City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	March 17, 2015
From:	Wayne Craig Director of Development	**File:**	RZ 13-644767
Re:	**Application by Matthew Cheng Architect Inc. for Rezoning at 7751 Heather Street from Single Detached (RS1/F) to High Density Townhouses (RTH2)**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, for the rezoning of 7751 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)", be introduced and given first reading.

Wayne Craig
Director of Development

CL:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	for J. Ereeg

4536458

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7751 Heather Street from the "Single Detached (RS1/F)" zone to the "High Density Townhouses (RTH2)" zone, to permit the development of five (5) townhouses (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing a comparison of the development proposal with the Zoning Bylaw requirements is included in Attachment 3.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, across Turnill Street, is a two-storey to three-storey townhouse complex on a lot zoned "Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)".

- To the south, east and west are three-storey townhouses on lots zoned "Town Housing (ZT51) – South McLennan Sub-Area (City Centre)".

Related Policies & Studies

Official Community Plan (OCP) & City Centre Area Plan (McLennan South Sub-Area Plan)

The 2041 OCP Land Use Map designation for the subject site is "Neighbourhood Residential". This land use designation allows single-family, two-family, and townhouses. The proposed development is consistent with these land use designations.

Furthermore, the subject site is within "Neighbourhood Character Area A" of the McLennan South Sub-Area Plan (Attachment 4), which specifies a maximum of three-storey townhouses over parking as the housing type and form that is encouraged in the area. The future Development Permit application review process associated with this proposal will ensure that the architectural form and character of the townhouses is consistent with the design guidelines for Character Area A.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water heating for the proposed development. Prior to rezoning bylaw adoption, a restrictive covenant specifying that all units are to be built and maintained to ERS 82 or higher, and that all units are to be solar hot water-ready, is required to be registered on title. As part of the Development Permit application review process, the applicant is also required to retain a Certified Energy Advisor (CEA) to complete an evaluation report to confirm the details of the construction requirements needed to achieve the rating.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis

OCP Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the "Neighbourhood Residential" land use designation.

High Density Townhouses (RTH2) – Project Density

The subject site is located within "Neighbourhood Character Area A" of the McLennan South Sub-Area Plan. While the base density permitted for the subject site is 0.75 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of townhouse developments within the "Neighbourhood Character Area A" in the McLennan South Sub-Area ranges from 0.55 FAR to 0.93 FAR. The proposed rezoning to "High Density Townhouses (RTH2)" would allow a maximum density of 0.80 FAR. This density is in keeping with the density range of other projects in the area.

Staff support the proposed density of 0.80 FAR at the subject site on the following basis:

- The Area Plan, adopted in 2006, supports the use of density bonusing to provide for affordable housing. The City's Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. Consistent with the Affordable Housing Strategy requirements for townhouse developments, the applicant has agreed to provide a voluntary cash contribution in the amount of $14,344 ($2.00 per buildable square foot) to the City's Affordable Housing Reserve Fund. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones, such as the proposed "High Density Townhouses (RTH2)" zone;
- The Area Plan supports the use of density bonusing to promote the development of accessible housing, and the proposal will be enhanced at the Development Permit application review stage to incorporate convertible housing and aging-in-place features.

- The applicant is undertaking frontage improvements along both Heather Street and Turnill Street as part of the proposed development (as described on page 2 of Attachment 7).
- The applicant is proposing to protect, relocate and plant street trees in the City boulevard on both Heather Street and Turnil Street (as described further below).

Project Description & Preliminary Concept Plans

This proposal is to develop five (5) townhouse units on a residual lot of 849 m^2 in area, located on the southwest corner of Heather Street and Turnill Street in the McLennan South planning area.

Site planning is constrained by the small site size. The proposed layout consists of: a three-storey building containing three (3) units fronting Heather Street to the east of a proposed north-south drive aisle that bisects the site; and a three-storey duplex building to the west of the drive aisle.

The main pedestrian unit entries for the east building are proposed to front onto Heather Street, while the pedestrian unit entries for the west building are proposed to front the drive aisle. Ground floor garages are arranged along the north-south internal drive aisle.

A single vehicle access point to the site is proposed from Turnill Street.

A preliminary site plan, landscape plan and architectural elevation plans are contained in Attachment 5.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site.

At future development stage, the developer will be required to:

- Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fees; and
- Complete the servicing/boulevard improvements described on page 2 of Attachment 7, the cost of which are to be paid through a City work order.

Frontage improvements associated with this development proposal involve (but are not limited to) boulevard and sidewalk treatments to match the existing corner landing area treatment at the northwest corner of Heather and Turnill Streets, including the provision of a street tree in the Heather Street frontage.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Turnill Street through a north-south drive aisle.

Pedestrian pathways accessing the main unit entries for the east building are provided from Heather Street, while the north-south vehicle drive aisle is proposed to serve as the pedestrian

access to the main unit entries for the west building. The portion of the drive aisle that is immediately adjacent to the public sidewalk along Turnill Street is proposed to be treated with decorative permeable pavers to highlight the dual use of the access point.

A total of seven (7) resident vehicle parking spaces are proposed (1.4 spaces per unit), with the spaces located in the garages of each unit. The three (3) units in the east building are proposed to each contain one (1) vehicle parking space, while the two (2) units in the west building are proposed to each contain two (2) vehicle parking spaces in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title.

One (1) visitor parking space is proposed in the southwest corner of the site, and is accessible from the drive aisle.

A total of ten (10) resident bicycle parking spaces (Class 1) are proposed, with the spaces located in the garages of each unit. A bicycle rack for two (2) visitor bicycle parking spaces (Class 2) is proposed in the southwest corner of the site.

Variances Requested

This application complies with the zoning bylaw, with the exception of the variance noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Reduce the minimum exterior side yard from 4.5 m to 2.6 m in the northwest portion of the site only, to allow the portion of the building containing the garbage and recycling enclosure to project into the required side yard. *(Staff is supportive of this variance request as it enables garbage and recycling collection to occur close to the street, and the manner in which the garbage and recycling area is incorporated into the building is preferable to locating a separate structure entirely within the exterior side yard. The architectural treatment of the garbage and recycling enclosure will be enhanced at the Development Permit application review stage).*

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses a total of one (1) tree on-site, six (6) trees on the adjacent property at 7833 Heather Street, and five (5) trees on City-owned property in the boulevard along Turnill Street and Heather Street.

The City's Tree Preservation Coordinator and the City's Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- Tree # 1 on the subject site (Laurel) should be removed, as it is in very poor condition with visible cavities at historical pruning cuts.
- The six (6) trees at 7833 Heather Street are to be protected in accordance with the Arborist's recommendations.

- Trees G, H, and K located in the boulevard on City-owned property are to be protected in accordance with the Arborist's recommendations, and Trees I and J are to be relocated within the boulevard on Turnill Street no closer than 2 m to the proposed driveway crossing to the subject site.

The Tree Management Plan is shown in Attachment 6.

To ensure protection of off-site trees and trees to be relocated (i.e., at 7833 Heather Street, and on city-owned property), the applicant must submit the following items prior to rezoning approval:

- A contract with a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. The contract must include: the scope of work to be done, any protection measures required to ensure tree protection (e.g. root pruning during excavation and installation), as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A contract with a qualified tree relocation company.
- A survival security in the amount of $6,500 for Trees G, H, I, J, K on City-owned property [three (3) to be retained; two (2) to be relocated].

Tree protection fencing must be installed to City standard around all off-site trees to be protected, in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping is completed.

Based on the 2:1 tree replacement ratio in the OCP, a minimum of two (2) replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a mix of 13 deciduous and coniferous trees, as well as a variety of ground covers, grasses, perennials, and shrubs. At the Development Permit application stage, the Landscape Plan will be finalized and a Letter of Credit submitted by the applicant prior to Permit issuance. The Letter of Credit must be based on 100% of the cost estimate for the works provided by the Landscape Architect (including hard and soft landscape costs, fencing, installation, and contingency).

Outdoor Amenity Space

The applicant is proposing on-site outdoor amenity space consistent with the guideline for townhouse projects in the OCP (i.e., 6 m^2 per unit, for a total of 30 m^2). The amenity space is proposed to be located at the northeast corner of the site to benefit from the existing adjacent public open spaces (i.e., pedestrian sidewalks, grass boulevards, and trees along all frontages at the intersection of Heather and Turnill Streets). The outdoor amenity space has been mainly designed as a passive area for future residents' enjoyment, while also facilitating children's play (i.e., the preliminary landscape concept illustrates vertical and horizontal balancing logs, and flat boulders. Final details of landscaping on-site, including the amenity space and play equipment will be determined as part of the Development Permit application review process).

Indoor Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant will be proposing a contribution in the amount of $5,000 ($1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit application stage in-lieu of providing on-site indoor amenity space.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of $2.00 per buildable square foot prior to rezoning (i.e., $14,344).

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Rezoning Considerations

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the McLennan South Sub-Area Plan, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Providing more defined private open space for individual units in the west building.
- Relocating visitor bicycle parking closer to the site entry.
- Examining opportunities to locate unit entries for the west building towards Turnill Street to provide a more pedestrian-oriented streetscape on both frontages.
- Modification to the garbage and recycling enclosure to further incorporate it into the west building and relocate the entry door to face the drive-aisle so as to provide an improved streetscape elevation along Turnill Street.
- Refining proposed fenestration and architectural elevations through the use of treatments that better promote recognition of individual storeys to reduce the apparent height of the proposed buildings (e.g., using colour and materials to give buildings a distinct top, middle, and base).
- Providing for accessibility and aging-in-place features to be incorporated into unit design.

- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

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

Financial Impact

None.

Conclusion

This development proposal is to rezone 7751 Heather Street from the "Single Detached (RS1/F)" zone to the "High Density Townhouses (RTH2)" zone, to permit the development of five (5) townhouses.

The proposal is consistent with the land use designations contained within the OCP and City Centre Area Plan (McLennan South Sub-Area), and the preliminary concept plans attached are generally consistent with the Development Permit guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9234 be introduced and given first reading.

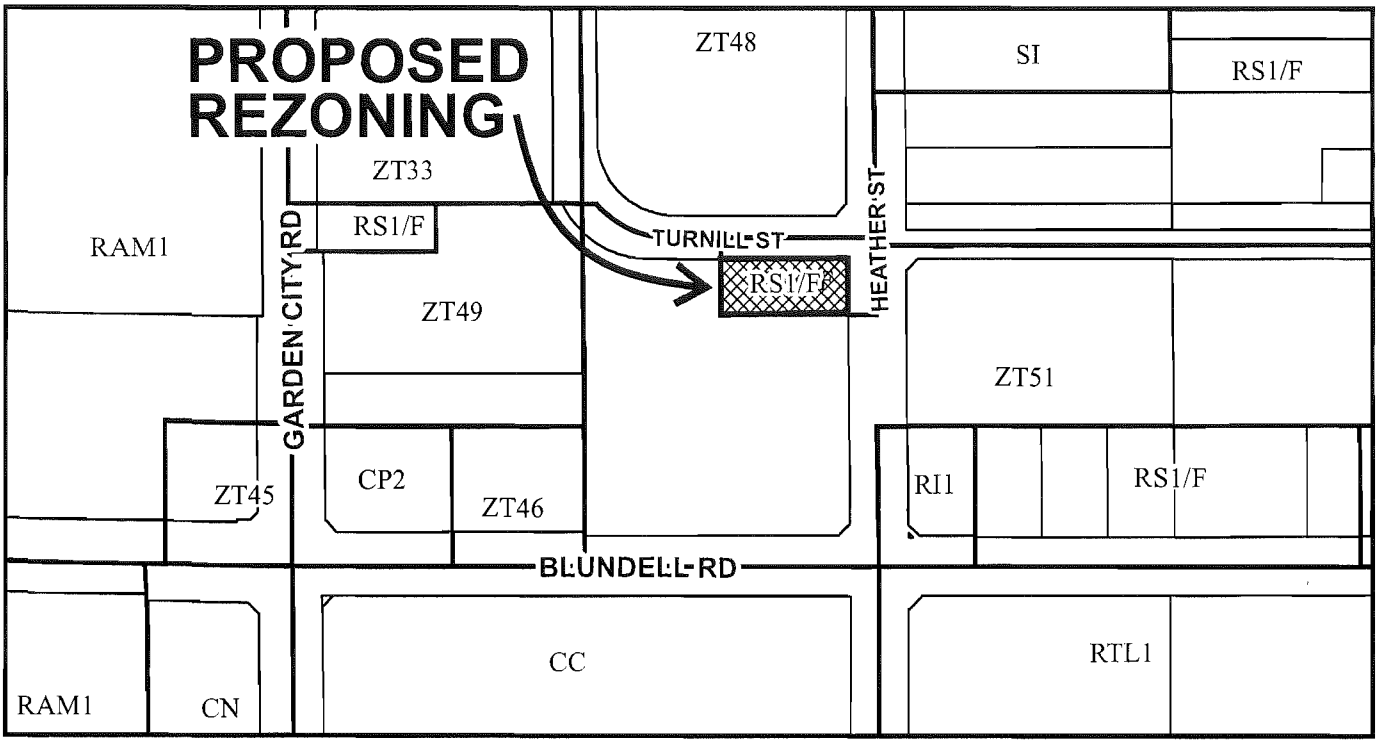
Cynthia Lussier
Planning Technician – Design
(604-276-4106)

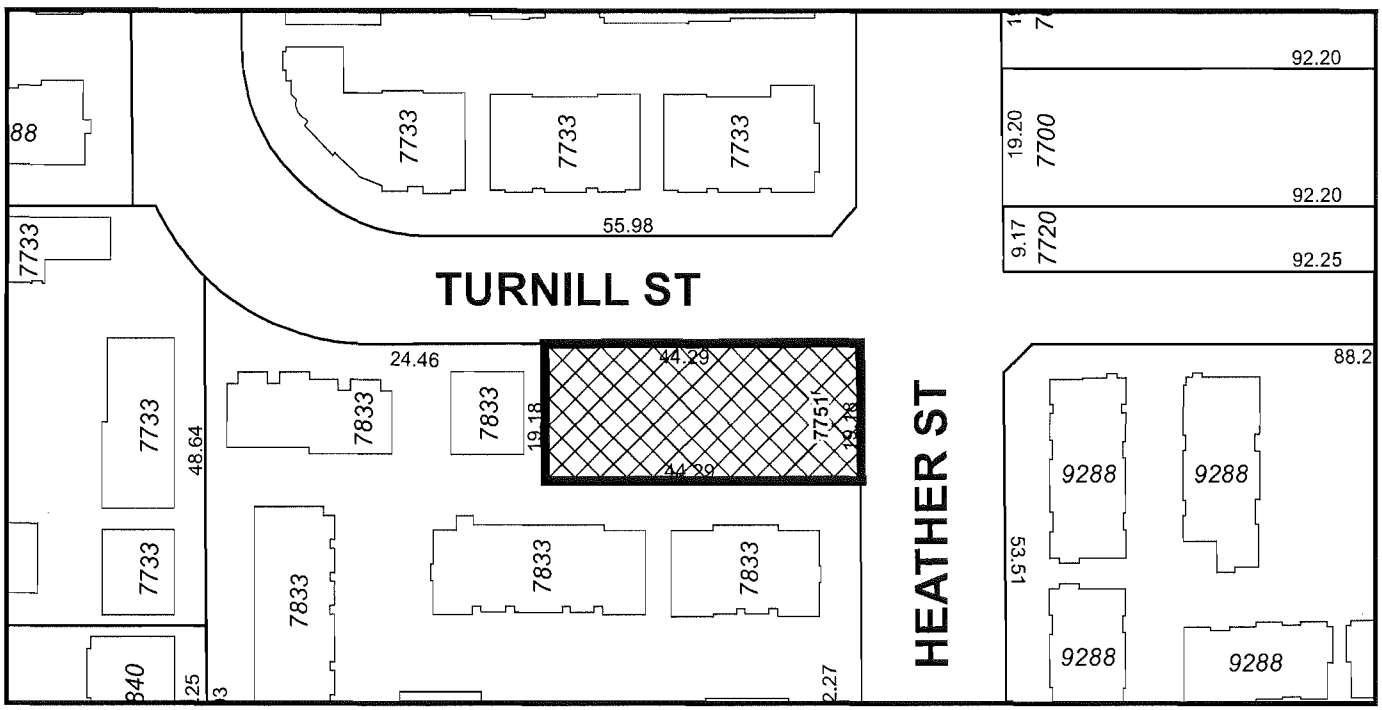
CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Site Survey
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan South Sub-Area Plan Land Use Map & Character Area Map
Attachment 5: Conceptual Development Plans
Attachment 6: Tree Management Plan
Attachment 7: Rezoning Considerations

ATTACHMENT 1

City of Richmond





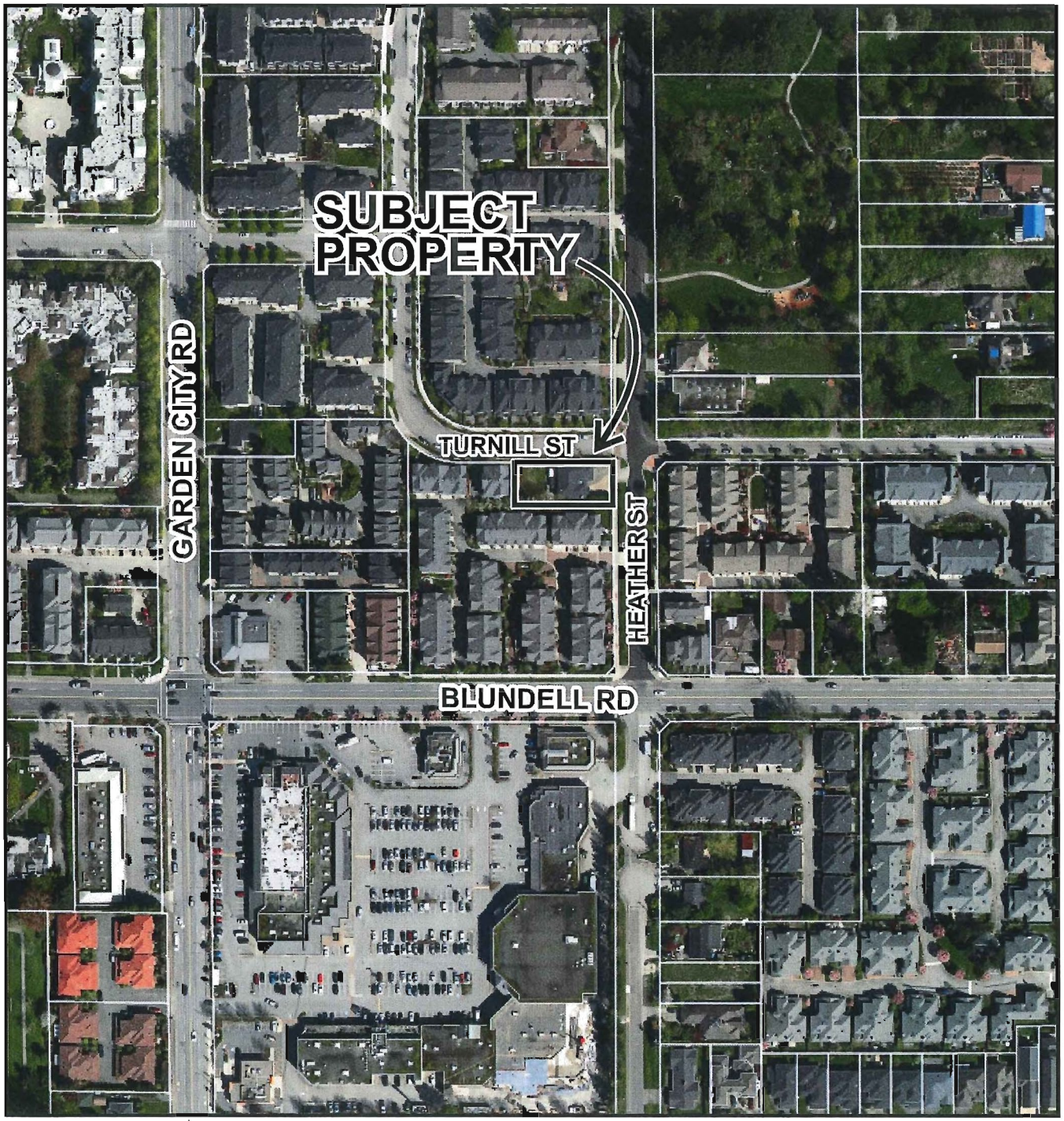
RZ 13-644767

Original Date: 03/05/15

Revision Date:

Note: Dimensions are in METRES

City of
Richmond



RZ 13-644767

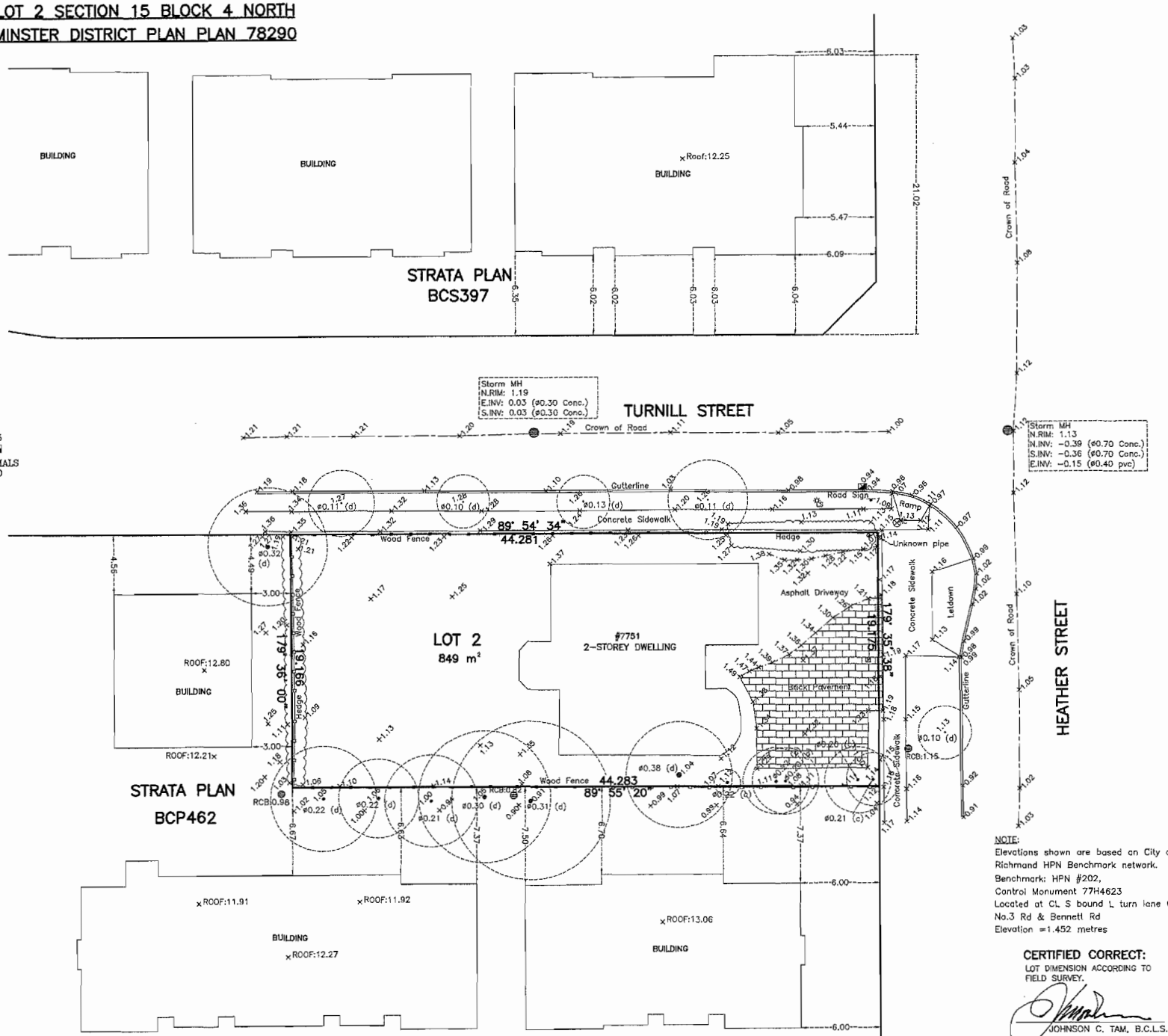
Original Date: 03/05/15

Revision Date

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY OF LOT 2 SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN PLAN 78290

#7751 HEATHER STREET,
RICHMOND, B.C.
P.I.D 011-492-040



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (c) denotes coniferous
- (d) denotes deciduous
- PP denotes power pole
- denotes manhole
- CB denotes catch basin
- IC denotes inspection chamber
- denotes water meter
- LS denotes lamp standard

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5091
FB-216 P140-144
Drawn By: TH

DWG No. 5091-TOPO

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd
Elevation =1.452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
MARCH 4th, 2013

ATTACHMENT 2

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 13-644767 **Attachment 3**

Address: 7751 Heather Street

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre (McLennan South)

	Existing	Proposed
Owner:	Han Liu	To be determined
Site Size (m^2):	848.93 m²	832.85 m² after road dedication
Land Uses:	Single detached dwelling	Five (5) townhouse units
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation (CCAP – McLennan South):	Residential, townhouse up to 3 storeys over 1 parking level, triplex, duplex, single-family 0.75 base FAR	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH2)
Number of Units:	1	5
Other Designations:	McLennan South Sub-Area Plan Neighbourhood Character Area A: 3 storey townhouse over parking	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80	Max. 0.80	none permitted
Lot Coverage – Building:	Max. 45%	37%	none
Lot Coverage – Buildings, Structures, and non-porous surfaces:	Max. 70%	59.8%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	29%	
Subdivision Provisions/Lot Size (min. dimensions):	40 m width 30 m depth 1,800 m² area	832.85 m² after road dedication (note: no new lots are being created through subdivision; the minimum lot dimensions do not apply to this residual lot)	none

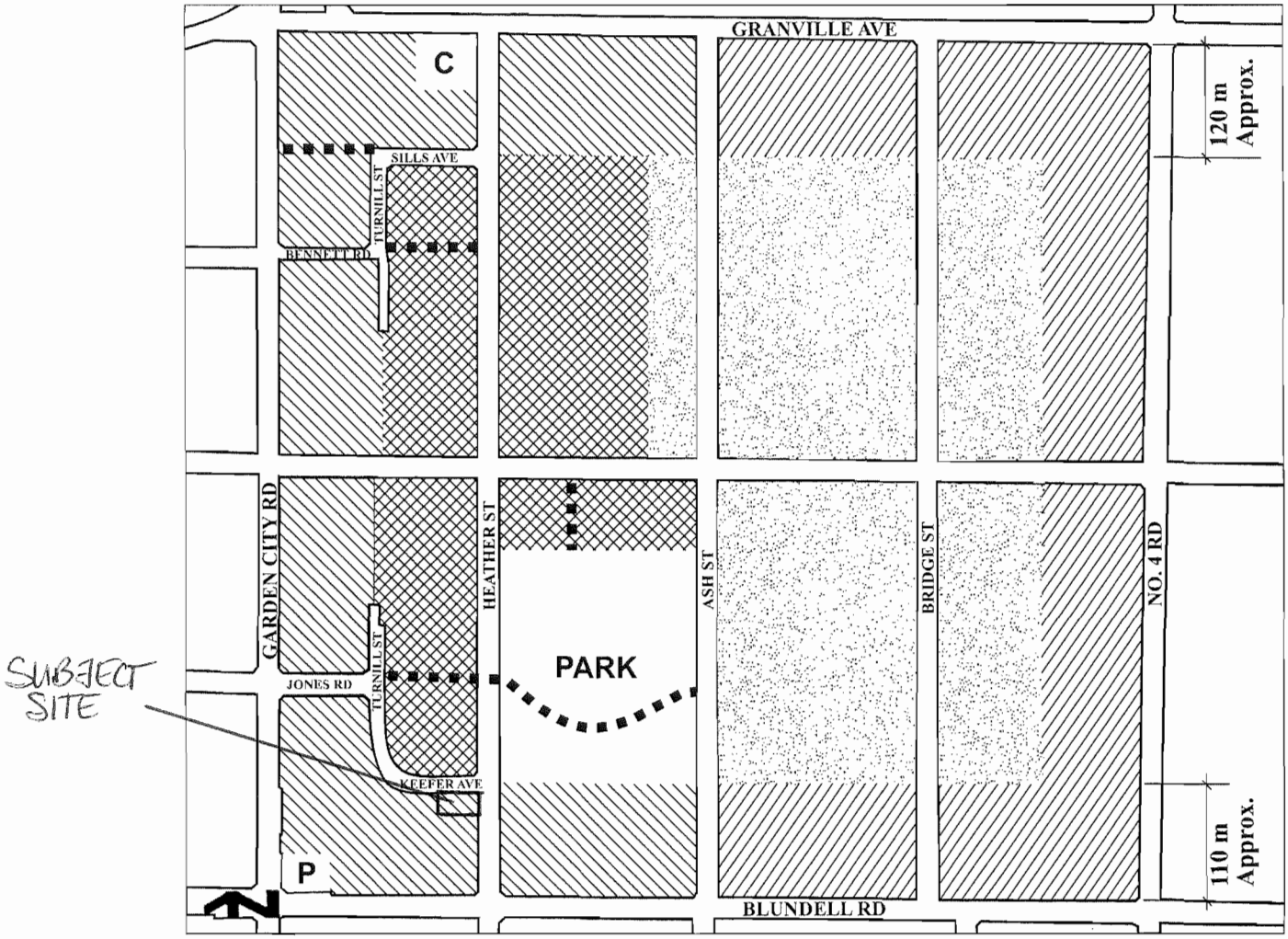
	Bylaw Requirement	Proposed	Variance
Setback – Front Yard & Exterior Side Yard (m):	Min. 4.5 m	5.7 m & 4.6 m	**To reduce the exterior side yard from 4.5 m to 2.6 m to allow the portion of the building containing the garbage & recycling enclosure to project into the required yard**
Setback – Interior Side & Rear Yards (m):	Min. 2.0 m	Min. 2.0 m	none
Height (m):	12.0 m	Max. 12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	7 (R) and 1 (V) per unit	7 (R) and 1 (V) per unit	none
Off-street Parking Spaces – Total:	8	8	none
Amenity Space – Indoor:	Min. 50 m²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 30 m²	60 m²	none

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

City of Richmond

Land Use Map

Bylaw 7892
2005/04/18



Residential, Townhouse up to **3 storeys** over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

Residential, Historic Single-Family, **2 ½ storeys** maximum **0.55 base F.A.R**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m^2/ 5,920 ft^2 min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m^2/ 3,444 ft^2 min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

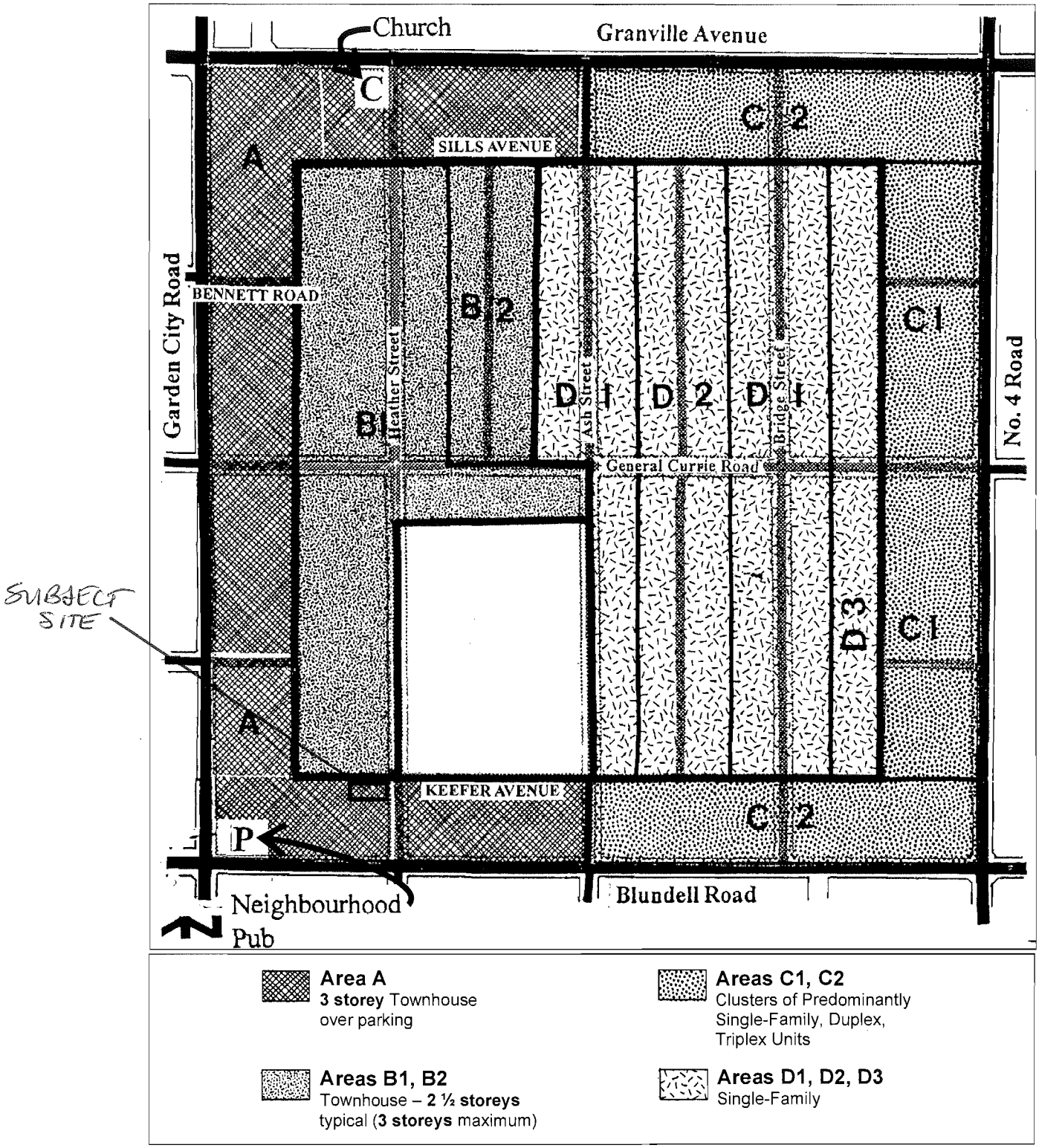
Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

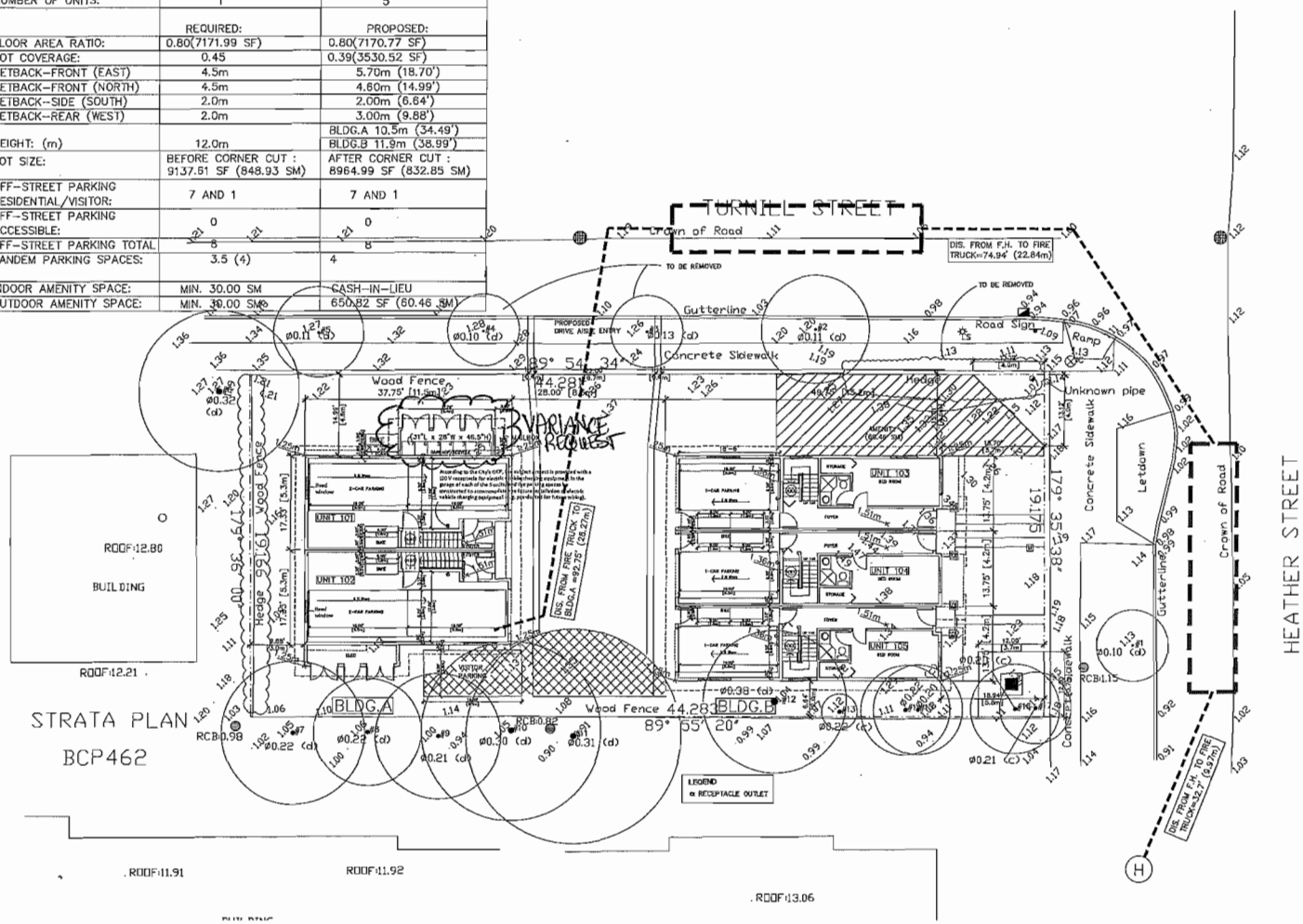
Character Area Key Map



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

SITE AREA:	8964.99 SF (832.85 SM)	
LAND USES:	TOWNHOUSE	
OCP DESIGNATION:	NO CHANGE	
ZONING:	RTH2	
NUMBER OF UNITS:	1	5
	REQUIRED:	PROPOSED:
FLOOR AREA RATIO:	0.80(7171.99 SF)	0.80(7170.77 SF)
LOT COVERAGE:	0.45	0.39(3530.52 SF)
SETBACK–FRONT (EAST)	4.5m	5.70m (18.70')
SETBACK–FRONT (NORTH)	4.5m	4.60m (14.99')
SETBACK–SIDE (SOUTH)	2.0m	2.00m (6.64')
SETBACK–REAR (WEST)	2.0m	3.00m (9.88')
HEIGHT: (m)	12.0m	BLDG.A 10.5m (34.49') BLDG.B 11.9m (38.99')
LOT SIZE:	BEFORE CORNER CUT : 9137.61 SF (848.93 SM)	AFTER CORNER CUT : 8964.99 SF (832.85 SM)
OFF–STREET PARKING RESIDENTIAL/VISITOR:	7 AND 1	7 AND 1
OFF–STREET PARKING ACCESSIBLE:	0	0
OFF–STREET PARKING TOTAL	8	8
TANDEM PARKING SPACES:	3.5 (4)	4
INDOOR AMENITY SPACE:	MIN. 30.00 SM	CASH–IN–LIEU
OUTDOOR AMENITY SPACE:	MIN. 30.00 SM	650.82 SF (60.46 SM)

RZ 13–644767



MATTHEW CHENG ARCHITECT INC.

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No	Date	Revision

Comments

Project Title
5–UNIT TOWNHOUSE DEVELOPMENT
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
SITE PLAN

Drawn: HC/MT
Checked: MC
Scale:
Project Number:
Revision Date: MARCH 24, 2015
Print Date: MARCH 24, 2015
Dwg. No. A01

ATTACHMENT 5

RZ 13-644767

STREETSCAPE ALONG HEATHER STREET

STREETSCAPE ALONG TURNILL STREET

MATTHEW CHENG ARCHITECT INC.

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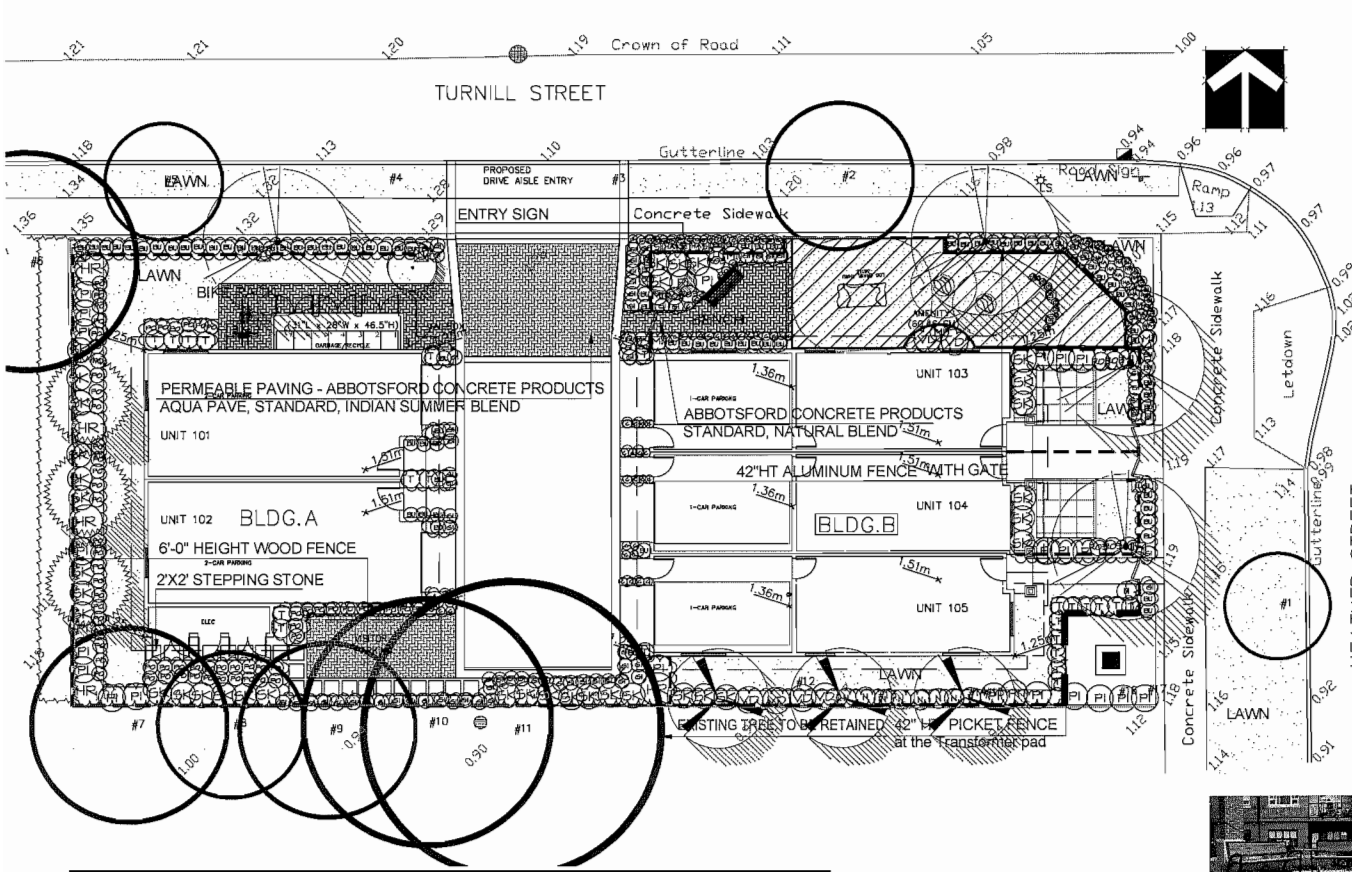
No.	Date	Revision

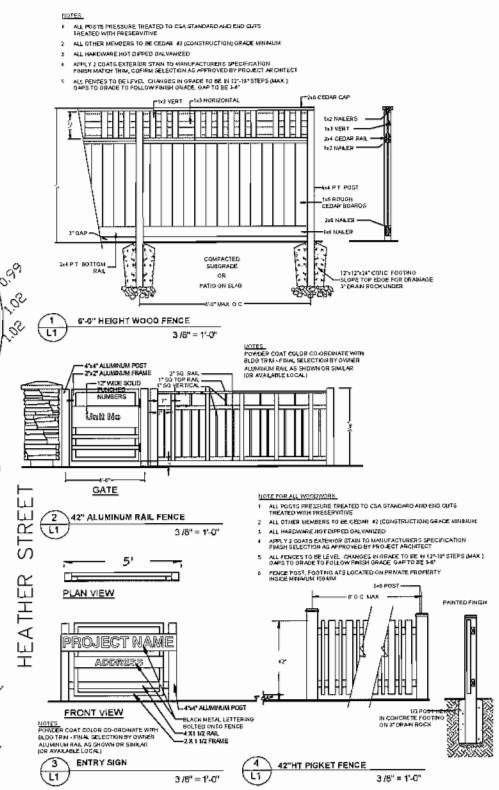
Consultants

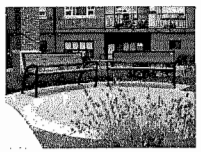
Project Title
5-UNIT TOWNHOUSE DEVELOPMENT
7751 HEATHER STREET
RICHMOND, B.C.

Sheet Title
STREETSCAPES

Drawn: HC/MF
Checked: MC
Scale:
Project Number:
Revision Date: March 24,2015
Print Date: March 24,2015
Dwg. No. A3.1

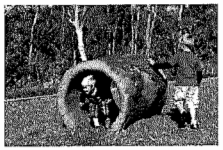






Wishbone, Modena Park bench M-5
Ultraplast recycled Plastic
Slats-Walnut
Durable Powder Coated
Cast Aluminum Frame-Black
Ph.: 604 626 0476

Wishbone, Modena Bike Rack; MBR-37
Ultraplast recycled Plastic
Slats-Walnut
Durable Powder Coated
Cast Aluminum Frame-Black
Ph.: 604 626 0476



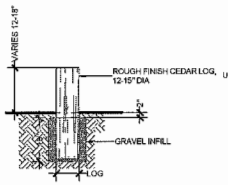
PLAY STRUCTURES:
REFER TO WWW.GAMETIME.COM
Log Craw True
Model No 38112

PLANT SCHEDULE

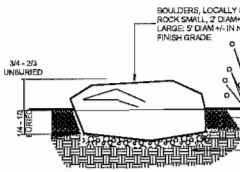
PMG PROJECT NUMBER: 14-134

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AM	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	8CM CAL; 2M STD; B&B
PW	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID	VANDERWOLF'S PYRAMID PINE	3.5M HT; B&B
PT	3	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	6CM CAL; B&B
PC	2	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6CM CAL; 1.5M STD; B&B
SHRUB				
BM	88	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
HS	5	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA	#2 POT; 30CM
NN	9	NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	#2 POT; 20CM
PJ	25	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT
RE	7	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE; DARK RED	#3 POT; 60CM
SJ	35	SKIMMIA JAPONICA REEVESIANA	SKIMMIA	#3 POT; 25CM
TM	25	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
VD	6	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CM	66	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIGATED JAPANESE SEDGE	11 CM POT
HM	24	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
MS	7	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	#2 POT
PA	67	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT; HEAVY
PERENNIAL				
SI	15	SAXIFRAGA X ARENDSII PINK	PINK SAXIFRAGE	11 CM POT
GC				
PM	65	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

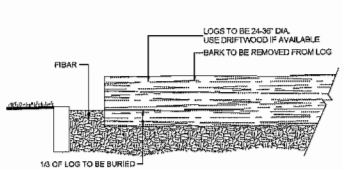
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



4 VERTICAL LOG
1/2"= 1'-0"



5 FLAT BOULDER
1/2"= 1'-0"



6 PLAY AREA BALANCE LOG
1/2"= 1'-0"

permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION
1	15.APR.01	NEW SITE PLAN

HATTIE LIU

PROJECT:

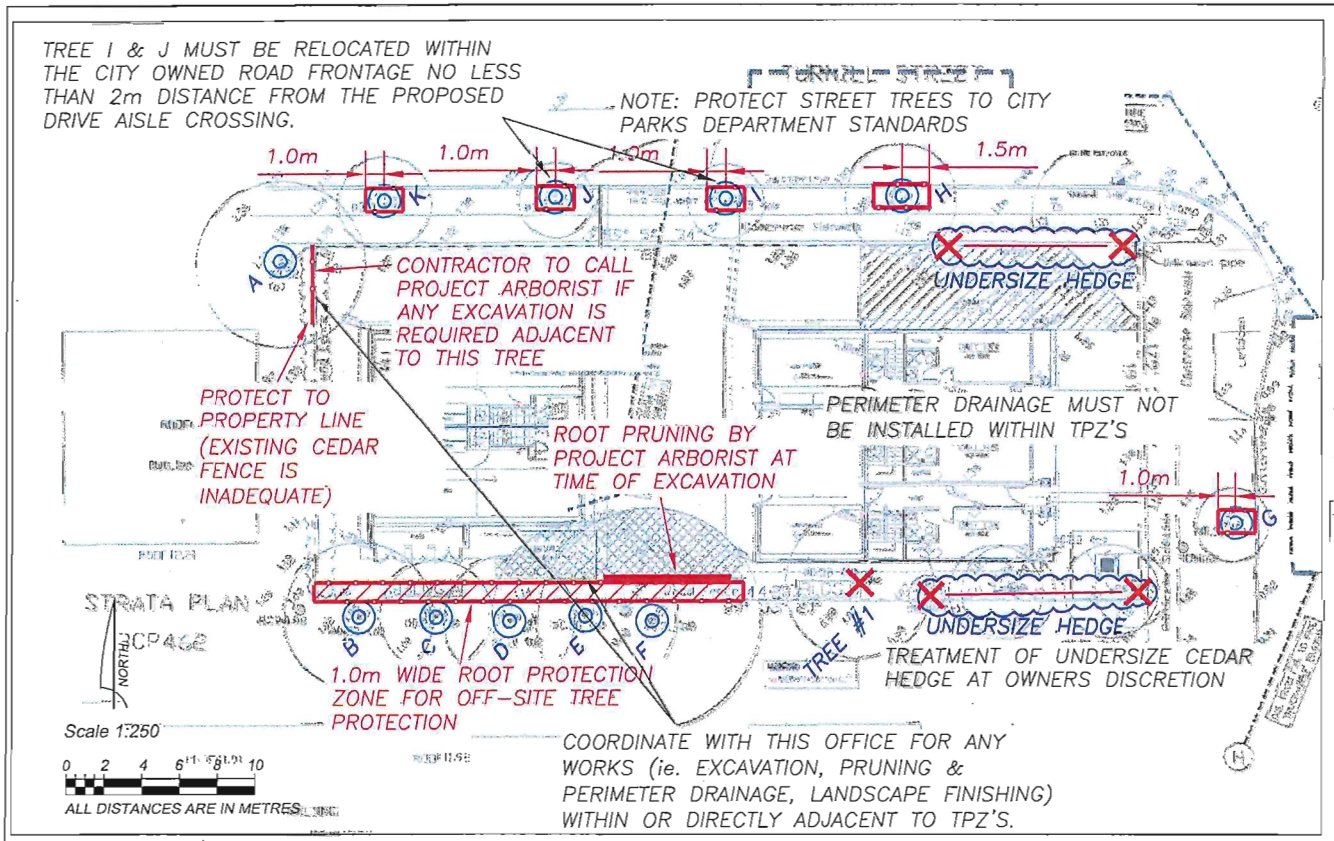
5-UNIT TOWNHOUSE DEVELOPMENT

7751 HEATHER STREET RICHMOND

MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:

LANDSCAPE PLAN

DATE: March 12, 2015
DRAWING NU: L1
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM

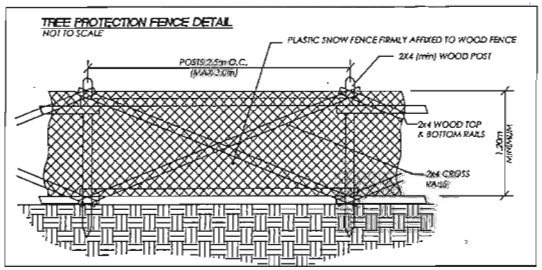


Tag #	Dbh (cm)	Tree Type	Recommendation
1	38	Laurel	Remove
A	32	London plane	Protect
B	22	Flowering cherry	Protect
C	22	Flowering cherry	Protect
D	22	Flowering cherry	Protect
E	31	London plane	Protect
F	31	London plane	Protect
G	Est. 10	Dogwood	Protect
H	Est. 11	Linden	Protect
I	Est. 13	Linden	Relocate/Protect
J	Est. 10	Linden	Relocate/Protect
K	Est. 11	Linden	Protect

SUGGESTED REPLACEMENT TREE LIST

SIZE	CODE	BOTANICAL NAME	COMMON NAME	SPR	DEC/CON	SIZE	HEIGHT
6 cm cal	AG	Acer griseum	Paperbark maple	6	D	M	12
3.0 m ht	PO	Picea omorika	Serbian spruce	5	C	M	20

TREE PROTECTION FENCE DETAIL
NOT TO SCALE



LEGEND

- DENOTES SITE LIMITS
- 25 DENOTES TREE NUMBER. REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- DENOTES TREE TO BE REMOVED
- DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)
- DENOTES UNDERSIZE TREE PER MUNICIPAL BYLAW. SPECIES AND SIZE AS NOTED.
- DENOTES OFFSITE TREE. REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS. SEE TREE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

PLAN NOTES:

1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNERS' REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNERS' ENGINEER (P ENG) AND/OR DESIGN CONSULTANTS.
2. THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

REV #	DATE	COMMENTS
1	MAR 11 2015	UPDATED SITE PLAN
0	MAY 23 2013	FIRST SUBMISSION

aclgroup.ca
ARBORTECH CONSULTING
a division of:
GREATER VANCOUVER OFFICE:
SUITE 200 – 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604.275.3484
FRASER VALLEY OFFICE:
SUITE 109 – 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.755.7132

TREE MANAGEMENT DRAWING

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	7551 HEATHER STREET, RICHMOND
CLIENT:	HATTIE LIU
ACL FILE:	13147
SHEET:	1 OF 1

ATTACHMENT 6

ATTACHMENT 7

City of Richmond

Rezoning Considerations

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

Address: 7751 Heather Street **File No.:** RZ 13-644767

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, the following must be completed:

1. 4 m x 4 m corner cut road dedication at the northeast corner of the subject site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist to supervise:
   a) any works conducted in close proximity to the tree protection zone of the off-site trees to be retained [i.e., Trees G, H, K on City-owned property, and the six (6) trees at 7833 Heather Street]; and
   b) relocation and protection of Trees I and J on City-owned property.

   The Contract should include the scope of work to be undertaken, any protection measures required to ensure tree protection (e.g. root pruning during excavation and installation), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Contract entered into between the applicant and a qualified tree relocation company.
4. Submission of a Tree Survival Security to the City in the amount of $6,500 for Trees G, H, I, J, K on City-owned property [three (3) to be retained; two (2) to be relocated].
5. City acceptance of the developer's voluntary contribution of $2.00 per buildable square foot (e.g. $14,344) to the City's Affordable Housing Reserve Fund.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
8. 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.
9. 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 applicant is required to:

- Submit 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 Development Permit* issuance, the applicant is required to:

- Submit a contribution in the amount of $5,000 ($1,000/unit) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.

Prior to Building Permit* issuance, the following must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Completion of servicing works and boulevard improvements to be done at the developer's sole cost via City Work Order. The works and improvements are to include, but are not limited to:

  Frontage Improvements

  - Realignment of the existing curb ramp at the corner of Turnill Street and Heather Street, and provision of a second curb ramp to accommodate north/south and east/west wheelchair access across Turnill Street and Heather Street respectively. Boulevard and sidewalk treatments are to match the corner landing area treatment at the northwest corner of the intersection of Turnill and Heather Streets.
  - Closing the existing driveway crossing on Heather Street in front of the subject site, and installing curb, gutter, sidewalk, one (1) street tree, and a grass boulevard in its place. Boulevard and sidewalk treatments for the frontage along Heather Street are to match the west side of Heather Street, north of Turnill Street (including provision of a street tree).
  - Installing the proposed driveway crossing on Turnill Street in accordance with the City's design standards (e.g., 6.7 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet the existing grade of sidewalk/boulevard).

  Storm Sewer Works

  - Provision of a new storm service connection with the appropriate size inspection chamber from the existing 675 mm diameter storm sewer at Heather Street.

  Water Works

  - Using the OCP Model, there is 316 L/s available at 20 psi residual at the hydrant at Heather Street, north of Turnill Street and 360 L/s available at 20 psi residual at the hydrant at Heather Street, south of Turnill Street. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
  - Provision of a new water service connection from the existing 200 mm diameter watermain at the Heather Street frontage.

  Sanitary Sewer Works

  - Provision of a new sanitary service connection with the appropriate size inspection chamber from the existing 200 mm diameter sanitary main at the Heather Street frontage.

  General Items

  - The developer is to provide right-of-ways to accommodate City utilities, such as water meter and inspection chambers (if applicable).
  - The developer is to provide private utility companies right-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public space) and future under-grounding of overhead lines (if applicable).
  - Remove an existing utility support pole at the corner of Heather Street and Turnill Street.
  - It is recommended that the developer contact the private utility companies to learn of their requirements.
  - 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.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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 original on file)

Signed

Date

City of Richmond

Bylaw 9234

Richmond Zoning Bylaw 8500
Amendment Bylaw 9234 (RZ 13-644767)
7751 Heather Street

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. 011-492-040
   Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 78290

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9234".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER REQUIREMENTS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

4539002