



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** April 6, 2018  
**File:** RZ 16-733565

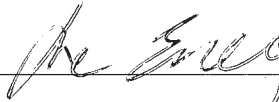
**Re:** Application by Matthew Cheng Architect Inc. for Rezoning at 8280/8282 and 8300/8320 No. 3 Road from "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9856, for the rezoning of 8280/8282 and 8300/8320 No. 3 Road from "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:el  
Att.5

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

## **Staff Report**

### **Origin**

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 8280/8282 and 8300/8320 No. 3 Road (Attachment 1) from “Two-Unit Dwellings (RD1)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of 10 townhouse units with vehicle access from No. 3 Road. The properties are each occupied by an existing duplex, which will be demolished.

### **Project Description**

The two existing lots under this application have a total combined frontage of approximately 50.25 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.60 FAR. The site frontage and proposed density are consistent with the OCP/Arterial Road Land Use Policy. The site layout includes four two-storey units and six three-storey units in three townhouse clusters. One secondary suite and one convertible unit are included in this proposal. Vehicle access is provided by a single driveway access to No. 3 Road.

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).

#### Subject Site Existing Housing Profile

The applicant has advised that there are no secondary suites in the existing duplexes. All units were tenanted at the time the developer acquired the properties. The units are now vacant and the developer is preparing to demolish the duplexes in April 2018.

### **Surrounding Development**

To the North: An existing duplex on a lot zoned “Two-Unit Dwellings (RD1)”; which is identified for townhouse development under the Arterial Road Land Use Policy, and a public walkway between No. 3 Road and Luton Road.

To the South: Existing single family homes on lots zoned “Single Detached (RS1/E)”; which are identified for townhouse development under the Arterial Road Land Use Policy.

To the East: Existing single family dwellings and duplexes on lots zoned “Single-Detached (RS1/E)” and “Two-Unit Dwellings (RD1)”.

To the West: Across No. 3 Road, existing single family homes on lots zoned “Single Detached (RS1/E)”, “Single Detached (RS1/B)”, and “Compact Single Detached (RC1)”; which are identified for compact lot single detached development under the Arterial Road Land Use Policy.

## **Related Policies & Studies**

### Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The redevelopment proposal for 10 townhouses is consistent with this designation.

### Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 Official Community Plan 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 largely in compliance with the Townhouse Development Requirements under the Arterial Road Policy. The proposed site assembly will leave a residual development site to the north that will not meet the minimum 50 m site frontage requirement. The residual development site to the north at 8260/8266 No. 3 Road, located between the subject site and the public walkway to the north, has a frontage of approximately 15.19 m.

The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent property to the north.

While the proposed development would create an orphan lot situation on the north side of the subject site, staff support the proposed development, as it will not restrict redevelopment of the adjacent site, at 8260/8266 No. 3 Road, based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to provide vehicle access to future townhouse development on the adjacent site to the north;
- a development concept plan for the adjacent site to the north has been prepared and is on file; and
- the developer has agreed to provide garbage/recycling collection facilities on-site and allow shared use of those facilities with future townhouse development on the adjacent site to the north. A cross-access easement/agreement will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

### 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 Consultation

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

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 two duplex lots into one development parcel, with a total area of 2,140 m<sup>2</sup>. The proposal consists of a townhouse cluster with six units along No. 3 Road, and two duplexes (four units in total) along the rear (east) property line. The layout of the townhouse units is oriented around a single driveway providing access to the site from No. 3 Road and a north-south internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated at southeast corner of the site. An on-site turnaround will be provided on the east side of the internal drive aisle adjacent to the proposed outdoor amenity space.

The height of the townhouse cluster proposed along No. 3 Road is three storeys, with a minimum 7.5 m side yard setback provided to the third floor of the building. Two-storey duplex units are proposed along the rear lot line (east) to serve as a transition to the single-family homes to the east. One ground level secondary suite is proposed to be included in Unit 1, located at the northwest corner of the site, fronting on No. 3 Road (see Attachment 2). The size of the secondary suite is approximately 28 m<sup>2</sup> (299 ft<sup>2</sup>) and the total net floor area of Unit 1 is approximately 150 m<sup>2</sup> (1,613 ft<sup>2</sup>). A dedicated surface parking stall will be assigned to the secondary unit.

To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suite is built, registration of a legal agreement on Title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suite is 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 stall assigned to the secondary suite is for the sole use of the secondary suite, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

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 (OCP).
- Refinement of the proposed building form.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of the outdoor amenity area design, including the choice of play equipment and bollards/fencing; to create a safe and vibrant environment for children's play and social interaction.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- 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.

#### Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the east property line of 8280/8282 No. 3 Road for an existing sanitary sewer line. In addition, there is an existing 1.5 m x 3.0 m utility ROW at the southwest corner of the subject site for an existing storm sewer connection. The developer is aware that no construction is permitted in these areas.

There are also currently two restrictive covenants on Title (one on each subject lot) restricting the use of these properties to a two-family dwelling only (registration number AD281208 and AB169999). Prior to final adoption of the rezoning bylaw, the applicant must discharge these covenants from Titles of the properties.

Furthermore, there is an existing restrictive covenant on Title of 8300/8320 No. 3 Road (registration number Z173798) requiring that any dwelling on the land be designed to enable vehicles to enter and leave the property without having to reverse onto the street. As an on-site turnaround will be provided for truck movements, this covenant will no longer be required. This covenant may be discharged from the Title of the property by the developers at their sole cost, after final adoption of the rezoning bylaw and issuance of the Development Permit for the subject development, subject to Transportation Department's review and confirmation.

### Transportation and Site Access

Access to the development will be from a new entry driveway from No. 3 Road, located along the south property line of the subject site. An on-site turnaround will be provided opposite to the entry driveway on the east side of the internal driveway. It is expected that the properties to the north and south will be redeveloped as townhouses in the future and access to the future townhouse developments will be via the proposed driveway located on the subject site. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 3 Road, the on-site turnaround, and the internal east-west manoeuvring aisle will be secured as a condition of rezoning. It is expected that, when the adjacent property to the south is redeveloped into a townhouse development, on-site turnaround would be accommodated on the entry driveway and the internal aisle. At that time, the on-site turnaround area located adjacent to the outdoor amenity area will no longer be warranted. In order to ensure that the on-site turnaround area will be used as outdoor amenity when the on-site turnaround area becomes unwarranted, language should be included in the SRW document to secure this arrangement.

### Tandem Parking

The proposal will feature four units with a total of eight spaces in a tandem arrangement (40% of total required residential parking spaces), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 25 bylaw-sized trees on the subject property, eight trees on neighbouring properties, and two street trees on City property. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- A 41cm caliper Catalpa tree (tag# 19) and a 53cm caliper Lombardy Poplar tree (tag# 31) located on the development site are identified in good condition and should be retained and protected as per Arborist report recommendation.
- 23 trees (tag# 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 27, 28, 29 and 36) located on the development site are all in poor condition, as they are either dead, dying (sparse canopy foliage), or have been previously topped or exhibit structural defects (such as cavities at the main branch union and co-dominant stems with inclusions). As a result, these trees are not good candidates for retention and should be replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- Two Mountain Ash trees (tag# 1 and 2) located on City property are in poor condition and should be replaced. Compensation of \$ \$2,600 is required, as per Parks Operations' requirements.

- Seven trees (tag# 3, 10, 30, 32, 33, 34 and 35) located on neighbouring property to be protected as per Arborist's Report recommendations.

### *Tree Replacement*

The applicant wishes to remove 23 on-site trees. The 2:1 replacement ratio would require a total of 46 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 36 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$5,000 to the City's Tree Compensation Fund in lieu of planting the remaining 10 replacement trees should they not be accommodated on the site.

### *Tree Protection*

Two trees on the subject property and eight trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

### Affordable Housing Strategy

In addition to the provision of one secondary suite on site, 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, and the rezoning application was submitted prior to the Affordable Housing cash contribution rates were updated, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy; for a contribution of \$55,285.25.

### 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 \$11,195.26.

### 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 legal agreement 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, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, the applicant will make a cash contribution of \$1,000 per unit, for a contribution of \$10,000.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> 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 issuance of a Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage and service connections (see Attachment 5 for details). All works are at the developer'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.

### **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 10-unit townhouse development is generally 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 5; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9856 be introduced and given first reading.

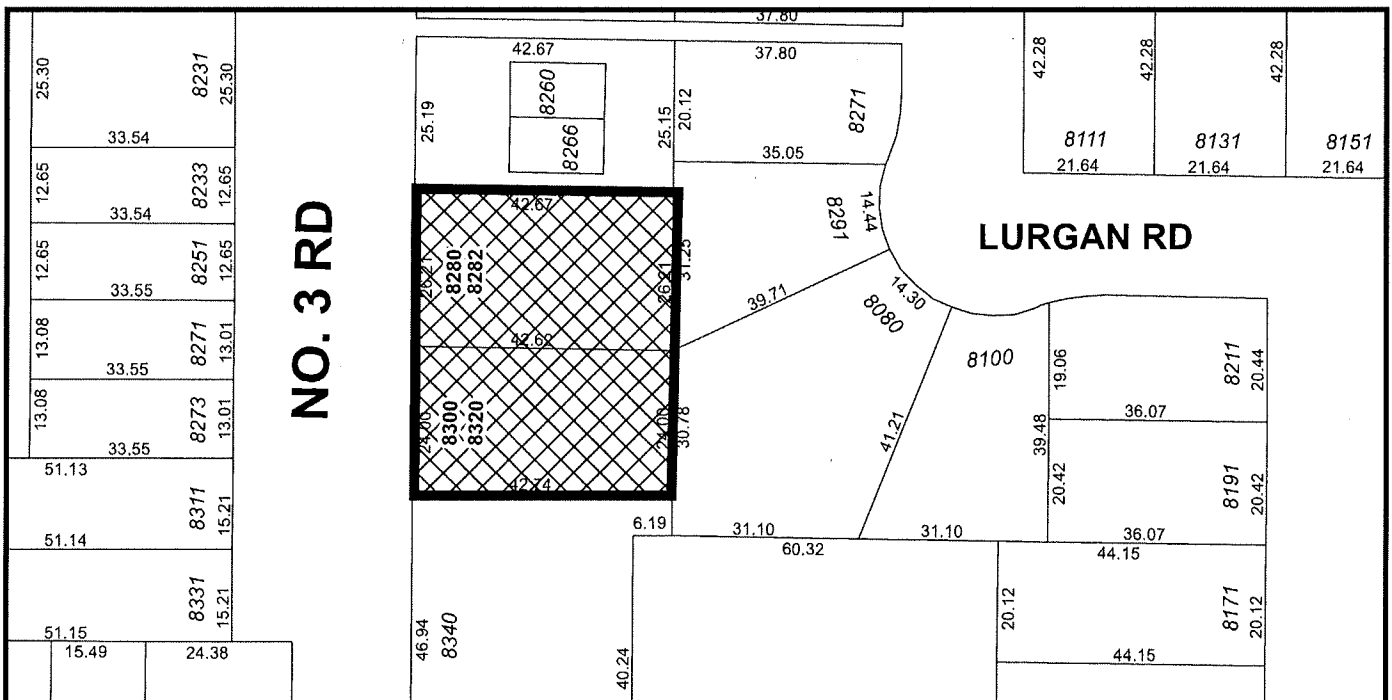


Edwin Lee  
Planner 1  
(604-276-4121)

EL:blg

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

City of  
Richmond



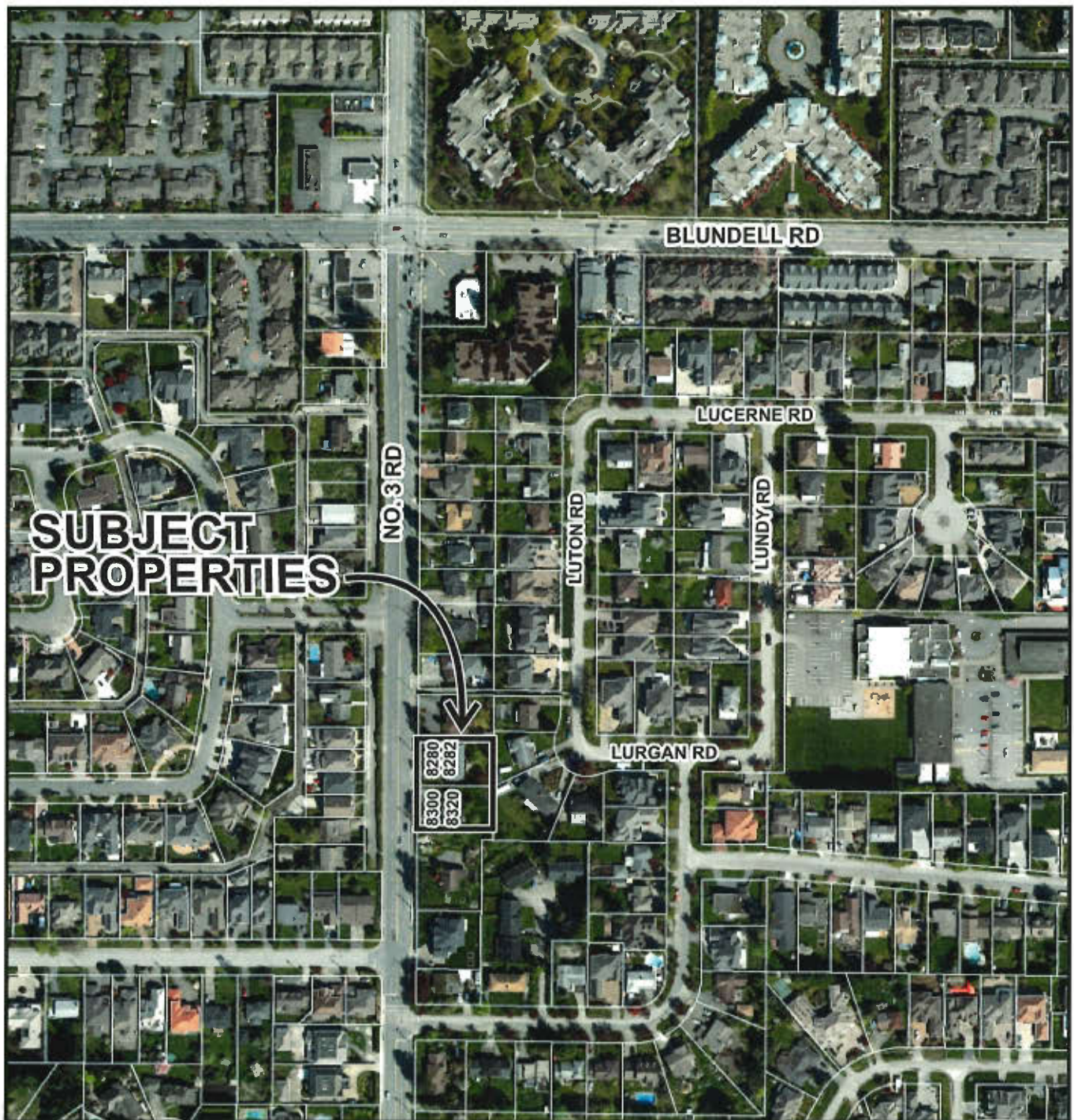
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Revision Date: 07/07/16

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-733565

Original Date: 07/06/16

Revision Date: 07/07/16

Note: Dimensions are in METRES

PLN - 117





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Revised:

Comments:



# 8280 / 8300 NO.3 ROAD RICHMOND

## 10 UNIT TOWNHOUSE DEVELOPMENT (RZ 16-733565)

PLN - 118

**City of Richmond**

**Development Application Data Sheet**  
Development Applications Division  
8911 No. 3 Road, Richmond, BC V6V 2C1

TABLE FILLED ON JANUARY 23, 2018

DP: \_\_\_\_\_

Address: 8280 & 8300 NO.3 ROAD

Applicant: Matthew Cheng Architect Inc. Owner: Chisbon Development Corp.

Planning Area(s): Broadmead

Floor Area: Gross: 1,814.39 m<sup>2</sup> Net: 1,282.66 m<sup>2</sup>

Sheet Number	Sheet Name
A0.0	COVER PAGE
A0.1	SITE PLAN
A0.2	CONCEPT FUTURE DEVELOPMENT
A0.3	CONTEXT PLAN & ELEVATIONS
A0.4	FIRE TRUCK ACCESS
A1.1	COMPLEX LEVEL 1
A1.2	COMPLEX LEVEL 2
A1.3	COMPLEX LEVEL 3
A1.4	AREA OVERLAY
A1.5	CONVERTIBLE UNIT
A2.1	BUILDING A ELEVATIONS
A2.2	BUILDING B & C ELEVATIONS
A3.0	SECTIONS

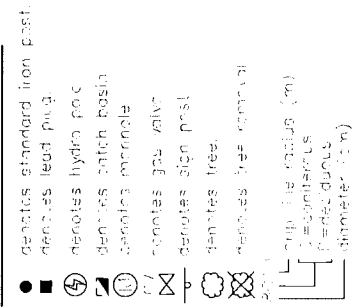


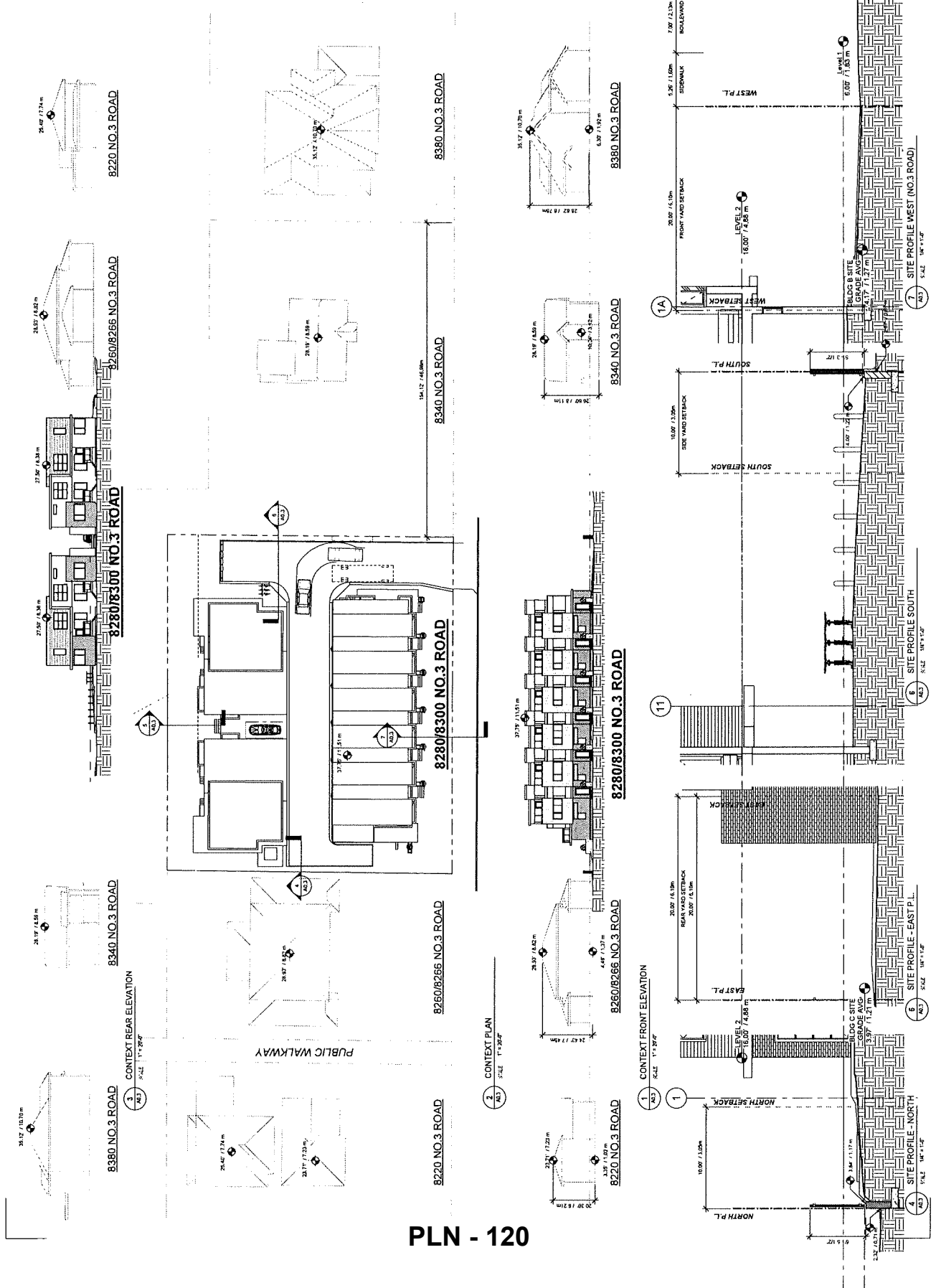
Site Area	Existing	Proposed	Variance
Land Area	2,140 m <sup>2</sup>	2,140 m <sup>2</sup>	TOWNHOUSE
OPP Designation	NRES	NRES	NRES
Zoning	RD1	RTL4	RTL4
Number of Units	2	10	10
Setback Requirements			
Floor Area Ratio	Max. 0.8 (1,284 m <sup>2</sup> )	0.8 (1,282.66 m <sup>2</sup> )	None permitted
Let Coverage - Building	Max. 40% (856 m <sup>2</sup> )	35.90% (788.24 m <sup>2</sup> )	None
Let Coverage - Non-porous Surface	Max. 65% (1,391 m <sup>2</sup> )	63.06% (1,349.46 m <sup>2</sup> )	None
Let Coverage - Landscaping	Min. 25% (535 m <sup>2</sup> )	34.70% (742.79 m <sup>2</sup> )	None
Setback - Front Yard (m)	Min. 6 m	6.1 m	None
Setback - Side Yard (m) NORTH	Min. 3 m	3.13 m	None
Setback - Side Yard (m) SOUTH	Min. 3 m	8.02 m	None
Setback - Rear Yard (m)	Min. 6 m	6.1 m (4.5 m w/ Projection)	None
Height (m)	Max. 7.5 m	10.07 m	None
Building B (Storey)	7.15 / 7.26 m	7.15 / 7.26 m	None
Let Size (m) dimensions	50.14M X 42.60M	50.14M X 42.60M	None
Off-street Parking Spaces - Resident	Min. 20/2	21/20/2	None
Off-street Parking Spaces - Total	Min. 20/2	21/20/2	None
Off-street Parking Spaces - Visitor	Max. 10	8	None
Off-street Parking Spaces - Tandem	Not allowed	0	None
Off-street Parking Spaces - Small Car	Not allowed	0	None
Off-street Parking Spaces - Accessible	Not required	0	None
Off-street Parking Spaces - Class 1 / Class 2	Min. 13/2	17/3	None
Off-street Parking Spaces - Total	Min. 15	20	None
Amenity Spaces - Indoor	Not required	0	None
Amenity Spaces - Outdoor	Min. 60 m <sup>2</sup>	94.89 m <sup>2</sup>	None

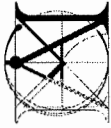
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8280 NO.3 ROAD  
RICHMOND

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Revision Date:  
Print Date: 20180228  
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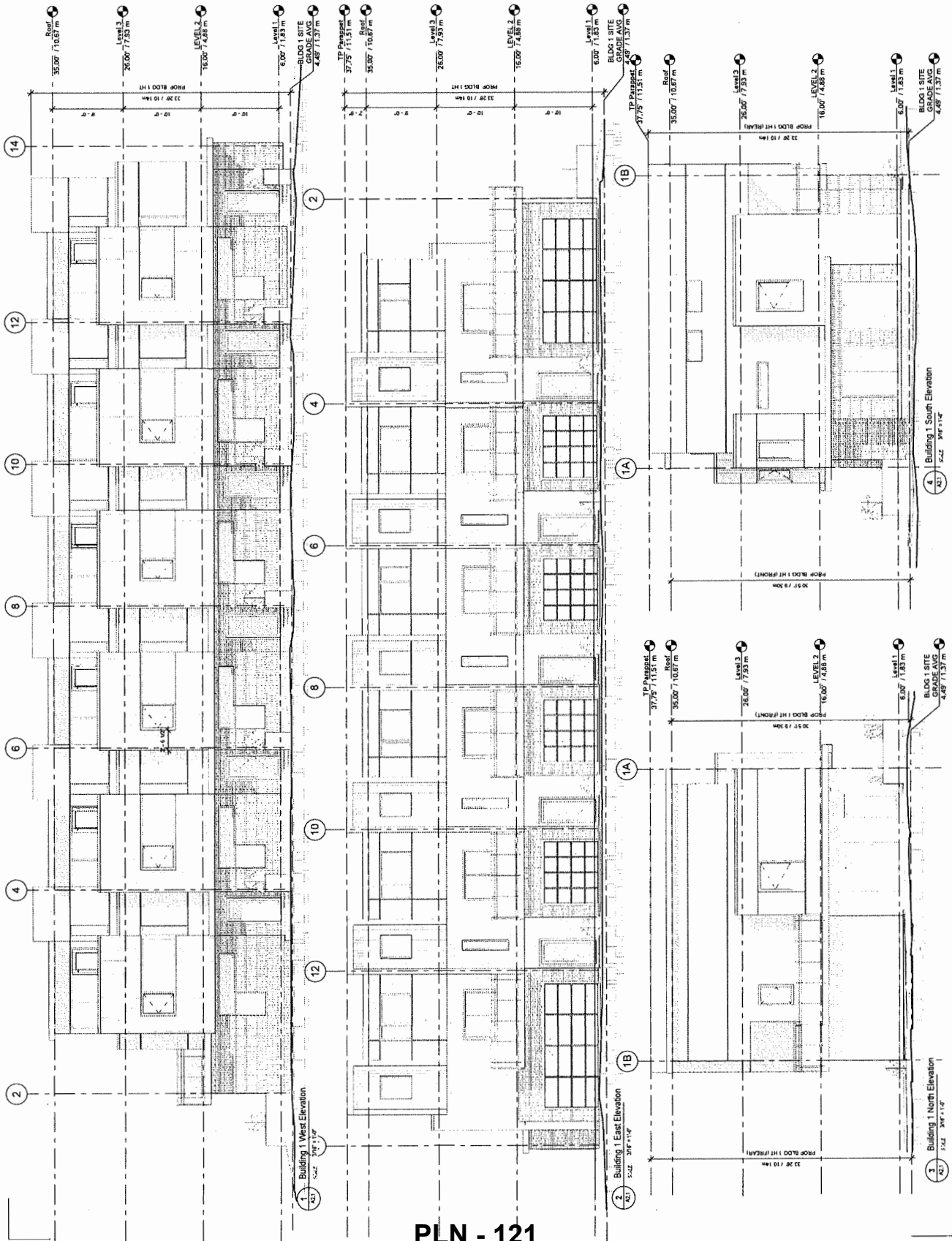
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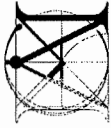
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RICHMOND

Sheet Title  
BUILDING A  
ELEVATIONS

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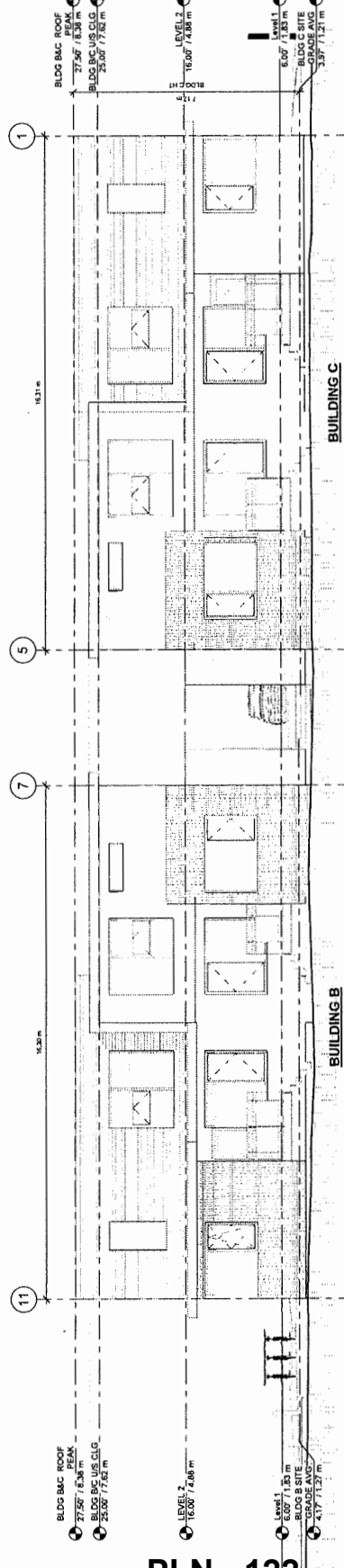
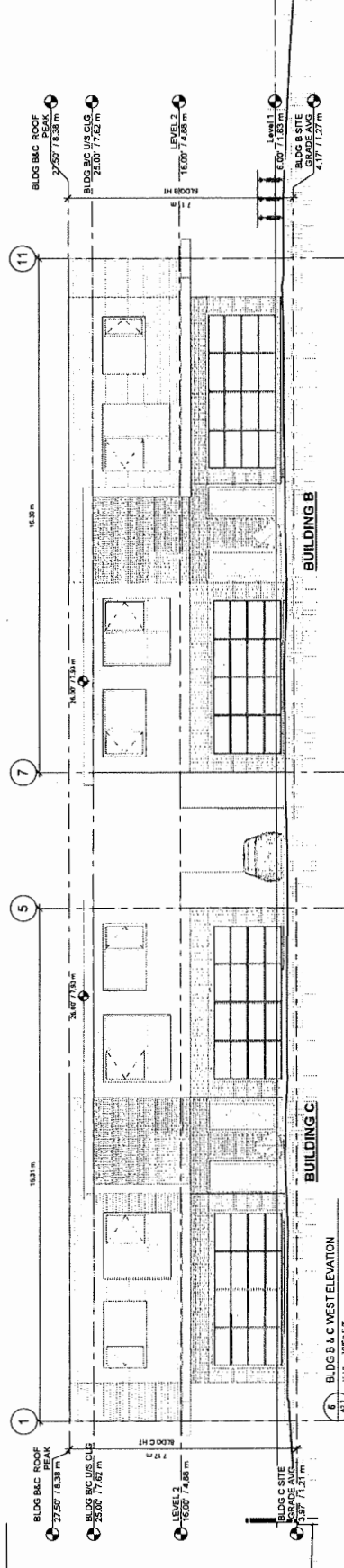
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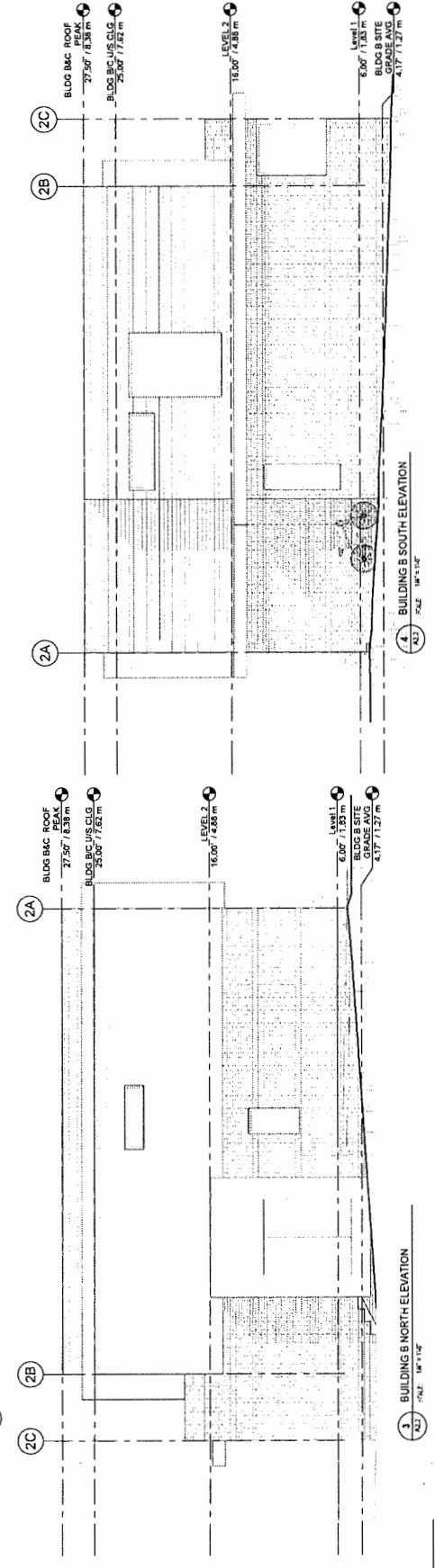
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Project Title  
8280 NO.3 Road  
RICHMOND

Sheet Title  
BUILDING B & C  
ELEVATIONS

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Scale	As indicated
Project Number	16KT-H01
Revision Date	2014/05/29
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Revised:

Comments:



① Building 1, Rear View



① Building 1, Front View



② BUILDING 2, 3 & 4, Rear View



① Building 1, Front View 2

Project Title  
8280 NO.3 Road  
RICHMOND

Sheet Title  
3D VIEWS

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Project Number: 16RTH01	Design:
Revision Date:	
Print Date: 20180228	Sheet No: A2.3

**PLN -124**





**RZ 16-733565**

**Attachment 3**

Address: 8280/8282 and 8300/8320 No. 3 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Broadmoor

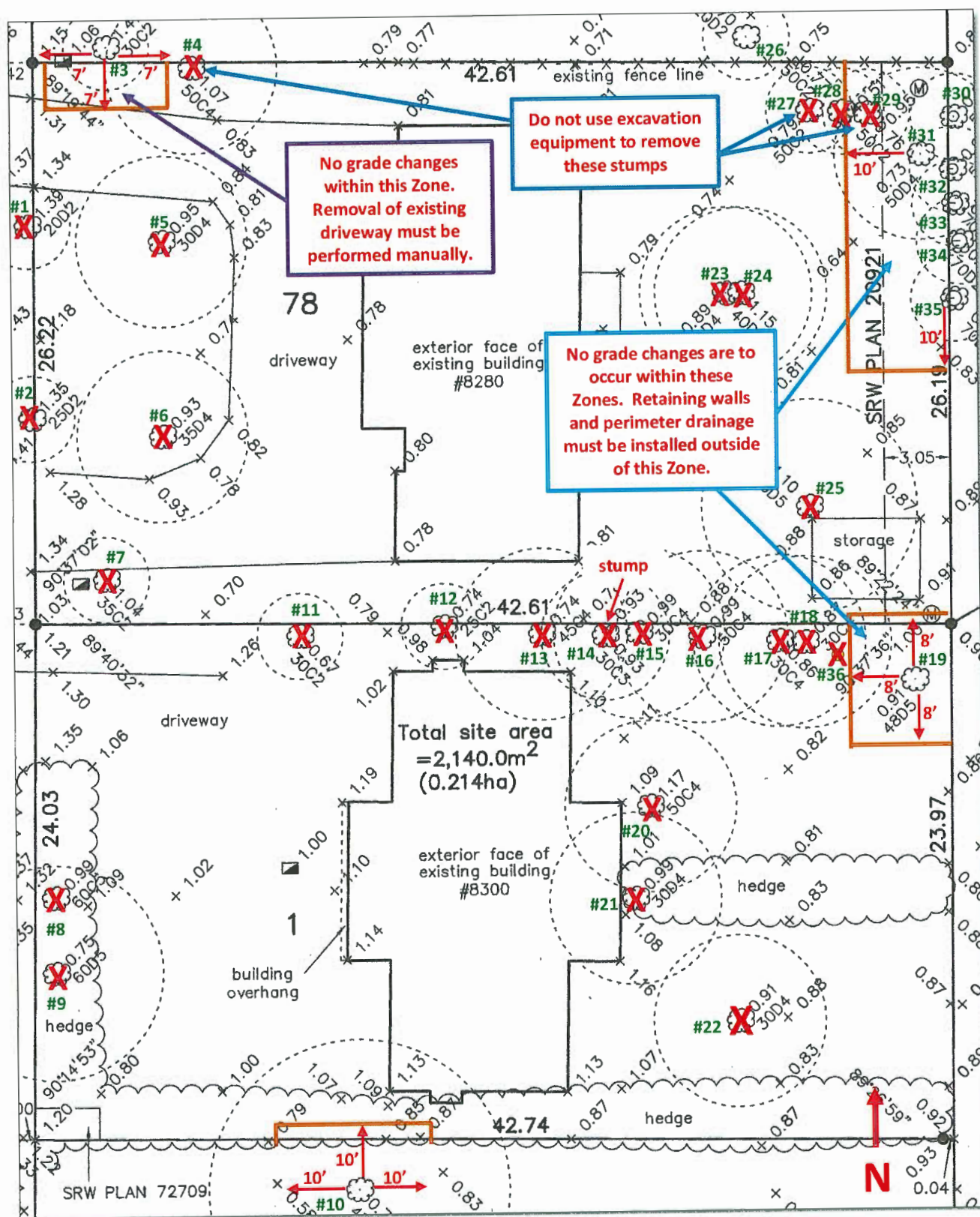
	Existing	Proposed
<b>Owner:</b>	158571 BC Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	2,140 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Duplex	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	4	10
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	8.02 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m Min. with 50% ground floor projection (at 4.5m)	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max. along No. 3 Road and 7.5 m (2 storeys) Max. along east property line	none
Lot Width:	Min. 50.0 m	50.25 m	none
Lot Depth:	Min. 35.0 m	42.67 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.2 (V) + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	21 (R) and 2 (V)	21 (R) and 2 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (20 x Max. 50% = 10)	8	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.7 (Class 1) and 0.3 (Class 2) per unit	none
Off-street Parking Spaces – Total:	13 (Class 1) and 2 (Class 2)	17 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 10 units = 60 m <sup>2</sup>	94.89 m <sup>2</sup>	none

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





**Preliminary Tree Retention & Removal Plan – Scale 1:250**

TREE #	SPECIES (Botanical name)	DBH (cm)	SPREAD (m) est.
1	Mountain Ash ( <i>Sorbus sp.</i> )	101 combined	1.25m
2	Mountain Ash ( <i>Sorbus sp.</i> )	167 combined	1.25m
3	Serbian Spruce ( <i>Picea omorika</i> )	32	1.25m
4	Cypress ( <i>Chamaecyparis sp.</i> )	77	3.75m
5	Birch ( <i>Betula sp.</i> )	30	3.75m
6	Birch ( <i>Betula sp.</i> )	41 combined	3.75m
7	Cedar ( <i>Thuja occ.</i> )	35 combined	1.25m
8	Douglas Fir ( <i>Pseudotsuga menziesii</i> )	60 per survey	4.25m
9	Maple ( <i>Acer sp.</i> )	60 per survey	4.25m
10	Apple ( <i>Malus sp.</i> )	48 per survey	6.25m
11	Cypress ( <i>Chamaecyparis sp.</i> )	28 combined	1.25m
12	Cedar ( <i>Thuja occ.</i> )	27 combined	1.25m
13	Cypress ( <i>Chamaecyparis sp.</i> )	47	3.75m
14	Stump	-	-
15	Hemlock ( <i>Tsuga sp.</i> )	28	3.25m
16	Cedar ( <i>Thuja sp.</i> )	41 combined	3.25m
17	Cedar ( <i>Thuja sp.</i> )	31	3.25m
18	Cedar ( <i>Thuja sp.</i> )	42 combined	3.25m
19	Catalpa ( <i>Catalpa sp.</i> )	41	3.25m
20	Cypress ( <i>Chamaecyparis sp.</i> )	61 combined	3.25m
21	Mountain Ash ( <i>Sorbus sp.</i> )	23 combined	3.25m
22	Birch ( <i>Betula sp.</i> )	30	3.25m
23	Mountain Ash ( <i>Sorbus sp.</i> )	62 combined	3.25m
24	Birch ( <i>Betula sp.</i> )	33 combined	3.25m
25	Plum ( <i>Prunus sp.</i> )	97 combined	3.75m
26	Plum ( <i>Prunus sp.</i> )	20	1.25m
27	Cedar ( <i>Thuja occ.</i> )	62 combined	1.25m
28	Cedar ( <i>Thuja occ.</i> )	51 combined	1.25m
29	Cedar	40	1.25m

TREE #	SPECIES (Botanical name)	DBH (cm)	SPREAD (m) est.
	( <i>Thuja occ.</i> )	combined	
30	Lombardy Poplar ( <i>Populus nigra</i> )	50 per survey	1.25m
31	Lombardy Poplar ( <i>Populus nigra</i> )	53	3.5m
32	Lombardy Poplar ( <i>Populus nigra</i> )	50 per survey	1.25m
33	Lombardy Poplar ( <i>Populus nigra</i> )	70 per survey	1.25m
34	Lombardy Poplar ( <i>Populus nigra</i> )	70 per survey	1.25m
35	Lombardy Poplar ( <i>Populus nigra</i> )	70 per survey	1.25m
36	Cypress ( <i>Chamaecyparis sp.</i> )	34 combined	1.25m

#### Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Fillifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')

*Picea omorika* (Serbian spruce)



**Address:** 8280/8282 and 8300/8320 No. 3 Road

**File No.:** RZ 16-733565

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9856, the developer is required to complete the following:**

1. Consolidation of both lots into one development parcel (which will require the demolition of all existing dwellings).
2. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from No. 3 Road, the truck turnaround area proposed opposite to the entry driveway, and the internal north-south manoeuvring aisle, in favour of future residential (townhouse) developments to the north and south. Language should be included in the SRW document that the truck turnaround area can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped into townhouses and on-site truck turnaround is accommodated on the entry driveway and the internal drive aisle on the subject and adjacent developments to the south. Language should also 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.
3. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 8280/8282 and 8300/8320 No. 3 Road), in favour of the future residential (townhouse) development at 8260/8266 No. 3 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
  - a) No final Building Permit inspection granting occupancy will be completed until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) One surface parking stall is assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit.
  - c) The secondary suite cannot be stratified or otherwise held under separate title.
6. Discharge of restrictive covenants:
  - a) AD281208 from Title of 8280/8282 No. 3 Road.
  - b) AB169999 from Title of 8300/8320 No. 3 Road.
7. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site and 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.
10. City acceptance of the developer's offer to voluntarily contribute \$5,000.00 to the City's Tree Compensation Fund for the planting of ten replacement trees within the City. If additional replacement trees (over and beyond the 36 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on-site.



Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$25,000 in total) to ensure the replacement planting will be provided.

11. City acceptance of the developer's offer to voluntarily contribute \$2,600 to Parks Division's Tree Compensation Fund for the removal of two Mountain Ash trees located on the City's boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$55,285.25) to the City's affordable housing fund.
13. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$11,195.26) to the City's Public Art fund.
14. Contribution of \$10,000 in-lieu of on-site indoor amenity space.
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 trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- Using the OCP Model, there is 1001 L/s of water available at a 20 psi residual at the No. 3 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- 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.

- At the Developers cost, the City is to:
  - Install one new water service connection, off of the existing 400 mm AC watermain on No. 3 Road. Meter will be placed on site (i.e. mechanical room).
  - Cut and cap at main, the two existing water service connections at the No. 3 Road frontage.

#### Storm Sewer Works

- At Developer's cost, the City is to:
  - Install a new storm service connection off of the existing box culvert along No. 3 Road complete with inspection chamber.
  - Cut, cap and remove the existing service connection and inspection chamber STIC59019.

#### Sanitary Sewer Works

- The Developer is required to:
  - Not start on-site building construction prior to completion of rear yard sanitary works.
- At Developer's cost, the City is to:
  - Install a new sanitary service connection off of the existing manhole SMH2399 at the northeast corner of the subject site. The manhole will serve as the inspection chamber.
  - Cut and cap the existing sanitary service leads along the east property line of the development site.

#### Frontage Improvements

- The Developer is required to:
  - Remove the existing sidewalk behind the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard and next to the property line. The new sidewalk is to transition to connect to the existing sidewalk north and south of the subject site.
  - The new sidewalk may have to be deigned to go around trees that have been identified for retention. Consult Parks on the design of the new sidewalk to ensure that tree root systems are not compromised and natural irrigation can be maintained.
  - The frontage improvements identified under above are to be extended across the frontage of 8260/8266 No. 3 Road.
  - Road dedication would be required if the existing width between the curb and the property line is not sufficient to accommodate the required minimum frontage improvements noted above.
  - All existing driveways along the subject site's No. 3 Road frontage are to be closed permanently and replaced by a single driveway.
    - Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as part of the driveway closure works in addition to other required frontage improvements.
    - Design new driveway to City design standards (6.7 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard).
  - Coordinate with BC Hydro, Telus and other private communication service providers
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

### General Items

- 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, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- 5. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9856 (RZ 16-733565)  
8280/8282 and 8300/8320 No. 3 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"Low Density Townhouses (RTL4)"**.

P.I.D. 003-476-375

Lot 78 Section 21 Block 4 North Range 6 West New Westminster District Plan 20790

P.I.D. 004-962-451

Lot 1 Section 21 Block 4 North Range 6 West New Westminster District Plan 72708

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9856"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <i>E.I.</i>
APPROVED by Director or Solicitor <i>BK</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER