



To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 6, 2023
File: RZ 18-818548

Re: Application by Matthew Cheng Architect Inc. for Rezoning at
7511 St. Albans Road from "Single Family Detached (RS1/E)" Zone to
"High Density Townhouse (RTH1)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, for the rezoning of 7511 St. Albans Road from "Single Family Detached (RS1/E)" zone to "High Density Townhouse (RTH1)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 9

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

Staff Report

Origin

Matthew Cheng Architect Inc., on the behalf of 1118992 BC Ltd. (Directors: Ramneek Singh Padda and Satwant Singh Atwal), has applied to the City of Richmond for permission to rezone 7511 St. Albans Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “High Density Townhouse (RTH1)” zone in order to permit the development of five three-storey townhouse units with vehicle access through an easement registered on Title of the adjacent property to the north at 7433 St. Albans Road. A preliminary site plan, building elevations and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for this development to design and construct frontage beautification along St. Albans Road, relocation of an existing fire hydrant out of the proposed sidewalk and new service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains one single-family home, which will be demolished. The applicant has advised that the house on-site is rented out on a month-to-month basis; and there is no secondary suite in the house.

Surrounding Development

- To the North: A seven-unit, two-storey townhouse development on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the South: A four-unit, three-storey townhouse development on a lot zoned “Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)”.
- To the East: Across St. Albans Road, a 23-unit, three-storey townhouse development on a lot zoned “High Density Townhouses (RTH4)”.
- To the West: A four-storey apartment building on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential” which includes 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 Area Plan (CCAP) (Attachment 4), designates the subject development site for "Multi-Family Low Rise (three-storey apartments, Townhouses, Two-Family or Single-Family Dwellings)". The subject development proposal is consistent with these land use designations.

Under the Development Permit Guidelines in the CCAP, the subject development site is located within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial", which is intended for lower-density conventional and stacked townhouses (i.e., typically with individual garages). The preliminary design of the proposal featuring conventional townhouses with individual garages generally complies with the CCAP Guidelines in terms of land use, density and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot, for a total contribution of \$2,264.40 prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution toward the City's Affordable Housing Reserve Fund. As per the Strategy, townhouse rezoning applications inside of the City Centre Area Plan are required to provide a cash-in-lieu contribution of \$18.00 per buildable square foot. Consistent with the Strategy, a contribution of \$119,880.00 is required prior to the final adoption of the rezoning bylaw.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by Council on June 20, 2022. In keeping with Council policy, instream rezoning applications are exempted from the Market Rental Housing Policy if the project reaches first reading no later than June 20, 2023.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received correspondence from residents of the existing adjacent townhouse development to the north at 7433 St. Albans Road expressing concern with the proposed shared driveway access located on 7433 St. Albans Road. Details on the access are discussed in the Transportation and Site Access section of this report.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and *City's Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The applicant proposes five three-storey units in two townhouse clusters oriented on either side of a central north-south drive aisle. The three units at the front of the site would have pedestrian access to the sidewalk. Each of these units proposes a second storey deck oriented to internal drive aisle in addition to private outdoor space at grade fronting on St. Albans Road.

The two units at the rear of the site would have both pedestrian and vehicle access from the internal drive aisle. Private outdoor space is proposed at grade in the rear yard, second-storey deck oriented to rear yard and the adjacent apartment building, and a roof deck oriented to the internal drive. One convertible unit (Unit 4) is proposed.

The building massing and architectural features are similar to the neighbouring townhouses to the north and south. Pitched roofs and secondary eaves contribute to the look and feel of a traditional residential character, consistent with the design objectives for the neighbourhood contained in the City Centre Area Plan.

Transportation and Site Access

Vehicle access is proposed through an existing easement registered on the drive aisle of 7433 St. Albans Road, to the north. Staff requested that the applicant discuss use of the easement with the adjacent strata, in order to address any concerns with the shared use of the driveway, as well as day-to-day issues such as maintenance and wayfinding signage. A consultation summary prepared by the developer is presented in Attachment 5.

Staff have also received a number of inquiries from the residents of 7433 St. Albans Road, regarding the shared access arrangement. There is an access easement registered on Title of 7433 St. Albans Road (both the common property and individual units) to provide vehicle access to the future developments on the adjacent properties to the north and south of 7433 St. Albans Road.

This access arrangement was secured through the rezoning and development applications for 7433 St. Albans Road, which received final adoption by Council on November 13, 2001 (RZ 00-180731). A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement. This legal opinion has also been reviewed by the City's Law Department.

Staff understand that owners and residents at 7433 St. Albans Road are opposed to the shared access proposal. After Staff explained why the access easement was put in place and how their concerns can be addressed through a management agreement, residents still requested the City to discharge the easement. It is noted that this access easement is an agreement between the private property owners of 7433 St. Albans Road and 7511 St. Albans Road. While the City is a party to the easement (to ensure the easement cannot be discharged without the City's consent), the City does not have authority to require the discharge of the easement that benefits the owners/developers of 7511 St. Albans Road. Details of the consultation process and correspondences with the residents at 7433 St Albans Road are presented in Attachment 6.

Transportation staff support the proposed shared driveway access as it provides several benefits to both the development on the subject site, the City and neighbouring properties, including:

- A Traffic and Parking Assessment prepared by third party professional engineer confirms the proposed access arrangement (i.e., via 7433 St Albans) is functional with the subject development.
- Volume of traffic anticipated from the subject site would be accommodated within the existing driveway and drive aisle at 7433 St. Albans Road. The number of vehicle trips generated by this development will be a marginal increase over existing condition and will be accommodated by the existing capacity of the adjacent transportation network. Further the site location provides good access to transit service and other amenities, businesses and other destinations.
- St. Albans Road is identified in the City Centre Area Plan as key cycling route. Consolidating driveways would reduce the number of conflict points for pedestrians, cyclists and motorists travelling along St. Albans Road.
- The subject development includes a hammerhead turnaround at the south end of the site. This turnaround will enable vehicles, especially large vehicles (e.g. delivery vehicles, moving vehicles/SU9) to turn-around on-site and exit onto St. Albans Road without backing in or onto the street. This design provision of the subject development's site plan would allow deliveries and trucks to 7433 St. Albans Road to have access to this turnaround area through an SRW PROP. This will improve operations at the existing site's access.
- The proposal is consistent with the vision for the redevelopment of the area established when 7433 St. Albans Road was rezoned to minimize driveway points to enhance streetscape.

For these reasons, staff support the proposed shared driveway access as envisioned during the redevelopment of 7433 St. Albans Road. Prior to final adoption of the rezoning bylaw, registration of a legal agreement on Title to ensure the following arrangements is required:

- Prohibiting direct vehicle access to St. Albans Road and limiting access to the easement on the driveway at 7433 St. Albans Road.

- Provision of a Statutory Right-of-Way (SRW) over the internal drive-aisle and hammerhead turnaround area on the subject site to enable residents and visitor of 7433 St. Albans Road to use the turnaround area.

Staff understand that the developer has reached out to the adjacent strata again on February 14, 2023, but has been unable to reach any agreement with the adjacent strata regarding the use of the shared access to-date. Should the rezoning application proceed, staff would continue to encourage discussions between the two parties on the shared use of the driveway through the Development Permit process.

On-site Parking

The parking rate for townhouses located in Zone 3 of the City Centre is 1.4 residential spaces and 0.2 visitor spaces per dwelling unit. The proposal will feature five units with a total of seven resident parking spaces and one visitor parking space, which meet the minimum bylaw requirements for this neighbourhood. Prior to final adoption, registration of a restrictive covenant on Title to ensure visitor parking remains as visitor parking in perpetuity is required.

Bicycle parking is provided, according to Richmond Zoning Bylaw 8500, inside the garage of each unit and a bike rack is provided for visitors beside the proposed pedestrian entrance to the development along the south property line.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the townhouse site, as per the OCP. Based on the rate identified in the OCP (i.e., \$2,066 per unit for the first 19 units), the total cash contribution required for the five unit townhouse development is \$10,330.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the size of the proposed children's play area is approximately 30 m² (323 ft²), which meets the Official Community Plan (OCP) requirements. Staff will work with the applicant at the Development Permit stage to ensure:

- The configurations and designs of the children's play area, including provision of children's play equipment, meet the Development Permit Guidelines in the OCP.
- Provision of additional outdoor amenity area as per the Development Permit Guidelines in the CCAP.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) across the entire west (rear) property line for the sanitary sewer, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven bylaw-sized trees and one hedgerow on the subject property, and five trees on neighbouring property to the south.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Seven trees (tag# 681, 682, 683, 684, 685, 686 and 687) located on the development site are all in poor condition - either dead or dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 13 trees comprising a Hedgerow (tag# 1-13) located on site are all in visible decline (chlorotic and browning in canopy), has been historically topped and exhibits sparse foliage. In addition, there are inclusion seams (structural defects) at the main branch unions. As a result, these trees are not good candidates for retention and should be replaced.
- Five trees (tag# 700, 701, 702, 703 and 704) located on the neighbouring property to the south at 7531 St. Albans Road are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 20 on-site trees; a Tree Management Plan is included in this report (Attachment 7). The 2:1 replacement ratio would require a total of 40 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 12 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$21,000.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 28 replacement trees should they not be accommodated on the site.

Tree Protection

Five trees (tag# 700, 701, 702, 703 and 704) on neighbouring property to the south are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

BC Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 4 of the Energy Step Code for Part 9 construction. A commitment letter is presented as Attachment 8. Details on how all units are to be built and maintained to this commitment will be reviewed at Development Permit and Building Permit stages.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 9. Frontage improvements include, but may not be limited to, the following:

- Removal of the existing sidewalk and replacement with a new 1.5 m wide landscaped boulevard behind the existing curb and 2.0 m wide concrete sidewalk along the property line.
- Removal of the existing driveway and replacement with curb, gutter, boulevard and sidewalk as described above.
- Relocate the existing fire hydrant out of the proposed sidewalk.

The applicant is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), School Site Acquisition Charges, Address Assignment fees, and the costs associated with the completion of the required site servicing works as described in Attachment 9.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to the following:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan and tree management scheme to ensure protection of retained trees; design review is required to confirm the proposed construction buffers between the root protection zone and the proposed drive aisle and building foundations are adequate for required infrastructure (i.e. drainage, grading, etc.) without resulting in encroachment within the root protection zone.
- Refinement of the proposed building form and architectural character.
- Refinement of the proposed site plan and site grading to ensure appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to optimize replacement tree planting on-site, and provision of a new hedgerow along the north property line to provide a natural privacy screen between the proposed development and the existing development to the north.
- Review of aging-in-place features in all units and the provision of a convertible housing unit.
- Review of the sustainability strategy for the development proposal.

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

Financial Impact or Economic Impact

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

Conclusion

The proposed five-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10446 be introduced and given first reading.



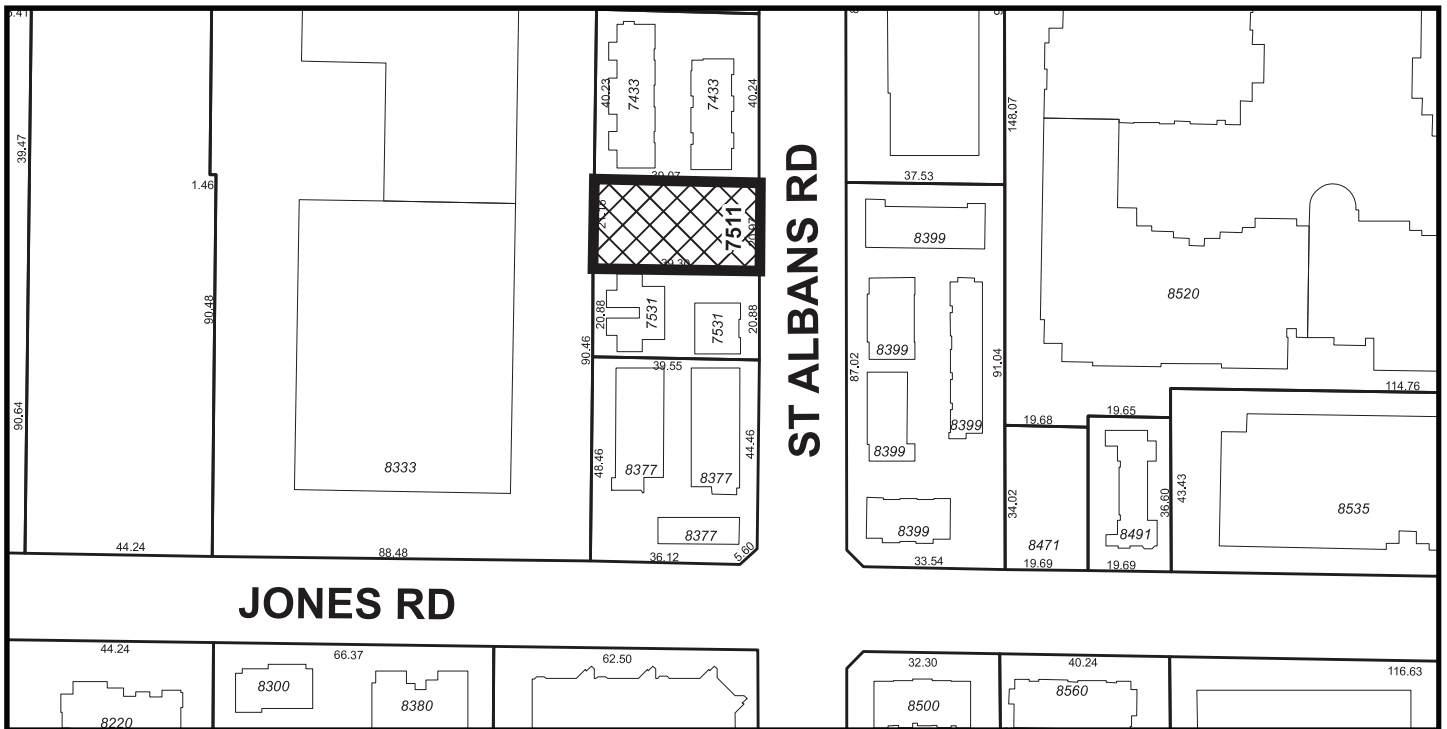
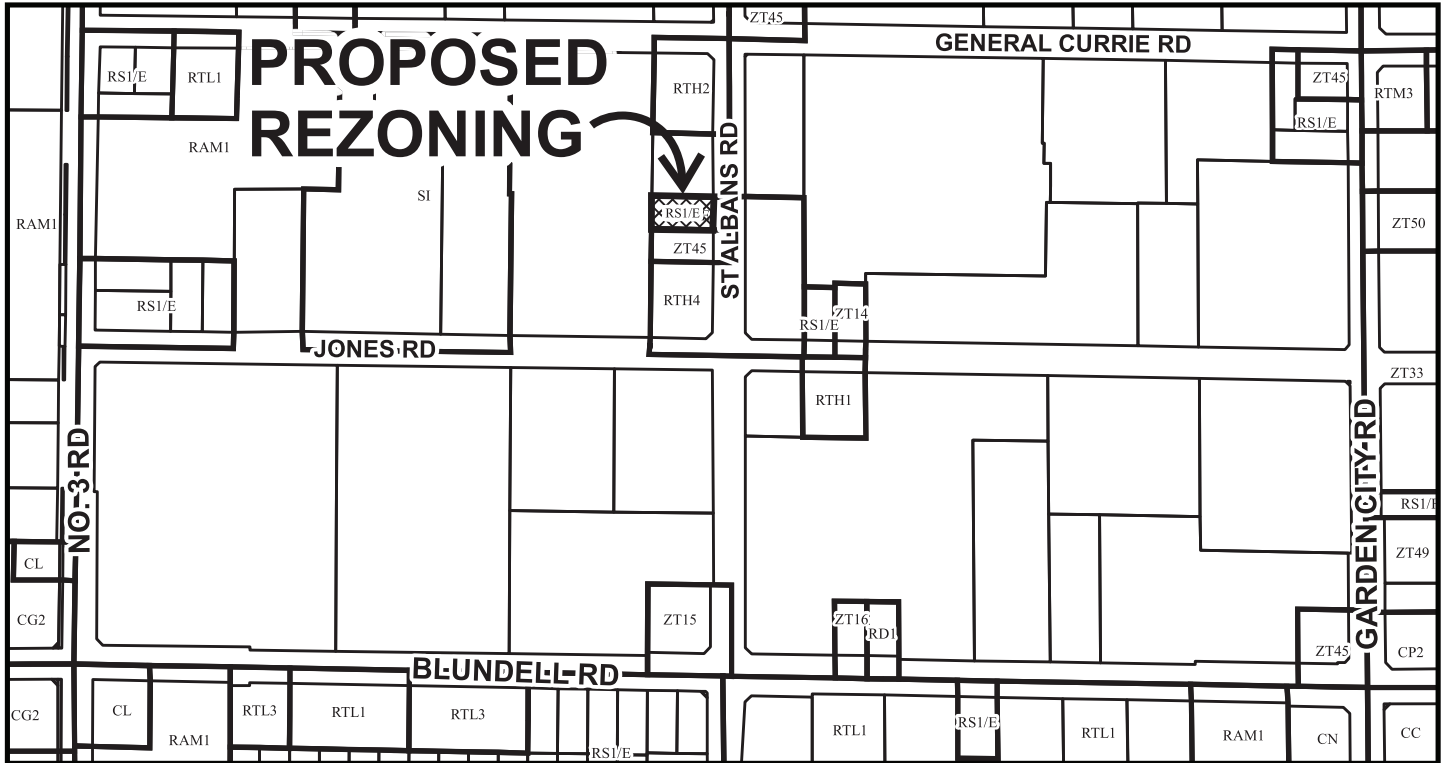
Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Location Map
2: Conceptual Development Plans
3: Development Application Data Sheet
4: St. Albans Sub-Area of the City Centre
5: Developer's Consultation Summary
6: Correspondences with Residents at 7433 St. Albans Road
7: Tree Management Plan
8: Letter from Developer regarding Step Code Requirements
9: Rezoning Considerations



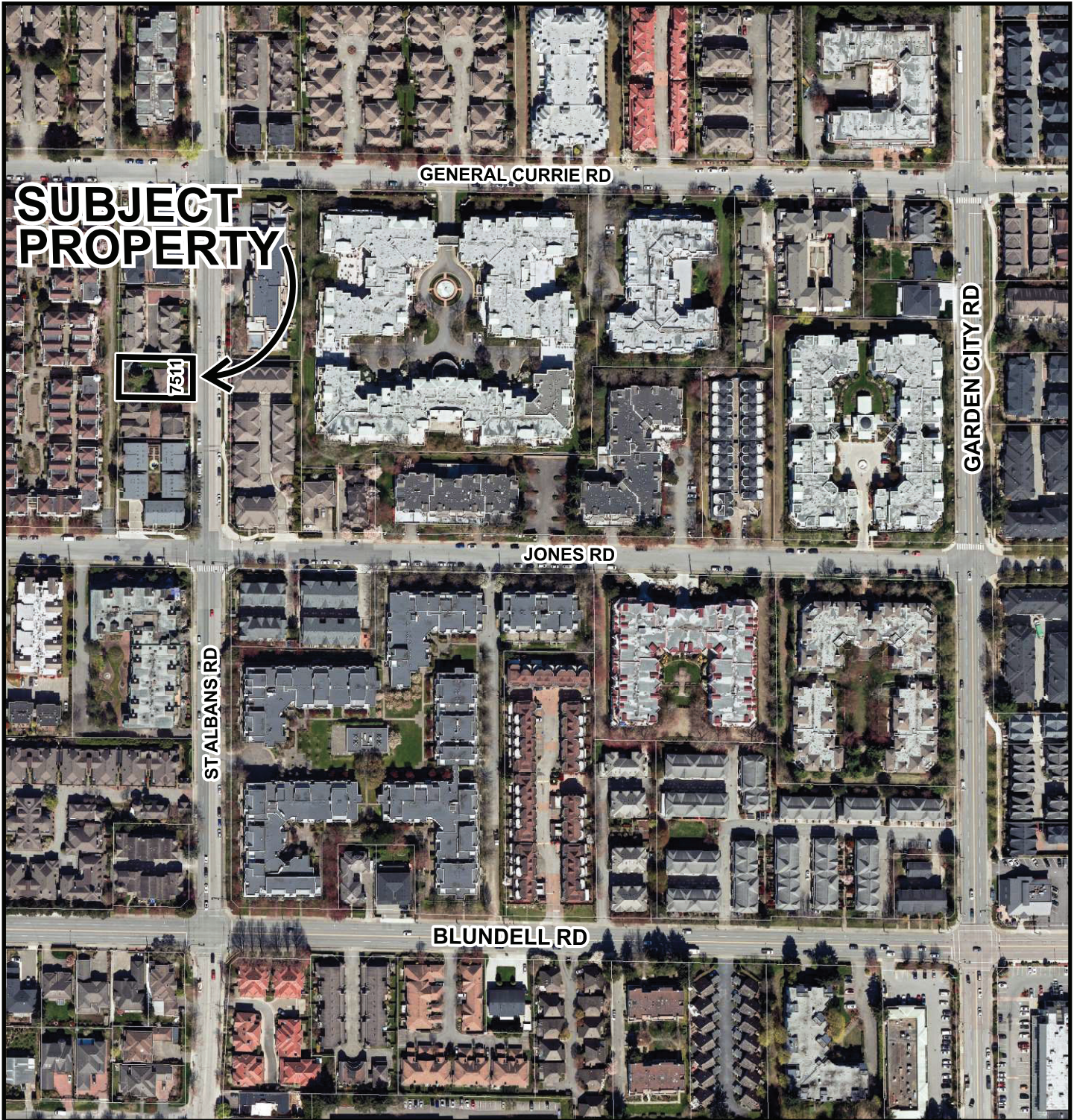
City of Richmond



	<h2>RZ 18-818548</h2>	Original Date: 04/13/18
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond

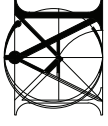


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Original Date: 04/13/18

Revision Date: 02/14/23

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**MATTHEW CHENG
ARCHITECT INC.**

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THIS DRAWING MUST NOT BE SEALS. THE
GENERAL CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS SHALL BE REPORTED IMMEDIATELY TO
PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN
THE PROPERTY OF MATTHEW CHENG
ARCHITECT INC. AND MAY NOT BE USED OR
REPRODUCED WITHOUT PRIOR WRITTEN
CONSENT.

No.	Date	Revisions
1	2022.12.05	ISSUED FOR PERMITTING
2	2022.12.05	ISSUED FOR PERMITTING

**5 UNIT TOWNHOUSE
DEVELOPMENT**

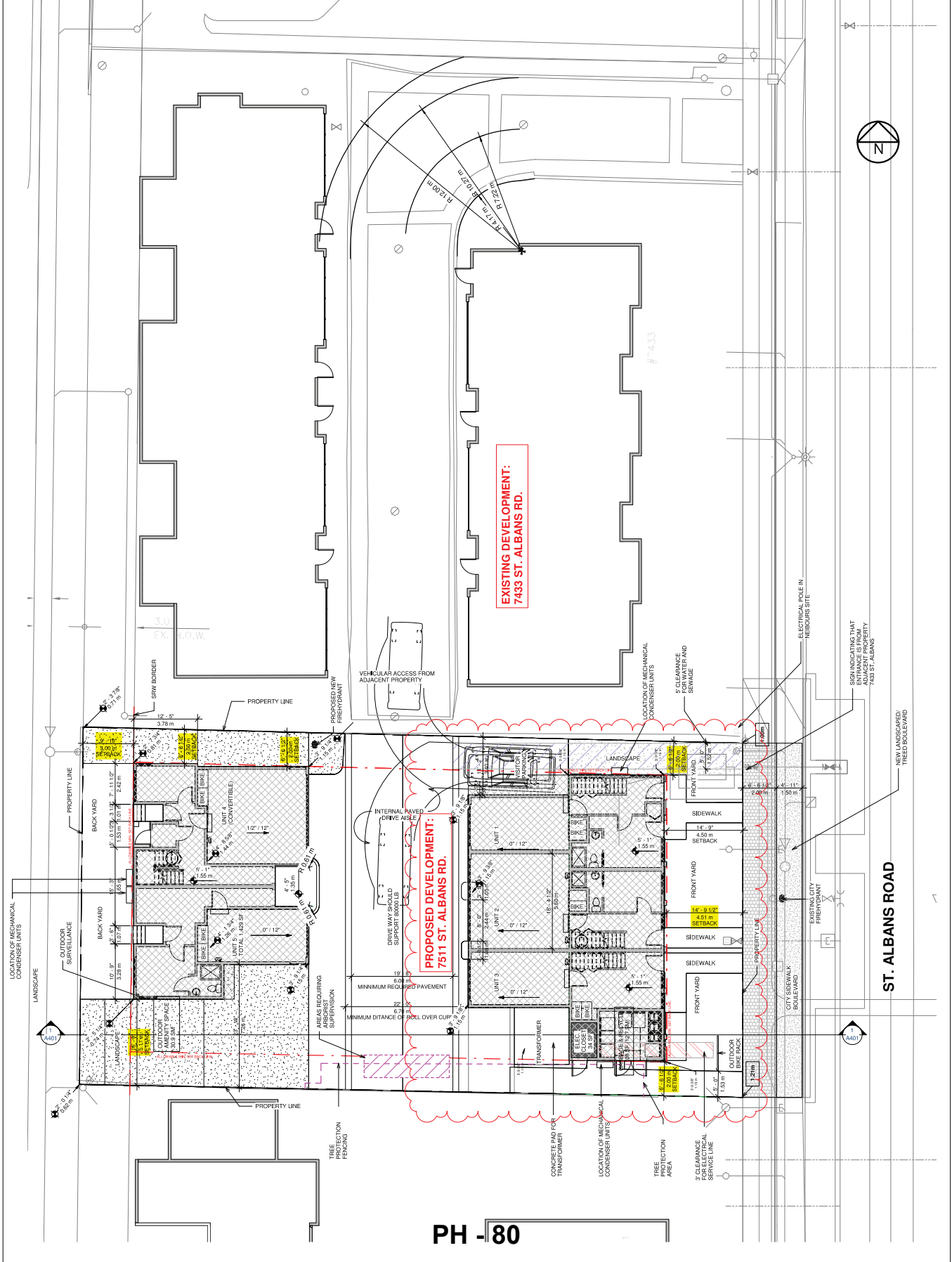
7511 ST. ALBANS ROAD
RICHMOND, BC

CONTEXT PLAN

Project number: 17-RTH-01-7511 St. Albans Rd.
Date: 2022-12-05
Drawn by: BK
Checked by: MC

A001

Scale: 1/8" = 1'-0"



DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

NOTE: ALL DIMENSIONS SHALL BE CONFIRMED ON SITE AND DISCREPANCIES REPORTED IMMEDIATELY. REQUIRED SETBACKS SHALL GOVERN IN ALL CASES.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the architect. Any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not signed shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consistants

Architect: Matthew Cheryl Architect Inc.
 Civil: _____
 Mechanical: _____
 Electrical: _____



Donald V. S. Duncan
 LANDSCAPE ARCHITECT
 4500 West 10th Street
 Canada V3M 6N9
 Vancouver, BC
 duncanmat@gmail.com

Richmond #
00-00-00

Project Lead	D. Duncan
Drawn	D. Duncan
PROPOSED 5 UNIT TOWNHOUSE 7511 St. Albans Road Richmond BC	
CONTRACT TITLE NOTES & SYMBOLS	
Check Scale (may be greater reduced)	0 10mm 1 inch
Project No.	21-0096
Drawing No.	L0-01

DRAWING INDEX

- NOTE & SYMBOLS
- PERVIOUS / IMPVIOUS AREA PLAN
- HARD LANDSCAPE PLAN
- SOFT LANDSCAPE PLAN
- DETAILS

- L0-01
- L1-02
- L2-01
- L3-01
- L4-01
- L5-02

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 8	Pinus sylvestris 'Fastigata'	Scott's Sentinel Pine	3m ht.	188 mm, 150mm root ball, 7.4m width	as shown	as shown
LS 4	Liquidambar s. 'Strieder Silhouette'	Strieder Silhouette Sweetgum	6 cm cal.	188 mm, 150mm root ball, 3.0m width	as shown	as shown

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 1	Thuja occidentalis 'Smaragd'	Smaragd Hedging Cedar	1.2m B&B	minimum 20cm height	150cm height	50cm

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 13	Abelia grandiflora	Edward Goucher	#5 pot	minimum 60cm height	120cm height	50cm
PS 25	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	minimum 20cm height	120cm width	50cm
PS 10	Photinia x fraseri	Fraser Photinia	#5 pot	minimum 15cm height - Heavy	210cm width	60cm
PS 4	Rhododendron 'Impatiens'	Dwarf Purple Rhododendron	#5 pot	minimum 20cm height	30cm height	50cm
PS 33	Vaccinium ovatum	Thunberg's Blueberry	#3 pot	minimum 15cm height	150cm height	60cm
PS 17	Lavandula angustifolia	English Lavender	#1 pot	minimum 20cm height	50cm height	50cm
PS 9	Lonchocarpus	Bonnie's Hollyhock	#3 pot	minimum 50cm height	150cm width	60cm

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 75	Polystichum minimum	Swordfern	#1 pot	minimum 20cm height	100cm width	50cm

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 120	Actinophyes uva-ursi	Kinnikinnick	10cm pot		10cm height	30cm
PS 1	Lawn	Shade-Tolerant Blend				

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 150	Grass Areas		150 MM			
PS 400	Shrub Beds		400 MM			
PS 600	Trees		600 MM			

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CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PS 150	Grass Areas		150 MM			
PS 400	Shrub Beds		400 MM			
PS 600	Trees		600 MM			

CODE QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
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PS 150	Grass Areas		150 MM			
PS 400	Shrub Beds		400 MM			
PS 600	Trees		600 MM			

CODE QTY	SCIENTIFIC NAME	
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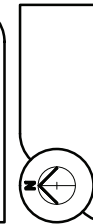
DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the party with whom Donald V. S. Duncan has not been consulted.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

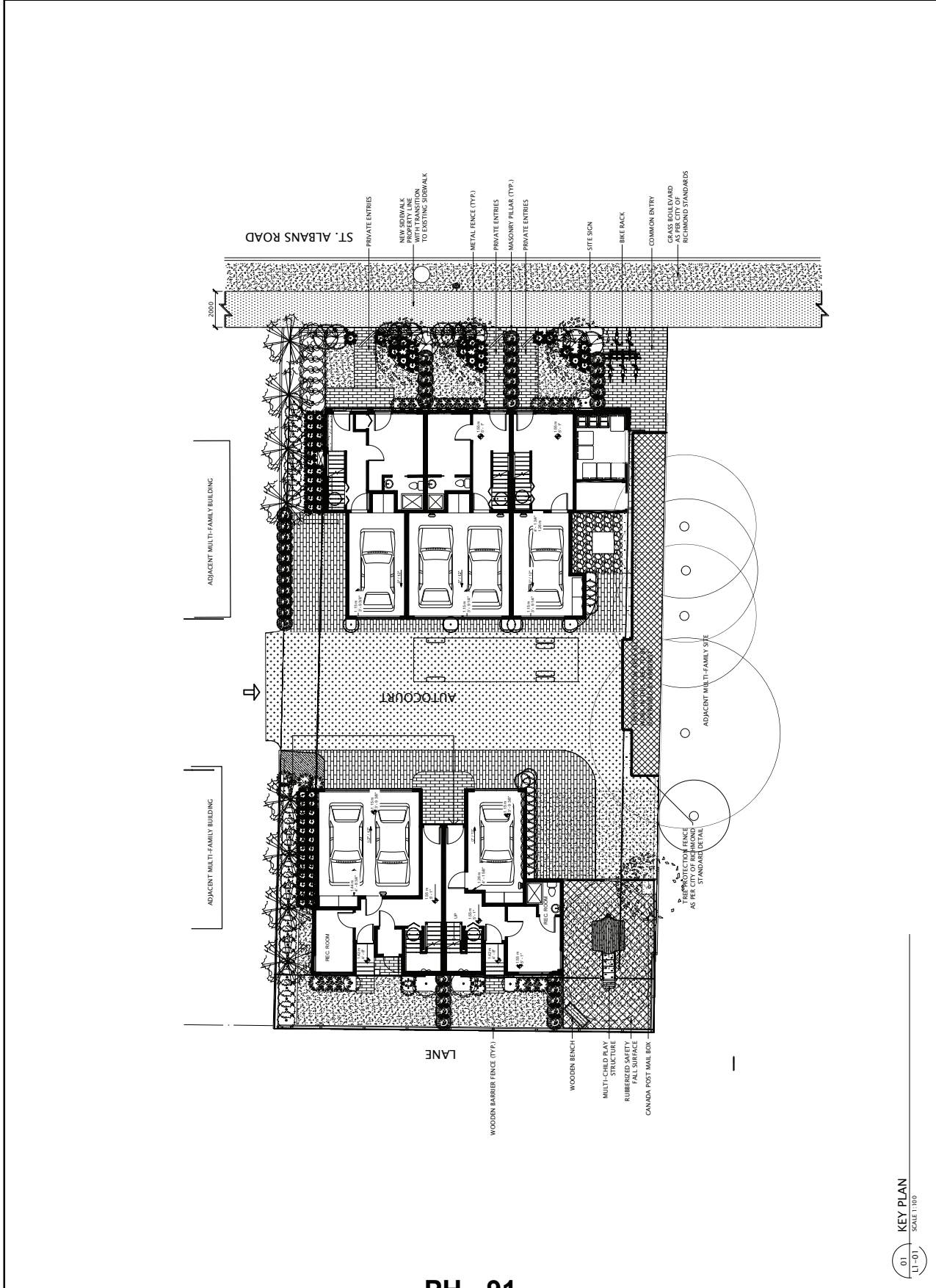
Consultants
 Architect: Matthew Cheng-Architect Inc.
 Civil: [Redacted]
 Mechanical: [Redacted]
 Electrical: [Redacted]



Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT
 100 West Vancouver Street
 Canada V3M 0N9
 Vancouver, BC
 dveduncan@gmail.com

Richmond #
 00-00-00

Revision	Drawn	D.Duncan
PROPOSED 5 UNIT TOWNHOUSE 7511 St. Albans Road Richmond BC 2022-12-01 KEY PLAN		
Check Scale (may be greater reduced) 0 10mm 0 1.0m		
Project No.: 21-0096 Drawing No.: L1-01		



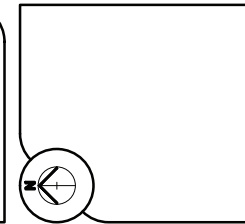
01 KEY PLAN
 L1-01 SCALE 1:100

DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the City of Richmond and shall not be used for any other purpose without the written consent of the party with whom Donald V. S. Duncan has not signed and dated by the Landscape Architect.

Consistants
 Architect: Matthew Cheng-Architect Inc.
 Civil: [Redacted]
 Mechanical: [Redacted]
 Electrical: [Redacted]



Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT
 1100 West 10th Street
 Canada V3M 6N9
 New Westminster BC
 604.273.4444
 dvsduncan@gmail.com

Richmond #
 00-00-00

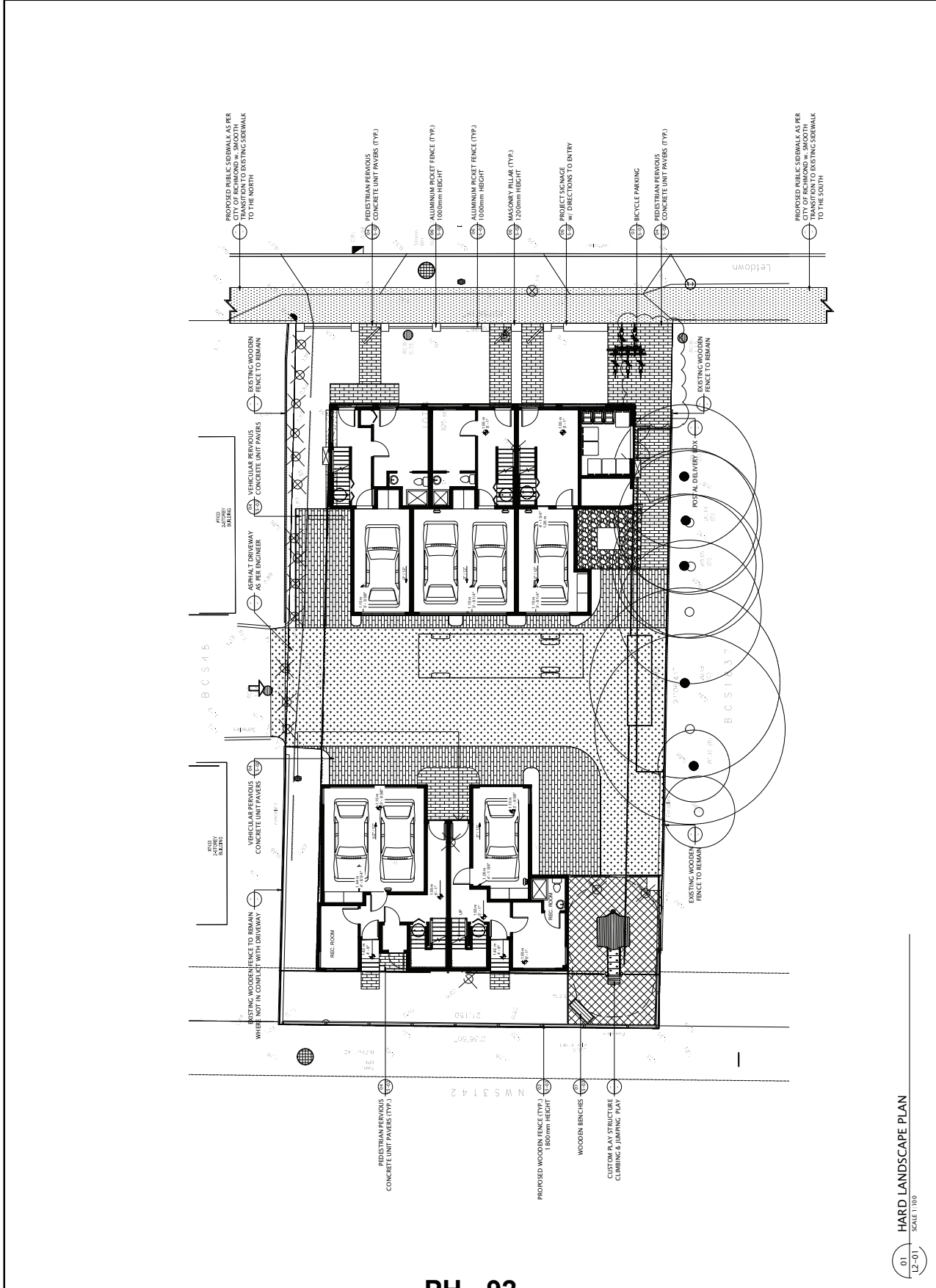
Revision	Drawn	Project Lead
	D. Duncan	D. Duncan
	D. Duncan	

PROPOSED
5 UNIT TOWNHOUSE
 7511 St. Albans Road
 Richmond BC

CONTRACT TITLE
HARD LANDSCAPE PLAN

Client's Scale may be greater reduced) 0 10mm 1 inch

Project No.: 21-0096
 Drawing No. L2-01



HARD LANDSCAPE PLAN
 SCALE: 1:100
 01
 L2-01

DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the party with whom Donald V. S. Duncan has not any kind made by Donald V. S. Duncan to any other party. This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consistants
Architectural: Matthew Cheng Architect Inc.
Civil: _____
Mechanical: _____
Electrical: _____



Donald V. S. Duncan
LANDSCAPE ARCHITECT
100-1000
New Westminster BC
Canada V3M 6N9
604.271.1111
dvd@maratgmail.com

Richmond #
00-00-00

Revision	Drawn	D. Duncan

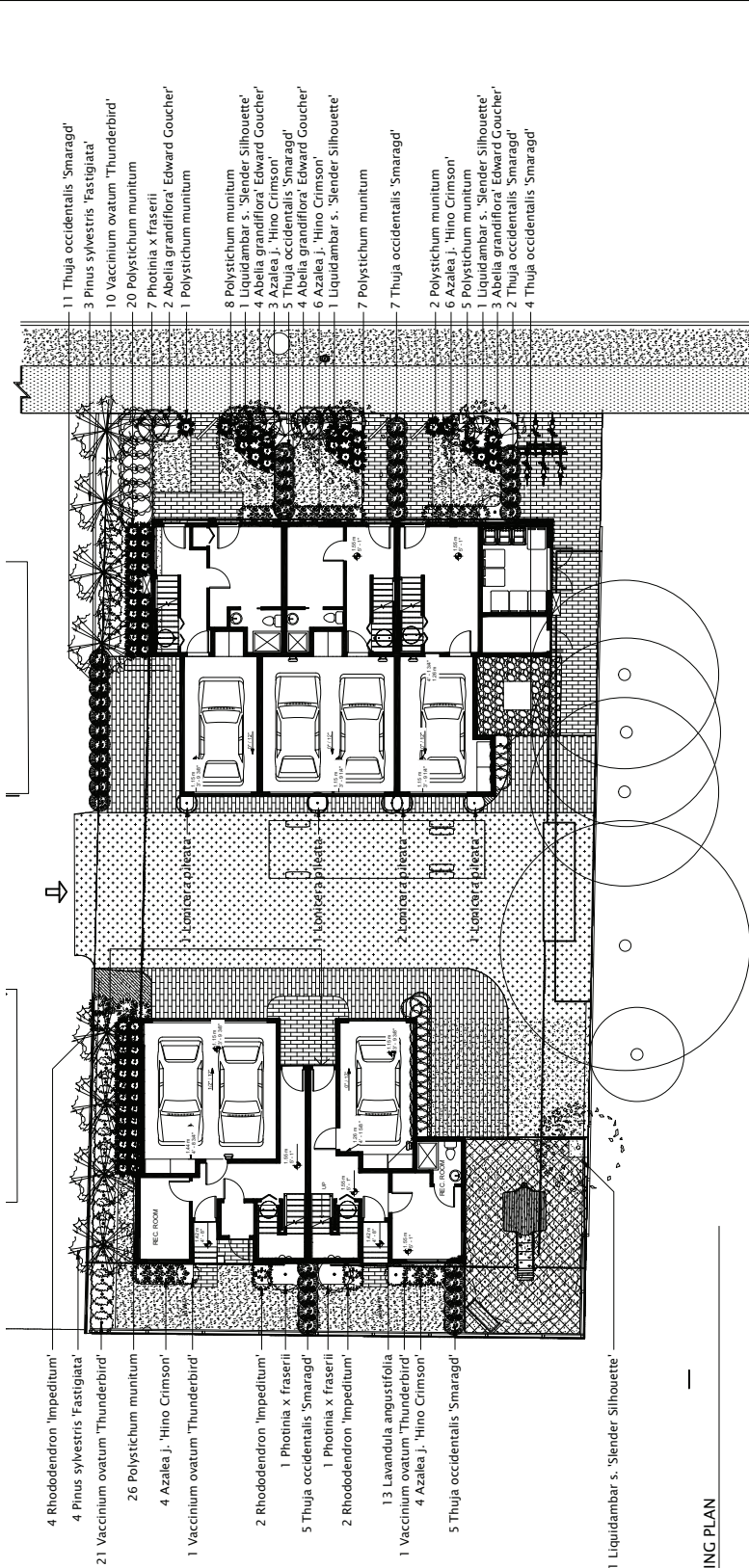
PROPOSED
5 UNIT TOWNHOUSE
7511 St. Albans Road
Richmond BC
VANCOUVER ISLAND
PLANTING PLAN

Check Scale (may be greater reduced)
0 10m
0 10m

Project No. 21-0096
Drawing No. L4-01

PLANT LIST

TREES	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING	
TREES	PS	8	Pinus sylvestris 'Fastigiata'	Scottish Spruce	2m cal	100m wide	2.1m height	as shown	
	LS	4	Liquidambar s. 'Slender Silhouette'	Slender Silhouette Sweetgum	6 cm cal	100m wide	10m height	as shown	
	CONIFEROUS SHRUBS								
	TS	38	Thuja occidentalis 'Smaragd'	Shrubby Hedges Cedar	1.2m WxH	minimum 20cm height	15cm WxH	50cm	
BROADLEAF EVERGREEN SHRUBS	ah	13	Abelia grandifolia	Edward Goucher Abelia	#5 pot	minimum 20cm height	150cm height	60cm	
	aj	25	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	minimum 20cm height	120cm height	50cm	
	ph	10	Photinia x fraseri	Fraser Photinia	#5 pot	minimum 20cm height - heavy	30cm height	60cm	
	ra	4	Rhododendron 'Impatiens'	Dwarf Purple Rhododendron	#5 pot	minimum 20cm height	30cm height	50cm	
	vr	33	Vaccinium ovatum 'Thunderbird'	European Huckleberry	#5 pot	minimum 20cm height	150cm height	60cm	
	lw	17	Lavandula angustifolia	English Lavender	#1 pot	minimum 20cm height	75cm height	50cm	
	lb	9	Lonicera platana	Boxleaf Honeysuckle	#3 pot	minimum 20cm height	150cm height	60cm	
	FERNS								
	pm	75	Polystichum munium	Swordfern	#1 pot	minimum 20cm height	100cm height	50cm	
	GROUND COVERS								
kl	120	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot		60cm height	30cm		
bl			Shade Tolerant Bard						



01 PLANTING PLAN
SCALE 1:150
14-01



RZ 18-818548

Attachment 3

Address: 7511 St. Albans Road

Applicant: Matthew Cheng Architect Inc.

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

	Existing	Proposed
Owner:	1118992 BC Ltd.	No Change
Site Size (m²):	825 m ² (8880 ft ²)	No Change
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 (RTH1)
Number of Units:	1	5

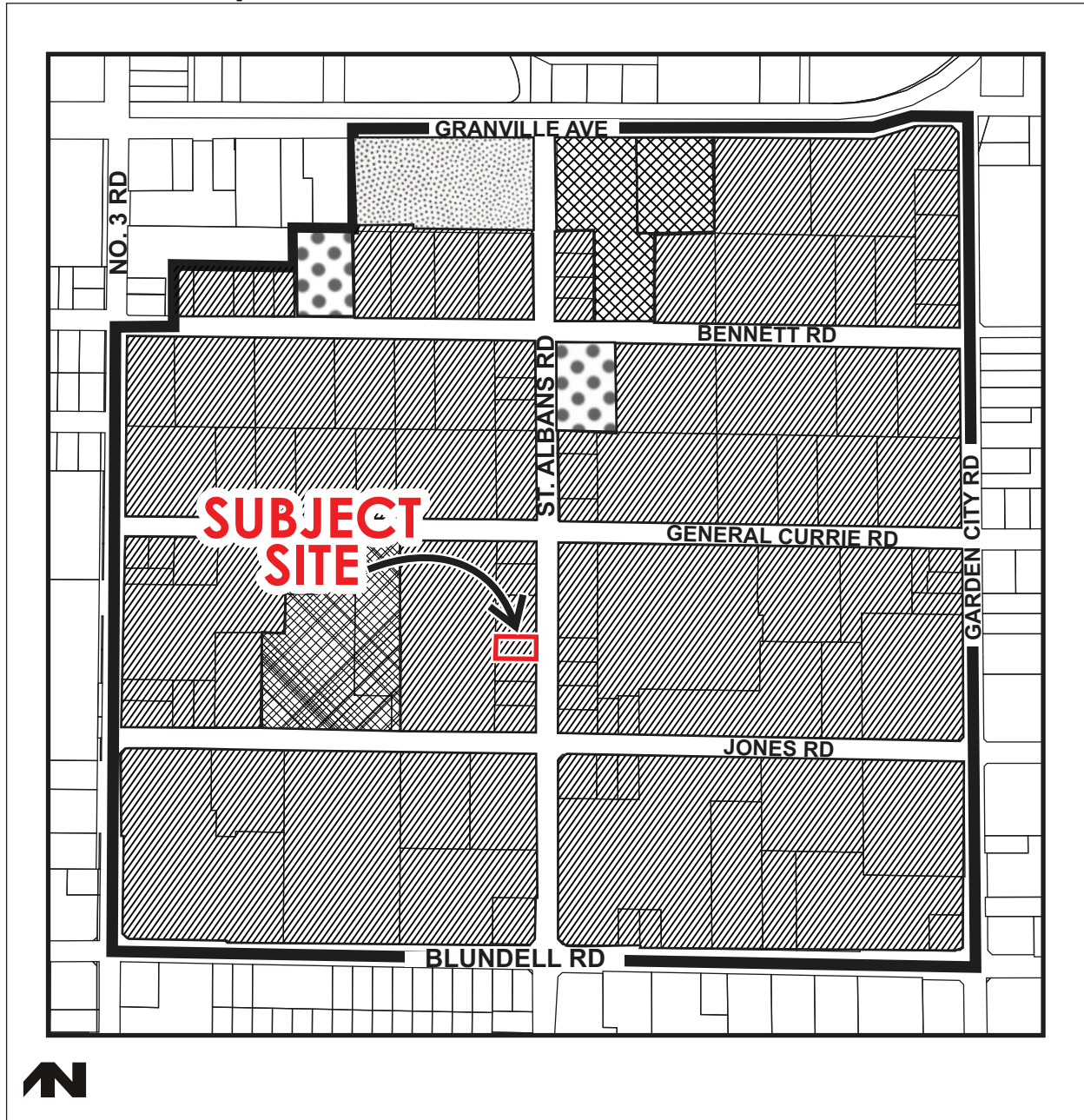
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75 Max.	none permitted
Buildable Floor Area:*	825 m ² x 0.75 = 618.75 m ²	618.75 m ² (6,660 ft ²) Max.	none permitted
Lot Coverage – Building:	Max. 45%	38%	none
Lot Coverage – Non-Porous Surface	Max. 70%	57%	none
Lot Coverage – Landscaping live plant material	Min. 20%	20%	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yard – North (m):	Min. 2.0 m	Min. 2.0	none
Setback – Interior Side Yard – South (m):	Min. 2.0 m	Min. 2.0	none
Setback – Rear Yard (m):	Min. 2.0 m	3.0 m	none
Height (m):	Max. 12 m	12 m	none
Lot Size:	Min. 600 m ²	825 m ²	none
Min. Lot Dimensions (m):	Width: 20 m Depth: 30 m	Width: 20.97 m Depth: 39.07 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.4 (R) and 0.2 (V) per unit	none






On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	7 (R) and 1 (V)	7 (R) and 1 (V)	none
Standard Parking Spaces:	8	8	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (7 x Max. 50% = 3)	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.6 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	7 (Class 1) and 1 (Class 2)	8 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Min. 70 m ²	none
Amenity Space – Outdoor:	Min. 6 m ² x 5 units = 30 m ²	30 m ²	none

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map



	Multi-Family Low Rise (3 storey apts., Townhouses, Two-Family or Single-Family Dwellings)		Multi-Family High Rise		Institutional (Church)
			School/Park (General Currie School)		Mixed Use-Specialty

SUMMARY OF CONSULTATION EFFORTS WITH NEIGHBOURING STRATA

The Developer has reached out to the neighbouring Strata to the north (the “Strata:”) on a number of occasions, as requested by City staff. These attempts by the Developer to consult are summarized in the following chart. As you will see below, the most recent attempts were in January/February 2022, and the Strata just did not respond back to the Developer.

Date	Nature of Communication	Update
Dec 28, 2018	Phone and Email	<p>The Developer called the Strata’s property management company AA Property Management (“AAPM”) (which is the registered contact address for the Strata) and advised that it wanted to discuss use of the ROW for the proposed development and options going forward. The representative of AAPM (Barbara To) asked the Developer to send the request in writing via email.</p> <p>The Developer sent an email to AAPM the same day requesting a meeting with the Strata.</p>
Jan 10, 2019	Email	<p>The Strata (via AAPM) replied via email as follows:</p> <p><i>“We, Councils of Earl’s Court & Strata owners refused to share our driveway to their newly planning develop townhouse units.”</i></p> <p>The Strata therefore opposed the Developer’s use of the ROW for its development even before meeting with the Developer.</p>
Jan 30, 2019	Email	<p>The Developer responded and advised that <i>“the purpose [of the outreach] was to set up a meeting to provide the Strata with information regarding our development proposal, some proposed arrangements and possible impacts during and after construction. These issues would include traffic safety, parking, garbage and mail collection, amenity spaces, etc.”</i></p>
Feb 11 to March 4, 2019	Phone and Email	<p>The Developer continued to follow up with Ms. To of APPM via phone and email to try to set up a meeting with the Strata. A meeting was eventually agreed to on March 10, 2019.</p> <p>Prior to the meeting, the Strata requested that the Developer send documents evidencing its “legal right of access”. The Developer sent Ms. To a common property search of the Strata property, which showed the easement.</p>

Date	Nature of Communication	Update
<p>March 10, 2019</p>	<p>In Person</p>	<p>The Developer’s representatives, and its Architect, met with the Strata owners and their property management representatives in the driveway of the Strata property.</p> <p>During the meeting, the Strata members objected to the Developer using their driveway, despite the existence of the registered ROW. After some discussion on this topic, the Developer advised the purpose of the meeting was not to debate the legality of the SROW, but to find a way to work together on the issues that the City had suggested that the parties discuss.</p> <p>The Developer advised the Strata that the Developer does not plan to utilize the road on their property during construction. Rather, the front entrance to 7511 St. Albans would be utilized during construction. The access point between the two properties would be opened up at the end of construction.</p> <p>Under the registered easement, repair, maintenance, cleaning and servicing of the roadway is to be done by the Strata, at its expense. Nevertheless, the Developer advised the Strata that the Developer was prepared to share maintenance costs relating to use of the roadway (e.g. snow removal, costs to light the roadway) once access was in place. Both the Developer and Strata agreed that garbage removal was not a “split cost” given the current arrangement at the Strata where garbage is picked up on St Albans.</p> <p>The Strata asked the Developer to contact the neighbouring property to the South to see if they would share their roadway to provide access to the development, as an alternative to the proposed route. The Developer advised that it was unlikely, since there is no easement registered over that property, but the Developer said that it would make efforts to reach out to representatives of the complex to the south of the proposed development at 7511 St. Albans.</p> <p>The Developer provided a summary of what was discussed at the meeting to Ms. To and the City of Richmond via email on March 15, 2019.</p>

Date	Nature of Communication	Update
April 2019	In Person	<p>The Developer was unable to locate contact information for the registered agent for the strata to the south. So one of the Developer’s representatives knocked on doors at the townhouse. During the first attempt, none of the residents were home or opened their doors. During the second visit/attempt on another day, the residents of units #3 and #4 opened their doors and advised that there was no Strata Council for the complex. They also politely refused to share their driveway access.</p> <p>The Developer sent a summary of the above to Ms. To via email on April 30, 2019. Ms. To responded back on May 2 to advise that the Developer could contact legal counsel retained by the Strata if it wished to discuss anything further on “this issue”. The Developer responded and advised that they would reach out to the lawyer if they needed to correspond with the Strata again.</p> <p>The Developer and Strata, AAPM, or the Strata’s lawyer did not communicate again until 2022, as noted below.</p>
Jan 10, 2022	Phone and Email	<p>The City of Richmond requested in its comments that the Developer reach out to the Strata again to discuss cost sharing, and a modification to the development proposal that could benefit the Strata. The Developer reached out the Strata’s lawyer but was advised by the firm that it no longer acted for the Strata. So the Developer wrote to Ms. To as follows:</p> <p><i>“I am following up on our call from earlier today... As discussed, the developer for this project has spent the past couple of years obtaining the necessary information and reports in support of the project, and is proceeding with the rezoning application. As noted in my below email from March 15, 2019 (see item #6), one of things that we had all discussed when we met on site back at that time was the developer's proposal to share costs relating to use of the shared driveway (e.g. snow removal, costs to "light" the roadway) once access is in place. The Strata members had indicated at that time that there were certain costs that they agreed should be split. We would like to now connect to see if we can come to an agreement on cost sharing should our rezoning application be approved. In addition, we may have a potential proposal to modify our build to the benefit of BCS 048 that we would like to discuss. Can you please let me know if the Strata has retained new counsel who we should discuss these matters with, or if the Strata members would like to discuss directly?”</i></p>
Jan 18, 2022	Email	<p>The Developer did not hear back from Ms. To and followed up again via email. Ms. To responded:</p> <p><i>“Your Jan 10, 2022 email had been forwarded to Council for their attention. However, we still not receive any update from them.</i></p> <p><i>We will forward your following email to them for their attention. Will let you know once receive Council’s instruction.”</i></p>

Date	Nature of Communication	Update
Jan 26, 2022	Email	<p>Ms. To sent an email to the Developer advising:</p> <p><i>We convey the following instruction from the Strata Council for your attention.</i></p> <p><i>“After the council meeting, all of the council members are remained the decision as of 2019, they are strongly opposed to the share pathway proposal from 7511 St. Albans Development.”.</i></p> <p>The Strata again did not respond to the Developer’s request to discuss cost sharing or an alternate proposal for the site that could benefit the Strata.</p>
Jan 27, 2022	Email	<p>The Developer sent an email to Ms. To advising:</p> <p><i>“For clarification, we are not seeking the Strata's position on the use of the driveway - they have previously made that clear, and the developer has also expressed its views on the validity of the Statutory Right of Way over 7433 St. Albans. Rather, the City has asked the Developer to speak with the Strata about whether the parties can come to an agreement on cost sharing, should the rezoning application be approved. Can you please check with the Strata to see if they are open to meeting to discuss those costs? We will then advise the City.</i></p> <p><i>To be clear, by attending the meeting or coming to an agreement on costs, the Strata is not agreeing to the rezoning proposal. However, by engaging in this process, they may benefit from an agreement on costs should the proposal be approved. As noted in my earlier email, we can also maybe discuss a potential proposal to modify our build to the benefit of BCS 048.</i></p> <p><i>We look forward to hearing from you regarding whether the Strata is willing to meet.”</i></p>
Feb 17, 2022	Email	<p>The Developer did not receive a response to its January 17, 2022 email, and followed up again with AAPM on Feb 17, 2022 to see if the Strata would be willing to meet.</p> <p>The Developer has never received a response to its emails from Jan 27 and Feb 17, 2022.</p> <p>It is apparent that the Strata does not intend to engage further with the Developer and any further attempts by the Developer to engage with the Strata are likely to be futile.</p>

Summary of Correspondences with Residents at 7433 St. Albans Road

January 30, 2019

- Received an email from Stephen Yeung regarding the shared access. (Appendix 1)
- Staff responded to the inquiry by phone and discussed the matter in detail with the inquirer.

March 13, 2019

- Received a letter regarding increased traffic on the proposed shared access and request the shared access to be relocated to the neighbouring property to the south of the subject site (Appendix 2).
- Staff advised that there is no access easement registered on 7531 St. Albans Road in favour of 7511 St. Albans Road, but will discuss with the developer to explore the opportunity.
- Developer advised that they cannot reach an agreement with the Strata at 7531 St. Albans Road.
- In response to the concerns raised regarding the driveway at 7433 St. Albans Road is directly opposite to the exit driveway of the development across the street, Transportation staff advised that having driveways across the street from one another provides improved safety and road operations as it allows drivers from the site to have clear sightline and assess the other vehicle movements entering and exiting St Albans Road.

April 3, 2019

- Staff met with representatives from the adjacent strata at 7433 St. Albans Road.
- Staff advised the representatives that transportation's objective is to limit the number of access connections to minor arterial roads (e.g. St. Albans Road), that the plan calls for bike facilities along St Albans Road, and that consolidation of accesses onto St Albans Road is desired.
- The representatives raised a number of operational concerns over the use of the driveway (e.g., shared maintenance, safety, ability to enforce strata rules, etc.). Staff advised them that these issues can be addressed through an agreement with the developer, and encouraged them to be open minded to negotiating terms with the developer.
- Ultimately, the strata's position at that time was that the only acceptable solution is that the City not utilize the access easement on their property.

April 5, 2019

- Received a letter from Elena Ufova requesting the City to conduct formal consultation and provide alternate access to 7511 St. Albans Road instead of utilizing the access easement (Appendix 3).

- Removing the proposed shared driveway access on 7433 St. Albans Road would require significant revisions to the proposed development at 7511 St. Albans Road. While this conceptual design work has not been completed, it is assumed that at least one unit would be lost in order to accommodate a driveway and opportunities for landscaping and tree planting would also be reduced.
- In response to the request, staff hosted another meeting with residents at 7433 St. Albans Road in June 2019.

June 14, 2019

- At the meeting with residents at 7433 St. Albans Road, staff made available to the representatives from the adjacent strata a copy of the registered access easement document and the legal opinion prepared by the developer's lawyer.
- Staff explained why the access easement was put in place and how their concerns can be addressed through a management agreement.
- Staff advised them access to the site during construction will be via St. Albans Road and not through the access easement.
- Staff offered to facilitate a discussion between the strata and the developer.
- The owners and residents at 7433 St. Albans Road are opposed to the proposed use of the shared access and have submitted a letter, signed by all of the owners, to the City requesting the City to discharge the easement (Appendix 4).
- In response to the concerns raised regarding the sight line at the exit of 7433 St. Albans Road, a Traffic and Parking Assessment prepared by third party professional engineer has assessed the sight lines of the existing driveway and confirms the sightlines meet safety standards. Traffic from the site has sufficient sightline to see other vehicles on St. Albans Road to judge for safe gaps when entering the street.

July 16, 2019

- In response to the request to discharge the access easement from 7433 St. Albans Road, staff wrote a letter (Appendix 5) to all of the registered owners of 7433 St. Albans Road confirming the access easement is in place and that access easement is an agreement between the private property owners of 7433 St. Albans Road and 7511 St. Albans Road. While the City is a party to the easement (to ensue the easement cannot be discharged without the City's consent) the City does not have authority to require the discharge of the easement that benefits the owners/developers of 7511 St. Albans Road.
- Staff encouraged the strata owners to meet with the owners/developers of 7511 St. Albans Road to discuss appropriate arrangements between the two private property owners.

Lee, Edwin

From: Stephen Yeung <stephen.yeung1@gmail.com>
Sent: January 30, 2019 8:40 PM
To: Lee, Edwin
Subject: Response to new development request on 7511 St. Albans Road

Categories: For REDMS/File

Hi Mr. Lee,

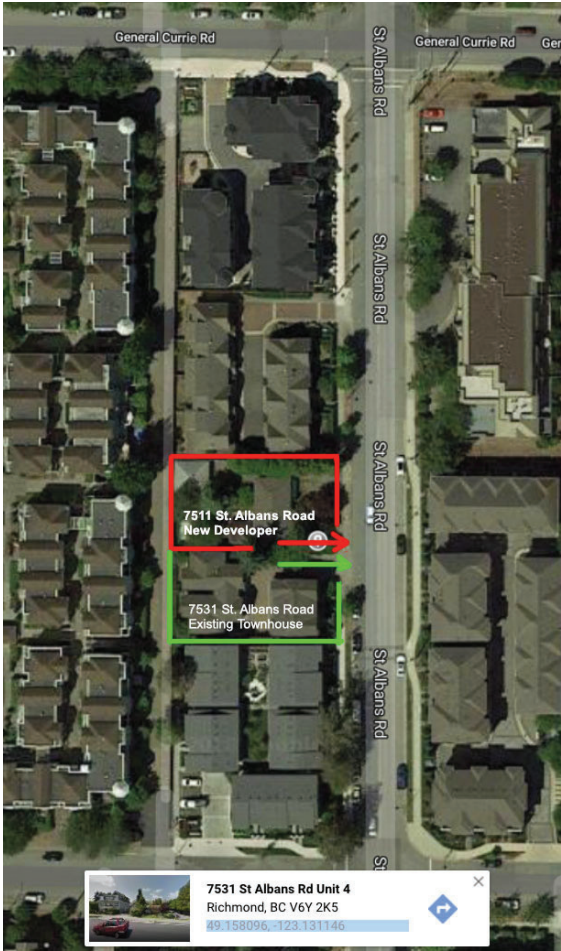
How are you? Hope you are well,

We are Strata Councils of 7433 St. Albans Road.

We received a request from the Developer of 7511 St Albans Road recently, ask for sharing access of our driveway for their newly developed proposed Townhouses.

We, all owners of 7 units, disagree to share our driveway with them which we think this will cause too much trouble and create more traffic for our strata lot if there are 6-8 more vehicles drive passing in front of our driveway daily. This is unsafe to our strata.

Since they are newly develop, they should create the driveway together with the existing 7531 St. Albans Road Townhouses so that a bigger driveway for both strata 7511 & 7531. This is more make sense. Please find attached JPG for your reference.



We would like to let the City understand of our thoughts and seeking the help from City to deal with this.

Sincerely,
Strata Council of 7433 St. Albans Road.

March 2019

APPENDIX 2

Mr. Craig,

Please find below information to help you understand our concern regarding the new developer informed that they had granted the right to access to our driveway for their newly develop townhouses.

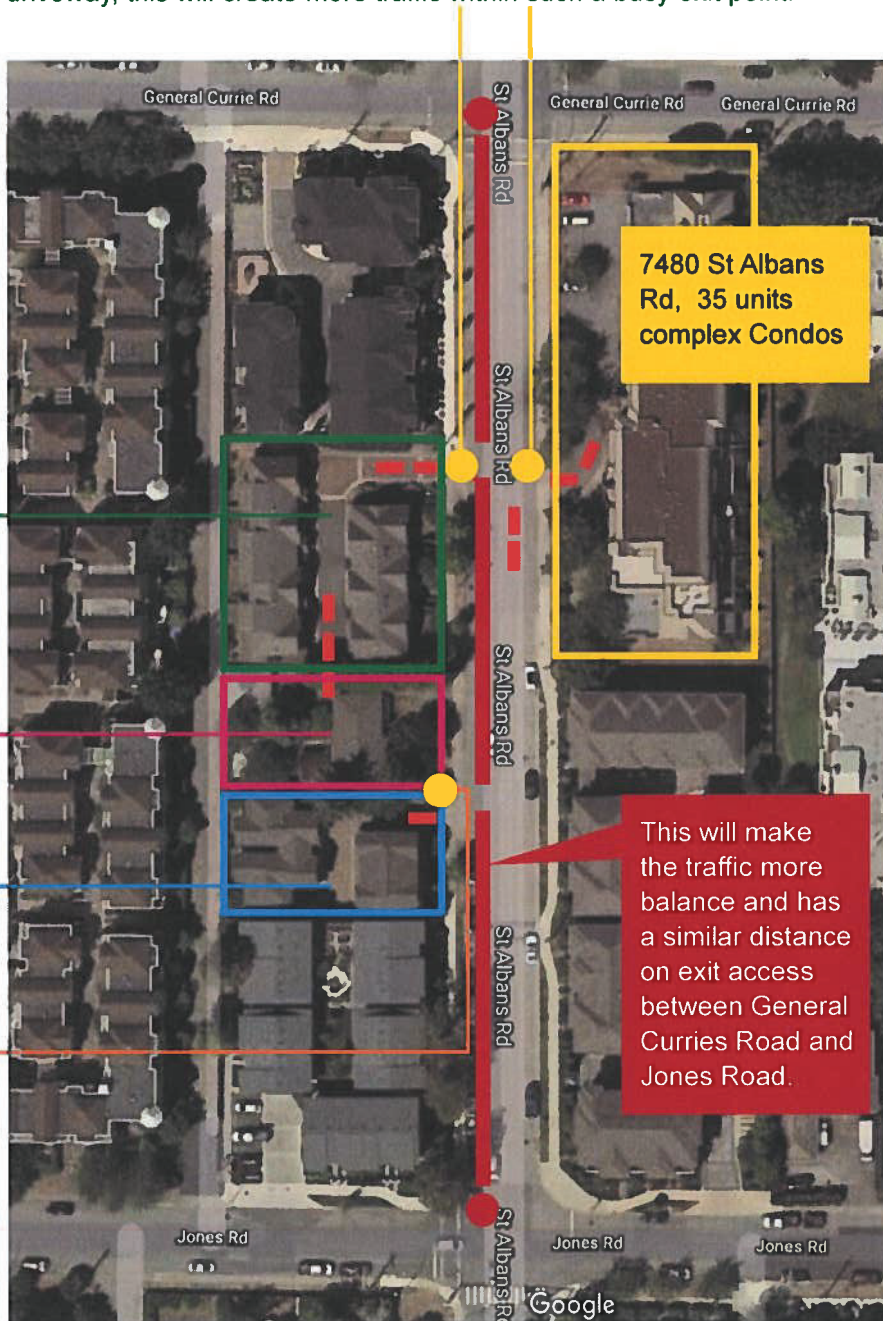
Our concern is, our exit of the driveway was directly opposite to the exit of the opposite complex. If the new develop townhouses also using our driveway, this will create more traffic within such a busy exit point.

We are 7 owners of townhouse at 7433 St. Albans Road. Our townhouses was built since 2001.

Property owners of 7511 St. Albans and architect Matthew Cheung applied to build 5 units of townhouses under this lot. They said they had granted the right to use our driveway for their newly developed townhouses.

Property of 7531 St. Albans had only 4 units townhouses.

The 2 townhouses should use same driveway in order to ease & separate the traffic.



We understand the planning of City to minimize the driveway to the walkway on St. Albans Road, we just wondering if there is a better solution on this. Thank you.

April 4, 2019

City of Richmond
Attn: Edwin Lee, Planner
6911 No. 3 Road
Richmond BC V6Y 2C1

CC: Wayne Craig, Director, Development

Re: Re-development permit application for 5-unit Townhouse Development at 7511 St. Albans Rd.

Dear Mr. Lee,

My name is Elena Usova and I am the owner of unit 1 at 7433 St. Albans Rd, Richmond, BC V6Y2K5. I recently found out that common property of my Strata complex will be used as a part of driveway to the proposed 5-unit townhouse complex at 7511 St. Albans Rd. I am enclosing a copy of the Context Plan and an aerial map which have come to my attention as well as a copy of the communication from the re-developer of 7511 St. Albans Rd., which you have been already copied on January 30, 2019.

I am writing this letter to oppose an application for a re-development permit at 7511 St. Albans Rd. to the City of Richmond from Matthew Cheung Architect which completely disrespects the Strata BCS048 owners' rights for enjoyment of our properties and would put at risk safety and security of all owners of Strata Plan BCS048 if approved by the City. I am disappointed that my Strata Council withheld information from all owners about being involved in meetings with the developer.

From what I understand the Easement on the BR295796 was registered on the Land Title for Strata Plan BCS048 by the City of Richmond in 2001 based the application of the Developer of 7433 at the time which was detrimental to the interests of future owners in respect that it was sought based on the Developer's legal interest and not the best interest of future owners and their families.

Not only the usage of common property of Strata Plan BCS048 for the purpose of access to the site 7511 will de-value my property, as the owner I am impressed to see the City of Richmond is reviewing the development permit application without providing a formal notice to all owners of Strata Plan BCS048 and without a public consultation.

The redeveloper of 7511 St. Albans insists that by the Easement BR295796 they have a "privilege and permission at all times and from time to time to enter, return, pass, repass and use by day and night and with or without vehicles upon Easement area for the purposes of access to and from the Lands..." through Strata Plan BCS048 common property.

As the owner of the unit right at the entrance in our strata complex we would see increased traffic, noise or garbage which would inevitably result from the aforementioned "privilege" of the owners of the townhouse complex at 7511 St. Albans.

The Strata Property Act a BC legislation clearly stipulates the Strata Owners right to enjoy the Strata Common Property as well as the responsibility to maintain it.

City of Richmond has placed an Easement on the Land Title and therefore City of Richmond is the Authority to remove this easement now. It is the City of Richmond's responsibility to protect the rights of the property owners who pay taxes to the City.

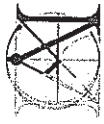
I am requesting that City of Richmond conducts a formal consultation with ALL owners of Strata plan BCS048. I am also requesting City of Richmond requires an alternate plan from the Developer of 7511 to access (during construction or after construction) property from the street and not through the common property of Strata Plan BCS048.

I am asking by this letter to provide a formal response in writing from the City.

Regards,

A handwritten signature in black ink, appearing to read 'E. Usova', with a long horizontal flourish extending to the right.

Elena Usova
#1-7433 St. Albans Rd.
Richmond BC
V6Y2K5



**MATTHEW CHENG
ARCHITECT INC.**

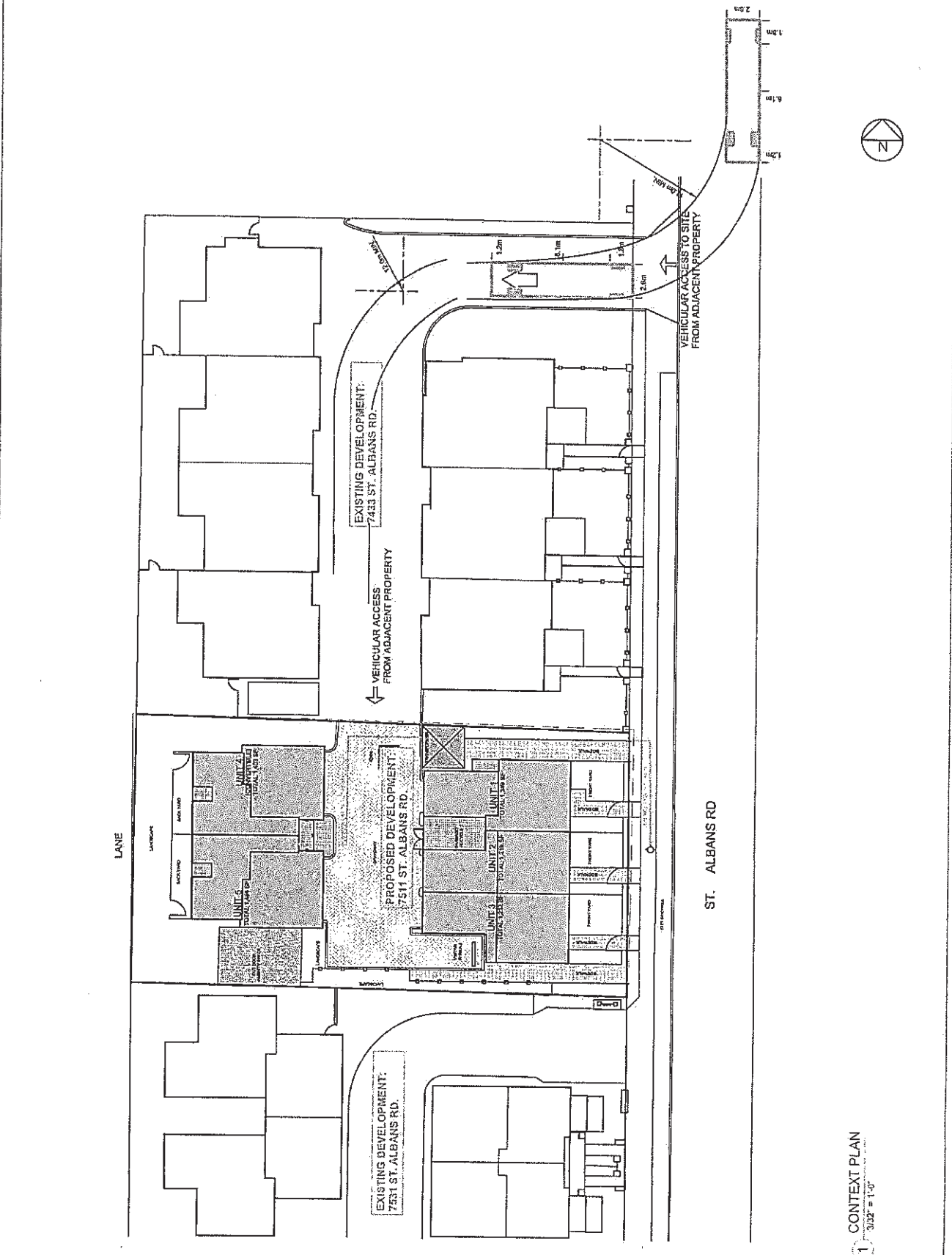
UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2G9
T: 604.271.5500
M: 604.649.8859
E: MATTHEW@MCAI.CA

THIS DRAWING IS NOT TO BE USED FOR
GENERAL CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS OF ALL
EXISTING CONDITIONS OF ALL UTILITIES
AND SERVICES BEFORE COMMENCEMENT OF WORK. ALL DIMENSIONS
AND CONDITIONS OF ALL UTILITIES AND SERVICES
SHALL BE VERIFIED BY THE CONTRACTOR AND
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
CONSENTS FROM ALL APPLICABLE AGENCIES
AND AUTHORITIES BEFORE COMMENCEMENT OF
WORK.

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	2022-04-15
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100	ISSUED FOR PERMITTING	2022-04-15

**5 UNIT TOWNHOUSE
DEVELOPMENT**
7511 ST. ALBANS ROAD
RICHMOND, BC

APPENDIX 3
CONTEXT PLAN
A001
2022-04-15



1
CONTEXT PLAN
3/32" = 1'-0"

STRATA PLAN OF LOT B, SECTION 16
BLOCK 4 NORTH, RANGE 6 WEST
N. W. D., PLAN LMP51762

B.C.G.S. 92G.015
CITY OF RICHMOND

SHEET 1 OF 8 SHEETS
STRATA PLAN BCS 0048

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.

THIS _____ DAY OF _____, 2002

REGISTRAR

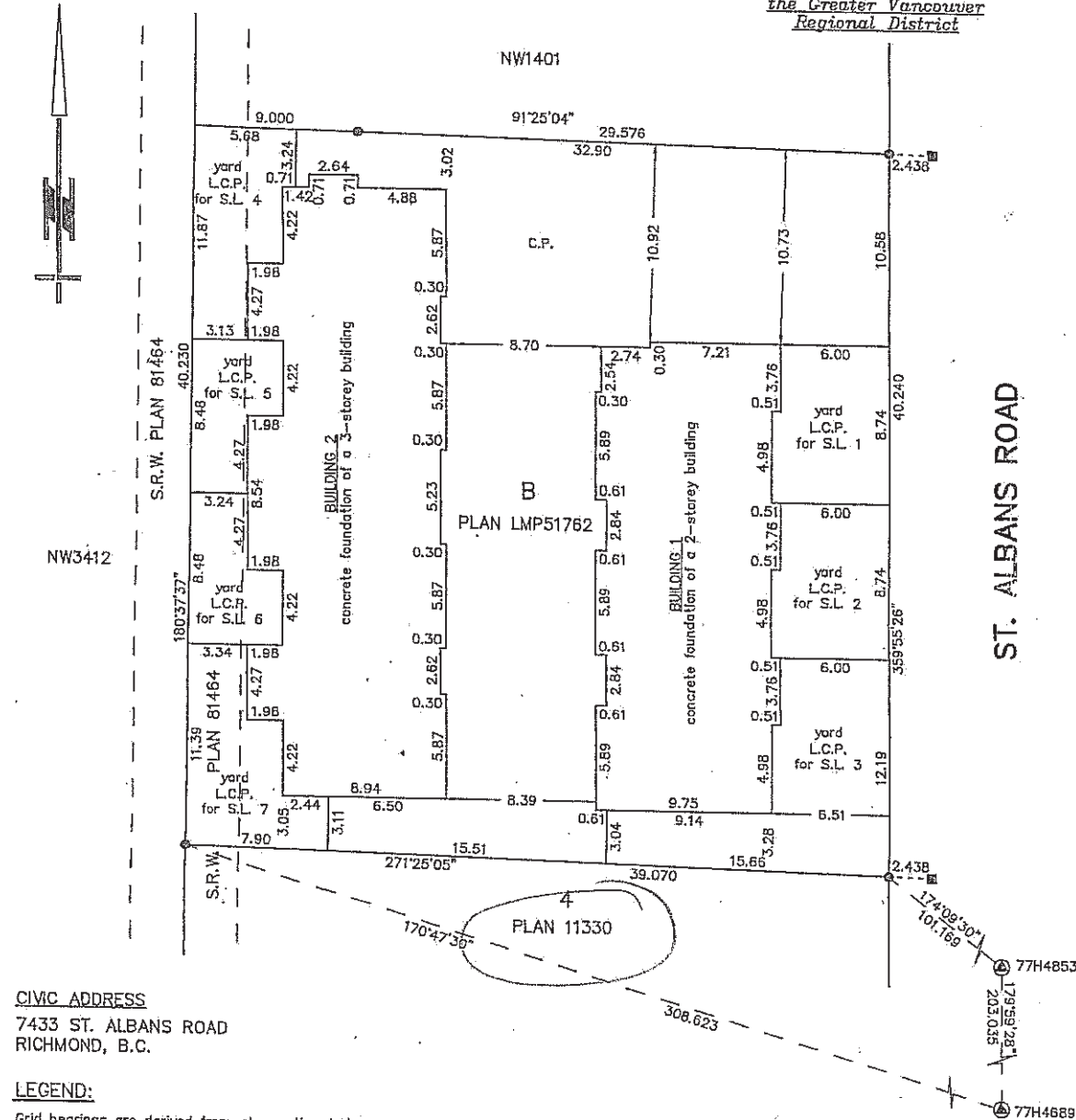
REF. NO. _____

SCALE 1 : 250



All distances are in metres.

*This plan lies within
the Greater Vancouver
Regional District*



CIVIC ADDRESS

7433 ST. ALBANS ROAD
RICHMOND, B.C.

LEGEND:

Grid bearings are derived from observation between control monuments 77H4653 and 77H4689. - NAD83 (CSRS) Integrated survey area No. 1B. (Richmond) This plan shows ground-level measured distances. Prior to computation of U.T.M. co-ordinates, multiply by combined factor 0.9996040.

- ⊙ denotes control monument found.
- denotes standard iron post found.
- denotes lead plug found.
- wt denotes witness.
- All angles are 90° or 45° unless otherwise noted.

- S.L. denotes strata lot
- L.C.P. denotes limited common property
- C.P. denotes common property
- PT. S.L. denotes part of strata lot
- m² denotes square metres
- ER denotes electrical room, common property
- A denotes area
- TA denotes total area
- OTB denotes open to below

I, LOUIS S.Y. NGAN, of Vancouver, a British Columbia Land Surveyor, hereby certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan.

Dated this 1st day of Aug., 2002.

LOUIS NGAN  B.C.L.S.

LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N6
(604) 273-2938

Barbara To

From: Ramneek Padda <ramneek.padda@gmail.com>
 Sent: Wednesday, January 30, 2019 12:29 AM
 To: Barbara To
 Cc: Matthew Cheng; Lee, Edwin
 Subject: Re: BCS 048 - Earis Court at 7433 St. Albans - Response to #7511 St. Albans's owner and architect

Handwritten: + c/m

Handwritten: BCS -> 76-4121

Handwritten: EDWIN LEE

Hi Barbara,

Thank you for your email. I have copied Edwin Lee from the City of Richmond on this response.

Please note that the purpose of our initial email was not to ask whether the Strata Council would allow shared access. Rather, the purpose was to set up a meeting to provide the Strata with information regarding our development proposal, some proposed arrangements and possible impacts during and after construction. These issues would include traffic safety, parking, garbage and mail collection, amenity spaces, etc.

This is not just an issue where the Strata Council can refuse to share the driveway. We have a legal right of access on their property that has been granted in favour of our property (likely as a precondition before their own development was approved by the City). We are not seeking to inconvenience them but are hoping to work with them to discuss options for how we can proceed.

Therefore, again, on behalf of ourselves and the City of Richmond, we request that the Council please advise when it is available to meet with us in the next two week to discuss our proposed development.

I look forward to hearing from you or the Council on some proposed meeting dates and times.

Regards,

Ramneek

Handwritten: TIME

On Thu, Jan 10, 2019 at 5:00 PM Barbara To <bto@aaproperty.ca> wrote:

Handwritten: TOPIC =

Hi, Ramneek and Matthew,

Please see below the email from the strata council of Earis Court in response to your email on December 28, 2018 for your attention.

In response to the property owners of 7511 St. Albans and architect Matthew Cheung's email.

We, Councils of Earl's Court & Strata owners refused to share our driveway to their newly planning develop townhouse units.

Lee, Edwin

From: Elena Usova <eusova@shaw.ca>
Sent: April 9, 2019 8:51 PM
To: Lee, Edwin
Cc: Craig, Wayne
Subject: Re: Opposition to re-development application at 7511 St. Albans Rd, Richmond

Categories: For REDMS/File

Hello Mr. Lee,

I need to make an important correction to my letter dated April 4, 2019 which had an error. The wording in the third from the bottom paragraph is missing "not" and should read as follows:

Not only the usage of common property of Strata Plan BCS048 for the purpose of access to the site 7511 will de-value my property, as the owner I am **not** impressed to see the City of Richmond is reviewing the development permit application without providing a formal notice to all owners of Strata Plan BCS048 and without a public consultation.

Please, take a note of this important change and include this note along with the letter.

Regards,

Elena Usova
1-7433 St. Albans Rd.
Richmond, BC
V6Y2K5

----- Original Message -----

From: [Lee, Edwin](#)
To: '[ELENA USOVA](#)'
Sent: Friday, April 05, 2019 4:38 PM
Subject: RE: Opposition to re-development application at 7511 St. Albans Rd, Richmond

[Ms. Usova,](#)

Thank you for your letter. Your submission will be included in the development file and provided to Mayor and Council should the rezoning application proceed to them for consideration. Staff are reviewing the information in your letter and will provide you with written responses in a later date.

Regards,
Edwin

From: ELENA USOVA [mailto:eusova@shaw.ca]
Sent: Friday, 5 April 2019 09:59
To: Lee, Edwin
Cc: Craig, Wayne; eusova@shaw.ca

Subject: Opposition to re-development application at 7511 St. Albans Rd, Richmond

Importance: High

Dear Mr. Lee,

please find attached a letter to the City of Richmond to oppose the application for access to 7511 St. Albans Rd through Strata complex at 7433 St. Albans Rd as part of the 7511 St. Albans Rd redevelopment application.

Regards,

Elena Usova
1-7433 St. Albans Rd.,
Richmond, BC
V6Y2K5

June 13, 2019

City of Richmond
Attn: Wayne Craig, Director, Development
6911 No. 3 Road
Richmond BC V6Y 2C1

CC: City Council, City of Richmond
Linda Reid, Richmond South Centre MLA

Re: Easement over Strata Plan BCS0048 Property at 7433 St. Albans Rd.

Dear Mr. Craig,

This is to provide the City of Richmond and the City Council with the Strata Plan BC0048 Owners' strong opposition to the pending review development permit application for the property located at 7511 St. Albans Rd. and legally described as

Parcel Identifier: 003-556-794
Lot 4 of Section 16 Block 4 North Range 6 West
New Westminster District Plan 11330
("Lot 4")

We, the undersigned, Strata Plan BCS048 owners of 7433 St. Albans Rd., Earl's Court do not consent to the Development Property's reliance on the Easement BR295796 to have a "free and uninterrupted right, license, liberty, easement, privilege and permission at all times and from time to time to enter, re-enter, pass, repass and use by day and night and with or without vehicles upon Easement area for the purposes of access to and from the lands...", i.e. Strata Plan BCS048 common property.

The Strata Property Act provides that the Common property as per the Strata Plan registered in the Land Titles office is for the use and enjoyment of all Strata lot owners and is regulated by the strata corporation.

Section 2 of the Act provides that a strata corporation has the power and capacity of a natural person of full capacity.

The strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation **for the benefit of the owners.** (Section 3, Strata Property Act)

Section 71 of the Strata Property Act (the "Act") requires that owners approve a change in the use or appearance of common property by means of a 3/4 vote if the change is significant.





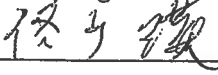
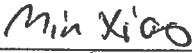
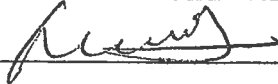
We, the undersigned, strongly believe that Easements BR2957975, BR295796 and covenants BR295797 and BR295798 placed on the Strata Plan BCS048 Land Title by the City of Richmond interferes with the Strata Plan Owners right for exclusive use and enjoyment of our property and contravenes with the rights of the Strata Plan Owners under the Strata Property Act.

We do not agree to bear with the City of Richmond to impose upon the Strata Plan BCS048 Owners increased traffic, noise, nuisance, litter, increase in repair and maintenance costs, increase in property insurance costs, increase in depreciation reports costs as well as future strata corporation costs which the individual owners of the Strata Plan BCS048 must endure to the benefit of the Development property.

We, the undersigned, are hereby applying to the City of Richmond to discharge the Easements BR2957975, BR295796 and Covenants BR295797 and BR295798 per Land Title Act Section 219 subsection (9)

A covenant registrable under this section may be

- (a) modified by the holder of the charge and the owner of the land charged, or
- (b) discharged by the holder of the charge

<u>Unit #</u>	<u>Name of Registered Owner(s)</u>	<u>Signature</u>
Unit1	Elena Usova	
Unit2	Stephen Yung.	
Unit3	Wendy/LAI	
Unit4	Zhou Li E	
Unit5	Shao Pu Tong	
Unit6	MING XIAO	
Unit7	GRACE CHEN	



We understand the City's planning was to minimize the driveway to the walkway on St. Albans Road, we wondering if the City can accept the new developer to build 4 townhouses only (instead of 5) and with their own driveway exit. This will be a better solution to separate/diverse the traffic and preventing any argument between two strata in the future.

June 2019



MATTHEW CHENG ARCHITECT INC

UNIT 505, 678 EVANS AVENUE
VANCOUVER, BC, V6A 2K6
T: 604.731.3012
M: 604.645.0889
E: MATTHEW@MCA.CA

THIS DRAWING MUST NOT BE SCALED. THE ARCHITECT ASSUMES RESPONSIBILITY FOR ALL DIMENSIONS AND ALL INFORMATION CONTAINED HEREIN. THE ARCHITECT'S CONTRACT RESERVED THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ANY REPRODUCTION OR REUSE OF THIS DRAWING WITHOUT WRITTEN CONSENT.

No.	Date	Description
1	04/05/2019	ISSUED FOR PERMITS

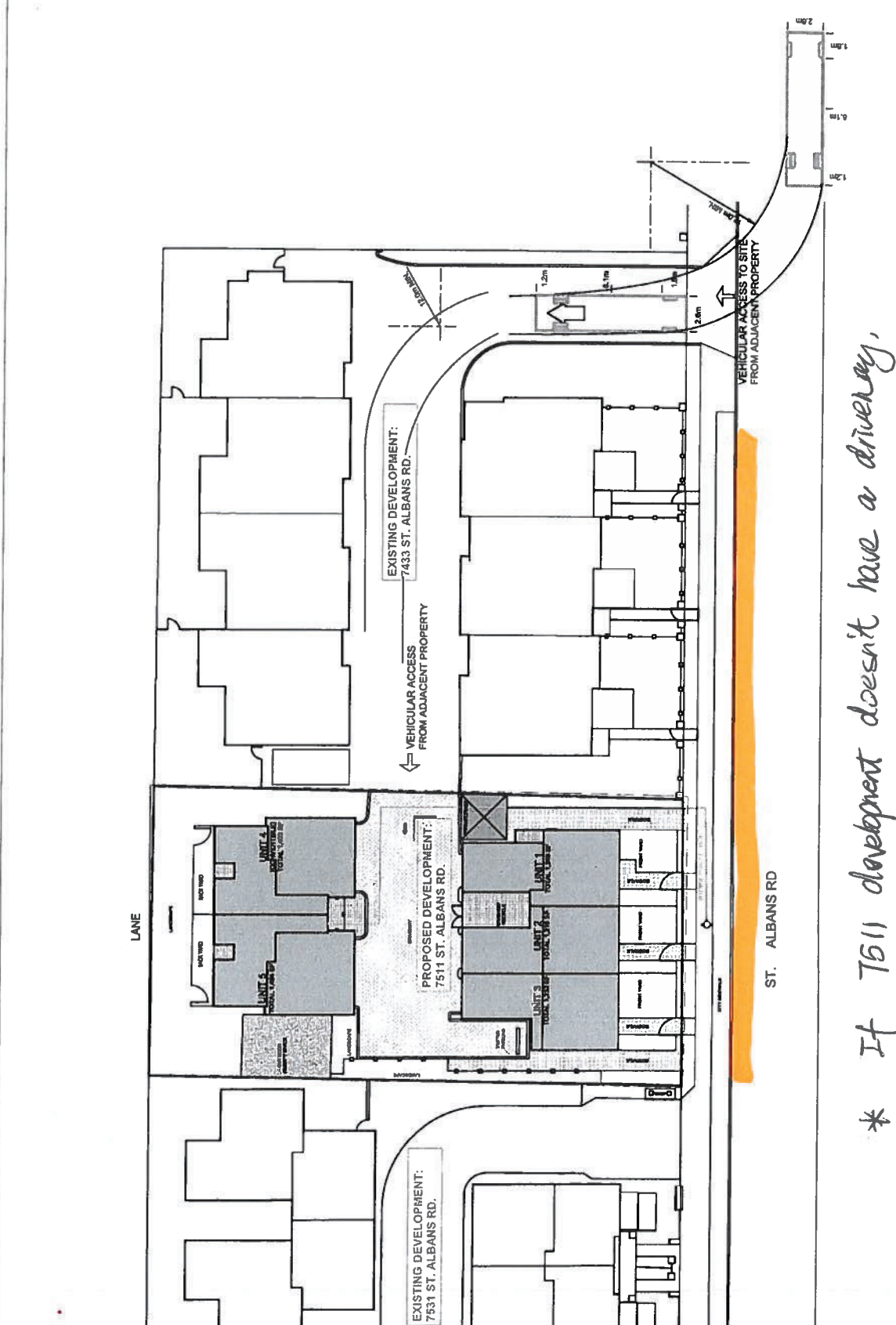
5 UNIT TOWNHOUSE DEVELOPMENT
7511 ST. ALBANS ROAD
RICHMOND, BC

CONTEXT PLAN

APPENDIX 4

Project Number	MS-2019-00116
Date	APR 05, 2019
Drawn by	MS
Checked by	MC
Scale	30'2" = 1'-0"

A001



* If 7511 development doesn't have a driveway, vehicles will park along on St. Albans.

PH - 119

1 CONTEXT PLAN
30'2" = 1'-0"



■ - because there was an ^(7511 St. Alans Rd) existing driveway, so there was a gap we can watch out for traffic.



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

July 16, 2019
File: RZ 18-818548

Planning and Development Division
Development Applications
Fax: 604-276-4052

The Owners, Strata Plan BCS0048
7433 St. Albans Road
Richmond, BC V6Y 2K5

Dear Sirs/Mesdames:

**Re: Driveway Access Easement and Covenant BR295796-BR295797 Over the
Common Property of Strata Plan BCS0048, Located at
7433 St. Albans Road, and Proposed Development at 7511 St. Albans Road**

Thank you for your letter dated June 13, 2019 (*copy attached*). We have discussed the subject easement and covenant agreement with our Law Department and have confirmed that the access easement is a valid and subsisting agreement registered against Title to 7433 St. Albans Road in favour of the owner/developer of 7511 St. Albans Road.

To clarify, in the City's Law Department's view, the access easement and covenant; each showing on Title to and registered in the Lower Mainland/New Westminster Land Title Office on the common property and strata lots located at 7433 St. Albans Road in favour of 7511 St. Albans Road do not contravene or violate either of the *Land Title Act* (BC) nor the *Strata Property Act* (BC).

The City is a party to the agreement with respect to the covenant charge only. Any discharge of the covenant would not affect the ability of the owner/developer of 7511 St. Albans Road to exercise its rights under the easement through 7433 St. Albans Road for access to its development property at 7511 St. Albans Road.

The access easement is an agreement between the private property owners of 7433 St. Albans Road and 7511 St. Albans Road. The City does not have authority to require the discharge of the easement that benefits the owner/developer of 7511 St. Albans Road. Please note that a shared driveway between 7433 St. Albans Road and 7511 St. Albans Road was contemplated at the time of development of 7433 St. Albans Road and accordingly, in order to secure the access, the subject agreement was registered on Title to 7433 St. Albans Road at that time.

We encourage the strata owners to meet with the owner/developer of the benefiting property to discuss appropriate arrangements between the two private property owners.

Please be advised that the Rezoning Application at 7511 St. Albans Road is still under review by the City, pending additional details on the development proposal from the developer of 7511 St. Albans Road, including but not limited to a Traffic Impact Assessment (TIA). Staff is working with the owner/developer of 7511 St. Albans Road to address the comments received from the public, including concerns raised by the strata owners of Strata Plan BCS0048 at 7433 St. Albans Road. Please also note that all correspondences received will be provided to Council should the subject application proceed. If you wish to find out the status of the Rezoning Application at 7511 St. Albans Road, please contact Edwin Lee, Planner, at 604-276-4121.

Yours truly,



Wayne Craig
Director, Development

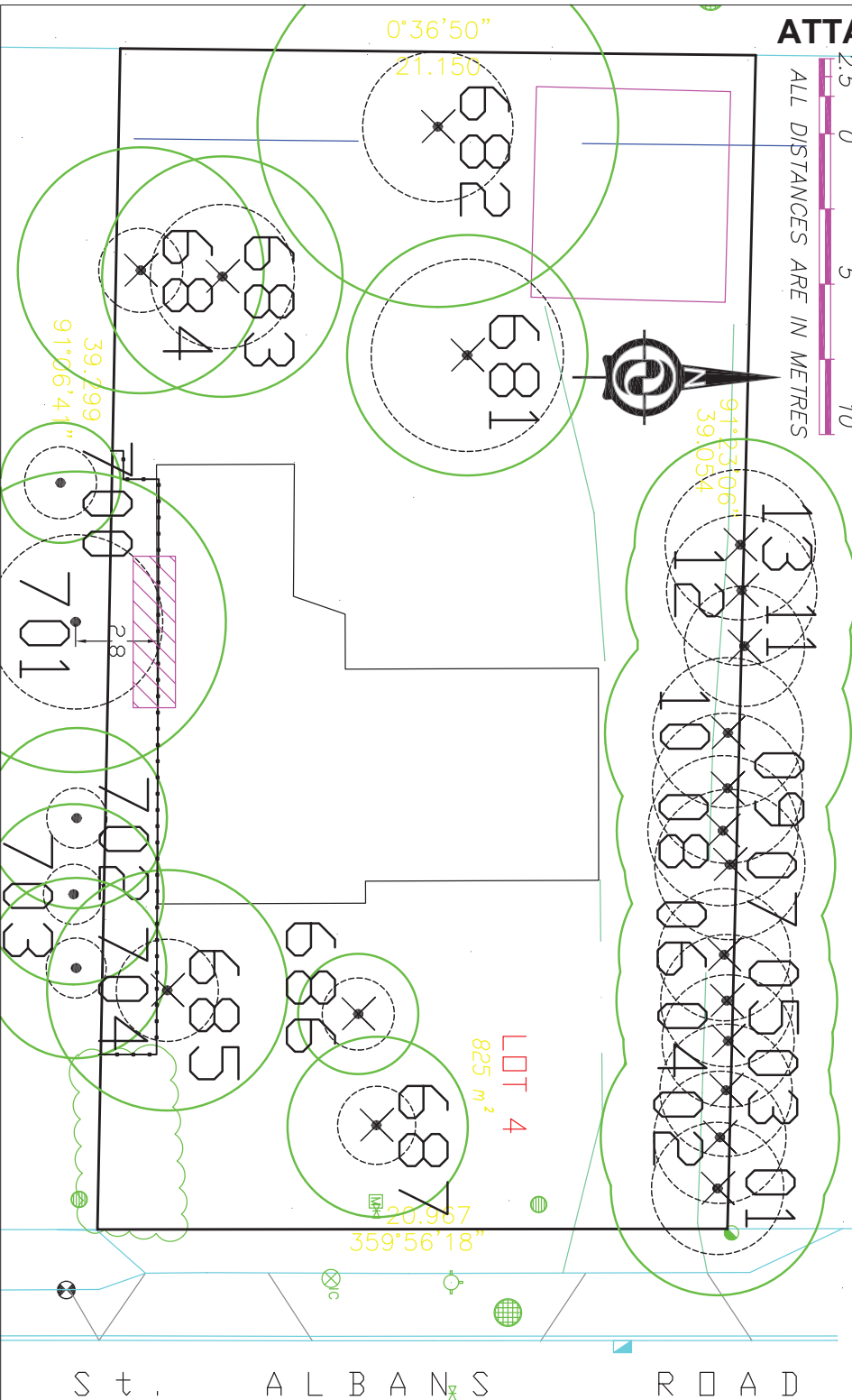
EL:blg
Att. 1

pc: Mayor and Councillors
Joe Erceg, Deputy CAO
Tony Capuccinello Iraci, City Solicitor
Lloyd Bie, P.Eng., Director, Transportation
Joshua Reis, Program Coordinator, Development
Edwin Lee, Planner 1

B C S 4 8

APPENDIX 3
TREE PROTECTION PLAN

SCALED TO FIT



TREE INVENTORY

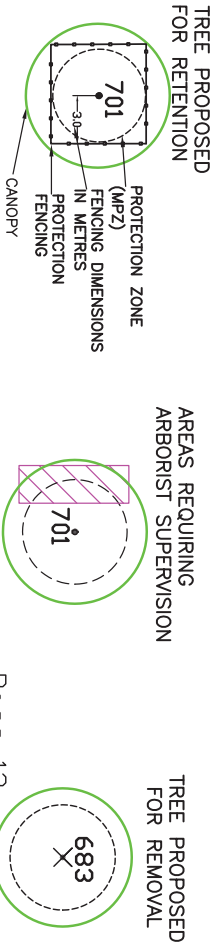
#	Type	Action	DBH	MPZ
1	Lawson Cypress	Remove	40cm	2.4m
2	Lawson Cypress	Remove	38cm	2.3m
3	Lawson Cypress	Remove	33cm	2.0m
4	Lawson Cypress	Remove	38cm	2.2m
5	Lawson Cypress	Remove	30cm	1.8m
6	Lawson Cypress	Remove	37cm	2.2m
7	Lawson Cypress	Remove	25/25/25cm	2.5m
8	Lawson Cypress	Remove	25/25/25cm	2.5m
9	Lawson Cypress	Remove	20/15/15cm	2.5m
10	Lawson Cypress	Remove	25/25/20cm	2.5m
11	Lawson Cypress	Remove	15/15/15cm	2.0m
12	Lawson Cypress	Remove	20/20/15cm	2.5m
13	Lawson Cypress	Remove	25/20/10cm	2.5m
682	Apple	Remove	41cm	3.2m
683	Cherry	Remove	28/18cm	2.4m
684	Cherry	Remove	24cm	1.4m
685	Douglas Fir	Remove	29cm	1.7m
686	Smoke Bush	Remove	10/10cm	1.2m
687	Purple Plum	Remove	22cm	1.3m
700	Japanese Maple	Retain	5/5/5cm	1.2m
701	Douglas Fir	Retain	48cm	2.9m
702	Cherry	Retain	15cm	1.0m
703	Cherry	Retain	14cm	1.0m
704	Cherry	Retain	14cm	1.0m

PH 123

TREE PROTECTION FENCING

#	Type	DBH	Metres	Feet
700	Japanese Maple	5/5/5cm	2.0m	6.6ft
701	Douglas Fir	48cm	2.9m	9.4ft
702	Cherry	15cm	2.5m	8.2ft
703	Cherry	14cm	2.5m	8.2ft
704	Cherry	14cm	2.5m	8.2ft

LEGEND



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-751-6002 Fax: 604-437-0970

2511 St Albans Road Richmond BC

TREE PROTECTION DRAWING

THE DRAWING PLOTS ALL TREES PROPOSED FOR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

November 24, 2017



MATTHEW CHENG ARCHITECT INC.

#202-670 EVANS AVE., VANCOUVER, B.C. V6A 2K9
CEL: 604-649-0669 TEL: 604-731-3012

Email: matthew@mcai.ca

Edwin Lee
Development Applications Department
City of Richmond
Tel: 604-276-4121
Email: ELee@richmond.ca

Feb 21, 2023

Re: 7511 St Alban's Road. Richmond, BC

Dear Edwin,

I am writing to confirm applicable Energy Step Code performance targets have been considered in the proposed design and will comply.

Certified Energy Advisors, Amir Ekhlesi of Enersaver Solutions Inc. has been retained to prepare energy report to ensure the project at 7511 St Albans Rd meeting the Energy Stop Code 3 Zero carbon ready of BC building Code.

Sincerely yours,



Matthew Cheng, Architect AIBC
Matthew Cheng Architect Inc.



Address: 7511 St. Albans Road

File No.: RZ 18-818548

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, the developer is required to complete the following:

1. **(City Centre Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
2. **(Flood Construction Level)** Registration of a flood indemnity covenant on title.
3. **(Vehicle Access)** Registration of a legal agreement on title ensuring that the only means of vehicle access is via Easement BR295796 registered on 7433 St. Albans Road, and that there be no direct access to St. Albans Road. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
4. **(Vehicle Access)** Registration of a statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle and hammerhead turnaround area on site in favour of 7433 St. Albans Road.
5. **(Visitor Parking)** Registration of a legal agreement on title ensuring that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
6. **(Strata Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Arborist Contract)** 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.
8. **(Voluntary Contribution)** City acceptance of the developer's voluntary contribution in the amount of \$2,264.40 (i.e. \$0.34/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan. In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council (Public Hearing), the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.
9. **(Affordable Housing Contribution)** City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$119,880) to the City's affordable housing fund.
10. **(Cash in lieu of Indoor Amenity)** Contribution of \$2,066 per dwelling unit (e.g. \$10,330.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council (Public Hearing), the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.

11. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$21,000.00 to the City's Tree Compensation Fund for the planting of 28 replacement trees within the City. If additional replacement trees (over and beyond the 13 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
12. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. **(Public Hearing)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
14. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of required site servicing and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, Water Works:
 - a) Using the Existing Model, there is 204 L/s of water available at a 20 psi residual at the St Albans Road frontage. Based on the Fire Underwriter Survey (FUS) calculations provided by the developer, the site requires 144 L/s.
 - b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at the building permit stage to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - c) At Developer's cost, the City is to:
 - i) Install one new water service connection to serve the development, complete with meter and meter box.
 - ii) Cap and remove the existing water service connection and meter.
 - iii) Relocate the existing fire hydrant out of the proposed sidewalk.

Storm Sewer Works:

- a) The Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Obtain permission from 7351 St Albans Road for incursions into their property to remove the storm connection and inspection chamber described below, prior to approval of the servicing agreement design.
- b) At Developer's cost, the City is to:
 - i) Install one new storm connection, complete with inspection chamber, to serve the proposed development.
 - ii) Cap and remove the existing storm connections serving the development site.

Sanitary Sewer Works:

- a) The Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City is to:
 - i) Install a new sanitary connection off of the existing sanitary manhole at the northwest corner of the development site.
 - ii) Cap, at inspection chamber, the existing sanitary connection serving the development site. The inspection chamber is to be retained to serve 7351 St Albans Road.

Frontage Improvements:

- a) Sidewalk, boulevard and curb/gutter:
 - i) Remove the existing sidewalk and construct a new 2.0 m wide concrete sidewalk next to the new property line.
 - ii) Construct a new min. 1.5m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of St. Albans Road.
 - iii) The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
- b) All existing driveways along the St. Albans Rd. to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described under Item 1 above.
- c) Consult Engineering on lighting and other utility requirements as part of the frontage works. There is a fire hydrant that may need to be relocated to the boulevard and a utility pole that should be removed if no longer required for service connections.
- d) The utility pole on the frontage is to be relocated.
- e) The Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - ii) Renew and rewire the street lighting conduits along the St Albans Road frontage.
 - iii) Review street lighting levels along St Albans Road frontage, and upgrade as required.

General Items:

- a) The Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Provide a video inspection report of the existing storm sewers and sanitary sewers fronting the development prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to

assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

- iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- vi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - a) Include the 12 agreed upon replacement trees;
 - b) Include a mix of deciduous and coniferous species; and
 - c) Comply with the landscaping requirements contained in Richmond Zoning Bylaw 8500.
2. Confirmation from a qualified professional that the proposed development will achieve Step 4 of the BC Energy Step Code.
3. Demonstration of further efforts in making arrangement for the shared use of the drive aisle with the adjacent strata at 7433 St. Albans Road.

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by a Landscape Architect, including all hard and soft materials, installation, and a 10% contingency.

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

1. 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10446 (RZ 18-818548)
7511 St. Albans Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“HIGH DENSITY TOWNHOUSE (RTH1)”**.

P.I.D. 003-556-794

Lot 4 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 10446”**.

FIRST READING

MAR 27 2023

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



Regular Council
Monday, March 27, 2023

13. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7511 ST. ALBANS ROAD FROM “SINGLE FAMILY DETACHED (RS1/E)” ZONE TO “HIGH DENSITY TOWNHOUSE (RTH1)” ZONE

(File Ref. No. 12-8060-20-10446, RZ 18-818548) (REDMS No. 6969884, 7162722, 6220845, 7141632)

R23/6-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, for the rezoning of 7511 St. Albans Road from “Single Family Detached (RS1/E)” zone to “High Density Townhouse (RTH1)” zone, be introduced and given first reading.

Discussion took place on (i) the registered easement on title, (ii) outdoor amenity space, (iii) increasing density and reducing driveways, (iv) working with the developer to ensure proper care and maintenance of the existing driveway, and (v) tree protection,

In reply to queries from Council, staff advised that (i) the driveway at 7433 St. Albans Road is the standard city width, (ii) maintenance of the driveway can be discussed and determined through an agreement between the current strata and the developer, (iii) the easement at 7433 St. Albans was secured through a rezoning in 2001, and (iv) the proposed development will be three storeys with a small roof deck.

As a result of the discussion, the following **referral motion** was introduced:

R23/6-8

It was moved and seconded

That the staff report titled “Application by Matthew Cheng Architect Inc. For Rezoning at 7511 St. Albans Road From “Single Family Detached (RS1/E)” Zone to “High Density Townhouse (RTH1)” Zone” be referred back to staff to communicate with the residents of 7433 St. Albans to discuss options for vehicle access and reduce proposal to four (4) units.

The question on the referral motion was not called as further discussion took place on the responsibility of the conveyance professional to notify purchasers of easements on Title.



Regular Council
Monday, March 27, 2023

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Heed, Hobbs, Loo and McNulty opposed.

In reply to further queries from Council, staff noted that (i) a traffic study was undertaken on the driveway and it was deemed capable of accommodating the additional vehicles, (ii) there are multiple ways to enter into an agreement for maintenance of the shared driveway, and (iii) the easement is registered on each lot and the common driveway.

The question on the main motion was then called and it was **CARRIED** with Cllrs. Day, Au and Wolfe opposed.