



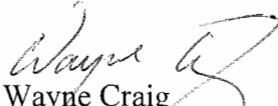
**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** March 10, 2014  
**File:** RZ 13-638852

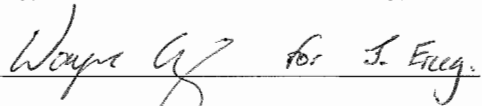
**Re:** Application by Citimark-Western Alberta Road Townhouse Ltd. for Rezoning at 9671 Alberta Road from Single Detached (RS1/F) to Medium Density Townhouses (RTM2)

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9117, for the rezoning of 9671 Alberta Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:jh  
Att.

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

## Staff Report

### Origin

Citimark-Western Alberta Road Townhouse Ltd. has applied to the City of Richmond for permission to rezone 9671 Alberta Road (Attachment 1 – Location Map) from “Single Detached (RS1/F)” zone to “Medium Density Townhouses (RTM2)” zone in order to permit the development of a 21-unit townhouse complex.

### Project Description

The owners are proposing to develop a 21-unit, three-storey townhouse complex that would integrate with the recently built 22-unit townhouse complex to the west (9651 Alberta Road [RZ 10-518827]) and with the proposed 24-unit townhouse complex to the east (9691 Alberta Road [RZ 11-590114]) which is currently under construction. The proposal would have six detached three-storey townhouse buildings accessed from an internal drive aisle. Each detached building would have three- to four-units each, and each unit would have a two-car garage on one side and a front door and path to a public road or pedestrian pathway on the other side. The proposal would include outdoor amenities such as a children’s play area, benches, and widening of the north-south walkway that connects Alberta Road with Hemlock Drive and Birch Street. All of the townhouse units would have aging-in-place accessibility features and one unit is proposed for easy conversion to provide universal access. A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). A preliminary site plan, building elevations, and landscape plan are provided in Attachment 3.

### Surrounding Development

To the North: At 6300 Birch Street, a 98-unit, two-storey townhouse complex zoned “Town Housing (ZT32) – North McLennan (City Centre)”, and designated “Residential Area 4” in the McLennan North Sub-Area Plan.

To the East: At 9691 Alberta Road, a 24-unit, three-storey townhouse complex zoned “Low Density Townhouses (RTL4)”, and designated “Residential Area 4” in the McLennan North Sub-Area Plan which is under construction.

To the South: Across Alberta Road, single family homes on lots zoned “Single Detached (RS1/F)” and designated “Residential Area 4” in the McLennan North Sub-Area Plan.

To the West: At 9651 Alberta Road, a 22-unit, three-storey townhouse complex zoned “High Density Townhouses (RTH1)” and designated “Residential Area 3” in the McLennan North Sub-Area Plan.

### Related Policies & Studies

#### Official Community Plan

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

### McLennan North Sub-Area Plan

The subject property is located within the McLennan North Sub-Area Plan which is a part of the City Centre Area Plan (Schedule 2.10C of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The proposed development would be consistent with the land use designation, “Residential Area 4”, as it allows townhouse development with a three-storey maximum where a maximum of 30% lot coverage is achieved and permits a base Floor Area Ratio (FAR) of 0.55. An increase in the FAR to 0.65 may be considered where affordable housing and/or specialized housing is provided for people with disabilities, amenities are provided or conserved, and where community facilities and services are provided. As the proposal include a voluntary contribution to the Affordable Housing Reserve Fund and is providing a dwelling unit for easy conversion to provide universal access, a density increase of 0.10, for a total FAR of 0.65, is proposed. This is consistent with the Sub-Area Plan, and the proposal would fit well within the mixed urban context and varied building styles on adjacent properties.

### Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 metres GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of the rezoning bylaw.

### OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

### Affordable Housing Strategy

In accordance with the City’s Affordable Housing Strategy, the applicant is making a voluntary contribution to the Affordable Housing Reserve Fund in lieu of providing affordable housing units on site. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy, for a contribution of \$55,134.90 based on the proposed floor area of 2,561.1 m<sup>2</sup> (27,567.45 ft<sup>2</sup>).

### Public Art

In accordance with City policy, the applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per buildable square footage based on the proposed FAR to the City’s Public Art Fund. The amount of the contribution would be \$21,226.94 based on the proposed floor area of 2,561.1 m<sup>2</sup> (27,567.45 ft<sup>2</sup>).

### Amenity Space

Consistent with the OCP, an outdoor amenity space of 6.0 m<sup>2</sup> (64.6 ft<sup>2</sup>) per unit is to be provided, including 3.0 m<sup>2</sup> (32.3 ft<sup>2</sup>) per unit for a children’s play area. The proposal meets these requirements. The outdoor amenity space will be located in a central area of the site and in addition to the children’s play area, a picnic bench, and visitor bicycle parking will also be provided.

The proposal does not provide any indoor amenity space. In accordance with the OCP, a minimum of 70 m<sup>2</sup> (753 ft<sup>2</sup>) of indoor amenity space would be required. In lieu of indoor amenity space, Policy 5041 allows a cash-in-lieu contribution in the amount of \$1,000 per unit for the first 19 units and \$2,000 per unit if there are more than 19 units. In accordance with Policy 5041, the owner will be providing a cash-in-lieu payment of \$23,000 to the Recreation Facility Reserve Fund.

### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application. Should the rezoning application proceed, a Public Hearing will provide opportunity for additional public input.

### **Staff Comments**

#### Trees Removal, Retention and Replacement

An arborist report was submitted to assess the existing trees on the site for possible retention. The report identified 38 trees that would be impacted by the proposed development. Of these trees, seven trees have been identified to be retained. The remaining 31 trees, including 22 on-site and 9 off-site trees, have been identified for removal because they are either in poor condition or are located within the proposed development footprint (Attachment 5). All of the off-site trees are located on the neighbouring property to the east which is under construction. The removal of the 9 off-site trees was part of a previous development application (RZ 11-590114) for the adjacent parcel and suitable replacement trees were approved.

Of the 22 on-site trees that are to be removed, a 2:1 planting ratio of new trees will need to be achieved as per OCP policy for a total of 44 on-site replacement trees. A review of the new tree plantings will be conducted at the Development Permit stage where a detailed review will be conducted as to the number, type and arrangement of new trees that are to be planted.

#### Servicing Requirements

The site is to connect to existing water, sanitary and stormwater servicing along Alberta Road. No servicing upgrades are required as part of this proposal. At the building permit stage, fire flow calculations must be signed and sealed by a professional engineer to confirm that there is adequate available flow.

The developer is responsible for the installation of pre-ducting for private utilities along the Alberta Road and Hemlock Drive frontage. If required, private utility companies will require rights-of-ways to accommodate their equipment (kiosks, vista, transformers, etc.).

Prior to final adoption the following must be completed:

1. Dedicate 12.1 m<sup>2</sup> of the site for the completion of the Hemlock Drive/Birch Street corner.
2. Registration of a 23 m<sup>2</sup> statutory right-of-way at the corner of Hemlock Drive/Birch Street for Public Right-of-Passage (PROP) and utilities;
3. Registration of a 3 metre PROP statutory right-of-way along the entire western edge of the site, flared to 5 metres at both Hemlock Drive & Alberta Road, for widening of the pedestrian walkway to a total width of 6 metres; and

4. Enter into the City's standard Servicing Agreement to undertake frontage beautification on Alberta Road, completion of the Hemlock Drive frontage, the internal walkway and all other servicing requirements.

A signed copy of the rezoning considerations (Attachment 6) has been provided by the owner and is in the file.

### **Analysis**

#### Proposed Zoning Amendment to Medium Density Townhouses (RTM2)

The proposed rezoning from "Single Detached RS1/F" to "Medium Density Townhouses RTM2" represents an increase in density consistent with the McLennan North Sub-Area Plan. The Sub-Area Plan outlines a transformation of the area from a predominantly single-family neighbourhood toward a higher density neighbourhood, including the development of townhouses. The proposal meets the McLennan North Sub-Area Plan policies as well as the Residential Area 4 land use designation which permits a base FAR of 0.55 and a maximum of three-storey townhouses.

The proposal seeks to take advantage of the available increase in density from the base of 0.55 FAR to the proposed 0.65 FAR. The increased density is supported as the applicant is providing a voluntary contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy, providing a voluntary contribution to the City's Public Art Fund, and providing one unit that will allow easy conversion for universal access. Other developments in the area have achieved a similar increase in base density based on similar contributions.

#### Access, Circulation & Parking

Vehicular access will be from 9691 Alberta Road which is the neighbouring property to the east. A statutory right-of-way was registered on the title of 9691 Alberta Road in favour of the subject property during the rezoning process (RZ 11-590114) to allow a future drive aisle to connect to the subject property at 9671 Alberta Road.

As shown in Attachment 3, a separate internal drive-aisle, accessed from the driveway of the property at 9691 Alberta Road connecting a 24-unit townhouse project that is under construction, would allow vehicles to access the proposed units on the subject property. Each unit would have a two-car double wide garage for a total of 22 on-site parking spaces for residents. No tandem parking spaces are proposed for any of the units. The internal drive aisle would provide access to four visitor parking stalls and one handicapped stall, in addition to garbage and recycling containers and a shed for gardening supplies located in the centre of the site.

The visitor parking stalls would cross the property line with 9691 Alberta Road and are designed to include visitor parking stalls for the project under construction at 9691 Alberta Road (RZ 11-590114). This would require a cross-access easement to be secured in favour of the subject property prior to final adoption.

A minimum of 20% of all parking stalls will provide a 120V receptacle to accommodate electric vehicles charging equipment. Further, an additional 25% of parking stalls will be constructed to accommodate the future installation of electric vehicle charging equipment.

The applicant has proposed wide corners along the internal drive-aisle to help ensure manoeuvrability of larger vehicles. The applicant is to provide a revised site plan indicating

turning radii of an SU9 vehicle to ensure these larger vehicles can move within the site at the Development Permit stage. Further design refinement may be required to enhance adequate manoeuvrability of this size of vehicle.

#### Form of Development

The developer proposes to construct a total of 21 townhouse units on the site which would include six three-storey buildings with each building containing three or four townhouse units. An internal drive aisle would provide access to each unit and provide access to visitor parking, garbage & recycling receptacles, and a garden shed. An outdoor amenity area is located in the central part of the site and would include a children's play area, a picnic bench, visitor bicycle parking and pedestrian connections to the north-south path. The developer's proposed form of development generally conforms to the Development Permit Guidelines in the OCP for multiple family residential development and the requirements of the McLennan North Sub-Area Plan.

Development Permit (DP) approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. At the DP stage, among other things, the following will be addressed:

- Overall appropriateness to the form and character of the proposed townhouse units.
- Detailed architectural, landscaping and open space design.
- Detailed design of road cross sections, including alignment of sidewalks, curbs, and boulevards.

The proposed development exceeds the bylaw requirement for on-site parking, by providing a side-by-side two-stall garage for every unit.

#### Development Variance Permit

The submitted plans currently show three variances to the "Medium Density Townhouses RTM2" zone with Zoning Bylaw 8500 as follows:

1. A variance to the minimum lot width is required from 30 metres to the existing width of 26.16 metres; a variance of 3.84 metres. This variance is supported as the subject property is surrounded by two recently developed townhouse sites with a similar lot width. To meet the lot width requirement would require additional lots which are not available.
2. A variance to the minimum interior side yard setback on the east side is required from 3.0 metres to 2.0 metres; a variance of 1.0 metre. This variance is supported to allow the siting of the building facing Alberta Street to retain 4 trees on the west side.
3. A variance to the minimum exterior side yard setback on the northeast corner of the site is required from 6.0 metres to 4.1 metres. This variance is supported as it is due to the required road dedication at Hemlock Drive and Birch Street intersection.

The setback variances will be subject to further review at the Development Permit stage.

#### **Financial Impact**

None

**Conclusion**

The proposed 21-unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the “Medium Density Townhouses (RTM2)” zone for the McLennan North Sub-Area neighbourhood plan. Staff feel that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption.

Staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9117, be introduced and given first reading.



John Hopkins, MCIP, RPP  
Senior Planner  
(604-276-4279)

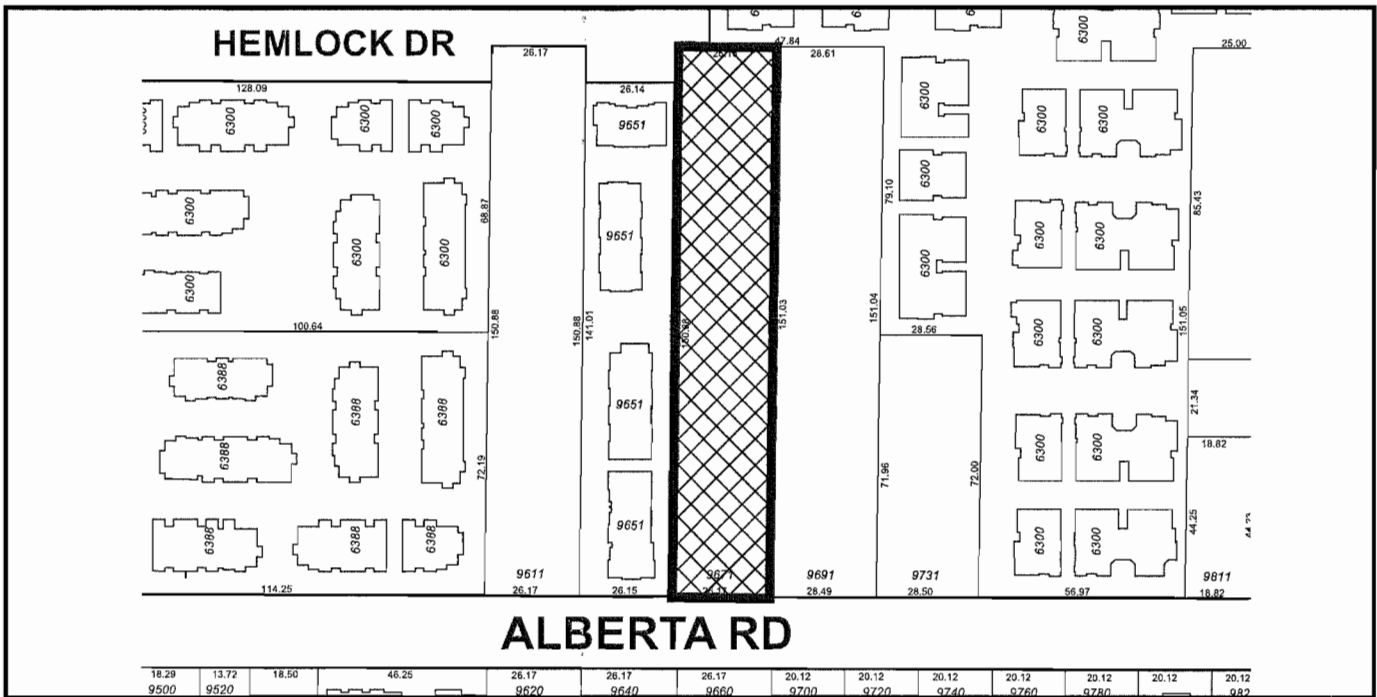
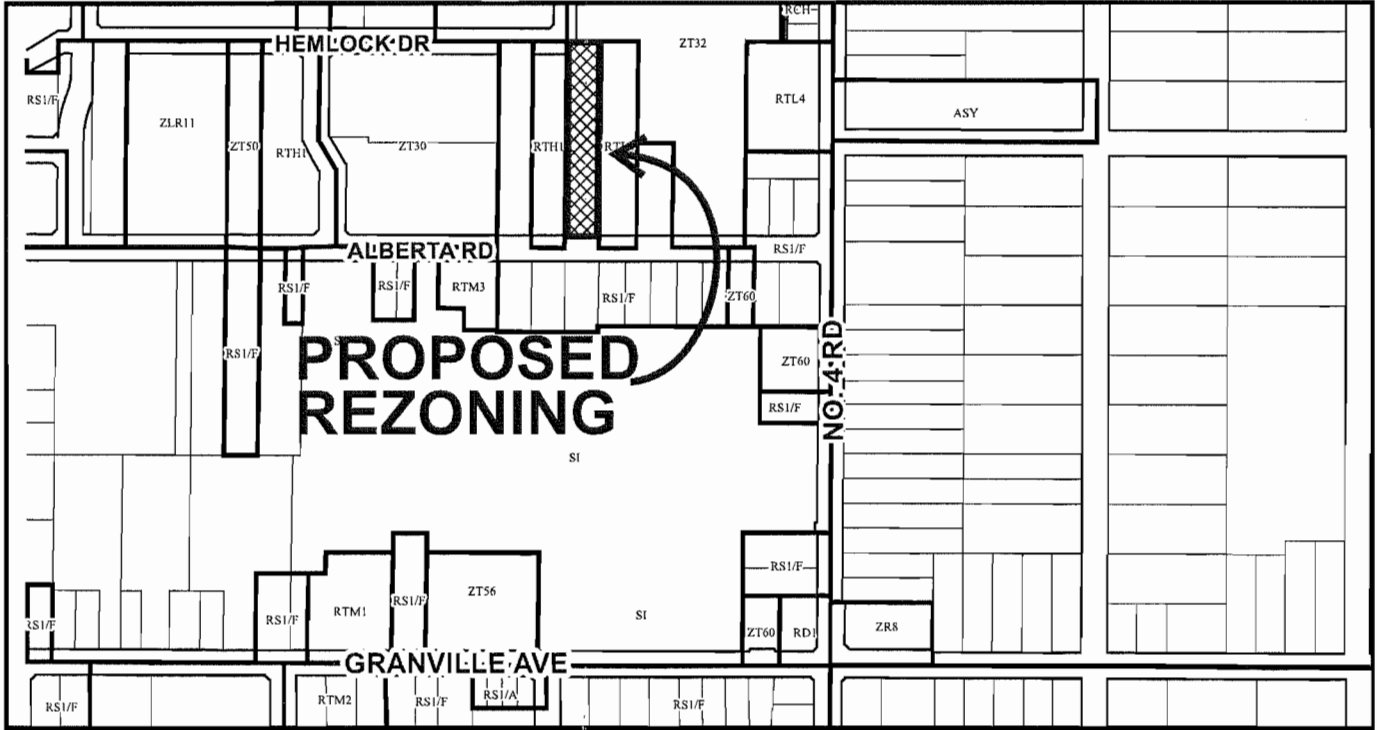
JH:cas

- Att. 1: Location Map
- Att. 2: Development Application Data Sheet
- Att. 3: Conceptual Development Plans
- Att. 4: McLennan North Sub-Area Plan Land Use Map
- Att. 5: Arborist Report and Tree Removal and Retention Plan
- Att. 6: Rezoning Conditions



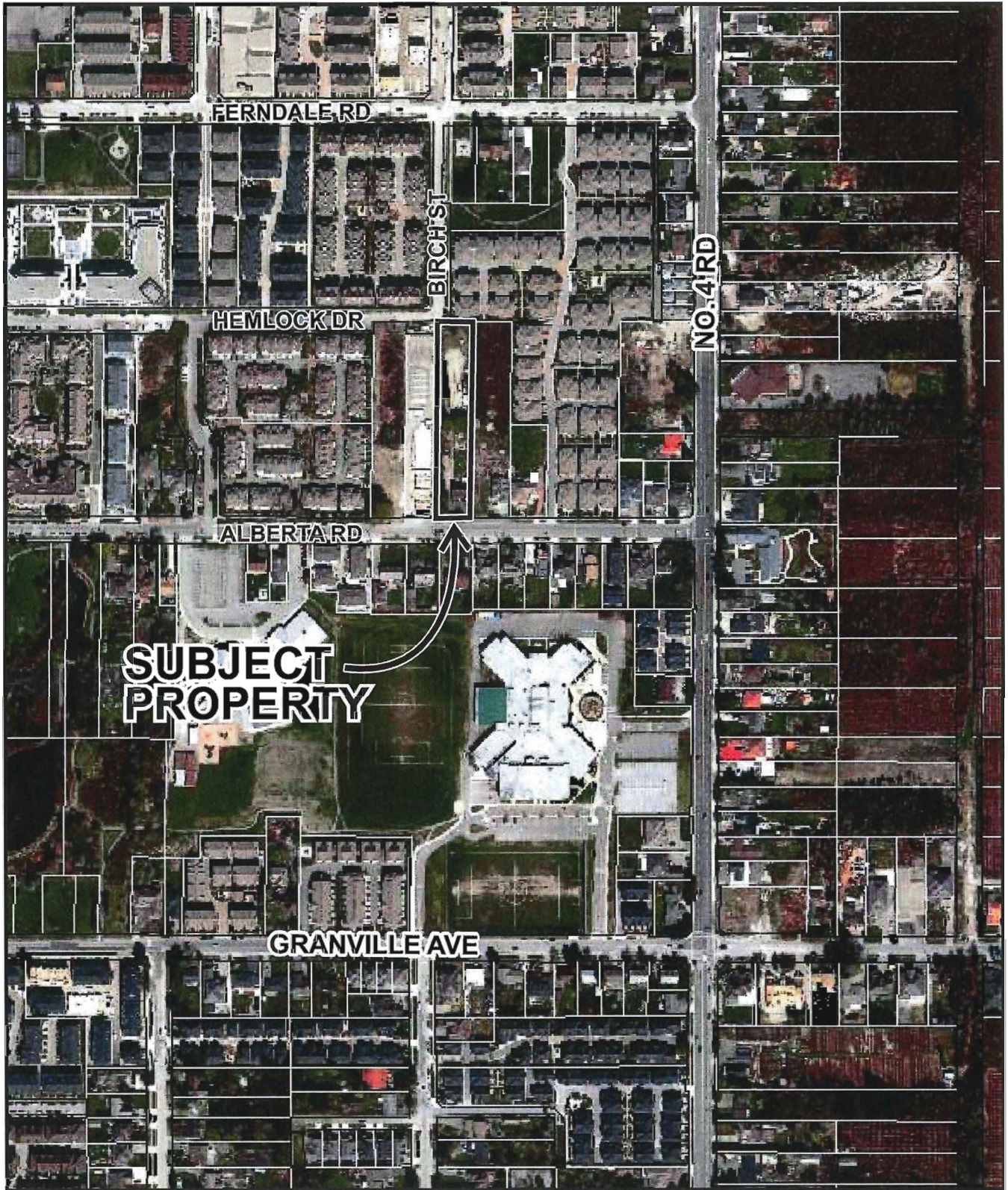
# City of Richmond

ATTACHMENT 1



	<b>RZ 13-638852</b>	Original Date: 03/04/14
		Revision Date:
		Note: Dimensions are in METRES





**SUBJECT  
PROPERTY**



RZ 13-638852

Original Date: 06/18/13

Amended Date:

Note: Dimensions are in METRES

PLN - 158



**RZ 13-638852**

**Attachment 2**

Address: 9671 Alberta Road

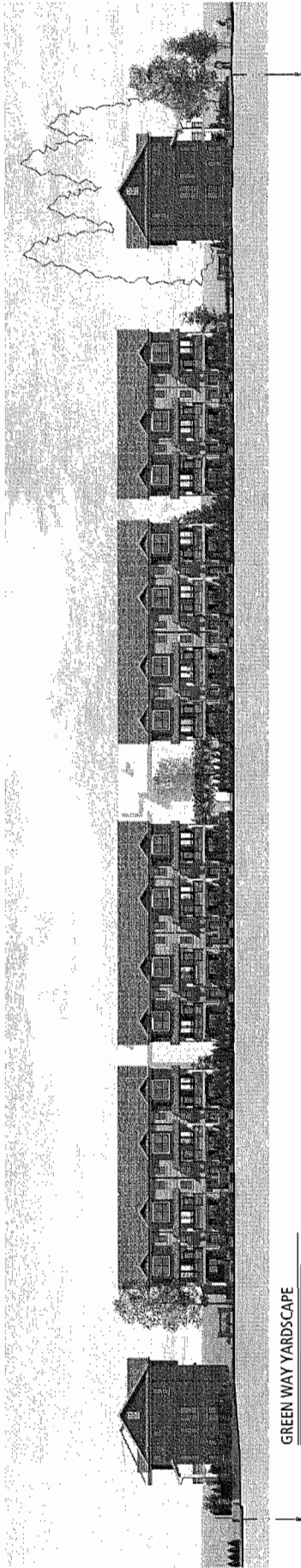
Applicant: Citimark-Western Alberta Road Townhouse Ltd.

Planning Area: McLennan North Sub-Area Plan

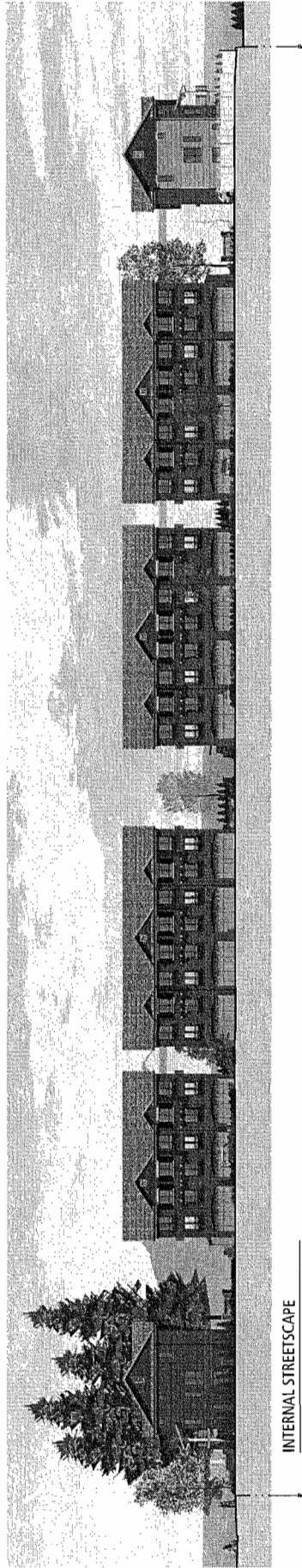
	Existing	Proposed
<b>Owner:</b>	Citimark-Western Alberta Road Townhouse Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	3,958 m <sup>2</sup> (42,603 ft <sup>2</sup> )	3,946 m <sup>2</sup> (42,474 ft <sup>2</sup> )
<b>Land Uses:</b>	Single detached house	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential Area 4, 0.55 base F.A.R., One and Two Family Dwelling and Townhouses (2 ½ storeys typical, 3 storeys maximum where a maximum of 30% lot coverage is achieved)	No change
<b>Zoning:</b>	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	1	21

On Future Subdivided Lots	Bylaw Requirement (RTM2)	Proposed	Variance
Density (Floor Area Ratio):	Max. 0.65 with a contribution to the Affordable Housing Reserve Fund	0.65	none permitted
Lot Coverage – Building:	Max. 40%	33%	none
Lot Size (depth):	Min. 35 m	151 m	none
Lot Size (width):	Min. 30 m	26.16 m	<b>3.84 m</b>
Setback - Front:	Min. 6.0 m	6.8 m	none
Setback – Interior (west):	Min. 3.0 m	5.0 m	None
Setback – Interior (east):	Min. 3.0 m	2.0 m	<b>1.0 m</b>
Setback – Exterior (northwest corner):	Min. 6.0 m	4.1 m	<b>1.9 m</b>
Setback – Rear:	Min. 3.0 m	6.0 m	none
Height (m):	12.0 m	11.8 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	46	46	none

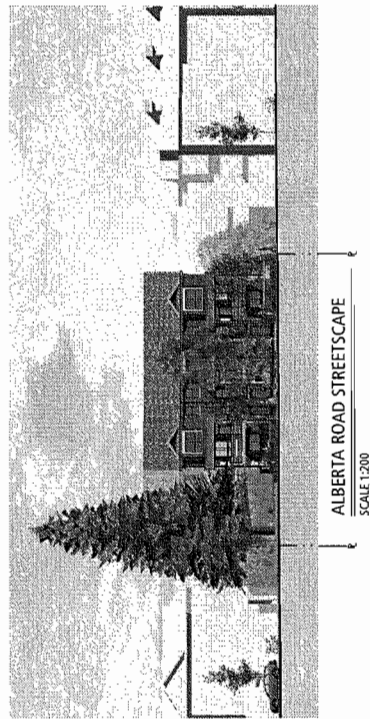




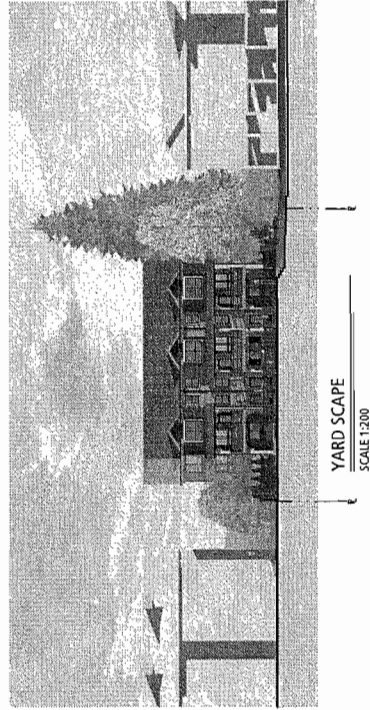
GREEN WAY YARDSCAPE  
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INTERNAL STREETSCAPE  
SCALE 1:200



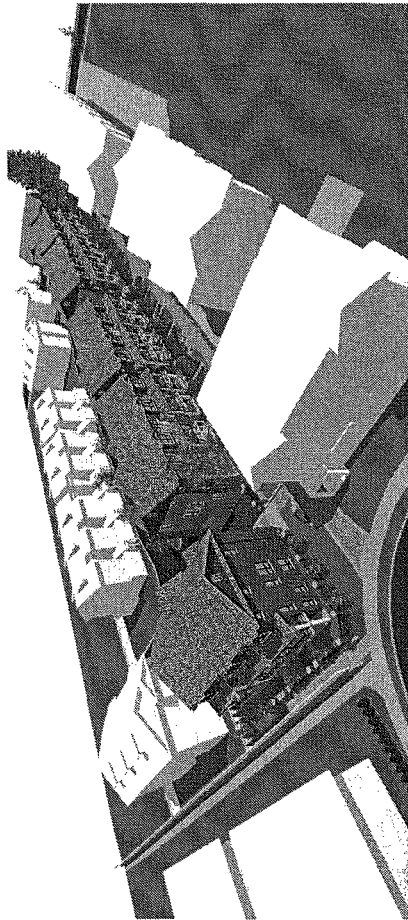
ALBERTA ROAD STREETSCAPE  
SCALE 1:200



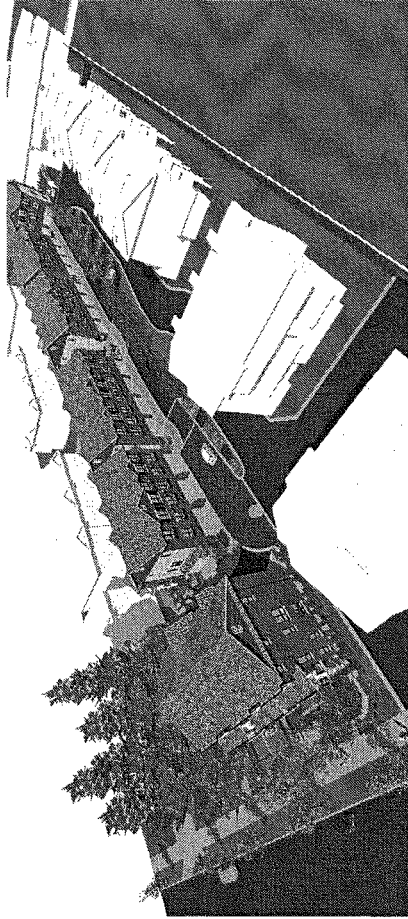
YARD SCAPE  
SCALE 1:200

**9671 ALBERTA ROAD**  
for Western and Citimark





AERIAL VIEW FROM NORTH WEST



AERIAL VIEW FROM SOUTH EAST

PLN - 162



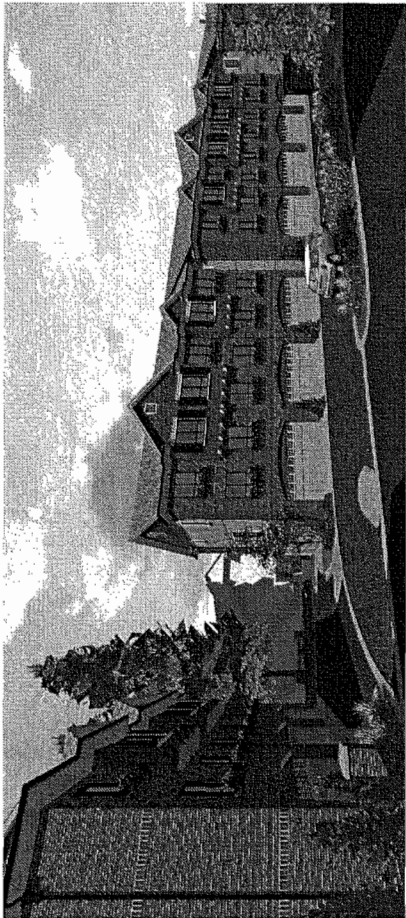
VIEW FROM SOUTH (ALBERTA ROAD)



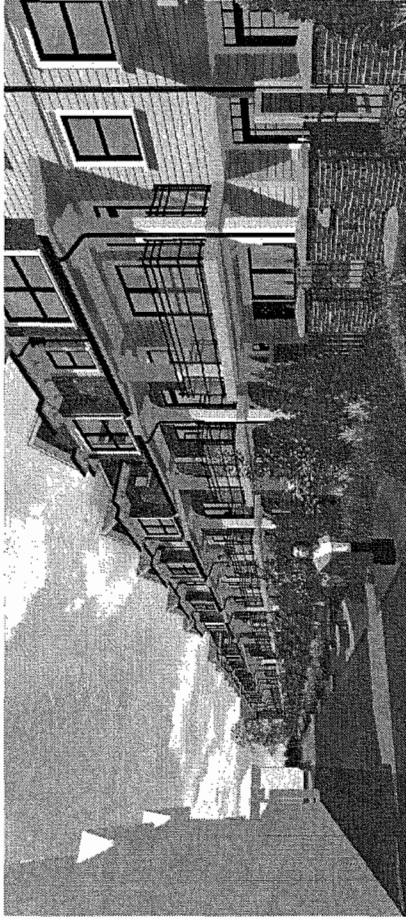
VIEW FROM SOUTH EAST (ALBERTA ROAD)

**9671 ALBERTA ROAD**  
for Western and Citimark

JANUARY 29, 2014  
**FOUGERE**  
 ARCHITECTURE, INC.  
 200-465-0466  
 1000-10th Avenue West  
 Edmonton, Alberta T6A 1K6  
 814-873-3007  
 Registered Professional Architect  
**PLAN#16**

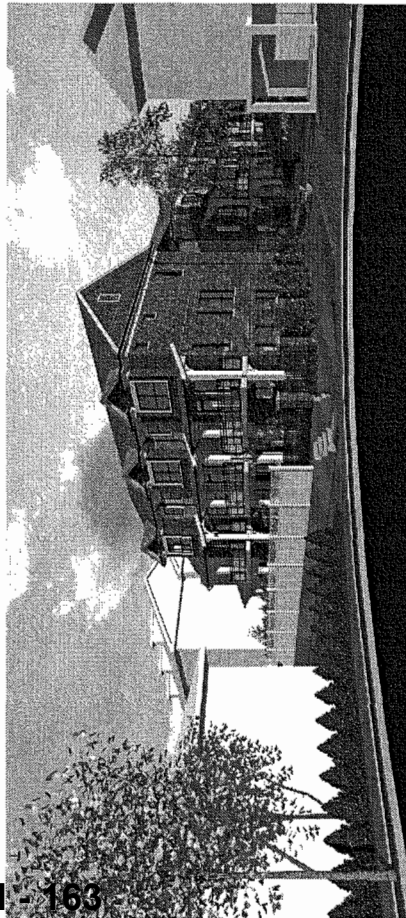


INTERIOR VIEW FROM SOUTH EAST



INTERIOR VIEW FROM SOUTH WEST (GREENWAY)

PLN - 163



VIEW FROM NORTH WEST

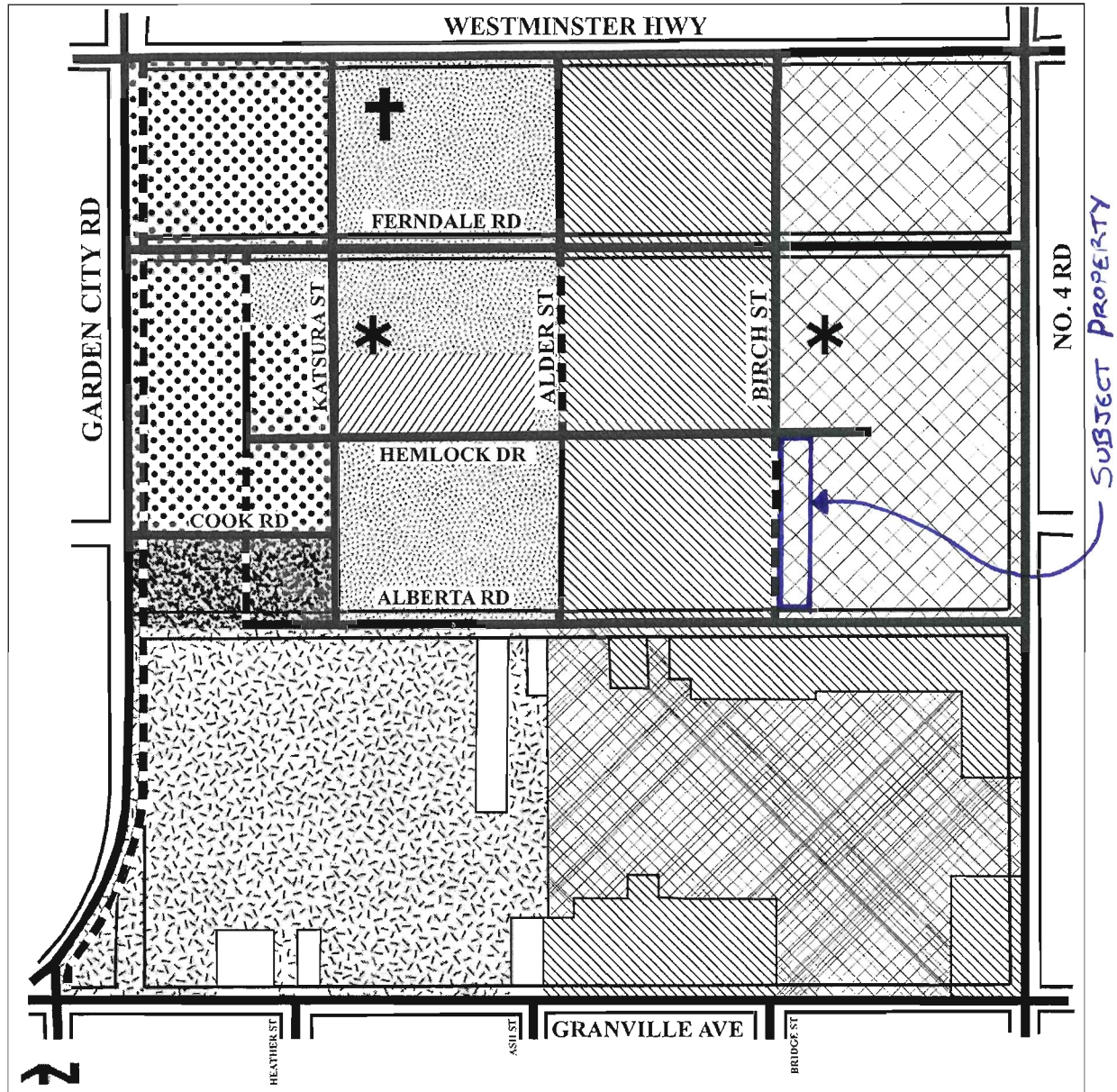


VIEW FROM NORTH WEST

**9671 ALBERTA ROAD**  
for Western and Citimark

City of Richmond

Land Use Map *Bylaw 8630  
2010/07/19*



	<b>Residential Area 1</b> 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)		<b>Residential Area 3</b> 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park
	<b>Residential Area 2</b> 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		<b>Residential Area 4</b> 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)		School
	<b>Residential Area 2A</b> 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)		<b>Residential Area 5</b> 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Mixed Residential/ Retail/Community Uses		Trail		Principal Roads
			Church		

TREE REMOVAL & RETENTION PLAN

Plan #3b  
DRAWING NO.

DP 2012-37  
PROJECT NO.

Vin der Zellen + Associates Inc.  
1000 West 10th Street  
Edmonton, Alberta T6A 0E6  
Tel: 780.443.1111  
www.vdz.ca

ARCHITECT:  
**FOUGERE**  
architecture inc.  
1000 West 10th Street  
Edmonton, Alberta T6A 0E6  
Tel: 780.443.1111  
www.fougere.ca

CLIENT:  
Western and  
CitiMark

DATE:  
1/25/20

NO.	DESCRIPTION	DATE
1	DP Final Issue	Aug 12, 2013
2	DP Submittal	June 1, 2012
3	DP Submittal	June 1, 2012
4	DP Submittal	June 1, 2012
5	DP Submittal	June 1, 2012
6	DP Submittal	June 1, 2012
7	DP Submittal	June 1, 2012
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CONTRACTOR: [Blank]  
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SCALE: [Blank]

PROJECT:  
9671 ALBERTA ROAD  
TOWNHOUSE  
DEVELOPMENT  
LOCATION:  
9671 ALBERTA ROAD  
RICHMOND - BC

DESIGNER	DATE
TO, TM	1/25/20
OR, RD	
APPROVED	
SCALE	

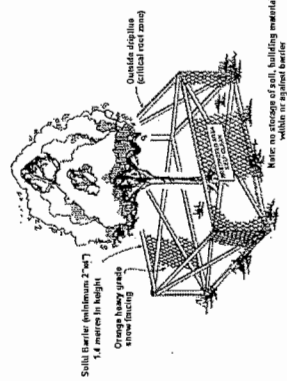
TREE LEGEND

	Eddies White Wender Dogwood		Oregon Ash		Bowhall Red Maple
	Pyramidal Beech		Snow Goose Cherry		Japanese Snowball Dogwood
	Vine maple		Pink Japanese Dogwood		Retained Tree

TREES SCHEDULE (On Site)

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
N	AC - Acer drachinatum	Vine maple	3	B+B, 6cm Cal, 1.2m std	Plant as shown
AR	Acer rubrum 'Bowhall'	Bowhall Red Maple	1	B+B, 6cm Cal, 1.8m std	Plant as shown
CK	Comus kousa 'Saiom'	Pink Japanese Dogwood	2	B+B, 2.5m Ht.	Plant as shown
EN	Comus nuttallii 'Eddies White Wender'	Eddies White Wender Dogwood	4	#20	Plant as shown
FS	Fagus sylvatica 'Fastigiata'	Pyramidal Beech	20	B+B, 6cm Cal, 1.2m std	Plant as shown
FR	Prunus laifolia	Oregon Ash	2	B+B, 6cm Cal, 1.8m std	Plant as shown
GO	Prunus 'Snow Goose'	Snow Goose Cherry	6	B+B, 6cm Cal, 1.2m std	Plant as shown
SJ	Syrinx japonicus 'Snowrose'	Japanese Snowball	4	#10 Pat	Plant as shown
*N - Denotes a native tree species					
<b>CONIFEROUS TREES</b>					
TO	Thuja occidentalis 'Shanagad'	Emerald Cedar	233	B+B, 1.5 mht.	Plant as shown

Tree Protection Fencing Detail



TREE TO BE RETAINED

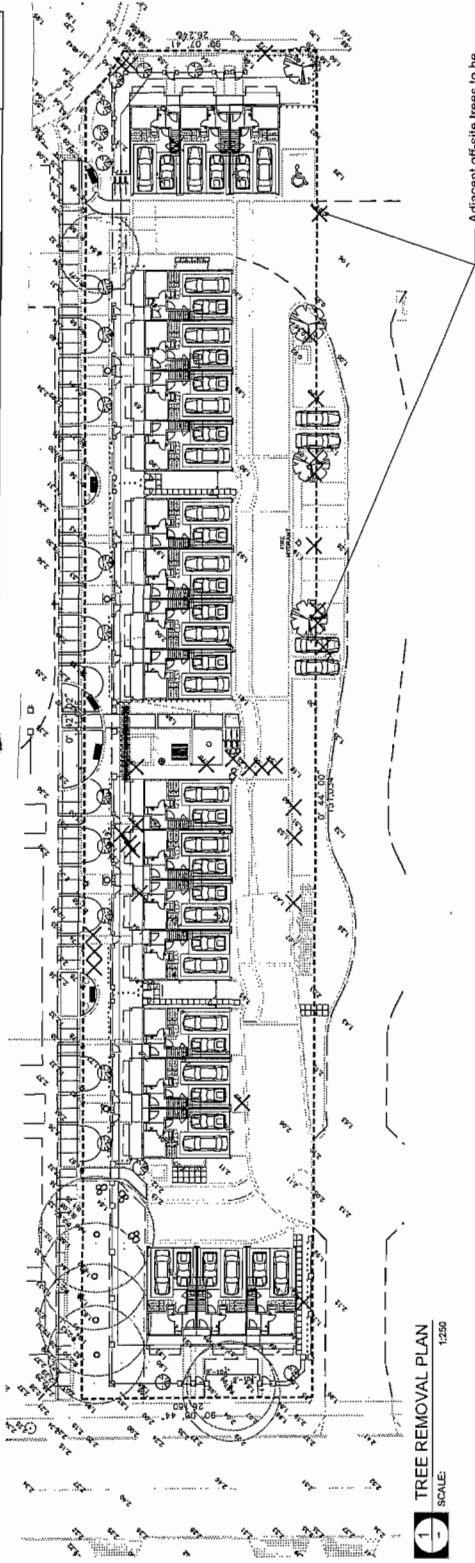


TREE TO BE REMOVED



TREE PROTECTION DETAIL  
SCALE: NTS

PLN - 165



TREE REMOVAL PLAN  
SCALE: 1/250



# SITE AND TREE PLAN

PROJECT NO. DP 2012-37

Plan #3c

**von der Zalm & Associates Inc.**  
Landscape Architects  
1000 West 17th Avenue  
Vancouver, BC V6M 1Y8  
Tel: 604.273.2000  
Fax: 604.273.2001  
www.vdzalm.com

**FOUGERE ARCHITECTURE INC.**  
3800 UNIVERSITY AVENUE  
VANCOUVER, BC V6R 1A6  
Tel: 604.273.2000  
Fax: 604.273.2001  
www.fougerearch.com

CLIENT: Western and Citimark

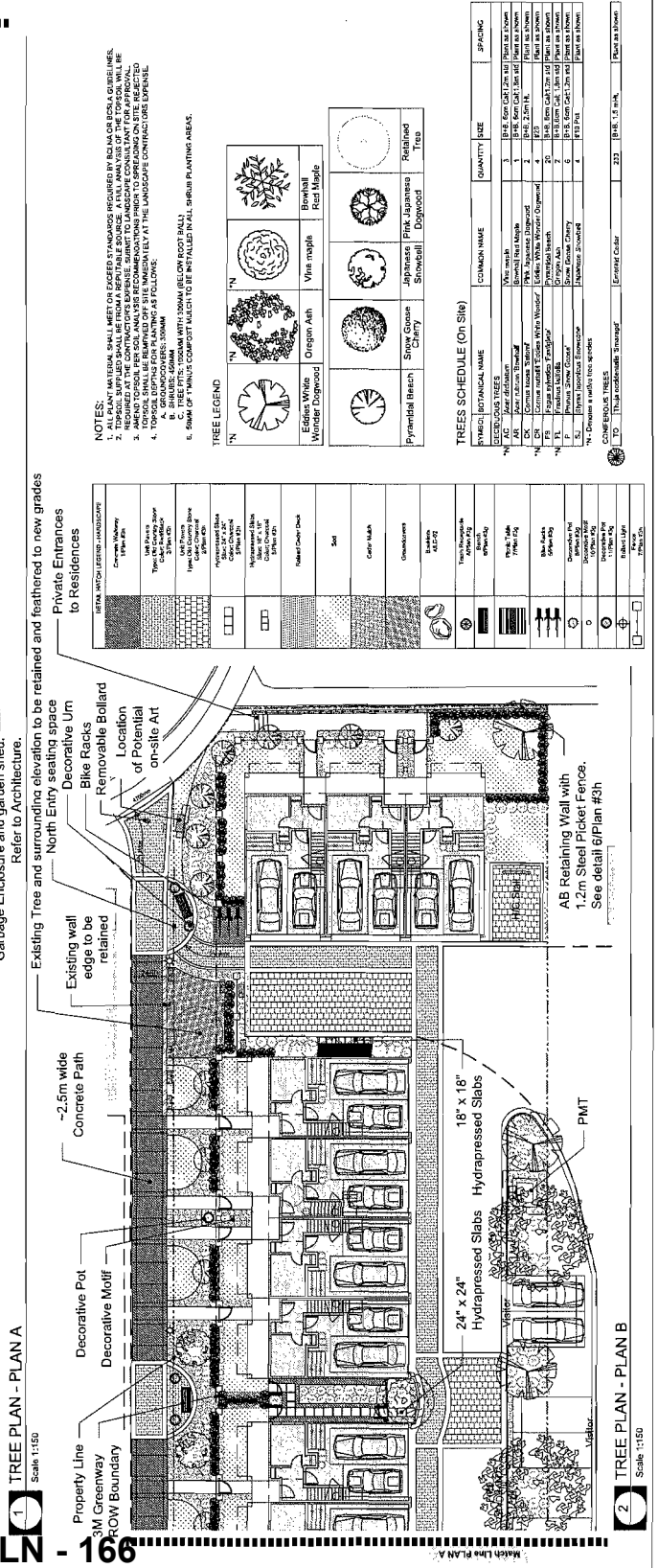
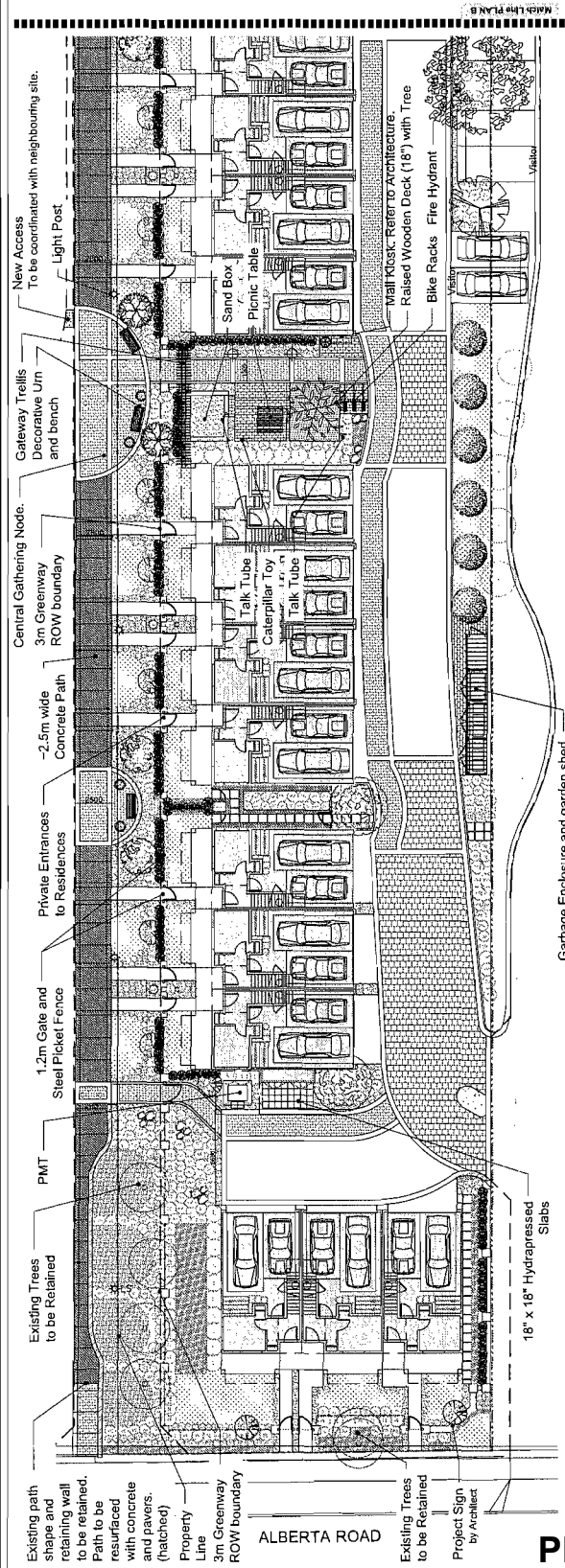
DATE: 11/15/10

No.	DESCRIPTION	DATE
1	DP Final Review	Nov. 15, 2010
2	DP Final Review	Nov. 15, 2010
3	DP Final Review	Nov. 15, 2010
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6	DP Final Review	Nov. 15, 2010
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100	DP Final Review	Nov. 15, 2010

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL PLANTING MATERIALS TO BE INSTALLED IN ALL CURB PLANTING AREAS.

PROJECT: 9671 ALBERTA ROAD TOWNHOUSE DEVELOPMENT RICHMOND - BC

NO.	DATE	DESCRIPTION
1	11/15/10	Final Review
2	11/15/10	Final Review
3	11/15/10	Final Review
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6	11/15/10	Final Review
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100	11/15/10	Final Review



**NOTES:**  
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCIA OR BCIA-GUIDE LINES.  
2. ALL PLANT MATERIAL SHALL BE SPECIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. ALL PLANT MATERIAL SHALL BE SPECIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
4. TOPOGRAPHY FOR PLANTING AS FOLLOWS:  
A. EXISTING GRADE  
B. FINISHED GRADE  
5. SHOW ALL FINISH COMPACT MATERIAL TO BE INSTALLED IN ALL CURB PLANTING AREAS.

**TREE LEGEND**

Symbol	Species
(Circle with vertical lines)	Elders White
(Circle with horizontal lines)	Worship Dogwood
(Circle with diagonal lines)	Pyramidal Birch
(Circle with dots)	Spring Cherry
(Circle with cross-hatch)	Japanese Snowbell
(Circle with wavy lines)	White maple
(Circle with spiral)	Wine maple
(Circle with star)	Birch
(Circle with triangle)	Redwood
(Circle with square)	Redwood
(Circle with diamond)	Redwood
(Circle with hexagon)	Redwood
(Circle with octagon)	Redwood
(Circle with decagon)	Redwood
(Circle with dodecagon)	Redwood
(Circle with hexagram)	Redwood
(Circle with heptagon)	Redwood
(Circle with octagram)	Redwood
(Circle with nonagon)	Redwood
(Circle with decagram)	Redwood
(Circle with undecagon)	Redwood
(Circle with dodecagon)	Redwood

**TREES SCHEDULE (On Site)**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
(Circle with vertical lines)	White Birch	White Birch	3	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with horizontal lines)	Worship Dogwood	Worship Dogwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with diagonal lines)	Pyramidal Birch	Pyramidal Birch	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with dots)	Spring Cherry	Spring Cherry	4	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with cross-hatch)	Japanese Snowbell	Japanese Snowbell	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with wavy lines)	White maple	White maple	6	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with spiral)	Wine maple	Wine maple	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with star)	Birch	Birch	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with triangle)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with square)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with diamond)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with hexagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with octagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with decagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with dodecagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with hexagram)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with heptagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with octagram)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with nonagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with decagram)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with undecagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with dodecagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with hexagram)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with heptagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with octagram)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with nonagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with decagram)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with undecagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown
(Circle with dodecagon)	Redwood	Redwood	2	18" x 18" (1.5m x 1.5m)	Plant as shown



**Address:** 9671 Alberta Road

**File No.:** RZ 13-638852

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9117, the developer is required to complete the following:**

1. Road dedication of 12.1 m<sup>2</sup> at the northern part of the property for the continued development of Hemlock Drive and Birch Street.
2. Registration of a cross-access easement, statutory right-of-way, 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 9651 Alberta Road to allow future access to this site from the subject property, and to have visitor parking stalls for the property at 9651 Alberta Road and the subject property cross the shared parking property line. Legal plans are to locate access points and visitor parking stalls in accordance with the conceptual development plan provided within the submitted drawings attached to the Staff Report as Attachment 3.
3. Registration of a Flood Indemnity Restrictive Covenant on title.
4. Registration of a 3.0 metre wide Public Right-of-Passage (PROP) statutory right-of-way along the entire western edge of the site for access to a pedestrian walkway. The City would assume maintenance and liability for hard surfaces and the owner would assume maintenance and liability of soft landscape surfaces. In addition, the right-of-way is to be wider at the intersection of Alberta Road and Hemlock Drive by 2 metres to allow for greater flexibility in design and identification. The 5 metre entry will narrow as it enters the site at a 45 degree angle eastward until it connects with the 3.0 metre width.
5. Registration of a 23 m<sup>2</sup> statutory right-of-way at the corner of Hemlock Drive/Birch Street for access and utilities.
6. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title.
7. Payment of \$23,000 cash-in-lieu of on-site indoor amenity space.
8. Voluntary contribution of \$55,134.90 towards the City's Affordable Housing Reserve Fund.
9. Voluntary contribution of \$21,226.94 towards the Public Art Reserve Fund.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
  - a) The outdoor amenity area needs to achieve in a single location, an area of at least 126 m<sup>2</sup>, with a children's play area of at least 63 m<sup>2</sup>.
  - b) Information to the treatment of the edges of the site that will remain exposed to the adjacent sites due to the grade increase to meet the requirements of the Flood Protection Bylaw.
  - c) Provide a plan for the temporary design of the path along the western edge of the site.
  - d) Provide locations and design for entry signage at each end of the path that will notify the public that the path is open for public use.
  - e) Submit a site plan to show the manoeuvrability of larger vehicles (SU-9) within the site to the satisfaction of the Director of Transportation.
  - f) A landscaping plan from a registered professional Landscape Architect to provide an appropriate plan that will need to take into account the design of the central amenity area, including a child's play area.
  - g) Edge treatment of the eastern and western sides of the site.
  - h) A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.
  - i) To provide a sense of territory for pedestrian use within the site.
  - j) To identify and design for units that can be easily converted to universal access.

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Complete an acoustical 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

**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. Enter into a Servicing Agreement\* for the design and construction of works. Works include, but may not be limited to:
  - a) Alberta Road: connect/extend from recent SA works done via SA10-537130 to the west and SA12-614743 to the east, with new sidewalk and a grass & treed boulevard, street light conduit (including a street light if required) and service connections.
  - b) Hemlock/Birch corner: connect/extend from recent SA works done via SA10-537130 to the west and SA03-239160 to the north, with sidewalk and a grass & treed boulevard, street light conduit (including a street light if required) and any utilities required to complete the full infrastructure on this street. This will require removal of the interim works agreements and constructing to the ultimate standard of this Servicing Agreement.
  - c) Walkway: complete the existing walkway between Alberta Road and Hemlock Drive.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.
- 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 9117 (RZ 13-638852)
9671 Alberta Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 003-862-976

EAST HALF LOT 18 BLOCK "B" SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1305

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9117".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

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

MAYOR

CORPORATE OFFICER