



To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 21, 2014
File: RZ 12-620563


Re: Application by Matthew Cheng Architect Inc. for Rezoning at 9211 and 9231 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9132, for the rezoning of 9211 and 9231 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 9211 and 9231 No. 2 Road (**Attachment 1**) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of 10 townhouse units. A preliminary site plan, building elevations, and landscape plan are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: An approximately 12 year old single-family home on a lot zoned “Single Detached (RS1/E)” and then a commercial building on a lot zoned “Local Commercial (CL)” located at the south-west corner of No. 2 Road and Maple Road.

To the South: Existing single-family dwellings on lots zoned “Single-Detached (RS1/E)”.

To the East: Across No. 2 Road, a four-storey senior’s apartment building (three-storeys over parking) on a lot zoned “Medium Density Low Rise Apartments (RAM1)” and the Christian Reformed Church of Richmond on a lot zoned “Assembly (ASY)”; and a recently approved 15-unit townhouse development (RZ 10-516267 /DP 12-624891) at the south-east corner of No. 2 Road and Maple Road.

To the West: Existing single-family dwellings on lots zoned “Single-Detached (RS1/B)”.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Town House Development” on the Arterial Road Development Map. The proposed rezoning and townhouse development would be consistent with this policy.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$29,277.80.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$11,271.95.

Public Input

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

Consultation

The developer consulted with the neighbouring residents regarding the development of the subject site through the delivery of an information letter together with the development plans to each of the properties located adjacent to the subject site. A resident at 9300 Laka Drive wrote to the developer and expressed concerns regarding the existing fence installed on the common property line. The developer advised the resident that the existing fence will be replaced with a new 6 feet tall Cedar fence.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- A hedgerow, consisting of 13 Cedar trees located along the north property line, is identified to be retained and protected. These 13 trees range in size between 24 cm calliper and 51 cm calliper. Tree protection barriers should be installed as per the Arborist Report recommendations.
- 18 trees are either dead, dying (sparse canopy foliage), infected with Fungal Blight, Pear Trellis Rust, 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 removed and replaced.
- One (1) 31cm calliper Douglas Fir is identified as in good condition; however, due to its close proximity to the existing single-family house, it would unavoidably be damaged during demolition. In addition, the canopy has also been heavily pruned back on one side due to its

close proximity to the house. This tree is not a good candidate for retention and should be removed and replaced.

A Tree Management Plan can be found in **Attachment 4**.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 38 replacement trees are required for the removal of 19 trees. Considering the effort made by the applicant to retain the 13 trees on site, staff recommend 13 replacement trees be exempted from replacement. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 12 new trees on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$6,500 to the City's Tree Compensation Fund in lieu of planting the remaining 13 replacement trees should they not be accommodated on the site.

Tree Protection

Tree protection fencing is required to be installed to City standards prior to any construction activities occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the 13 protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of \$32,000.00 to ensure the replacement planting will be provided.

Site Servicing and Frontage Improvements

No capacity analysis and service upgrades are required, but site analysis for storm sewer and sanitary sewer, as well as design of service connections will be required on the Servicing Agreement drawings (see notes under Servicing Agreement Requirements in **Attachment 5**).

Prior to final rezoning bylaw adoption, the developer is required to:

- Consolidate the two (2) lots into one (1) development parcel.
- Dedicate approximately 0.6 m (exact dimension to be confirmed at Servicing Agreement stage) across the entire consolidated frontage on No. 2 Road (i.e., along the east property line of the site) for frontage improvement works (see **Attachment 5** for details).

- Enter into the City's standard Servicing Agreement for the design and construction of frontage improvements and service connections (see **Attachment 5** for details).
- Grant a 2.0 m Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) along the entire new east property line for future road widening.
- Contribute \$25,000 towards a bus shelter with 1.0 m x 9.0 m SRW beyond the 2.0 m PROP SRW along the entire new east property line for a concrete bus pad at the existing bus stop location.
- Register on Title, a restrictive covenant to prohibit the conversion of the tandem garage area into habitable space.

Vehicle Access

One (1) driveway from No. 2 Road is proposed. The long-term objective is for the driveway access established on Blundell Road to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning to facilitate this vision.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$10,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Sustainability

The developer advises that the following features will be incorporated into the development to create a more energy efficient building shell (when compare to the minimum BC Building Code requirements) in order to mitigate potential heating or cooling energy loss:

- Use of weather strip sealing of windows, entry doors, and garage doors to reduce air leakage;
- Insulated doors and garage door to R8 – R12; insulate walls to R22;
- Insulate roof with R40 mineral wool insulation;
- Insulate foundation slab for reduction in heat loss; and
- Use of double glazed windows with low-e coating.

In addition, a minimum of 20% of the parking stalls will be provided with a 120V receptacle to accommodate electric vehicle charging equipment and an additional 25% of parking stalls will be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring) as per the OCP.

Analysis

Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 OCP Land Use Map as well as the location criteria and development requirements for arterial road townhouse developments contained in the 2041 OCP. A residual site with less than 50 m frontage will be created (at 9191 No. 2 Road), which is not consistent with the guidelines.

In order to avoid the creation of an orphan lot situation at 9191 No. 2 Road, staff requested the applicant to acquire 9191 No. 2 Road. The applicant made attempts to acquire 9191 No. 2 Road to extend the development proposal, but was unable to come to an agreement with the current owner. The applicant has requested that this application proceed without the acquisition of the adjacent property.

Although the proposed development may create an orphan lot situation on the north side of the subject site, staff support the proposed development based on the following:

- The subject proposal complies with the location criteria and most of the Townhouse Development Requirements under the Arterial Road Policy.
- The dwelling at 9191 No. 2 Road is approximately 12 years old and is not ready for redevelopment.
- A development concept plan for 9191 No. 2 Road has been prepared and is on file; the future development at 9191 No. 2 Road can be considered as an extension of the subject townhouse development. The developer agreed to provide outdoor amenity space and garbage/recycling facilities in a location on the subject site that will allow shared use of those spaces with the future development at 9191 No. 2 Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.
- A PROP SRW on the subject site will be secured to provide vehicle access to future developments at 9191 No. 2 Road.
- The massing of the proposed townhouse clusters fronting No. 2 Road on the subject site complement the existing single-family dwelling and future development at 9191 No. 2 Road.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 OCP Bylaw 9000.
- Building form and architectural character.
- Provision of a convertible unit and design of other accessibility/aging-in-place features.
- Site grading requirements to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area to maximize use.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 10-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the Arterial Road Policy area. Overall, the proposed land use, site plan, and building massing will complement the surrounding neighbourhood. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9132 be introduced and given first reading.



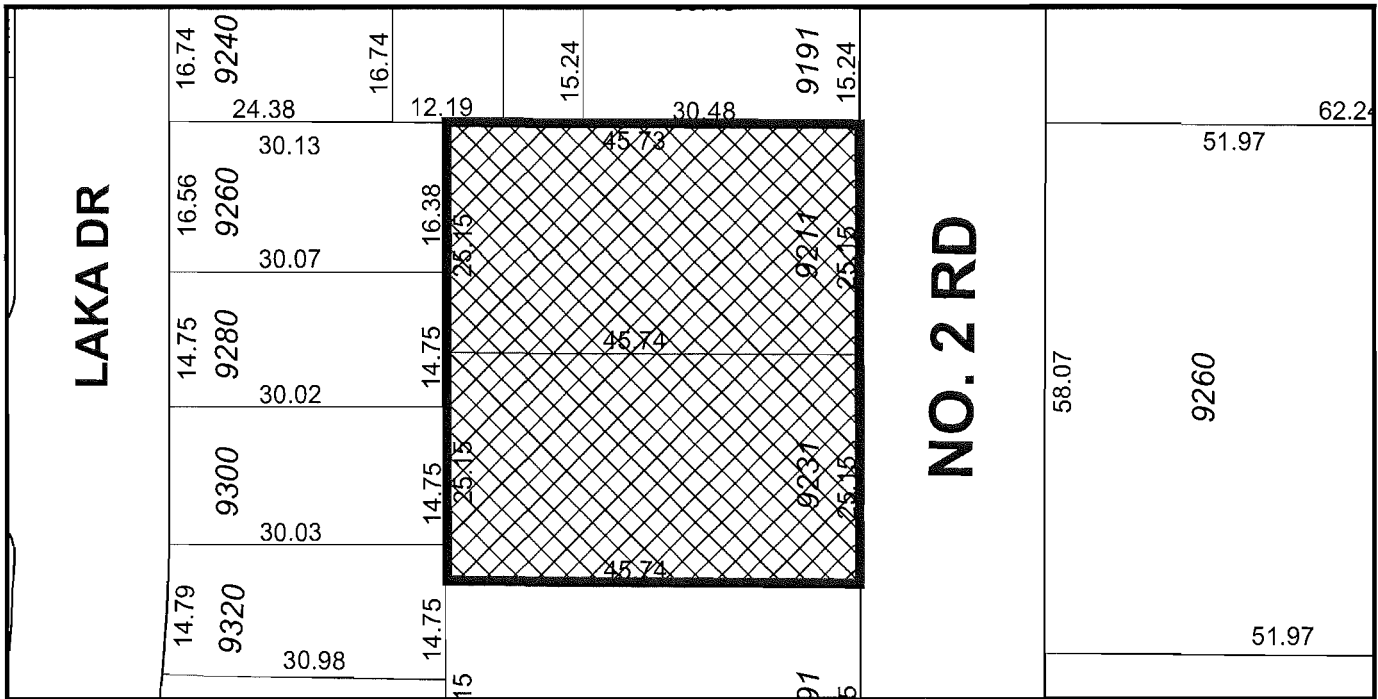
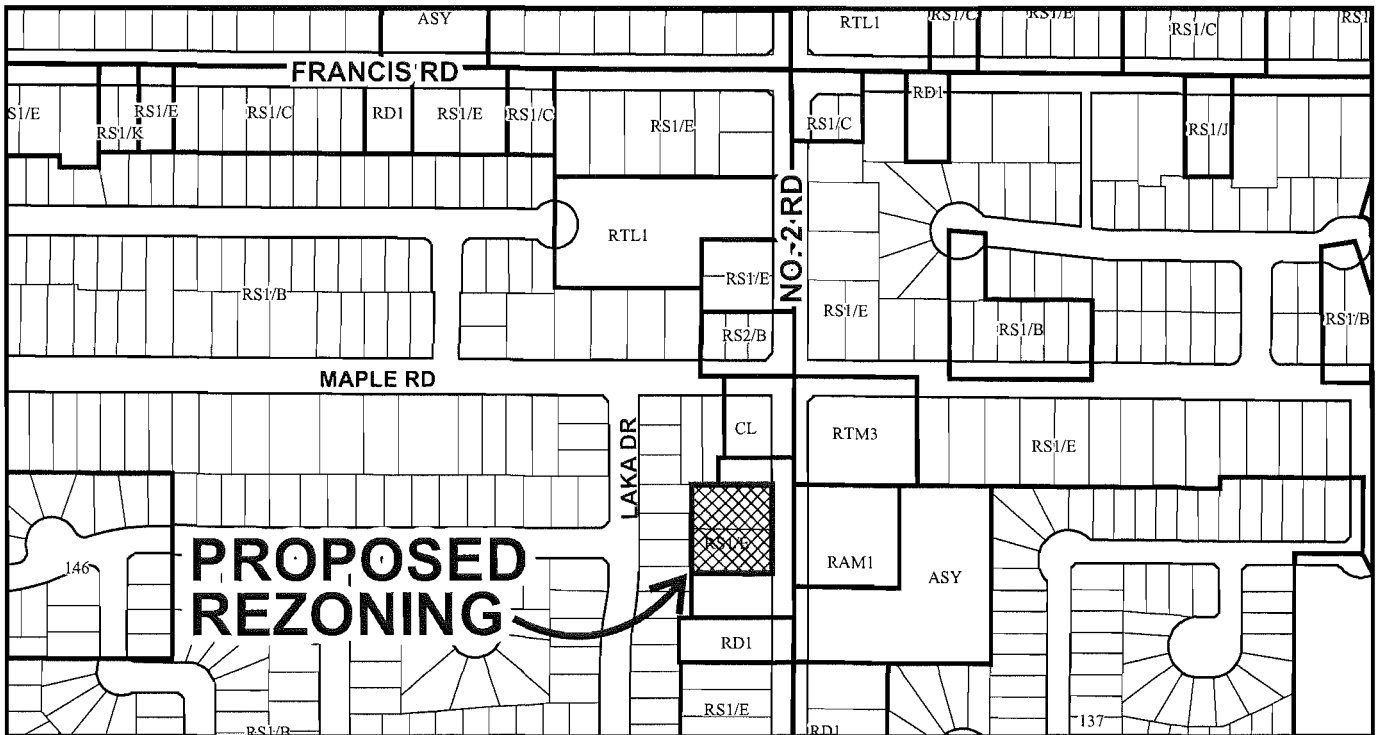
Edwin Lee
Planning Technician - Design

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations



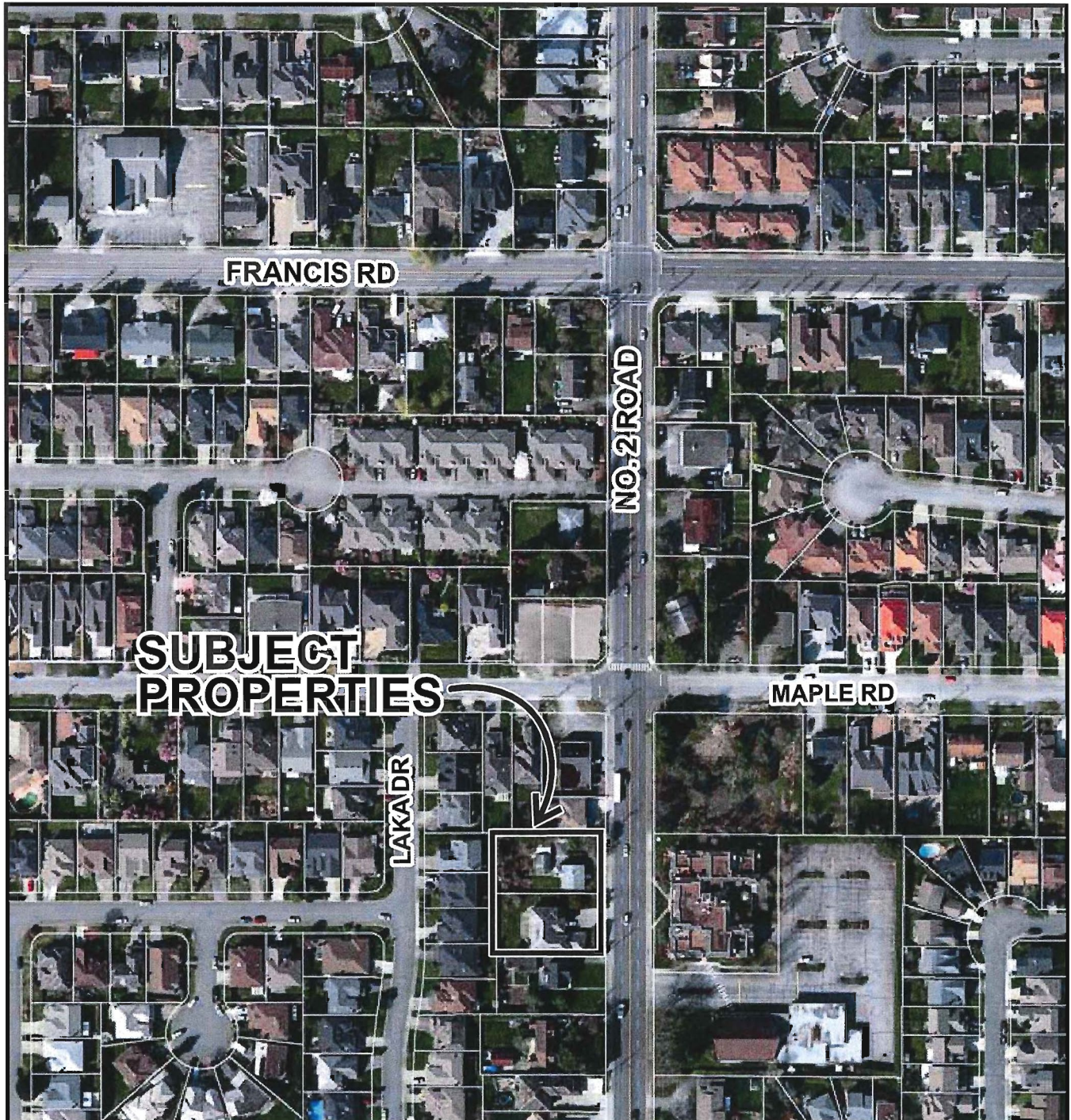
City of
Richmond



	<h1>RZ 12-620563</h1>	<p>Original Date: 03/14/14 Revision Date: 04/02/14 Note: Dimensions are in METRES</p>
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City of Richmond



RZ 12-620563

Original Date: 03/18/14

Revision Date:

Note: Dimensions are in METRES



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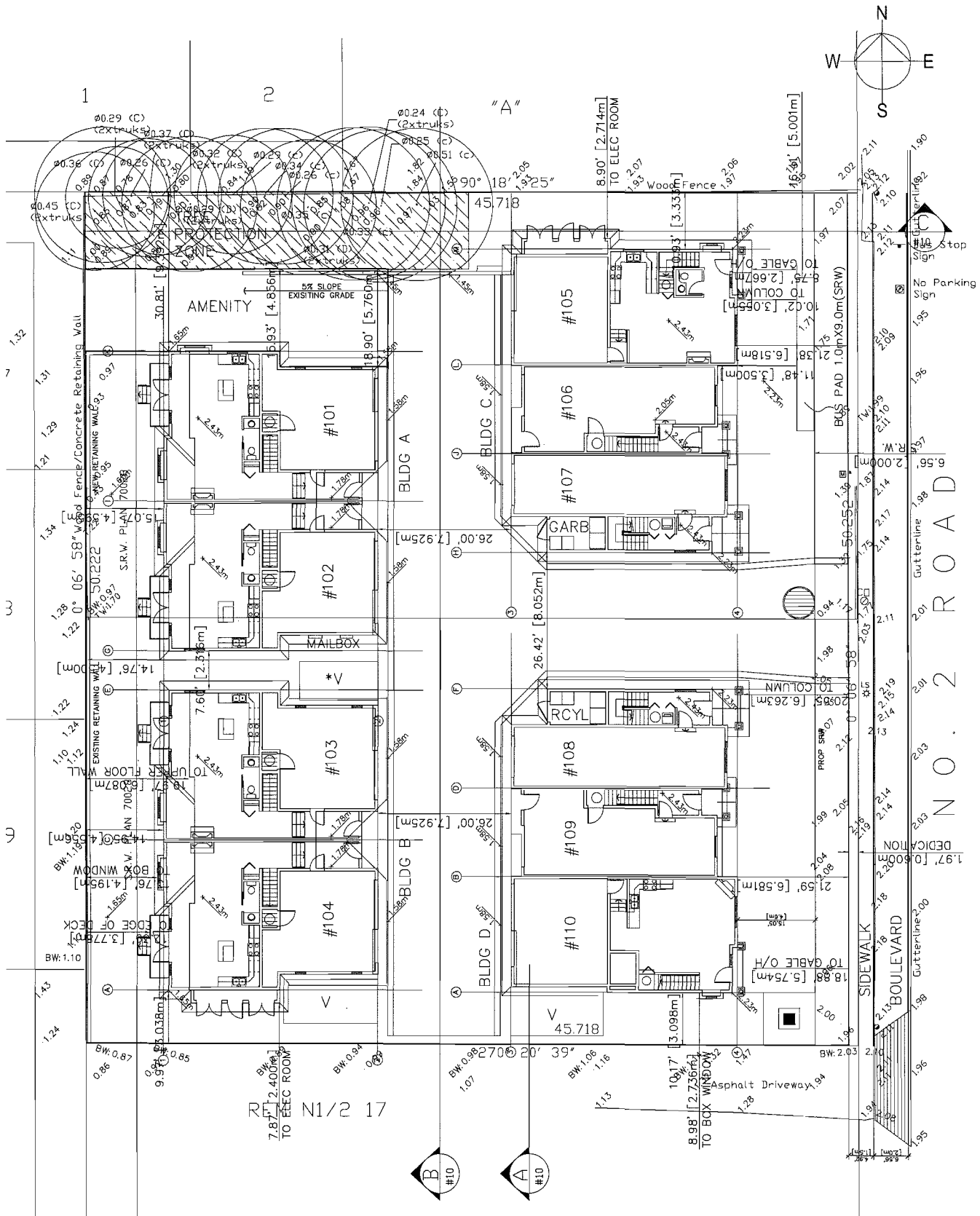
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Comments

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 10-UNIT TOWNHOUSE DEVELOPMENT
 9211-9231 NO.2 ROAD RICHMOND, BC

Sheet Title
 SITE PLAN

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Issue Date:	2014-02-21
Project Name:	
Sheet No.:	#1a



PLN - 56



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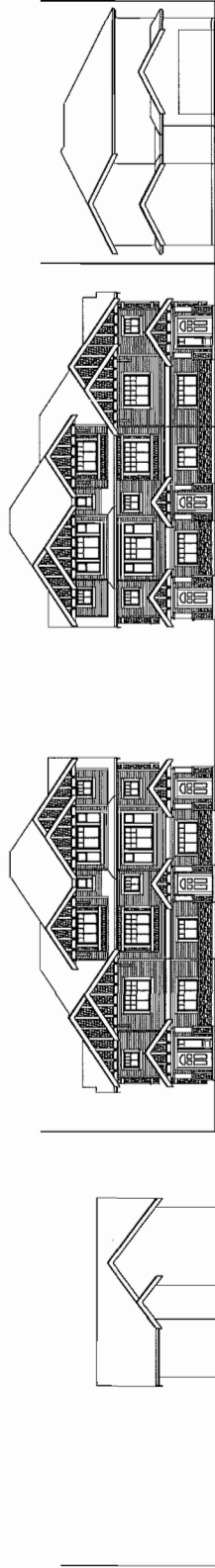
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9211/9231
NO.2 ROAD
RICHMOND, BC

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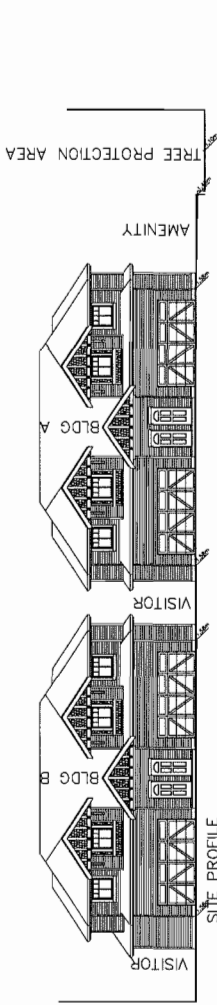
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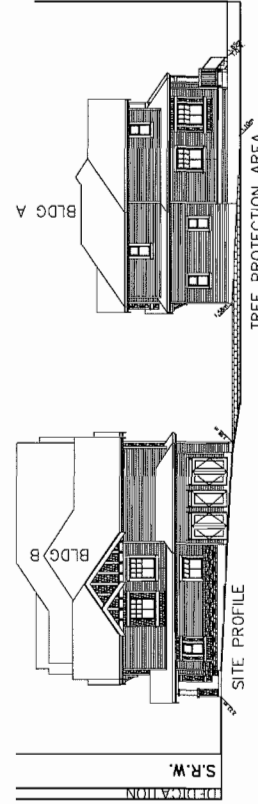
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STREETSCAPE (NO. 2 RD)



SITE SECTION B



SITE SECTION C



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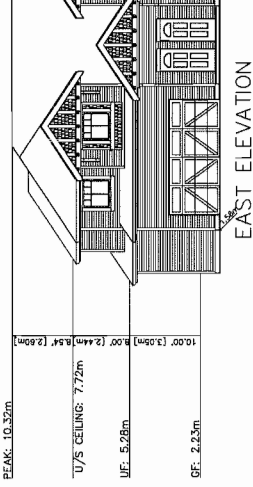
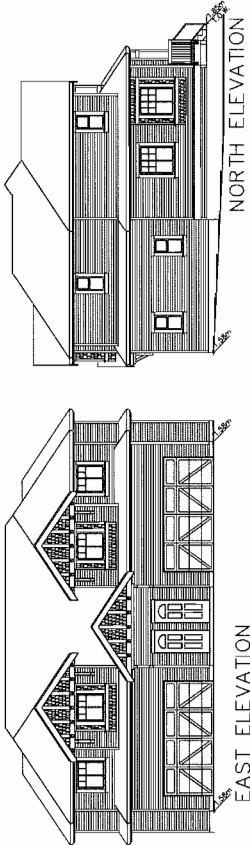
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03/20/21
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03/23/21

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Comments

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BLDG B

Project Title
10-UNIT TOWNHOUSE
DEVELOPMENT
9211-9231
NO.2 ROAD
RICHMOND, BC

Sheet Title
ELEVATIONS
BUILDING A
BUILDING B

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Revision Date:	2014-02-27
Plot Date:	2014-02-21
Sheet No.:	#4



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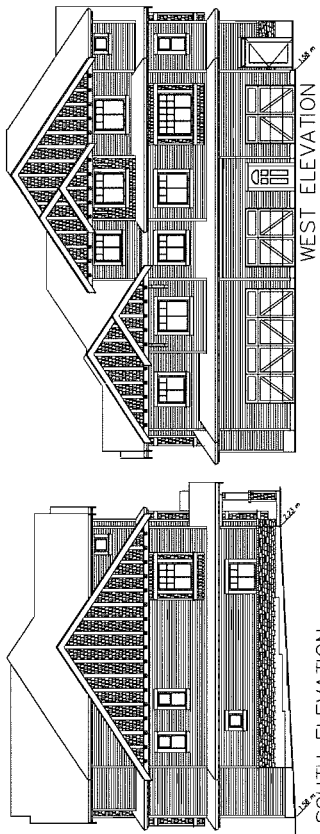
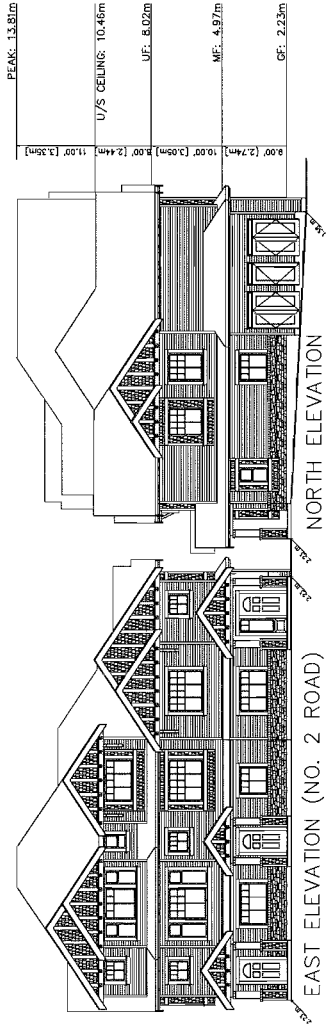
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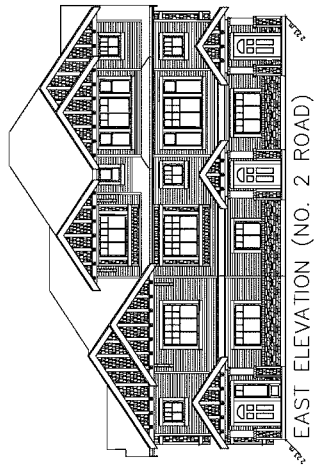
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Consultants

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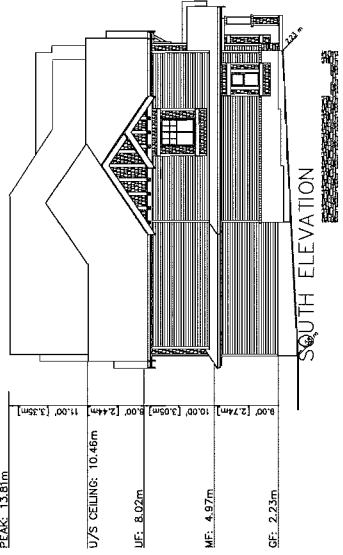


SOUTH ELEVATION

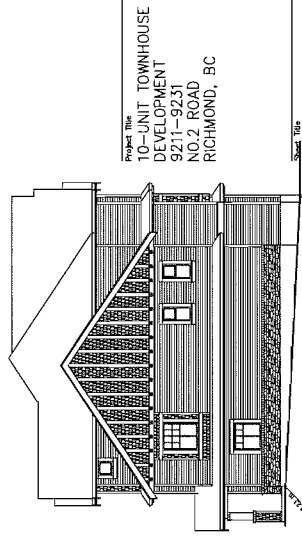


EAST ELEVATION (NO. 2 ROAD)

NORTH ELEVATION



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NORTH ELEVATION

WEST ELEVATION

Project Title:
**TOWNHOUSE
DEVELOPMENT
921/1-5231
NO.1 ROAD
RICHMOND, BC**

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Revision Date:
Date: 12/2014
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104-402-21

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SCALE

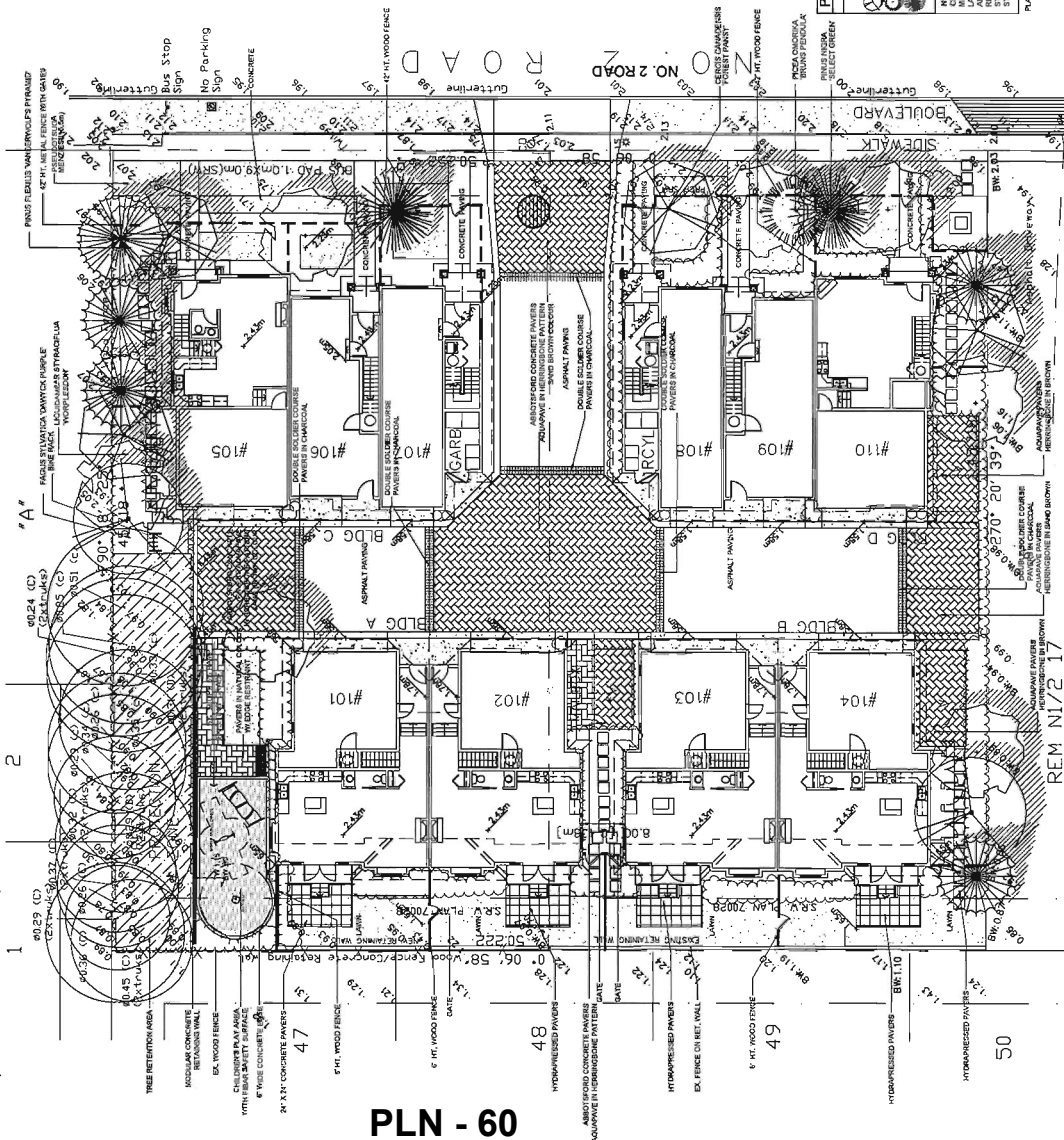


**MAGLIN BIKE RACK -
MBR500 - DB - BRONZE 14**



**MAGLIN - SCB1600-PCC,
BRONZE14, HDPC**

PLN - 60



NO.	DATE	REVISION/DESCRIPTION	BY
1	10/27/20	ISSUE FOR PERMIT	ML
2	11/10/20	REVISED PER COMMENTS	ML
3	11/10/20	REVISED PER COMMENTS	ML

PROJECT
**10 UNIT TOWNHOUSE
DEVELOPMENT
9211 / 9231, NO. 2 ROAD
RICHMOND, B.C.**

DRAWING TITLE
**LANDSCAPE
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DESIGNED: MM
CHECKED: CHW

L1

DRAWING NUMBER: OF 5
PROJECT NUMBER: 13-022

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2	2	1	DOGWOOD	4" CAL. B&B	
3	3	1	WINTERGREEN	4" CAL. B&B	
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3A

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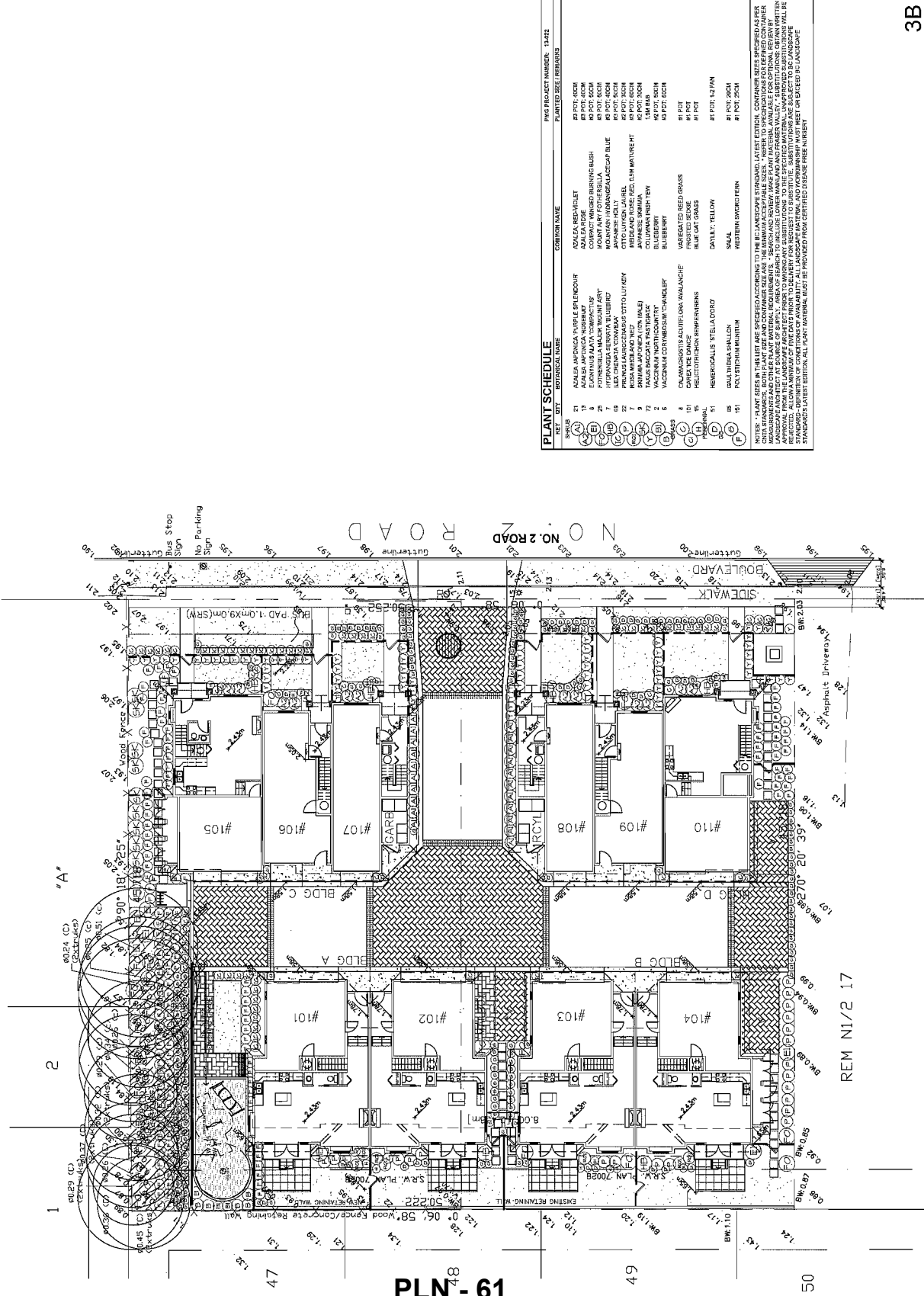
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PROJECT:
10 UNIT TOWNHOUSE DEVELOPMENT
2311 / 9211 NO. 2 ROAD
RICHMOND, B.C.

CLIENT:
PING LANDSCAPE ARCHITECTURE

DATE: 11/15/24 DRAWING NUMBER:
SCALE: 1/8" = 1'-0" L2
DESIGNER: MM OF 5
CHECKER: MM

PING PROJECT NUMBER: 13023.3P



PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / FREQUENCY
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3	MOUNTAIN FLOER	#1 POT, 20CM
4	MONSIEUR FLOER	#1 POT, 20CM
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59	MONSIEUR FLOER	#1 POT, 20CM
60	MONSIEUR FLOER	#1 POT, 20CM
61	MONSIEUR FLOER	#1 POT, 20CM
62	MONSIEUR FLOER	#1 POT, 20CM
63	MONSIEUR FLOER	#1 POT, 20CM
64	MONSIEUR FLOER	#1 POT, 20CM
65	MONSIEUR FLOER	#1 POT, 20CM
66	MONSIEUR FLOER	#1 POT, 20CM
67	MONSIEUR FLOER	#1 POT, 20CM
68	MONSIEUR FLOER	#1 POT, 20CM
69	MONSIEUR FLOER	#1 POT, 20CM
70	MONSIEUR FLOER	#1 POT, 20CM
71	MONSIEUR FLOER	#1 POT, 20CM
72	MONSIEUR FLOER	#1 POT, 20CM
73	MONSIEUR FLOER	#1 POT, 20CM
74	MONSIEUR FLOER	#1 POT, 20CM
75	MONSIEUR FLOER	#1 POT, 20CM
76	MONSIEUR FLOER	#1 POT, 20CM
77	MONSIEUR FLOER	#1 POT, 20CM
78	MONSIEUR FLOER	#1 POT, 20CM
79	MONSIEUR FLOER	#1 POT, 20CM
80	MONSIEUR FLOER	#1 POT, 20CM
81	MONSIEUR FLOER	#1 POT, 20CM
82	MONSIEUR FLOER	#1 POT, 20CM
83	MONSIEUR FLOER	#1 POT, 20CM
84	MONSIEUR FLOER	#1 POT, 20CM
85	MONSIEUR FLOER	#1 POT, 20CM
86	MONSIEUR FLOER	#1 POT, 20CM
87	MONSIEUR FLOER	#1 POT, 20CM
88	MONSIEUR FLOER	#1 POT, 20CM
89	MONSIEUR FLOER	#1 POT, 20CM
90	MONSIEUR FLOER	#1 POT, 20CM
91	MONSIEUR FLOER	#1 POT, 20CM
92	MONSIEUR FLOER	#1 POT, 20CM
93	MONSIEUR FLOER	#1 POT, 20CM
94	MONSIEUR FLOER	#1 POT, 20CM
95	MONSIEUR FLOER	#1 POT, 20CM
96	MONSIEUR FLOER	#1 POT, 20CM
97	MONSIEUR FLOER	#1 POT, 20CM
98	MONSIEUR FLOER	#1 POT, 20CM
99	MONSIEUR FLOER	#1 POT, 20CM
100	MONSIEUR FLOER	#1 POT, 20CM

3B

PLN-61



RZ 12-620563

Attachment 3

Address: 9211 and 9231 No. 2 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Blundell Road

	Existing	Proposed
Owner:	Kanwardeep Khaira, Rajwant Bhullar, 0965048 B C Ltd	To be determined
Site Size (m²):	2296.62 m ²	2266.59 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	10
Other Designations:	Arterial Road Policy – Townhouse Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.5 m	none
Setback – North Side Yard (m):	Min. 3.0 m	3.3 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	50.25 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.3 (V) per unit	none
Off-street Parking Spaces – Total:	22	23	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (20 x Max. 50% = 10)	8	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 10 units = 60 m ²	90 m ²	none

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



Catherine MacDonald Inc.
3020 202 Street
Langley, BC
V2Z 2E2

604.904.0302
catherine@catheinelinmacdonald.ca

GENERAL NOTES:

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE PROPERTY OF CATHERINE MACDONALD INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, WITHOUT WRITTEN CONSENT. BASE MATERIAL FROM MATTHEW CHEUNG ARCHITECT INC.

ALL LANDSCAPE WORK TO CONFORM TO THE BC (BCLNA/BCSLA) LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

VERIFY ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO ARCHITECT/LANDSCAPE ARCHITECT OR ARBORIST FOR CLARIFICATION.

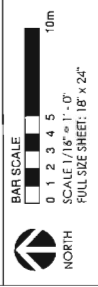
REFER TO ARBORIST REPORT. USE DIMENSIONS. DO NOT SCALE PLAN.

TREE PROTECTION: DIMENSION PROTECTION BARRIERS AS SHOWN AND FOLLOW TECHNICAL GUIDELINES AS PER CITY OF RICHMOND. TREE PROTECTION BARRIERS TO BE AT LEAST 1.2M IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO METAL OR WOOD STAKES SPACED NO FURTHER THAN 1M. APART OR PLYWOOD NAILED TO WOODEN STAKES. OR OTHER FORM OF BARRIER SATISFACTORY TO THE CITY STAFF.

DO NOT REMOVE TREES WITHOUT CITY PERMIT. CONSULT PROJECT AN ARBORIST FOR ANY CLARIFICATION.

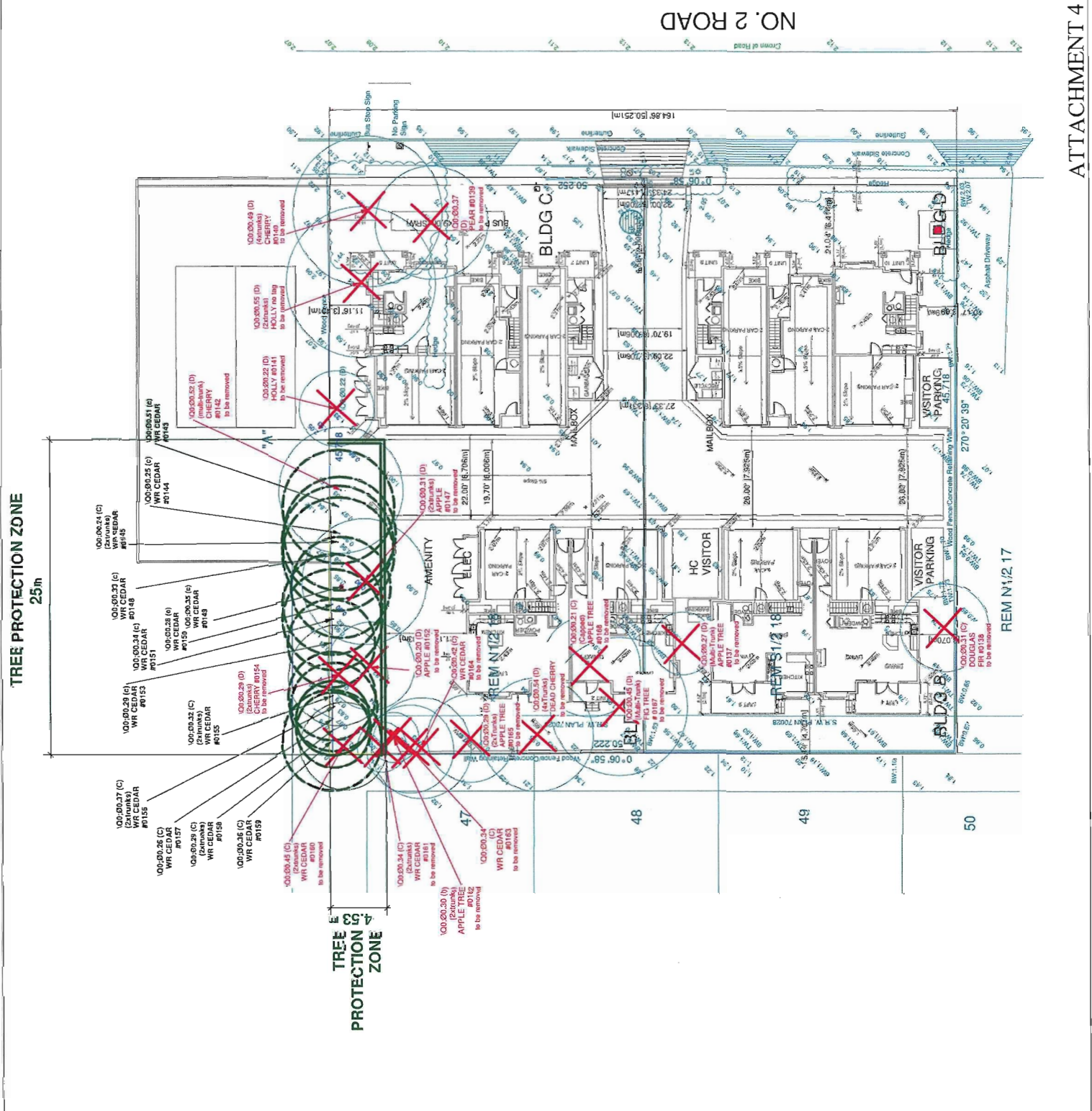


10 PROPOSED TOWNHOMES 9211 & 9231 No. 2 RD. RICHMOND, BC



DRAWN: CM
DATE: 20 JANUARY 2014
SHEET NO: 1 OF 1

TREE PROTECTION PLAN



NO. 2 ROAD

TREE INVENTORY SUMMARY 9211 & 9231 No 2 Road, Richmond

TREE #	TRUNK DIA. (in metres from Survey)	CROWN RADIUS (measured off Survey for retained trees)	SPECIES (by Arborist)	SUMMARY FINDINGS	CONDITION RATING	REPLACE (site trees only, shrubs & hedges not included)	
137	0.27		Plum	poor lower trunk & branch distribution, poorly maintained	poor	6cm DECID	CERCIS C.F.P.
138	0.31	6.96m	Douglas Fir	pruned back from existing house, some stubs, close to demolition zone, less than 2m away from excavation area	good	4m CONIFER	PINUS F.V.P.
139	0.37		Pear	at maturity, poorly maintained, in overgrown area, low vigour, pear trellis rust throughout, extensive leaf drop	poor	8cm DECID	FAGUS S.D.P.
140	0.49		Cherry	at maturity, poorly maintained, in overgrown area, very poor form for species, wilting due to lack of moisture, stressed	poor	9cm DECID	
no tag	.55 2 trunks		Holly	topped, pruned back north side etc., no real tree left	very poor	5.5m CONIFER	PSEUDOTSUGA M.
141	0.22		Holly	extensively pruned back (poorly) on north side, poor species for retention	poor	3.5m CONIFER	PICEA O.B.P.
142	.52 multistem		Cherry	codominant with Cedars, poorly sited, poor form, north side pruned back poorly for clearance	fair	10cm DECID	
143	0.51	6 - 9 m	Cedar	codom group: 43-46, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
144	0.25	6 - 9 m	Cedar	codom group: 43-46, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
145	.24 2 trunks	6 - 9 m	Cedar	codom group: 43-46, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
147	.31 2 trunks		Apple	leaning (to light), splits, poor connections, poor branch attachments	poor	8cm DECID	FAGUS S.D.P.
148	0.33	6 - 9 m	Cedar	codom group: 48-51, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
149	not on Survey	6 - 9 m	Cedar	codom group: 48-51, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
150	0.26	6 - 9 m	Cedar	codom group: 48-51, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
151	0.34	6 - 9 m	Cedar	codom group: 48-51, never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
152	0.20		Apple	nearing maturity, poor form, poorly maintained	fair	6cm DECID	CERCIS C.F.P.
153	0.32 2 trunks	6 - 9 m	Cedar	never topped, some pruning north side for clearance, no apparent health or structural issues	good	RETAIN	
154	.29 2 trunks		Cherry	very poor form, included trunks, poorly maintained, should be removed to benefit Cedars	poor	8cm DECID	
155	.32 2 trunks	6 - 9 m	Cedar	codom group: 55-59, never topped, some pruning north side for clearance, no apparent health issues, codom stem from 2' h. will be	fair-good	RETAIN	
156	.37 2 trunks	6 - 9 m	Cedar	codom group: 55-59, never topped, some pruning north side for clearance, no apparent health issues, codom stem from 2' h. will be	fair-good	RETAIN	
157	0.26	6 - 9 m	Cedar	codom group: 55-59, never topped, some pruning north side for clearance, no apparent health or structural issues	fair-good	RETAIN	
158	.29 2 trunks	6 - 9 m	Cedar	codom group: 55-59, never topped, some pruning north side for clearance, no apparent health issues, codom stem from 2' h. will be	fair-good	RETAIN	
159	0.36	6 - 9 m	Cedar	codom group: 55-59, never topped, some pruning north side for clearance, no apparent health or structural issues	fair-good	RETAIN	
160	.45 2 trunks		Cedar	trunk extensively girdled with axe, overly limbed up west side, serve little functional use	poor	5m CONIFER	PINUS N.S.G.
161	.34 2 trunks		Cedar	trunk extensively girdled with axe, overly limbed up west side, serve little functional use	poor	4m CONIFER	PINUS F.V.P.
162	.30 2 trunks		Apple	very poor form, in decline, poorly maintained	poor	6cm DECID	CERCIS C.F.P.
163	0.34		Cedar	trunk extensively girdled with axe, overly limbed up west side, serve little functional use	poor	4m CONIFER	PINUS F.V.P.
164	0.42		Cedar	trunk extensively girdled with axe, overly limbed up west side, serve little functional use	poor	5m CONIFER	PINUS N.S.G.
165	.29 2 trunks		Apple	poor form, in decline, poorly maintained	poor	6cm DECID	CERCIS C.F.P.
166	.54 4 trunks		Cherry	dead.	dead	10cm DECID	
167	.45 multistem		Fig	poorly maintained fruit tree, not worth keeping	fair	9cm DECID	
168	0.21		Apple	poorly maintained fruit tree, not worth keeping	poor	6cm DECID	CERCIS C.F.P.



Rezoning Considerations

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

Address: 9211 and 9231 No. 2 Road

File No.: RZ 12-620563

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9132, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Dedicate approximately 0.6m (exact dimension to be confirmed via Owners BCLS and as per the Servicing Agreement design) across the entire consolidated frontage. (It is presently approximately 2.9 m from the back of curb to the property line.)
3. The granting of a 2.0 wide statutory public-rights-of-passage right-of-way along the entire east property line (No. 2 Road frontage) for future road widening.
4. Registration of a 1.0 m by 9.0 m Right-Of-Way along No. 2 Road, beyond the required 2.0 wide statutory public rights-of-passage right-of-way along the entire east property line, for a concrete bus stop pad and future bus stop shelter location, as per the Servicing Agreement design.
5. Registration of a statutory public-rights-of-passage 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 in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW.
6. Registration of a cross-access easement agreement over the outdoor amenity space and garbage/recycling facility (design as per Development Permit for 9211 and 9231 No. 2 Road), in favour of the future residential development at 9191 No. 2 Road, allowing access to/from the outdoor amenity space and garbage/recycling facility at the development site.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking areas into habitable space.
9. City acceptance of the developer's offer to voluntarily contribute \$6,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City. If additional replacement trees (over and beyond the 12 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 would be reduced in the rate of \$500 per additional replacement trees to be planted on site.
10. City acceptance of the developer's offer to voluntarily contribute \$25,000 toward the installation of one bus shelter.
11. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$29,277.80) to the City's affordable housing fund.
12. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$11,271.95) to the City's Public Art fund.
13. Contribution of \$1,000 per dwelling unit (e.g. \$10,000) in-lieu of on-site indoor amenity space.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

15. Enter into a Servicing Agreement* for the design and construction of frontage beautification & pedestrian enhancement works. Works include, but may not be limited to, removing the existing sidewalk, pouring a new bus pad and a 1.5 m concrete sidewalk at the new property line, and creating a 2.0 m grass and treed boulevard in the area left between the curb and the new sidewalk. Street tree species to be determined.

NOTE:

- There are hydro poles between the back of the current sidewalk and the property line, more or less at the future north and south edges of this development site. These poles must be either designed around with the new sidewalk or relocated into the new boulevard at the Owners sole cost.
- Storm: A site analysis will be required on the servicing agreement drawings (for site connection only). The development site is to connect to the existing box culvert along the east side of No. 2 Road and the existing tie-in location at the box culvert is to be utilized.
- The inspection chamber lead servicing 9191 No. 2 Road, located along the frontage 9211 No. 2 Road, is to be re-connected to the development site connection. If the existing inspection chamber and lead servicing 9191 No. 2 Road encroaches onto the development site, it must be re-located and re-connected by the developer.
- Sanitary: A site analysis will be required on the servicing agreement drawings (for site connection only). The development site is to connect to existing manhole SMH3302, located in the northeast corner of 9260 Laka Drive.
- Water: Once the building design is confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey must be submitted to confirm that there is adequate available flow.
- The site is to connect to the existing 200mm diameter watermain located approximately 12 m east of the east property line of the development site; there is an existing 750mm diameter located along the west side of No. 2 Road, which will need to be crossed.

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

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

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near and 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.

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

1. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$33,000 in total) to ensure the replacement planting will be provided.
2. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
3. Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc.

4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9132 (RZ 12-620563)
9211 and 9231 No. 2 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-493-296

North Half Lot 18 Except: Part Subdivided by Plan 60236; Block "B" Section 25 Block 4 North Range 7 West New Westminster District Plan 1353

P.I.D. 012-182-109

South Half Lot 18 Except: Part Subdivided by Plan 60236, Block "B" Section 25 Block 4 North Range 7 West New Westminster District Plan 1353

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9132".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER