NO.:**  
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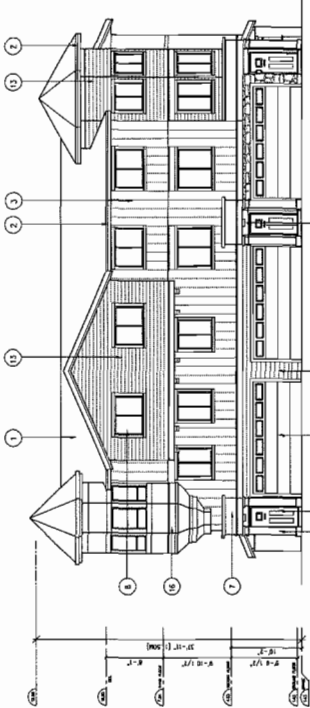
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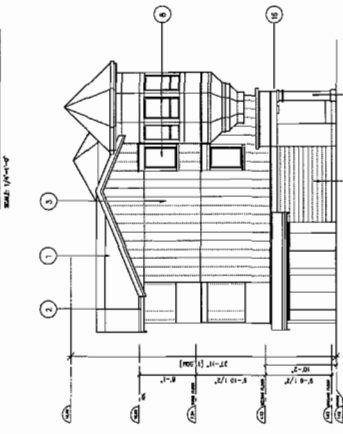
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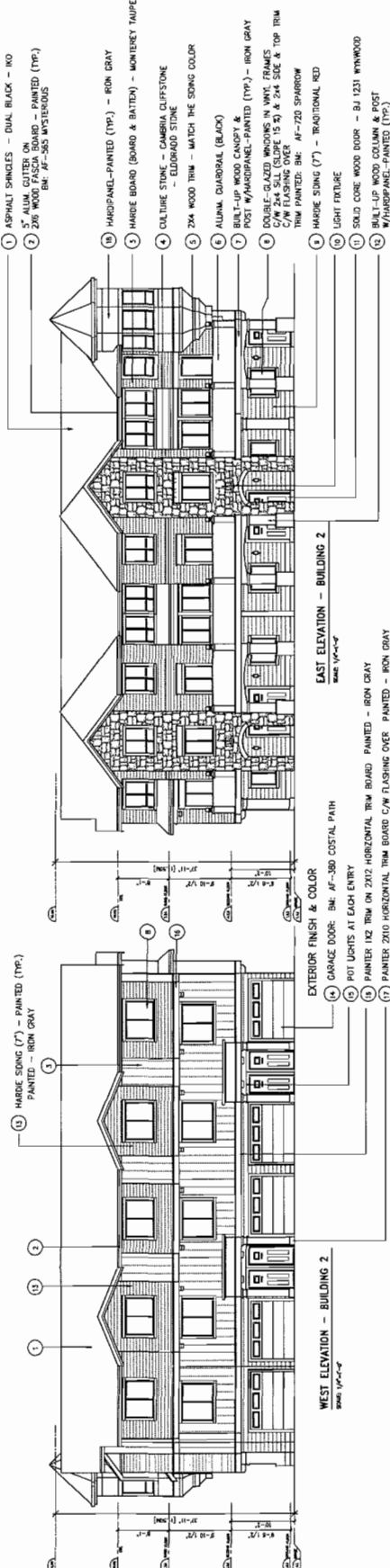
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**EAST ELEVATION - BUILDING 1**  
 SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION - BUILDING 1**  
 SCALE: 1/8" = 1'-0"



**EXTERIOR FINISH & COLOR**

- 1 ASPHALT SHINGLES - DUAL BLACK - RO
- 2 5" ALUM. GUTTERS ON 2X6 WOOD FASOM BOARD - PAINTED (TYP.)  
 FIN: AF-565 MYSTERIOUS
- 3 HANDPAINT-PAINTED (TYP.) - IRON GRAY
- 4 HARDE BOARD (BOARD & BATTEN) - MONTEREY TAUPÉ
- 5 CULTURE STONE - CAMBRIA CLIFFSTONE - ELDORADO STONE
- 6 2X4 WOOD TRIM - MATCH THE SIDING COLOR
- 7 ALUM. QUADRAIL (BLACK)
- 8 BUILT-UP WOOD CASING & POST W/HANDPAINT-PAINTED (TYP.) - IRON GRAY
- 9 DOUBLE-GLAZED WOODS IN WNY FRAMES C/W 2X4 SILL (SLOPE 15 20) & 2X4 SIDE & TOP TRIM TRIM FINISH: BK AF-720 SPARROW
- 10 HARDE SIDING (7") - TRADITIONAL RED
- 11 LIGHT FIXTURE
- 12 BUILT-UP WOOD COLUMN & POST W/HANDPAINT-PAINTED (TYP.)

**EXTERIOR FINISH & COLOR**

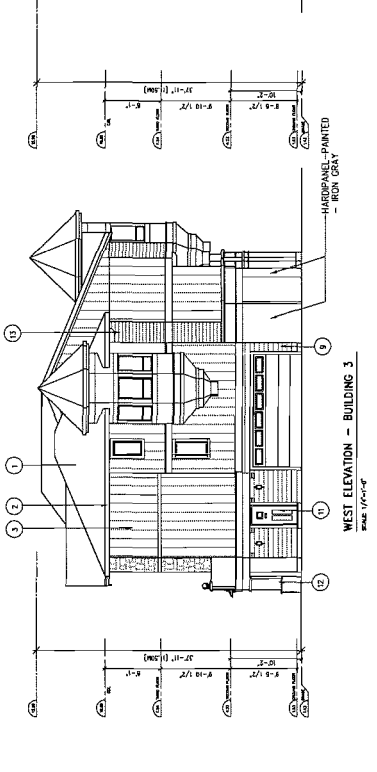
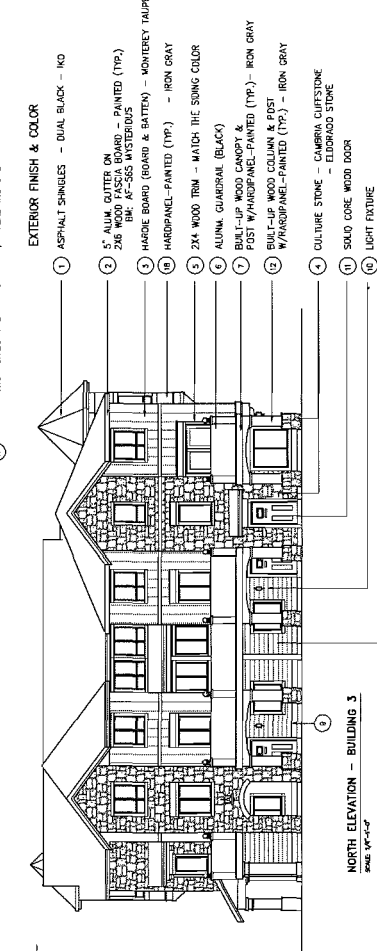
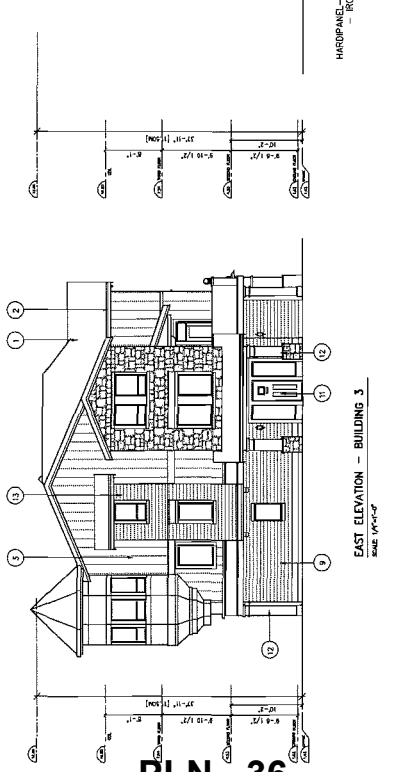
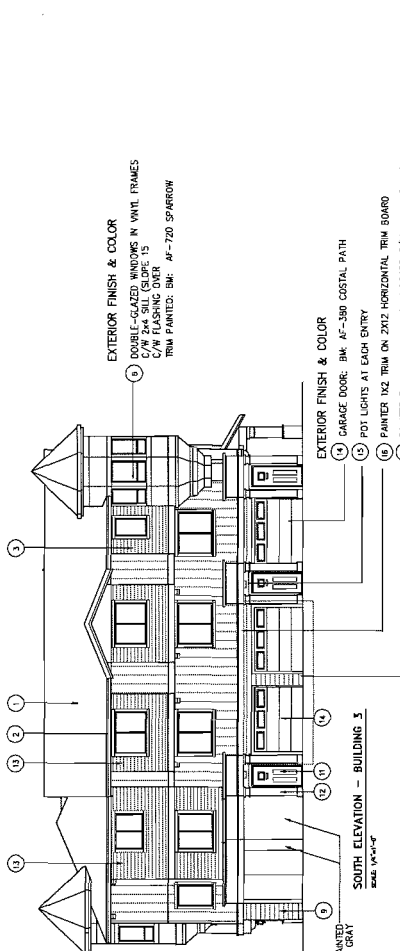
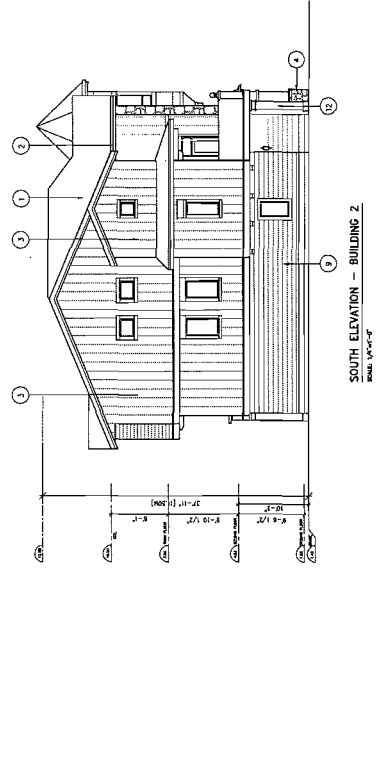
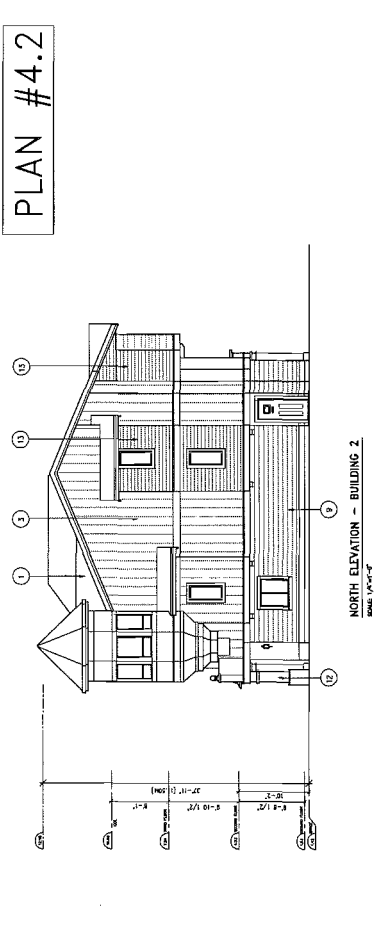
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- 4 PAINTER 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER PAINTED - IRON GRAY
- 5 GARAGE DOOR: FIN: AF-380 COSTAL PATH
- 6 POT LIGHTS AT EACH ENTRY
- 7 PAINTER 1X2 TRIM ON 2X12 HORIZONTAL TRIM BOARD PAINTED - IRON GRAY
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# PLAN #4.2

This drawing is not to be used for construction without the written consent of Zhao XD Architect Ltd.

DATE:	1/20/20	BY:	DP
ISSUED FOR:	Issued For:		
A	DETAIL NUMBER	B	LOCATION SHEET
B/C	DETAIL SHEET		

**12 UNITS TOWNHOUSE DEVELOPMENT**  
 8400 GRANDVIEW DRIVE RD.  
 2410, 2411 & 2412 ALBANY RD.  
 RICHMOND, BC  
 Drawing Title: **ELEVATIONS**  
 Scale: 1/8" = 1'-0"  
 Drawing No.: **A-12**



- EXTERIOR FINISH & COLOR**
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  - 2 GARAGE DOOR: BM: AF-380 COSTAL PAINT
  - 3 POT LIGHTS AT EACH ENTRY
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  - 5 PAINTER 2x10 HORIZONTAL TRIM BOARD C/W FLASHING OVER
  - 6 ASPHALT SHINGLES - DUAL BLACK - 160
  - 7 1" ALUM. GUTTER ON 2x6 WOOD FASCIA BOARD - PAINTED (TYP.) BM: AF-565 MISTERIOUS
  - 8 HARDIE BOARD (BOARD & BATTEN) - MONTEREY TAPE
  - 9 HARDIPANEL-PAINTED (TYP.) - IRON GRAY
  - 10 2x4 WOOD TRIM - MATCH THE SOUND COLOR
  - 11 ALUMN. GUARISAL (BLACK)
  - 12 BULK UP WOOD GLASSY & POST W/HARDIPANEL-PAINTED (TYP.) - IRON GRAY
  - 13 BULK UP WOOD COLUMN & POST W/HARDIPANEL-PAINTED (TYP.) - IRON GRAY
  - 14 CULTURE STONE - CALIFORNIA GUESTSTONE - ELDORADO STONE
  - 15 SMOKE WOOD DOOR
  - 16 LIGHT FIXTURE
  - 17 HARDIE SOUND (7) - TRADITIONAL RED

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Richmond, BC V6X 2K7  
P: 604.273.0001 F: 604.274.0222

SCALE:

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3	11/20/17	REVISED PLANT SCHEDULES	DD
4	11/20/17	REVISED PLANT SCHEDULES	DD
5	11/20/17	REVISED PLANT SCHEDULES	DD

CLIENT:

**14 UNIT CONDOMINIUM  
DEVELOPMENT**  
8400 GENERAL CURRIE ROAD  
RICHMOND

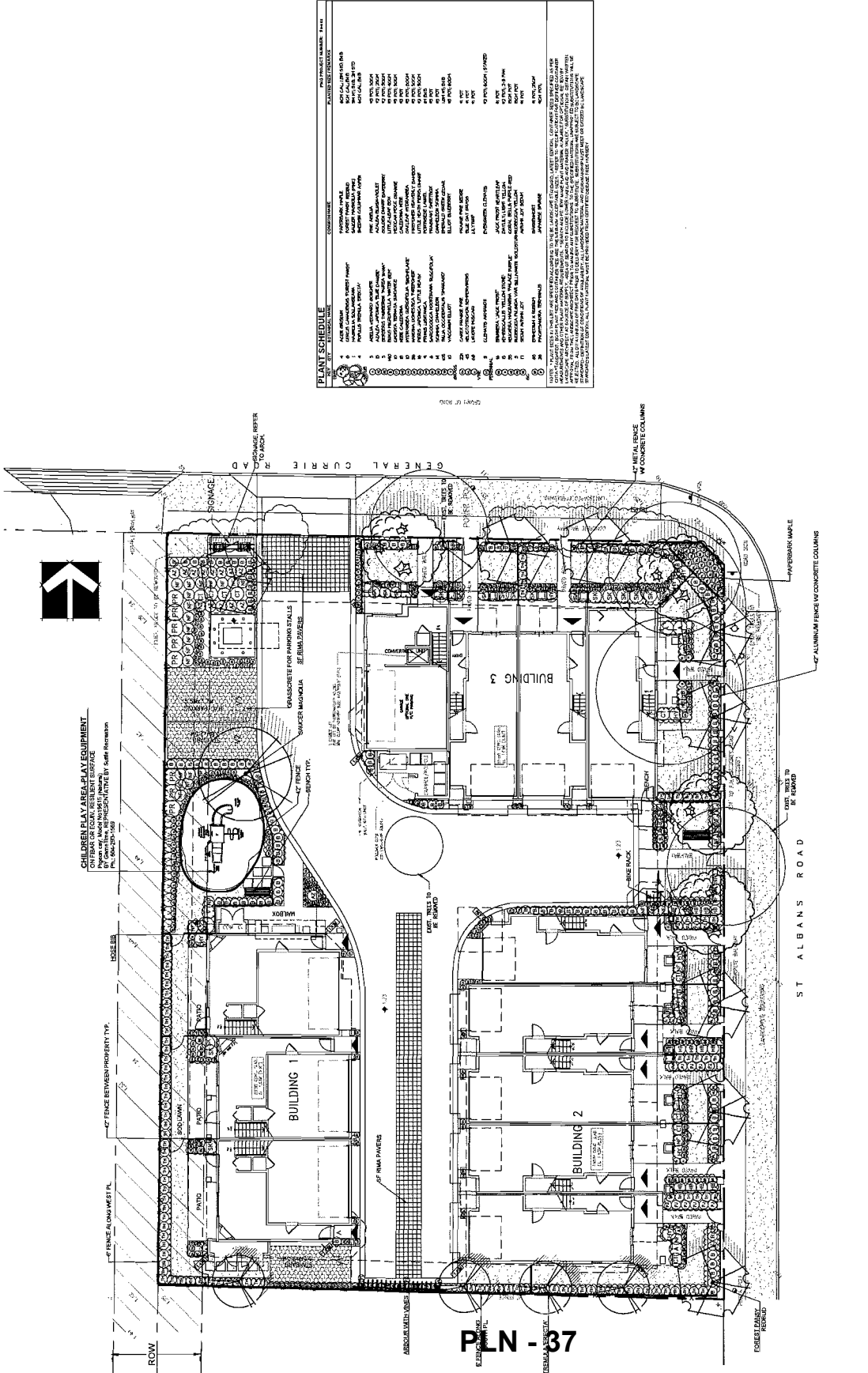
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PLAN**

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DESIGNER: IN OF 3  
CHECKER: IC

PAGE PROJECT NUMBER: 13-096

ATTACHMENT 2





**RZ 13-643346**

**Attachment 3**

Address: 8400 General Currie Road and 7411/7431 St. Albans Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): City Centre

	Existing	Proposed
<b>Owner:</b>	Benest Real Estate Development Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,956.8 m <sup>2</sup>	1948.8 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential & Duplex	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	General Urban (T4)	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	High Density Townhouses (RTH2)
<b>Number of Units:</b>	3	12
<b>Other Designations:</b>	N/A	No Change

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80	0.77	none permitted
Lot Coverage – Building:	Max. 45%	41.2%	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping:	Min. 20%	24.4%	none
Setback – Front Yard (North) (m):	Min. 4.5 m	4.50 m	none
Setback – Exterior Side Yard (East) (m):	Min. 2.0 m	4.50 m	none
Setback – West Side Yard (m):	Min. 2.0 m	3.00 m	none
Setback – Rear Yard (South) (m):	Min. 2.0 m	2.00 m	none
Height (m):	12.0 m (3-storeys)	11.55 m (3-storeys)	none
Lot Size:	600 m <sup>2</sup> (min. 20 m wide x 30 m deep)	1,956.8 m <sup>2</sup> (37.97 m wide x 51.06 m deep)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2.0 (R) and 0.25 (V) per unit	none

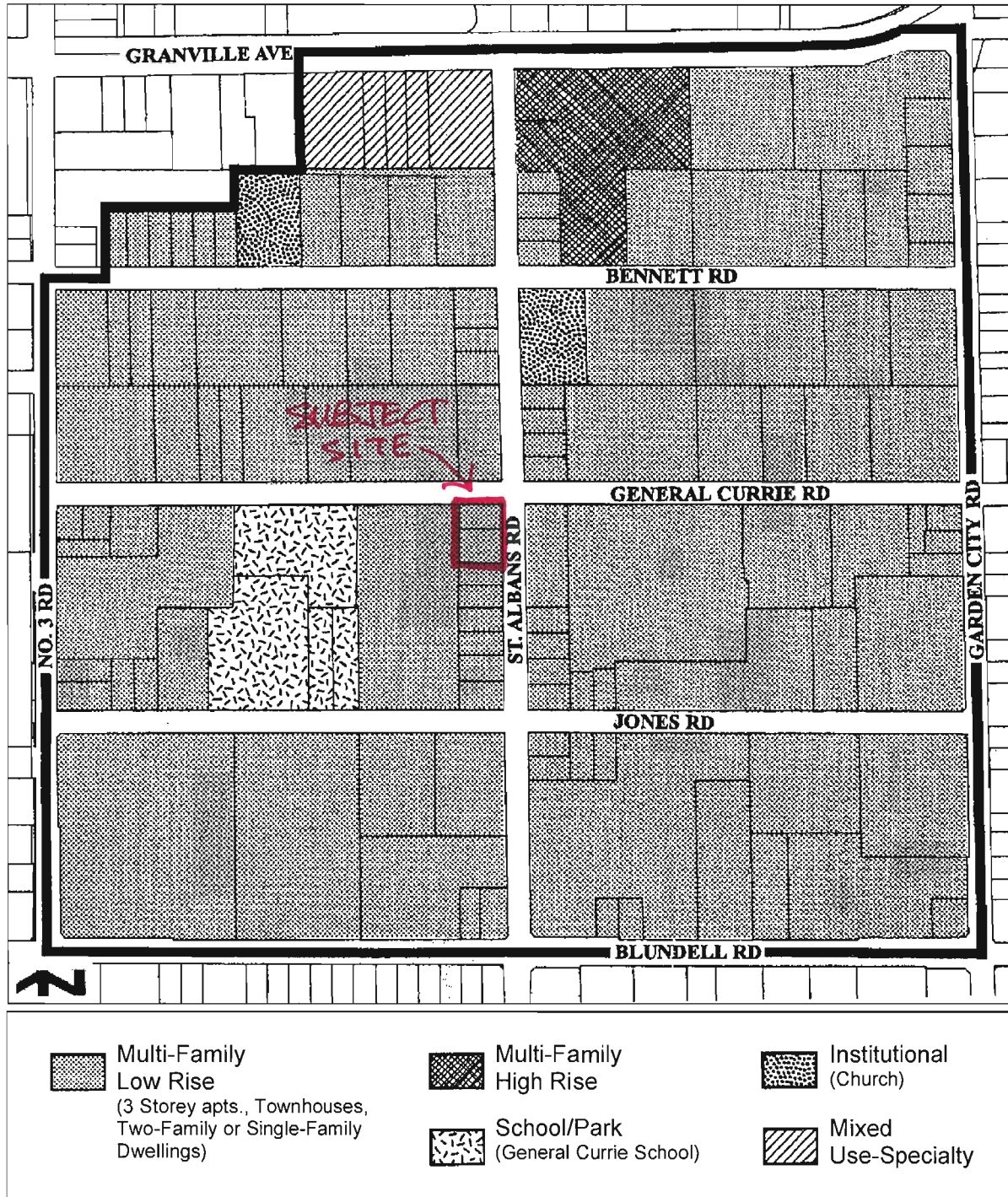


<b>On Future Development Site</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Total:	20	27	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (24 x Max. 50% = 12)	16	<b>Variance Requested</b>
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	72 m <sup>2</sup>	none

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

City of Richmond

# Land Use Map



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**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 5th Street Drive  
 Burnaby, British Columbia, V5C 5G9  
 P: 604-293-0011 F: 604-294-0022

SEAL:



1. TITLE	DATE	NO.	DESCRIPTION
2. PROJECT			
3. CLIENT			
4. DRAWN BY			
5. CHECKED BY			
6. APPROVED BY			
7. DATE			
8. REVISION DESCRIPTION			
9. CLIENT			

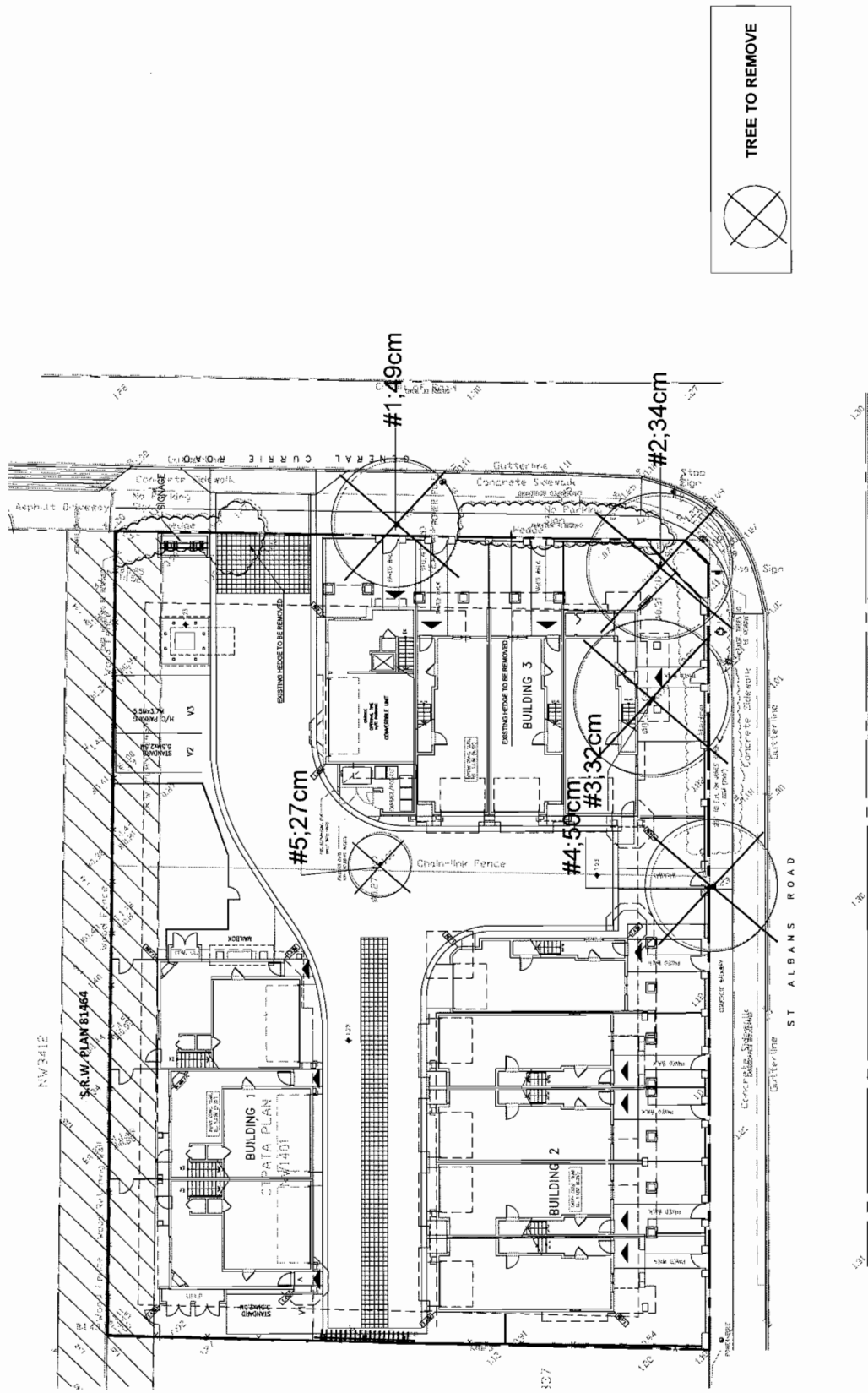
PROJECT:  
**14 UNIT CONDOMINIUM DEVELOPMENT**  
 8400 GENERAL CURRIE ROAD  
 RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 11/26/24  
 SCALE: 1"=10'-0"  
 DRAWN BY: PK  
 DESIGN: PK  
 CHECKED: PK  
 OF 3

**L1**

PMG PROJECT NUMBER: 13-096



Suitable Replacement Trees	
Common Name	Botanical Name
ACER GRISEUM	PAPERBARK MAPLE
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD
MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA (PINK)
POPULUS TREMULA 'RECTA'	SWEDISH COLUMNAR ASPEN

Tree No.	Species		DBH(cm)	CRZ radius (m)
	Common Name	Botanical Name		
No.1	Birch	Betula sp.	49	2.5
No.2	Cherry	Prunus sp.	34	2.1
No.3	Birch	Betula sp.	32	2.0
No.4	Plum	Prunus sp.	50	2.5
No.5	Spruce	Picea sp.	27	1.6



## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 8400 General Currie Road and 7411/7431 St. Albans Road

**File No.:** RZ 13-643346

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9111, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Dedication of a 4 m x 4 m corner cut at General Currie Road and St. Albans Road.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area/garage into habitable space.
5. Confirmation to the City of winding up and cancellation of Strata Plan NW1401.
6. Discharge of existing covenant on title restricting the use of the property to a two-family dwelling only (charge #RD105938).
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$12,975.12) to the City's Public Art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$12,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$33,701.61) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$2,600 to Parks Division's Tree Compensation Fund for the removal of a birch tree and a plum tree located on the city boulevard in front of the site.

**Note:** Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

11. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
12. Enter into a Servicing Agreement\* for the design and construction of frontage improvements and service connections. Works include, but may not be limited to:
  - a) Removing the existing sidewalk on both frontages, pouring new 1.5 m sidewalk at the property line with the balance of the area behind the curb & gutter being converted to a grass & treed boulevard. Existing City infrastructure (streetlight pole, hydrant, traffic signal, etc.) and private utility infrastructure (power pole) may need to be relocated to accommodate frontage improvements.
  - b) Existing power pole along the south property line of the development site on General Currie Road is to be removed.
  - c) There is an existing asbestos cement watermain along St Albans Road; if the watermain is damaged and/or impacted during construction of frontage works, repair and/or replacement will required at the developer's cost.
  - d) Fire hydrant is required along General Currie Road to achieve minimum 75 m spacing for multiple-family area.
  - e) City's preference is to have the proposed Water service connection on General Currie Road to avoid cutting into St. Albans Road, which was recently paved.
  - f) The Sanitary service connection is to tie into existing manhole SMH6350, located at the northeast corner of 8300 General Currie Road.
  - g) Storm main along the frontage from existing manhole STMH4601 (southwest corner of General Currie/St Albans) to existing manhole STMH4634 (approximately 5 m west of west property line of development site) with a length of 45 m) must be upgraded to a min. 600 mm by the developer, as per City requirements.

- h) City's preference is to have the proposed Storm service connection on General Currie Road to avoid cutting into St Albans Rd, which was recently paved.
- i) All existing service connections & ICs at the development site are to be removed and leads are to be capped at the main at the developer's cost.

Notes:

- All works are at the Owners sole cost; i.e. NO DCC credits apply.
- The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities (subject to concurrence from the private utility companies) along the development frontage.
- Private utility companies will require rights-of-ways for their equipment (vistas, kiosks, transformers, etc.) and/or to accommodate the future under-grounding of the overhead lines. The developer is required to contact the private utility companies to learn of their requirements.

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

1. The submission and processing of the required Servicing Agreement\* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. 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. \$3,000 in total) to ensure the replacement planting will be provided.
2. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
3. Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc.
4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
5. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
6. 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 Division at 604-276-4285.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9111 (RZ 13-643346)
8400 General Currie Road and 7411/7431 St. Albans Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "HIGH DENSITY TOWNHOUSES (RTH2)".

P.I.D. 003-909-786

The Northerly 70 Feet Lot 3 Section 16 Block 4 North Range 6 West New Westminster District Plan 15926

P.I.D. 001-792-130

Strata Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Strata Plan NW1401 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 001-792-121

Strata Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Strata Plan NW1401 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9111".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and conditions.

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

MAYOR

CORPORATE OFFICER