City of Richmond

Report to Committee

Planning and Development Division

To:	Planning Committee	**Date:**	October 5, 2015
From:	Wayne Craig Director of Development	**File:**	RZ 11-578758
Re:	**Application by Anwer Kamal for Rezoning at 6571/6573 No. 4 Road from Single Detached (RS1/F) to Town Housing (ZT60) – North McLennan (City Centre)**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, for the rezoning of 6571/6573 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", 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	☑	

Staff Report

Origin

Anwer Kamal has applied to the City of Richmond for permission to rezone 6571/6573 No. 4 Road (Attachment 1) from "Single Detached (RS1/F)" zone to "Town Housing (ZT60) – North McLennan (City Centre)" zone in order to permit the development of six (6) townhouse units with vehicle access from 6551 No. 4 Road. The property is occupied by a legally non-confirming duplex which will be demolished. 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: A 12-unit townhouse complex at 6551 No. 4 Road, with access from No. 4 Road. A Cross-Access Easement is registered on Title of 6551 No. 4 Road to provide vehicle access to the subject site. 6551 No. 4 Road is zoned "Town Housing (ZT60) – North McLennan (City Centre)".

To the South: Right-in only driveway to A. R. MacNeill Secondary School and parking lots for the school. The school site is zoned "School & Institutional Use (SI)".

To the East: Across No. 4 Road, large single-family lots zoned "Agriculture (AG1)" located within the Agriculture Land Reserve (ALR).

To the West: A landscaped area and internal drive aisle within the A. R. MacNeill Secondary School property.

Related Policies & Studies

Official Community Plan

The subject property is designated "Neighbourhood Residential (NRES)" in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan North Sub-Area Plan

The subject property is located within the McLennan North Sub-Area Plan (Schedule 2.10C of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as "Residential Area 3" for two-family dwelling and two-storey & three-storey townhouses with 0.65 base floor area ratio (FAR). The proposal of six (6) townhouse units in triplex form is consistent with the Sub-Area Plan.

Minimum Site Assembly Size

The width is 24.38 m and the size of the subject site is 1,115 m^2; which does not comply with the minimum site assembly size guidelines under the McLennan North Sub-Area Plan. However, the subject site is an orphaned lot landlocked by the adjacent townhouse development to the north and the school site to the south. Since a cross-access easement was secured from 6551 No. 4 Road in anticipation of the development of the subject lot, the proposed development can be considered as an extension of the adjacent townhouse development. A high quality pedestrian environment along the fronting street will be created, as no driveway access will be required.

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.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on Title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures as part of the Development Permit process.

Public Consultation

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.

The applicant advised that a notice (Attachment 5) was hand delivered to the residents of all units in the adjacent townhouse development; for those residents who were not home, the notice was left at the front door. At the time the notices were delivered, no feedback was received. The applicant also advised that they have not received any feedbacks to date.

Analysis

Built Form and Architectural Character

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan North Sub-Area Plan.
- Refinement of the proposed building form.
- Address potential privacy concerns through landscaping and built form.

- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipments.
- Refinement of landscape/ALR buffer design in respond to Agricultural Advisory Committee's comments.
- Review of a sustainability strategy for the development proposal.

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

Transportation and Site Access

No direct vehicular access is permitted to No. 4 Road. Main vehicular access to the proposed townhouse project will be from No. 4 Road through the existing Access Easements (BA558364, Plan BCP26543) on the adjacent property to the north (at 6551 No. 4 Road). This access arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 6551 No. 4 Road were approved by Council in 2005/2006. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this Access Easement. Registration of a legal agreement on Title ensuring vehicle access is limited to the Access Easement on 6551 No. 4 Road will be required prior to final adoption of the rezoning bylaw.

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:

- Retain and protect one 42 cm cal Western Red Cedar (tree tag#1) located at the southwest corner of the site as per Arborist report recommendations. This tree is in good condition and should be retained. Tree protection fencing should be specified at 2.3 m from the base of the tree.
- Tree tag# 2 (44cm cal European Birch) is in decline due to Bronze Birch Borer infestation. It should be removed and replaced.
- Tree tags# 3 to #11 is a Cedar hedgerow comprised of nine (9) trees that has been limbed up on two (2) sides to provide pedestrian and vehicular clearance. In addition, the hedgerow is located approximately 1.0 m below existing street grades and obstructs any view into the site for safety and security surveillance based on Crime Prevention for Environmental design (CPTED) principals. The hedgerow should be removed and replaced with new trees.
- Tree tag# 12 is a 10cm cal Maple tree located on the adjacent property to the north. It will not be impacted by the proposed development; therefore, tree protection fencing on the development site is not required for this tree.

A Tree Management Plan can be found in Attachment 6.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), two (2) replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant four (4) new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) 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 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. 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/hedge rows to be retained, and submit a landscape security in the amount of $2,000 to ensure the replacement planting will be provided.

Agricultural Landscape Buffer

A landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. A landscape proposal was referred to the Agricultural Advisory Committee (AAC) on September 24, 2015 for their review and comments. Overall, the AAC was supportive of the proposal, but requests that the proposed Heavenly Bamboo be replaced if it is considered an invasive species. Staff will work with the applicant to amend the proposed planting plan through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without the City's approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

Tandem Parking

It is noted that tandem parking is allowed in the "Town Housing (ZT60) – North McLennan (City Centre)" zone and the proposal will feature two (2) units for a total of four (4) stalls (33% of resident parking spaces proposed) in a tandem arrangement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Affordable Housing Strategy

For townhouse development under proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a cash contribution of $2.00 per buildable square foot. Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution of $15,261.64 to the Affordable Housing Reserve Fund.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of $6,000 as per the Official Community Plan (OCP) and Council Policy.

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 m^2 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.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 1.0 m wide road across the entire No. 4 Road frontage for future sidewalk relocation and creation of a grass and treed boulevard; register a 3.0 m wide Utility ROW (for maintenance purposes) across the entire west property line; contribute $15,000 towards the future upgrade of traffic signals at No. 4 Road/Alberta Road with Audible Pedestrian Signals (APS).

Then, prior to issuance of the Building Permit, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification. Works include but are not limited to, removing existing sidewalk and creating a 1.5 m grass and treed boulevard behind the existing curb with a 1.5 m sidewalk between that and the new east property line (the works are an extension of SA06-326784 from the north at 6551 No 4 Road). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost. A list of rezoning considerations is included as Attachment 7, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

The proposed six (6) unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan North Sub-Area. The proposal would be consistent with the form and character of the surrounding area. 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.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9491 be introduced and given first reading.

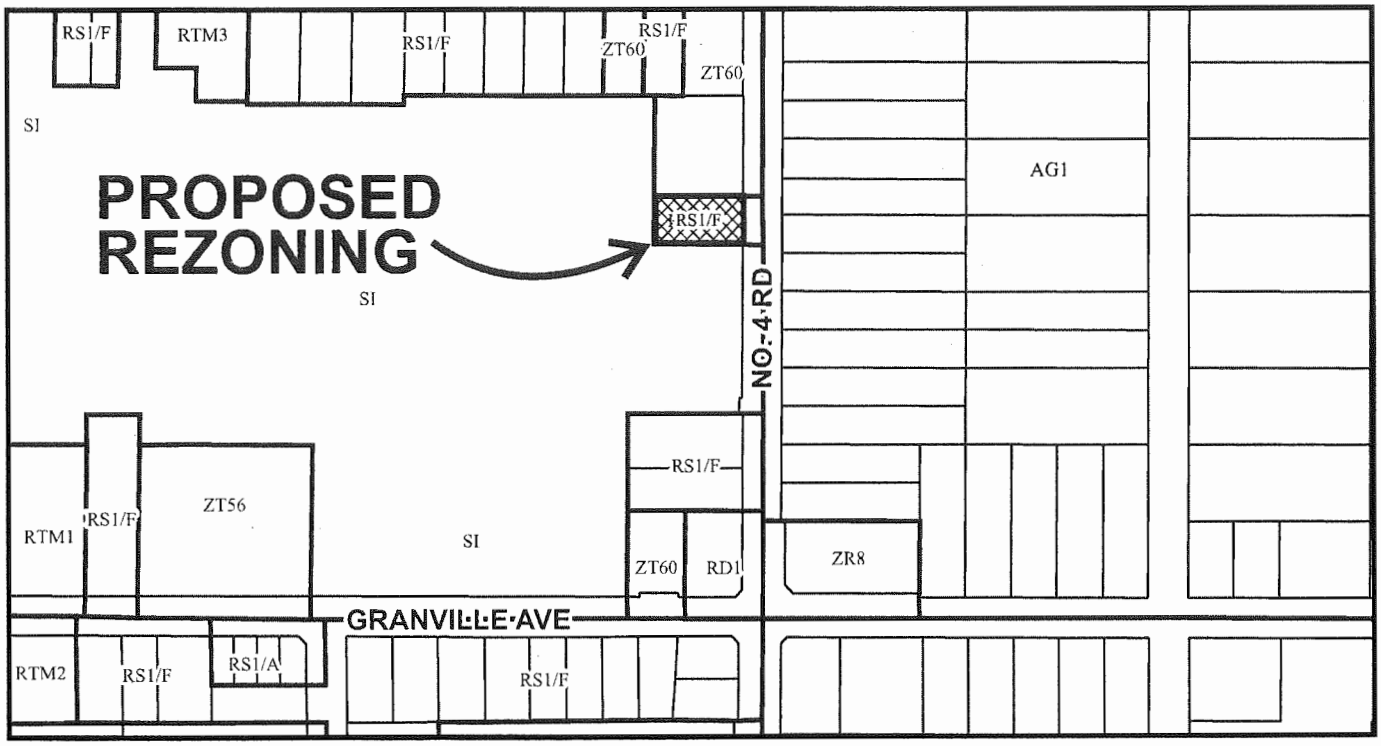
Edwin Lee
Planner 1
(604-276-4121)

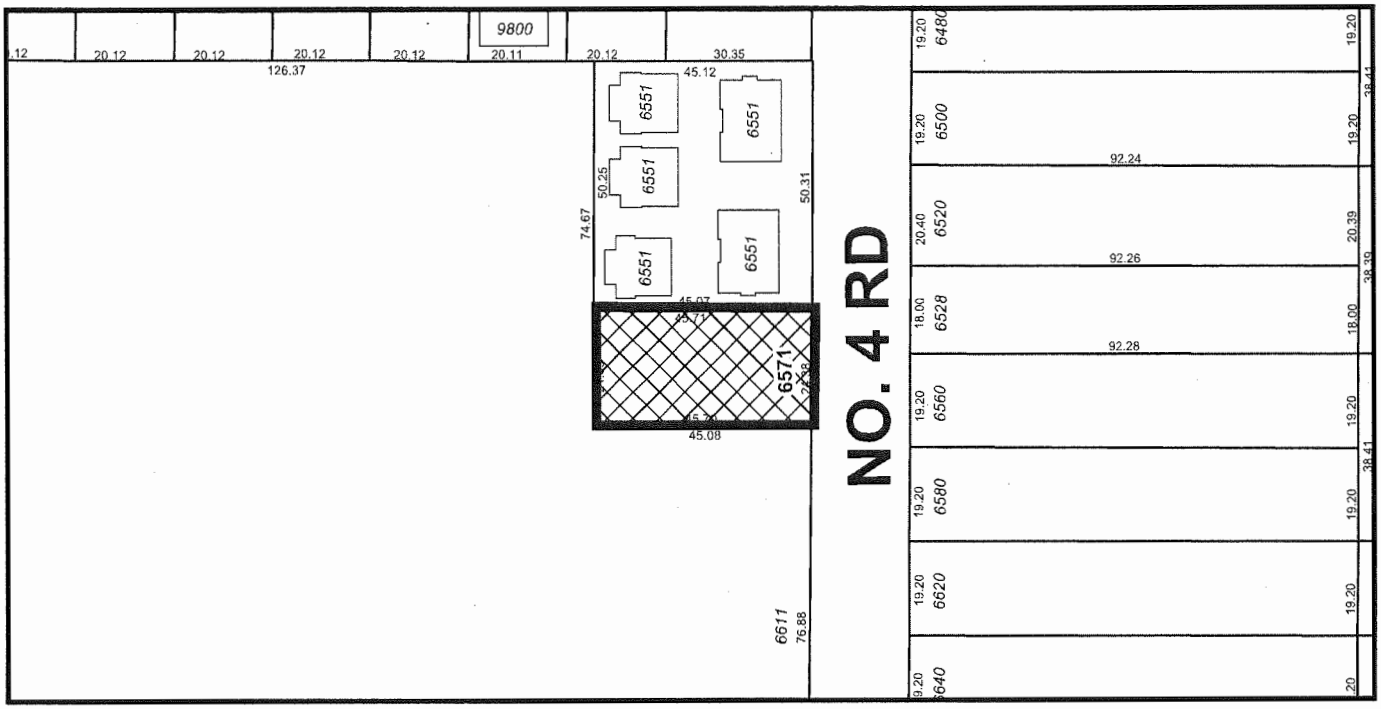
EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan North Sub-Area Plan Land Use Map
Attachment 5: Notice to Neighbouring Residents at 6551 No. 4 Road
Attachment 6: Tree Management Plan
Attachment 7: Rezoning Considerations

ATTACHMENT 1

City of Richmond





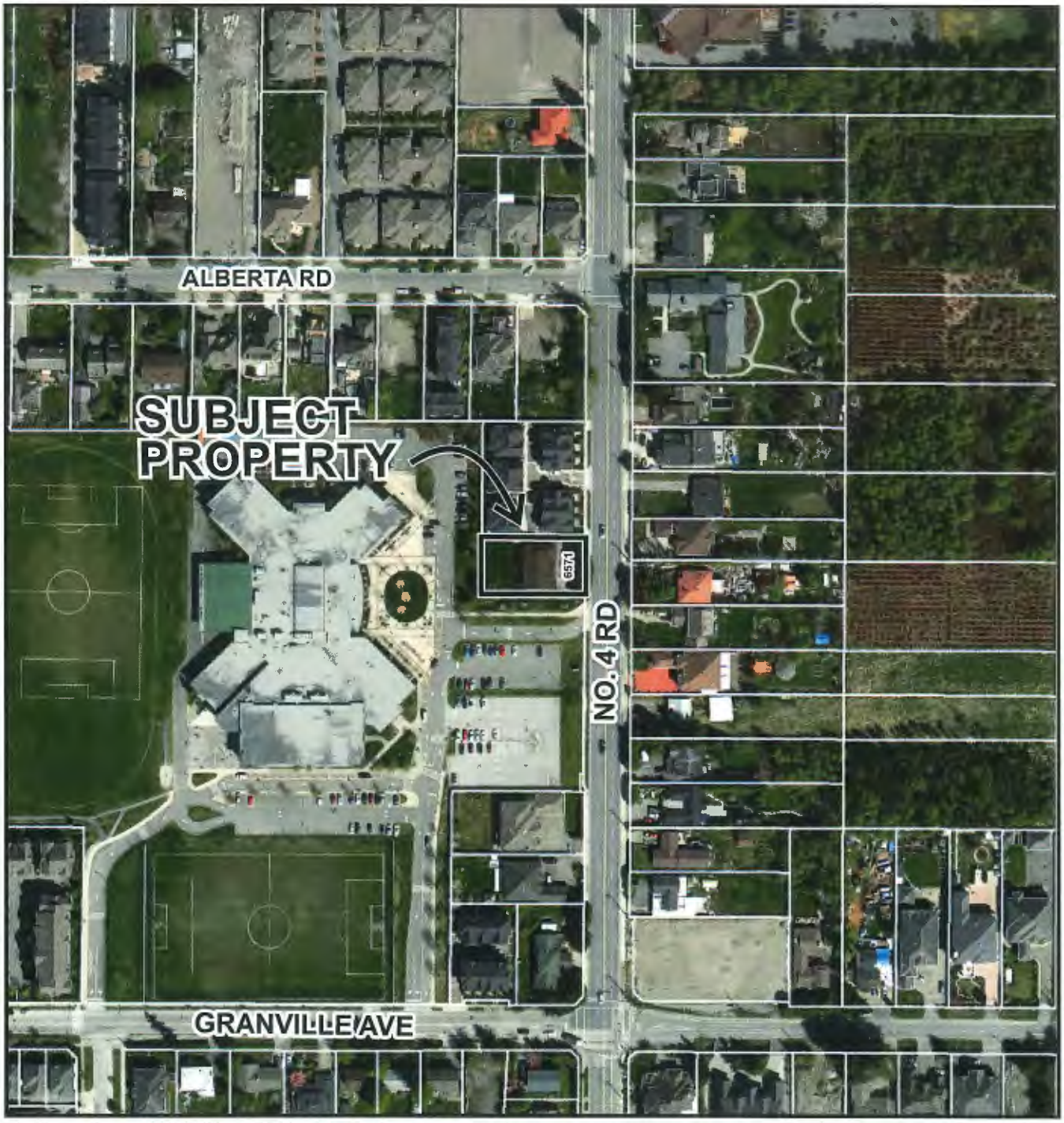
RZ 11-578758

Original Date: 09/23/15

Revision Date: 10/02/15

Note: Dimensions are in METRES

City of
Richmond



RZ 11-578758

Original Date: 09/23/15

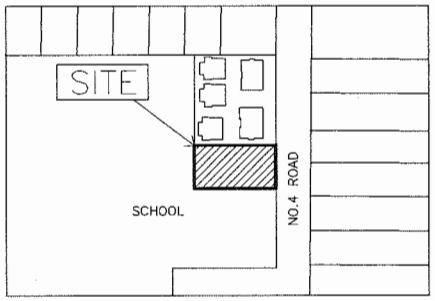
Revision Date:

Note: Dimensions are in METRES

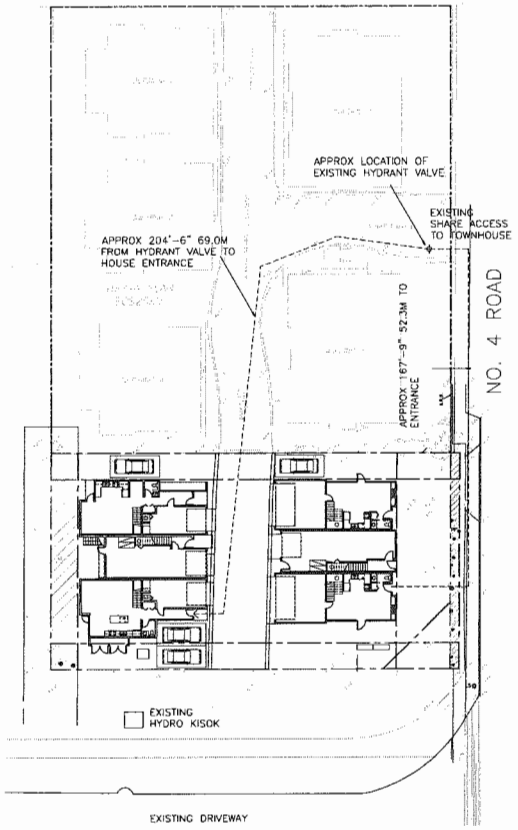
REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 6571-6573 NO. 4 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS:	6571–6573 NO. 4 ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	LOT 65 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 46723		
(C) LOT AREA:	1,114 SM (11,991 SF) (BEFORE ROAD DEDICATION) 1,090 SM (11,732 SF) (AFTER ROAD DEDICATION)		
(D) ZONING USE	CURRENT: RS1/F, PROPOSED: ZT60		
	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (ZT60)	PROPOSED
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.65 TOTAL GROSS FLOOR AREA 0.65 X1,090 SM = 708.5 SM (7,626 SF)	0.65 7626 SF NET GROSS FLOOR AREA
(F) NUMBER OF UNIT:	1 PER LOT	NA	6 UNITS
(G) BUILDING COVERAGE:	MAX – 45%	MAX – 40%	39.57% (4643.2 SQ. FT.)
(H) BUILDING HEIGHT:	MAX HEIGHT – 9M	MAX MAIN BUILDING HEIGHT – 12M	BUILDING HEIGHT – 11.23M (36'10")
(H) SETBACK:	FRONTYARD – 6M SIDEYARD – 2M REARYARD – 6M	FRONTYARD FACING NO. 4 RD – 6M NORTH AND SOUTH SIDEYARD – 3M REAR YARD – 3M	FRONTYARD FACING NO 4 – 6.0M (19'–8") (TO NEW PROPERTY LINE) NORTH SIDEYARD – 3.00M (9'10") SOUTH SIDEYARD – 3.02M (9'11") REAR YARD – 3.46M (11'4")
(I) PARKING:	2 PER DWELLING UNIT	1.4 PER DWELLING UNITS X6 = 9 0.2 VISITOR PARKING / UNIT X6 = 2 TOTAL = 11 REQUIRED ZT60 ZONING ALLOW TANDEM PARKING	RESIDENTIAL PARKING: 6 REGULAR PARKING 4 TANDEM PARKING 2 SMALL PARKING (SURPLUS) VISITOR PARKING: 2 REGULAR
		VISITOR BICYCLE 0.2 PER DWELLING UNIT X6= 2 RESIDENTIAL BICYCLE STORAGE 1.25 PER DWELLING UNIT X6=8	BICYCLE VISITOR BIKE RACK 2 TOWNHOUSE 8 (INSIDE GARAGE)
		OUTDOOR AMENITY SPACE 6SM PER UNIT X6= 36 SM (388SF)	OUTDOOR AMENITY SPACE PROVIDED: CHILDREN PLAYGROUND: 388.3 SQ. FT.
		DRAWING LIST	TOTAL LIVE PLANT / LAWN AREA: 3230.4 SQ. FT. (27.5%)
		A1– DEVELOPMENT SUMMARY A2– SITE PLAN (1/F) A3– SITE PLAN (2/F & 3/F) A4– UNIT PLANS A5– ELEVATIONS A6– ELEVATIONS A7– AREA DIAGRAMS	TOTAL NON POROUS AREA: 7571.2 SQ. FT. (64.5%)



NORTH 1 LOCATION MAP
NTS



NORTH 2 SITE PLAN WITH ADJACENT LOTS
NTS

Attachment 2

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	ISSUED
1	2012.08.30 ISSUED TO CITY FOR COMMENT
2	2012.11.06 ISSUED TO CITY FOR COMMENT
3	2013.12.11 ISSUED TO CITY FOR COMMENT
4	2013.12.23 ISSUED TO CITY FOR COMMENT
5	2014.05.13 ISSUED TO CLIENT COMMENT
6	2014.05.28 ISSUED TO CITY FOR COMMENT
7	2014.07.10 ISSUED TO CITY FOR RZ COMMENT
8	2014.12.17 ISSUED TO CITY / CLIENT FOR RZ COMMENT
9	2015.02.16 ISSUED TO CITY / CLIENT FOR RZ COMMENT
10	2015.03.13 ISSUED TO CITY / CLIENT FOR RZ COMMENT
11	2015.06.25 ISSUED TO CITY / CLIENT FOR RZ COMMENT
12	2015.07.20 ISSUED TO CITY / CLIENT FOR RZ COMMENT
13	2015.09.27 ISSUED TO CITY FOR ADJ. COMMENT
14	2015.09.30 ISSUED TO CITY FOR REZONING

	REVISION
7	2015.06.27 ADD ADJACENT BC HYDRO KIOSK
6	2015.05.29 RESPONSE TO CITY EMAIL COMMENTS
5	2015.02.13 RESPONSE TO CITY COMMENTS
4	2015.02.12 RESPONSE TO CITY COMMENTS
3	2014.12.15 RESPONSE TO CITY COMMENTS
2	2014.02.18 RESPONSE TO CITY COMMENTS
1	2013.12.23 METRIC DIMENSIONS

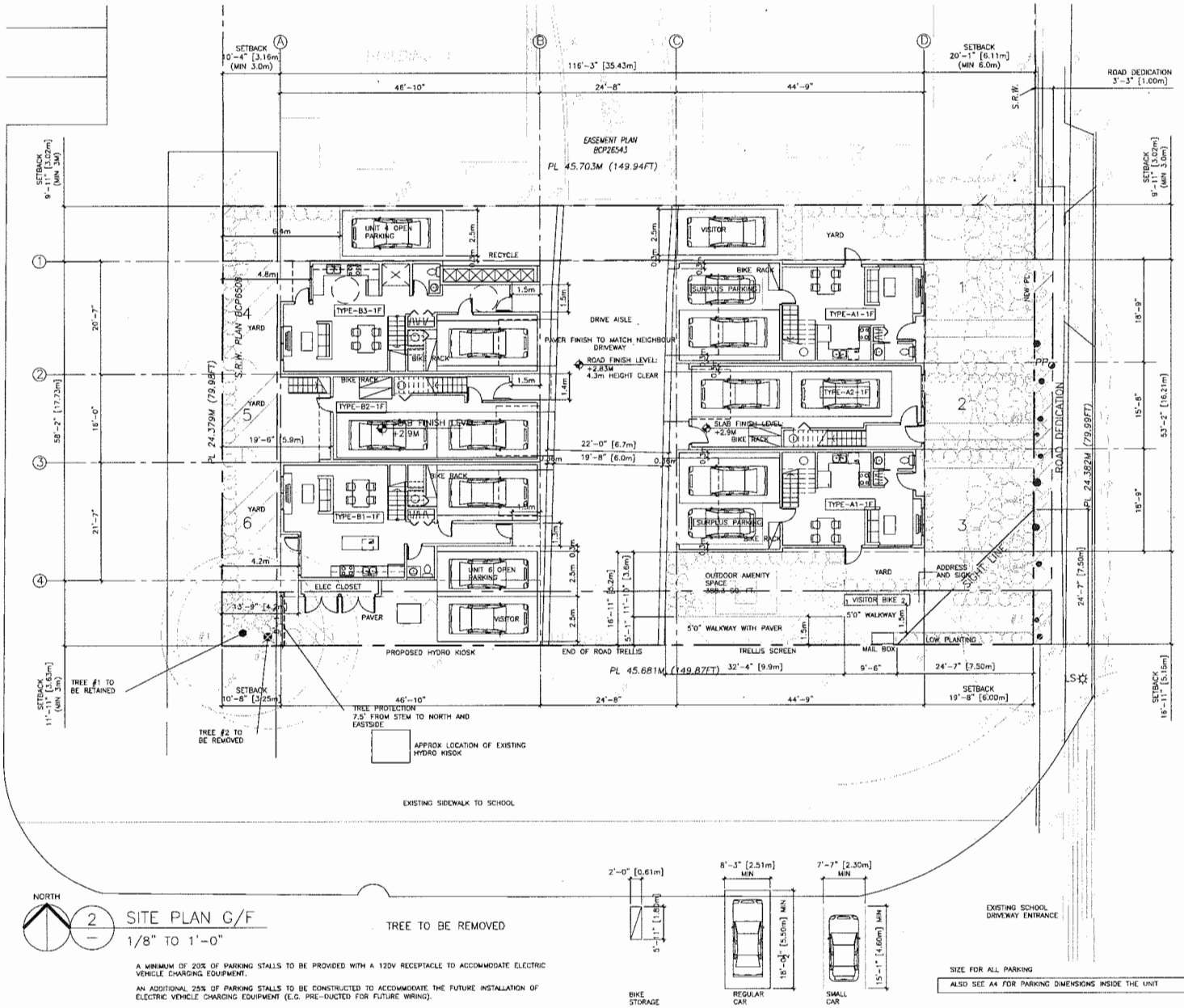
PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER:	12-03
ISSUED:	9/30/2015
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-03_SPD_150930-RZ.DWG

A1

REZONING



NORTH

2 SITE PLAN G/F
1/8" TO 1'-0"

TREE TO BE REMOVED

A MINIMUM OF 20% OF PARKING STALLS TO BE PROVIDED WITH A 120V RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.

AN ADDITIONAL 25% OF PARKING STALLS TO BE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).

SIZE FOR ALL PARKING

ALSO SEE A4 FOR PARKING DIMENSIONS INSIDE THE UNIT

ERIC LAW ARCHITECT

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10	2015.03.13 ISSUED TO CITY / CLIENT FOR RZ COMMENT
11	2015.04.23 ISSUED TO CITY / CLIENT FOR RZ COMMENT
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	REVISION

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC

SITE PLAN

PROJECT NUMBER:	12-03
ISSUED:	9/30/2015
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-03_SFD_150930-RZ.DWG

A2

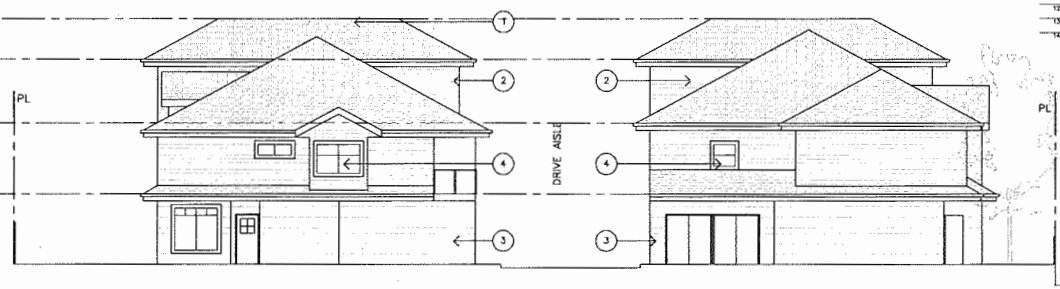
REZONING

EXTERIOR FINISH LEGEND

1 → ASPHALT SHINGLE ROOFING
2 → HARDI SIDING (LIGHT COLOUR)
3 → HARDI SIDING WITH WOOD TRIM (DARK COLOUR)
4 → WHITE VINYL WINDOW WITH TRIM
5 → GARAGE DOOR
6 → WOOD FENCE ON CONCRETE RETAINING WALL

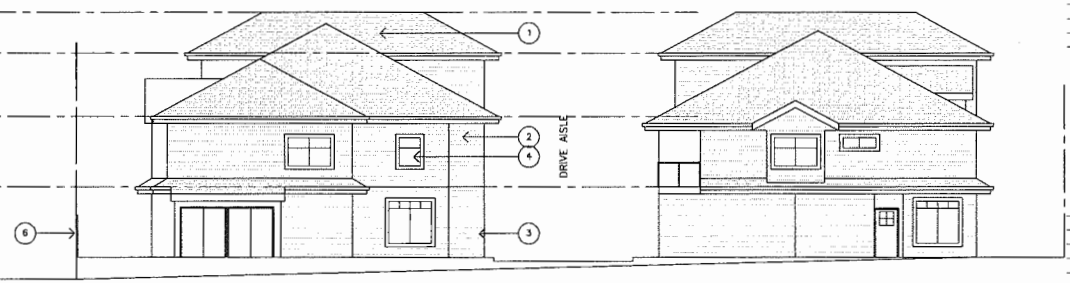
1 TOWNHOUSE EAST ELEVATION WITH NEIGHBOUR HOUSE
3/32" TO 1'-0"

2 TOWNHOUSE EAST ELEVATION (NO 4 ROAD)
1/8" TO 1'-0"



3 TOWNHOUSE NORTH ELEVATION
1/8" TO 1'-0"

4 TOWNHOUSE WEST ELEVATION
1/8" TO 1'-0"



5 TOWNHOUSE SOUTH ELEVATION
1/8" TO 1'-0"

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	REVISION	

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC
-

ELEVATIONS

PROJECT NUMBER:	12-03
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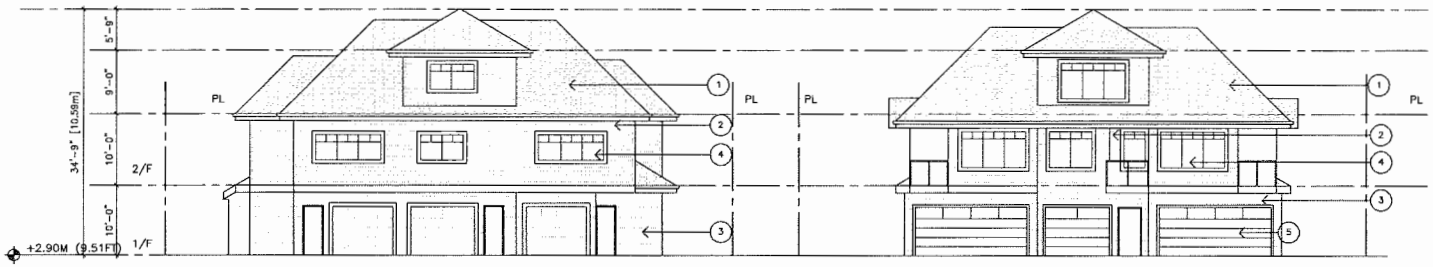
CHECKED BY:	EL
FILENAME:	12-03_SFD_150930-RZ.DWG

A5

REZONING



1 INTERNAL AISLE WEST ELEVATION
1/8" TO 1'-0"

2 INTERNAL AISLE EAST ELEVATION
1/8" TO 1'-0"

EXTERIOR FINISH LEGEND

1 → ASPHALT SHINGLE ROOFING
2 → HARDI SIDING (LIGHT COLOUR)
3 → HARDI SIDING WITH WOOD TRIM (DARK COLOUR)
4 → WHITE VINYL WINDOW WITH TRIM
5 → GARAGE DOOR
6 → WOOD FENCE ON CONCRETE RETAINING WALL

ERIC LAW ARCHITECT

eric@ar.architect@gmail.com
216 288 WISTH AVENUE VANCOUVER BC
V5Y1N6

TEL: (604) 505-2099
FAX: (604) 909-2097

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	ISSUED	
1	2012.06.30	ISSUED TO CITY FOR COMMENT
2	2012.11.06	ISSUED TO CITY FOR COMMENT
3	2013.12.11	ISSUED TO CITY FOR COMMENT
4	2013.12.23	ISSUED TO CITY FOR COMMENT
5	2014.05.13	ISSUED TO CLIENT COMMENT
6	2014.05.28	ISSUED TO CITY FOR COMMENT
7	2014.07.10	ISSUED TO CITY FOR RZ COMMENT
8	2014.12.17	ISSUED TO CITY / CLIENT FOR RZ COMMENT
9	2015.02.16	ISSUED TO CITY / CLIENT FOR RZ COMMENT
10	2015.03.13	ISSUED TO CITY / CLIENT FOR RZ COMMENT
11	2015.06.25	ISSUED TO CITY / CLIENT FOR RZ COMMENT
12	2015.07.20	ISSUED TO CITY / CLIENT FOR RZ COMMENT
13	2015.08.27	ISSUED TO CITY FOR AAC COMMENT
14	2015.09.30	ISSUED TO CITY FOR REZONING

7	2015.08.27	ADD ADJACENT BC HYDRO KIOSK
6	2015.05.29	RESPONSE TO CITY EMAIL COMMENTS
5	2015.03.13	RESPONSE TO CITY COMMENTS
4	2015.02.12	RESPONSE TO CITY COMMENTS
3	2014.12.15	RESPONSE TO CITY COMMENTS
2	2014.02.18	RESPONSE TO CITY COMMENTS
1	2013.12.23	METRIC DIMENSIONS
	REVISION	

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC
-

ELEVATIONS

PROJECT NUMBER:	12-03
ISSUED:	9/30/2015
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-03_SFD_150930-RZ.DWG

A6

REZONING

PLANT LIST

	Symbols	Botanical Name	Common Name	Size	Spacing
	Trees				
1	A	Cornus mas	Cornelian Cherry Dogwood	5cm cal B&B	as shown
0	B	Magnolia kobus	Kobus Magnolia	6cm cal B&B	as shown
3	C	Styrax japonica	Japanese Snowbell	6cm cal B&B	as shown
	Shrubs, Perennials & Grasses				
0	a	Azalea japonica 'Ward's Ruby'	Evergreen Azalea	# 2 pot	as shown
16	b	Azalea japonica 'Diamant Rot'	Evergreen Azalea	# 2 pot	as shown
15	c	Polystichum munitum	Western Sword Fern	# 1 pot	as shown
6	d	mahonia aquifolium 'Compacta'	Dwarf Oregon Grape	# 1 pot	as shown
22	e	Erica x darleyensis 'Silberschmelze'	Dwarf Oregon Grape	# 2 pot	as shown
13	f	Erica x darleyensis 'Mediterranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
77	g	Taxus x media 'Hicksii'	Hick's Yew	B&B 4' High	as shown
55	h	Carex morrowii 'Aureovariegata'	Variegated Sedge	# 1 pot	as shown
21	i	Helictotrichon sempervirens	Blue Oat Grass	# 2 pot	as shown
0	j	Hamamelis x intermedia 'Arnold's Promise'	Witch Hazel	1.25 m H	as shown
19	k	Iris sibirica 'Fight of Butterflies'	Siberian Iris	# 2 pot	as shown
0	l	Skimmia japonica 'Reevesiana'	Skimmia Fortunei	# 2 pot	as shown
0	m	Osmanthus heterophyllus 'Variegatus'	Variegated False Holly	# 2 pot	as shown
14	n	Nandina domestica	Heavenly Bamboo	# 3 pot	as shown
0	o	Rhododendron 'Unique'	Rhododendron	# 2 pot	as shown
0	p	Rhododendron 'Mary Fleming'	Rhododendron	# 2 pot	as shown
17	q	Rhododendron 'Purple Splendor'	Rhododendron	# 2 pot	as shown
4	r	Rose meidiland 'La Sevillana'	Rose	# 2 pot	as shown
0	s	Rhododendron 'Christmas Cheer'	Rhododendron	# 3 pot	as shown
38	t	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	5' high, B & B, tnm top	as shown

NOTES:

1. Maintain min. 2% slope away from building.

2. All plants and landscaep installtion to conform to BCSLA Landscape Standards Latest Edition.

3. All growing medium to be tested by PSAI (604-273-6226) and amended accordingly if necessary, and to be tested again at Substantial Completion.

4. Minimum planting medium depths:
lawn-6"/150mm, 9" on slab
groundcover &
shrubs-18"/450mm, min 18" on slab

trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications

5. All plant material shall meet minimum size requirements as indicated in plant list.

6. Trees planted in lawn areas to have 1 m dia. mulched ring.

7. Make sure twine around rootballs to be cut and removed to prevent girdling.

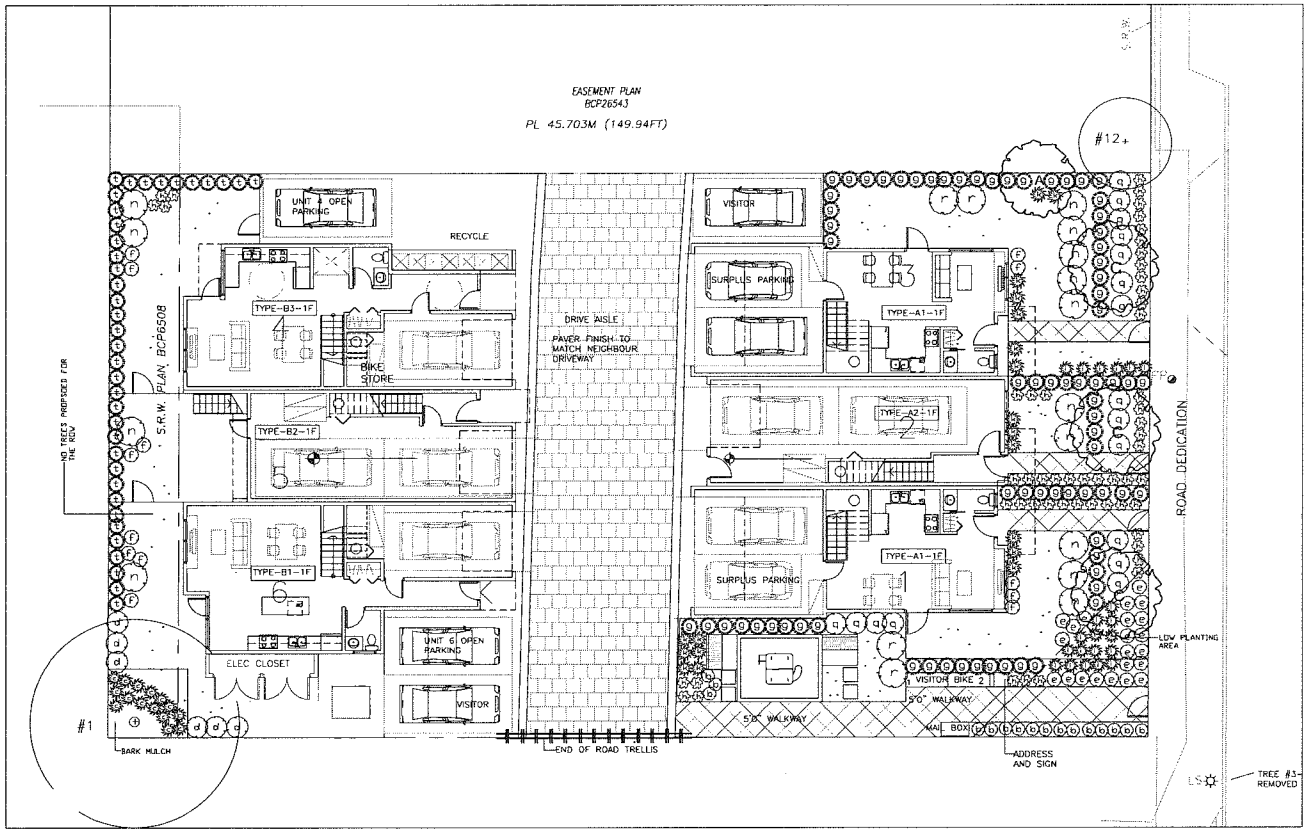
8. All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.

9. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm
screened composted bark mulch".

10. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the
Phytophthora ramorum virus (Sudden Oak Death).

11. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.

12. All on-site landscape to be to be irrigated with an automatic irrigation system.



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N

DATE	REVISIONS
Aug., 15	REZONING/DP Submission

JHL Design Group Inc.
Landscape Architecture + Urban Design
4370, Maple Street, Vancouver, BC
Tel: 604-263-8513
Fax: 1-866-277-9334
Email: jhldesign@shaw.ca

SCALE 1/8"=1'-0"
DATE Aug., 15
DRAWN
JOB NO.

PROJECT TITLE
TOWNHOUSE DEVELOPMENT
6571-6573 NO. 4 ROAD, RICHMOND, BC

DRAWING TITLE
LANDSCAPE PLAN/
PLANT LIST/ DETAIL

L-2

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 11-578758 **Attachment 3**

Address: 6571/6573 No. 4 Road

Applicant: Anwer Kamal

Planning Area(s): North McLennan Sub-Area (City Centre)

	Existing	Proposed
Owner:	Anwer Kamal	To be determined
Site Size (m^2):	1,115 m^2	1,091 m^2
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 North McLennan Sub-Area Plan: "Residential Area 3" - two-family dwelling and 2 & 3-storey townhouses with 0.65 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	2	6
Other Designations:	N/A	No Change

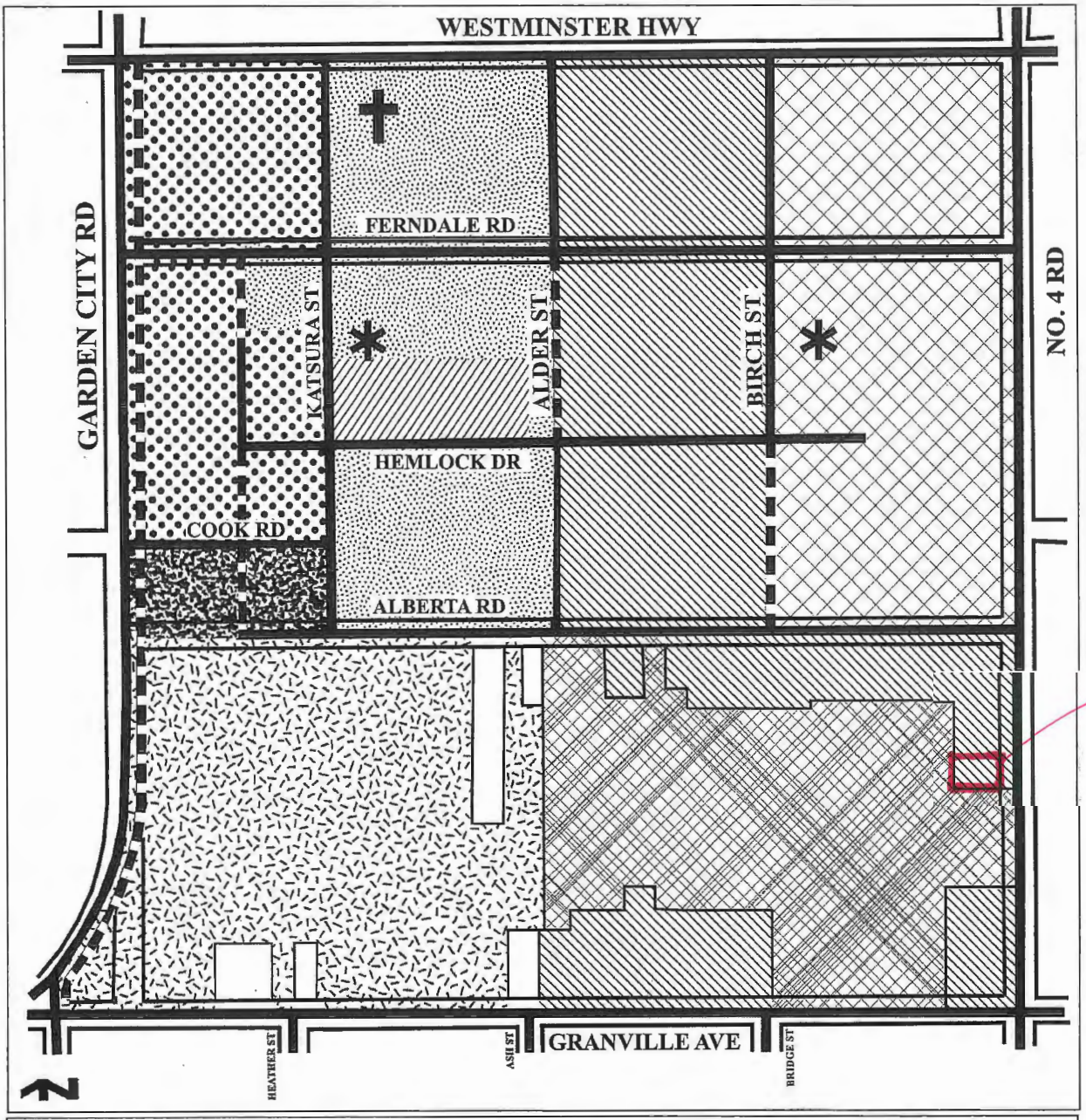
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Area:	Min. 1,010 m^2	1,091 m^2	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	11	14	none
Tandem Parking Spaces:	Permitted	4 spaces	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	2 (surplus spaces)	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 6 units = 36 m^2	Min. 36 m^2	none

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

Land Use Map

Bylaw 8630
2010/07/19



Residential Area 1
1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)

Residential Area 2
0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)

Residential Area 2A
0.95 base F.A.R. 2, 3 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)

Residential Area 3
0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses

Residential Area 4
0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 ½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)

Residential Area 5
0.55 base F.A.R. One-Family Dwelling

Mixed Residential/ Retail/Community Uses

Community Park

School

Neighbourhood Parks

Trail

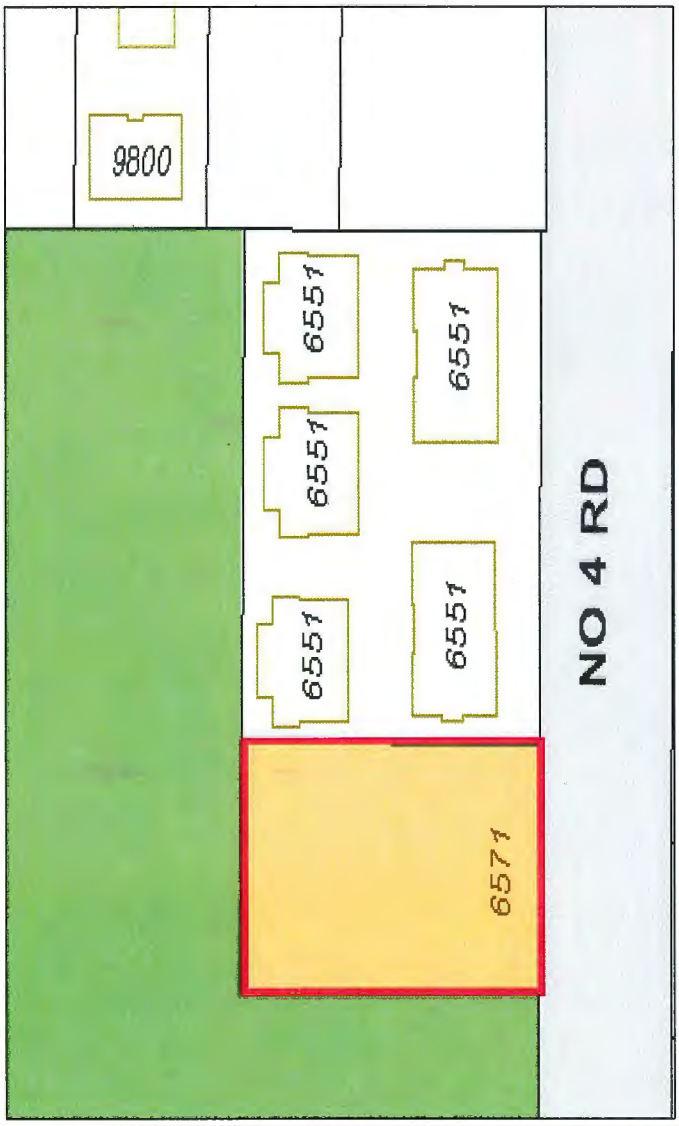
Principal Roads

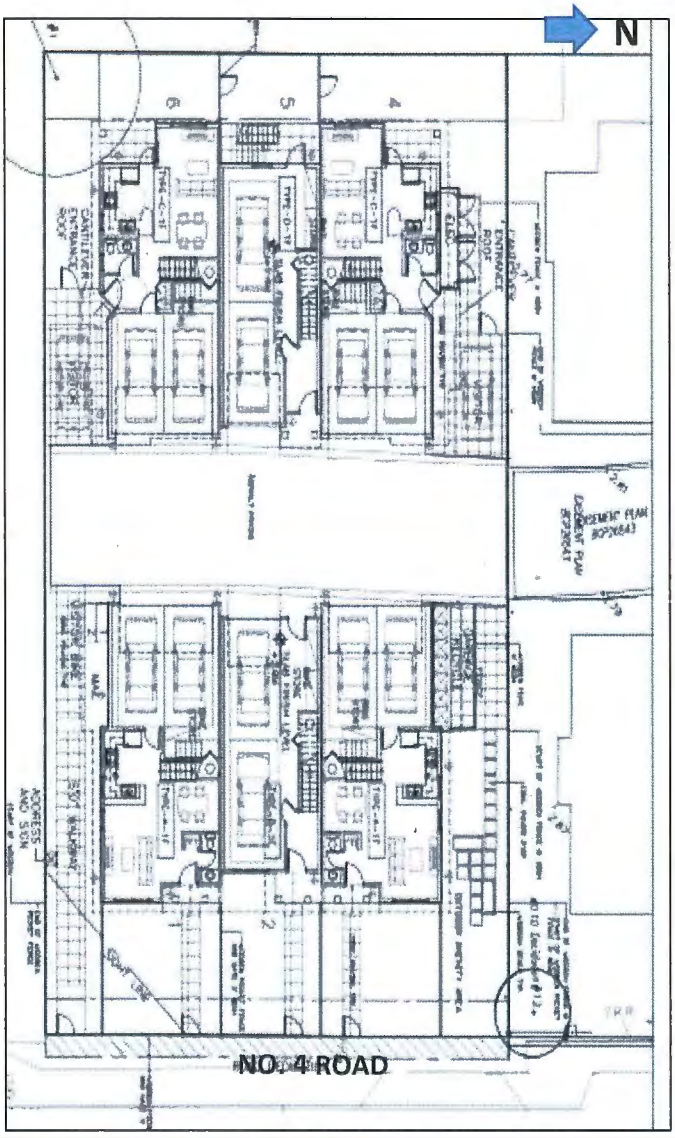
Church

6571/6573 No. 4 ROAD DEVELOPMENT NOTICE

May, 2014

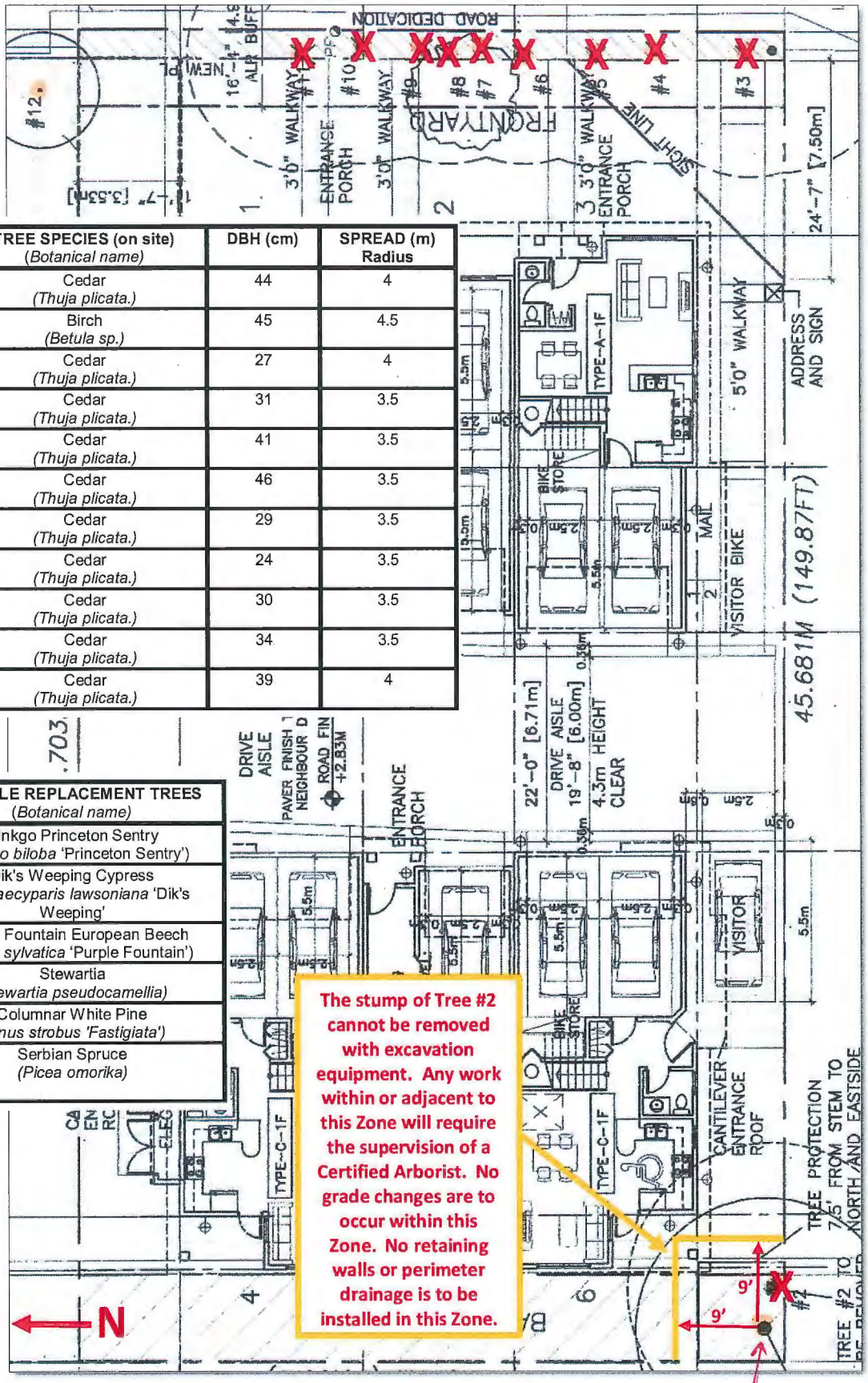
Dear neighbours. This letter is to inform you that we have applied to the City of Richmond for permission to rezone 6571 and 6573 No. 4 Road from Single Detached (RS1/F) to Town-Housing (ZT60) North Mclennan (City Centre) in order to develop 6 townhouse units. The vehicular access to this townhouse development will be from 6551 No. 4 Road via an existing cross access easement plan number BCP26543. The site and access plan have been included for your reference. If you have any questions or concerns, please contact us in writing at akamal7860@gmail.com or the City Planner Edwin Lee at (604) 276-4000. The rezoning file number is RZ 2011 578758. Thank you very much for your cooperation.





TREE #	TREE SPECIES (on site) (*Botanical name*)	DBH (cm)	SPREAD (m) Radius
1	Cedar *(Thuja plicata.)*	44	4
2	Birch *(Betula sp.)*	45	4.5
3	Cedar *(Thuja plicata.)*	27	4
4	Cedar *(Thuja plicata.)*	31	3.5
5	Cedar *(Thuja plicata.)*	41	3.5
6	Cedar *(Thuja plicata.)*	46	3.5
7	Cedar *(Thuja plicata.)*	29	3.5
8	Cedar *(Thuja plicata.)*	24	3.5
9	Cedar *(Thuja plicata.)*	30	3.5
10	Cedar *(Thuja plicata.)*	34	3.5
11	Cedar *(Thuja plicata.)*	39	4

SUITABLE REPLACEMENT TREES (*Botanical name*)
Ginkgo Princeton Sentry *(Ginkgo biloba 'Princeton Sentry')*
Dik's Weeping Cypress *Chamaecyparis lawsoniana 'Dik's Weeping'*
Purple Fountain European Beech *(Fagus sylvatica 'Purple Fountain')*
Stewartia *(Stewartia pseudocamellia)*
Columnar White Pine *(Pinus strobus 'Fastigiata')*
Serbian Spruce *(Picea omorika)*



Tree Removal & Retention Plan, Scale 1/16 = 1'

City of Richmond

Rezoning Considerations

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

Address: 6571/6573 No. 4 Road **File No.:** RZ 11-578758

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, the developer is required to complete the following:

1. Dedicate approximately 1.0 m (exact dimension to be confirmed via Owners BCLS and as per the Servicing Agreement design) across the entire No. 4 Road frontage.
2. The granting of a 3.0 m wide statutory right-of-way (for utility maintenance purposes) across the entire west property line.
3. Registration of a flood indemnity covenant on title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development, ensuring that the only means of vehicle access to and from 6571/6573 No. 4 Road is from the access easement (BA558364, Plan BCP26543) burdening the adjacent north property (6551 No. 4 Road); and that there be no direct vehicle access to or from No. 4 Road.
6. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 4 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
8. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. 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.
10. City acceptance of the developer's offer to voluntarily contribute $2.0 per buildable square foot (e.g. $15,261.64) to the City's affordable housing fund.
11. City acceptance of the developer's offer to voluntarily contribute $15,000 towards the proposed Audible Pedestrian Sign (APS) system upgrade at the No.4 Road/Alberta Road intersection.
12. Contribution of $1,000 per dwelling unit (e.g. $6,000) in-lieu of on-site indoor amenity space.
13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Initial: _____

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

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 Western Red Cedar identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected tree survived the construction, prepared by the Arborist, is reviewed by staff.

Prior to Building 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.

   Note: 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, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. $2,000) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements:

   a) Water Works:

      i. Using the OCP Model, there is 651 L/s of water available at a 20 psi residual at the hydrant at 6620 No. 4 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

      ii. The Developer is required to:

      - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations 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 and Building designs.
      - Install a fire hydrant at No. 4 Road frontage to service the proposed townhouse development. Coordination with the City's Fire department to confirm the location of the proposed hydrant is also required.

      iii. At the Developer's cost, the City will:

      - Cut and cap at main the existing water service connection at No. 4 Road frontage.
      - Install new water connection to service the proposed site. Details of the new water service shall be finalized via the servicing agreement design review.

   b) Storm Sewer Works:

      i. At the Developer's cost, the City will:

      - Cut and cap at main the existing storm sewer service connections at No. 4 Road frontage. Remove existing IC.

Initial: _____

- Install new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.

c) Sanitary Sewer Works:

i. The Developer is required to:

- Provide a 3 m wide utility SRW along the entire west property line of the proposed site.
- Install a new sanitary sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.

d) Frontage Improvements:

i. The Developer is required to:

- Removing existing sidewalk and create a 1.5 m grass & treed boulevard behind the existing curb (trees to be Littleleaf Linden), with a 1.5 m sidewalk behind that which will abut the new property line. All works are at the client's sole cost; i.e. no credits apply. The works are an extension of SA06-326784 from the north at 6551 No 4 Road. Improvements shall be built to the ultimate condition wherever possible.
- Provide street lighting along No. 4 Road frontage.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
  1) BC Hydro PMT – 4mW X 5m (deep)
  2) BC Hydro LPT – 3.5mW X 3.5m (deep)
  3) Street light kiosk – 1.5mW X 1.5m (deep)
  4) Traffic signal kiosk – 1mW X 1m (deep)
  5) Traffic signal UPS – 2mW X 1.5m (deep)
  6) Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
  7) Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

e) General Items:

i. The Developer is required to:

- Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing sanitary sewer along the proposed site's west property line, proposed utility installations, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
- 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.

5. Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
7. 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 Date

City of Richmond

Bylaw 9491

Richmond Zoning Bylaw 8500
Amendment Bylaw 9491 (RZ 11-578758)
6571/6573 No. 4 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 **"TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)".**

   P.I.D. 004-074-271
   Lot 65 Section 10 Block 4 North Range 6 West New Westminster District Plan 46723

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9491".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER