



To: Planning Committee

Date: October 27, 2014

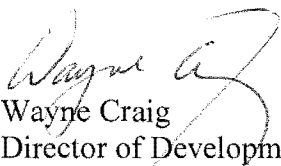
From: Wayne Craig  
Director of Development

File: RZ 14-658284

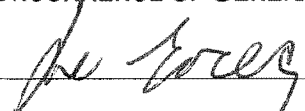
Re: **Application by Western Gardenia Garden Holdings Ltd. for Rezoning at 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)"**

**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.

  
Wayne Craig  
Director of Development

WC:db

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

## 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 m<sup>2</sup> (17,506 ft<sup>2</sup> net) medium density, ground-oriented, 3 storey townhouse project on the consolidated lot. The development will contain 16 dwellings ranging in size from 97.5 m<sup>2</sup> (1,054 ft<sup>2</sup>) to 140.5 m<sup>2</sup> (1,512 ft<sup>2</sup>). 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> sized lot zoned "High Density Townhouses (RTH4)".

To the South: an existing four storey apartment building on a large 6,059 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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.



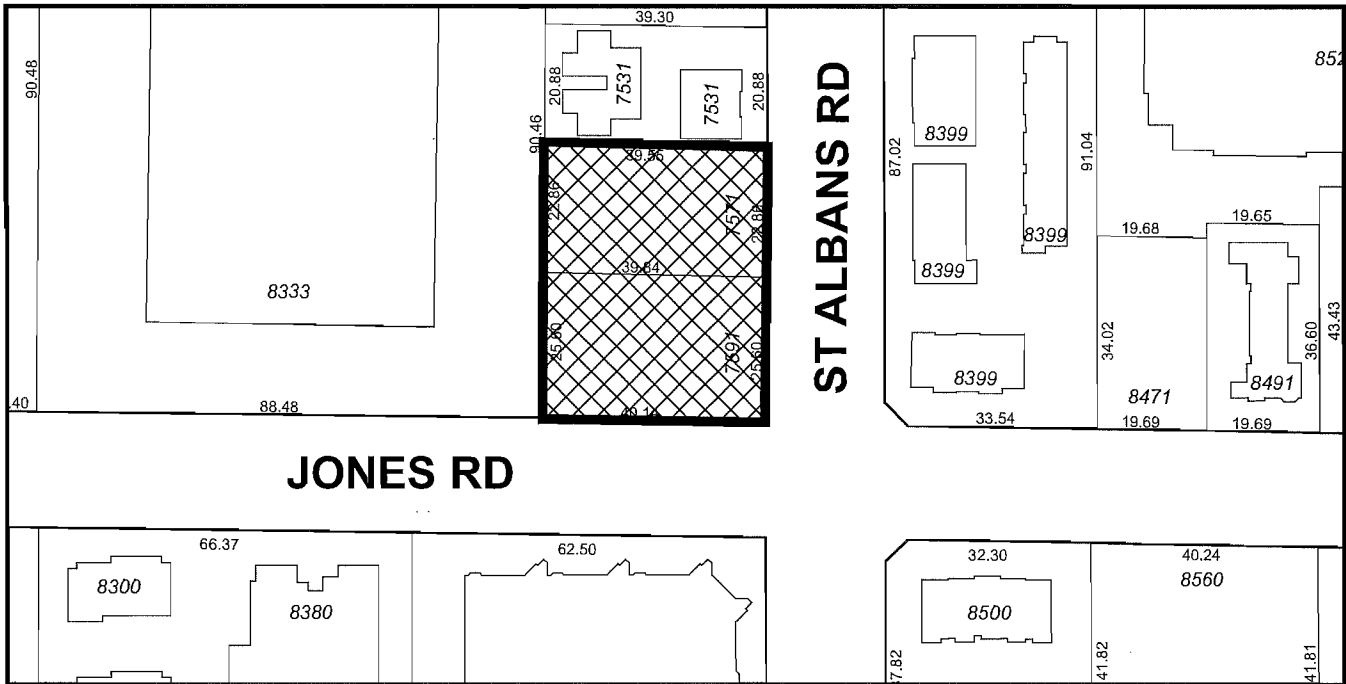
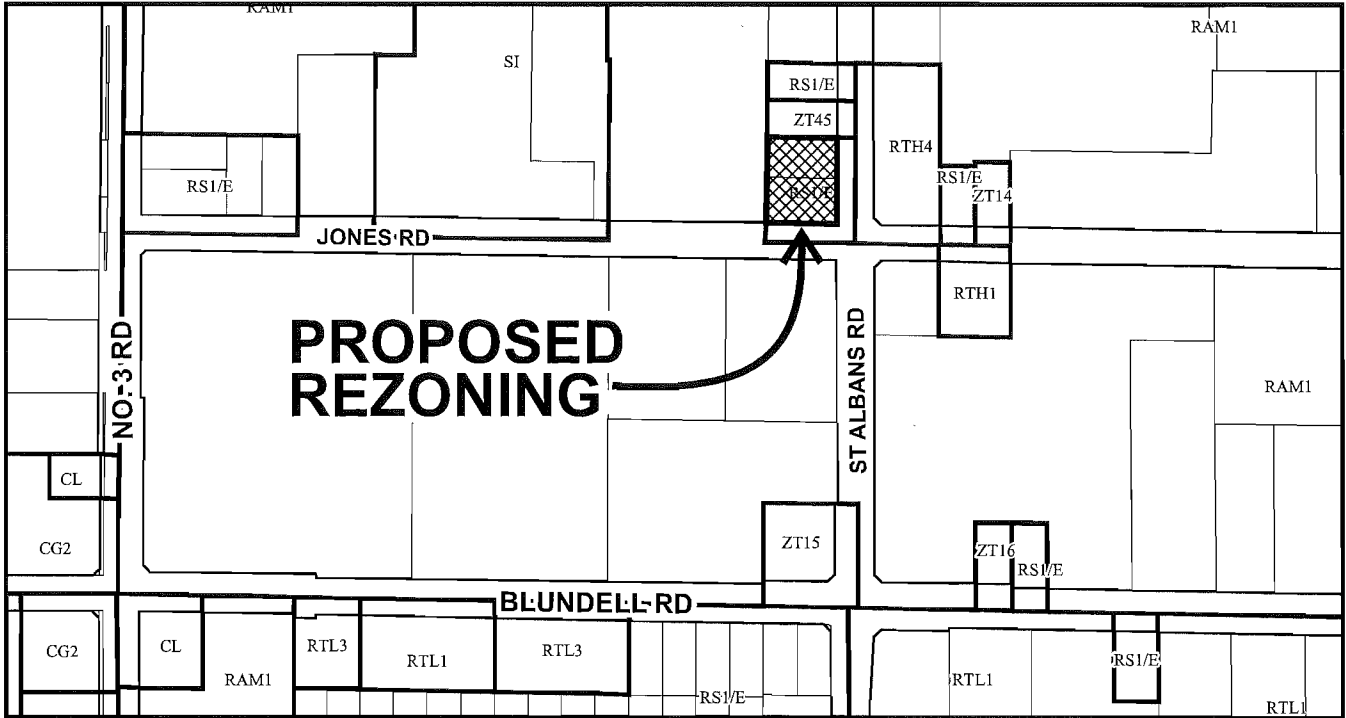
David Brownlee  
Planner 2

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

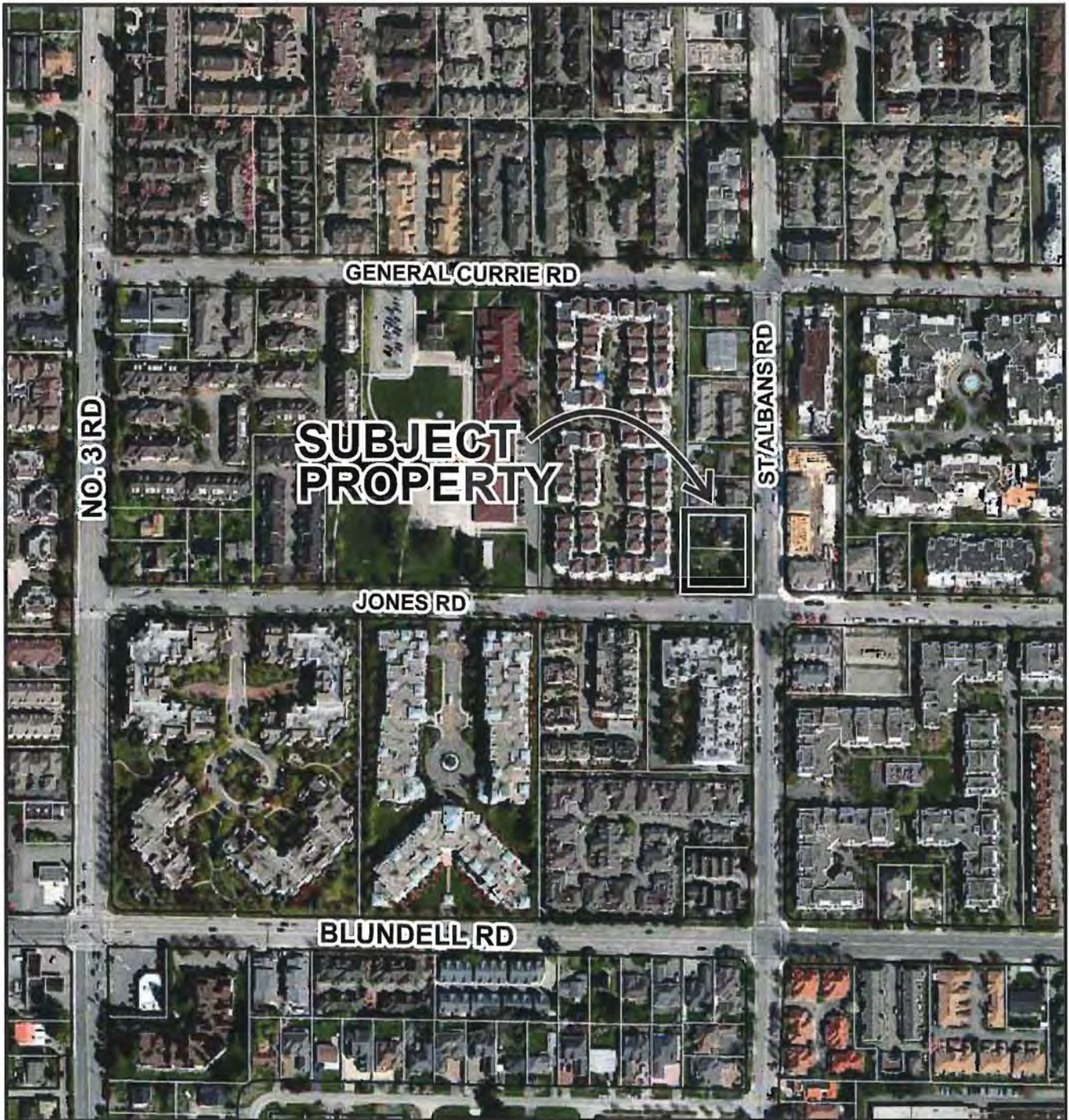
Revision Date:

Note: Dimensions are in METRES

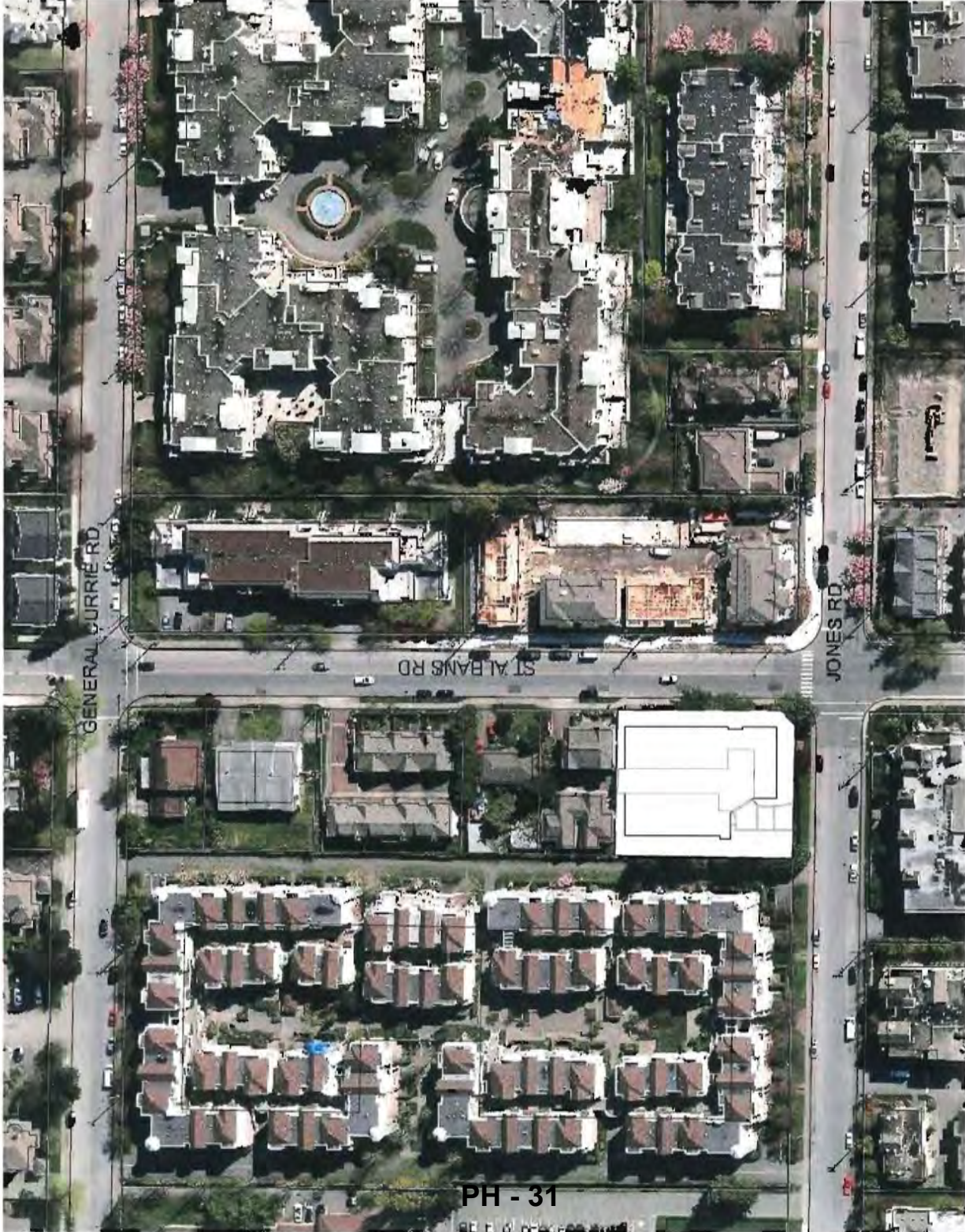




City of  
Richmond



	<p>RZ 14-658284</p>	<p>Original Date: 03/21/14 Revision Date: Note: Dimensions are in METRES</p>
--	---------------------	--



PH - 31

**Development Statistic**

Gross Site Area	1,930 sqm (20,714 sq ft)
Dedication Site Area	8 sqm (87 sq ft)
Net Site Area	1,922 sqm (20,627 sq ft)
Zoning	RTH4
Proposed Net Floor Area	1609.09 sqm (17,201 sq ft)
Proposed FAR	0.837
No. of Units	16
Density (U/PA)	33.7
Required Lot Coverage	45%
Proposed Lot Coverage	44.7%
Required Building Height	11.03 m
Proposed Building Height	11.03 m
Required Setback:	
Front Yard (St. Albans Road)	4.50m
Officer side yard (Road Jones Road)	4.50m
Interior side yard	2.00m
Corner cut of St. Albans & Jones Road	4.50m
Proposed Setback:	
Front Yard (St. Albans Road)	4.50m
Max. 1.0 m projection of bay window	3.58m
Exterior side yard (Road Jones Road)	4.54m
Max. 0.6 m projection of bay window	3.62m
Interior side yard	2.00m
Corner cut of St. Albans & Jones Road	3.90m
Parking requirement:	
Residential 1.4 resident (City Center Parking)	23
Visitor 0.2 car/unit	4
Total Required	27
Handicap Stall	1
Parking Provided: Standard Stall	18
Small Stall	7
Visitor Provided	4
Total Provided	29
On-site Employer Parking Requirements:	
Class 1: 1.2 staff/unit	20
Class 2: 0.2 staff/unit	4
Total Class 1 Staff Provided	20
Total Class 2 Staff Provided	4

THIS DOCUMENT IS A PUBLIC DOCUMENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED UNDER PENALTY OF LAW.



**GARDENIA GARDENS**  
7571-7591 St Albans Rd  
82-14-05984 & 07-14-05285  
OCTOBER 8, 2014

**FOUGERE**  
architecture inc.  
200-1202 Dundas Street West, Suite 100  
Toronto, ON M6J 1G6



**CONTEXT PLAN**  
SCALE 1" = 40'-0"

**ZONING ANALYSIS**

RT14 Zoning District	Zoning Requirement	Our Design
8.8.1 Purpose	High Density town housing (City Center)	complies
8.8.2 Permitted uses	Housing, Town	complies
8.8.4, 2.0) Permitted Density	0.90 FAR	complies
8.8.5. Lot Coverage	45% maximum	complies
	70% maximum	complies
	20% minimum	complies
8.8.6. Yards & Setbacks	4.5 m	complies
	1. front yard, exterior side yard or rear setback	variance required (3.9 m)
	2. interior side yard and rear yard	complies
	3. line setback	complies
8.8.7. Permitted Height	1.2 m	complies
8.8.8. Minimum Lot Size	12.0 m (3 stories)	complies
	20.0 m	complies
	30.0 m	complies
	600 sqm	complies
8.8.10 On-Site Parking and Loading	23 stalls (1.4 car/unit)	complies
	4 stalls (0.2 car/unit)	complies
	no small car	variance required (7 small cars)
	1 stall (2% of stalls)	complies
	1.25 spaces/unit	complies
	33% of required	complies
	0.2 spaces/unit	complies
8.7.1 Other Regulations		
4.0.1. density calculation exclusion		
a. 10% of floor area for covered area	complies	
b. maximum of 50 sqm for garage	complies	
c. exclusion of 10 sqm of stairs & entry	complies	
4.9.4. bay window projection	1.0 m maximum	complies
	side or rear yard	variance required
4.9.5. entry stairs projection	0.6 m maximum	complies
	side or rear lot line	complies
4.9.6. balconies & porches projection	no deeper than 2.0 m	complies
	front, exterior side & rear yard	complies
4.9.7. gateways, pergolas	1.5 m maximum	complies
4.12.3. cantilevered roofs, eaves & gutters	2.0 m maximum to a lot line	complies
	into the yard	complies
4.16. accessible unit	1.2 m maximum	complies
		complies

**FLOOR AREA CALCULATION**

Unit Count	Unit Type	Ground		Upper		Unit		Total		Main Floor		Upper Floor		Total Net Floor Area	Total Net Area
		Floor Area	Gross	Floor Area	Gross	Floor Area	Gross	Floor Area	Gross	Floor Area	Gross	Floor Area	Gross		
1	A1 (3 bedrooms)	195	554	603	1,802	1,802	51	1,262	51	1,262	42	27	1,127	51	1,127
2	A2 (4 bedrooms)	273	554	603	1,802	1,802	78	2,860	78	2,860	30	27	1,295	78	2,590
2	B1 (2 bedrooms)	91	464	506	1,061	1,061	65	2,132	65	2,132	43	35	918	65	1,836
2	B2 (2 bedrooms)	82	469	512	1,163	1,163	65	2,208	65	2,208	43	35	1,020	65	2,040
2	B3 (3 bedrooms)	334	469	512	1,315	1,315	65	2,620	65	2,620	43	35	1,172	65	2,344
2	B4 (2 bedrooms)	137	464	506	1,107	1,107	65	2,214	65	2,214	43	35	964	65	1,928
1	B5 (1 bedroom)	298	469	512	1,279	1,279	65	1,279	65	1,279	43	35	1,136	65	1,136
1	B6 (2 bedrooms)	79	464	506	1,049	1,049	63	1,049	63	1,049	43	35	908	63	908
1	C (3 bedrooms)	332	565	615	1,512	1,512	72	1,512	72	1,512	31	31	1,373	72	1,373
1	D (2 bedrooms)	47	467	500	1,054	1,054	55	1,054	55	1,054	33	33	913	55	913
1	E (3 bedrooms)	104	585	599	1,268	1,268	66	1,268	66	1,268	42	35	1,125	66	1,125
16								19,576		19,576					17,320

Maximum FAR	0.900
Proposed FAR	0.837

UNIT DENSITY		ACCESSORY CALC.	
Unit Count	Unit Type	Accessory Area	Total Accessory Area
1	A1	383	383
2	A2	350	700
2	B1	417	834
2	B2	199	398
2	B3	363	726
2	B4	246	492
1	B5	333	333
1	B6	212	212
1	C	321	321
1	D	203	203
1	E	217	217
1	Elc/Mech	142	142
1	Garbage/Recycling	80	80
		5,041	5,041

Site Area	20,667 (0.475 Acres)	Maximum Accessory Area	477.6
Proposed Density	33.7 units	Proposed Accessory Area	314.4

Required Outdoor Amenity Space (6 sqm/unit)	96 sqm
Required Additional Unscoped Outdoor (10% of net site area)	192 sqm
Required Open Space	56-192=288 sqm
Proposed Open Space	114-195=319 sqm

THIS DOCUMENT HAS BEEN ELECTRONICALLY GENERATED FROM THE ORIGINAL ARCHITECTURAL DRAWINGS. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT EXTEND TO ANY OTHER MATTER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



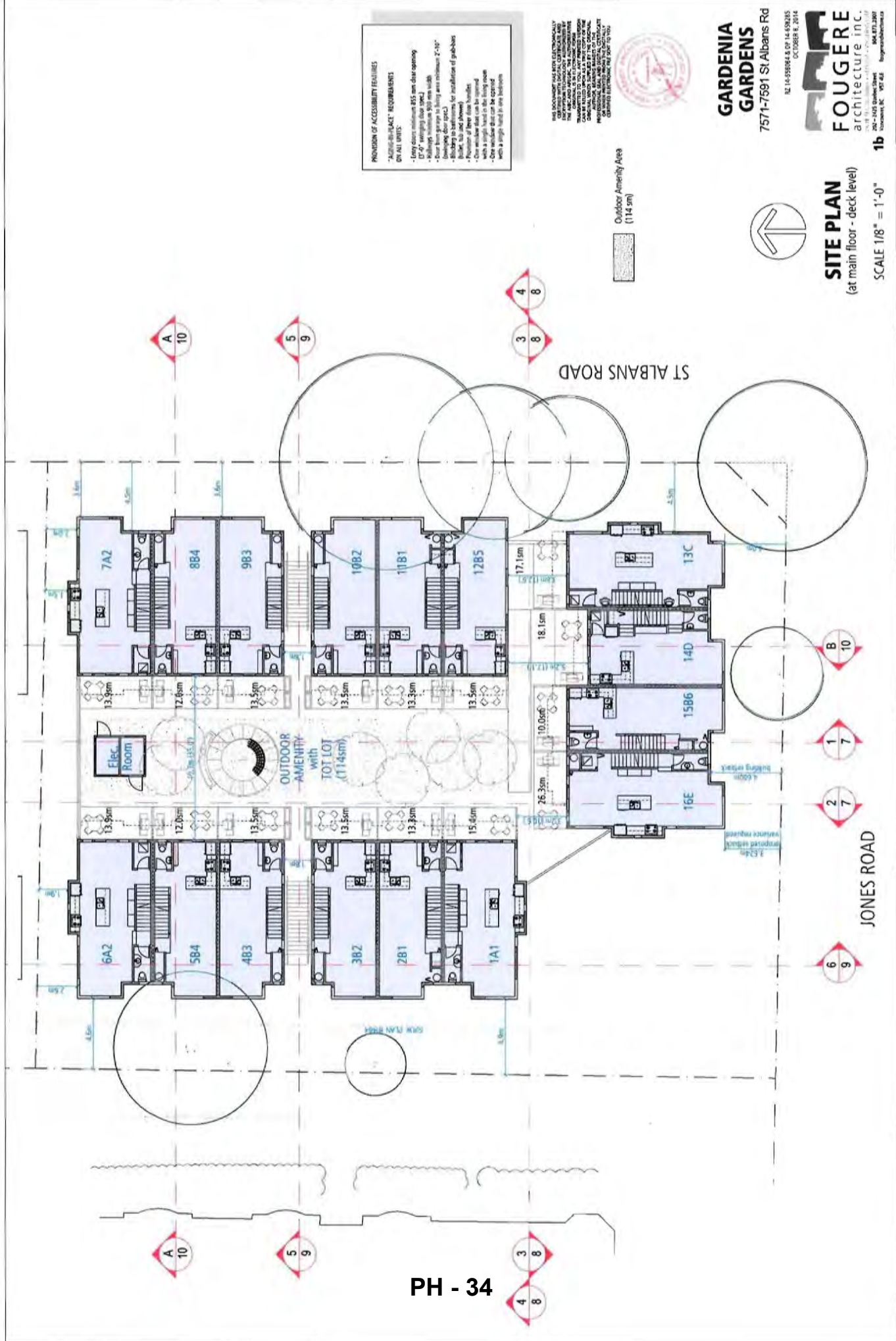
**GARDENIA GARDENS**  
7571-7591 St Albans Rd

42-14-64884.4 DP 14-23-URS  
OCTOBER 8, 2014

**FOUGERE**  
architecture inc.  
100-1000 QUEBEC ST  
MONTREAL, QC H3L 1G8  
514-871-2891  
fougere@fougere.com

**SITE DATA**





**PROVISION OF ACCESSIBILITY FEATURES SPECIAL USES:**

- Entry doors minimum 850 mm clear opening
- 1200 mm turning clear space
- Door from garage to living area minimum 2'-0"
- Slipping floor specs
- Railing to bathroom for installation of grabbars
- Placement of floor door handles
- Clear walkway that can be opened
- Show a single hand to the living room
- Show a single hand to the bedrooms with a single hand to one bedroom

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND IS LEGALLY BINDING. THE SIGNATURE OF THE ARCHITECT OR ENGINEER IS REQUIRED TO BE VERIFIED BY THE ARCHITECTURAL BOARD OF THE STATE OF CALIFORNIA. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



**GARDENIA GARDENS**  
7571-7591 St Albans Rd  
RE 14-058864 & DP 14-058285  
02/08/2018 R 2014

**FOUGERE architecture inc.**  
202-402-0400/0401  
1000-1000  
1000-1000  
1000-1000

**SITE PLAN**  
(at main floor - deck level)  
SCALE 1/8" = 1'-0"

1b





**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**STREETSCAPE St. Albans Road**  
SCALE 1/16" = 1'-0"

**EXTERIOR FINISHES SCHEDULE**

1	ASPHALT DRIVEWAYS
2	ASPHALT DRIVEWAYS - Neutral Gray
3	WOOD Siding - Neutral Tan
4	WOOD Siding - 500 7521 Neutral Tan
5	WOOD Siding - 500 7521 Neutral Tan
6	WOOD Siding - 500 7521 Neutral Tan
7	WOOD Siding - 500 7521 Neutral Tan
8	WOOD Siding - 500 7521 Neutral Tan
9	WOOD Siding - 500 7521 Neutral Tan
10	WOOD Siding - 500 7521 Neutral Tan
11	WOOD Siding - 500 7521 Neutral Tan
12	WOOD Siding - 500 7521 Neutral Tan
13	WOOD Siding - 500 7521 Neutral Tan
14	WOOD Siding - 500 7521 Neutral Tan
15	WOOD Siding - 500 7521 Neutral Tan
16	WOOD Siding - 500 7521 Neutral Tan
17	WOOD Siding - 500 7521 Neutral Tan
18	WOOD Siding - 500 7521 Neutral Tan
19	WOOD Siding - 500 7521 Neutral Tan
20	WOOD Siding - 500 7521 Neutral Tan
21	WOOD Siding - 500 7521 Neutral Tan
22	WOOD Siding - 500 7521 Neutral Tan
23	WOOD Siding - 500 7521 Neutral Tan
24	WOOD Siding - 500 7521 Neutral Tan
25	WOOD Siding - 500 7521 Neutral Tan
26	WOOD Siding - 500 7521 Neutral Tan
27	WOOD Siding - 500 7521 Neutral Tan
28	WOOD Siding - 500 7521 Neutral Tan
29	WOOD Siding - 500 7521 Neutral Tan
30	WOOD Siding - 500 7521 Neutral Tan
31	WOOD Siding - 500 7521 Neutral Tan
32	WOOD Siding - 500 7521 Neutral Tan
33	WOOD Siding - 500 7521 Neutral Tan
34	WOOD Siding - 500 7521 Neutral Tan
35	WOOD Siding - 500 7521 Neutral Tan
36	WOOD Siding - 500 7521 Neutral Tan
37	WOOD Siding - 500 7521 Neutral Tan
38	WOOD Siding - 500 7521 Neutral Tan
39	WOOD Siding - 500 7521 Neutral Tan
40	WOOD Siding - 500 7521 Neutral Tan
41	WOOD Siding - 500 7521 Neutral Tan
42	WOOD Siding - 500 7521 Neutral Tan
43	WOOD Siding - 500 7521 Neutral Tan
44	WOOD Siding - 500 7521 Neutral Tan
45	WOOD Siding - 500 7521 Neutral Tan
46	WOOD Siding - 500 7521 Neutral Tan
47	WOOD Siding - 500 7521 Neutral Tan
48	WOOD Siding - 500 7521 Neutral Tan
49	WOOD Siding - 500 7521 Neutral Tan
50	WOOD Siding - 500 7521 Neutral Tan
51	WOOD Siding - 500 7521 Neutral Tan
52	WOOD Siding - 500 7521 Neutral Tan
53	WOOD Siding - 500 7521 Neutral Tan
54	WOOD Siding - 500 7521 Neutral Tan
55	WOOD Siding - 500 7521 Neutral Tan
56	WOOD Siding - 500 7521 Neutral Tan
57	WOOD Siding - 500 7521 Neutral Tan
58	WOOD Siding - 500 7521 Neutral Tan
59	WOOD Siding - 500 7521 Neutral Tan
60	WOOD Siding - 500 7521 Neutral Tan
61	WOOD Siding - 500 7521 Neutral Tan
62	WOOD Siding - 500 7521 Neutral Tan
63	WOOD Siding - 500 7521 Neutral Tan
64	WOOD Siding - 500 7521 Neutral Tan
65	WOOD Siding - 500 7521 Neutral Tan
66	WOOD Siding - 500 7521 Neutral Tan
67	WOOD Siding - 500 7521 Neutral Tan
68	WOOD Siding - 500 7521 Neutral Tan
69	WOOD Siding - 500 7521 Neutral Tan
70	WOOD Siding - 500 7521 Neutral Tan
71	WOOD Siding - 500 7521 Neutral Tan
72	WOOD Siding - 500 7521 Neutral Tan
73	WOOD Siding - 500 7521 Neutral Tan
74	WOOD Siding - 500 7521 Neutral Tan
75	WOOD Siding - 500 7521 Neutral Tan
76	WOOD Siding - 500 7521 Neutral Tan
77	WOOD Siding - 500 7521 Neutral Tan
78	WOOD Siding - 500 7521 Neutral Tan
79	WOOD Siding - 500 7521 Neutral Tan
80	WOOD Siding - 500 7521 Neutral Tan
81	WOOD Siding - 500 7521 Neutral Tan
82	WOOD Siding - 500 7521 Neutral Tan
83	WOOD Siding - 500 7521 Neutral Tan
84	WOOD Siding - 500 7521 Neutral Tan
85	WOOD Siding - 500 7521 Neutral Tan
86	WOOD Siding - 500 7521 Neutral Tan
87	WOOD Siding - 500 7521 Neutral Tan
88	WOOD Siding - 500 7521 Neutral Tan
89	WOOD Siding - 500 7521 Neutral Tan
90	WOOD Siding - 500 7521 Neutral Tan
91	WOOD Siding - 500 7521 Neutral Tan
92	WOOD Siding - 500 7521 Neutral Tan
93	WOOD Siding - 500 7521 Neutral Tan
94	WOOD Siding - 500 7521 Neutral Tan
95	WOOD Siding - 500 7521 Neutral Tan
96	WOOD Siding - 500 7521 Neutral Tan
97	WOOD Siding - 500 7521 Neutral Tan
98	WOOD Siding - 500 7521 Neutral Tan
99	WOOD Siding - 500 7521 Neutral Tan
100	WOOD Siding - 500 7521 Neutral Tan

**ELEVATION**

THIS DOCUMENT IS THE PROPERTY OF GARDENIA GARDENS ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GARDENIA GARDENS ARCHITECTURE INC. THE USER OF THIS DOCUMENT IS AGREEING TO HOLD GARDENIA GARDENS ARCHITECTURE INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT IS AGREEING TO HOLD GARDENIA GARDENS ARCHITECTURE INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT.



**GARDENIA GARDENS**  
7574-7591 St Albans Rd  
82-14-65888-8-09 14-02285  
OCTOBER 8, 2014

**FOUGERE**  
architecture inc.  
232 - 4202 Quebec Street  
Vancouver, BC V5T 0G4  
604-877-7947  
fougerearchitect.com





Author	DAE	Revision	None
--------	-----	----------	------

Date	10/20/17	Scale	1/8" = 1'-0"
Drawn By	DAE	Checked By	DAE

Not to scale



Project: **Gardenia Gardens**  
 297-2591  
 57 Adams Rd, Richmond  
 Landscape  
 Grade Level

Sheet No.	3b
Project No.	17-0000
Client	DAE
Scale	1/8" = 1'-0"
Date	10/20/17
Drawn By	DAE
Checked By	DAE
Project Name	Gardenia Gardens
Project Address	57 Adams Rd, Richmond



1 Ground Level Landscape Plan  
 Scale: 1/8" = 1'-0"

No.	Date	Description
1	10/11/11	Initial Design
2	10/11/11	Final Design

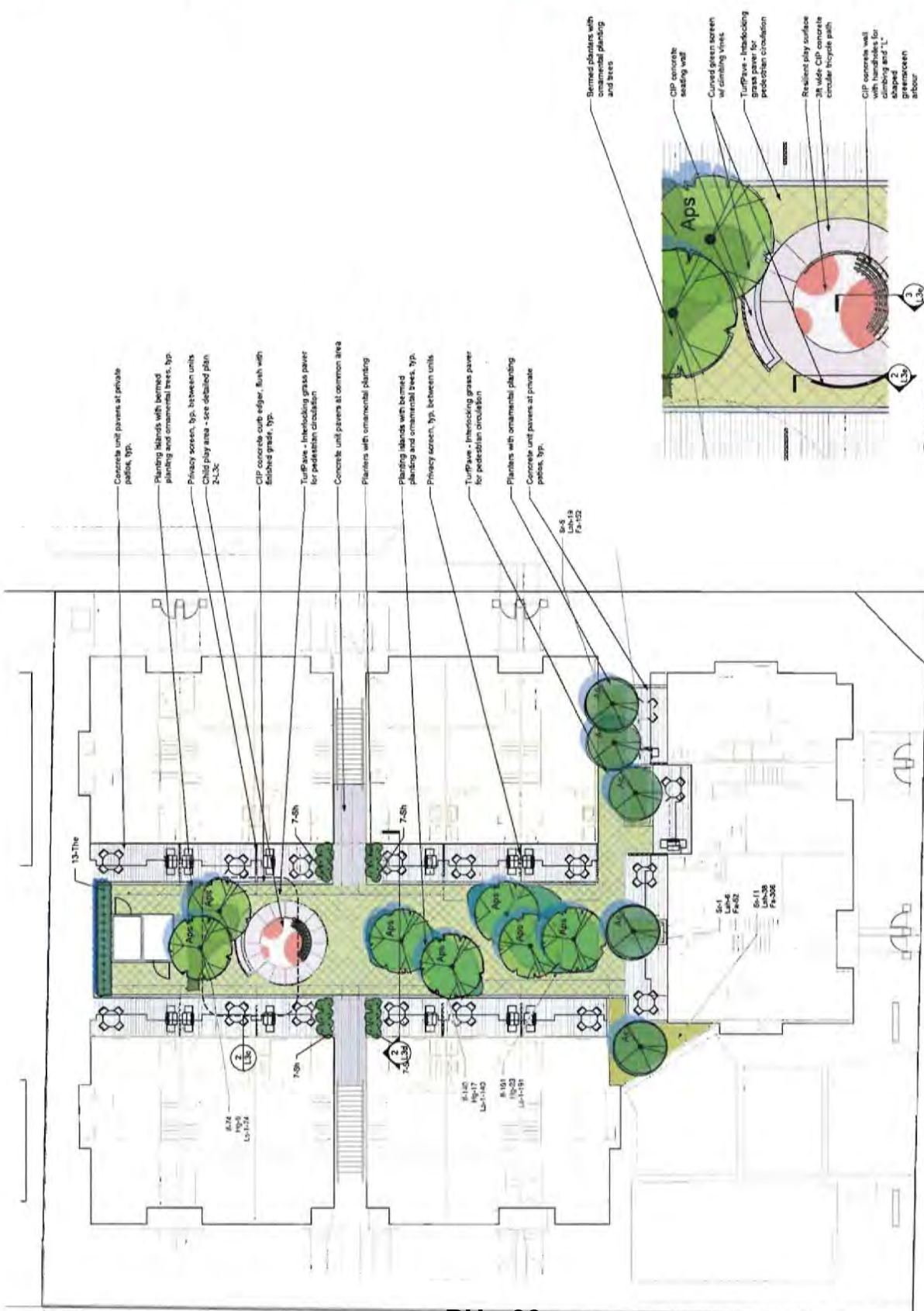
**eta** Engineering & Architecture

10000 10th Avenue  
 Suite 100  
 Richmond, BC, Canada V6V 1K6  
 Tel: 604.273.8888  
 Fax: 604.273.8889  
 All Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta Engineering & Architecture.

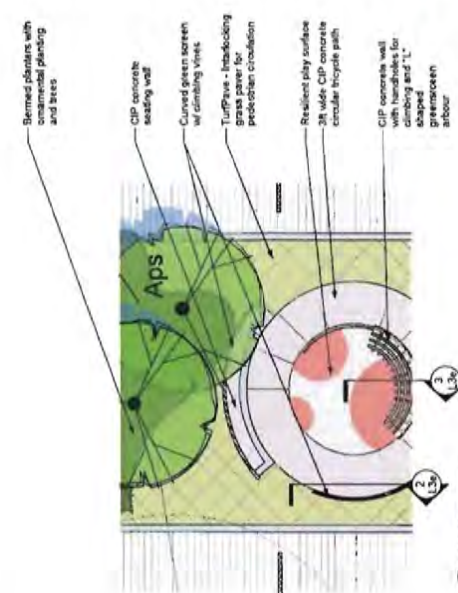
Project  
**Gardenia Gardens**  
 7571 125th St  
 Richmond BC, Canada V6V 1K6

Drawn by  
**Landscaping**  
**2nd Level Courtyard**

Level	Scale	Date
1	1/4" = 1'-0"	10/11/11
2	1/4" = 1'-0"	10/11/11



- Concrete unit pavers at private patios, typ.
- Planting islands with beamed planting and ornamental trees, typ.
- Privacy screen, typ. between units
- Child play area - see detailed plan 2-L3C
- CIP concrete curb edge, flush with finished grade, typ.
- TurfPave - interlocking grass paver for pedestrian circulation
- Concrete unit pavers at common area
- Planters with ornamental planting
- Planting islands with beamed planting and ornamental trees, typ.
- Privacy screen, typ. between units
- TurfPave - interlocking grass paver for pedestrian circulation
- Planters with ornamental planting
- Concrete unit pavers at private patios, typ.

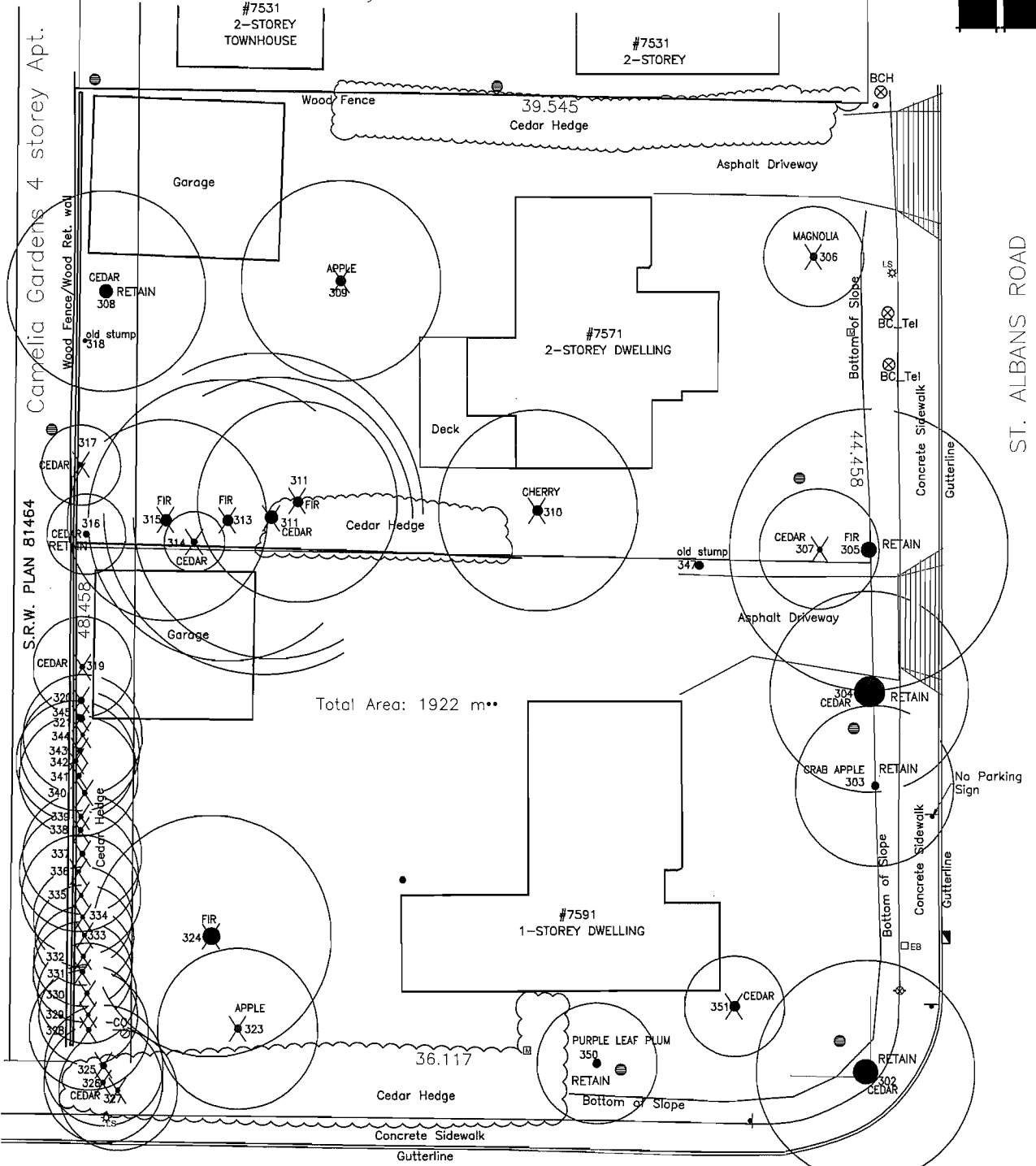


2 Child Play area  
 Scale: 1/4" = 1'-0"

1 Courtyard Level Landscape Plan  
 Scale: 1/4" = 1'-0"



# Krystal Townhouses

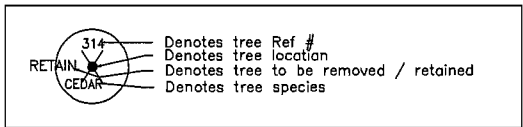


Total Area: 1922 m<sup>2</sup>

Camelia Gardens 4 storey Apt.  
S.R.W. PLAN 81464  
Wood Fence/Wood Ret. wal  
48.758

ST. ALBANS ROAD

JONES ROAD



NOTE:  
This plan is prepared solely for a limited contractual use between Michael J Mills Consulting and our client. It is to be used only in conjunction with the associated arborist report. We accept no responsibility for any unauthorized use.

Survey Information provided by  
J.C. Tam & Associates  
Survey dated October 3rd 2013.

**Michael J. Mills Consulting**  
644 Bay Road Gibsons BC V0N 1V8  
Ph: 604-230-4711 / e mail: mills@dccnet.com

---

**EXISTING TREE ASSESSMENT  
SUMMARY PLAN**

**7571 - 7591 St Albans Road  
City of Richmond**

MJM file #1337 March 12th 2014



**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<sup>2</sup> (19,576 ft<sup>2</sup>) gross 1,609.08 m<sup>2</sup> (17,320 ft<sup>2</sup>) net

	Existing	Proposed
<b>Owner:</b>	Western Gardenia Garden Holdings Ltd.	Western Gardenia Garden Holdings Ltd.
<b>Site Size (m<sup>2</sup>):</b>	1,930 m <sup>2</sup> (20,774 ft <sup>2</sup> )	1,922 m <sup>2</sup> (20,687 ft <sup>2</sup> ) after corner cut dedication
<b>Land Uses:</b>	Single-Family Residential	Multi-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	High Density Townhouses (RTH4)
<b>Number of Units:</b>	2	16
<b>Other Designations: FCL</b>	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 m <sup>2</sup>	40.12m wide by 48.46m deep Area 1,922 m <sup>2</sup> (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	<b>Variance for SE building corner to 3.9m due to corner cut (RTH4)</b>

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
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	<b>Variance for bay window projection (0.28m)</b>
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	<b>Variance to Sec 7.5.13</b>
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 <sup>2</sup>	\$16,000 Cash-in-lieu	None
Amenity Space – Outdoor:	6.0 m <sup>2</sup> per unit	7.875 m <sup>2</sup> per unit = 126 m <sup>2</sup>	None
CCAP 10% Additional Landscaping Requirement	192 m <sup>2</sup>	196 m <sup>2</sup>	None

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



## 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 m<sup>2</sup> 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 ft<sup>2</sup> buildable) to the City's public art reserve fund.
7. City acceptance of the developer's voluntary contribution in the amount of \$4,654.58 (i.e. \$0.25/ft<sup>2</sup> of buildable area of 18,618.3 ft<sup>2</sup>, 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 pre-ducted 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;

- 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.
2. 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.

---

Signed

---

Date



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

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 10 2014

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER