




To: Planning Committee
From: Wayne Craig
Director, Development

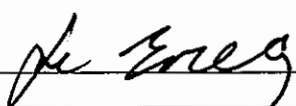
Date: May 28, 2019
File: RZ 17-790958

Re: **Application by 1116559 B.C. LTD. for Rezoning at 9340 General Currie Road from Single Detached (RS1/F) to Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048, for the rezoning of 9340 General Currie Road from "Single Detached (RS1/F)" to "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)", to allow the development of five (5) townhouse units, be introduced and given first reading.


Wayne Craig
Director, Development
WC:mp
Att. 13

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

Staff Report

Origin

1116559 B.C. LTD. has applied to the City of Richmond for permission to rezone the property at 9340 General Currie Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)" zone to allow the development of five (5) townhouse units with vehicle access from General Currie Road. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

The Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Preliminary development plans are provided in Attachment 3.

The subject site is 954 m² (10,269 ft²) in size and is located on the south side of General Currie Road, between Heather Street and Ash Street.

Subject Site Existing Housing Profile

The applicant has submitted a housing profile for the subject property. The submission indicates that the existing single-family dwelling is currently rented, and does not contain a secondary suite. The building will be removed at a future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Two two-storey, detached dwelling units on each of two subdivided lots zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"
- To the South: The Paulik Neighbourhood Park
- To the East: A single detached house on a property zoned "Single Detached (RS1/F)"
- To the West: Two two-storey, detached dwelling units on each of two subdivided lots zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

Related Policies & Studies

Official Community Plan/McLennan South Sub-Area Plan

In the Official Community Plan (OCP), the subject property is designated "Neighbourhood Residential (NRES)", which allows for single family, two-family and multiple family housing including townhouses.

In the McLennan South Sub-Area Plan under the City Centre Area Plan, the subject property is designated as “Residential, 2 ½ storeys”, which allows a 0.6 base Floor Area Ratio and a typical (3 storeys maximum) townhouse, triplex, duplex and single family housing. The McLennan South Sub-Area Plan Land Use Map is included in Attachment 4. The proposed townhouse development is consistent with the land use designation in the McLennan South Sub-Area Plan.

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. In response to the rezoning sign, an email inquiry was received from a property owner asking about ways to object to the rezoning application (Attachment 5). Subsequently, the inquirer, who identified himself as a property owner in the immediate neighbourhood, contacted staff by phone but did not elaborate his concerns nor was any further correspondence received from the inquirer to date.

The applicant also delivered a letter (Attachment 6) to 15 properties in the immediate area (Attachment 7) to seek comments on the proposed development, and to invite them to a public information meeting. The public information meeting was held on December 19, 2018, Wednesday, at 9100 Blundell Road, Unit 550, which is within walking distance of the subject property. The meeting was an open house format and participants could drop in anytime between 6:00 pm and 8:00 pm.

A summary of the information meeting prepared by the applicant and a copy of the sign-in sheet are included in Attachment 8. The summary notes that three (3) groups of people (a total of four people) attended the meeting. None of the attendees raised significant concerns regarding the proposed development, but wanted to learn more about the project timeframe, and obtain more information about the proposed landscaping details.

Two emails were received from the owners of 9337 General Currie Road and 7411 Ash Street in response to the letter delivered by the applicant (Attachment 9). The main concerns noted in the emails are summarized below with responses to each of the concerns identified in bold italics:

1. Concern regarding the Height of the Proposed Building

The McLennan South Sub-Are Plan envisions a mix of 2, 2 1/2 and 3 storey townhouses in the inner portion of the western half of the neighbourhood, as shown on the McLennan South Sub-Area Plan Land Use Map included in Attachment 4. The proposed building height is consistent with the height permitted in the McLennan South Sub-Are Plan (2 ½ to 3 storey maximum) for the subject site.

In order to provide a smoother transition to the immediately neighbouring properties, wider side yard setbacks are proposed on both sides:

- *On the west side, 1.8 m is proposed to the first and second storeys, and 4 m is proposed to the top storey except for the space reserved for a future elevator in the proposed convertible unit.*
- *On the east side, a driveway access and outdoor amenity area are provided. For the building on the north side, 7.5 m is proposed to the first and second storeys, and 9.5 m is proposed to the top storey. For the building on the south side, 2.55 m is proposed to the first and second storeys and 4.8 m is proposed to the top storey.*

Also, the top storey is mostly enclosed under pitched roof with dormers to reduce the apparent building massing and height, and mitigate potential impact to neighbours.

2. Concern regarding the Proposed Density/Number of Units and Parking

The subject site is designated "Residential, 2 ½ storeys", which allows a 0.6 base Floor Area Ratio (FAR) and a typical (3 storeys maximum) townhouse, triplex, duplex and single family housing. The applicant proposes five units with a FAR 0.7, which is appropriate considering the existing townhouse developments with similar density in the immediate neighbourhood, which are also zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)"

To achieve 0.7 FAR, the applicant has agreed to provide the following:

- *A contribution in the amount of \$61,225.5 (\$8.50 per buildable square foot) to the City's affordable housing fund;*
- *Provision of a convertible housing unit; and*
- *A voluntary contribution in the amount of \$8,500 towards the upgrade of the pedestrian signals to install Audible Pedestrian Signal (APS) at the intersection of Ash Street and Blundell Road, and the intersection of General Currie Road and Garden City Road.*

All the proposed units are provided with two-car garages except for one smaller unit in the building on the south side, and the number of parking spaces provided (9 spaces) exceeds the minimum required number of parking spaces (7 spaces) under the Zoning Bylaw.

3. Landscaping and Accessibility

The comments have been shared with the applicant, and they will be further considered when more detailed landscape plans are developed as part of the Development Permit application review process.

4. Project Timeline and Construction Management

The comments have been shared with the applicant, and any concerns from neighbours during the construction process will be managed as part of a building permit application process. The applicant has indicated that they are aware of the City's Good Neighbour Program and intend to proceed with construction as soon as the Development Permit and building permit permits are issued.

Should the Planning Committee endorse this application and Council grant 1st 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

Official Community Plan and McLennan South Sub-Area Plan Compliance

The McLennan South Sub-Area Plan encourages new townhouse and multi-family developments of sufficient site assembly size, including area and frontage, to support high quality development. Along the local or collector roads such as General Currie Road, the required minimum frontage width is 40 m and the required minimum lot area is 2,000 m² (0.5 ac). The Plan also notes that new development may deviate from the minimum site assembly sizes where an existing lot is isolated (orphaned) and is not able to consolidate with adjacent properties (e.g., surrounding lots recently developed in accordance with Area Plan designation), and it can be demonstrated that high quality development can be achieved in full compliance with Area Plan Policies, Objectives, and Development Permit Guidelines.

The subject site is 954 m² (10,268.8 ft²) in size and the frontage of the subject site are 23 m. The area and frontage of the subject site do not meet the minimum requirements.

However, staff support the proposed development based on the following:

- The applicant has advised that efforts were made to acquire the two neighbouring properties to the east in order to achieve sufficient site assemble size and frontage, but has not been successful. The adjacent property owner who owns both the neighbouring single family properties to the east is not interested in redeveloping the properties at this time. A confirmation email from the applicant is included in Attachment 10. The proposed development will not restrict redevelopment of the adjacent properties to the east as the adjacent properties will have sufficient size and frontage if combined.
- The inner portion of the western half of the McLennan South Sub-Area allows for a mix of 2, 2 ½ and 3 storey townhouses. The proposed development is consistent with the McLennan South Sub-Area land use designation.
- The proposed townhouse development is consistent with the use and housing form permitted under the existing ZT45 zone in the neighbourhood. There are a few existing townhouse developments zoned ZT45 in the neighbourhood.
- The proposed density 0.7 meets the maximum density permitted in the existing ZT45 zone and is compatible with the existing developments with similar density in the neighbourhood. The properties immediately to the west and to the north are zoned ZT45 with 0.7 FAR, and the existing three-storey townhouse development at the northeast corner of General Currie Road and Heather Street is also zoned ZT45 with 0.67 FAR. To achieve 0.7 FAR, the applicant has agreed to provide the following:
 - A contribution in the amount of \$61,225.5 (\$8.50 per buildable square foot) to the City's affordable housing fund;
 - Provision of a convertible housing unit; and

- A voluntary contribution in the amount of \$8,500 towards the upgrade of the pedestrian signals to install Audible Pedestrian Signal (APS) at the intersection of Ash Street and Blundell Road, and the intersection of General Currie Road and Garden City Road.
- The proposed housing forms creates an interesting rhythm and a varied streetscape, and provides opportunities for a variety of housing types in the neighbourhood as envisioned in the McLennan South Sub-Area Plan.
- A Statutory Right-of-Way on the subject site will be secured to provide vehicle access to potential future development to the east to limit the number of driveways on General Curries Road and help achieve a more pedestrian-friendly environment.

Built Form and Architectural Character

The proposed development consists of five (5) townhouse units arranged in two buildings. Two units in the north building will front General Currie Road and the three units in the south building are oriented towards an east-west internal drive aisle.

The proposed buildings are all three storeys with the habitable space of the top storey being smaller than the other two floors (approximately 52% of the habitable space of the second storey). The proposed building form and character respects the existing single family scale and character of the neighbourhood by incorporating a varied, sloped roof form, and the building massing of the townhouse units are reduced by enclosing most of the top storey under a pitched roof.

In order to achieve a better transition and mitigate potential impacts on the two-storey buildings to the west, a wider side yard setback is proposed: 1.8 m to the first and second storeys, and 4 m to the top storey except for the space reserved for a future elevator in the proposed convertible unit in the north building.

The outdoor amenity area is proposed at the southeast corner of the site and will be directly connected to the adjacent park to the south by a pedestrian pathway. The proposed outdoor amenity area is proposed to facilitate children's play and a bench to permit observation of children and social activities. Registration of a cross-access easement on title will be required to allow shared use and access to/from the future development to the east over the outdoor amenity area, so the proposed outdoor amenity space can be expanded in the future should the adjacent properties to the east be redeveloped.

One convertible unit is proposed in the north building. The unit includes space designed for the future installation of an elevator and a side-by-side, two-car garage, which is wide enough to accommodate an accessible parking space.

Further details of the site plan, architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed through the Development Permit application process.

Transportation and Site Access

Access to the site is provided from General Currie Road. As described above, a Statutory Right-of-Way will be required to be registered on title as part of the rezoning requirements to allow the drive aisle to be shared with the future residential development on the adjacent property to the east.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is seven (7), and the proposed development includes nine (9) residential parking spaces. All units, save for one with a one-car garage, will have side-by-side, two car garages.

One visitor parking space and garbage/recycling collection area are provided and accessed through the internal drive aisle.

The applicant has also agreed to provide a voluntary cash contribution to upgrade the pedestrian signals to install Audible Pedestrian Signal (APS) in the neighbourhood as follows:

- \$5,000 for the upgrade of signalized crosswalk infrastructure at the intersection of Ash Street and Blundell Road (Account: 3550-10-556-55134-0000); and
- \$3,500 for the upgrade of special crosswalk infrastructure at the intersection of General Currie Road and Garden City Road (Account 3550-10-556-55131-0000).

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 three (3) bylaw-sized trees on the subject property, and one (1) street tree on City property. The Tree Survey plan is included in Attachment 11.

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

- Three (3) trees (tag # 776, #777 and one tree with no tag) are located on the development site.
- One (1) walnut tree (tag# 777) is in marginal condition and in conflict with the development. Remove and replace.
- Two (2) trees (one (1) cherry tree (tag #776) and one (1) tree with no tag) are in very poor condition. The cherry tree is a failure in progress and is currently guyed to assist in preventing a full collapse of the tree. The tree with no tag has historically failed, and is in contact with the ground and cannot be remediated via arboricultural treatments. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Also, the City's Parks staff assessed the condition of the existing western redcedar located on the City property (tag# 775). The tree is in good condition and should be protected.

Tree Replacement

The applicant wishes to remove three (3) on-site trees (Trees tag # 776, #777 and one tree with no tag). The 2:1 replacement ratio would require a total of six (6) replacement trees. The preliminary landscape plan shows that eight (8) trees will be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

Tree Protection

One tree (1) on City property is 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 12). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a \$2,600 Tree Survival Security;
- 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 zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree 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.

Variance Requested

The applicant has requested to vary Section 7.5.13 to allow four small car parking spaces (one small car parking stall in each of the side-by-side garages in four units). Section 7.5.13 requires that all spaces provided be standard spaces for on-site parking in developments which contain fewer than 31 spaces. As the proposed development contains fewer than 31 spaces, no small car space is permitted. Staff are supportive of the proposed variance to permit four (4) small car parking spaces as it enables two extra parking spaces be provided within the garages in a side-by-side arrangement.

The total required number of residential parking spaces is seven (7) and the total proposed number of residential parking spaces to be provided is nine (9), which exceeds the minimum requirement.

The variance will be addressed through the associated Development Permit application and will be further reviewed at the Development Permit application review stage.

Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$61,225.5 (\$8.50 per buildable square foot) is required.

BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. Therefore, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction.

Amenity Space

Consistent with the Official Community Plan, the applicant is proposing to provide cash contribution in the amount of \$1,600 per unit for a total of \$8,000 in lieu of providing indoor amenity space.

The proposed outdoor amenity space area is 44.3 m² (477 ft²) in area, which exceeds the required minimum area of 30 m² (323 ft²), and the outdoor amenity space provides a direct link to the adjacent park.

Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage improvements, as described in the attached Rezoning Consideration (Attachment 11). Frontage improvements include, but may not be limited to, the following:

- Provide 8.5 m wide pavement along the development frontage to meet local road design standards. The centre line of the 8.5 m wide pavement is to be consistent with the centre line of the 20.12 m wide road right-of-way.
- Removal of the existing driveway and construction of a new 2.0m wide sidewalk, 3.85 m wide boulevard with street trees, 0.15 wide curb. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site.
- Undergrounding of the overhead service lines.

Development Permit Application

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

- Compliance with the Development Permit Guidelines for multi-family developments and McLennan South Sub-Area Plan Development Permit Guidelines;
- Refinement of the character and form of building elevations including materials to create an interesting streetscape along General Currie Road;
- Review of the size and species of replacement trees, and landscape plan to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along the frontage;
- Refinement of the outdoor amenity area design;
- Review of aging-in-place features and the design of the convertible unit; and
- Review of a sustainability strategy for the development including measures to achieve BC Energy Step Code requirements.

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

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the property at 9340 General Currie Road from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)” zone, to develop five townhouse units with vehicle access from General Currie Road.

The rezoning application is consistent with the land use designation and applicable policies contained in the City Centre McLennan South Sub-Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 13; which have been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10048 be introduced and given first reading.



Minhee Park
Planner 2

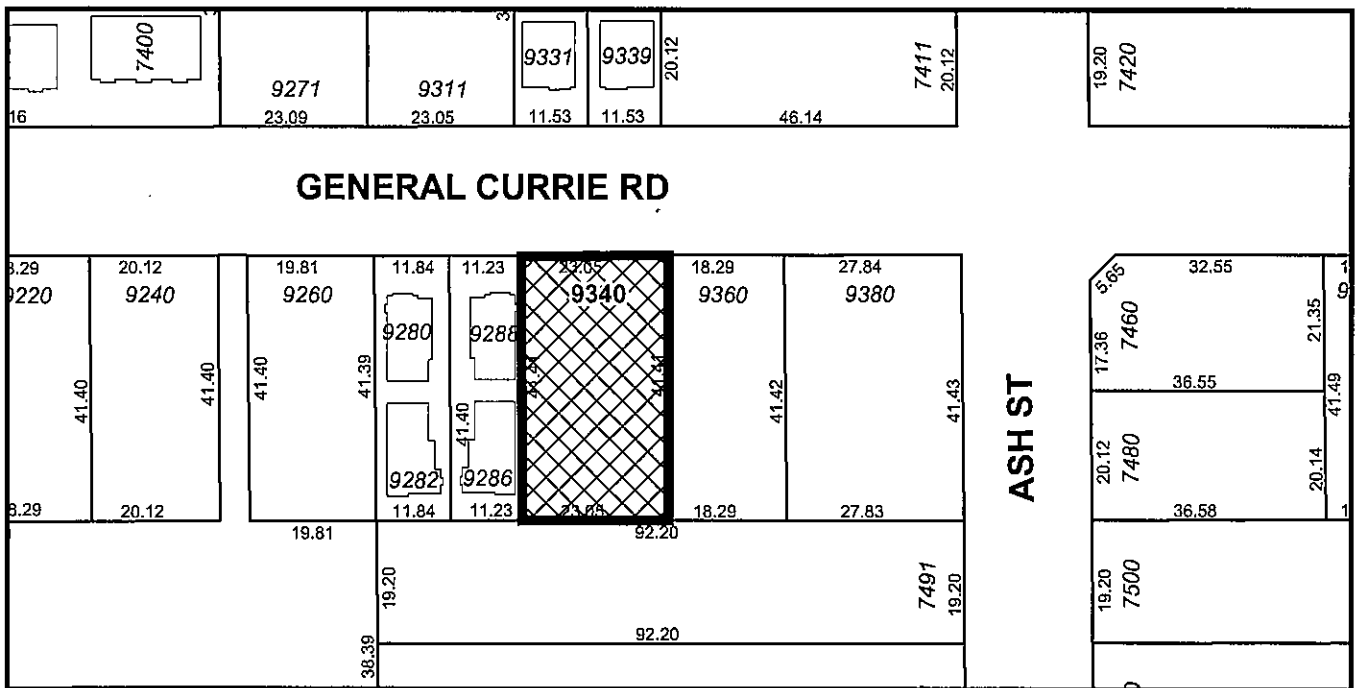
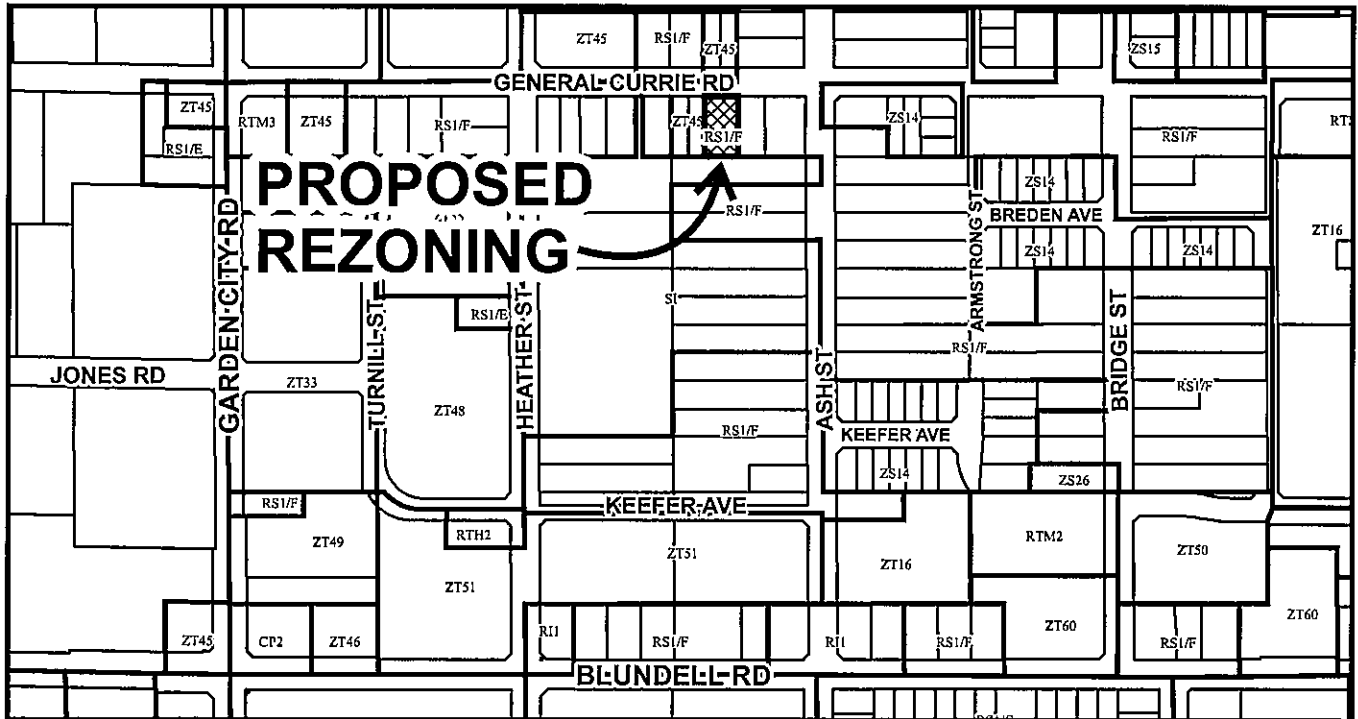
MP:cas

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet

- Attachment 3: Preliminary Plans
- Attachment 4: McLennan South Sub-Area Plan Land Use Map
- Attachment 5: Correspondence from Neighbour to City Clerk's Office
- Attachment 6: Letter to Neighbours from the Applicant
- Attachment 7: Notification Area Map
- Attachment 8: Public Information Meeting Summary
- Attachment 9: Written Comments from Neighbours
- Attachment 10: Confirmation Email from Applicant
- Attachment 11: Tree Survey Plan
- Attachment 12: Tree Management Plan
- Attachment 13: Rezoning Considerations



City of
Richmond



RZ 17-790958

Original Date: 11/16/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-790958

Original Date: 11/16/17

Revision Date:

Note: Dimensions are in METRES



RZ 17-790958

Attachment 2

Address: 9340 General Currie Road

Applicant: 1116559 B.C.LTD.

Planning Area(s): McLennan South Sub-Area

	Existing	Proposed
Owner:	1116559 B.C. LTD.	No Change
Site Size:	954 m ² (10,268.8 ft ²)	No Change
Land Uses:	Single Detached Dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)
Number of Units:	1	5

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Buildable Floor Area (m ²):*	669.2 m ²	668.7m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: Max. 38.3% Non-porous Surfaces: Max. 64.34% Landscaping: Min. 25%	none
Lot Size:	360 m ²	954 m ²	none
Lot Dimensions (m):	N/A	Width: 23 m Depth: 41.4 m	none
Setbacks (m):	General Currie: Min. 6 m Rear: Min. 1.2 m Interior Side: Min. 1.2 m	General Currie: 6 m Rear: 4.7 m Interior Side (West): 1.2 m Interior Side (East): 2.5 m	none
Height (m):	12 m	10.3 m	none
Off-street Parking Spaces – Total:	7 (R) and 1 (V)	9 (R) and 1 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Spaces	None permitted for parking area which contains fewer than 31 spaces	4	Variance
Bicycle Parking Spaces – Class 1	7	7	none
Bicycle Parking Spaces – Class 2	1	1	none
Amenity Space – Indoor:	Min. 50m ² or \$1,600/unit cash-in-lieu	\$8,000 (\$1,600/unit) cash-in-lieu	none
Amenity Space – Outdoor:	30 m ²	44.3 m ²	none

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

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) Civic Address: 9340 GENERAL CURRIE ROAD, RICHMOND, BC
 (B) Legal Description: WEST HALF OF LOT 20, BLOCK "C", SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1207
 956 SQM (10,290 SF)
 CURRENT: RS1/F, PROPOSED: Z145

CURRENT ZONING: (UNDER RS1/F ZONING)
 PROPOSED REZONING: (Z145)

(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM
 0.3 TO REST OF SITE AREA
 0.70 X 956 SM = 669.2 SM
 (7,203 SF)
 62 UNITS / HECTARE (107,639SF)
 MAX - 45% (4,530SF)
 LIVE PLANT AREA - MIN 25%
 IMPERMEABLE AREA - MAX 65%

(F) NUMBER OF UNIT: 1 PER LOT
 MAX - 45%

(G) BUILDING COVERAGE: MAX - 45%
 MAX HEIGHT - 9M
 FRONTYARD - 6M
 SIDEYARD - 2M
 REARYARD - 6M

(H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 12M
 FRONTYARD FACING GENERAL CURRIE RD - 6M
 EAST AND WEST SIDEYARD - 1.2M
 REAR YARD - 1.2M

(I) PARKING: 2 PER DWELLING UNIT
 1.4 PER DWELLING UNITS X5 = 7
 0.2 VISITOR PARKING / UNIT X5 = 1
 Z145 ZONING ALLOW TANDEM PARKING

VISITOR BICYCLE: 0.2 PER DWELLING UNIT X5 = 1
 RESIDENTIAL BICYCLE STORAGE: 1.25 PER DWELLING UNIT X5 = 7
 OUTDOOR AMENITY SPACE: 65M PER UNIT X5 = 30 SM (3235F)

RESIDENTIAL PARKING: 5 REGULAR PARKING
 10 SMALL PARKING
 (MINORANCE REQUIRED FOR SMALL PARKING)

VISITOR PARKING: 1 REGULAR
 BICYCLE: 1
 VISITOR BIKE RACK: 1
 TOWNHOUSE: 7 (INSIDE GARAGE)

OUTDOOR AMENITY SPACE PROVIDED: 477 SQ. FT. 44.3 SM
 CHILDREN PLAYGROUND: 477 SQ. FT. 44.3 SM

BUILDING HEIGHT - 10.33M
 FRONT YARD FACING GENERAL CURRIE - 6.0M (19'8")
 EAST SIDEYARD - 2.55M (8'5")
 WEST SIDEYARD - 1.25M (4'1")
 REAR YARD - 4.77M (15'8")

LIVE PLANT AREA : 25.07% (SEE LANDSCAPE)
 IMPERMEABLE AREA: 64.34% (SEE LANDSCAPE)

7196 SF GROSS FLOOR AREA
 5 UNITS
 38.3% (3846 SQ. FT.)
 LIVE PLANT AREA : 25.07% (SEE LANDSCAPE)
 IMPERMEABLE AREA: 64.34% (SEE LANDSCAPE)



ERIC LAW ARCHITECT
 211 W. 10TH AVENUE, VANCOUVER BC
 TEL: (604) 268-2099
 FAX: (604) 268-2887
 WWW.ERICLAWARCHITECT.COM
 COMPANY REG. NO. 123456789
 PROJECT REG. NO. 123456789
 CONTRACT REG. NO. 123456789
 LICENSE REG. NO. 123456789
 MEMBER OF THE ARCHITECTS OF BRITAIN COLUMBIA
 MEMBER OF THE SOCIETY OF ARCHITECTS OF CANADA
 MEMBER OF THE SOCIETY OF ARCHITECTS OF THE UNITED STATES OF AMERICA

1	2017.11.03	FOR REZONING APPLICATION
2	2018.01.15	FOR CITY COUNCIL
3	2018.03.15	FOR CITY COUNCIL
4	2018.05.15	FOR CITY COUNCIL
5	2018.07.15	FOR CITY COUNCIL

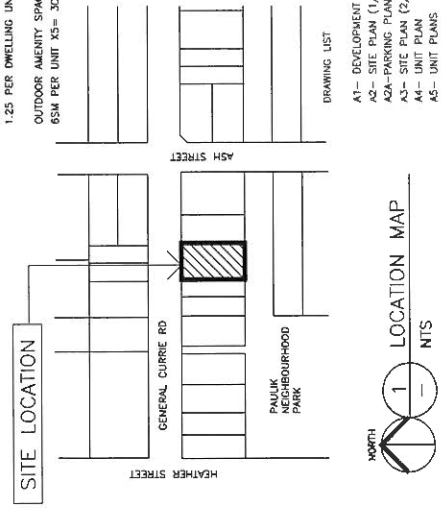
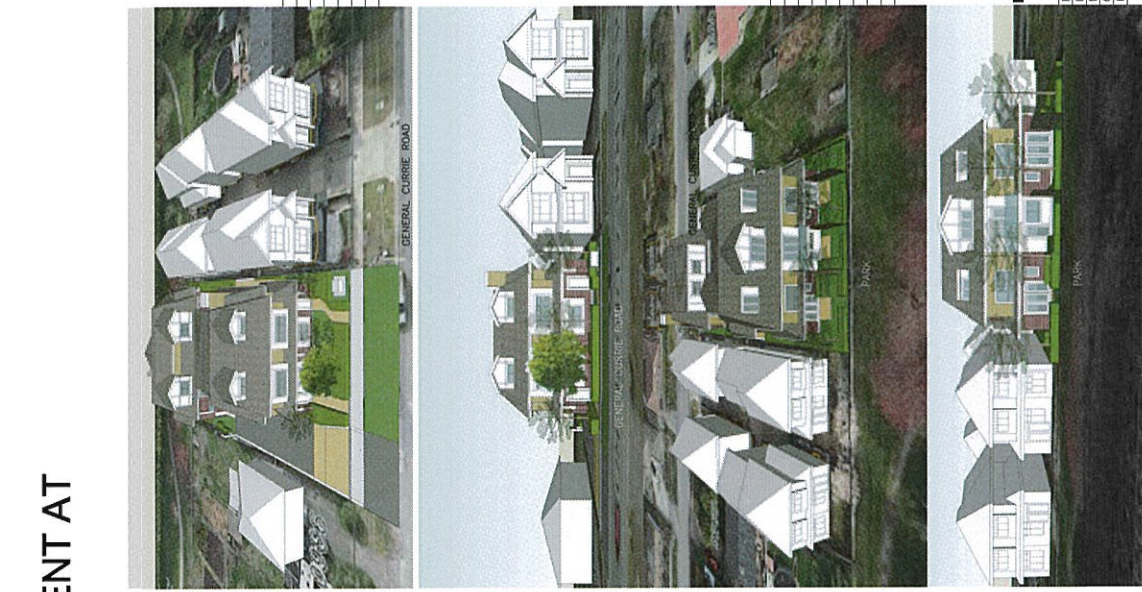
3	2018.07.15	IN RESPONSE TO CITY COUNCIL LETTER
4	2018.09.15	FOR FINAL BLDG MARKS
5	2018.11.15	FOR FINAL BLDG MARKS

PROPOSED TOWNHOUSE
 AT 9340
 GENERAL CURRIE RD
 RICHMOND BC
 DEVELOPMENT SUMMARY

PROJECT NUMBER: 17-11
 ISSUED: 3/6/2019
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 17-11_HSC_10008-102.DWG

REZONE
 RZ 17-790958

A1



- ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS
- (1) PROVIDE PRE-ROUTING TO ACCOMMODATE FUTURE SOLAR HOT WATER HEATING
 - (2) PROVIDE PRE-ROUTING TO ACCOMMODATE FUTURE GAS WATER HEATING
 - (3) STAINWELL HANDRAILS
 - (4) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - (5) PROVIDE PRE-ROUTING TO ACCOMMODATE FUTURE CRAI BAR INSTALLATION BEDS, TOILETS, BATHUBS AND SHOWERS
- THIS TOWNHOUSE SHALL MEET CITY'S ENERGY STEP CODE REQUIREMENTS

- DRAWING LIST
- A1- DEVELOPMENT SUMMARY
 - A2- SITE PLAN (1/1)
 - A2A- PARKING PLAN
 - A3- SITE PLAN (2/F & 3/F)
 - A4- UNIT PLAN
 - A5- UNIT PLANS
 - A6- ELEVATIONS
 - A7- EXTERIOR FINISHES
 - A8- OPEN SPACE DIAGRAM
 - A9- FAR DIAGRAM

214 W. 10TH AVENUE, VANCOUVER BC
 TEL: (604) 566-0989
 FAX: (604) 566-7947

CONTRACT NO. 17-790958
 PROJECT NO. 17-790958
 DRAWING NO. 17-790958-02
 DATE: 3/6/2019
 CHECKED BY: EL
 FILE NAME: 17-790958-170004-02.DWG

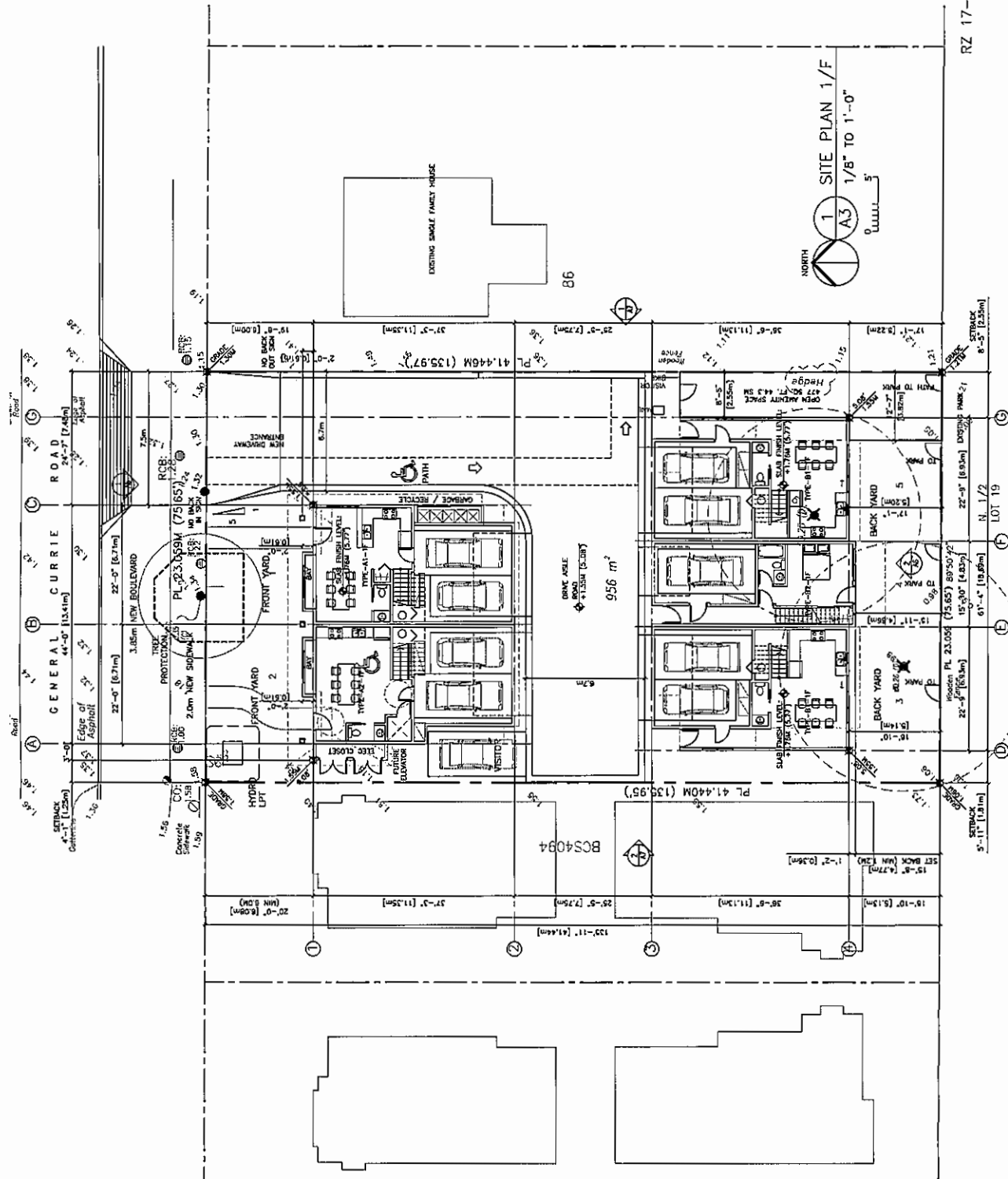
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION
11	REVISION
12	REVISION
13	REVISION
14	REVISION
15	REVISION
16	REVISION
17	REVISION
18	REVISION
19	REVISION
20	REVISION
21	REVISION
22	REVISION
23	REVISION
24	REVISION
25	REVISION
26	REVISION
27	REVISION
28	REVISION
29	REVISION
30	REVISION
31	REVISION
32	REVISION
33	REVISION
34	REVISION
35	REVISION
36	REVISION
37	REVISION
38	REVISION
39	REVISION
40	REVISION
41	REVISION
42	REVISION
43	REVISION
44	REVISION
45	REVISION
46	REVISION
47	REVISION
48	REVISION
49	REVISION
50	REVISION
51	REVISION
52	REVISION
53	REVISION
54	REVISION
55	REVISION
56	REVISION
57	REVISION
58	REVISION
59	REVISION
60	REVISION
61	REVISION
62	REVISION
63	REVISION
64	REVISION
65	REVISION
66	REVISION
67	REVISION
68	REVISION
69	REVISION
70	REVISION
71	REVISION
72	REVISION
73	REVISION
74	REVISION
75	REVISION
76	REVISION
77	REVISION
78	REVISION
79	REVISION
80	REVISION
81	REVISION
82	REVISION
83	REVISION
84	REVISION
85	REVISION
86	REVISION
87	REVISION
88	REVISION
89	REVISION
90	REVISION
91	REVISION
92	REVISION
93	REVISION
94	REVISION
95	REVISION
96	REVISION
97	REVISION
98	REVISION
99	REVISION
100	REVISION

PROPOSED TOWNHOUSE
 AT 8340
 GENERAL CURRIE RD
 RICHMOND BC
 SITE PLAN (1/F)

PROJECT NUMBER	17-790958
ISSUE DATE	3/6/2019
DRAWN BY	EL
CHECKED BY	EL
FILE NAME	17-790958-170004-02.DWG

A2

RZ 17-790958



PLN - 270

ERIC LAW ARCHITECT

ERIC LAW ARCHITECT
 100-1000 W. 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6P 6E6
 TEL: (604) 681-2000
 FAX: (604) 681-2001
 WWW.ERICLAWARCHITECT.COM

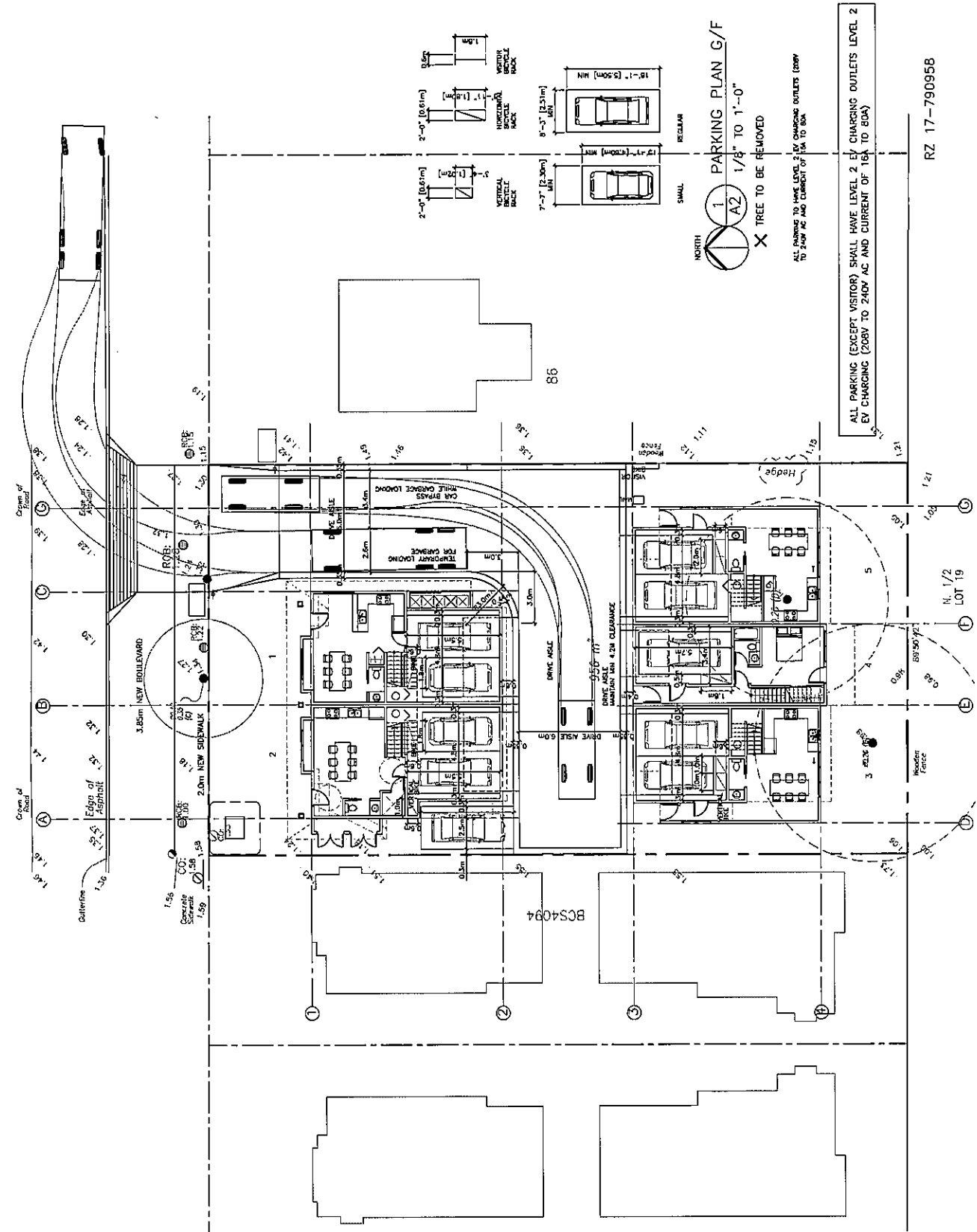
1	PROPOSED TOWNHOUSE
2	GENERAL CURRIE RD
3	RICHMOND BC
4	PARKING PLAN
5	PROJECT NUMBER: 17-11-0001-10000P-02-000

PROPOSED TOWNHOUSE
 AT 9340
 GENERAL CURRIE RD
 RICHMOND BC
 PARKING PLAN

PROJECT NUMBER:	17-11-0001-10000P-02-000
ISSUED:	3/6/2019
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	17-11-0001-10000P-02-000

A2A

RZ030E



PLN - 271

RZ 17-790958

**ERIC LAW
ARCHITECT**

2025 WEST AVENUE, RICHMOND BC
 TEL: (604) 273-7299
 FAX: (604) 273-7297
 WWW.ERICLAWARCHITECT.COM
 LICENSE NO. 12000-1000-0220-0000
 2025 WEST AVENUE, RICHMOND BC
 TEL: (604) 273-7299
 FAX: (604) 273-7297
 WWW.ERICLAWARCHITECT.COM
 LICENSE NO. 12000-1000-0220-0000

1	PREPARED FOR PERMIT APPLICATION
2	PREPARED FOR PERMIT APPLICATION
3	PREPARED FOR PERMIT APPLICATION
4	PREPARED FOR PERMIT APPLICATION
5	PREPARED FOR PERMIT APPLICATION
6	PREPARED FOR PERMIT APPLICATION
7	PREPARED FOR PERMIT APPLICATION
8	PREPARED FOR PERMIT APPLICATION
9	PREPARED FOR PERMIT APPLICATION
10	PREPARED FOR PERMIT APPLICATION

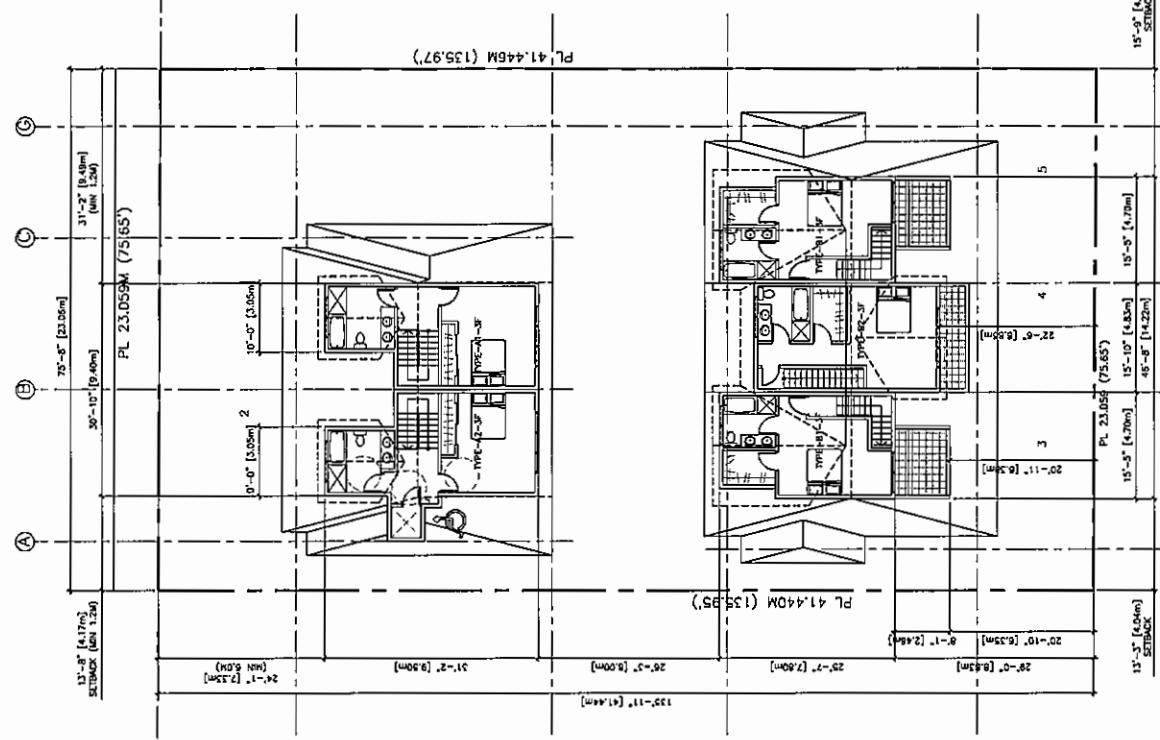
1	PREPARED FOR PERMIT APPLICATION
2	PREPARED FOR PERMIT APPLICATION
3	PREPARED FOR PERMIT APPLICATION
4	PREPARED FOR PERMIT APPLICATION
5	PREPARED FOR PERMIT APPLICATION
6	PREPARED FOR PERMIT APPLICATION
7	PREPARED FOR PERMIT APPLICATION
8	PREPARED FOR PERMIT APPLICATION
9	PREPARED FOR PERMIT APPLICATION
10	PREPARED FOR PERMIT APPLICATION

**PROPOSED TOWNHOUSE
AT 8340
GENERAL CURRIE RD
RICHMOND BC
SITE PLAN (2/F-3/F)**

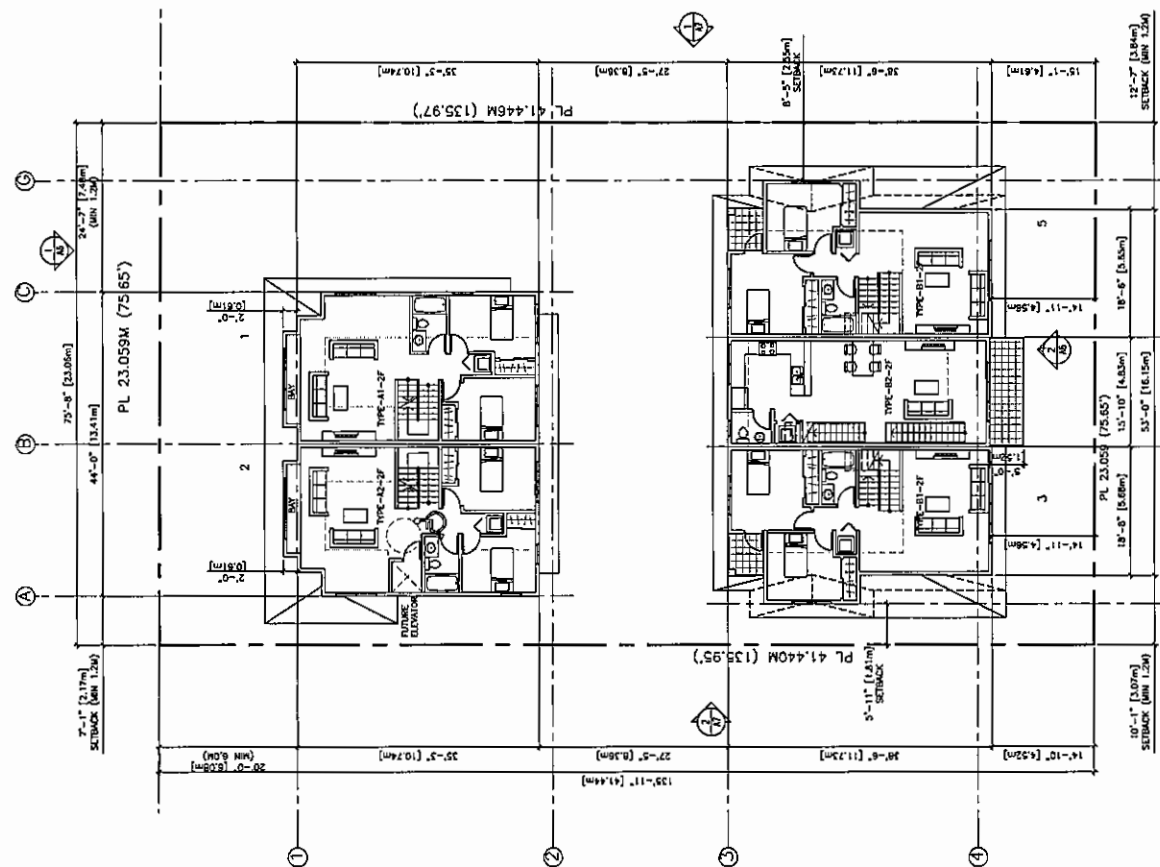
PROJECT NUMBER:	17-11
ISSUED:	3/6/2019
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	17-11_002_19000P-0220MS

A3

REZONE



RZ 17-790958

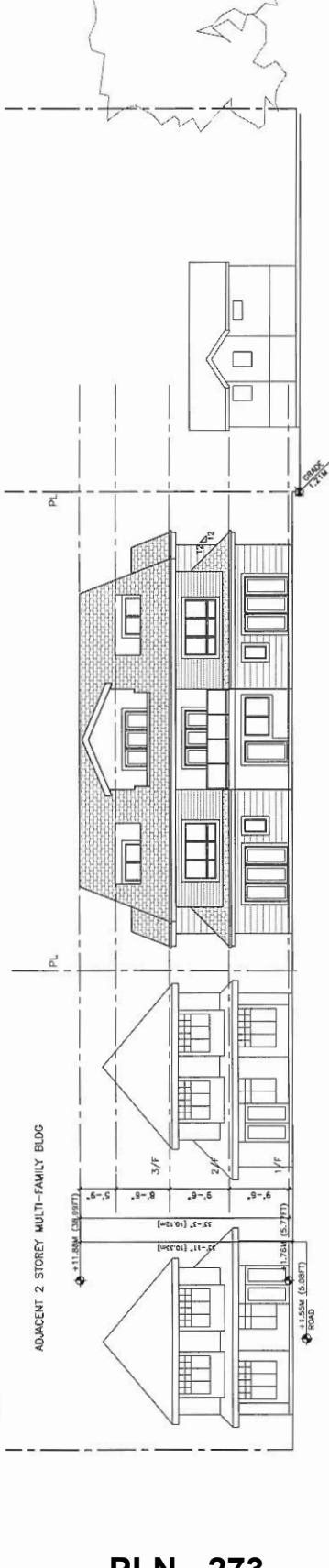
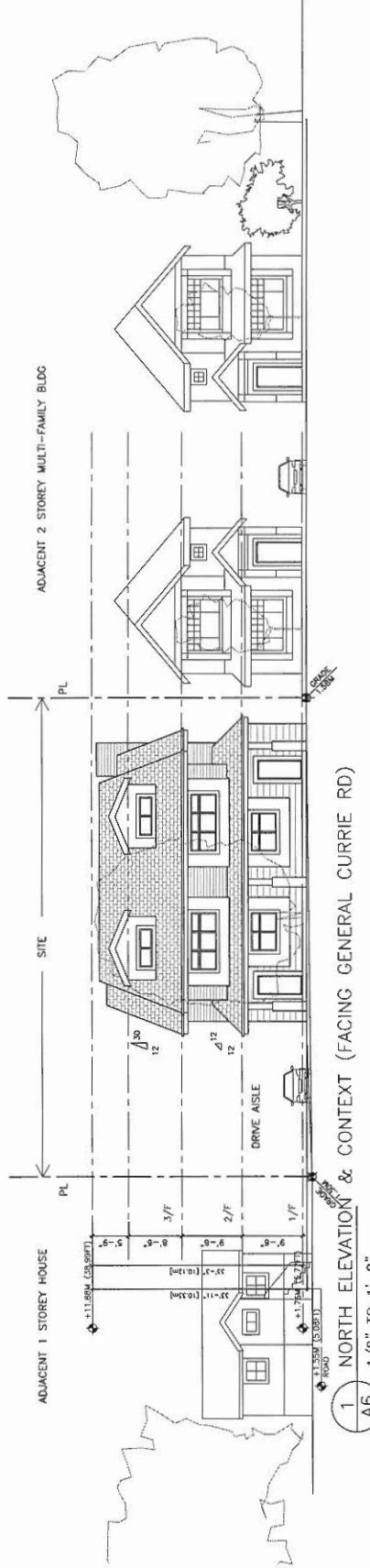


ERIC LAW ARCHITECT

2115 2ND STREET NORTH, RICHMOND BC
 V6V 2K6 (604) 273-2889
 1202 BURNHAMTHORPE RD. #100, RICHMOND BC
 V6X 3A9 (604) 273-2889

CONTRACT NO. 17-1-1-000000-0000
 PROJECT NO. 17-1-1-000000-0000
 DRAWING NO. 17-1-1-000000-0000
 DATE: 07/2019

1 2017.11.03 FOR PERMITS APPLICATION
 2 2018.03.17 FOR CITY COUNCIL
 3 2018.03.17 FOR CITY COUNCIL
 4 2018.03.17 FOR CITY COUNCIL
 5 2018.03.17 FOR CITY COUNCIL
 6 2018.03.17 FOR CITY COUNCIL



PROPOSED TOWNHOUSE
 AT 9340
 GENERAL CURRIE RD
 RICHMOND BC
 ELEVATIONS

PROJECT NUMBER: 17-1-1
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 17-1-1-0000-0000-RZ.DWG

A6

REZONE

RZ 17-790958

ERIC LAW ARCHITECT

2150 W. 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6P 4M1
 TEL: (604) 278-2789
 FAX: (604) 278-2787
 WWW.ERICLAWARCHITECT.COM
 ERIC LAW ARCHITECT INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, SEX, RELIGION, ANCESTRY, NATIONAL ORIGIN, AGE, DISABILITY, OR SEXUAL ORIENTATION. WE ARE AN EQUAL OPPORTUNITY EMPLOYER.

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS

1	DATE PLOTTED: 10/20/2019
2	PROJECT: 17-11-100000-02-000
3	ISSUED: 10/20/2019
4	DRAWN BY: EL
5	CHECKED BY: EL
6	FILENAME: 17-11-100000-02-000

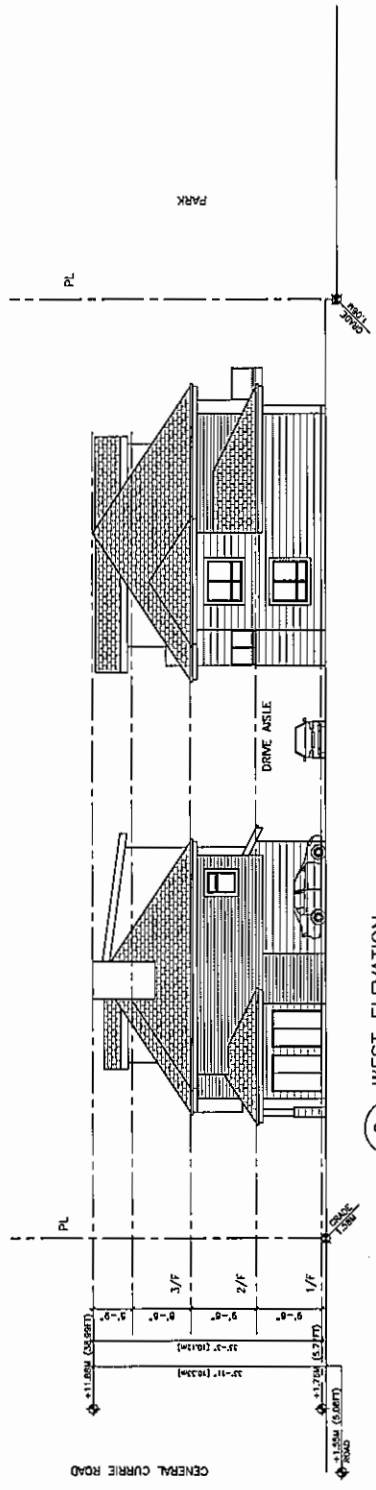
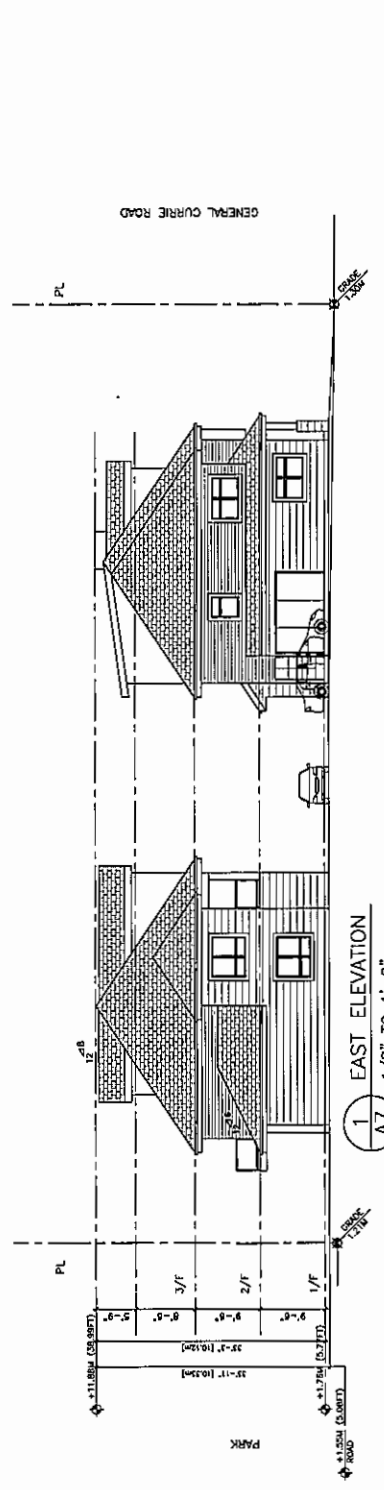
**PROPOSED TOWNHOUSE
 AT 9340
 GENERAL CURRIE RD
 RICHMOND BC
 ELEVATIONS**

PROJECT NUMBER:	17-11
ISSUED:	3/6/2019
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	17-11-100000-02-000

A7

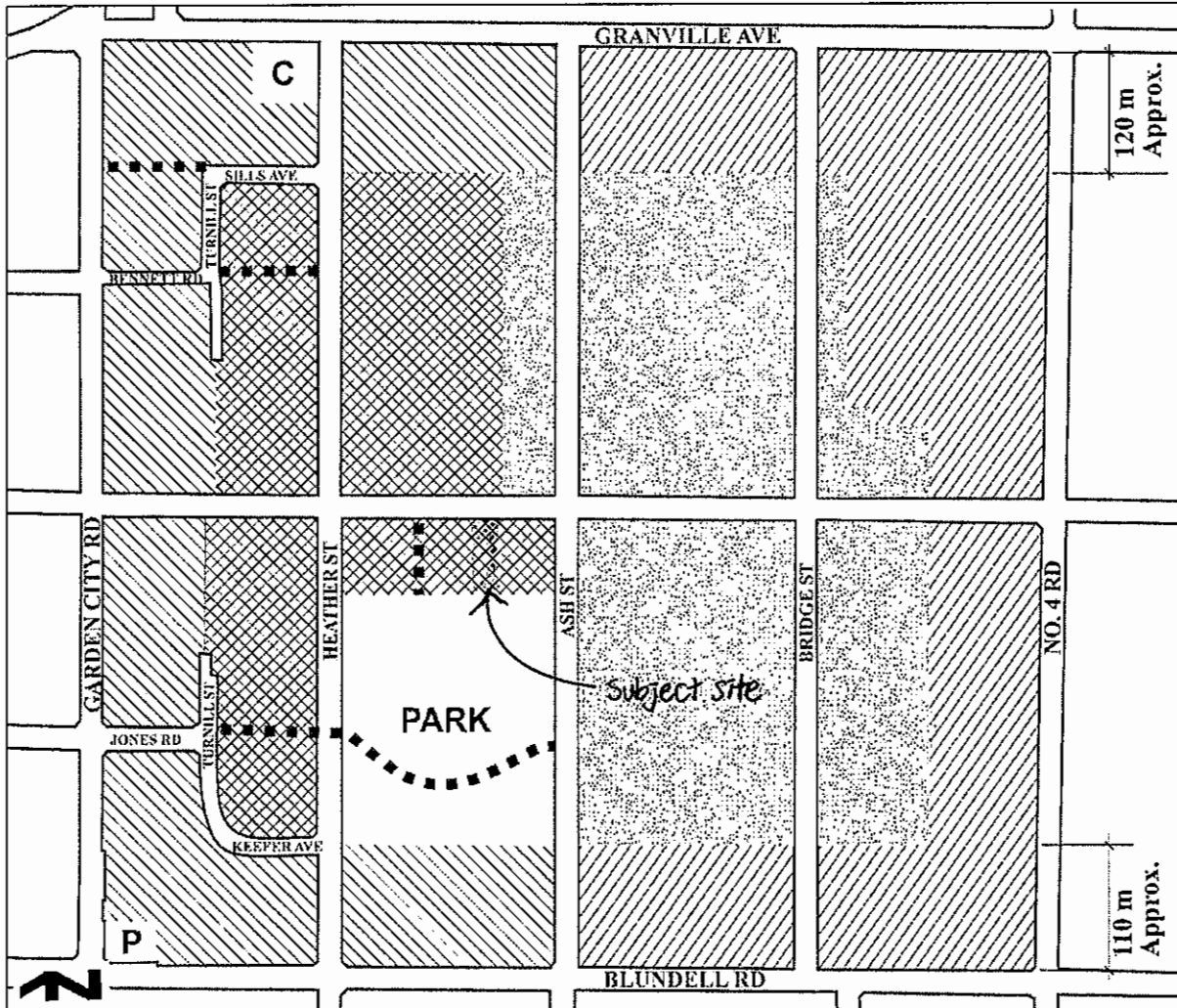
REZONE

RZ 17-790958



City of Richmond

Land Use Map Bylaw 9106
2015/09/14



<p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>	<p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>■ ■ ■ ■ Trail/Walkway</p> <p>C Church</p> <p>P Neighbourhood Pub</p>
<p>Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>		
<p>Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>		

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

Park, Minhee

From: CityClerk
Sent: Thursday, 3 May 2018 16:00
To: 'willie huang'
Subject: RE: Inquiry for objection against rezoning application

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

This application is currently with staff in the Planning and Development Division. Minhee Park, Planner 1, may be reached at 604-276-4188.

You may correspond with her regarding your objection.

If you have any other questions, please feel free to contact me.

Thank you,
 Hanieh

Hanieh Berg | Legislative Services
 City Clerk's Office | City of Richmond
 6911 No. 3 Road, Richmond, BC V6Y 2C1
 Direct (604) 276-4163 · Fax (604) 278-5139

From: willie huang [<mailto:huang.h.willie@gmail.com>]
Sent: Tuesday, 1 May 2018 22:24
To: CityClerk
Subject: Re: Inquiry for objection against rezoning application

Dear Clerks Staff:

Here is the associated information for the rezoning application which we are objecting to. If you need more information, feel free to contact me. Sincerely

10	15	4	8	17	790926-000-00-01Z	Staff Review	Rezoning	11186508 BC Ltd	Eric Law Archibald Inc. 20420512091 Eric Law
<small>11186508 BC Ltd has reported to the City of Richmond to receive 1542 Council Councillor Paul Fort, Brian Family (PLN 17) in a letter addressed June 22, 2018 to the City of Richmond, BC. Money paid: 1000000.00</small>									1510 General Councillor

On Tue, May 1, 2018 at 10:37 AM, CityClerk <CityClerk@richmond.ca> wrote:

Hello,

This is to acknowledge and thank you for your email.

Can you please provide a bylaw number or rezoning number associated with the project?

Thank you,

Hanieh

Hanieh Berg | Acting Manager, Legislative Services

City Clerk's Office | City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Lum,Robert
Sent: Tuesday, 1 May 2018 08:56
To: CityClerk
Subject: FW: Inquiry for objection against rezoning application

Hi Clerks staff:

Could you please provide response to Mr. Huang regarding the process for objecting a rezoning as stated below?

Thanks,

Robert

From: willie huang [<mailto:huang.h.willie@gmail.com>]
Sent: Tuesday, 1 May 2018 00:04
To: Lum,Robert
Subject: Inquiry for objection against rezoning application

PLN² - 278

To Whom it may concern,

I am writing to inquire about the process or method to object against a rezoning application in my neighbourhood. I am wondering who to write the letter to and if there is any specific formats to follow (we have multiple neighbours willing to sign to object against a rezoning application)

/sincerely

NOTICE: PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD

December 11, 2018

Dear Neighbour,

We would like to invite you to an open house to share information about our proposed townhouse development at **9340 General Currie Road** and obtain your feedback. We would like to identify any comments or questions you may have in order to address them early in the process.

We have submitted a rezoning application for 5 townhouses to the City of Richmond for **9340 General Currie Road**.

This development will be built according to the city's regulations under a specific ZT45 zoning. There will be total of 5 townhouse units with total of 9 parking spots and 1 visitor parking. There will be two buildings with 2 units at front and 3 units at back building, and each townhouse unit will have 3 bedrooms with 2 and a half bathrooms.

OPEN HOUSE MEETING to be held at:

#550 – 9100 Blundell Road, Richmond BC V6Y 2N9

Time: 6 pm to 8 pm

Date: December 19, 2018

Included in the envelope is a preliminary plan of this project and a 3D rendering so you can see what the townhouses will look like.

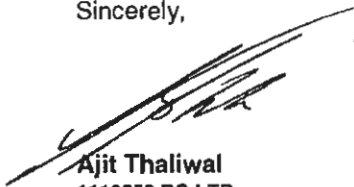
If you cannot make it in person, you can send your comments directly to 9340generalcurrieroad@gmail.com or Mail your comments to our address below.

Ajit Thaliwal
#2240-4871 Shell Rd. Richmond BC V6X 3Z6

Your thoughts, comments, questions and time are greatly appreciated. We do need your comments by January 11, 2019.

City Contact
Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
mpark@richmond.ca

Sincerely,



Ajit Thaliwal
1116559 BC LTD
#2240-4871 Shell Rd
Richmond BC V6X 3Z6
t: 604-727-5166
f: 604-304-0426
9340generalcurrieroad@gmail.com

9340 General Currie Road - 3D Rendering of The 5 Units Townhouse Development



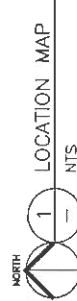
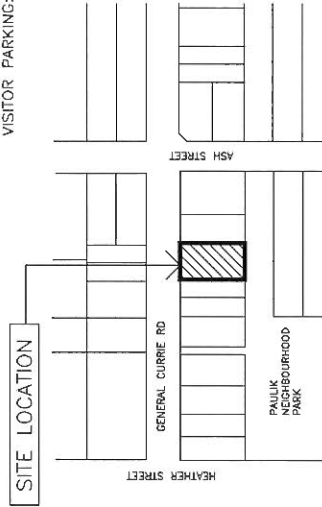
PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD, RICHMOND, BC

PROPOSED

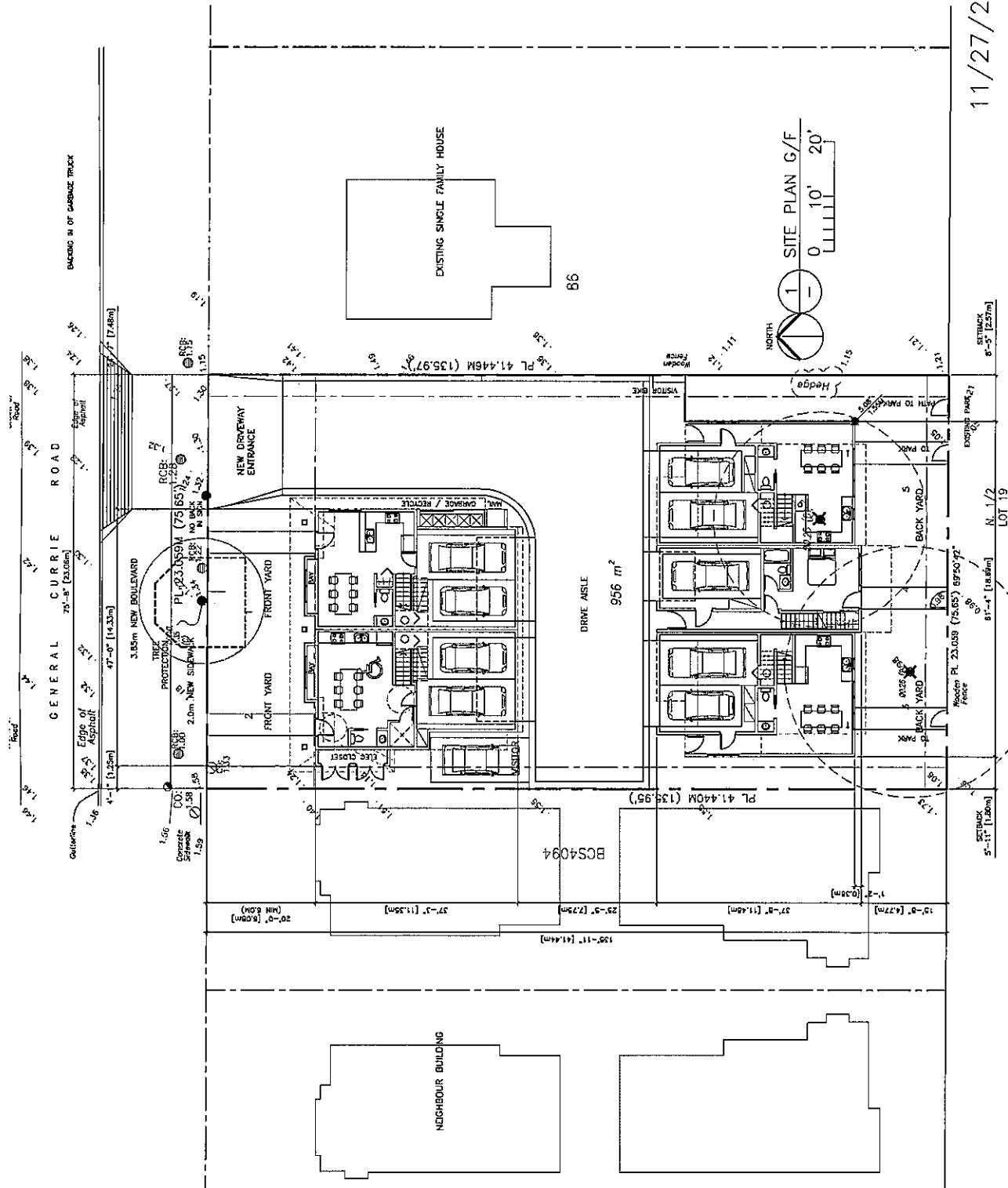
- (1) FLOOR AREA RATIO: 0.7
7198 SF GROSS FLOOR AREA
- (2) NUMBER OF UNIT: 5 UNITS
- (3) SITE COVERAGE: 38.3%
- (4) BUILDING HEIGHT: BUILDING HEIGHT – 10.33M
FRONTYARD FACING GENERAL CURRIE – 6.0M (19'8")
- (5) SETBACK: EAST SIDEYARD – 2.57M (8'5")
WEST SIDEYARD – 1.25M (4'1")
REAR YARD – 4.77M (15'8")

- (6) PARKING: RESIDENTIAL PARKING:
5 REGULAR PARKING
4 SMALL PARKING
TOTAL = 9

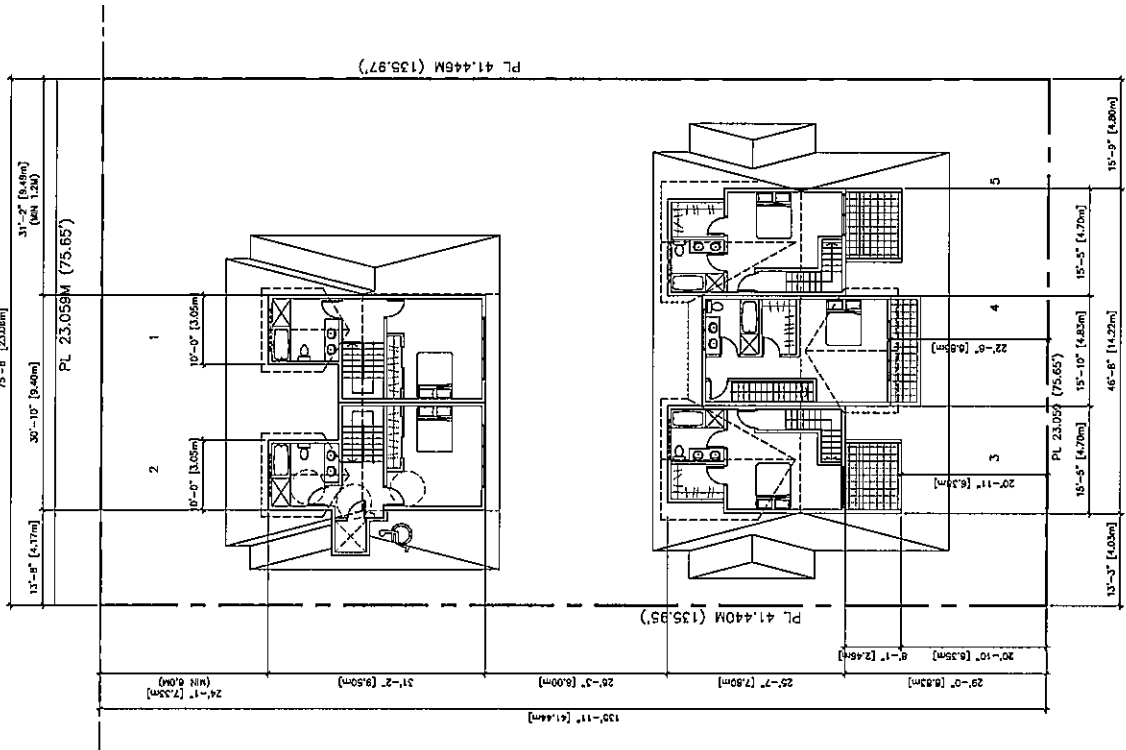
VISITOR PARKING: 1 REGULAR



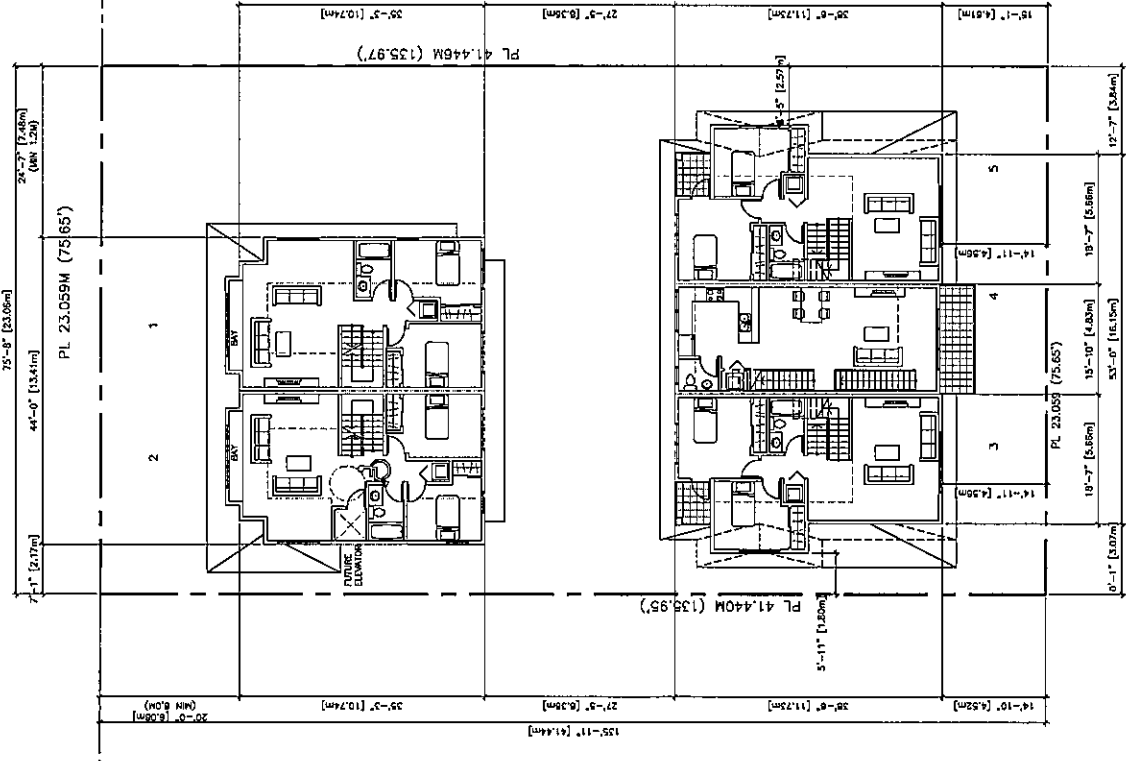
11/27/2018



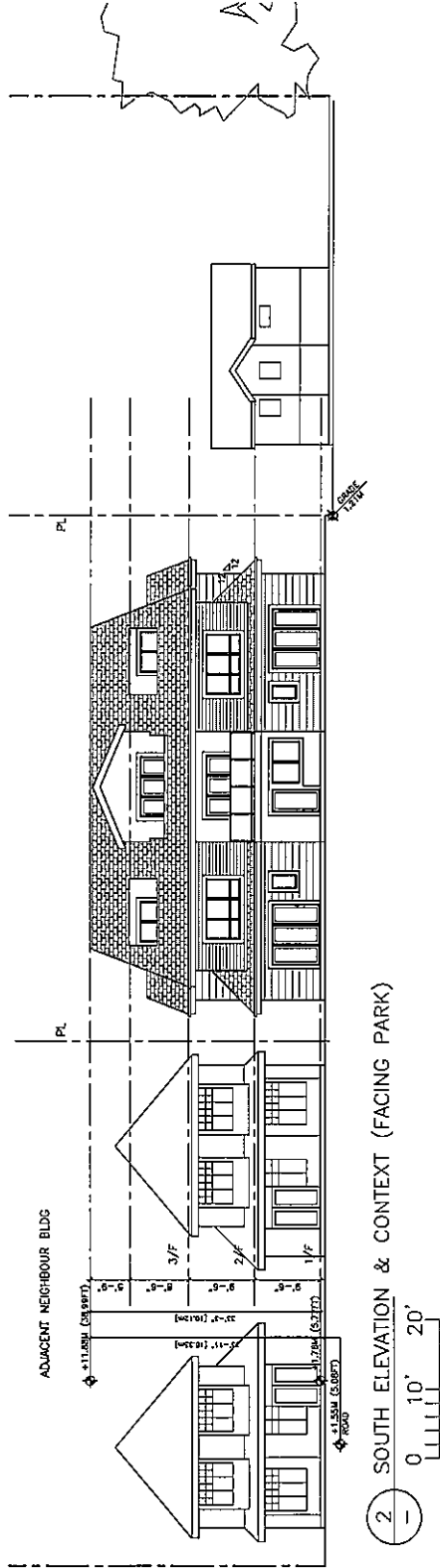
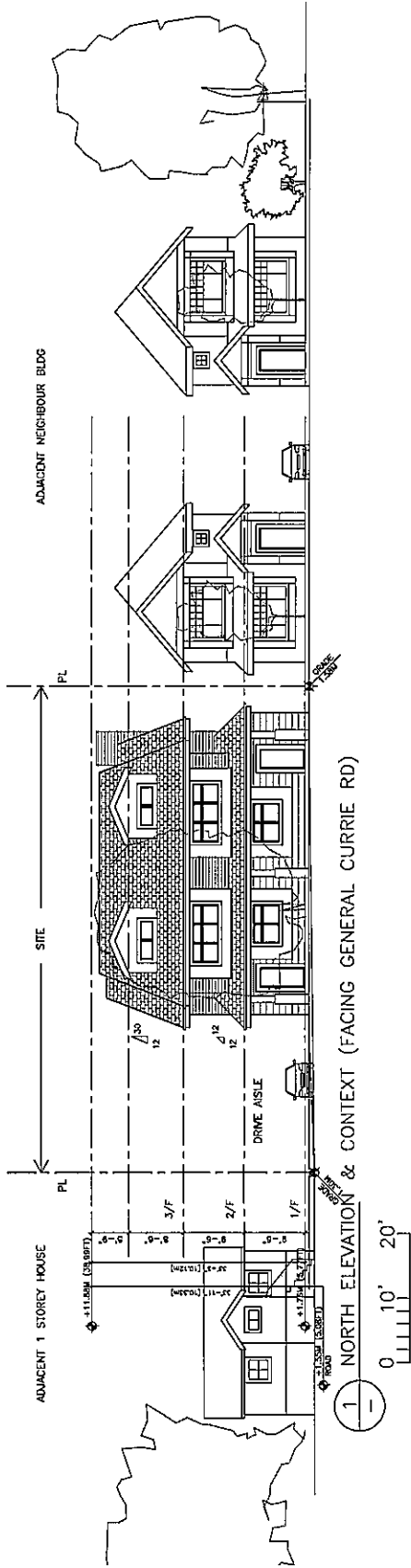
11/27/2018



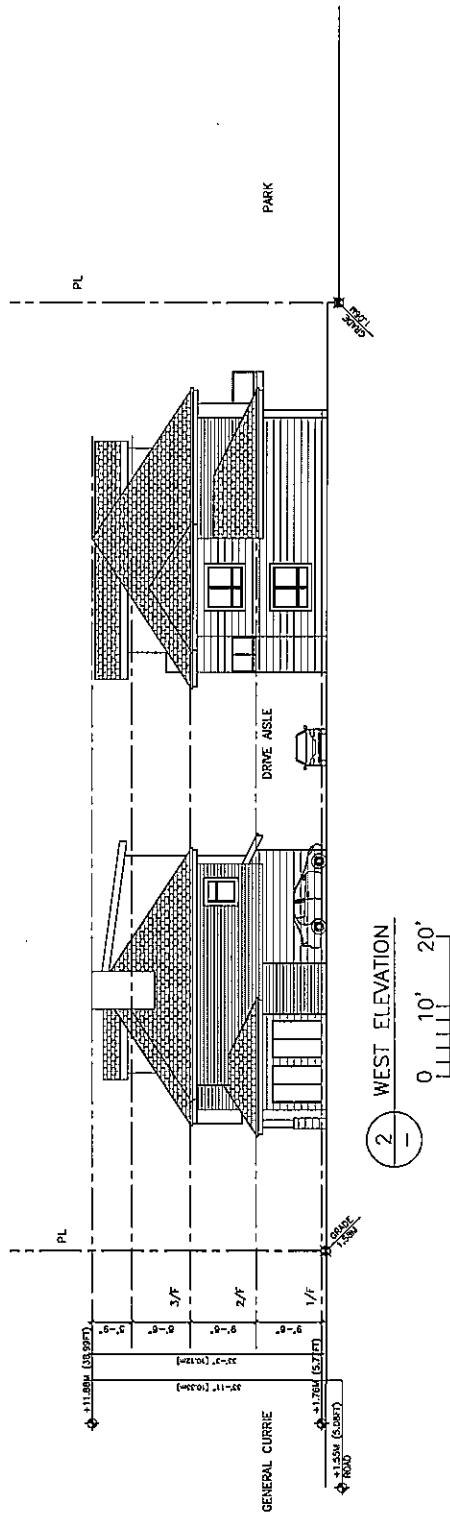
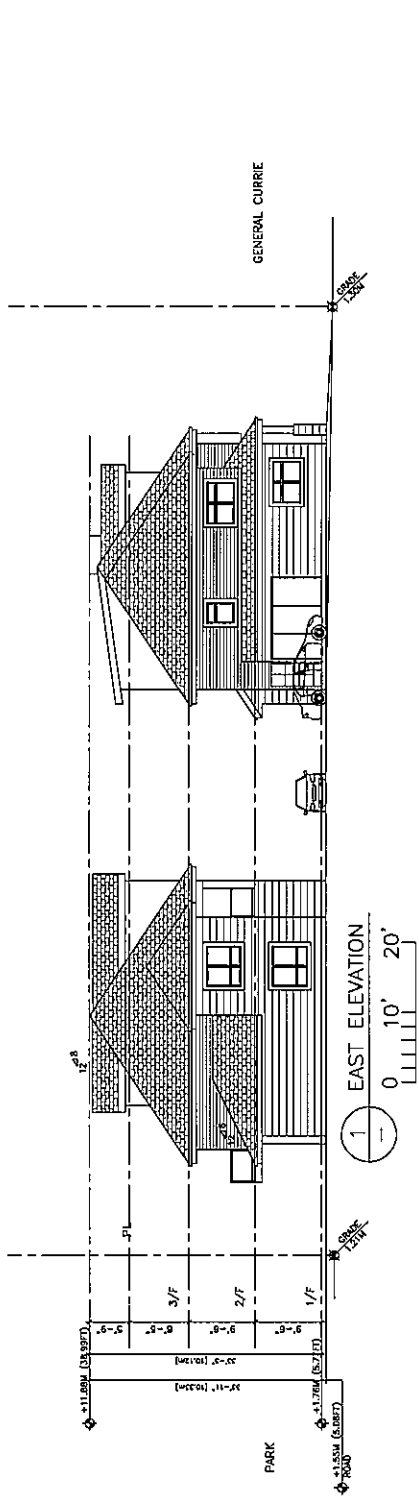
2 SITE PLAN 3/F
 11/27/2018
 NORTH
 0 10' 20'



1 SITE PLAN 2/F
 11/27/2018
 NORTH
 0 10' 20'

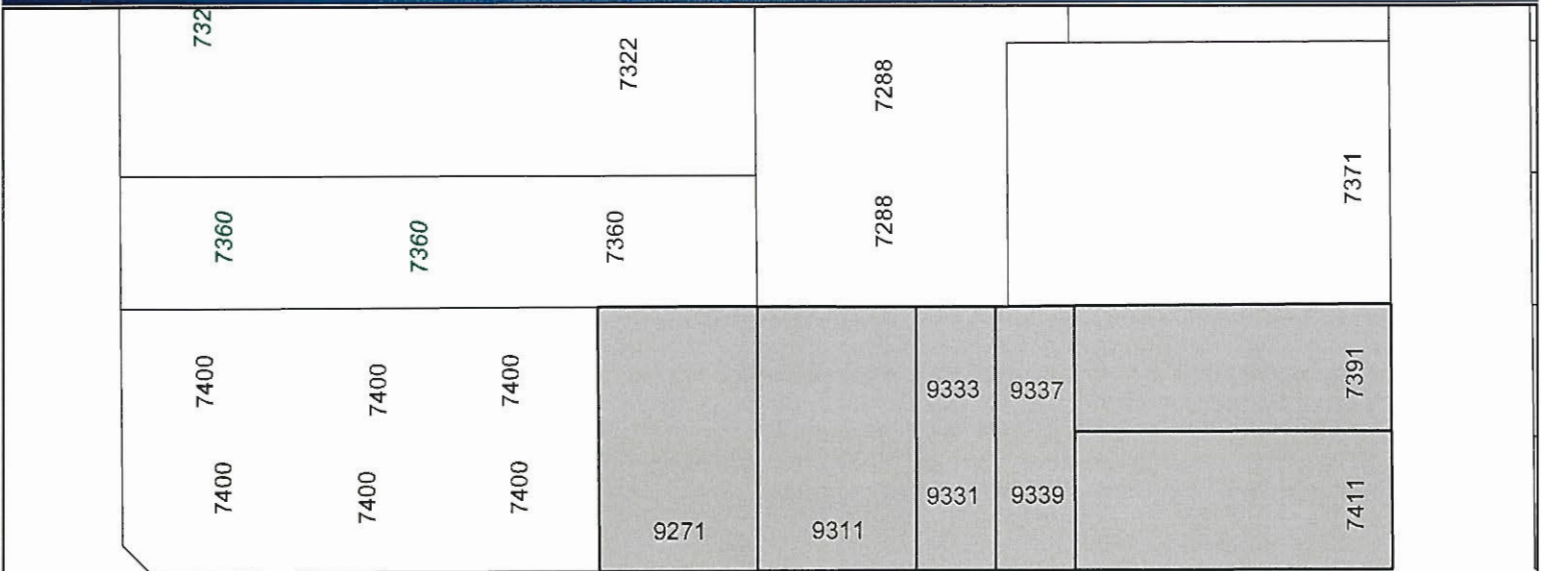


11/27/2018

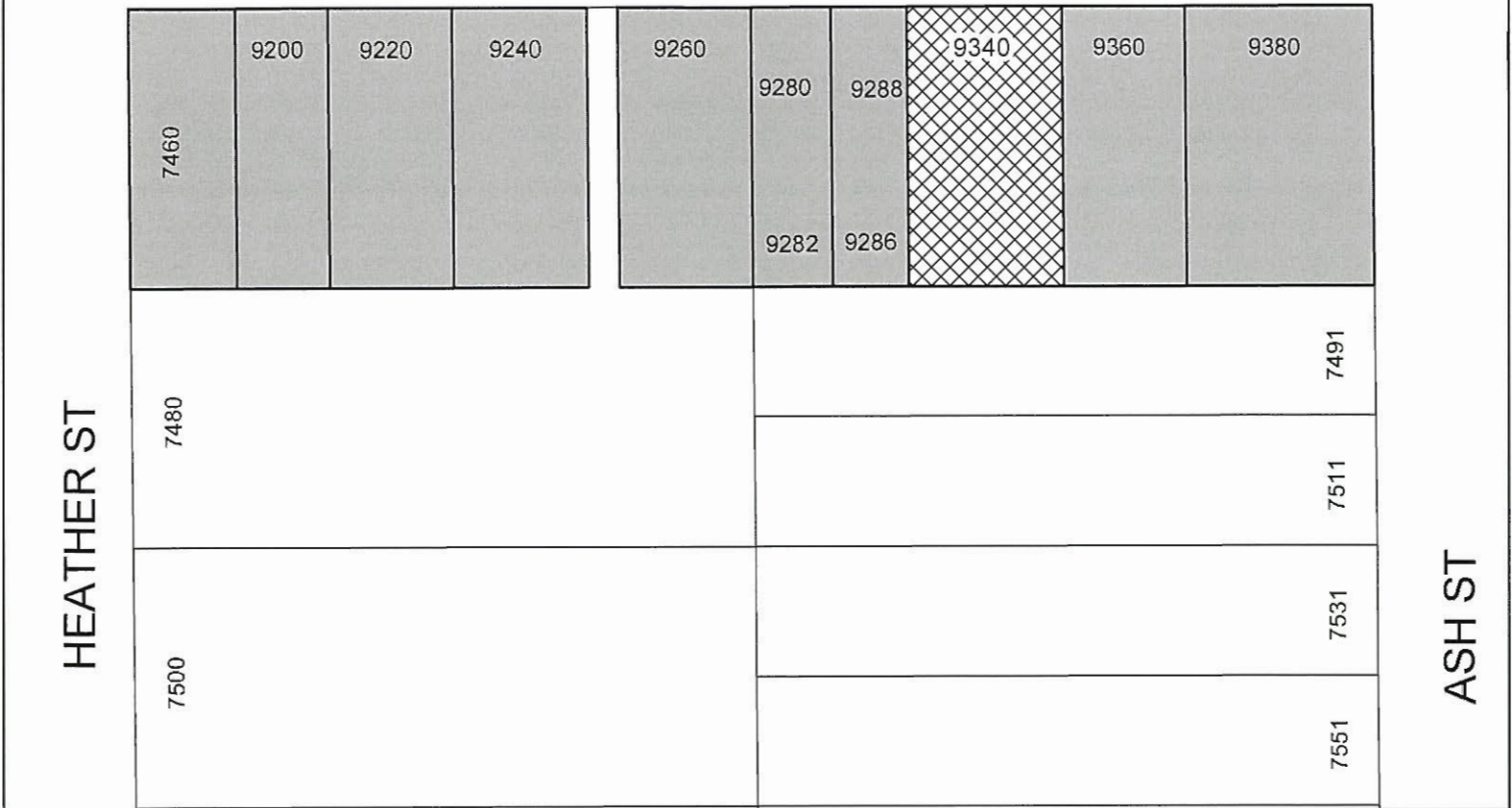


PLN - 286

11/27/2018



GENERAL CURRIE RD

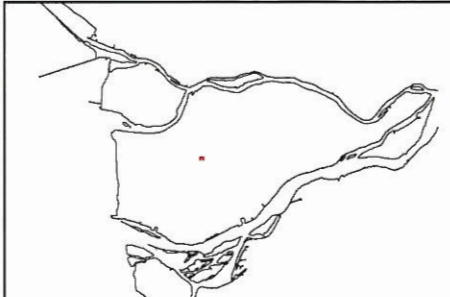


Legend

- Subject Property
- Notified Properties
- Parcels

Note:
 The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
 Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
 This IS NOT a legal document, and is published for information and convenience purposes only.
 © City of Richmond, 2019. All rights reserved. Not to be reproduced or distributed without permission.

PLN - 287



Park,Minhee

From: Ajit Thaliwal <ajitt@sutton.com>
Sent: Thursday, 20 December 2018 16:56
To: Park,Minhee
Cc: Raman Kooner
Subject: FW: 9340 General Currie Rd - Open House Meeting Dec 17. 2018
Attachments: 20181219_180157.jpg; 20181219_180202.jpg; 20181219_180011.jpg; 20181219_180017.jpg; 20181219_181403.jpg; 20181219_181007.jpg; 9340 General Currie Rd - Open House Meeting Sign Up Sheet.pdf

Hello Minhee

In respect to the open house meeting we had last night.

We had total of 3 groups attend

1. Neighbour to the east attended with his wife, they were very comfortable with the project, just wanted to make sure we put a fence up for their privacy. We agreed
2. Cindy -- lives few doors to the west she did not have any issues with our site/project and wanted know if her site would get the same zoning also.
3. Sharon from 7411 Ash Street -- she did not have any issues with the development in general asked about timeframe and was more concerned about the landscaping and tree planting on the site. We advised that we would consult her on this aspect once the landscape architect has given us a drawing and she was happy to hear this.

Please find attached some pics of last nights open house and sign in sheet for your records.

Thanks
Ajit

9340 General Currie Road - Open House Sign Up Sheet

	Home Owner Name	Address	Phone	Email
1	Michael Schroeder	9360 Gen. Currie	604-244-5855	
2	Sharon MacGougan	7411 Ash street	604.618-8866	
3	Cindy Miller	9260 General Currie	604 278-1644	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

Park, Minhee

From: Mark Thompson <mr.lark@gmail.com>
Sent: Saturday, 29 December 2018 22:56
To: Park, Minhee
Cc: 9340generalcurrieroad@gmail.com
Subject: Re: 9340 General Currie Road

Follow Up Flag: Follow up
Flag Status: Completed

Hello,
 thanks for your reply about the rezoning of this property and the opportunity to further discuss the application.

I now have had the chance to review the drawings of the proposed complex and have a couple of comment/questions. First, the height of the new building seems considerably higher than the neighbours' homes (and mine). That does seem to be out of character for this small area of the neighbourhood.

Second, there are five homes proposed. Again, this seems to be out of character for this area. The neighbouring complex to the west has only four residences. Where I live at 9331-9339 General Currie, we have only four homes. To effectively "cram" five residences where the surrounding homes have only four creates crowding issues, parking problems, and smaller things like a lot of extra garbage/recycling boxes weekly. Even now, with the existing house which is rented-likely 4-6 tenants, parking problems have been created despite that the driveway has room for three or four cars. I can imagine much bigger problems if five homes are permitted with 2-3 cars per residence.

Thank you for listening to my concerns,

Mark Thompson

On Wed, 19 Dec 2018 at 08:44, Park, Minhee <MPark@richmond.ca> wrote:

Hi Mr. Thompson,

Thanks for your email.

The rezoning application is still under staff review, and the applicant is trying to obtain input from neighbours early in the application process.

If you need more information about the application or have any questions, I would be more than happy to meet with you early in the new year. Also, I encourage you to send me your comments by email if you have any comments.

Please feel free to contact me to set up a meeting or obtain further information regarding the proposed development. Thank you.

Minhee Park, Planner 2
 Policy Planning Department

City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

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

From: Mark [mailto:mr.lark@gmail.com]
Sent: Tuesday, 18 December 2018 18:58
To: 9340generalcurrieroad@gmail.com
Cc: Park,Minhee
Subject: 9340 General Currie Road

Gentlemen,

I reside at 9337 General Currie Road, Richmond, B.C. V6Y 1M7. I just received notice of this meeting yesterday together with various diagrams relating to the proposed project.

As much as I would like to attend the open house, I will be unable to because of the short notice and other commitments for that evening.

Thank you,

Mark Thompson

Park, Minhee

From: Sharon MacGougan <sharonmacg@telus.net>
Sent: Friday, 11 January 2019 16:57
To: Park, Minhee
Subject: 9340 General Currie Road

PROPOSED TOWNHOUSE DEVELOPMENT AT 9340 GENERAL CURRIE ROAD January 11, 2018

Submitted by:
Sharon MacGougan
President, Garden City Conservation Society and resident of 7411 Ash Street
C. 604.618-8866

Process:

Having the opportunity to meet with the developer early on in the process is a wonderful one! I'm hoping that this becomes a standard requirement because it fosters respect and better understanding on both sides. Well done!

These are some of the comments I made to developers at the Open House they facilitated on December 19, 2018.

RESPECT FOR THE NEIGHBOURHOOD

Bird Habitat:

I advised the developer that the city boulevard (close to and across from their site) is designated bird habitat. There is a City of Richmond Adopt-a-Bird Habitat "for the love of birds" sign at the corner of Ash and General Currie Roads. Half of my property and the city's boulevard next to my property are trees and lower growth.

I have asked the developer to respect this area and please ensure that their various work crews do not dump garbage here.

I suggested providing a garbage can for employee use and ensure that ALL workers use it.

Ecology:

I suggested that the developer plant native to BC species of trees and plants on their site. Please no palm trees, banana trees, palm plants or other non-native species. We have lost a lot of native ecology through development in our area and it is almost universally not being replaced.

Accessibility:

It is neighbourly for the developer to be easily accessible in case of problem AND respond/rectify in a reasonable amount of time.

Time-lines:

I suggest that development completes in a reasonable amount of time.

Is the developer running simultaneous developments? What this means for a neighbourhood is that the disruption is dragged out for years (in multiple neighbourhoods).

Fencing:

The faux brick concrete pillar fencing style is unfriendly and leaves less space for planted material. I am happy to supply photos of "friendlier" fencing with hedge examples from my neighbourhood, when appropriate.

Park,Minhee

From: Raman Kooner <ramankooner@gmail.com>
Sent: Monday, 3 June 2019 08:39
To: Park,Minhee
Subject: 9340 General Currie Road

Hi Minhee

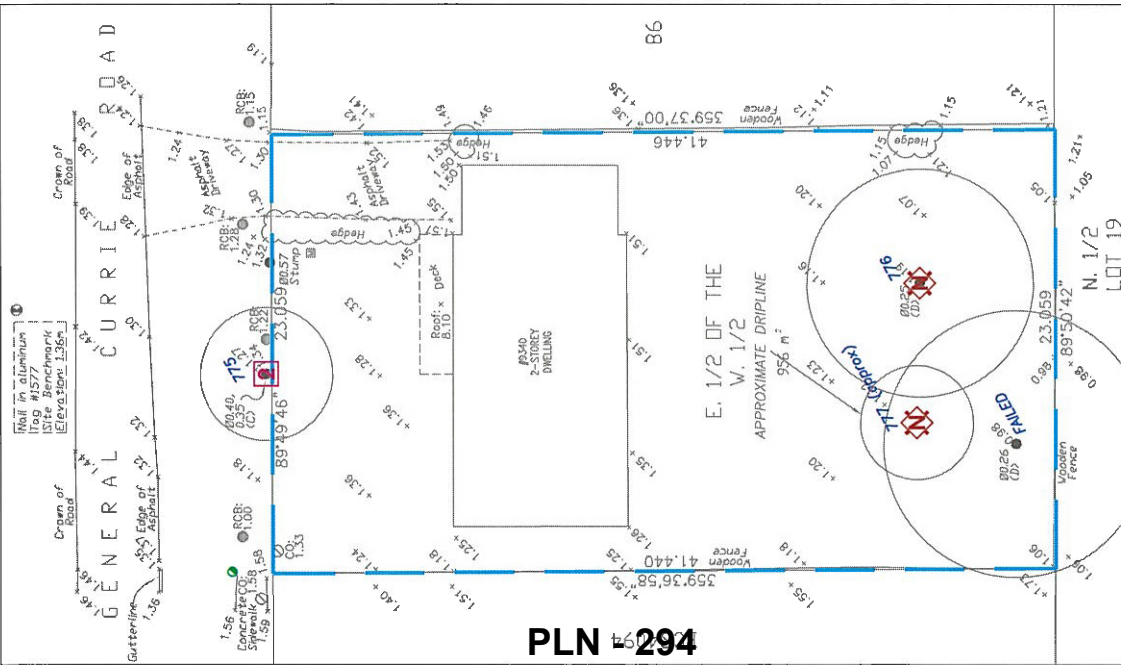
Just wanted to follow up your phone call with an email.

We had tried to approach the neighbors to purchase their property some time ago through a realtor Steve Baker, he had gone to their residence on at least 2 maybe 3 different occasions. I believe you already have the contracts and some voice notes from Mr.Baker. Ajit had also talked to them on a different occasion and brought up them potentially selling the property to us. The neighbors at 9360 (right next door) are the relatives of the owner of both adjacent properties who lives at 9380 General Currie, I believe it is her son that lives next door. They did actually expressed interest but the mother, whom is the owner of both properties did not want to sell at the current time, they were very nice and complimentary of the development. They had some requests of us to help them out with their fencing and potential driveway location, and we have addressed their concerns.

If you need anything further please let us know.

Thank You

Raman Kooner
#2240-4871 Shell Rd
Richmond BC, V6X 3Z6
o: 604.273.3155
c: 604.825.4433
f: 604.304.0426
e: ramankooner@gmail.com



PLN 294

Tree Inventory Legend:
 Tag/ID denotes the serial numbered aluminum tag affixed to the tree or a reference ID as referenced in report and on drawing.
 Loc denotes the ownership of trees based on the survey and project plans provided;
 On denotes: On-Site Tree, Off denotes: private Neighbour Tree, Shared denotes: Joint Ownership Tree (details in comments section) City denotes: Street Tree, or tree within proposed Park or ESA
 Survey denotes tree is surveyed or not (Y/N)
 Dibb denotes the diameter of the trunk measured in cm, at 1.4 m above grade or to arboricultural standards (i.e. below scaffold union). If multiple stems attach at or below the root crown, only the largest stem is shown.
 Ht denotes the height of the tree in metres as measured or estimated by the assessor.
 Spr denotes the spread RADIUS of the branches and foliage (dripline) in metres as measured or estimated by the assessor.
 Suitability is the suitability for retention considering the condition, tolerance and other factors based on the general land use proposed; U denotes Unsuitable, M denotes Marginal, S denotes Suitable.
 Value is the assessor's opinion of the location, contribution and functional landscape amenity that the tree provides to the proposed land use; L denotes Low, M denotes Medium, H denotes High.
 Priority denotes a numerical rating assigned for tree retention planning consideration only, considering suitability and value. See tree assessment drawing and report for further context.
 Comments are restricted to only a brief summary describing overt defects or noteworthy growing condition observations.
 Action denotes proposed treatment in context to the current project design; RETAIN, REMOVE or PROTECT. Shared and Off-Site trees proposed as REMOVE require owner consent.
 CPZ and RPZ are assigned setbacks for Crown and Road protection. Together, these form the tree protection zone. A working space setback (WSS) applies to the tree protection zone.

Tag/ID	Loc	Survey	Common name (Botanical)	Dbh	Ht	Spr	Suitability	Value	Priority	Comments	Action	Rationale	CPZ	RPZ
775	CITY	Y	Western reedcedar (Thuja plicata)	36	6	3	M	M	N/A	Twin stems joining at the root crown. • Topiary created through regular topping and shear pruning to a hedge like form.	PROTECT	City tree.	4	4
776	ON	Y	Cherry (Prunus sp.)	20	7	3	U	M	NIL	Leans south due to a partial root mat failure in progress.	REMOVE	Condition		
777	ON	Y	Black walnut (Juglans nigra)	20	10	3	U	M	NIL	• Topped at 6 m above grade with small replacement leaders and excessive epicormic growth as a response, indicative of health stress. • The tree has limited remaining life, is not well suited to long term retention and is proposed to be removed. • Historically failed and in contact with the ground.	REMOVE	Condition		
FAILED TREE	ON	Y	Apple (Malus sp.)	26			U	L	NIL		REMOVE	Condition		

LEGEND - TREE ASSESSMENT AND VIABILITY:

- XXX denotes TAG NUMBER or ID REFERENCE
- 1 denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)
- 2 denotes PRIORITY 2 tree MARGINAL for preservation. (possible candidate subject to design and other conditions)
- U denotes PRIORITY NIL tree in UNSUITABLE CONDITION (not viable for retention)
- ⊗ denotes UNSURVIVABLE TREE (not exempt from permitting (based on municipal bylaw))
- ⊙ denotes OFF-SITE tree (requires protection or approval from city/owner before removing)
- ⊕ denotes OPTIMAL TREE PROTECTION SETBACK (for planning and design consideration)
- ⊖ denotes 4 TIMES DBH SETBACK (for reference only - not a specification)

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

oclgroup.ca

ARBORTECH CONSULTING

SUITE 145 - 12021 HORSESHOE WAY, RICHMOND, BC V7A 1V4 (604) 275-2464

PROJECT: TOWNHOUSE DEVELOPMENT
 ADDRESS: 9340 GENERAL CURRIE RD RICHMOND BC
 CLIENT: AJIT THAIWAL
 CITY REF: 17268
 PLOT SIZE: 11'x17' REV #: 1 DATE: MAY 29, 2019

TREE ASSESSMENT DETAIL

DRAWING USE AND COORDINATION:

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultant (i.e. surveyor, engineer, architect or other design professional) for accurate information on the location of the features indicated on this drawing. The designer is not responsible for the accuracy of the information provided by the client or their consultants.
- Review the tree protection measures and determine any conflicts. If conflicts are identified, the design professional and/or the client should bring these to the attention of the project architect from the office to review and resolve.
- Protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes to the municipality requests should be brought to the attention of the project architect from the office.
- Some existing trees may not be shown on this drawing (i.e. understorey or below external trees, or grouped trees). It is the responsibility of the contractor to confirm that all necessary municipal approvals are in place, and to delineate the full scope of tree removal work. Only trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Tree retention and removal work shall be undertaken in accordance with the following standards and codes of practice, and with on-site supervision from an arborist from the office.
- Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
- Certain tree removals in proximity of related trees or power lines may require assistance from a suitably qualified professional, such as a:
 - USA Certified Arborist (tree removal, logging, overfelling and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices;
 - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures;

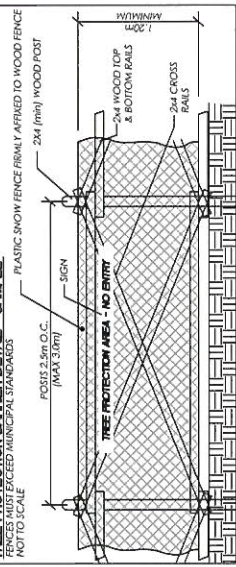
LEGEND - TREE MANAGEMENT FOR PROJECT:

- See arborist report for further details.
- denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
 - denotes RETENTION (tree protection measures required)
 - denotes REMOVAL (tree removal or approved removal)
 - denotes REMOVAL (tree for HIGH RISK MITIGATION) (permits or approvals required)
 - denotes OFF-SITE (tree removal or approved removal from city/owner before removal)

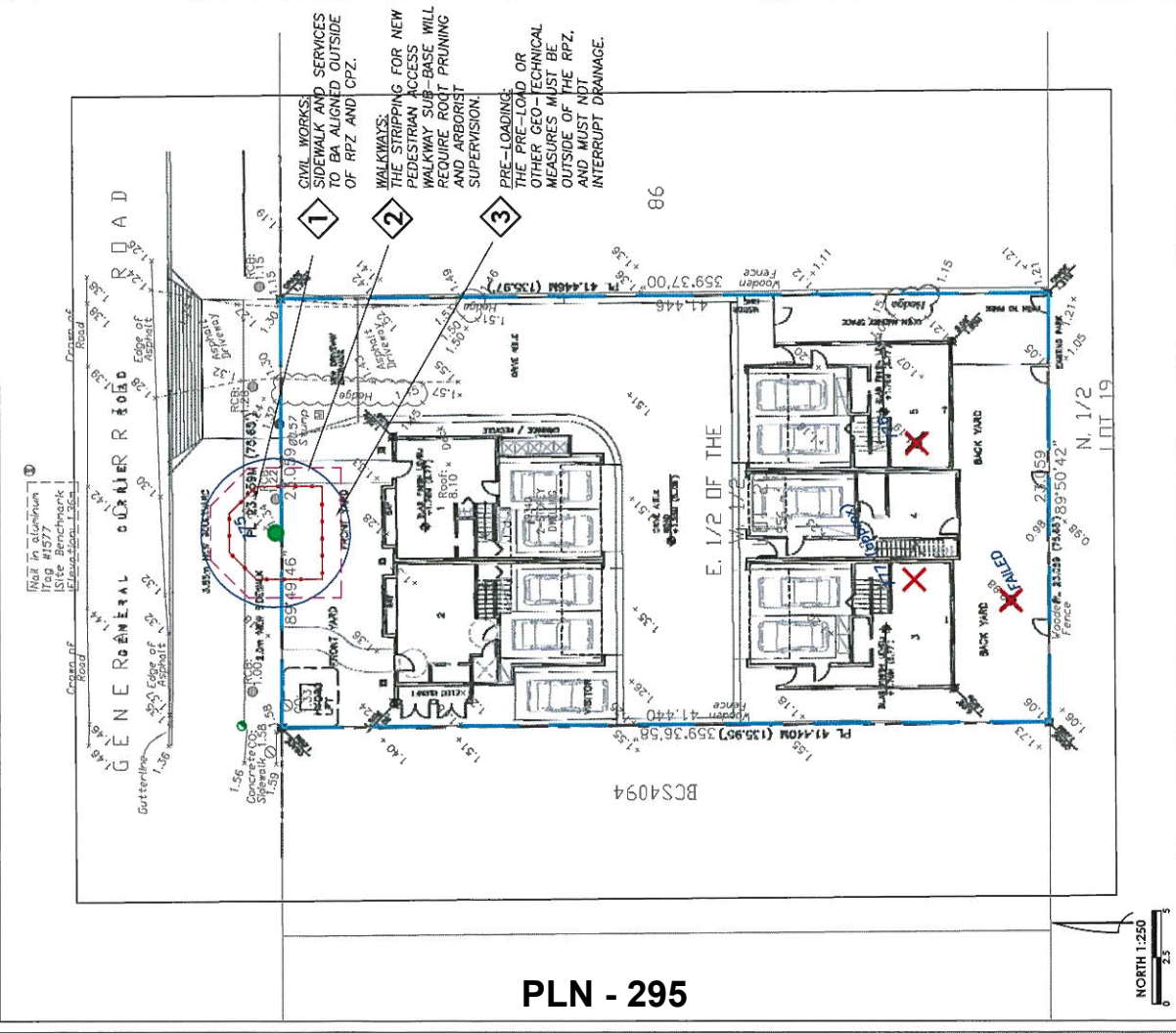
LEGEND - TREE PROTECTION:

- denotes WORKING SPACING RELATIVE TO THE ENVIRONMENTAL SENSITIVE AREA adjacent tree to free (centre of trunk). See below for root protection zone.
- denotes CROWN PROTECTION ZONE - CPZ (Exclusion zone - no optical encroachment of buildings to within 1.0m min)
- denotes ROOT PROTECTION TONE - RPT (This is the minimum clearance for TREE PROTECTION BARRIERS)
- denotes WORKING SPACE SETBACK (WSS) to 1.5m offset from RPT and on-site supervision by the Project Arborist
- denotes INTERIOR BARRIERS ALIGNMENT to be installed with certain specified works are completed (subject to arborist supervision and as noted and detailed herein and in arborist report)

TREE PROTECTION BARRIER DETAIL - SAMPLE:



- TREE PROTECTION WORKING TONES:**
- Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPT, CPZ or/and WSS requires advance approval, guidance and on-site direction or supervision from the Project Arborist. The following are the minimum standards for tree protection:
- No full disturbance of any scope or to any depth for cuts or fills, including but not limited to trenching, stripping of overburden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.
 - No damage or operation of machinery, trucks, vehicles or equipment (including placement of overburden, etc.) within the RPT, CPZ or/and WSS.
 - No storage of soil, rock, construction materials, materials, etc.
 - No washing or washing of concrete, slurry, gravel, silt, or other potentially harmful materials.
 - No placement of temporary structures or services.
 - No lighting (lights, signs, cables or any other device) to be retained here.
 - No other work to be undertaken within the RPT, CPZ or/and WSS.
 - Tree services from employing a USA Certified Arborist and working to ANSI A300 and ANSI Z133 Standards.



PLN - 295



TREE MANAGEMENT DETAIL

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2

ocdgroup.ca

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.9484

PROJECT: TOWNHOUSE DEVELOPMENT
 ADDRESS: 7340 GENERAL CURRIE RD RICHMOND BC
 CLIENT: AJIT THALIWAL
 CITY REF: []
 PLOT SIZE: 11'x17' REV. #: 2 DATE: MAY 29, 2019



Address: 9340 General Currie Road

File No.: RZ 17-790958

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10048, the developer is required to complete the following:

- 1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Registration of a flood indemnity covenant on title.
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$2,600 for one tree located on the City property to be retained.
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 internal drive-aisle in favour of the future development to the east.
6. Registration of a cross-access easement, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, to allow sharing of the outdoor amenity space on the subject site in favour of the neighbouring future development to the east.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$61,225.5) to the City's affordable housing fund.
8. Contribution of \$8,000 (\$1,600 per dwelling unit) in lieu of on-site indoor amenity space.
9. City's acceptance of the developer's offer to voluntarily contribute a total of \$8,500 towards the upgrade of the pedestrian signals to install Audible Pedestrian Signal (APS) in the neighbourhood as follows:
a) \$5,000 for the upgrade of signalized crosswalk infrastructure at the intersection of Ash Street and Blundell Road
b) \$3,500 for the upgrade of special crosswalk infrastructure at the intersection of General Currie Road and Garden City Road

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

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
- comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
- include a mix of coniferous and deciduous trees;
- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the six (6) required replacement trees with the following minimum sizes:

Table with 3 columns: No. of Replacement Trees (2), Minimum Caliper of Deciduous Tree (6 cm), and Minimum Height of Coniferous Tree (3.5 m).

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

- 1. Submission of a landscape security based on 100% of the cost estimate provided by the landscape architect.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection function 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there is 308.0 L/s of water available at a 20 psi residual at the General Currie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Provide a right-of-way for the water meter. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City is to:
 - i) Cut, cap and remove the existing water service connection and meter.
 - ii) Install a new water service connection, complete with metre and metre box. The metre is to be located on-site in a right of way.

Storm Sewer Works

- a) At Developer's cost, the City is to:
 - i) Cut, cap, and remove the three existing storm connections and inspection chambers to the development site. The storm inspection chamber located within the tree protection zone may be considered for abandonment instead of removal, subject to suitability.
 - ii) Install a new storm connection, complete with inspection chamber, to serve the proposed development.

Sanitary Sewer Works

- a) At Developer's cost, the City is to:
 - i) Cut, cap, and remove the existing sanitary connection and inspection chamber to the development site. The cap shall be made at the wye into the adjacent lot's service connection, to ensure that the lot directly west of 9340 General Currie Road remains in service.
 - ii) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements

- a) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.

- (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings (if applicable), and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- ii) Review street lighting levels along the General Currie Road frontage, and upgrade as required.
 - iii) Provide other frontage improvements as per Transportation's requirements including:
 - (1) Curb-to-Curb Road works
 - Provide 8.5 m wide pavement along the development frontage to meet local road design standards. The centre line of the 8.5 m wide pavement is to be consistent with the centre line of the 20.12 m wide road right-of-way.
 - As necessary, the widened pavement is to include taper sections (20:1) to meet the existing edges of pavement to the east and west of the subject site. Behind each tapered section, a 1.0 m wide gravel shoulder is required.
 - (2) Behind the curb frontage improvements
 - The cross section elements are to include:
 - a. South property line of the General Currie Road right-of-way.
 - b. 2.0 m wide sidewalk. (The sidewalk may be designed to "meander" around any existing trees that have been identified for protection. As much as possible, the full width of the sidewalk is to be maintained.).
 - c. 3.85 m wide boulevard with street trees.
 - d. 0.15 m wide curb.
 - e. As necessary, the new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site.
 - (3) All existing driveways along the General Currie Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Items (1) and (2) above.
 - (4) The exact dimensions of road works and frontage improvements described under Items 1/2/3 are to be confirmed through the Servicing Agreement detailed design process and legal surveys. Road dedications would be required if the existing road right-of-way is not adequate to support the required works.
 - (5) All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW's are to be secured for the placement of this equipment.

General Items:

- a) At Developer's cost, the Developer is required to:

PLN - 298

Initial: _____

- i) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - ii) 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.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10048 (RZ17-790958)
9340 General Currie Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

P.I.D. 003-995-011

East Half of the West Half Lot 20 Block "G" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10048".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER