

Planning and Development Department

То:	Planning Committee	Date:	October 27, 2014
From:	Wayne Craig Director of Development	File:	RZ 14-658284

Re: Application by Western Gardenia Garden Holdings Ltd. for Rezoning at 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.

and Wayne Craig

Director of Development

WC:db

	REPORT CONCURRE	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Ø	pe torez

Staff Report

Origin

Western Gardenia Garden Holdings Ltd. has applied to the City of Richmond for permission to rezone 7571 and 7591 St Albans Road from the "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH4)" zone in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated property. A location map is provided in Attachment 1.

Project Description

The proposed development site is located at the north-west corner of St. Albans Road and Jones Road in the City Centre area. The consolidated site will be approximately 0.475 acres in size.

The applicant's proposal is to build a $1,626.36 \text{ m}^2$ (17,506 ft² net) medium density, groundoriented, 3 storey townhouse project on the consolidated lot. The development will contain 16 dwellings ranging in size from 97.5 m² (1,054 ft²) to 140.5 m² (1,512 ft²). The units are proposed to be a mix of two, three and four bedroom dwellings. All of the units will have private outdoor areas both at grade and on the elevated podium overtop the parking structure. A 114 m² shared outdoor amenity space will be located on the elevated podium. The parking area will be organized similar to an apartment parkade with a common gated vehicle entrance but each unit having its own garage space with individual garage doors inside the parkade.

Ten of the homes will have direct pedestrian access from either St. Albans Road or Jones Road. Six homes will have pedestrian access from an asphalt walkway that will run along the site's western property boundary leading to Jones Road. A single vehicle access will be provided from Jones Road.

The grade of the site will be kept close to the existing grade (i.e. approximately two feet below the adjacent public sidewalk) to facilitate the retention of a row of large trees within the St. Albans and Jones Road frontages partially on the lot and partially on City lands.

Conceptual development plans are provided in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: a two and a half storey townhouse development on an 823 m² sized lot zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

To the East: A new 23 unit three storey townhouse development (DP 11-585139 issued May 28, 2012) on a 3,408 m² sized lot zoned "High Density Townhouses (RTH4)".

To the South: an existing four storey apartment building on a large $6,059 \text{ m}^2$ lot zoned "Medium Density Low Rise Apartments (RAM1)" located on the south-western corner of Jones Road and St. Albans Road. On the south-eastern corner of Jones Road and St. Albans Road is a 3 storey, 10 unit townhouse complex (DP 00-175356 – issued May 14, 2001).

To the West: an existing four storey apartment building on a large 16,396 m² lot zoned "Medium Density Low Rise Apartments (RAM1)". General Currie School and park space are located just to the west at 8191 Jones Road/8220 General Currie Road (approximately 400m away).

Related Policies & Studies

Official Community Plan and the St. Albans Sub-Area Plan

The Official Community Plan designates the subject properties as "Neighbourhood Residential" (i.e. areas where the principal uses are single family, two-family and multiple family housing [specifically townhouses]).

The St. Albans Sub-Area of the City Centre, designates the properties for "Multi-Family Low Rise (3 Storey apartments, Townhouses, Two-Family or Single-Family Dwellings)".

The proposed two storey over parking (effectively 3 storey) townhouse development will comply with both the OCP and the St. Albans Sub-Area Plan land use designations.

Flood 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 GSC, 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 \$37,236.60. This amount has been included in the Rezoning Considerations to be met prior to Rezoning adoption.

Public Art

In response to the City's Public Art Program (Policy 8703) the developer has advised that they will make a voluntary contribution to the City's public art fund. A voluntary contribution of \$14,336.09 to the public art fund is included in the rezoning considerations.

Public Input

To time of writing, no comments have been received from the public on this application. Appropriate signage for the Rezoning application has been posted on the property.

Staff Comments

Site Servicing and Frontage Improvements

The development project will require a separate Servicing Agreement prior to Building Permit issuance to address anticipated engineering off-site servicing requirements. The off-site works include, but are not limited to, the following:

- Disconnection of two existing water service lines and capping the lines at the water main;
- Installation of a new water service;
- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
- Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
- Install a new storm inspection chamber, a service connection, and lawn basins as required;
- Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road; and
- Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.

The Rezoning Considerations (Attachment 4) include a requirement for the proponent to enter into a Servicing Agreement for the design and construction of the off-site works prior to Building Permit issuance.

Tree Impacts and Replacements

The Arborist's report (Michaels J. Mills Consulting, dated October 8, 2014) identifies 21 Bylaw sized trees found on the site. Of these, the report indicates that 14 will be removed due to either poor health or conflicts with the proposed development. In addition, Cedar hedge rows along the northern, western and southern property boundaries plus a hedge near the centre of the site will be removed. The hedge row was reviewed by the City's Tree Preservation Officer who has agreed that their removal is appropriate due to the conflict with the sewer right of way, their location approximately 1 meter below the adjacent road and the fact that they have been previously topped.

Seven significant trees, five along St. Albans Road and Jones Road and two along the west property line, will be retained. Because of their size (the largest being a 120 cm diameter Western Red Cedar) and their location (i.e. at or near the property line), special measures are proposed in consultation with the City to ensure the best chance for the survival of these retained trees. A tree management plan showing the location of the trees proposed for removal and retention is included in the plan submission accompanying this report.

The Rezoning Considerations include a required for a qualified Arborist to be retained and to work with the City Parks Arborists through the site development of this project. Tree replacements will be sought at two for one through the Development Permit review as per the Official Community Plan.

Traffic Movement Through the Site

A traffic impact analysis, inclusive of an internal vehicle movement assessment, was undertaken by Bunt & Associates Transportation Planning and Engineering. Their analysis (report dated March 6, 2014 with supplemental turning radius diagrams to October 2, 2014) indicates that clear two way vehicle movement can be accommodated on the site and within the proposed building parkade. No additional off-site traffic related requirements will be needed in order to accommodate the proposed development. Bunt's analysis also confirms that the proximity of the driveway access is within acceptable safety limits to the Jones Road - St. Albans Road intersection. The Transportation Division has reviewed and accepted this study and its findings.

With the noted exception of the variance request to accommodate seven small car stalls, the proposed design complies with the parking provisions of Zoning Bylaw 8500.

Analysis

Official Community Plan Compliance

The proposed development will conform to both the Official Community Plan "Neighbourhood Residential" land use designation and to the St. Albans Sub-Area Plan "Multi-Family Low Rise" land use designation. The site has good proximity to nearby schools (Garden City Elementary and R.C. Palmer Secondary School (a four to five minute walk).

Requested Variances

The proponent has identified three variances from the site's proposed "High Density Townhouses (RTH4)" zoning. The requested variances are as follows:

- 1. Reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building. At that location the building comes closer to the 4 by 4 corner cut required adjacent to the St. Albans Road and Jones Road intersection.
- 2. Increase the maximum bay window projection from 0.6 m to 0.9 m at the southern side of the building adjacent to Jones Road. The Zoning Bylaw allows a 0.6 m projection into the exterior side yard.
- 3. Vary the Zoning Bylaw, to allow small car parking at the site. Under section 7.5.13 of the Zoning Bylaw no small car stalls would be permitted for a project of this size. The variance would allow 7 small car stalls. Staff's preliminary assessment of this variance request is that two of these stalls are surplus stalls as the proponent is proposing to provide more overall stalls than required by the Bylaw. The remaining 5 small stalls represents approximately 18% of the total parking which is significantly less than the 50% threshold for developments with 31 or more parking stalls.

More detailed analysis and staff commentary on these variance requests will be addressed through the Development Permit review.

Sustainability Features

On September 2, 2014, Council adopted Bylaw 9147 requiring all new townhouses to be designed to EnerGuide 82 standards or higher and to retain a certified energy advisor (CEA) to complete an evaluation report. An additional design requirement identified in the Bylaw is that new townhouses are to be solar hot water-ready. The applicant is aware of, and has committed to meeting, these requirements in this project as the site is not within a district energy utility area.

The Rezoning Considerations include requirements for 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. Submission of the evaluation report will be required prior to the Development Permit application being submitted to the Development Permit Panel.

In addition to the EnerGuide 82 response, the proponent has identified a number of elements they proposed to incorporate into the development to improve the overall sustainability of the project including:

- construction of a green roof and open space over portions of the parkade;
- preservation of on-site mature trees (the building design and FCL have been adjusted to preserve these trees);
- low voc paints on interior spaces;
- use of durable, low maintenance surfaces on building exteriors;
- locating buildings and windows to maximize natural light and ventilation;
- use of permeable surfaces wherever possible (e.g., interlocking grass pave at the visitor parking area);
- enhancing an existing swale with native and naturalized planting;
- incorporating "energy star" appliances and light bulbs in each unit; and
- use of drought tolerant and native plants within the site's landscaping.

Amenity Space

Amenity space provisions under the City Centre Area Plan (section 3.1.8 Multiple-Family) seek to ensure adequate access to indoor and outdoor amenities in new multiple-family developments throughout the City Centre. The proposed project will provide additional outdoor amenity space equal to approximately 192 m² to comply with the Area Plan. Staff will review this provision through the Development Permit application as the project continues to be refined.

The Applicant proposes to address the indoor amenity space requirements through a cash in lieu contribution of \$1,000.00 per unit in accordance with Policy 5041. A voluntary contribution of \$16,000.00 is included in the rezoning considerations.

Development Permit Issues

The Rezoning Considerations include a requirement for substantive completion of a Development Permit prior to Rezoning adoption. Based on the submission to date, staff will be

monitoring to ensure that a number of design related issues are addressed through the forthcoming Development Permit review including:

- Confirmation that the proposed design generally meets the Development Permit guidelines
- Ensuring that the landscaping plan addresses all the tree replacement requirements as per the Official Community Plan;
- Submission of an acceptable report by a Certified Energy Advisor prior to the formal review by the Development Permit Panel;
- Confirmation of the site grading to allow preservation of the retained trees;
- Confirmation of the aging in place and convertible unit elements are incorporated into the Development Permit plans;
- Detailing of all sustainability measures incorporated into the design; and
- Additional issues as may be identified as part of the Development Permit review process.

Financial Impact or Economic Impact

None.

Conclusion

The proponent has put together a well developed and detailed proposal for rezoning of the subject properties in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated lot. Significant efforts were made to address staff concerns and prepare a plan that would be appropriate to the neighbourhood. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9189 be introduced and given first reading.

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David Brownlee Planner 2

DCB:cas

Attachment 1: Location Map Attachment 2: Conceptual Development Plans Attachment 3: Development Application Data Sheet Attachment 4: Rezoning Considerations Concurrence



City of Richmond









RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2



GARDENIA GARDENS 7571-7591 St Albans Rd





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Gound Main Upper Total Total Total Main Not Upper Flox Unit Net Total Net <	AREA C	ALCULATIC	NC	Current Address Proposed Address	7571 - 7591 5 8383 Jones Ro	St. Albans Road oad		Current Propose	Zoning d Zoning	RS1/E RTH4	Gross Site Area Net Site Area:	x: 20,774 sf (1 20,687 sf (1	(,920 sm) (,922 sm)			
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Hook New Riso Area Riso Area <th< th=""><th>Unit</th><th>Type</th><th>Gross</th><th>Gross</th><th>Gross</th><th>Gross</th><th></th><th>Gross</th><th></th><th>Stair</th><th>Staircaise</th><th>5taircaise</th><th>Floor Are</th><th>es.</th><th>Net Are</th><th>e</th></th<>	Unit	Type	Gross	Gross	Gross	Gross		Gross		Stair	Staircaise	5taircaise	Floor Are	es.	Net Are	e
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Proposed FAR 0.837													Maximum FAR			006.0
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D	NIT DENSITY	ACCES	SORY CALC	
Unit Count	Unit Type	Accessory Area	Total Acces Area	soly
-	A1	383	383	2
2	8	350	200	22
~	81	417	834	۶
2	82	199	398	٦
~	83	363	726	ъ
2	28	246	492	ъ
-	85	333	EE	٦Į
-	86	212	212	ş
-	Ų	321	321	۶
-	٩	203	203	ъ
-	u	217	217	۶
-	Elec / Mech	142	142	4
-	Garbage / Recycling	80	80	ş
			5,041	5
te Area	20,687 sf (0.475 Acres)	Maximum Access	ory Area	4175
DODRAT	Density 33.7 upa	Pronosed Average	a Accession Area	3146

VINOZ-	ig analysis	
RTH4 Zoning District	Zoning Requirement	Our Design
8.8.1 Purpose	High Density town housing	complies
8.8.2 Permitted uses	Lucy certifers Housing, Town	complies
8.8.4.2. d) Permitted Density	0.90 FAR	complies
1. buildings	45% maximum	complies
2. non-porous	70% maximum	complies
3. live plants 8.8.6. Yards & Setharks	20% minimum	complies
1. front yards, exterior side yard	4.5 m	complies
or road setback		
Conner of the vard	E 0 E 0 C	vanance required (5.5 m) comolies
and rear yard		
lane setback	1.2 m	complies
8.8.7. Permitted Height	12.0 m(3 storeys)	complies
o,o,o, iviiriitiitiiti Lot Jace 1.a. minimum intwichth	20.0 m	romoliac
2. minimum fot depth	30.0 m	complies
3.a. minimum lot size	600 sm	complies
8.8.10 On-Site Parking and Loading		
7.7.2.1 residential	23 stalls (1.4 cars/unit)	complies
visitors	4 stalls (0.2 cars/unit)	complies
7.5.13 small car	no small car	variance required (7 small cars)
7.5.14 handicap	1 stall (2% of stalls)	complies
/.14.10 Un-site Bicyde	1 JC russes hugh	rom line
	1.23 Spaces unit	complias
	0.0 searactimit	cumplies
8.7.11 Other Regulations	n.e. spaces unit	
4.4.1. density calulation exclusion		
 a. 10% of floor area for covered area 		complies
b. maximum of 50 sm for garage		complies
C exclusion of 10 sm of starts & entry 4.9.4 hav window projection		compises
front vard	1.0 m maximum	complies
side or rear yard	0.6 m maximum	variance required
4.9.5. entry stairs projection		
front lot line	no doser than 3.0 m	complies
side or rear lot line	no closer than 1.5 m	complies
4.9.6. Dakonies & porches projection front exterior side & rear vard	1.5 m maximum	complies
4.9.7. gateways, pergola		
and similar landscape structure	2.0 m maximum to a lot line	complies
4.12.3. catilevered roots, eaves & gutters	1) m mavimum	romuliae
4 16 arcrescable unit		complies



FOUGERE architecture inc.

RZ 14-658084 & DP 14-658285 OCTOBER 8, 2014

SITE DATA

Required Outdoot Amenity Space (6 sm/unit)	96 sn
Required Additional Lanscaped Outdoor (10% of net site area)	192 sm
Required Open Space	96+192=288 sm
Proposed Open Space	114+195=310 sm













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Development Application Data Sheet

Development Applications Division

RZ 14-658284

Attachment 3

Address: 7571 and 7591 St Albans Road

Applicant: Western Gardenia Garden Holdings Ltd.

Planning Area(s): City Centre – St. Albans Sub Area Plan 2.10 A

Proposed Floorspace:	1,818.67 m ² (19,576 ft ²) gross	1,609.08 m2 (17,320 ft ²) net
	Existing	Proposed
Owner:	Western Gardenia Garden Holdings Ltd.	Western Gardenia Garden Holdings Ltd.
Site Size (m²):	1, 930 m ² (20,774 ft ²)	1,922 m ² (20,687 ft ²) after corner cut dedication
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH4)
Number of Units:	2	16
Other Designations: FCL	2.9m GSC – or 0.3m above crown of adjacent road per Area A	Same. Proposed 1.59 m GSC.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	33.7 upa	none permitted
Floor Area Ratio:	Max. 0.90 with contribution to affordable housing reserve	0.84 with contribution to affordable housing reserve	none permitted
Lot Coverage – Building:	Max. 45%	44.2%	None
Lot Coverage – Non-Porous Surface	Max. 70%	68%	None
Lot Coverage – Landscaping live plant material	Min. 20%	22%	None
Lot Size (min. dimensions):	Min 20m wide x 30m deep Min. Area 600 m²	40.12m wide by 48.46m deep Area 1,922 m ² (Net)	None
Setback – Front Yard (m): St. Albans Road	Min. 4.5 m Max. 1.0 m projection of bay window	3.9 m Min. to SE building corner. Rest of the building will be 4.5m; 3.58 to the bay window	Variance for SE building corner to 3.9m due to corner cut (RTH4)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Exterior Side, Road setback : Jones Road (m):	Min. 4.5 m Max. 0.6m bay window projection	Min. 4.5 m to building 3.624 m to bay window	Variance for bay window projection (0.28m)
Setback – Interior Side Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	2.0 m to building 1.45 m to bay window	None
Setback – Rear Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	5.5 m to building 4.59 m to bay window	None
Height (m):	12.0 m (3 storeys)	11.03 m (3 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (23 R) and 0.2 (4 V) per unit	1.625 (25 R) and 0.2 (4 V) per unit	None
Off-street Parking Spaces – Total:	27	29	None
Off-street Parking Spaces - Accessible	1	1	None
Tandem Parking Spaces:	Permitted	4 (2 units)	None
Small Car Parking Spaces	0	7	Variance to Sec 7.5.13
Onsite Bicycle Parking Facilities – Class 1	Class 1 (indoor) 1.25 per unit = 20 stalls	Class 1 (indoor) 1.25 per unit = 20 stalls (6 vertical & 14 horizontal stalls)	None
Onsite Bicycle Parking Facilities – Class 2	Class 1 (outdoor) 0.2 per unit = 4 stalls	Class 1 (outdoor) 0.2 per unit = 4 stalls	None
Amenity Space – Indoor:	50 m ²	\$16,000 Cash-in-lieu	None
Amenity Space – Outdoor:	6.0 m ² per unit	7.875 m ² per unit = 126 m ²	None
CCAP 10% Additional Landscaping Requirement	192 m ²	196 m ²	None

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

ATTACHMENT 4



Rezoning Considerations

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

Address: 7571 and 7591 St Albans Road

File No.: RZ 14-658284

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, the developer is required to complete the following:

- 1. Registration of an 8 m² road dedication providing a corner cut at Jones Road and St. Albans Road.
- 2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 5. Registration of a flood indemnity covenant on title (Site is within Area A City Centre).
- 6. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$14,336.09 based on 18,618.3 ft² buildable) to the City's public art reserve fund.
- City acceptance of the developer's voluntary contribution in the amount of \$4,654.58 (i.e. \$0.25/ft² of buildable area of 18,618.3 ft², excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
- 8. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000) in-lieu of on-site indoor amenity space to go towards park development.
- 9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$37,236.60) to the City's affordable housing fund.
- 10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
- 11. 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.
- 12. 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 (ie "Hot 2000") and recommendations prepared by a Certified Energy Advisor to the satisfaction of the Director of Development 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.
- 2. Include notations on the Development Permit plans that all units will be designed to meet EnerGuide 82 and be preducted for solar hot water.

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

- 1. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to the following:
 - Disconnection of two existing water service lines and capping the lines at the water main;
 - Installation of a new water service;

Initial:

- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
- Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
- Install a new storm inspection chamber, a service connection, and lawn basins as required;
- Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road., and;
- Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.
- 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.
- 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.

Date

Signed



Richmond Zoning Bylaw 8500 Amendment Bylaw 9189 (RZ 14-658284) 7571 and 7591 St. Albans Road

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it "**HIGH DENSITY TOWNHOUSE (RTH4)**".

P.I.D. 009-505-318 Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

P.I.D. 004-155-122 Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9189".

 FIRST READING
 CITY OF

 PUBLIC HEARING
 APPROVED

 SECOND READING
 By Director

 THIRD READING
 Solicitor

 OTHER CONDITIONS SATISFIED
 Solicitor

ADOPTED

MAYOR

CORPORATE OFFICER