



**City of  
Richmond**

*To Council - Oct 28, 2013*  
**Report to Committee**  
 Planning and Development Department

*To PLN - Oct. 22, 2013*

To: Planning Committee  
 From: Wayne Craig  
 Director of Development

Date: October 7, 2013  
 File: RZ 11-590130


Re: Application by Jordan Kutev Architects Inc. for Rezoning at 22691 and 22711 Westminster Highway from Single Detached (RS1/F) to Town Housing - Hamilton (ZT11)

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9064, for the rezoning of 22691 and 22711 Westminister Highway from "Single Detached (RS1/F)" to "Town Housing - Hamilton (ZT11)", be introduced and given first reading.

  
 Wayne Craig  
 Director of Development

WC:  
 Att.

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

## Staff Report

### Origin

Jordan Kutev Architects Inc. has applied to the City of Richmond for permission to rezone 22691 and 22711 Westminster Highway from “Single Detached (RS1/F)” zone to “Town Housing – Hamilton (ZT11)” zone in order to permit the development of 11 townhouse units on the consolidated development site with vehicle access proposed from Westminster Highway. A location map is provided in **Attachment 1**.

### Findings of Fact

A preliminary site plan, landscape plan and building elevations are provided in **Attachment 2**. A Development Application Data Sheet is provided in **Attachment 3**.

### Surrounding Development

To the North: An existing townhouse development zoned “Town Housing – Hamilton (ZT3)”.

To the East: Across Westminster Highway are vacant “Single-Detached (RS1/F)” zoned lots and a townhouse development zoned “Town Housing – Hamilton (ZT11)”.

To the South: Existing houses zoned “Single-Detached (RS1/B)”.

To the West: Existing houses zoned “Single-Detached (RS1/B)”.

### Related Policies & Studies

#### 2041 Official Community Plan Land Use Designation

The subject site is designated for Neighbourhood Residential (NRES) in the 2041 Official Community Plan (OCP) land use map. The NRES designation permits single-family, two-family and townhouse residential uses. The proposed rezoning complies with the existing land use designation.

#### Hamilton Area Plan – Lower Westminster Sub Area Plan

The subject site is located within the Hamilton Area Plan – Lower Westminster Sub Area, which designates the subject site for:

*“Small and Large Lot Single Family Residential; Two Family Residential; Townhouse Residential; & Institutional”*

The Lower Westminster Sub Area permits a range of permitted densities from 11 to 25 units per acre to a maximum of 700 dwelling units total for this area (refer to **Attachment 4** for a copy of the Lower Westminster Sub Area Plan). The proposed 11 unit townhouse development complies with the existing land use designations and the range of densities permitted in the Hamilton Area Plan – Lower Westminster Sub Area. City staff have also confirmed that the current number of total dwelling units in the Lower Westminster Sub Area is well below the 700 dwelling unit maximum identified in the plan and can accommodate the proposed 11 units to be added from this development.

### Hamilton Area Plan Concept

In January 2012, Council endorsed the planning process to update the Hamilton Area Plan mainly for Areas 2 and 3 of the plan (**Attachment 5**). A series of open houses have been held, and the last (third open house) was held on June 27, 2013, which presented the Hamilton Area Plan concept to the community. The proposed 11 unit townhouse residential development is consistent with the proposed land use designations and densities proposed for Area 1 (Lower Westminster Sub Area Plan) in the Hamilton Area Plan concept presented at the June 27, 2013 open house. The Hamilton Area Plan concept proposes to maintain the current densities in Area 1, with no identified changes or impacts to this site.

### Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, a cash contribution of \$2.00 per sq. ft. for a total cash contribution of \$23,353 will be made in accordance with the strategy.

### Universal Housing Features

Incorporation of convertible housing features and age in place measures in this project will be reviewed through the processing of the Development Permit applications based on applicable 2041 OCP guidelines and City policies.

### Flood Plain Designation and Protection Bylaw (8204)

Registration of a Flood Plain Covenant on title that requires a minimum flood construction level of 3.5 m (geodetic survey datum) is required and will be secured as a rezoning consideration for the development proposal.

### Public Art Program

In accordance with the City's Public Art Program, a cash contribution to the public art reserve at a rate of \$0.77 per sq. ft. is being secured as a rezoning consideration for this development for a total cash contribution of \$8,991.

### **Consultation**

Rezoning signage has been posted on the property as one of the notification requirements to inform of the submitted rezoning proposal for the townhouse project. To date, no public correspondence has been received on this application. Any correspondence received through the remaining rezoning process will be forwarded to Council.

### Ministry of Transportation Referral

This rezoning application was referred to the Ministry of Transportation due to the proximity of the site to the Highway 91 and Westminster Highway Interchange. Preliminary approval has been granted by the Ministry. Final approval from the Ministry of Transportation will be completed as a rezoning consideration for the development.

## Staff Comments

### Trees

#### *Assessment of Trees*

A tree survey and arborist report has been submitted in support of the rezoning application. The City's Tree Preservation Coordinator reviewed these materials in conjunction with the rezoning plans and provided the following comments (reference **Attachment 6** for a tree preservation plan):

- 18 trees located on the subject site of which:
  - 3 (Untagged) are dead and should be removed and replaced.
  - A 21 cm calliper Pine (Tag #948) is in visible decline and should be removed and replaced.
  - 13 cottonwood trees (Tag #949) located on the south edge of the site are in poor condition and have been previously topped. Due to the existing poor condition of the trees and required modifications to prepare the site for the proposed development, these trees should be removed and replaced.
  - A 50 cm calliper Norway Spruce tree (Tag #947) is in good condition. However, this tree falls within the proposed building envelope of the development and retention of this tree would involve a loss of 4 units from the proposed 11 unit townhouse project. To compensate for the loss of this healthy tree, the applicant should provide one 5 m tall specimen conifer tree to be integrated into the landscaped street frontage of the development.
  - 2 trees located on the neighbouring properties to the west are in poor/declining conditions based on the assessment from the consulting arborist. The developer is currently in discussions with this neighbouring property owner about removal of these 2 off-site trees based on the recommendation from the consulting arborist. Should the developer and neighbouring property owner come to an agreement over removal of these trees, a permit is required based on the provisions of Tree Protection Bylaw 8057. Until such time, installation and inspection of tree protection measures and fencing to protect the two off-site trees located on the neighbouring property to the west is required as a rezoning consideration of the development.

#### *Required Tree Compensation*

A preliminary landscape plan has been submitted and confirms that a minimum of 25 trees can be planted on-site as part of the redevelopment. Based on the 18 on-site trees to be removed and a 2:1 tree replacement ratio guideline outlined in the 2041 OCP, the balance of 11 trees not planted on site will be compensated for through a voluntary cash in lieu contribution of \$5,500 to the City's tree compensation fund (based on \$500 per tree). If additional replacement trees can be planted on-site (beyond the 25 identified in the landscape plan) through the processing of the forthcoming Development Permit, the cash in lieu contribution can be reduced at a rate of \$500 per additional replacement tree proposed on-site. City staff will also ensure that a minimum 5 m tall specimen conifer tree is planted along the frontage of the development in accordance with recommendations from the City's Tree Preservation Coordinator.

### Access and Parking Configuration

One vehicle access is proposed at the north edge of the development site to provide for adequate separation distance from the signalized intersection at Westminster Highway and McLean Avenue to the south. Provisions for this development to also provide for access to neighbouring properties to the north or south of the subject site is not necessary as the properties to the south are zoned and designated for single-family development only and already have access to McLean Avenue. The property to the north contains an existing townhouse complex with access provided from Norton Court. The proposed access location and configuration has been reviewed and is supported by Transportation staff.

A pedestrian linkage is proposed at the south edge of the subject site to provide a pathway for the rear townhouse units to gain access Westminster Highway. This pathway is for use only by residents of the townhouse development; therefore, no legal agreements are required to secure access for the general public.

The proposal provides two parking stalls for each townhouse unit (22 spaces total) and 3 visitor parking stalls, which complies with the parking requirements contained in the zoning bylaw. 100% of parking stalls (22 stalls) associated with the townhouse units are proposed to be parked in tandem arrangement, which will require a variance to be reviewed through the Development Permit application. A legal agreement to ensure that tandem parking spaces are not converted to living space is required to be registered on title as a rezoning consideration. The proposed variance to allow the tandem parking arrangement is discussed in further detail in the Analysis section of this report.

### Transportation Infrastructure Upgrades

Transportation related infrastructure upgrades to be completed as part of the subject site's redevelopment include the following:

- For the entire subject site's Westminster Highway frontage south to McLean Avenue, design and construction of a road cross-section to facilitate a 14.1 m pavement width (to accommodate 3 vehicular lanes of travel at 3.5 m width each, 2 bicycle lanes of travel at 1.8 m each), concrete curb and gutter, 1.5 m wide grass and treed boulevard and 1.5 m wide sidewalk along the west side of Westminster Highway.
- North of the consolidated site's Westminster Highway frontage, design and construction of a interim 1.5 m interim asphalt pathway to connect to the existing pathway to the north.
- Upgrades to the existing signalized intersection at Westminster Highway and McLean Avenue to include audible pedestrian signal features.
- The above works are to be undertaken through a City Servicing Agreement application, which is required to be completed as a rezoning consideration (**Attachment 7**) for this development.

### Site Servicing and Utility Requirements

A storm capacity analysis was completed, which did not identify any required upgrades to accommodate this development. No capacity analyses were required to examine the City sanitary sewer or water systems. A 3 m by 3 m statutory right of way is required to be secured on the subject property at the north edge of the site adjacent to Westminster Highway to

accommodate sanitary sewer service infrastructure (including a connection, inspection chamber and manhole). A utility pole located along the subject site's Westminster Highway frontage may need to be relocated as a result of the proposed frontage works, which will be confirmed through the Servicing Agreement.

The Servicing Agreement will include all referenced frontage, road and signalized intersection upgrades, site service connections/tie-ins and potential utility pole relocation.

#### Indoor and Outdoor Amenity Space Requirements

A cash contribution is being provided by the developer in lieu of provisions for an on-site indoor amenity space for this development based on Council Policy, at a rate of \$1,000 per dwelling unit, for a total contribution of \$11,000.

On-site outdoor amenity space is being provided in the townhouse project at the south east corner of the subject site and is sized in accordance with the 2041 OCP guidelines. Design and programming refinement of the outdoor amenity will be completed through the forthcoming Development Permit application.

#### Noise Mitigation

The subject site front's directly onto Westminster Highway, which is a major transportation corridor through the area accommodating vehicle, transit, bicycle and pedestrian traffic. The 2041 OCP Development Permit Guidelines and Hamilton Sub Area Plan Development Permit Guidelines contain policies to provide noise mitigation measures for multi-family developments that may be impacted by adjacent activities related to traffic and transit. As a result, the following is proposed to address noise mitigation measures:

- Registration of a legal agreement on title to ensure noise mitigation is incorporated into the overall design of the project based on criteria contained in the 2041 OCP is a requirement of the rezoning.
- Through the forthcoming Development Permit application, require the submission of an acoustical report from the appropriate professional to demonstrate and confirm that the design of the development will comply with 2041 OCP noise level criteria, which also must take into account thermal requirements.

#### Rezoning Considerations

A copy of the rezoning considerations that are required to be completed as part of this application is contained in Attachment 7. The developer is aware of and has agreed to these requirements.

#### **Analysis**

##### Compliance with Hamilton Area Plan

The proposed 11 unit townhouse development complies with existing Hamilton Area Plan – Lower Westminster Sub Area provisions for residential redevelopment and is consistent with other low-density townhouse projects previously approved in this area. This project also complies with the proposed Hamilton Area Plan concept presented at the last open house on June 27, 2013

### Conditions of Adjacency

The townhouse project fronts directly onto Westminster Highway and a 6 m setback is required in the proposed zone to facilitate the development of an appropriate streetscape and landscape treatment. Road and frontage upgrades are also required as part of the servicing for this development, which will integrate with existing frontage improvements in the area.

A suitable rear yard interface for the existing single-family developments to the west and south is required for this development. The proposed site plan would result in a 5 m setback along the south property line (side yard for the development adjacent to the rear yard of single-family). A setback ranging from 3.3 m to 4.5 m along the west property line (rear yard for the development adjacent to rear yard of single-family) is proposed. A 4.7 m setback is proposed along the north property line adjacent to the existing 3-storey neighbouring townhouse development. These setbacks comply with the provisions of the Town Housing – Hamilton (ZT11) zoning proposed for the development and will enable appropriate landscaping treatments to be implemented to integrate with the existing surrounding land uses.

### Requested Variances

A variance request will be included in the Development Permit application to increase the proportion of parking spaced arranged in a tandem configuration from 50% to 100% will be required to allow 22 tandem parking spaces associated with the 11 townhouse units. Staff supports the requested variance as a tandem parking configuration enables for an efficient and compact site plan and also enables the ability for the townhouse development to comply with the minimum Flood Construction Level (FCL) of 3.5 m (geodetic survey datum) applicable to this area. Tandem parking allows for the habitable space to be located on the level above the parking garage and above the minimum FCL. This approach also avoids permanent modifications to the site to raise the overall grade and elevation of the property in order to meet the minimum FCL.

Furthermore, this variance request is supported as the rezoning application and supporting site plan and parking arrangement was submitted on September 20, 2011 prior to amendments to tandem parking regulations in the Zoning bylaw in March 18, 2013 that placed a 50% maximum of parking spaces that could be parked in a tandem arrangement. Prior to the March 18, 2013 amendment, there were no restrictions on the number of parking spaces that could be arranged in tandem configuration for low-density townhouse redevelopments. Transportation has reviewed the tandem parking arrangement and proposed variance and are supportive of the project and parking configuration.

### Development Permit Considerations

A Development Permit application will be required for this project to review overall urban design, form and character and landscaping components. This Development Permit application will be completed to a satisfactory level before the rezoning bylaw can be considered for final adoption by Council. The following is a general list of items to be examined through the processing of the Development Permit:

- Review to ensure compliance with 2041 OCP and Hamilton Sub Area Plan Multi-Family Development Permit Guidelines.

- Review of all requested variances – Based on the submitted site plan, a variance is being requested to allow for 100% off-street parking spaces for the dwelling units (22 parking spaces total) to be parked in tandem arrangement.
- Refinement of the landscape plan to confirm tree replacement provisions as recommended by City's Tree Preservation Coordinator and appropriate planting and open space provisions along the front, side and rear yards of the project to integrate with the neighbouring land uses and on-site outdoor amenity space, walkway and visitor parking features.
- Review overall form, character and architectural features of the development to integrate and provide a cohesive design consistent with the existing surrounding residential land uses.
- Provisions for convertible unit features and other age-in-place design measures to be incorporated into the development.

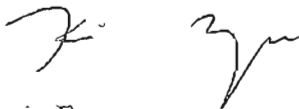
#### Financial Impact or Economic Impact

None.

#### Conclusion

The proposal for an 11 unit townhouse development complies with the Hamilton Area Plan and is consistent with the zoning applied for other recently approved townhouse developments in this area (Lower Westminster Sub Area). The overall configuration and massing of the townhouse project is sensitive to the existing surrounding residential land uses. Frontage and road upgrades along this portion of Westminster Highway will also be completed and will integrate with existing infrastructure in the area. Further design detailing and refinement will be undertaken through the Development Permit application.

It is recommended that Richmond Zoning Bylaw 8500, amendment Bylaw 9064 be introduced and given first reading.



Kevin Eng  
Planner I

KE:cas

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Hamilton Area Plan – Lower Westminster Sub Area Land Use Map

Attachment 5: Hamilton Area Context Map

Attachment 6: Tree Preservation Plan

Attachment 7: Rezoning Considerations Concurrence





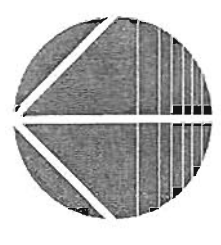
City of Richmond

**PROPOSED  
REZONING**



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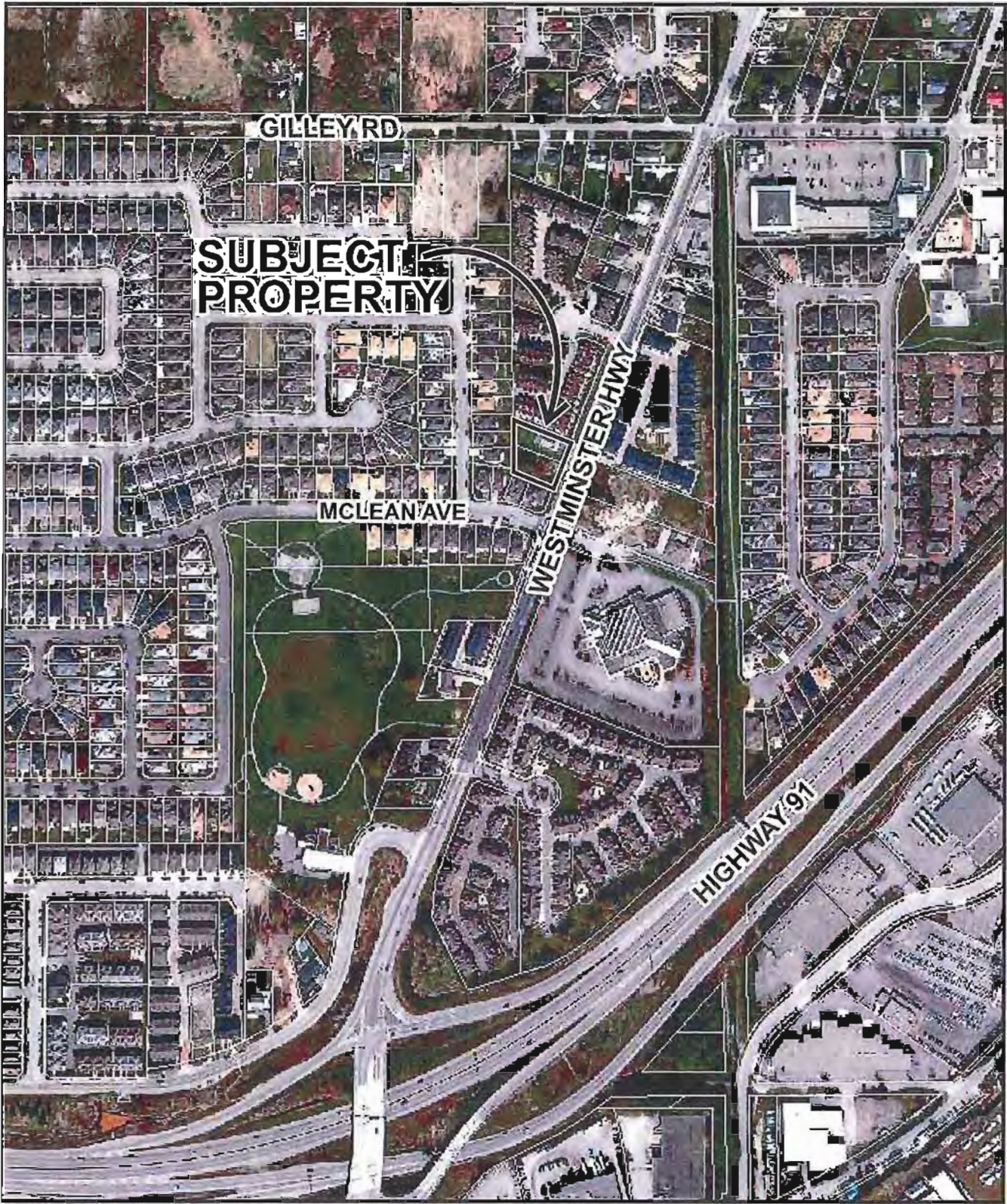
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**RZ 11-590130**

Original Date: 10/11/11  
Revision Date:  
Note: Dimensions are in METRES





RZ 11-590130

Original Date: 10/11/11

Amended Date:

Note: Dimensions are in METRES



**PROJECT STATISTICS**

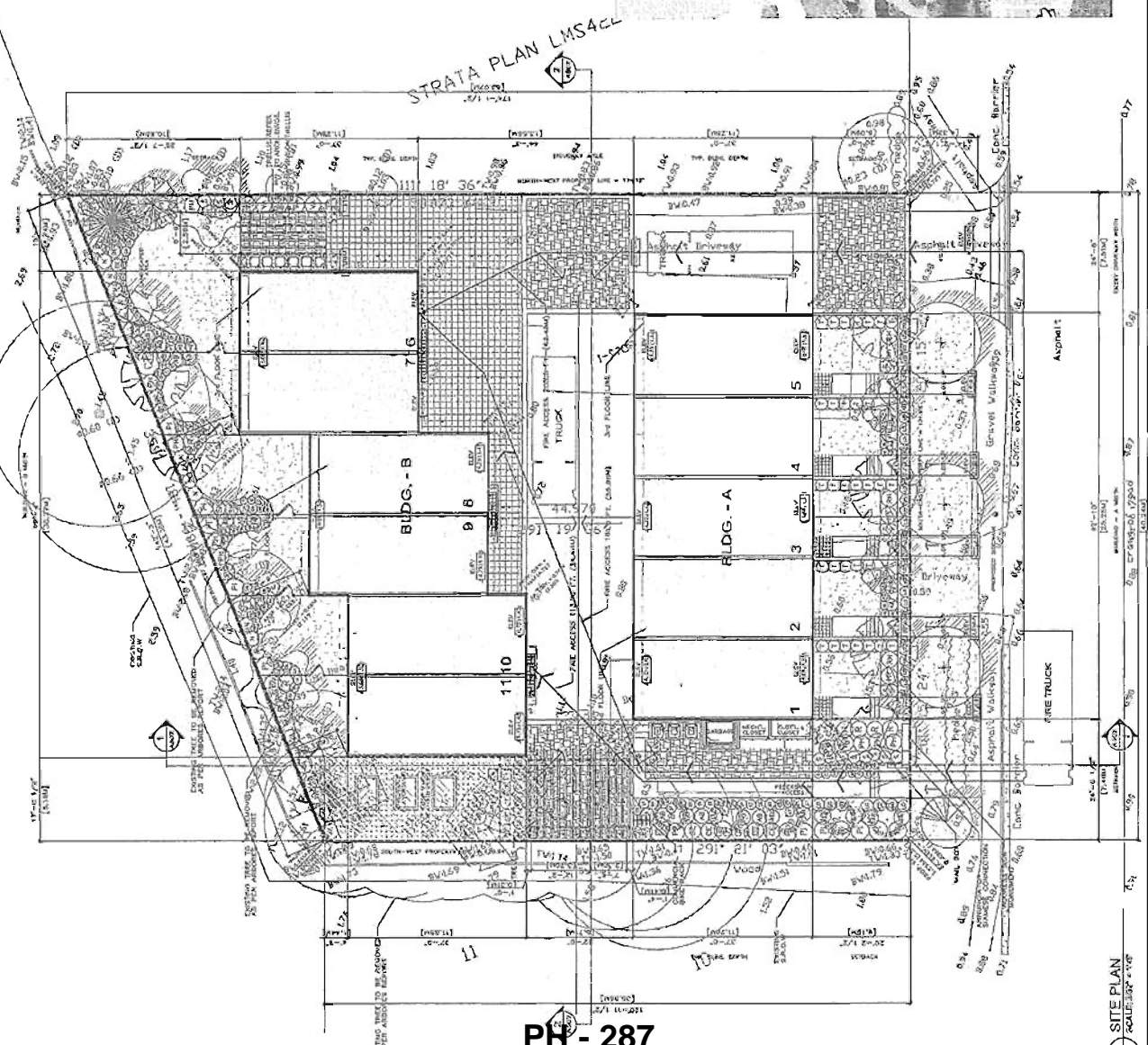
**PROJECT:** 11 UNIT TOWNHOUSE  
 2501 & 2511 Westminister Hwy., Richmond, B.C.  
 Legal Description: 2 SEC 2 ILLIKAN ROAD PL 1000 & 3 SEC 2 ILLIKAN ROAD PL 1016  
 Proposed Zoning: ZT 11  
 Sales Area: 1800 sqm, 18461.15, 1460 Acres

Use	Permitted	Proposed
Multi-Family	11 Unit, Townhouses	11 Unit
Swimming Pool	11.17 sqm	11.17 sqm
Site Coverage @ 30% (11.49 sqm)	6332.8 sqm	33,388.1 %
FAR 80	11616.68 sqm	119877.62
Building Height	10.8m = 35.7'	9.0m = 29.5'

Garage Floor Area	Upper Floor Area	Total Garage Area	Net Area
2204.84	2708.84	4913.68	3088.84
3593.16	2552.42	6145.58	3942.70
6437.0	5261.26	11698.26	7031.54
<b>TOTAL NET AREA</b>	<b>TOTAL GARAGE AREA</b>	<b>TOTAL GARAGE AREA</b>	<b>NET AREA</b>
11698.26	11698.26	11698.26	7031.54

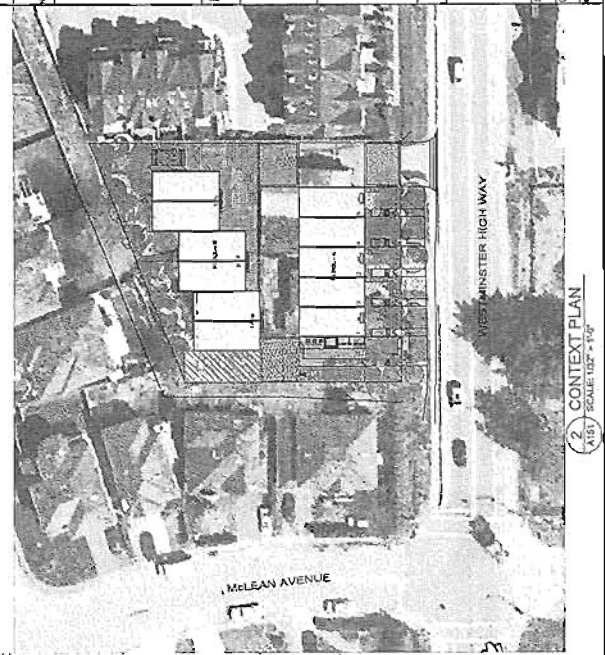
Typical Units A	Typical Units B	Total
504.56	504.56	1009.12
1009.12	1009.12	2018.24
<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
1009.12	1009.12	2018.24

1162 per unit = 22  
 8 visitors (R.N.C.) = 3 Visitors

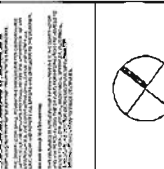


PH - 287

1 SITE PLAN  
 A151 SCALE: 1:500



2 CONTEXT PLAN  
 A151 SCALE: 1:500

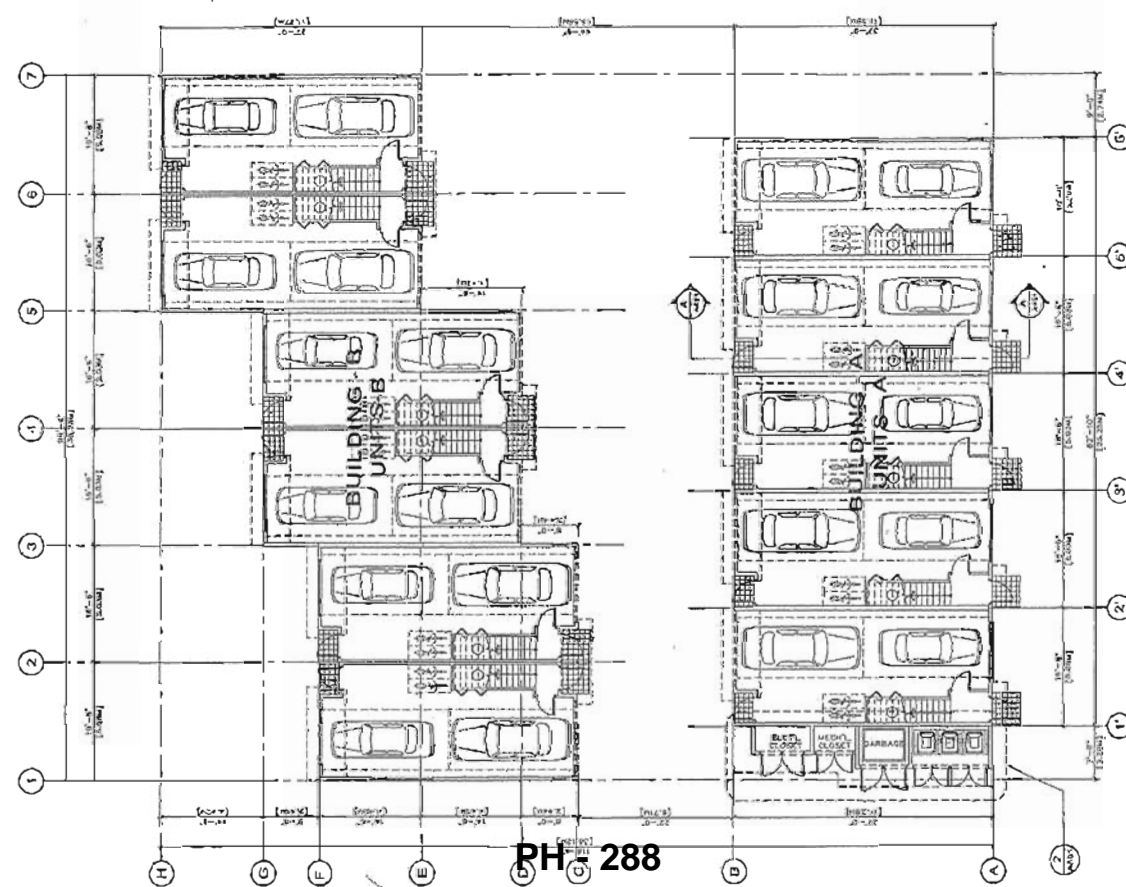
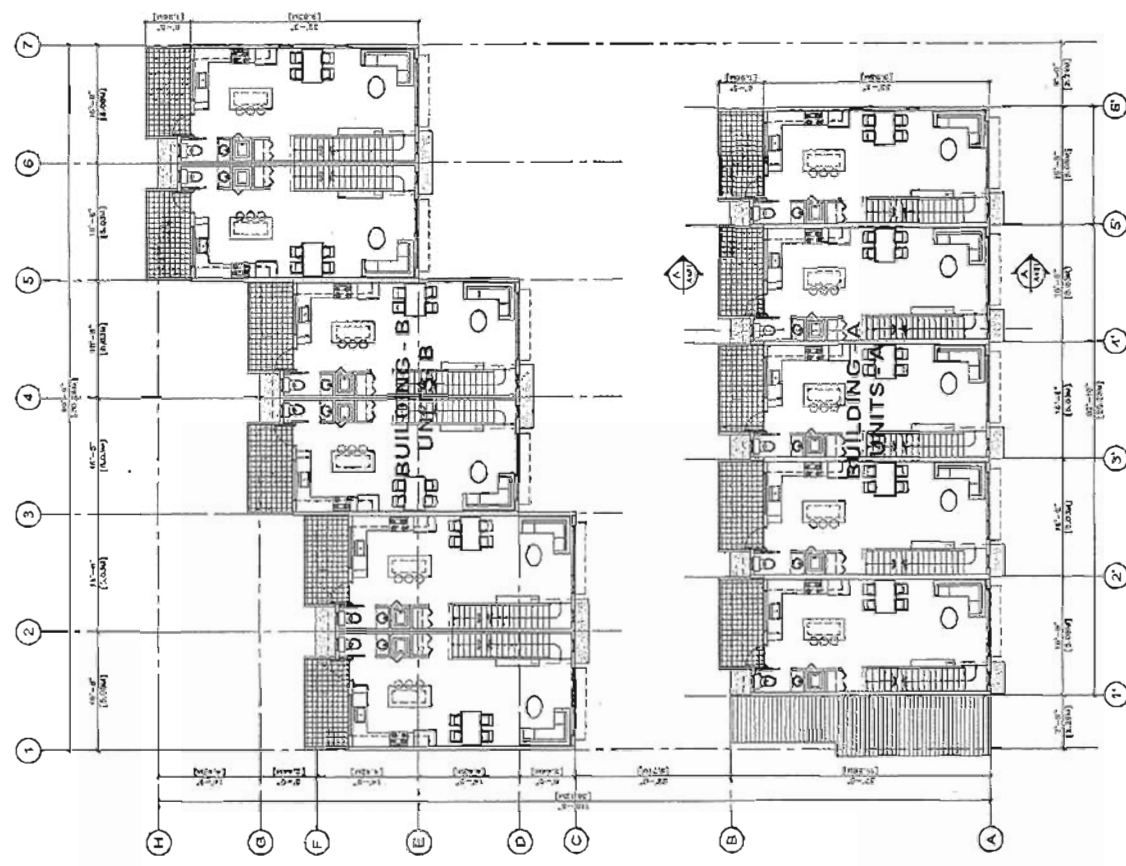


Jordan Huley  
 ARCHITECT


DATE	DESCRIPTION
2023.08.15	PRELIMINARY
2023.09.15	REVISED
2023.10.15	REVISED
2023.11.15	REVISED
2023.12.15	REVISED

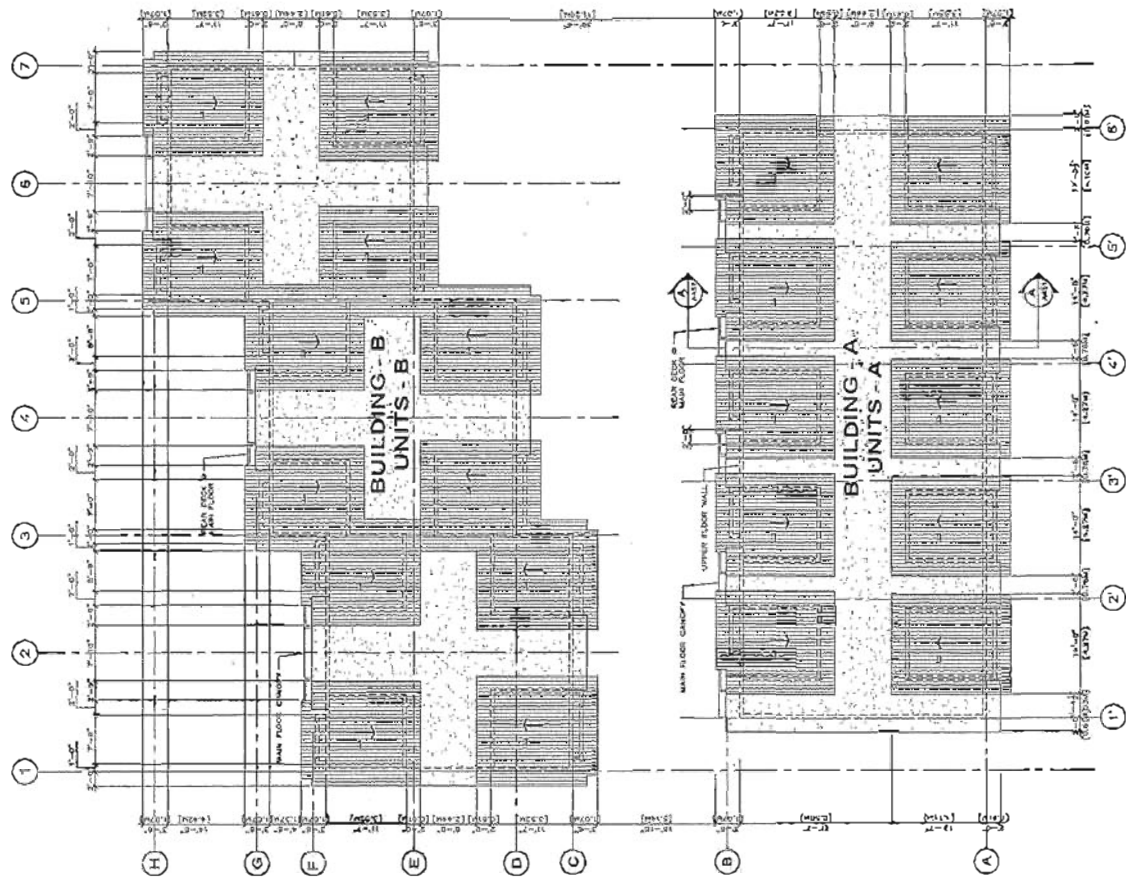
PROPOSED TOWNHOUSE  
 2501 Westminister Hwy., Richmond, B.C.  
 SITE PLAN  
 A151  
 SCALE: 1:500

<b>Jordan Kelly architect inc</b> 2000 10th Street Richmond, BC V6V 1K8 Phone: 604.273.1234 Fax: 604.273.1235 Website: www.jordan-kelly.com	
PROJECT NO. 1228 DATE: 12/28 DRAWN BY: ZUMBIEN CHECKED BY: W.L.K.	
PROPOSED TOWNHOUSE 7555 Monmouth Ave., Richmond, B.C.	
GARAGE FLOOR PLAN & MAIN FLOOR PLAN	
REZONING <b>A201</b>	

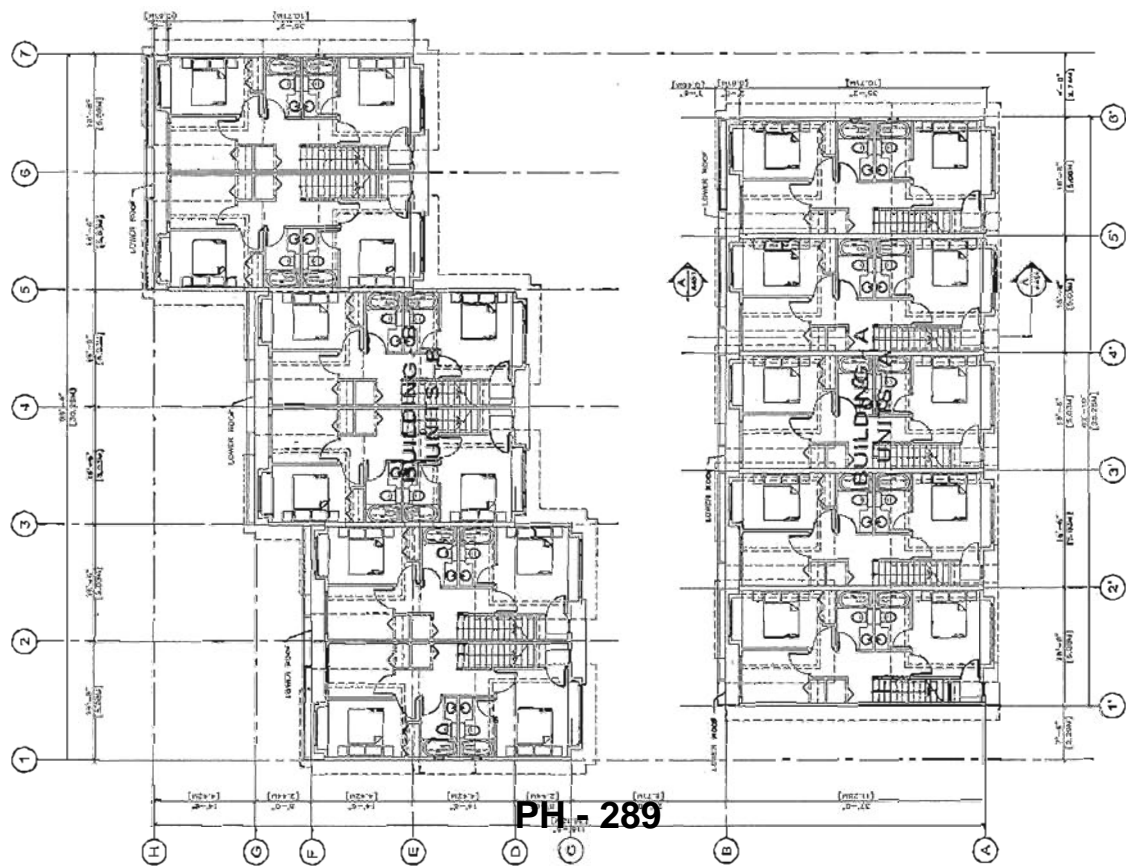


PH 288

	<b>Jordan Kulcyv</b> <b>architect inc</b> 2601 Woodbury Hwy, Rockville, MD 20850 Tel: 301-771-1100 Fax: 301-771-1101 www.jordanarchitect.com	PROJECT NO.: 1228 DRAWN BY: DATE: CHECKED BY: DATE:
PROPOSED TOWNHOUSE		
2601 Woodbury Hwy, Rockville, MD		
UPPER FLOOR PLAN A ROOF PLAN		
REVISIONS		
A-202		



2 ROOF PLAN  
 SCALE: 1/8" = 1'-0"



1 UPPER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"





ARCHITECT  
**Jordan Kulev architect inc**  
 4010 20th ST  
 RICHMOND, VA 23220  
 PHONE: 804.771.1111  
 FAX: 804.771.1112  
 WWW: JORDANKULEV.COM

PROJECT NO: 1228  
 DRAWN BY: BT  
 DATE: 07/20/2013  
 CHECKED BY: J.K.

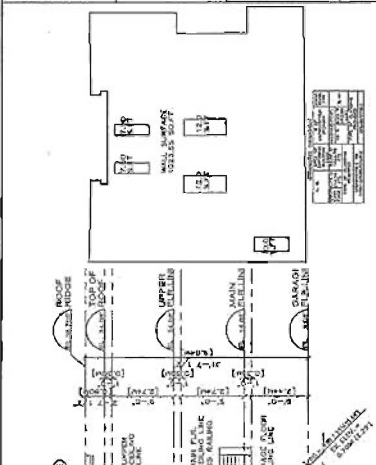
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 DRAWN BY: BT  
 DATE: 07/20/2013  
 CHECKED BY: J.K.

72811 New Walthamville,  
 Richmond, VA.

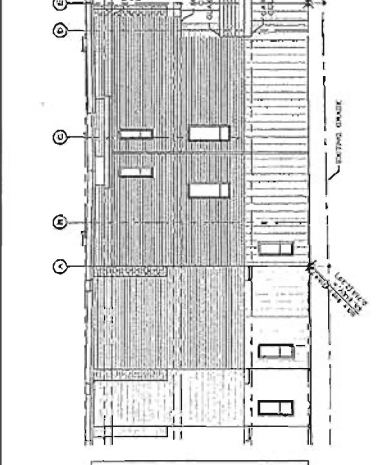
BUILDINGS ELEVATIONS  
 PLOTTING

**A402**

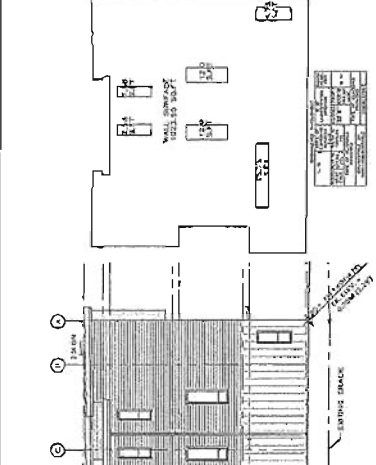
PROPOSED TOWNHOUSE



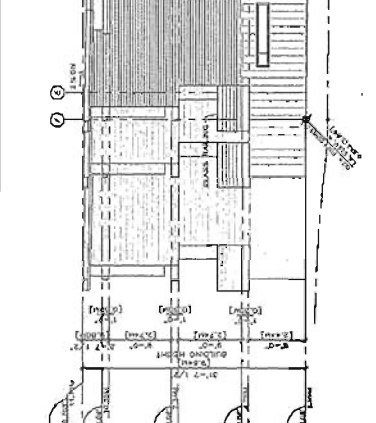
**5 NORTH-EAST ELEV. (E.B.F.)**  
 1/8" = 1'-0"



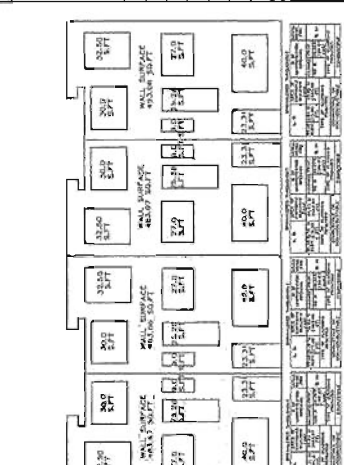
**6 NORTH-EAST ELEVATION**  
 1/8" = 1'-0"



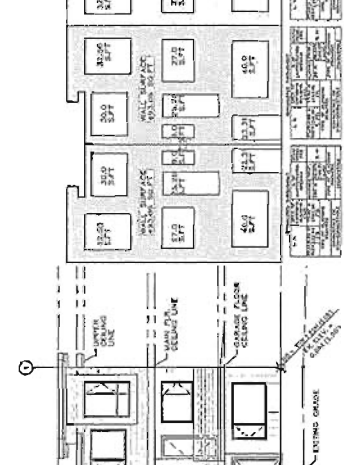
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 1/8" = 1'-0"



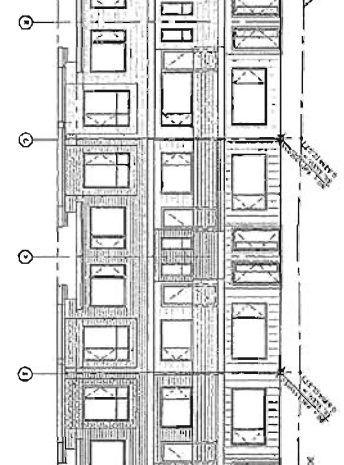
**8 SOUTH-WEST ELEVATION**  
 1/8" = 1'-0"



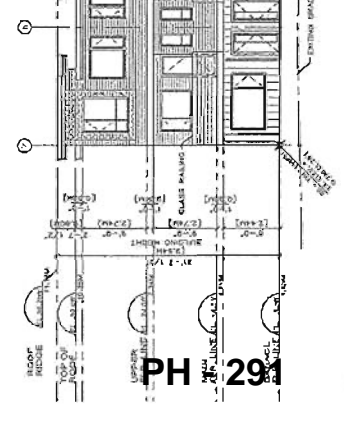
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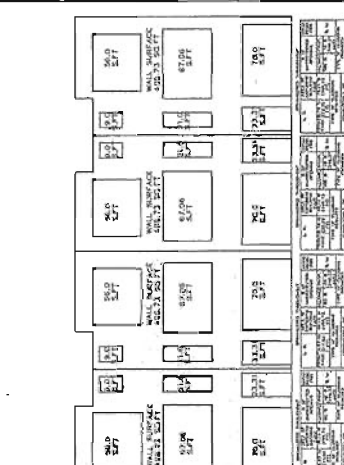
**5 NORTH-WEST ELEVATION**  
 1/8" = 1'-0"



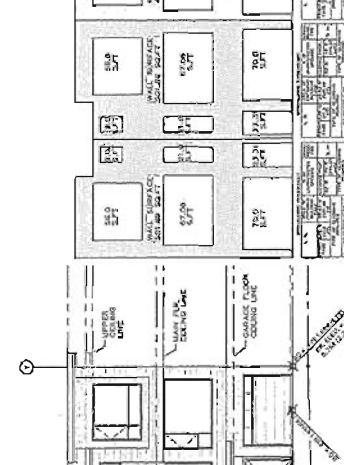
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 1/8" = 1'-0"



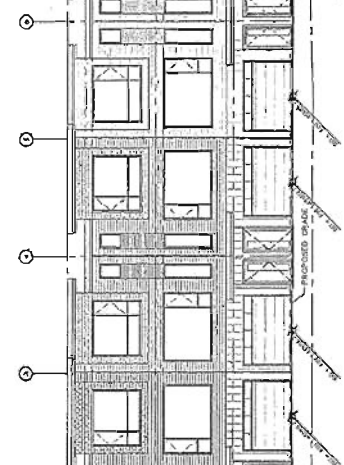
**7 SOUTH-EAST ELEVATION**  
 1/8" = 1'-0"



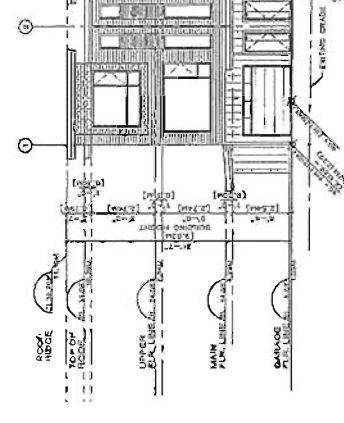
**2 SOUTH-EAST ELEV. BUILDING B (E.B.F.)**  
 1/8" = 1'-0"



**3 NORTH-EAST ELEVATION**  
 1/8" = 1'-0"



**4 SOUTH-WEST ELEVATION**  
 1/8" = 1'-0"



**5 NORTH-WEST ELEVATION**  
 1/8" = 1'-0"



2024  
1/11/2024

Jordan Kulev  
architect inc

PROJECT NO: 1725  
DATE: 01/11/2024  
CHECKED BY: VT/ML  
DRAWN BY: VT/ML

DATE: 01/11/2024  
BY: VT/ML

NO. DAYS

REVISIONS

DATE

BY

NO.

REVISIONS

DATE

BY

NO.

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BY

NO.

PROPOSED TOWNHOUSE

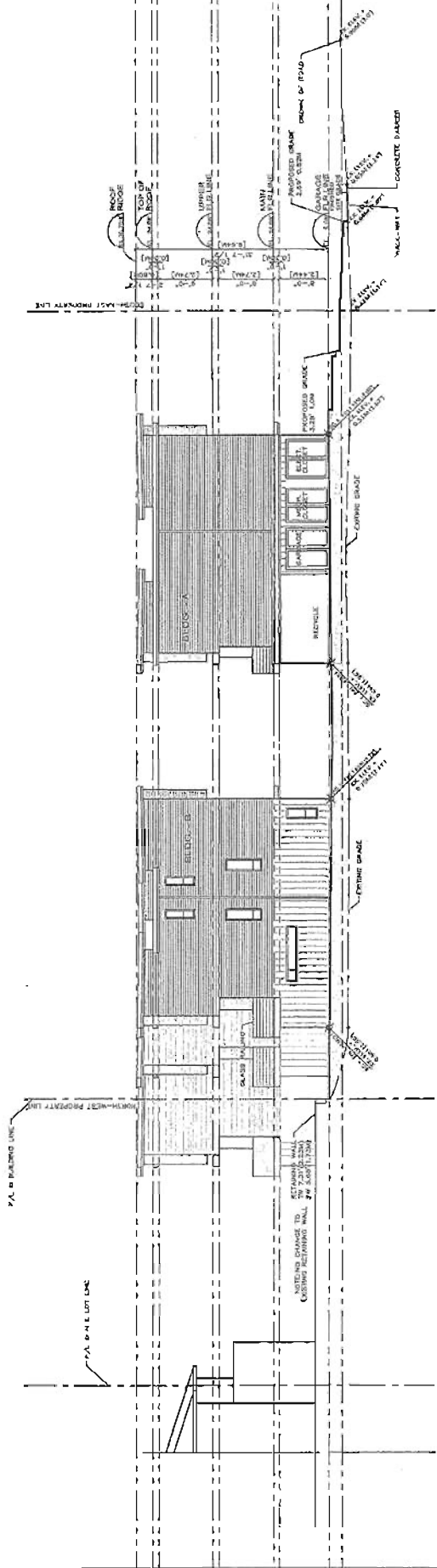
2266 Woodbridge Hwy,  
Riverton, VT

SITE SECTION

REVISIONS

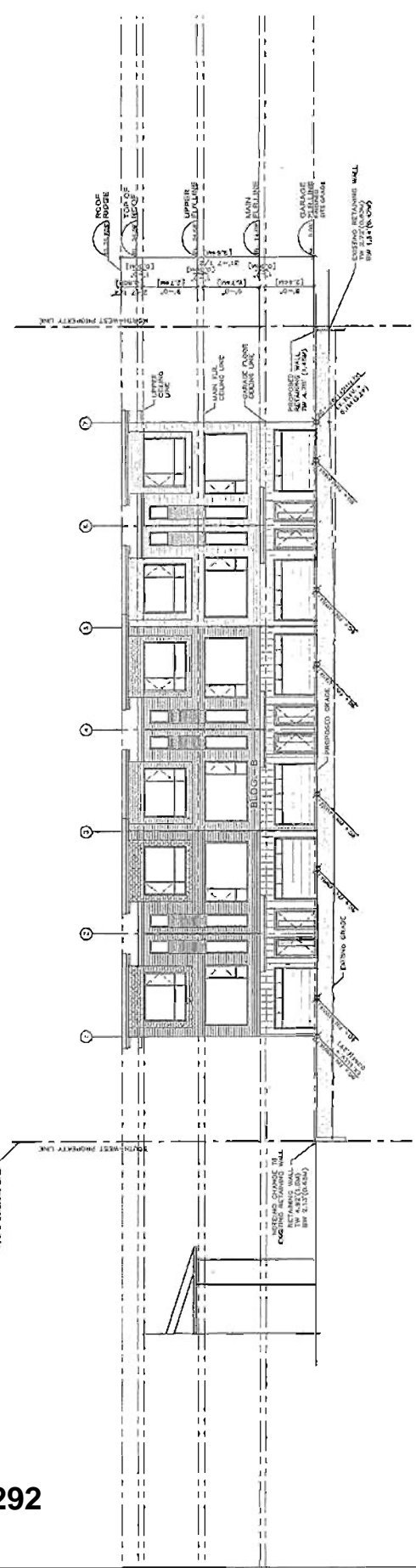
A502

SCALE: 1/8" = 1'-0"  
PROJECT NO: 1725  
DATE: 01/11/2024  
CHECKED BY: VT/ML  
DRAWN BY: VT/ML



1 SITE SECTION  
SCALE: 1/8" = 1'-0"

PH - 292



2 SITE SECTION  
SCALE: 1/8" = 1'-0"



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**omg**  
 LANDSCAPE  
 ARCHITECTS  
 1000 N. 10TH STREET, SUITE 200  
 DENVER, CO 80202  
 P: 303.733.9111 F: 303.734.0222

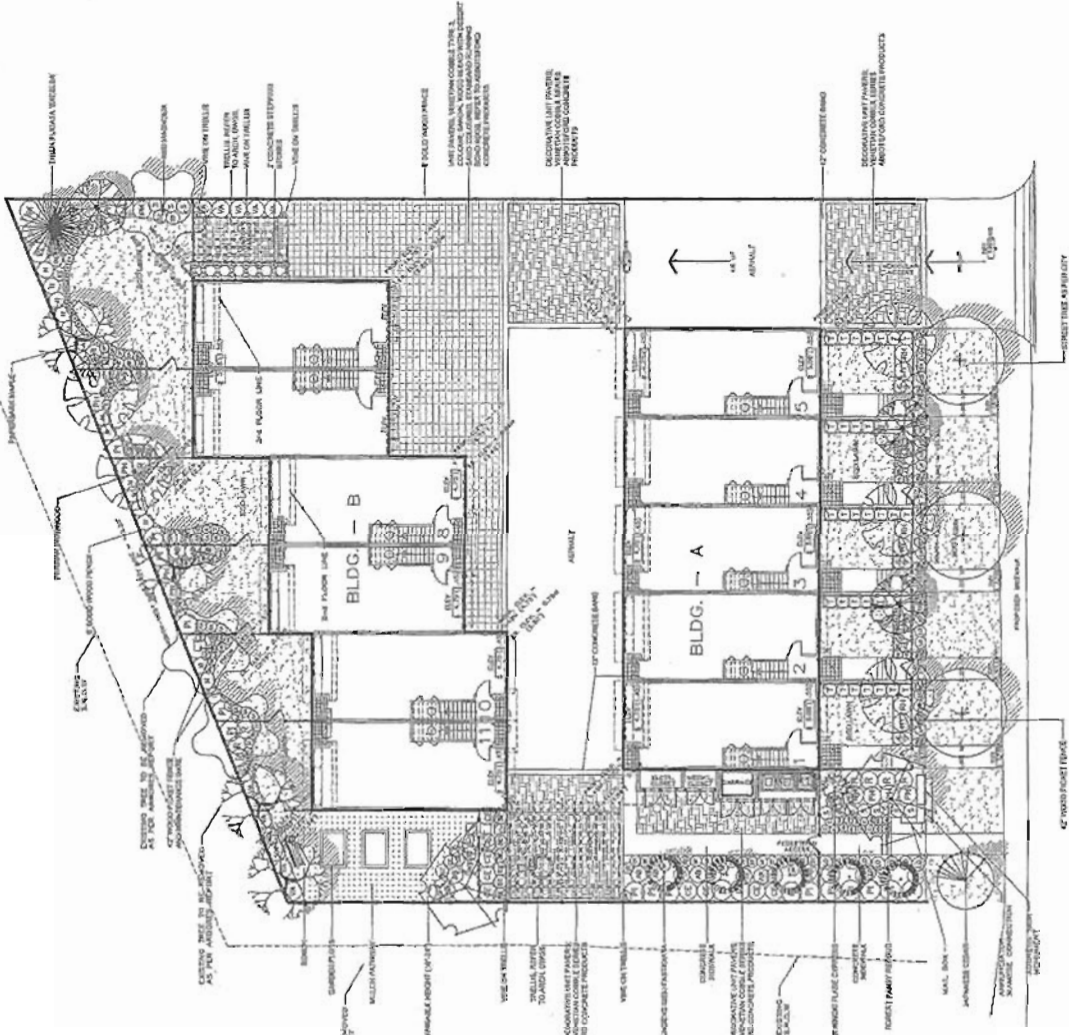
TEAM

NO.	DATE	REVISION/DESCRIPTION	BY
1	11/14/11	ISSUE FOR PERMITS	EA
2	11/14/11	ISSUE FOR PERMITS	EA
3	11/14/11	ISSUE FOR PERMITS	EA
4	11/14/11	ISSUE FOR PERMITS	EA
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48	11/14/11	ISSUE FOR PERMITS	EA
49	11/14/11	ISSUE FOR PERMITS	EA
50	11/14/11	ISSUE FOR PERMITS	EA

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
 2260 N. 27TH WESTMINSTER HWY  
 RICHMOND

OWNER'S TITLE:  
**LANDSCAPE PLAN**

DATE: 11/14/11  
 SCALE: 1/8"=1'-0"  
 DRAWN BY: EA  
 CHECKED BY: EA  
 PROJECT NUMBER: **L1**  
 SHEET NO. OF 1  
 PLOT PROJECT NUMBER: 11-007



WESTMINSTER HIGHWAY

NO.	SYMBOL	DESCRIPTION	PLANT
1	1	ACORN	Q115
2	2	ACORN	Q115
3	3	ACORN	Q115
4	4	ACORN	Q115
5	5	ACORN	Q115
6	6	ACORN	Q115
7	7	ACORN	Q115
8	8	ACORN	Q115
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42	42	ACORN	Q115
43	43	ACORN	Q115
44	44	ACORN	Q115
45	45	ACORN	Q115
46	46	ACORN	Q115
47	47	ACORN	Q115
48	48	ACORN	Q115
49	49	ACORN	Q115
50	50	ACORN	Q115



**RZ 11-590130**

**Attachment 3**

Address: 22691 and 22711 Westminster Highway

Applicant: Jordan Kutev Architects Inc.

Planning Area(s): Hamilton Area Plan – Lower Westminster Sub Area

	Existing	Proposed
Owner:	0954462 B.C. Ltd. (Inc. No. BC0954462)	N/A
Site Size (m <sup>2</sup> ):	22691 Westminster Hwy – 822 m <sup>2</sup> 22711 Westminster Hwy – 986 m <sup>2</sup>	1808 m <sup>2</sup> (consolidated lot)
Land Uses:	Vacant	Low density town housing
OCP Designation:	Neighbourhood Residential (NRES)	No change - complies
Hamilton Area Plan – Lower Westminster Sub Area Designation:	Small and Large Lot Single Family Residential; Two Family Residential; Townhouse Residential; & Institutional	No change - complies
Zoning:	Single Detached (RS1/F)	Town Housing – Hamilton (ZT11)
Number of Units:	N/A	11 townhouse units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 35%	34%	none
Setback – Front Yard (m):	Min. 6 m	6 m	none
Setback – West Rear Yard (m):	None	3.3 m	none
Setback – South Side Yard (m):	None	5.2 m	none
Setback – North Side Yard (m):	None	4.7 m	none
Height (m):	10.6 m	9.7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	22 dwelling unit parking spaces 3 visitor parking spaces	22 dwelling unit parking spaces 3 visitor parking spaces	none
Tandem Parking Spaces (residential units only):	Up to 50% permitted	100% requested	Variance requested
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit	66 m <sup>2</sup>	none

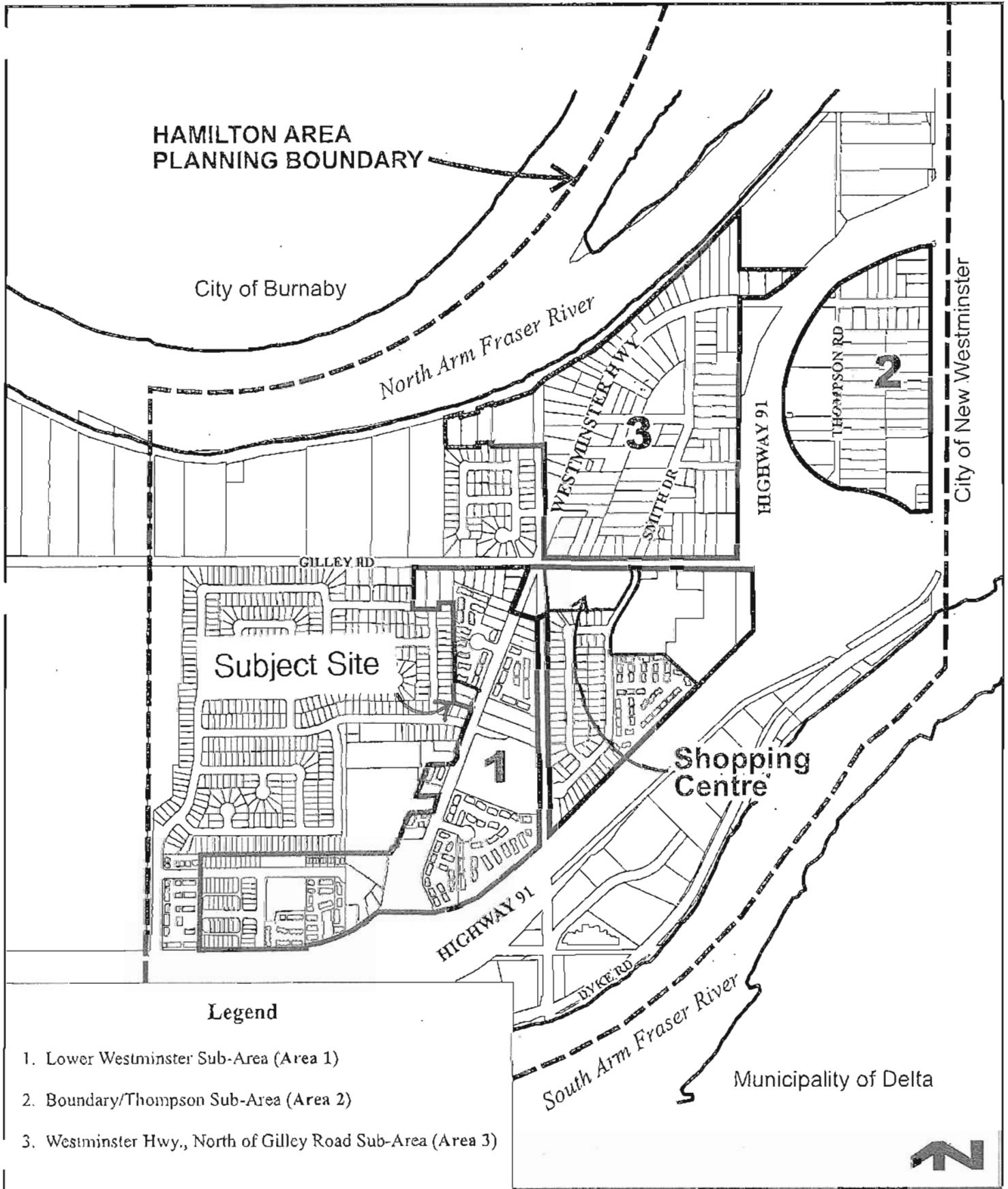
City of Richmond

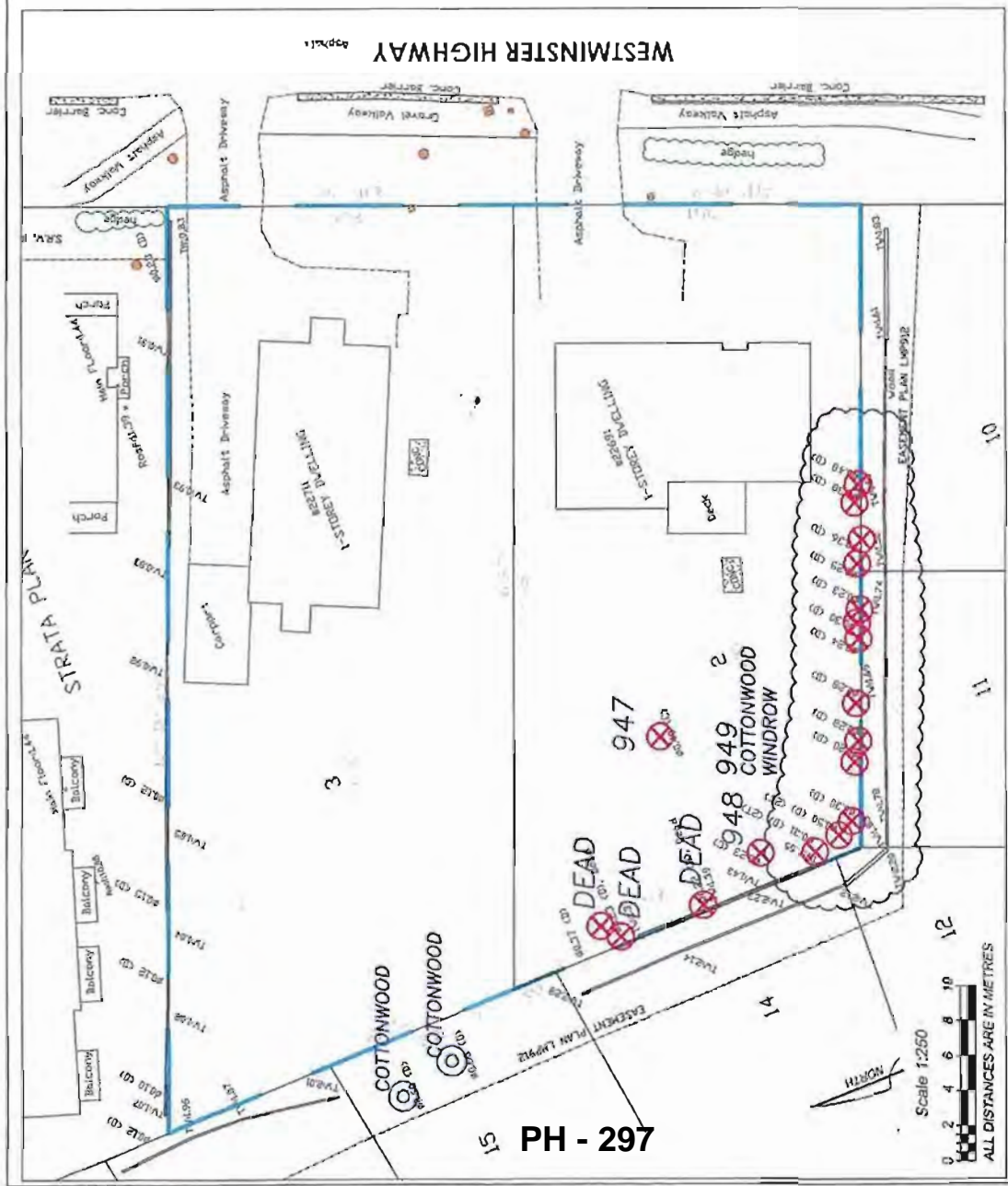
Lower Westminster Sub-Area Land Use Map

Bylaw 7561  
2007/06/25



# Hamilton Area Plan Update





**LEGEND**

- DENOTES SITE LIMITS
- DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- DENOTES TREE TO BE REMOVED
- DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH-RISK (CTRA)
- DENOTES UNDESIRABLE TREE (PER MUNICIPAL BY-LAW, SPECIES AND SIZE AS NOTED)
- DENOTES OFFSITE TREE, REFER TO REPORT FOR RECOMMENDED TREATMENT, OWNER APPROVAL FOR ANY PROPOSED TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT, FENCE TO BE INSTALLED TO MEET ON-LAND AND OFF-LAND TREE PROTECTION ZONE (CTRA) REQUIREMENTS FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ

PH - 297

**TREE MANAGEMENT DRAWING**

acgroup.co

**ARBORTECH CONSULTING**  
a division of

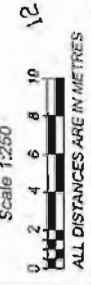
22691 & 22711 WESTMINSTER HWY, RMP

ACL FILE	DATE	REV DATE	REV #	SHEET
13108	15 JAN 2013		0	1 of 1

1500-1000-0000  
SUITE 205 - 3740 CHATHAM STREET, RICHMOND, BC, CANADA V7E 2Z3 P 604 275 3484

**PLAN NOTES:**

- THIS PLAN WAS DRAWN BY A TOPOGRAFC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCL) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ARCHITECT (P ENG). THIS PLAN IS PROVIDED FOR CONSULT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.







**Rezoning Considerations**

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

**Address:** 22691 and 22711 Westminster Highway

**File No.:** RZ 11-590130

**Prior to final adoption of Zoning Amendment Bylaw 9064, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval of zoning amendment bylaw 9064.
2. Consolidation of all the lots into one development parcel.
3. City acceptance of the developer's offer to voluntarily contribute \$5,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting them on the subject site. (Calculation based on 18 on-site trees to be removed and replaced at a 2:1 ratio as per OCP. Landscape plan indicates 25 trees can be planted on the subject site. Remaining balance of 11 trees to be compensated for at \$500 per tree). If additional replacement trees (over and beyond the 25 replacement trees proposed at rezoning stage) could be accommodated on-site (as determined at the Development Permit stage), the above cash-in-lieu contribution can be reduced at the rate of \$500 per additional replacement tree to be planted on-site.
4. Installation and inspection of appropriate tree protection fencing deemed necessary by the consulting arborist to protect the 2 off-site trees located on neighboring property to the west. Tree protection fencing can be removed if a tree removal permit is approved for these two off-site trees.
5. The granting of a 3 m by 3 m wide statutory right-of-way at the north east corner of the consolidated site for the purposes of accommodating sanitary sewer service (connection, inspection chamber and manhole).
6. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential land use interface noise (traffic and transit) to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
8. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$8,991) to the City's public art fund. (Calculation based on the maximum 0.6 F.A.R permitted based on the proposed zoning district)
9. City acceptance of the developer's offer to voluntarily contribute \$1,000 per dwelling unit (e.g. \$11,000) in-lieu of on-site indoor amenity space.
10. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$23,353) to the City's affordable housing fund. (Calculation based on the maximum 0.6 F.A.R permitted based on the proposed zoning district)
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
13. Enter into a Servicing Agreement\* for the design and construction of road/frontage improvements, service connections along Westminster Highway and intersection upgrades at McLean Avenue and Westminster Highway. Works include, but may not be limited to:

- a) For the entire consolidated site's development frontage on Westminster Highway south to McLean Avenue, design and construction of the ultimate cross section for Westminster Highway, including 14.1 m wide pavement (3 vehicular lanes at 3.5 m width each, 2 bicycle lanes at 1.8 m width each), concrete curb and gutter along the west side with a 1.5 m grass & treed boulevard and 1.5 m wide sidewalk along the property line.
- b) North of the consolidated site's development frontage, design and construction of an interim 1.5 m asphalt walkway to connect to the existing walkway to the north.
- c) Upgrades to the existing traffic signal at McLean Avenue and Westminster Highway to include Audible Pedestrian Signal features.
- d) Relocation of the existing utility pole along the Westminster Highway frontage of the development site may be required as a result of the required road/frontage improvements, which will be determined through the Servicing Agreement application and design submission process.
- e) Servicing Agreement design is required to include all service tie-ins/connections.
- f) All works to be at the sole cost of the developer.

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

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

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

- 3. Other items may be identified through the processing of the Development Permit application.

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

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Signed Copy on File -

---

Signed

Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 9064 (RZ 11-590130)
22691 and 22711 Westminster Highway

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 - HAMILTON (ZT11)".

P.I.D. 010-179-500

Lot 2 Section 2 Block 4 North Range 4 West New Westminster District Plan 16060

P.I.D. 000-964-492

Lot 3 Section 2 Block 4 North Range 4 West New Westminster District Plan 16060

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9064".

FIRST READING

OCT 28 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER