



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 5, 2017
File: RZ 16-726337

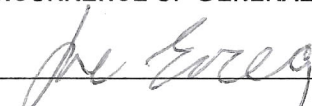
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM3)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 6

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment A) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

A Report to Committee (Attachment B) was taken to Planning Committee on March 21, 2017 and then to Council on March 27, 2017. In response to the referral motion carried at the Council meeting, the applicant has revised the proposal to include two secondary suites in the proposed townhouse development. A revised preliminary site plan is contained in Attachment C and a preliminary floor plan of the secondary suites is contained in Attachment D.

Background

The following referral motion was carried at the March 27, 2017 Council meeting:

"That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be referred to staff to investigate the possibility of including secondary suites."

This supplemental report is being brought forward now to provide a summary of revisions made to the development proposal and the amendments to the Richmond Zoning Bylaw 8500 required to facilitate the inclusion of secondary suites in townhouse developments.

Findings of Fact

Please refer to the attached updated Development Application Data Sheet (Attachment E) for a comparison of the proposed development data with the relevant bylaw requirements. Please refer to the original Staff Report dated March 10, 2017 (Attachment B) for information pertaining to related City's policies and studies, pre-Planning Committee public input and responses, as well as staff comments on built form and architectural character, transportation and site access, tree retention and replacement, variance requested, amenity space, and site servicing and frontage improvements.

Revised Development Proposal

In response to the referral motion carried at the March 27, 2017 Council meeting, the applicant has revised the development proposal to include two ground level secondary suites. These secondary units will be contained in two of the larger units (unit type B4) proposed on site, located near the main entry driveway (see Attachment C). The total floor area of each of these B4 units is approximately 159 m² (1,711.5 ft²) and the size of each secondary suite is approximately 31 m² (336.7 ft²). Each secondary suite contains a living/dining area, a

kitchenette, a bedroom and a bathroom (see Attachment D). A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of the each of the secondary suites, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

Zoning Text Amendment

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. Staff propose to:

1. Update the definition of "secondary suites" to identify that a secondary suite can also be contained within a townhouse unit;
2. Update the *Specific Use Regulations for Secondary Suites* (Section 5.4) to accommodate secondary suites in townhouse developments; same as the secondary suites in single-family homes, a secondary suite in a townhouse development:
 - Must be completely enclosed within a townhouse unit;
 - Must not exceed 40% of the total floor area of the townhouse unit;
 - Must have an additional parking stall (over and beyond the number of parking stalls required for the townhouse unit) for its exclusive use, if located on a lot fronting an arterial road; and
 - Must be the only secondary suite contained within the same townhouse unit.
3. amend the standard townhouse zones, including the "Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)", "Medium Density Townhouses (RTM1, RTM2, RTM3)", "High Density Townhouses (RTH1, RTH2, RTH3, RTH4)" and "Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)" zones, to add "secondary suite" as a secondary use in townhouse developments.

The proposed zoning text amendment would allow future townhouse development proposals in standard townhouse zones to include secondary suites in townhouse units. There is no limit on the number of secondary suites permitted on each development site and there is no minimum size requirement for the secondary suites. Staff will work with the developer to ensure the number and sizes of secondary suites proposed are appropriate.

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 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. The proposal has been revised in response to Council's request to include secondary suites in the townhouse development. 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 F, 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 Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9715 be introduced and given first reading.

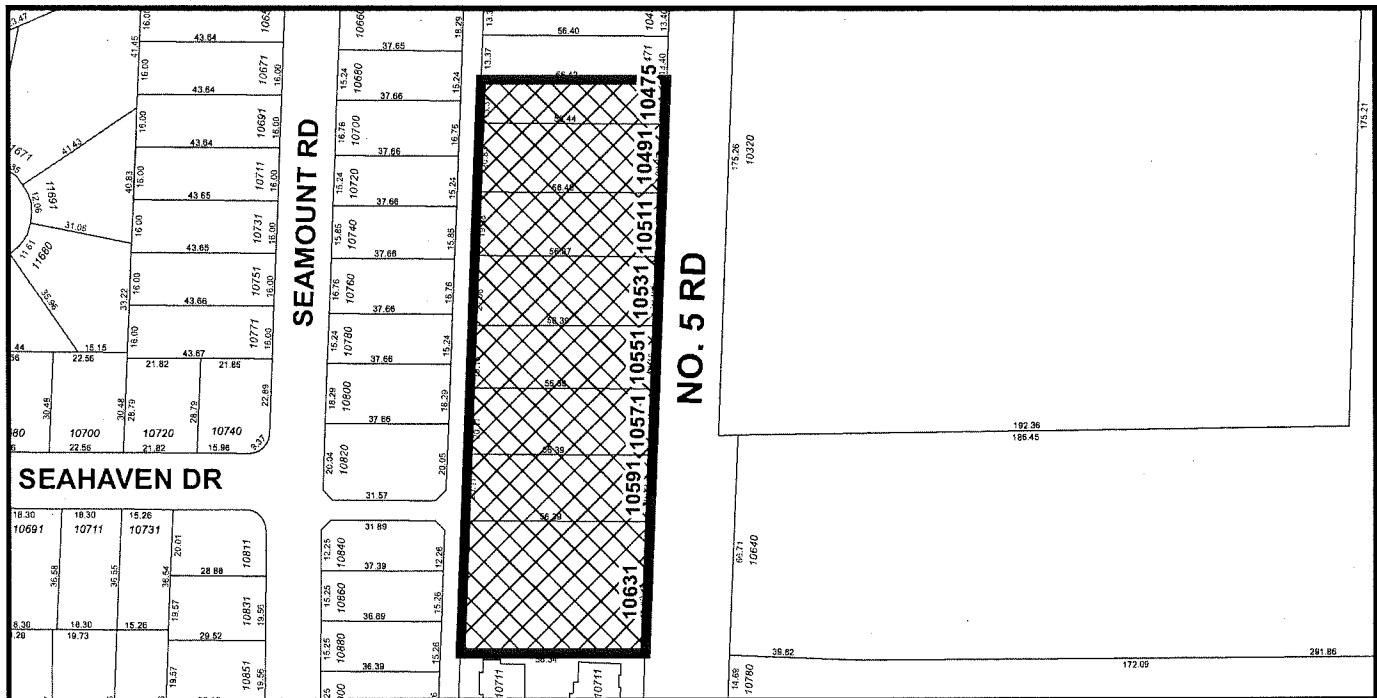


Edwin Lee
Planner 1

EL:rg

Attachment A: Location Map
Attachment B: Report to Committee dated March 10, 2017
Attachment C: Updated Preliminary Site Plan
Attachment D: Preliminary Secondary Suite Floor Plan
Attachment E: Development Application Data Sheet
Attachment F: Rezoning Considerations

The map displays a residential area with several streets: SEALORD RD, SEACREST RD, SEAWAY RD, SEAHAVEN DR, SEAHURST RD, SEAMOUNT RD, STEVESTON HWY, and NO. 5 RD. A large area is labeled "PROPOSED REZONING" with an arrow pointing to a specific parcel. This parcel is currently zoned RS1/E and is shaded with a cross-hatch pattern. Other zoning districts shown include AG1, ASY, ZA3, ZMU18, RTL4, RS1/E, ZC15, RTL3, CC, ZC6, ZC12, ZC26, IB1, and ZC28. A small parcel is labeled RDI. A number "018" is visible near the intersection of Seamount Rd and Seahaven Dr.



RZ 16-726337

Note: Dimensions are in METRES



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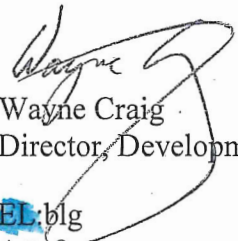
**City of
Richmond**

Report to Committee
Planning and Development Division


To: Planning Committee **Date:** March 10, 2017
From: Wayne Craig **File:** RZ 16-726337
 Director, Development
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" Zone to "Medium Density Townhouses (RTM3)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first reading.


 Wayne Craig
 Director, Development
 EL:blg
 Att. 8

REPORT CONCURRENCE

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment 1) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

Project Description

The eight properties under this application have a total combined frontage of 174 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.7 FAR. The site layout includes 19 two-storey units and 28 three-storey units in 15 townhouse clusters. Vehicle access is provided by a single driveway access to No. 5 Road and four separate pedestrian accesses will be provided. The required outdoor amenity area is situated at the southeast corner of the site.

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: Single-family homes zoned "Single Detached (RS1/E)", which are identified for townhouse development under the Arterial Road Land Use Policy.

To the South: A 21-unit townhouse complex on a lot zoned "Low Density Townhouses (RTL4)".

To the East: Across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned "Assembly (ASY)" and "Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens" for future day care centre and park uses.

To the West: Across a lane, single-family homes on large lots zoned "Single Detached (RS1/E)", fronting on to Seamount Road.

Related Policies & Studies**Official Community Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m width for residual site requirement. The proposal will leave a residual site to the north with a frontage of approximately 26.8 m at 10451 and 10471 No. 5 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire the two adjacent properties to the north. The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners.

To verify the viable future redevelopment of the residual site to the north, the applicant has provided a development concept plan for the site (on file). Also, registration of a statutory right-of-way (SRW) over the internal driveway on the development site will be required prior to final adoption of the rezoning bylaw in order to facilitate access to future development to the north.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east side of No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on site along the entire east property line. The proposal, including planting details, will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. Staff will work with the applicant to amend the proposed planting plan based on AAC's comments, if any, 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 within the ALR buffer cannot be removed or modified without the City's approval. The covenant would also 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.

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.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$59,369.35.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any written comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant conducted a public Open House for the rezoning application on June 22, 2016. The Open House was held at Daniel Woodward Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 100 households (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. 23 people attended the event, and 10 of them were from six households located within the notification area. Comment sheets were provided to all the attendees and five completed comment sheets were received (Attachment 5) at the end of the meeting. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in **bold italics**.

1. Fence height along the west property line should be raised to 1.5 m (5 ft.) to avoid trespassing.

A line of 1.2 m (4 ft.) tall wood fence is proposed on top of a new retaining wall (ranging from 0.7 m to 0.9 m high) along the west property line. The overall height of this solid screen along the rear lane would be approximately 1.9 m (6.2 ft.) to 2.1 m (6.9 ft.).

2. Removal of 90% of the trees on site and removal of large trees on site should be avoided.

The applicant is proposing to retain seven of the nine bylaw-sized trees on site that are in good condition. This includes five Douglas Fir trees located at the southern edge of the site, which are in excellent condition. The retention of this grove of five Douglas Fir trees precludes any construction on the southeast portion of the site. The applicant has revised the site plan to locate the outdoor amenity area from a more centralize location to the southeast corner of the site and reduced the number of units proposed.

The applicant is proposing to remove two bylaw-sized trees on site that are in good condition due to their conflicts with site grading. The applicant is proposing to remove another 49 bylaw-sized trees due to their poor condition. While 88% of the bylaw-sized on site are proposed to be removed, 78% of healthy trees on site are being retained.

3. Rear Yard Setback from the City lane should be increased from the proposed 4.5 m to 6.0 m.

The Arterial Road Guidelines for Townhouses in the OCP suggests that townhouse clusters be set back 6.0 m from the rear property line along the rear yard interface with single-family housing. There is a 6.0 m wide lane located between the adjacent single-family homes and the subject townhouse site; with the proposed 4.5 m rear yard setback, the proposed two-storey townhouse units will be located at least 10.5 m from the rear property line of the adjacent single-family lots to the east. Staff feel that this distance would pose minimal impact to the neighbouring residents. The approximately 0.5 m road dedication required along No. 5 Road also limits the opportunity to provide a larger rear yard setback. Appropriate landscaping along the rear yards of the proposed development should address any further adjacency concerns. Staff will work with the developer to ensure natural screening will be included in the proposal at the Development Permit stage.

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*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the eight properties into one development parcel with a total area of 9,727.3 m², and construct 47 townhouse units. The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. The three-storey units have been arranged in clusters of four units, with the ends of the blocks facing No. 5 Road. The two-storey units are arranged as duplexes and triplexes along the western edge of the site to serve as a transition to the single-family neighbourhood across from the back lane. The outdoor amenity area will be situated at the southeast corner of the site, surrounding the five protected Douglas Fir trees on site.

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:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along No. 5 Road and along the internal drive aisles; to reduce visual massing of the three-storey units along, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 5 Road, and to the adjacent existing developments.

- Review of size and species of replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of ALR buffer design in response to Agricultural Advisory Committee's comments.
- Refinement of landscape design, including screening of headlight glare onto No. 5 Road.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Transportation and Site Access

One vehicular access from No. 5 Road is permitted on this proposed development; limited to a right-in/right-out traffic movement. No access via the back lane is proposed due to the potential intrusion of traffic into the existing single family neighbourhood. This vehicular access will be utilized by adjacent properties to the north if they apply to redevelop; and be utilized by the adjacent property to the south when required. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 5 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.5 m across the entire No. 5 Road frontage for road, and to accommodate frontage improvements, including, but not limited to: a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

In addition, the developer is required to revise the orientation of the existing crosswalk on the north leg of the intersection at No. 5 Road and the access road to the Gardens development so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not be limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on August 30, 2016 for a period of one year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. There is no tree on the neighbouring properties within 2 m of the property line of the subject site and no street trees on City property in front of the site.

The Report assesses 58 bylaw-sized trees on the subject site. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 7):

- Five Douglas Fir trees located (in a small grove) at the southern edge of the development site are all in excellent condition and will be retained and protected a minimum 5.0 m out from the bases of the trees.
- One 75cm caliper Sitka Spruce tree is in good condition and will be retained and protected a minimum 4.5 m out from the base of the tree.
- One 86 cm caliper Red Cedar tree located along the No. 5 Road street frontage is in very good condition and will be retained and protected a minimum 5.0 m out from the base of the tree.
- One 35 cm caliper Japanese Maple tree located along the No. 5 Road street frontage is in very good condition, but the retention of this Japanese Maple tree would further restrict the developable area of this site. Considering that the applicant has made efforts to retain a grove of five Douglas Fir trees at the southern edge of the site by removing three proposed units, staff agreed to the removal of this Japanese Maple tree.
- One 51 cm caliper Variegated Tulip tree is in excellent condition; however, it is located in the middle of the north-south drive aisle. Staff have agreed to the removal of this tree with the understanding that two new Variegated Tulip trees (at a minimum size of 8 cm caliper) will be planted along the No. 5 Road street frontage to compensate for the loss of this tree.
- 49 trees on site will be removed due to poor structural condition; 98 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 111 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- 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 is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. 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.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed buildings # 9 to #13, and from 6.0 m to 5.5 m for buildings # 14 and 15. Staff support the requested variance recognizing that an approximately 0.5 m wide road dedication is required along the entire No. 5 Road frontage, no unit could be built on the southeast portion of the site due to the retention of a grove of five large Douglas Fir trees, and a large outdoor amenity will be provided. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

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 \$4.00 per buildable square foot as per the Strategy; for a contribution of \$293,181.97.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be 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 cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, plus \$3,000 per unit over 39 units be provided in lieu of indoor amenity space. The total cash contribution required for this 47 unit townhouse development is \$83,000.00.

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.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification and re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development, as well as to install of a new fire hydrant on the west side of No. 5 Road and upgrade the storm sewer. 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 and Address Assignment Fee. A list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file).

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 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. 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 8, 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 Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.



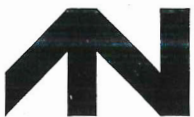
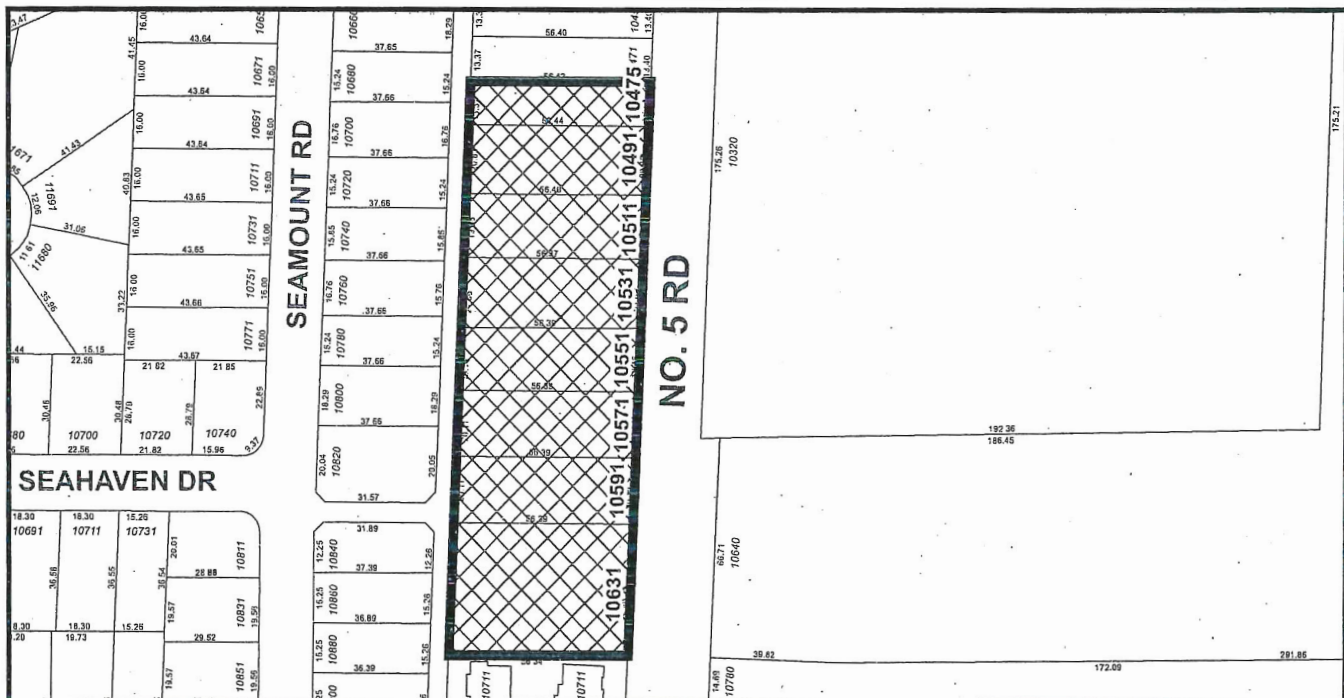
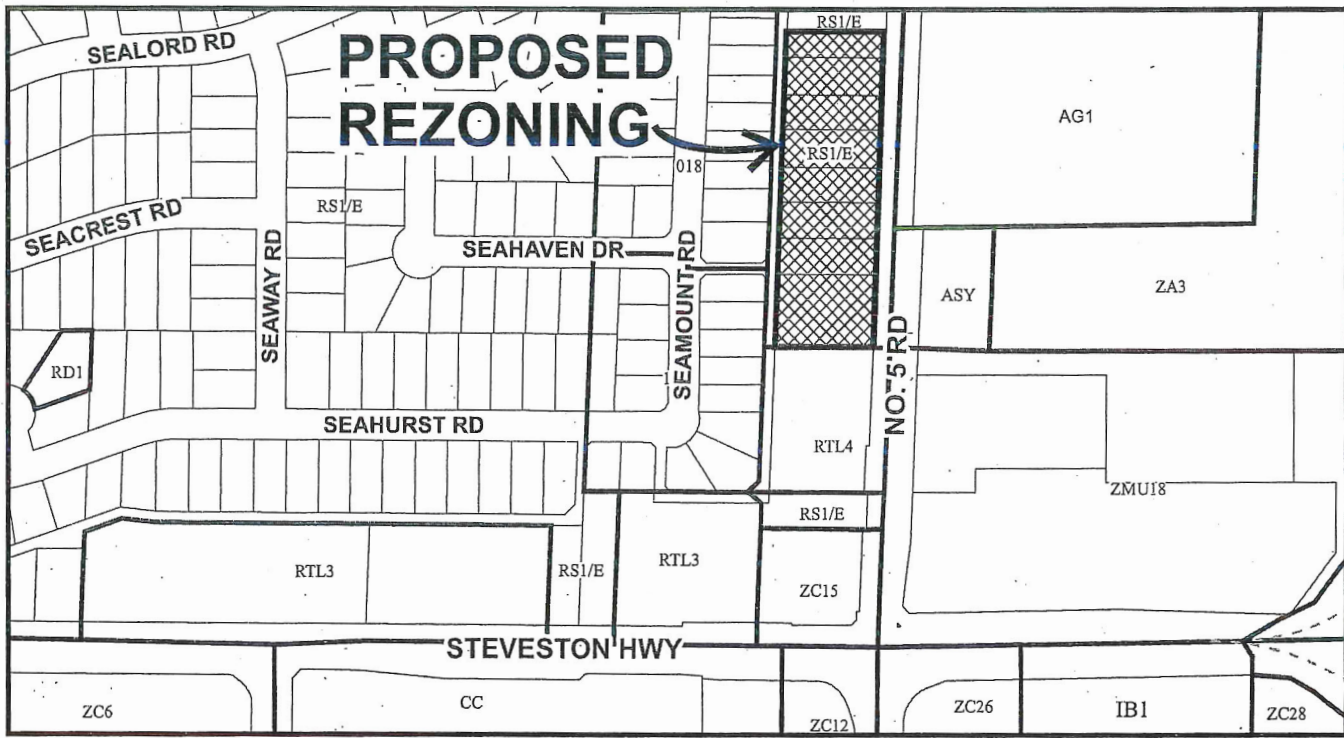
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Open House Notification Area
- Attachment 5: Completed Comment Sheets Received at the Open House
- Attachment 6: Open House Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-726337

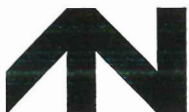
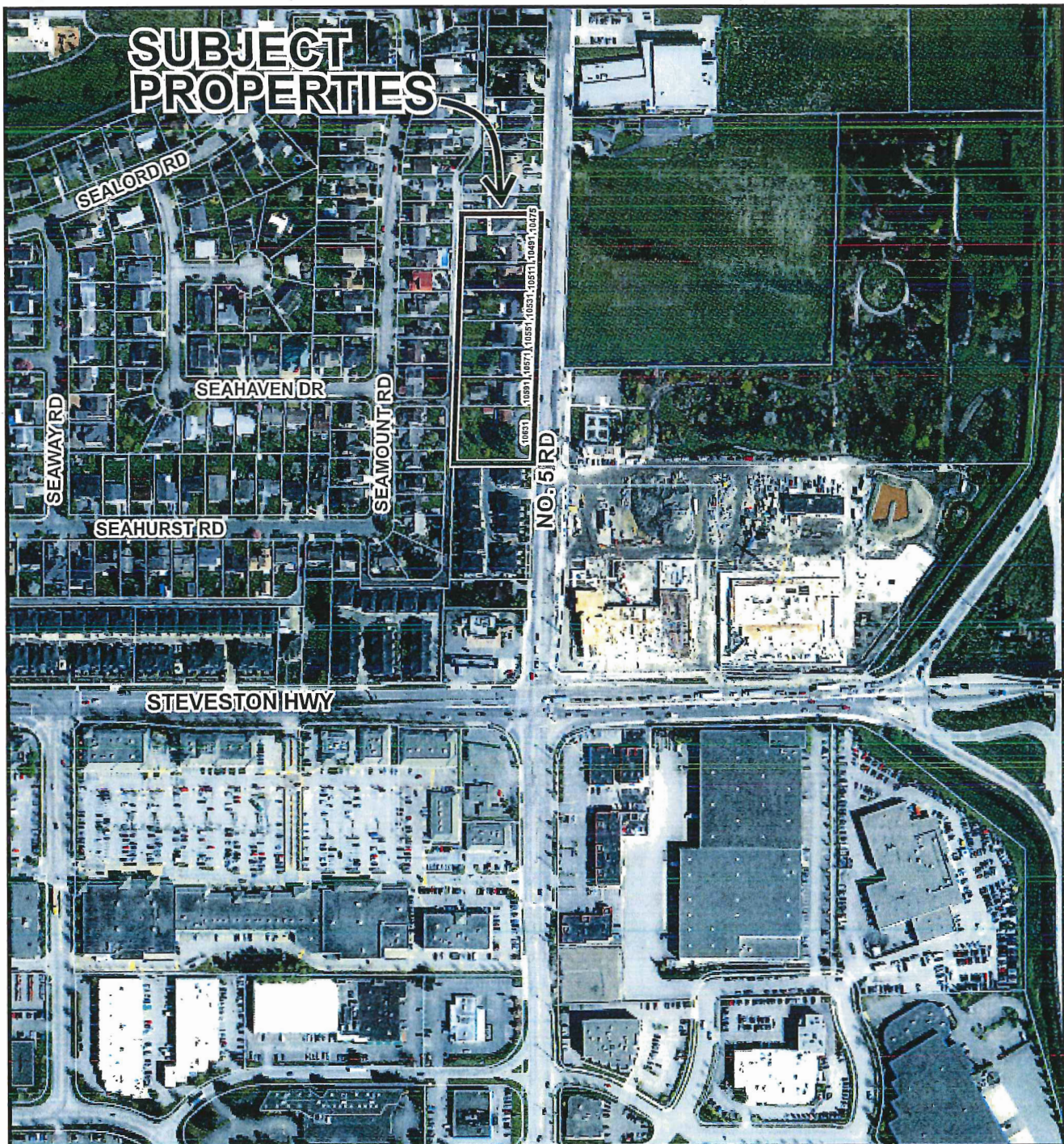
Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-726337

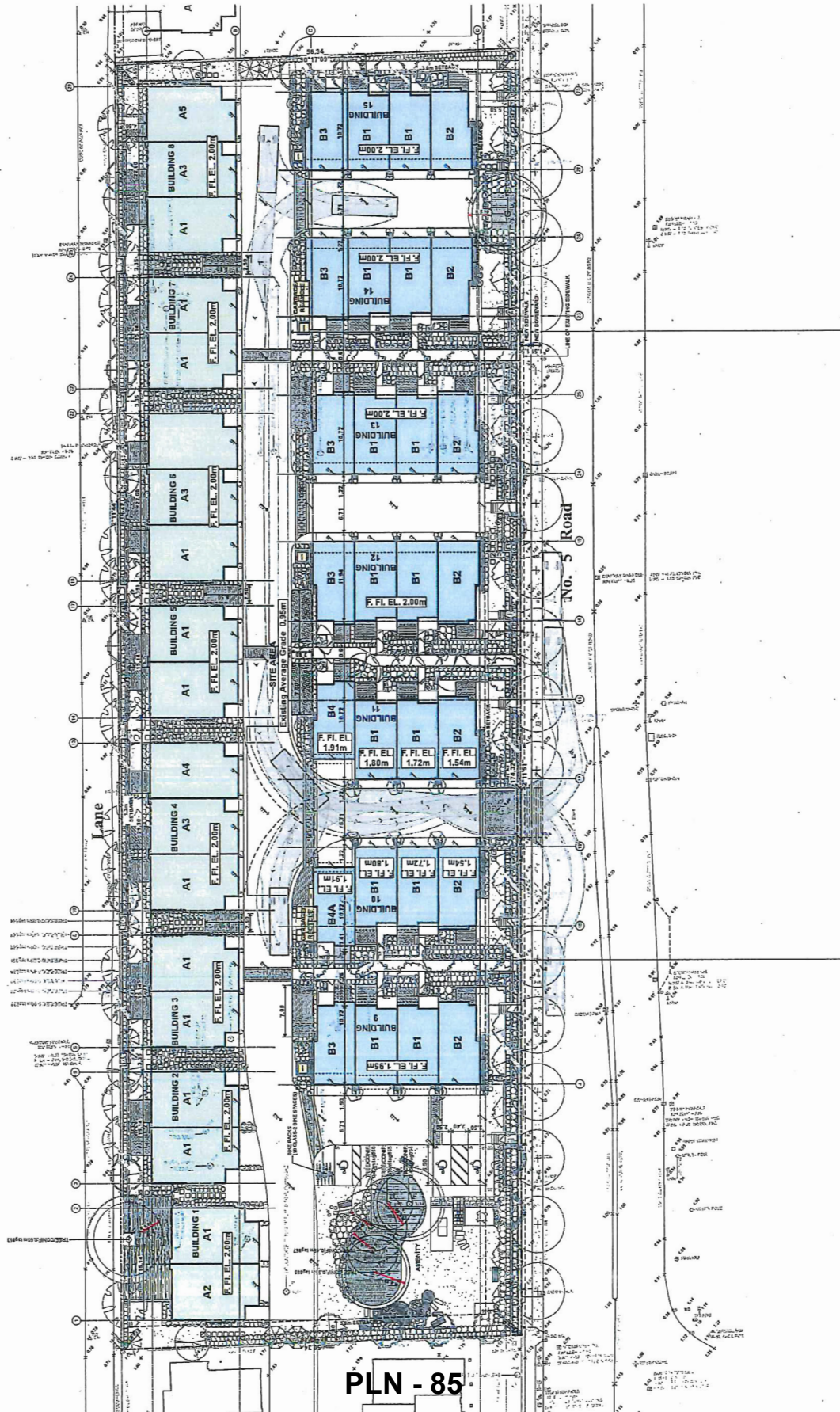
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PLN - 85

ANTHEM PROPERTIES

TOWNHOUSE DEVELOPMENT
1005-1007 No. 5 Road
Vancouver, BC
V6B 1T5

SITE PLAN

DATE	10/01/2017
BY	10/01/2017
SCALE	1" = 20'
REVISION	March 02, 2017
CITY REVIEW	10/01/2017

A-1.000

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LANDSCAPE
ARCHITECTS
Suite C100 - 4100 Sheppard Avenue East
Richmond, B.C. V6X 2A6
P: 604-294-0011 F: 604-294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	BY
1	11.04.17	ISSUE FOR PERMITTING	WAL
2	11.04.17	REVISIONS TO GRADING	WAL
3	11.04.17	REVISIONS TO PLANTING	WAL
4	11.04.17	REVISIONS TO FENCE	WAL
5	11.04.17	REVISIONS TO DRIVEWAY	WAL
6	11.04.17	REVISIONS TO PATIO	WAL
7	11.04.17	REVISIONS TO SIDEWALK	WAL
8	11.04.17	REVISIONS TO LAWN	WAL
9	11.04.17	REVISIONS TO DRIVEWAY	WAL
10	11.04.17	REVISIONS TO PATIO	WAL
11	11.04.17	REVISIONS TO SIDEWALK	WAL
12	11.04.17	REVISIONS TO LAWN	WAL
13	11.04.17	REVISIONS TO DRIVEWAY	WAL
14	11.04.17	REVISIONS TO PATIO	WAL
15	11.04.17	REVISIONS TO SIDEWALK	WAL
16	11.04.17	REVISIONS TO LAWN	WAL
17	11.04.17	REVISIONS TO DRIVEWAY	WAL
18	11.04.17	REVISIONS TO PATIO	WAL
19	11.04.17	REVISIONS TO SIDEWALK	WAL
20	11.04.17	REVISIONS TO LAWN	WAL

CLIENT:
ANTHEM PROPERTIES

PROJECT:
**TOWN HOUSE
DEVELOPMENT**
10475-10651
NO. 5 ROAD
RICHMOND, B.C.
R2 16-72637
DRAWING TITLE:

**PRELIMINARY GRADING
PLAN**

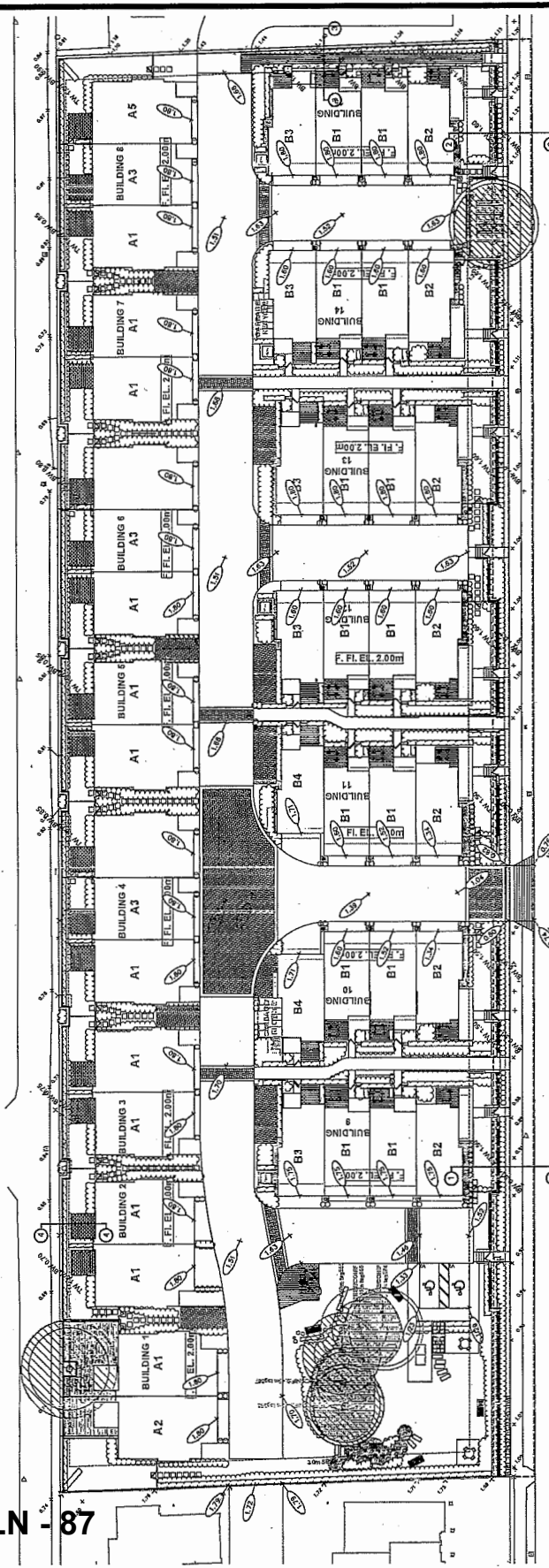
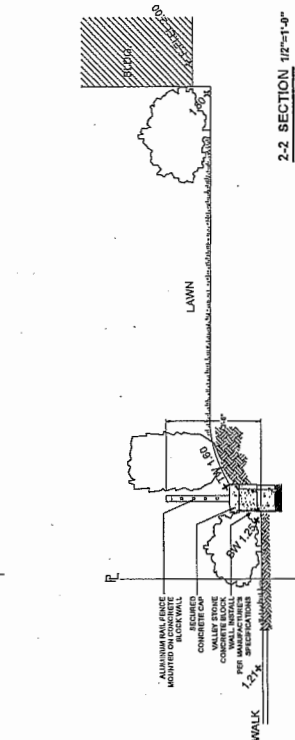
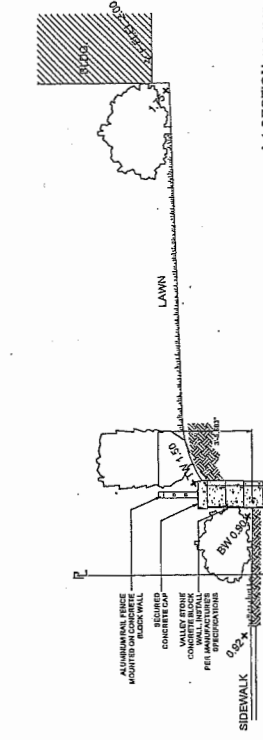
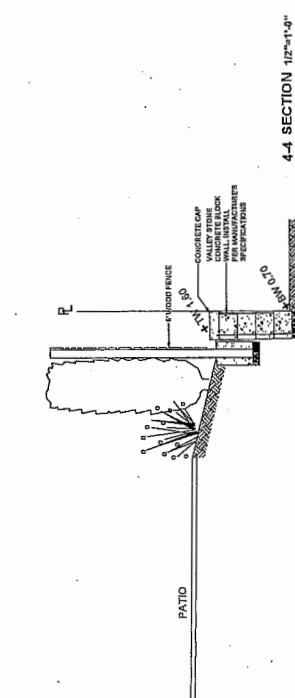
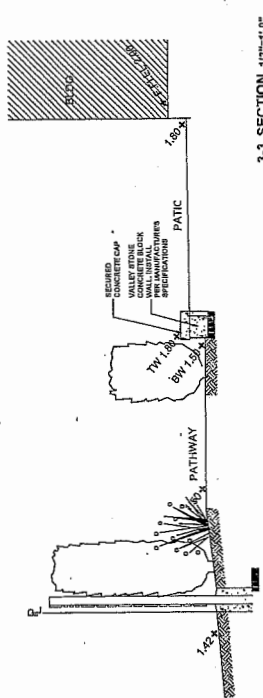
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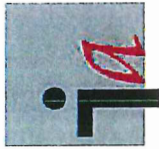
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DATE: 14.MAR.03

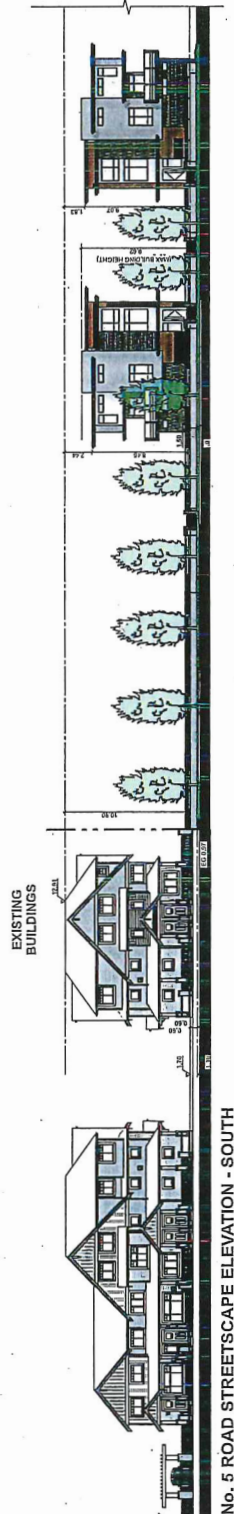
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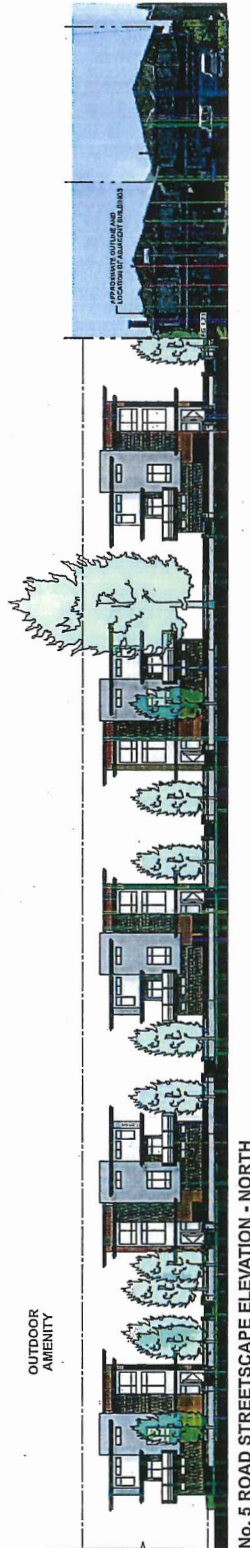
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INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
TEL: 604.688.4220 FAX: 604.688.4270
info@integra-arch.com
www.integra-arch.com



No. 5 ROAD STREETSCAPE ELEVATION - SOUTH



No. 5 ROAD STREETSCAPE ELEVATION - NORTH

ARCHITECTURAL ELEVATION

GENERAL

ANTHEM PROPERTIES

PROJECT

TOWNHOUSE
DEVELOPMENT
10475-10511 No. 5 ROAD
RICHMOND, BC
REF: 16-720337

DATE

1/11/2014

STREETSCAPE
ELEVATIONS

10381

10382

10383

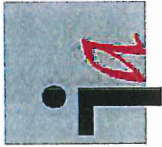
February 20, 2017

5 - DP Final Submission

10384

10385

A-0.310

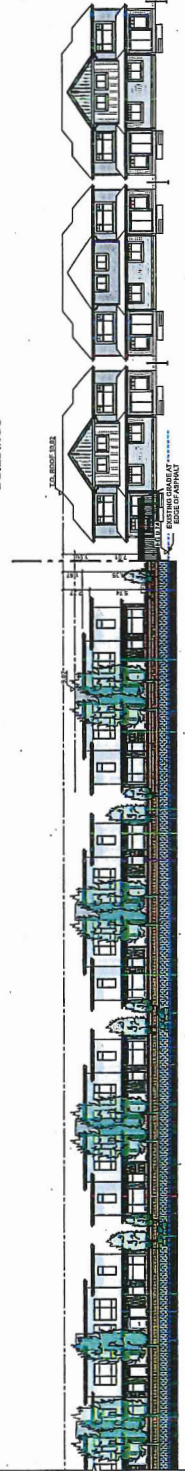


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info@integra-arch.com
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PETER H. HARRIS, ARCHITECT
PETER HARRIS ARCHITECTURE
PETER HARRIS ARCHITECTURE
PETER HARRIS ARCHITECTURE
PETER HARRIS ARCHITECTURE



LANE STREETSCAPE ELEVATION - NORTH

EXISTING
BUILDINGS



LANE STREETSCAPE ELEVATION - SOUTH

INTEGRITY REAL

CLIENT

ANTHEM PROPERTIES

PROJECT

TOWNHOUSE
DEVELOPMENT

1000 WEST 51ST AVE
RICHMOND, BC
R216-72837

DATE

STREETSCAPE
ELEVATIONS

DATE

1000 WEST 51ST AVE

DATE

February 20, 2017

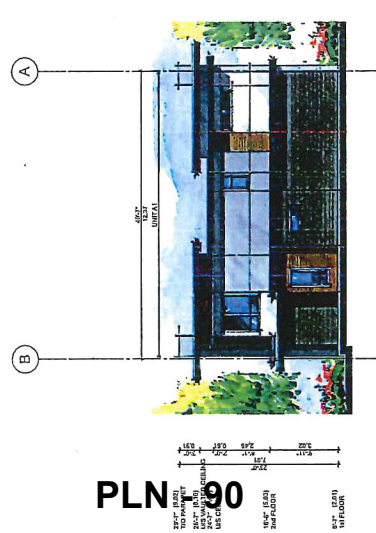
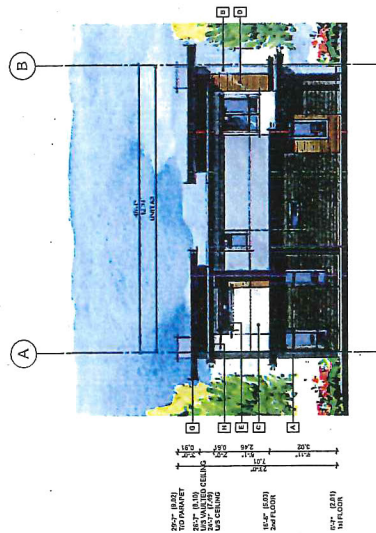
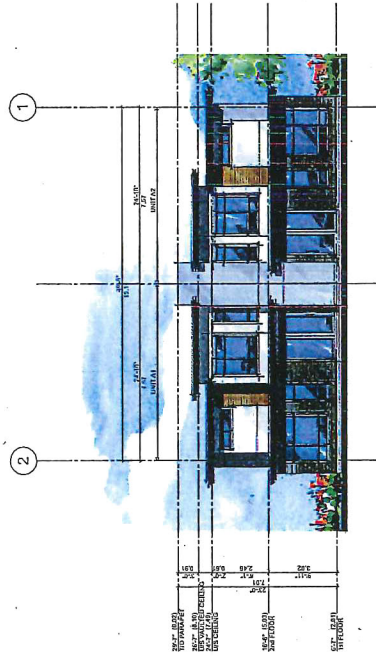
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5 - DP Resubmission

DATE

5 - DP Resubmission

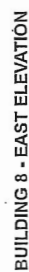
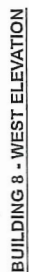
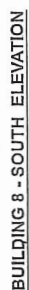
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ELEVATION		PROJECT		TOTAL
ANTHEM PROPERTIES				
TOWNHOUSE DEVELOPMENT				
19675-0831 No. 5 ROAD RICHMOND, BC				
R216-72537				
BUILDING 1 ELEVATIONS				
10381		PROJECT		
1/8" = 1'-0"		ELEVATION		
February 26, 2017		POSTED		
5 - DP Roadblockin		DRAWN		
A-2.012				

BUILDING 1 - WEST ELEVATION			

BUILDING 1 - NORTH ELEVATION	
MATERIAL & COLOUR LEGEND	
Colour	Manufacturer
Orange	Locals Street Lap Siding Countrywide
White	Simon Laminex & Empress
Orange/Black	Orange laminex, matching on Easy film
Silver	Panel by Easy film
Center	Woodstone Floor coverings plank wall
Silver	Scapino Vap
Black	Locust
Color for match, not for color	Texture look
Handle top siding - 2" exposure	Black metal section brackets
Exterior walls, external fixtures	Exterior walls, external fixtures
Orange laminex window & doors	Orange laminex window & doors
Pre-finished Aluminum railing or Clear Shiny Glass	Pre-finished Aluminum railing or Clear Shiny Glass

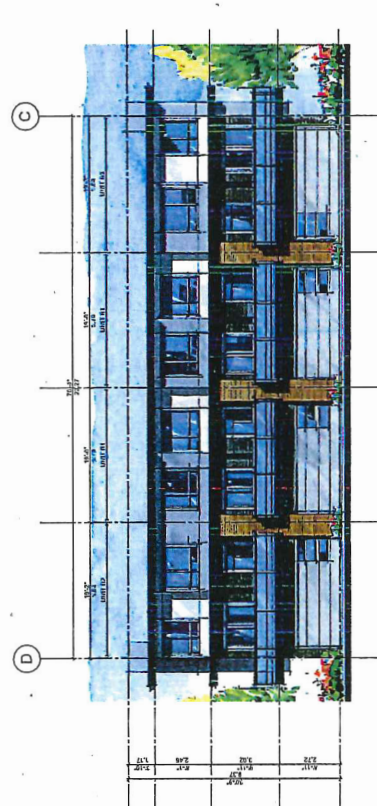
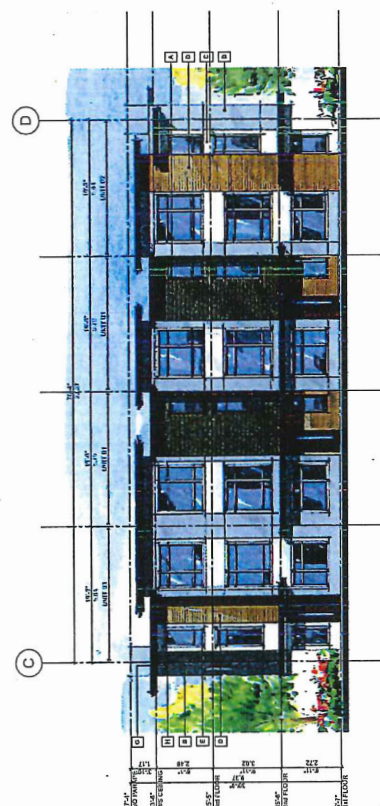
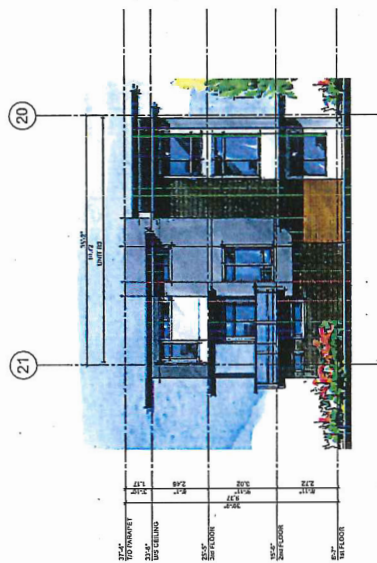
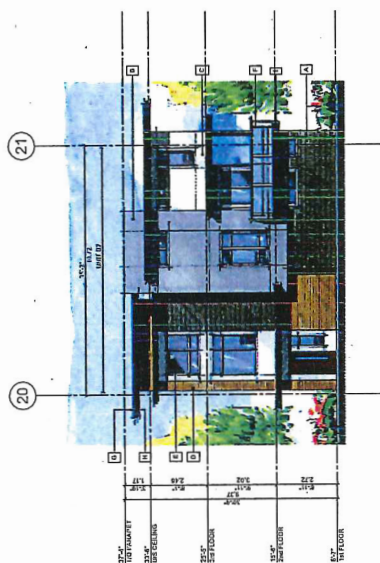


Colour	Manufacturer	Reference No.	Colour to match	Elements
A	Brown	Handle Panel Laid Sliding Smooth Interior, 6" exposure	Timber finish	Handle by sliding 5" exposure
B	Charcoal	Hand-painted Sliding Smooth Interior, 6" exposure on Elm Trim	Barkwash Moose	Exterior walls, selected locations
C	Silver	4mm ACM Panel by Elm Trim	to match P windows	Exterior walls, selected locations
D	Gravel	Woodsone Fiber cement panel, solid	Woodsone C24 Cherry	Exterior walls, selected locations
E	Silver	Sliding Vinyl	Clear anodized aluminum	Double glazed (top) windows & doors
F	Black	Ultralux	to match P (handle trim) inside	Pre-finished aluminum railing on Clear Sliding Glass

Black	Black	Multi-Kraft Ltd.	Polyester fabric Black	Pre-Saturated steel fastenings and components
Color	Color	Color	Non-slip "Van Choc"	Road crossings & Suburban walls
Black	Black	Various firm boards	Resistant to stains Black Knight 125-10	Galvanneal & Galvalume
Gray	Gray	Architectural concrete	Gray	Exposed concrete

Colour	Manufacturer	Reference No.	Colour to match	Elements
A	Brown	Handle Panel Laid Sliding Smooth Interior, 6" exposure	Timber finish	Handle by sliding 5" exposure
B	Charcoal	Hand-painted Sliding Smooth Interior, 6" exposure on Elm Trim	Barkwash Moose	Exterior walls, selected locations
C	Silver	4mm ACM Panel by Elm Trim	to match P windows	Exterior walls, selected locations
D	Gravel	Woodsone Fiber cement panel, solid	Woodsone C24 Cherry	Exterior walls, selected locations
E	Silver	Sliding Vinyl	Clear anodized aluminum	Double glazed (top) windows & doors
F	Black	Ultralux	to match P (handle trim) inside	Pre-finished aluminum railing on Clear Sliding Glass

Black	Black	Multi-Kraft Ltd.	Polyester fabric Black	Pre-Saturated steel fastenings and components
Color	Color	Color	Non-slip "Van Choc"	Road crossings & Suburban walls
Black	Black	Various firm boards	Resistant to stains Black Knight 125-10	Galvanneal & Galvalume
Gray	Gray	Architectural concrete	Gray	Exposed concrete



MATERIAL & COLOUR LEGEND			Reference to materials in the schedule
Colour	Manufacturer		
Brown	Heute Paints Ltd Sling	Timber Back	
Black	Smith Indent, B* aperture		
Chamois	Hammerhead Sling	Stephen's Moone	
White	Hammerhead Sling on Easy Tilt	2704 Grey	
Grey	4mm A400 Panel by Easy Tilt	In match P* window	
Green	Woodstone Flair greenish pink with	Woodstone "Old Cherry"	
Yellow	Virgil	Clear medical aluminum	
Black	Usabill	In match P* window	

0	Black	Stain Resists Ltd.	PVC/Mastic Black	Pre-fabricated steel buildings and downpipes
1	Order	Non-solvent Phenol cement, phos. salt	Non-solvent VCM Chemo?	Roof overhangs & vertical walls
2	Black	Hamlin filmoplast	Black Mastic Black Knight 3125-10	Roofing & Roof Features
3	Gray	Architectural concrete	Gray	Exposed concrete



RZ 726337

Attachment 3

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m ²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47
Other Designations:	N/A	No Change

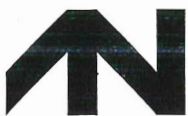
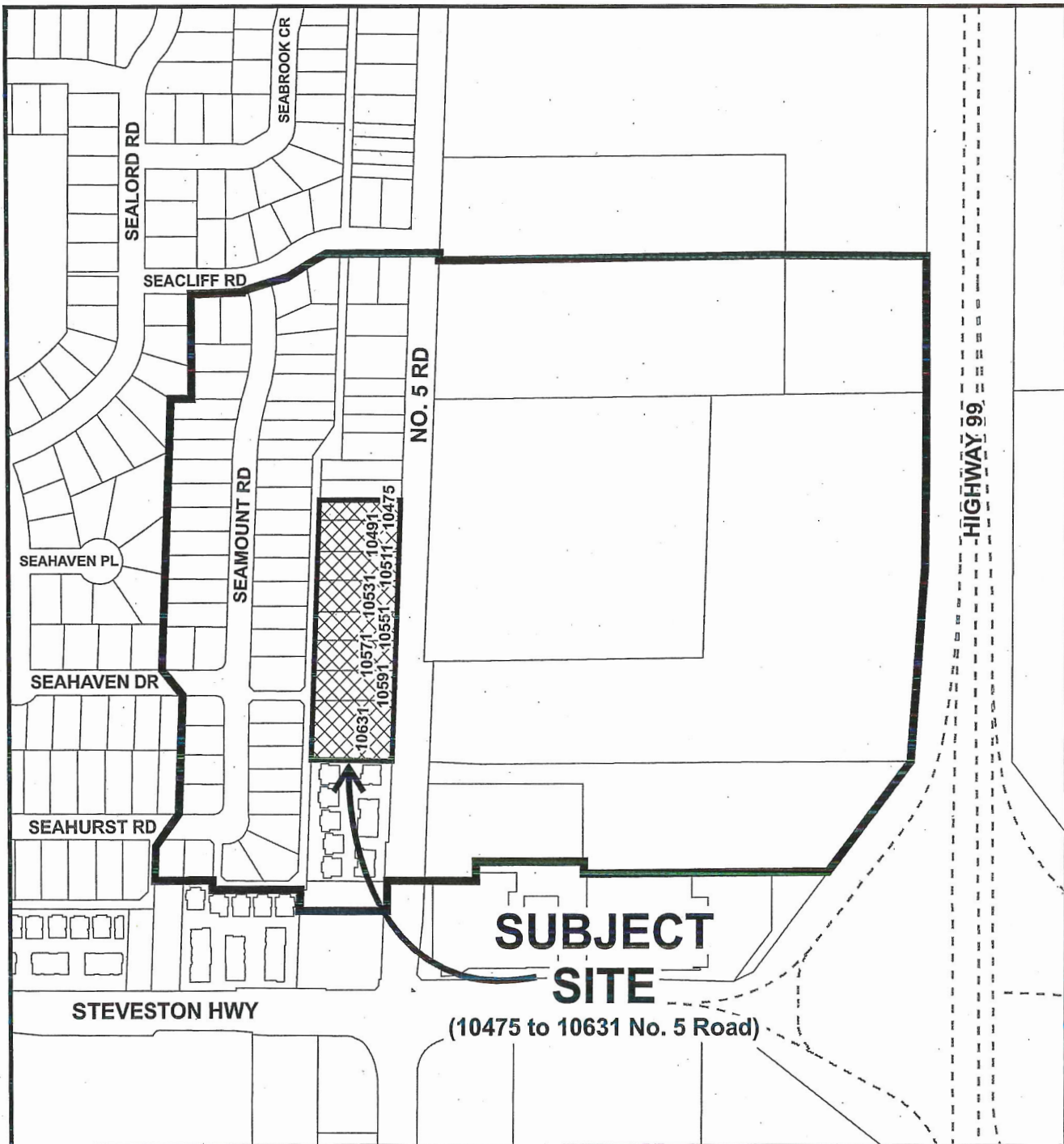
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
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	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	94 (R) and 10 (V)	94 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (94 x Max. 50% = 47)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (104 x Max. 50% = 52)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (104 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	495.7 m ²	none

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



City of
Richmond



RZ 16-726337
June 22, 2016 Open House
Notification Area

Original Date: 02/21/17

Revision Date:

Note: Dimensions are in METRES

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publicly available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: June 22 TIME: 6³⁰

Name: David + Elisabeth Langer	
Address: 10720 Seamount Road	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: 604 275 5080 <input checked="" type="checkbox"/> E-Mail: elanger@telus.net	
1. Do you support the proposed project?	YES, 2 storey at the back/alley 3 at front ok.
2. What do you like most about the proposed project?	Trees at the back w/ fence.
3. Do you have any concerns about the proposed project?	TRAFFIC all come down Seamount, U turns Seacraft
4. What would you suggest to improve or enhance the proposed project?	Back fence height increase to 5 feet - stop people from jumping Property line from back increase to 20 feet over 20 foot ways from 16 ft.
5. Please provide any additional comments.	another open house more info as you progress

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040

Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com

E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: AUSA MARSHALL	
Address: 10740 SEAMOUNT RD	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input type="checkbox"/> Telephone: <input checked="" type="checkbox"/> E-Mail: samarskell38@yahoo.com	
1. Do you support the proposed project?	yes
2. What do you like most about the proposed project?	Flat Roofs, some large trees retained, landscaping, 3 ft loading Low Picket fence with cedar hedge 6 ft. Less Picket
3. Do you have any concerns about the proposed project?	Some thought regarding impact on existing neighbours entrance to development on 5 Road Really Limited, foresee problems with traffic travelling north
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	Appreciated the thoughtful approach to fitting in with neighbourhood.

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: <u>KEN MANSOUR</u>	
Address: <u>10740 SEAMOUNT ROAD</u>	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604-272-3734</u> <input type="checkbox"/> E-Mail: <u>KEN.MANSOUR@TELUS.NET</u>	
1. Do you support the proposed project?	<u>NO. BUT I DO REALIZE THE SITUATION DURING REDEVELOPMENT OF RICHMOND</u>
2. What do you like most about the proposed project?	<u>THE FIRST ROWS & 2 STOREYS OF THE BACK UNITS THE MAXIMUM 3 FOOT FILL. THE USE OF TREES. NO ACCESS TO SERVICE ROAD.</u>
3. Do you have any concerns about the proposed project?	<u>REMOVING 90% OF THE PRESENT TREES THESE ARE IN THE MAIN HEAVY MATURE TREES. WHICH HOUSE A WEALTH OF WILD LIFE</u>
4. What would you suggest to improve or enhance the proposed project?	<u>EMPHASIS TO BE PLACED ON MINIMISING THE VISUAL IMPACT FROM OUR HOME ON SEAMOUNT RD.</u>
5. Please provide any additional comments.	<u>I AM IMPRESSED THAT THE BUILDER HAS ATTEMPTED TO INTEGRATE THIS DEVELOPMENT WITH THE RESIDENT NEIGHBOURHOOD. MINIMISING THE IMPACT OF THIS DEVELOPMENT IS A MUST.</u>

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP – Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name:		Peter Katke	
Address:		10780 Seamount Rd.	
The Developer or City may contact me regarding these comments:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred Method of Contact:		<input checked="" type="checkbox"/> Telephone: 604-880-3834	<input type="checkbox"/> E-Mail:
1. Do you support the proposed project?	YES		
2. What do you like most about the proposed project?			
3. Do you have any concerns about the proposed project?	① fence along laneway should be 5' rather than 3 feet		
4. What would you suggest to improve or enhance the proposed project?	② Set-back from laneway should be 20' instead of 16'		
5. Please provide any additional comments.			

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name: Anne Cornwall			
Address:			
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Preferred Method of Contact: <input type="checkbox"/> Telephone:		<input type="checkbox"/> E-Mail:	
1. Do you support the proposed project?	yes.		
2. What do you like most about the proposed project?	yes		
3. Do you have any concerns about the proposed project?	No		
4. What would you suggest to improve or enhance the proposed project?	More Rd's out. Access to lane.		
5. Please provide any additional comments.	Design fits Neighbourhood		

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040

Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com

E-Mail: elee@Richmond.ca



July 6th, 2016

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

10475 – 10631 No. 5 Road, Richmond, B.C. - Anthem 5 Road Developments LP

Developer Information Session Report – Wednesday, June 22nd 2016

As a local real estate development company with projects located across the Lower Mainland, Anthem Properties acknowledges and values the importance of engaging with the communities they develop within. Anthem makes it a top priority to connect with all potential stakeholders for every proposed project and diligently follows an extensive community outreach process from the point of submitting a development permit application, all the way through to the completion of a project. The company is committed to being consistent, accessible and receptive to all neighbours and project stakeholders.

Despite not being required to host a Developer Information Session for the public by the City of Richmond, Anthem opted to do so in order to give community stakeholders an opportunity to review and provide feedback on their initial plans for their No. 5 Road property. After identifying key stakeholder parties and potential sensitivities within the community, Anthem scheduled a Developer Information Session for the project on Wednesday, June 22nd 2016, between the hours of 5:30 pm – 8:00 pm. The event details were confirmed in advance with City of Richmond Planner, Edwin Lee. After being unable to book a meeting venue in the nearby Richmond Christian School campuses and church on No. 5 Road, Anthem decided to host the event in the gymnasium of Daniel Woodward Elementary School (owned by the Richmond School District). This venue was selected on the basis that it was located within walking distance from the development site, was handicap accessible and would be familiar to invested neighbours.

Anthem diligently followed the criteria provided by the City of Richmond for their Developer Information Session. This criteria included sending out approximately 100 notices to all residences located within the required area a minimum of 10 days prior to the meeting, in addition to sending email notifications to strata property managers for nearby all multi-family developments and running two consecutive ads in the Richmond News on Wednesday, June 15th and Friday, June 17th 2016.

On June 22nd 2016, clear signs for the event were posted on the venue doors, tables were set-up for attendees to use for registrations and to fill-out comment sheets, catering was provided and presentation boards were displayed providing extensive information on the proposed project

which included, but was not limited to: landscape details, context images and building elevations, conceptual images (hand-sketched renders), a traffic impact analysis, background on Anthem Properties as the developer, etc. Attendees included a number of Anthem staff members, the project's architect and landscape architect and City of Richmond Planner, Edwin Lee.

Over the course of the meeting, 22 individuals formally signed-in at the registration table with approximately 30 people in attendance in total. Anthem collected 5 comment sheets from attendees who were willing to provide their initial feedback on the proposed development, with 1 sheet being taken away by an attendee for submission after the fact. The main questions that were asked were centered on: the height of the fence or wall and the set-back between the East laneway and the project (based on concerns relating to parking/traffic and privacy for the neighbouring homeowners) and tree retention. Overall, Anthem received support for the proposed development with compliments being paid to the design, which many attendees noted as fitting nicely with the neighbourhood, the decision to have the site access be off of No. 5 Road and the efforts being put into retaining existing trees on the site.

Anthem looks forward to moving ahead with the proposed development and will continue all efforts to maintain positive relationships with all project stakeholders.

Sincerely,

Nick Kasidoulis

Development Manager, Anthem Properties

Email: nkasidoulis@anthemproperties.com

Direct: (604) 638-4401

cc:

Steve Forrest

Vice President of Development, Anthem Properties

Email: sforrest@anthemproperties.com

Direct: (604) 488-3632

**MIKE FADUM AND
ASSOCIATES LTD.
VEGETATION
CONSULTANTS**

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V3W 0A6

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Fax: (778) 593-0302

Mobile: (604) 240-0309

Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

**TREE PRESERVATION
AND PROTECTION PLAN**

10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2016	MK	LOT LAYOUT
2	MAY2016	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

SHEET TITLE

**T1 - TREE REMOVAL AND
PRESERVATION PLAN**

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used for other projects without their
permission.

DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 26, 2016

T-1

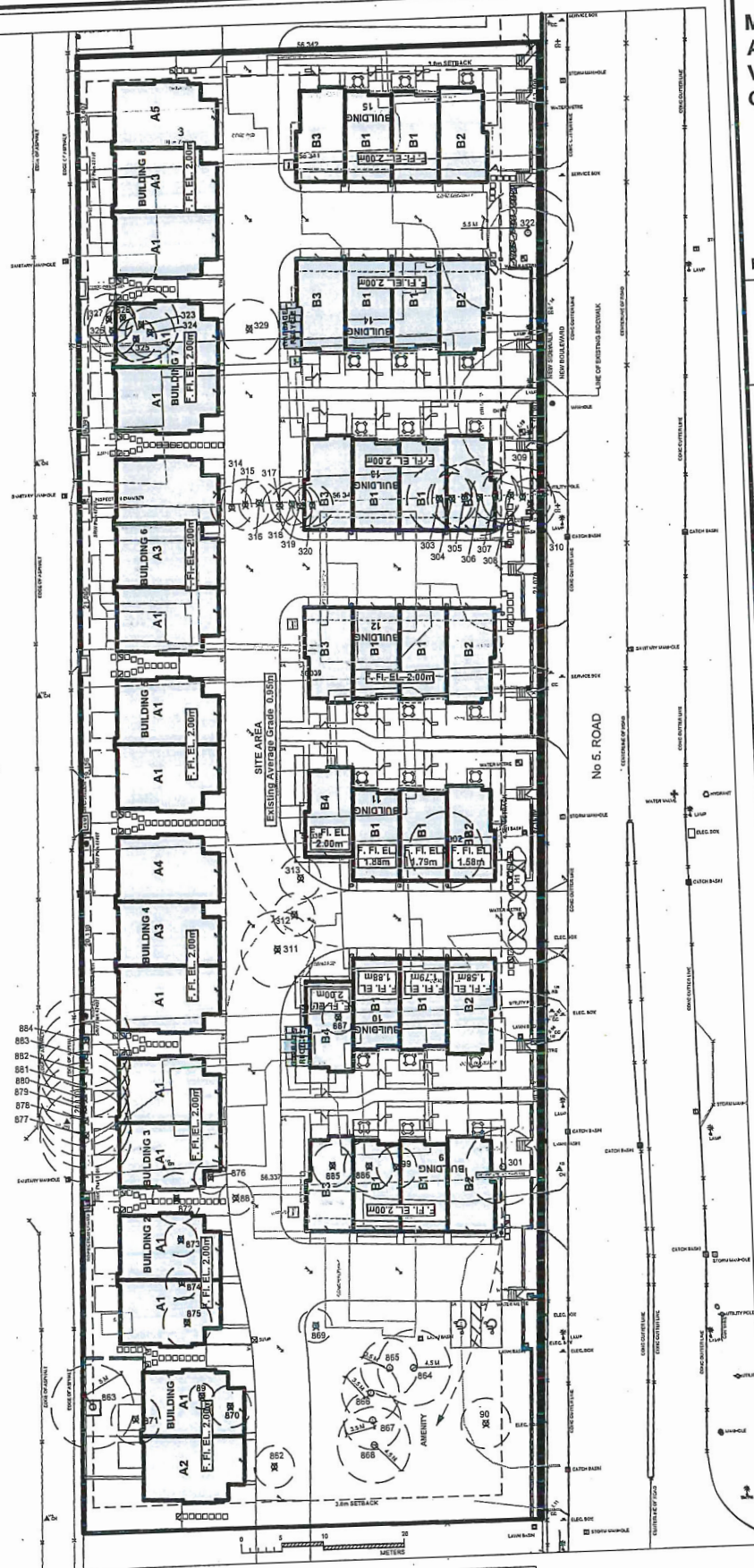
SHEET 1 OF 2

LEGEND

- TREE TO BE RETAINED
✕ TREE TO BE REMOVED

○ MINIMUM NO DISTURBANCE ZONE

PLN - 103





LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- ROOT PROTECTION ZONE
NO EXCAVATION WITHIN HATCHED ZONE

PLN - 104

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: FOUNDATION TO BE INSTALLED AT OR BEYOND 4.5M FROM EDGE OF TREE TRUNK (3 TREES TYP.) FLOOR TO CANTILEVER. NO EXCAVATION WITHIN HATCHED AREA. ROAD TO BE CONSTRUCTED ABOVE GRADE WITHOUT EXCAVATION.

SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

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MK

SCALE
AS SHOWN

DATE
FEBRUARY 26, 2016

T-2
SHEET 2 OF 2

Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
88	Fig (<i>Ficus sp.</i>)	13/12 /12	4.22m
89	Pear (<i>Pyrus sp.</i>)	13/8/ 8	1.69m
90	Cherry (<i>Prunus sp.</i>)	~10/ 12/15 /10	2.26m
99	Cherry (<i>Prunus sp.</i>)	~20/ 25	2.15m
301	Japanese Maple (<i>Acer palmatum</i>)	~15- 25 X 5	5.72m
302	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.24m
303	Douglas-fir (<i>Pseudotsuga menziesii</i>)	59	8.76m
304	Douglas-fir (<i>Pseudotsuga menziesii</i>)	41	8.76m
305	Douglas-fir (<i>Pseudotsuga menziesii</i>)	60	8.76m
306	Douglas-fir (<i>Pseudotsuga menziesii</i>)	74	8.76m
307	Douglas-fir (<i>Pseudotsuga menziesii</i>)	45	8.76m
308	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	8.76m
309	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	8.76m
310	Falsecypress (<i>Chamaecyparis sp.</i>)	27	1.73m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
311	Cherry (<i>Prunus sp.</i>)	~20- 25 x5	5.82m
312	Apple (<i>Malus sp.</i>)	36	4.41m
313	Cherry (<i>Prunus sp.</i>)	35	3.21m
314	European White Birch (<i>Betula pendula</i>)	37	6.07m
315	European White Birch (<i>Betula pendula</i>)	46	4.87m
316	European White Birch (<i>Betula pendula</i>)	35	4.91m
317	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	27	3.33m
318	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	~25/ 25	3.33m
319	Western Redcedar (<i>Thuja plicata</i>)	~35	3.33m
320	Western Redcedar (<i>Thuja plicata</i>)	35	3.33m
322	Western Redcedar (<i>Thuja plicata</i>)	86	5.4m
323	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-25 X 7	4.84m

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Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
324	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 30	4.55m
325	Portugal laurel (<i>Prunus laurocerasus</i>)	~12/ 15/20	1.83m
326	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 15/15	4.8m
327	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-15 x 8	3.02m
328	Portugal laurel (<i>Prunus laurocerasus</i>)	~20/2 0/20	4.05m
329	Tulip Tree (<i>Liriodendron sp.</i>)	51	6.5m
862	Western Redcedar (<i>Thuja plicata</i>)	~6-12 x8	~4m
863	Sitka spruce (<i>Picea sitchensis</i>)	75	6.77m
864	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~72	5.83m
865	Douglas-fir (<i>Pseudotsuga menziesii</i>)	56	4.52m
866	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	5.80m
867	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	4.42m
868	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.54m

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Phone 778-593-0300 Fax 778-593-0302

Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
869	Apple (<i>Malus sp.</i>)	25	stump
870	Colorado Blue Spruce (<i>Picea pungens</i> 'Glauc') Cherry (<i>Prunus sp.</i>)	38	3.42m
871	Apple (<i>Malus sp.</i>)	~25/ 35	3.65m
872	Pear (<i>Pyrus sp.</i>)	17/14 /15	3.13m
873	Pear (<i>Pyrus sp.</i>)	~12/ 10/6/ 7	2.51m
874	Apple (<i>Malus sp.</i>)	22/24 /22	3.90m
875	Apple (<i>Malus sp.</i>)	~20/ 10	2.61
876	Lombardy Poplar (<i>Populus nigra</i>)	~45- 90	5.55m
877-884	Apple (<i>Malus sp.</i>)	~35	4.34m
885	Paper Birch (<i>Betula papyrifera</i>)	42	5.22m
886	Falsecypress (<i>Chamaecypariss sp.</i>)	~25	1.75m

Mike Fadum and Associates Ltd.
#105, 8271-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. 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. 5 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.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. 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.
7. Provincial Ministry of Transportation & Infrastructure Approval.
8. 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 on adjacent properties. 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.
9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
11. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.
12. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements.
Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b. 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 on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
- Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
- Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
- Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
- Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. The Developer is required to:

- 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

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 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 based on 100% of the cost estimate 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 all 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.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
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. \$59,000 in total) 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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.

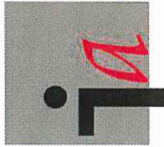
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

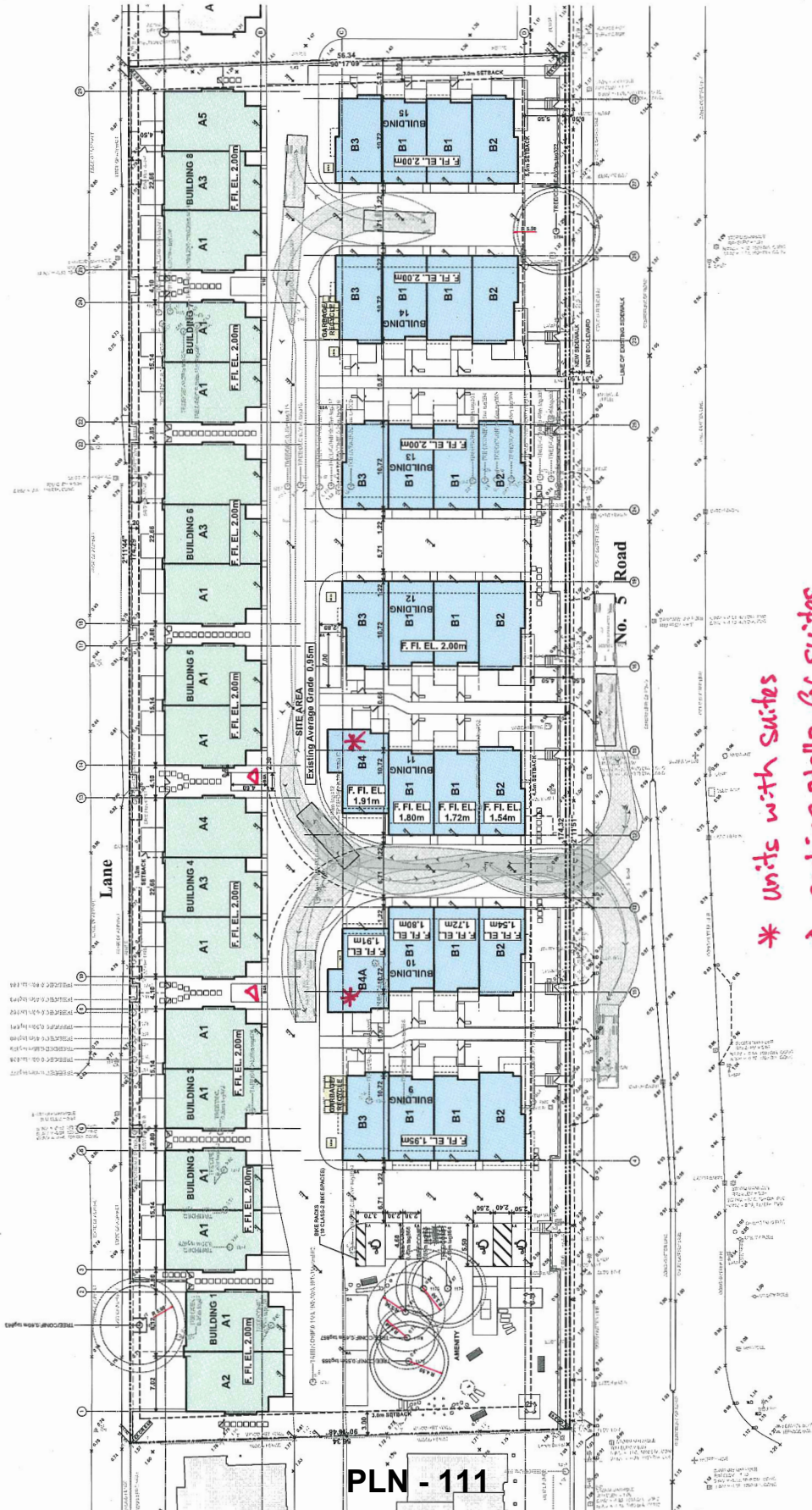
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, 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



INTEGRA ARCHITECTURE INC.
 418 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.683.4270 F 604.683.4270
 info@integra-arch.com
 www.integra-arch.com



* units with suites
 Δ parking stalls for suites

PLN - 111

ANTHEM PROPERTIES	
TOWNHOUSE DEVELOPMENT	
10475-10631 No. 5 Road	
RICHMOND, BC	
RZ16-729337	
SITE PLAN	
16381	1744
1" = 20'	1"
APR 05, 2017	1
CITY REVIEW	1
A-1.00	



A-7.2

ANTHEM

**TOWNHOUSE
DEVELOPMENT**

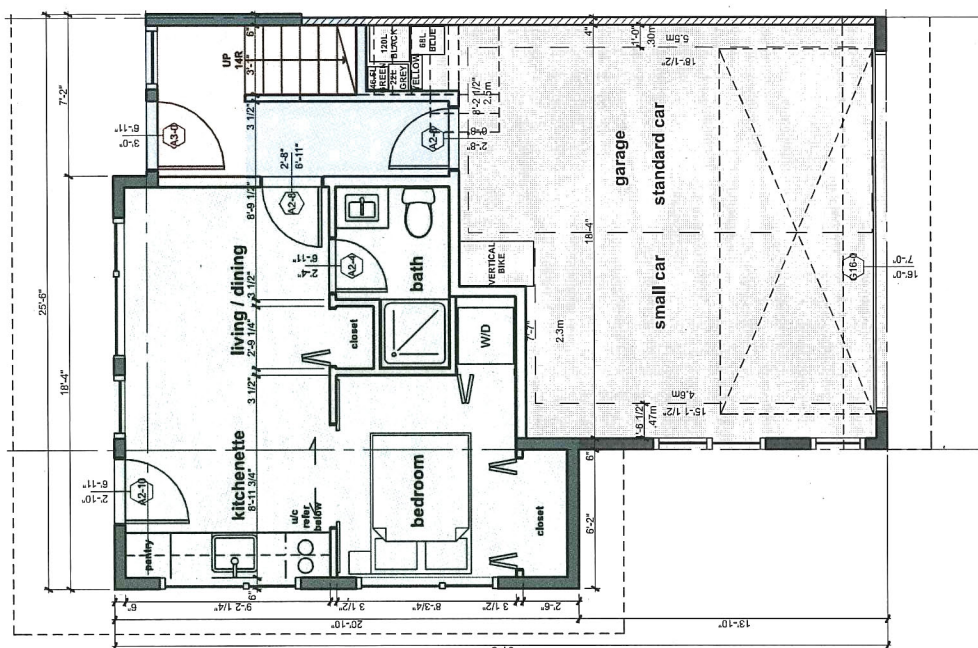
No. 5 ROAD
RICHMOND,
RZ 16-726337

UNIT B4 LOW
FLOOR OPTIC

16381

$$\frac{3/16'' = 1'4''}{1'4''}$$

CITY REVIEW



area this floor (excluded from FSR)	42.67 sq ft
area this floor (included in FSR)	47.2 sq ft
Garage (excluded from FSR)	357.57 sq ft
Lock Off Unit	336.71 sq ft



RZ 16-726337

Attachment E

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47 townhouse units + 2 secondary suites
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 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	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
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	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	96 (R) and 10 (V)	96 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (96 x Max. 50% = 48)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (106 x Max. 50% = 53)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (106 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	488.9 m ²	none

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



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. 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. 5 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.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure a surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
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. Provincial Ministry of Transportation & Infrastructure Approval.
10. 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 on adjacent properties. 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.
11. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
13. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.

14. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. 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 on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
 - Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
 - Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
 - Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
 - Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:

- i. To underground Hydro service lines.
- ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. The Developer is required to:

- 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete a proposed townhouse energy efficiency report 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 based on 100% of the cost estimate 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 all 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.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
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. \$59,000 in total) 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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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



Richmond Zoning Bylaw 8500
Amendment Bylaw 9687 (RZ 16-726337)
10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 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 “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 007-732-554

Lot 3 Section 36 Block 4 North Range 6 West New Westminster District Plan 74727

and

P.I.D. 003-896-285

Lot 467 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-930-220

Lot 468 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-558-975

Lot 431 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 003-506-738

Lot 430 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 004-216-661

Lot 320 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 008-509-948

Lot 321 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 009-816-186

Lot 6 Except: Part Subdivided by Plan 56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9687”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR



CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9715**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of **“Secondary suite”** in its entirety and substituting the following:

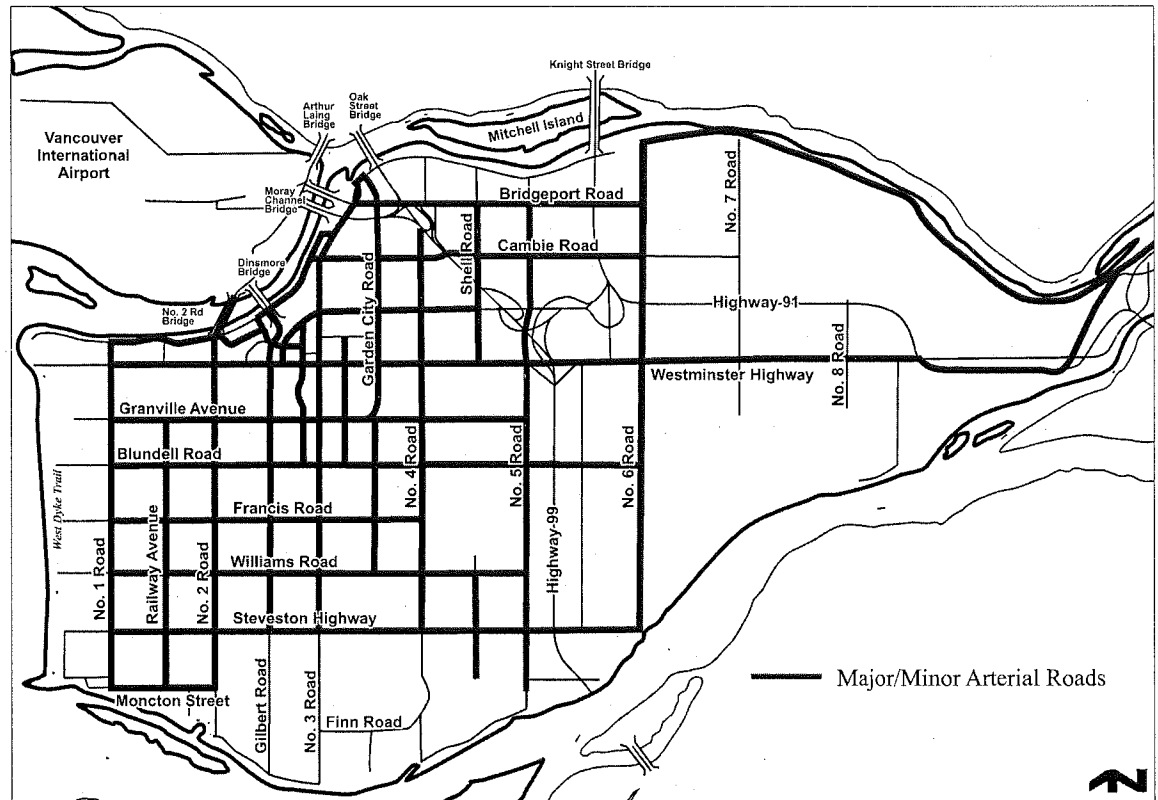
“Secondary suite means an accessory, self-contained **dwelling** within **single detached housing** or **town housing**, exclusively used for occupancy by one **household**.”
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by deleting Section 5.4.1 in its entirety and replacing it with the following:

“5.4.1 The following regulations and prohibitions apply to every **secondary suite** permitted in a zone:

 - a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing** or completely contained within the same townhouse unit or **strata lot** in **town housing**, and not in a detached **accessory building**;
 - b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing** or per townhouse unit or **strata lot** in **town housing**;
 - c) the **secondary suite** must be incidental and integrated with the **principal dwelling unit** so as not to externally appear as a separate unit;
 - d) a **City** water meter must be installed on the **lot** on which the **secondary suite** is located;
 - e) the **secondary suite** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 90.0 m² in **single detached housing**;
 - f) the **secondary suite** must not exceed 40% of the total **floor area** of the **dwelling unit** in which it is contained;
 - g) **home business uses** (i.e., **licensed crafts and teaching; licensed residential registered office and licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**;
 - h) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**;

- i) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**;
- j) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments;
- k) where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite**;

Diagram 1: **Arterial Roads** Where Additional On-Site **Parking Space** Required For **Secondary Suites**



- l) where an additional on-site **parking space** for a **secondary suite** is required, the required on-site **parking spaces** for the **principal dwelling unit** in **single detached housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
 - m) internal **access** must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated townhouse unit in **town housing**, except for a locked door.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by amending Section 8.6.3, by adding “**secondary suite**” to the list of permitted secondary uses.

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)] by amending Section 8.7.3, by adding "secondary suite" to the list of permitted secondary uses.
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] by amending Section 8.8.3, by adding "secondary suite" to the list of permitted secondary uses.
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)] by amending Section 8.9.3, by adding "secondary suite" to the list of permitted secondary uses.
7. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9715".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER